



Wahkiakum County

**42 Elochoman Valley Rd/P.O. Box 696
Cathlamet, Washington 98612
(360) 795-6207 FAX (360) 795-6224**

Short Plat/Subdivision Requirements and Instructions

Lot size is based on soil conditions, topography, and usage. If conditions are such that the proposed lot sizes cannot be approved due to contour or poor soil conditions, it will be necessary to increase lot sizes as per WAC 246-272A-0320, Developments, subdivisions, and minimum land area requirements.

A minimum of one soil log hole, at least five (5) feet deep and at least 24 inches in diameter, in the area of the proposed drainfield area, preferably dug with a backhoe on each proposed lot with the subdivision. Additional test holes may be required if poor soil conditions are found.

We recommend contacting a septic designer or engineer prior to applying for a soil evaluation from the health department. Septic designers and engineers can give recommendations about the placement of the test holes that the health department cannot. While not required for a short plat or subdivision, three test holes are required for approval of an on-site septic system. It's recommended that you do these while you are doing the subdivision/ short plate process.

Application for inspection must include a map noting proposed lot boundaries with the soil log hole locations noted on the map. Proposed lot lines and soil log holes must be flagged on the site. Specific directions to the property are necessary.

Please provide specific information regarding any existing sewage systems and wells located on or near the property and note these on the map. Uncovering existing septic tanks may be necessary for the Health Department evaluation. Soil log holes on lots with existing residences may be necessary for evaluating future drainfield replacement areas.

Where a subdivision with individual wells is proposed, lots must be configured to allow a one-hundred-foot radius water supply protection zone to fit within the lot lines; or establish a one-hundred-foot protection zone around each existing and proposed well site.

Complete all the information requested on the top-half of the application form. The fee for short plats and subdivisions is \$300 plus \$50 per lot for soil evaluations.

Approval of a short plat or subdivision does not guarantee that permits for on-site sewage disposal will be issued. Complete site/soil evaluations must be done before on-site sewage disposal permits can be issued. Once the proposed subdivision is inspected, written recommendations by the Health Department will be made to Public Works.