



**ENVIRONMENTAL HEALTH
TECHNICAL REVIEW AND
DEVELOPMENT STANDARDS**

Specification	Required Submittal or Action
A	Project connects to municipal sewer.
B	Provide written documentation regarding the unavailable status of municipal sewer (cost is not considered) or provide an engineering report detailing the alternative sewage treatment method selected. The report must include the method for operation and maintenance costs, design capacity, life expectancy and replacement costs, etc. Formal response regarding the availability (or unavailability) of service from the municipal provider is required within 15 days of submittal to such provider, after which the project may proceed without comment, etc. Municipality objection to proposal results in stop of project until connection assurances are secured or an approved solution is provided.
B – expanded	(B – expanded). Include in the report (as prepared for specification B) the cost for construction of the improvement (off-site only) and written documentation from the municipal provider that the extension would provide no benefit to others, no necessity or build out requirements per the municipality’s urban services plan or policy, and that no waiver of assessments or reimbursement agreement will be offered. Formal response from the municipal provider is required within 15 days of submittal to such provider, after which the project may proceed without comment. Municipality objection to proposal results in stop of project until connection assurances are secured or an approved solution is provided
C	Prior to preliminary approval of the proposal by the Plan Commission, the petitioner must prepare and provide to the review staff a detailed soils report (see attached Policy on Soil Borings). The report must be of sufficient clarity and scope to accurately depict soil type transitions on the project site. The soil report (minimum number of soil borings, 2 per acre) shall be provided by an IRSS Registered Soil Scientist. If onsite sewage disposal systems are proposed, each lot configuration must provide a detail drawing including but not limited to the following information: (1) A typical 3 bedroom home footprint. (2) The well location and fifty foot (50’)(residential)/one hundred foot (100’) (commercial) radius. (3) Neighboring well locations. (4) Topographical information to properly align the system(s) along the contour. (5) Initial and reserve sewage disposal system preliminary designs (ESM’s or trenches. (6) Perimeter drain(s) and outlets (if applicable). (7) Soil boring locations (See attached Policy on Soil Borings). (8) Dispersal areas. (9) Easement and retention/detention areas. 10. Ponds and lakes and County regulated ditches. Lots must be properly sized (usable, suitable area square footage) according to specified requirements in the Elkhart Country Subdivision Control Ordinance. If minimum lot sizing is proposed, at least one soil boring per lot is required in the initial system installation area. If Experimental or Alternative treatment technology is proposed, an Operation and Maintenance contract must be secured with the legal and responsible party to provide operation and service over site and maintenance for the project for the functional life of the system or until connection to a Municipal utility is completed. All requested and required information must be submitted to the review staff by the filing deadlines provided by the Technical Advisory Committee and Site Plan Review Committee of the Plan Commission. All details and submittals shall be reviewed and must receive approval from the review staff prior to a favorable recommendation for the project being made to the Plan Commission. No favorable recommendation can be made without approval of the preliminary proposed details.
D	Provide written documentation from the municipal provider waiving their objection to the development without municipal utilities. This documentation must be signed by the municipal executive having the authority or having been specifically given the authority to provide such a waiver. Formal response from the municipal provider is required within 15 days of submittal to such provider, after which the project may proceed without comment. Municipality objection to proposal results in stop of project until connection assurances are secured or an approval solution is

	provided.
E	<p>Provide an analysis of the average depth(s) of three (3) existing wells within 100' of the project site. Provide baseline water quality analysis and well development logs for a minimum of three (3) wells on adjacent property. Test for the following parameters:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Nitrates <input type="checkbox"/> Others as the need arises.</p> <p style="padding-left: 40px;">Preferred sample locations are wells up gradient (relative to groundwater movement) of the project site.</p>
F	<p>Provide a minimum of two (2) soil borings with descriptions on each proposed building lot or development site within the initial reserve system area. Provide details as described in specification C. If the project requires ISDH approval, provide the technical data sheet criteria prepared by the ISDH Sanitary Engineering Staff. This information can be compiled within a single report and combined with the submittal required for specification B and/or. E. Provide current aerial photo (GIS)/Map of the project area.</p>
G	<p>Provide documentation from the municipal well field operator that any objection to the project has been waived. Documentation must be signed by the municipal executive having the authority or has been specifically given the authority to provide such a waiver. Formal response from the municipal provider is required within 15 days of submittal to such provider, after which the project may proceed without comment. Municipality objection to proposed results in stop of project until connection assurances are secured or an approved solution is provided.</p>
H	<p>Provide detailed information including exact location of the flood hazard boundary as it relates to areas reserved for onsite systems. The infiltrative surface of all onsite systems must reside at or above the 100 YR Flood Plain Elevation. Provide information detailing the developers plan for vertical isolation for absorption fields, relative to the base flood elevation as referenced on the appropriate map panel or F.I.R.M. Provide benchmark and 100 YR Flood Plain Elevations for reference on lots within the project boundary.</p>
I	<p>Provide detailed information related to the exact location of the initial system installation on each lot as related to existing trees ten (10) inches in diameter or greater. Also, demonstrate that each lot has adequate reserve area for replacement of the absorption field. Provide exact locations for the reserve replacement. Provide information as to the developers plan for ensuring that each system is protected from disturbance (filling, compaction, vehicular traffic, etc.) and installed in undisturbed soil. Provide information explaining the developers' methods or policy for advising new lot owners in maintenance and operation of the systems proposed and limitations indicated in the soil, water or flood plain analysis. This information can be compiled within a single report and combined with the submittal required for specification B, C, E and F.</p>

Category One – Proximity to Existing Sewer

Rank	Specification	Comments
5	A or B	
4	A or B expanded	
3	A or B (expanded)	
2	A or C	
1	C	

Category Two – Proximity to Urban Services Boundary

Rank	Specification	Comments
5	A	
4	A or B	
3	A or B (expanded)	
2	C	
1	C	

Category Three – Proximity to Annexation Plan Boundaries

Rank	Specification	Comments
5	A or (B, C and D)	
4	A or (B, C and D)	
3	A or B (expanded), C and D	
2	C	
1	C	

Category Four – Limitations in Local Aquifer

Rank	Specification	Comments
5	A or B, C & I	
4	A or B, C, E and I	
3	A or B (expanded), C and D	
1	A, or B and C	

Category Five – Soil Survey Profile for Sanitary Facilities

Rank	Specification	Comments
5	A or B, C, E, F & I	
3	A, B expanded, C or D	
1	A, B expanded or C	

Category Six – Proximity to Surface Water Body

Rank	Specification	Comments
5	A or B, C, E, F & I	
4	A or B, C, E, & I	
3	A or B and C	
1	A or C	

Category Seven – Proximity Wellhead Protection Area Boundaries

Rank	Specification	Comments
5	A	
4	A or B, C, E, G & I	

3	A or B, C, E, G & I	
2	A or B, C, E,& G	
1	A or C	

Category Eight – Relative Density (per Acre) Proposed

Rank	Specification	Comments
5	A or B, C, E, F & I	
4	A or B, C, E, F & I	
3	A or C	
2	A or C	
1	A or C	

Category Nine – Floodplain

Score	Specification	Required Submittal or Action
5	A or H	
1	No action required	

Category Ten – Ground Cover

Rank	Specification	Comments
5	A or B, C, F and I	
3	A or C	
1	A or C	



POLICY POSITION STATEMENT

ONSITE SOIL BORINGS

1. The Environmental Health Services Division will provide one onsite visit to provide soil borings for residential permit applications on individual lots in established recorded subdivisions or single metes and bounds description parcels for an individual owner of property. These onsite visits will take place in the same sequence and priority that we receive the requests. The normal procedure will be to describe the soil and note soil/site limitations in the area of the system installation. The applicant will be instructed to place a flag provided by the Health Department in the system (absorption field) area. If a more suitable area is readily apparent, the Health Department staff may provide additional detail at that location. The department cannot provide soils mapping to large parcels of land. Should the applicant require the mapping of a large parcel or seek a second opinion, they must engage a registered soil scientist.
2. All soil information for commercial or industrial permit applications must be provided by a registered soil scientist listed on the Indiana Registry of Soil Scientists or as otherwise accepted by the Indiana State Department of Health. This information must be provided in the format stipulated by the Indiana State Department of Health.
3. Soil information for proposed residential subdivisions (minor and major) must be provided by a registered soil scientist. Soil information sought for feasibility/suitability purposes prior to sale of tracts or parcels which will not be part of the subdivision control process must be provided by a registered soil scientist
4. The following information is to be included in the soil scientist report, but is not limited to the following:
 - a. Soil borings adequate in number to reasonably identify the various soil types present and transition zones.
 - b. A full description of each soil horizon including texture, structure and color.
 - c. Depth to limiting layer or evidence of soil disturbance.
 - d. Depth to seasonal high water or the first indication of soil wetness characteristics.
 - e. Where seasonable high water table conditions exist (less than 36 inches), a topographical map must be provided with enough detail to indicate the general slope of the property and where the gravity outlet for a perimeter drain may be located.
 - f. A fixed point of reference and drawing with measurements indicating the specific boring locations described.

If a perimeter drain is proposed which discharges off of the property from which it originates, a recorded use and maintenance easement to access this tile will be required and must be recorded prior to the issuance of any permit and should be obtained prior to the county's technical review process. Failure to record the easement will result in the delay of a permit being issued.

The Elkhart County Surveyor's office must be notified prior to, and approve, a clearwater discharge entering a county regulated drain (see attached).

5. All soil boring descriptions submitted for the county's technical review process must also indicate in the report areas that would limit the site's suitability for an onsite septic system. These factors may include, but are not limited to: compact till, poor filters, steep slopes, large holes, borrow pits, standing water, potential or identified wetlands, field tiles, dirt piles, water bodies or filled areas.
6. Where existing structures are present, they must be accurately located on the drawing along with all existing water wells and septic systems. This is especially critical when subdividing into smaller than standard tracts of land.

Approved by the Elkhart County Board of Health:



President, Board of Health

February 24, 2005