

# Plat/Land Division Submittal Checklist



Site Address 29401 SR 507 S.

Use this checklist to prepare a complete plat application for Tacoma-Pierce County Health Department review. Check off each required item in the left column.

✓	Item	Description	HEALTH DEPARTMENT USE ONLY
	1 Application	Provide complete three-page application with signature. All items must be completed. If not applicable, please put N/A.	
	2 Site Plan	Provide two (2) copies of plat drawings from your surveyor.	
	3 Water Availability Letter	A water availability letter must be submitted with application if project will be on a public water system. *A water bill may be submitted instead of a water availability letter for boundary line adjustments.	
	4 Soil Logs and Map	Soil logs and map from OSS designer must be submitted with application if project will be on septic. *Not required for final plat or boundary line adjustments.	
	5 Fee	Pay appropriate fee.	

Please note:

- All items on this checklist are *required* to submit a Plat/Land Division application.
- For a complete list of submittal standards please refer to the Plat/Land Division Submittal Standards information sheet at [www.tpchd.org/platstandards](http://www.tpchd.org/platstandards).
- A resubmittal fee will be charged for incomplete applications.

I hereby acknowledge the information provided is complete and accurate per above referenced checklist.

Signature  Title Licensed Designer Date 5/12/2022

Additional questions? Contact:

Drinking Water Program: Michelle Harris, [mharris@tpchd.org](mailto:mharris@tpchd.org), (253) 649-1801

Onsite Sewage Program: George Waun, [gwaun@tpchd.org](mailto:gwaun@tpchd.org), (253) 798-6485

# Plat/Land Division Application



VALIDATION

**Application Type**

- |   |   |
|---|---|
| <input type="checkbox"/> Short Plat Preliminary             | <input type="checkbox"/> Short Plat Final             |
| <input checked="" type="checkbox"/> Formal Plat Preliminary | <input type="checkbox"/> Formal Plat Final            |
| <input type="checkbox"/> Minor Amendment                    | <input type="checkbox"/> Major Amendment              |
| <input type="checkbox"/> Plat Alteration                    | <input type="checkbox"/> Boundary Line Adjustment     |
| <input type="checkbox"/> Binding Site Plan                  | <input type="checkbox"/> Planned Development District |
| <input type="checkbox"/> Other _____                        |   |

**Project/Plat Name** Oakview

**PALS Permit Number** (if applicable) \_\_\_\_\_

**Site Address** 29401 SR 507 S.

**City** Roy **Zip** 98580

**Main Tax Parcel** 0217036009

**Related Parcel** \_\_\_\_\_

**Applicant/Project Contact** Apex Septic Design, LLC Attn: Larry Purdum **Phone** 253-509-9922

**Address** 5711 34th Ave.

**City** Gig Harbor **State** WA **Zip** 98335

**Email** larry@apexseptic.com

**Property Owner** Roy Meadows Development Group, LLC Attn: Camille Minogue **Phone** 206-829-9947

**Address** 1000 2nd Ave., Ste. 3200

**City** Seattle **State** WA **Zip** 98104-1074

**Email** camille@truthandjustice.legal

**PE/Surveyor** Apex Engineering, LLC Attn: Tim McDaniel **Phone** 253-473-4494

**Address** 2601 S. 35th St., Ste. 200

**City** Tacoma **State** WA **Zip** 98409

**Email** mcdaniel@apexengineering.net

**Septic Designer** Apex Septic Design, LLC Attn: Larry & Tom Purdum **Phone** 253-509-9922

**Address** 5711 34th Ave.

**City** Gig Harbor **State** WA **Zip** 98335

**Email** larry@apexseptic.com / tom@apexseptic.com

**Describe current use of property (include buildings, wells, septic systems, etc.)** Existing foundation from SFR and shed / barn. Unable to locate any OSS connected to foundation.

Information submitted is subject to Public Records Act, Chapter 42.56 RCW.

