

ENGINEERING REVIEW
INSTRUCTIONS FOR APPROVAL OF SANITARY
FACILITIES FOR SUBDIVISIONS

INSTRUCTIONS:

The Approval of Sanitary Facilities for Subdivisions approval from the Arizona Department of Environmental Quality (ADEQ) is one of the items required by the Arizona Department of Real Estate in their Application for Public Report, which is required prior to sale or lease of subdivided lands. This document is the Approval of Sanitary Facilities for Subdivisions application and includes instructions. To determine where to file the Approval of Sanitary Facilities for Subdivisions, please refer to the delegation agreement matrix.

Ensure that email addresses are provided in the NOI, as all permits are sent to applicants via email.

ADEQ recommends a pre application meeting prior to submitting your application. Email the Engineering Review Unit at WQD_ERU@azdeq.gov, a week in advance. To facilitate scheduling the meeting in a timely manner include "Pre Application Meeting" in the subject line. Please bring all final application components (see Form 222) including the fee to the meeting.

A. Application forms to be submitted

1. This application form with all items completed (those items which are not applicable, please mark "NA") and the applicable fee. The application must be dated and signed by the developer. If an agent signs the application, written confirmation of delegation of that authority to the agent must be attached and signed by the developer.
2. If the proposed subdivision is to be served by a drinking water system, an "Application for Approval to Construct Drinking Water Facilities" must accompany this application or provide documentation that the application has been submitted to or been approved by ADEQ or the delegated local agency.
3. If the proposed subdivision will discharge sewage to a downstream wastewater treatment plant (WWTP), a "Notice of Intent to Discharge for Sewage Collection System" must accompany this application or provide documentation that the application has been submitted to or approved by ADEQ or the delegated local agency.

B. Review fees to be submitted

1. Subdivision review fees (A.A.C. R18-14-111(3)):

Fee Category	Number of Lots	Fee
Subdivision incorporating sewer public sewerage systems ^a	Per 150 lots	\$800
Fee Category	Number of Lots	Fee
Subdivision incorporating On-site wastewater disposal ^a	10 or Less	\$500
Subdivision incorporating On-site wastewater disposal ^a	11 to 50	\$1,000
Subdivision incorporating On-site wastewater disposal ^a	Per Additional 50	\$1,000
Fee Category	Number of Units	Fee
Condominium ^b	Per 150	\$1,000

NOTES:

- a. If water from a central distribution is not provided to the lot, the fee is one and one-half the applicable fee. The fee for a 25 lot on-site subdivision not incorporating water from a central distribution system would be \$1,000 x 1.5 for a total fee of \$1,500.
 - b. Review of an Approval of Sanitary Facilities for Subdivisions application under R18-5-410 for condominiums may incorporate sewage collection systems or on-sites facilities.
2. For information on design review fees for sewage collection systems and drinking water projects see form 222 at Form 222 is a good check list and will provide information on what should be submitted with this application.

