

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES

COURTHOUSE
ST. HELENS, OREGON 97051
PHONE (503) 397-1501

LOT EVALUATION INFORMATION

PROCEDURE TO BE FOLLOWED:

1. Complete the application form in full, including accurate directions to the property. Include the name of the nearest County road and the property address on either side of the property. Lot Evaluations do take 4-6 weeks to be completed, so plan appropriately.
2. Provide two (2) test holes on the property:
 - You do have the availability to schedule to meet with the Sanitarian onsite to dig the test holes at that time; this does require flexibility with schedules and equipment; or,
 - If preparing the test holes prior to application, one test hole should be in the area to be used by the initial drainfield. The second test hole is used for confirmation and to represent the soils and terrain of the replacement area. Setbacks may be applicable and should be considered. The test holes should be approximately three (3) feet wide by four (4) feet long and five (5) feet deep with a way for the sanitarian to get in and out of the holes (see Preparation Guide). These test holes should be at least 75 - 80 feet apart, but no more than 100 feet. In general, if your land slopes at a uniform rate, you will need an area of about 80' x 100' for the drainfield and repair fields. However, if the terrain is irregular or the slope of the land varies, a larger area will be necessary. Land slopes exceeding 30% will not be approved for a standard system.
3. Attach a tax lot map with the property outlined. Show proposed test hole location on this map and include the approximate distance of all test holes to at least two property lines. If holes are not visible from road, provide flags or directional signs to test hole site(s). Also identify the well location if present. Failure to clearly identify test hole and well location on your map and/or mark locations on-site will lead to unnecessary delays in completion of the evaluation.
4. Submit the completed application with the tax lot map outlining your property and any other required exhibits including the required non-refundable fee. If the application is not completed with all exhibits and signed by the owner, or the owner's agent, it will be returned.
5. The site will be visited by the staff sanitarian to determine if it complies with the Department of Environmental Quality's minimum regulations pertaining to subsurface sewage and/or alternative sewage disposal systems. If the site is denied and sufficient area exists, additional test holes may be evaluated within 90 days of the initial site inspection without additional fees. After 90 days, new fees will be charged prior to any new evaluation.
6. A letter of favorable site evaluation will be issued if the site is approved. The letter will outline the specific requirements for construction of the system. This approval does not need to be renewed and is valid indefinitely unless certain and/or significant changes occur on the site. **Please note:** changes in technical requirements in Division 71 may not invalidate a site approval but may require design changes or the use of a different type of system. Future property line adjustments or partitions may void a site evaluation approval. Zoning approval from the appropriate zoning agency is required prior to obtaining a septic system construction permit. Permits are required prior to installation of a septic system.

(Please turn over for more information)

When planning test hole locations, please keep the following minimum setbacks in mind:

(1) DRAINLINES AND REPAIR* AREA MUST BE AT LEAST:

100' from any water source (well, creek, spring, etc.), regardless of whether you plan to use this source.

50' from intermittent streams, drain tiles, etc.

25-50' from cut banks or escarpments.

10' from property line, foundation or water lines.

(2) THE SEPTIC TANK AND DISTRIBUTION UNIT MUST BE AT LEAST:**

50' from a well, creek, spring, etc.

50' from intermittent streams, drain tiles, etc.

10-25' from cut banks.

10' from escarpments.

5' from foundation of any building or property line.

*The repair area is the area needed for replacement whenever the original system fails.

**The distribution unit includes any treatment unit (Sand Filter), any portion of the effluent sewer lines (solid pipe), pump, pressure line, distribution box, drop boxes.