



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



July 29, 2008

ZANON, CRAIG G  
3124 SE CRYSTAL SPRINGS BLVD  
PORTLAND, OR 97202-8563

SUBJECT: **Site Evaluation Report—First Revision**  
Land Feasibility Study # 10-08 aka 08-125829-SE  
For Property: 9555 NW LIGHTNING RIDGE DR, 1N1W23 TL600, R201097

Dear CRAIG G ZANON:

In response to your application, our office conducted a land feasibility study to evaluate the site legally described as 9555 NW LIGHTNING RIDGE DR, 1N1W23 TL600, R201097 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 a standard septic tank and drainfield disposal system.

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

1. Serial distribution system with drop box.
2. One, 1000 gallon septic tank.
3. 440 lineal feet of absorption trench shall service a maximum of four (4) bedrooms.
4. Trench depth should be a minimum of 24 inches and a maximum of 30 inches.
5. The drainfield shall be placed in the area of the four test pits at the bottom of the toe slope.

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 that 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 DEQ licensed installer must submit a scaled contoured site plan to the City of Portland Development Services Center, 1900 SW 4<sup>th</sup> Avenue, First Floor, Portland, Oregon, 97201. 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 on-site wastewater treatment system permit.

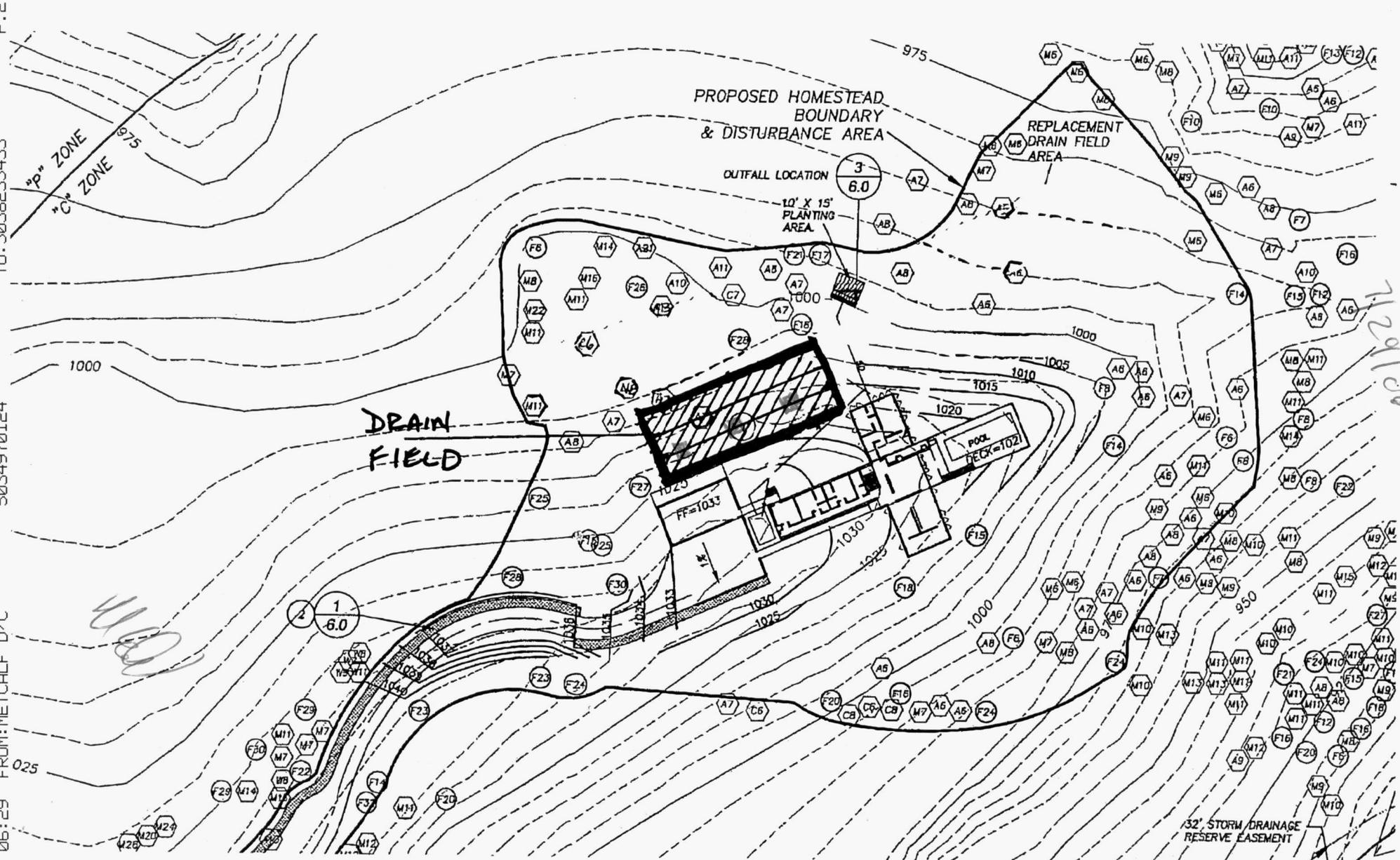
A Certificate of Satisfactory Completion shall be issued only if all terms stipulated above are met. Failure to meet such compliance shall nullify this authorization. If you have any questions, please call us at 503-823-7247.

