



Hopkins County On-site Sewage Facility Regulations are amended as follows:

An Authorization to Construct is required prior to any on-site sewage facility construction. A site evaluation, performed by a certified OSSF Site Evaluator, Professional Sanitarian, or Professional Engineer, any required Planning Materials, and application are required in accordance with the rules and regulations of Hopkins County and TCEQ and shall be submitted, along with the appropriate application fee, to the Hopkins County Department of Environmental Services Officer.

Submittal of Application, Planning Materials and installation for all On-Site Sewage Facilities shall be in accordance with TCEQ Title 30 TAC Chapter 285 as well as any more stringent rules adopted by the County. Hopkins County has adopted by Court Order the following more stringent rules:

1. Platted or un-platted subdivisions served by a public water supply shall have individual lots with surface areas of at least one (1) acre.
2. Newly platted properties, where lots front along a new public or private road or street which are constructed as part of the subdivision, may divide lots of one half (1/2) acre, provided the following restrictions are met.
  - i There shall be a Homeowners Association (HOA) for the subdivision and the HOA cannot be dissolved or disbanded.
  - ii The Association Rules and Regulations must place the following square footage restrictions on one half acre lots. These requirements will be also placed as deed restrictions on each lot sold:
    - 1 Homes constructed with up to 3 bedrooms and up to 2500 square feet shall have a minimum permeable spray area for OSSF systems of 5800 square feet, free of any easements.
    - 2 Homes constructed with 3 bedrooms and up to 3500 square feet shall have a minimum of 7200 square feet of spray area, free of any easements.
    - 3 Homes with more than three bedrooms and larger than 3500 square feet will be evaluated on a case by case basis.
    - 4 A site plan prepared by a Professional Sanitarian, Professional Engineer, or Registered Professional Land Surveyor shall be submitted for each lot when the application for OSSF is submitted to the County Environmental Officer. The site plan shall show, at a minimum, the layout of all proposed buildings and paved or impervious areas and the square footage of the available spray area.
3. Platted or un-platted subdivisions served by individual water systems (wells) shall have individual lots with surface areas of at least two (2) acres.
4. All on-site sewage facilities are required to obtain a permit including land tracts that are ten (10) acres or larger.

Hopkins County Subdivision Regulations are amended as follows:

All lots submitted for subdivision platting in Hopkins County after the effective date of this order shall have the following minimum road frontage as measured along the road right of way:

Any lot in a cul-de-sac or curve	Minimum frontage: 50 feet
Lots of one half (1/2) acre but less than one and one half (1 1/2 acres)	Minimum frontage 100 feet
Lots of one and one half (1 1/2) acres but less than two (2) acres	Minimum frontage: 150 feet
Lots greater than two (2) acres but less than five (5) acres	Minimum frontage: 200 feet
Lots greater than or equal to five (5) acres	Minimum frontage: 300 feet

In instances where the angle of intersection of parallel side lot lines and the right of way is at an angle of 75 degrees or less, then the distance between the parallel side lot lines shall adhere to the above width requirements.

For any subdivision with lots fronting along an existing county road after the effective date of this order, the owner or developer shall clear all trees and brush from the existing right of way line to the newly dedicated right of way line. If there is an existing fence along the frontage of the property, it will be relocated to the newly dedicated right of way line or removed at the owner or developers' option. The existing road ditch shall be moved, and a backslope graded per the typical roadway section found in the current Hopkins County Subdivision Regulations. The new ditch and backslope shall be constructed in such a way as to allow continued and unrestricted drainage to the existing road ditches at each edge of the developed property. This shall be accomplished by the owner or developer and approved by the Precinct Commissioner prior to final plat filing.

Passed and Adopted by Hopkins County Commissioners Court in regular session 8-28-2023.