

Habersham County Environmental Health Department

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

PRELIMINARY SUBDIVISION PLAN REVIEW CHECKLIST

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

1. Proposed lot lines and property line dimensions.
2. 2 ft. topography contours
3. Level 3 soil evaluation boundary lines, soil types, and legend. (If a Level 3 is done for preliminary review, the soil classifier must complete an update at the time of final subdivision plan review. This will reflect any alterations from grading when the roads, detention ponds, etc. are built).
4. Lot sizes exceeding 2 acres must have Level 3 soil evaluations in the area of development (where the primary & secondary septic systems are to be located). This soil study area must be a minimum of one acre.
5. Any proposed grading/other alterations that may impact suitable soil areas or restrict the installation of a septic system.
6. Absorption field setbacks from creeks, rivers, streams, lakes, etc. 100-foot absorption field setbacks (radius) from wells and springheads located within 100ft of property boundaries.
7. Location of flood plain if applicable.
8. All existing and proposed easements (i.e. drainage, access, utility, etc.) or other restrictive areas (i.e., conservation area, uplands undisturbed, etc.).
9. List of the non-restricted area & suitable soil area for each lot (square footage)

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Located within the plans:

1. A statement that all lots are to be served by on-site sewage management systems permitted by the Habersham County Environmental Health Department.
2. A statement about potable water (individual wells or is public water available to this property/by which public water servicer).
3. Lot sizes stated according to Habersham County Board of Health Lot Size Resolution.
4. Vicinity map.

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.

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 preliminary plan review.