



**Forsyth County Department of Water & Sewer**

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

**MINOR PLAT - COMMERCIAL AND INDUSTRIAL DISTRICT**

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

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

**Minor Plat Minimum Requirements:**

- 1) Show and label the existing County water including size, material, valves, hydrants, and meter locations.
- 2) Show and label the existing County sewer including main size, material, and manhole locations.
- 3) Show and label any existing water and sewer easements.
- 4) Add the following notes:
  - Approval of Minor Plat does not guarantee water or sewer service can be established.
  - Water meters will not be sold, or water service established, to more than 3 parcels when the access public right-of-way by way of easement or common drive.
  - If there is no road frontage for the property or its subdivided lots, a 10' utility easement to be provided for each future water connection.
  - If multiple easements abut one another, no more than 3 meters will be installed on each side of the easement or common drive.
  - Water meters will be sold for parcels of record, located on a road not maintained by Forsyth County, ONLY if sufficient right-of-way is available on the public right-of-way. Property owner will be required to provide evidence that proper easements were obtained to allow for the water service to extend from the meter location to property to be served.
  - Any development on septic may be required to connect if and when gravity sewer is established within 200 linear feet of the property. All cost, including Tap Fees, to make the connection, or other, will be at the property owner's expense.

**General Information:**

- 5) Public Sewer shall be deemed to exist when any portion of the development is within 5000 linear feet of Public Sewer. 5000 linear foot requirement shall be measured from property line along gravity route.
- 6) Exemptions to Public Sewer connection may be granted by Director of Water and Sewer IF:
  - Residential Subdivisions composed of 25 lots or less with standalone houses: When gravity flow

distance exceeds 200 linear feet per residential lot or unit measured from property line.

- Non-Residential Developments: When gravity flow distance exceeds 200 linear feet per residential equivalent. One residential equivalent is equal to 270 gallons per day of sewer capacity.

**Additional Comments:**

7) Comment

8) Comment