



## RESIDENTIAL SITE PLAN REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

1. A letter stating that public sewer is unavailable must be obtained from the County or City governing authority.
2. Provide a **minimum Level 3 Soil Survey**, conducted by a Certified Soil Classifier, of the property being utilized. Customer must provide a red stamped copy with the classifiers' insurance attached.
3. Provide a floor plan of the dwelling on 8 1/2 x 11 inch paper. **All rooms on all floors must be labeled as to their design use.** A floor plan drawn by hand is acceptable; drawings should be no larger than 11 x 17 inches.
4. Three (3) copies of a **to-scale** individual plot plan (page 3), or a more detailed site plan (page 4), must be presented for approval. Drawings must be prepared in accordance with the criteria listed on page 2.

**Please allow twenty working days for review of plans.** Approved plans are kept on file for one year.

5. Complete an application for a permit and provide a recorded plat of the property when not in an approved subdivision. **In order to receive a permit, a recorded plat of the property must accompany the application.**

Recorded plats are available through the Douglas County Clerk of Superior Court, 8700 Hospital Drive, Main Floor, Douglasville, GA.

6. All applicable fees must be paid in advance of services. Call Douglas County Environmental Health for current fee information: (770) 920-7311.
7. Be sure the property can be identified by meeting the following requirements:
  - a) The house must be staked at the corners.
  - b) Property corners must be marked.
  - c) Any well or springs that are located on or within 100 feet of the property must be identified.
  - d) If the property address is not visible, signage identifying the said property should be prominently displayed.

**The above items MUST BE COMPLETED before the site can be reviewed and permit issued**



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Site plans must be accurate and drawn to scale by a qualified individual. A scale of 1 inch to 20 feet should be utilized except for larger lots in which as small as 1:50 scale may be used. The following minimum information is required:

1. Soil map and classification of soils as performed by a Soil Classifier. Locations and results of percolation tests and soil borings.
2. Property lines and dimensions.
3. Footprint (shape) and location of house.
4. Location of driveway and turnaround.
5. Location of well and/or water service line if required.
6. Topographic lines in two (2) foot contours showing existing and finished grading.
7. Location and actual elevation of house sewer (stubout) invert.
8. Floor elevations of main floor and basement floor.
9. Number of bedrooms in house.
10. Location and size of septic tank and absorption lines, including location of secondary (replacement) lines. Absorption lines should run parallel with topographic contour lines, and should be located at least 20 feet from unsuitable and marginal soils because of the limits of accuracy of Level 3 soil studies.
11. Location of streams, ponds, drainage ditches, easements, flood plains, swimming pools, tennis courts, and other pertinent structures if present on property.

