



## LOT CONFIGURATION REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

1. If the property is located in unincorporated Cobb County, a letter stating that public sewer service is unavailable must be obtained from the [Cobb County Water System](#), 660 South Cobb Drive SE, Marietta, GA 30060. **The applicant must notify the Water System that this letter is required to apply for a lot configuration.**

The Water System will not issue a non-availability of sewer letter without a legal address. A legal address may be obtained from [Cobb County Community Development](#), 1150 Powder Springs Street, Suite 400, Marietta, GA 30064.

If the property is located in or served by an incorporated city, a letter of sewer non-availability may need to be obtained from that incorporated entity if they manage their own water utility.

2. Provide a minimum Level 3 Soil Survey, conducted by a [Certified Soil Classifier](#), of the properties being utilized. **The soil survey must provide sufficient septic system suitability data for each lot created by the property reconfiguration.** The applicant must provide a red stamped copy of the soil survey along with the soil classifier's current liability insurance certificate.
3. Existing structure (if applicable):
  - a. If the health department is unable to locate records of the septic field lines for the existing structure, a [certified septic contractor](#) must provide details of the field line location and its linear footage.
  - b. If existing septic field lines encroach on the proposed lot configuration, either:
    - i. Move the proposed lot line to exclude these septic field lines and maintain a 5-foot setback between these field lines and the relocated lot line; or
    - ii. Replace the field lines for the existing structure to eliminate the encroachment.
  - c. A full replacement area must be available for the existing system.
4. Complete an application and provide a recorded plat of the property if it is not located 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 E. Park Square, Building C, 1<sup>st</sup> Floor, Marietta, GA 30060.

**The recorded plat must contain the appropriate certification statement as shown on Page 2. Under most circumstances, the Attachment A statement would be used. Variations of certification statement text will not be accepted.**

5. All applicable fees must be paid in advance of services being provided. 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. The 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 from the road, signage identifying the property should be prominently displayed.

**The items above MUST BE COMPLETED before the site can be reviewed and approval issued.**



## LOT CONFIGURATION REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

### ATTACHMENT A

#### Certification of the Cobb County Board of Health

This plat or survey 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.

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Environmental Health District Director  
Cobb County Board of Health

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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.

### ATTACHMENT B

#### Certification of the Cobb County Board of Health

This plat or survey has been approved as proposed for a minor lot line reconfiguration and should not adversely impact existing on-site sewage management system(s).

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Environmental Health District Director  
Cobb County Board of Health

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Date



## LOT CONFIGURATION REQUIREMENTS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

### 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.