

PROCEDURES FOR DEVELOPING A MAJOR SUBDIVISION

County website: www.whitfieldcountyga.com

1. Submit preliminary plat for review and approval by the Dalton-Whitfield Planning Commission. Refer to Chapter 15 (Subdivision Regulations) Section 15-26 of the county code for plat requirements.
2. If the subdivision will encompass 60 or more lots, then also submit a site design for administrative review and approval by the county engineer. See Chapter 14 (Site Design) of the county code for plan requirements.
3. Submit storm water management plan to the county engineer for review and approval. See Chapter 14 Article 6 (Storm Water Management) of the county code for plan requirements. See county engineer for applicable fees.
3. Submit erosion control plan for review and approval by county engineer. See Chapter 5 Article IV (Soil Erosion and Sedimentation Control) Section 5-74 of the county code for plan requirements.
4. An NOI (Notice of Intent) must be submitted to the Georgia EPD at least 14 days prior to any land disturbance. Also forward to the EPD a fee in the amount of \$40 per disturbed acre.
5. Land disturbance activities may begin only after a land disturbance permit is issued by the Whitfield County Engineer. A fee in the amount of \$40 per disturbed acre will be assessed by the county.
6. A general lot layout plan and the proposed location of fire hydrants and water mains and the proposed flow requirements for the fire hydrants must be submitted and approved by the Whitfield County/City of Dalton Fire Chief and Dalton Utilities (or other utility providing water service.)
7. All new road construction must be completed and approved prior to the submission of a final plat for administrative review. In lieu thereof, the developer/subdivider may submit a performance bond, irrevocable letter of credit, or funds in escrow in an amount not less than 110% of the estimated expenses of construction. In that instance, new road construction must be completed within one year of the issuance of the first building permit.
8. Submit final plat for administrative review and approval. Refer to Chapter 15 (Subdivision Regulations) Section 15-26 of the county code for plat requirements. Final plat approval must be sought within two years of preliminary plat approval. A plat review fee in the amount of \$100 + \$2 per lot will be assessed.
9. Prior to final plat approval, the developer shall provide an as-built survey and as-built design certification to the county engineer for each stormwater management facility. Each stormwater facility must be located on a separate non-buildable lot. Provide proof of Homeowner's Association (HOA) establishment and Subdivision Covenants prior to final plat approval. A long term stormwater facility maintenance agreement must be signed by the developer to be conveyed to the HOA.
10. After final plat approval has been obtained, building permits may be requested.
11. The developer/subdivider may request that Whitfield County accept the public improvements within the development. The developer/subdivider shall be required to maintain all public improvements in the development for one year from the date of Whitfield County's acceptance of the infrastructure.
The developer/subdivider shall post acceptable security in an amount equal to 10% of the total cost of the public improvements.