



CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES
ENVIRONMENTAL SOILS



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

Authorization Notice for Change to a Single Family Residence—NOT an Inn

Address: 40301 E LARCH MOUNTAIN RD Date: February 21, 2013

In compliance with OAR 340-71-205 the following information is submitted herein regarding the existing subsurface sewage system:

A. Type of Building: Single Family Dwelling

Dwelling	<u>5</u>	Commercial		
	(No. of bedrooms)		(Gallons/Daily Sewage Flow)	No. of employees/customers

B. Size of Existing System

(1) Septic Tank	<u>1500</u>
	(Gallon Capacity)
(2) Drainfield	<u>450</u>
	(No. & Length of Trenches)
(3) Cesspool or Seepage Pits	<u></u>
	(No. & Size)

A site visit on 2/15/13 found all tanks in good condition with the aide of EMS and the sludge judge, found the tanks do not need to be pumped at this time. Since this system has been monitored over the last 7 years, I am waiving the tank pumping requirement with this decrease in use.

No inspection ports were found on the drainfield lines. The hydrosplitter did not show signs of leakage or malfunctioning. This is all that could be checked for this authorization. A complete analysis is expected to be performed when/if the home changes back into an Inn.

Note: Any change to this use from a SFR to a Bed and Breakfast, an Inn, or commercialized gathering location for occasional weddings, dinners, or other will require this property to be on a WPCF without exception or discussion.

Brain Aho

(Applicant)

32705 E Hst Col Rvr Hwy Corbett,

OR 97019

(Address)

503-313-3915

(Telephone)

Based upon the information proved above, this Authorization Notice to use the existing system is:

Issued Not Approved [Alteration Permit Required] No further development allowed on this property

2/21/13

(Date)

Erin Mick

(Sanitarian)



MULTNOMAH COUNTY OREGON
LAND USE AND TRANSPORTATION PROGRAM
 1600 SE 190TH AVE., SUITE 116, PORTLAND, OR 97233
 PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

**CERTIFICATION OF
 ONSITE SEWAGE DISPOSAL**
 For rural unincorporated Multnomah
 County

*Take this form to the Trade Permits Section,
 City of Portland, Development Services Center
 (see back of form for information)*

Address of Proposed Work 40301 East Larch Mountain Road, Corbett, Oregon 97019
 Property Map & Tax Lot #: 1N, 5E, 30CC, 01600 Alternate Acct. #R: R832300010

Description of proposed work for this certification: Rebuild Structure from Previous Fire Damage. to a
5 bedroom home only.

Change in number of bedrooms? Y N # of existing bedrooms 15 # of bedrooms at completion 15

Applicant's Name Brian Aho, Aho Custom Building & Remodeling, Inc.

Mailing Address 32705 E. Historic Columbia River Hwy Phone (503) 313-3915

City Corbett State Oregon ZIP 97019

-- TO THE APPLICANT --

One form is required for each lot affected.

Land Use approval involving new construction or addition to any building(s), a change in use, the creation of a new parcel, or property line adjustment requires approval by the Sanitarian. If you use a private onsite sewage disposal system, complete the above section of this form and deliver it to the City of Portland, Trade Permits Section at the address below. After the Sanitarian has reviewed and returned this form to you, include the form and the signed site plan in your application to Multnomah County Land Use.

This form *must* be accompanied by:

1. **Scaled, legible site plan** (11"x17") showing the location of all proposed development and of existing structures on the site, sewage and storm water disposal systems, wells, creeks and drainage ways
2. **Floor plans** (8 1/2"x11") for any interior remodel or exterior work resulting in alteration of the existing floor plan
3. Current **City of Portland Sanitation Application**

Mail or deliver completed application to:

City of Portland, Bureau of Development Services
 Trade Permits
 1900 SW 4th Ave., First Floor
 Portland, OR 97201

For further information call:
 Trade Permits (503) 823-7363
 Records & Resources (503) 823-7660

Note: Refer to the current sanitation application for the current fee for certification of onsite sewage disposal with site visit. The review and completion time of this certification may take up to 20 business days. If you have further technical questions, please call 503-823-6892

-- TO BE COMPLETED BY THE SANITARIAN --

Based on present knowledge of the area, the proposed use described above, and on current regulations of the Oregon Department of Environment Quality, the Sanitarian hereby finds that:

- Land Feasibility Study No. _____ certifies this property for an onsite sewage disposal system in form of:
- Standard septic tank and drainfield
 Sandfilter and drainfield
 ATT (Advanced Treatment Technology) and drainfield
- The proposed use will not impact the existing system(s), which is:

Conditions/comments Any commercialization of property will require a WPLF permit w/o discussion or exception.

