



Gwinnett Environmental Health Services

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Commercial Site Plan Guidelines:

- Scale 1" = 20'
- Lot dimensions
- Ground run topo on 2 foot intervals
- All proposed topo changes on 2 foot intervals (grading plan).
- Provide original level III soil report with field notes or other report as required by evaluation of level III report
- Transposed soils – minimum level III or other as required by evaluation of soils report
- Provide copy of original soil report
- Outer building dimensions
- Building location
- All auxiliary structures to include outer dimension and location
- All existing structures to include out dimensions and location
- All driveways, paved or unpaved parking areas, any on ground storage areas whether paved or unpaved, any loading/unloading areas whether paved or unpaved
- Location of trash receptacle pad
- Original and repair OSSMS (septic tanks, distribution devices, absorption fields and all other required OSSMS components). Original and repair OSSMS must be shown at 100% length with reductions to be given at time of permit issuance if applicable
- Finished floor elevations of basement and main floor
- Invert stub out location
- All flood plains or flood hazards
- All bodies of water (streams, ponds, lakes, rivers, etc.) to within 50 feet of the property line
- All dams to include breach limits
- All potable, non-potable and/or capped wells and all springheads within 100 feet of the property line
- All easements and buffers
- All detention ponds and/or drainage or detention structures
- All walkways, patios, decks, etc.
- All OSSMS codes must apply to the design and location of the OSSMS systems
- Any other items that may affect the location or design of the OSSMS
- All pressurized systems will be required to meet additional Manual standards, Section F
- Must show over-cut area for foundation/basement

Include a building plan showing:

- Floor layout to include square footage and areas identified to usage
- Number of employees in building
- EPD review and approval if non-domestic waste is to be produced
- Any other items that may affect the location or design of the OSSMS