



Forsyth County Department of Engineering

FINAL 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 or on the redlined plans. Please return this checklist and the redlined plans when resubmitting in order to speed up the revised plan review.

GENERAL INFORMATION:

1. ____ Show proposed width of right of way of ____ feet from centerline along _____ for the entire frontage as shown on the approved preliminary construction plans.
2. ____ Add the following 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."
3. ____ 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."
4. ____ 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."
5. ____ 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.
6. ____ As-built survey provided. See redlined comments on final plat.
7. ____ Show project benchmark with its elevation.
8. ____ Show location and elevation of permanent survey monuments. For information contact John Kilgore, GIS Department, at 770-781-2108.
9. ____ Show location of proposed sidewalks, if applicable. Show handicap ramp locations.
10. ____ Show location of traffic signs and label type of sign.
11. ____ Label LGP [Lot Grading Permit] lots on final plat for all lots as indicated on red-lined plat.
12. ____ Provide verification from the Power Company of payment for underground power.
13. ____ Provide verification of payment for street signs.
14. ____ Provide Indemnification and Maintenance Agreement

15. _____ Provide fees recording of deeds and final plats. Contact Lisa Rodgers for fee amount. Final OK from Lisa Rodgers required prior to final plat sign-off.
16. _____ Show location of street entrance monument, if applicable. Street entrance monuments, if provided, must be in place prior to the approval of a final plat.
17. _____ Road core sample data submitted from testing firm required (see attached memo).
18. _____ Provide As-Built sight distance certification.
19. _____ Signature required over surveyor's seal.
20. _____ Reference north arrow to magnetic, astronomic or grid north. If grid north, reference the zone.
21. _____ All construction to be completed as required on the approved preliminary construction plans. Punchlist will be provided to the Developer. Developer must schedule a final punchlist inspection and obtain a release from the inspector prior to approval of the final plat.

(Inspector)

DRAINAGE:

22. _____ Show location, size and type of pipe for all storm drainage. _____ Include cumulative drainage area at all discharges pipes.
23. _____ Provide one separate set of as-built storm pipe profiles. Profiles need not be part of final plat set.
24. _____ A signed/sealed statement by a Professional Engineer certifying that the as-built storm drainage system will function as designed/engineered in the approved construction drawings.
25. _____ Minimum 20' drainage easement on all storm drain pipes, drainage swales, watercourses and detention ponds as shown on the approved construction plans.
26. _____ Show a 20' access easement from public right-of-way to all detention ponds.
27. _____ 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 outside of the 20' drainage easement.
28. _____ Show 100 year flood boundaries with elevation(s).
29. _____ Denote the 1085.00' contour as "Lake Lanier Maximum Pool Elevation and Corps of Engineers Drainage Easement."
30. _____ Provide an as-built topographic map of the detention area, and a stage/storage table showing the volume of the pond. Include 100-year ponding elevation, limits and volume on plan. Include minimum five (5) foot high fence with minimum ten (10) foot wide gate around pond, as applicable.
31. _____ Provide an as-built detail of the outlet control structure. Detail shall match that in **approved** as-built hydro report.
32. _____ A signed/sealed statement by a Professional Engineer that the as-built detention/water quality pond provides the storage volumes and outflow rates as required by the approved construction plans and hydrology study. *The engineer must submit a revised hydrology study using the as-built conditions in order to document this statement.* **Approval required prior to scheduling final plat sign-off. Contact Renee Hoge at rphoge@forsythco.com for comments. After receiving initial comments, schedule an appointment with Renee Hoge to review revised hydrology report comments.**
☼ *Hydrology study approved.*
33. _____ Execute attached Stormwater Management/BMP Facilities Covenant for review and approval prior to final plat sign-off. The recording fee is \$10.00 for the first page, \$2.00 each additional page, and \$2.00 to reference a deed book and page.

