

Department of Infrastructure
County Engineer's Office

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Mailed:

OSSF SUBDIVISION REVIEW CHECKLIST

Subdivision Name: _____

Subdivision Address: _____

Surveyor/Engineer contact: _____ Telephone: _____

Surveyor/Engineer's Address: _____

Surveyor/Engineer's Email: _____

Owner's Name: _____ Telephone: _____

Owner's Address: _____

Owner's Email: _____

REVIEW: Each survey plat requires formal review and signature by Williamson County Engineer's office. Reviews by the County Engineer's office require a site visit with profile holes open for inspection and a review for plat notes listed below. Plats will be reviewed within 10 days. Please review plat for correct notes on checklist.

The survey needs the following to be addressed as indicated by asterisk (*)

() **1. SIGNATURE BLOCK:** "Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it."

J. Terron Evertson, PE, DR, CFM
County Engineer

Date

() **2. MAP:** The review must include an accurate map of the subdivision location in relation to major roads.

() **3. FEES:** A review submittal must be accompanied by the payment of the appropriate fees: \$125.00 per subdivision PLUS \$20.00 per lot.

() **4. EDWARDS AQUIFER RECHARGE ZONE (EARZ):** The following notation should be included IN the engineer or surveyors signature statements over the seal and signature: **"This tract is/is not located within the Edwards Aquifer Recharge Zone."**

() **5.** If the tract is located within the EARZ include the following plat note: **“A geologic assessment consistent with 30 TAC 213.5(b)(3) must be provided before an on-site sewage facility authorization to construct may be issued.”**

() **6.** If the tract is located within the EARZ include the following plat note: **“Any owner that subdivides their property into two or more residential lots must notify the prospective buyer that the lot is within a Edwards Aquifer Regulated Zone and is subject to the requirements of 30 TAC 285.40 through 42. The seller must notify the buyer if a 30 TAC 213.5 water pollution abatement plan application has been made, is approved and any restrictions conditions that are provided have been placed on that approval”**

() **7.** If in the EARZ submit copy of approved WPAP. Williamson County Engineer’s office requires that any mapped recharge features found in the WPAP geologic assessment be shown on the plat with all required OSSF setbacks per 30 TAC 285.91 (Table X). If exempted from a WPAP submit written exemption from TCEQ. Contact TCEQ at 512.339.2929.

() **8.** For lots over the EARZ, include the following note: **“On-Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.”**

() **9. WATER SERVICE:** Include the following note: **“Water service for this subdivision will be provided by _____.”**

() **10. WATER SERVICE:** If a water district or corporation supplies water services to the proposed lot(s), then a letter from the supplier(s) must be submitted verifying that services or a meter will be provided for each lot.

() **11. SEWER SERVICE:** Include the following note: **“Sewer service for this subdivision will be provided by On-Site Sewage Facilities.”**

() **12. WELLS AND OSSF:** If the lots are to be served by private wells and OSSF’s, the plat must show a 100’ sanitary set back around the proposed well site within which no absorptive type of OSSF may be located. **PROPOSED WELLS MUST BE LOCATED 50’ FROM THE PROPERTY LINE.** The easements of neighboring wells that encroach the subdivision must also be shown.

() **13. OSSF:** The locations of existing septic systems and absorption fields must be shown on a scale drawing.

() **14. 100 YEAR FLOOD PLAIN MAP:** The plat must show the 100-year flood plain and flood way.

() **15. LOT SIZE:** If lots will utilize an OSSF, the review must show the acreage of each lot. All lots utilizing OSSFs must be at least one (1) acre in size. Lots that are NOT supplied by a water district or corporation must be at least two (2) acres in size. The minimum lot size shall equal the number of residences times the minimum lot size for each residence. Special requirements apply for mobile homes communities, duplex, triplex and multifamily residential. In calculating minimum lot sizes for compliance with these rules, recognizable bed and banks of wet weather creeks, bodies of water and dedicated public road easements shall be excluded from the overall square footage of the lot. Wet weather creeks are delineated as blue lines on a USGS 7.5 minute topographical map.

() **16. CONTOURS:** If OSSFs will be constructed, the submittal must include a topographic map showing five-foot contours.

() **17. DRAINAGE PLAN:** A comprehensive drainage impact plan must be provided. This plan must relate how current and future drainage patterns will or will not effect the proper function of On-Site Sewage Facilities (OSSF). This plan must state that positive drainage will occur throughout the entire tract and improvements will be made if drainage problems become apparent.

() **18. SOILS:** If the subdivision is to be served by OSSFs, a representative number of test holes, located in representative areas of the subdivision, are required in order to acquire an adequate profile of soil

