



Lot Split evaluation:

A Lot Split Evaluation is required anytime a parcel of land that contains an existing dwelling is being split into multiple lots, thereby changing the lot dimensions for the existing dwelling.

Prior to application for a Lot Split the following items are required by our office

- Preliminary plat drawing, to scale, of proposed lot lines with dimensions.
- Soil report from approved soil scientists. Soil test needs to take place within the confines of the new lot being proposed for the existing dwelling. The soil report should contain a scaled site drawing with descriptions of acreage, site conditions; wetlands, easements, structures, existing HSTS on the property, etc.
- Website: [SOIL EVALUATORS \(medinahealth.org\)](http://SOILEVALUATORS(medinahealth.org))

If the existing dwelling's sewage system is causing a public health nuisance at the time of the Lot Split Evaluation, the sewage system must be replaced. It should be noted that the lot split will not be approved until replacement of the failed sewage system has taken place.

For applications by email: env@medinahealth.org or call us at (330)723-9523. A lot split application is \$150.00. An inspector will review the provided information and visit the site to determine the following;

- Suitability of space & soil on existing lot for two replacement areas for a sewage system per [Chapter 3701-29 - Ohio Administrative Code | Ohio Laws](#)
- If suitable space and soil for an on-lot type sewage system does not exist on the lot being created for the existing dwelling, further soil testing may be necessary.

* When adding acreage to an existing lot, no evaluations will be necessary for the lot receiving the extra property*

Site evaluation:

Site Evaluation is required anytime a new vacant parcel is created.

Prior to application for a site evaluation, the following items are needed.

- Submit soil report for each new parcel in accordance with rule 3701-29-07 of the Administrative Code for each proposed lot. Website: [SOIL EVALUATORS \(medinahealth.org\)](http://SOILEVALUATORS(medinahealth.org))

(continued)

- Any person proposing a new vacant lot must turn in a scale drawing and may use previously prepared or otherwise available drawings such as a survey prepared by a registered professional surveyor, an aerial photograph or digital orthophotograph prepared from a geographical information system.
- Scale drawing must contain the following:
 - The acreage of proposed lot/lots.
 - Proposed lot lines with detail on site conditions including vegetation, and drainage features. **All lot lines need to be marked for the evaluation.**
 - Any site information deemed necessary by the board of health related to prior or existing land use including existing and proposed: easements, utilities, structures, wells, foundations, roads, drainage features, water bodies, etc.
 - The scale drawing shall also include topographic detail with contour lines sufficient to determine slope and adequate length along the contour in the areas considered suitable for a Household Sewage Treatment System (HSTS).

For applications by email: env@medinahealth.org or call us at (330)723-9523. A Site Evaluation application is \$350.00. An inspector will review the provided information and visit the site to determine suitability of space and soil on the proposed new lot for a primary and secondary sewage treatment system.

If suitable area for a primary, and secondary, sewage system is found on the proposed lot, and there is sufficient area for the home to be built along with any hardscapes and additional features to be added by the owners, then the lot will be approved.