

PLANNING DIVISION, STEVENS COUNTY LAND SERVICES DEPT.
GUIDE TO PROOF OF WATER AVAILABILITY FOR PLAT APPROVAL

The Stevens County Code, Title 3, Section 3.16.232(A) and RCW 58.17.110 require proof of adequate and potable water *prior* to plat approval. The methods for showing proof of water to a proposed development include: Private Water Supplies, Community Water Systems, and Alternative Methods.

PRIVATE WATER SUPPLIES: The following represents the minimum standards for well construction and location requirements along with water quantity and quality requirements for wells:

Well Construction: A drilled well is preferable for source protection and reliability. Surface waters or springs are often prone to a variety of contaminants and may not be acceptable without treatment. The development of surface water as a water source may also require a water rights permit from Dept. of Ecology. Dug wells supplied by ground water must be sealed in accordance with requirements identified in Chapter 173-160 WAC, Minimum Standards for Construction and Maintenance of Wells.

Well Location: The location of a water source can have a major impact on the quality of your water. For that reason, the well must meet these location requirements identified in Chapter 173-160 WAC, Minimum Standards for Construction & Maintenance of Wells:

- The well shall be located away from possible sources of contamination; well design shall consider permeability of the soil, adjacent land uses, and local ground water conditions. Wells shall be at least 100 feet from a sewer line, sewage or manure lagoon or pipeline.
- Wells and springs shall not be located in areas where surface water may pond or flow around it, or in areas that are prone to flooding.

It is recommended that a radius of at least 100 feet around your well or spring should be within lot boundaries and/or under your ownership to prevent sources of contamination (sewage systems, stock pens, fuel tanks, etc.) from affecting the water source. If you do not own the 100 feet radius, it is recommended that you obtain an easement from the adjacent property owner that will prohibit sources of contamination within the protective area.

Quantity: A water system must be able to produce a minimum of 800 gallons per day per residence. This is a minimum quantity and does not include water needed for fire protection, irrigation or other uses. The following rates meet the minimum:

- A pump test must show a minimum of 0.55 gallons per minute.
- Air or bailer tests must show a minimum of 1.0 gallons per minute.

Documentation required for quantity **must be less than 2 years old** and can include any of the following:

- **Well Log:** A copy of a well log that is less than 2 years old can be submitted. Well drillers are required to file a well log with the Washington State Dept. of Ecology (DOE) after they drill a well. If you need a copy of your well log, contact DOE's Water Resources Office at (509) 329-3400, or go online to the DOE website to search for a well report at www.ecy.wa.gov. Click on the Water Resources link, then Wells and select well log report search.
- **Test:** If the well is over 2 years old a pump test, air test or bailer test can be completed and submitted. Said test will need to be performed by a well driller, pump dealer or other party qualified to perform such a test. The following criteria shall be required for the test:
 1. The test results shall: Identify the pump size and pipe size; Identify the depth of the well and the property location where the well is located (legal description or specific address of property); and, Provide the date the test was performed.
 2. The water source shall be pump-tested for a continuous four (4) hour period from the time you have established the pump (outflow) rate of the well.
 3. The test must establish the pump test rate, in gallons per minute. Document the time intervals when the rate is checked. When the four hour test has been completed, monitor the well for up to one hour to verify that recharge occurs.

Quality: Water testing for coliform bacteria, nitrate, lead and arsenic. The tests must be performed by a laboratory certified by the Washington State Department of Health. A list of certified laboratories is available from the Land Services Department. To be acceptable, your water's test results **must be less than two years old** and comply with the following minimum requirements:

- Total Coliform None present
- Nitrate Less than or equal to 10 mg/L
- Lead Less than or equal to .05 mg/L
- Arsenic Less than or equal to .05 mg/L

If the private water source does not comply with the minimum standards, the system may require treatment. Environmental Health staff can help the property owner determine appropriate treatment. Generally, an affidavit will be prepared and recorded with the property title. The affidavit will reference the water system does not comply with the minimum standards established for private residential water supplies and will identify the method to correct and treat the system.

COMMUNITY WATER SYSTEMS: A community water supply is one water source that will serve two or more residences, or a public/commercial building. The Washington State Department of Health (WSDOH) is responsible for approving community water supplies.

Public Systems: If you are connecting to an existing system, you will need to provide a letter from the water system owner/operator stating that the system is capable of providing water and will provide it to your property. Be sure the letter includes the water system's identification number assigned by the WSDOH. If you have questions about an existing community system, you can contact WSDOH at (509) 456-3115.

