

Rachel Rife
GF Development LLC
7720 NE HWY 99
STE D #702
Vancouver, WA 98665

July 14th, 2025

PN: 0217142011 - 6810 325th St CT E Roy, WA 98580

Per my site visit on July 14th, 2025, it has been determined that a septic system is feasible for this lot. The 3 soil test pits that we excavated were found to contain very gravelly coarse sand down to 60" +. This soil is considered Type 1 with an application rate of 1.0 gallons per sq ft per day, this will require a pressure distribution drain field and 2 separates 1000-gallon septic tanks. A water availability letter from the local water purveyor will be required to receive final approval for the septic design along with any addition permitting requirements from Pierce County Planning and Development and all Critical Area requirements met. Based on the size of the lot, easements and know wetland setbacks. 3-bedroom (360 GPD) septic systems with a reserve area will fit with the building footprint staying on the north end of the lot as proposed, pending any unforeseen restrictions or setback required by Pierce County Planning & Development and the Tacoma Pierce County Health Dept. Wetland delineation and buffer averaging will need to be approved as it was under the previous review provided for this parcel for this feasibility to work as it is proposed. A wetland biologist, private or Pierce County provided, will be required to provide the site evaluation, process and submit all required documents needed to receive approval prior to a septic design submittal to the local health dept.

Sincerely,

Jeremy Moore

INSTALL * INSPECTIONS * PUMPING * REPAIRS * MAINTENANCE AND MORE

Jeremy Moore
All Septic Designs
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