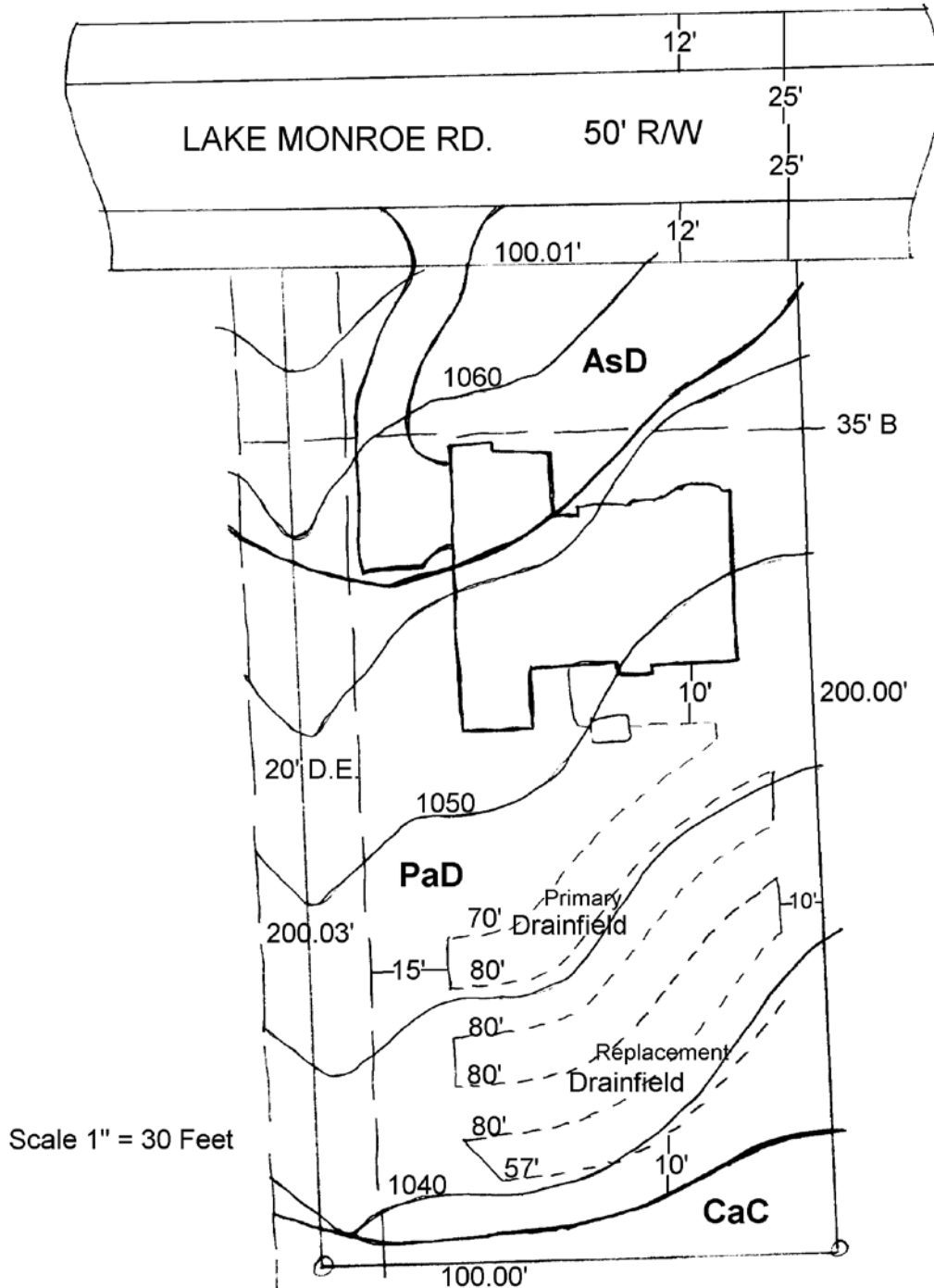




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## Site Plan

Requires approval by the Board of Health and the Engineering Department, and must include the house footprint and distance of the house from the property lines; location of the septic tank and primary and replacement drainfields; soil types; building setback lines; topographic elevation lines in 2-foot intervals; and any wells, drainage easements, and other significant features.





## RESIDENTIAL SITE PLAN REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

### Amendment I

#### Lot Sizing -

The minimum lot size for purposes of installation of an on-site sewage management system shall be 21,780 square feet if served by a public water supply system and 43,560 square feet if served by an individual water supply system. The minimum lot size refers to square footage of soils suitable for on-site sewage disposal excluding right of ways of roads, easements and buffers that exclude installation of an on-site sewage management system, land with slopes greater than 25% (unless slope limitations can be overcome by site modifications or system design), bodies of water, land within 50 feet of a lake, river, stream, wetland or other bodies of water, and similar limiting factors.

Furthermore, lots shall be a minimum width of one hundred feet (100) or one hundred fifty feet (150) measured within the area where an approved on-site sewage management system and replacement system are to be located when served by a public water supply system or non-public water supply system, respectively. The maximum daily sewage flow for each lot or parcel of land shall not exceed 600 gallons/acre/day when served by nonpublic or individual water supply or 1200 gallons/acre/day when served by a public water supply system. When sewage flows exceed these quantities (600 or 1200 gallons/acre/day as indicated) for a given structure, the minimum lot size or parcel of land shall be increased proportionally.

All lots must have sufficient unobstructed land area for an approved on-site sewage management system and approved replacement system. Lots platted before the adoption of these rules and regulations which do not meet the minimum lot size may be approved provided there is sufficient area available to locate the proposed structure, on-site sewage disposal system, and other appurtenances and the complete replacement of the on-site sewage management system.