

SCOTT COUNTY
INDIVIDUAL SEWAGE TREATMENT SYSTEM REQUIREMENTS FOR
REZONING OR PRELIMINARY PLAT APPROVAL

The following must be completed before a preliminary plat application can be accepted or reviewed by the Scott County Environmental Health Department.

1. The following must be included on a preliminary plat plan with a proposed Individual Sewage Treatment System (ISTS), as outlined in Chapter 4 of the Scott County Land Subdivision Ordinance No 7, and, Sections 5.02 and 5.03 of the Scott County Individual/Community Sewage Treatment System Ordinance No. 4.
 - A. Scale of 1 inch = 100 feet and north arrow.
 - B. Two foot contour lines.
 - C. Drainage field tiles.
 - D. The Locations of proposed drainage areas, and drainage and utility easements.
 - E. 100 year flood elevation(s).
 - E. Areas to be graded.
 - G. Wells on or within 100 feet of the plat, including the depths of each well.
 - H. Areas with hydric soil conditions.
 - I. Primary and alternate septic locations shown parallel to the contour. *
 - J. All percolation tests and soil borings must be marked and labeled, and shown within the boundary of each septic site location.
 - K. All proposed building pads and driveways. **
 - L. All Existing homes and septic locations. ***
 - M. Shoreland District Setbacks

2. The following shall be located on each lot of the preliminary plat plan:

- A. A primary and alternate drainfield site location sized at a minimum of 5,000 square feet (50 ft x 100 ft) and be shown on contour (100 ft length must be parallel to contour). NOTE: Septic sites cannot be proposed as experimental or alternative.
 1. At least 2 soil borings shall be done within the boundary of each site.
 2. At least 2 percolation tests must be done within the boundary of the primary drainfield site.

If the alternate site has a different soil texture, percolation tests may be required in the alternate site as well. Additional percolation tests and soil borings may be required after staff review of the information submitted.

- * Proposed drainfield sites within 50 feet of any proposed construction activities (i.e. road construction, house construction, or other construction activities associated with the plat) **shall be fenced and staked by the developer.**
- ** The proposed building pad shall be sized at a minimum of 5,000 square feet. (For **Commercial** property, the building pad shall be sized at a minimum of 10,000 square feet, unless square footage of building(s) is known).
- *** If you plan to continue to use an existing Individual Sewage Treatment System (ISTS), a compliance inspection is required. A compliance inspection is required when any parcel of land is subdivided, rezoned or split and there is an existing septic system on any of the parcels.
- A. If a compliance inspection is done and the system is found to be in noncompliance a primary and alternate septic location must be identified.
 - B. For parcels containing a complying septic system, an alternate site must be located.

INDIVIDUAL SEWAGE TREATMENT SYSTEM PRELIMINARY PLAT CHECK LIST

Completed Application Received: _____

The following items must be completed before a preliminary plat application can be accepted and reviewed by the Scott County Environmental Health Department.

Please mark clearly each item below to indicate its completion.

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| | 2a. Two soil borings within the boundary of the primary drainfield site for every 5,000 square feet, and 2 soil borings for every 5,000 square feet in the alternate site. |
| | 2b. At least 2 percolation tests completed within the boundary of the primary drainfield site for every 5,000 square feet. |
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The preliminary plat plan must show the following:

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| | 1a. A Scale of 1 inch = 100 feet and north arrow. |
| | 1b. Two foot contour lines. |
| | 1c. Drainage field tiles. |
| | 1d. Locations of proposed drainage areas (e.g. swale', ponds, etc), and drainage and utility easements. |
| | 1e. 100 year flood elevation(s). |
| | 1f. Areas to be graded. |
| | 1g. Wells on or within 100 feet of the plat, including the depths of each well. |
| | 1h. Areas with hydric soil conditions. |
| | 1i. Primary and alternate septic locations shown parallel to the contour. |
| | 1j. All percolation tests and soil borings must be marked and labeled, and shown within the boundary of each septic site location. |
| | 1k. All proposed building pads and driveways. |
| | 1l. Existing homes and septic locations. |
| | The plat plan has been reviewed and signed by the licensed septic Evaluator noting his/her approval of the surveyors copy of his/her proposed drainfield locations. |
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Site Evaluators Signature: _____ Date: _____ Phone # _____

Developers Signature: _____ Date: _____ Phone # _____

Please Note: No grading, filling or cutting shall occur before site approval has been granted.