Brief description of request Property Owner proposes to develop a 79-lot single family residential development.

Use Type:  Single-family  Multi-family  Commercial  Land use

Total number of lots 79

Total acreage 38.36 +/-

Number of single-family lots 79

Number of units per acre N/A

Number of multi-family lots N/A

Minimum lot size 7,200 sq. ft.

Total number of units N/A

Total number of bedrooms N/A

Lot size determined by:  Method 1  Method 2  Planned unit development  Urban growth area

Development within service area:  Yes  No

Development within urban growth area:  Yes  No

Development within city limits:  Yes  No

If final application, has anything relevant to health changed from the preliminary?  Yes  No

If yes, explain \_\_\_\_\_

**Water Supply** (mark all that apply)

Existing public water (currently serving property):

Water System Name \_\_\_\_\_ State ID Number \_\_\_\_\_

Proposed public water (new connection):

Water System Name City of Roy State ID Number 45027K

New water system to be constructed:  Group A  Group B

Existing individual wells: Number of existing wells \_\_\_\_\_ Wells currently in use?  Yes  No

Proposed individual wells: Number of proposed wells \_\_\_\_\_

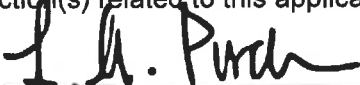
If multiple sources, provide detailed proposal \_\_\_\_\_

**Sewage Disposal** (mark all that apply)

- Existing public sewer: System Name \_\_\_\_\_
- Proposed public sewer: System Name \_\_\_\_\_
- Existing individual onsite sewage system: Number of existing onsite sewage systems \_\_\_\_\_  
As-builts attached:  Yes  No
- Proposed individual onsite sewage system: Number of proposed onsite sewage systems 64
- Existing community onsite sewage system: Number of existing community systems \_\_\_\_\_
- Proposed community onsite sewage system: Number of proposed community systems 3
- Existing large onsite sewage system
- Proposed large onsite sewage system

If multiple disposal methods, provide detailed proposal See attached site plan

"I hereby certify I am the legal owner of the property or an authorized representative of the property owner and that the information on this application is true and correct. I hereby grant Tacoma-Pierce County Health Department access to this property for inspection(s) related to this application."

Lawrence Purdum		5/12/22
Name (please print)	Signature	Date

HEALTH DEPARTMENT USE ONLY

**Water Supply:**

- Hold EHS \_\_\_\_\_ Date \_\_\_\_\_
- Approved EHS \_\_\_\_\_ Date \_\_\_\_\_

**Sewage Disposal:**

- Hold EHS \_\_\_\_\_ Date \_\_\_\_\_
- Approved EHS \_\_\_\_\_ Date \_\_\_\_\_

**Application:**

- Approved EHS \_\_\_\_\_ Date \_\_\_\_\_
- Denied EHS \_\_\_\_\_ Date \_\_\_\_\_

**Conditions of approval** \_\_\_\_\_

Copy sent to applicant  Yes  No Date \_\_\_\_\_ Initials \_\_\_\_\_

Emailed to planning authority  Yes  No Date \_\_\_\_\_ Initials \_\_\_\_\_

PALS data entry  Yes  No Date \_\_\_\_\_ Initials \_\_\_\_\_

Information submitted is subject to Public Records Act, Chapter 42.56 RCW.



