



REQUIRED STEPS FOR SUBDIVISION DEVELOPMENTS IN **COBB COUNTY** SERVED BY ON-SITE SEWAGE MANAGEMENT (SEPTIC TANKS) SYSTEMS

1. All developers considering a subdivision are strongly advised to seek a predevelopment review by Cobb Public Health prior to purchasing property and/or making substantial monetary outlays for developmental improvement. Developers should submit the following information:
 - a. A vicinity map, to include lot dimensions and designations
 - b. A topographic map
 - c. A soil map and soil description from investigations conducted by a Certified Soil Classifier
2. It is suggested that before streets are paved and final lot dimensions staked, that you request a Representative from Cobb Public Health to perform a preliminary on-site review with the developer to advise about potential problem areas.
3. For final subdivision review and approval, the following requirements must be met:
 - a. Letter from County or City Water System official stating that sewer is not available.
 - b. Subdivision Analysis Record completed. (See Attachment A)
 - c. Preliminary plat (2 copies) showing topography on two foot contours and location of soils and test holes.
 - d. Description of various soils and test holes as depicted on preliminary plat by an approved Soil Classifier. A high intensity (Level 3) soil study is required.
 - e. Two copies of proposed final plat which must comply with minimum lot sizing requirements as specified in Amendment 1 of the Rules and Regulations for On-Site Management Systems, Chapter 290-5-26. (See Attachment B for proper certification statement required on final plat).
 - f. Preliminary plan review fees paid. (See Attachment C)
 - g. Front and rear corners of each lot staked and marked; side lines flagged.
4. Allow fifteen (15) working days for review of subdivision.
5. When all lots are reviewed, the developer will be notified that each lot will be designated as follows:

Out: Currently unsuitable for on-site sewage management systems.

SP: Approval of individual site plan required prior to issuance of on-site sewage management system permit.

SPA: Approval of individual site plan utilizing an alternative on-site sewage management system required prior to permit issuance.

6. Steps required before a septic tank permit can be issued on an individual lot within the subdivision:

- a. Builder must provide two copies of site plan.
- b. Review and inspection fees must be paid for the lot.
- c. House footprint must be staked at the corners.
- d. Allow ten (10) working days for Cobb Public Health Representative to perform site review and to approve plan if acceptable.

Note: Cobb Public Health must obtain a copy of the final recorded plat before individual septic tank permits can be issued.



SUBDIVISION ANALYSIS RECORD

I. GENERAL INFORMATION

A. Name of Subdivision _____

1. Owner of Subdivision _____ Phone _____

2. Address _____

B. Location of Subdivision _____

County _____ Land Lot _____ Land District _____

C. Characteristics of Subdivision

1. Area of Subdivision _____ Acres Typical lot area _____ Square feet

2. Number of lots _____

3. Typical home to be constructed: No of Bedrooms _____ No. of Bathrooms _____

4. Approximate adjacent area available for expansion
 North _____ East _____ South _____ West _____

D. Adjacent Subdivisions

Name of Subdivision	Location	Distance

II. SEWAGE DISPOSAL

A. Public or Community Sewage System Availability (existing or under construction)

1. Name of System

2. Owner's Name (if community system)

3. Nearest sewer (existing or under construction) to subdivision or overall tract if developed in sections

Distance _____ Size _____ Is gravity flow possible? Yes No

4. If system is under construction, give completion date

B. Future Availability of Sewers (planned, not under construction)

1. Are sewers to be extended to serve this area? Yes No Unsure

2. Were the plans approved by the Environmental Protection Division? Yes No Unsure

Date of approval

3. Was a contract awarded? Yes No Unsure

4. Estimated date sewers will be available _____



SUBDIVISION ANALYSIS RECORD

- C. Attach a letter from a responsible public official or community system owner stating position on connection of subdivision to sewer system
- D. On-site Sewage Management System
 - 1. Are on-site sewage management systems proposed for each lot? Yes No Unsure
 - 2. Are soil data record sheets attached? Yes No

III. WATER SUPPLY

- A. Public or Community Water Supply Availability (existing or under construction)
 - 1. Name of Water System _____
 - 2. Nearest Available Main _____ Distance _____
 Size _____ Pressure _____
 - 3. Is the water system privately owned? Yes No
 Owner's Name: _____
 Address: _____
- B. Future Availability of Water Systems (planned, not under construction)
 - 1. Is a public or community water system proposed? Yes No Unsure
 - 2. Name of Engineer or Firm: _____
 Address: _____
 - 3. Were the plans approved by the Environmental Protection Division? Yes No Unsure
- C. Attach a letter from a responsible public official or community system owner stating position on connection of subdivision to sewer system
- D. On-site Water Supply
 Are on-site water systems proposed for each lot? Yes No Unsure

(For Department Use only)

Comments and Recommendations		
Signature (Cobb Public Health Representative)	Title	Date



CERTIFICATION STATEMENT REQUIRED ON FINAL PLAT

This subdivision has been approved for development utilizing on-site sewage management systems except as noted. Unauthorized excavation or filling of lots may render their approval void.

Dated this _____ day of _____, _____

Environmental Health District Director for Cobb Public Health

Lot Designations:

- Out: Currently unsuitable for on-site sewage management systems.
- SP: Approval of individual site plan required prior to issuance of on-site sewage management system permit.
- SPA: Approval of individual site plan utilizing an alternative on-site sewage management system required prior to permit issuance.



FEE SCHEDULE FOR SITE EVALUATIONS AND SEPTIC TANK PERMITS

Site Plan Reviews

Commercial Site Plan Review	\$125.00
Residential Site Plan Review (per lot)	\$65.00
Additional Site Reviews or Re-submittal of Plans (per lot)	\$55.00

On-Site Sewage System Inspection

Residential System	\$125.00
Commercial System (< 2000 gallons per day)	\$200.00
Commercial System (> 2000 gallons per day)	\$300.00

Existing On-Site Sewage Systems

Residential Repair Permit	\$125.00
Commercial Repair Permit	\$125.00
Visual evaluation and inspection	\$100.00
Evaluation with repair	\$125.00
System Relocation with Repair permit	\$125.00
Site Plan Review for Private Pool	\$80.00