

Subdivision Development Evaluation Application



250 William Howard Taft Road, 2nd Floor
Cincinnati, OH 45219 • 513.946.7800
hamiltoncountyhealth.org

Fee Paid _____

Receipt # _____

Date _____

APD # LR _____

Accepted by _____

Subdivision Name _____

(If applicable)

Site address _____

Tax parcel ID # _____

Township/Village/City _____

No. of proposed parcels _____

No. of proposed bedrooms _____

(per parcel)

Applicant _____

Name _____

Street address _____

City _____ State _____ Zip _____

Primary Phone Number _____ Secondary Phone Number _____

Email _____

Owner _____

(If different from above)

Name _____

Mailing address _____ Phone _____

City _____ State _____ Zip _____

Primary Phone Number _____ Secondary Phone Number _____

Email _____

Applicant's Signature _____ Date _____

NEW RESIDENTIAL SUBDIVISION REQUIREMENTS

Please check off each item as it is drawn on the plans and return this form along with your application. If an item is not applicable please put N/A.

A preliminary site plan legibly drawn on one or more sheets of standard size at a scale of one inch equals 100 feet or larger and containing the following:

- _____ The acreage of each proposed lot and the total land area of the proposed subdivision.
- _____ The proposed lot lines with detail on site conditions including vegetation and topography (2 foot contours min).
- _____ The proposed primary and replacement system type, size, and location with their sizing calculations attached by the qualified STS designer.
- _____ Soil evaluation completed for each proposed lot by a qualified soils evaluator.
- _____ Street address, parcel number (book, page, and parcel number), closest road intersection.
- _____ Scale, North arrow and preparers name and contact information.
- _____ Proposed or existing easements for roads, water service, drainage/effluent, sanitary sewerage and other utilities
- _____ Existing and proposed sanitary sewers within 500 feet of each parcel
- _____ Existing or proposed waterlines
- _____ Existing and proposed bodies of water within 150 feet of each parcel
- _____ Existing or proposed structures, wells, private water systems, water lines, foundations, drainage features, flow paths, hardscapes, septic systems
- _____ If the proposed subdivision will create 25 or more new properties, Ohio EPA must be consulted concerning the subdivision's accessibility to existing sanitary sewerage systems as described in paragraph (I) of rule 3701-29-06 of the Administrative Code, and risks to surface and ground water resources
- _____ When subdivisions are proposed within the boundaries of an inner management zone of a public water system, or located within a hydro-geologically sensitive area as delineated on a ground water pollution potential map from the Ohio Department of Natural Resources, the application shall include the map or inner management zone information and how the proposed density and design of the STS shall ensure adequate treatment of effluent prior to discharge to groundwater.

MARKED AT EACH SITE

- _____ The soil sample locations must be accurately marked with flags, which contain numbers corresponding to the soil descriptions given to Hamilton County Public Health.
- _____ The location of each proposed property must be marked at the site with proposed lot numbers present. These lot numbers must match those on the preliminary site plan.
- _____ The proposed property corners must be staked or marked with flags. Additionally, the proposed lot lines in close proximity to the primary and replacement STS location must be marked with flags.
- _____ The proposed primary and replacement STS area must be accurately marked with flags following approved installation layout procedures.
- _____ At least four (4) additional markers shall be roughly placed to outline the proposed house sites

Upon completion of preliminary plan review and approval, a stamped survey of the development shall be submitted. The survey shall include all of the requirements shown on the Preliminary site plan including proposed right of ways and easements.



State of Ohio Environmental Protection Agency

Southwest District Office

401 East Fifth Street
Dayton, Ohio 45402-2911

TELE: (937) 285-6357 FAX: (937) 285-6249
www.epa.state.oh.us

Ted Strickland, Governor
Lee Fisher, Lieutenant Governor
Chris Korleski, Director

GENERAL INSTRUCTIONS FOR SUBDIVISION PROPOSALS

**OHIO ENVIRONMENTAL PROTECTION AGENCY, SOUTHWEST DISTRICT OFFICE
401 E. FIFTH STREET, DAYTON OHIO 45402-2911 (937) 285-6002**

Pursuant to Rule 3701-29-03(B) of the Ohio Administrative Code (OAC) and otherwise known as the Sanitary Code, this Agency is to evaluate, along with the County Health Department, whether it is impracticable or inadvisable to install a central sewage treatment system to serve a proposed subdivision. This evaluation is based, in part, on the accessibility of an acceptable receiving stream for the discharge from a wastewater treatment system. This evaluation is only necessary when creating three or more parcels.

In order to initiate our review, please submit the following items to the Ohio EPA Southwest District Office for review:

1. General Information about the proposed subdivision, such as:
 - a. Vicinity Map showing the subdivision, county, township, main roads and the nearest municipality (city/village) or sewer district with a centralized sewage collection system.
 - b. Developer (name, address, phone, etc.)
2. Topographical Map showing:
 - a. North arrow
 - b. Contour lines
 - c. Outlines of the proposed lots (existing & future planned development)
 - d. Total acreage of the subdivision
 - e. Acreage of each proposed lot
 - f. Nearby streams/bodies of water
 - g. Location of test pits/borings used for the soil evaluations
 - h. Existing sewage systems, water wells, buildings
 - i. Possible discharge point for a package wastewater treatment plant
3. Type of water supply system proposed.
4. A breakdown of the cost estimate for providing sanitary sewers connecting to the nearest municipality or county sewer district collection system. You may want to contact the nearest sewer district's public utilities director.
5. A soil map and summary of the predominant soil series in the subdivision.

(June, 2008)

THIS LIST DOES NOT CONSTITUTE AN ENDORSEMENT OR RECOMMENDATION FOR ANY ONE DESIGNER

Site and Soil Evaluators:

Sewage Treatment System Designers:

Clear Creek Environmental

Dan Michael
dan@cckked.com
620 North Broadway
Lebanon, Ohio 45036
(800)299-4257

StreamKey, Inc.

Ron McAdams
ron@streamkey.com
10515 Reading Road
Cincinnati, Ohio 45241
513-792-9225

Smallwood Septic Solutions

Mike Smallwood
1575 Hogue Road
Hamilton, OH 45013
(513)844-1717

Evans Engineering

Jonathan Evans
jevans@evans-eng.net
4240 Airport Rd, Suite 108
Cincinnati, OH 45226
(513)321-2168

Area Wide Septic & Service

Perry Shoemaker
areawideseptic@yahoo.com
1170 Thorpe Road
Sabina, OH 45169
(937) 453-2656

SCS Engineers

Dan Brennan
DBrennan@SCSEngineers.com
2060 Reading Rd
Suite 200
Cincinnati, Ohio 45202
513-421-5353

Other Site/Soil Evaluators or Sewage Treatment System designers may exist; however, this list represents people that are familiar with the requirements of the State of Ohio and additional policies and standards of the Hamilton County Public Health. Always check references and websites like the Better Business Bureau before hiring any company.