



Public Health
Prevent. Promote. Protect.

Pike County General
Health District

Pike County General Health District

Environmental Health Division

116 S. Market Street

Waverly, Ohio 45690

Phone 740-947-7721 Fax 740-947-1109

rwilliams@pike-health.org

Land Split Guidance and Steps

1. New lot splits require a minimum of 1.6 acres of usable land. If splitting a parcel that has an existing dwelling, the proposed lot must contain all components (ex. tanks, leaching, aeration components, sand filters, pumps, and distribution parts) of the existing sewage treatment system. The lot must also contain a suitable area that serves as a replacement area if the primary system should ever fail. Lot split evaluations cost \$150.00 and include one soil evaluation. Additional soil evaluations are also \$150.00.
2. All existing septic systems on any parcel must be functioning properly and not creating a public health nuisance at the time of inspection. Examples of a public health nuisance include the surfacing of sewage on the ground, non-permitted discharges, and non-functioning aeration motors or components.
3. The Ohio Department of Health requires any parcel that is split to have a soil evaluation performed. This evaluation can be performed by the Pike County General Health District for a fee of \$150.00. A certified soil scientist may also do the soil evaluation – a list can be found on the ODH website. The soil evaluation can be used for future household sewage treatment system designs and will not need duplicated.
4. A new lot or remaining acreage cannot be split if the resulting lot will require an off-lot discharge system (NPDES).
5. Lots that are 5 acres or more are not subject to planning commission or health district approval.

Example 1: The vacant parent parcel contains 7 acres, and the resulting proposed lots will be 4 acres and 3 acres. This would require a soil evaluation for both lots. The lot split fee of \$150.00 includes one soil evaluation and another soil evaluation will need performed on the remaining lot for an additional \$150.00.

Example 2: A 7 acre parent parcel has one existing dwelling that will be on 3 acres and the remaining vacant lot will be 4 acres. The existing dwelling already has a completed soil evaluation and a documented septic replacement area on file so the soil evaluation fee can be waived for that lot. The lot split fee of \$150.00 would include the soil evaluation for the vacant lot. If a soil evaluation/documented replacement area is not recorded, an additional soil evaluation is required for \$150.00.

Example 3: A 7 acre parcel is to be split into a 5 acre proposed lot and a 2 acre proposed lot. The 5 acre parcel is not subject to planning commission or health district approval so it will not require a soil evaluation. The remaining 2 acre lot would require a soil evaluation which is covered by the lot split fee of \$150.00.

Once all applications, appropriate fees, and proposed survey documents have been submitted, a health district representative will contact you to set up a time to review the proposed lots and conduct soil evaluations if required.



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LAND SPLIT APPLICATION

(1 Split)

Property Owner's Name: _____ Receipt# _____

Phone Number: _____ Email: _____

Address of Property to be Split: _____

(Or nearest adjacent address if the lot is vacant land)

Size of Lot to be Split: _____ Acres

Size of Proposed Split Lots: _____ Acres

This lot split includes one soil evaluation. If additional soil evaluations are needed, they will require an additional fee of \$150.00 per evaluation. Please see lot split guidance for details. Soil evaluations can also be completed by an approved soil scientist, visit ODH website for a list in this area.

_____ Yes, I would like PCGHD to perform the soil evaluation if required (\$150.00)

_____ No, I will be using a soil scientist and will submit the report with this application.

REGARDING THE LAND TO BE SPLIT AND THE REMAINING LAND

<u>DWELLING(S)</u>	<u>AGE OF DWELLING</u>	<u>TYPE OF SEWAGE SYSTEM</u>	<u>AGE OF SEWAGE SYSTEM</u>	<u>SEPTIC CURRENTLY WORKING: YES/NO</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Please include a copy of the plat map and property description of the proposed land split along with a fee of \$150.00 with this completed application. The fee is non-refundable.

The Pike County General Health District Board of Health's Land Split Policy

Proposed land splits for residential or commercial use in Pike County will be approved by the Pike County Board of Health only if the resulting land parcels have adequate usable area for sewage treatment systems. Lots must contain a minimum of 1.6 acres of usable land. Usable land for septic waste management systems does not include easements, right-of-ways, or certain types of terrain (as shall be determined by the Board of Health).

Lots with an existing home will be inspected to determine if the existing home sewage disposal system is functioning properly, and that the system is contained within the boundaries of the proposed lot. This inspection may include a dye test to the current system. A soil evaluation maybe required if a documented replacement and soil evaluation isn't on file.

Vacant lots will be inspected to determine the requirements for a home sewage disposal system. The lot must have adequate room to install an approved sewage disposal system and have adequate room to replace the approved system for the proposed home size.

Property Owner's Signature

Date