



LOT CONFIGURATION 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, 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 properties being utilized. **Soil surveys must be conducted for each lot.** Applicant must provide a red stamped copy with the classifiers' insurance attached.
3. Existing structure (if any):
 - a. If health department is unable to locate records of the existing septic field lines of the existing structure, a certified septic contractor must provide details of field line location and linear footage
 - b. If existing septic field lines encroach on the proposed lot configuration, either:
 - i. Move the lot line to exclude septic lines and maintain a 5 foot set back from septic lines to proposed property line
 - ii. Replace the field lines for the existing structure
 - c. A full replacement area must be available for the existing system
4. Complete an application and provide a recorded plat of the property when not in an approved subdivision. In order to receive a Lot Configuration approval, 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, 1st Floor, Marietta, GA.

The recorded plat must contain the proper certification statement as shown on Attachment A, page 2. Variation from this text will not be accepted.

5. 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.
6. Be sure the property can be identified by meeting the following requirements:
 - a. Property corners must be marked
 - b. Any well or springs that are located on or within 100 feet of the property must be identified
 - c. 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 approval issued



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ATTACHMENT A

Certification of the 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 of Health

Date

Note on Individual Septic 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.
- Out: Currently unsuitable for on-site sewage management systems.
- Sewer: To be served by sanitary sewer only.



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Amendment I

Lot Sizing -

The minimum lot size for purposes of installation of an on-site sewage management system shall be 21,780 square feet if served by a public water supply system and 43,560 square feet if served by an individual water supply system. **The minimum lot size refers to square footage of soils suitable for on-site sewage disposal** excluding right of ways of roads, easements and buffers that exclude installation of an on-site sewage management system, land with slopes greater than 25% (unless slope limitations can be overcome by site modifications or system design), bodies of water, land within 50 feet of a lake, river, stream, wetland or other bodies of water, and similar limiting factors.

Furthermore, lots shall be a minimum width of one hundred feet (100) or one hundred fifty feet (150) measured within the area where an approved on-site sewage management system and replacement system are to be located when served by a public water supply system or non-public water supply system, respectively. The maximum daily sewage flow for each lot or parcel of land shall not exceed 600 gallons/acre/day when served by nonpublic or individual water supply or 1200 gallons/acre/day when served by a public water supply system. When sewage flows exceed these quantities (600 or 1200 gallons/acre/day as indicated) for a given structure, the minimum lot size or parcel of land shall be increased proportionally.

All lots must have sufficient unobstructed land area for an approved on-site sewage management system and approved replacement system. Lots platted before the adoption of these rules and regulations which do not meet the minimum lot size may be approved provided there is sufficient area available to locate the proposed structure, on-site sewage disposal system, and other appurtenances and the complete replacement of the on-site sewage management system.