

Warren County Combined Health District

Lot Splits and Subdivision Reviews

Site Preparation and Instructions

1. You must complete the attached application for any lot split. If there are 2 or more lots you must also submit an 8 1/2 X 11 inch concept plan of the lot split or subdivision drawing and an area map indicating where the lot split is located in Warren County.
2. The application packet shall contain the following information at a minimum:
 - a.) The lot split or subdivision plat map shall include the acreage of each proposed lot, length and width dimensions of each lot, topographic contour lines in 2 foot increments, and the total land area of the proposed subdivision.
 - b.) The individual lot drawings shall be to scale and show proposed lot lines with detail on site conditions including vegetation, topographic contour lines in 2 foot increments, and drainage features.
 - c.) The individual lot drawings shall also include detailed site and soil profile descriptions of at least 2 locations on each proposed lot that have been evaluated and determined to have the capacity for the treatment and/or dispersal of sewage by a conventional septic tank/soil absorption field sewage treatment system from any proposed dwelling or structure. This work is to be completed by a professional soil scientist capable of properly conducting site and soil investigations and accurately recording the required information. Demonstration of competency may include, but is not limited to certification by the Association of Ohio Soil Pedologists or the American Society of Agronomy's ARCPACS certification program.
 - 1) Site descriptions shall include landscape positions, slope, vegetation, drainage features, rock outcrops, erosion, and other natural features.
 - 2) Soil profile descriptions shall include color, texture, structure, consistence, and the depth of each soil horizon or layer and characterization of all limiting conditions to a depth of five (5) feet using USDA NRCS nomenclature.
 - 3) Documentation of any relevant surface hydrology, geologic and hydrogeologic risk factors for the specific site or in the surrounding area that may indicate vulnerability for surface water and ground water contamination.
 - 4) Designation of any areas on the proposed lot with conditions that would prohibit the siting of a conventional septic tank/soil absorption field sewage treatment system in that area.
 - 5) Designation of any areas identified as flood ways or within the 100-year flood plain.
 - 6) Designation of any wetlands on the lot.
 - d.) If any lot is identified as being unacceptable for development with a conventional septic tank/soil absorption field sewage treatment system, then a plan for development with an alternative sewage treatment system shall be submitted. This plan shall clearly identify what type of alternative sewage treatment system would be appropriate for the soil and site conditions on the lot.
 - e.) Written documentation that the proposed lot split or subdivision meets the following requirements.
 - 1) That the proposed lot split or subdivision is not part of any legally adopted federal, state, or local plan, including but not limited to an OEPA Water Quality Management Plan and plans adopted in accordance with Chapter 6111 of the Revised Code and Section 208 of the Federal Water Pollution Control Act.
 - 2) The location of the closest public sewer to the proposed lot or subdivision and how many miles that sewer is from the proposed lot or subdivision. A letter from the purveyor of that public sewer stating that the proposed lot or subdivision will not be allowed to connect or is not accessible to the sewer may be required based upon the distance of the public sewer from the proposed lot or subdivision.
3. All lot corners and the centerline of any proposed roadway shall be staked and readily identified. Lot stakes shall be flagged and easily visible.
4. The vegetative cover on the lot, i.e. high weeds, corn, soy beans, etc. must not exceed 12 inches in height or the property cannot be reviewed. If the lot(s) are heavily wooded, you may be asked to cut trails on the lot(s) to allow us to review the topography of the lot(s)
5. Upon receipt of the application, the lot split or subdivision drawing, and the scaled drawings and information for each lot, the Warren County Combined Health District shall notify the applicant in writing if any portion of the application is incomplete. If it is determined that the application and relevant drawings are complete, the Warren County Combined Health District will complete its verification review of the site and soil information submitted for each lot within forty-five (45) calendar days of receipt of the application. If it is determined that any lots cannot develop with conventional septic tank/soil absorption field sewage treatment systems, the developer will be required to have an alternative system designed and that design submitted to this office for review and approval.

Warren County combined Health District

APPLICATION FOR LOT SPLIT OR SUBDIVISION REVIEW

416 South East Street
Lebanon, Ohio 45036
(513) 695-1220

Fee:
Date Paid:
Receipt No:

Fee Schedule

2 Lots- \$160.00

Add \$40.00 for Each Additional Lot

Name of Applicant: Owner: Other:

Mailing Address:

City: State: Zip: Phone #:

Owner (if different):

Address:

City: State: Zip: Phone #:

*Has owner given permission for review to be completed: Yes No

(Permission required before review will be initiated)

Location of Property to be Reviewed:

Township: Total Acreage of Property: acres

Number of New Lots to be Created:

Description of Transaction:

I have read the attached "Site Preparation for Review Requirements" and understand the review cannot be completed until these preparations have been completed.

The property will be ready for review on:

Signature: Date:

DO NOT WRITE BELOW THIS LINE

Health Department Use Only: Soil Map No.: Soils:

Soil Depth:

Soil Characteristics:

Field Notes on Transaction Feasibility:

Environmentalist: Date of Review: