

## Stormwater Minor Subdivision Plat - Required Notes

The below notes are required on ALL minor subdivision plats.

- Prior to any building, erosion, or development permits being issued on these parcels, a lot grading and erosion control plan, prepared by a Georgia Soil and Water Conservation Commission (GSWCC) Level II certified Design Professional, shall be submitted to and approved by the Cherokee County Engineering Department.
- Development that will result in land disturbance equal to or greater than one (1) acre requires coverage under the applicable NPDES General Permit. The requirements for coverage include, but are not limited to, a Georgia licensed design professional preparing a three (3) phase erosion control plan for all intended disturbance associated with the project, and obtaining land disturbance permit approval from the Cherokee County Engineering Department as the Local Issuing Authority.
- 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 in 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.
- Property owners will be required to keep all storm drainage easements located off of County right-of-way free of obstruction at all times so as to ensure the maximum designed drainage flow. The property owner shall not alter any drainage improvements without the prior written approval of the Cherokee County Engineering Department.
- A US Army Corps of Engineers Preconstruction Notification and a Cherokee County erosion control permit are required for any future piped stream crossings in States Waters.
- A Georgia licensed design professional shall design and permit all future storm drainage facilities on these parcels.

### Floodplain & Stream Buffers

- Natural drainage channels that cross property lines (within the subdivided tract) should be delineated with a drainage easement.
- Delineate approximate location of FEMA floodway, cross-sections, and elevations
- Delineate approximate location of Cherokee County Future Conditions Floodplain, cross-sections, and elevations.
- Reference the updated F.I.R.M. panel, effective June 7, 2019, and state the appropriate community panel number.
- Add a note to the plat: Any habitable structure shall be a minimum of 3.0 feet above the 100 year FEMA BFE, or 1.0 feet above the Cherokee County Future Conditions BFE, whichever is higher.
- Add a note to the plat: Accessory structures within the floodplain must meet all criteria set forth in the current Cherokee County Floodplain Ordinance.
- Add a note to the plat: A Finished Construction FEMA elevation certificate will be required for any structure located within fifty horizontal feet of floodplain.