C. Plans and plats to be submitted:

1. For subdivisions incorporating drinking water distribution:
 - a. Submit 2 copies of the plat as recorded or as will be recorded. Illustrate the location of water mains and valves on the plat in accordance with R18-5-406(A).
 - b. Submit 4 copies of water supply plans and specifications for ADEQ approval or provide documentation that the system had previously been approved by ADEQ or the delegated local agency.
2. For subdivisions incorporating sewage collection systems:
 - a. Submit 2 copies of the plat as recorded or as will be recorded. Illustrate the sewer mains on the plat in accordance with R18-5-407(A).
 - b. Submit 4 copies of sewer plans and specifications for ADEQ approval or provide documentation that the system had previously been approved by ADEQ or delegated local agency.
3. For subdivisions incorporating on-site wastewater treatment systems:
 - A. Plat.** A copy of the plat as recorded or as it will be recorded. Plats that are not recorded will require a tentative/preliminary approval from the appropriate local board. At a minimum, plats shall include the following:
 - a. The site topography.
 - b. All 100-year floodplain zones.
 - c. All roads.
 - d. All easements and all erosion setback zones.
 - e. Show adjoining parcels and indicate if they are subdivided, unsubdivided or public land.
 - f. The minimum size lot shall conform to Arizona Administrative Code R18-5-404 and Title 18 Chapter 9 Article 3.
 - B. Geological Report.** Engineering Bulletin No. 19 and A.A.C. R18-9-A310 may be used as guidance for soil boring and percolation test procedures. The geological report must be sealed by an Arizona-registered professional engineer or geologist and shall include the following:
 - a. General description of the area.
 - b. A vicinity map having sufficient detail to enable a person unfamiliar with the area to find the site.
 - c. Description of methods used in making the soil profile and percolation tests.
 - d. Map giving location of soils borings and percolation tests.
 - e. Soil boring logs.
 - f. Percolation test results.
 - g. Depth to groundwater.
 - h. Description/map of topography.
 - i. Detailed description of present and future land uses in and around the proposed subdivision.
 - j. Nitrogen loading demonstration in accordance with R18-9-A309 (A)(8)(c).

Soil Tests: In accordance with A.A.C. R18-5-408 (E) a minimum of one percolation test and boring per acre or one percolation test and boring per lot where lots are larger than an acre, is required. The number of tests may be reduced where "it can be shown by submission of other reliable data that soil conditions" will allow on-site systems to function on each lot. At a minimum, the following additional reliable data must be included in the geological report to make that demonstration:

- a. Detailed geological map of the plated subdivision including at a minimum all the soils types at the site and the location of any outcrops.
- b. A minimum of two geological cross sections perpendicular to each other, that encompass the greatest extent of the subdivision possible.
- c. A written rationale for the number of tests selected.
- d. Third party data may also be considered by the Department.

The number of soil tests can be reduced to approximately one-fourth the number of tests required by A.A.C. Additional tests will be required where significant changes in geology, soils or other anomalies are observed or when non adjoining lots are part of the same subdivision.

- C. Design Report.** Design reports are required when any lots in the plat for an on-site subdivision are less than 2.5 acres. They may also be required for larger lots if there are topographical and geological concerns or if the dimensions of the lots may constrain the installation of an on-site system. In order to demonstrate each lot can accommodate a compliant on-site wastewater treatment system, submit sample rule-compliant wastewater system designs for the four most-constrained lots. Constraints include setbacks from wells, neighboring lots, neighboring subdivisions, washes within or nearby, driveways, waterlines, unfavorable soil characteristics, and nitrogen loading that may contribute to a violation of

the Aquifer Water Quality Standards such that ADEQ shall prohibit installation according to R18-9-A309(A)(6). The following must be provided:

- a. The scale sample designs and applicable calculations for each lot, showing a typical 4-bedroom home, waterline route, driveway, wastewater treatment device, primary disposal device, and reserve (secondary) disposal device, sealed by an Arizona-registered professional engineer.
 - a. Soil-based calculations for disposal device sizing.
 - b. Plans and calculations showing lot boundaries, wells in lot or within 100 feet of lot boundaries.
 - c. Show treatment device location and service line to the device.
 - d. Show primary and reserved disposal locations.
 - e. Explanation if major earthwork or drainage control is required to construct compliant wastewater treatment facility.
 - f. Show setbacks to scale of treatment and disposal works from all features listed in A.A.C. R18-9-A312C.
 - g. Show water service line, driveway/parking, drainage controls, and other improvements.
- Designs submitted do not commit any party to constructing systems of that design; they simply demonstrate that a compliant design can be achieved.

D. Local agency concurrence (on-site wastewater systems only)

A statement from the county health department (Appendix B) is required when individual on-site wastewater treatment systems are proposed (where a septic or other on-site wastewater system is to be installed on each lot as the lot owner responsibility).

