**Stormwater Minor Subdivision Plat Review**

# A lot split is defined as: “A minor subdivision of a tract or a parcel of land into two parcels” Article 5-General Provisions 5.5-2(A)(a)(i)

# Plan Development Notes (please add):

* This note is not required for a lot split: 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.
* This note is not required on single family residential lots, add a note: Prior to commencing any type of commercial construction, land disturbance (no matter the acreage, paving, driveway installation, site work, etc. an approved land disturbance permit and coordination with the Cherokee County Land Development Inspection Department is required. This may include, but is not limited to, three phase erosion control plans, NOI, grading and drainage plans, hydrology study, transportation plans, and tree and landscape plans.
* 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.
* A safe passage analysis in accordance with the current Cherokee County Stormwater Management Ordinance will be required prior to the development of any lots shown on this plat. The analysis will be submitted to Cherokee County (with required lot grading plans or Land Disturbance plans) for review and approval prior to any construction on the lot and prior to any building, erosion, or development permits being issued.
* Hydrology studies and stormwater management facilities will be required if conditions that are in accordance with the current Cherokee County Stormwater Management Ordinances are identified. Plan and report submittals for hydraulic and/or hydrologic analysis, stormwater management, and erosion control must be reviewed and approved by Cherokee County prior to the issuance of any building, erosion, or development permits on these lots.
* 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.

**Drainage easement notes (please add):**

* It is the policy of Cherokee County that drainage easements are dedicated to the public use, 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.

**Right of way encroachment notes (please add):**

* Right of way upgrades may be required for the installation of driveways. Upgrades may include, but are not limited to, the installation of an 8’ shoulder along the lot frontage, drainage upgrades, and sag vertical curves in driveway aprons.
* The property owner is responsible for identifying constructable locations for access easements and road frontages during the platting process . All lots must have separate access (driveways). Driveways and access easements shall not be shared. Sharing of driveways or access easements during or after construction will require a change in the subdivision type, which will significantly increase permitting requirements.

**Floodplain notes (please add):**

* Reference the updated F.I.R.M. panel, effective June 7, 2019, and state the appropriate community panel number.
* Any habitable structure and access 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.
* Accessory structures within the floodplain must meet all criteria set forth in the current Cherokee County Floodplain Ordinance.
* A Finished Construction FEMA elevation certificate will be required for any structure located within fifty horizontal feet of floodplain.
* Access (driveways) for all lots must be 3’ above the 100 year FEMA BFE or 1.0 feet above the Cherokee County Future Conditions BFE, whichever is higher. This may necessitate plan and flood study submittal to and approval from Cherokee County prior to any building, erosion, or development permits being issued for the lots.

# Floodplain, Stream buffers and setbacks, and drainage easements:

* Natural drainage channels that cross property lines (within the subdivided tract) or originate/terminate in the county-owned right of way should be delineated with a 20’ drainage easement centered on the conveyance.
* Show and call out all the 25’ GA EPD undisturbed state waters buffer, the 25’ Cherokee County undisturbed state waters buffer, and the 25’ Cherokee County impervious surface setback on all streams. Ponds and lakes require a 25’ GA EPD undisturbed state waters buffer.
* Show and call out a 150’ undisturbed natural buffer on both sides of the Etowah River or Little River.
* Delineate approximate location of FEMA floodway, cross-sections, and elevations
* Delineate approximate location of Cherokee County Future Conditions Floodplain, cross-sections, and elevations.

Please contact me with any questions using the following information.

Andrea Yager

Cherokee County Stormwater Management

[adyager@cherokeecountyga.gov](mailto:adyager@cherokeecountyga.gov)

678.493.6060