Sincerely,

Mike Ebeling  
Sr. Environmental Site Inspector

MGE:db

LFS # 10-08 revised



9555 LIGHTNING RIDGE  
 PORTLAND, OR.

LFS#10-08  
 revised.  
 08-125829 SE

DRAIN FIELD LOCATION  
 all 3 approved for standard

JUL-23-2008 06:29 FROM: METCALF DYC 004530124



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Phone - (503) 823-6892 • TDD - (503) 823-6868 • FAX (503) 823-5433

May 14, 2008

ZANON, CRAIG G  
3124 SE CRYSTAL SPRINGS BLVD  
PORTLAND, OR 97202-8563

SUBJECT: **Site Evaluation Report**  
Land Feasibility Study #10-08 aka 08-125829-SE  
For Property: 9555 NW LIGHTNING RIDGE DR; 1N1W23 00600; R201097

Dear CRAIG G ZANON:

In response to your application, our office conducted a land feasibility study to evaluate the site legally described as 9555 NW LIGHTNING RIDGE DR, 1N1W23 00600; R201097 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 sand filter system.

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

1. One 1500 gallon dosing septic tank discharging to a 420 square foot sand filter.
2. Sand filter drains to a second tank (1000 gallon), which goes into an equal distribution system with hydrosplitter.
3. 66 lineal feet long absorption trench per bedroom for first three bedrooms and 33 lineal feet per bedroom for any bedrooms over three. Note: The system needs to be sized for a minimum of three bedrooms.
4. Trench depth should be 18 inches minimum/maximum.
5. Both primary and secondary drainfields shall be placed around the three test pits.

LFS 10-08

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 that 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 DEQ licensed installer must submit a scaled contoured site plan to the City of Portland Development Services Center, 1900 SW 4<sup>th</sup> Avenue, First Floor, Portland, Oregon, 97201. 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 on-site 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. If you have any questions, please call us at 503-823-7247.

