

PLAN SUBMITTAL REQUIREMENTS

1. Plans must be accurately drawn to scale (1 inch = 20 feet) with the North arrow shown. Large parcels must also show the entire property in a larger scale with the building site location shown.
2. Provide the owner/applicant name, property address and assessor's parcel number of the lot, property boundaries, and recorded lengths.
3. Conventional septic systems will not be permitted on slopes greater than 30 percent. An alternative waste water dispersal system will be required for slopes exceeding 30 percent. OWTS are prohibited in slopes greater than 50 percent.
4. For dispersal field designed in slopes greater than 20 percent but less than 50 percent : (a) A state registered Civil Engineer, Certified Engineering Geologist or Environmental Health Specialist must prepare and wet-stamp the plans. Cross sections(s) through all drain field(s) must be shown. (b) A geotechnical report must address the specific engineered plan. Demonstrate and state that the septic system will not permit sewage effluent to surface, degrade water quality, affect soil stability, present a threat to the public health or safety, or create a public nuisance.
5. The location of soils test pits and percolation test holes required by this Department must be shown. The stabilized percolation rate for each percolation test hole, including failed test holes, and any soil logs or soil description for the test pit(s) must be included on the plan.
6. Show accurate contours drawn at 2-foot intervals. If the ground slope is less than 10%, the slope may simply be stated and the direction of slope indicated by arrow(s). However, if a grid system is proposed on slopes less than 5%, contours are required.
7. Show the proposed septic tank and dispersal field (including any required expansion area) drawn accurately to contour, in conformance with all requirements contained within the Onsite Systems Manual.
8. Show all existing septic tanks and dispersal fields and any designated drain field expansion areas.
9. Show the proper septic tank for the proposed house.
10. Show the proper dispersal field size as required for the proposed house.
11. The plan must include cross section(s) through the dispersal field that show dispersal line depths and details, and any benching that will be necessary to install the system. Provide effective infiltrative space.
12. Show the proper dispersal line separation.
13. Show existing or proposed easements or rights-of-way. The County Planning Department may require additional road easement dedications to approve land use applications.
14. Accurately locate, to scale, all existing and proposed buildings, driveways, roads, walkways, patios, decks, paved areas, swimming pools, retaining walls, etc.
15. Locate all existing and proposed wells and springs within 100 feet of the property line.
16. Identify the water source (private well, shared well, public water system, etc.).
17. Locate existing and proposed water service lines, gas lines, or underground utility cables.
18. Show all drainage ditches, culverts, swales, creeks, cut banks and steep banks within 100 feet of the proposed septic system and property line.
19. Show all applicable setbacks (from cuts, creeks, wells, drainage features, large trees, etc.) on septic plans.
20. Locate and identify all trees in dispersal field area. Note any trees that will be removed. For oak trees, indicate the drip zone.
21. The OWTS design shows an effluent pump system which must be an engineered design by a state registered Civil Engineer or Environmental Health Specialist. Provide complete pump system plans and specifications.
22. The OWTS design plan must be submitted on a grading and drainage plan. Drainage may not be concentrated in or directly upslope from the dispersal field or dispersal field expansion area.
23. Provide a copy of the existing and/or proposed floor plans.
24. For septic system design approval and wet-stamping by the district land use specialist, submit 4 copies of the plans. If no septic permit will be issued, submit 3 copies. Submit 1 additional copy for well clearance, if required.