



SEWER PLAN REVIEW

Land Use and Locational Criteria:

- ☐ Metropolitan River Protection (MRPA) *OCGA 12-5-440 et seq.*

Provide the following on the front cover:

- ☐ Specify in title: **"Site Development Plans"**
- ☐ Name, address and phone number of primary permittee (Owner or Developer)
- ☐ Engineer's/Surveyor's name, address and phone number
- ☐ Engineer or surveyor stamp and original signature
- ☐ Name and number of 24-hour contact specifically responsible for erosion and sediment control
- ☐ Site acreage
- ☐ Disturbed acreage
- ☐ Provide a project narrative
- ☐ Provide a vicinity map drawn to scale showing the position of the site with principal roads
- ☐ Note Articles II-V, UDC Chapter 21 Overlay Districts, do not apply or provide a narrative regarding the applicability and if wetlands are on site; add the following note:
"This site contains wetlands. The applicant will first obtain a wetland alteration Section 404 Permit from the Corps of Engineers prior to disturbing any jurisdictional wetlands."

Include these statements in bold text:

- ☐ **"Construction waste may not be burned or buried and must be taken to a state approved landfill."**
- ☐ **"Per UDC 10-1.13 outside construction shall be limited to the hours of 7:00 AM to 7:00 PM Monday to Friday 8:00 AM to 6:00 PM Saturday; and there will be no outside construction on Sunday."**

Plan Requirements

- ☐ The plans shall be no larger than twenty-four (24) inches by thirty-six (36) inches in size
- ☐ The proposed plan shall be drawn to an engineer's scale of 1 inch = 100 ft minimum unless the applicant receives pre-approval from the Project Manager that a different size is sufficient
- ☐ All plans should include a space six (6) inches by seven (7) inches on the front page of each set of plans to be used for county and state reviewer's stamp
- ☐ Each sheet shall contain a title block with the name of the project, graphic scale, and north arrow
- ☐ Provide adjacent areas and feature areas such as streams, lakes, residential areas
- ☐ Delineate on site wetlands
- ☐ Delineate and label State waters and Jurisdictional waters; distances must read from top of bank
 - ☐ 50' undisturbed vegetative buffer
 - ☐ 75' impervious setback
- ☐ All vehicular and utility stream crossings must be perpendicular



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- ☐ Delineate disturbed area and label “limits of disturbance”
- ☐ Provide a Level II Certified Plan Preparer Design professional’s certification statement and signature that the site was visited prior to development of the Plan *OCGA 12-7-9*
- ☐ Provide the name and GSWCC Level II certification number

Site Plan

- ☐ Delineate and label the location, dimensions, and purpose of all easements
- ☐ Parcel identification numbers
- ☐ Label current adjoining property owner names, zoning districts and parcel identification numbers.
- ☐ Label adjoining subdivision names and phase or unit, lot lines, lot numbers
- ☐ Delineate and label all zoning district buffers. *UDC Ch. 18-10.5 Buffer Controls by Type*
- ☐ All approved utility or access crossings must be perpendicular
- ☐ Note: “This buffer must remain undisturbed then supplemented to buffer standards”
- ☐ Note: “This buffer may be disturbed and replanted to buffer standards”
- ☐ Provide justification/documentation for buffer disturbance *UDC Ch. 18-10.5(E)*
- ☐ Delineate and label any existing landscape strips that may be impacted
- ☐ Delineate: water courses, state waters, jurisdictional waters, riparian buffers
- ☐ Delineate the dimensions of all proposed structures or additions (may require a Site Development Plan)

Screening

- ☐ Demonstrate how ground mounted equipment such as power transformers shall be screened from view from public rights-of-way by landscaping

Final approval process CSS submittal: Revise the plan to address the issues identified in the plan review comments. When uploading the revised plan, attach a comment response letter or a narrative describing the complete scope of each revision. Please be aware that if all review comments have not been addressed the plans must be re-uploaded and re-reviewed by all required staff reviewers. Remember to provide adequate space for digital stamp approvals on the cover sheet and sign all certifications. Once the project has been approved by all required departments, please download and print five (5) full sets of the stamped approved plans and deliver them to the Department of Planning & Community Development for final permitting.

Please submit the following to Planning & Community Development Department for final approval:

1. Copy of NOI filed with EPD and payment of NPDES fee (*If applicable*)
The EPD form can be obtained from their website: <http://www.epd.ga.org>
2. Submit the Forsyth County portion of NPDES fee (\$40 per disturbed acre)