E. Water/wastewater system adequacy/commitment demonstration:

1. If a drinking water system is provided, a signed unconditional agreement to serve the subdivision (“Drinking Water Service Agreement”) from officials of the water utility must be submitted with this application.
2. WWTP adequacy: R18-9-E301(C)(1) requires a signed statement be submitted by the owner or operator of the WWTP that will receive the proposed subdivision’s sewage. This statement must affirm that service to the subdivision will not cause the design flow of the facility to be exceeded nor any permit limits for the facility to be exceeded. The “Sewage Treatment Facility Capacity Assurance” form must be submitted to fulfill this requirement.
3. Sewer adequacy: R18-9-E301(C)(2) requires that if the subdivision’s sewage collection system will not discharge directly to a wastewater treatment facility, a signed statement must be submitted by the owner or operator of the down stream sewage collection system used to transport subdivision sewage to the wastewater treatment facility. This statement must affirm that service to the subdivision will still allow the intermediate collection system to operate within the performance requirements of R18-9-E301(B). The “Capacity Assurance for Sewage Collection System” form must be submitted to fulfill this requirement.

F. Refuse collection and disposal:

1. Where municipal or private refuse collection service is available, arrangements shall be made to have this service furnished to the subdivision.
2. The “Garbage Service and Garbage Disposal Agreements” in Appendix A1 and A2 must be completed before action can be taken on the Approval of Sanitary Facilities for Subdivisions.

G. Application Review Time

Subdivision applications are subject to Licensing Time Frames (A.A.C. R18-1-525), which limits the number of business days ADEQ has to review your project.

License Type	Administrative Completeness Review	Substantive Review	Overall Time Frame
Subdivision Community (Sewered) Facilities	21	37	58
Subdivision Individual (On-site) Facilities	21	46	67



ENGINEERING REVIEW
APPROVAL OF SANITARY FACILITIES FOR
SUBDIVISIONS

GENERAL INFORMATION:

1 Subdivision Name

Project Name _____

2 Applicant

(Check One) Owner Developer

Name _____ Phone _____ Fax _____

Title _____ Firm Name _____

Mailing Address _____ City _____ State _____ Zip _____

Email Address* _____

3 Contact Person/Agent (Please fill out if different than the Applicant)

(Check all that apply) Engineer Consultant Contractor Attorney Other

Name _____ Phone _____ Fax _____

Title _____ BTR Number _____

Firm Name _____

Mailing Address _____ City _____ State _____ Zip _____

Email Address* _____

4 Subdivision Information

County _____ Nearest City _____

Township _____ Range _____ Section _____ , _____

Latitude _____ ° _____ ' _____ " N Longitude _____ ° _____ ' _____ " W

5 Existing Environmental Permits

List any other federal or state environmental permits issued for or needed by the facility (attach additional pages if necessary).

*Email addresses are required as all permits will be sent to the applicant via e-mail.

AGENCY USE ONLY		DATE STAMP
File and LTF Number		
Fee Paid		
Type of Subdivision	<input type="checkbox"/> Community <input type="checkbox"/> Individual	
Assigned Reviewer	Date App Copied for 208 Review	

SUBDIVISION COMPONENTS

6 Subdivision Details

Lot Numbers

Continue on separate sheet of paper if space is not adequate. Each lot should be identified (can show consecutive numbers as "X" thru "Y")

Area of Subdivision _____ Acres

Number of Lots Industrial Commercial Residential TOTAL

7 Select Which Applies (Check Which Components that are part of this application)

Public Water System

A) Please indicate water supply name and system number (or currently under capacity development):

Name of Water Supply _____ Public Water System No. _____

B) Please indicate how the water supply has been reviewed and approved:

- A completed, signed Application for Approval to Construct Drinking Water Facilities is attached, or
 An issued Approval to Construct is attached.