Oakview Plat Soils Information: May 21, 2021

SL1: TYPE 1  
0-14 VGRAVELLY DBLFS  
14-26 VG LBLFS  
26-45 GRAVELLY GMS

SL2: TYPE 4  
0-10 VG DBLFS  
10-27 VG LBLFS  
27-32 TILL

SL3 SAME AS 2  
0-10  
10-30  
30-35

SL4 SAME AS 2  
0-11  
11-22  
22-38

SL5: TYPE 4  
0-9 VG DBLFS  
9-19 VG BLFS  
19-26 VG LBLFS  
26-30 TILL

SL6 SAME AS 2  
0-10  
10-22  
22-34

SL7: TYPE 4  
0-17 VG DBLFS  
17-35 VG LBLFS  
35-40 VG GFS

SL8: TYPE 4  
0-16 VG DBLFS  
16-40 VG LBLFS  
40-42 TILL

SL9: TYPE 1

0-26 VG DBLFS  
26-40 LB GRAVELLY COARSE  
40-45 GRAVELLY COARSE

SL10: TYPE 4  
0-20 VG DBLFS  
20-39 VG LBLFS  
39-44 VG GMS

SL11: TYPE 4  
0-10 VG DBLFS  
10-23 VG LBLFS  
23-34 VG GFS  
MOTTLING AT 34

SL12: TYPE 4  
0-9 VG DBLFS  
9-17 VG LBLFS  
17-26 VG TIGHT GFS

SL13: TYPE 4  
0-16 VG DBLFS  
16-31 VG LBLFS  
31-44 VG GFS

SL14: TYPE 4  
0-21 VG DBLFS  
21-39 VG LBLFS  
39-52 VG GFS

SL15: TYPE 3  
0-22 VG DBLFS  
22-38 VG LBLFS  
38-53 VG GM

SL16: TYPE 4  
0-26 GRAVELLY DBLFS  
26-45 LBLFS W TR GRAV  
45-56 GREY COARSE SAND

SL17: TYPE 1  
0-17 VG DBLFS  
17-32 VG LBCOARSE SAND  
32-49 VG GCOARSE SAND

SL18 SAME AS 17  
0-13  
13-32  
32-47

SL19 SAME AS 17  
0-11  
11-30  
30-46

SL20 SAME AS 17  
0-31  
31-40  
40-50

SL21: TYPE 4  
0-10 VG DBLFS  
10-42 VG LBLFS  
42-48 VG GFS

SL22: TYPE 4  
0-34 VG DBLFS  
34-50 VG GREY COARSE SAND

SL23: TYPE 1  
0-14 VG DBLFS  
14-32 VG LBCOARSE SAND  
32-49 VG GREY COARSE SAND  
WATER AT 47

SL24: TYPE 1  
0-28 VG DBLFS  
28-49 VG. LBCOARSE SAND WIT SCATTERED STONES

SL25: TYPE 1  
0-19 VG DBLFS  
19-43 VG GREY COARSE SAND  
RL @. 43

SL26: TYPE 4  
0-12 DBLFS  
12-58 GFS

SL27: TYPE 1  
0-17 VG DBLFS  
17-53 VG GREY COARSE SAND

SL28: TYPE 1  
0-34 VG DBLFS  
34-53+ VG LBCOARSE SAND

SL29: TYPE 4  
0-19 VG DBLFS  
19-41. VG WET LBLFS

SL30: TYPE 1  
0-15 VG DBLFS  
15-26 VG LBLFS  
26-45 VG GREY COARSE SAND

SL31: TYPE 1  
0-28 GRAVELLY DBLFS  
28-56 GRAVELLY COARSE SAND

SL32: TYPE 1  
0-20 GRAVELLY DBLFS  
20-27 VG LBCOARSE SAND  
27-46 VG COARSE SAN

SL33: TYPE 4  
0-16 GRAVELLY DBLFS  
16-24 GRAVELLY LBLFS  
WATER AT 16

SL34: TYPE 4  
0-26 GRAVELLY DBLFS  
26-32 VG LBLFS  
32-42 GRAVELLY GVFS

SL35: TYPE 4  
0-18 GRAVELLY DBLFS  
18-30 VG LBLFS  
30-37 VG GFS

SL36: TYPE 4  
0-16 GRAVELLY DBLFS  
16-34 GRAVELLY LBLFS  
34-36 GRAVELLY GFS

SL37: TYPE 4  
0-19 GRAVELLY DBLFS  
19-23 GRAVELLY RBLFS  
23-33 GRAVELLY LBLFS  
33-39 GRAVELLY GFS

SL38: TYPE 4  
0-26 GRAVELLY DBLFS  
26-32 VG LBLFS  
32-42 VG GFS

SL39: TYPE 4  
0-21 GRAVELLY DBLFS  
21-32 GRAVELLY LBLFS  
32-44 GRAVELLY COARSE

SL40: TYPE 4  
0-19 GRAVELLY DBLFS  
19-34 VG RBLFS  
34-44 VG LBLFS

SL41: TYPE 4  
0-18 GRAVELLY DBLFS  
18-29 VG LBLFS  
29-49 TIGHT VG GFS

SL42: TYPE 4  
0-21 VG DBLFS  
21-33 VG LB COARSE SAND  
33-40 WEAKLY CEMENTED GRAVELLY GFS



SL43: TYPE 1  
0-17 VG DBLFS  
17-38 VG LB COARSE SAND  
38-54 VG COARSE SAND

SL44 : TYPE 1  
0-23 VG DBLFS  
23-30 VG LBLFS  
30-47 GRAVELLY COARSE

SL45: TYPE 1  
0-21 VG DBLFS  
21-26 VG LB COARSE SAND  
26-43 VG COARSE SAND

SL46: : TYPE 4  
0-31 VG DBLFS  
31-43 VG LBLMS

SL47: TYPE 4  
0-25 VG DBLFS  
25-39 VG LBLFS

SL48: TYPE 4  
0-25 VG DBLFS  
25-30 VG LBLFS  
30-38 VG GFS

SL49: TYPE 3  
0-18 VG DBLFS  
18-28 VG LBLFS  
28-37 VG GMS

SL50: TYPE 4  
0-20 VG DBLFS  
20-37 VG LBLFS  
37+ TILL

SL51: TYPE 4  
0-30 VG DBLFS  
30-37 VG BLFS  
37+ TIL

SL52: TYPE 4  
0-29 VG DBLFS  
29-34 VG RBLFS  
34-45 VG LBLFS  
45+TILL

SL53: TYPE 4  
0-22 VG DBLFS  
22-29 VG LBLFS  
29-38 VG GFS

SL54: TYPE 4  
0-20 VG DBLFS  
20-37 VG LBLFS  
37+ TILL

SL55: TYPE 3  
0-27 DBLFS W TR GRAV  
27-46 LBMS  
46-58 LB GRAVELLY COARSE

SL56: TYPE 4  
0-28 DBLFS  
28-53+ LBFS

SL57: TYPE 3  
0-33 DBLFS  
33-52 LBMS

SL58 : TYPE 1  
0-24 VG DBLFS  
24-45 GRAVELLY COARSE

SL59: TYPE 4  
0-23 VG DBLFS  
23-42 VG LBLFS

SL60: TYPE 1  
0-33 VG DBLFS  
33-49 VG COARSE SAND

SCAN

Tacoma-Pierce County Health Department  
Onsite Review Report  
06/20/2019



**Mail To:**

Apex Septic Design LLC  
Mr. Lawrence (Larry) Purdum  
PO BOX 801  
Gig Harbor, WA98335

**Applicant/Owner Name:**

ROY MEADOWS DEVELOPMENT GROUP LLC  
29401 SR 507 S  
SPANAWAY, WA98580

**Site Address:** 29401 SR 507 S, Spanaway, WA 98580

**Record ID:** SR0237436

**Plat Name:**

**Parcel Number:** 0217036009

**Application Expires:** 04/22/2022

**Outstanding Requirements for Approval:**

**Consultation/Administrative Conference - OSS**

\* **Soil Log Consultation Results**

**Environmental Health Specialist:** Marissa King Talik  
**Telephone Number:** (253) 798-6038  
**Date:** 06/12/2019

The results of your soil log consultation are presented below (29B):

