



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: _____

Reviewer _____

Email for LGP Submitted Electronically: _____

____ 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 & Minor Plat Number** (If Applicable) 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 of 50' into the adjacent lots to provide drainage perspective) ***Homes must show the total Impervious square feet on LGP and amount of disturbance. *Septic Lots must show location of septic tank and septic lines (primary and secondary lines) and show the distance between stormwater BMPs and septic lines.**

____ 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 drainpipes 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 at all pipes and drop inlets by labeling and outlining the contour at that elevation. This contour shall be labeled at 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 wall 6' or greater, as measured from the footing, must be submitted to Forsyth County Department of Engineering prior to installation. All walls greater than 30" in the height shall require a fence or handrail 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 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 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 or allow grading activities to take place without a valid land disturbance permit.
- 11. Regarding LGP's with Stormwater Requirements, add the following note in large bold print on the coversheet: Stormwater BMP's are required, and an inspection is required by Forsyth County Engineering Staff before a Certificate of Occupancy is given. ***The Stormwater BMP must be inspected prior to backfilling or completion.** Please call 770-781-2165 for an inspection.
- 12. LGP's that are part of a Minor Plat or Individual Lots outside a common development that are below the required impervious surface amount to mandate stormwater requirements must include this note in bold on the LGP, "Any future improvements resulting in the increase of the Impervious Area to 10% of the lot size or 5000 SQ. FT. whichever is less, will be subject to Ordinance 75, Stormwater Management"

****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 11 x 17****