



REQUIRED STEPS FOR SUBDIVISION DEVELOPMENT IN COBB COUNTY SERVED BY ON-SITE SEWAGE MANAGEMENT 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 that a representative from Cobb Public Health 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
 - c) Two (2) copies of preliminary plat 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 (2) 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 511-3-1 (**See Attachment A for proper certification statement required on final plat**)
 - f) Preliminary plan review fees paid; call Cobb Environmental Health at (770) 435-7815 for current fee information
 - g) Front and rear corners of each lot staked and marked; side lines flagged
4. Allow twenty (20) 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:
 - a) **Out:** Currently unsuitable for on-site sewage management systems
 - b) **SP:** Approval of individual site plan required prior to issuance of on-site sewage management system permit
 - c) **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 (2) 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 twenty (20) 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.



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ATTACHMENT A

Certification of Cobb County Public Health

This plat or survey has been approved for development utilizing onsite sewage management systems except as noted. Unauthorized excavation or filling of lots may render their approval void.

Environmental Health District Director
For Cobb County Public Health

Date

Note on Individual Septic Systems:

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.