Erin M. Galt
 Registered Environmental Health Specialist

2/21/13
 Date

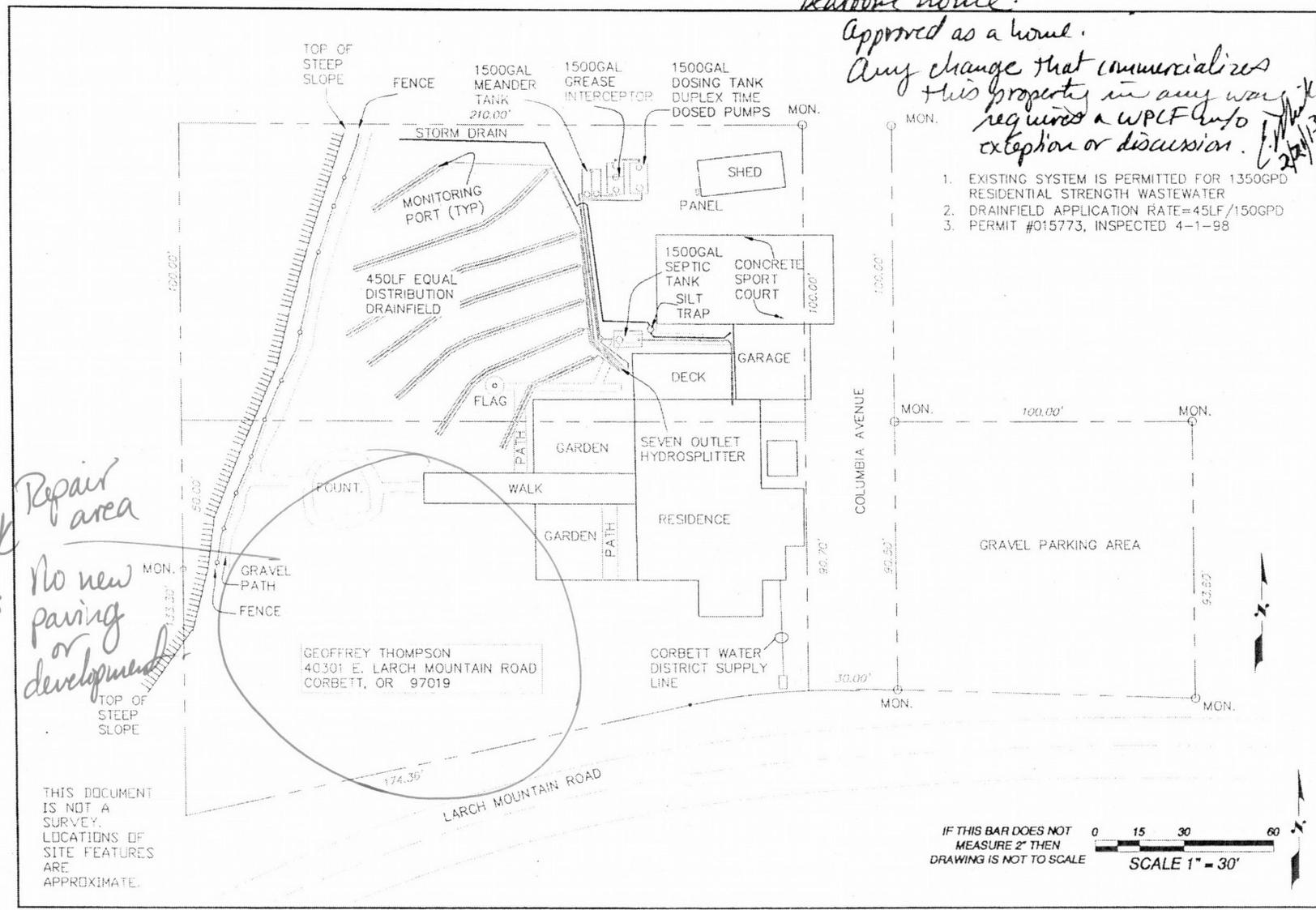
RETURN THIS FORM TO Multnomah County

Permit No. 13-115921 SE
 Date 2/21/13

13-115921 SE
 Change use from Inn to a 5
 Bedroom home.

Approved as a home.
 Any change that commercializes
 this property in any way
 requires a WPCF info
 exception or discussion.

