



Clatsop County  
 Department of Public Health  
 820 Exchange Street, Suite 100  
 Astoria, Oregon 97103  
 Phone 503 325-8500 Fax 503 325-8678

rec'd  
 JAN 07 2017

**Annual Operation and Maintenance Report Form – Fee \$60.00**

**Property Information**

Situs Address: 1365 Bailey Ln Gearhart Oregon 97138 Business Name: /  
 Township 7 Range 10 Section 3400 Tax Lot 00524

**Owner:**

Name: Thomas Yeager Email: tpy97217@gmail.com  
 Mail Address: Po Box 17359 City/State/Zip Portland, OR 97217  
 Phone: (503) 522-1838 Phone: /  
 Start-up Date: 6-10-16 System Model # A1 Concrete  
 System Serial #: Bottomless Sandfilter 1500 gal Tank

**Onsite Wastewater Treatment System Status:**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| Yes                                 | No                       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was maintenance performed as required by septic system rules (OAR 340-071) and the manufacturer? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the system operating in accordance with the agent-approved design specifications?             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the system currently under a service contract with a certified maintenance provider?          |

**Is the system failing?**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Discharge of sewage to the ground surface              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Discharge of sewage to drain tiles or surface waters   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sewage backup into plumbing fixtures                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | If yes, was a repair permit obtained? If not, explain: |

**Maintenance Provider:**

Business Name: McDonald's K+B Contact Name: Paul McDonald  
 Mail Address: 808 Glasgow Ave City/State/Zip Astoria, OR 97103  
 Phone: (503) 458-6521 Email: eds\_septic@yahoo.com  
 Certification # M-216 Expiration Date 7-24-18

I certify that this report is complete and accurate to the best of my knowledge. I understand that falsification of this report is grounds for revocation of my certification and/or civil penalties.

Signature [Signature] Date 12/13/16

**Note:** Maintenance providers must maintain accurate records of their maintenance contracts customers, performance data and timelines for renewing the contracts. These records must be available for inspection upon request by the agent per OAR 340-071-0345(14).

## OPERATION & MAINTENANCE SERVICE PROVIDER CONTRACT

This service contract has been agreed upon by Thomas P. Yeager Owner  
Address: PO Box 17359 Portland, Oregon 97217 Phone 503-522-1838

Property Address: 1365 Bailey Ln Gearhart, Oregon 97138  
Taxlot Key: 71034CD00524 Acres: 0.23

Contracted By McDonald's K & B Paul McDonald Oregon DEQ Maintenance Provider  
ID # M 216

Address: 808 Glasgow Ave Astoria, Oregon 97103 Phone: 503-741-6484  
on this 10 day of June 2016

With proper documents, Install and permit requirements, required by DEQ.

The service provider has agreed to provide 2 visits at 12 intervals to perform operation and maintenance services for the owner's aerobic treatment unit. This includes the completion of any required reports required to maintain compliance with Oregon DEQ ATT rules and permit requirements. The service activities will be provided and completed in accordance with the terms and conditions attached to this agreement.

**\*\*SPECIAL NOTE:** Drain fields must be kept clear of all vegetation, IE: Blackberries, Shrubs, Gardens, etc. Tank lids must be accessible and free of all landscaping, vegetation, gardens, etc. Clearing of any of this will be paid extra at the rates provided under Terms and Conditions.

Specific activities are listed in the "12 Month Service Checklist" form and should also include the following:

- \*Determine if tank pumping is needed by measuring the sludge in the pre-treatment and treatment compartment.
- \*Inspect the tank and other components for water tight seals.
- \*Inspect any floats/switches, controls, pumps and electrical components in the system for correct operation and functionality.
- \*Inspect and clean the filters (if applicable).
- \*Inspect and flush the system piping (if applicable).
- \*Inspect the pumps and valves for proper operation, pressure, and/or flow (if applicable).
- \*Inspect any additional system components which have been added.
- \*Record pump cycles, flow, and all other relevant information or system problems.(if applicable).
- \*Complete the report and summarize the service performed, note any conditions which may require additional attention, document any corrections made and any recommendations you may see fit. Provide the owner a copy of all the paperwork.

The summarized report must include any repairs that must be made outside of the current visit and an estimate of the cost of the repairs and the time of completion.

This agreement shall last for the term of 24 Months

The fee for the service provided under this agreement shall be \$ 250. per Year

The fee to file with Clatsop County DEQ is \$ 60. per year or current fee due to any increase by DEQ

Payment shall be made upon the signing of this agreement.

Additional fees for any service, installation, or replacement parts shall be discussed and agreed upon before it is performed.

The service provider shall provide additional unscheduled services and materials upon notification of any condition that the service provider believes can adversely affect the operations of the ATT.

The undersigned owner acknowledges and agrees that the information above is correct and complete. The owner also agrees to pay all charges under the agreement when done.

<u>Paul McDonald</u>		<u>06/10/2016</u>
Service Provider Printed Name	Signature	Date

<u>Thomas P. Yeager</u>		<u>06/10/2016</u>
System Owner Printed name	Signature	Date

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<u>Paul McDonald</u>		<u>06/10/2016</u>
Service Provider Printed Name	Signature	Date

<u>Thomas P. Yeager</u>		<u>06/10/2016</u>
System Owner Printed name	Signature	Date



Record Instrument #: 201601709  
 Recorded By: Clatsop County Clerk  
 # of Pages: 1 Fee: 47.00  
 Transaction date: 3/7/2016 13:31:58  
 Deputy: drush

Return to Address:  
THOMAS YEAGER  
Box 17359  
Portland, OR 97217

**"NOTICE TO TITLE AGREEMENT"**  
 FILED FOR THE RECORD AT THE REQUEST OF THE CLATSOP COUNTY PUBLIC HEALTH DEPARTMENT  
 NOTICE FOR OPERATION AND MAINTENANCE REQUIREMENT

TOWNSHIP: 7N RANGE: 10W SECTION: 34C TAX ACCOUNT NUMBER: 524  
 ON-SITE SEWAGE SYSTEM PERMIT NUMBER: 414151

LEGAL DESCRIPTION:

1365 BAILEY LANE GEARHART, OR 97138

Lot 5, BAILEY NO. 2, a replat of Tract "A" and the East 8.52 feet of Lot 9, Bailey Subdivision, recorded December 8, 2006 as Instrument No. 200610983 in Book 15 of Plats, page 219, Clatsop County, Oregon.

Additional Legal Description Can Be Found On Page \_\_\_ Of \_\_\_ Document(s)

**ON-SITE SEWAGE SYSTEM: OPERATION & MAINTENANCE REQUIREMENT OF THE CLATSOP COUNTY PUBLIC HEALTH DEPARTMENT.**

The residence or facility on this property utilizes an alternative method of sewage disposal, which requires regularly scheduled monitoring and maintenance. Monitoring and maintenance is required to be performed by a person certified by the Oregon Department of Environmental Quality as specified in the Oregon Administrative Rule OAR 340-071-0220.

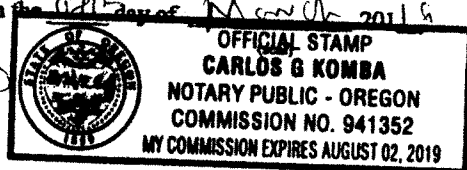
[Signature]  
 Signature of property owner/grantor

Thomas Yeager  
 Print name

State of OREGON  
 County of Clatsop

This instrument was acknowledged before me on the 07th day of MARCH, 2016 by:

[Signature]  
 Signature of Notary Public



\_\_\_\_\_  
 Signature of property owner/grantor

\_\_\_\_\_  
 Print name

State of OREGON  
 County of Clatsop

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 201\_\_  
 by: (cont)

\_\_\_\_\_  
 Signature of Notary Public

Additional Signatures Can Be Found On Page \_\_\_\_\_ of This Document.

## **Certificate of Satisfactory Completion**

*Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the conditions of Permit OS414151 as follows:*

### **PROPERTY INFORMATION**

Property Owner: **Yeager Thomas P** Township **7**, Range **10**, Section **34 C D**  
Property Location: **1365 Bailey Ln, Gearhart** Tax Lot **00524**  
Facility Type: **Single Family Dwelling**  
**4 Bedrooms**

### **SPECIFICATIONS AND REQUIREMENTS**

System type: **Bottomless Sandfilter**  
Design Flow: **450.00 gals/day**  
Minimum Septic Tank Size: **1500.00 gals**  
Distribution Type: **Equal**  
Total Trench Length:  
Trench Spacing:  
Media Type: **Sand**  
Maximum Trench Depth: **36.00 inches**  
Minimum Trench Depth:  
Drain Media Total Depth:  
Drain Media Below Pipe:  
Drain Media Above Pipe:

\*Minimum undisturbed soil between trenches

### **ADDITIONAL CONDITIONS**

- 1 In accordance with Oregon Revised Statute 454.665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
- 2 Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
- 3 The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
- 4 This onsite wastewater treatment system must be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
- 5 This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.

