# SEPTIC SUBDIVISION APPROVAL REQUIREMENTS

The Maricopa County Environmental Services Department (MCESD) has prepared this memorandum concerning approvals of subdivisions using onsite wastewater disposal systems to manage sanitary sewage. This memorandums goal is to provide you, the potential applicant, with guidance on what information MCESD requires to review and approve these projects.

The Maricopa County Department of Planning and Development subdivision regulations (**Chap. 3, Section 303.4.a**) REQUIRES that percolation tests and boring logs *shall* be taken at the proposed subdivision *prior* to the approval of the preliminary plat. Therefore, MCESD requires, **prior** to recommending approval of the preliminary plat of a project to the Planning and Zoning Commission, the following submittal for review and approval:

- **Prior** to any soils testing for conventional septic systems, a Soil Test Plan (Plan) shall be submitted to MCESD for review and approval. The Plan must be submitted under application and fee ($525 for each 50 lots or portion thereof). Please allow at least three weeks from the time of submittal to initial review by MCESD. The Plan will include the locations on the plat where soils testing (percolation tests and soil borings) will be performed, the method of testing, person/firm conducting the tests, depth to seasonal high groundwater level, site specific geology and topography, and the information that will be provided in the final soils testing report (e.g. field notes, soil boring logs, etc.). The percolation test methodology must be specified and must comply with the requirements specified in the Arizona Administrative Code R18-9-A310.E or F, depending on the proposed method of effluent disposal. No mere reference to the standard is acceptable; the field procedures must be specifically described. The number of soil tests must be at least 30% of the total number of platted lots and the locations evenly spaced so that the MCESD can determine that septic systems can "reasonably be expected to function properly on every lot" (refer to A.A.C. R18-5-408). All soil borings must be to a **minimum 50 foot depth (or auger refusal)**, regardless of the type of onsite wastewater system that will be used. If disposal pits deeper than 40 feet are proposed, then the soil borings must extend at least 10-feet beyond the projected depth of the pits. The approved plan will state that at least **five** (5) *working days* notice shall be provided to the Subdivision Infrastructure and Planning Program project engineer prior to the start of field activities, unless other satisfactory arrangements are made. This will allow for coordination and allow for a site visit during the field activities.

- All submissions to MCESD shall include a transmittal cover sheet explaining the content of the submittal, denote the action requested, and reference appropriate planning project numbers.

- After approval of the Soils Test Plan, the work may be scheduled (remember the prior notice to MCESD) and a Geological Report prepared based on the approved Plan (see above) for review and approval by MCESD. If the test data does not demonstrate that

conventional septic systems will function properly on every platted lot, then a method of septic effluent disposal for every lot shall be demonstrated which may include   soil testing of each lot (A.A.C. R18-5-408).  The Geological Report will be signed and sealed by a Registered Professional Engineer or Geologist licensed in the State of Arizona.

MCESD will review the submitted Geological Report and, if warranted, issue a Certificate of Geological Report for the project. MCESD will recommend approval of the Preliminary Plat based on this Certificate and the viability of the proposed solution for providing potable water.

Before MCESD recommends approval of the **Final** Plat of this project to the Board of Supervisors, the following information must be provided:

- Approvals to Construct for the proposed water system infrastructure must be obtained from the MCESD (if appropriate).

- (Any other required specific items)