



**Forsyth County Department of Water & Sewer**

110 E. Main Street, Suite 150 | Cumming, Georgia 30040 | 770-781-2160 | forsythco.com

**FINAL PLAT - COMMERCIAL AND INDUSTRIAL DISTRICT**

Reviewed by: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Submittal Number: \_\_\_\_\_

Reviewer Contact: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Date of Review: \_\_\_\_\_

**As-Built Drawings:**

The following certification shall be included on the As-Built Drawings and signed by the Design Engineer:

*"I certify that the water distribution system and/or sanitary sewer system depicted by this As-Built Drawing was constructed in accordance with the plans approved by the Forsyth County Water and Sewer Department. The information submitted on this As-Built Drawing is to the best of my knowledge and belief, true, accurate and complete."*

A copy of Digital As-Built Drawings will also be required before sign-off on the Final Plat.

**Water Distribution System:**

- 1) Water lines shown on the final plat must reflect As-Built conditions.
- 2) Pipe size and material must be noted on the plan.
- 3) Each fire hydrant must be tested at completion of construction to determine available fire flow. Each fire hydrant must be labeled to indicate the calculated flow in gallons per minute at 20 PSI residual pressure. An original copy of fire flow test results must be submitted with the final plat under seal and signature of the engineer who conducted the tests and provided the flow results.
- 4) If irrigation meter was purchased at entry, please provide the Planning and Community Development Department's irrigation final inspection report, as well as backflow test report.
- 5) Bacteria test fees of \$40 per test are due prior to signoff.

**Sanitary Sewer:**

- 6) Sanitary sewer lines shown on the final plat must reflect as built conditions.
- 7) Sanitary sewer lateral locations must be labeled to indicate the distance the lateral was installed from the nearest downstream manhole.
- 8) As-Built sanitary sewer profiles must also be included in the plat presented for recording. The profiles should show the final grade and include elevations for the tops of manholes, inverts in and invert out, pipe material, sizes, slopes, and length of pipe between manholes.

**Sanitary Sewer Easements:**

- 9) Sanitary sewer easements must be shown on the plat. If a separate plan for sewer as built information is to be recorded, the easements must appear on both plan views.
- 10) A utility easement agreement must be executed and recorded for all sanitary sewer lines located outside of the rights-of-way of the streets or roads dedicated to Forsyth County. An exclusive easement must be recorded for all water and sanitary sewer constructed within private roads or easements. Copies of the agreement form are available upon request. Legal descriptions of the easement(s) and exhibits must be attached to the executed agreement in a form suitable for recording.
- 11) If the Grantor of the easement is a corporation, the corporate seal must be affixed where indicated on the form and signed by the president of the corporation. In the event the Grantor is not the president of the corporation, the grantor must provide documentation to prove that the individual signing the agreement has the authority to grant the easement to Forsyth County or an additional signature from another corporate officer. In the case of limited partnerships, two signatures are required from the partners attesting to the authority to convey title to the easements. Questions regarding easements should be directed to the Right of Way Coordinator at (770) 886-2795. The Right of Way Coordinator must approve easement documents before the plat can be approved for recording.
- 12) In the event a pumping station is part of the sanitary sewer system, the pumping station site, including access road, must be dedicated to Forsyth County by deed. Appropriate documents must also accompany the plat submitted for recording.
- 13) Easements must be drivable and free from obstructions.

**Water and Sewer notes required on Cover Sheet of Final Plat**

- 14) Upon recording of this plat, all sanitary sewer easements are dedicated to the Forsyth County Water & Sewer Department.
- 15) Water source is the Forsyth County Water and Sewer Department.
- 16) Sanitary sewer source is the Forsyth County Water and Sewer Department.
- 17) The developer/contractor is responsible for maintenance of all infrastructure for a period of 18 months after the recording date of the final plat.
- 18) All sanitary sewer lines will be air tested after all other utilities are installed. It is the developer's responsibility to contact the Forsyth County Water & Sewer Department when all other utilities are installed, and the site is ready for air testing. Certificates of Occupancy permits will not be issued until all air testing is complete.
- 19) Structures or fences will not be allowed in sanitary sewer easements, utility easements, or access easements.

**Additional Comments:**

- 20) Comment
- 21) Comment