

Minimum Requirements for Approval of New Rural Residential Building Lots

Current Sewage Treatment System (STS) law and rules require that a Household Sewage Treatment System (HSTS) utilize soil absorption as the means for final treatment and/or dispersal of wastewater generated in the home. Due to very slow permeability and other soil properties that affect treatment and dispersal of wastewater, not all properties in Van Wert County are suitable for construction of new homes where central sewage treatment systems are not available. The following is a list of requirements that must be met in order to obtain approval for creation of new building lots. **It is the intent of the Van Wert County Health Department that land owners or potential buyers take the necessary steps to determine whether these requirements can be met on a particular property before any resources are dedicated to subdividing or developing the property.**

A site and soil evaluation must be conducted to determine:

- If a portion of the area of the proposed building lot(s) contains soil with a depth of at least 24" to dense clay material, bedrock or other formation that will restrict the vertical movement of water
- Depth to seasonal high water table
- If area of adequate soil is of sufficient length and width to accommodate installation of a HSTS (If depths to limiting conditions above allow for design of a HSTS on the lot)
- If adequate additional area of soil exists to provide for future replacement of the proposed HSTS
- If adequate separate area is available to allow placement of a home and compliance with all HSTS horizontal isolation distance requirements

Site and soil evaluations are not conducted by the Van Wert County Health Department, but are conducted by a qualified third party. A list of site and soil evaluators who work locally can be obtained from the local health department.

If a site and soil evaluation indicates that the above requirements can be met:

- A survey and legal description of the area approved for the new lot must be prepared
- A Van Wert County Application for Approval of Minor Subdivision (Lot Split) form must be completed by the owner or designated agent and signed by representatives of the Van Wert County Health Department, Regional Planning Commission, as well as the Township Zoning Inspector and/or representative of the Van Wert County Engineer's Office.
- The Application for Approval of Minor Subdivision form must be filed with the Van Wert County Engineer Tax Map Office.

Approval of a new building lot by the Van Wert County Health Department does not guarantee that a HSTS permit will be issued. The approval is made based upon the determination that it would be possible to design and install a HSTS on the property in question. In some specific situations, design and installation of an adequate system may become impossible due to particular aspects of a specific plan that an owner or potential buyer may have for the lot. Examples include a proposed home with a large number of bedrooms, or a proposed pond or outbuildings that may encroach upon the area of soil needed to install an adequate system.