



ON-SITE SEWAGE MANAGEMENT SYSTEM PERMIT REQUIREMENTS COMMERCIAL SYSTEMS

Approval of plans, specifications and soil data is required prior to the issuance of a permit to install a septic tank system designed to service a commercial, industrial or institutional facility; a travel trailer or mobile home park; a multiple family dwelling of three or more family units; a church; a business or warehouse facility. Plans and specifications shall be prepared by a design professional, such as a registered engineer or architect. Plans and specifications for systems producing a sewage flow in excess of 2,000 gallons per day shall bear the registration number and signature of a Registered Professional Engineer certified and registered under Georgia laws.

Information needed for approval of a site plan includes the following.

1. A letter from the County or City Governing Authority stating that connection to public sewerage is not available.
2. Minimum Level 3 soil study conducted by a State approved Soil Classifier.
3. Lot must meet minimum lot sizing requirements based on maximum gallons of sewage flow per day (see amendment I of the Rules for On-Site Sewage Management Systems).
4. Calculations relating to the design of the septic system shall be submitted with a site plan showing the maximum daily wastewater usage (GPD); the sewage percolation coefficient; size of septic tank and area of absorption trenches; length, depth and width of absorption trenches; all mathematical calculations and supporting data. The minimum design criteria should be based on 45 minutes per inch percolation rate. Systems shall be designed using the maximum daily wastewater usage and the highest percolation rate.
5. Three (3) copies of a detailed site plan, drawn to a scale of 1 inch to 50 feet or smaller, showing the following information:
 - a. property lines and locations of buildings, driveways, parking areas, streams, ponds, drainage ditches, easements and floodplain;
 - b. the location of wells within 500 feet of the property;
 - c. the location of soil test borings referenced to a description of the soils;
 - d. finish and existing grades at two foot intervals;
 - e. elevations of finish floors and invert of building sewer (stub out);
 - f. location of septic tank and primary and secondary (replacement) absorption trenches. All absorption trenches shall run parallel with contour lines. Absorption trenches shall not be installed on filled or graded sites or where slopes exceed twenty-five (25) percent. Absorption trenches shall be shown at the depth recommended by the Soil Classifier and should be located at least 20 feet from unsuitable and marginal soils because of the limits of accuracy of Level 3 soil studies.
6. A floor plan, showing the location of restrooms, and all other plumbing fixtures including floor drains.
7. A recorded plat of the property shall be provided.



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8. Where an existing septic system is to be utilized an evaluation of the system shall be performed to indicate its suitability for treating the anticipated daily wastewater requirements. The existing system shall be plotted on the site plan with proposed replacement absorption trenches.

Completion and submission of the above data does not automatically insure approval and issuance of a septic tank permit. An on-site inspection will be necessary before approval of the site plan can be granted (normally completed within ten working days). There is a charge for review and approval of site plans, which must be submitted with each plan. If re-submittal of plans is necessary, there is an additional review fee. Upon approval, there is an inspection/permit fee.

Commercial On-Site Septic System Fees (applicable July 1, 2008)

Site Plan Review Fee (payment required with plan submission)	\$ 175.00
Re-submittal of Plans or Additional Site Reviews (per lot)	\$ 100.00
Commercial inspection/permit fees	
Less than 2000 gallons per day	\$ 250.00
Equal to or greater than 2000 gallons per day	\$ 375.00