

HOLMES COUNTY GENERAL HEALTH DISTRICT POLICY & PROCEDURE

EVALUATION OF PROPOSED BUILDING SITES FOR THE INSTALLATION OF RESIDENTIAL SEWAGE TREATMENT SYSTEMS AT LAKE BUCKHORN SUBDIVISION, MECHANIC TOWNSHIP

DEFINITION:

For the purposes of this policy and procedure, a residential sewage treatment system means any sewage treatment system, or part of such system, that receives sewage and graywater from a single-family dwelling constructed within the boundaries of the Lake Buckhorn Subdivision. Sewage means any liquid waste containing animal or vegetable matter in suspension or solution that originates from humans and human activities from water closets, urinals, lavatories, bathtubs, laundry facilities or devices, floor drains, drinking fountains, or other sanitary fixtures, and may include liquids containing chemicals in solution. Graywater is sewage that does not include flows from toilets and urinals, and in some cases also does not include flows from kitchen sinks carrying food wastes.

POLICY:

Pursuant to paragraph 801.03.1 of Holmes County District Board of Health Regulation 801, which governs sewage treatment systems in the Holmes County General Health District, the property owner or his designated agent shall make application for a sewage site evaluation for each new dwelling and for each dwelling that is proposed to be altered or remodeled sufficiently to significantly change the quantity of sewage generated at the site. A fee for the site evaluation as established by the Board shall accompany the application.

Pursuant to paragraph 801.03.2 of Holmes County District Board of Health Regulation 801, the application shall be made in writing on a form prescribed by the Health Commissioner and shall contain all pertinent information, including a suitable plot plan showing the sewage treatment system and structures on the property and such other information necessary to evaluate the proposed building site for a sewage treatment system.

Pursuant to paragraph 801.04.1 of Holmes County District Board of Health Regulation 801, no sewage treatment system shall be permitted where the depth to normal or seasonal ground water is less than eighteen (18) inches or rock strata is less than four (4) feet below the bottom of the proposed system, or where the texture, structure or porosity of the soil is not suitable for adequately and continuously absorbing and dissipating sewage effluent or where evidence indicates the existence of seasonal saturation or a perched water table which may limit the function of the system. If pretreatment mechanisms are used, a one (1) foot credit may be applied to the depth to seasonal ground water. When there is any question regarding the condition of the soil and its suitability for a sewage treatment system, the Health Commissioner may require, at the owners expense, a written soils evaluation and soil potential rating from an accredited soils scientist.

Pursuant to paragraph 801.05.1 of Holmes County District Board of Health Regulation 801, lots on which sewage treatment systems are to be installed shall be of sufficient area and of suitable topography to permit compliance with the provisions of this Regulation 801 and to avoid pollution and contamination of ground or surface water.

Pursuant to paragraph 801.05.2 of Holmes County District Board of Health Regulation 801, there shall be available an approvable area on the lot sufficient to provide for the complete replacement of the secondary treatment and effluent dissipation portions of the sewage treatment system.

Pursuant to paragraph 801.05.2 of Holmes County District Board of Health Regulation 801, in areas where soils are rated as suitable for the installation of a sewage treatment system, minimum isolations must be maintained.

PROCEDURE:

1. A property owner, their agent and/or prospective purchasers contacting the Holmes County General Health District regarding the evaluation of a proposed building site within the boundaries of the Lake Buckhorn Subdivision for the installation of a residential sewage treatment system will be advised of the requirements and contents of this policy and procedure. Copies of this policy and procedure will be made available to all such parties.
2. A list of accredited soils scientists and qualified sewage system designers will be made available to property owners, their agents and/or prospective purchasers contacting the Holmes County General Health

District regarding the evaluation of a proposed building site within the boundaries of the Lake Buckhorn Subdivision for the installation of a residential sewage treatment system.

3. The property owner, their agent and/or prospective purchasers shall retain the services of an accredited soils scientist to perform a soils evaluation of the soil on the proposed building site.
4. Upon completion of the soils evaluation, the property owner, their agent and/or prospective purchasers shall retain the services of a qualified sewage system designer.
5. The property owner, their agent and/or prospective purchasers will make available to the qualified sewage system designer a copy of the written soils evaluation and soil potential rating from the accredited soils scientist.
6. From information contained in the written soils evaluation and soil potential rating, the qualified sewage system designer will attempt to prepare a sewage system design plan for the proposed building site. The sewage treatment system shall be designed to handle peak daily design flows or the design shall include flow equalization with designated reserve and surge capacity and timed dosing. The design plan shall be legible, readable, and of sufficient detail to demonstrate compliance with the provisions of Regulation 801. The design plan shall be drawn to scale and include, but not be limited to, the following information:
 - a. North directional arrow
 - b. Outline of existing and proposed structures, driveways and other related items on the proposed building site.
 - c. Location of the sewage treatment system and a replacement area.
 - d. The dimensions of the proposed building site with horizontal isolation distances to the sewage treatment system and replacement area.
 - e. Topography for the areas of the dwelling to be served and the proposed sewage treatment system and designated replacement areas including an indication of drainage features in these and surrounding areas.
 - f. Designation of any easements, disturbed areas or wooded areas within fifty (50) feet of the proposed sewage treatment system and replacement area, or other site characteristics or obstructions that may affect the installation or operation of the sewage treatment system.
 - g. Attachments for sewage treatment system components and material specification information (i.e.: pump selection/sizing specifications, aerobic treatment unit specifications, flow equalization specifications, etc.)
 - h. Other information as may be deemed necessary.
7. Upon completion of the sewage system design plan and soils evaluation, the property owner, their agent and/or prospective purchasers shall submit to the Holmes County General Health District the following items: 1) a copy of the sewage system design plan; 2) a copy of the soils evaluation and soil potential rating; and 3) an application for a sewage site evaluation. The application shall be made in writing on a form prescribed by the Health Commissioner and be accompanied with the appropriate fee.
8. Upon receipt of the previously referenced items, Holmes County General Health District, Division of Environmental Health staff will review the material for completeness and accuracy.
9. No later than ten (10) business days after receipt of the material, the property owner, their agent and/or prospective purchasers will be notified in writing, via email, etc. as to whether the property is acceptable or not acceptable for the installation of a residential sewage treatment system.
- 10.