Sincerely,

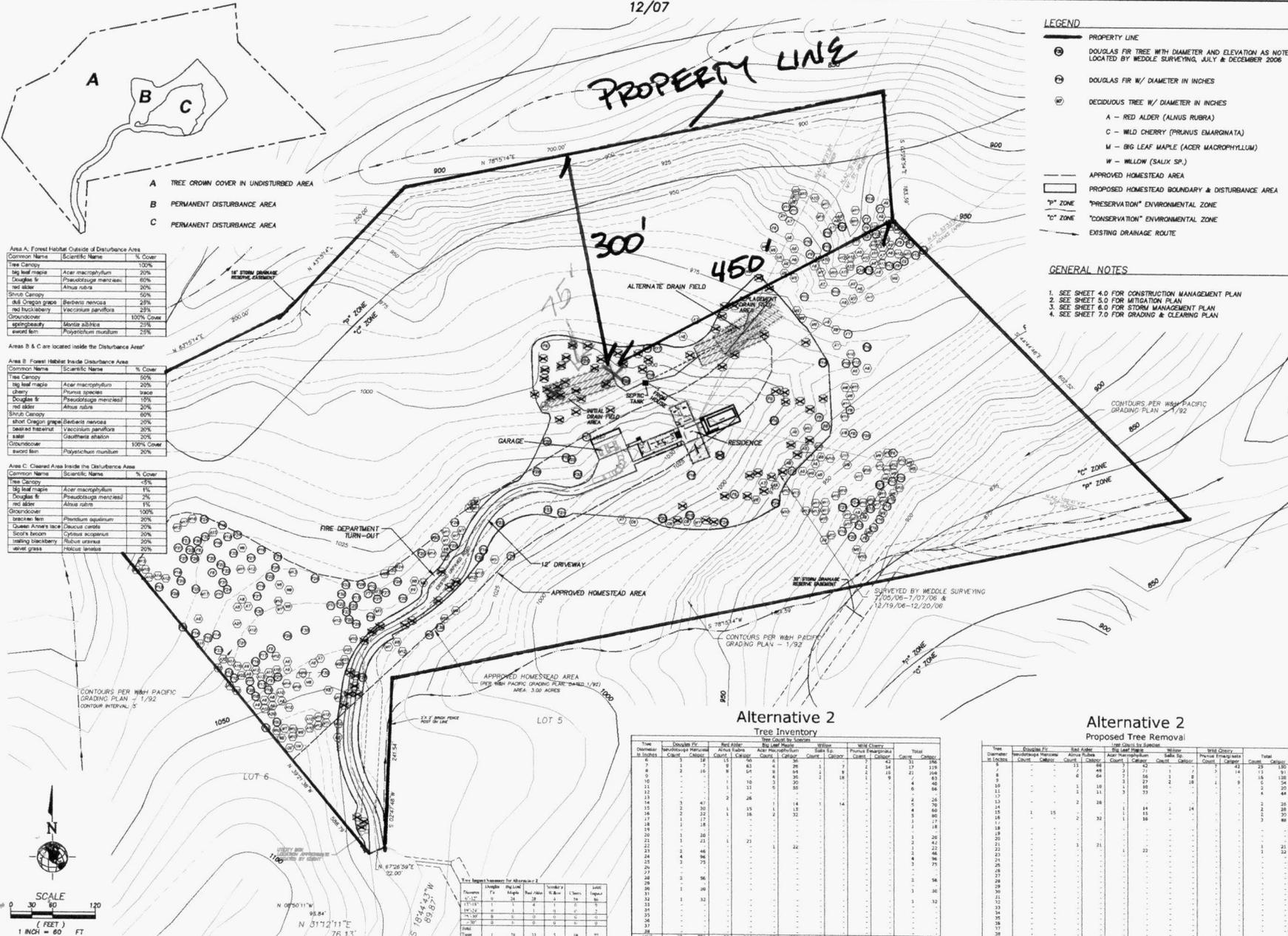
  
Mike Ebeling, REHS

Sr. Environmental Site Inspector

ME:db

12/07

PROPERTY LINE



- LEGEND**
- ⊖ PROPERTY LINE
  - ⊕ DOUGLAS FIR TREE WITH DIAMETER AND ELEVATION AS NOTED, LOCATED BY WEDDLE SURVEYING, JULY & DECEMBER 2006
  - ⊙ DOUGLAS FIR W/ DIAMETER IN INCHES
  - ⊗ DECIDUOUS TREE W/ DIAMETER IN INCHES
    - A - RED ALDER (ALNUS RUBRA)
    - C - WILD CHERRY (PRUNUS EMARGINATA)
    - M - BIG LEAF MAPLE (ACER MACROPHYLLUM)
    - W - WILLOW (SALIX SP.)
  - ▭ APPROVED HOMESTEAD AREA
  - ▭ PROPOSED HOMESTEAD BOUNDARY & DISTURBANCE AREA
  - P ZONE "PRESERVATION" ENVIRONMENTAL ZONE
  - C ZONE "CONSERVATION" ENVIRONMENTAL ZONE
  - EXISTING DRAINAGE ROUTE

- GENERAL NOTES**
1. SEE SHEET 4.0 FOR CONSTRUCTION MANAGEMENT PLAN
  2. SEE SHEET 5.0 FOR MITIGATION PLAN
  3. SEE SHEET 6.0 FOR STORM MANAGEMENT PLAN
  4. SEE SHEET 7.0 FOR GRADING & CLEARING PLAN

**Area A: Forest Habitat Outside of Disturbance Area**

Common Name	Scientific Name	% Cover
Tree Canopy		100%
Big leaf maple	Acer macrophyllum	20%
Douglas fir	Pseudotsuga menziesii	60%
Red alder	Alnus rubra	20%
Shrub Canopy		50%
Salal	Berberis nervosa	20%
Red huckleberry	Vaccinium parviflorus	25%
Groundcover		100%
Moist sedge	Moist sedge	20%
Sweet fern	Polytaichum munibum	25%

**Area B: Forest Habitat Inside Disturbance Area**

Common Name	Scientific Name	% Cover
Tree Canopy		50%
Big leaf maple	Acer macrophyllum	20%
Cherry	Prunus species	trace
Douglas fir	Pseudotsuga menziesii	10%
Red alder	Alnus rubra	20%
Shrub Canopy		60%
Salal	Berberis nervosa	20%
Red huckleberry	Vaccinium parviflorus	20%
Salal	Gaultheria shallon	20%
Groundcover		100%
Sweet fern	Polytaichum munibum	20%

**Area C: Cleared Area Inside the Disturbance Area**

Common Name	Scientific Name	% Cover
Tree Canopy		25%
Big leaf maple	Acer macrophyllum	1%
Douglas fir	Pseudotsuga menziesii	2%
Red alder	Alnus rubra	1%
Groundcover		100%
Breacher fern	Phacelis aquilina	20%
Quaker Amaranth	Chenopodium	20%
Scott's beard	Cytisus scoparius	20%
Trailing huckleberry	Rubus ursinus	20%
weeds	Various species	20%

**Alternative 2 Tree Inventory**

Tree Diameter (inches)	Douglas Fir		Red Alder		Big Leaf Maple		Willow		Wild Cherry		Total
	Count	Caliber	Count	Caliber	Count	Caliber	Count	Caliber	Count	Caliber	
6	2	2	9	63	4	28	1	7	2	14	119
8	1	14	9	57	8	33	1	8	2	14	104
10	-	-	1	10	1	35	2	18	1	9	63
12	-	-	1	12	1	11	-	-	-	-	40
14	-	-	2	24	0	50	-	-	-	-	86
16	3	47	1	15	1	14	1	14	-	-	76
18	1	30	1	17	1	12	-	-	-	-	60
20	2	32	1	16	2	32	-	-	-	-	80
22	1	17	-	-	-	-	-	-	-	-	42
24	1	18	-	-	-	-	-	-	-	-	18
26	1	30	-	-	-	-	-	-	-	-	30
28	1	21	1	21	-	-	-	-	-	-	20
30	1	21	-	-	-	-	-	-	-	-	22
32	2	46	1	42	-	-	-	-	-	-	88
34	1	25	-	-	-	-	-	-	-	-	25
36	1	29	-	-	-	-	-	-	-	-	29
38	1	36	-	-	-	-	-	-	-	-	36
40	1	26	-	-	-	-	-	-	-	-	26
42	1	32	-	-	-	-	-	-	-	-	32
44	1	30	-	-	-	-	-	-	-	-	30
46	1	32	-	-	-	-	-	-	-	-	32
48	1	36	-	-	-	-	-	-	-	-	36
50	1	32	-	-	-	-	-	-	-	-	32
52	1	36	-	-	-	-	-	-	-	-	36
54	1	36	-	-	-	-	-	-	-	-	36
56	1	36	-	-	-	-	-	-	-	-	36
58	1	36	-	-	-	-	-	-	-	-	36
60	1	36	-	-	-	-	-	-	-	-	36
Total	1	78	11	1	1	18	1	18	1	1	133

**Alternative 2 Proposed Tree Removal**

Tree Diameter (inches)	Douglas Fir		Red Alder		Big Leaf Maple		Willow		Wild Cherry		Total
	Count	Caliber	Count	Caliber	Count	Caliber	Count	Caliber	Count	Caliber	
6	1	2	8	61	3	25	1	7	1	14	106
8	1	14	8	56	7	33	1	8	2	14	99
10	-	-	1	10	1	35	2	18	1	9	63
12	-	-	1	12	1	11	-	-	-	-	40
14	-	-	2	24	0	50	-	-	-	-	86
16	3	47	1	15	1	14	1	14	-	-	76
18	1	30	1	17	1	12	-	-	-	-	60
20	2	32	1	16	2	32	-	-	-	-	80
22	1	17	-	-	-	-	-	-	-	-	42
24	1	18	-	-	-	-	-	-	-	-	18
26	1	30	-	-	-	-	-	-	-	-	30
28	1	21	1	21	-	-	-	-	-	-	20
30	1	21	-	-	-	-	-	-	-	-	22
32	2	46	1	42	-	-	-	-	-	-	88
34	1	25	-	-	-	-	-	-	-	-	25
36	1	29	-	-	-	-	-	-	-	-	29
38	1	36	-	-	-	-	-	-	-	-	36
40	1	26	-	-	-	-	-	-	-	-	26
42	1	32	-	-	-	-	-	-	-	-	32
44	1	30	-	-	-	-	-	-	-	-	30
46	1	32	-	-	-	-	-	-	-	-	32
48	1	36	-	-	-	-	-	-	-	-	36
50	1	32	-	-	-	-	-	-	-	-	32
52	1	36	-	-	-	-	-	-	-	-	36
54	1	36	-	-	-	-	-	-	-	-	36
56	1	36	-	-	-	-	-	-	-	-	36
58	1	36	-	-	-	-	-	-	-	-	36
60	1	36	-	-	-	-	-	-	-	-	36
Total	1	78	11	1	1	18	1	18	1	1	133

CRAIG ZANON  
 LOT 7 LAKOTA SUBDIVISION  
 SITE DEVELOPMENT PLAN  
 REVISED ALTERNATIVE 2

DRAWN BY:	RA	APPROVED BY:	JAE
DATE:	12/21/07	PLOT DATE:	01/28/08
REVISION:		REVISION:	
OWNER REVISIONS:		OWNER REVISIONS:	

N 78°15'14"E

N 43°15'14"E

250.00'

08-125829 SE

LFS # 10-08

N.A.Z. 26°31'5"

N.A.Z. 31°48'57"

18" FIR

20" FIR

19" FIR

918.8

956.0

970.98

981.0

983.9

973.3

975

993.2

998.4

1001.1

1001.0

1003.7

1000.3

1000

1001.7

1002.28

28" FIR

1005.5

1000

14" FIR

16" FIR

986.62

991.67

1002.7

989.8

1010.42

14" FIR

991.9

988.1

967.62

1025

1031.8

1031.5

1033.28

1025

1023.04

18" FIR

15" FIR

1010.42

983.8

950

27" FIR  
124' HIGH

24" FIR  
124' HIGH

21" FIR  
115' HIGH

975

24" FIR

935.7

925

1010.6

20" FIR

16" FIR

24" FIR

982.0

1041.7

1038.7

1031.6

1035.1

1033.4

1036.7

30" FIR

1043.1

935.7

TP1

TP2

TP3

Slope

390

14" FIR

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1033.4

1036.7

30" FIR

1043.1

935.7

TP1

TP2



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.portlandonline.com/bds



Land Feasibility Study Information Form
Land Development Using an On-Site Sewage Disposal System

- Each section should be completed by the party indicated, and all sections must be completed.
Please return, FAX or mail completed form to:
City of Portland, Oregon, Bureau of Development Services, Environmental Soils Section, 1900 SW 4th Avenue, Suite 5000, Portland, Oregon 97201. Phone 503-823-7790, FAX 503-823-5433.

Applicant complete this section

Applicant name CRAIG ZANON Date 4-30-08

Site location/street address 9498 N.W. LIGHTNING RIDGE DR.

City PORTLAND 9531 State OR Zip Code 97229

Legal description LOT 7 LAKOTA DEVELOPMENT

Type of water system: Well Spring Other PUBLIC

Intended or proposed use of this property is:

Single family residential, including mobile/manufactured homes Number of bedrooms 4
Multiple residential Total number of units
Commercial Daily sewage flow
Other

There is is not an existing residential building on this parcel at this time.

Comments 08-105885-000-00-RS

JOE BELL - SEPTIC CONTRACTOR - 503-502-1208

Water District complete this section (Applicant must take this form to the water district office. To locate your water district, please call 503-823-1524.)

Water will be supplied to the following proposed development by Craig Zanon Portland Water Bureau

Site location/street address 9531 NW Lightning Ridge Dr.

City Portland State OR Zip Code 97229

Legal description

Water district Portland Water Bureau

Name and title Ward Curtis Engr. Tech II Date 4/30/08

Comments Service branch to property already exists.

continued on back

**Appropriate Zoning Jurisdiction complete this section** (Applicant must take this form to the appropriate zoning office. If property is outside Portland City Limits, please contact Multnomah County at 503-988-3043.)

Zoning RFcb, RF fp Date 4/30/08  
Site location/street address 9537 NW Lightning Ridge Dr.  
City Portland State OR Zip Code 97229  
Legal description Lot 7, Lakota

This concerns that status of the subject property relative to current land use regulations. The Division of Planning and Development has reviewed the referenced property and finds:

All applicable land use regulations have been met.

The following land use regulations have not been met.

Zoning ordinance  Subdivision ordinance  Other Planning Review Checksheet dated 4/10/08

Comments Checksheet corrections submitted 4/10/08. Status = "under review".  
All applicable land use regulations may be regarded as met upon final  
of permit CD-105805-RS.

Name and title Jasen Richling Date 4/30/08

**Applicant complete the Soils Information**

Please have the two (2) test pits dug and ready for inspection by the Environmental Soils Inspector. See paragraph 2 of the procedure sheet.

We have dug or will dig the two (2) test pits in accordance with the diagram outlined below and will call you for inspection.

Applicant CHARLIE METCALF FOR CRAIG ZANON Phone 503-708-0054

It is required that property access and test pits be marked and flagged for field inspection location.

Please sketch a location map below showing test pits and distance from any landmarks which may help City personnel in locating the test holes.

Indicate dimensions from the adjacent property lines where test pits have been dug.





**Sanitation Permit Application**  
 City of Portland - Bureau of Development Services  
 1900 SW 4th Avenue, Portland, Oregon 97201  
 503-823-7300 • www.portlandonline.com/bds

08-125829 SE

**CATEGORY OF CONSTRUCTION**

Single Family Dwelling    Commercial/Industrial    Accessory Building  
 Multi-Family    Other: \_\_\_\_\_

Single Family Dwelling or Multi-Family, list # of bedrooms: \_\_\_\_\_  
 Commercial/Industrial, list # of employees/customers: \_\_\_\_\_  
 Projected daily sewage flow: \_\_\_\_\_

**TYPE OF WORK**

Land Feasibility Study

New Construction - Installation  
 Minor Repair                       Major Repair  
 Minor Alteration                       Major Alteration  
 All Pumping Systems with Single Pump, Excluding Sand Filter

Existing System Evaluation  
 Evaluation for Temporary or Health Hardship Mobile Home  
 Decommission Inspection (  Requirement of LUR # \_\_\_\_\_ )  
 Certification of On-Site Sewage Disposal System  
 Permit Transfer, Reinstatement, or Renewal  
 Reinspection

