

330 W. Woodlawn Ave.
 Hastings, MI 49058
 Phone: 269-945-9516, ext. 5
 Fax: 269-818-0237

Barry Eaton District Health Department
 Environmental Health Division

1033 Health Care Dr.
 Charlotte, MI 48813
 Phone: 517-541-2615
 517-485-7110
 Fax: 517-541-2686

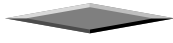
SUBDIVISION/SITE CONDO DEVELOPMENT APPLICATION

Refer to ENGINEER'S & SURVEYOR'S GUIDE FOR SUBMITTAL OF A PRELIMINARY PLAT or SITE CONDOMINIUM

Preliminary Plan Review

- On-Site Water & Sewage \$137/lot
- On-Site Sewage, Municipal Water \$93/lot
- On-Site Water, Municipal Sewage \$63/lot
- Municipal Water & Sewage No charge
- Revisions after approval granted \$122
- Renew Expired Approval \$166
- On-Site Water, Community System Review.....\$63/Lot + \$1737
- Pre-Preliminary Plan Review (only for yield plan review for open space development proposals and/or as required by Planning Department) \$402 first 3 hours (\$107/hour after 3 hours)

Subdivision/Site Condo Name: _____
 Site Location (Road Name/Address): _____
 Township: _____ Section #: _____
 # of Lots/Units proposed: _____ Total Acreage: _____
 Property Tax ID#: _____ Lake: _____



Engineer/Surveyor: _____
 Engineer/ Surveyor's Address: _____
 City/State/Zip: _____ Phone#: _____ Fax#: _____
 Developer: _____
 Developer's Address: _____
 City/State/Zip: _____ Phone#: _____ Fax#: _____

I hereby apply for the above requested service(s) and have enclosed the applicable fee(s). I agree to remit additional fees as may be necessary. I understand that the proposed development will be reviewed in accordance with the Administrative Rules for On-site Water Supply and Sewage Disposal for Land Divisions and Subdivisions (R560.401 to R560.428) and the requirements of the Barry-Eaton District Health Department Sanitary Code.

Signed: _____ Date: _____

PLEASE PROVIDE DIRECTIONS TO PROPERTY ON BACK

For Office use only

INITIAL FEE: _____ RECEIPT # AND DATE REC'D: _____ EMP # ASSIGNED TO: _____

Date:	From:	To:	Hours:

Billing request sent to Accounting on (date): _____ for: _____ re: _____

FACILITY #: _____



Caring for the Community
since the 1930s

Barry-Eaton District Health Department

www.barryeatonhealth.org

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ENGINEER'S and SURVEYOR'S GUIDE FOR SUBMITTAL OF A PRELIMINARY PLAT or SITE CONDOMINIUM

The Subdivision and Site Condominium Site Report, preliminary plat/condo drawings and all supporting documentation must be submitted in triplicate with the applicable fees. Go to www.barryeatonhealth.org to obtain copies of current Barry-Eaton District Health Department (BEDHD) applications. To obtain Michigan Department of Environmental Quality (MDEQ) information, rules, forms, etc. visit www.michigan.gov/deq and go to Land then Land Development (http://www.michigan.gov/deq/0,1607,7-135-3311_3664---,00.html). Proposals will be reviewed in accordance with the Administrative Rules for On-site Water Supply and Sewage Disposal for Land Divisions and Subdivisions (R560.401 to R 560.428) and the Barry-Eaton District Health Department Sanitary Code.



Submittals for preliminary plat or condominium review must be accompanied by (items 1 – 5):

1. **A properly completed BEDHD *SUBDIVISION/SITE CONDO DEVELOPMENT APPLICATION***, available on-line at www.barryeatonhealth.org and visit “commonly requested forms”, by fax or in the mail.
2. **All applicable fees**
3. **A completed Site Report**
4. **Preliminary plat drawing shall show or include the following:**
 - **Contours**
Existing and proposed 5 foot contours, OR
Detailed plans with maximum 2 foot contours are required where less than one acre lots/units are proposed, where slopes exceed 12%, where groundwater is present within 6 feet of the surface and/or extensive site modifications are proposed.
 - **Cutting and Filling**
Proposed extensive cutting and filling must be shown on the plan and type of fill to be used.
 - **Physical Features - Existing or Proposed**
River, stream, creek, lake, county drain, subsurface drain, lagoon, slip, waterway, bay canal &/or artificial impoundments; established 100 year floodplain area and elevation; normal high water level for waterfront property
 - **Existing Facilities and Structures**
Buildings, sewage systems, high tension lines, utility easements, excavations, bridges, culverts, **wells**, water wells (including proposed/existing test wells), soil borings, underground storage tanks, drainage easements
 - **Building Setback Lines** Roads, waterfront, lot/unit lines, limited and common elements
5. **Supporting data regarding water supply and/or sewage disposal suitability.**

Minimum required elements for review of suitability for on-site water supply and/or on-site sewage disposal will include:

On-Site Sewage Treatment System

1. **Soil Evaluator:** A person demonstrating competence as defined in Rule 420(1) shall provide soil profile evaluation results. Soil logs must follow the **U.S.D.A. Soil Classification System** and include texture, structure and signs of water table. BEDHD staff shall observe soil pits/backhoe cuts. Consultants are encouraged to perform soil profile evaluations prior to submittal followed by confirmation profiles to be observed by BEDHD.
2. **Soil Profiles:** At least 1 suitable soil profile in each of the proposed initial and reserve sewage system locations to a minimum depth of 6 feet shall be performed. (Minimum of 2 profiles per unit or lot unless waived by BEDHD staff.)
 - Where site modifications or “land balancing” are proposed, soil evaluations to a depth of 6 feet below the elevation that will exist after cutting will be necessary.
 - Deep cut excavations shall be of sufficient depth to expose a minimum of 4 feet of acceptable underlying soils.
 - Additional borings may be warranted depending upon soil material, depth to groundwater and soil profile consistencies.
3. **Site Plans:** If proposed lot/unit sizes are less than one acre, extensive site modification are proposed and/or slopes greater than 12% are on the property, a development plan which identifies the proposed home, water well(s), driveway and sewage disposal system locations will be required to be submitted on the plans. These plans must show:
 - An area sufficient to assure compliance with both initial & reserve drainfield sizing in accordance with the BEDHD Sanitary Code and accounting for all isolation distances must be identified. This area may be required to be increased dependent upon soil materials encountered, the typical dwelling, building envelopes, setbacks, system design, etc.
 - Insure access for maintenance or repairs to the sewage disposal system and water well locations is provided.
4. **Slopes:** If slopes in the designated sewage disposal system area are in excess of 12%, a grading plan for pre-leveling or filling must also be included.
 - Only clean washed sand approved by the BEDHD can be utilized.
 - BEDHD Sanitary Code requires that the final cover over a drainfield not exceed eighteen (18) inches. Plans must show existing and/or proposed contours with final cover meeting that code.
 - ***Extensive site modifications, pre-leveling and/or filling will need to be completed and “as-built” grading plans submitted prior to recording of the subdivision and/or prior to recording the site condominium Master Deed.***
5. **Isolation Distance:** Proposed sewage disposal system locations need to meet the following minimum isolation requirements:
 - Bottom of absorption system must be 4 feet above seasonal high groundwater
 - Filling over parent soils is not acceptable if seasonal or groundwater conditions are within 2 feet of the surface
 - At least 50 feet from a private residential water well (*horizontal distance may need to be increased*)
 - Drainfield 20 feet minimum from a basement wall (Septic tank 10 feet min from a basement wall)
 - 20 feet from a slope exceeding 12%
 - 10 feet from a property/unit boundary (a drainfield shall exist wholly on the lot/unit which it serves)

- 25 feet from a closed storm drain, 50 feet from an open storm drain
- 100 feet from a storm water basin, creek, stream, lake, river and/or other water body
- 25 feet from a retention/detention storm water area where water will be collected intermittently only
- 25 feet from any properly abandoned well

On-Site Water Supply System

1. **First Consider:** *In completing your review, it is recommended that you consider past and present land use and its potential impact on the subsurface water resources. For example, were row crops present that required high rates of nitrogen fertilizer? Were animals or livestock present on the property? Were any dumps present on the property? If so, what is the nature of materials found?*
2. **Then identify “quantity, quality and protection”:** Existing water information and/or test well data must be obtained to determine the suitability of area wells. (Test well permits are required prior to installation.) The data submitted should include the following information:
 - Water well records completed by a licensed well drilling contractor and identifying the depth to static water table, the material the screen is set in and if there are significant clay layers present.
 - Corresponding water sample analysis including the following minimum testing parameters: coliform bacteria, chloride, fluoride, hardness, iron, nitrate, nitrite, sodium, sulfate and arsenic (arsenic samples = 2 samples: 1st draw after 3 casing volumes removed and a 2nd flushed sample)
 - If a test well is drilled, the data submitted must also include a performance test demonstrating that water can be obtained at a pumping rate not less than 10 gallons per minute for not less than 4 hours. Test well permits from BEDHD are required. (Once pump test is completed water sample testing (above) is to occur after a three hour minimum rest period.)
 - Demonstrate adequate protection by:
 1. Penetration through an impervious clay layer of 10 feet or more **and/or**
 2. Submergence of the screen 50 feet below the static water table **and/or**
 3. An increase in horizontal isolation between the well and source of groundwater contamination
3. **Hydrogeological information:** as part of the review process it may be determined that detailed Hydrogeological information will be required. The estimated direction of groundwater flow, the potential impact from the installation of on-site sewage disposal systems, and whether the proposed water bearing formation is interconnected with other aquifers in the immediate area may be required.
4. If a contaminant level is reported to be greater than 50% of the State’s maximum contaminant levels for nitrate, nitrite, fluoride or arsenic, the water supply system will not be approved. If secondary contaminant levels are exceeded for chloride, hardness, iron, sodium or sulfate this information will be noted in the deed restrictions.

Following the submittal of a site report, questions concerning approval of a development should be directed to the reviewing Sanitarian in the Environmental Health Division at 269-945-9516, extension 5 for Barry County or 517-541-2615 for Eaton County

“The Barry-Eaton District Health Department is committed to caring for the community in order to protect and enhance health by promoting and providing innovative, community based programs and initiatives. Integrity, dignity and respect are core values inherent in our services to the community.”