



**Public Health**  
Prevent. Promote. Protect.

# Hall County Environmental Health

Location: 2875 Browns Bridge Road, 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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## **FINAL SUBDIVISION PLAN REVIEW CHECKLIST**

### **The following items must be on final 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. All grading/alterations that impact suitable soil areas or restrict the installation of a septic system.
6. 75ft drainline setbacks from creeks, rivers, streams, and lakes per the Hall Co. Engineering Dept. (unless Eng. Dept approves less). Cannot be less than 50ft setback from above locations.
7. 100ft drainline setbacks (radius) from wells and springheads located within 100ft of property boundaries.
8. Location of flood plain if applicable.
9. Location of 1071 (with respective 50ft drainline setback) and 1085 elevations in association with property located on Lake Lanier.
10. All existing and proposed easements (i.e. drainage, access, utility, etc.) or other restrictive areas (i.e. conservation area, uplands undisturbed, etc.). These need to be identified for proper lot size calculation in accordance with the Hall County Board of Health Lot Size Resolution.
11. List of the non-restricted area & suitable soil area for each lot when calculated in accordance with the Hall County Board of Health Lot Size Resolution.

### **Located within the plans:**

1. A statement that all lots are to be served by on-site sewage management systems permitted by the Hall County Environmental Health Department.
2. A statement about potable water (individual wells or is public water available to this property).
3. Lot sizes stated according to Hall County Board of Health Lot Size Resolution, Aug, 2007. This includes the total lot square footage, the non-restricted square footage, and the square footage of suitable soil.
4. Vicinity map.

### **Additional information that must be submitted (if not already):**

1. 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, % slope, estimated percolation rate, and depth to optimum percolation from the soil classifier.
2. If soil map is updated, must submit an original, signed, and stamped revised report and map showing soil boundaries, boring locations, and table.

Developers must turn in a final plat for review prior to submitting copies for signing. The Hall County Environmental Health Department may require additional statements on the final plat prior to approval.