

Stormwater – Final Plat Requirements

Plan View and Notes Section

- Delineate all wetlands.
- Show a 10 foot wide maintenance and access easement at the top and bottom of all retaining walls and pond walls. This may be combined with a drainage easement.
- Show the 100 year HW elevation and associated minimum finished floor elevations on all lots.
- Show the location and size of all drainage structures.
- Provide the linear footage of all storm drainage pipe runs.
- Clearly delineate all drainage easements.
- Show the location and size of all stormwater channels. They must match sizes specified on the construction documents, within tolerance.
- Provide an AutoCAD file of the final plat that includes parcel layout, stormwater pipes, as-built topography of any stormwater ponds, right-of-way, stream buffers and drainage easements. All need to be on separate layers. This can be emailed to erosion@cherokeega.com
- Provide structural signoff by Georgia licensed professional engineer for as-built of all retaining walls.
- A dam breach zone is required to be shown if any lots are located within the dam breach zone. All lots that are located within the dam breach zone shall be denoted with a “☒” symbol.

Floodplain Section

- Reference the updated F.I.R.M. panel, effective June 7, 2019, and state the appropriate community panel number.
- Delineate the Cherokee County Future Conditions Floodplain including the limits, cross-sections, and elevations accordingly.
- State whether the floodplain is Zone X, A or AE. If the floodplain is Zone AE show the 100 year BFE's.
- Reference and send the Conditional Letter of Map Revision (CLOMR).
- Set the minimum finished floor elevation for lots ___ a minimum of 3.0 feet above the FEMA 100 year base flood elevation, or 1.0 feet above the Cherokee County Future Conditions floodplain elevation. Plans should note that these lots will require an elevation certificate.
- An elevation certificate will be required for any lots adjacent to or within 50 feet of a floodplain.

Stormwater Management Section

- All water quality and stormwater management features should be installed prior to final plat approval or associated performance guarantees being posted. Provide sufficient rationale to delay installation of permanent stormwater features. If a performance guarantee is allowed, three (3) quotes shall be provided for construction of all deferred installations, including materials, labor, delivery, installation, plants delivery, etc. The performance guarantee amount will be based on the average of the quotes provided plus 30%. The performance guarantee forms can be found at: <http://www.cherokeega.com/Engineering/documents.cfm>
- A 5 foot high fence with a 10 foot wide access gate, is required for all detention ponds with slopes steeper than 3:1 and 100 year water ponding depths over 4 feet.
- Provide a 12 foot wide access easement from the public street to the detention pond. The access route must provide a 12 foot wide clear path, at a maximum 15% grade and be appropriately stabilized to accommodate heavy equipment per Section 3.2.1.5(G) of the Georgia Stormwater Management Manual.
- Provide a 10 foot wide easement around the perimeter of the stormwater management facility or lake. The easement should be measured from the 100 year high water elevation.
- Show the 100 year high water elevation.
- Provide a minimum of 1 foot of freeboard on all detention ponds and water quality ponds.
- Show the as-built of the outlet control structure detail.
- Provide as-built topography and volume of all ponds.
- Show all water quality features and associated easements. Include all details for water quality features.
- A Stormwater Maintenance Agreement is required for this project prior to the final plat.
 - a. A draft copy of the required agreement can be downloaded from:
http://www.cherokeega.com/Engineering/documents/Development%20Regulations/Maintenance_Agreement-Updated_7_20_2010.pdf
 - b. The agreement can be submitted via e-mail or on e-plan solutions for preliminary review and approval. Please note that Exhibits A, B, C, and D must be included and must be customized to the project under review. After preliminary approval, the original complete document should be submitted to the Cherokee County Engineering Department for signature by the County Engineer and notarized. The agreement must then be picked up by the applicant and recorded with the Cherokee County Clerk of Court (Deeds and Records Department). The original recorded document must be returned to the Cherokee County Engineering prior to final plat approval.

- Add the following signed, sealed, and dated stormwater certification statement on the final plat:

Month XX, 20XX

Cherokee County Engineering Department
1130 Bluffs Parkway
Canton, Georgia 30114

Project Name – As-built Stormwater Management System Certification Statement

This is to confirm that the as-built stormwater management system for the above referenced project was analyzed and is in compliance with the original construction documents and stormwater management report approved by the Cherokee County Engineering Department. The entire stormwater management system, including all conveyance, flowrates, storage, treatment, etc. was evaluated using “as-built” data provided by *(XYZ Surveying)*, dated Month XX, 20XX. This assessment utilized the same engineering practices outlined in the approved construction documents and stormwater management report. Based on this examination, the entire stormwater management system will function as designed.

If you have further questions, I may be reached at XXX-XXX-XXXX or via e-mail at XXXXXXXX.

Sincerely,

(John Doe, P.E.)
(Include GA P.E. Seal)

Stormwater – Final Plat Required Notes

- **Cover sheet:** Approval of these plans does not constitute approval by Cherokee County of any land disturbing activities that may impact any federally-listed threatened or endangered species protected by the Endangered Species Act. It is the responsibility of the property owner to contact the US Fish and Wildlife Service for approval of these plans prior to undertaking any land disturbance impacting federally-listed threatened or endangered species.
- **Cover sheet:** Approval of these plans does not constitute approval by Cherokee County of any land disturbing activities within wetland areas. It is the responsibility of the property owner to contact the appropriate Federal regulatory agency for approval prior to undertaking any land disturbance within wetland areas.
- **Cover sheet:** The homeowner's association is responsible for the maintenance of all stormwater management facilities.
- **Cover sheet:** The property owner will be required to keep all storm drainage easements off of the County right-of-way free of obstruction in such a way as to ensure the maximum designed flow at all times. The property owner shall not alter any drainage improvements without the prior written approval from the Cherokee County Engineering Department.
- **Cover sheet:** For any lots upstream of culvert road crossings, a statement shall be provided that finished floor elevations shall be no less than one foot above the low point in the road. Proposed driveway culverts and sizes shall be indicated by a "C" symbol in the note column.
- **Cover sheet:** It is the policy of Cherokee County that drainage easements are dedicated to the public use and are not accepted by Cherokee County for County maintenance and are not considered County property. It is Cherokee County policy that no County forces or equipment shall be used to perform construction to any drainage easement within Cherokee County, unless said easement lies within Cherokee County right-of-way and/or said work is necessary to protect County right-of-way per policy adopted January 14, 1997.
- **Cover sheet:** Cherokee County shall not be responsible for maintenance of any pipes, ditches, detention ponds, water quality structures, or other structures located within any drainage easement outside the County right-of-way.
- **Cover sheet:** All lots are to have a reserve strip for storm drainage control, 5 feet on either side of side property lines, 10 feet on either side of rear property lines and 20 feet along exterior (rear) property lines.
- **Cover sheet:** Per Section R401.3 of the *2012 International Residential Code*, the entire lot shall be graded to drain surface water away from all foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines or other physical barriers prohibit 6 inches of fall within 10 feet, the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped at a minimum of 2 percent.
- **Cover sheet:** Add a signed sealed statement by a Professional Engineer currently registered in the State of Georgia that the "as-built" condition of the storm drainage system will function as designed and engineered on the approved construction plans.