



REQUIRED STEPS FOR SUBDIVISION DEVELOPMENT IN DOUGLAS COUNTY SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS

1. All developers considering a subdivision are strongly advised to seek a predevelopment review by Douglas Public Health prior to purchasing property and/or making substantial monetary outlays for developmental improvement. Developers should submit the following information:
 - a) A vicinity map, to include lot dimensions and designations
 - b) A topographic map
 - c) A soil map and soil description from investigations conducted by a Certified Soil Classifier
2. It is suggested that before streets are paved and final lot dimensions staked, that you request that a representative from Douglas Public Health perform a preliminary on-site review with the developer to advise about potential problem areas.
3. For final subdivision review and approval, the following requirements must be met:
 - a) Letter from County or City Water System official stating that sewer is not available
 - b) Subdivision Analysis Record completed
 - c) Two (2) copies of preliminary plat showing topography on two foot contours and location of soils and test holes
 - d) Description of various soils and test holes as depicted on preliminary plat by an approved Soil Classifier; a high intensity (Level 3) soil study is required
 - e) Two (2) copies of proposed final plat which must comply with minimum lot sizing requirements as specified in Amendment 1 of the Rules and Regulations for On-Site Management Systems, Chapter 511-3-1 (**See Attachment A for proper certification statement required on final plat**)
 - f) Preliminary plan review fees paid; call Douglas Environmental Health at (770) 920-7311 for current fee information
 - g) Front and rear corners of each lot staked and marked; side lines flagged
4. Allow twenty (20) working days for review of subdivision.
5. When all lots are reviewed, the developer will be notified that each lot will be designated as follows:
 - a) **PP**: Individual plot plan required prior to issuance of an on-site sewage management permit
 - b) **DT**: A plot plan required incorporating a dosing tank with a pump or siphon into the design of the on-site sewage management system
 - c) **ATU**: A plot plan requiring a State of Georgia approved advanced treatment unit (ATU)
 - d) **SM**: A plot plan requiring site modifications or other special conditions for the development of the lot
6. Steps required before a septic tank permit can be issued on an individual lot within the subdivision:
 - a) Builder must provide two (2) copies of site plan
 - b) Review and inspection fees must be paid for the lot
 - c) House footprint must be staked at the corners
 - d) Allow twenty (20) working days for Douglas Public Health Representative to perform site review and to approve plan if acceptable

NOTE: Douglas Public Health must obtain a copy of the final recorded plat before individual septic tank permits can be issued.



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ATTACHMENT A

Certification of The Douglas County Public Health

This plat has been approved for development utilizing on-site sewage management systems. An on-site sewage management system permit will be issued upon receipt of a plan, acceptable to Environmental Health, showing the on-site sewage management system including the replacement absorption in a suitable location on the lot.

Dated this _____ Day of _____ 20 _____

Environmental Health County Manager
For Douglas County Public Health

Notes on individual on-site sewage management systems:

- PP: Individual plot plan required prior to issuance of an on-site sewage management permit.
- DT: A plot plan required incorporating a dosing tank with a pump or siphon into the design of the on-site sewage management system.
- ATU: A plot plan requiring a State of Georgia approved advanced treatment unit (ATU).
- SM: A plot plan requiring site modifications or other special conditions for the development of the lot.

Unauthorized excavation or filling of lot(s) may render the approval void.