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Subdivision Review Policy

Any proposed major subdivision, as defined in the Licking County Planning Commission's Subdivision, Land Division, Development and Congestion Prevention Regulations, to be developed within the Licking County General Health District that is not accessible to a sanitary sewerage system, must be reviewed by Licking County Health Department (LCHD) to determine compliance with all applicable sewage treatment system regulations. If the proposed major subdivision will not be served by a public drinking water system, it will also be reviewed by LCHD to determine compliance with Ohio Administrative Code Chapter 3701-28 (Private Water Systems).

Proposed major subdivisions reviewed by LCHD must be approved by the Licking County Board of Health (Board) in order for LCHD to issue a sewage treatment system and/or private water system permit for any lot within the proposed subdivision. The Board will not consider the approval of a proposed major subdivision until all of the required information related to the review of the subdivision, which is listed below, has been submitted and reviewed by the LCHD staff, and all fees related to the review are paid in full.

The following items must be submitted for review for any proposed major subdivision:

1. A statement from the Ohio Environmental Protection Agency (OEPA) and/or municipality, sanitary district, regional water and sewer district, or other management entity or wastewater planning authority responsible for sanitary sewage in the area where the proposed major subdivision is located indicating the property is not accessible to a sanitary sewerage system.
2. If a sanitary sewerage system is deemed inaccessible, and the proposed major subdivision has 15 lots or more, a statement indicating the installation of a sanitary sewerage system is impractical or inadvisable from OEPA will be required.
3. A statement from OEPA identifying risks to surface and ground water resources. This requirement is applicable to proposed major subdivisions with greater than 25 lots or subdivisions with a fewer number of lots as required by the Board.
4. The acreage of each proposed lot and the total land area of the proposed major subdivision.
5. A scaled drawing with the following information:
 - a. All proposed lot lines with details related to site conditions including vegetation, approximate slopes, and drainage features.
 - b. The proposed house and driveway locations on each lot.
 - c. The proposed location of the primary and secondary sewage treatment systems on each lot.

- d. Topographical detail with contour lines sufficient to determine slope and adequate length along the contour in the areas considered suitable for the installation of sewage treatment systems.
 - e. The proposed location of the private water system on each lot, with a 50 foot radius shown around each system.
 - f. Any existing and/or proposed easements on each lot and throughout the subdivision.
 - g. Any existing structures, foundations, roads, bodies of water, or any other items that may impact the design and installation of sewage treatment systems and/or private water systems in the proposed subdivision.
6. A detailed soil profile description containing color, texture, structure, consistence, and the depth of each soil horizon or layer and characterization of all limiting conditions. A soil profile description must be developed for the proposed location of each primary and secondary sewage treatment system in the subdivision. The Board may allow the submission of an order one soil survey in place of detailed soil profile descriptions for each lot, however if an order one soil survey does not provide sufficient detail a detail soil profile description will be required as indicated above. All detailed soil profile descriptions and order one soil surveys must be developed by a pedologist recognized by the Association of Ohio Pedologists.
7. A statement from the Ohio Department of Natural Resources (ODNR) or a qualified geologist indicating the feasibility of developing private water systems in the subdivision for the total number of proposed lots.
8. If a proposed major subdivision is in an inner management zone of a public water system, or located within a hydrogeologically sensitive area as delineated on a ground water pollution potential map from ODNR, a map or inner management zone information and how the proposed density and design of the sewage treatment systems in the subdivision will ensure adequate treatment of effluent prior to discharge to groundwater must be submitted.

Revision	Date of Revision	Section Revised	Person Completing Revision
1	4-2014	Document Developed	Chad Brown
2	4-2014	Document Approved	Joe Ebel
3	4-2015	Document Reviewed	Chad Brown
4	4-2016	Document Reviewed	Chad Brown
5	4-2017	Document Reviewed	Chad Brown
6	4-2018	Document Reviewed	Chad Brown
7	4-2019	Document Reviewed	Chad Brown