C) Please indicate if the following is part of the submittal package:

Water Service Agreement

Water supplied by individual lot owner

A) Please indicate what items are supplied

- Well Installation Cost Estimate, and
 ADWR Water Adequacy Determination (for subdivision outside Active Management Areas), and
 Water Hauling Cost Estimate, and
 Depth to groundwater (feet):

8 Select Components Included (Check All Components that are part of this application)

Sewage Collection System

A) Please indicate how the sewage collection system was reviewed:

- A completed, signed Notice of Intent to Discharge for A Sewage Collection System (NOI) is attached, or
 An issued Construction Authorization is attached.

B) Please indicate where this subdivision's sewage collection system discharges (Check one):

- The sewage collection system which serves the subdivision discharges directly to the wastewater treatment facility, or
 Another downstream collection system carries sewage from the subdivision to the wastewater treatment facility. A completed, signed Capacity Assurance for a Sewage Collection System form is attached..

C) Please indicate that a completed, signed Sewage Treatment Facility Capacity Assurance form is attached:

- A signed Sewage Treatment Facility Capacity Assurance Form is attached, and
 A copy of the treatment facility capacity tracking list (commitment list) is attached.

D) Please indicate whether sewage from the subdivision will be treated by an existing or new wastewater treatment plant (WWTP):

WWTP Name: _____

APP Permit No.: _____

- Sewage will be treated by an existing facility, or
 Sewage will be treated by a proposed facility to serve this subdivision.

Anticipated date to begin operation: _____

Sewage will be Served by On-Site Systems

A) Please indicate the following information about the nearest point of connection for the sewage collection system:

- The distance to the nearest sewage collection system (feet): _____
 The diameter of the nearest sewage collection system (in): _____
 A completed, signed (original) County Approval of Geologic Report (Appendix B).

B) Please indicate what is included in the Geologic Report:

- | | |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> General site plan including sufficient directions to drive to the proposed subdivision. | <input type="checkbox"/> Demonstration that all lots will be able to be served by providing an analysis for the four most constrained (worst case) lots. |
| <input type="checkbox"/> Plat layout with the sampling locations identified by the county. | <input type="checkbox"/> Demonstrated nitrogen loading by R18-9-A309(A)(8)(c). |
| <input type="checkbox"/> Percolation tests performed at each location. | <input type="checkbox"/> Demonstrations utilized a four bedroom house. |

9 Selected Components Included (Check All Components that are part of this application)

Garbage Disposal

- Refuse will be transported to the disposal location by _____ (Appendix A1).
 The refuse will be transported to _____ for disposal (Appendix A2).

10 Selected Components Included (Check All Components that are part of this application)

Condominium

A) Please indicate if the condominium is:

- New, or
 Existing (Please select the appropriate component for the existing water and sewer systems).
 Approval, in writing, at the time of original construction by the local building inspection authority,
 Currently operating under a permit issued by a local building inspection authority (please attach a copy of the permit), or
 Certified adequate by an Arizona registered Professional Engineer (please attach a copy of the sealed as-built plans)

B) Please indicate if the following were submitted with the application

- Appropriate sections of the covenants for maintenance of water and sewer lines.
 Plans showing common usage lines for water and sewer (including diameter, length, and slope)

CERTIFICATION:

I verify that all information given in this application is correct. I am informed that no construction of sanitary facilities shall commence unless and until a drinking water "Approval to Construct" and a sewage collection system "Construction Authorization" are issued by the Arizona Department of Environmental Quality. I am informed further that no operation of sanitary facilities shall commence unless and until an "Approval of Construction" and a "Discharge Authorization" are issued by the Arizona Department of Environmental Quality for the drinking water and sewage collections systems, respectively.

