

AFTER RECORDING  
Return to:

EPT. OF ENVIRONMENTAL QUALITY  
RECEIVED



Recording Instrument #: 200110749  
Recorded By: Clatsop County Clerk  
# of Pages: 3 Fee: 36.00  
Transaction date: 10/26/01 09:38:39  
Deputy: kkelso

Lavenberg

NOV 1 2001

3567 Hwy 101 N

Gearhart OR 97138 NORTH COAST BRANCH OFFICE  
EASEMENT AGREEMENT

THIS AGREEMENT, made this 25 day of September 2001, by and

between Beach Development, LLC

, grantors

and Dr. Vanderwaal

, grantees;

WHEREAS, grantees are the owners of the following described real property in  
Clatsop County, Oregon, to-wit:

Tax Lot 400 The Easterly portion of Tracts 7 & 8, Gearhart  
Highway Tracts, see recorded instrument #200107402 and  
recorded instrument #200002823

The grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable  
consideration, receipt of which is hereby acknowledged, do hereby grant and convey to the  
grantees, their heirs, successors and assigns, a nonexclusive easement described as follows,  
to-wit: Beginning at the Southwest Corner of Tract 7, Gearhart Highway  
Tracts, located in the Southeast quarter of the Southwest quarter of Section 3  
Township 6 North, Range 10 West, Willamette Meridian, City of Gearhart, County  
of Clatsop, State of Oregon; Thence East along the Southerly line of said  
Tract 7 a distance of 219.00 feet to a 3/4" dia. iron pipe with a yellow  
plastic cap stamped "LS973"; Thence N01 47' 40"W a distance of 73.00 feet whic  
is the true point of beginning of a parcel being more particularly described a  
(see attached)

subject to liens and encumbrances of record, in and upon the following described real property  
of grantors in Clatsop County, Oregon, to-wit:

for the construction, maintenance, use and repair of an individual water-carried on-site sewage  
disposal system (hereinafter called "system" appurtenant to the above described property of  
grantees.

Grantors, for themselves and their heirs, successors and assigns, covenant and agree to  
and with the grantees, their heirs, successors and assigns, that the above-described property of  
the grantor; shall not be used for any purpose detrimental to said system or contrary to laws  
and rules of governmental agencies applicable or related to said system.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date first hereinabove written.

[Signature]  
Managing Partner  
 (Grantors)

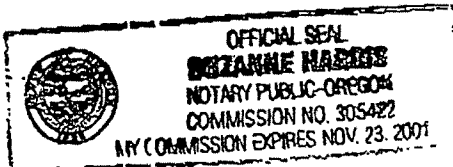
[Signature]  
 (Grantees)

STATE OF OREGON )  
 County of Clatsop ) ss.  
September 25, 1999 )  
2007 )

Personally appeared the above-named Terry Lowenberg,

MANAGING PARTNER OF Beach Development, LLC, grantors,  
 and acknowledged the foregoing instrument to be their voluntary act.

Before me:



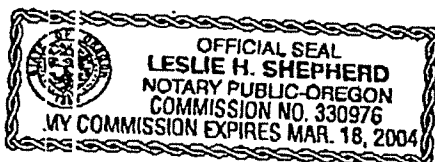
[Signature]  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 11-23-2001

STATE OF OREGON )  
 County of Clatsop ) ss.  
Oregon 10-16, 1990 )  
 )

Personally appeared the above-named Steven Vander Waal

\_\_\_\_\_ , grantees,  
 and acknowledged the foregoing instrument to be their voluntary act.

Before me:



[Signature]  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 3-18-04

I. OF ENVIRONMENTAL QUALITY  
RECEIVED

Beach Development  
Easement Agreement continued

NOV 1 2001

NORTH COAST BRANCH OFFICE  
WARRENTON

follows:

Thence East a distance of 40 feet; Thence S01 47' 40"E a distance of 10.00 feet; Thence West a distance of 40 feet; Thence N01 47'40"W a distance of 10.00 feet to the point of beginning.

59392

Control No.

\$ 515.00

Fee

**STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY**

PERMIT NO. 99-224

☒ New Construction☐ Repair☐ Other \_\_\_\_\_Permit Issued To Casterline Exchange  
(Property Owner's Name)6N  
(Township)10W  
(Range)3CD  
(Section)400  
(Tax Lot / Acct. No.)Clatsop  
(County)Highway 101  
(Road Location)Gearhart  
(City)Chris Cox  
(Issued by - Signature)12-29-99  
(Date Issued)**PERMITS ARE NOT TRANSFERABLE**

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

**SPECIFICATIONS**Poly EXPIRATION DATE December 29, 2000TYPE OF SYSTEM Standard with pump/  
infiltratorsAdditional tank volume 300 gallonsPoly  
SepticTank Volume 1000 GallonsDisposal Trenches ☐Design Sewage Flow 450 Gallons/DaySeepage Bed(s) ☐ - Square FeetMaximum Depth 20 inches.Minimum Depth 18 inches.150 Linear FeetEqual ☒ Loop ☐ Serial ☐Pressurized ☐Minimum Distance Between Trenches 10' on centersTotal Rock Depth - inches.Below Pipe - inches.Above Pipe - inches.☐ Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install in accordance with plans & specifications submitted.  
~~Septic tanks to be set back a minimum of 10' to any water lines and 5' to any property lines or building foundation lines. 10' setback from any property lines, water lines underground utilities or building foundation lines from disposal field. 100' setback from drainfield to PRE-COVER INSPECTION REQUIRED - CONTACT any wells. See attached conditions. NCBO 861-3280~~

**CERTIFICATE OF SATISFACTORY COMPLETION**As-Built Drawing  
with Reference LocationsInstaller Carlson Contracting Inc.See as-built plot plan  
submitted by installer.

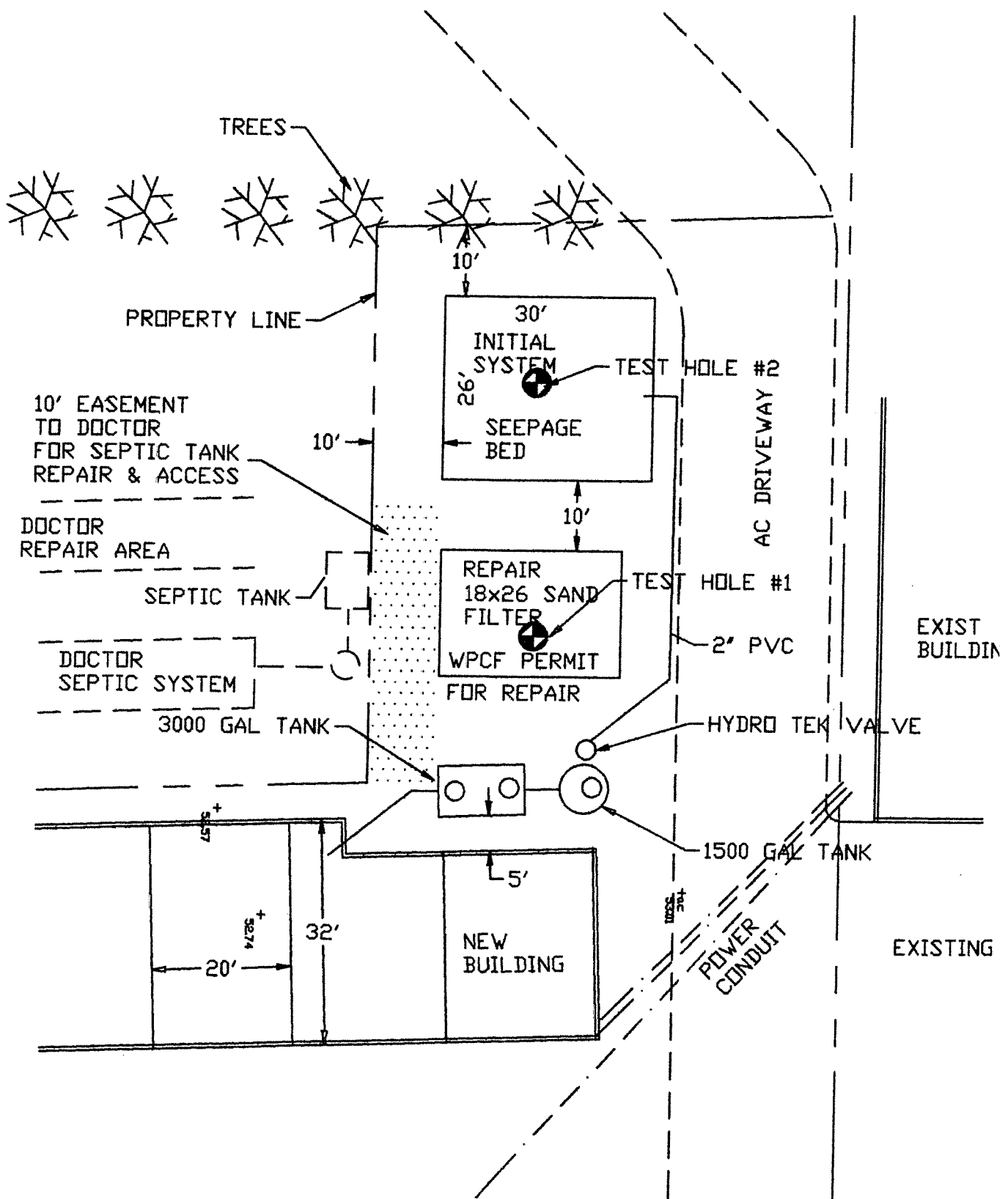
Final Insp. Date \_\_\_\_\_

☐ Inspected By \_\_\_\_\_☒ Issued by Operation of Law☐ Pre-cover inspection waived  
pursuant to OAR 340,  
Division 71