1. EXISTING SYSTEM IS PERMITTED FOR 1350GPD RESIDENTIAL STRENGTH WASTEWATER
2. DRAINFIELD APPLICATION RATE=4SLF/150GPD
3. PERMIT #015773, INSPECTED 4-1-98



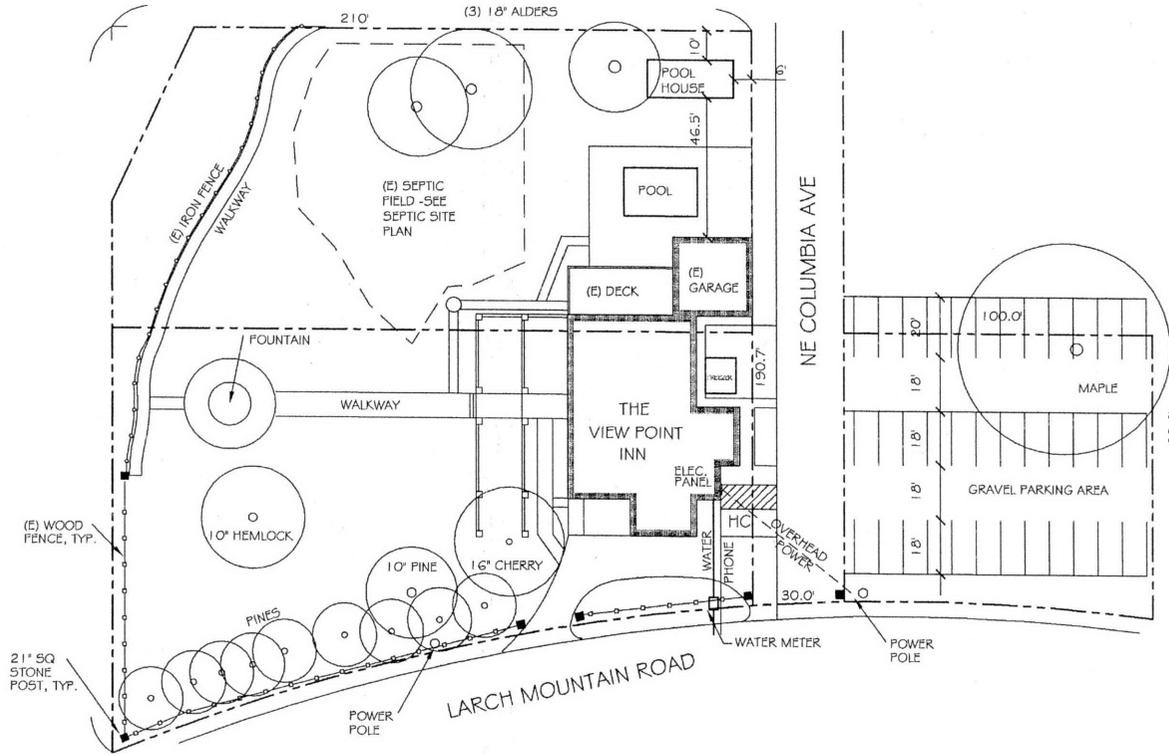
E. Wick
 3/24/13
 Repair area
 No new paving or development

THIS DOCUMENT IS NOT A SURVEY. LOCATIONS OF SITE FEATURES ARE APPROXIMATE.

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE
 SCALE 1" = 30'

PAGE 1 of 1	7 Feb 2013	SCALE: 1" = 30'
Geoffrey Thompson		
T. IN, R. 5E, Sec. 30CC, T. L. 1600 (EMS 13-0007)		
Septic Site Plan		
ENVIRONMENTAL MANAGEMENT SYSTEMS, INC. © ALL RIGHTS RESERVED 503-353-9691 260-735-1169 503-353-9695 503-322-2700 503-322-2701 www.emsengsys.com 4080 SE International Way Suite B112 Milwaukie, OR 97222		

13-115921 SE



N
SITE PLAN
SCALE: 1" = 20'

ANGLE DESIGN	
30421 NE HURT ROAD, TROUTDALE, OR 97060 PH: 503.766.3213 angledesign@comcast.net	
THE VIEWPOINT INN	40301 E LARCH MTRNROAD, CORBETT, OR 97019
SITE PLAN	
DATE:	01/31/2013
SCALE:	1"=20'
DRAWING #	2

13-115921 SE



A EAST ELEVATION
SCALE: 1/4" = 1'-0"



A WEST ELEVATION
SCALE: 1/4" = 1'-0"

ANGLE DESIGN	
30421 NE HURTI ROAD, TROUTDALE, OR 97060 PH: 503.766.3213 anglecdesign@comcast.net	
THE VIEW POINT INN	40301 E LARCH MTN ROAD, CORBETT, OR 97019
EAST & WEST ELEVATIONS	
DATE:	02/14/2013
SCALE:	1/4" = 1'-0"
DRAWING #	3

