



## RESIDENTIAL SITE PLAN REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS – NEW CONSTRUCTION

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, 660 South Cobb Drive SE, Marietta, GA.

The Water System will not issue a sewer letter without a legal address. A legal address may be obtained from the Cobb County Community Development Agency located at 1150 Powder Springs Street, Suite 400, Marietta, GA.

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. Customer must provide a red stamped copy with the classifiers' insurance attached.
3. Provide a floor plan of the dwelling on 8 1/2 x 11 inch paper. **All rooms on all floors must be labeled as to their design use.** A floor plan drawn by hand is acceptable; drawings should be no larger than 11 x 17 inches.
4. Three (3) copies of a **to-scale** detailed individual site plan, or a plot plan, must be presented for approval. Drawings must be prepared in accordance with the criteria listed on page 2, and there is a site plan example on page 3.

**Please allow twenty working days for review of plans.** Approved plans are kept on file for one year.

5. Complete an application for a permit and provide a copy of the most recent stamped 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.**

Recorded plats are available through the Cobb County Clerk of Superior Court Deed Room, 10 East Park Square, Bldg. C, 1<sup>st</sup> Floor, Marietta, GA.

6. All applicable fees must be paid in advance of services. Call Cobb Environmental Health for current fee information; (770) 435-7815 and press 0 for the front desk.
7. Ensure the property can be identified by meeting the following requirements:
  - a) The house must be staked at the corners
  - b) Property corners must 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

**The above items MUST BE COMPLETED before the site can be reviewed and a permit issued**



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### SITE PLAN

**Site plans must be accurate and drawn to-scale.** A scale of 1 inch to 20 feet should be utilized except for larger lots in which a scale 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. **A minimum Level 3 Soil Survey is required.**
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. Location and actual elevation of house sewer (stub out) invert.
7. Floor elevations of main floor and basement floor.
8. Number of bedrooms in house. (All rooms on all floors must be labeled as to their design use)
9. Location and size of septic tank and absorption lines, **including location of primary and 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.
10. 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 footprint and the distance of the house from the property lines; location of the septic tank, and both the primary and replacement absorption fields. It also shows the soil types, the floor elevations and the stub out 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.