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

\_\_\_\_\_  
(Authorized Signature)\_\_\_\_\_  
(Title)\_\_\_\_\_  
(Date)\_\_\_\_\_  
(Office)



From 610-300-401 FILE

WALK HEAD PLAN

DATED SEP. 20, 2001

# SEPTIC SITE PLAN

DEPT. OF ENVIRONMENTAL QUALITY  
RECEIVED**FINAL INSPECTION REQUEST AND NOTICE**

JAN 5 2000 (Date Received)

NORTH COAST BRANCH OFFICE

WARRENTON

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

**SECTION 1: BASIC INFORMATION.**

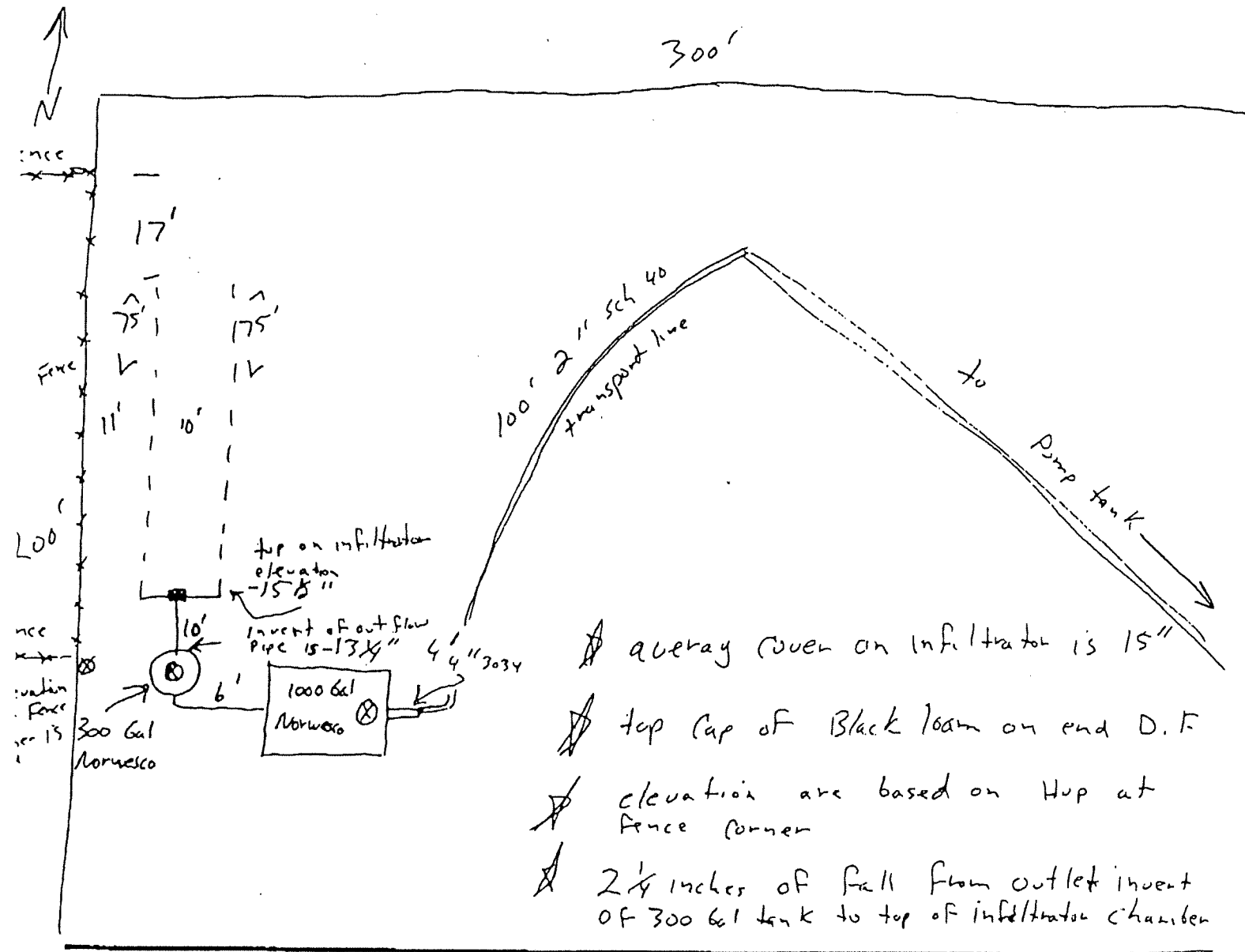
Property Owner Vanderwall Permit Number 99-224 County Clatsop  
 Township 6N; Range 10W; Section 3CD; Tax Lot 400; Tax Acct. #   
 Job Location Highway 702 Gearhart  
 Date System Construction Completed 1/3/00; Date Submitted to DEQ or Agent 1/5/00

**SECTION 2: MATERIALS LIST.** Identify and list all materials used in the system's construction.

7000 gal Norwesco Septic tank & Risers  
300 gal Norwesco Septic tank & Riser  
Misc 4" & 2" Fittings  
150' infiltrators  
4 end Plates  
1 TUFF Lite Dist Box  
100' 2" sch 40 Pressure line  
20' 4" 3034 Sewer pipe  
1 DEQ Approved Effluent Filter  
10' 2729 Header Pipe

Property Owner Vanderwall Permit Number 99224 County Clatsop

**SECTION 3: AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM.** Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.



**SECTION 4: CONSTRUCTION WAS PERFORMED BY:**

Property Owner (Permittee)

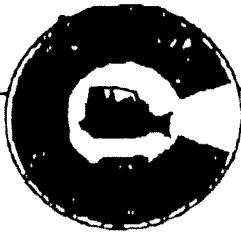
X Sewage Disposal Service Business: Carlson Contracting, 33563  
(Print Full Business Name) (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

[Signature]  
(System Installer's Signature)

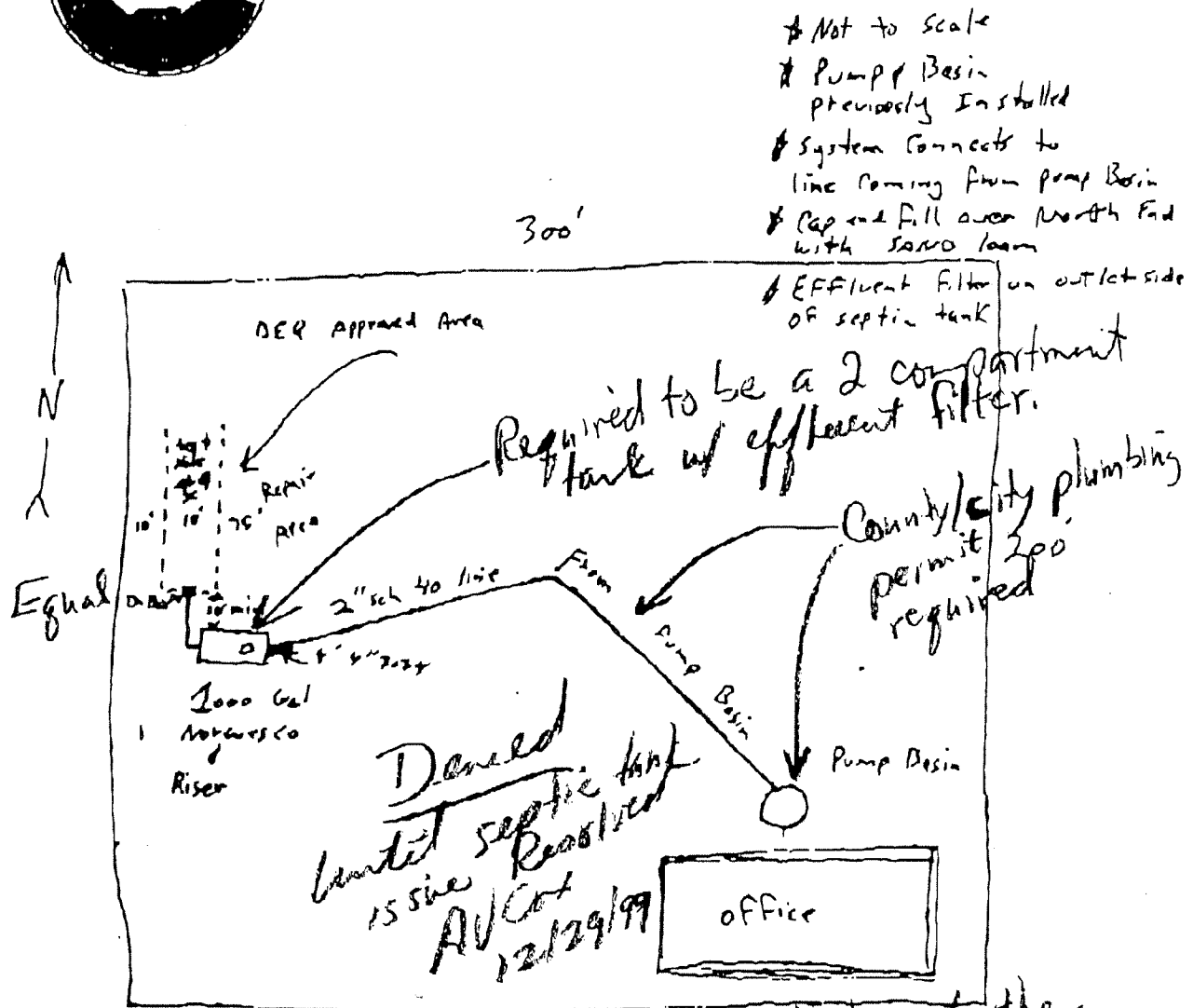
Pres  
(Title)