Type or Print Name of Subdivider or Agent

Signature of Subdivider or Agent (If agent, written confirmation must be submitted)

Date

Pursuant to A.R.S. § 41-1030:

- (1) ADEQ shall not base a licensing decision, in whole or in part, on a requirement or condition not specifically authorized by statute or rule. General authority in a statute does not authorize a requirement or condition unless a rule is made pursuant to it that specifically authorizes the requirement or condition.
- (2) Prohibited licensing decisions may be challenged in a private civil action. Relief may be awarded to the prevailing party against ADEQ, including reasonable attorney fees, damages, and all fees associated with the license application.
- (3) ADEQ employees may not intentionally or knowingly violate the requirement for specific licensing authority. Violation is cause for disciplinary action or dismissal, pursuant to ADEQ's adopted personnel policy. ADEQ employees are still afforded the immunity in A.R.S. §§ 12-821.01 and 12-820.02.



ENGINEERING REVIEW
GARBAGE AGREEMENT – COLLECTION SERVICE
[APPENDIX A1]

APPENDIX A1 – GARBAGE AGREEMENT – COLLECTION SERVICE

This agreement must be filled out and signed by a representative of the collection agency and the **original** submitted with application (A.A.C. R18-5-409).

The _____ agrees to provide
Name of Collection Agency

refuse collection service to _____
Name of Subdivision County

in accordance with applicable rules and regulations governing refuse collection and disposal.

Type or Print Name of Representative of Collection Agency

Title _____

Address _____

City _____ Zip Code _____

Signature of Representative of Collection Agency

Date



ENGINEERING REVIEW
GARBAGE AGREEMENT – DISPOSAL SERVICE
[APPENDIX A2]

APPENDIX A2 – GARBAGE DISPOSAL AGREEMENT

This agreement must be filled out and signed by a representative of the operational authority of the landfill and the **original** submitted with application (A.A.C. R18-5-409).

The _____ is operated by _____
Name of Disposal Site Name of Operational Authority

in accordance with applicable rules and regulations governing refuse disposal and will accept refuse from persons living in:

Name of Subdivision

Type or Print Name of Representative of Operational Authority

Title _____

Address _____

City _____ Zip Code _____

Signature of Representative of Operational Authority

Date



ENGINEERING REVIEW
COUNTY APPROVAL OF GEOLOGIC REPORT
[APPENDIX B]

APPENDIX B – COUNTY APPROVAL OF SUBDIVISION TO BE SERVED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT FACILITIES

This form is to be filled out, signed and the **original** SUBMITTED TO ADEQ in accordance with Arizona Administrative Code (A.A.C.) R18-5-408(E)(3) with any Application for Approval of Sanitary Facilities for Subdivision for which the proposed method of wastewater treatment requires owners of some or all lots within the proposed subdivision to install individual on-site wastewater treatment facilities. An Approval of Sanitary Facilities for Subdivision must be issued by the Arizona Department of Environmental Quality before an application can be made to the delegated agency to obtain approval of septic system or other individual on-site wastewater treatment facility for any lots in the subdivision.

- 1 Name of Subdivision _____
- 2 Total Number of lots in proposed subdivision _____
- 3 Total Number of lots proposed for individual on-site wastewater treatment facilities _____
- 4 In accordance with R18-5-408(E)(1), *the geological report shall include results from percolation tests and boring logs obtained at locations designated by the county health departments.* Please indicate which county official selected the sample locations: _____
- 5 Please indicate on what date the locations were designated by the county: _____
- 6 Please indicate how many locations were designated by the county: _____
- 7 Please indicate when the test results were submitted to the county for review: _____
- 8 Please indicate if additional locations were required based on the initial locations: _____

The plans, sample locations, and supporting data for the above project have been reviewed by the

(NAME OF COUNTY HEALTH DEPARTMENT OR OTHER DELEGATED AGENCY)

and county approval of _____ subdivision for the use of individual on-site wastewater treatment and disposal systems is granted.

County Comments on site limiting conditions or types of technologies that may or may not be used:

Continued on attachment No Yes

Signature of Representative of County Agency

Date