

RESIDENTIAL SITE PLAN REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

1. If property is located in unincorporated Cobb County, a letter stating that public sewer service is unavailable must be obtained from the County Water System, located at 660 South Cobb Drive, S.E., Marietta, Georgia. The Water System will not issue a sewer letter without a legal address, which may be obtained from Development Control, located at 191 Lawrence Street, Marietta, Georgia 30060. If property is located in or served by an incorporated city, a letter of sewer non-availability must be obtained from that incorporated entity.
2. Provide a minimum Level 3 Soil Survey conducted by a Certified Soil Classifier of the property being utilized.
3. The lot must meet the minimum lot sizing requirements based on number of bedrooms (see amendment I of the Rules for On-Site Sewage Management Systems). There is a site plan example on page 3.
4. Provide a to-scale floor plan of the dwelling on 8 1/2 x 11 inch paper. Label all rooms on all floors as to their design use.
5. An individual plot plan, or a more detailed site plan, must be presented for approval. Drawings must be prepared in accordance with the criteria listed on page 2. Please allow twenty working days for review of plans. Approved plans are kept on file for one year, after which site reappraisal may be required.
6. Complete an application for a permit and provide a recorded plat of the property when not in an approved subdivision. In order to receive a permit, a recorded plat of the property must accompany the application.
7. All applicable fees must be paid in advance of services. Fees for various services are listed below

Review of Plans

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| a. Individual (residential) lot | \$ 75.00 per lot |
| b. Commercial (all) | \$175.00 per lot |
| c. Additional site review or re-submittal | \$ 65.00 per lot |

Septic Tank Permit/Inspection

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| a. Residential | \$150.00 |
| b. Commercial System less than 2000 gallons per day | \$250.00 |
| c. Commercial System equal to or greater than 2000 gallons per day | \$375.00 |
| d. Additional Commercial site review or re-submittal | \$100.00 |

8. Be sure the property can be identified by meeting the following requirements:
 - a. The house must be staked at the corners.
 - b. Property corners shall be marked.
 - c. Any well or springs that are located on or within 100 feet of the property must be identified.
 - d. If the property address is not visible, signage identifying the said property should be prominently displayed.



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Site plans must be accurate and drawn to scale by a qualified individual. A scale of 1 inch to 20 feet should be utilized except for larger lots in which as small as 1:50 scale may be used. The following minimum information is required:

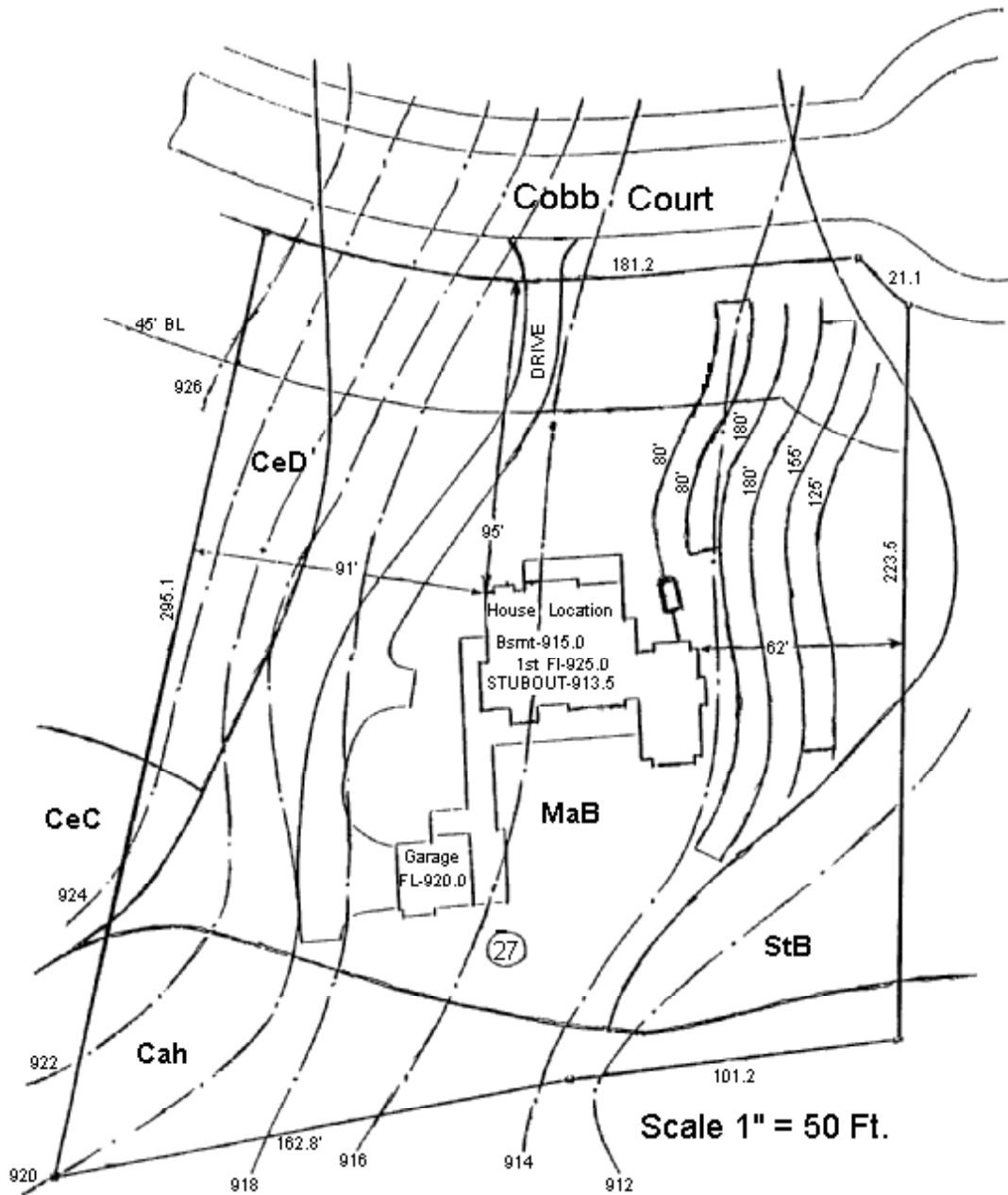
1. Soil map and classification of soils as performed by a Soil Classifier. Locations and results of percolation tests and soil borings.
2. Property lines and dimensions.
3. Footprint (shape) and location of house.
4. Location of driveway and turnaround.
5. Location of well and/or water service line if required.
6. Topographic lines in two (2) foot contours showing existing and finished grading.
7. Location and actual elevation of house sewer (stubout) invert.
8. Floor elevations of main floor and basement floor.
9. Number of bedrooms in house.
10. Location and size of septic tank and absorption lines, including location of secondary (replacement) lines. Absorption lines should run parallel with topographic contour lines, and should be located at least 20 feet from unsuitable and marginal soils because of the limits of accuracy of Level 3 soil studies.
11. Location of streams, ponds, drainage ditches, easements, flood plains, swimming pools, tennis courts, and other pertinent structures if present on property.



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Site Plan Example

A site plan shows the house print and the distance from the property lines, the septic tank, and both the primary and replacement absorption fields. It also shows the soil types, the topography elevation lines in 2 ft increments, the floor elevations and the stubout elevation. The building line must be indicated, as well as, any wells, lakes, creeks, drainage easements, etc., present on the lot. The site plan must be drawn to scale; preferably 1:20 but no smaller than 1:50.





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Checklist of Requirements for Obtaining an On-Site Sewage Management System Permit

- Sewer Non-Availability Letter
Letter from County or City Water/Sewage System representative stating that sewer is not available.

Cobb County Water System contact number to inquire on sewer availability: (770) 419-6328

*Customer may have Water System fax information to Environmental Health at (770) 431-7410
- Level Three Soil Report
If there is no previous soil report for the subdivision or individual lot, a level three soil report shall be obtained from a Certified Soil Classifier. Must provide a red stamped copy with the classifiers insurance attached.
- Site Plan
Submit 3 copies of the Site Plan (see guidelines).
- Application/Fees
Homeowner/authorized agent must complete the permit application. All applicable fees must be paid in advance of services.
- Property Identification
Lot corners staked, house layout staked, including detached garage, pool, or other out building. If no address present, a marker identifying the property.
- Required Documents:
 - Copy of most recent stamped recorded plat from Superior Court Building, Deeds Records room.
 - Floor plan of the house on 8 ½ X 11 inch paper.
- Home Owners Packet (Environmental Health office to complete)
Cobb & Douglas Environmental Health will provide packet to septic contractor/home owner.

Note: Items 1-6 MUST be completed before the site can be reviewed and a permit issued.