

St. Clair County Health Center Onsite Wastewater Systems Agreement With Twin Oaks Harbor Subdivision

Effective September 1, 2017, all wastewater systems shall be constructed and operated as set forth in this agreement.

Section 1. General:

All systems installed prior to the effective date of this agreement will be allowed to continue to be used as long as they do not create nuisance or contaminate ground or surface water. Owners of lots with existing systems that fail (including overflowing holding tanks) must install a permitted system that meets current requirements. Any existing holding tank that is upgraded, for any reason, must meet current requirements (1500-gallon tank with alarm)

No lot in Twin Oaks Harbor Subdivision served by a holding tank will have full time occupancy. (Per Twin Oaks By-Laws, a resident that is there for 90 days must leave for 30 days)

Section 2. Phases of development:

Phases III has NOT been approved by Department of Natural Resources (DNR) for onsite wastewater disposal. Lots within Phase III are to be used for transitory camping only. No holding tanks or other systems will be permitted. This includes multipurpose lots.

Phases I & II have been approved for onsite wastewater systems by DNR. All systems shall comply with state laws/regulations, the County wastewater ordinance and policies/agreements. Camping lots will be permitted for holding tanks.

Section 3. System permitting:

Permitting for holding tank will be as per the County holding tank policy (\$300 permit fee, 1500-gallon minimum tank, visible and audible high flow alarm etc.) with the following exceptions:

1. A variance for a soil morphology exam will be granted for camping lots. Multi-purpose lots will be evaluated for the suitability for other wastewater systems, this will include a soil morphology examination. Multi-purpose lots that the soil is suitable for a conventional waste water system will install that system. Multi-purpose lots that would require advanced engineered systems will be granted a variance for a holding tank. Multi-purpose lots with permanently occupied structures will require a permitted waste water system (Not a holding tank).
2. Multi-purpose lots approved for a holding tank and the holding tank overflows, the holding tank will be replaced with a permitted waste water system.
3. All holding tanks will comply with setback requirements when possible. Variances will be considered on an individual basis.