1/5/00  
(Date)



# Carlson Contracting, Inc.

P.O. Box 157 - Hammond, Oregon 97121 • (503) 861-2408 • CCB #83416



- ① Do not dispose of tissue or medications to the Septic system
- ② Recommend elapsed time meter be installed on sewage pump to make it possible to keep track of flows.
- ③ - Waste strength to Dist. box shall not exceed 800.5 & 300mg/L TSS of 150, Grease & Oil 25mg/L. Recommend testing at D box after 6 mos operation.



## **JOHNS Dave**

---

**From:** COX Anne  
**Sent:** Wednesday, December 29, 1999 01:38 PM  
**To:** JOHNS Dave  
**Subject:** RE: Carlson/Clinic site

Boy, if this one gets done right it'll be amazing.

trenches 18-20 inches equal w/infiltrators. Any trench excavated shallower than 18 inches shall be capped, 12 inches finished depth to chamber. 150 lineal feet, 450 gpd.

Must have adequate fall from second Norwesco tank to top of infiltrator chamber. Precover request must include elevation of tank outlet invert (bottom of pipe, not the top) and the top of the infiltrator chamber (not the top louver).

approved with 1000 gallon Norwesco followed by a 300 gallon norwesco tank (have him submit the spec sheet) gravity with effluent filter.

Recommend installation of elapsed time meter on ejector pump so that flows can be measured.

Recommend sampling wastewater at the distribution box after 6 months.

***Anne Cox***  
***(503) 229-6653***

-----  
**From:** JOHNS Dave  
**Sent:** Wednesday, December 29, 1999 01:05 PM  
**To:** COX Anne  
**Subject:** Carlson/Clinic site

Anne,

Flint Carlson says he will go with a 300 gallon Norwesco as the 2nd tank and ensure that the effluent filter is on the outlet of that tank and will maintain his 2" fall.

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
NORTH COAST OFFICE  
65 N. Highway 101, Suite G.  
Warrenton, OR 97146  
(503) 861-3280

FOR OFFICE USE ONLY

Date Rec'd 12-28-99  
Date Completed 12-29-99  
Required Fee \$515.00  
Receipt No. 91069  
Control No. 59392

FOR APPLICANT'S USE - (PLEASE PRINT)

1.36 ACRES

Lot Size (Acreage or Dimensions)

Casterline - Exchange / Vanderwall  
(Property Owner's Name)

(Applicant's Name if Different from Owner)

Legal Description  
of Property

6N

10W

3CD

400

Clatsop

(Township)

(Range)

(Section)

(Tax Lot/Acct. No.)

(County)

For Parcels in Platted  
Subdivisions, Indicate

(Subdivision Name)

(Lot Number)

(Block Number)

Proposed Facility

Water Supply

☐ Single Family Residence

(Number of Bedrooms)

☒ Public (Community System)

☒ Other MEDICAL OFFICE  
(Specify)

☐ Private

(Indicate: Well, Spring, Etc.)

Existing Facility

☐ Single Family Residence

(Number of Bedrooms)

☐ Other

(Specify)

APPLICATION FOR:

☐ Site Evaluation Report

☒ Permit to Construct On-Site Sewage Disposal System

☐ Permit to Repair On-Site Sewage Disposal System

☐ Permit for Alteration of On-Site Sewage Disposal System

☐ Permit Renewal

☐ Existing System Report

☐ Plan Review

☐ Other (Specify)

☐ Authorization Notice

Purpose of Authorization Notice

☐ Connect to an existing system  
not currently in use

☐ Replace one mobile home with  
with another or a house

☐ Replace or rebuild a house

☐ Addition of one or more bedroom

☐ Personal hardship

☐ Temporary housing

☐ Other (Specify)

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application. By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

(Signature)

12/28/99

(Date)

☐ Authorized Representative

☒ Licensed Installer

License No. 33563

Owner's Mailing Address

Vanderwall

3816 HWY 201 North

Gearhart, OR 97138

Applicant's Mailing Address (if different)

Carlson Contracting

PO Box 157

Hammond, OR 97121

Phone CASTERLINE - EXCHANGE

4520 NE 46TH ST. STE. 1031

VANCOUVER, WA. 98661

861-2408

TOTAL P.01

01/12/1994 01:49

8612789

CARLSON CONTRACTING

PAGE 01

FOR DEQ USE ONLY

Fax to DEQ (Dave)  
 @ 861-3259

LAND USE COMPATIBILITY STATEMENT  
 FOR ON-SITE SEWAGE DISPOSAL SYSTEMS

Septic contractor:

APPLICANT'S NAME

Casterline Exchange  
Vanderwaal

MAILING ADDRESS

3816 Hwy 101 North  
Gearhart OR 97138

CITY

STATE

ZIP

PHONE

Carlson Contracting  
PO Box 157  
Hammond OR 97111  
(861-2408)

TOWNSHIP

6

RANGE

10

SECTION

300

TAX LOT OR ACCT NO

400

PROPERTY  
LOCATION

SUBDIVISION/PROJECT

LOT

BLOCK

COUNTY

Clatsop

☐ PROPERTY IS A LOT OF RECORD CREATED BEFORE AUGUST 1, 1981.

PROPOSED LAND USE

Permit to Construct On site Sewage disposal system  
 \* MEDICAL  
 Veterinary Clinic

STATEMENT OF COMPATIBILITY FROM APPROPRIATE LAND USE AUTHORITY  
 (An equivalent statement may be provided in lieu of this form)

PROPERTY'S ZONING DESIGNATION

C-2

THE ABOVE PROPOSAL HAS BEEN REVIEWED AND FOUND TO BE:

☒ COMPATIBLE WITH THE LCDC ACKNOWLEDGED  
 COMPREHENSIVE PLAN

☐ NOT COMPATIBLE WITH THE LCDC  
 ACKNOWLEDGED COMPREHENSIVE PLAN

☐ CONSISTENT WITH THE  
 STATEWIDE PLANNING GOALS

☐ NOT CONSISTENT WITH THE  
 STATEWIDE PLANNING GOALS

REASON FOR FINDING OF COMPATIBILITY/INCOMPATIBILITY

PROPERTY IS LOCATED (CHECK ONE)

☒ INSIDE CITY

☐ INSIDE URBAN GROWTH BOUNDARY  
☐ OUTSIDE CITY LIMITS

☐ OUTSIDE URBAN  
 GROWTH BOUNDARY

LAND USE AUTHORITY

City of Gearhart

SIGNED

D.J.M. McNally

TITLE

City Administrator

DATE

12-28-99

☐ CITY/COUNTY CONCURRENCE IF INSIDE URBAN GROWTH BOUNDARY

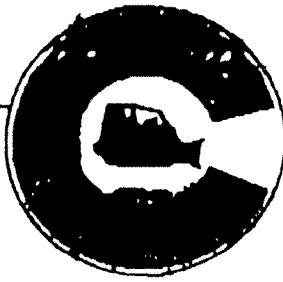
SIGNED

TITLE

DATE

DEQ-1C

\* ZONING OK FOR CLINIC PER DENNIS MCNALLY 12-29-99.



# Carlson Contracting, Inc.

P.O. Box 157 - Hammond, Oregon 97121 • (503) 861-2408 • CCB #83416

1000 gal septic tank + 300 gal final tank

450 spd

Do not exceed residential waste strength

150 L.F.

Std equal depth 20"

Max trench shallower than 300'

If trench is shallower than 18" it must be capped 10" finish

DEQ Appraised Area

depth to chamber trench 12" with CAP

\* Not to scale

\* Pump Basin previously installed

\* System connects to line coming from pump basin

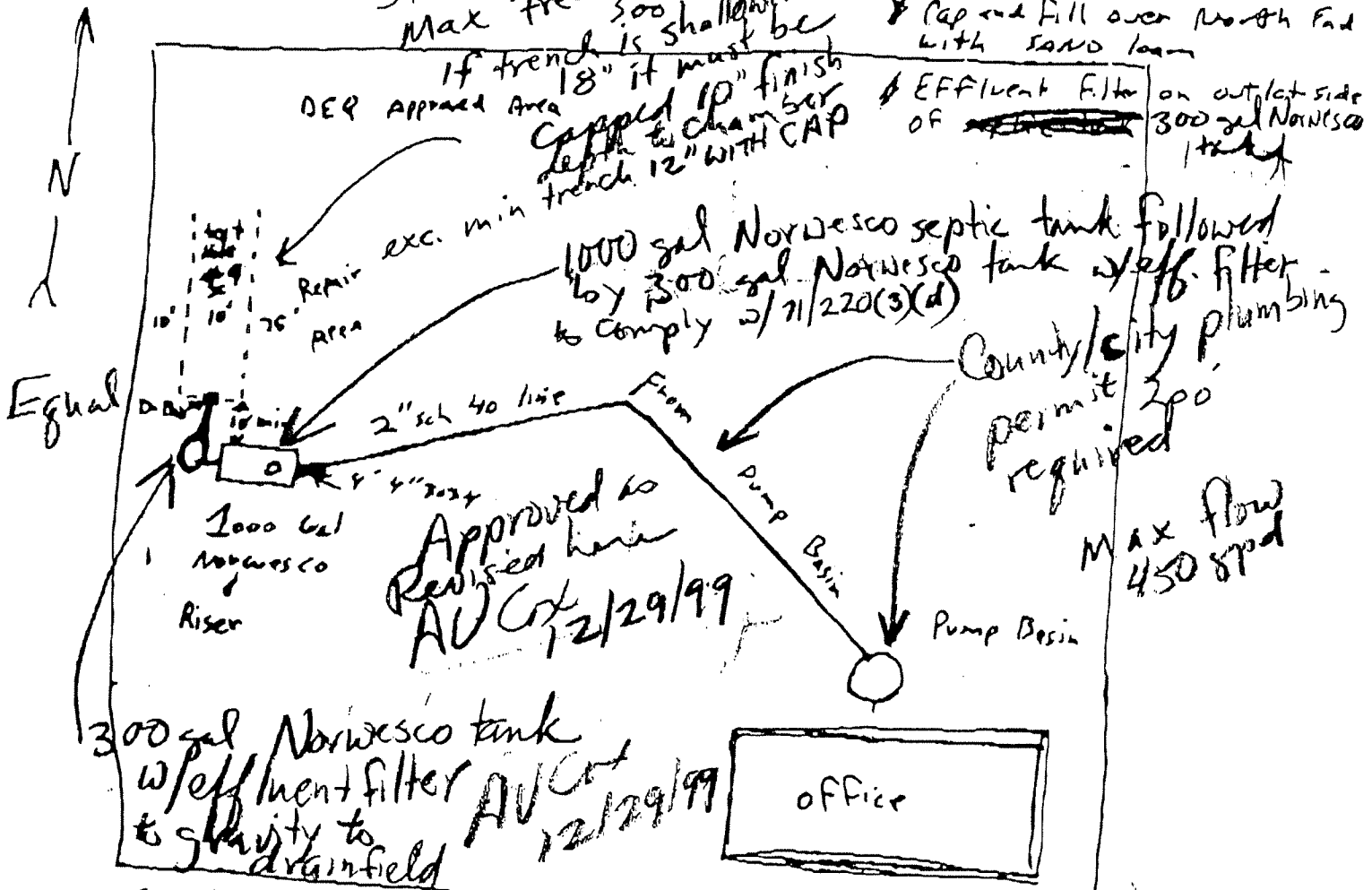
\* Cap and fill over North End with sand loam

\* Effluent Filter on out/let side of 300 gal Norwesco tank

1000 gal Norwesco septic tank followed by 300 gal Norwesco tank w/eff. filter - to comply w/ 21/220(3)(d)

County/City plumbing permit required

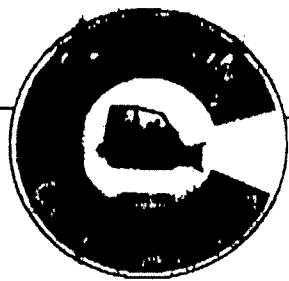
Max flow 450 spd



① Do not dispose of tissue or medications to the septic system

② Recommend elapsed time meter be installed on sewage pump to make it possible to keep track of flows.

③ - Waste strength to Dist. box shall not exceed 8005 & 300mg/L TSS of 150, Grease & Oil 25mg/L. Recommend testing at D box after 6 mos operation



# Carlson Contracting, Inc.

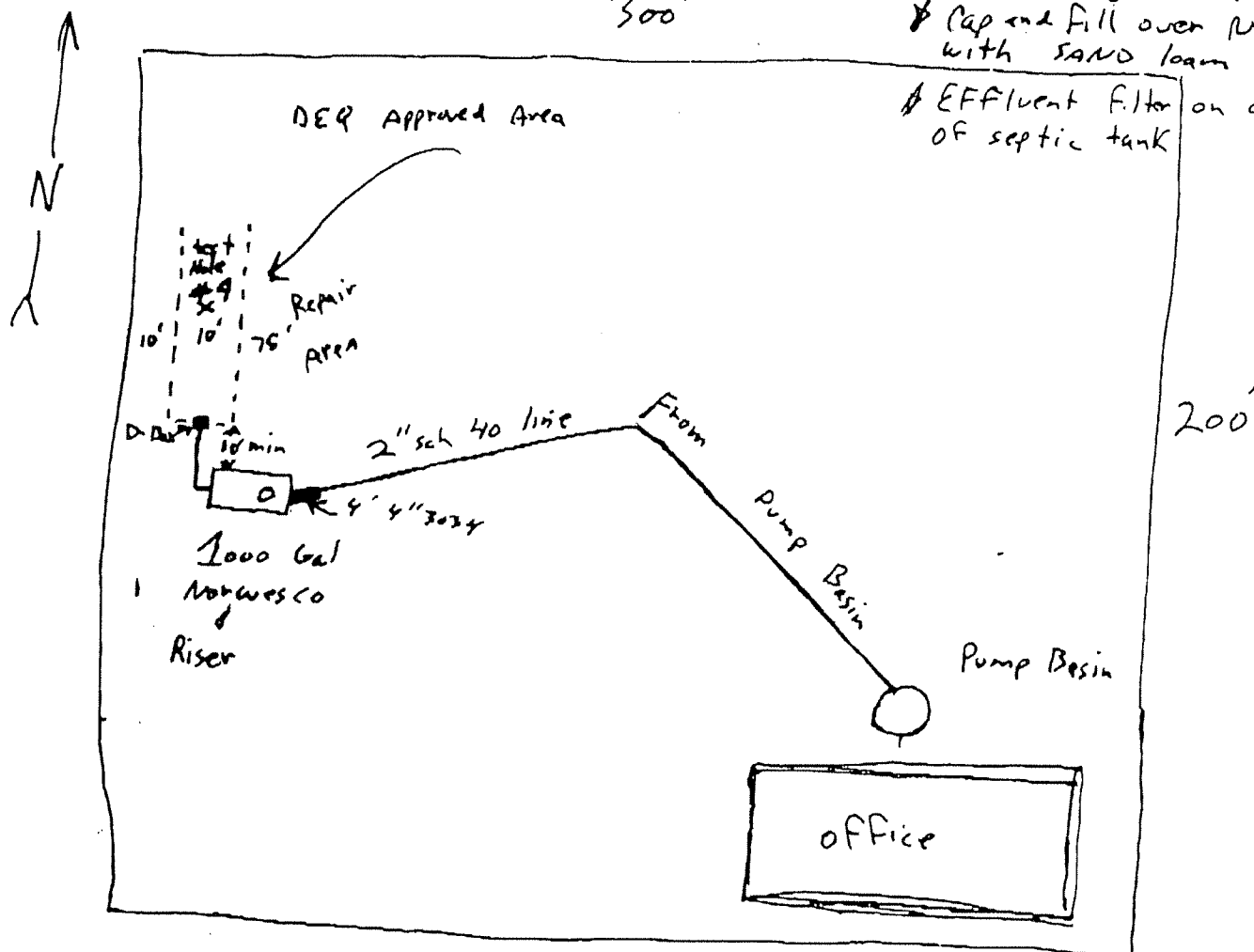
P.O. Box 157 • Hammond, Oregon 97121 • (503) 861-2408 • CCB #83416

\* Not to Scale

\* Pump & Basin  
previously installed

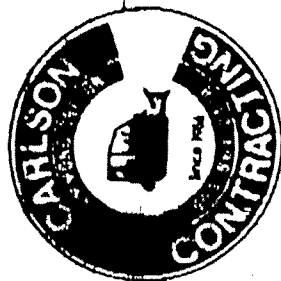
\* System connects to  
line coming from pump Basin  
\* Cap and fill over North End  
with SAND loam

