

## **Proposed Changes in Rules Regarding Septic Reserve Areas- 4/10/2020**

- 4.8 All lots for single-family homes created after XX-XX-2020, must contain a minimum set-aside (reserve) area of 10,000 square feet of useable area for sewage disposal or an approval shall not be issued. All septic reserve areas and well sites must be delineated on a certified survey plat in accordance with Jefferson County WV Office of Planning and Zoning Regulations. When an application for a septic permit is made for a non-residential structure or a single-family home that is 5 bedrooms or larger, the septic reserve area shall be at least 10,000 square feet and large enough to accommodate the initial septic system and a 100% replacement area for the type of septic system proposed.

This rule shall not apply retroactively to subdivisions previously approved by the Jefferson County Health Department. When the owner of a previously approved subdivision lot wants to reduce the size of their septic reserve area, a reserve change fee and four (4) copies of certified survey plats with the proposed septic reserve area shall be required, new observation pits for soil evaluation shall be dug, and a new percolation test shall be performed.

- 4.11 The layout of each septic reserve area shall be such that the entire area is undisturbed and useable for the type of system for which approval is given. There shall not be any rock outcrops, areas of unsuitable soil, or drainageways or swales within a septic reserve area. The top and bottom boundaries of the septic reserve area shall be on contour. Reserve areas may not have areas within their boundaries (cut outs) that are excluded from the usable area being delineated. Where multiple areas are used, each shall be at least 3,000 square feet in size.
- 4.12 No more than six (6) drainfield lines may be stacked down a slope where the slope exceeds five percent (5%) unless an enhanced flow, low pressure piping (LPP), or drip irrigation system is used.
- 4.13 A minimum of four (4) percolation test holes shall be placed at equal distances over the entire absorption field (reserve area) site. If the results of the tests are reasonably close, it shall be considered an average test result. If the tests results show extreme variations, it may be considered necessary to relocate the field in a more suitable area.