*Soil Consultation Results 5/10/19 & 5/24/19 with Marissa King Talik, Leigh McIntire, and Larry Purdum*

*SL 1*

*0-16" Ashy FS*

*16-62" FS*

*SL 2*

*0-45" Ashy FS*

*45-48" FS*

*SL 3*

*0-30" Ashy FS*

*30-52" FS*

*SL 4*

*0-9" Ashy L*

*9-20" LFS*

*20-43" FS*

*43-51" wet MS*

*51-59" wet COS*

*SL 5*

*0-13" Ashy L*

*13-24" Ashy FS*

*24-36" FS*

*44-50" MS*

*50-55" COS*

SCAN

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06/20/2019



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**Parcel Number:** 0217036009

**Application Expires:** 04/22/2022

**Outstanding Requirements for Approval:**

**Consultation/Administrative Conference - OSS**

- SL 6
- 0-19" Ashy FSL
- 19-33" LFS
- 33-47" FS
- 47-50" compact FS
- 50-59" FS
- 59-65" wet MS

- SL 7
- 0-27" Ashy FS
- 27-48" FS
- 48-52" MS
- 52-58" SIL
- 58-61" FS

- SL 8
- 0-20" Ashy FS
- 20-57" FS

- SL 9
- 0-24" Ashy FS
- 24-58" FS

- SL 10
- 0-20" Ashy FS
- 20-57" FS
- 57-61" wet FS

- SL 11
- 0-12" Ashy FS
- 12-24" FS
- 24-26" Concreted Extremely Gravelly(GRX) COS
- 26-34" GRX COS

# SCAN

## Tacoma-Pierce County Health Department Onsite Review Report 06/20/2019



**Mail To:**

Apex Septic Design LLC  
Mr. Lawrence (Larry) Purdum  
PO BOX 801  
Gig Harbor, WA98335

**Applicant/Owner Name:**

ROY MEADOWS DEVELOPMENT GROUP LLC  
29401 SR 507 S  
SPANAWAY, WA98580

**Site Address:** 29401 SR 507 S, Spanaway, WA 98580

**Record ID:** SR0237436

**Plat Name:**

**Parcel Number:** 0217036009

**Application Expires:** 04/22/2022

**Outstanding Requirements for Approval:**

**Consultation/Administrative Conference - OSS**

26-30" Concreted GRX COS  
30-56" COS

SL 17  
0-25" Ashy FS  
25-44" FS  
44-55" wet FS

SL 18  
0-22" Ashy FS  
22-39" FS  
39-49" FS  
49-57" wet FS  
57"+ compact MS

SL 19  
0-18" Ashy FS  
18-56" FS

SL 20  
0-9" Ashy L  
9-32" FS  
32-48" wet MS  
48-70" damp COS

SL 21  
0-36" Fill  
36-58" Ashy FS  
58-70" FS

SL 22  
0-7" Ashy Fs  
7-34" LFS

# SCAN

## Tacoma-Pierce County Health Department Onsite Review Report 06/20/2019



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**Applicant/Owner Name:**

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29401 SR 507 S  
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**Site Address:** 29401 SR 507 S, Spanaway, WA 98580

**Record ID:** SR0237436

**Plat Name:**

**Parcel Number:** 0217036009

**Application Expires:** 04/22/2022

**Outstanding Requirements for Approval:**

**Consultation/Administrative Conference - OSS**

34-54" FS  
54-70" MS

SL 23  
0-22" Very Gravelly (GRV) L  
22-35" GRX LMS

SL 24  
0-24" GRV L  
24-48" GRX COS

SI 25  
0-20" Gravelly L  
20-33" GRX LMS  
33"+ till



5711 34<sup>th</sup> Ave NW, Suite 202, Gig Harbor, WA 98335  
(253) 509-9922

21 May 2021

Tacoma-Pierce County Health Department  
3629 South D Street  
Tacoma, Washington, 98408

Subject: Method II justification for proposed lots less than 21,870 sq. ft. in Type 1 soil, Oakview Plat

Dear health officer:

The following justifications are provided for the Oakview Plat for proposed lots in Type 1 soil to be less than 21,870 sq ft in area, but not less than 12,500 sq ft in area.