Two (2) Unit Systems: A well serving two residences is eligible for a Waiver from Class B water system requirements. Generally, the well needs to produce a minimum of 1600 gallons per day. Proof of water quantity and quality as described above shall be submitted prior to final plat approval.

The lots and/or residences with the two party connection shall be clearly identified on the final Plat. Additionally, easements will need to be provided on the Plat to allow each lot access to the well in case the lots are unable to obtain water by individual wells.

New Community Systems: If you intend to develop a community water system (to serve 3-15 residential units) for your project, you will need to submit a Group B Water Packet to WSDOH, located in Spokane. The packets are available at either WSDOH or the NE Tri-County Health District, Environmental Health Dept.

The lots and/or residences with connection to the system shall be clearly identified on the final Plat. Additionally, easements will need to be provided on the Plat to allow each lot access to the well.

ALTERNATIVE METHODS: The following alternative methods can be used to show proof of adequate and potable water *prior* to plat approval:

- A report from a qualified hydrogeologist indicating sufficient water is available for the proposed lots.
- Use of new technologies including EMS (Electromagnetic Surveying) and VLF (Very Low Frequency). This method shall be required to incorporate a report from a qualified hydrogeologist.
- A test well on one lot. If using this method you will be required to show that the well meets the minimum requirements for quantity and quality for each lot in the Plat. For example, if you are creating 4 lots the well will need to produce at least 3200 gallons per day. Proof of water quantity and quality as described above shall be submitted prior to final plat approval. Additionally, easements will need to be provided on the Plat to allow each lot access to the well in case the lots are unable to obtain water by individual wells. Additionally, a Group B Water System, as described above, shall be required to be approved by WSDOH.

NOTE: The water requirements for platting mirror the requirements for obtaining a building permit. As a result, completing the water requirements during platting may speed up approval of Building Permits!

TO OBTAIN SAMPLE BOTTLES FOR WATER TESTING, CONTACT:

INORGANIC & BACTERIAL	BACTERIAL ONLY
<p>Washington State Lab Environmental Lab Service 1610 N.E. 150th Street Seattle, WA 98155-7224 (206) 361-2910</p> <p>Anatek Labs, Inc. East 504 Sprague Ave. Suite D Spokane, WA 99202 (509) 838-3999</p> <p>AAA Superior Lab 16924 South Curtis Road Cheney, WA 99004 (509) 448-1740</p>	<p>Lincoln County Health Dept. P.O. Box 105 Davenport, WA 99122 (509) 725-2501</p> <p>Spokane County Health Dept. West 1101 College Avenue Spokane, WA 99201-2095 (509) 458-3667</p>

*THIS IS A PARTIAL LIST OF LABS CERTIFIED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH.
A LISTING OF ALL CERTIFIED LABS IS AVAILABLE UPON REQUEST.*

LIST OF HYDROGEOLOGISTS

NAME	COMPANY & ADDRESS	PHONE	QUALIFICATIONS/EDUCATION/SPECIALITY
Gene St. Godard	Water & Natural Resource Group, Inc. PO Box 28755 Spokane, WA 99228	509-468-4876 Cell: 509-935-9395 Email: stgod@comcast.net www.wnrgroup.com	Critical Aquifer Recharge Area Designation, Hydrogeology, Water Rights Licensed Hydrogeologist in Washington (#129) and California (#593) Licensed Geologist in WA (#129), OR (#672), ID (#862), CA (#6247) BA Geology: Mansfield University of Pennsylvania, 1985. MS Geology (Hydrogeology): Eastern Washington University, 1990
Craig Schwyn	Fulcrum Environmental Consulting 207 W. Boone Street Spokane, WA 99201 Schwyn Environmental Services 4621 S. Custer Ct. Spokane, WA 99223-2244	509-459-9220 509-448-3187 Cell: 509-499-6583	L.Hg., L.E.G., Licensed Geologist, Hydrogeologist and Engineering Geologist in Washington (No. 2218) Registered Geologist: CA (#5564) Idaho (#752) and OR (#G1414) B.S. Geological Engineering, Colorado School of Mines, 1984 Graduate Studies in Groundwater Hydrology, Wright State University, Dayton, Ohio Masters of Business Administration, Gonzaga University, Spokane, Washington, in progress
Bruce Williams	Budinger & Associates 3651 Deep Lake Boundary Rd Colville, WA 99114 GeoEngineers, Inc. 523 E. 2 nd Avenue Spokane, WA 99202 Cummings Geotechnology, Inc. 1721 W. Euclid Ave, Spokane, WA 99205 2716 E. Hillcrest Drive, Colbert, WA 99005	509-732-8917 509-363-3125 509-466-4350	