

48844

Control No.

\$ 910.00

Fee

STATE OF OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 97-19

[X] New Construction

[] Repair

[] Other

Permit Issued To James & Trudy Gronmark (Property Owner's Name)

6N (Township)

10W (Range)

10BD (Section)

2400, 2500, 2501 (Tax Lot / Acct. No.)

Clatsop (County)

Highway 101 (Road Location)

Gearhart (City)

(Issued by - Signature)

2-24-97 (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

EXPIRATION DATE February 24, 1998

TYPE OF SYSTEM Alternative-Bottomless Sand Filter

Dosing Tank Volume 1,100 Gallons

Design Sewage Flow _____ Gallons/Day

Maximum Depth _____ inches.

Seepage Bed(s) 360 Square Feet

Equal [] Loop [] Serial []

Minimum Depth _____ inches.

Linear Feet

Total Rock Depth _____ inches.

Pressurized [] Minimum Distance Between Trenches _____

Below Pipe _____ inches. Above Pipe _____ inches. [] Rake Sidewall

SEE ATTACHED PERMIT ADDENDUM Special Conditions (Follow Attached Plot Plan) Install in accordance with plans & specifications submitted. Properly decommission existing septic tank and submit copy of pumping receipt. Septic tank to be set back a minimum of 10' to any water lines and 5' to any property lines or building foundation. The basal area is limited to a maximum depth of 6 inches and a minimum depth of 2 inches from the original ground surface. NCBO-861-3280. PRE-COVER INSPECTION REQUIRED - CONTACT

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing with Reference Locations

Installer Ron Johnson

Final Insp. Date 3-13-97

[X] Inspected By Anne Cox

[] Issued by Operation of Law

[] Pre-cover inspection waived pursuant to OAR 340, Division 71

See as built plot plan submitted by installer.

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)

Environmental Specialist (Title)

3-13-97 (Date)

DEQ, NWR, Portland (Office)

MAR 13 1997 Received

FINAL INSPECTION REQUEST AND NOTICE

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 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 James & Trudy Bronner Permit Number 97-19 County Clatsop
Township 6N : Range 10W : Section 10BD ; Tax Lot 2400 ; Tax Acct. # 2500
Job Location Highway 101 Gearhart
Date System Construction Completed 3/12/97 ; Date Submitted to DEQ or Agent 3/13/97

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

Tanks:

- 1,000 gal. Norwesco poly
- 1,000 gal. Rototech poly
- 1,100 gal. Michaels Septic-Dose

Pumps:

- Grundfos KP350
- Grundfos EF33
- High Head P225105HHF

Risers:

- Orenco
- Norwesco
- Rototech

Filter Material:

- 3/4"-1 1/2" crushed rock
- 1/4"-1/2" crushed rock
- Moehler Sand & Gravel-Filter Sand
- Scappoose Sand & Gravel-Filter Sand

Filter Protection

- Typar 3201 Filter Fabric

Pipe:

- 2" PVC-200 class
- 1 1/4" PVC- 200 class
- 3034 PVC
- Drainline ASTM 2729
- Drainline ASTM F810

Miscellaneous:

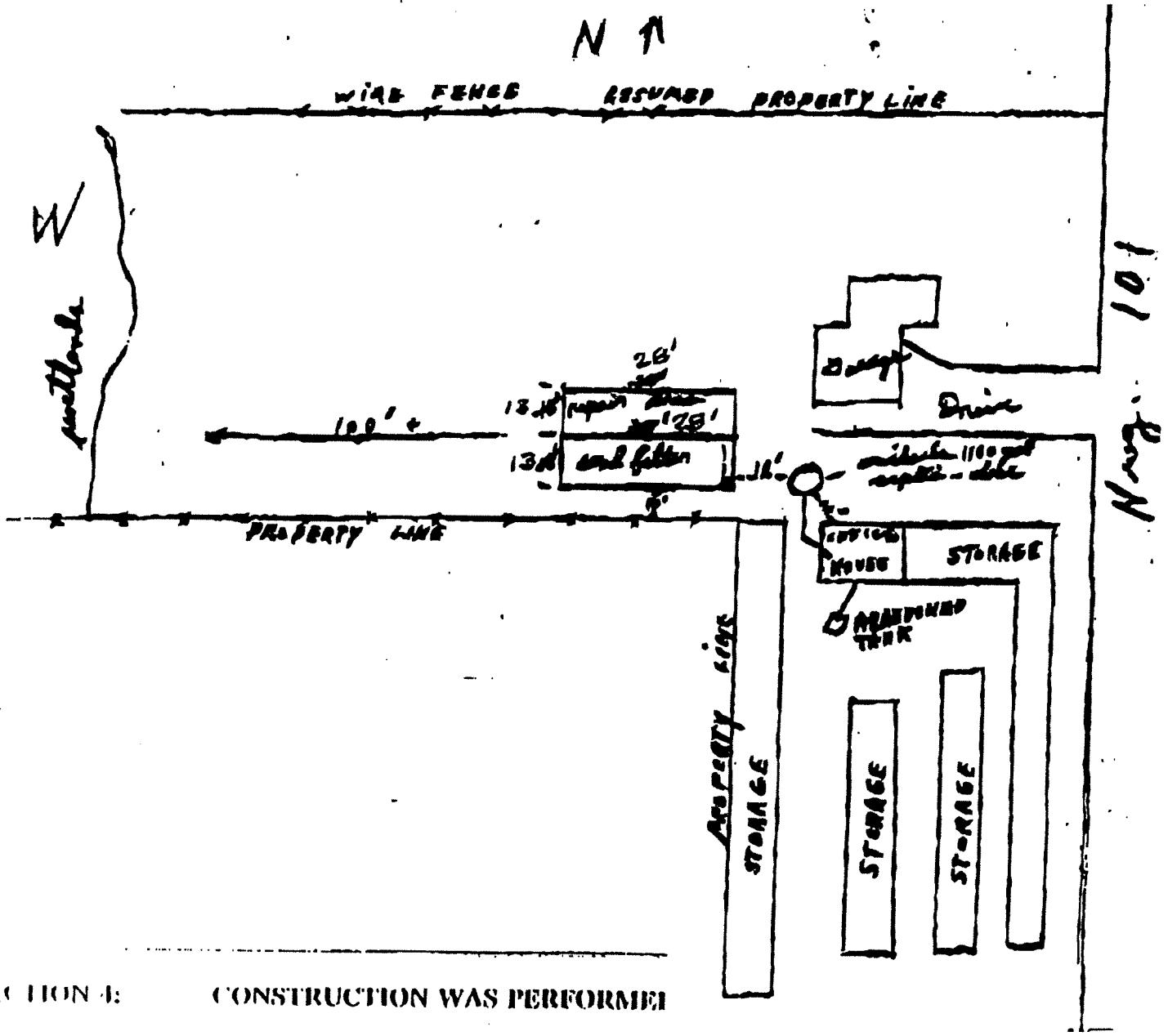
- Nylon pull rope
- Orifice shields
- Orenco floats & alarms
- End Sweep on each line
- Screw-on caps on each line
- 5-1 simplex panel

Distribution Material:

- Tuf-Tite Distribution Box
- Tuf-Tite Drop Boxes
- Infiltrator

Property Owner James + Trudy Cronmark Permit Number 97-19 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

Property Owner (Permittee)

Seepage Disposal Service Business: H. E. Johnson + Sons 33762
(Permit Pull 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).

Don Johnson
(Installer's Signature)

Sec.
(Title)

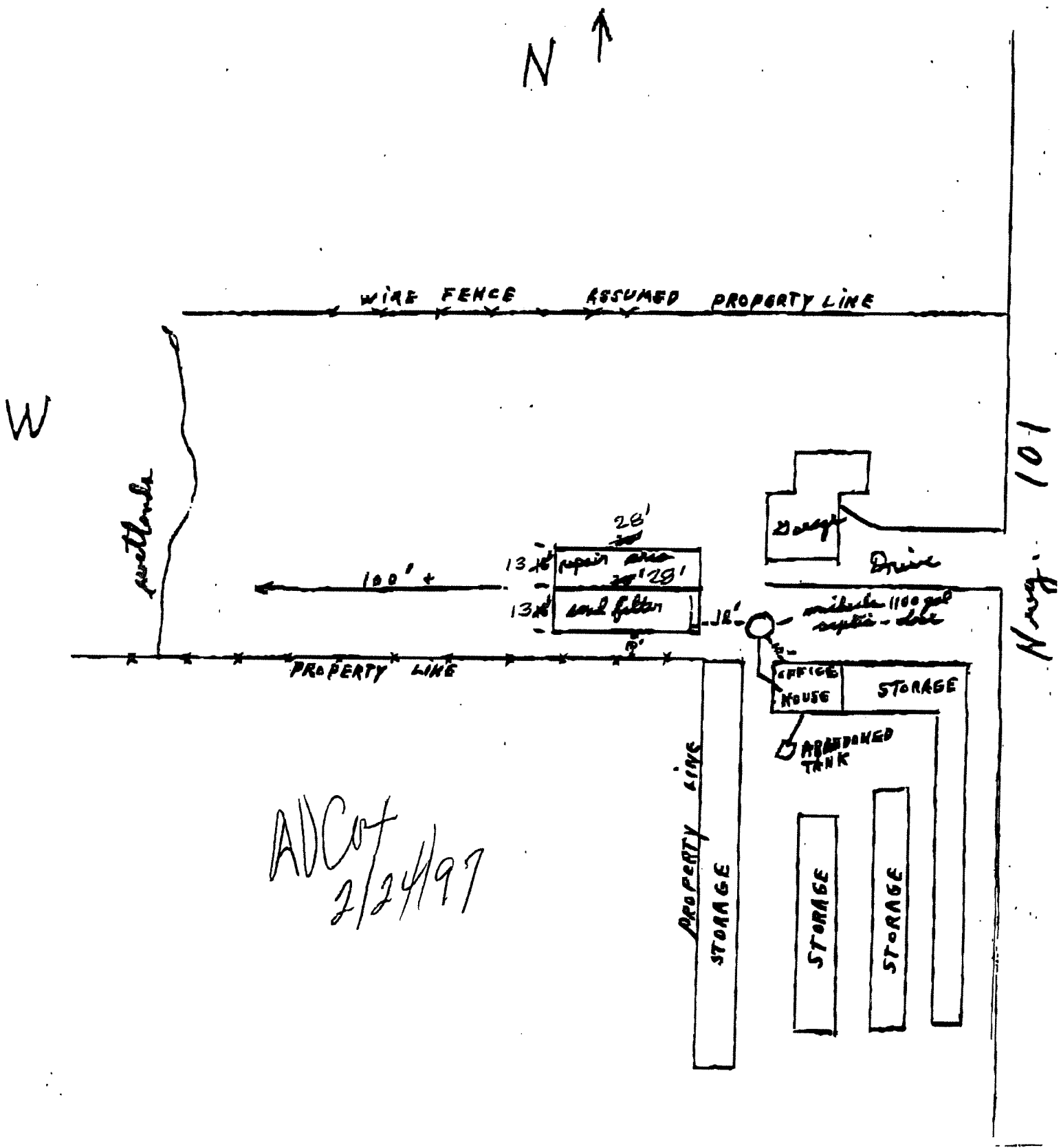
3/12/97
(Date)

lot plan for James H. Gorman by Ron Johnson

*Jim Gorman
101 Mini Storage*

Howard E. Johnson & Sons Construction

CRUSHED ROCK & SCOOP WORK
HCR 63, Box 271
Telephone 738-7328
SEASIDE, OREGON 97138



STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY
ON-SITE SEWAGE SYSTEM INSTALLATION

Inspection

CORRECTION NOTICE

An Inspection of this On-Site Sewage System has identified the following deficiencies:

1100 gal Michael's Dosim's Septic tank
pump & floats in, not tested. Electrical not done yet.
ABS sch 40 hld. sewer

Jet box Scepter made in Canada
Forms & rebar in place - not complete, but close

Sandfilter underdrains to be no deeper than
6" below natural soil surface.

Next insp - squirt test. → call 861-3280

Under the provisions of the OREGON ADMINISTRATIVE RULES, all deficiencies listed above must be corrected within 30 days, and a CERTIFICATE OF SATISFACTORY COMPLETION must be issued prior to use of this system. When corrections have been completed, call for inspection.

PERMIT NO. 97-19 6N 10W 10B0 2400, 2500, 2501
Township Range Section Tax Lot / Acct. No.

INSPECTION:

TIME Noon
DATE 3/4/97
BY Anne Cox
(Signature)

CONTACT: Warrenton DEQ
861-3280

DO NOT REMOVE THIS NOTICE FROM SITE

JOHNS Dave

***DEQ**

From: COX Anne
To: JOHNS Dave *DEQ
Subject: RE: Gronmark Sand Filter
Date: Friday, February 28, 1997 2:47PM

Nope, don't need anything. He says there'll be a tank there, and maybe the hole for the concrete container. Of course we won't final the job until we see the electrical permit, right?

Ron and I discussed whether I need to see the rebar in place before the concrete is poured. I said that would be nice. And I may be able to see that on Tuesday...Forms may be up by that time.

Anne Cox
229-6653
zz

From: JOHNS Dave *DEQ
Sent: Friday, February 28, 1997 9:51AM
To: COX Anne
Subject: Gronmark Sand Filter

Anne,

Ron Johnson called. I logged in inspection for your visit Tuesday. Is there anything he needs to provide at this point, drawings, list of materials, etc... It sounds like this is one of the initial inspections that should not require much if anything written. Let me know if you do need something from Ron drawn up and I will notify him.
Thanks.

State of Oregon
Department of Environmental Quality

Memorandum

Date: February 26, 1997

To: Business Office through Julie Schmitt

From: Anne Cox, Environmental Specialist

Subject: Transfer of fees

Jim Gronmark made application for a WPCF permit for a sand filter general permit Gen51. Deposit slip 65807 dated January 16, 1997.

We determined that it would be more appropriate to issue a "construction-only" permit through the North Coast Branch Office. Mr. G. filled out a new application and submitted the balance needed of \$265 on February 13, 1997, for the onsite sand filter permit.

The two applications are attached to hardcopy of this memo.

Please transfer the WPCF fees to the onsite program.

Thank you.

Anne Cox 229-6653.

FEBRUARY 24, 1997

PERMIT ADDENDUM FOR PERMIT #97-19, JAMES & TRUDY GRONMARK

RE: PLAN APPROVAL FOR PERMIT ISSUANCE

MULTIPLE INSPECTIONS REQUIRED FOR APPROVAL OF SAND FILTER CONSTRUCTION. INSTALL IN ACCORDANCE WITH DIVISION 71 RULES FOR SAND FILTERS. PUMP ALARM REQUIRED.

DOCUMENTATION OF ELECTRICAL PERMIT REQUIRED AT TIME OF PRECOVER REQUEST.

CONSTRUCT THE CONCRETE CONTAINER IN COMPLIANCE WITH THE PLANS AS REVISED AND APPROVED BY DEQ ON 2-20-97.

CONCRETE CONTAINER MUST BE BUILT BY A CONTRACTOR EXPERIENCED IN CONSTRUCTION OF REINFORCED CONCRETE PROJECTS.

1,100 GALLON MICHAEL'S DOSING SEPTIC TANK.
SAND FILTER WITH 360 SQUARE FEET OF SAND SURFACE AREA.
65 ORIFICES, 1/8 INCH DIAMETER.
PUMP MUST DELIVER 5 FEET OF HEAD AT THE ORIFICE.

EXISTING TANK SHALL BE DECOMMISSIONED AS PER OAR 340-71-185.
DO NOT BUILD UPON OR DAMAGE THE EXISTING LINE SERVING THE HOME AT 3071 N.HIGHWAY 101 (TAX LOTS 2400 & 2501).

ADDENDUM #2

JOHNS Dave

***DEQ**

From: COX Anne
To: JOHNS Dave *DEQ
Cc: HENDERSON Bruce *DEQ; ILLINGWORTH Dennis *DEQ; COX Anne
Subject: Gronmark inspections
Date: Wednesday, February 26, 1997 2:39PM

I talked today with Ron Johnson, and we smoothed out some details on the Gronmark system. You need to be aware of modifications:

1. The underdrain sizing specified on the plan by Ron (1/4 to 1/2 inch) is fine. I wrote in "pea gravels" thinking that it was the same as, but it isn't. Doesn't have to be pea gravels.
2. Ron says the "black sand" topsoil in that area is darn near water tight. He proposes to remove all of the black sand from the box area (Dewey's notes show 2/2s of FSL, 7-9 inches deep, below which is medium sand down to 5 feet). Ron would replace the black sand back to the six inch depth below natural ground surface with medium sand obtained by digging the septic tank hole. I agreed to this procedure.

NCBO does not have an inspection schedule specified for sand filter systems, apparently. Ron and I discussed inspections to be called for:

1. Inspection of the sand filter container, empty
2. Squirt test
3. Cap cover.

Tank could be inspected on #1 or #2.

Dave, please attach this to the permit. I told Ron I'd be in Clatsop on Tuesday. He will call NCBO when ready for an inspection.

Anne Cox
229-6653
ZZ

COX Anne

From: COX Anne
Sent: Monday, February 24, 1997 3:06PM
To: JOHNS Dave *DEQ
Cc: COX Anne
Subject: Gronmark

Dave, I'm going to fax the approved plans for Gronmark-6 pages. I assume that you have the other paperwork. We need to do the paperwork on transferring the WPCF fees and crediting them to the onsite program. Please send me a copy of the onsite application that Gronmarks filled out.

Re: the plan approval for permit issuance:

Multiple inspections required for approval of sand filter construction. Install in accordance with Division 71 rules for sand filters. Pump alarm required.

Documentation of Electrical permit permit required at time of precover request

* Construct the concrete container in compliance with the plans as revised and approved by DEQ on 2/20/97.

Concrete container must be built by a contractor experienced in construction of reinforced concrete projects.

1,100 gallon Michael's dosing septic tank.
Sand filter with 360 square feet of sand surface area.
65 orifices, 1/8 inch diameter
Pump must deliver 5 feet of head at the orifice

Existing tank shall be decommissioned as per OAR 340-71-185.
Do not build upon or damage the existing line serving the home at 3071 N. Hwy 101 (tax lots 2400 & 2501)

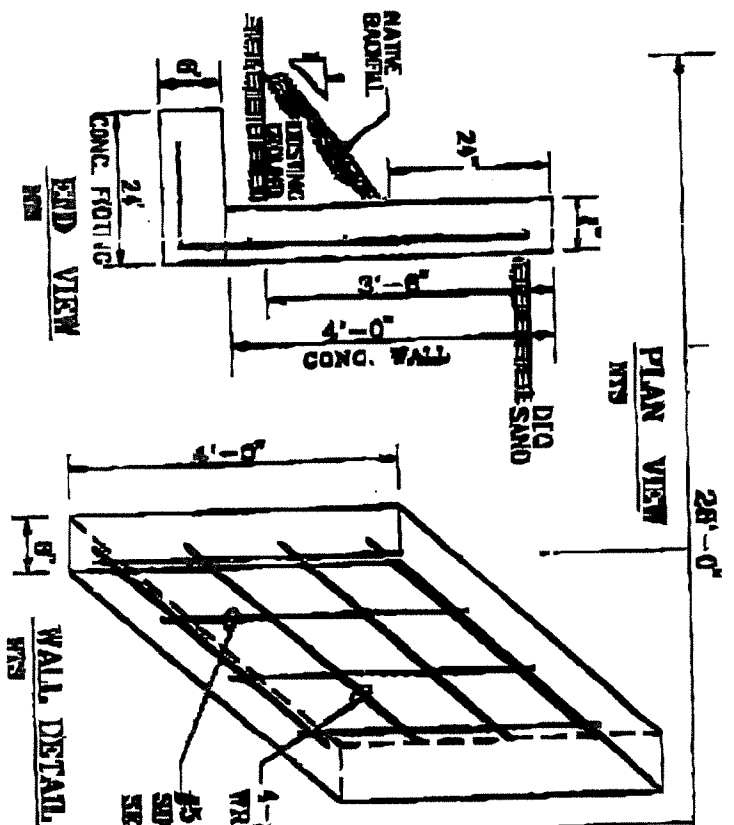
Arina Coors
229-6653
☞☞

3 pages

02. 10. 97 08:11 AM
Feb-17-97 04:34P RANKIN ENGINEERING

503 861-0779

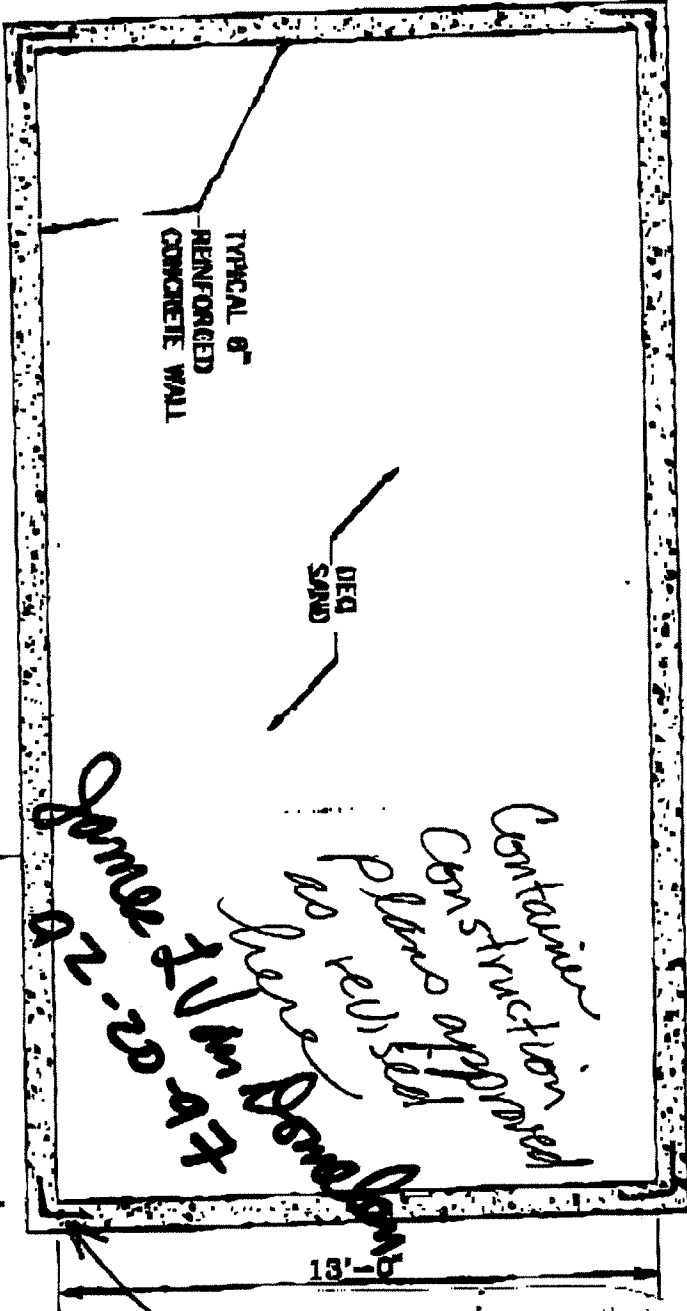
P.02



MATERIAL SPECIF.
 RED-1 MIX QUALITY CONCRETE
 3,000 PSI
 GRADE 40 REBAR

4-#4 HORIZ BAR, EVENLY SPACED
 WRAP AT CORNERS WITH MIN. 24" LAP
 #5 VERT. BAR, 18" O/C
 SINGLE BAR FROM FOOTING
 SET 2" CLEAR FROM INSIDE FACE

**CONCRETE CONTAINER BOX DETAIL
 FOR RESIDENTIAL SEPTIC SYSTEM**

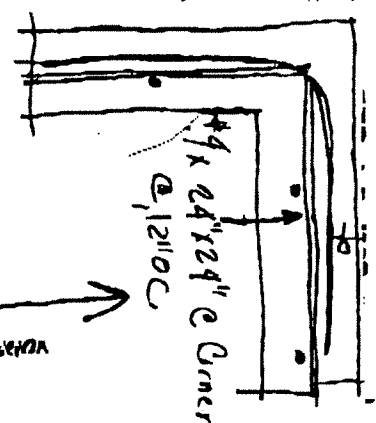


*Container Construction
 per structural
 plans approved
 by JLD
 No fence or
 concrete pad
 Reinforced?*



JIM GRONMARK
 US 101 MINI-STORAGE
 1268 'C' STREET
 GEARHART, OR 97136
 FILE GRON-20
 REISED 2/17/97

*All corners must
 be reinforced
 See Detail*



DEPT. OF ENVIRONMENTAL QUALITY
 RECEIVED

J.B. RANKIN ENGINEERING R.O. BOX 187-679 EAST HANNOB WARRENTON, OREGON

FEB. 19. 1997. 08:27AM BLDG CODES / DEQ

Pipe layout
and hole placement
for 13' x 28' sand-filter
by Howard E. Johnson

Howard E. Johnson & Sons Construction

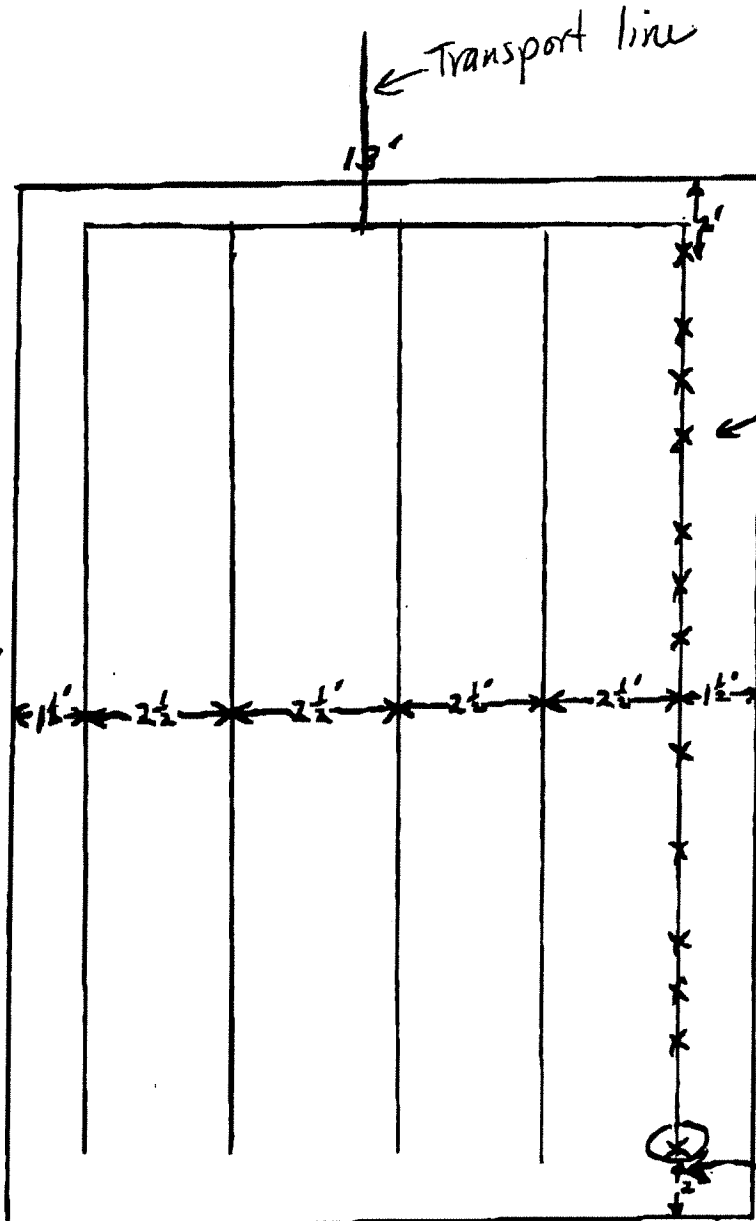
CRUSHED ROCK & SCOOP WORK

HCR 63, Box 271
Telephone 738-7328
SEASIDE, OREGON 97138

13 holes per line
65 holes total

360 sq ft
of sand
surface
area
required
28'

AV Cox
2/24/97



holes drilled
on 2' center

orifice shield
sweeps with
seam on caps
to ground surface

- 1 1/2" pipe 200 class PVC 1120 ASTM-D2241
- 9 yds 3/4" - 1 1/2" clean washed rock
- 9 yds 1/2" - 3/4"
- 36 yds filter sand - DEQ spec.
- Zipper 3201 filter fabric on top layer of rock
- 1100 gal Michaels septic-dome tank
- 5-1 simplex panel
- 3A floats



Scappoose Sand & Gravel Co.

33485 E. Crown Zellerbach Road • P.O. Box AF • Scappoose, Oregon 97058
Portland 241-4799 • Scappoose 543-7141 • Fax 543-2332

DEQ FILTER SAND

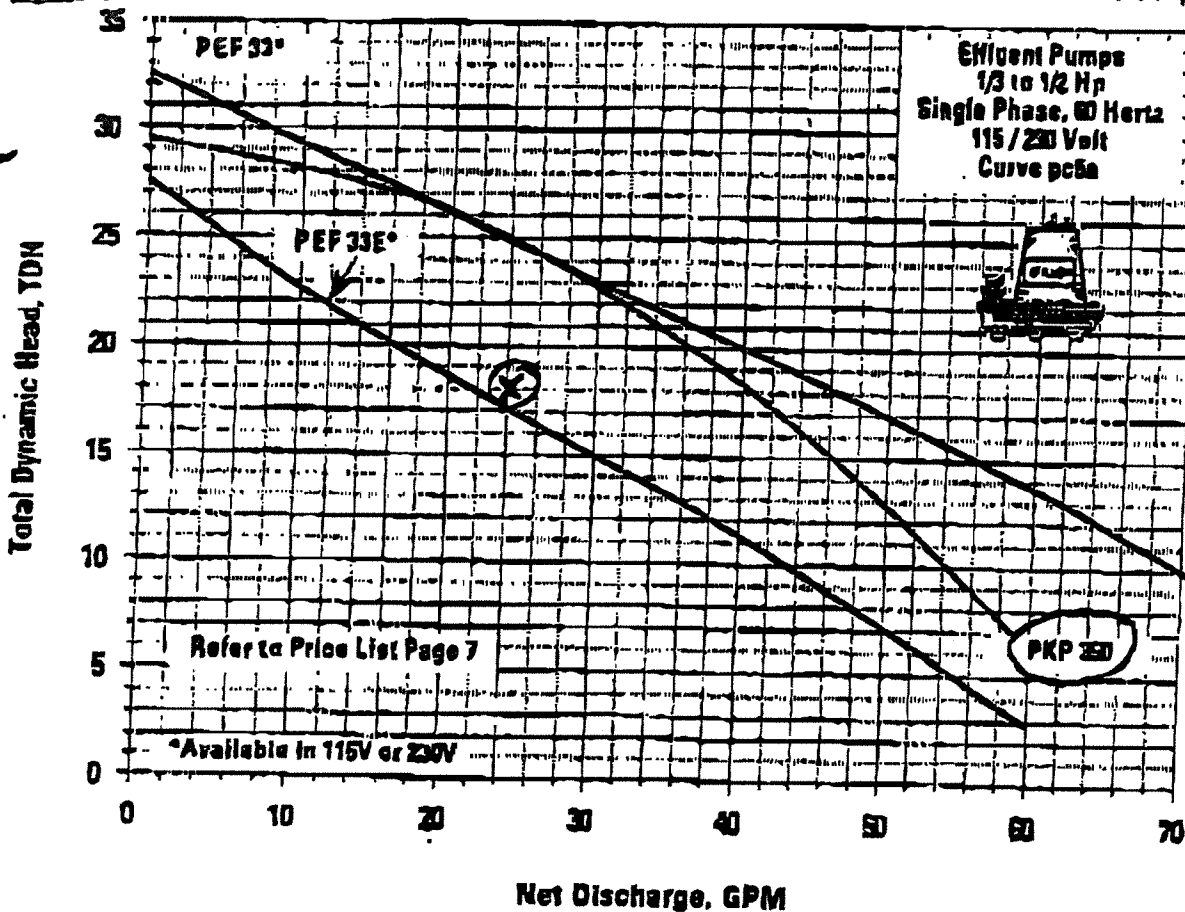
SIEVE ANALYSIS

type of material

Sieve Size	Weight Retained	% Retained	% Passing	Specs	Date: JAN 21 97
3/8	0	0	100	100	Sample #:
4	.01	0	100	90-100	Time: 9 AM
10	.42	22	78	62-100	Initial:
16	1.02	54	46	45-82	Notes:
30	1.40	74	26	25-55	
50	1.70	90	10	5-20	
60	1.75	93	7	0-10	
100	1.85	98.6	1.4	0-4	
Total	1.88				
3/8	0	0	100		Sample #: JAN 21
4	.01	0	100		Time: NOON
10	.29	18	82		Initial:
16	.82	52	48		Notes:
30	1.15	73	27		
50	1.44	91	9		
60	1.47	93	7		
100	1.55	98.7	1.3		
Total	1.57				
3/8	0	0	100		Sample #: Jan 21
4	.01	0	100		Time: 2 pm
10	.40	18	82		Initial:
16	1.11	51	49		Notes:
30	1.52	70	30		
50	1.94	90	10		
60	1.98	92	8		
100	2.12	98.6	1.4		

#8

Jim Granmark

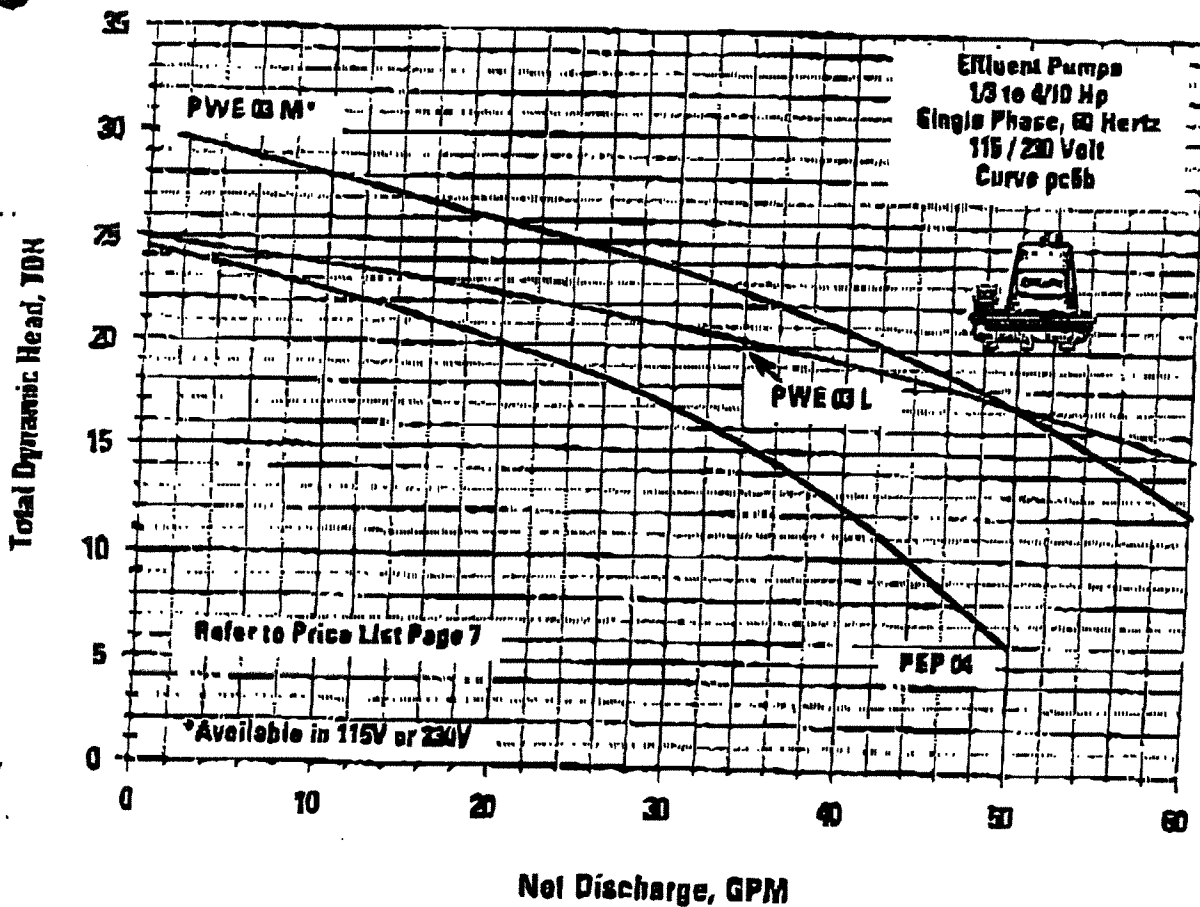


Orange Systems
 Incorporated

814 AIRWAY AVENUE
 SUTHERLIN, OREGON
 97479-8012

TELEPHONE:
 (541) 480-4443

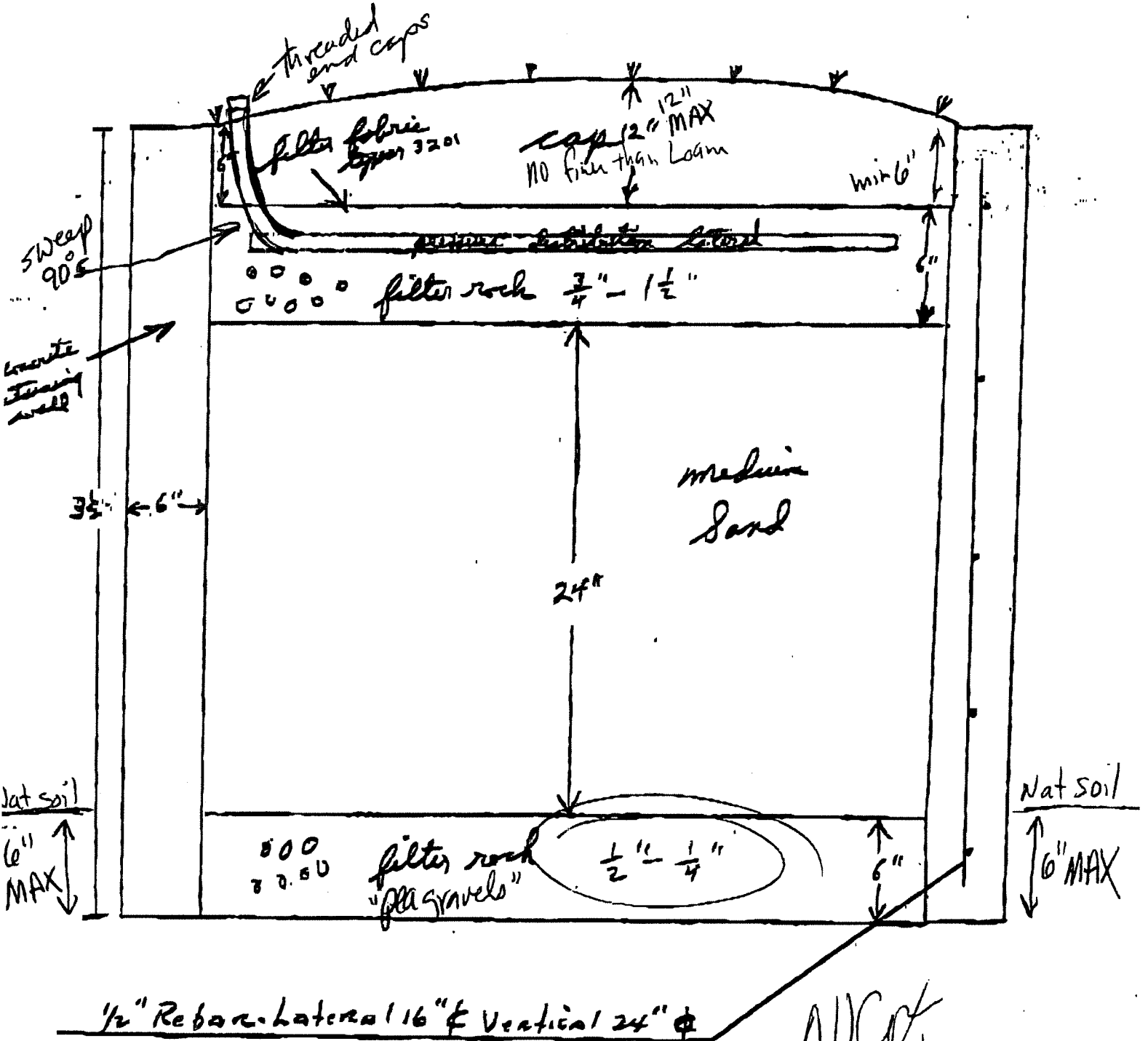
FACSIMILE:
 (541) 480-2884



for Jim Greenmark
101 Mini Storage

*Bottomless
Inlined sand filter
Side View*

Howard E. Johnson & Sons Construction
CRUSHED ROCK & SCOOP WORK
Hamlet Pt., Box 271
Telephone 738-7328
SEASIDE, OREGON 97138



AUCOX
2/24/97

Jim Bronmark

SYSTEM HEAD CALCULATIONS

- 1. **STATIC HEAD:** (vertical elevation difference from the pump base to the pressure distribution laterals) 7 feet
- 2. **SYSTEM ALLOWANCE:** (includes distribution piping losses and a five foot residual head discharge at the distribution laterals) 10* feet

- 3. **FRICITION HEAD:** (transport pipe friction loss at flow rate)

(a) Calculate Flow rate:

Diameter of orifices..... 1/8 inch

Number of orifices = N = 65

Orifice discharge rate = R = 1.41 gpm

Total gallons per minute = N x R = 22.14 gpm 26.65 gpm

(b) Calculate Friction Head Loss:

Length of transport pipe = P (in feet) 20

Friction loss coefficient = L (see reverse side) 9.02

Friction Head = P x L = 1.8 feet

- 4. **TOTAL DYNAMIC HEAD (TDH):** (sum of static head, system allowance and friction head) 17.8 feet

5. **HYDRAULIC SPECIFICATIONS:**

PUMP DUTY: 26.65
22.14 gpm @ 17.8 TDH

BRAND: Grundfos

MODEL: KP-350 HORSEPOWER: .4

CAPACITY: 17.8 TDH @ 40 GPM, and

22.14 GPM @ 25 TDH

Footnote: * in absence of specific head loss calculations, use 10 feet for this factor.

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

FOR OFFICE USE ONLY
 Date Rec'd 2-13-97
 Date Completed 2-24-97
 Required Fee * 265.00
 Receipt No. 77735
 Control No. 48844
 * 645 PAID PREVIOUSLY
 TOWARDS WACF PERMIT

FOR APPLICANT'S USE - (PLEASE PRINT)

2.12 acrc
 Lot Size (Acreage or Dimensions)

Jim Gronmark
 (Property Owner's Name)

(Applicant's Name if Different from Owner)

Legal Description of Property 6 10 10BD 2400/2500/2501 Clatsop
 (Township) (Range) (Section) (Tax/Lot/Acct. No.) (County)

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

Proposed Facility
 Single Family Residence _____
 (Number of Bedrooms)
 Other _____
 (Specify)

Water Supply
 Public (Community System)
 Private _____
 (Indicate: Well, Spring, Etc.)

Existing Facility
 Single Family Residence 1
 (Number of Bedrooms)
 Other _____
 (Specify)

APPLICATION FOR:

- | | |
|--|---|
| <input type="checkbox"/> Site Evaluation Report | <input type="checkbox"/> Authorization Notice |
| <input checked="" type="checkbox"/> Permit to Construct On-Site Sewage Disposal System | Purpose of Authorization Notice |
| <input type="checkbox"/> Permit to Repair On-Site Sewage Disposal System | <input type="checkbox"/> Connect to an existing system not currently in use |
| <input type="checkbox"/> Permit for Alteration of On-Site Sewage Disposal System | <input type="checkbox"/> Replace one mobile home with another or a house |
| <input type="checkbox"/> Permit Renewal | <input type="checkbox"/> Replace or rebuild a house |
| <input type="checkbox"/> Existing System Report | <input type="checkbox"/> Addition of one or more bedroom |
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Personal hardship |
| <input type="checkbox"/> Other (Specify) _____ | <input type="checkbox"/> Temporary housing |
| | <input type="checkbox"/> 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]
 (Signature)

2-13-97
 (Date)

Authorized Representative
 Licensed Installer
 License No. _____

Owner's Mailing Address
1266 G ST
GEARHAART OR 97138

Applicant's Mailing Address (if different)

Phone 738-7591 / 738-9028 ^{FAX}

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

**DEPARTMENT OF ENVIRONMENTAL QUALITY
LAND USE COMPATIBILITY STATEMENT (LUCS)**

WHAT IS A LUCS? The LUCS is the process DEQ uses to determine that DEQ permits and other approvals that affect land use are consistent with the local government comprehensive plan.

WHY IS A LUCS REQUIRED? Oregon law requires that state agency activities related to land use be consistent with local comprehensive plans. DEQ Division 18 administrative rules identify agency actions that are defined as programs affecting land use. These programs must have a process for determining local plan consistency.

WHEN IS A LUCS REQUIRED? A LUCS is required for nearly all DEQ permits, some general permits, and certain approvals of plans or related activities that affect land use. These activities are listed in this form. In cases where a source needs more than one DEQ permit or approval, a single LUCS may be used.

A permit modification requires a LUCS when:

- there is a physical expansion on the property or the use of additional land is proposed
- there is a significant increase in discharges to water
- there is a relocation of an outfall outside of the source property, or
- there is any physical change or change of operation of an air pollutant source that results in a net significant emission rate increase as defined in OAR 340-28-110.

A permit renewal requires a LUCS if one has not previously been submitted, or if one of the above four permit modification factors apply.

HOW TO COMPLETE A LUCS:

- The LUCS form is included in the DEQ permit application or approval packet.
- Applicant fills out Section 1 of the LUCS and then submits it to the city or county planning office.
- The local planning office determines if the business or facility meets all local planning requirements.
- The local planning office must attach written findings of fact for local reviews or other necessary planning approvals that are required of the applicant.
- The applicant includes the completed LUCS and attachments with the permit application or approval submittal.

WHERE TO GET HELP: Questions on the LUCS are to be directed to region staff responsible for processing the source permit or other approval application or, to Management Services Division at 800-452-4011 or (503) 229-8408.

SECTION 1 - TO BE FILLED OUT BY APPLICANT

1. Name of applicant James H Greenmark Contact person Same
Telephone _____

Mailing address:
1266 G St
Georgetown OR 97138

Location address:
Same

Tax Acct.# _____ Tax Lot # 2400-2501-2500 Township 6N Range 10W Section 10BD
Latitude _____ Longitude _____

2. Describe type of business or facility and the services or products provided:

Mini Storage with 1 Bedroom Living Quarter +
Office space.

3. Circle the type of DEQ permits or approvals being applied for at this time:

- | | | |
|----------------------------|-----------------------------------|-------------------------------------|
| Air Notice of Const. | SW Disp/Auth Permit | Fed. Permit WQ Cert. |
| Air Discharge Permit* | Waste Tire Storage Permit | WQ NPDES/WPCF Permit** |
| Title V Air Permit | HW/PCB Storage/Trmt/Disch Permit | WQ Stormwater General Permit |
| Air Indirect Source Permit | Pollution Control Bond Request | Wastewater/Sewer Facility Plan*** |
| Parking/Traffic Circ. Plan | Wastewater Revolving Loan Request | Other WQ General Permit # _____**** |

* excluding portable facility permits ** for on-site const-installation permits use DEQ form F:WLANDUSE.OSS
 *** Includes review of plan changes that require use of new land **** general permits 800,700,1200CA and 1500 are exempt.

4. This application is for a: new permit permit renewal permit modification other

SECTION 2 - TO BE FILLED OUT BY CITY OR COUNTY PLANNING OFFICIAL

5. The facility proposal is located: inside city limits inside UGB outside UGB

6. Name of city or county that has land use jurisdiction*: Gearhart
**jurisdiction means the legal entity that is responsible for land use decisions for the subject property or land use.*

7. The business or facility complies with all applicable local land use requirements: yes no

7a. List all local reviews or approvals that were required of the applicant before the LUCS consistency was determined (This does not include past requirements that do not relate to the pending DEQ permit request):

7b. If no, identify reasons for noncompliance or list requirement(s) that the applicant must comply with before LUCS consistency can be determined:

7c. Is local government currently processing remaining requirements to attain LUCS consistency: yes no
 Anticipated date of decision _____

7d. Is a public notice and hearing required? yes no hearing date _____

8. Planning official reviewer's telephone number: 738-5501

SIGNATURES

Dennis J. McNally DENNIS J. McNALLY Title City Administrator Date 1-13-97
 Planning official (print planning official's name)

 Planning official (print planning official's name) Title _____ Date _____
 (depending upon city/county agreement on jurisdiction outside city limits but within UGB)

ATTENTION: A LUCS approval cannot be accepted by DEQ until all local requirements have been met. Written findings of fact for all local decisions addressed under 7 thru 7b must be attached to the LUCS.

JOHNS Dave

***DEQ**

From: COX Anne
To: JOHNS Dave *DEQ; ILLINGWORTH Dennis *DEQ; VANDOMELEN Jim
*DEQ; COX Anne
Subject: Gronmark
Date: Tuesday, February 11, 1997 12:23PM

We're going to switch Gronmarks from WPCF to onsite, residential bottomless sand filter permit. They have already paid \$645, which should be credited to the onsite permit. They have been told they need to fill out an onsite application and to resubmit plans and the balance of the onsite permit fee.

I suggested to Mrs. Gronmark that they contact Michael's Concrete about their pre-cast concrete sand filter container kits, that in order to do a poured in place container, they would need to submit engineered plans. She said she would contact Michael's.

I told her they would need to redo the plans for sand surface of 360 square feet, configuration of laterals, recent sieve analysis, etc. I promised to get the specs to her in the mail soon.

Dave Johns - NCBO

Oregon

February 11, 1997

JAMES GRONMARK
1266 G STREET
GEARHART OR 97138

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

NORTHWEST REGION

RE: Clatsop County OSS
Bottomless Sand Filter
Plan Review

Dear Mr. Gronmark:

You submitted an application, land use compatibility statement, and plans for a bottomless sand filter to serve the residence on tax lot 2500, T6S, R 10 W, Section 10BD.

As we discussed, your proposal can best be handled through a construction permit through the Department's North Coast Branch Office at Warrenton. Please fill out an application and pay any additional fees required for the construction permit.

You will need to submit revised plans:

1. Show a sand filter with sand surface area of 360 square feet. If you propose an above-ground, poured-in-place concrete container, you will need to submit plans that have been drawn and stamped by a Professional Engineer. Alternatively, you can propose an approved prefabricated concrete container for above ground use, or a bermed sand filter.
2. The spacing of the laterals and orifices will need to be reworked in order to comply with Division 71 specifications. This in turn may affect pump sizing.
3. The sieve analysis must be recent and representative of the sand to be used in the project. This is to ensure that the sand delivered to your site is the correct size and is clean. You may want to wait and have a sieve analysis made on the specific load of sand delivered to your site.

John A. Kitzhaber
Governor



2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471
DEQ-1

February 11, 1997

Page 2

If you have any questions, please contact me at 229-6653. It is my hope that the permit can be issued shortly after receipt of your application and the revised plans.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anne Cox".

Anne Cox, R.S.
Environmental Specialist
Water Quality Source Control
Northwest Region

cc: DEQ/NCBO ✓

JOHNS Dave

***DEQ**

From: COX Anne
To: JOHNS Dave *DEQ
Cc: HENDERSON Bruce *DEQ; COX Anne; ILLINGWORTH Dennis *DEQ;
VANDOMELEN Jim *DEQ
Subject: Gronmark engineered plans
Date: Friday, February 14, 1997 1:27PM

Jim reviewed the plans submitted for Gronmark's bottomless sand filter. They are not acceptable. Mr. Rankin, P.E., should contact our P.E., Mr. Vandomelen. Design modifications are needed. Dave, would you relay to Mr. G? Thanks.

The items below constitute a couple of my notes, but do not address the several design modifications that JLV requires...we mortals should not become involved with the details of rebar, footings, berms, etc.

Wall height of 3.5 feet is OK--I didn't realize we had shrunk the gravel lens to 6 inches.

Dewey's approval calls for a max embedment into native soil of 6 inches. At least three feet of the container will be above ground level.

RETURN APPLICATION TO:

DEPT OF ENVIRONMENTAL QUALITY
Business Office
811 S.W. Sixth Avenue
Portland, OR 97204
(503) 229-5269

APPLICATION FOR
WATER POLLUTION CONTROL FACILITIES
GENERAL PERMIT (WPCF-N)
STATE OF OREGON

9719
Deposit slip
65807
16 Jan 97

DEQ USE ONLY

Appl. No.:
File No.:
Received: 645-00 CK#20
JAN 16 1997

A. REFERENCE INFORMATION

1. James H Gronmark
Official Name of Applicant (Owner)

Division Identification

2. 1266 G St
Mailing Address

Gresham OR 97138
City State Zip

3. James H Gronmark
Responsible Official

owner FAX 738-9028
Title

1266 G St 738-7591
Address or Location Phone

4. James H Gronmark
Alternate Responsible Official

owner
Title

1266 G St 738-2369
Address or Location Phone

5. Facility Location if different from Mailing Address.

6. Enter Site Location by Latitude and Longitude:

LATITUDE			LONGITUDE		
1. Deg.	2. Min.	3. Sec.	1. Deg.	2. Min.	3. Sec.

B. GENERAL DESCRIPTION OF FACILITY

Briefly summarize the facility and primary method of wastewater treatment and disposal.
Bottomless sand filter on adj. lot to be constructed as repair for 1 bedroom residence + offices assoc. with Mini-Storage

C. REQUIRED EXHIBIT

As EXHIBIT A, attach two (2) copies of a Preliminary Engineering Report or Facility Plan Report which fully describes the proposed project, using written discussion, maps, diagrams, and any other necessary materials. Specific items contained in the report should include:

1. A complete description of the proposal.
2. The location of the project and adjacent facilities and waterways.
3. Schedule for development.
4. Schematic diagrams of waste streams, and treatment and disposal facilities.
5. Site Evaluation Report.
6. Operation and Maintenance Plan:
 - a. Report Form.
 - b. Spill Contingency Plan.
 - c. Disposal of solid waste and sludges.
7. Groundwater information.
8. Evaluation of groundwater and surface water impacts.

D. LAND USE APPROVAL

LAND USE COMPATIBILITY STATEMENT: is attached is coming N/A

E. OTHER PERMITS

Attach a list of other permits issued or applied for.

F. FEES - MUST ACCOMPANY THIS APPLICATION

Filing Fee \$ 50
Surcharge Fee 30
Registration Fee 150
Site Evaluation Confirmation Fee * 165
Plan Review Fee 250
Compliance Determination Fee 645
TOTAL \$ 645

* Required if a qualified consultant performed the site evaluation and prepared the evaluation report, but through the review process a site visit is still required by the Department or Agent.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

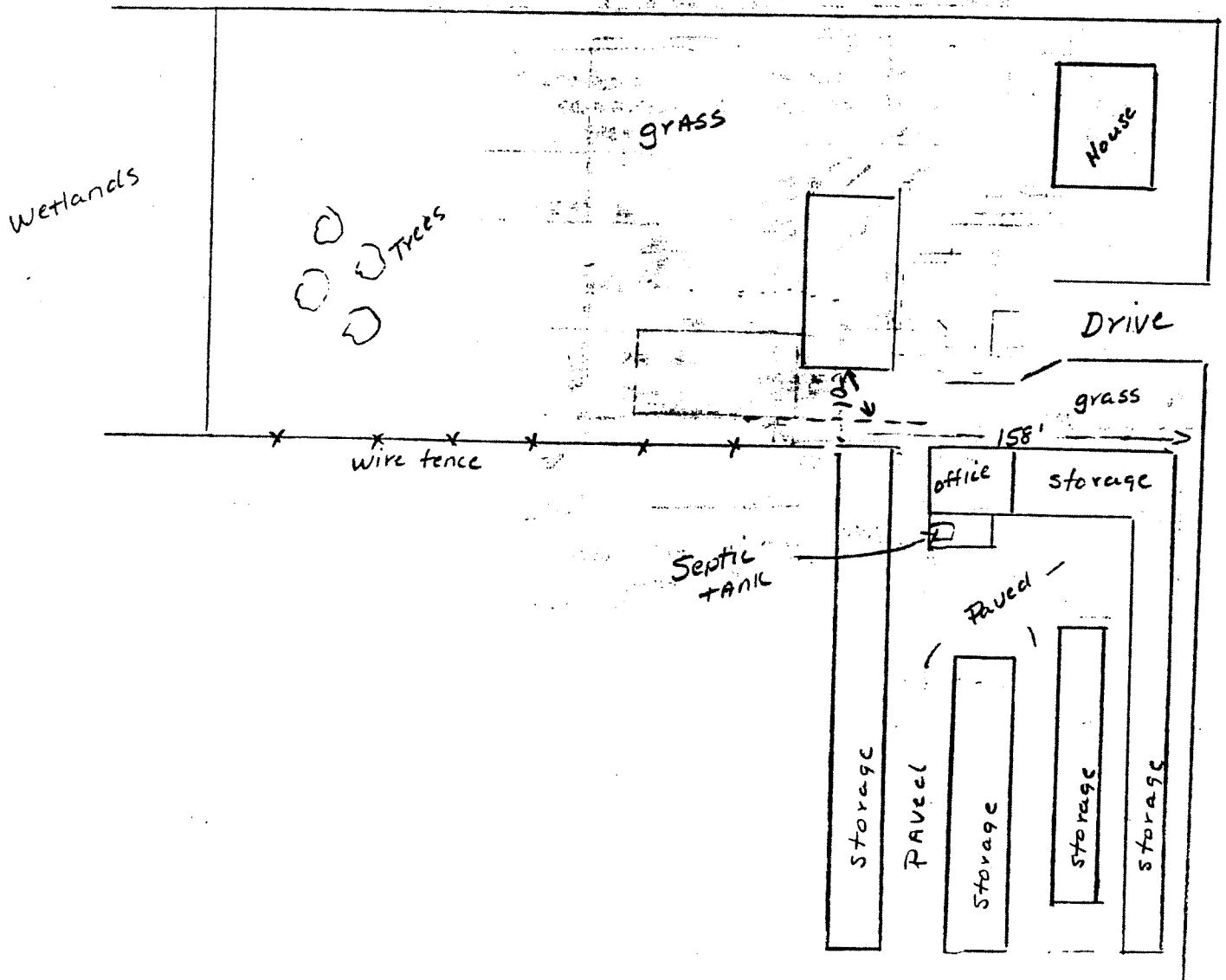
James H Gronmark owner 1-13-97
Signature of Owner Title Date
(Or Legally Authorized Representative)



James H. Gronmark

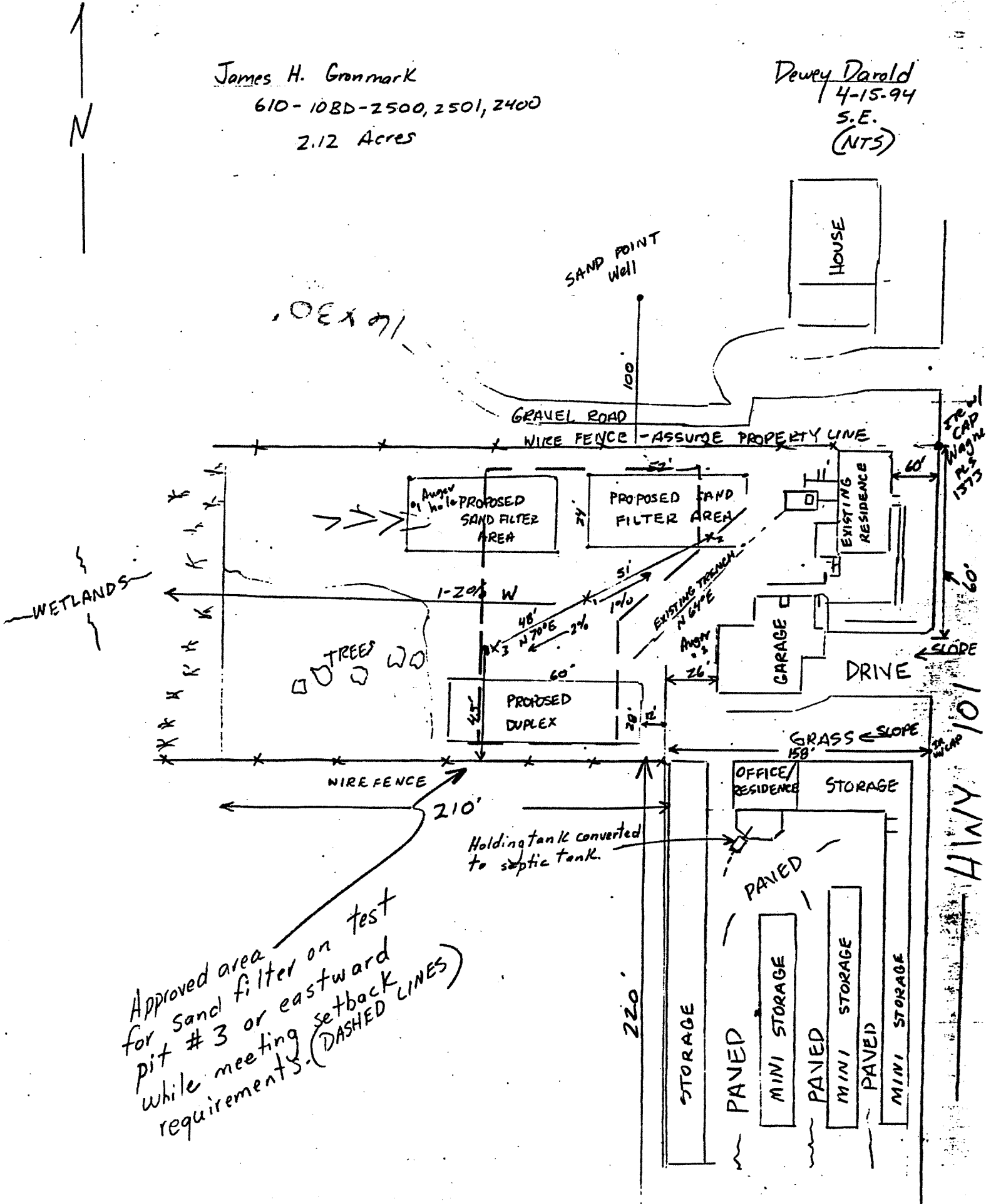
610 1080 2500, 2501, 2400

2.12 acres



James H. Granmark
 610-10BD-2500, 2501, 2400
 2.12 Acres

Dewey Darold
 4-15-94
 S.E.
 (NTS)



Approved area for sand filter on test pit # 3 or eastward while meeting setback requirements. (DASHED LINES)

Holding tank converted to septic tank.

101 HWY

DEPARTMENT OF ENVIRONMENTAL QUALITY
North Coast Branch Office
17 North Highway 101
Warrenton, OR 97146
Phone (503) 861-3280

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

April 8, 1996

James Gronmark
1266 "G" Street
Gearhart, OR 97138

Re: Site Evaluation Approval for
On-Site Sewage Disposal: Twn
6N, Rng 10W, Section 10BD, Tax
Lot 2400, 2500 & 2501: Clatsop
County

Dear Mr. Gronmark:

On March 12, 1996, the DEQ North Coast Branch Office received an easement agreement for the construction of an on-site sewage disposal system to serve an existing managers residence and two offices located above the residence. This evaluation and report is based upon current Department of Environmental Quality regulations governing on site sewage disposal, OAR Chapter 340 Divisions 71, and 73.

Based upon results of the study, the site is suitable for a bottomless sand filter treatment and disposal system. The minimum sand filter surface area will be 480 ft². The septic tank outlet manhole opening must be equipped with an effluent filter and a service riser brought to ground surface. All tanks are required to be weighted or provided with an antibuoyancy device to prevent flotation. The sand filter must be installed no deeper than six inches at the highest point of natural ground surface. A concrete box to contain the filter is recommended if not able to maintain a 3 to 1 slope at filter sides or the backfill encumbers adjoining properties. The filter must also meet a minimum 10 foot setback to the sewage disposal system serving a residence to the east along Highway 101. A minimum 100 foot setback to any wells from the sand filter is required. The existing holding tank must be properly decommissioned by a licensed sewage disposal service company and a copy of the pumping receipt submitted to the DEQ North Coast Branch Office.

Please refer to the enclosed site diagram for information about site observations and location of the disposal system (including the future repair/replacement disposal system). Also, find enclosed the construction detail and setback sheets.



811 SW Sixth Avenue
Portland, OR 97204-1390
(503) 229-5696
TDD (503) 229-6993
DEQ-1

James Gronmark
April 8, 1996
Page 2

This system would have the capacity to serve a single family dwelling with no more than 4 bedrooms and two offices. No more than 10 employees working at any one time will be allowed for the two offices. Peak daily sewage flow into the system is limited to 600 gallons, with an average daily sewage flow of not more than approximately 300 gallons per day. Premature system failure may occur if either flow limit is exceeded. It is recommended that the people residing in the home and working in the offices practice water conservation measures. Use of a garbage disposal is discouraged.

As indicated in the March 29, 1995 letter to you, a WPCF (Water Pollution Control Facilities) permit is needed to install the sewage system on the approved site after April 1, 1995. This type of permit is an ongoing maintenance and operation permit. Reporting and monitoring of the system is required under a WPCF permit. Annual compliance fees and renewal fees are also required. For a WPCF permit application, please contact Ms. Anne Cox at (503) 229-6653, DEQ Northwest Region. It is suggested you continue to work with your consultant, Lyons & Associates for system plans and specifications. Only a state licensed installer or the property owner can construct or participate in the construction of any on-site sewage disposal system installation or part thereof.

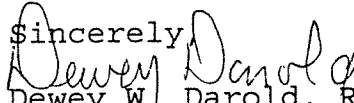
This approval is given on the basis that the lot or parcel described above will not be further partitioned or subdivided, and that conditions on the subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with O.R.S. 454.605 through 454.745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

PLEASE NOTE: 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 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.

James Gronmark
April 8, 1996
Page 3

The notice of noncompliance issued to you on December 6, 1993, for the improper operation of a holding tank system, permit # 77-250, is pending. Timely action on your part is necessary to bring the property into compliance with Oregon Administrative Rules pertaining to on-site sewage disposal. Allowing partially treated sewage from your holding tank system to discharge into a shallow unconfined aquifer without adequate treatment can result in significant groundwater contamination. Further the potential for a public health and environmental hazard may exist. Please contact Ms. Anne Cox and have the WPCF permit application submitted by April 30, 1996.

Technical information pertaining to this site evaluation report is available upon request. If you have any questions or would like further information, please feel welcome to contact the DEQ North Coast Branch Office at (503) 861-3280.

Sincerely,

Dewey W. Darold, R.S.
Environmental Specialist
Wastewater Control Section
Water Quality Division

Enclosures:
cc: Lyons & Associates
Northwest Region, DEQ
NCBO, DEQ

MINIMUM SETBACK REQUIREMENTS

Date 4-8-96

Applicant James Gronmark

Tax Lot 2400, 2500 + 2501 Section 10 BD Twp 6 Rng 10 Acreage 2.12 total

SETBACK REQUIRED (as marked)	DISPOSAL FIELD OR AREA ¹	TREATMENT AND DISTRIBUTION UNITS ²
<input checked="" type="checkbox"/> Groundwater Supplies (wells) ³	100'	50'
<input type="checkbox"/> Springs		
Upslope from system	50'	50'
Downslope from system	100'	50'
<input checked="" type="checkbox"/> Surface Public Waters ⁴	100'	50'
For Sand Filter System (only)	50'	50'
<input type="checkbox"/> Intermittent Streams ⁵	50'	50'
<input type="checkbox"/> Groundwater Interceptors ⁶		
On a slope 3% or less	20'	10'
On a slope greater than 3%		
- Upslope from system	10'	5'
- Downslope from system	50'	10'
<input type="checkbox"/> Cuts Manmade ⁷	_____'	_____'
<input type="checkbox"/> Escarpments ⁸	_____'	_____'
<input type="checkbox"/> Curtain Drains		
Upslope from system	10'	10'
Downslope from system	50'	25'
<input checked="" type="checkbox"/> Property Lines	10'	5'
<input checked="" type="checkbox"/> Water Lines	10'	10'
<input checked="" type="checkbox"/> Building Foundations (all)	10'	5'
<input checked="" type="checkbox"/> Other <u>Existing systems</u>	<u>10</u> '	_____'

Special Conditions: _____

¹ Includes all disposal trenches, "bottomless" sand filter, seepage beds and replacement area.

² Includes septic tank, effluent sewer, header pipes, drop boxes, distribution box, sand filter, dosing tank, pressure line, etc.

- 3 Includes temporarily abandoned wells, agricultural wells, etc.
- 4 Means creeks, streams, rivers, lakes, bays, ponds, marshes, reservoirs, etc.; public or private, natural or manmade setback measured from bank drop-off or mean yearly high water mark.
- 5 Drainageway or groundwater interceptor that continuously flows water for a period of greater than 2 months but not continuously for any year.
- 6 Any natural or artificial groundwater or surface water drainage system including footing drains, agricultural drain tile, ditches, etc.
- 7 Land surface as a result of mechanical land shaping where the modified slope exceeds 50 percent, and the depth of the cut exceeds thirty (30) inches or the effective soil depth.
- 8 Natural occurring slopes greater than 50% which extend vertically 6 feet or more calculated from top to toe characterized by a cliff or steep hillside; setback is measured from top of slope break.

Dewey Donald

Sanitarian, / DEQ North Coast Branch Office
Warrenton, / OR

SAND FILTER SYSTEM CONSTRUCTION DETAILS SHEET

Date 4-8-96

Applicant James Gronmark

Tax Lot 2400, 2500 + 2501 Section 10 BD Twp 6 Rng 10 Acreage 2.12 total

X 1. For the installation of an alternative SAND FILTER SYSTEM on the above property, the following construction specifications shall apply:

_____ The dosing septic tank shall have a minimum liquid capacity of _____ gallons. The tank shall be constructed with a watertight riser to finished grade with an odortight lid.

_____ The disposal field shall be constructed in _____ distribution with a MAXIMUM TRENCH DEPTH of _____ inches and a minimum trench depth of _____ inches. There must be at least _____ inches of backfill over the top of the drainrock, measured from the natural ground surface.

_____ With the soil conditions on this site, _____ lineal feet of disposal trench will be required per 150 gallons maximum projected daily sewage flow. For the proposed development, a minimum of _____ total lineal feet of disposal trench is required. Disposal trenches shall be constructed 2 feet wide on 10 foot minimum centers. The trenches and distribution piping shall be installed within one (1) inch of level, contoured to the natural ground surface.

_____ A curtain drain is required as a component of this system. This groundwater interceptor shall be constructed 12 inches wide by _____ inches deep with _____ inches of clean drainrock placed over a 4 inch perforated collection pipe. The trench and collection pipe shall be constructed on a grade of 0.2 to 0.4 feet of fall per 100 feet of line. A minimum 10 foot upslope setback must be maintained from the disposal trenches. The collection pipe shall be exhausted by a non-perforated pipe to a point below and away from the disposal field. The end of the outfall shall consist of heavy duty pipe with the outlet protected by a flap gate or grate.

_____ An effluent lift pump may be necessary to construct the disposal field in the approved area at the correct trench depths.

_____ The construction of the disposal field shall be done to _____ standards, the construction of which is outlined in the attached OAR 340-71-290 (7) (a) thru (c).

X _____ The Sand Filter unit shall be designed, constructed and operated in accordance to OAR 340-71-290 through 305. Scale drawn plans and detailed specifications of the system design must be submitted for review and approval prior to permit issue. Depending upon the design, a building permit may be necessary for the containment structure.

- X The sand filter unit shall have a minimum internal sand surface area of 480 square feet.
- X The soil and site conditions allow for the use of a "bottomless" type sand filter. The basal area is limited to a maximum depth of 6 inches and a minimum depth of 2 inches from the original ground surface.
- X This site requires use of a concrete vault to house the filter. A separate building permit may be necessary.
- X The sand media must meet the following specification, verified by a wet sieve analysis; a mixture of clean sand with 100 % passing the 3/8" sieve, 90-100 % passing the No. 4 sieve, 62-100 % passing the No. 10 sieve, 45-82 % passing the No. 16 sieve, 25-55 % passing the No. 30 sieve, 5-20 % passing the No. 50 sieve, 10 % or less passing the No. 60 sieve, and 4 % or less passing the No. 100 sieve.
- X Specific construction setback requirements are outlined in the enclosed listing.

 X 2. The following conditions shall apply to this system installation:

- ✓ Design sewage flow for a system on this site is limited to 600 gallons per day, with a waste strength not to exceed a BOD₅ of 200 mg/L and a TSS of 150 mg/L.
- For sanitation purposes, the minimum lot size for this single building site is _____.
- X The lot size will require an approved off-site public or community water supply.
- This system shall not be installed on slopes in excess of _____ percent.
- Construction of this system is limited to the summer months (June through September) with dry soil and site conditions.
- X Installation of this system will involve a schedule of multiple inspections.
- No part of the system can be installed within the _____ easement or right-of-way.

 3. Special Conditions: _____

 Dewey Donald
 Sanitarian / DEQ Warrenton Branch Office

SITE EVALUATION FIELD WORKSHEET

Tax Reference 610-10BD-2500 Evaluator Dewey Darold
 Applicant James + Trudy Grunmark Date 4-15-94 Parcel Size 2.12 Acres total

Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.

	Depth	Texture	
Pit 1	0"-7"	FSL	10YR 2/2 loose
	7"-17"	MS	10YR 3/4 slight iron cementation
	17"-31"	MS	10YR 4/3
SAT	31"-45"	MS	2.5Y 5/2 45" H ₂ O

Pit 2	0"-9"	FSL	Same as above
	9"-16"	MS	7.5YR 3/4
	16"-30"	MS	10YR 3/4 or 4/3
SAT	30"-45"	MS	2.5Y 5/2 45" H ₂ O

Pit 3	0"-7"	FSL	10YR 2/1
	7"-30"	MS	10YR 4/3 27-30" slight (Fe ₂ O ₃) iron pan. - 24" sum ring → rains
	30"-40"	MS	2.5Y 5/2 40" H ₂ O

Pit 4	Auger #1		West side of west proposed sand filter 30" H ₂ O + 20" stairs
	Auger #2		Auger hole already established ~ 35' west of existing garage 38" H ₂ O

Landscape Notes Stabalized sand dune - Wetlands to the west
 Slope 0-2% Aspect W Groundwater Type Permanent
 Other Site Notes Loading rates 900 gpd/1.0 Acre Duplex 700 gpd/0.83 Acre Residence/office (a) Existing Residence 450 gpd/0.5 Acre = 2.33 Ac. req
Easements required. Spoke to lady North of property. Sand point well Evelyn Kasark? SA
North property line - unknown

SYSTEM SPECIFICATIONS

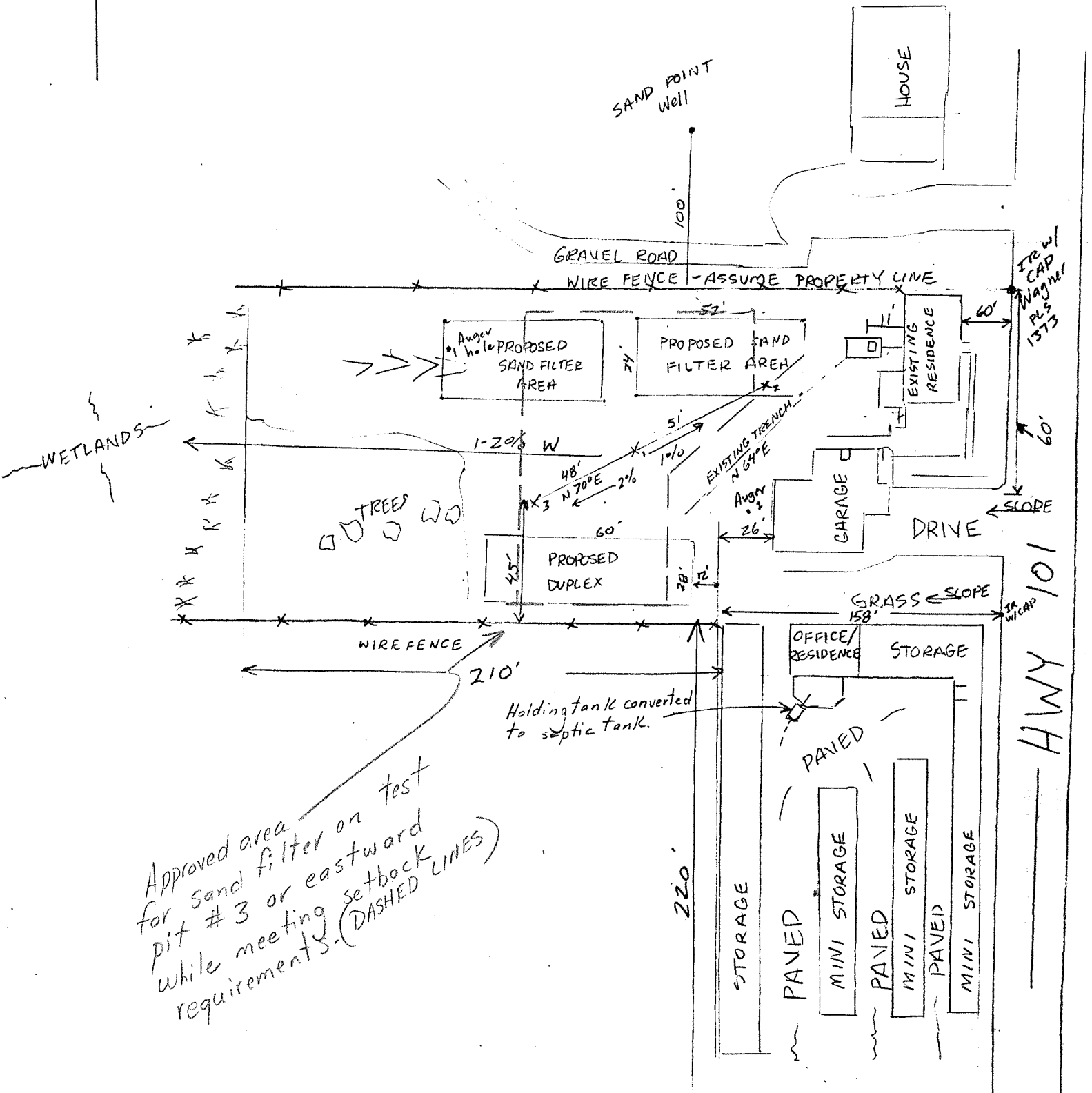
Type System: _____ Design Flow _____ gpd Disposal Field Size _____ Linear Feet
 Initial _____ System Sizing _____ /150 g. Max. Depth Absorption Facility (in) _____
 Replacement _____ System Sizing _____ /150 g. Max. Depth Absorption Facility (in) _____

Special Conditions _____



James H. Gronmark
 610-10BD-2500, 2501, 2400
 2.12 Acres

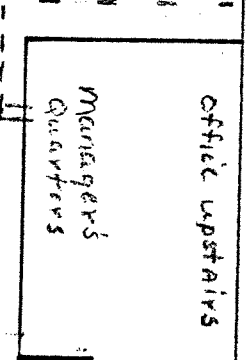
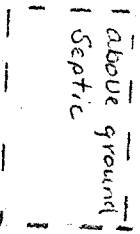
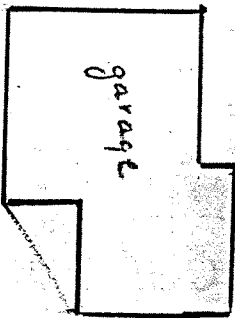
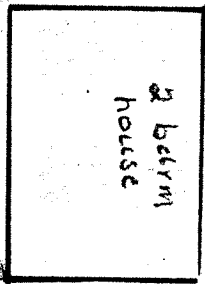
Dewey Darold
 4-15-94
 S.E.
 (NTS)



Approved area for sand filter on test pit # 3 or eastward while meeting setback requirements. (DASHED LINES)



885'



158'

TL 2500S
173AC

1.01 AC
TL 2501
138AC

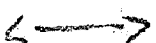
30'

76'

100'

FND

Handy 101



300'

6-10-10 BD

2900
2500
2501

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

MAR 12 1996

NORTH COAST BRANCH OFFICE
WARRENTON



385'

1000 sq ft
Septic

300'

office upstairs
Manager's
quarters

garage

2 bedroom
house

158'

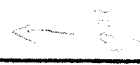
TL 2500
138 AC

1.01 AC
TL 2501
138 AC

30'

76'

8' 1/2"



← Hwy 101 →

6-10-10 BD 0500
2900
0501

MAR 12 1996

EASEMENT

'96 FEB -5 13:35

NORTH COAST BRANCH OFFICE
WARRENTON

WHEREAS James H. & Trudy A. Gronmark ("GRANTOR") is the owner of the following two lots (or parcels) of real property located in Clatsop County, Oregon, to wit:

Lot I: 61010 BD 2400
JO # 65685

Lot 5 and the North 30.4 feet of Lot 6, Block 3, WOODLAND PARK ADDITION TO GEARHART PARK, in the City of Gearhart, County of Clatsop and State of Oregon.

3071 N. Hwy 101
Gearhart, OR 97138

Lot II:

All that portion of Lots 6, 7, and 8, Block 3, WOODLAND PARK ADDITION TO GEARHART PARK, in the City of Gearhart, County of Clatsop and State of Oregon.

WHEREAS GRANTOR has applied to the State of Oregon through its Department of Environmental Quality ("State" or "GRANTEE") for a report of site evaluation for the proposed construction of an individual on-site sewage disposal system ("Report") on Lot I intended to serve Lot II; and

WHEREAS Oregon Administrative Rules, 340-71-130(11)(b) and 340-71-150(4)(a) require GRANTOR to execute an easement and covenant in favor of the State as a condition precedent to issuance of a favorable report concerning the construction of a system on one lot intended to serve another lot;

NOW THEREFORE, in consideration of the issuance of the report to GRANTOR by the State, and other good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR hereby conveys to the State ("GRANTEE"), its successors and assigns, a perpetual, non-exclusive, appurtenant easement in, upon, and running with Lot I allowing the GRANTEE'S officers, agents, employees and representatives to enter and inspect, including by excavation, the on-site sewage disposal system on Lot I serving Lot II.

GRANTORS, for themselves and their heirs, successors and assigns, covenant and agree:

1. To grant or reserve, and record a utility easement, in a form approved by the GRANTEE, in favor of the owner of Lot II upon severance of the above described lots; and

James Gronmark
1266 "G" Street
Gearhart OR 97138 450

14-M2

2. That Lot I shall not be put to any use which would be detrimental to the permitted system or contrary to any law (including an administrative rule) applicable to the permitted system.

IN WITNESS WHEREOF, the GRANTOR executed this easement on this _____ day of January 29, 1996.

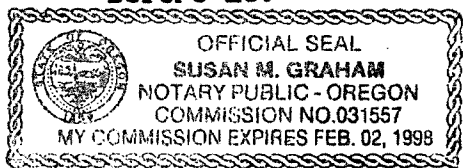
(Grantors)

STATE OF OREGON)
County of Clatsop)
January 29, 1996)

SS James H. GronMark
Trudy A. GronMark

Personally appeared the above-named James H. GronMark and
Trudy A. GronMark and acknowledged the foregoing instrument to be their voluntary act.

Before me:



Susan M. Graham
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2/2/98

DMSYS

A INDEX OF RECORDS ACCOUNT

DATE	BOOK	PAGE	TYPE	DESC
960205	892	230	D	LTS 5&6 BLK 3 & LTS 6-8 BLK 3 3 PGS

DIRECT GRONMARK, JAMES H _____
 GRONMARK, TRUDY A _____

INDIRECT STATE OF OREGON DEPT OF ENVIRO QUALITY _____

MORE _.

INSTN 9601074.

TIME 1335 REC 1500 SF 1000 TR 2000 JUD MIS AB
 A&T FEE 4500 K.

RETURN TO: JAMES GRONMARK _____

1266 G STREET _____
 GEARHART OR 97138- LABEL *



I certify that the within instrument was received for the record and recorded in
 Clatsop County, State of Oregon.

Lori D. Davidson (Initials)
 LORI D. DAVIDSON, Clatsop County Clerk



DEPT. OF ENVIRONMENTAL QUALITY
 RECEIVED

MAR 12 1996

NORTH COAST BRANCH OFFICE
 WARRENTON



21	25	21
22	25	22
23	24	23

OREGON COAST (

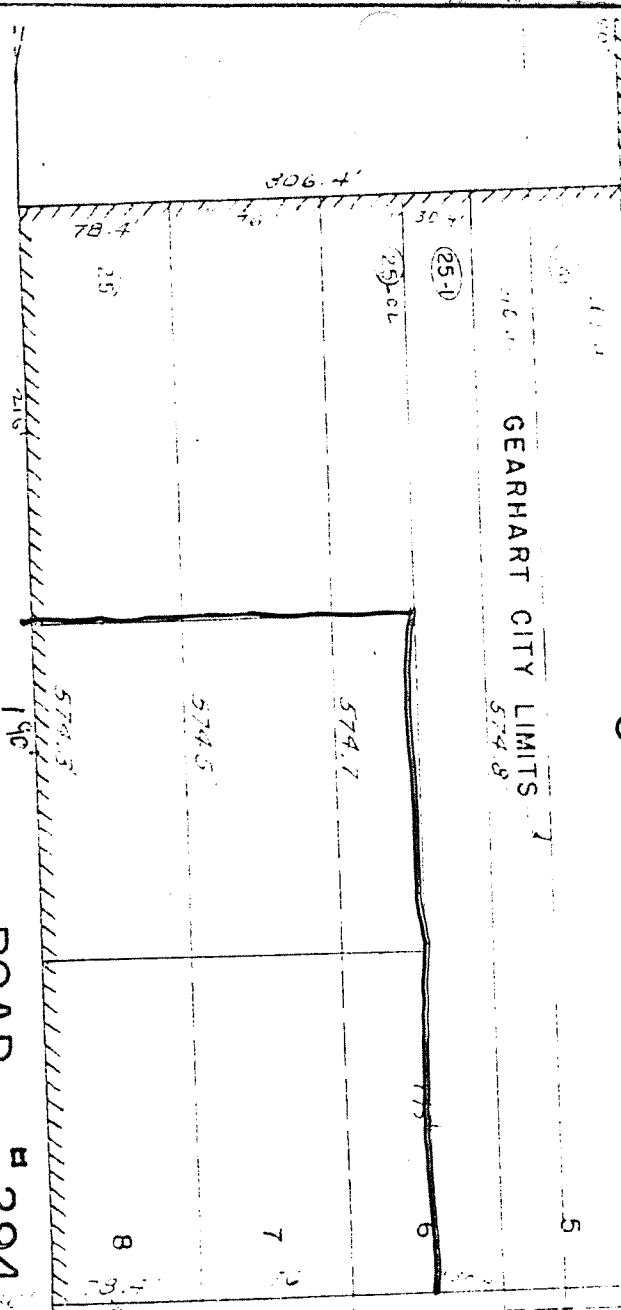
3

GEARHART CITY LIMITS

COUNTY

ROAD # 294

See Map IOCA 6 10



DEPARTMENT OF ENVIRONMENTAL QUALITY
North Coast Branch Office
17 North Highway 101
Warrenton, OR 97146
(503) 861-3280

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

March 29, 1995

Richard E. Lyon
Lyon & Associates
12035 NE Beverly Drive
Newport, OR 97365

Re: OSS-Clatsop County
Site Evaluation Application
T6N,R10W,S10BD,TL2400, 2501 &
2500

Dear Mr. Lyon:

Our office is in receipt of an easement agreement for the above described properties. A site evaluation denial was issued on April 18, 1994, based upon property line encumbrances left unresolved.

The plot plan provided along with the easement form, shows the layout of two bottomless sand filter systems (both initial and replacement absorption facilities) consisting of 600 Ft.² each to serve a maximum 4 bedroom single family managers residence and two office units above the residence.

On the easement form you have specified on lot I (both septic systems) that it will include lot 5 and the north 30.4 feet of lot 6, Block 3. Tax lot 2501 does not have a lot number assigned to it. Lot 6 is 45.6 feet wide and part of tax lot 2500. A portion of the system will be located on tax lot 2501. As a result, it would be easier to describe the system locations by including tax lot numbers or specifying distances (meets and bounds). The building sewer line (portion of system) includes tax lot 2500, lot 6.

As to lot II (residence and offices), it appears they are served solely by tax lot 2500, lot 6. The storage units on lot 6, 7 & 8 are not serving the septic system and therefore do not need to be included. Please clearly describe the easement boundaries as noted above and resubmit to our office.



811 SW Sixth Avenue
Portland, OR 97204-1390
(503) 229-5696
TDD (503) 229-6993

DEQ-1



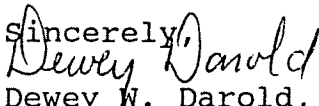
Richard Lyon
Lyon & Associates
March 29, 1995
Page 2

The plan proposes a 1500 gallon concrete dosing septic tank to be installed. Septic tanks serving commercial facilities shall be equipped with an effluent filter or other treatment device installed on the outlet side and have a liquid capacity of at least two times the projected daily sewage flow. Therefore, two separate tanks; a 1500 gallon septic tank and a 1000 gallon dose tank are necessary.

As mentioned in the Department's December 6, 1993 notice of noncompliance letter sent to Mr. & Mrs. Gronmark, the existing holding tank system has not been operated in conformance with the rules of the Department. The holding tank was originally installed to serve a security building and was not to include permanent living quarters. Also, the improper use of the holding tank, discharging to what appears to be a drainfield, is a violation of Oregon Administrative Rule. Correction in a timely fashion is necessary to comply with the rules of the Department. This facility qualifies for a WPCF (Water Pollution Control Facilities) permit on April 1, 1995. The contact person in Portland is Anne Cox. You can reach her at (503) 229-6653.

After the revised easement form has been reviewed, it can then be recorded. Once a copy of the recorded easement has been submitted, a favorable site evaluation report will be issued to the property owner. For construction permit issuance, an application, fee, plans and specifications, LUCS, etc., is needed. Once reviewed and approved, a permit will be issued.

If you have any questions, please feel welcome to contact our North Coast Branch Office at (503) 861-3280.

Sincerely,

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

Enclosure

cc: James & Trudy Gronmark, US 101 Mini Storage
Northwest Region, DEQ

Ron Reinebach

Attorney at Law

F A X C O V E R S H E E T

DATE: January 9, 1996

TIME: 5:05 PM

TO:

PHONE:

FAX: 861-3259

FROM: Ron Reinebach

PHONE: (503) 325-1300

FAX:

RE: Gronmark

Number of pages including cover sheet: 4

Message

Easement copy Trudy Gronmark requested we send you.

Call if missing any pages.

**DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED**

JAN 9 1996

**NORTH COAST BRANCH OFFICE
WARRENTON**

E A S E M E N T

WHEREAS James H. & Trudy A. Gronmark ("GRANTOR") is the owner of the following two lots (or parcels) of real property located in Clatsop County, Oregon, to wit:

Lot I:

Lot 5 and the North 30.4 feet of Lot 6, Block 3, WOODLAND PARK ADDITION TO GEARHART PARK, in the City of Gearhart, County of Clatsop and State of Oregon.

Lot II:

All that portion of Lots 6, 7, and 8, Block 3, WOODLAND PARK ADDITION TO GEARHART PARK, in the City of Gearhart, County of Clatsop and State of Oregon.

WHEREAS GRANTOR has applied to the State of Oregon through its Department of Environmental Quality ("State" or "GRANTEE") for a report of site evaluation for the proposed construction of an individual on-site sewage disposal system ("Report") on Lot I intended to serve Lot II; and

WHEREAS Oregon Administrative Rules, 340-71-130(11)(b) and 340-71-150(4)(a) require GRANTOR to execute an easement and covenant in favor of the State as a condition precedent to issuance of a favorable report concerning the construction of a system on one lot intended to serve another lot;

NOW THEREFORE, in consideration of the issuance of the report to GRANTOR by the State, and other good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR hereby conveys to the State ("GRANTEE"), its successors and assigns, a perpetual, non-exclusive, appurtenant easement in, upon, and running with Lot I allowing the GRANTEE'S officers, agents, employees and representatives to enter and inspect, including by excavation, the on-site sewage disposal system on Lot I serving Lot II.

GRANTORS, for themselves and their heirs, successors and assigns, covenant and agree:

1. To grant or reserve, and record a utility easement, in a form approved by the GRANTEE, in favor of the owner of Lot II upon severance of the above described lots; and

- 2. That Lot I shall not be put to any use which would be detrimental to the permitted system or contrary to any law (including an administrative rule) applicable to the permitted system.

IN WITNESS WHEREOF, the GRANTOR executed this easement on this _____ day of _____, 19____ .

(Grantors)

STATE OF OREGON)
) ss
 County of _____)
)
 _____, 19____)
 _____)

Personally appeared the above-named _____ and acknowledged the foregoing instrument to be their voluntary act.

Before me:

 NOTARY PUBLIC FOR OREGON
 My Commission Expires:

Way eliminate 10' separation

385'

fuel

600 sq ft. Above ground Bottomless Sand filters (concrete wall)

Existing 2 bed House

15' 40' #1

15' 40' #2

Possible future septic expansion area #3

Garage

Green House/Shop

1000 gpd Dosing Tank
1500 gpd Siphon Tank

Gearhart City Limits
Possible future Duplex

1.01 AC
TL 2400
TL 1801
1.38 AC

Hwy 101

30'

fuel

TL 1500
1.73 AC

1-2 room office Above

Managers' Offices

abandon old St.

DEPT. OF ENVIRONMENTAL QUALITY
PERMITS

APR 5 1995

NORTH COAST BRANCH OFFICE
WARRENTON

Jim Gronmark

SCALE: 1" = 30 ft.

DATE: 4/3/95

2400
TL 2500
2501
6-10-10 BD

LYON & ASSOCIATES

12035 NE Beverly Dr., Newport, OR 97365 (503) 265-6826

E A S E M E N T

WHEREAS James H. & Trudy A. Gronmark ("GRANTOR") is the owner of the following two lots (or parcels) of real property located in Clatsop County, Oregon, to wit:

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GRANTORS, for themselves and their heirs, successors and assigns, covenant and agree:

1. To grant or reserve, and record a utility easement, in a form approved by the GRANTEE, in favor of the owner of Lot II upon severance of the above described lots; and

TO: OLSON Sherman O

*DEQ

DATE: 03-27-95

TIME: 16:22

CC:

SUBJECT: WPCF applications

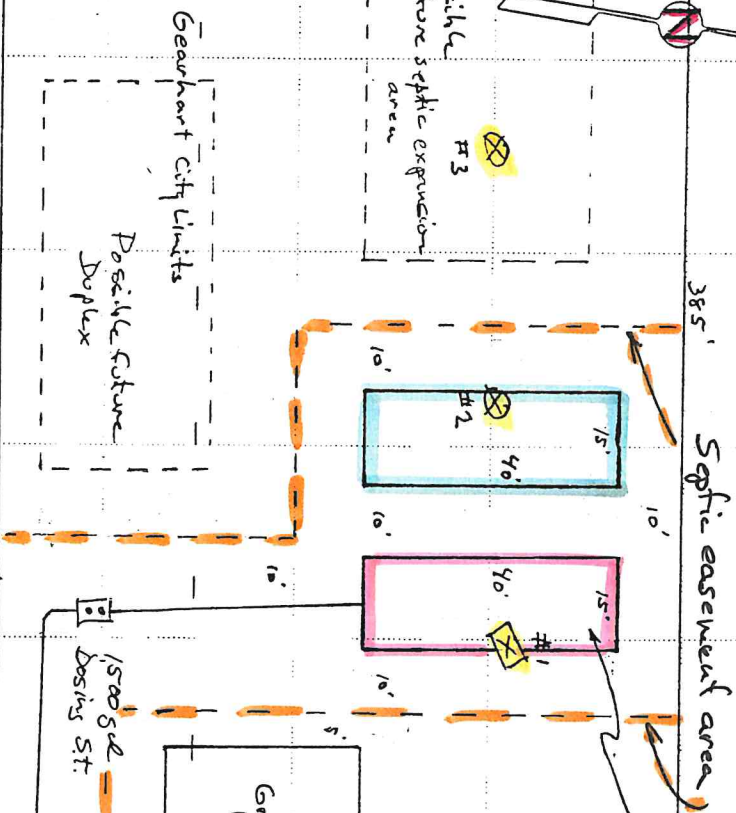
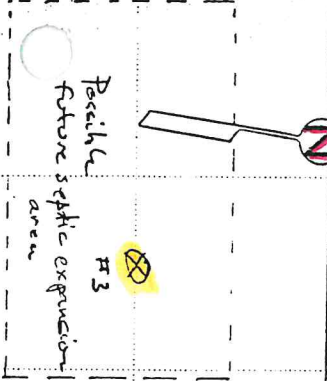
PRIORITY: R

ATTACHMENTS:

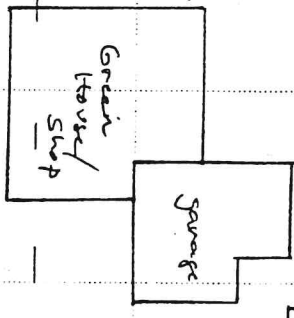
Sherm;

Have a holding tank permit issued in 1977 for a security building (Gearhart Mini storage). Complaint investigation revealed the holding tank system to serve a permanent managers quarters. Also, the holding tank discharges to a drainfield which was never authorized. Sent out NON. Building codes issued a building permit (August of 1993) for a two office addition above the residence. Plan specifies "offices". Actually qualifies as bedrooms. We did not sign-off for some reason. They are now going through easement agreements for a 750 gallon per day bottomless sand filter system. System to serve 450 gpd dwelling and two office units at 300 gpd for both. Question, since the new sand filter system will serve two offices, does this facility indeed qualify for a WPCF permit? Issued a site evaluation denial on April 18, 1994, since property line crossings needed resolved.

=====



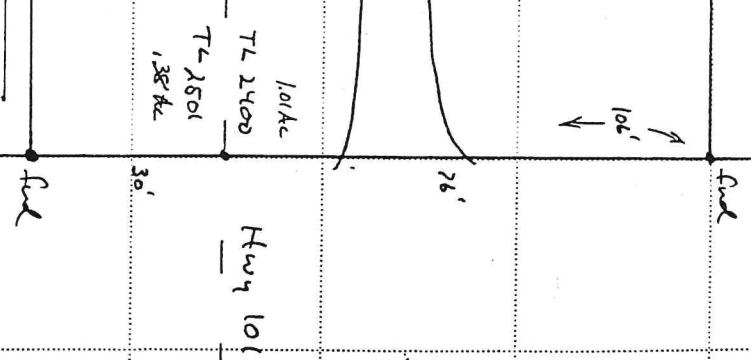
600 sq ft Above Ground Salt Water Sand Filters (concrete wall)



1-2 room Office Above

Wine Cellar's Quarters

Abandon old St.



DEPT. OF ENVIRONMENTAL QUALITY
 RECEIVED
 MAR 27 1995
 NORTH COAST BRANCH OFFICE
 WARRENTON

Jim Greenmark

SCALE: 1" = 30 ft.

DATE: 12/10/94

2400 2500 2501

6-10-10 BD 7L

LYON & ASSOCIATES

12035 NE Beverly Dr., Newport, OR 97365 (503) 265-6826

DEPARTMENT OF ENVIRONMENTAL QUALITY

North Coast Branch Office
17 North Highway 101
Warrenton, OR 97146
Phone (503) 861-3280

DATE: May 9, 1994

TO: James & Trudy Gronmark
T6N, R10W, S10BD, TL2500

FROM: *Dewey Darold*
Dewey W. Darold, R.S.
Environmental Specialist

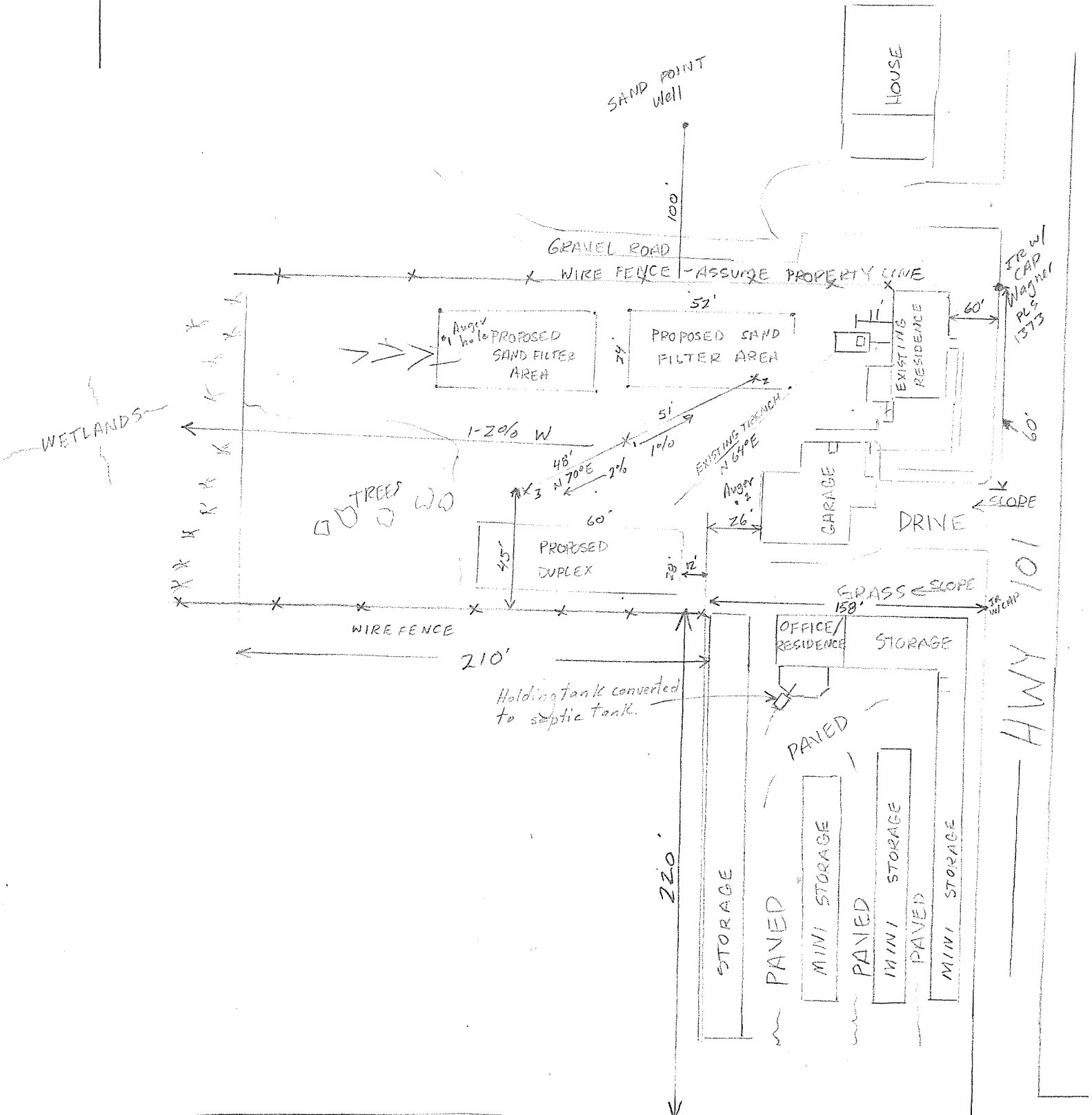
SUBJECT: Phone Call

On May 9, 1994, at 9:30 am, James Gronmark called our office. James said that he intends to only operate one office unit upstairs and asked if he could submit a letter to our office to that effect. I explained to James that I reviewed the building blue prints from the building codes agency for the office addition and the plans clearly showed two office units. James mentioned that the downstairs which is occupied as a permanent residence uses only 150 gallons per day and now I am saying the septic system will be sized at 750 gallons per day; $450+150+150=750$. I explained to James that this is average sewage flow and projected sewage flow is double the average flow. This is how we size the systems. James also wants to build a duplex on the property with a septic system which will accommodate all the development. I explained the loading rates for commercial type facilities and community systems. Either Mr. Gronmark hung up on me or we got cut off. Dave, office coordinator said that Mr. Gronmark called back and said he would call me again. I also said to Mr. Gronmark that if he wants to install a permanent holding tank we would allow such installation but the holding tank could not serve a residence which is currently occupying the mini storage units. I suggested that he get back in contact with the consultant and decide what action to take. I explained to James that the septic system which is currently in use is not in compliance with our rules.



James H. Gronmark
610-108D-2500, 2501, 2400
2.12 Acres

Dewey Darold
4-15-94
S.E.
(NTS)



SITE EVALUATION FIELD WORKSHEET

Tax Reference 610-10BD-2500 Evaluator Dewey Darold
 Applicant James & Trudy Gronmark Date 4-15-94 Parcel Size 2.12 Acres total

Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.

	Depth	Texture	
Pit 1	0"-7"	FSL	10YR 2/2 loose
	7"-17"	MS	10YR 3/4 slight iron cementation
	17"-31"	MS	10YR 4/3
SAT	31"-45"	MS	2.5Y 5/2 45" H ₂ O

Pit 2	0"-9"	FSL	Same as above
	9"-16"	MS	7.5YR 3/4
	16"-30"	MS	10YR 3/4 or 4/3
SAT	30"-45"	MS	2.5Y 5/2 45" H ₂ O

Pit 3	0"-7"	FSL	10YR 2/1
	7"-30"	MS	10YR 4/3 slight (Fe ₂ O ₃) 22"-30" iron Pan. - 24" scum ring → rains
	30"-40"	MS	2.5Y 5/2 40" H ₂ O

Pit 4	Auger #1	West side of west proposed sand filter 30" H ₂ O + 20" stairs	
	Auger #2	Auger hole already established ~ 35' west of existing garage 38" H ₂ O	

Landscape Notes Stabalized sand dune - Wetlands to the west

Slope 0-2% Aspect W Groundwater Type Permanent

Other Site Notes Loading rates 900 gpd/1.0 Acre Duplex 700 gpd/0.83 Acre Residence / office (2) Existing Residence 450 gpd/0.5 Acre = 2.33 Ac. req.

Basements required. Spalte to Lady North of property. Sand point well Evelyn Kosark ? sp.
North property line - unknown

SYSTEM SPECIFICATIONS

Type System: _____ Design Flow _____ gpd Disposal Field Size _____ Linear Feet
 Initial _____ System Sizing _____ /150 g. Max. Depth Absorption Facility (in) _____
 Replacement _____ System Sizing _____ /150 g. Max. Depth Absorption Facility (in) _____

Special Conditions _____

DEPARTMENT OF ENVIRONMENTAL QUALITY
North Coast Branch Office
17 North Highway 101
Warrenton, OR 97146
Phone (503) 861-3280

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

Date: April 18, 1994

James H. Gronmark
1266 "G" Street
Gearhart, OR 97138

Re: Site Evaluation Denial for On-Site Sewage Disposal
T6N, R10W, Section 10BD, Tax Lot 2400, 2500, 2501, Clatsop
County.

Dear Mr. Gronmark:

On April 15, 1994, Department personnel conducted a site evaluation on the above described property for an existing single family residential and office site in area proposed for an on-site sewage disposal system. Based upon the results of the study, an alternative on-site sewage disposal system appears feasible on the subject property but cannot be approved until either an easement for the parcels are secured or the lots are combined and described as a single tax lot. The conditions on the site do not meet current minimum requirements as set forth by the State of Oregon On-Site Sewage Disposal Rules, Oregon Administrative Rules (OAR) Chapter 340, Division 71, Sections 100 through 600. Therefore, your application request must be denied at this time.

As mentioned above, the subject property can be approved for an alternative bottomless sand filter system for both the initial and replacement absorption facilities. After the property line encumbrances have been resolved, you will be issued a favorable site evaluation report with detailed construction and setbacks requirements and specific conditions and/or limitations imposed on the approved site.

This encumbrance (property lines crossed) should be resolved within 90 days from the date of this site evaluation denial report.



811 SW Sixth Avenue
Portland, OR 97204-1390
(503) 229-5696
TDD (503) 229-6993

DEQ-1

10

James H. Gronmark
April 18, 1994
Page 2

Again, please be aware that this property has been denied based upon the requirement to resolve encumbrances associated with crossing property lines. Oregon Administrative Rule (OAR) 340-71-130(8) states the following:

Encumbrances. A permit to install a new system can be issued only if each site has received approved site evaluation (OAR 340-71-150) and is free of encumbrances (i.e., easements, deed restrictions, etc.) which could prevent the installation or operation of the system from being in conformance with the rules of this division.

Furthermore, in order to obtain a favorable site evaluation report as per Oregon Administrative Rule 340-71-150(4)(a)(B), the following conditions shall be met:

Each lot or parcel must have sufficient usable area available to accommodate an initial and replacement system. The usable area may be located within the lot or parcel, or within the bounds of another lot or parcel if secured pursuant to OAR 340-71-130(11).

Since OAR 340-71-150(4)(a)(B) can not be met, the site evaluation shall be denied as identified in subsection (4)(b) of this rule.

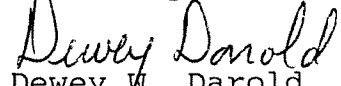
This site may be eligible for a variance through the Department's On-Site Sewage Disposal Program. The variance procedure allows for consideration where strict compliance with a rule or rules is inappropriate for the cause or where special physical conditions render strict compliance unreasonable, burdensome or impractical. The burden of proof rests with the variance applicant. In this regard, many seek professional assistance. More information can be obtained by contacting this office.

If you should have any additional questions regarding this report, please feel welcome to contact our office at (503) 861-3280. If you feel an error has been made or if you desire a review of the findings and determination, you may request an evaluation by the Department's Northwest Region. Such a site evaluation report review requires an application and a fee of \$200.00. A report review request must be submitted to the Department in writing within thirty (30) days of the site evaluation report issue date and be accompanied by the proper fee (fees are subject to change).

James H. Gronmark
April 1, 1994
Page 3

Requests must be made to the Department of Environmental Quality,
Northwest Region, 2020 SW 4th Avenue, Suite 400, Portland, OR
97201. Water Quality telephone is (503) 229-5552.

Sincerely,



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

cc: Water Quality, NWR
Water Quality Division, DEQ
Lyons & Associates

Enclosures

FIELD SHEET FOR SOIL TEST

Applicant Lyon for Green Man

Tax Lot 2400, 2500 + 2500 Section 10 BD T. 6 R. 10 Acreage 1.01

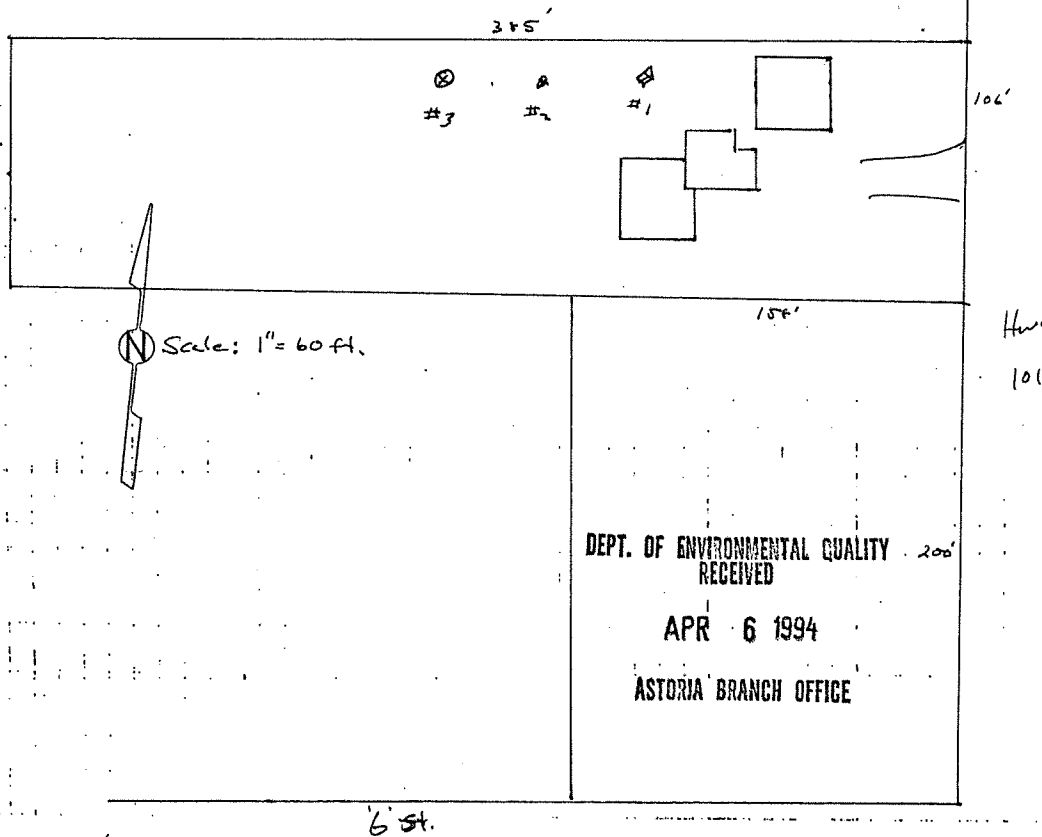
Site: Approved
 Denied

Soil Scientist RLG

Weather cloudy/rainy

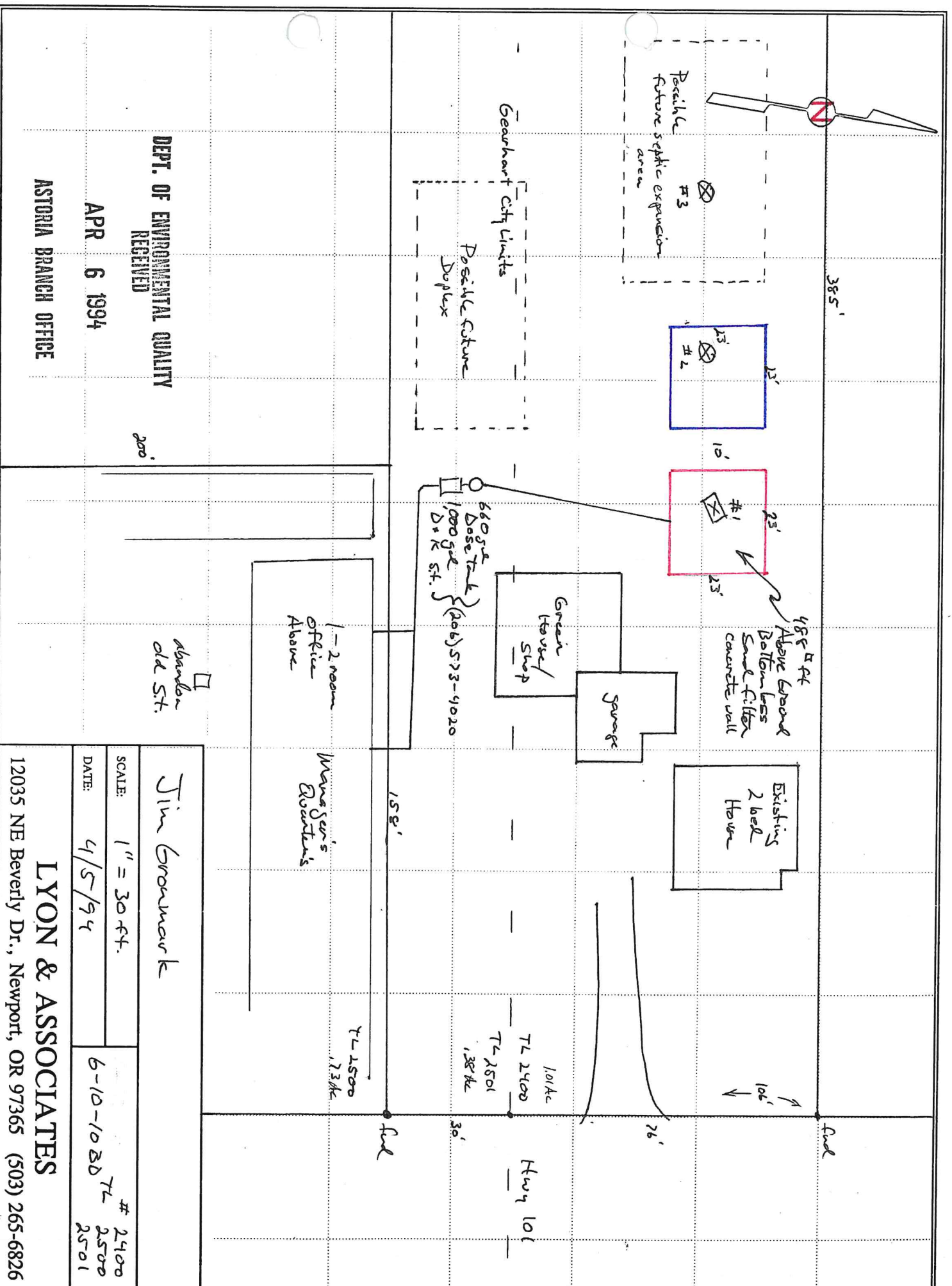
Date 3/17/94

Depth	Texture	Mottling	Soil Matrix Color, % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, Etc.
0-10	SL		10 YR 3/3; mg Rts Very fine; Massin, loose
10-20	LS		10 YR 5/6; few v.f. Rts; mass loose
20-36	LS		10 YR 5/6; No Rts; mass loose
36-42	LS	fair s/l	10 YR 5/3; No Rts; "
42	H ₂ O		perm H ₂ O = 26"
Pit 2			
	Similar ↑		
Pit 3			
	Similar ↑		



Proposed Number of Bedrooms 600 gal flow Required Lineal Feet of Leach Line Per 150 gpd. _____
 Septic Tank Capacity 1,000 Gallons Drainfield (Equal _____ or Serial _____) Distribution
 Total Length of Lines _____ Feet Number of Lines _____ Distance Between Lines _____
 Maximum Trench Depth _____ Inches Groundwater Interceptor Depth _____ Inches (Minimum)

Comments 600 gal ÷ 1.23 = 488 ft.
above ground Bottomless Sand filter



DEPT. OF ENVIRONMENTAL QUALITY
 RECEIVED
 APR 6 1994
 ASTORIA BRANCH OFFICE

abandon old st.

1-2 room Office Above

Mason's Quarters

Jim Growmark

SCALE: 1" = 30' ft.

DATE: 4/5/94

24100
 2500
 2501

LYON & ASSOCIATES

12035 NE Beverly Dr., Newport, OR 97365 (503) 265-6826

385'

106'

fuel

Hwy 101

30'

fuel

101k

TL 2400

TL 1501

1,387k

TL 1500

1,234k

158'

660 gal Dose Tank
 1000 gal Dose Tank
 (906) 573-9020
 Dix St.

Green House/Shop

garage

486 sq ft Above Ground Bottomless Sand Filter concrete wall

Existing 2 bed House

23' 23' 10' 23' 23'

#1

#2

#3

Possible Future Septic Expansion Area

Gearhart City Limits

Possible Future Duplex

SECTION 10	TOWNSHIP 6	RANGE 10W	MAP NO. 10 BD 6 10	AERIAL PHOTO
LOT NO.	BLOCK NO.	ADDITION	CITY Gearhart	
TAX LOT NUMBER 24				

LEGAL DESCRIPTION	DEED RECORD			ACRES REMAINING
	YEAR	VOLUME	PAGE	
Y Lot 5, Block 3, Amended Plat of Woodland Park Add'n to Gearhart Park, Exc. Hwy. Parsons, Howard T. & Dorothy Lee Englet, Carol Lee Death Cert. 05-26-86 Parsons, Dorothy Lee LE WD 05-26-86	'55	198 230	271 477	07-14-85 03-26-86
Parsons, Dorothy Lee		BSD 12-17-90	748 381	9-7-90
Williams, Max W./Carla S.		WD 4/8/92	780 325	3/25/92
GRONMARK, JAMES H/TRUDY A.		WD 1-3-94	831 510	12-21-93

SECTION 10	TOWNSHIP 6	RANGE 10W	MAP NO. 10 BD 6 10	AERIAL PHOTO
LOT NO.	BLOCK NO.	ADDITION	CITY	
TAX LOT NUMBER 25				

LEGAL DESCRIPTION	DEED RECORD			ACRES REMAINING
	YEAR	VOLUME	PAGE	
Y Lots 6,7,8, Block 3, Amended Plat of Woodland Park Add'n to Gearhart Park. Exc. Hwy. DEPT. OF ENVIRONMENTAL QUALITY RECEIVED APR 8 1994 ASTORIA BRANCH OFFICE		130	183	
	63	269	679	
Less Tax Lot #25-1	'64	274	165	
	64	276	156	
Less Tax Lot #25-2	'70	332	798	
Less TL 2503 WD	'73	374	996-998	
Addendum	'73	375	863-875	
Divorce Decree 10-26-76		CC#74-352		
Vermeul, John Deed 7-1-77		453	01-02	
Vermeul, John & Wilma Deed 11-14-77		462	46-47	
Vermeul, John & Wilma % Gronmark, James & Trudy (c)		Cont 1-16-79	493 967	1-8-79
Security Assign/Lease			977	
		11-10-80	539 294	10-31-80
Collateral Assignment	11-6-92	798	423	10-29-92
GRONMARK, JAMES H/TRUDY A.	WD 11-9-93	827	241	9-22-93
Completion Notice	2-17-94	836	201	2-9-94

6 10 108D-2501
10 BD 6 10 25-1

Official Record of Descriptions of Real Properties

194
10-05 15-2
CODE NUMBER

ACCOUNT NUMBER

OFFICE OF COUNTY ASSESSOR, CLATSOP COUNTY, OREGON

25-1 TAX LOT NUMBER	SECTION..... 10	TOWNSHIP..... 6 N	RANGE..... 10 W.W.M.	MAP NO..... 10 BD 6 10	AERIAL PHOTO
	LOT NO..... N 30.4' of 6	BLOCK NO..... 3	Woodland Park Add. to Gearhart Park		CITY.....

INDENT EACH NEW COURSE TO THIS LINE	LEGAL DESCRIPTION	DEED RECORDED			ACRES REMAINING
		YEAR	VOLUME	PAGE	
		'64	274	165	
		'64	275	129	
	Parsons, Howard T. & Dorothy Lee				
	Engl st , Carol Lee				
	Parsons, Dorothy Lee LE	Death Cert. 05-26-86	653	323	07-14-85
		WD 05-26-86	653	324	03-26-86
	Parson ^s Dorothy Lee	BSD 12-17-90	748	381	9-7-90
	Williams, Max W./Carla S.	WD 4/8/92	780	325	3/25/92
	GRONMARK, JAMES H/TRUDY A.	WD 1-3-94	831	510	12-21-93

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

APR 8 1994

ASTORIA BRANCH OFFICE

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

FOR OFFICE USE ONLY
 Date Issued 4-6-94
 Date Completed _____
 Required Fee 265.00
 Receipt No. 61506
 Control No. _____

OR APPLICANT'S USE - (PLEASE PRINT)

James H. Gronmark
 (Property Owner's Name)
 Lot Size (Acreage or Dimensions) _____
Lyon & Associates
 (Applicant's Name if Different from Owner)
 Legal Description of Property 6N 10W 10BD 2400, 2500 + 2501 Clatsop
 (Township) (Range) (Section) (Tax Lot/Acct. No.) (County)
 For Parcels in Platted Subdivisions, Indicate (Subdivision Name) (Lot Number) (Block Number)

Proposed Facility
~~Existing (New office)~~
 Single Family Residence _____ (Number of Bedrooms)
 Other 450 gal Manager's quarters + 150 gal
 (Specify) drum office
 Existing Facility ↗
 Single Family Residence _____ (Number of Bedrooms)
 Other _____ (Specify)

Water Supply
 Public (Community System)
 Private _____
 (Indicate: Well, Spring, Etc.)

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 another or a house
- Replace or rebuild a house
- Addition of one or more bedrooms
- 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.

Rick E. G. R.S.
 (Signature) _____ Date 4/5/94
 Authorized Representative
 Licensed Installer
 License No. _____
 Owner's Mailing Address Jim Gronmark
1266 '6' St.
Gearhart, OR 97138
 Phone 738-7591
 Applicant's Mailing Address (if different) LYON & ASSOCIATES
12035 NE BEVERLY DR
NEWPORT OREGON 97365
503 265-6826
 Phone _____ IW\WC8\WC8690 (7-19-91)

DEPARTMENT OF ENVIRONMENTAL QUALITY
North Coast Branch Office
17 North Highway 101
Warrenton, OR 97146
Phone (503) 861-3280

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

Date: December 6, 1993

James H. & Trudy A. Gronmark
US 101 Mini Storage
4911 Highway 101 North
Seaside, OR 97138

Re: OSS-Clatsop County
T6N,R10W,S10BD,TL2500
Complaint Investigation
NWR-OSS-93-445
NOTICE OF NONCOMPLIANCE

Dear Mr. & Mrs. Gronmark:

On October 1, 1993, at 4:00 pm, I conducted a field visit to the above described property at 1266 "G" Street in Gearhart, OR. Specifically, the reason for the visit was to inquire about a holding tank permit (permit # 77-250) which was issued in October of 1977, for a security building. According to our records, a certificate of satisfactory completion was never issued for this permit. This permit has expired and is therefore void.

It was brought to the attention of our office that plans submitted to the Building Codes Agency for two offices to be built above the existing building showed an existing manager's residence below the proposed two office addition on the plans. Since a holding tank is not approved to serve a permanent occupied dwelling, a field investigation was conducted.

During the field visit to the property, I spoke with a lady at the office who then referred me to Mr. Gronmark. Mr. Gronmark stated that the managers live on-site and the facility has a holding tank which is pumped out two to three times a year since the managers use very little water. At that time, I questioned the infrequency of pumping and asked to inspect the holding tank. Mr. Gronmark mentioned that there has been some problems with the septic tank backing up and Clyde McDonald from Ed's Septic Tank Cleaning Service was out to pump the septic tank.



811 SW Sixth Avenue
Portland, OR 97204-1390
(503) 229-5696
TDD (503) 229-6993
DEQ-1



James H. Trudy A. Gronmark
December 6, 1993
Page 2

During the inspection of the holding tank, a section of plywood was placed over the top of the septic tank. Sewage effluent was observed on the outlet side of the septic tank and was infiltrating into the surrounding soil. Mr. Gronmark mentioned that he did not know a drainfield was installed underneath the asphalt until the septic system started giving him problems.

Please be aware that this property was denied a septic system construction permit on June 17, 1976. The reason for the denial was that the approved area for a septic system was encumbered by asphalt and the soils were cut away. As a result, a holding tank permit was issued for the security building only. Permanent holding tanks can only be allowed for commercial type facilities and not single family dwellings, provided the projected daily sewage flow does not exceed 200 gallons per day (gpd) and meets other specific criteria. The Department may authorize use where flows exceed 200 gpd. This property may be eligible for a variance through our Northwest Region office on-site sewage disposal program. However, there are not any guarantees for any type of variance approval.

Since there was the construction of an on-site sewage disposal system (drainfield) on this property at one time, this is a violation of Department rules; specifically Oregon Administrative Rule (OAR) 340-71-160(1). Furthermore, the property is in violation of OAR 340-71-340 holding tank rules. Also, the direct discharge of untreated or partially treated sewage effluent indirectly onto the ground surface when the system is in use constitutes a violation of OAR 340-71-130(3).

This property appears very limited in terms of area available to install an on-site sewage disposal system. Either through easement agreements or land acquisition you may be able to locate a septic system on adjoining property. A new site evaluation would be required if you decide to pursue this option.

Please be aware that each and every property owner of real property is jointly and severally responsible for 340-71-120(a)(b)(c). OAR 340-71-100(77) defines the owner as the person who has legal title to the property, or who has the care, charge or control of any real property as agent, executor, executrix, administrator, administratrix, trustee, commercial lessee, or guardian of the estate of the holder of legal title or who is the contract purchaser of real property.

James H. & Trudy A. Gronmark
December 6, 1993
Page 3

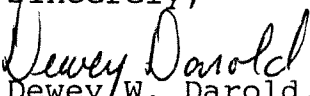
As the current owner, Mr. & Mrs. Gronmark, this letter is being written to you. Disposing of sewage in conformance with the rules of this Division, connecting all plumbing fixtures on the property from which sewage is or may be discharged to an on-site sewage disposal system approved by the Department and maintaining and repairing the system to assure proper operation as per OAR 340-71-120(2)(a)(b)(c) is required.

Since a single family residence currently occupies the property and this holding tank is not allowed for this type of dwelling, we are requesting that you submit to our office a plan of action on how you intend to bring this property into compliance with our rules. Please submit a plan of action in writing to our office by **January 14, 1994**.

These violations are considered significant violations of the Department's regulations. Violations of this nature are subject to more formal enforcement action. Failure to follow through with the above compliance date can result in us referring your file on to the Department's Enforcement Section. Our office appreciates your cooperation on this matter.

If you have any questions regarding this letter or wish to discuss matters further, please do not hesitate to contact me at 861-3280.

Sincerely,


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

cc: Northwest Region, DEQ
Enforcement Section, DEQ
Building Codes Agency

enc: OAR'S

DEPARTMENT OF ENVIRONMENTAL QUALITY
North Coast Branch Office
17 North Highway 101
Warrenton, OR 97146
Phone (503) 861-3280

Gronmark, EV

DATE: October 1, 1993

TO: James (Jim) & Trudy US 101 Mini Storage
Gronmark 1266 "G" Street
610-10BD-2500 Gearhart, OR 97138
738-7591

FROM: *Dewey Darold*
Dewey W. Darold, R.S.

SUBJECT: Field Visit

On October 1, 1993, at 4:00 pm, I stopped by the above described property. At that time I spoke with Mr. Gronmark. Specifically, the purpose for the field visit was inquire about the holding tank (permit # 77-250) permit issued on October 17, 1977. It was called to our attention that plans submitted to the building agency last week for a two office addition to be built above the existing managers residence showed on the plans that there was indeed an existing managers residence consisting of two bedrooms on the property.

During the visit I first visited the managers residence. A lady then referred me to Mr. Gronmark who working on building the two office addition. I asked about the residence and he stated that the managers live on site in the one bedroom residence. He said that when he first bought the property he asked about whether he could use the building as a residence and supposedly we did not care and a building permit was issued. I then asked about the holding tank and he indicated that the holding is pumped out two to three times a year. He said the managers use very little water. I then questioned the infrequency of pumping and asked if I could inspect the holding tank.

Mr. Gronmark indicated that they have had some problems with the septic tank backing up and he had Clyde McDonald come out to pump the tank out. He said that there was a disposal field installed underneath the pavement. Some plywood with sand over the top of the plywood covered the septic tank and sewage effluent was observed on the outlet side of the concrete septic tank. He did not know what had happened until he discovered the drainfield was plugging up.

He would like to buy some property to the north. The entire property is encumbered with pavement. He asked about removing the pavement and installing a pressure system and I told him it would probably not work. He also asked about a small flower bed area where the tank is installed.

James/Trudy Gronmark
October 1, 1993
Page 2

Appears that I will need to have him follow through with holding tank requirements, ie; pumping contract, riser to grade, periodically inspections, alarm installed, etc. As to requiring the residence to be abandoned, it will need to be discussed.

Mr. Gronmark said that somebody needs to live on the property for security reasons. He has had breakins before, even though he has insurance for any damage or theft.



325-4265
 BUILDING CODES AGENCY
 PO BOX 951
 ASTORIA OR 97103
 FAX (503) 325-0374

BUILDING PERMIT APPLICATION

COMMERCIAL

1266 G St
 JOB LOCATION/ADDRESS

Gearhart Clatsop
 CITY COUNTY

Intersection of Hwy 101 +
 DIRECTIONS TO JOB SITE

G St - Gearhart OR

US 101 Mini Storage Office / Gronmark
Jim Gronmark
 OWNER

1266 G St 738-7591
 ADDRESS PHONE

Gearhart Clatsop 97138
 CITY COUNTY ZIP CODE

DESCRIBE WORK

NEW CONSTRUCTION
 ADDITION 292.43
 ALTERATION/REMODEL 181.03 P

OTHER _____ specify _____

BLDG. USE Office

OCCUPANCY GROUP V-N

TYPE OF CONSTRUCTION Frame

STORIES 2 TOTAL SQ. FT. 2147
1st Existing Add is 1072

BUILDING VALUE 48,229

Astoria OFFICE PERMIT/JOB # 45063
8-27-93

LOCAL GOVERNMENT APPROVALS

ZONING

USE ZONE C2 6-10-10(BD)-2500
TWNSHP RG TL

FLOOD ZONE YES NO PERMIT # 92-293

BY: [Signature] TITLE _____
325-8611 8-2-93
 PHONE DATE

SANITATION

PUBLIC _____ PRIVATE _____

DEQ PERMIT # _____

BY: _____ TITLE _____
 _____ DATE _____

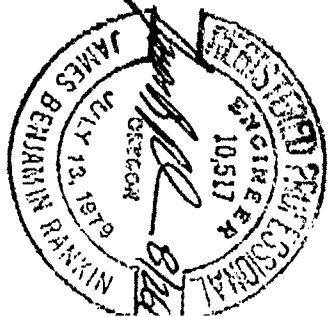
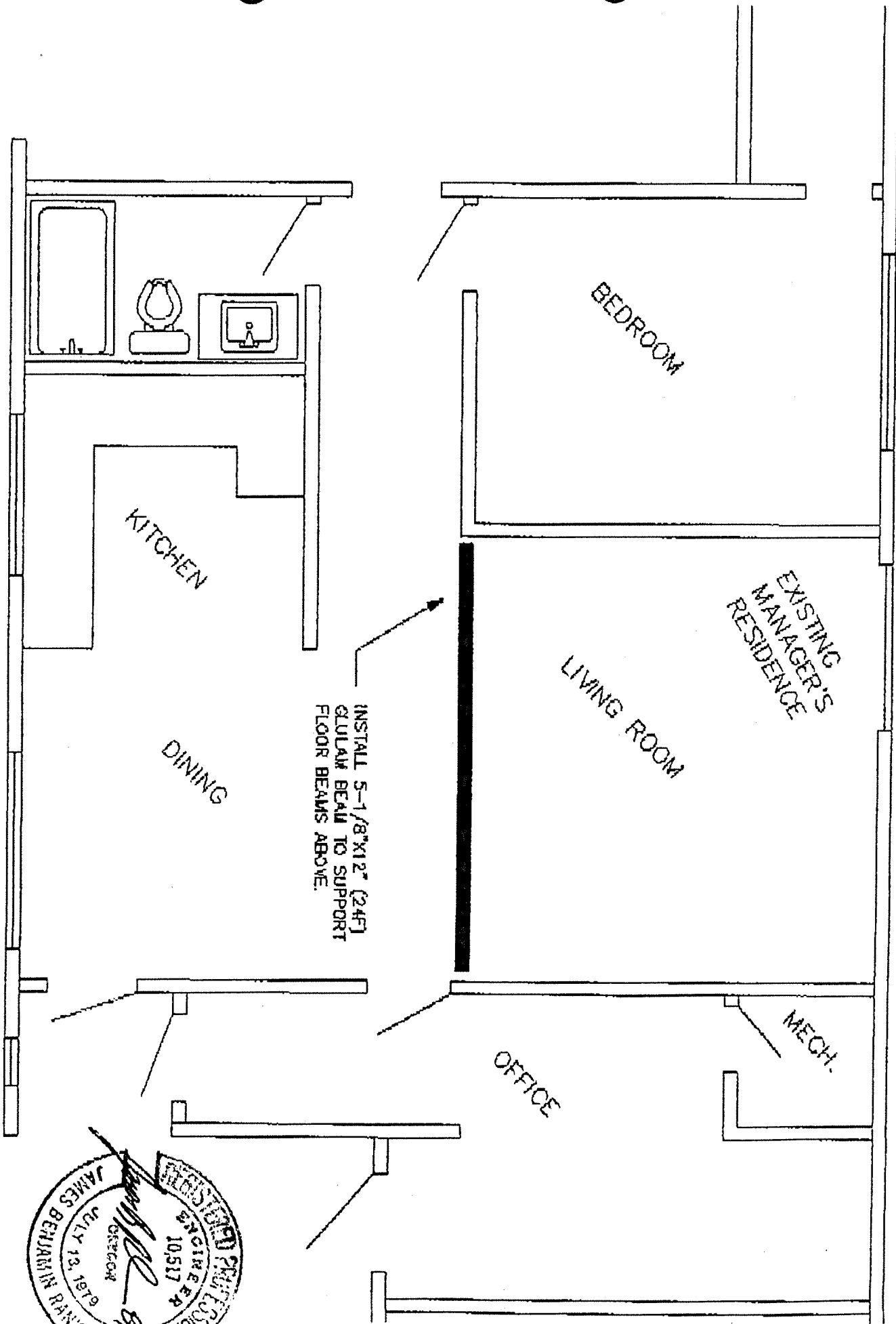
DESIGNATED CONTRACTORS

DESIGNER/ARCHITECT/ENGINEER	ADDRESS	PHONE	REG #
GENERAL CONTRACTOR	ADDRESS	PHONE	
ELECTRICAL	ADDRESS	PHONE	LIC #
PLUMBING	ADDRESS	PHONE	LIC #
MECHANICAL	ADDRESS	PHONE	

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE ABOVE INFORMATION IS TRUE AND CORRECT. ALL WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH ALL GOVERNING LAWS AND RULES.

Jim Gronmark

8-27-93





DEPARTMENT OF COMMERCE
BUILDING CODES DIVISION
401 LABOR AND INDUSTRIES BUILDING
SALEM, OREGON 97310

APPLICATION FOR BUILDING PERMIT

6-10-103C T.L. 2500

JURISDICTION BD

STATE OFFICE _____

ADDRESS _____

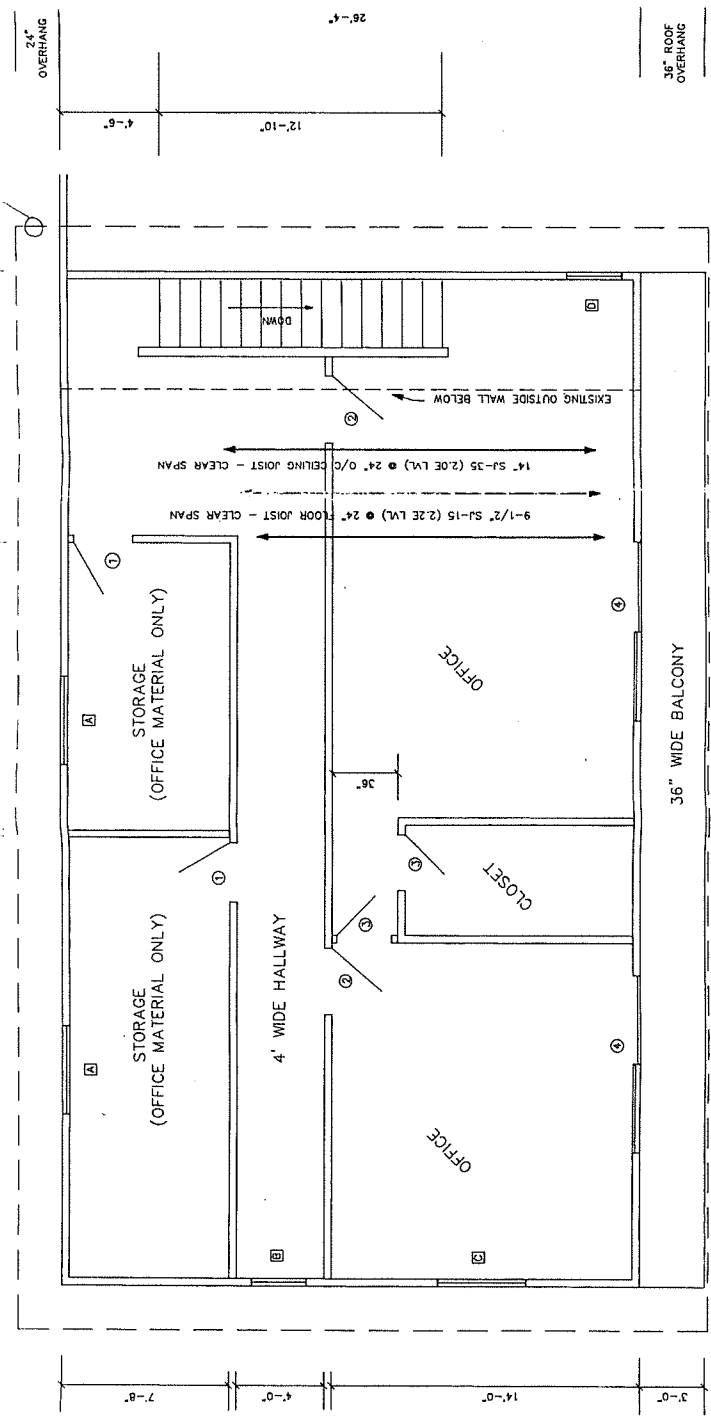
TELEPHONE _____

Applicant to complete numbered spaces only.

JOB ADDRESS 1 <u>1266 'C' St Gearhart</u>		is building within city limits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
IDENTIFYING NAME OF BUILDING 2 <u>US 101 Mini Storage # 500</u>		COUNTY <u>Clatsop</u>	
LEGAL DESCR. 3	LOT NO. <u>2500</u>	BLOCK	TRACT <input type="checkbox"/> See Attached Sheet)
TAX LOT NO.		Township <u>6</u>	Range <u>10</u> W.M. Section No. <u>103C</u>
OWNER 4 <u>Jim Gearhart</u>	MAIL ADDRESS <u>1266 'C' St</u>	ZIP <u>97138</u>	PHONE <u>738-9591</u>
CONTRACTOR 5 <u>H.C.H Builders</u>	MAIL ADDRESS <u>3060 S.W. Home</u>	PHONE <u>245-5306</u>	LICENSE NO.
ARCHITECT OR DESIGNER 6	MAIL ADDRESS	PHONE	LICENSE NO.
ENGINEER 7	MAIL ADDRESS	PHONE	LICENSE NO.
USE OF BUILDING 8 <u>Storage</u>			
9 Class of work: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION Existing Sq. Ft. _____ <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE Additional Sq. Ft. <u>2000</u>			
10 Describe work: <u>20' x 100' x 8' High Bldg Frame structure of Floor</u>			
11 Change of use from _____ to _____			
12 Total area of building <u>2000</u> Sq. Ft.		No. of stories <u>1</u>	No. of bedrooms <u>N/A</u>
		No. of living units or apts. <u>N/A</u>	Flood hazard zone <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13 Declaration of Valuation of work \$ <u>25,000</u>		14 LOCAL GOVERNMENT APPROVALS	
15 Signature Required to Become Valid		SPECIAL APPROVALS REQUIRED BEFORE PERMIT IS ISSUED	
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. <u>[Signature]</u> <u>6-27-84</u> Signature of Contractor (Date)		ZONING Use Zone _____ Fire Zone _____ Zoning Permit No. _____ Date _____ Signature _____	
		SANITATION Public _____ Private <u>X</u> DEQ Permit No. <u>No sewage system present - none required</u> Date <u>June 27, 1984</u> Signature <u>[Signature]</u>	
		DEPT. OF HUMAN RESOURCES - HEALTH DIVISION Public Swimming Pool No. _____ Date _____ Signature _____	
16 Signature of Owner (If Owner Builder) _____ (Date) _____			
16 Directions to job-site. Draw map if necessary.			

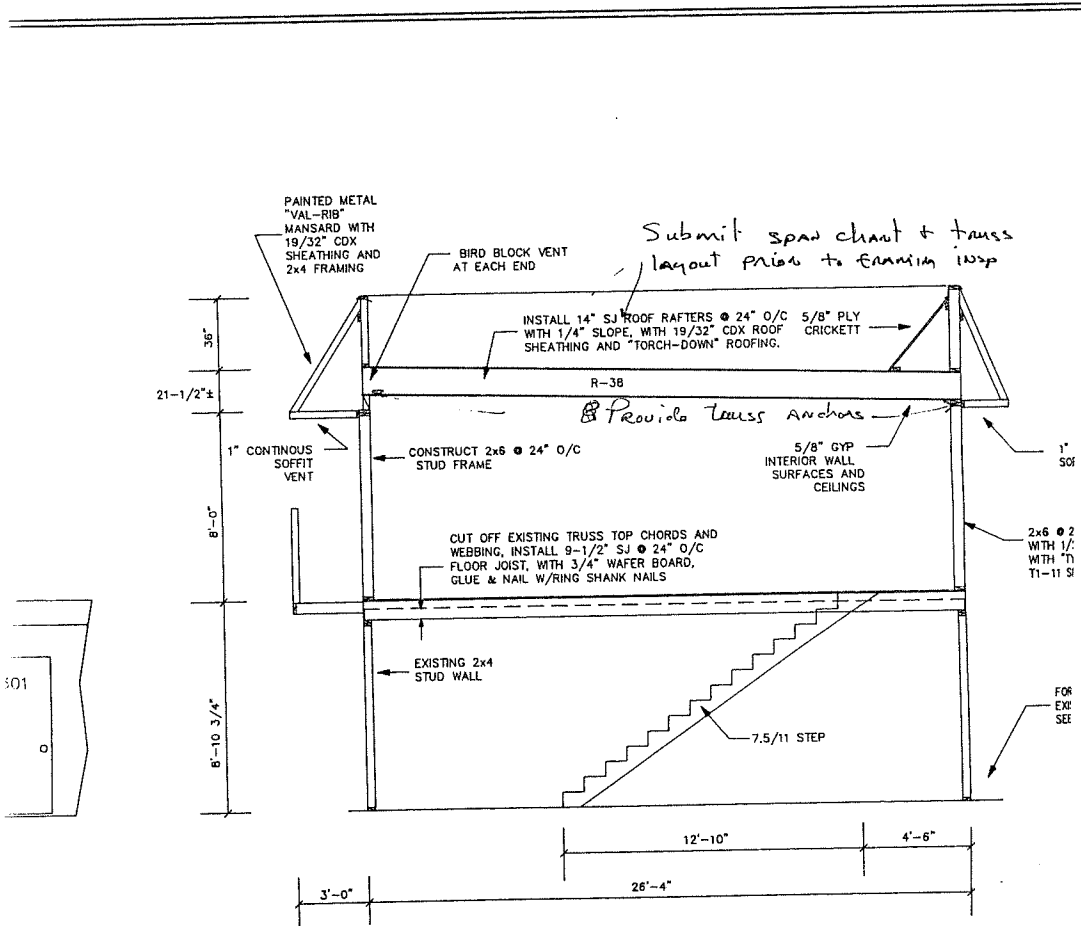
OFFICE USE ONLY

Plans reviewed for:		Plan Review No. _____	
<input type="checkbox"/> Plan Review - Structural and F&LS.	Name _____ Date _____	<input type="checkbox"/> Plan Review - Structural Only.	Name _____ Date _____
		Permit No. _____	
		Application _____	



NOTE: RESTROOM FACILITY AVAILABLE IN MAIN RESIDENCE.

FLOOR PLAN
SCALE: 1/4" = 1'-0"



Submit span chart & truss layout prior to framing insp

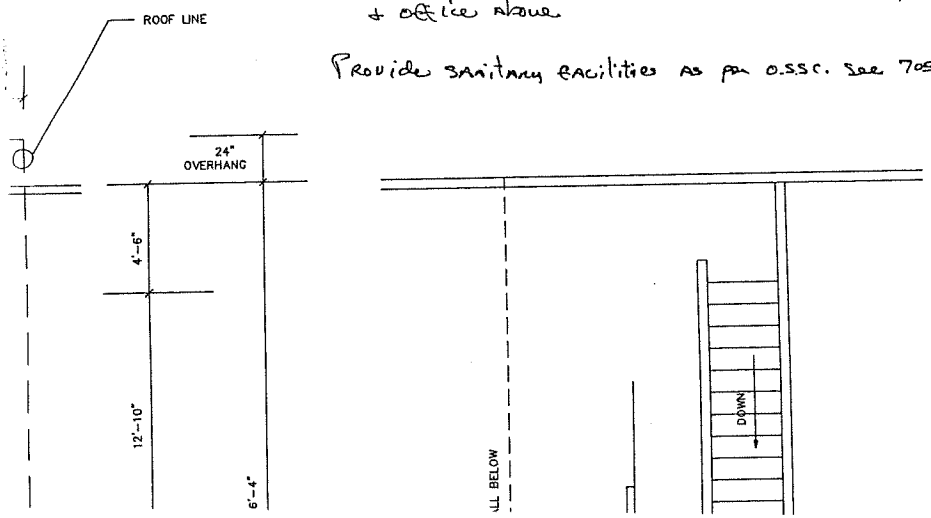
Provide truss anchors

SECTION VIEW

SCALE: 1/4" = 1'-0"

Provide 1 hr separation between dwelling & office above

Provide sanitary facilities as per O.S.S.C. see 705 (c)



JOHN VERMEUL

1266 6 87

STATE OF OREGON

DEPARTMENT OF ENVIRONMENTAL QUALITY

RE: 6 10 1080 2500

Permit No. 77-250

* HOLDING TANK

Expiration Date

PERMIT

* COM. USE; NOT FOR RESIDENTIAL USE

TO CONSTRUCT SUBSURFACE SEWAGE SYSTEM

All work to conform to requirements of Oregon administrative rules governing subsurface sewage disposal. All work shall be performed by property owner personally or by a licensed septic tank installer.

Tank Capacity 1700 Gallons

Drain Field N.A. Sq. Ft.

PERMITS NOT TRANSFERABLE

POST ON PREMISES UNTIL COMPLETED

CLATSOP COUNTY HEALTH DEPT.
857 COMMERCIAL STREET
ASTORIA, OR. 97103
TELEPHONE 325-7711 EXT. 35
SUBSURFACE SEWAGE DISPOSAL SYSTEM
FINAL INSPECTION

PERMIT NO. 77-250

OWNER'S NAME JOHN VERMEUL ADDRESS 1266 6 ST GEARHART
 PROPERTY ADDRESS 6 10 10 RD 2500 INSTALLER MR VERMEUL
 RESIDENTIAL ; COMMERCIAL ; NO. OF LIVING UNITS ; NO. OF BEDROOMS NA

WATER SUPPLY: PUBLIC , COMMUNITY , PRIVATE . TYPE OF WELL
 DEPTH FT., ISOLATION DISTANCE FT.; SOIL CLASSIFICATION

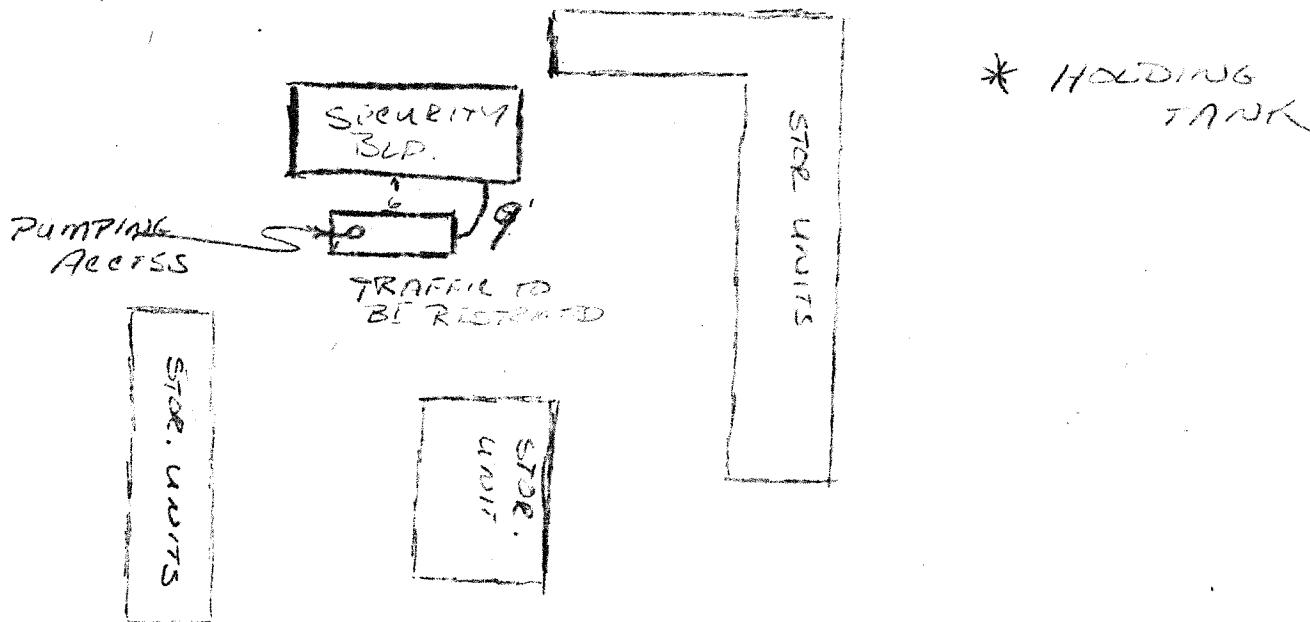
HOLDING TANK
 SEPTIC TANK: STEEL , CONCRETE , CAPACITY 1700 GALLONS

STONE: NA SIZE , WASHED , BELOW TILE IN., ABOVE TILE

TRENCH WIDTH NA IN; TRENCH FT. ON CENTER; TOTAL SQ. FT. SQ. FT.

TILE: NA CONCRETE , CLAY , PLASTIC ; BUILDING SEWER MATERIAL BILCO

PLOT PLAN: This plot plan is not drawn to scale and is to be used only to give an approximate location and design of the system.

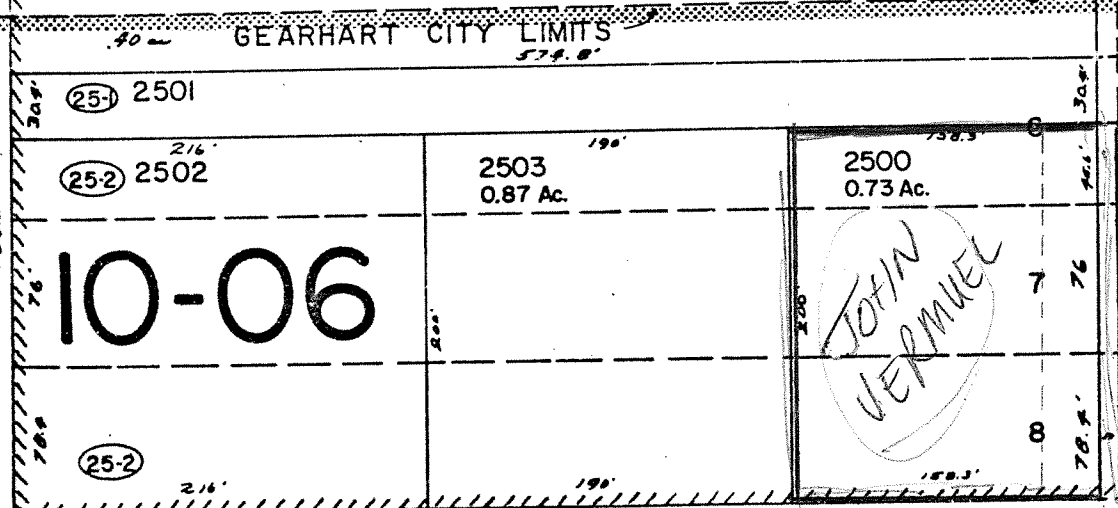
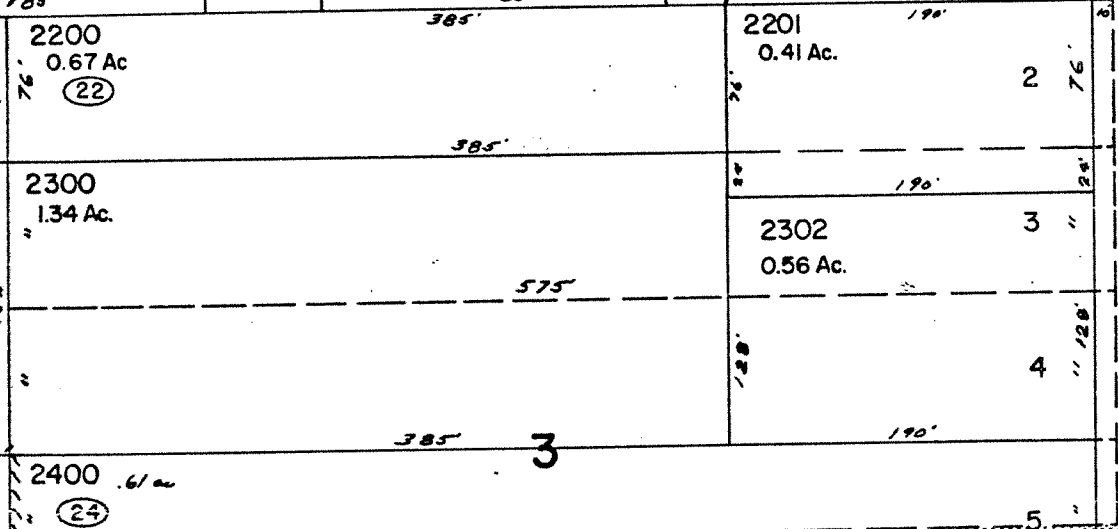
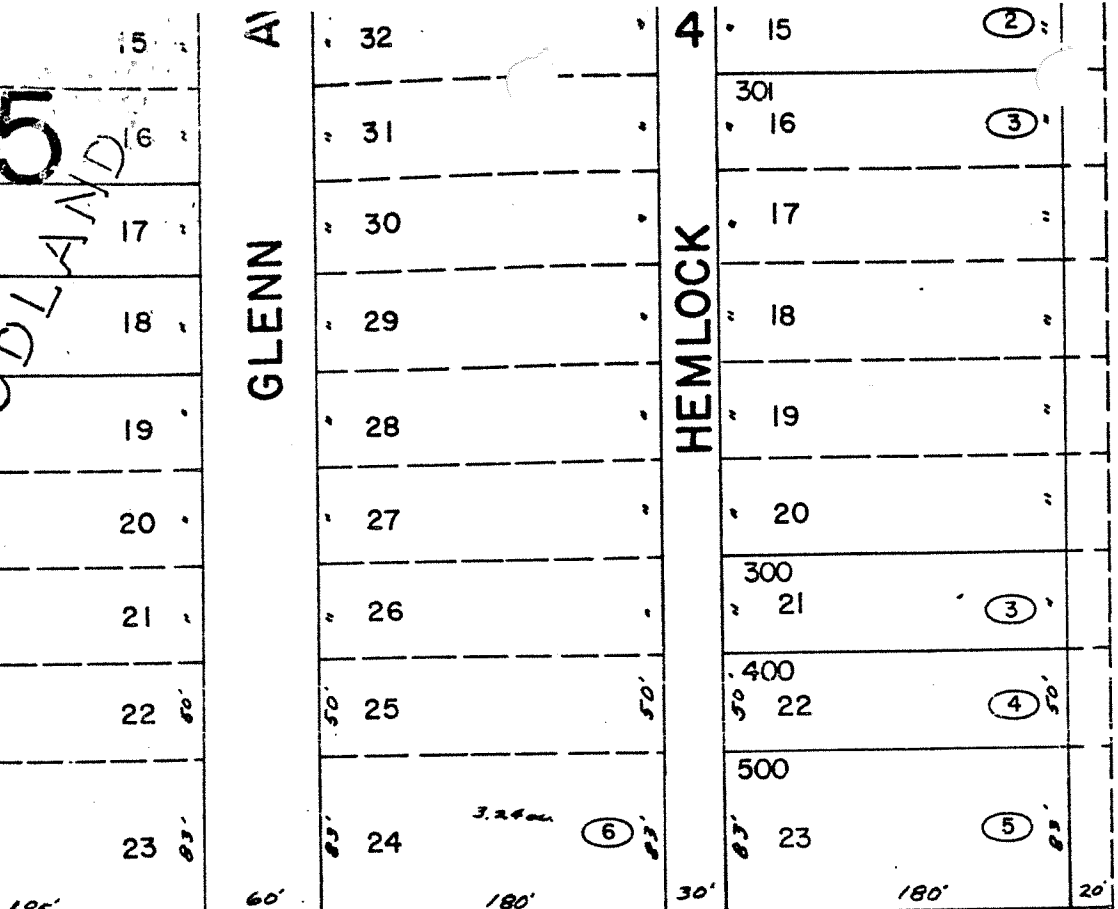


APPROVED: Installation conforms to DEQ Requirements.
 DISAPPROVED: Installation does not conform to DEQ Regulations.
 REMARKS:

DATE: 10-11-77 SANITARIAN [Signature]

NOTE: This inspection was made to determine: The amount of stone, sizing of the system and general construction. It should be noted that this inspection does not necessarily include the final backfilling operation.

5
DLAND



COUNTY ROAD 294

OREGON COAST (PARK DRIVE) HWY 101

See Map 6 10 10A

See Map IOCA 6 10

COUNTY

ROAD # 294



OREGON COAST (P

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM
 Installer: Complete top part of form to
 signature and submit both copies with
 application.

(Exhibit No. 1)

Permit No.

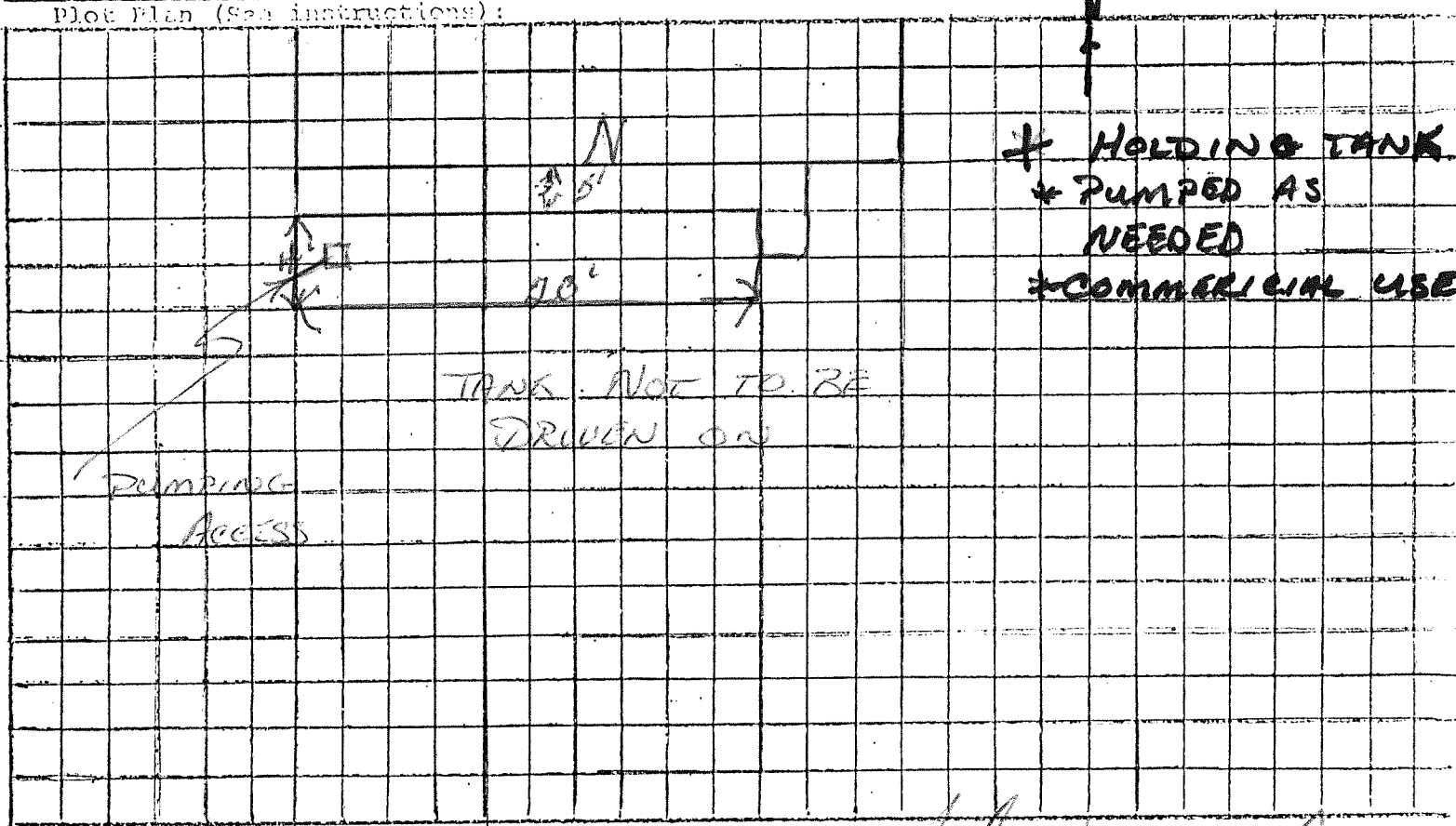
Installer's Name JOHN VERMEUL		Property Address 6 10 108D 2500			
No. Living Units NA	Bedrooms NA	Baths 1	Basement Yes ___ No <input checked="" type="checkbox"/>	Water Supply Community <input checked="" type="checkbox"/> Public ___ Other-Lic ___	

Septic Tank:
 Ft. from well _____ Steel Concrete _____ No. Compartments **1** Gal. Capacity **700**

Inside Dimensions: Ft.
 Length **20** Width _____ Diameter **4'** Depth _____
 Tile Disposal Field: _____
 Distribution Box: Yes **NA** No _____

Applicant Name John Vermeul	Other Distribution - Type NA
Mailing Address 1266 "G" Street	Feet from Well NA Foundation _____
Address Gearhart, Ore 97148	Lot Line Front _____ Side _____ Rear _____

Length of Lines - Ft.						Trench	Total sq.	Ft. between	Filter	Filter Depth	Filter
1.	2.	3.	4.	5.	6.	Width	ft.	lines	Type	above tile	below tile
NA						NA	NA	NA	NA	NA	NA

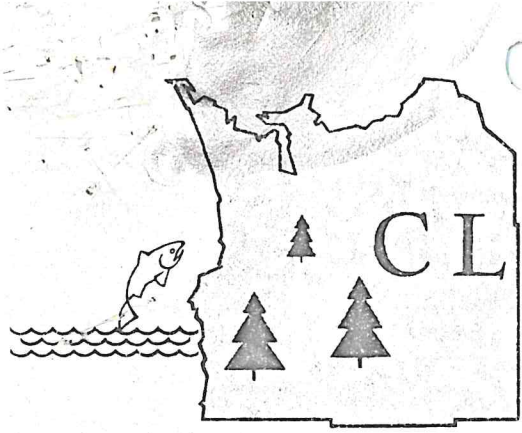


Date **10-3-77** * Signature **John Vermeul**

For Sanitarian Use Only:
 Approved: System Installation Conforms to DEQ Rules for Subsurface Sewage Disposal
 Disapproved: Does not Conform to DEQ Rules for Subsurface Sewage Disposal

Remarks: _____ Date: **10-3-77**

 Sanitarian's Signature



CLATSOP COUNTY

CLATSOP COUNTY HEALTH DEPARTMENT
857 COMMERCIAL STREET
P. O. BOX 206, ASTORIA, OREGON 97103
TELEPHONE 325-7441 EXT. 30

December 6, 1976

MEMO

TO: Clatsop County Building Department
Clatsop County Planning Department
Lee Coursey, Plumbing Inspector

FROM: Bruce L. Mason *BLM*
Clatsop County Sanitarian

RE: John Vermeul
610 - 10BD - 2500

Gentlemen:

Please note the enclosed letter to Mr. Vermeul. A subsurface sewage disposal permit was issued to Mr. Vermeul. However, he altered conditions on the lot making it no longer acceptable under the rules governing Subsurface Sewage Disposal, therefore the permit was declared void. It appears with the present alterations on the lot that Mr. Vermeul can not pursue a subsurface means of sewage disposal.

If you have any further questions, please feel free to contact this office.

BLM/jmd

Enclosure

John Vermeil
Rt. 2, Box 62
EASTIDE

STATE OF OREGON

Department of Environmental Quality

Permit No. 75-208

Expiration Date 12-8-76

RE: 10-96 CID 10 BD LOT 2500

PERMIT

6-17-76

TO CONSTRUCT SUBSURFACE SEWAGE SYSTEM

All work to conform to requirements of Oregon administrative rules governing subsurface sewage disposal. All work shall be performed by property owner personally or by a licensed septic tank installer.

Tank Capacity 1000 Gallons

Drain Field 450 Sq. Ft.

~~PERMITS NOT VALID WITHOUT THIS POST~~

POST ON PREMISES UNTIL COMPLETED



CLATSOP COUNTY

CLATSOP COUNTY HEALTH DEPARTMENT

857 COMMERCIAL STREET

P. O. BOX 206, ASTORIA, OREGON 97103

TELEPHONE 325-7441 EXT. 30

June 16, 1976

*permit void
6-17-76*

Mr. John Vermeul
Route 1, Box 62
Seaside, Oregon 97138

RE: 610 - 10BD - 2500

Dear Mr. Vermeul:

Recently this office noticed that you have built a driveway over the area which was proposed to be used solely for septic drainfield purposes. Along with the driveway, it appears that more of the designated area for the replacement drainfield area was cut away, contributing to more of a problem. At this time, it seems as though you have abandoned plans to install a sub-surface sewage disposal system for a mobile home, as you have altered the area where the approval was issued and also eliminated the replacement area.

We would appreciate you contacting this office regarding your plans for sewage disposal at this site. Presently, the situation causes us at Clatsop County to void the outstanding permit if we do not hear from you within 7 days.

Thank you,

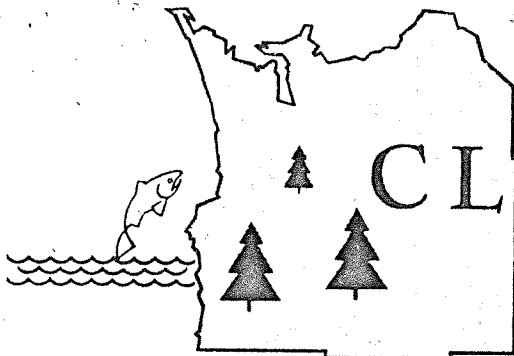
CLATSOP COUNTY HEALTH DEPARTMENT

Bill D. Mason

Bill D. Mason, R.S.
Clatsop County Sanitarian

BDM/jmd

cc: Department of Environmental Quality, Salem
Mary Leeper, Gearhart Planning Commission



CLATSOP COUNTY

CLATSOP COUNTY HEALTH DEPARTMENT
857 COMMERCIAL STREET
P. O. BOX 206, ASTORIA, OREGON 97103
TELEPHONE 325-7441 EXT. 30

January 26, 1976

Mr. John Vermeul
Rt. 1 Box 62
Seaside, Oregon 97138

Re: Permit #75-208

Dear Mr. Vermeul:

Recently our office made an inspection at the building site listed under D. E. Q. Permit #75-208. According to water table depth on the property, the approved area was specifically confined to the eastern most portion of the lot. This was the only area where minimum separation of disposal trench to ground water could be maintained.

During the inspection it was noted that the area approved has been altered through excavation. The area that was excavated should be replaced with sand and filled to natural grade. If this area is not restored, we at the Clatsop County Health Department will be forced to revoke the permit issued.

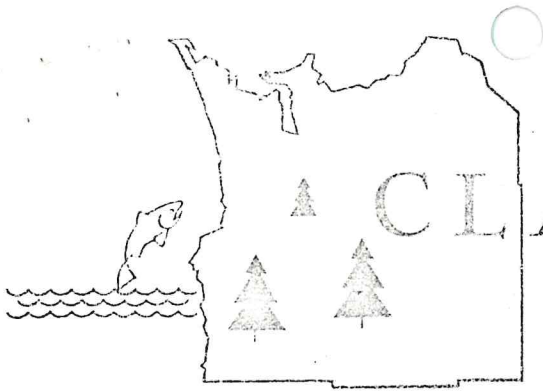
Should you care to discuss this further please call or come by.

Sincerely,

Clatsop County Health Department

BILL I. MASON, R.S.
Clatsop County Sanitarian

BDM:bm



RECEIVED
JAN 23 1976
CLATSOP COUNTY HEALTH DEPT.

CLATSOP COUNTY

Courthouse Astoria, Oregon 97103

10-6 6-10-10BD #2560

January 22, 1976

Mary D. Leeper
Gearhart Planning Commission
City Hall
Drawer D
Gearhart, Oregon 97138

Re: Your Letter Dated January 21, 1976

Good Morning:

Thank you for your letter. Unfortunately, I am unable to answer all your queries, but I have answered those questions which I am able to and have referred those which I am unable to answer to the appropriate department.

1. The property in question is entirely within the County (the Gearhart City limits follow the northerly property line).

The County zoning for the property is C-2 (General Commercial-Rural Center). The uses allowed in that zone are attached for your convenience in checking the allowable uses within the zone.

2. As you will note, a storage establishment is a permitted use within the C-2 zone. Also note that a single family dwelling is permitted on the property; however, a septic tank permit would be required. Your letter has been referred to the County Sanitarian to answer your question on whether a permit has been or has not been issued for the subject property.

With regard to your request for review of all building permits within 5,000 feet of the Gearhart City limits, the Building Official can only make that determination.

The Planning Commission and Planning Department have a policy of referring all land use issues (zone changes, etc.) to the area Citizens Advisory Committees and to local municipalities. We will continue to follow this policy.

Mary Leeper
Gearhart Planning Commission
Page Two

If you have any further questions either on specific issues or on the Clatsop County Planning effort, please feel free to either call (738-8381, ext. 71), write our office, or drop in.

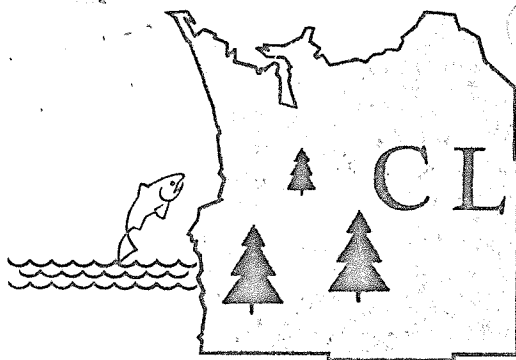
Sincerely,



Curtis J. Schneider
Planning Director

CJS:dmb
encl.

cc: ✓ Bruce Mason, County Sanitarian
Karsten Sjoli, Building Official



CLATSOP COUNTY

CLATSOP COUNTY HEALTH DEPARTMENT
857 COMMERCIAL STREET
P. O. BOX 206, ASTORIA, OREGON 97103
TELEPHONE 325-7441 EXT. 30

January 22, 1976

Ms. Mary D. Leeper, President
Gearhart Planning Commission
City Hall
Drawer D
Gearhart, OR 97138

Re: John Vermeul property, Highway 101

Dear Ms. Leeper:

We are in receipt of your letter dated January 21, 1976. In an effort to eliminate all misunderstanding, we will attempt to answer the questions you expressed in your letter.

(1) Is the property in question under county jurisdiction or is some of it within the boundaries of Gearhart? As president of the Gearhart Planning Commission, I feel you are best equipped to answer this question. We at the Clatsop County Health Department issue permits for construction. However, we state on all approvals, that the approval may become void if in conflict with any local building or planning regulations.

(2) What is the land to be used for? The application was made with the understanding that the subsurface system would serve a two-bedroom mobile home. If Mr. Vermeul wishes to utilize his property for other reasons, which do not increase daily sewage flow, it's his and the planning commissions' business, as far as we are concerned.

(3) Is there going to be a residence in conjunction with the business? As stated, Mr. Vermeul has made application for a permit to discharge sewage, subsurface, from a two-bedroom mobile home. For accurate information concerning his business intentions, we suggest you contact Mr. Vermeul.

(4) If there has been a septic tank permit approved, please detail how this permit was issued and by whom. A permit has

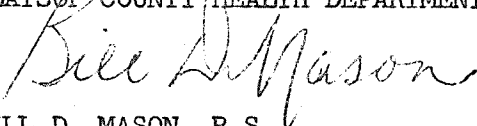
Ms. Mary D. Leeper, Pres.
Gearhart Planning Commission
Gearhart, OR 97138

been issued through the rules and regulations set forth by the Oregon Administrative Rules for Subsurface Sewage Disposal. The area approved however, was limited to the extreme eastern portion of the parcel. This is one of the restrictions on which the permit was issued. Lastly, the permit was issued by myself, Bill D. Mason, R.S., Clatsop County Sanitarian.

We certainly hope that this will bring a little more understanding regarding any controversy that may have arisen at Mr. Vermeuls' property. If there are further questions regarding this property, feel free to call or come by.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT



BILL D. MASON, R.S.
Clatsop County Sanitarian

BDM:bm

cc: Mr. Kurt Schneider
Clatsop County Planning Commission

10-6 610 10BD #2500

Jan. 21, 1976

Clatsop County Department of Sanitation
Clatsop County Courthouse
Astoria, Oregon 97103



Meetings:

It has come to our attention that building activity has begun on county zoned land in Gearhard. The land is located across from the Country Store on the northwest corner of Highway 101. No one knows exactly what is planned for the area that is owned by Mr. John Vermeul.

We are concerned about numerous things:

- (1) As the property involved, all county property or is some of it within the boundaries of Gearhard?
- (2) What is the land to be used for?
- (3) Are there going to be a residence in conjunction with the business? Please give a description of the intended residence.
- (4) If there has been a septic tank permit approved, please detail how this permit was issued and by whom. The property is often "extremely soggy."

Page 2

The Gearhard Planning Commission would like to work closely with Clatsop County concerning building within 5000 feet of the city limits. Advance notice of permit applications would enable us to comment on their desirability. We would appreciate a prompt response.

Thank you very much.

Sincerely,

Mary D. Leeper, President
Gearhard Planning Commission
City Hall
Drawer D
Gearhard, Oregon 97138

cc. Kurt Schneider
Clatsop County Planning Commission

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM

Installer: Complete top part of form to signature and submit both copies with application.

(Exhibit No. 1)

Permit No. 75-208

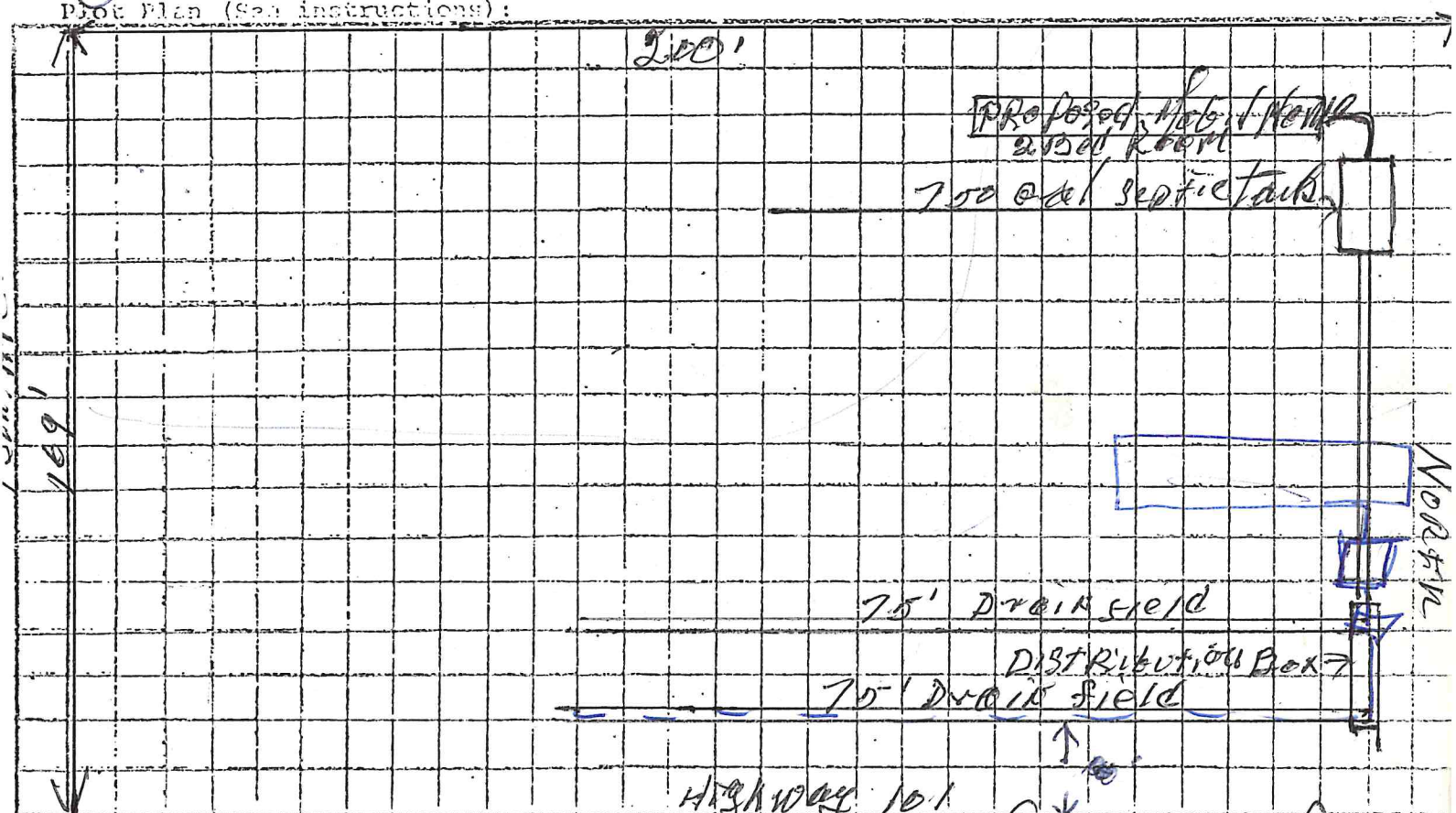
Installer's Name HOWARD Johnson & Sons		Property Address 13th Ave & Highway 101 - Baskett			
No. Living Units 1	Bedrooms 2	Baths 1	Basement Yes ___ No X	Water Supply Community ___ Public X Other-Dist ___	

Septic Tank: Ft. from well Steel **X** Concrete ___ No. Compartments **1** Gal. Capacity **750**

Inside Dimensions: Ft. Length Width Diameter Depth
Tile Disposal Field: Distribution Box: Yes **X** No ___

Applicant Name: **John Vermeul**
Mailing Address: **Rt 1 Box 62 Seaside, Oregon 97138**
Other Distribution - Type: ___
Feet from Well **N/A** Foundation **10'**
Lot Line: Front **10'** side **10'** Rear **40'**

Length of Lines - Ft. 75'	Trench Width 2'	Total sq. ft. 300	Ft. between lines 10'	Filter Type rock	Filter Depth above tile 2 in.	Filter Depth below tile 6
---------------------------	-----------------	-------------------	-----------------------	-------------------------	-------------------------------	---------------------------



Date **12-8-75** Signature **John Vermeul**

For Sanitarian Use Only:
 Approved: System Installation Conforms to DEQ Rules for Subsurface Sewage Disposal
 Disapproved: Does not Conform to DEQ Rules for Subsurface Sewage Disposal

Remarks: Date: **12-8-75**
 Signature: **Bill Mason**
 Sanitarian's Signature

CLATSOP COUNTY HEALTH DEPARTMENT

857 COMMERCIAL STREET

P. O. Box 206

TELEPHONE 325-7441 EXT. 30

ASTORIA, OREGON 97103

November 17, 1975

Mr. John Vermeul
Rt. 1 Box 62
Seaside, OR 97138

Re: Acct. No. 10-06 610 10 BD Lot 2500

Dear Mr. Vermeul:

On November 13, 1975, we performed an on site evaluation of the property identified above to determine whether a Subsurface Sewage Disposal Permit could be issued.

As a result of this evaluation, we have determined that the conditions on the site are in compliance with the Department of Environmental Quality Rules Pertaining to Standards for Subsurface Sewage and Nonwater-Carried Waste Disposal. A permit will be granted when the required plot plan and fee are received by this department.

A subsurface sewage disposal permit costs \$50.00. If you have already paid the initial \$25.00 site inspection fee, please bring in your receipt and this amount will be deducted from the permit fee. Make all checks payable to the Clatsop County Health Department.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT



BILL D. MASON, R.S.
Clatsop County Sanitarian

RESTRICTIONS:

1. Provide an absorption area of 150 square feet per bedroom with a septic tank of at least 750 gallons capacity for the proposed two bedroom structure.
2. Place the drainfield in the area discussed with you. Restricted to eastern most portion of the lot.
3. Alteration of the soil or landscape conditions in the area approved may void this approval.
4. Submit a detailed plot plan and obtain a sewage disposal construction permit through this office prior to construction.
5. This approval is void if in conflict with any local building or planning regulations.

BDM:bm

enc:

State of Oregon
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE
OF FAVORABLE SITE EVALUATION FOR
INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM
(Not a permit for construction)

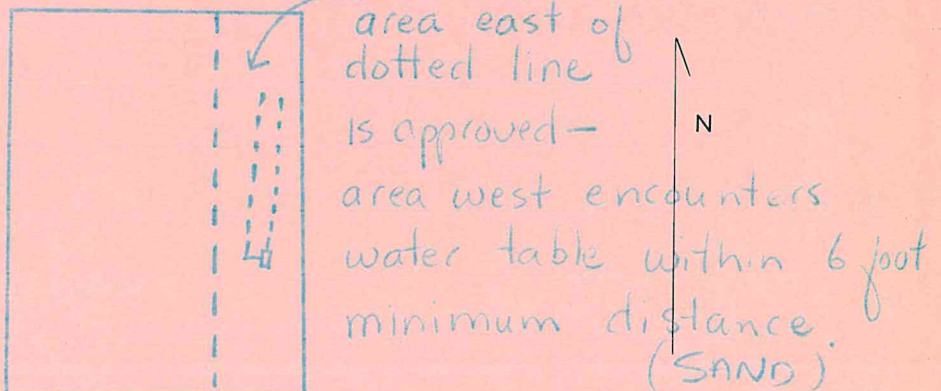
This is to certify that the following described property

SEC. 10 T6N R10W
LOT 2500 WOODLAND PARK

has been evaluated on NOVEMBER 13, 1975 and found to be approvable for the installation of one subsurface sewage disposal system in accordance with ORS 454.605 through 454.755 and administrative rules of the Environmental Quality Commission promulgated thereunder.

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 subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit under the statutes and rules noted above. Any such subdivision, partitioning or alteration voids this certificate.

The subsurface sewage disposal system is to be located on the above-described property as follows:



A system to be located anywhere on the lot or parcel other than as described above will require an additional site evaluation along with an additional fee.

This certification is valid until a subsurface sewage disposal system is installed pursuant to a permit obtained from CLATSOP COUNTY HEALTH DEPT. or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the Department of Environmental Quality to the then owners according to Department records or the county tax records, whichever are more current. Subject to the foregoing, this certification runs with the land and will automatically benefit subsequent owners of the land.

Issued: NOVEMBER 17, 1975
Date

To: JOHN VERMEUL
Landowner

Rt. 1 Box 62
Address

SEASIDE, OREGON 97138
City State Zip

By Bill D. Mason R.S.
DEQ or Contract Agent

APPLICATION FOR BUILDING PERMIT

PLANNING AND ZONING

Type of Occupancy: _____
 Total Floor Area: _____
 No. Stories: 9960
 Area of Lot: _____
 Front Yard Setback: _____
 Side Yard Setback: _____
 Rear Yard Setback: _____
 New Const. _____ Alter. _____
 Change of Occupancy From _____ To _____

Bldg Permit No.	Date Issued
70-123	
Valuation	Basic Fee
\$ 36.00	36.00
Area—1st Floor	(+) 50% I, II, III
Area—2nd Floor	(-) 50% V, J
Additional Area	Plan Checking Fee
Area—Type V, J	TOTAL

CALLED INSPECTIONS	
BUILDING	ELECTRIC
Foundation	Rough
Frame	Septic Tank
Plaster	Sewer
Flues	Gas
Final	Finish

SPECIAL INFORMATION

If access to a County Road is necessary, an Approach Permit, obtainable from the Clatsop County Road Department Office, Clatsop County Courthouse will be required before starting construction.

*500 gal Syste tank
 Quiet Box
 100' tile transfer in
 7' center*

Map No. _____
 St. No. Assigned _____
 Field Check by _____
 Date _____

APPROVED: COUNTY SANITARIAN
 By *Benckley P. Langdon R.S. 6-16-70*

APPROVED: COUNTY PLANNING COMM.
 By _____

APPROVED: BUILDING OFFICIAL
 By _____

CLASS OF WORK		Demolish <input checked="" type="checkbox"/>		Repair		Move	
Use of Building	Height	No. of Families		Size of Lot		Use of Bldg.	
No. of Rooms	No. of Floors	Now on Lot		Now on Lot		Now on Lot	
SPECIFICATIONS		FOUNDATION		COVERING		FLUES	
Material	Width of Top	Exterior	Piers	Exterior Walls	Roof	Roofing	
Width of Bottom	Depth in Ground	R. W. Plate	Span	Interior Walls	Reeroofing		
Joist—1st Floor	Joist—2nd Floor	Joist—Ceiling	Exterior Studs	Fireplace	FI, Furnace	Water Heater	Oil
Interior Studs	Roof Rafters	Bearing Walls		Kitchen	Gas		
				Furnace	Gas		

I hereby acknowledge that I have read this application and state that the above is correct and I will comply with all County Ordinances and State laws regulating building construction.

Signature of Permittee: _____
 By: _____

Address: _____
 Tel. No.: _____
 City: _____
 State: _____
 Zip: _____

Permit No.: _____
 Date Issued: _____

Valuation: \$ _____
 Area—1st Floor: _____
 Area—2nd Floor: _____
 Additional Area: _____



BUILDING PERMIT APPLICATION

6010 160-2500
Clatsop County Building Dept.
P.O. Box 179, Astoria, Ore.

325-7441, Ext. 70

SPECIAL INFORMATION

If access to a County Road is necessary an Approach Permit obtainable from the Clatsop County Road Department Office will be required before construction is commenced.

Comments:

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all County Ordinances and State Laws regarding building construction.

Applicant _____

By _____

THIS SPACE FOR OFFICE USE ONLY

Date Received: 3-19-79

APPROVED: COUNTY PLANNING & DEVELOPMENT

By _____

Date: _____

APPROVED: COUNTY SANITARIAN

By _____

Date: _____

APPROVED: BUILDING OFFICIAL

By _____

Date: _____

CALLLED INSPECTIONS

Structural _____ Mechanical _____

Foundation _____ Underground _____

Frame _____ Rough-in _____

Cover _____ Fixtures _____

Final _____ Final _____

Valuation	79.51	Date Issued	4-16-79
Basic Fee	\$ 14,000.00	Mechanical Fee	60.00
Area - 1st Floor		% Surcharge	2X2
Area - 2nd Floor		Plan Checking Fee	
Additional Area		TOTAL	70.72
Area - Type M			

TYPE OF WORK			
S Structural	M	Mechanical	Type BTUH's or fpm
New		Heating	
Residence		Refrigeration	
Addition		Air Conditioning	
Alteration		Vacuum	
Repair		Incineration	
Garage		Other	
Shed			
Mobile Home			
Size of Building	8	x	108
No. of bedrooms		No. of floors	

SPECIFICATIONS					
Foundation Material	CONCRETE				
Size of footing			Wall width		Height
Girders	Size	X	Spacing	X	Span
Joists	X				ft. in.
Studs	X				
Rafters	X				ft. in.
Trusses	X				ft. in.
Type of Roofing					
Type of Siding					

PLANNING AND ZONING			
Comp. Plan Designation:	R		
Zone:	R		
Area of Lot	158 x 300		
Front Yard Setback			
Side Yard Setback			
Rear Yard Setback			
Access (Name of Rd. or Esmt.)			
Min. Frontage on Public Road:	Yes	No	
Comments:	See Bldg. Perm 14776		
Address 454-442			

PLOT PLAN	
Plot Plan should show location of all buildings, water service, sewer lines, and disposal area.	
No.	
Address	
City	
State	
Zip	
Block	
Division	
T 16 R 11	
Lot No. _____	
Type of Construction: I, II, III, IV, V	
Occupancy Group: A, E, I, H, B, R, M	
Foundation: 1, 2, 3, 4	
Zone: 1, 2, 3	
Capacity of Septic Tank	gals.
Water Supply	Private
Access:	Public

BUILDING PERMIT APPLICATION

Clatsop County Building Dept.
P.O. Box 179, Astoria, Ore.

325-7441, Ext. 70

Bldg Permit No. 76-16 Date Issued 1-27-76

Valuation \$14,000 Basic Fee 76.00

Area-1st Floor (+) 50% I, II, II

Area-2nd Floor (-) 50% V, J

Additional Area Plan-Checking Fee 1.00

Area-Type V J TOTAL 97.33

CALLER INSPECTIONS

BUILDING		PLUMBING		ELECTRIC	
Foundation	Rough	Baths	Rough	Outlets	Rough
Frame	Baths	Kitchen	Outlets	Circuits	Final
Interior	Utility	Finish	Final	Size of wire	Final
Flues					
Final					

SPECIAL INFORMATION

If access to a County Road is necessary, an Approach Permit, obtainable from the Clatsop County Road Department Office, Clatsop County Courthouse will be required before starting construction.

Special information:

Size of Septic Tank _____ gals.

Water Supply _____ Private _____ Public _____

Source: _____

PLANNING AND ZONING

Type of Occupancy _____

Total Floor Area _____

No. Stories _____ Total Height _____

Area of Lot _____

Front Yard Setback _____

Side Yard Setback _____

Rear Yard Setback _____

New Const. _____ Alter. _____

Change of Occupancy From _____ To _____

Bldg Permit No. 76-16 Date Issued 1-27-76

CLASS OF WORK

New	<input checked="" type="checkbox"/>	Trailer or M.H.
Addition	<input type="checkbox"/>	Garage
Alteration	<input type="checkbox"/>	Shed
Repair	<input type="checkbox"/>	Other
Move	<input type="checkbox"/>	Residence

Use of building Mini Storage Units

Size of building 116 x 36 @ 10' x 40'

No. of bedrooms _____

No. of floors _____ Height _____ ft.

X SPECIFICATIONS

Foundation material _____

Width of wall _____ Footing _____

Height of wall _____ Depth in Ground _____

Girders	Size	Spacing	Span
Joists			
Studs			
Rafters			

Type of roofing Asph/Flt Shingles

Type of siding _____

Type of heating _____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all County Ordinances and State laws regulating building construction.

Signature of Permittee _____

By John H. H. H.

ADDRESS 1214 1/2 Ave. N. Astoria

CITY ASTORIA STATE ORE.

LOT # 201 PLAT R-10

REG. NO. _____

DIVISION 1, 2, 3, 4

TYPE OF CONSTRUCTION 1, II, III, IV, V

GROUP A, B, C, D, E, F, G, H, I, J

ZONE R1, R2, R3, R4, RA, A1, C1, C2, C3

M1, M2

FIRE ZONE 1, 2, 3

APPROVED: COUNTY PLANNING COMM.

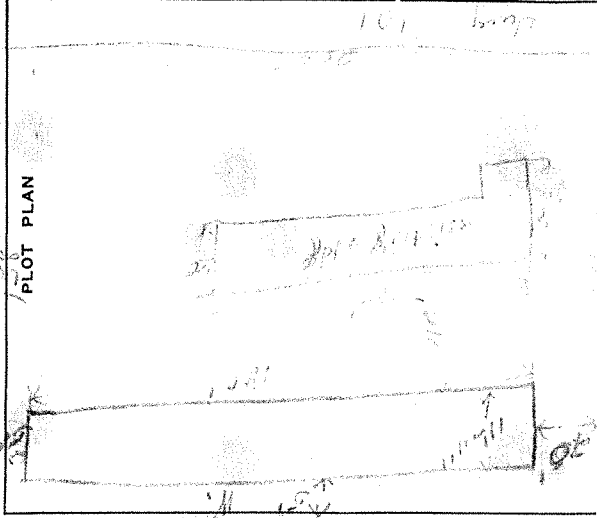
APPROVED: BUILDING OFFICIAL

By Robert H. H.

BUILDING PERMIT APPLICATION

Clatsop County Building Dept.
P.O. Box 179, Astoria, Ore.

325-7441, Ext. 70



Bldg. Permit No. 76-147 Date Issued 6-28-76

Valuation \$ 10,000 Basic Fee 520

Area—1st Floor 1980 (+) 50% I, II, II

Area—2nd Floor (—) 50% V, J

Additional Area Plan Checking Fee

Area—Type V J TOTAL 53

CALLLED INSPECTIONS

BUILDING	PLUMBING	ELECTRIC
Foundation	Rough	Rough
Frame	Baths	Outlets
Interior	Kitchen	Circuits
Fluops	Utility	Size of wire
Final	Finish	Final

SPECIAL INFORMATION

If access to a County Road is necessary, an Approach Permit, obtainable from the Clatsop County Road Department Office, Clatsop County Courthouse will be required before starting construction.

Special Information:

Size of Septic Tank None

Water Supply Private

Source: Public

Date Received: 6-16-76

APPROVED: COUNTY SANITARIAN

By: NIA

APPROVED: COUNTY PLANNING COMM.

By: [Signature]

Date: 6-28-76

APPROVED: BUILDING OFFICIAL

By: [Signature]

CLASS OF WORK

New	Trailer or M.H.
Addition	Garage
Alteration	Shed
Repair	Other
Move	Residence

Use of building Mini Warehouse

Size of building 11'-4" X 18'-1"

No. of bedrooms 1

No. of floors 1

Height 8'-6" ft.

SPECIFICATIONS

Foundation material concrete

Width of wall 6"

Height of wall 8'

Depth in Ground 6"

Gliders	Size	Spacing	Span
Joints	<u>2x6</u>	<u>16"</u>	<u>11'-4"</u>
Studs	<u>2x6</u>	<u>16"</u>	<u>11'-4"</u>
Rafters	<u>2x6</u>	<u>16"</u>	<u>11'-4"</u>

Type of roofing Hot Pop.

Type of siding Block

Type of heating Hot Air Force

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all County Ordinances and State laws regulating building construction.

Signature of Permittee [Signature]

By: [Signature]

LDING 37th AVE 4

DRESS Highway 101

ALITY Coarhart

RESS STREET John Vermeil

ame John Vermeil

address 111 S. Edge Road

ty 9. a. s. i. c. o. p. a.

il. No. 748-7741

ame same as above

Address same as above

ty same as above

State OR

I. No. same as above

ame same as above

Address same as above

ty same as above

State OR

I. No. same as above

Reg. No. same as above

Block same as above

Division same as above

City same as above

State OR

Lot # 2910

Plat same as above

Type of Construction: I, II, III, IV, V.

pancy Group: A, B, C, D, E, F, G, H, I, J.

Division 1, 2, 3, 4.

of Zone: R1, R2, R3, R4, RA, A1, C1, C2, C3, M1, M2.

Fire Zone: 1, 2, 3.

PLANNING AND ZONING

Type of Occupancy 1980

Total Floor Area 1980

No. Stories 1

Area of Lot 2008/128

Front Yard Setback 5'

Side Yard Setback 5'

Rear Yard Setback 5'

New Const. Alter.

Change of Occupancy From Alter.

To Alter.

BUILDING PERMIT APPLICATION

Clatsop County Building Dept.
P.O. Box 179, Astoria, Ore.

325-7441, Ext. 70

Bldg Permit No. 77-62 Date Issued 3-14-77

Valuation \$ 12,750 Basic Fee 64.00

Area—1st Floor _____ (+) 50% I, II, III 192

Area—2nd Floor _____ (-) 50% V, VI 192

Additional Area _____ Plan Checking Fee _____

Area—Type V J _____ TOTAL 65.92

CLASSIFIED INSPECTIONS

BUILDING	PLUMBING	ELECTRIC
Foundation	Rough	Rough
Frame	Baths	Outlets
Interior	Kitchen	Circuits
Flues	Utility	Size of wire
Final	Finish	Final

SPECIAL INFORMATION

If access to a County Road is necessary, an Approach Permit, obtainable from the Clatsop County Road Department Office, Clatsop County Courthouse will be required before starting construction.

Special information: _____

Size of Septic Tank _____ gal.

Water Supply _____ Private _____ Public _____

Source: _____

PLANNING AND ZONING

Type of Occupancy _____

Total Floor Area _____ Total Height _____

No. Stories _____

Area of Lot 150' x 200'

Front Yard Setback 20'

Side Yard Setback 15' and 5'

Rear Yard Setback 5'

New Const. Alter. _____

Change of Occupancy From _____ To _____

Bldg Permit No. 77-62 Date Issued 3-14-77

Valuation \$ 12,750 Basic Fee 64.00

Area—1st Floor _____ (+) 50% I, II, III 192

Area—2nd Floor _____ (-) 50% V, VI 192

Additional Area _____ Plan Checking Fee _____

Area—Type V J _____ TOTAL 65.92

CLASSIFIED INSPECTIONS

BUILDING	PLUMBING	ELECTRIC
Foundation	Rough	Rough
Frame	Baths	Outlets
Interior	Kitchen	Circuits
Flues	Utility	Size of wire
Final	Finish	Final

SPECIAL INFORMATION

If access to a County Road is necessary, an Approach Permit, obtainable from the Clatsop County Road Department Office, Clatsop County Courthouse will be required before starting construction.

Special information: _____

Size of Septic Tank _____ gal.

Water Supply _____ Private _____ Public _____

Source: _____

PLANNING AND ZONING

Type of Occupancy _____

Total Floor Area _____ Total Height _____

No. Stories _____

Area of Lot 150' x 200'

Front Yard Setback 20'

Side Yard Setback 15' and 5'

Rear Yard Setback 5'

New Const. Alter. _____

Change of Occupancy From _____ To _____

CLASS OF WORK

New	<input checked="" type="checkbox"/>
Addition	<input type="checkbox"/>
Alteration	<input type="checkbox"/>
Repair	<input type="checkbox"/>
Move	<input type="checkbox"/>

Use of building Storage

Size of building 154' x 11'

No. of bedrooms _____

No. of floors _____ Height _____ ft.

SPECIFICATIONS

Foundation material Concrete

Width of wall _____ Footing _____

Height of wall _____ Depth in Ground _____

Girders	Size	Spacing	Span
Joists			
Studs			
Rafters			

Type of roofing _____

Type of siding _____

Type of heating _____

I hereby acknowledge that I have read this application and that the above is correct and agree to comply with all County Ordinances and State laws regulating building construction.

Signature of Permittee [Signature]

By _____ Date: _____

CLASS OF WORK

New	<input checked="" type="checkbox"/>
Addition	<input type="checkbox"/>
Alteration	<input type="checkbox"/>
Repair	<input type="checkbox"/>
Move	<input type="checkbox"/>

Use of building Storage

Size of building 154' x 11'

No. of bedrooms _____

No. of floors _____ Height _____ ft.

SPECIFICATIONS

Foundation material Concrete

Width of wall _____ Footing _____

Height of wall _____ Depth in Ground _____

Girders	Size	Spacing	Span
Joists			
Studs			
Rafters			

Type of roofing _____

Type of siding _____

Type of heating _____

I hereby acknowledge that I have read this application and that the above is correct and agree to comply with all County Ordinances and State laws regulating building construction.

Signature of Permittee [Signature]

By _____ Date: _____

PLANNING AND ZONING

Type of Occupancy _____

Total Floor Area _____ Total Height _____

No. Stories _____

Area of Lot 150' x 200'

Front Yard Setback 20'

Side Yard Setback 15' and 5'

Rear Yard Setback 5'

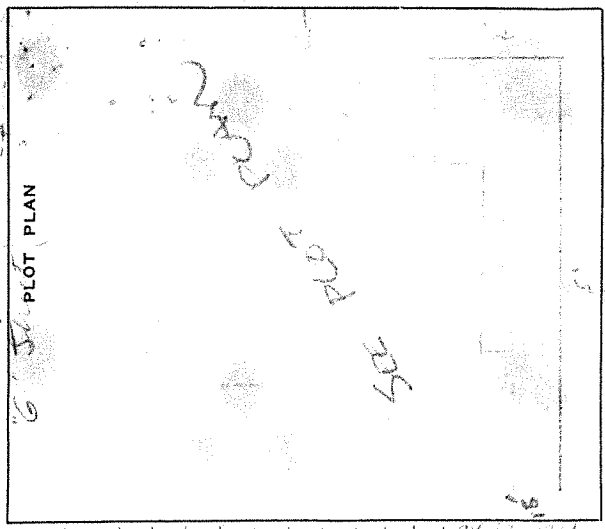
New Const. Alter. _____

Change of Occupancy From _____ To _____

BUILDING PERMIT APPLICATION

Clatsop County Building Dept.
P.O. Box 179, Astoria, Ore.

325-7441, Ext. 70



Blgd Permit No. 176-316 Date issued 11-26-76

Valuation \$20,000 Basic Fee 920

Area—1st Floor (+) 50% I, II, III

Area—2nd Floor (-) 50% V, J

Additional Area Plan Checking Fee

Area—Type V J TOTAL 1942

CALLLED INSPECTIONS

BUILDING	PLUMBING	ELECTRIC
Foundation	Rough	Rough
Frame	Baths	Outlets
Interior	Kitchen	Circuits
Flués	Utility	Size of wire
Final	Finish	Final

SPECIAL INFORMATION

If access to a County Road is necessary, an Approach Permit, obtainable from the Clatsop County Road Department Office, Clatsop County Courthouse will be required before starting construction.

Special information: 6' Survey

Size of Septic Tank _____ gals.

Water Supply _____ Private _____ Public _____

Source: _____

PLANNING AND ZONING

Type of Occupancy _____

Total Floor Area _____

No. Stories _____ Total Height _____

Area of Lot 153 x 200

Front Yard Setback _____

Side Yard Setback _____

Rear Yard Setback _____

New Const. _____ Alter. _____

Change of Occupancy From _____ To _____

CLASS OF WORK

New	Trailer or M.H.
Addition	Garage
Alteration	Shed
Repair	Other
Move	Residence

Use of building Residence

Size of building 125' long

No. of bedrooms _____

No. of floors _____ Height _____ ft.

SPECIFICATIONS

Foundation material	<u>SLAB</u>
Width of wall	<u>FOOTING</u>
Height of wall	<u>DEPTH IN GROUND</u>
Girders	Size _____ Spacing _____ Span _____
Joists	_____
Studs	_____
Rafters	_____
Type of roofing	_____
Type of siding	_____
Type of heating	_____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all County Ordinances and State laws regulating building construction.

Signature of Permittee _____

By _____

Address 1506 6 Street

City Astoria State OR

el. No. 735-7591

el. No. _____ Reg. No. _____

Block _____

Subdivision _____

ec. 11BD T. 6 R. 10

Plate # 250

Type of Construction: I, II, III, IV, V.

Occupancy Group: A, B, C, D, E, F, G, H, I, J.

Division 1, 2, 3, 4.

of Zone: R1, R2, R3, R4, RA, A1, C1, C2, C3, M1, M2.

Fire Zone: 1, 2, 3.

DATE	ENTER VERY BRIEFLY—OFFICE AND FIELD VISIT DATA, PHONE CALL DATA, TRANSCRIPT OF LETTERS	WORKER
1-16-64	F.V. Inspection made of this property. Request from Co building & zoning Commission. Recommended for this warehouse - 500 gal Septic tank, 50' tile trenches 3' wide. Co Bldg permit returned to Co Court office - approved.	
2-64	F.V. System installed as recommended.	BRW BRW
1-19-67	Pldg. Permit #370 for addition to warehouse and garage. Not applicable for san. inspection.	BRV
6-16-70	F.V. Draw for Co Bldg permit # 70-123 Plans call for a wine warehouse 40' x 40' 1 toilet, 1 wash basin. Recommended 500 gal Septic tank, dirt box, 100' tile & trenches 3' wide 7' centers. Left information & diagrams C & M Builders are general contractors. Will call for info before back filling. Signed Co Bldg permit.	BR4
7-28-70	F.V. System installed by Bud Darling.	BRW

Department of Environmental Quality
1234 S. W. Morrison
Portland, Oregon 97205

27

Land Quality
Glatson County

Application to the Department of Environmental Quality
for a Permit to Construct a
New or Repair a Subsurface Sewage
Disposal System

Permit Fees: ~~New~~ ^{#50.00} ~~Repair~~ Repair, Alteration \$15.00

A. REFERENCE INFORMATION amended plat of woodland Park S 45.6'

of lt 6; lt 7,8 exc hwy less lt 2501 - 2502
Section 10 T R

Name of Applicant John Vermeul
Tax Lot or Account # 2500

Address Rt. 1, Box 62,
Location 13th Street Gearhart & Hwy 101

City Seaside, Ore. 97138
Self
Installers Name

B. GENERAL DESCRIPTION

New Construction yes Repair _____

Installation will serve: House _____ Mobile Home x Mobile Home Park _____

Commercial Building _____ Other (Explain) _____

No. of Living Units 1 No. Bedrooms 2

Water Supply: Public x Community _____ Private _____ Garbage Disposal? NO

C. REQUIRED EXHIBITS

- Proposed Subsurface Sewage Disposal System DEQ Interim Form #2
- Planning Evaluation - Building Permit (Local Option)
- Other (Local Option) _____

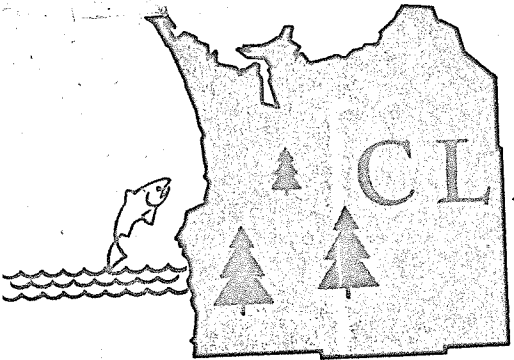
I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

John Vermeul
Signature (Owner/Installer)
Date 9-9-75

Permit No. _____
Issued _____
Date _____

10-06 610 1080

6 10 10 B2 # 2508 + 2563



CLATSOP COUNTY

CLATSOP COUNTY HEALTH DEPARTMENT
857 COMMERCIAL STREET
P. O. BOX 206, ASTORIA, OREGON 97103
TELEPHONE 325-7441 EXT. 30

August 29, 1975

Mr. John Vermeul
Rt. 1 Box 62
Seaside, Oregon 97138

Dear Mr. Vermeul:

In regards to our conversation, I've been unable to find any letter of approval of a holding tank, only letters of denial for your proposed facility.

Perhaps you could provide this letter. However, the Department of Environmental Quality and the Clatsop County Health Department are not allowing any holding tanks for residences. Holding tanks will be considered for "small industrial or commercial buildings with average daily sewage flows of not more than 200 gallons, or, if determined by the Department to be justified, they are to serve occasional use facilities".

I hope this makes clear any confusion regarding holding tanks in unapproved subsurface disposal areas. Should you have further questions, please call or make arrangements for an office conference.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

BILL D. MASON, R.S.
Clatsop County Sanitarian

BDM:ks

CLATSOP COUNTY HEALTH DEPARTMENT

857 COMMERCIAL STREET
P. O. Box 206
TELEPHONE 325-7441 EXT. 30
ASTORIA, OREGON 97103

December 28, 1973

Mr. John Vermeul
1830 S. Edgewood
Seaside, Oregon 97138

Re: Assessor's Code 10-06, Assessor's Account Number 610-10BD-2500 &
2503 as one building site.

Dear Mr. Vermeul:

On December 26, 1973, a sanitarian from the Clatsop County Health Department visited the above described property in order to evaluate the proposed lot, or partitioning with regard to the installation of subsurface sewage disposal. Observations were made on soil characteristics, slope, general topographic features, and depths to bedrock or other restrictive layers.

As a result of this evaluation, it is the opinion of this office that the lot, or partitioning, as proposed, does not comply with the applicable statutes and/or rules of the State of Oregon regulating the subsurface disposal of sewage as listed below.

REASON

RULE

1. Restrictive soil formations at the depth disposal field would be placed.

1. O.A.R., Chapter 333 - Rules and Regulations Governing Subsurface Disposal of Sewage. Water-Carried Subsurface Disposal Trenches. Item 1 (B), page 22.

2. Disposal field would be in contact with free water level.

2. O.A.R., Chapter 333 - Rules and Regulations Governing Subsurface Disposal of Seage. Water-Carried Subsurface Disposal Trenches. Item 1 (C), page 22.

You have the right to a hearing before the Oregon State Health Division. If you desire such a hearing, you must notify, in writing, Mr. Cornelius Bateson, Administrator; Oregon State Health Division; 1400 S. W. Fifth Avenue; Portland, Oregon 97201; within 20 days from your receipt of this notification. The State Health Division will notify you of the time and place of the hearing.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

Julia C. Dickinson, M.D.

Julia C. Dickinson, M.D.
Clatsop County Health Officer

G. Edward Barnes

G. Edward Barnes, R.S.
Clatsop County Sanitarian

GEB/hj

This property evaluated 12-26-73
in regards to installation of subsurface
sewage disposal

Iron banding is countered when holes
were dug 12-21-73 - H₂O stand at 17"
below ground surface 12-26-73. Hole
was covered so had to be free water level.
L. E. Barnes, Jr.

April 30, 1973

C
O
P
Y
Tim Farley
15968 S. E. Patsy
Portland, Oregon 97200

Re: Property in Gearhart, Oregon on the corner of Highway 101
and County Road 294.

Dear Sir:

Enclosed please find a copy of the reply from the Department of
Environmental Quality received by this department.

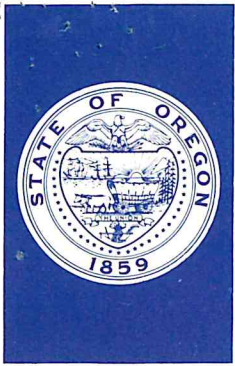
Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

G. Edward Barnes, P.S.
Clatsop County Sanitarian

GEB?hj

Enclosure: 1



Overruled properly

DEPARTMENT OF ENVIRONMENTAL QUALITY

RECEIVED
APR 30 1973
CLATSOP COUNTY HEALTH DEPT.

1234 S.W. MORRISON STREET • PORTLAND, ORE. 97205 • Telephone (503) 229-5372

TOM McCALL
GOVERNOR

April 27, 1973

DIARMUID F. O'SCANLAIN
Director

Mr. G. Edward Barnes, R. S.
Clatsop County Sanitarian
Clatsop County Health Department
857 Commercial Street
Astoria, Oregon 97103

S - Gearhart

Dear Mr. Barnes:

This is in reply to your letter of April 19, 1973 pertaining to subsurface sewage disposal for a proposed automatic car wash in Gearhart, Oregon.

As you are aware, the area-wide sewer study for the Clatsop Plains area is soon to get underway. Awaiting that study's master plan for sewage collection, treatment and disposal and to be developed by a governmental body, it is the policy of this Department that individual sewage treatment and disposal resulting from proposed high-density developments or high volume waste loads or industrial waste loads not be approved.

In light of the above, it is not possible at this time for this Department to approve of a subsurface sewage disposal system for the proposed car wash.

Please feel free to contact this office if you have any questions in this matter.

Sincerely,

DIARMUID F. O'SCANLAIN
Director

Fred M. Bolton
Fred M. Bolton, Administrator
Field Services Division

HWM/ko
cc Honorable Board of Clatsop
County Commissioners
City of Gearhart
Mr. John Vermeul
State Health Division
Attention: Mr. Guy Beachler
Water Quality Division, DEQ

April 27, 1973

Tim Farley
15968 S. E. Patsy
Portland, Oregon 97200

Re: Property in Gearhart, Oregon on the corner of Highway 101
and County Road 294.

Dear Sir:

Enclosed please see a copy of a letter regarding this lot
evaluation.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

G. Edward Barnes, R.S.
Clatsop County Sanitarian

GEB/hj

Enclosure: 1

C
O
P
Y

April 19, 1973

Mr. Fred Bolton, Director
Field Services Division
Department of Environmental Quality
1234 S. W. Morrison Street
Portland, Oregon 97205

Dear Sir:

Mr. John Vermeul of 1830 S. Edgewood, Seaside, Oregon has applied to this office for the installation of a subsurface sewage disposal system to serve an automatic car wash which will be located in Gearhart, Oregon.

Mr. Vermeul stated that the wash water would be recycled and the rinse water would equal 100 gallons of sewage per hour. There will be 34,000 square feet of property involved.

Since this is industrial waste, I am referring the matter to your department.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

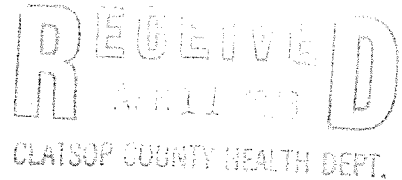
G. Edward Barnes, R.S.
Clatsop County Sanitarian

GEB/hj

CC: John Vermeul
1830 S. Edgewood
Seaside, Oregon 97138

CLATSOP COUNTY HEALTH DEPARTMENT

857 COMMERCIAL STREET
P. O. Box 206
TELEPHONE 325-7441 EXT. 30
ASTORIA, OREGON 97103



Lot Evaluation Application

1. Provide your name, mailing address and telephone number.

TIM FARLEY
15968 S.E. PATSY PORTLAND, ORE **655-4563 (PORT)**

2. Provide a detailed rural route description of how to find the property. This should be in layman's terms and should pinpoint the specific location of the property.

HWY 101 & COUNTY ROAD 294 (IN FRONT OF BLITZ DIST.)

3. Submit a legal recorded map of the property you wish inspected. This map cannot be returned.

4. Provide a statement describing the source of water supply to the lot. (eg. Individual or community supply.) If the source is a community supply, provide information as to the location of the nearest connection to the water distribution system.

COMMUNITY SUPPLY BLITZ DISTRIBUTORSHIP

5. Legal Description:

Assessor's Code **10-06**

Assessor's Account Number **6-10-106D**

2500-2503

6. What is the proposed method of sewage disposal?

(a) Septic tank and drainfield

(b) Community sewer

7. Proposed use of property:

Residential

Camping

Commercial

Other **GAS-CAR WASH COMB**

8. Mark the reason for requesting this evaluation.

() Selling property

Plan to build on property

() Other _____

Complete 9 and 10 only if partitioning land.

9. Indicate your proposed lot divisions on the legal recorded map.

10. Complete the following:

(a) Total acreage involved _____

(b) Number of lots 4 _____

(c) Number of parcels _____

(d) Size of lots on parcels _____

4/10
Date

Tim Farley
Signature of owner or subdivider

Been turned over to D.E. Q

610 10BD 2500 Vaughan

Clatsop County Planning Commission

BUILDING PERMIT APPLICATION

325-7236

Astoria, Oregon VERMEUL, John & Verna
Gearhart, Ore.

Permit No. 370

Fee \$15.00

Receipt No. 9450

Zone M-1

Map Number

Neighborhood No.

Census Tract

Sanitation Dept. Not

Approval () applicable

By *Burchley R. Vaughan P.S.*

Date 1-25-67

Building Inspector Approval

By

Date

Fire Marshal

By

Date

Zoning Approval

By

Date

Permit Issued

By

Date

Permit Expires

if Construction has not started

Use: (Check one) () Single Family Res.

() Multiple No. of Units ~~205~~ Other Warehouse & Garage

() New Construction Bedrooms No. of Sq. Ft. of Bldg. 1920

() Trailer (including garage)

(X) Addition

() Alteration Value \$4,000.00

Address 13th Ave & Hwy 101

City Zip

Between Gearhart and Seaside

Legal Description

6exc. in 30.4 ft Amended Flat

Lot 78exc.hwy. Block 3 Addition Woodland Park Addtn.

Owner John & Verna P. Vermeul

Address 1830 So. Edgewood, Seaside

Builder John Vermeul - Vermeul Dist. Co., Inc.

Address 1830 So. Edgewood, Seaside

Plans By John Vermeul

() Architect () Designer (X) Owner () Builder () None

Lot Area	Lot Provides	Lot Requires
	115,000 sq. ft.	
Lot Width	200'	
Lot Depth	575'	
Front Yard	25'	
Side Yard L	300'	
Side Yard R	160'	
Rear Yard	61'	

Over hang

Garage or Carport

() Attached () Detached () no Prov.

Parking Space

() One () Two () Three or more

Sewage Disposal: () septic tank

Sewer District

Description

I hereby acknowledge that I have read this application and state that the information given is correct. I agree to build in a workman-like manner and in accordance with the above description, approved plans, specifications and all applicable codes and orders of Clatsop County.

Rec'd 1/19/67

12/12/66

/s/ John Vermeul

738-6711

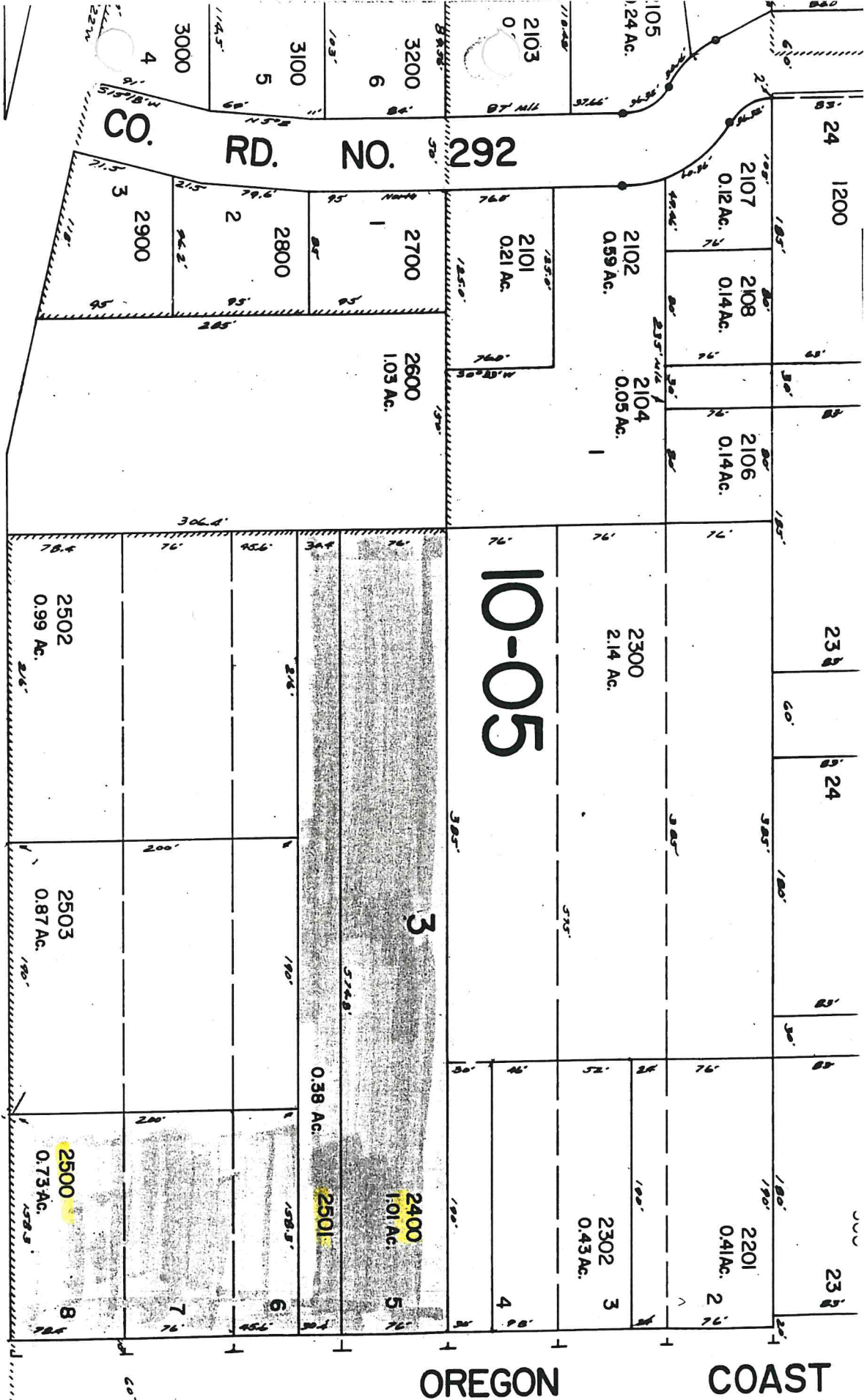
Date

Signature

Phone

NOTE: The Building Inspector and Sanitarian are allowed five days from date of application to check this permit.

Rec'd B.R.W.



CO. RD. NO. 294

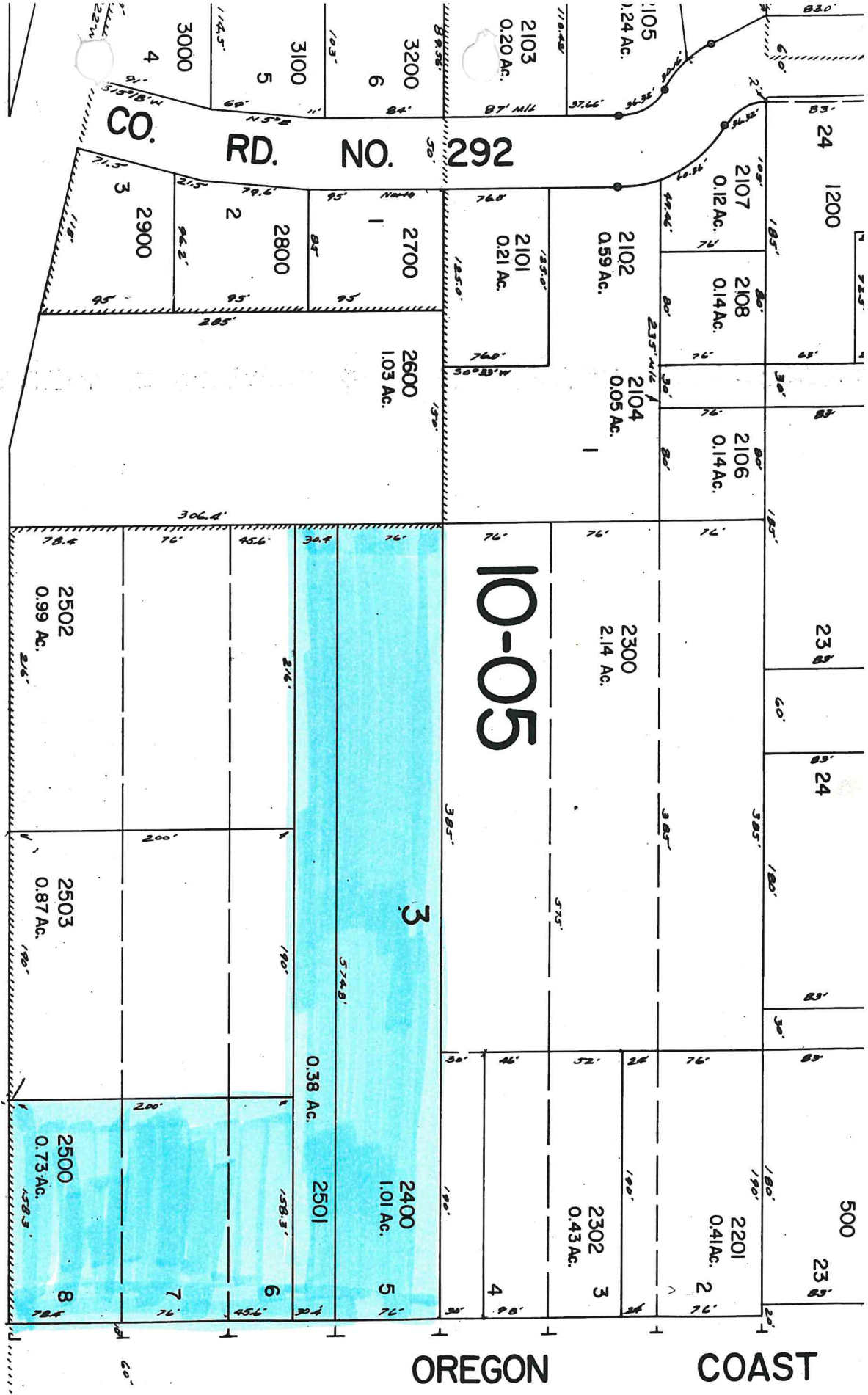
OREGON COAST

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

APR 8 1994

ASTORIA BRANCH OFFICE

See Map 6 10 IOAC



RD. NO. 294

OREGON COAST

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

APR 8 1994

ASTORIA BRANCH OFFICE

See Map 6 10 IOAC

6 10 10 BD