Forsyth County Department of Engineering

☐ Lot Grading Plan ☐ Grading and Stockpile Plan (For Internal Use Only)

1st Review Date_____ 2nd Review Date_____ 3rd Review Date_____

Project:

— Provide the name of the permittee complete with their mailing address and telephone number. In **LARGE BOLD PRINT** provide the property address & map/parcel number in an obvious area.

— Plans stamped and signed by a Registered Design Professional

— Show the centerline and top of bank of any intermittent or perennial stream with the appropriate undisturbed buffer and impervious setback.

— Field verify existing contours and provide proposed contours, provide stormwater flow arrows, spot elevations at the street, curb, garage, and around the house. (**Contours shall extend a minimum 50' into the adjacent lots to provide drainage perspective**.)

— Show the **location**, **size**, and **type** for all storm water drainage pipes as well as labeling all junction types, label existing or proposed. (If proposed: Provide a profile view and pipe calculations for all proposed storm drainage pipes. All storm drain pipes are to have a minimum 1% grade and 1' of cover. State water crossings require HDPE or RCP pipe.)

— Show & label all drainage/access easements as shown on the final plat. All detention ponds shall have a 20'access easement shown from the 100 year ponding elevation. Label the 1085 contour around Lake Sidney Lanier as "Lake Lanier Maximum Pool Elevation & Corps of Engineers Drainage Easement" if applicable.

— Show the throat elevation and 100 year upstream headwater elevation at all pipes and drop inlets by labeling and outlining the contour at that elevation. This contour shall be labeled as a drainage easement if it extends outside of the designated easement.

— Show and label all flood elevations and their boundaries if applicable. The lowest finished floor elevation must be 3' above the flood elevation. **Label MFFE if applicable**

— For individual lots not covered by a Notice of Intent, provide erosion control best management practices in accordance with the Manual for Erosion and Sediment Control of Georgia.

Provide the following notes as described:

1.Provide a note stating the disposition of the property with regards to the flood plain. State the source: FIRM panel number with the date of the flood map study.

2.Provide the following note in bold type and in a prominent location on the front of the plans: A copy of these plans shall be kept on site during the duration of the project.

3.Provide the following note: This plan does not constitute an approval of a retaining wall design.

4.Provide the following note: A retaining wall design for walls 6' or greater, as measured from the footing, must be submitted to the Forsyth County Department of Engineering prior to installation. All walls greater than 30" in height shall require a fence or hand rail across the top.

5.Provide the following note: Irrigation systems are prohibited on all existing and proposed County right-of-ways, and are considered a violation of the County's ordinance prohibiting unpermitted right-of-way encroachments.

6.Provide the following note: Forsyth County shall not be responsible for maintenance of any pipes, ditches, detention ponds, or any other structures within any drainage easement beyond the County right-of-way.

7.Provide the following note: All improvements to existing structures must conform to the Forsyth County Standards and Specifications, latest edition.

8.Provide the following note: Maximum cut slopes shall be 2 horizontal to 1 vertical. Continuous fill slopes 10 feet in height or less may be 2 horizontal to 1 vertical. All continuous fill slopes that exceed 10 feet in height must be 3 horizontal to 1 vertical unless: (a) A mechanically engineered stabilized slope is approved by the Director of Engineering; or (b) The designed and constructed slopes are certified by a registered professional engineer in the State of Georgia with experience geotechnical engineering.

9.Setbacks, buffers, and zoning conditions are not reviewed or approved on this plan; Questions regarding these regulations shall be directed to the Planning & Community Development Department.

10.Approval of the plan does not constitute any approval of a Building Permit, this plan only constitutes approval of grading activities.

***All applicants must submit at least 3 copies of the LGP to the Engineering Department and it will need to be a minimum size of 11x17**