



Jackson County Office of Permitting & Code Enforcement

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Cashiers Office: 357 Frank Allen Road, Phone: 828-745-6850 / Fax: 828-745-6867*

COUNTYWIDE EROSION & SEDIMENTATION CONTROL PLAN REQUIREMENTS**

- Pre-application meeting with a Code Enforcement Official from the Sylva or Cashiers Office
- Site location or vicinity map
- Site development drawing
- Site erosion and sedimentation control drawing
- Drawings and specifications of practices designated with supporting calculations and assumptions
- Vegetation specifications for temporary and permanent stabilization
- Financial responsibility/ownership form
- Brief narrative and construction sequence; a narrative should describe: The nature and purpose of the proposed development, pertinent conditions of the site and adjacent areas, and the proposed erosion and sedimentation control measures.
- Stormwater provisions for outlet protection; plans must demonstrate that post construction stormwater velocity does not create an erosion problem in the receiving watercourse.
- An engineered plan will be required for any disturbance greater than 3 acres.

**For more detailed plan requirements and pre-application meetings, please contact Robert Shelton at the Sylva Office at 828-631-2256 or Steve Beasley at the Cashiers Office at 828-745-6850.

STORMWATER REQUIREMENTS FOR PROPERTIES WITHIN REGULATED AREAS

Cashiers Commercial District (Any District)

EXISTING DEVELOPMENT

- A Stormwater Best Management Practices plan is required if there is a change in impervious surface of **more than 25%** and/or **less than 5,000 sf** on an existing development.
- An engineered stormwater system* is required if there will be **more than 5,000 sf** of impervious surface on an existing development. This would include the total of old and new impervious surfaces.

NEW DEVELOPMENT

- If the impervious surface is between 1,000-5,000 sf Stormwater Best Management Practices are required.
- If the impervious surface exceeds 5,000 sf an engineered stormwater system* is required. *Engineered drawings should include the plan, profile, and details of piping drainage structures, retention/detention ponds, and permanent erosion control measures.*

*If properties are located in an Outstanding Resource Water (ORW) area, all stormwater measures shall be designed to a 25-year storm event. If properties **are not** located in an Outstanding Resource Water (ORW) area, all stormwater measures shall be designed to a 10-year storm event. Any disturbance in ORW areas that are greater than 1 acre shall require a State Stormwater Permit.

441 Corridor (All Character Areas)

- All projects shall implement stormwater control measures for 10-year, 24-hour storm conditions. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.