## Final Inspection Request and Notice - Onsite ID: 414151

Pursuant to the requirements within ORS 454.665, OAR 340-071-0170 and OAR 340-071-0175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed and prior to backfilling or covering the installation. The Department (or Agent) has 7 days to perform an inspection of the completed construction/installation following the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled. 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. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion is issued. Please complete sections 1 through 4 on the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

### SECTION 1: Owner/Permittee Information:

Name: Thomas Yeager  
 Property Bailey Lane, Gearhart  
 Address:

Township 07N, Range 10W, Section 34 CD  
 Clatsop County TaxLot#: Tax Lot 500.524

### SECTION 2: System Component Specifications:

A. Tanks/Pumps		System Type: Sand Filter: Bottomless - Residential			Water tight verification*
Tanks(1)	Volume: 1500	Compartments: 2	Manufacturer: A-1 CONCRETE	Date: 5/27/15	
Tanks(2)	Volume:	Compartments:	Manufacturer:	Date:	
Pump(s)	HP: 1/2	Model/Manuf. PF 3005	Float(s)Type(1): MF	Model/Manuf. "A" ORESCO 3EA	
			Float(s)Type(2):	Model/Manuf.:	

#### B. Piping

Effluent Sewer (tank to drainfield)	Yes	No <input checked="" type="checkbox"/>	Diameter:	ASTM#/Other:	Length:
Pressure Transport Pipe	Yes <input checked="" type="checkbox"/>	No	Diameter: 1 1/4"	ASTM#/Other: D1785	Length: 26'

#### C. Secondary Treatment Unit:

Sand Filter**	Yes <input checked="" type="checkbox"/>	No	Type: BOTTOMLESS	Container Dimensions: 15' x 24'
LATERALS				
Underdrain pipe	Diameter: 3/4"	ASTM#/Other: D1785	Length: 132'	
Manifold piping	Diameter: 1 1/4"	ASTM#/Other: D1785	Length: 12 1/2'	
Internal Pump	HP: N/A	Model/Manufacturer:		
Floats(1)	Type: N/A	Model/Manufacturer:		
Floats(2)	Type: N/A	Model/Manufacturer:		
ATT	Yes	No	Model:	
Certified Maint.	Provider Name:			
Operation and Maint.	Contract Received?	Yes	No	

#### D. Drainfield Media

Type	(Gravel, Pipe or alternative?) 27 yds DEQ SAND; 7 yds OR PEAGRAVEL & DR. ROCK			
Distribution Box	Yes	No <input checked="" type="checkbox"/>		
Drop Box	Yes	No <input checked="" type="checkbox"/>		
Distribution Pipe	Yes	No <input checked="" type="checkbox"/>	Diameter:	ASTM#/Other: Length:
Comment	24" x 24" RISERS W/LIDS; FILTER FABRIC			

\*All Tanks(s) were tested for water-lightness after installation and passed in accordance with OAR 340-073-0025(3)

\*\*Attach sieve analysis for Underdrain Media and Filter Sand

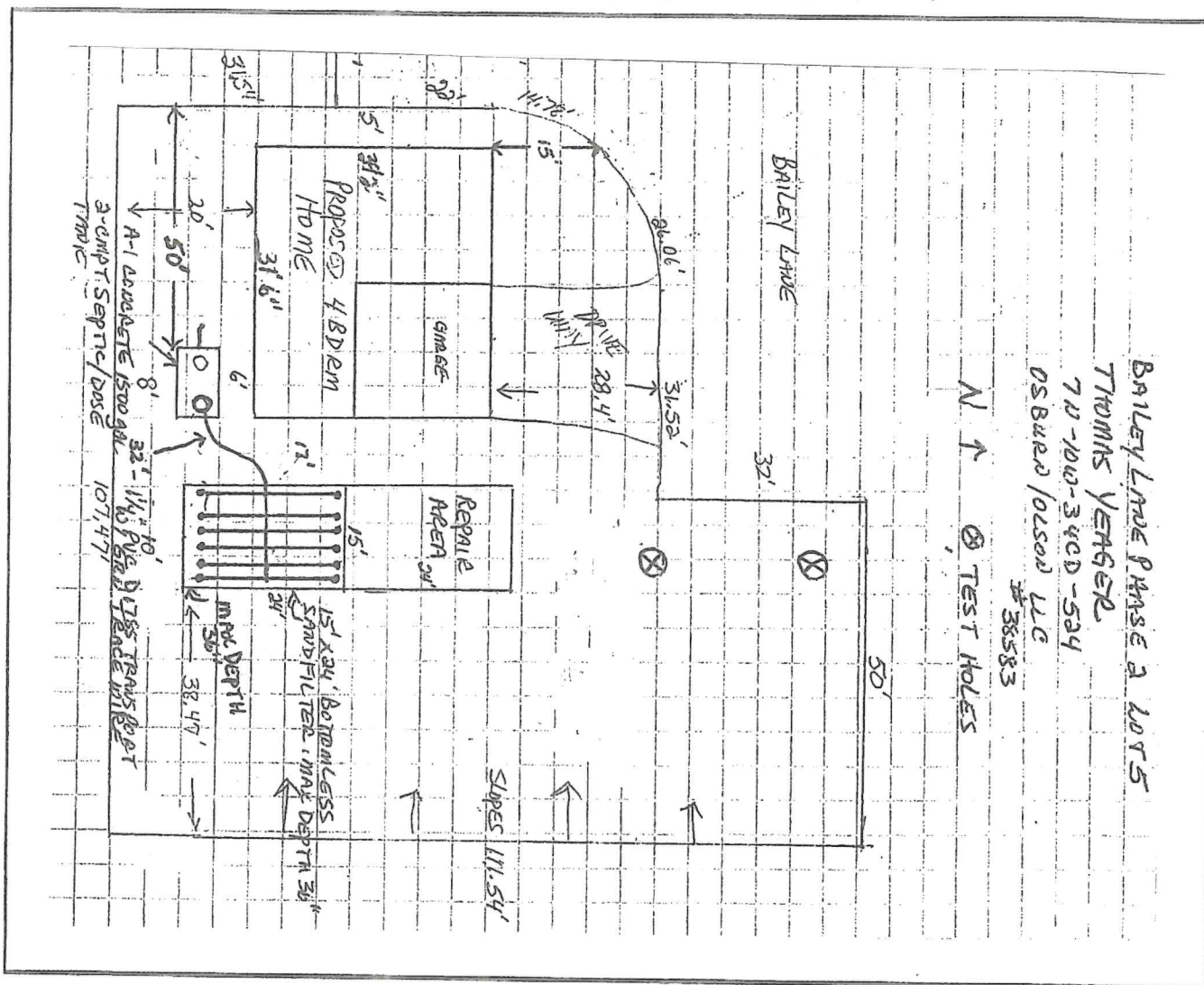
Clatsop County Department  
 of Public Health

On-Site Waste Water Program



**SECTION 3 - As Built Plan**

AS-BUILT PLAN OF THE CONSTRUCTION SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.



BAILEY LANE PHASE 2 LOTS  
 THOMAS YENGER  
 711-100-3400-524  
 OSBURN/OLSON LLC  
 #38583

**SECTION 4 - Construction was performed by (Signature Required)**

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

Owner/Permittee or Certified Installer w/Certification#: OSBURN/OLSON LLC/ REX OLSON Print Name:

Licensed Installer: Yes  No  License#: 38583 Certification#: I 1687

Owner/ Certified Installer: Signature: [Signature] Date: 5/28/2015 Phone#: 503-717-3907

**SECTION 5 - Office Use Only:**

Notice Accepted: Yes  No  Date: \_\_\_\_\_

Installer/Owner (Permittee) Notified: Yes  No  Date: \_\_\_\_\_

If No, Reason for Non Acceptance: \_\_\_\_\_

Comment: \_\_\_\_\_

Clatsop County Department  
 of Public Health  
 On-Site Waste Water Program

Approved By: M.A.  
 Permit No. 500071  
 Date: 6/3/15



# Clatsop County

## Department of Public Health

820 Exchange St., Suite 100  
Astoria, Oregon 97103

Phone (503) 325-8500  
Fax (503) 325-8678

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March 9, 2016

Thomas Yeager  
1365 Bailey Lane, #7-10-34CD-524  
Gearhart, OR. 97138

**RE: Certificate of Satisfactory Completion**

Dear Mr. Yeager,

As you may be aware, your licensed installer requested that Clatsop County Public Health inspect your recently installed septic system. At the time of the inspection, the inspector approved the installation and allowed the installer to cover the exposed components. However, the Certificate of Satisfactory Completion (CSC), the document indicating the septic system installation process has been completed, cannot be released because one important document is missing and must be submitted first before the CSC can be mailed.

The State of Oregon requires that all alternative septic systems, like the one installed on your property, must have an ongoing operation and maintenance (O&M) contract provided by a licensed provider. This is a signed contract between you (the owner) and a licensed O&M provider for the system. This contract has not been submitted. **This contract MUST be provided to Clatsop County in order to receive a CSC.** A list of O&M providers is enclosed if you do not already have a provider.

We have received your Notice to Title Agreement that was filed with the County Clerk's Office which is another document required, so at this time the only document missing is the O&M contract.

If you have any questions, please do not hesitate to contact Michael McNickle, Environmental Health Supervisor, at 503-338- 3686 or email him at [mmcnickle@co.clatsop.or.us](mailto:mmcnickle@co.clatsop.or.us)

Thank you,

*Annette Brodigan*

Permit Tech  
Clatsop County Public Health  
Phone: 503-338-3681  
Email: [abrodigan@co.clatsop.or.us](mailto:abrodigan@co.clatsop.or.us)

Cc: Licensed Installer  
File

Encl: O&M Providers List

State of Oregon  
Department of Environmental Quality

Onsite ID: OS414151  
Expiration Date: 6/18/2015

**Construction-Installation Permit**

This Construction-Installation Permit OS414151 authorizes the property owner to construct an onsite wastewater system as follows:

**PROPERTY INFORMATION**

Property Owner: **Thomas Yeager** Clatsop County  
Property Location **Bailey Lane, Gearhart** Township 07N, Range 10W, Section 34 CD  
Facility Type: **Single Family Dwelling** Tax Lot 500 *Lots*  
**4 Bedrooms** *New Lot 524*

**SPECIFICATIONS AND REQUIREMENTS**

**System Type: Sand Filter: Bottomless - Residential**

Design Flow: **450 gals/day**  
Minimum Septic Tank Size: **1500 gals**  
Distribution Type: **Pressurized**  
Sand Filter: **360 SqFt**  
Maximum Trench Depth: **36 inches**  
*Lots*  
*Bailey Lane - Phase 2*

**ADDITIONAL CONDITIONS**

- 1 Do not disturb the initial and replacement sand filter areas.
- 2 A copy of the Service Contract with a DEQ certified Maintenance Provider shall be submitted to DEQ immediately.
- 3 All roof drains must be directed away from the system.
- 4 An electrical permit and inspection from the Department of Consumer and Business Services, Building Codes Division or the municipality with jurisdiction is required for all pump wiring installation.
- 5 ~~Filter fabric is required over the drain media.~~ *NA*
- 6 Meet all required setbacks.
- 7 The alarm and pump must be on separate circuits in the control panel.
- 8 The system must be installed in accordance with the plan approved by the agent, including any changes made by the agent.
- 9 Vehicular traffic and livestock must be restricted from the system area.
- 10 All work is to conform to Oregon Administrative Rules, Chapter 340, Divisions 071 and 073. Make no changes in system location or specifications without written approval from the permit issuing agent.

**INSPECTION REQUIREMENTS**

- <sup>1</sup> A final inspection is required after landscaping or other erosion control measures are established.
- <sup>2</sup> A final inspection request and notice form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
- <sup>3</sup> A squirt test inspection of the pressurized piping system is required.

