

LENAWEE COUNTY HEALTH DEPARTMENT

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Procedure for Submittal of an Application for Lots <1 acre in Size Split after July 28, 1997

Land Division Act-Act 288, of 1967, as amended, requires newly created parcels less than one acre in size to be reviewed under the Administrative Rules of Section 105(g). Therefore, parcels less than 1 acre in size split after July 28, 1997 are evaluated per the Administrative Rules for On-site Water Supply and Sewage Disposal for Land Divisions and Subdivisions (R.560.401 to R.560.428)

Prior to a building permit being issued, approval by the local health department is needed for the suitability of onsite water supply and onsite sewage disposal systems.

If your parcel is less than 1 acre in size and was split after July 28, 1997, then you will need to follow these procedures and provide this department with the required information:

1. Make the application and pay the required fee for the onsite only. Do not pay for a well or septic permit until the onsite is conducted and a determination of suitability has been made for the parcel. For parcels with municipal sewers, go to step 5.
2. Have the person that will be doing the Soil Evaluation (perk test), contact this department at 517-264-5214 for an appointment for the soil evaluation. That person will need to have a backhoe or excavator that can dig at least 8 to 10 feet deep. The first available date will be scheduled.
3. In accordance with the Administrative Rules, R560.420, Rule 420, a person demonstrating competency as outlined in the rules shall be provided by the developer to provide results of soil profile evaluations to the department for the area of the proposed initial and replacement sewage disposal systems. On the day of the Soil Evaluation, our office personnel will meet the backhoe operator and your competent consultant onsite. Our staff will observe the soils side by side with your consultant, as they are excavated out of each test hole.

Your consultant will then submit the results of their soil profile evaluation as outlined in the Rules for each test holes conducted to determine if the soil will meet the criteria of Act 288 of PA 1967, as amended. Soil data shall be reported in accord with the USDA soil classification system. A soil profile evaluation shall identify all of the following: soil horizon depths, soil texture, soil structure, soil mottling, and depth to high groundwater elevation or bedrock.

4. A detailed development plan showing the proposed layout of the lot with the home, well, initial and replacement sewage disposal system as well as isolation distance from property lines, road right of way, surface water, neighboring wells, etc. may be required on development sites that are less than 1 acre in size; proposed to be served by individual wells and on-site sewage disposal systems. The development plans must be prepared by an individual that demonstrates competence as outlined in the Administrative Rule Rules. If a detailed development plan is required by the department, then the plan must be submitted for review and approval prior to issuance of a test well permit.
5. If the soils are suitable or if a parcel is served by municipal sewer, a Test Well permit may be issued for a well to be installed before a sewage permit or building permit can be issued.

The mission of the Lenawee County Health Department is to promote a safe and healthy environment.

6. A Test Well is required for all parcels less than 1 acre in size and split after July 28, 1997. A test well permit shall be paid for and issued before drilling is to commence. This test well needs to be installed, test pumped, and have all required water samples taken as stated in the administrative rules. A copy of the addendum shall be supplied to the well driller by the parcel owner.
7. The test wells must meet the following criteria established within Michigan Administrative Rules R 560.408 and R 560.411 for development of on-site well water supplies in less than 1 acre lots, subdivisions and/or site condominiums:
 - o maintaining 50' or more from the static water level to the bottom of the casing or top of the screen in an unconfined aquifer; and,
 - o provide 10 feet of clay layer that starts at least 25 feet below grade; and,
 - o demonstrating that water can be withdrawn from an on-site water supply well for drinking and household purposes at a sustained pumping rate not less than 10 gpm and which meets or exceeds peak water demand for at least a 4-hour period of time using a test pump.
8. A Well Log, the 4-hour pump test (completed by a registered well driller), and required water samples shall be submitted to this office. If any of the samples are above the Secondary Maximum Contaminant Levels (SMCL), then an advisory for that parameter shall be recorded with the Deed.
9. A water sample, non-detect for coliform bacteria, must be obtained from each test well. Laboratory analysis of water from each test well must be conducted for eight parameters in a routine testing procedure referred to as a partial chemical analysis. The eight test parameters include iron, sodium, nitrate, nitrite, hardness, sulfate, chloride and fluoride. Additional tests may be conducted for pH, specific conductance, and arsenic on the test wells. The department may require additional samples, or allow for a reduction in sampling for specific contaminants based on site conditions.

A list of MCL's and SMCL's are listed as follows:

| Parameter | MCL or SMCL | Maximum Desired Level in mg/L |
|--------------------------------|-------------|-------------------------------|
| Chloride | SMCL | 250.0 |
| Fluoride | MCL | 4.0 |
| Hardness | SMCL | 250 |
| Iron | SMCL | .3 |
| Nitrate | MCL | 10.0 |
| Nitrite | MCL | 1.0 |
| Sodium | SMCL | 250.0 |
| Sulfate | SMCL | 250.0 |
| Arsenic (1 st Draw) | MCL | 0.01 |
| Arsenic (2 nd Draw) | MCL | 0.01 |

MCL: (Maximum Contaminant Level) The Maximum permissible level established for drinking water by the USEPA and/or MDEQ for safe drinking water.

SMCL: (Secondary Maximum Contaminant Level) Suggested non-enforceable limits for parameters found in drinking water which may affect the aesthetic qualities and the public's acceptance of drinking water.

10. If needed, a copy of the advisory recorded with the Register of Deeds (Liber & Page #) shall be submitted to this department for approval. If required, a copy of the approved development plan shall be recorded with the advisories as an attachment.
11. Once all of the applicable conditions/requirements of the Administrative Rule and the LCHD EH code are satisfied, the sewage permit and /or approval letter for the water supply will be issued after any additional permit fees are paid.