

## ON-SITE SEWAGE FACILITY (OSSF) PROGRAM

### Subdivision Review Guidelines

**ALL PROPOSED SUBDIVISIONS OR DEVELOPMENT PLANS**, wherein the wastewater is to be disposed of by means of **On-Site Sewage Facilities (OSSF)**, are required to be reviewed by the permitting authority and

#### **MUST HAVE THE FOLLOWING MINIMUM INFORMATION SUBMITTED.**

- An overall site plan that provides individual lot sizes and any existing water well locations. Areas for replacement OSSF systems are generally considered adequate when minimum lot sizes, as required by the TCEQ's OSSF rules (30 Texas Administrative Cod (TAC) Chapter 285) are provided. However, if ground surface features or topographies limit a lot's suitable area for an OSSF system smaller than the minimum lot size, then the replacement OSSF area on impacted lots needs to be addressed
- A topographic map with the proposed subdivision location imposed on the map. The map shall be an original or legible copy of a "7.5 degree" map (Department of the Interior Geological Survey map with 10 foot contour intervals). Surface drainage and direction of drainage influenced by slope and other improvements planned for the subdivision shall be indicated on the map.
- A Federal Emergency Management Agency (FEMA) 100-year flood plain map with the proposed subdivision location imposed on the map. The map will be an original or legible copy. A statement regarding whether the proposed subdivision is located in the floodplain of floodway is needed from the local flood plain coordinator/administrator if a FEMA 100-year flood plain map for the area where the proposed subdivision is located is not available or if the subdivision is not in a floodplain or floodway. There's no local flood plain coordinator/administrator, then a statement is needed from the TCRQ Floodplain Management Section regarding the location of the proposed development in the floodplain or floodway.
- A deed restriction requiring an aerobic OSSF or  a soil survey which includes:
  - (a)  An original or legible copy of an existing official USDA Natural Resources Conservation Service soil survey map, if one has been completed, with the proposed subdivision location imposed on the map. The soil class and texture information must be in accordance with current 30 TAC Chapter 285 rules for *class and texture*. If there is no official Natural Resources Conservation Service soil survey information available, then soils information as described in the current 30 TAC Chapter 285 rules must be submitted by *class and texture*. This includes a soil texture analysis for each different WSDA *soil association*.
  - (b)  Soil drainage and groundwater information and soil limitations that could affect OSSF disposal, identified by soil scientists in any official soil surveys.
  - (c)  The types of OSSF disposal systems suitable for the soils in the proposed subdivision. A statement may be included to the effect that individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF rules.
- An official county road map with directions to the proposed subdivision

Submittals including all of the above information will be considered administratively complete. Only upon determination that the submittal is administratively complete, staff will provide a technical review of the submittal to determine compliance with 30 TAC Chapter 285 regarding individual lot size requirements and overall site suitability. **We** will provide a written response to the sender regarding approval within 45 days of receipt of administratively complete planning materials.