**SCOTT COUNTY
INDIVIDUAL/COMMUNITY SEWAGE TREATMENT SYSTEM ORDINANCE NO. 4**

SECTION 5.02 SITE EVALUATION FOR CREATING NEW LOTS.

- A. All proposed development that requires rezoning or platting shall be submitted to the Inspector for review. No new lots shall be approved by Scott County unless the Inspector renders a favorable recommendation regarding the ability of each lot to accommodate a primary and alternate site or be served by a CSTS. Each site shall meet the requirements of Minn. Rule. 7080.0170. Appeal from an unfavorable recommendation, hereunder, shall be in accordance with the provisions adopted in the Scott County Administrative Procedures Ordinance No. 13. The review and recommendation provided pursuant to this section shall not eliminate the need for compliance with section 5.01.
- B. There shall be a minimum of 2 percolation tests conducted on each lot of the proposed development except for those served by a CSTS. Additional percolation tests may be required in the primary or alternate sites if soil conditions, topography, land-use, etc., indicate a change of soil characteristics that would influence the percolation test results. Both percolation tests shall be conducted within the boundaries of the primary site.
- C. At least 2 soil borings shall be done within the boundary of each primary and alternate ISTS site. Additional soil borings may be required upon review of the information submitted.
- D. The following shall be located on each lot of a proposed preliminary plat layout where lots will be served by ISTSs:
 - 1. Contours, as required by the Scott County Land Subdivision Ordinance No. 7;
 - 2. A proposed building pad of 5,000 square feet and driveway;
 - 3. Two ISTS sites;
 - 4. All percolation tests and soil borings;
 - 5. Any drainage and utility easements and private drainage systems including tile, ditches and culverts;
 - 6. One hundred-year flood elevation, wetlands and the ordinary high water level of public waters; and
 - 7. Existing wells within 100 feet from any proposed ISTS site.
- E. The drainfield locations for new residential lots shall be located on non-hydric soils and sized at a minimum of 5,000 square feet with sufficient information provided to the Inspector to demonstrate that the proposed sites are likely to be able to accommodate an ISTS of a standard design consistent with site soils and topography.
- F. All drainfield sites shall be fenced and staked by the developer in accordance with section 5.01 H if the proposed drainfield site is within fifty feet of proposed construction activities (i.e., road construction, house construction, or other construction or improvement activities associated with the plat).
- G. Listed below are the site evaluation requirements for consideration of a proposed preliminary plat for new lots to be served by a CSTS:
 - 1. Complete CSTS design plans shall be submitted.

2. The Subordinate Service District (SSD) or Sanitary District (SD) shall be fully established as required by state statutes.
3. The SSD/SD shall review and approve the design of the CSTS in coordination with the Inspector.
4. Preliminary plat layouts must include the information required in section 5.02 D. 1, 2, 5, 6 and 7. Sufficient information shall also be provided as deemed necessary by the Inspector to identify two acceptable drainfield infiltration locations per CSTS. These locations must be fenced and staked as outlined in section 5.02 F.
5. The number of soil borings and percolation tests shall be sufficient to accurately depict soil conditions as determined by the Inspector in consideration of topography and soils.
6. The infiltration area shall be based on the anticipated wastewater generated from all sources that could use the CSTS. All assumptions and estimates made for wastewater generation must be acceptable to the Inspector. Unless otherwise known, the estimated number of bedrooms to use per home for wastewater generation determination shall be five.
7. All plans for a CSTS shall be prepared by a licensed designer and qualified Minnesota Registered Engineer.

5.03 PRESERVATION OF SITES.

- A. An area which has been identified for future use as an ISTS or CSTS site shall be maintained in its original, natural soil condition so a future ISTS, CSTS, or device may be constructed that meets all Ordinance requirements unless a substitute alternate site acceptable to the Inspector can be identified and maintained. Each site shall be protected during lot development, road and building construction and during any other improvement, disturbance or activity to prevent any impairment of the treatment ability or hydraulic performance of the site.
- B. No permit shall be issued for grading, building, building expansion or for any other use that will damage or encroach upon an identified site unless a substitute site acceptable to the Inspector can be identified and maintained. In situations where an alternate site is not available, a permit shall not be issued which will result in damage to or encroach upon a possible partial site.
- C. Permits shall not be issued for a building, building addition or for any other use that could increase sewage flow to an existing ISTS unless an alternate site has been identified and approved by the Inspector.