



WARREN COUNTY COMBINED HEALTH DISTRICT

416 South East Street
Lebanon, Ohio 45036

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Duane Stansbury, R.S., M.P.H.
HEALTH COMMISSIONER
Terren B. Koles, M.D.
MEDICAL DIRECTOR

December 29, 2006

Eric Lang, P.S.
Burkhardt Engineering
195 Byers Road, Suite 202
Miamisburg, Ohio 45342

RE: Re-Evaluation of a 47.6 acre tract along
Bunnell Hill Road, Springboro, OH to be
known as Shadow Lake (formerly known as
The Meadows and Clearwater Woods)
(Clearcreek Township)

Dear Mr. Lang,

Your above referenced property has been re-evaluated for on-site sewage system acceptability. Based on my review, the proposed lot split is acceptable to this office.

The soils consist of Russell-Miamian, FinCastle and Wynn Silt Loams. The slope varies from 2-8%.

Lot #3 has a pond on it and is unsuitable as a building site.

As these lots were approved in 2004, the 3 year grace period will be in effect. These lots will develop utilizing septic tanks followed by leaching lines. These leaching lines will be 300 lineal feet per bedroom.

Lots #1 and 2 are restricted to 3 bedroom homes and to the building site. This is due to the extreme topography on these lots.

Lots #21, 22, 25, 26 and 27 also have restrictive building sites due to the extreme topography on the lots.

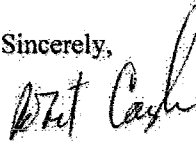
Lot #27 best option for a wastewater treatment system may be the mound system.

A more detailed review will have to be conducted by this office when each lot is ready to be developed to determine the location and size of the sewage disposal system and the required replacement area. Prospective buyers must submit a detailed site plan and complete the sewage system location application, at this office, to obtain the required detailed review. The fee for this detailed review is \$125.00 and this review is required before a building permit can be obtained. Please provide prospective buyers with a copy of this letter.

Mr. Lang
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If you have any questions, I can be reached in the office between 8:00-9:30 a.m. at 695-1473.

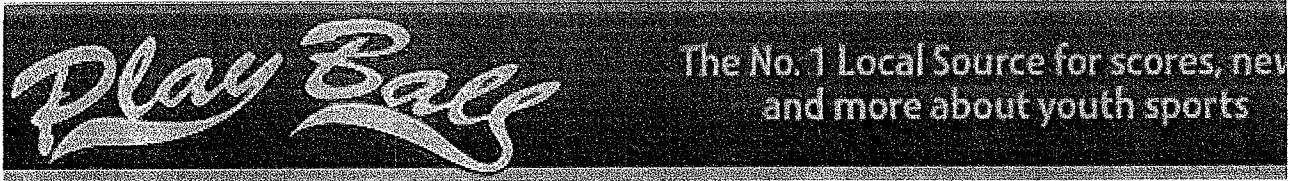
Sincerely,

A handwritten signature in cursive script, appearing to read "Robert Caughron".

Robert Caughron, R.S.

RC:tc

CC: Robert Ware, Warren County Regional Planning Commission



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Private sewage system rules add big costs to building

Thursday, June 08, 2006

By Linda Scott

Contributing Writer

Beginning in January all new homes built with private septic systems in Warren County and Ohio will be required to follow a state mandated program — that will add significantly to the cost of new construction and the replacement of worn-out systems.

According to the Warren County Combined Health District, Ohio's Public Health Council took action in May to adopt new sewage treatment system rules scheduled to become effective Jan. 1.

In a first revision of the rules since 1977, all local departments must follow the new program that will be overseen by the Ohio Health Department.

The state mandated program includes use of mound septic systems as priority, soil surveys conducted by private sector certified soil scientists and an additional permit charge.

The mound septic system is relatively new to Warren County, but it has been used in other areas of Ohio and extensively in some other states, said Daniel Collins, Warren County Combined Health District director of Environmental Health.

"The rules we've been working under are 30 years old, but other states have been using these systems for a long time," Collins said. "Even the requirement that soil scientists do the evaluations before the health department gets involved, for the last 30 years we've done the soil evaluations ourselves."

Collins said mound septic systems, which will replace the conventional septic tank leaching system and the aeration and sand filter system used extensively in Warren County, will cost at least twice as much as the other types and will be specifically designed by a private sector designer for each home to be built.

Under the new rules, conventional systems would be used only rarely compared to the mound system and would be permitted only when an existing lot has no other options.

To make transition to the new program easier, Collins said the Warren County Health



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Department started in 2006 requiring developers to go through the same process that will be required for everyone at the start of 2007.

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"We started requiring that a soil scientist (survey) the lots before they can submit to the health department. If the lots required a mound system, then the soil scientists had to locate where that system would be on the lot," said Collins.

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Under the new rules, there is a grandfather clause for lots pre-approved for conventional septic tank leaching line systems allowing those systems to be installed as long as a permit is obtained and the owner requests to install the pre-approved system by Jan. 1, 2010.

Aeration systems that have been pre-approved may be installed as long as a permit is obtained by Dec. 31, 2006.

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Average costs of conventional septic systems is between \$6,000 and \$8,000. A mound system costs from \$16,000 to \$20,000 Collins said his department was advised.

Collins said mound septic systems are considered better for the environment because they provide treatment before sewage reaches ground soil. But like all septic systems, eventually mound systems fail.

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"A mound system is still considered a soil absorption system and all absorption systems begin failing the day you start using them," Collins said. "Mound systems will have a life span just like other septic systems and ultimately will fail and have to be replaced."

Collins said soil scientists will identify two locations on individual lots for mound systems so when one ultimately fails, the other location can be used.

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The increased lot size requirement of two acres by Warren County should be of benefit to those who will be required to install the mound septic system, Collins said, because it provides plenty of room for them. In addition, when conventional septic systems fail on older lots, they will have to be replaced with mound septic systems in most cases, he said.

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The new rules may be of particular interest to developers in Hamilton and Harlan townships. Approximately two-thirds of Hamilton Twp. is currently without central sanitary sewers, according to Warren County Sanitary Engineer Dick Renneker.

At build-out, approximately half of the township will be using septic systems. Most of Harlan Twp. depends upon septic systems and will continue to do so in the foreseeable future.

The new rules also require real estate agents to advise perspective home buyers in unsewered areas of the mound system, its maintenance and costs.

For more information, call (513) 695-1271 or (937) 425-1271.

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