

Habersham County Environmental Health Department

130 Jacob's Way STE 102 Clarkesville, GA 30523 Phone: 706-776-7659 Fax: 706-754-7127

FINAL SUBDIVISION PLAN REVIEW CHECKLIST

The following items must be on final subdivision plans submitted for review:

1. A topographic map depicted in two-foot (2') contour intervals. Additional contour intervals may be required by the County Board of Health.
2. A soil map and soil descriptions based on a high intensity soil study, Level 3, conducted in compliance with the Georgia Manual for On-Site Sewage Management Systems; If a Level 3 is done for preliminary review, the soil scientist must complete an update at the time of final review. (This will reflect any alterations when the roads are built.)
3. The soil map shall be overlaid onto a copy of the final subdivision plat and the approved professional (Certified Soil Classifier, Registered Engineer or Registered Geologist) must affix their signature and seal on the final plat.
4. Lot sizes exceeding 2 acres must have soil evaluations in the area of development (where the primary and secondary septic systems are to be placed.) This soil study area must be a minimum of one acre.
5. The location of all present and proposed wells, water systems, water courses, flood plains, sewage systems, structures, right-of-ways, utilities, storm water drainage systems, proposed road and street construction, grading or disturbance plans, setbacks, and
6. easements on the property and within one hundred feet (100') outside the perimeter of the property.
7. All existing and proposed easements needed for lot size calculation in accordance with the Habersham County Board of Health Lot Size Resolution.
8. List of the non-restricted area for each lot when calculated in accordance with the Habersham County Lot Size Resolution.
9. The name, registration number and seal of the professional surveyor or engineer that prepared the development plan.

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Located within the plans:

- A copy of the following documents issued by the Environmental Protection Division of the Department of Natural Resources:
 - i. The land disturbance activity permit issued by either the Environmental Protection Division, or by a governing authority of the applicable county or municipality certified by the director of the Environmental Protection Division pursuant to the Official Code of Georgia Annotated Section 12-7-8 (a); and,
 - ii. A letter of approval to begin construction of a public water supply system and approving the source of the water supply where a public water supply system is to be utilized.
- Water Supply. Connection to a public water supply system shall be required if available within one thousand feet (1000) of the proposed subdivision.

Additional information/fees that must be submitted:

- Original, signed, stamped Level 3 soil report and legend, which includes the soil names, symbol legend, depth to bedrock, depth to seasonal-high water table, percentage of slope, estimated percolation rate, and depth to optimum percolation from the soil classifier.
- If soil map is updated at any point, must submit an original, signed, and stamped revised report and map showing soil boundaries, boring locations, and table.
- Lot sizes stated according to Habersham County Lot Size Resolution, January 2009. This includes the total lot square footage, the square footage excluded, and the square footage remaining.
- Soil maps, descriptions, and reports compiled by a registered Soil Classifier indicate no soil conditions that would prohibit safe development of on-site sewage management systems; If a public water supply system is to be built and utilized,

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receipt of a letter (s) from the Environmental Protection Division approving the plans to construct the public water supply system, and approving the source of the water supply.

- Developers must turn in a final plat for review prior to submitting copies for signing. The Habersham County Environmental Health Department may require statements to be placed on the final plat prior to approval.
- Required fees can be found by visiting: www.habershamga.com/fees.cfm. All fees must be satisfied by the local health authority prior to continuation of any final plan review.