

Page: 1 of 1

Number: ONST.08.POL.839

Title: REVIEW OF TECHNICAL JUSTIFICATION AND PRELIMINARY DESIGNS FOR  
SUBDIVISIONS

Related:

Approved:   
Environmental Health Director

Date: May 22, 2008

Cancels: ONST.07.POL.839

RCW/Code:

---

This policy defines how preliminary designs and/or technical justification for subdivisions (plats, short plats, or large lots) will be reviewed.

1. **Upon determination that additional information is required beyond soil evaluation, staff may require technical justification up to and including a design by a licensed designer for the lots in question.**
2. **The following information must be included on required site plan.**
  - a. Lot corners shall be marked and shown on the site plan;
  - b. At least two test pits shall be dug where the soil dispersal component is proposed and at least one test pit shall be dug where the reserve area is proposed to be located on each lot for purposes of developing soil logs; and
  - c. After the soils investigation, the Health Officer may require that the project designer submit a complete design for the lots.
3. **Public domain OSS technology shall be used to determine lot size, lot dimensions and overall project density.**
  - a. Sufficient area of suitable soil and topography for public domain technology OSS primary and reserve areas shall be demonstrated.
  - b. Ground water modeling and assimilative capacity analysis shall be based on the treatment characteristics of public domain technology.
  - c. The use of proprietary devices capable of providing enhanced treatment shall not result in more lots or higher project density than can be achieved using public domain technology.
4. **Priority shall be given to locating OSS dispersal components on soil conditions that provide optimum sewage treatment and dispersal.**
  - a. Examples include deeper suitable soils or soil textures that provide enhanced public health protection.
  - b. The Health Officer shall require proposed lot lines to incorporate OSS on the same lot as the building to be served unless the designer can demonstrate, through technical justification, that lot line configurations cannot incorporate OSS.
  - c. If the designer demonstrates that it is not technically feasible to keep the OSS on the same lot as the building to be served, the Health Officer may allow, or may require, OSS components to be located on a separate lot with an easement if the soil or site condition on the separate lot is determined to result in optimal treatment and dispersal of sewage.