



Forsyth County Department of Engineering

MINOR SUBDIVISION PLAT 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. Please return this checklist 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, as well as 24 hour erosion control contact.
2. ____ Existing and proposed width of right of way on any existing streets. Additional required right of way must be deeded prior to plat approval.
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: "Forsyth County shall not be responsible for maintenance of any pipes, ditches, detention ponds or other structures within any drainage easement beyond the County right-of-way."
5. ____ 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."
6. ____ Add note: "All improvements to conform to Forsyth County Construction Standards and Specifications, latest edition."
7. ____ Add note: "Modular retaining wall design must be submitted to the Forsyth County Department of Engineering for approval prior to installation. All walls greater than four (4) feet in height shall include a fence or handrail along the top."
8. ____ Provide a note stating the disposition of the property with regard to the flood plain. State the source (FIRM Panel Number and date) and show flood elevations and boundaries if applicable.
9. ____ All boundaries with bearings and distances shown. Note source and date of information.
10. ____ Show project benchmark with its elevation.
11. ____ Label all ILP [Individual Lot Permit] lots on plat.
12. ____ Provide Indemnification and Maintenance Agreement, if applicable.
13. ____ Provide seal and signature of licensed professional on all sheets.

- 14. _____ Topographic map with existing contours at two foot (2') intervals. All elevations are to be referenced to mean sea level. Note source and date of information
- 15. _____ Provide sight distance certification that indicates compliance with AASHTO requirements. Note posted speed limit and actual sight distance in both directions.

DRAINAGE:

- 16. _____ Provide a Stormwater Management Report. Report must be approved prior to plat approval.
- 17. _____ Show acreage of all off-site drainage areas contributing to flow thru the project. Show the location of any state waters and/or wetlands on site and the required undisturbed buffer.
- 18. _____ Plan and profile of all proposed pipes including grade, type of pipe, 100 year HGL, elevations, proposed cover, manholes, and headwalls. A minimum of 12" compacted fill is required over all pipes and minimum pipe slope is 1%.
- 19. _____ Minimum 20' storm drainage easement on all storm drain pipes, drainage swales and water courses receiving off-site drainage.
- 20. _____ Show a 20' drainage/access easement to all detention ponds.
- 21. _____ All storm drain pipes will be a minimum of 18" in diameter.
- 22. _____ 100-year upstream headwater elevation at pipes to be shown by labeling elevation and outlining contours at that elevation. This contour shall be labeled as a drainage easement if it extends beyond the 20' drainage easement.
- 23. _____ 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.
- 24. _____ Show details for all proposed storm drainage structures per Forsyth County Standards.
- 25. _____ Pipe to discharge into natural draw or graded ditch. Size rip rap aprons and provide dimensions, including depth.
- 26. _____ Provide channel protection and /or permanent energy dissipation at all outlets having a discharge velocity greater than 5 fps.
- 27. _____ Level II Certified Plan Preparer Design professional's signed certification statement that the site was visited prior to development of the Plan, if applicable. Include GSWCC certification number.
- 28. _____ Show 100 year flood boundaries with elevation(s) and provide minimum finished floor elevation (FFE) three feet above the base flood elevation or one foot above the future conditions flood elevation, whichever is higher, on all lots adjacent to floodplain. Provide note: "Minimum finished floor elevation includes basement."
- 29. _____ Denote the 1085.00' contour as "Lake Lanier Maximum Pool Elevation and Corps of Engineers Drainage Easement."

ADDITIONAL COMMENTS:
