



CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.portlandonline.com/bds  
Phone - (503) 823-6892 • TDD - (503) 823-6868 • FAX (503) 823-5433



April 15, 2010

HARTWELL HOMES LLC, ATTENTION JOHN HARTWELL  
5100 NW 137TH AVE  
PORTLAND, OR 97229

LFS 12-10  
Technical revision

SUBJECT: **Site Evaluation Report** Land Feasibility Study Application # 10-126392-SE  
For Property: 13610 NW SKYLINE BLVD/SECTION 25 2N 2W 2N2W25; TL 3500 34.17 ACRES;

Dear HARTWELL HOMES LLC, ATTENTION JOHN HARTWELL:

In response to your application, our office conducted a land feasibility study to evaluate the site legally described as 13610 NW SKYLINE BLVD/SECTION 25 2N 2W 2N2W25; TL 3500 34.17 ACRES; for the purpose of using an on-site wastewater treatment system in accordance with your proposed system and drainfield location.

Based on the standards in Oregon Administrative Rules (OAR) 340-71-260 through 360 adopted March 1, 2005, and our study of the land and natural soil, we have determined this site is suitable for the use of **an alternative technology treatment system (ATT)**.

The following minimum type and size of system components are required:

1. One, 1000 gallon septic tank and 500 gallon dose tank.
2. Equal distribution system with 1/2 pipe.
3. 38 lineal feet of absorption trench per bedroom for a total of 150 LF for the first four bedrooms and 25 LF for any bedrooms over four. Note: The system needs to be sized for a minimum of four bedrooms.
4. 12" max and min trench depth around TP #4 only.
5. GWI at 48" deep, 10' upslope of proposed drainfield.

LFS 12-10

This letter does not constitute a permit to install an on-site wastewater treatment system. However, an approved site evaluation report assures that the property owner will receive a permit to construct a system on the above referenced property provided procedures and conditions for permit issuance found in OAR 340-71-160 are met.

To apply for a permit, the property owner or a licensed DEQ installer must submit a scaled, contoured site plan and construction specifications to the City of Portland Development Services Center, Trade Permits, 1900 SW 4th Avenue, First Floor, Portland, Oregon, 97201. If you have any questions, please call us at 503-823-6892. Please note OAR 340-71-160 (3)(A) requires an approved land use compatibility statement from the local land use authority prior to issuance of the onsite wastewater treatment system permit.

A Certificate of Satisfactory Completion shall be issued only if all terms stipulated above are met. Failure to meet such compliance shall nullify this authorization.

Sincerely,

Erin Mick,  
REHS, Onsite Sanitation  
Multnomah County  
Site Development, BDS

cc: GRAFF, BRAD & GRAFF, LISA  
1660 NW 102ND AVE  
PORTLAND, OR 97229



CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.portlandonline.com/bds  
Phone - (503) 823-6892 • TDD - (503) 823-6868 • FAX (503) 823-5433



April 12, 2010

HARTWELL HOMES LLC, ATTENTION JOHN HARTWELL  
5100 NW 137TH AVE  
PORTLAND, OR 97229

LFS 12-10

SUBJECT: **Site Evaluation Report** Land Feasibility Study Application # 10-126392-SE  
For Property: 13610 NW SKYLINE BLVD/SECTION 25 2N 2W 2N2W25; TL 3500 34.17 ACRES;

Dear HARTWELL HOMES LLC, ATTENTION JOHN HARTWELL:

In response to your application, our office conducted a land feasibility study to evaluate the site legally described as 13610 NW SKYLINE BLVD/SECTION 25 2N 2W 2N2W25; TL 3500 34.17 ACRES; for the purpose of using an on-site wastewater treatment system in accordance with your proposed system and drainfield location.

Based on the standards in Oregon Administrative Rules (OAR) 340-71-260 through 360 adopted March 1, 2005, and our study of the land and natural soil, we have determined this site is suitable for the use of **an alternative technology treatment system (ATT)**.

The following minimum type and size of system components are required:

1. One, 1000 gallon septic tank and 500 gallon dose tank.
2. Equal distribution system with 1/2 pipe.
3. 150 lineal feet of absorption trench per bedroom for a total of 382 LF for the first four bedrooms and 25 LF for any bedrooms over four. Note: The system needs to be sized for a minimum of four bedrooms.
4. 12" max and min trench depth around TP #4 only.
5. GWI at 48" deep, 10' upslope of proposed drainfield.

This letter does not constitute a permit to install an on-site wastewater treatment system. However, an approved site evaluation report assures that the property owner will receive a permit to construct a system on the above referenced property provided procedures and conditions for permit issuance found in OAR 340-71-160 are met.

To apply for a permit, the property owner or a licensed DEQ installer must submit a scaled, contoured site plan and construction specifications to the City of Portland Development Services Center, Trade Permits, 1900 SW 4th Avenue, First Floor, Portland, Oregon, 97201. If you have any questions, please call us at 503-823-6892. Please note OAR 340-71-160 (3)(A) requires an approved land use compatibility statement from the local land use authority prior to issuance of the onsite wastewater treatment system permit.

A Certificate of Satisfactory Completion shall be issued only if all terms stipulated above are met. Failure to meet such compliance shall nullify this authorization.

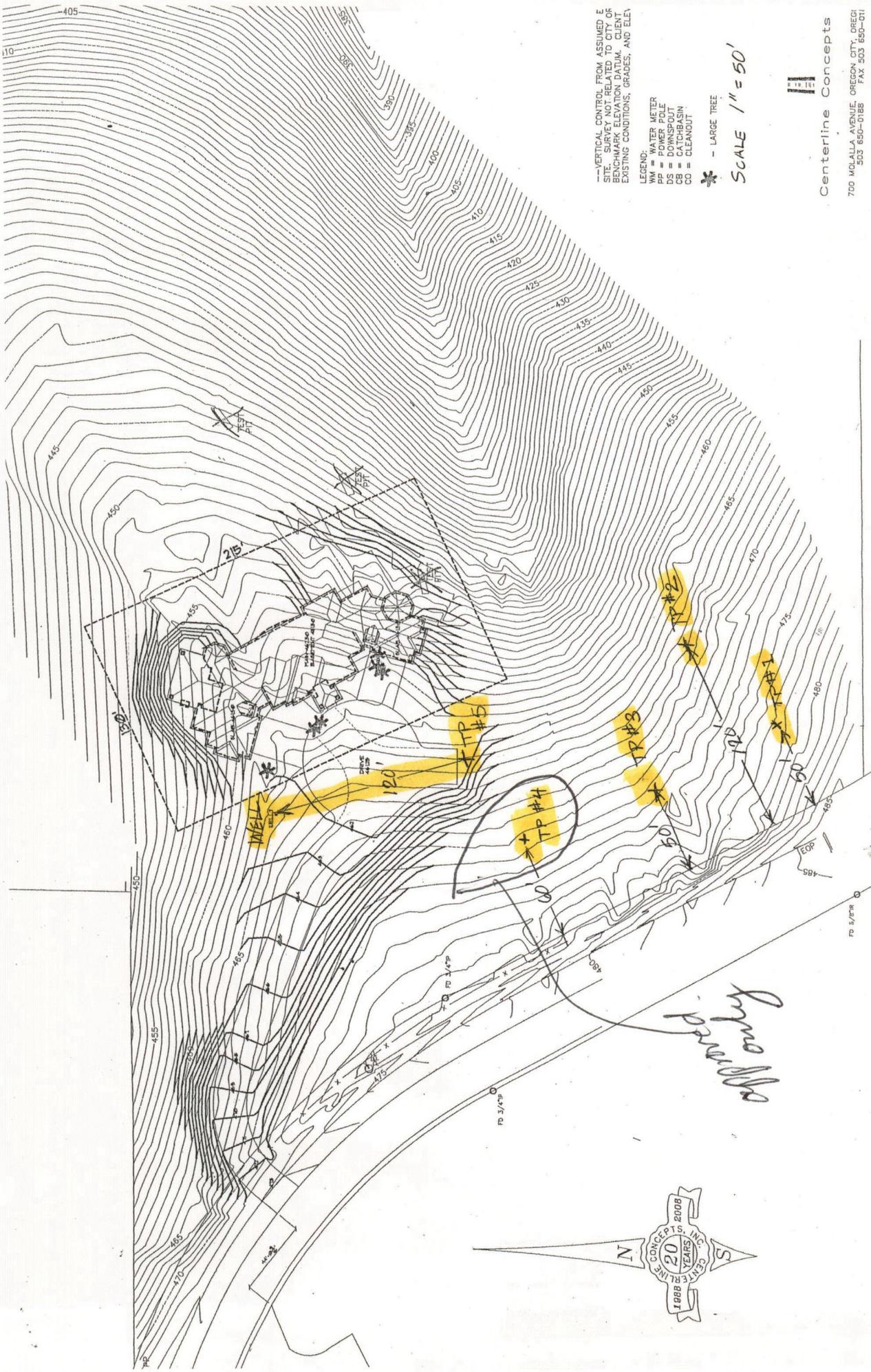
Sincerely,

Erin Mick,  
REHS, Onsite Sanitation  
Multnomah County  
Site Development, BDS

cc: GRAFF, BRAD & GRAFF, LISA  
1660 NW 102ND AVE  
PORTLAND, OR 97229

LFS 12-10

LFS 12-10



-- VERTICAL CONTROL FROM ASSUMED E  
 SITE. SURVEY NOT RELATED TO CITY OF  
 BENCHMARK ELEVATION DATUM. CLIENT  
 EXISTING CONDITIONS, GRADES, AND ELE

- LEGEND:
- WM = WATER METER
  - PP = POWER POLE
  - DS = DOWNSPOUT
  - CB = CLEANOUT
  - CC = CLEANOUT
  - \* = LARGE TREE

SCALE 1" = 50'



Centerline Concepts

700 MOLALLA AVENUE, OREGON CITY, OREGON  
 503 650-0188 FAX 503 650-0101

*E. Plisk*  
*4/12/10*

*Imperial*

4/7/10

T.P. #5  $H_2O$  in Pit

0-10.5" sil

10.5" mottled.

24" A gray subangular higher permeable  $H_2O$ .

T.P. #4  $H_2O$  in Pit

0-16" friable dark brown

mottled @ 16"

T.P. #3  $H_2O$  in Pit / near surface  
downslope (E side)

0-8" mottling

T.P. #2  $H_2O$  9" from surface.

T.P. #1  $H_2O$  in pit

0-11.5" mottled

New LFS (make sure  
new SE  
w/ 850 lbs)  
(they didn't.)

ATT

1000 gal septic and 500 gal diox  
tank.

Equal w/ 1/2 pipe ~~dist~~

382F per bdm  $\Rightarrow$  150 2F for 1<sup>st</sup> 4,  
25 4F ca.  $\Rightarrow$  4.

12" max ~~thin~~ around T.P. #4  
only.

6 WI @ 48" deep above ~~T.P. #4~~  
proposed D.F.