

4.7.4.1.5.4 Application and Review Process/Review of the Permit Application/ Technical Review/Permit Application for New Facilities/Other Permits/ Subdivision Approvals

Applicability:

10 CSR 20-6.030, Disposal of Wastewater in Residential Housing Developments, sets forth requirements for developers of residential housing developments (subdivisions) to determine the method for wastewater disposal.

This rule applies to all new developments with seven (7) or more lots each less than five (5) acres, existing subdivisions that did not receive department approval under previous rules, as well as any expansion of three (3) or more lots each less than five (5) acres in an existing development. Recreational developments and multiple family housing units (duplex's, apartments, condominiums, motels, hotels and resorts) which propose using Multi-Family Subsurface Soil Absorption Systems could also require approval.

Content:

Single Family Residential Housing Developments (Subdivisions)

When a developer proposes the use of individual on-site wastewater systems as the method of wastewater disposal, approval of the residential housing development is required when the development would have seven (7) or more lots less than five (5) acres in size. Also any expansion of an existing development with three (3) or more lots less than five (5) acres in size would require approval.

A developer must submit a Request for Geohydrologic Evaluation to the Environmental Geology Section, DGLS. The Geohydrologic Evaluation will give a minimum lot size based on the groundwater contamination potential only. See 10 CSR 20-6.030(2) Geohydrologic Evaluation.

A qualified Soil Scientist as defined in 19 CSR 20-3.080 will need to generate a Soils Report after a thorough and systematic investigation of the soil properties and landscapes in the proposed development. That report must contain specific documentation that will give a minimum lot size based on the soils and site conditions. See 10 CSR 20-6.030(3) Soils Report.

The minimum lot size for the development will be the larger of the values of the geohydrologic evaluation or the soils report.

A preliminary plat drawn to a scale of one inch (1") equals fifty to two hundred feet (50-200') indicating individual lots, lot size, roads, water supply, and known existing or proposed easements shall also be provided. A copy of the United States Geological Survey topographic map and the soil map and legend from the United States Department of Agriculture County Soil Survey with the area of development clearly outlined must be provided. See 10 CSR 20-6.030(4) Plat Map.

All lots five (5) acres and greater in a single-family residential housing development are exempt from this regulation, but may not be from DHSS or the local administrative jurisdiction.

The developer must fill out a request for approval form and submit all of the above documentation to the Water Protection Program, Jefferson City Office for approval in accord with 10 CSR 20-6.030(7) Department Review. Also see Other Links below.

Multi-Family Subsurface Soil Absorption Systems

If a developer proposes multi-family residences utilizing a multi-family subsurface absorption system, an engineering report prepared in accordance with 10 CSR 20-8.020, Design of Small Sewage Works must be submitted. Each housing unit shall be considered equal to a single-family residence for the purposes of compliance with this rule. See 10 CSR 20-6.030(6) Multiple Family Housing Units.

A proposed multi-family residence would require approval if there are seven (7) or more units or an expansion of an existing multi-family residence with three (3) or more units. This only applies when the system discharges <3,000 GPD of domestic wastewater into a multi-family subsurface absorption system. Any flow of domestic wastewater >3,000 GPD would require department construction and operating permits. If there is more than one subsurface disposal area they must act independently of each other. If that cannot be demonstrated, the flows will be combined.

Examples of multi-family residences are apartments, duplexes, condominiums, motels, hotels, dormitories, etc. Also resort cabins, RV Sites and single family residences that discharge into a Multi-Family Subsurface Soil Absorption System.

The developer must fill out a request for approval form and submit all of the above documentation to the Water Protection Program, Jefferson City Office for approval (10 CSR 20-6.030(7)).

Once the department approves the engineering report, then the DHSS or local administrative authority would have jurisdictional responsibility to review the actual design and issue the authorization to construct.

Jurisdictional responsibility for domestic wastewater system is explained in 2.3.5.1 Private Domestic Treatment Facilities.

Legal References:

Missouri Clean Water Law, Chapter 644

[644.016\(18\)](#) EPA Administered Permit Programs - NPDES - Definitions

[644.150](#) EPA Administered Permit Programs - NPDES - Subdivision Defined

Code of State Regulations:

[19 CSR 20-3.060](#) Minimum Construction Standards for On-Site Sewage Disposal Systems

[19 CSR 20-3.080](#) Requirements for Percolation Testers or On-Site Evaluators and Registered Wastewater Treatment System Installers

[10CSR 20-6.010](#) Construction an Operating Permits

[10 CSR 20-6.030](#) Disposal of Wastewater in Residential Housing Developments

[10 CSR 20-8.020](#) Design of Small Sewage Works

Other Links:

[Request for Geohydrologic Evaluation of Residential Housing Development \(Subdivision\)](#)

Request for Approval Under 10 CSR 20-6.030 Disposal of Wastewater in Residential Housing Developments

Department of Health & Senior and Services, On-site Sewage

Environmental Protection Agency, Septic System

Key Words:

subdivision, developers, residential housing development, on-site wastewater, disposal, collection, treatment

Page ID: 4.7.4.1.5.4 Residential Housing Developments

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