



# Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504

Mailing Address: P. O. Box 5901, Gainesville, GA 30504

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Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

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## Commercial Plan Review Checklist

### Items Required for Review:

- A detailed business plan (narrative) of proposed use including (if applicable), but not limited to: days/hours of operation; number of employees; projected wastewater type & flow; peak number of attendees, ticket sales, or seats; proposed food service operation, menu, & # of seats; and any additional information pertinent to the proposed operation.
- An original Level III soil analysis including a soil map and a soil legend/table with the following: soil names, symbol legend, depth to bedrock, depth to seasonal high water table, % of slope, estimated percolation rate and depth to optimum percolation.
- Must provide proof that lot has been recorded in the deed office including date of recording.
- Site plan detailing information and notes listed in sections below:

### **Overlay the following information on one sheet of plans submitted for review:**

- 2' topography contours
- Level 3 soil boundary lines and soil legend
- Location of flood plain if applicable
- 75' stream setback for septic drainlines and tanks as per OCHC chapter 8.170 Stream Buffers (If a variance from Hall County Engineering is granted, the State septic buffer is 50' for drain field and 25' for tanks.)
- Location of the primary on-site sewage management system and future recovery system
- Property line dimensions
- 100' radius around wells and springs located within 100' of property boundaries

### **The design must meet the following criteria:**

- Drainlines must be 5' from property lines, drives and building foundations, 15' from embankments, 10' from basements, 75' from streams (unless variance granted – see above) and 100' from springs and wells.
- Septic tanks must be 10' from all property lines and building foundations, 15' from embankments, 75' from streams (unless variance granted – see above) and 50' from wells.
- Provide calculations to show how system was sized (tank(s) & drainline).
- Show both a primary and conventional recovery septic system with lengths of each trench noted.

### **Dumpster Requirements (if applicable):**

For dumpsters or compactors associated with any form of food service and/or food products:

- Dumpsters on non-absorbent cleanable pad with curb around it.
- Locate drain in area of dumpster where it will not be blocked by dumpster.
- Drain must be routed to grease trap / public sewer - contact sewer authority if drain is connected to public sewer for information on grease trap requirements.
- Enclosure around dumpster area.

(see reverse side for additional requirements) →

**The following statements must be placed on the plans for approval:**

- Statement of intended use (i.e.: warehouse, convenience store, office, etc.)
- Statement of number of employees, if applicable.
- Statement if showers, laundry facilities or floor drains are proposed (Process water and floor drains will require EPD review - check with the HCEHD for procedure. Restroom floor drains are excluded.)
- Statement of water availability (public or individual wells)
- Statement regarding if any wells are known to exist within 100' of property lines.

**General Comments Required on all Plans:**

- Grading can affect soil suitability for drainlines and may void the use of a lot for an on-site sewage management system. Further soil study may be required prior to issuance of a septic tank permit or approval of an on-site sewage management system. If grading is proposed, it must be shown on site plan.
- Trash burial pit locations must be reported to the Hall County Environmental Health Department prior to issuance of a septic tank permit.
- BOD5 and TSS not to exceed 200mg/l.
- Any abandoned well shall be properly closed as per Water Well Standards Act by a licensed well driller.
- Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

**Fees/Plan Review Process:**

- Must pay required Hall County Environmental Health plan review fee prior to approval of preliminary plans.
- Hall County Environmental Health re-inspection fee required if an existing system is used.
- Appointments must be made for all plan review meetings, walk thru and commercial permitting.
- Comments are to be addressed in writing on plan review. RESUBMITTAL FEES are charged for additional reviews.