



COMMERCIAL SITE PLAN REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT 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 required for approval of a site plan includes the following:

1. Sewer Availability Letter

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. 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 shall 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);



COMMERCIAL SITE PLAN REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

- f. the 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 shall 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.
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.
9. Engineered site plans shall bear the seal and signature of the designer and include the following statement:
I certify this on-site sewage management system meets the minimum design requirements established by the Department of Public Health. I have made a site visit to verify the system can be installed as designed in accordance with these regulations.
10. 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.

An on-site inspection will be necessary before approval of the site plan can be granted. 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.

Completion and submission of the above information does not automatically ensure approval and issuance of a septic tank permit.