**DESCRIPTION OF SYSTEM**

Type of System, Tank Size and Lineal Feet of Drainfield

\_\_\_\_\_

**JOB SITE INFORMATION AND LOCATION**

Job address: 9531 4498 N.W. LIGHTNING RIDGE  
 City/State/Zip: PORTLAND, OR. 97229  
 Street/Cross Street: SKYLINE BLVD  
 Legal Description: LOT 7 LAKOTA SUBDIVISION  
 Size or Acreage of Parcel: 18.97 ACRES  
 Source of Domestic Water:    Private    Public

**INSTALLER**

Installer's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 DEQ Lic. No.: \_\_\_\_\_  
 Authorized Signature: \_\_\_\_\_  
 Print name: \_\_\_\_\_ Date: \_\_\_\_\_

PROPERTY OWNER    APPLICANT

Name: CRAIG ZANON  
 Address: 3124 S.E. CRYSTAL SPRINGS RD.  
 City/State/Zip: PORTLAND, OR. 97202  
 Phone: 503-507-3317 Fax: 503-532-5514  
 Signature: \_\_\_\_\_ Date: 4/28/08

**SANITATION PERMIT FEES**

Permit Fee	
Plan Review Fee	
DEQ Surcharge (if applicable)	
<b>TOTAL PERMIT FEE</b>	

Credit Card    Trust

FEES		
FEE DESCRIPTION	QTY	PRICE
<b>Site Evaluation - Land Feasibility Study (LFS)</b>		
Land Feasibility Study (up to 600 gallons)	1	725
Large Systems (601 - 2,500 gal.)	# of gallons _____	247
Additional fee charged per 500 gallons		
<b>New Single Family Construction - Installation Permit</b>		
Standard Septic Tank/Drainfield		952
Sand Filtration		1,294
Advanced Treatment Technology		1,294
Cepping Fill		1,294
Pressure Distribution		1,294
Seepage Trench		952
Tile Dewatering		1,294
Gray Water Waste Disposal Sump		488
Other (Redundant and Sleep Slope)		952
<b>Single Family Repair Permit</b>		
Septic Tank/Drainfield - Major		507
Septic Tank - Minor		251
Difference from Authorization Notice Fee Charged		
<b>New Commercial/Multi-Family Construction - Installation Permit</b>		
Standard Septic Tank/Drainfield		952
Sand Filtration		1,294
Advanced Treatment Technology		1,294
Alternative System		1,294
Holding Tank		952
Large System (601-2,500 gal.)	# of gallons _____	121
Additional fee charged per 500 gallons		
<b>Commercial/Multi-Family Repair Permit</b>		
Septic Tank/Drainfield - Major		952
Septic Tank - Minor		488
Alternative System - Major		1,294
Holding Tank - Minor		952
Large System (601-2,500 gal.)	# of gallons _____	121
Additional fee charged per 500 gallons		
<b>All Pumping Systems (with Single Pump, excluding Sand Filters)</b>		
Single Pump System		75
<b>Commercial Facilities System Plan Review</b>		
601 - 2,500 gallons		572
<b>Alteration Permit</b>		
Cesspool - Major		957
Septic Tank/Drainfield - Major		957
Septic Tank - Minor		488
NOTE: If the result of your authorization notice results in a major septic repair, the fee for the authorization notice will be deducted from the major alteration permit fee.		
<b>Permit Transfer, Reinstatement, or Renewal</b>		
With Field Visit		587
Without Field Visit		247
<b>Evaluation for Temporary or Health Hardship Mobile Home</b>		
Biennial Inspection		488
<b>Existing System Evaluation</b>		
FHA/VA Loan		589
<b>DEQ Surcharge</b>		
DEQ Surcharge		40
<b>Reinspection</b>		
Reinspection Fee (Commercial or Residential)		488
<b>Decommission</b>		
Without Site Visit or With Site Visit and another on-site permit		91
With Site Visit, but no other on-site permit		189
<b>Certification of On-Site Sewage Disposal System</b>		
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MIKE - PLEASE CONTACT ME FOR HELP IN LOCATING  
 PITS IF YOU HAVE A PROBLEM. THANKS  
 CHARLIE METCALF - 503-708-0054