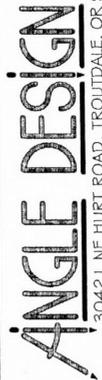


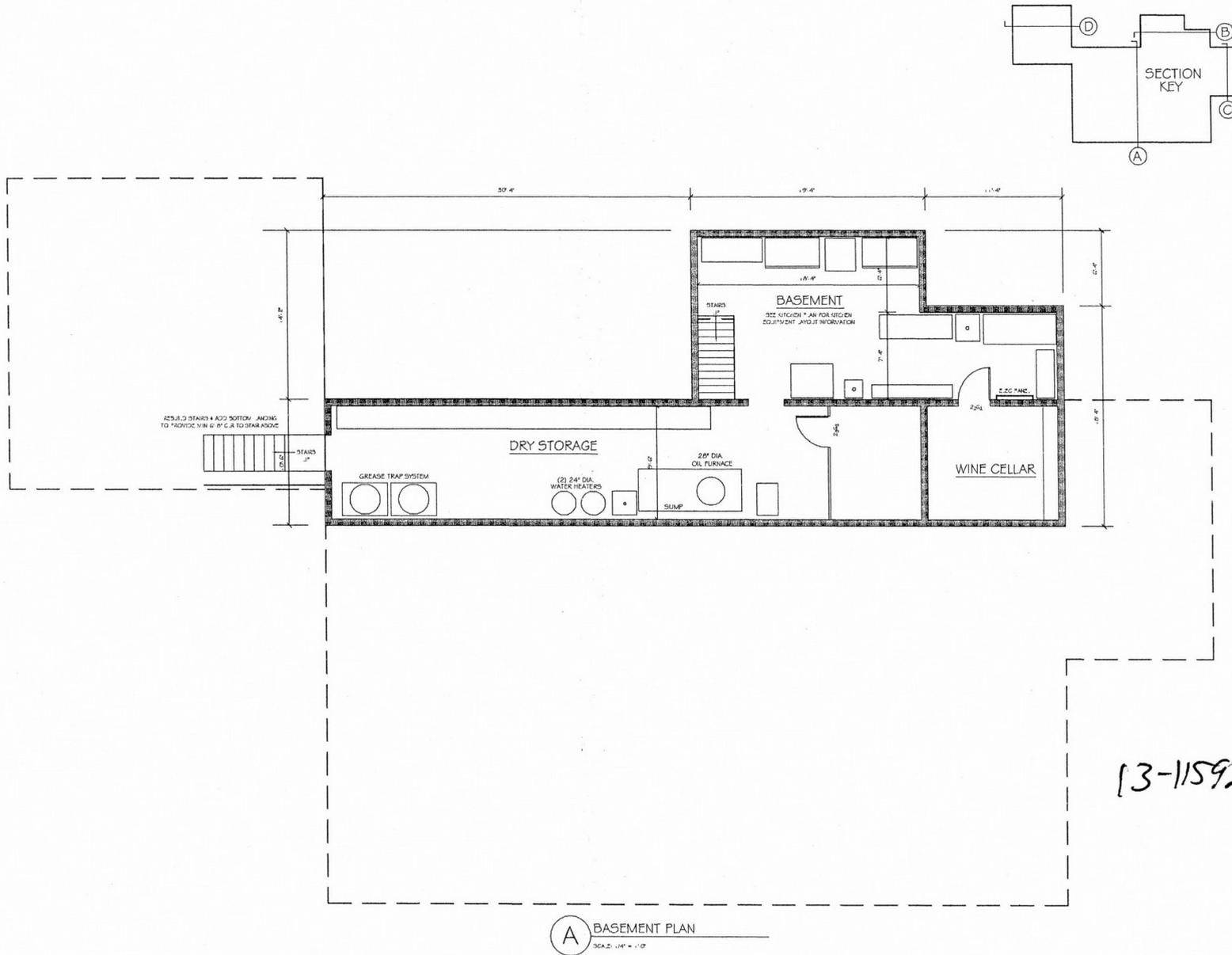
B NORTH ELEVATION
SCALE: 1/4" = 1'-0"



