



Forsyth County Environmental Health

514 West Maple Street Suite 404 · Cumming, Georgia 30040

PH: 770-781-6909 · District 2, Public Health

www.forsythhd.com

Preliminary/Final Subdivision Plat Review Checklist

This checklist is only for subdivisions that meet the code requirements in Chapter 511-3-1 (dividing a tract of land into 5 or more lots, with one lot being less than 3 acres).

PROJECT NAME _____

DATE OF REVIEW _____ REVIEWED BY _____

- Contact person's name, address and phone number.
- Vicinity and location of the land to be disturbed.
- Boundaries of land (min. Scale of 1" - 60") and of any easements.
- Acreage and zoning must be shown on plans.
- Existing and proposed finish grades (topo. 2' contours).
- North Arrow.
- Wetlands and flood plain boundaries shown and designated, and statement.
- Certificate and signature of Engineer or Surveyor and Signature.
- Note water supply.
- Level III Soil Scientist Report.
- Soil Scientist seal and signature on soils plat.
- Soil Scientist proof of insurance
- Natural features within proposed development including creeks, ponds, and lakes.
- Location of all wells and springs with 100' radius.
- Location of all water courses, regardless of size on any flowing water.
- Show septic system layout and 100% replacement area, include calculations.
- Show soil boundaries and classification symbol.
- Show 50' setback off lakes, ponds, stream, creeks, and detention ponds.
- Land cleared.
- Grading completed and consistent with grading plan.
- Roads installed as proposed.
- Areas for septic undisturbed.
- Lot locations marked out.

H.I.P – House location staked out

S.P.R.I – Engineered site plan showing house, driveway, primary and secondary sewage systems, soil boundaries, all setbacks, field run and final grade topo.

S.P.R.II – Site plan with soils and field run topo and further study

TH – Test holes 6 ft. deep

OUT – Not suitable for building and sewage disposal

Comments:



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Subdivision Application

I. GENERAL INFORMATION		
Name of Subdivision:		
Owner/Agent:		Phone:
Address:		
Location of Subdivision:		
County:	Land Lot:	Land District:
Total Area of Subdivision (in acres):		Typical Lot Size (in square feet):
Number of Lots:		Typical Home Size (in square feet):
Typical Number of Bedrooms:		Typical Number of Bathrooms:
Adjacent Subdivisions		
Name of Subdivision	Location	Distance
II. SEWAGE DISPOSAL		
A. Public Sewage System Availability (existing or under construction)		
Name of System:		
Owner Name:		
Owner Address:		
B. Nearest Sewer to Subdivision or Overall Tract if Developed in Sections		
Distance:	Size:	Is gravity flow possible?
If system is under construction, give completion date:		
Future availability of sewer (planned or under construction):		
Are sewers to be extended to serve this area?		
Has the EPD approved plans and specifications? If so, provide approval date:		
Estimated date sewer will be available:		
Attach letter from responsible public official or community system owner stating position.		

C. On-Site Sewage Management Systems		
Are on-site sewage management systems proposed for each lot?		
Are soil reports, soil maps and soil data sheets from approved Soil Classifier attached?		
III. WATER SUPPLY		
A. Public or Community Water Supply Availability (Existing or Under Construction)		
Name of Water System:		
Nearest Available Main:		
Distance:	Size:	Pressure:
If public or community water system is privately owned, provide information below:		
Owner's Name:		Address:
If community well, has the EPD issued a source approval?		
Has the EPD approved the water supply system?		
B. Future Availability of Water System (Planned, not Under Construction)		
Is a public or community water system proposed?		
Name of Engineering Firm:		Address:
Has the EPD approved plans and specifications?		
Attach letter from responsible official or owner stating status on connection of subdivision to public or community water system.		
C. Individual Water Supply		
Are individual wells planned for each lot?		
IV. COMMENTS AND RECOMMENDATIONS		
DPH Representative:		Title: