



# Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901  
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436  
www.scph.org

## LOT SPLIT EVALUATION APPLICATION FOR A SEWAGE TREATMENT SYSTEM (STS)

### Property Information:

Property Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ Parcel ID: \_\_\_\_\_

### Applicant's Information:

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Address (if different): \_\_\_\_\_  
City State ZipCode

### Proposed Project Details:

The design of the STS for a proposed project is based, in part, on the potential occupancy of the dwelling. A bedroom is defined as any room that can practically be used as a bedroom including a home office, den, etc.

Total number of bedrooms: \_\_\_\_\_

- Size and type of dwelling has not yet been determined
- One, two or three family home
- Small Flow Onsite STS (SFOSTS)

#### Water Source:

- Municipal water
- Private Water System (well, cistern, etc)

Site plan of the proposed project is attached to this application:  yes  no

### Lot Split Services Requested:

Site Evaluation	Fee
<input type="checkbox"/> Replacement evaluation for a remaining home from lot split	\$ 150. <sup>00</sup>
<input type="checkbox"/> Lot split - Creating 5 or less parcels	\$450. <sup>00</sup> per lot
<input type="checkbox"/> Major subdivision review - Creating 6 or more parcels	See Staff
<b>Total Fee</b>	<b>\$</b>

I understand the following:

- A separate application must be submitted for each proposed lot.
- Any approval or disapproval issued by SCPH is based on the information I have provided.
- Any change to this plan, including the disturbance of the approved STS area, may result in the voiding of SCPH's approval and is subject to a fee.
- The application fee is non-refundable, regardless of the findings of this review.

#### SCPH use only:

Received by: _____
Date: _____
Amount: _____
<input type="checkbox"/> Cash
<input type="checkbox"/> Credit Card
<input type="checkbox"/> Check # _____
Invoice No: _____

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



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## **A guide to the lot split process where sanitary sewer is not available**

1. The Lot Split Evaluation application must be submitted prior to the review of any lot split where sanitary sewer is not available. For a lot to be approved as a “buildable lot”, Summit County Public Health’s (SCPH) must determine that a sewage treatment system (STS) can be installed on the lot.
2. An application is required for each proposed new lot and the original lot.
  - a. For each proposed lot which is currently vacant, select the “Lot Split” option for the site evaluation.
  - b. If the original lot has an existing home on it, select the “Replacement evaluation” for the site evaluation.
3. A site plan of the proposed project which includes the following, as applicable, must be submitted with this application:
  - a. All existing and proposed lot lines with dimensions.
  - b. All permanent structures.
  - c. The location of all existing septic components water sources (water wells, cisterns, city water line, etc.) on the lot
  - d. A north arrow.
4. SCPH will review the application and contact the applicant within 5 business days of receipt of the application to discuss the next steps. The following may be required:
  - a. Hiring a soil scientist or soil classifier certified by the soil science society of America (SSSA).
  - b. Marking of easements, utilities and property lines on site.
  - c. Clearing areas of thick vegetation, if the area needs to be and cannot be accessed.
5. After the site and soil evaluations are completed, the applicant will receive a report from SCPH.
6. If the project is determined to be acceptable by SCPH staff, the property will need to be surveyed and a surveyed drawing must be submitted to SCPH before final approval can be granted.

### **Site Specific Instructions:**

- For parcels without an assigned address:
  - Submit a request for a temporary address assignment from the appropriate entity listed below:
    - If the parcel is in Akron, Barberton, Cuyahoga Falls, Hudson, Mogadore, Munroe Falls, Silver Lake, Stow or Tallmadge, contact the municipality directly for an address assignment.
    - Parcels in areas not listed above, contact Summit County Planning & GIS division at 330.643.8013 for an address assignment.

- For vacant lot evaluations and new home construction projects:
  - If the lot is determined to be capable of supporting a STS, only a general lot approval will be granted if a topographic site improvement plan is not submitted.
  - General lot approvals are not suitable for zoning and building permit applications.
  
- For lot splits of vacant land:
  - If the project can be approved, as determined by the lot split evaluation, the applicant must submit a survey completed by a registered surveyor before SCPH will grant final approval.
  
- For lot splits of parcels with an existing dwelling:
  - A vacant lot evaluation for any proposed new lot(s) will need to be performed.
  - A separate site and soil evaluation is also required to determine how the proposed project will affect the existing STS, the replacement area for the STS, and the water supply for the existing dwelling.
  - The SSE applications, as well as the associated fees, must be submitted to SCPH prior to the evaluations.
  - If the project can be approved, as determined by the SSEs, the applicant must submit a survey completed by a registered surveyor before SCPH will grant final approval.