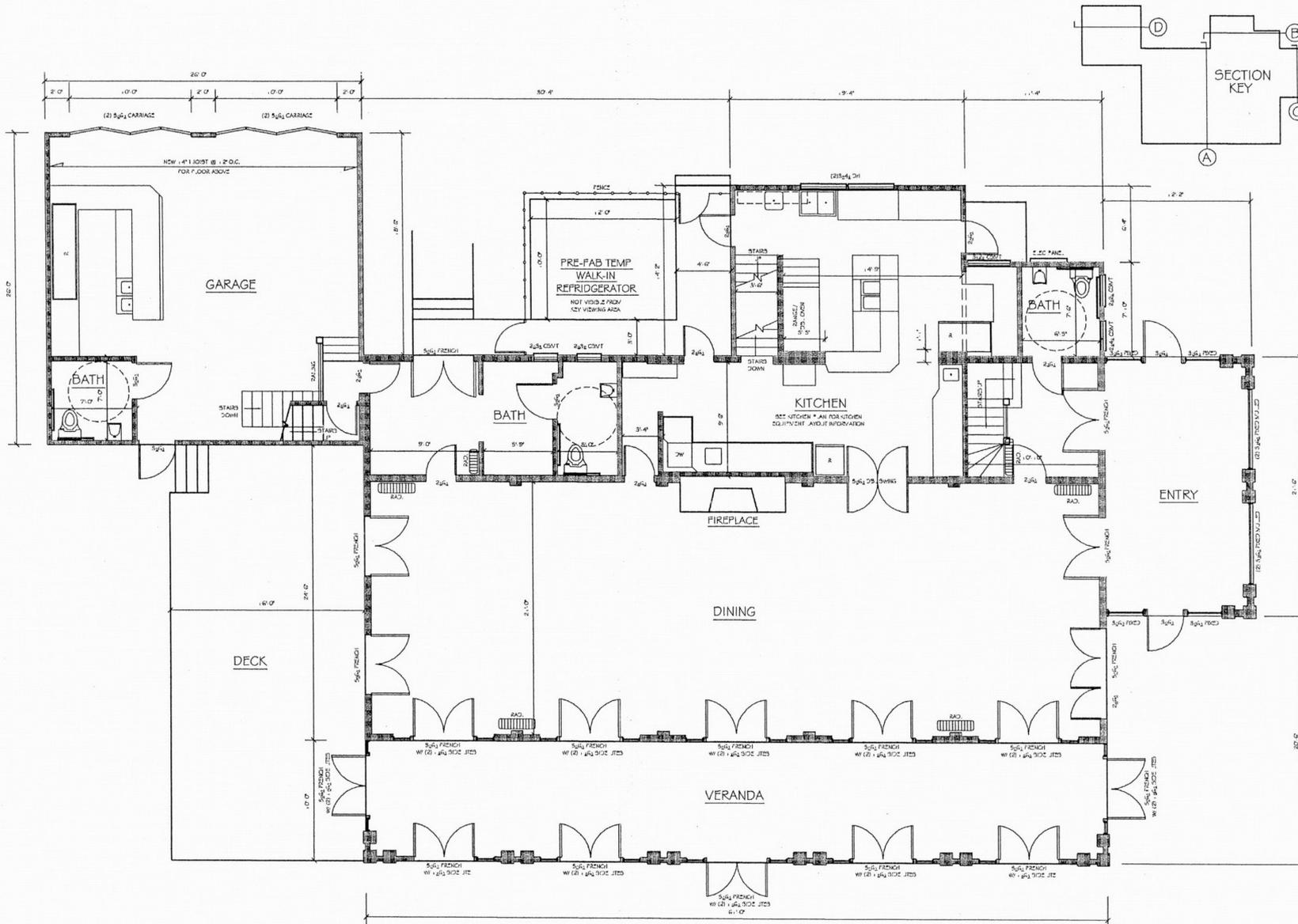
A SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

13-11592 SE

	
30421 NE HURT ROAD, TROUTDALE, OR 97060 Ph: 503.766.5213 angledesign@comcast.net	
THE VIEW POINT INN 40301 E LARCH MTN ROAD, CORBETT, OR 97019	NORTH & SOUTH ELEVATIONS
DATE: 02/14/2013	
SCALE: 1/4" = 1'-0"	
DRAWING # 4	