For pre-cover inspection information, contact your agent below:

	<b>Onsite Wastewater Specialist</b>	<b>6/18/2014</b>	<b>6/18/2015</b>
Authorized Agent:	Title	Date Issued	Expiration Date

**Bernie Duffy**

Department of Environmental Quality  
Northwest Region, Warrenton Office  
65 N Highway 101, Suite G  
Warrenton, OR 97146  
Phone: (503) 861-3280  
Fax: (503) 861-3259

See the Attachment 1 for additional information about your permit.



# Oregon

John A. Kitzhaber, MD, Governor

## Department of Environmental Quality

Eastern Region - Pendleton Office

800 SE Emigrant Ave, Suite 330

Pendleton, OR 97801

Phone: (541) 276-4063

Fax: (541) 278-0168

Relay Service: 711

This form is an attachment to Building Codes Division's Application for Structural Permit, Application for Plumbing Permit, or other similar forms used by local jurisdictions. This form provides notification to Building Officials or offices having jurisdiction that an approved method of on-site sewage disposal has been accounted for. This notice only pertains to the specific project noted below.

**NOTE:** The applicant is responsible for retention and delivery of this form to the Building Codes Division office or other local office having jurisdiction.

**Property Owner:**

Thomas Yeager

**Property Location:**

Lots, Bailey Lane - Phase 2

T 7N R 10W S 3400 Tax Lot # 524 County Clatsop

**Site Address, if known:**

Bailey Lane

**Project Description:**

Structure or Action Type: (describe)

New 4 BDR 5 BR

	Yes	No	Permit #
Domestic Wastewater:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>OS414151</u>
Industrial Wastewater:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Pump Required:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Permit/Approval Issue Date: 6/18/14

Permit/Approval Expiration Date: 6/18/15

Comments: New Bottomless 5 Filter

w/ pump

**Authorized Signature:**

Bernard Duff

**Date:**

6/18/14



To be installed according to approved  
plan of permit # 05 414151

Bernie J. Duffy 6/18/17  
Bernie J. Duffy Date  
Natural Resource Specialist  
Department of Environmental Quality

BAILEY LAKE PHASE 2 LOT 5

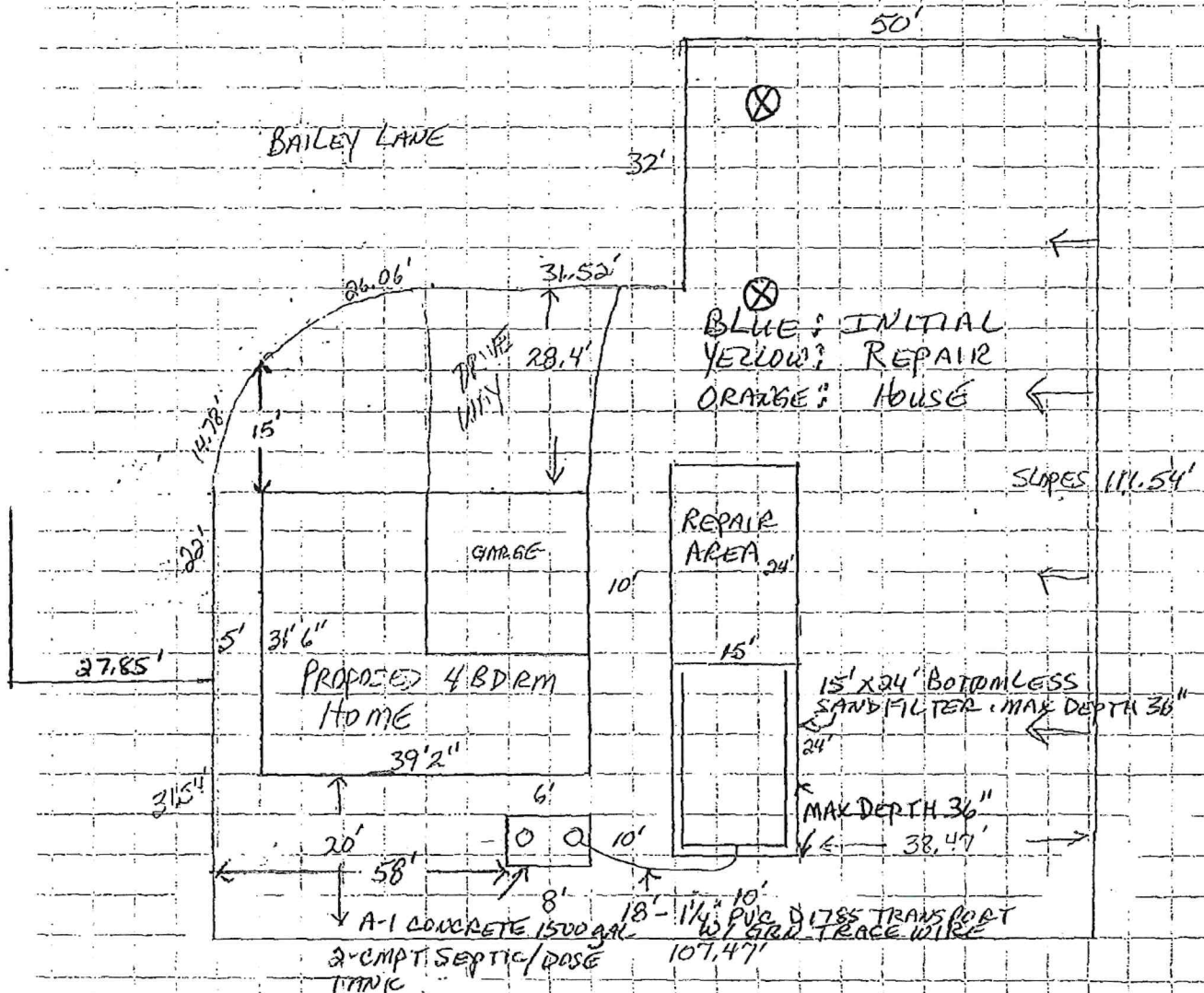
THOMAS YEAGER

7N-10W-34CD-524

OSBURN/OLSON LLC

#38583

N ↑ ⊗ TEST HOLES  
1" = ~20'



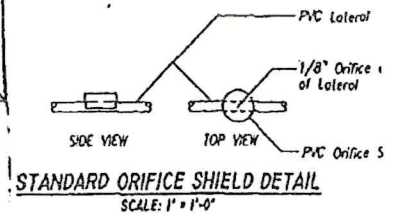
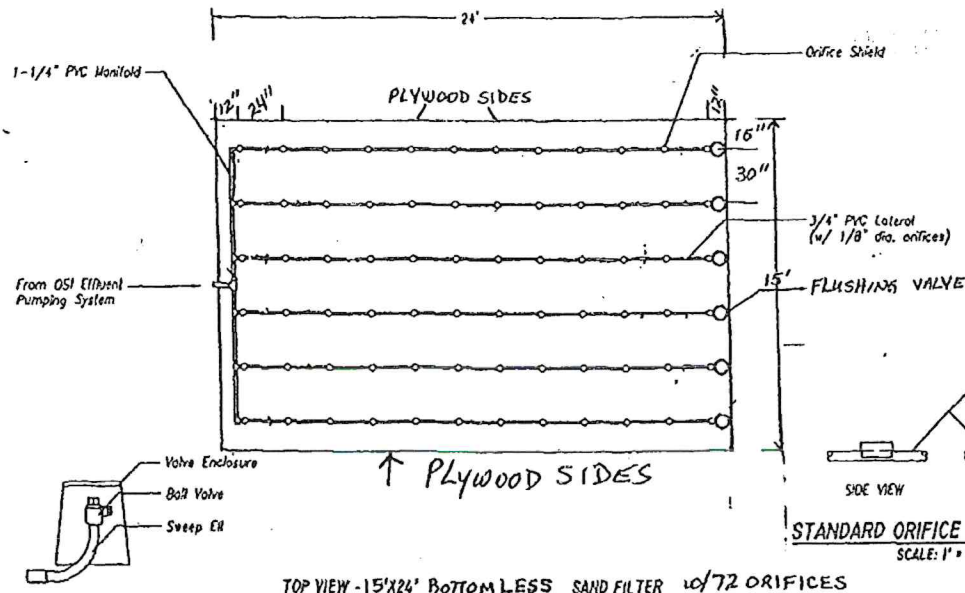
# 15'x24' Intermittent Sand Filter\*

\* Configured for loading rates up to 1.25 GPD/FT.<sup>2</sup> Follow appropriate intermittent sand filter design criteria.



814 ARBAY AVENUE  
SUTHERLAND OREGON  
97479-9012

TELEPHONE:  
(541) 459-1419  
FACSIMILE:  
(541) 459-2384



**LUSHING VALVE DETAIL**  
SCALE: 1" = 1'-0"  
Patent # 5,360,556  
© 1998, Oranco Systems, Inc.

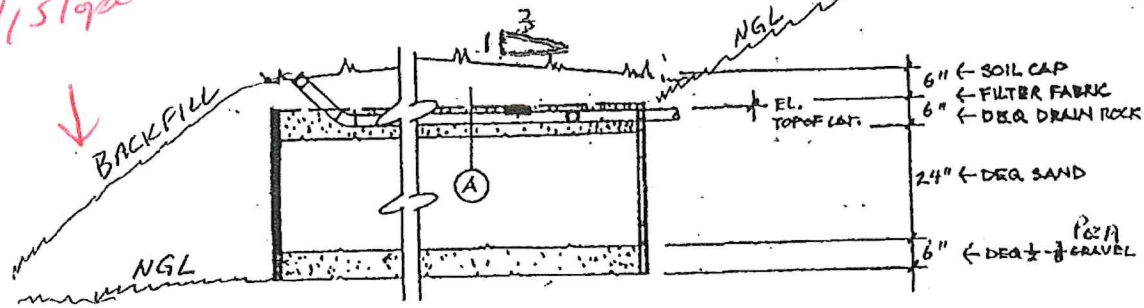
TOP VIEW - 15'x24' BOTTOMLESS SAND FILTER w/ 72 ORIFICES

Note: See additional details on  
NDW-15F-S-3

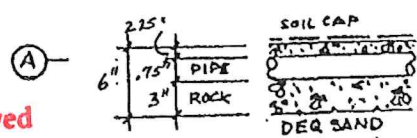
NDW-15F-2024L-1

TITOMAS YEAGER  
7N-10W-34CD-524  
OSBURN/OLSON LLC  
#38583

*3/15 slope??*



*Depth  
36" Max*



To be installed according to approved  
plan of permit # 05414151  
Bernie J. Duffy 6/18/14  
Bernie J. Duffy Date  
Natural Resource Specialist  
Department of Environmental Quality

EL. NATURAL GRADE — 0.00'  
EL. TOP OF MANIFOLD — + 3.00'  
EL. PUMP BASE — - 4.00'  
STATIC HEAD — = 7.00'

BOTTOMLESS SAND FILTER  
MANIFOLD SECTION

# Pump Selection for a Pressurized System

## Input Parameters

Orifice Size	1/8 inches
Residual Head at Last Orifice	5.0 feet
Orifice Spacing	2.00 feet
Number of Laterals per Cell	6
Lateral Line Length	22.0 feet
Lateral Line Size	0.75 inches
Lateral Pipe Class/Schedule	40
Distributing Valve Model	None
Manifold Length	12.5 feet
Manifold Line Size	1.25 inches
Manifold Pipe Class/Schedule	40
Lift to Manifold	7.0 feet
Transport Length	18.0 feet
Transport Line Size	1.25 inches
Transport Pipe Class/Schedule	40
Discharge Assembly Size	1.25 inches
Flow Meter	None
'Add-on' Friction Losses	0.0 feet

## Calculations

Minimum Flow Rate per Orifice	0.43 gpm
Number of Orifices per Zone	72
Total Actual Flow Rate	31.5 gpm
Number of Lines per Zone	6
% Flow Differential 1st and Last Orifice	4.0 %
Lift to Manifold	7.0 feet
Residual Head at Last Orifice	5.0 feet
Head Loss in Laterals	0.5 feet
Head Loss Through Distributing Valve	0.0 feet
Head Loss in Manifold	0.4 feet
Head Loss in Transport Pipe	2.2 feet
Head Loss Through Discharge	5.0 feet
Head Loss Through Flow Meter	0.0 feet
'Add-on' Friction Losses	0.0 feet
<b>Total Flow Rate</b>	<b>31.5 gpm</b>
<b>TDH</b>	<b>20.1 feet</b>



**Oreco System**  
Incorporated

814 AIRWAY AVENUE  
SUTHERLIN, OREGON  
97479

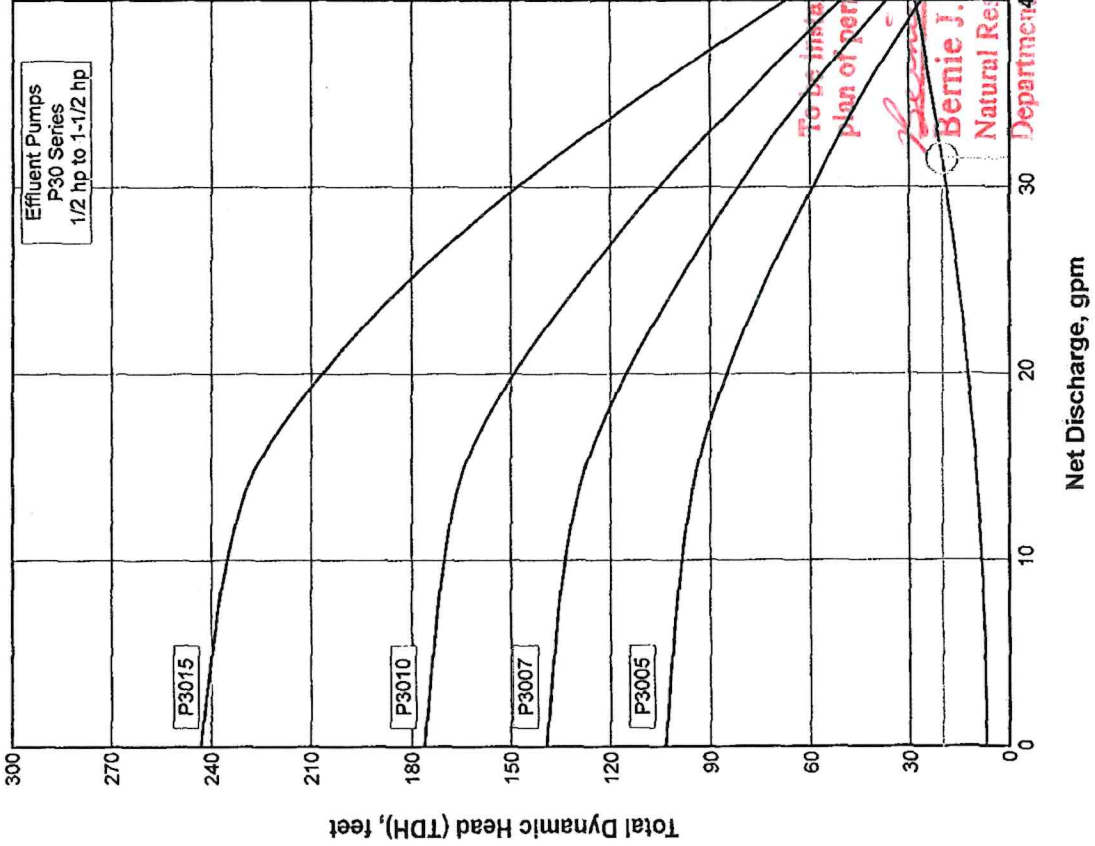
TOLL FREE:  
(800) 348-9843

TELEPHONE:  
(541) 459-4449

FACSIMILE:  
(541) 459-2884

www.oreco.com

*Thomas Yaker*  
Osburn/Olson LLC #38583



To be installed according to approved  
plan of permit # 05-4/451  
*Bernie J. Duffy* 6/18/14 Date  
**Bernie J. Duffy** Natural Resource Specialist  
Department of Environmental Quality



**CLACKAMAS COUNTY "UNDERDRAIN MEDIA"  
OAR 340-071-100 (173)**

05 2014

1/15/2014

SIEVE	IND. WT. RETAINED	IND. % RETAINED	ACC. % RETAINED	ACC. % PASSING	SPEC LIMITS
1/2	0.0	0.00%	0.00%	100.00%	100
3/8	145.9	17.48%	17.48%	82.52%	
1/4	405.8	48.63%	66.11%	33.89%	18 - 100
#4	179.8	21.55%	87.66%	12.34%	5 - 75
#8	75.8	9.08%	96.74%	3.26%	
#10	15.9	1.91%	98.65%	1.35%	24.0% max
#18	4.1	0.49%	99.14%	0.86%	2.0% max
#100	1.5	0.18%	99.32%	0.68%	1.0% max
PAN	0.8				
	834.5				

DRY WEIGHT BEFORE WASH - 834.5

DRY WEIGHT AFTER WASH - 829.8

ASTM TEST MEHTODS #C-117 AND #C-136 IN USE FOR ANALYSIS.

*THOMAS YEAGER*

*7N-10W-34CD-524*

COMPANY NAME: GLACIER NORTHWEST, INC.  
CALPORTLAND COMPANY

CERTIFIED TECH: LYNN RINGHEIM (MARQUARDT) ODOT# 41381

To be installed according to approved  
plan of permit # 05414151

*Bernie Duffy* 6/18/14  
**Bernie J. Duffy** Date

Natural Resource Specialist

Environmental Compliance, Clackamas County

CLACKAMAS COUNTY FILTER SAND

1/15/2014

" MEDIUM-SAND "

2014

	SIEVE	IND. WT. RETAINED	IND. % RETAINED	ACC. % RETAINED	ACC. % PASSING
100	3/8	0.0	0.00%	0.00%	100.00%
95 - 100	#4	7.4	0.70%	0.70%	99.30%
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45 - 85	#16	271.1	25.85%	31.06%	68.94%
15 - 60	#30	321.9	30.45%	61.51%	38.49%
3 - 15	#60	265.7	25.13%	86.64%	13.36%
0 - 4	#100	128.7	12.17%	98.82%	1.18%
	#200	8.4	0.79%	99.61%	0.39%
	PAN	2.4			
		1057.1	F.M.	2.84	

DRY WEIGHT BEFORE WASH - 1057.1

DRY WEIGHT AFTER WASH - 1055.4

ASTM TEST MEHTODS #C-117 AND #C-136 IN USE FOR ANALYSIS.

THOMAS YEAGER

7N-10W-34CD-524

COMPANY NAME: GLACIER NORTHWEST, INC.  
CALPORTLAND COMPANY  
COLUMBIA RIVER SAND

CERTIFIED TECH: LYNN RINGHEIM (MARQUARDT) ODOT# 41361

To be installed according to approved  
plan of permit # OS 414151

Bernie Duffy 6/18/14  
Bernie J. Duffy Date

Natural Resource Specialist  
Department of Environmental Quality

# Attachment 1 to Construction-Installation Permit

**BE CAREFUL and BE SAFE – CALL FOR UNDERGROUND UTILITY LOCATIONS BEFORE YOU DIG! (503) 232-1987 or 1-800-332-2344**

**Rules, Approved Material Listing, and Database of Licensed Installers can be accessed at: <http://www.deq.state.or.us/wq/onsite/onsite.htm>**

## **General Conditions And Requirements For All Permits**

Onsite Construction-Installation Permits are valid for one year from the date of issuance. The expiration date is noted on this permit. Renewal of a permit may be granted if an application for permit renewal is received before the permit expiration date. Reinstatement of a permit may be granted if an application for permit reinstatement is received within one year after the permit expiration date. Transfer of a permit from the permittee to another person may be granted if an application for permit transfer is received before the permit expiration date and no other changes to the permit are necessary.

**Installation Requirements:** The drainfield must be installed in undisturbed native soil. No alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems are allowed, unless otherwise authorized by the Agent. Do not install system when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage disposal at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160(9).

**Inspection Requirements:** The system installer and/or the permit holder must notify the permitting 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 permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of a completed **Final Inspection Request and Notice** form by the permitting agent establishes the official notice date of your request for the final inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a **Certificate of Satisfactory Completion** can be issued.

**System Backfill Requirements:** The system is to be backfilled or covered as follows:

- Only after the permitting agent has approved the construction installation,
- or the inspection has been waived
- or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law (where the inspection has not been conducted within 7 days of notification of completed installation).

Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.

**Initial and Replacement Areas – Protection:** The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, or other soil modifications.

Scan ID 416018



State of Oregon  
Department of  
Environmental  
Quality

# Application for Onsite Sewage Treatment System

Department of Environmental Quality  
65 N Highway 101, Suite 202  
Warrenton, OR 97146

Phone/TTY: (503) 861-3280  
Fax: (503) 861-3259

Date Stamp:	JUN 05 2014
For DEQ Use Only:	
Date Received	6/5/14
Fee Paid	1620 <sup>00</sup>
Receipt Number	155638
Application Number	416018
Date of 1st Response	
Date of 2nd Response	
Date of Final Response	
Date of Completion	
Scanned	Data Entry

### A. Property Owner Information

THOMAS YEAGER Box 17359 PORTLAND, OR 97217 503-385-0331  
 Name Mailing Address (Street or PO Box, City, State, Zip Code) Phone Number

### B. Legal Property Description

<u>7N</u> Township	<u>10W</u> Range	<u>34Cd</u> Section	<u>524</u> Tax Lot	<u>5</u> Tax Account Number	<u>.23 Acres</u> Acreage or Lot Size
<u>Clatsop</u> County		<u>Bailey Lane Phase 2</u> Subdivision Name		<u>5</u> Lot	<u></u> Block

Property Address: Bailey Lane Gearhart OR 97138  
 Address City State Zip Code

Directions to Property: Go So. on Hwy 101 and just past Shamrock rd turn left onto Bailey Lane. Go all the way down and property is the first lot on right

### C. Existing Facility / Proposed Facility / Water Information

<b>Existing Facility:</b>	<b>Proposed Facility:</b>	<b>Water Supply:</b>
<input type="checkbox"/> Single Family Residence	<input checked="" type="checkbox"/> Single Family Residence	<input checked="" type="checkbox"/> Public <u>Gearhart</u>
<u>        </u> Number of Bedrooms	<u>4</u> Number of Bedrooms	Name
<input type="checkbox"/> Other <u>        </u>	<input type="checkbox"/> Other <u>        </u>	<input type="checkbox"/> Private <u>        </u>
		Well, Spring, Shared

### D. Type of Application

<input type="checkbox"/> Site Evaluation	<input type="checkbox"/> Renewal Permit	<input type="checkbox"/> Authorization Notice for:
<input checked="" type="checkbox"/> Construction Permit	<input type="checkbox"/> Existing System Evaluation	<input type="checkbox"/> Connecting to an Existing System Not in Use
<input type="checkbox"/> Repair Permit	<input type="checkbox"/> Permit Transfer	<input type="checkbox"/> Replacing a Mobile Home or House with Another Mobile Home or House
<input type="checkbox"/> Major <input type="checkbox"/> Minor	<input type="checkbox"/> Permit Reinstatement	<input type="checkbox"/> The Addition of One or More Bedrooms
<input type="checkbox"/> Alteration Permit		<input type="checkbox"/> Personal Hardship
<input type="checkbox"/> Major <input type="checkbox"/> Minor		<input type="checkbox"/> Temporary Housing
		<input type="checkbox"/> Other - Please Specify <u>        </u>

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

George M. Owen 5/29/14  
 Signature Date

George Owen 503-717-8681  
 Applicant's Name - Please Print Legibly Applicant's Phone Number

          
 Applicant's E-mail Address

89647 Manion Dr Warrenton, OR 97146  
 Applicant's Mailing Address

Applicant is the  Owner  Authorized Representative  Licensed Septic Installer

Authorization Attached Osburn/Olson LLC #38583  
 Installer's Name





Department of Environmental Quality  
 North Coast Office  
 65 N. Highway 101, Suite G  
 Warrenton, OR 97146  
 Telephone: (503) 861-3280 Fax: (503) 861-3259

7/20/14

**NOTICE AUTHORIZING REPRESENTATIVE**

I, Thomas P. Yeager, have authorized  
 (Property Owner/Print Name)  
GEORGE OWEN to act as my agent in performing  
 (Authorized Representative/ Print Name)

the activities necessary to obtain site evaluations, permits, and other onsite wastewater treatment program services provided by the Department of Environmental Quality on the property described below in accordance with OAR chapter 340, division 071. I agree that any costs not satisfied by the Authorized Representative are my responsibility.

**PROPERTY IDENTIFICATION:**

BAILEY LANE PHASE 2 LOT 5  
 Property Situs or Road Address

And described in the records of CLATSOP County as:

Township 7N Range 10W Section 34CD Map ID \_\_\_\_\_ Tax Lot #(s) 524

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Map ID \_\_\_\_\_ Tax Lot #(s) \_\_\_\_\_

**PROPERTY OWNER:**

Printed Name: Thomas P. Yeager  
 Signature: [Signature] Date: 5/20/14  
 Address: PO Box 17359 Phone: 503-285-0331  
 City, State, Zip: Portland OR 97217 Fax: 503-285-7448  
 E-mail Address: macadamfoundry@macadamfoundry.org

**AUTHORIZED REPRESENTATIVE:**

Printed Name: GEORGE OWEN  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: 89647 Manion Dr. Phone: 503-717-8681/717-2477  
 City, State, Zip: Warrenton, OR 97146 Fax: 503-717-8681  
 E-mail Address: \_\_\_\_\_

**SECTION 1 - TO BE COMPLETED BY APPLICANT (may be filled in electronically by tabbing to each field)**

1. Applicant Name/Property Owner: Thomas Yeager  
Mailing Address: Box 17359  
City, State, Zip: Portland, OR 97217  
Telephone: 503-285-0331

2. Property Information:  
County: Clatsop Tax Lot No.: 524  
Township: 7N Range: 10W Section: 34CD  
Physical Address: Bailey Lane Gearhart, OR 97138  
Block: \_\_\_\_\_ Lot: 5  
Subdivision Name (if applicable): Bailey Lane Phase 2

3. This proposed facility is for:  
 An individual, single-family dwelling.  
 Other. Describe the type of development, business, or facility and the provided services or products: \_\_\_\_\_

4. Permit or approval being requested:  
 Construction-Installation permit for:  New Construction  Repair  Alteration  
 Non-water-carried facility requests (for example, pit privy/vault toilet for campgrounds).  
 Authorization Notice for:  Replacement of dwelling  Bedroom addition  
 Other changes in land use involving potential sewage flow increases

**SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL**

5. Property Zoning: R1 Zoning Minimum Parcel Size: 10000 sq ft.

6. The facility is located:  inside city limits  inside UGB  outside UGB  
If inside UGB, the proposed facility is subject to:  
 City jurisdiction  County jurisdiction  Shared City/County jurisdiction

7. Does the proposed facility comply with all applicable local land use requirements:  Yes  No  
If you answered "Yes" above, was this compliance based on:  
 Outright compliance with local comprehensive plans and land use requirements (provide a citation to the applicable provisions)  
 Conditional approval (provide findings and citation or attach a copy of the applicable land use decision)  
 Measure 49 waiver (provide Department of Land Conservation and Development approval number)

Either provide reasons for affirmative compliance decision or attach findings of fact: \_\_\_\_\_

8. Planning Official Signature: Chad Sweet  
Print Name: Chad Sweet Title: City Administrator  
Telephone: 503-738-5501 Date: 5/29/2014

**T7N R10W SEC 34CD WM  
CLATSOP COUNTY**

Scale 1:1200



Cancelled Accounts:  
 100  
 101  
 102  
 103  
 104  
 105  
 106  
 107  
 108  
 109  
 110

*THOMAS YEAGER  
 7N-10W-34CD-524  
 OS BURN/OLSON LLC  
 #38583*



OREGON

COAST

HWY

101

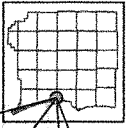
SEE MAP 710 34CC

SEE MAP 7 10 34CA

SEE MAP 7 10 34

SEE MAP 8 10 38A

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40



This map was made for the purpose of showing the location of the parcels shown on this map. It is not intended to be used for any other purpose. The County of Clatsop, Oregon, is not responsible for any errors or omissions on this map. The County of Clatsop, Oregon, is not responsible for any errors or omissions on this map.

March 04, 2014

7.10.34CD

# 15'x24' Intermittent Sand Filter\*

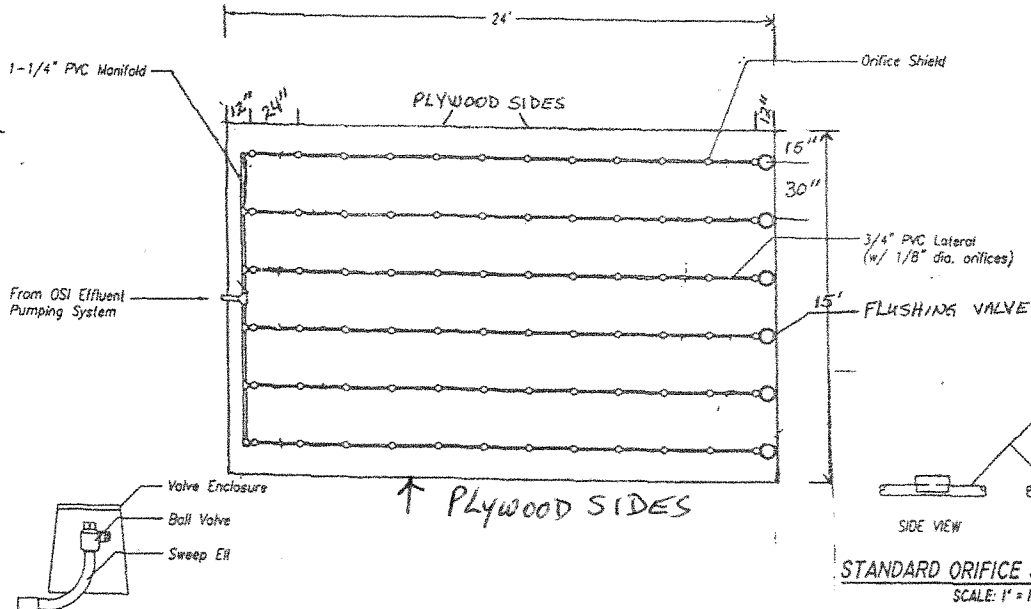
\* Configured for loading rates up to 1.25 GPD/FT.<sup>2</sup> Follow appropriate intermittent sand filter design criteria.



Oranco Systems®  
Incorporated

814 AIRWAY AVENUE  
SUTHERLIN, OREGON  
97479-9012

TELEPHONE:  
(541) 459-4449  
FACSIMILE:  
(541) 459-2884



## FLUSHING VALVE DETAIL

SCALE: 1" = 1'-0"

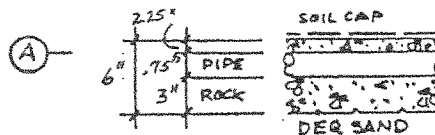
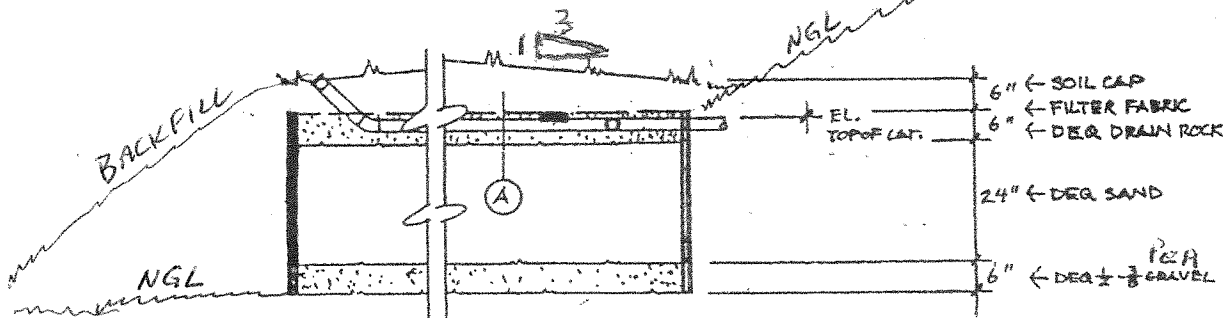
Patent # 5,360,556  
© 1998, Oranco Systems, Inc.

## TOP VIEW - 15'x24' BOTTOMLESS SAND FILTER w/72 ORIFICES

Note: See additional details on  
NDW-ISF-S-3

TITOMAS YEAGER  
710-100-34CD-524  
OSBURN/OLSON LLC  
#38583

NDW-ISF-2024L-1



EL. NATURAL GRADE ——— 0.00'  
EL. TOP OF MANIFOLD ——— + 3.00'  
EL. PUMP BASE ——— - 4.00'  
STATIC HEAD ——— = 7.00'

## BOTTOMLESS SAND FILTER MANIFOLD SECTION

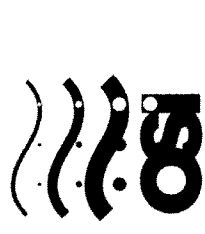
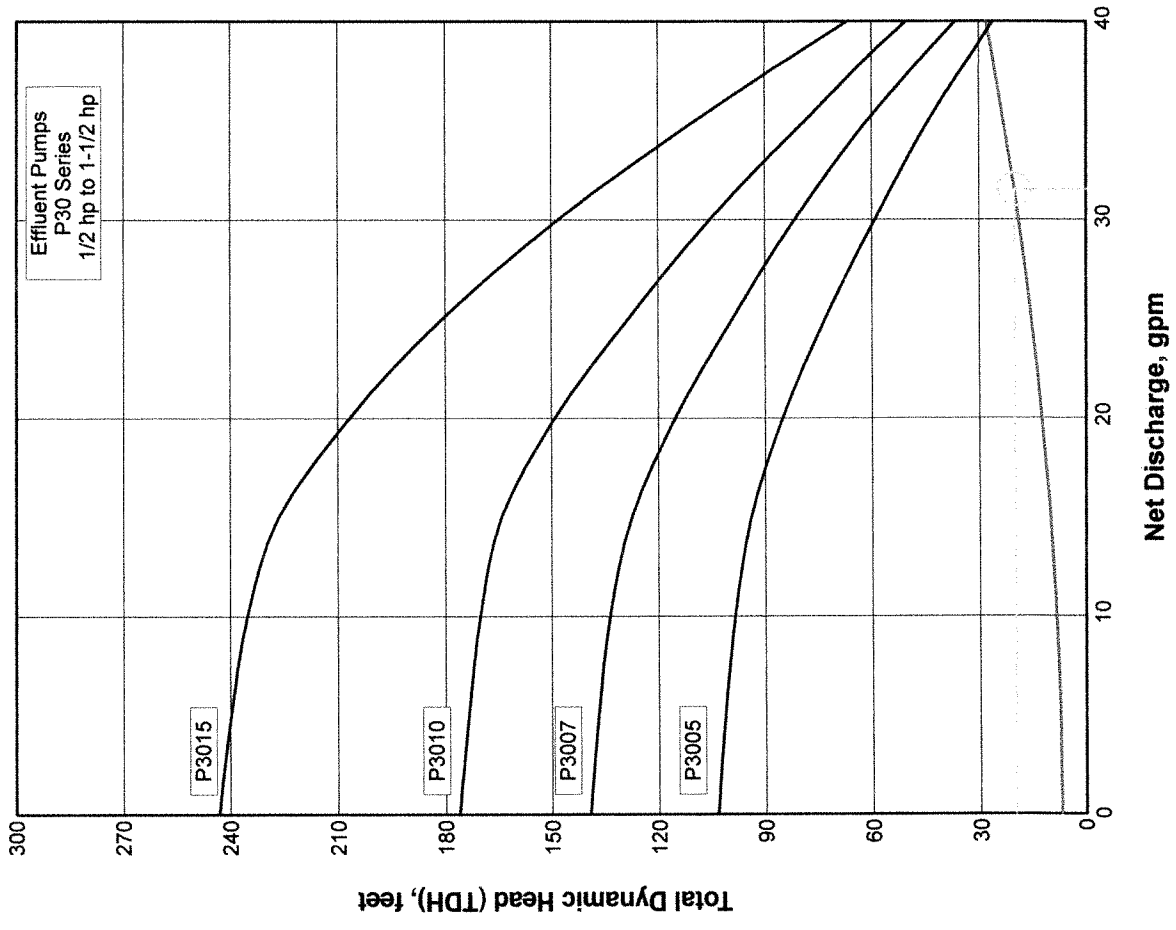


# Pump Selection for a Pressurized System

Input Parameters	
Orifice Size	1/8 inches
Residual Head at Last Orifice	5.0 feet
Orifice Spacing	2.00 feet
Number of Laterals per Cell	6
Lateral Length	22.0 feet
Lateral Line Size	0.75 inches
Lateral Pipe Class/Schedule	40
Distributing Valve Model	None
Manifold Length	12.5 feet
Manifold Line Size	1.25 inches
Manifold Pipe Class/Schedule	40
Lift to Manifold	7.0 feet
Transport Length	18.0 feet
Transport Line Size	1.25 inches
Transport Pipe Class/Schedule	40
Discharge Assembly Size	1.25 inches
Flow Meter	None
'Add-on' Friction Losses	0.0 feet

Calculations	
Minimum Flow Rate per Orifice	0.43 gpm
Number of Orifices per Zone	72
Total Actual Flow Rate	31.5 gpm
Number of Lines per Zone	6
% Flow Differential 1st and Last Orifice	4.0 %
Lift to Manifold	7.0 feet
Residual Head at Last Orifice	5.0 feet
Head Loss in Laterals	0.5 feet
Head Loss Through Distributing Valve	0.0 feet
Head Loss in Manifold	0.4 feet
Head Loss in Transport Pipe	2.2 feet
Head Loss Through Discharge	5.0 feet
Head Loss Through Flow Meter	0.0 feet
'Add-on' Friction Losses	0.0 feet
<b>Total Flow Rate</b>	<b>31.5 gpm</b>
<b>TDH</b>	<b>20.1 feet</b>

THOMAS YERGEN-10W-34CD-524  
Osburn/Olson LLC #38583



**Orengo System**  
Incorporated

814 AIRWAY AVENUE  
SUTHERLIN, OREGON  
97479

TOLL FREE:  
(800) 348-9843

TELEPHONE:  
(541) 459-4449

FACSIMILE:  
(541) 459-2884

www.orengo.com

**CLACKAMAS COUNTY "UNDERDRAIN MEDIA"  
OAR 340-071-100 (173)**

1/15/2014

SIEVE	IND. WT. RETAINED	IND. % RETAINED	ACC. % RETAINED	ACC. % PASSING	SPEC LIMITS
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	834.5				

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DRY WEIGHT AFTER WASH - 829.6

ASTM TEST MEHTODS #C-117 AND #C-136 IN USE FOR ANALYSIS.

*TITOMAS YEAGER*

*7N-10W-34CD-524*

COMPANY NAME: GLACIER NORTHWEST, INC.  
CALPORTLAND COMPANY

CERTIFIED TECH: LYNN RINGHEIM (MARQUARDT) ODOT# 41361

**CLACKAMAS COUNTY FILTER SAND**  
**1/15/2014**  
**" MEDIUM-SAND"**

	<b>SIEVE</b>	<b>IND. WT. RETAINED</b>	<b>IND. % RETAINED</b>	<b>ACC. % RETAINED</b>	<b>ACC. % PASSING</b>
100	3/8	0.0	0.00%	0.00%	100.00%
95 - 100	#4	7.4	0.70%	0.70%	99.30%
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	#200	8.4	0.79%	99.61%	0.39%
	PAN	2.4			
		1057.1	F.M.	2.84	

DRY WEIGHT BEFORE WASH - 1057.1

DRY WEIGHT AFTER WASH - 1055.4

ASTM TEST MEHTODS #C-117 AND #C-136 IN USE FOR ANALYSIS.

THOMAS YEAGER

7N-10W-34CD-524

COMPANY NAME: GLACIER NORTHWEST, INC.  
 CALPORTLAND COMPANY  
 COLUMBIA RIVER SAND

CERTIFIED TECH: LYNN RINGHEIM (MARQUARDT) ODOT# 41361

Receipt Number: 155638

Oregon Department of Environmental Quality

Warrenton Office



65 N Highway 101, Suite G  
Warrenton, OR 97146

Date Received 6/5/2014

Received From **Macadam Aluminum &  
(Check Name): Bronze Co.  
Thomas Yeager  
PO Box 17359  
Portland, OR 97217**

For **T07N R10W S34 CD  
Property TaxLot 500 Lot 5  
At: Clatsop County  
Bailey Lane  
Gearhart, OR 97138  
Lot 5, Bailey Lane Phase 2**

**Current Payment**

Amount Paid	Payment Type	Check # Money Order # Purchase Order	Bank Number	Amount Applied
1,620.00	Check	9472	19-10	1,620.00

Total Amount Applied \$1,620.00

**Onsite Fees**

Base Fee:	<b>1,520.00</b>
Surcharge Fee:	<b>100.00</b>
Plan Review Flow Fee:	
Pump Evaluation Fee:	
Flow Fee:	
Reinspection Fee:	
<b>Total Fee</b>	<b>\$1,620.00</b>

**Application Description**

Application ID: **416018**  
Application Type: **Construction-Installation Permit**  
**Single Family Dwelling**

System Type: **Sand Filter: Bottomless - Residential**  
Pump Evaluation: **No**  
Flow: **450** gallons/day

**Payments**

Previous Payments:	<b>0.00</b>
Current Payment:	<b>1,620.00</b>
Over Payment:	<b>0.00</b>
<b>Total Payments:</b>	<b>\$1,620.00</b>

**Receipt Amount: \$1,620.00**

**Received By:**

**Vicky Schiele**

**Date of Entry:**

**6/5/2014**



# Oregon

Theodore R. Kulongoski, Governor

## Department of Environmental Quality

Northwest Region North Coast Branch Office  
65 N Highway 101, Suite G  
Warrenton, OR 97146  
(503) 861-3280  
FAX (503) 861-3259

October 23, 2008

Ryan Osburn & Cory Olson  
Osburn-Olson LLC  
1369 Stillwater Ct.  
Seaside, OR 97138

**IMPORTANT DOCUMENT – PLEASE READ CAREFULLY**  
**-This is not a construction permit-**

**RE: Site Evaluation Results – Site Approvals with Conditions & Site Denials**  
**Bailey Lane Subdivision Phase 2 – Proposed Lots 1, 2, 3, 4, 5, 6, and 7**  
T7N, R10W, S34CD; Tax Lot No. 500, Clatsop County  
Onsite Nos: 406906, 406907, 406908, 406909, 406910, 406911 and 406912

Dear Ryan & Cory:

The above-described properties were evaluated for suitability of onsite sewage disposal on the following date(s): October 8 and 9, 2008. Based on the evaluation, the following onsite wastewater treatment systems are approved for **Lots 3, 4, 5, 6 and 7** as follows:

**Initial system:** Bottomless Sand Filter  
**Replacement system:** Bottomless Sand Filter

**NOTE:** Site development plans accompanied by physical stake-outs on each of the lots approved for onsite sewage disposal will be required for review and approval prior to issuance of any construction/installation permits.

**Lots 1 and 2** do not meet current rules for onsite sewage disposal in Oregon related to separation distance from permanent groundwater and area available on the lot to accommodate the initial and replacement disposal areas and maintain setback requirements for the development of a single-family dwelling.

Details of the site evaluations are included in the Site Evaluation Report that is enclosed.

**Next Step - Applying for a Construction/Installation Permit**

When you are ready to proceed with system construction, contact this office to get a permit application package. A permit must be issued by DEQ for each approved system before you can start construction.

### Possible Alternatives for Lots 1 and 2

Although the areas evaluated on **Lots 1 and 2** did not meet rules for onsite sewage disposal systems, it may still be possible to create an acceptable area on the property by extending the depth of existing sand fill areas. To fully demonstrate that bottomless sand filter systems can then be installed in the improved sand fill areas and meet all construction and setback requirements, detailed site development plans showing the locations of the proposed house, driveway, utilities, and the initial and replacement sand filter areas accompanied by physical staking with color-coded and labeled stakes must be provided for each lot.

**NOTE:** The Department's North Coast Branch Office (NCBO) in Warrenton must be 1) notified that the sand fill improvements and physical stakeouts are available for review and 2) in receipt of the detailed site development plans by **January 8, 2009**, which is 90 days after the date of DEQ's first visit to the property, to be included with this site evaluation. This and other alternatives are detailed in the Site Evaluation Report that is enclosed.

### Request for Site Evaluation Report Review or Request for Variance

If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review within 60 days of the site evaluation report issue date at a cost of \$460 per lot. If you would like to apply for a Variance from one or more of the Onsite Wastewater Treatment System rules, you may apply for a Variance at a cost of \$1360 per lot. If you are interested in either of these actions, please contact the undersigned for more details before you proceed.

Best wishes on a successful project. If you have any other questions about this report, please feel free to call me at (503) 861-3280.

Sincerely,



Connie M. Schrandt  
Natural Resource Specialist

Enc: Site Evaluation Report

Cc: George Owen, 39647 Manior Dr., Warrenton, OR 97146

**Site Evaluation Report  
For Onsite Wastewater Treatment System Suitability**

Site Location: T7N, R10W, S34CD; Tax Lot No. 500, Clatsop County  
Bailey Lane Subdivision Phase 2 - Proposed Lots 1, 2, 3, 4, 5, 6 and 7  
Applicant: George Owen  
Application Nos.: 407677, 407678, 407679, 407680, 407681, 407682, and 407683  
Onsite Nos.: 406906, 406907, 406908, 406909, 406910, 406911 and 406912  
Date(s) of Site Evaluation: October 8 and 9, 2008  
DEQ Onsite Specialist: Connie M. Schrandt  
Date of Report: October 23, 2008

**General Description of Site Evaluations**

Sewage contains disease-causing organisms and other pollutants that can cause adverse impacts to human health and the environment. An onsite wastewater treatment system must treat and dispose of sewage in a way that will not cause a public health hazard, contaminate drinking water supplies, or pollute public waters.

Proper treatment in an onsite system begins with primary treatment in the septic tank. The septic tank separates the solid particles in sewage from the liquid. The liquid that comes out of the septic tank is called effluent. The effluent may then be dispersed in the soil for further treatment or discharged into a secondary treatment device such as a sand filter or aerobic treatment unit prior to dispersal in the soil. For proper treatment, the effluent must slowly infiltrate into the underlying soil. Dissolved wastes and bacteria in the effluent are trapped or adsorbed to soil particles or decomposed by microorganisms. This process removes disease-causing organisms, organic matter, and most nutrients. Effluent that comes to the ground surface (through poor soils or other problems with the system) can be a possible health hazard because it may still contain some disease-causing organisms. Soil that drains too quickly may not give the effluent enough treatment and may result in groundwater contamination.

The purpose of the evaluation was to locate suitable soils in an area that is large enough for both the initial drainfield area and the replacement drainfield area. The criteria used for this site evaluation can be found in Oregon Administrative Rules (OAR) 340-071.

Soil test pits and other site features were evaluated during the site visit on October 8 and 9, 2008. For each lot, the following features were evaluated:

- Soil types - how well they drain and other evidence of good soil structure for treatment
- Depth to groundwater
- Wells located on the site or adjacent sites.
- Slope, escarpments, ground surface variations, topography
- Creeks or springs on the site or adjacent properties
- Whether the soils have been disturbed
- Setbacks from property lines, buildings, water lines, and other utilities
- Other site features that could affect the placement of the onsite system.

## Approved Systems

Based on the evaluation of the site and soil conditions, the following onsite wastewater treatment systems are approved for **Lots 1, 2, 3, 4, 5, 6 and 7:**

**Initial System:**                      System Type: **Bottomless Sand Filter**  
Minimum Septic Tank Size: 1000 gallons  
Minimum Dosing Tank Size: 500 gallons  
Distribution Method: Low Pressure  
Minimum Base Area of Filter: 360 square feet  
Maximum Filter Depth: Varies (see Field Worksheets)

**Replacement System:**            Same as for Initial System.

**NOTE: Site development plans accompanied by physical stake-outs on each of the lots approved for onsite sewage disposal will be required for review and approval prior to issuance of any construction/installation permits.** The plans and stakeouts must demonstrate that there is adequate area to accommodate both initial and replacement disposal areas and that all required setbacks (to property lines, underground utilities, building foundations, surface waters, potential man-made cuts resulting from house placement and construction, etc.) can be maintained.

The initial and replacement systems on each lot must be separated by 10 feet of undisturbed ground or by a reinforced concrete wall that is installed as part of the initial system. Also, above ground portions of the sand filter must be supported by a berm that extends out from the edges of the sand filter at a 2:1 slope.

Attached are the Field Worksheets and Plot Plans that show the test pit locations and other details of the site evaluation on each lot.

## Site Limitations

Many sites have limitations that will affect either the location of the onsite sewage system or the type of system that can be allowed. The following describes the limitations found in this evaluation.

### **Permanent groundwater levels too close to ground surface**

**Description:** "Permanent groundwater" refers to a water table or saturated zone that exists year-round. Treatment of sewage occurs in the soils around the drainfield area. If groundwater comes in contact with the sewage before it has been adequately treated in the soils, there are two concerns: 1) very little treatment occurs in saturated soils – the presence of air is required for good treatment; and 2) sewage may be "forced" to the surface where it poses a potential public health hazard.

**Rule requirement:** PAR 340-071-0290 (b)(A). For approval of low pressure distribution systems, a minimum separation of 48 inches is required between the bottom of the disposal trenches (or seepage bed) and the upper level to which permanent groundwater is expected to rise. A bottomless sand filter system can be approved on sites with a minimum separation of 24 inches between the bottom of the filter and the upper level of permanent groundwater.



Soil conditions observed: The required 48-inch separation described in the rule for low-pressure distribution systems cannot be met on **Lots 3, 4, 5, 6 and 7**, and the required 24-inch separation for bottomless sand filter systems cannot be met on **Lots 1 and 2** due to shallow groundwater levels, as determined by measuring the depth to conditions associated with saturated soils and groundwater in the test pits.

### **Setback from property lines and building foundations**

Rule requirement: Table 1, OAR 340-071. 10' setback required.

Description: The required property line setback allows construction of the system without trespass or damage to neighboring properties. The foundation line setback prevents too much liquid from causing the soil under the building to settle and potentially damage the building.

Site Conditions Observed: The size and configuration of **Lots 1, 2, 3, 4, 5, 6 and 7** relative to residential development plans and maintaining required setbacks are such that only bottomless sand filter systems will be considered.

### **Clatsop Plains Special Considerations**

Description: For properties within the area generally known as the Clatsop Plains and *of less than one acre*, the approved onsite system shall be either a sand filter system or a pressurized distribution system with a design sewage flow not to exceed 450 gallons per day.

Rule requirement: OAR 340-071-0400(5)

Site conditions observed: **Lots 1, 2, 3, 4, 5, 6 and 7** are each less than one acre in size.

### **Alternatives for Lots 1 and 2**

As described above, the site and soil limitations for **Lots 1 and 2** do not provide enough separation from permanent groundwater levels to allow the installation of safe, reliable onsite sewage disposal systems. There may be some ways to overcome the site limitations. The following alternatives are suggested.

**Create an acceptable area for onsite sewage disposal by extending the height of existing sand fill areas** - To pursue this alternative, the existing sand fill areas must be extended in accordance with specifications for fill placement that are sufficient for subsurface sewage disposal. Each fill area must be extended such that the top surface area of fill meets the minimum area required for the approved systems, *including* 10-foot setbacks from the initial and replacement sand filters to the edges of the fill surface. Unless the entire lot is filled, a 3:1 sloped berm extending from the edges of the fill surface is required.

To fully demonstrate that bottomless sand filters can be installed in the improved sand fill areas and meet all construction and setback requirements, detailed site development plans showing the locations of the proposed house, driveway, utilities, sand fill areas and the initial and replacement sand filter areas accompanied by physical staking with color-coded and labeled stakes must be provided for each lot.

**NOTE:** To be included with this site evaluation, detailed site development plans must be submitted to the NCBO and both the sand fill improvements and the physical stakeouts made available for review by **January 8, 2009**, which is 90 days after the date of DEQ's first visit to the property. If the notification and plans are not received by this date, the properties will remain denied for onsite sewage disposal and any request for further evaluation will require new site

evaluation applications and fees. The property will be evaluated using DEQ rules in effect at the time of the new applications.

**Try for an easement and put the system on a neighboring property** - Test pits provided on an adjacent or nearby property for which an easement can be obtained and recorded may also be found suitable for onsite sewage disposal. If test pits on another tax lot are to be considered for an onsite system to serve the subject property, a new site evaluation and application fee will be required for each lot. Note that you will need to include written permission for DEQ entry onto the site from the owner of the other property, if you don't own the lot yourself. Also, the easement must be recorded with the county assessor's before DEQ can issue a favorable site evaluation report.

**Apply for a variance from one or more rule requirement** - You may request a variance from these rules, providing the Department with technical justification that demonstrates your proposed system will operate over an extended period of time, that it will not degrade the environment and that it will be protective of public health. A variance application, justification and exhibits, including this report, a land use compatibility statement, a list of adjoining property owners and detailed plans of your proposed system will be necessary. Technical advice from a knowledgeable consultant is recommended. A variance application fee of \$1360 per lot is required. A Variance Officer from DEQ will review the application and your property. A determination will be made, in writing, following an informational hearing.

#### **Additional Conditions of Site Approval for Lots 3, 4, 5, 6 and 7**

1. Sites on **Lots 3, 4, 5, 6 and 7** are approved for the types of onsite wastewater treatment systems described above. Peak sewage flow into each system is limited to a maximum of 450 gallons per day, with an average sewage flow of not more than approximately half of the peak sewage flow. This is normally sufficient to serve a single-family dwelling with a maximum of four bedrooms. Premature failure of the treatment system may occur if either of these flow limits is exceeded.
2. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void these approvals. Disposal areas shall maintain a 25-foot setback to any cut banks that may be created from an excavated cut for the house placement.
3. Both the initial and replacement disposal areas are to be protected from traffic, cover, development or other potential disturbance of natural soil conditions.
4. The areas must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways and building down spouts.
5. These approvals are given on the basis that the lots will not be further partitioned or subdivided.

These site approvals are valid until each system is constructed in accordance with a DEQ construction permit. Technical rule change shall not invalidate this approval, but may require use of a different kind of system. If there is a technical rule change affecting this site approval, the Department will attempt to notify in writing the current property owner as identified by the county assessor's records. The site approval runs with the land and will automatically benefit subsequent owners.

Attachment: Field Worksheets and Plot Plans

EVALUATION FIELD WORKSHEET

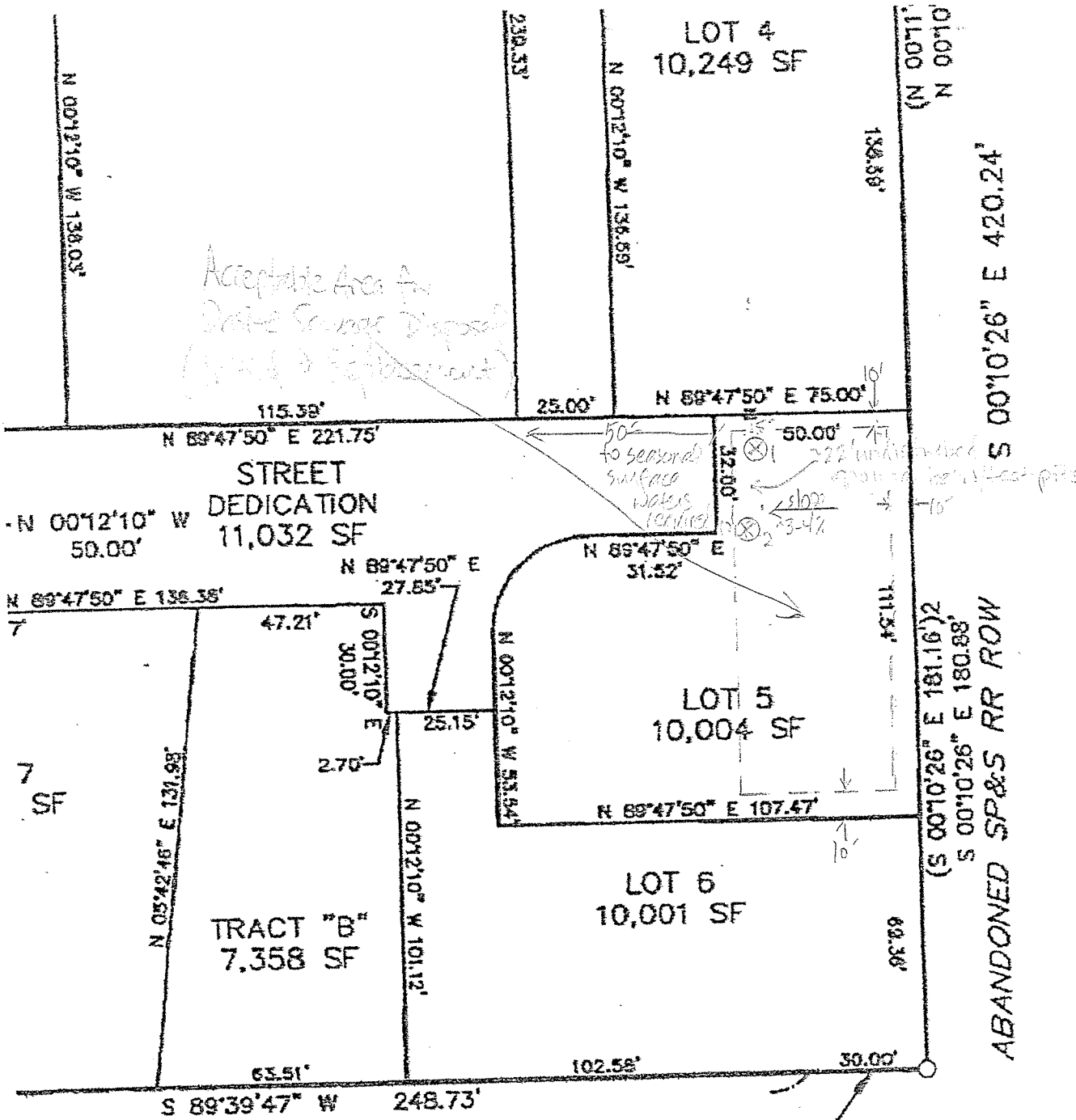
Township: 7 N Range: 10 W Section: 340D Tax Reference: 509-1015 Parcel Size: 10 004 sq. ft.  
 Owner/Applicant: Orbita-Phon LLC/Orbita Evaluator: Connie Schardt  
 Inspection Date(s): 10-29-08 Application Number: 407621  
Roller Lane - Phase 2 Lot 5

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 1	0-24	s (fill)	2.5Y 5-4/2; loose so; no roots
	24-37	ls + s mix	DE 2.5Y 5-4/2 to 2.10Y R/1 striations; loose so → FISBK
	37-55	s	2.5Y 5-4/3.2; loose so
Pit 2	0-12	ls + s	> 50% roots to Pit 1 @ 24-37" and
	12-55	s	@ 37-55"; few f.r.m. roots to ~40"
Pit 3			
Pit 4			

Landscape Notes: Stabilized dune with adjacent mounds to west  
 Slope: 2.3-4% Aspect: W Groundwater Type: No evidence  
 Other Site Notes: \_\_\_\_\_

SYSTEM SPECIFICATIONS

Design Flow: 450 gpd  
 Initial System: Bottomless Sand Filter ATT Treatment Standard: Z  
 Disposal Facility: 360 linear feet/square feet Maximum Depth: 36 inches Minimum Depth: \_\_\_\_\_ inches  
 Replacement System: Same as Initial System ATT Treatment Standard: \_\_\_\_\_  
 Disposal Facility: \_\_\_\_\_ linear feet/square feet Maximum Depth: \_\_\_\_\_ inches Minimum Depth: \_\_\_\_\_ inches  
 Special Conditions: Physical staking of initial & replacement sand filter areas required with site development plans for removal & replacement when the permit expires  
Note: Non-landfill site in area approved for sewage disposal may void this approval. Contact DEQ-NCRD for more information (also see report)



**PLOT PLAN**  
 OSBURD/OLSON LLC  
 7N-10W-34CD-500  
 BAILEY LANE PHASE 2  
 LOT 5  
 N ↑

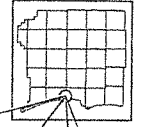
17N R10W SEC 34CD WM  
CLATSOP COUNTY  
Scale 1:1200



Canceled  
Ascertained

17N R10W  
17N R11W  
17N R12W  
17N R13W  
17N R14W  
17N R15W

*THOMAS YEAGER  
7N-10W-34CD-534  
OS BURR/OLSON LLC  
#38583*



March 04, 2014

7.10.34CD



This map is for general information only. It is not intended to be used for any legal purpose. The County does not warrant the accuracy of the information shown on this map. The County is not responsible for any errors or omissions on this map. The County is not responsible for any damages or losses resulting from the use of this map.

SEE MAP 7 10 34

SEE MAP 7 TO 34CA

SEE MAP 6 10 3BA

OREGON

COAST

HWY

101

SEE MAP 710 34CC

