

SECTION 17. SITE EVALUATION

17.01 Evaluation Factors. All proposed sites for Individual Sewage Treatment Systems shall be evaluated as to:

- A. depth to the highest known seasonally saturated zone in the soil profile or bedrock;
- B. soil conditions, properties, and permeability;
- C. slope;
- D. the existence of Wetlands, local surface depressions, and rock outcrops;
- E. all legal Setback requirements from: existing and proposed buildings; property lines; Sewage Tanks; soil treatment systems; water supply wells; buried water pipes and utility lines; the ordinary high water level of public waters; and the location of all soil treatment systems and water supply wells on adjoining lots within 150 feet of the proposed soil treatment system, sewage tank, and water supply well;
- F. surface water flooding probability.
- G. accessibility for maintenance;
- H. future replacement area of the system;
- I. size and shape of the lot or parcel.

1. Lot Evaluation.

Minimum lot sizes in regard to Individual Sewage Treatment Systems are based on limiting water, soil, and topographical factors.

Limiting Factors:

- a. On-site water supply.
- b. Soil textures having a permeability either equal to or Slower than clays, or on coarse textured soils equal to or faster than coarse sand.
- c. Water table/bedrock less than five feet (5').
- d. Slope more than 20 percent.
- e. Slope more than twelve percent (12%) on clay soils.

Excessively high Water Table, bedrock, lack of Original Soil, or excessive slope may be grounds for rejection of the plat or lot.

2. Lot or Parcel Size.

- a. ½ acre - 100 foot width.
Only allowed with public water supply. No Limiting Factors.
- b. 1 acre – 150 foot width.
One (1) Limiting Factor.
- c. 2 acres – 200 foot width.
Two (2) Limiting Factors.
- d. 3 acres – 250 foot width.
Three (3) Limiting Factors.
- e. 4.5 acres – 300 foot width.
Four (4) Limiting Factors.
- f. Lots falling short of the minimum lot width and area requirements listed above may be permitted provided they meet **all** the conditions listed in this Section of 1 or 2 below:
 - 1) The lot is a lot of record as of February 22, 1979.
 - a) The lot is in separate ownership from the abutting lands.
 - b) The lot has septic system and replacement areas and all other applicable requirements such as, but not limited to. setbacks and separation distances can be met.
 - c) The lot meets minimum requirements of St. Louis County Zoning Ordinance 46 or other local zoning ordinance.
 - d) The proposed installation meets with Departmental approval.
 - 2) The lot is developed and there is no proposed increase in water use.
 - a) The sanitary system currently serving the lot has been inspected by a licensed ISTS professional who has determined that the system does not have at least 1 foot of vertical separation between the bottom of the distribution medium and the saturated soil level or bedrock; or the system is an Imminent Threat to

Public Health or Safety. For the purpose of this section an increase in water use shall mean that there will be more sewage generated on the lot. Examples of increased water use include, but are not limited to, the property use changing from seasonal to year round; going from a privy to indoor plumbing; adding a bedroom, bunkhouse, or loft; or adding large water-using fixtures such as a spa-type bathtub.

- b) There is sufficient area available for Corrective measures to be taken.
- c) The proposed installation meets with departmental approval.