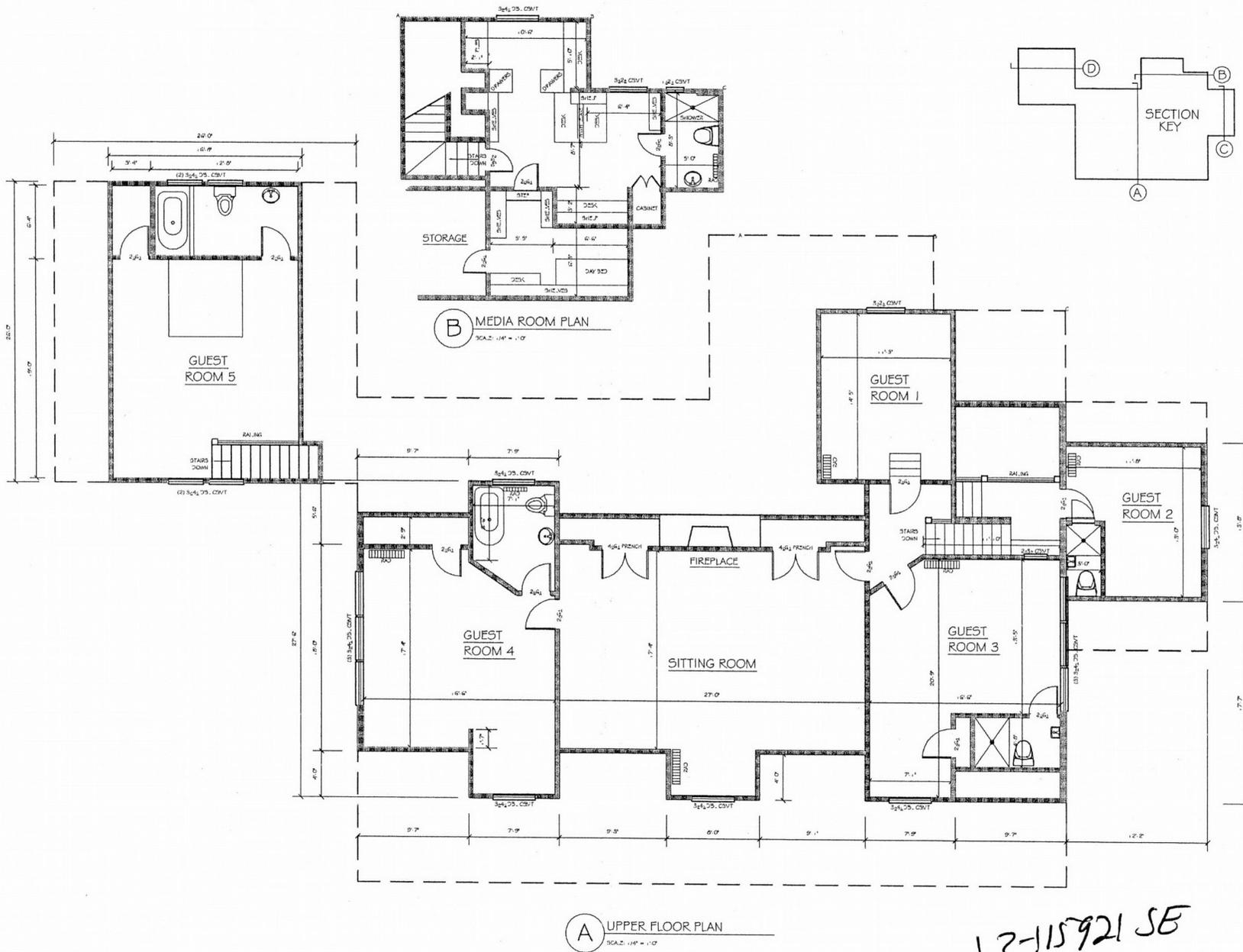
<h1>ANGLE DESIGN</h1> <p>30421 NE HURST ROAD, TROUTDALE, OR 97060 PH: 503.766.3213 angledesign@comcast.net</p>	
<p>THE VIEW POINT INN 40301 E LARCH MTN ROAD, CORBETT, OR 97019</p>	<p>BASEMENT PLAN</p>
<p>DATE: 02/14/2013</p>	
<p>SCALE: 1/4" = 1'-0"</p>	
<p>DRAWING # 5</p>	



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

13-115921 SE

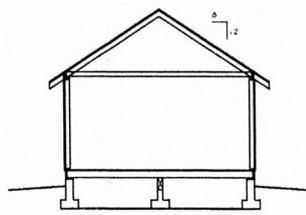
<h1>ANGLE DESIGN</h1> <p>30421 NE HURK ROAD, TROUTDALE, OR 97060 PH: 503.766.3213 angledesign@comcast.net</p>	
THE VIEW POINT INN 40301 E LARCH MTN ROAD, CORBETT, OR 97019	MAIN FLOOR PLAN
DATE: 02/14/2013	
SCALE: 1/4" = 1'-0"	
DRAWING # 6	



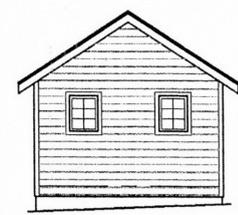
13-115921 SE

<h1>ANGLE DESIGN</h1> <p>30421 NE HURT ROAD, TROUTDALE, OR 97060 PH: 503.766.3213 angle.design@comcast.net</p>	
THE VIEW POINT INN 40301 E LARCH MTN ROAD, CORBETT, OR 97019	UPPER FLOOR PLAN
DATE: 02/14/2013	
SCALE: 1/4" = 1'-0"	
DRAWING # 7	