\* Effluent Filter on outlet side  
of septic tank



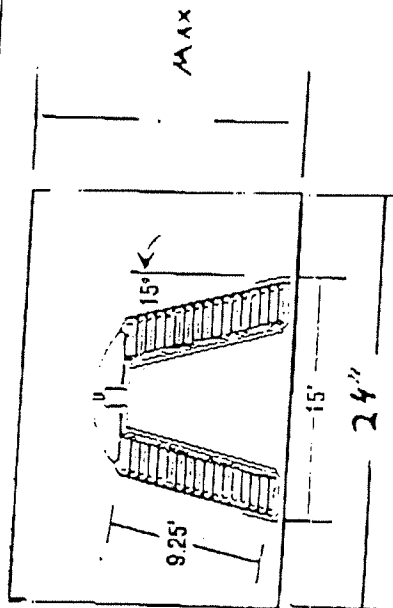
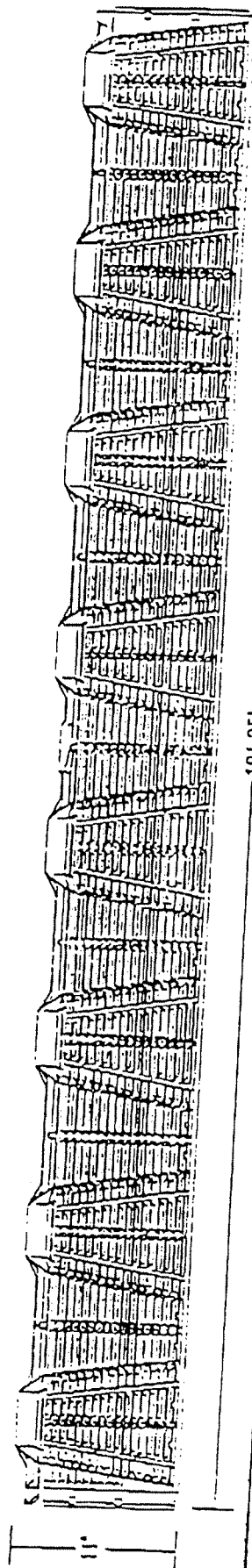
**INFILTRATOR<sup>®</sup>**  
SYSTEMS INC

# EQUALIZER 24<sup>™</sup>



**Carlson Contracting, Inc.**

P.O. Box 157 • Hammond, Oregon 97121 • (503) 861-2408 •



Equalizer 24 Chamber		
Size	15' x 101.25' x 11'	
Weight	20 lbs.	
Volume	33.3 gal./4.45 ft <sup>3</sup>	

## DEQ APPROVED BUILDING MATERIAL LIST

### Distribution System

- 1 1000 gallon septic tank *Norwesco*
- 1 ASTM - 4" PVC 30-34 effluent sewer line
- 750' Tuff tite Dist boxes
- 4 Lin. Ft. Infiltrator chambers
- 10' Infiltrator end plates
- Ft. ASTM - 4" PVC 27-29 header pipe



# Oregon

John A. Kitzhaber, M.D., Governor

## Department of Environmental Quality

Northwest Region  
2020 SW Fourth Avenue  
Suite 400  
Portland, OR 97201-4987  
(503) 229-5263 Voice  
TTY (503) 229-5471

May 12, 1999

Robert & Mary Remensnyder  
900 24<sup>th</sup> Street  
Seaside, OR 97138

Re: OSS: NWR: Clatsop County: Site Evaluation Report: Twn 6N, Rng 10W, Section  
3CD, Tax Lot 400: 1.36 Acres

Dear Mr. & Mrs. Remensnyder:

In response to my April 6, 1999, letter requesting additional information, our North Coast Branch Office (NCBO) received information from Dave Price on April 13, 1999. The letter states that no toxic waste material goes into the sewer and the water usage for an existing three doctor clinic is 129 gallons per day. The proposed 2600 square foot medical clinic will have one doctor and three employees with three restrooms. There was no information regarding number of patients seen on a daily basis. This evaluation and report is based upon current DEQ regulations governing on-site sewage disposal, Oregon Administrative Rules (OAR) 340, Divisions 71 and 73.

I again examined the above-described property (located east of Hwy. 101) on April 16, 1999, to determine methods of on-site sewage disposal for which it may be suited. Two additional backhoe test pits were evaluated for sewage disposal along the west property line. These interdunal soils consist of loamy sands and fine sands. The expected depth to the top of the water table during the wet season at test pit 3 is about 70 inches below the ground surface and 68 inches below the ground surface at test pit 4. The natural slope in the area of the test pits measured 2 to 3 percent.

**Based on the results of the study, the site meets established criteria for a standard equal distribution system. The initial system will consist of a 1000 gallon DEQ approved watertight septic tank with gasketed risers (either weighted or securely fastened) extended to ground surface and a drainfield sized at 50'/150 gpd for a total linear footage of 150 feet of disposal trench per system. The replacement system, when needed in the future will consist of a standard or alternative system. The maximum disposal trench depth is 20 inches. An effluent lift pump may be needed depending on building location. The minimum depth is 12 inches. A portion of the drainfield may need to be capped. The disposal field must maintain a minimum setback distance of 10 feet to any building foundation lines, water lines and underground utilities. An approved effluent filter will need to be installed on the septic tank outlet tee fitting.**

Robert and Mary Remensnyder

May 12, 1999

Page 2

The Department may require in the future that this facility be operated and maintained under a renewable WPCF (Water Pollution Control Facilities) permit. As per OAR 340-71-130(15)(b), an operating permit is required if the sewage produced is greater than residential strength wastewater. Enclosed is a copy of OAR 340-71-100(114). The primary effluent must not exceed these parameters. There shall be no blood or medications discharged into the system.

NOTE: The application indicates the lot is 1.36 acres in size. If this lot should be further partitioned where the lot size is less than one acre, an alternative sewage disposal system will be required. The soils within the area of both the initial and replacement disposal fields must remain intact and not cut or disturbed.

The system would have the capacity to serve a medical clinic as described above with no more than one doctor and three employees and a maximum three restrooms. Peak daily sewage flow into each system is limited to 450 gallons, with an average daily sewage flow of not more than approximately 225 gallons per day. Premature system failure may occur if either flow limit is exceeded. In order to prolong the life of the drainfield, the septic tank should be pumped-out every four or five years depending on usage and number of persons occupying the home. Use of a garbage disposal is discouraged. Periodic maintenance can prolong the life expectancy of the system. As always, water conservation measures should be practiced. If you expect the proposed facility will generate design sewage flows greater than 450 gallons per day, than the drainfield should be made larger.

Please refer to the enclosed soil field worksheet for information about site observations and location of the disposal system (including the future repair/replacement disposal system).

Detailed plans and specifications must be submitted, reviewed and approved prior to permit issuance. A construction-installation permit is required to install the sewage disposal system at the approved site. Please contact the North Coast Branch Office of the Department of Environmental Quality, 65 North, Highway 101, Suite G, Warrenton, OR 97146, for information regarding permit application procedures and necessary fees. The phone number is 503-861-3280.

This approval is given on the basis that the lot or parcel described above will not be further partitioned or subdivided, and that conditions on the subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with ORS 454.605 through 454.745 and Administrative Rules of the Environmental Quality Commission (EQC). Any such subdivision, partitioning or alteration may void this report.



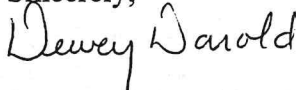
Robert and Mary Remensnyder  
May 12, 1999  
Page 3

WARNING: This is a technical report for on-site sewage disposal only. It may be converted to a permit only if, at the time of permit application, the property has been found to be compatible with applicable LCDC-acknowledged local comprehensive land use plans and implementing measures or the Statewide Planning Goals. The report will remain valid until an on-site sewage system is installed pursuant to a construction-installation permit obtained from the Department of Environmental Quality, or until earlier cancellation, pursuant to EQC rules, with written notice thereof by the Department to the owners according to DEQ records or the County tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.

When the construction phase begins, careful planning with building contractor, homeowner and the installer is necessary to assure the sewage disposal system is properly sited. Only a DEQ state licensed installer or the owner of the property can install the septic system. The site of the initial and replacement absorption facility shall not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surface, driveways, roads, and roof drains. Both drainfields should be staked-out prior to permit issuance.

Technical information pertaining to this report is available upon request. If you should have any questions, please contact me in Portland at 503-229-6313.

