

Stormwater Plan - Required Notes

The below notes are required on ALL Land Disturbance projects.

Plan 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 wetlands areas.
- 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 prior to undertaking any land disturbance that may impact any federally-listed threatened or endangered species.
- Final grading of lots is not to alter natural drainage pattern. Flow shall enter and exit site as existing conditions unless written approval is obtained from lot owner and all downstream affected properties.
- All irrigation meters must have rain sensors per state law.
- Changes in the construction plans of storm drainage facilities caused by field conditions shall be made in compliance with Section 3.02-G of the Cherokee County Development Ordinance.
- Reference the updated F.I.R.M. panel, effective June 7, 2019, and state the appropriate community panel number. (If applicable) State whether the floodplain is Zone X, A or AE.

Grading Plan Sheet:

- The entire stormwater management system, including all conveyance, storage, treatment, flowrates, etc. will need to be analyzed by a Georgia registered engineer, using "as-built" data provided by a Georgia registered land surveyor prior to site release/certificate of occupancy. Contact the Engineering Department at 678-493-6074 or blmorgan@cherokeega.com for additional information.
- A Stormwater Maintenance Agreement is required for this project prior to the final plat site release/certificate of occupancy. A draft copy of the required agreement can be downloaded from: https://www.cherokeega.com/Stormwater-Management/resources/documents/Maintenance_Agreement-Updated_7_20_2010.pdf
- The Stormwater Maintenance Agreement should be submitted via e-mail or on Citiview for preliminary review and approval. Please note that Exhibits A, B, C, and D must be included and must be customized for the project under review. After preliminary approval, the original complete document should be submitted to the 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). Deeds and records only accepts original documents with the notary seal, and they must be 8.5x11 or 8.5x14. The recorded document must be returned to Cherokee County Engineering Department prior to issuance of a final plat or site release/certificate of occupancy.

- 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.
- If utilizing infiltration BMP's, a dense and vigorous vegetative cover should be established over the contributing pervious drainage areas before runoff can be accepted into the facility. Otherwise the sediment from the stormwater runoff will clog the pores in the planting media and native soils.
- All wetlands must be delineated on the grading and drainage plan; add a note if there are none.
- The homeowner's association is responsible for the maintenance of all stormwater management facilities.
- The property owner will be required to keep all 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.
- 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.
- Cherokee County shall not be responsible for maintenance of any pipes, ditches, detention ponds, water quality structures, or other structures within any drainage easement outside the County right-of-way.

Pipe Profile Plan Sheets:

- All metal pipe shall be fully coated or aluminized.
- Any structure placed completely within fill must have 98% standard proctor compaction.
- All HDPE pipe shall include bedding details per the manufacturer on the plans; include the following notes on the profile sheets for HDPE pipe:

High-density polyethylene pipe (HDPE) shall meet AASHTO M-294 Type "S" with an annular exterior and smooth interior. Pipe shall consist of a bell and spigot joint incorporating an F477 gasket to insure a leak-tight performance. HDPE pipe shall be back filled by concurrently applying 8" lifts on each side of the pipe using two (2) tamps (one for each side). Backfill soil shall conform to Class II, B2 of the Georgia Department of Transportation Standard Specifications for Construction of Roads and Bridges, current edition. Any manufacturer's specifications for HDPE pipe exceeding this requirements shall apply where applicable.

HDPE pipe must conform with current GDOT standards (Standard Thermoplastic Pipe 1030P). ASTM F2648 pipe is not an acceptable substitution.

Special project notes, not required on all projects:

- 1) Previously Approved Hydrology Statement required on the cover sheet and grading plan:

The disturbed and impervious areas for this project were accounted for in the approved hydrology study prepared by XXXXXX, dated XXXXX. This project and consists of XXX impervious, XXX disturbed pervious, XXX natural area. This project is in basin XXXX from the approved hydrology study, with a CN value of XX. The basin in the approved hydrology study has a CN value of XX. Once this project is developed, basin XXX from the approved hydrology will have XXX impervious, XXX disturbed pervious remaining for future development. The engineer, or an authorized representative, inspected the stormwater management area servicing this project on XX/XX/20XX. Based on that inspection, the engineer of record certifies that the stormwater management area is maintained and functioning appropriately.

*****If the stormwater management area is not functioning, the permit will need to include and outline all required maintenance*****

- 2) Hydrology Statement required on the cover sheet and grading plan when disturbance/impervious area are minimal:

This project will include the addition of XXXX acres (XXXX SF) of impervious area and will disturb less than one acre. The project criteria is less than the 5,000 square feet impervious and land development area allowable per the minimum applicability standards in Section 4.2.2 of the Georgia Stormwater Management Manual & Section 6.02.B(1)A of the Cherokee County Development Ordinance. Therefore, water quality and detention are not required for this project at this time. All applicable stormwater management will be required for any future development at this site, including the area already urbanized.

Note this exemption is only allowed once after 1995 when the development regulations were adopted

- 3) Commercial Car Wash

All commercial car wash facilities shall recycle water per state law.