



Gwinnett Environmental Health Services

455 Grayson Highway - Suite 600

Lawrenceville, GA 30046

Phone: 770.963.5132

Fax: 770.339.4282

www.gwinnetthealth.com

Residential Site Plan Requirements:

- 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 3 soil report with field notes or other report as required by evaluation of level 3 report
- Transposed soils – minimum level 3 or other as required by evaluation of soils report
- Outer house dimensions
- House location
- All auxiliary structures to include outer dimension and location
- All existing structures to include outer dimension and location
- All driveways, paved or unpaved parking areas
- 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 elevation
- 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
- Swimming pools proposed or existing
- 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
- All over cuts for foundation/basement



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Slab construction

On lots utilizing slab construction, installation of the on-site sewage management system may be required before final approval of the lot is given. If the plumbing stub-out is too deep a manhole which is set at grade and/or a pump system may be required. Grading a lot to accommodate a slab construction can void the permit and may cause exclusion of the lot.

Floor plan required for residential application

At time of residential permit application the applicant must provide a scaled drawing of the floor plan for the house. All floor levels must be included. At this time the number of bedrooms applied for must match the number of bedrooms shown on the floor plan. The applicant must notify the Health Department if a change in house design, location and/or number of bedrooms occur. If the revised floor plan is not reviewed and approved the OSSMS permit may be voided. If the floor plan is modified to increase the number of bedrooms, another house floor plan is built, or the house location is changed without review and approval of the Environmental Health Department, the permit will be voided. A new application will be required to be submitted for review and fees charged for this review process.