**Soil type and depth**

*Soil types for the community drainfield areas in the proposed plat are composed of Spanaway gravelly sandy loam and Nisqually loamy sand soil series. Soils logs taken in these areas showed Type 4 loamy fine sand and Type 3 gravelly medium sands with soil depth from 41 inches to 80 inches plus.*

*Soil type in the upland area where the individual onsite septic systems are proposed is composed of Everett very gravelly sandy loam, 8-15 percent slopes soil series. Soil logs taken in this area showed Type 1 very gravelly coarse sand and medium sand with soil depths from 16 inches to 60 inches plus. See attached soil map for additional information.*

**Area drainage, and/or lot drainage**

*Area and lot drainage will be engineered by Apex Engineering IAW City of Roy requirements.*

**Public health impact on ground and surface water quality**

*No adverse public health impact on ground or surface water quality is anticipated. All onsite septic systems proposed for this plat meet or exceed the requirements of Tacoma-Pierce County Health Department Environmental Health Code, Ch 2, Onsite Sewage. Stormwater management will be engineered by Apex Engineering IAW City of Roy requirements to prevent any adverse impact on erosion and surface water through runoff.*

**Setbacks from property lines, water supplies, etc.**

*Setbacks for all proposed OSS components will be IAW Tacoma-Pierce County Health Department Environmental Health Code, Ch 2, Onsite Sewage.*

**Source of domestic water**

*The source of domestic drinking water for the proposed plat will be City of Roy, water system No. 45027.*

**Topography, geology, and ground cover**

*Topography in the proposed drainfield areas consist of slopes of 0-20%. Geologically, the soils are composed of Spanaway gravelly sandy loam and Nisqually loamy sand soil series. Ground cover consists of moderately populated various conifer and white oak trees, light scrub brush, and open grasslands.*

**Climatic conditions**

*The climate of the vicinity is characterized by warm, generally dry summers and wet, mild winters. Fall rains usually begin about mid-October, borne inland to the Cascade mountains by frequent maritime*

disturbances originating in the Pacific Ocean. These rains continue with few interruptions through spring. Daytime temperatures will be in the 40s and low 50s, with nighttime temperatures in the 30s. The progression of the wet and mild Pacific disturbances is usually broken once or twice each winter by the formation of large anticyclones, which originate in Alaska and northwestern Canada, and move southward over the state of Washington. These southerly migrations of polar-continental air from the interior will normally lower daytime temperatures to about freezing and nighttime temperatures to 10-20 degrees. In exceptional cases, temperatures slightly below zero have been recorded in this vicinity. Often the onset of the cold weather is accompanied by a little snow, but during these cold snaps the air is dry and skies are clear. Snow in an amount sufficient to seriously hinder highway travel occurs only once every two or three years. During the spring months, the track of the Pacific storms moves gradually farther north, and the semi-permanent Pacific anticyclone also moves northward. The effects of the maritime disturbances lessen, and the periods of improving weather between storms lengthen. During the spring and early fall, clearing skies at night will usually be followed by fog or low stratus clouds in the early morning, which normally dissipate by noon. Daily high temperatures average 70 to 80 degrees during July, August, and September. The temperature will equal or exceed 90 degrees about 6 days each summer, but as the warm weather is usually accompanied by lowering humidity, it is seldom uncomfortably hot. Rainfall is near 1 inch per month during July and August and about 2 inches per month during the transitional period of May, June, and September. About two-thirds of the days are sunny in July, August, and September, and about half are sunny during May and June. Roy and vicinity are quite well protected by the Coast Range from the strong south and southwest winds accompanying many of the Pacific storms during the fall and winter. Winds which will reach 50 or 55 mph in gusts in this vicinity. The prevailing wind is southerly during most of the year, but during the fair weather in the summers the wind is gentle and from the north to east.

