

SUBDIVISION PLAN REVIEW CHECKLIST FOR DEVELOPERS

1.) Does proposed Lot meet 1-acre minimum density requirement for septic (if applicable & in accordance with Rule 3.4.B of the OnSite Wastewater Treatment Regulations)?

2.) Required Submissions (per rule 3.14):

“A. Plans for proposed subdivisions and lot consolidation shall be submitted to this Department for the review of proposed on-site wastewater systems in accordance with requirements of this regulation and the requirements of subdivision regulations of Archuleta, La Plata and San Juan Counties. The Health Officer may *require the subdivider to prove each lot has a suitable location for an on-site wastewater system prior to making recommendations. No plan shall receive the approval of the Board of County Commissioners unless the Department has made a favorable recommendation regarding the proposed method of sewage treatment.*

B. The subdivision or consolidation of lots shall meet the following criteria for approval for O.S.W.S.:

1. Each lot must have an approved on-site wastewater system site which meets the following criteria:

- a. Has at least 4000 square feet of usable [drainfield] space per dwelling.
- b. Meets all minimum setback distances.
- c. Has no bedrock within 5 feet of the surface.
- d. Has no groundwater at any time of the year within 5 feet of the surface of the ground.
- e. Is out of floodways.
- f. Has slopes less than 25%.
- g. Is set back 25 feet from the top of steep slopes more than 25%.
- h. Is outside of any other planned improvement area (building site, roadways, utility lines, etc.).

Septic Envelope = 4K ftsq

2. No tank inlets, tank outlets, manholes or piping shall be under high seasonal water table.

3. All existing O.S.W.S. must be functioning as originally permitted. All non-functioning systems may be required to be brought into compliance before approval will be granted.

C. Required Submissions for approval:

1. An accurate plat of the subdivision showing:

- a. Subdivision location.
- b. Lot sizes and dimensions.
- c. All existing buildings, wells, springs, surface water, waterways, water lines, on-site wastewater systems, slopes greater than 25%, and roads.
- d. Proposed locations of water supplies, [drainfields], roads, road easements, and other easements.
- e. All platted subdivisions containing land located in the floodway or floodplain shall have:
 - 1. Floodway and floodplain boundaries identified.
 - 2. A proven, suitable drainfield location on each lot which is identified on the plat.

2. A statement regarding the proposed use of the property.

3. The distance to the nearest sewer main of a municipal or community system if within 1/4 mile.

4. Verification that the proposed subdivision plans have been submitted to the Planning Department for the Sketch Plan review.

5. Additional hydrological, geological or engineering information as required when evidence indicates that an on-site wastewater system may endanger groundwater or surface water quality.”

Such as:

Water Supply: Has Quantity and Quality been confirmed & affirmed?

Quantity – well logs, existing system connections, other?

Quality – bac-T, nitrates, TDS, proposed wellhead treatment or??, or has

Approval been Obtained from County Engineer or Division of Water Resources

Potential Environmental Impacts:

Air Quality Issues (list and describe)

Transportation Impacts (to Pedestrian, Equestrian, or other)

Bikepaths or interconnecting sidewalks, part of a walkway or bike-path masterplan, if not, describe disadvantages to living environment or Developers proposal to remedy (extra-wide roads, limited & slower traffic)...