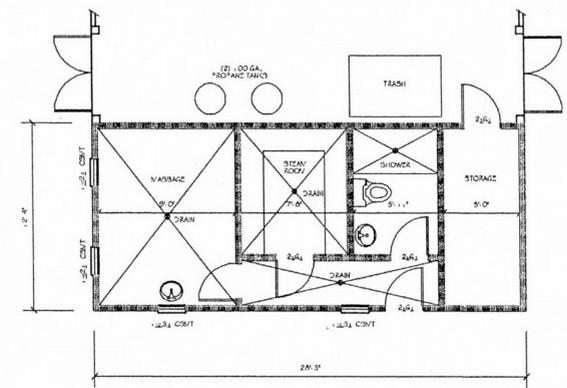
13-115921 SE



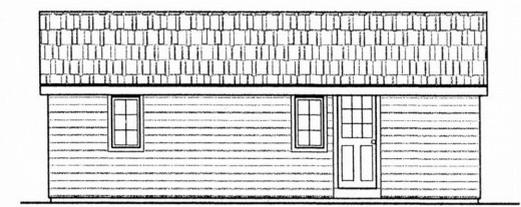
D SECTION
SCALE: 1/4" = 1'-0"



C WEST ELEVATION
SCALE: 1/4" = 1'-0"



A POOL HOUSE PLAN
SCALE: 1/4" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ANGLE DESIGN	
30421 NE HURT ROAD, TROUTDALE, OR 97060 PH: 503.766.3213 angledesign@comcast.net	
THE VIEW POINT INN	40301 E LARCH MTN ROAD, CORBETT, OR 97019
POOL HOUSE PLAN & ELEVATIONS	
DATE: 02/14/2013	
SCALE: 1/4" = 1'-0"	
DRAWING # 8	



NOTICE AUTHORIZING REPRESENTATIVE

I, Geoffrey Thompson, The View Point Inn, have authorized
(Property Owner/Print Name)

Brian Aho, Aho Custom Building & Remodeling, Inc. 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:

40301 East Larch Mountain Road, Corbett, Oregon 97019

Property Situs or Road Address

And described in the records of Multnomah County as:

Township 1N Range 5E Section 30CC Map ID _____ Tax Lot #(s) 01600

Township _____ Range _____ Section _____ Map ID _____ Tax Lot #(s) _____

PROPERTY OWNER:

Printed Name: Geoffrey Thompson

Signature: [Signature] Date: 2/13/2013

Address: 40301 East Larch Mountain Road Phone: (503) 695-5811

City, State, Zip: Corbett, Oregon 97019 Fax: _____

E-mail Address: admin@theviewpointinn.com

AUTHORIZED REPRESENTATIVE:

Printed Name: Brian Aho

Signature: [Signature] Date: 2/13/13

Address: 32705 E. Historic Columbia River Phone: (503) 313-3915

City, State, Zip: Corbett, Oregon 97019 Fax: _____

E-mail Address: brianaho@gmail.com



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds



REQUEST FOR "APPLICANT PAID OVERTIME" EFFECTIVE JULY 1, 2012

The Bureau of Development Services reviews plans based on project "due dates" that are determined by project type, scope and the date that the plans were taken in for review.

Some review groups will accept requests for "Applicant Paid Overtime" (APOT) to review projects earlier than the projected due date. However, it is important to be aware that ALL ASSIGNED REVIEWS MUST BE APPROVED BEFORE A PERMIT CAN BE ISSUED AND WORK CAN BEGIN. This may mean that although APOT was paid to expedite the review done by a specific group, there may still be other reviews that must be completed before a permit can be issued. Applicant paid overtime for one section does NOT guarantee that a permit will receive priority processing by any other section, nor does it guarantee that the permit will be issued sooner than scheduled.

The hourly rate for each group is noted below. Time is billed in 1/4 hr increments with a 1/2 hr minimum. Applicant paid overtime requests are currently accepted by the following groups:

- Engineering \$163.28/hr
- Life Safety \$125.75/hr
- Site Development \$163.28/hr
- Permitting Services (Preissuance) \$107.34/hr

Please note that requesting Applicant Paid Overtime does not guarantee that an overtime review will be performed, as not all reviewers are available to work overtime hours. Overtime fees will only be billed for those reviews performed by staff working beyond their normally scheduled hours.

By signing below, the permit applicant or authorized representative agrees to pay additional plan review fees for the following sections: (Please mark below the groups you are requesting applicant paid overtime from)

- Engineering
- Life Safety
- Site Development
- Permitting Services (Preissuance)
- Environmental Soils \$120.11 per hour

Please mark below if you would like an estimate of the amount of time needed for each of the above reviews PRIOR to authorizing the work

- Yes, please call with estimate ph: _____
- No, I do not require an estimate prior to the start of the overtime review



 Signature of Permit Applicant or Authorized Representative

2-13-2013

 Date

BRIAN AHO

 Print Name

Permit Number: _____



ONSITE SANITATION City of Portland – Bureau of Development Services
 1900 SW 4th Ave., Portland, OR 97201 | 503-823-7363 | 503-823-6892 | TTY 503-823-6868 | www.portlandoregon.gov/bds