#### **Availability of public sewers**

*A public sewer connection is not available for this development*

#### **Activity or land use, present, and anticipated**

*The property was originally developed as a single-family residence with light agricultural use. Anticipated land use is for a planned development of 91 single-family homes with a mix of individual onsite septic systems and community septic systems.*

#### **Growth patterns**

*The proposed development is in keeping with the City of Roy planned growth patterns.*

#### **Reserve areas for additional subsurface treatment and dispersal**

*100% reserve subsurface dispersal components have been designed for this development.*

#### **Anticipated sewage volume**

*Anticipated sewage volumes for this development will be equal to or less than 3.5 Unit Volumes of Sewage per acre.*

#### **Compliance with current planning and zoning requirements**

*The proposed development complies with the current planning and zoning requirements of the City of Roy.*

#### **Types of proposed systems or designs, including the use of systems designed for removal of nitrogen**

*Proposed OSS types range from simple pressure distribution (LPD) systems for community drain fields and some individual SFRs to ATU pretreatment/pressure distribution systems for some individual SFRs. Nitrogen reduction will be accomplished with the use of NuWater BNR 500 aerobic treatment units for SFRs requiring Treatment Level B.*



**Existing encumbrances, such as those listed in WAC 246-272A-0200 (1)(c)(v) and 246-272A-0220 (2)(a)(vii)**

*All existing encumbrances will be shown on proposed OSS designs per WAC 246-272a -0200 and 0220.*

**Estimated nitrogen loading from OSS effluent to existing ground and surface water**

*Estimated nitrogen loading from OSS effluent to existing groundwater and surface water is anticipated to be less than 20 mg/L (TN).*

**The local health officer shall require lot areas of twelve thousand five hundred square feet or larger except when a person proposes a planned unit development with a signed, notarized, and recorded deed covenant restricting any development of lots or parcels above the approved density with the overall density meeting the minimum land area requirements of subsection (2)(d) of this section: a public entity responsible for operation and maintenance of the OSS, or a single individual owning the OSS**

*A management entity will be established prior to the approval of the final plat.*

**Inclusion of the area to the centerline of a road or street right of way is calculated to be to be included in the minimum land area calculation as part of this Method II determination**

*A portion of the dedicated road or street right of ways are along the perimeter of the development. The road or street right of ways are dedicated as part of the proposed development. Lots are at least twelve thousand five hundred square feet in size.*

**Require detailed plot plans and OSS designs prior to final approval of subdivision proposals**

*OSS design site plans for community drain fields and lots 12,500 sq ft lots provided*

**Permit the installation of an OSS, where the minimum land area requirements or lot sizes cannot be met, only when all of the following criteria are met: The lot is registered as a legal lot of record created prior to the effective date of this chapter**

*The lot is registered as a legal lot of record created prior to the effective date of this chapter.*

**The lot is outside an area identified by the local plan developed under WAC 246-272A-0015 where minimum land area has been listed as a design parameter necessary for public health protection**

*The lot is outside an area identified by the local plan developed under WAC 246-272A-0015 where minimum land area has been listed as a design parameter necessary for public health protection.*

**The proposed system meets all requirements of these regulations other than minimum land area**

*The proposed system meets all requirements of these regulations other than minimum land area.*

**The use of a reduced-sized SSAS does not provide for a reduction in the minimum land area requirements established in this section. Site development incorporating reduced-sized SSAS must meet the minimum land area requirements established in state and local codes.**

*No reduction in SSAS size is proposed for this development.*

Please let me know if you have any questions regarding this justification.

Sincerely,



Lawrence Purdum



EXPIRES 2/25/2023