



Forsyth County Department of Engineering

PRELIMINARY SUBDIVISION PLAN CHECKLIST

PROJECT NAME _____
PERMIT/PROJECT # _____ REVIEW DATE _____
REVIEWED BY _____

Please address all items marked with an "X" below, as well as any additional comments on this checklist or on the redlined plans. Please return this checklist and the redlined plans when resubmitting in order to speed up the revised plan review

GENERAL INFORMATION:

1. _____ Provide name of Developer and/or Owner with their address and telephone number(s).
2. _____ Add note: "All improvements to conform with Forsyth County Construction Standards and Specifications, latest edition."
3. _____ Add note: "Irrigation systems are prohibited on all existing and proposed County Right-of-way and considered to be a violation of the County's Ordinance prohibiting unpermitted right-of-way encroachments."
4. _____ Add note on all sheets: "Notify Forsyth County Inspector 24 hours before the beginning phase of construction. (770) 781-2165."
5. _____ Add note: "Full service drives will revert to right in/right out drives if Forsyth County determines they are creating traffic problems and/or accidents or if road is widened to a multilane highway with median."
6. _____ Add note: "No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the Forsyth County Department of Engineering."
7. _____ Add note: "Approval of these plans does not constitute approval by Forsyth County of any land disturbing activities within wetland areas. It is the responsibility of the property owner to contact the appropriate regulatory agency for approval of any wetland area disturbance."
8. _____ Add note: Maximum cut slopes shall be 2 horizontal to 1 vertical. Continuous fill slopes ten (10) feet in height or less may be 2 horizontal to 1 vertical. All continuous fill slopes that exceed ten (10) feet in height must be 3 horizontal to 1 vertical unless: (a) a mechanically engineered stabilized slope is approved by the Forsyth County Director of Engineering; or (b) the designed and constructed slopes are certified by a registered engineer experienced in geotechnical engineering and licensed in the State of Georgia.
9. _____ Provide a note stating the disposition of the property with regard to the flood plain. State the source (FIRM Panel Number with date of map or flood study) and show flood elevations and boundaries if applicable.
10. _____ Existing and proposed width of right-of-way on any existing streets. Additional right-of-way must be deeded prior to plan approval.
11. _____ Add Note: "Approval of these plans by Forsyth County is subject to, and contingent upon the applicant obtaining any and all necessary approvals from any and all applicable agencies including, but not limited to the United States Army Corps of Engineers, the United States Environmental Protection Agency, the USDA-NRCS, Georgia Department of Natural Resources, Georgia Environmental Protection Division, and the Georgia Soil and Water Conservation Commission."

12. _____ Vicinity map.
13. _____ North arrow.
14. _____ Seal and signature of registered professional engineer or registered land surveyor on all sheets.
15. _____ Topographic map with all elevations referenced to mean sea level and a contour interval equal to 2 feet and all finish contours.
16. _____ Graphic scale, not smaller than 1" = 100.
17. _____ Benchmark used. Show location and elevation on plans.
18. _____ Origin of survey.
19. _____ All boundaries with bearing and distances shown.
20. _____ Provide encroachment agreement for offsite work.
21. _____ Label all structures as either existing or proposed and provide finish floor elevation(s).
22. _____ Show proposed unit or phase lines if applicable.
23. _____ Add Note: All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior to any land disturbance (UDC Sec. 18-10.1).
24. _____ Provide on plans a copy of the text from NPDES Permit GAR10001, GAR10002 or GAR10003 (as applicable), Part IV. EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, Inspections, Primary Permittee, paragraphs (1) thru (6). Also provide a copy of the NOI.
25. _____ Provide a performance bond for land disturbance activity as per Forsyth County Ordinance #73, Section V: APPLICATIONS/PERMIT PROCESS, Subsection B. Application Requirements, paragraph 7(b). The bond amount is \$3,000.00 per acre or fraction thereof of the proposed land disturbance activity. Bond approval required prior to scheduling a pre-construction meeting.

ENTRANCE(S):

26. _____ Proposed entrance location and details must be approved by the Georgia Department of Transportation, Gainesville District, prior to the issuance of a land disturbance permit.
27. _____ Provide sight distance profile and sight distance certification on plan or in letter form that is specific to the project and indicates compliance with AASHTO "Policy on Geometric Design of Highway and Streets," Chapter 9 (at-grade intersections), latest edition. Note the posted speed limit and the actual sight distance in both directions.
28. _____ Provide distance to nearest intersection on _____.
29. _____ Plan view of existing County road fronting property with centerline and pavement width.
30. _____ Provide 1" = 20' detail of proposed entrance with existing and proposed grades, utilities, storm drainage, and pavement specifications.
31. _____ Show location of proposed entrance monument. Entrance monuments must be set back 10 feet (minimum) from right of way.
32. _____ Provide decel lane typical section detail Forsyth County Standard No. 124.
33. _____ Provide entrance and accel/decel lane striping plan Forsyth County Standard No. 125.
34. _____ Provide _____ curbed deceleration lane from the end of radius with a _____ taper, per Forsyth Ordinance # 101.
35. _____ Provide minimum _____ left turn lane at proposed entrance, per Forsyth Ordinance # 101, and provide required typical section detail.

36. _____ Final entrance design to be approved by Tim Allen, Assistant Director, Department of Engineering, prior to construction plan sign-off.