13-115921-SE

EVALUATION APPLICATION

MP 2/13/13

Category	
<input checked="" type="checkbox"/> 1 & 2 Family Dwelling	<input type="checkbox"/> Multi-Family <input type="checkbox"/> Accessory Building <input type="checkbox"/> Comm'l/Industrial
Job Site Information and Location	
Property Owner: Geoffrey Thompson	
Job Address: 40301 East Larch Mountain Road	
City/State/Zip: Corbett, Oregon 97019	
Street/Cross Street: Columbia Avenue	
Legal Description: Twn. 1N, Rng. 5E, Sec. 30cC, T.L. 01600	
Size/Acreage of Parcel: 1.0	Domestic Water Source: Private <input type="checkbox"/> Public <input checked="" type="checkbox"/>
Project/System description:	
Land Feasibility Study (LFS) # 015773 / Inspected 4-1-98	
Project Description: Authorization to use existing system for residence to be re-built after fire damage.	
Existing System: 1,350g/d	Existing # of Bedrooms: 4 ⁵
Tank: 6000g (4tanks)	
System Type: Pressure Assisted	
Drainfield Dispersal Method: Hydrosplitter	Lineal Feet: 450
Installer (if applicable)	
Business Name:	
Installer Name:	
Address:	
City/State/Zip:	
Phone:	FAX:
DEQ Lic #:	CCB#:
Authorized Signature:	Date:
Applicant	
Name: Brian Aho	
Address: 32705 E Historic Columbia River Hwy.	
City/State/Zip: Corbett, Oregon 97109	
Phone: (503) 313-3915	FAX:
E-mail brianaho@gmail.com	
Signature:	Date:
Sanitation Fees	
NOTE: DEQ surcharge does not apply to Certifications of Onsite Sewage Disposal or Decommissioning	Subtotal \$486.00
	DEQ Surcharge \$60.00
	TOTAL \$546.00

Application Submittal Checklist
Applications must be complete with all the submittals indicated. Only complete application packets will be accepted for review. See back side for additional description of required submittals
DECOMMISSIONING: <input type="checkbox"/> Completed Application Form <i>No additional information, site plan, etc. is required</i>
ALL OTHER EVALUATIONS: <input type="checkbox"/> Completed Application Form <input type="checkbox"/> Scaled, legible & detailed site plan <input type="checkbox"/> Water supply source & line location (<input type="checkbox"/> public <input type="checkbox"/> private)
ADDITIONAL SUBMITTALS FOR:
LAND FEASIBILITY STUDIES: <input type="checkbox"/> Planning & Zoning approval (LUCS/LFS form) <input type="checkbox"/> Test pits locations must be triangulated with 3 distances, and be 3'x3'x 5'deep with access to bottom
CERTIFICATION OF ONSITE SEWAGE DISPOSAL/ LAND USE REVIEW: <input type="checkbox"/> Certification of Onsite Form (green form) <input type="checkbox"/> Proposed building, addition, property line, etc. clearly marked on site plan <input type="checkbox"/> Floor plans (8½"x11") of existing and proposed buildings and additions (as applies)
AUTHORIZATION NOTICE: <input type="checkbox"/> Proposed building or addition is clearly marked on site plan <input type="checkbox"/> Floor plans (8½" x 11") of existing and proposed buildings and additions (as applies)

EVALUATION FEES:		
Description	Qty	Fee
Decommission (no DEQ surcharge)		
Decommissioning of Abandoned Cesspools and Septic Tanks		\$ 440
Site Evaluation – Land Feasibility Study (LFS)		
Land Feasibility Study NEW (up to 600 gal)		\$ 1,425
Land Feasibility Study REPAIR (up to 600 gal)		\$ 713
Large Systems (601-2,500 gallons)		\$ 336
Additional charge per 500 gallons	# of gals	
Certification of Onsite Sewage Disposal/Land Use Review (no DEQ surcharge)		
With Site Visit		\$ 317
Without Site Visit		\$ 169
Authorization Notice		
Authorization Notice with Field Visit	1	\$ 1,353
Authorization Notice without Field Visit	1	\$ 486
Existing System Evaluation		
Existing System Evaluation		\$ 959
FHA/VA Loan		\$ 800
Evaluation for Temporary or Health Hardship		
Biennial Inspection		\$ 763
Permit Transfer, Reinstatement or Renewal		
With Site Visit		\$ 1,119
Without Site Visit		\$ 486
Reinspection Fee		
Reinspection Fee (commercial or residential)		\$ 202
Miscellaneous		
Third and Subsequent Checksheets		\$ 184
Work without Permit (two times the permit fee)		
DEQ Surcharge		
DEQ Surcharge	1	\$ 60

Issued permit will be mailed to the applicant listed on the application
 Allow up to 20 working days after complete submittal for review of your application

Additional Submittal Requirements on page 2