



COMMERCIAL SITE PLAN REVIEW CHECKLIST

- Sewer capacity fees are due prior to approval of construction plans. Fees are based on gallons of use per day and rates are dependent on sub-basin in which construction is planned. Please submit payment and executed agreement a minimum of one (1) week prior to sign off to allow time for review and approval by director.**
- Please fill out a Water Distribution / Sanitary Sewer Addition Submittal Form and submit with plans that are presented for review and approval
- All new drive through car washes, including in-bay and conveyor washes, must be equipped to recycle water
- The following certification shall be made by the Design Engineer and included with Water Distribution System construction notes: *"I certify that the proposed water distribution system has been designed in accordance with the FCDWS Specification document titled "Standard Specifications for Water Distribution Systems and Sanitary Sewer Systems", including all amendments.*
- Add the following notes
 - Source of Water and Sewer is Forsyth County Department of Water & Sewer
 - Notify Forsyth county Water and Sewer Department 24 hours prior to construction (770) 886-2790
 - Certificate of Occupancy will not be issued until final inspections completed by Forsyth County Water & Sewer Department
- Georgia D.O.T. utility permit is required. Submit detailed drawing of all water line work on r/w on 8½"x11" sheet. Show existing and proposed rights-of-way, distances both in both directions to nearest intersections, road names, pavement widths existing and proposed, location of existing water, distance off edge of pavement
- Show and label existing water mains
- Provide Forsyth County water and sewer details
- Show water meter on right-of-way. Label water meter size and provide material specifications for service line on both sides of meter
- Fire protection lines: Show D.I.P. Class 350; for wet taps show fabricated tapping sleeve, show dead men on both sides of vault, show fire meter and backflow prevention per standard detail 8
- Fire or Water Vaults require 15' x 30' minimum easement, and must be positioned adjacent to right-of-way.
- Label fire flow information on existing road and label flow information at 20 residual PSI for all proposed fire hydrants. Submit fire flow report based on field flow test under engineer's seal and signature. Internal water lines must be sized to meet fire flow of 1500 gpm or irrigation flows of 20 gpm per lot (whichever is greater) any extensions or upgrades to water lines required by this development shall be done at owner's expense
- For all jack and bore situations, specify 2 neoprene casing straps and D.I.P. carrier pipe with "gripper gaskets". Steel casing size and length must also be specified
- Show irrigation meter and size, if used.

COMMERCIAL SITE PLAN REVIEW CHECKLIST**PAGE 2**

- 3" and larger turbine meters require strainers before meter and pressure reducing valve after backflow.
- Water meters must be purchased when plans are presented for approval. Prior to coming in to purchase meters, obtain address form from the GIS department. Please note that if irrigation meters are requested, an irrigation permit must be obtained from Planning Department prior to purchase.
- Provide "RPZ" backflow device installed in a "hot box" at the club house. (Amenity area)
- The following certification shall be made by the Design Engineer and included with Sanitary Sewer System construction notes: *"I certify that the proposed sanitary sewer system has been designed in accordance with the FCDWS Specification document titled "Standard Specifications for Water Distribution Systems and Sanitary Sewer Systems", including all amendments.*
- No dumpster pads, roof or pool drains, or air conditioning condensate drains are allowed into sanitary sewer system.
- Sanitary sewer manhole inverts in .20 higher than invert out, laterals
- Provide profile for all existing sanitary sewer lines.
- Cleanouts shall be located where the sewer service line crosses the easement line or county right-of-way
- Show existing and proposed sanitary sewer easement
- Show sampling manhole on sanitary sewer lateral with pretreatment structures or devices.
- Engineers seal on water and sewer design work.
- Any sites connecting to private sanitary sewer system must have Forsyth County Board approval.
- E.P.D. approval is required on private sanitary sewer and water plans; main lines only, no service lines
- Provide report containing calculations of sewer demand for subject project under the seal and signature of the engineer of record
- For site developments served by Fulton County or City of Cumming or private wastewater treatment plants, a letter is required from the appropriate party stating that all pre-treatment requirements are satisfied in the design. Sanitary discharges treated at Forsyth County treatment plants are subject to the Forsyth County pre-treatment standards
- Inspection fee is based on linear feet of sewer in project. Fee scale is based on pipe diameter. Minimum fee is \$1500.00
- Review fee is \$750.00.
- Add standard utility construction notes
- Any offsite easements must be submitted and approved prior to sign off of LDP. Please submit a minimum of one (1) week prior to sign off to allow time for review and approval Forsyth County Water Department.