



LOT CONFIGURATION REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

1. A letter stating that public sewer is unavailable must be obtained from the County or Municipal water service provider.
2. Provide a minimum Level 3 Soil Survey, conducted by a Certified Soil Classifier, of the properties being utilized. **The soil survey must provide sufficient septic system suitability data for each lot created by the property reconfiguration.** The applicant must provide a red stamped copy along with the soil classifier's current liability insurance certificate.
3. Existing structure (if applicable):
 - a. If the health department is unable to locate records of the septic field lines of the existing structure, a certified septic contractor must provide details of the field line location and its linear footage
 - b. If existing septic field lines encroach on the proposed lot configuration, either:
 - i. Move the proposed lot line to exclude these septic field lines and maintain a 5-foot setback between these field lines and the relocated lot line; or
 - ii. Replace the field lines for the existing structure to eliminate the encroachment.
 - c. A full replacement area must be available for the existing system.
4. Complete an application and provide a recorded plat of the property if it is not located in an approved subdivision. In order to receive a Lot Configuration approval, 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 30134.
5. All applicable fees must be paid in advance of services being provided. Call Douglas Environmental Health for current fee information; (770) 920-7311.
6. Be sure the property can be identified by meeting the following requirements:
 - a. The property corners must be marked
 - b. Any well or springs that are located on or within 100 feet of the property must be identified
 - c. If the property address is not visible from the road, signage identifying the property should be prominently displayed

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



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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.