Sincerely,



Dewey W. Darold, R.S.  
Natural Resource Specialist  
Northwest Region, Water Quality

DWD:dwd

Encl: Site Diagram/Soil Field Worksheet  
OAR 340-71-100(114)

cc: NCBO/DEQ/Warrenton

Dave Price/Coldwell Banker  
3601 Hwy. 101 N  
Gearhart, OR 97138

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- (109) "Public Waters" means lakes, bays, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Pacific Ocean within the territorial limits of the State of Oregon, and all other bodies of surface or underground waters, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters which do not combine or effect a junction with natural surface or underground waters), which are wholly or partially within or bordering the state or within its jurisdiction.
- (110) "Recirculating Gravel Filter (RGF)" means a type of gravel filter wastewater treatment system which utilizes an effluent recycle system where a portion of the filtered effluent is mixed with septic tank effluent in a recirculation/dilution tank and redistributed to the filter, in conformance with these rules.
- (111) "Recirculating Gravel Filter System" means a Recirculating Gravel Filter and a absorption facility used to treat and dispose of sewage.
- (112) "Redundant Disposal Field System" means a system in which two complete disposal systems are installed, the disposal trenches of each system alternate with each other and only one system operates at a given time.
- (113) "Repair" means installation of all portions of a system necessary to eliminate a public health hazard or pollution of public waters created by a failing system. Major repair is defined as the replacement of the soil absorption system. Minor repair is defined as the replacement of a septic tank, broken pipe, or any part of the on-site sewage disposal system except the soil absorption system.
- (114) "Residential Strength Wastewater" means the primary sewage effluent from a septic tank which does not typically exceed the following parameters: Five-Day Biochemical Oxygen Demand (BOD<sub>5</sub>) of 300 mg/L; Total Suspended Solids (TSS) of 150 mg/L; Total Kjeldahl Nitrogen (TKN) of 150 mg/L; and Oil & Grease of 25 mg/L. Other contaminants may also be present in the wastewater, however, they shall not exceed the concentrations or quantities normally found in residential sewage. Effluent parameters are to be measured using approved Standard Method or EPA procedures.
- (115) "Sand Filter Media" means a medium sand or other approved material used in a conventional sand filter. The media shall be durable and inert so that it will maintain its integrity and not collapse or disintegrate with time and shall not be detrimental to the performance of the system. The particle size distribution of the media shall be determined through a sieve analysis conducted in accordance with ASTM C-117 and ASTM C-136. The media shall comply with the following particle size distribution: 100 percent passing the 3/8 inch sieve, 95 percent to 100 percent passing the No. 4 sieve, 80 percent to 100 percent passing the No. 8 sieve, 45 percent to 85 percent passing the No. 16 sieve, 15 percent to 60 percent passing

# SITTING EVALUATION FIELD WORKSHEET

Tax Reference: 610-3CD-400 Evaluator: Dewey David  
 Applicant: Robert + Mary Remennyder Date: 3-25-99 Parcel Size: 1.36 Acres  
4-16-99

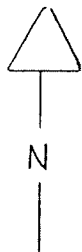
	DEPTH	TEXTURE	SOIL MATRIX COLOR AND MOTTLING (NOTATION), % COARSE FRAGMENTS, ROOTS, STRUCTURE, LAYER LIMITING EFFECTIVE SOIL DEPTH, ETC.
Pit 1	0"-10"	LS	10YR 2/1, wk. med sbk. fri
	10"-38"	FS	2.5 Y 5/3
	38"-56"	LS	10YR 2/1 + 10YR 3/3
SAT →	56"-68"	FS	2.5 Y 5/2 + 2.5 Y 4/2
	68"		Free H <sub>2</sub> O
SAT → Pit 2	0"-14"	FS	2.5 Y 5/3
	14"-22"	FS	2.5 Y 4/2 soils moist - perching on top sod. } FILL
	22"-40"	LS	2.5 Y 2.5/1, wk med. sbk
	40"-50"	FS	10YR 3/3
	50"-59"	FS	2.5 YR 4/3
			SAT → 59" 2.5 Y 4/2 66" Free H <sub>2</sub> O
Pit 3	0"-13"	LS	7.5 YR 3/2, wk. med. sbk
	13"-30"	FS	10YR 3/4
	30"-70"	FS	2.5 Y 5/3
SAT →	70"-84"	FS	2.5 Y 5/2
	84"		Free H <sub>2</sub> O
Pit 4	0-12	LS	Same as T.P. #3, "A" horizon, except b-c" fill one side
	12-33	FS	" " " " "Bw"
	33"-68"	FS	2.5 Y 5/2, C <sub>1</sub> Augered from 55"
SAT →	68"-88"	FS	2.5 Y 5/2 + 4/2 C <sub>2</sub>
	88"		Free H <sub>2</sub> O

Landscape Notes: Stabilized Sand Dune - East portion cut down  
 Slope: 1-3% Aspect: E Groundwater Type: Permanent  
 Other Site Notes: Site cut down. Native soils western portion. T.P. #2 unsuitable

## SYSTEM SPECIFICATIONS

Peak Daily Flow: 450 gpd Average Daily Flow: 225 gpd  
 1. Initial System: Std. Equal Dist. System Disposal Facility: 50' / 150 gpd (linear feet/square feet) Max. Depth: 20 inches  
 2. Replacement System: Same or Alt. System Disposal Facility: To be determined (linear feet/square feet) Max. Depth: - inches  
 Special Conditions: 100 setback from drainfield to any wells.

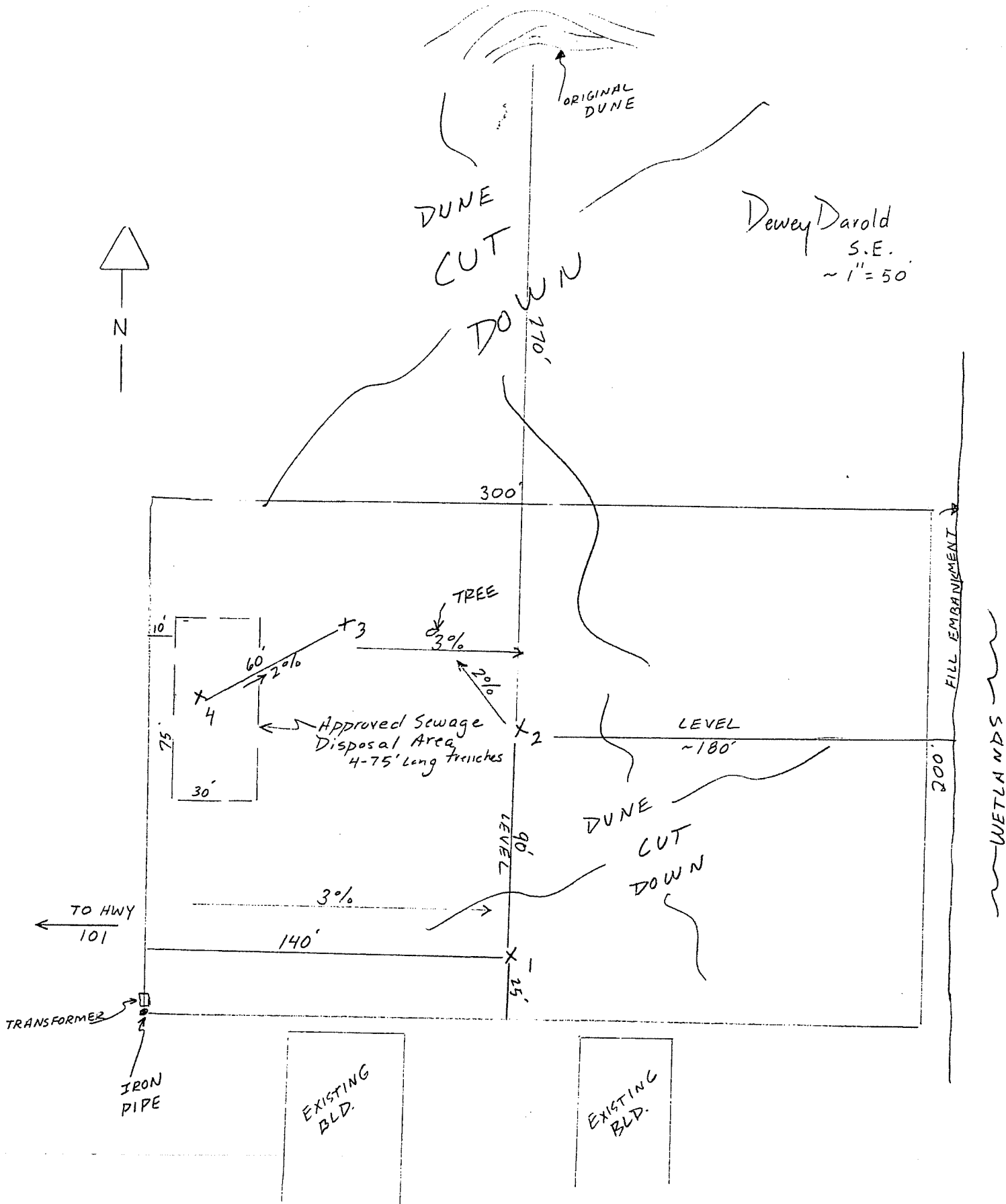
An effluent lift pump may be necessary depending upon building sewer elevation from proposed building.



DUNE  
CUT  
DOWN

ORIGINAL  
DUNE

Dewey Darold  
S.E.  
~ 1" = 50'



## **JOHNS Dave**

---

**From:** DAROLD Dewey  
**Sent:** Thursday, April 22, 1999 9:53 PM  
**To:** JOHNS Dave  
**Subject:** FW: Proposed Medical Clinic (Remensynder)

Dave,

Please place in Remensynder file.

-----  
**From:** COX Anne  
**Sent:** Monday, April 05, 1999 11:38 AM  
**To:** DAROLD Dewey  
**Cc:** ILLINGWORTH Dennis; COX Anne  
**Subject:** RE: Proposed Medical Clinic (Remensynder)

See below.

**Anne Cox**  
**229-6653**

-----  
**From:** DAROLD Dewey  
**Sent:** Monday, April 05, 1999 11:11 AM  
**To:** COX Anne  
**Cc:** ILLINGWORTH Dennis; DAROLD Dewey  
**Subject:** Proposed Medical Clinic (Remensynder)

Anne,

I evaluated a 1.36 acre parcel in Gearhart for a 2600 square foot medical clinic. They are proposing 3 employees and 3 restrooms. I need to look at more pits since one pit had fill to 20 inches and water was actually perching on top of the fill layer.

Both pits had free water at 66/68 inches below the ground surface. If we can stay out of the fill, the site can be approved for a capping fill system.

I spoke to the Realtor, Dave Price last week. He could not answer my questions.

### **MY QUESTIONS:**

What are the expected waste streams from a medical clinic? How much non-septage wastewater would go into the system? Is this an automatic WPCF permit? If it were approvable only for sand filter, it must go WPCF. I have a pending WPCF for a medical clinic in Damascus. We have no info on waste strength or waste flows. I am not comfortable with the idea of putting a medical clinic on a construction-only permit to a capping fill (barely meets the rules)--if allowed under construction-only permit, Should be required to be pressurized distribution, and if waste strengths are high, those pressure laterals would probably clog up. Are we in sand? Free water at 66 inches. Maybe they need a winter water check before you agree to approve for capping fill.

Do we expect waste strengths to exceed the parameters set for residential strength wastewater?  
I think so. Plus, you will inevitably get antibiotics flushed into the system--anti-bacterial agents, disinfectants. All will contribute to inability of septic tank/drainfield to treat the wastewater.

The doctor has a medical clinic in Seaside. I suggested to the Realtor to have the owner obtain water use records from his clinic? Is there any way a sewage sample can be obtained?  
Couldn't hurt to get the flows from the Seaside clinic. That's a good idea. However, chances are that the

clinic is on sewer, and we wouldn't be able to pull a valid wastewater sample for purposes of establishing wastewater characteristics.

Is appropriate to approve this property under a construction permit? I think I'd tell them either WPCF permit now or winter water check to verify it meets the rules for capping fill.

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What system serves the dentist office at Seacoast's new building complex? In Seacoast Village we have a bottomless sand filter. I have more concerns about the beauty salon than the dentist's clinic. Dentist and medical would not be comparable in my opinion...

Any help would be appreciated. thhhhbt.

APR 13 1999

NORTH COAST BRANCH OFFICE  
WARRENTON

Via: 861-3259

Dave, I spoke with Steve Vander Waal over the weekend, he claims that NO toxic waste material goes into the sewer as they have special containers for that purpose.

Judy Shook at city hall said that the water consumption at the medical clinic was 6,200 cubic feet for the last 12 months. There are 750 gallons in 100 cubic feet.

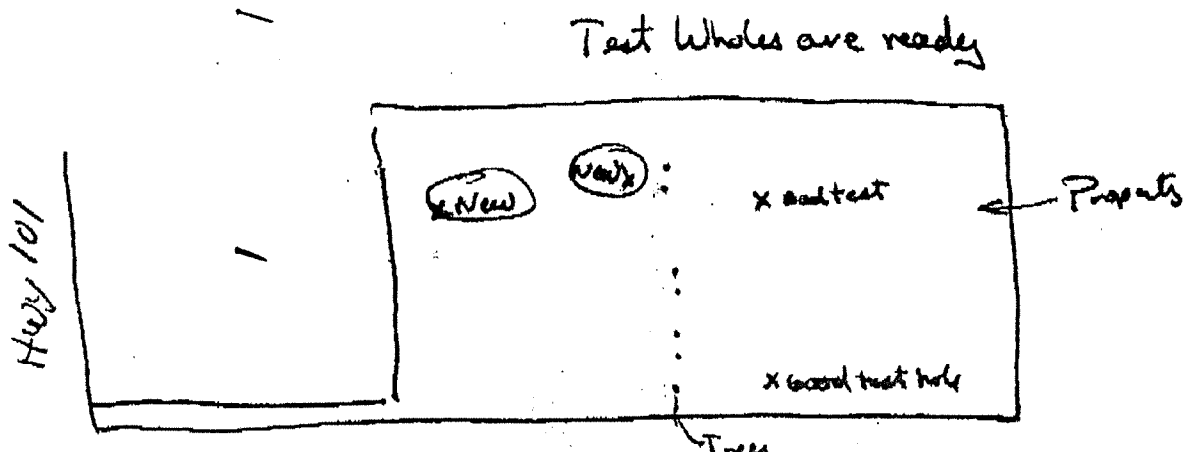
$6200 \text{ divided by } 100 = 62 \times 750 = 46,500 \text{ gallons a year.}$

$46,500 \text{ divided by } 12 \text{ months} = 3,875 \text{ gallons per month}$

$3,875 \text{ divided by } 30 \text{ days} = 129 \text{ gallons per day.}$

Keep in mind that this consumption data is based on a clinic with 3 doctors in residence.

Vander Waal's clinic will only have 1 doctor in the clinic.





# Oregon

John A. Kitzhaber, M.D., Governor

## Department of Environmental Quality

Northwest Region  
2020 SW Fourth Avenue  
Suite 400  
Portland, OR 97201-4987  
(503) 229-5263 Voice  
TTY (503) 229-5471

April 6, 1999

Robert & Mary Remensnyder  
900 24<sup>th</sup> Street  
Seaside, OR 97138

Re: OSS: NWR: Clatsop County: Site Evaluation Application: Twn 6N, Rng 10W, Section 3CD, Tax Lot 400: 1.36 Acres

Dear Mr. & Mrs. Remensnyder:

In response to a site evaluation application submitted to our North Coast Branch Office (NCBO) in Warrenton on March 8, 1999, I visited the above-described property on March 25, 1999, to determine methods of on-site sewage disposal for which it may be suited for a medical clinic.

Before the evaluation can be completed, additional information is requested:

- 1) Please provide a narrative describing the number of medical staff (doctors, nurses, etc.), the number of employees (office reception, etc.) and number of patients seen on a daily basis. Also, please indicate what you expect the peak sewage flows to be from the proposed facility. Obtaining water use records from the City of Seaside may be worth exploring.
- 2) Please indicate whether medical equipment (kidney dialysis, etc.) will be in used, and if so, what waste streams, other than domestic septage would discharge into the septic system.
- 3) Flushing unused medication down the toilet has been known to occur in medical establishments and can affect the long performance of the system. This is of particular concern if antibiotics enter the system because the biological action is inhibited and may cause the septic system to die-off. Please indicate if this practice is used at the clinic.
- 4) Please provide any other information you believe is relevant to the matter at hand.

On another note, the north pit exhibited sand fill to a depth of 22 inches below the ground surface. This pit is unsuitable for sewage disposal due to the saturated soil perching on top of the natural soils below. To determine how much area has been filled, additional test pits need to be examined. Please provide at least one new test pit between the existing pits. It would also be helpful if another pit could be dug about 50 to 60 feet east of the existing pits.

If you have any questions or would like to discuss matters further, please contact me in Portland at 503-229-6313.

Sincerely,

Dewey W. Darold, R.S.  
Natural Resource Specialist  
Northwest Region, Water Quality

DWD:dwd

cc: DEQ/NCBO/WARRENTON

David Price, Coldwell Banker  
3601 Hwy. 101 North  
Gearhart, OR 97138



## JOHNS Dave

---

**From:** DAROLD Dewey  
**Sent:** Tuesday, April 06, 1999 12:10 PM  
**To:** JOHNS Dave  
**Subject:** FW: Proposed Medical Clinic (Remensynder)

Dave,  
Please place in file.  
Thanks, Dewey

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**Sent:** Monday, April 05, 1999 11:38 AM  
**To:** DAROLD Dewey  
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STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
NORTH COAST OFFICE  
65 N. Highway 101, Suite G  
Warrenton, OR 97146  
(503) 861-3280

## FOR OFFICE USE ONLY

Date Rec'd 3-8-99  
Date Completed 3-12-99  
Required Fee \$365.00  
Receipt No. 86487  
Control No. \_\_\_\_\_

## FOR APPLICANT'S USE - (PLEASE PRINT)

Robert & Mary Remensnyder  
(Property Owner's Name)

1.36 Ac.  
Lot Size (Acreage or Dimensions)  
David Price  
(Applicant's Name if Different from Owner)

Legal Description 6 10 3 CD 400 Clatsop  
of Property (Township) (Range) (Section) (Tax Lot/Acct. No.) (County)

For Parcels in Platted Subdivisions, Indicate (Subdivision Name) (Lot Number) (Block Number)

## Proposed Facility

## Water Supply

- [ ] Single Family Residence \_\_\_\_\_ (Number of Bedrooms) [x] Public (Community System)  
[x] Other Medical Clinic [ ] Private \_\_\_\_\_ (Indicate: Well, Spring, Etc.)  
(Specify) 2600 sq ft, 3 employees, 3 restrooms

## Existing Facility

- [ ] Single Family Residence \_\_\_\_\_ (Number of Bedrooms)  
[ ] Other \_\_\_\_\_ (Specify)

