



West Virginia Department of Health & Human Resources
Monongalia County Department of Health



SUBDIVISION APPROVAL APPLICATION FORM

ES-76 Rev 1/08

I. General Information

Name of Applicant: _____ County: _____

Mailing Address: _____ Phone: _____

Property Owner: _____

Address: _____ Phone: _____

Deed Recorded in Book: _____ Page: _____ County: _____

Location of Property (be specific - map may be attached):

Total Acreage of Tract: _____ Total Acreage to be Developed: _____

Number of Lots to be Developed: _____ Drinking Water Source: _____

Type of Structure to be Constructed: _____

Have any previous subdivision approvals or declaratory rulings been issued on this tract or adjacent tracts? Yes ☐ No ☐

If yes, give details:

Signature of Applicant: _____ Date: _____

II. Check List

Four (4) copies each of the following must accompany this application form.

- Plat plan of property (show lot layout, lot dimensions, lot numbers, streets, location of percolation test holes and six foot observation trench, location of wells and public water lines, location of 10,000 square foot reserve area).
- Percolation test report sheet with results for each proposed lot.

The Local Health Department must evaluate each proposed lot as part of the subdivision approval process. Note: all proposed lots may not receive approval at the same time due to proposed layouts and actual site conditions.

III. For Health Department Use Only

Approval Issued: Yes ☐ No ☐

Approval Number: _____

Date: _____

By: _____

REPORT SHEET
FOR
PERCOLATION RATE TESTING AND SIX FOOT HOLE OBSERVATIONS

Subdivision Name _____ County _____

Total Number of Lots _____ Name of Applicant _____

Name of Certified Installer Responsible for Testing _____

Installer Certification No. _____ Installer Signature _____

[illegible]

Attach additional sheets if necessary.

1. West Virginia Legislative Rule [64CSR9 - Sewer Systems, Sewage Treatment Systems and Sewage Tank Cleaners](#), effective May 1, 1998, defines a subdivision as a tract of land which has been divided into two (2) or more lots, tracts, parcels, plats, sites, areas, units, interests, or other division for the purpose of dwelling or establishment development, and includes the division of land by deed, metes and bounds description, lease, map, plat or other instrument, or by any act of construction.

This definition includes the addition of a dwelling(s) to a tract of land which may or may not already have an existing dwelling on it; regardless of whether a “new” lot is created by the act of surveying.

2. Prior to establishing a subdivision where an individual onsite sewage system(s) will be used, property owners or developers must obtain written health department approval before any improvements, construction, installation or development is initiated on any lot, and before any water well or sewage installation permits can be issued.
3. To ensure there is adequate area for the installation and repair of individual onsite sewage systems, 64CSR9 requires that each dwelling or establishment served by an individual onsite sewage system must have a 10,000 square foot sewage system reserve area. This reserve area includes space for the original onsite sewage system plus replacement area for any future repairs. The reserve area shall not be disturbed during construction and no development or structures are permissible on this area. Form ES-76, and the required accompanying information must be submitted to begin the approval process.
4. After written approval is granted, the developer or each individual lot owner must obtain a health department permit for the construction of any water well or individual onsite sewage system. Any changes proposed after written approval has been given must be submitted, re-evaluated, and approved by the health department.
5. On lots less than two (2) acres in size, the 10,000 square foot reserve area for each lot must meet the requirements for the installation of a standard onsite sewage system. There must be a minimum of three (3) feet of suitable soil under any portion of the soil absorption system, and the average percolation rate must be between 5-90 min/inch.

On lots two (2) acres in size and over, standard or alternative onsite sewage systems may be proposed for the 10,000 square foot reserve area. Soil and site requirements for alternative systems require an average percolation rate less than 120 min/inch; require a minimum of three (3) feet of soil between the soil absorption system and limestone rock strata; and require two (2) feet of soil between the soil absorption system and non-limestone bedrock and/or seasonal high water table if additional treatment precedes the system or the proposed design is a low pressure system.

6. Where multiple reserve areas are proposed, each reserve area shall not be less than 3,000 square feet.
7. All onsite sewage disposal reserve areas shall be staked in the field and shown on the submitted plat.
8. A minimum of four (4) percolation test holes and one (1) six foot soils observation trench must be excavated on each lot. All testing must be done in the proposed onsite sewage system reserve area and must be conducted by a WV certified onsite sewer system installer. Six foot deep slit trenches may be required in limestone geology to determine soil depth over limestone rock strata.
9. A Sanitarian must visit each site prior to issuing written approval, and must view all test holes prior to backfilling.
10. The effect of the location of driveways, underground utilities, and stormwater management structures must be considered in planning reserve area locations. Developers should be aware of any additional local requirements which may apply to land development.
11. Minimum distances must be maintained between sewer system components and drinking water supplies and lines. Refer to the WV Legislative Rules: [64 CSR 46 - Water Well Design Standards](#), and [64 CSR 47 - Sewage Treatment and Collection System Design Standards](#), and [excerpts from 64 CSR 47 for Individual and On-site Sewage Systems](#).

SAMPLE
Subdivision Plat Plan