ROADS:

37. _____ Subdivision name and street names must be approved by Forsyth County Department of Engineering prior to plan approval.
38. _____ Plan and profile of all streets on a scale no smaller than 1" = 100 horizontally and 1" = 10' vertically.
39. _____ Minimum right of way:
- | | |
|------------------------------|-----|
| Collector Street | 80' |
| Commercial Street | 60' |
| Minor Rural Road | 60' |
| Minor Street | 50' |
| Cul-de-sac radius (standard) | 50' |
| Cul-de-sac radius (oversize) | 62' |
40. _____ Minimum pavement width to back of curb:
- | | |
|--|-----|
| Commercial Street | 30' |
| Minor Street | 24' |
| Cul-de-sac radius (standard) | 40' |
| Cul-de-sac radius (oversize) | 52' |
| Decel Lane measured from centerline of existing road | 26' |
41. _____ Provide horizontal curve data.
42. _____ Minimum horizontal curve radius:
- | | |
|-------------------|------|
| Collector Streets | 300' |
| Minor Streets | 100' |
43. _____ Revise landings at road intersections to comply with Forsyth County Standard 100.
44. _____ Vertical alignment must comply with AASHTO minimum design standards (25 MPH for residential).
45. _____ Note on all road profile sheets: "Vertical alignment complies with AASHTO minimum Design standards for a _____ MPH road.
46. _____ Completely label all road profiles with vertical curve data, existing and proposed elevations, stations and street intersections.
47. _____ Minimum grade on all streets of 1%.
48. _____ Maximum grades:
- | | |
|-------------------|-------|
| Collector Streets | - 10% |
| Minor Streets | - 14% |
49. _____ Minimum radius to back of curb at intersections is 30'.
50. _____ Minimum radius to right of way at interior intersections is 20'. Provide 25' miter at entrance.
51. _____ Designate high back curb in all negative grade cul-de-sacs and on deceleration lane and show limits.
52. _____ Show utilities location detail, Forsyth County Standard 110 (Std. 115 with sidewalks).
53. _____ Show typical section detail with current paving specifications.
54. _____ Sign plan identifying sign location, size, and type. Include Forsyth County Standards 171 and 172.

DRAINAGE:

- 55. _____ Submit Stormwater Management Report.
- 56. _____ Stormwater Management Report must be approved prior to scheduling a plan sign-off. Contact Renee Hoge at rp hoge@forsythco.com for comments. After receipt of initial comments, schedule an appointment with Renee Hoge to review hydrology report comments.
- 57. _____ Acreage of all off-site drainage areas contributing to flow thru the project. Show on plans or note if no off-site drainage.
- 58. _____ Provide a post-developed drainage basin area map in road construction plans.
- 59. _____ Plan and profile of all pipes including grade, type of pipe, 100 year HGL, elevations, proposed cover, manholes and headwalls.
- 60. _____ Minimum of 12" of compacted fill material required over all pipes. Minimum 2.8 feet – top of pipe to top of finish pavement - required over pipes under roadway.
- 61. _____ Storm sewer slopes must be greater than or equal to 1%.
- 62. _____ All storm drain pipes will be a minimum of 18" in diameter.
- 63. _____ All storm drain pipe must be concrete under pavement within right of way.
- 64. _____ All storm drain pipes with > fifteen (15) feet cover shall be concrete. > 15' to < 20' cover shall be Class IV. > 20' cover shall be Class V.
- 65. _____ All storm drain pipes >24" in diameter located parallel to street shall be concrete.
- 66. _____ 100-Year upstream headwater elevation at pipes to be shown by labeling elevation and outlining contour at that elevation. This contour will be the drainage easement if it extends outside of the 20' drainage easement.
- 67. _____ Show details for all proposed storm drainage structures per Forsyth County Standards.
- 68. _____ Stormwater N.P.D.E.S. comments must be satisfactorily addressed prior to plan approval. Schedule an appointment with Simon Wilkes, CPESC, smwilkes@forsythco.com for N.P.D.E.S. approval.
- 69. _____ Pipe to discharge into natural draw or graded ditch with rip-rap ditch checks. Size rip rap aprons and provide dimensions on plans, including apron depth.
- 70. _____ Provide channel protection and/or permanent energy dissipation (measures in addition to rip-rap) at all outlets having a discharge velocity greater than 5 fps or a Froude Number greater than 2.5.
- 71. _____ Provide complete pipe chart including pipe size, pipe gauge or class, time of concentration, runoff coefficient, rainfall intensity, drainage area, and outlet velocity. Design for 25-year storm. The 100 year storm shall be used on live streams, cross drains serving 20 acres or larger, and any pipe receiving off-site drainage.
- 72. _____ Provide gutter spread calculations. (Maximum 8' for 10 year storm)
- 73. _____ Minimum 20' storm drainage easement on all storm drain pipes, drainage swales and water courses receiving off-site drainage.
- 74. _____ Minimum 20' drainage/access easement from public right-of-way required for all stormwater facilities.
- 75. _____ Add Note: Modular retaining wall design must be submitted to the Forsyth County Department of Engineering for approval prior to construction plan approval. Wall design must include details and specifications that are site specific and must be signed and sealed by a registered professional engineer in the State of Georgia. All walls greater than thirty (30) inches in height shall include a fence or handrail along the top. _____ Provide top and bottom of wall spot elevations on grading plan.

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