## APPLICATION FOR:

- [x] Site Evaluation Report [ ] Authorization Notice  
[ ] Permit to Construct On-Site Sewage Disposal System Purpose of Authorization Notice  
[ ] Permit to Repair On-Site Sewage Disposal System [ ] Connect to an existing system  
[ ] Permit for Alteration of On-Site Sewage Disposal System not currently in use  
[ ] Permit Renewal [ ] Replace one mobile home with  
[ ] Existing System Report with another or a house  
[ ] Plan Review [ ] Replace or rebuild a house  
[ ] Other (Specify) \_\_\_\_\_ [ ] Addition of one or more bedroom  
[ ] Temporary housing  
[ ] Other (Specify) \_\_\_\_\_

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application.  
By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

(Signature)

(Date)

- [x] Authorized Representative  
[ ] Licensed Installer  
License No. \_\_\_\_\_

## Owner's Mailing Address

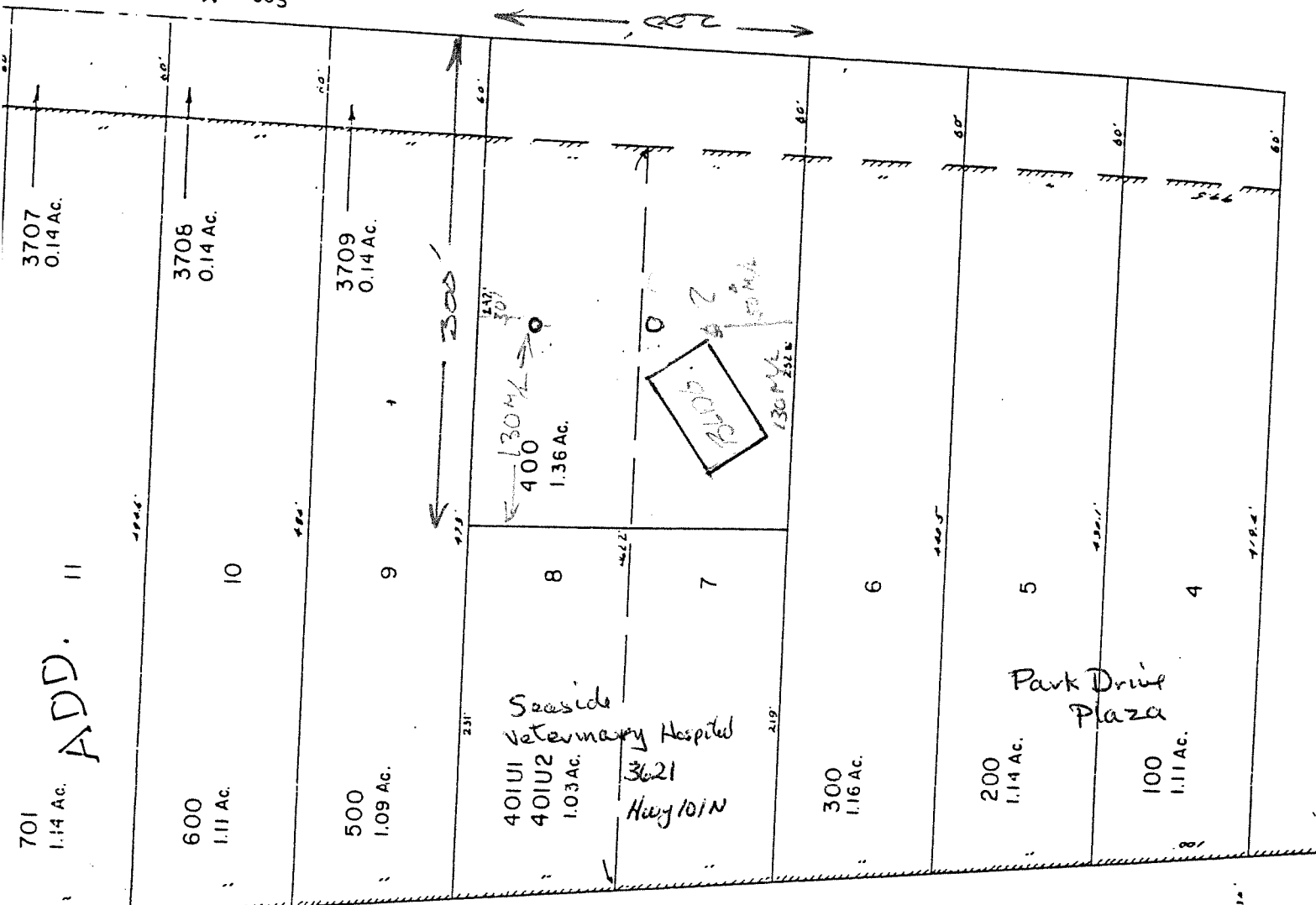
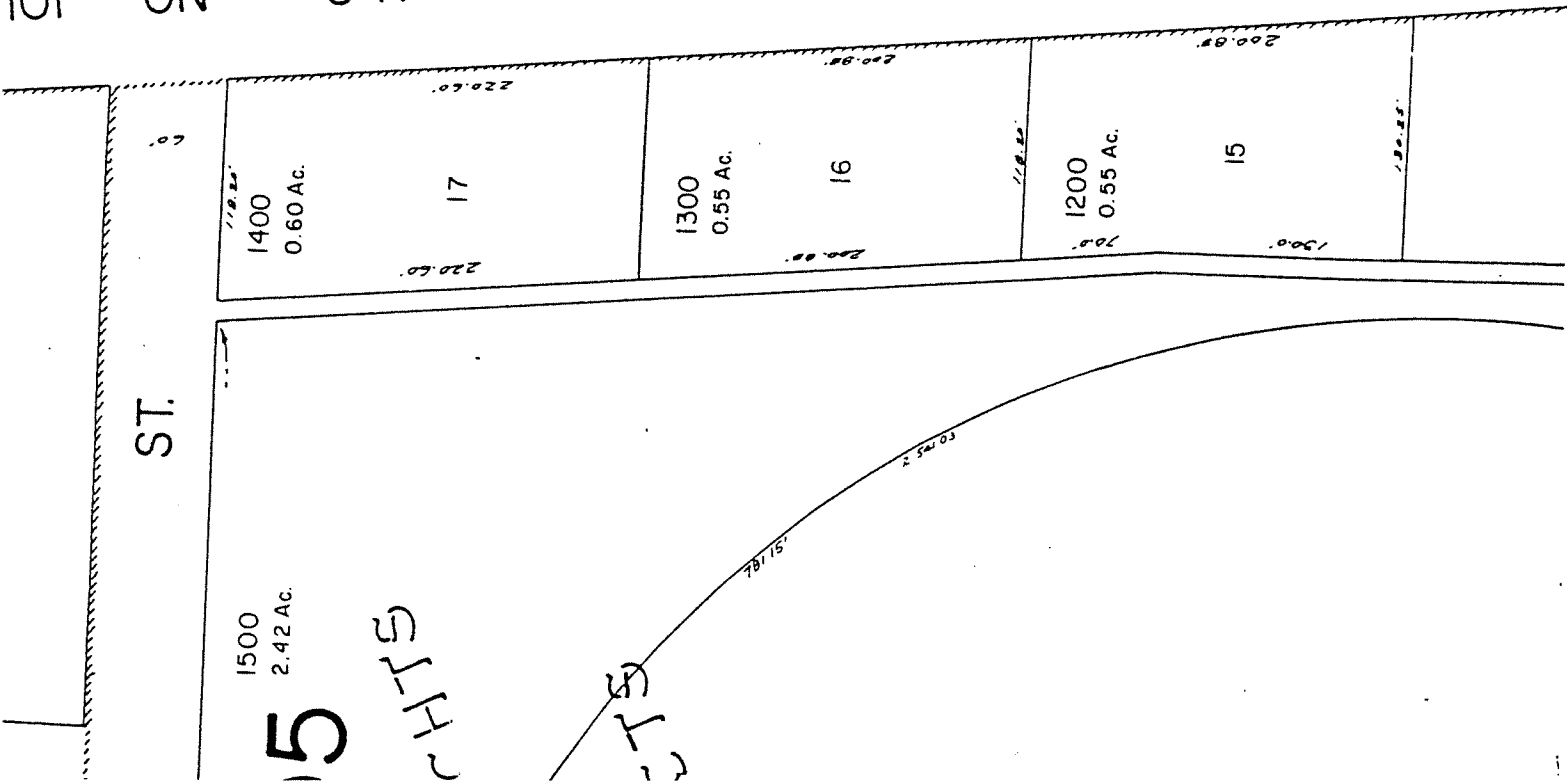
## Applicant's Mailing Address (if different)

Robert Remensnyder DVM.  
900 24<sup>th</sup>  
Seaside Oregon 97138  
728-8846

David Price / Coldwell Banker  
3601 Hwy 101 N  
Gresham, Or 97138  
Phone 738-5558

IW\WC8\WC8690 (7-19-91)

OREGON COAST HIGHWAY U.S. NO. 101



Seaside Veterinary Hospital  
3621 Hwy 101 N

Park Drive Plaza

3600

ADD. 11

5

CHTS

CHTS

0213

See Map 6 10 3DC