

Checklist of Items to be Submitted for Subdivision Review with Respect to On-Site Sewage Disposal Systems.

A. All maps and reports prepared or approved by a North Carolina Licensed Soil Scientist are to bear the name, signature, and seal of the soil scientist. Soil studies and suitability determinations are to be conducted in a manner consistent with the criteria set forth in the Regulations Governing Sewage Treatment and Disposal in Wake County (hereinafter referred to as the Sewage Regulations). Substantiating information supplied is to include the following:

() 1. Map (Map is to include lot layout as proposed for recording)

() a. Soil suitability units clearly delineated and coded with accompanying legend to describe suitability for on-site sewage disposal systems.

() b. Listing of square footage of each soil suitability unit contained on each lot.

() c. Delineation of existing drainageways, gullies, other natural landforms and man-made features that would adversely affect use of land for septic systems.

() d. Topographic map with contour intervals of 5 feet or less (from County topo).

() 2. Report

() a. When the evaluation was conducted, status of site improvements (i.e. street construction, utility installation, etc.) and under what soil moisture conditions.

() b. What methods were used to evaluate the site (i.e. auger, pits, etc.)

() c. General description of soil parent material(s).

() d. Representative soil descriptions of each soil map unit. Soil descriptions are to include at least the following: landscape position, slope, soil horizon / depth, soil texture, soil structure, soil consistence (moist and wet), soil color (Munsell color for matrix and mottles), soil depth, restrictive horizons, long term acceptance rate for wastewater systems and other applicable factors. Soil / Site factors are to be rated as suitable, provisionally suitable (or reclassified provisionally suitable) or unsuitable in accordance with the Sewage Regulations. Also reference the NRCS "Field Book for Describing and Sampling Soils" for standard conventions with respect to soil descriptions.

() e. Proposed use and source of water supply (i.e. Three bedroom single family dwellings served by community water, etc.).

() f. Certification statement of conformance to Section V or VI of the Sewage Regulation, signed and sealed by the NC Licensed Soil Scientist.

() g. Sites utilizing off-site wastewater disposal easements are discouraged. If such easements are proposed for utilization, the following items are considered to be a necessary part of the subdivision submittal:

All necessary easements and disclosure language (including DOT approval if applicable) must be clearly shown on plats. If the off-site disposal area is not contiguous with the building lot, wastewater supply lines must be designed to applicable regulatory standards by a Professional Engineer, be pre-installed and have construction in accordance with applicable regulatory requirements certified by the Engineer.

B. The following additional substantiating information is to be supplied for lots which do not meet the minimum lot requirements set forth in Section V of the Sewage Regulations, but are considered to conform to Section VI of the Regulations (Note that this additional information may also be appropriate for lots conforming to Section V when proposed use or site conditions restrict available space) :

() 1. Site plan drawn to a scale of 1" = 30', 1" = 40', 1" = 50', 1" = 60', or 1" = 100'

- () a. Delineation of soil suitability units.
- () b. Location of building envelope.
- () c. Location of existing and proposed accessory structures (i.e. driveways, decks, detached garages, swimming pools etc.).
- () d. Location of evident existing well sites and/or sewage disposal systems on adjacent properties which would reasonably be expected to impact installation of an on-site sewage disposal system.
- () e. Any other known horizontal setback requirements (i.e. setbacks from a class I reservoir, stream, public water supply source, drainageway or watershed buffers, etc.) which would impact installation of an on-site sewage disposal system.
- () f. Delineation of initial wastewater disposal system shown on site plan.
- () g. Delineation of repair wastewater disposal system shown on site plan.
- () h. Benchmark and ground elevations of proposed nitrification lines (initial installation and repair) and proposed mode of wastewater distribution to lines.
For variable line lengths or complex modes of distribution, sufficient information is to be provided to demonstrate regulatory conformance.
- () i. Proposed well site for lots to be served by individual wells shown on site plan.

() 2. Site report

- () a. Soil report by Licensed Soil Scientist as specified in A. above, along with the proposed long term acceptance rate.
- () b. Proposed design unit volume and system type.

Note: If you have questions regarding any of the foregoing, you may contact the Technical Assistance Program of the Wake County Department of Environmental Services at (919) 856-7400.