



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



May 17, 2013

BAYNHAM, ROBERT G TR & BAYNHAM, SUSIE A TR
22382 S PENMAN RD
OREGON CITY, OR 97045

LFS 25-13

SUBJECT: **Site Evaluation Report # 13-146874-SE**; Land Feasibility Study # 25-13
For Property: /SECTION 24 1S 3E 1S3E24BA; TL 4300 1.00 ACRES

Dear ROBERT G BAYNHAM:

In response to your application, our office conducted a land feasibility study to evaluate the site legally described as /SECTION 24 1S 3E 1S3E24BA; TL 4300 1.00 ACRES, for the purpose of using an onsite 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, 1,500 gallon 2 compartment septic tank to 360 square foot sandfilter.
2. Equal pressure gravelless distribution system.
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 to accommodate a minimum of four bedrooms.
4. Max & min trench depth 12" around TP#2, #3 & #4. TP#1 is Denied. TP #2 & #4 are slightly better pits.

*NOTE: A DEQ approved ATT system may be used in place of a sand filter.

This letter does not constitute a permit to install an onsite 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.

Approval from the local land use authority is required prior to issuance of a permit for the onsite wastewater treatment system per OAR 340-071-160 (2)(b).

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.

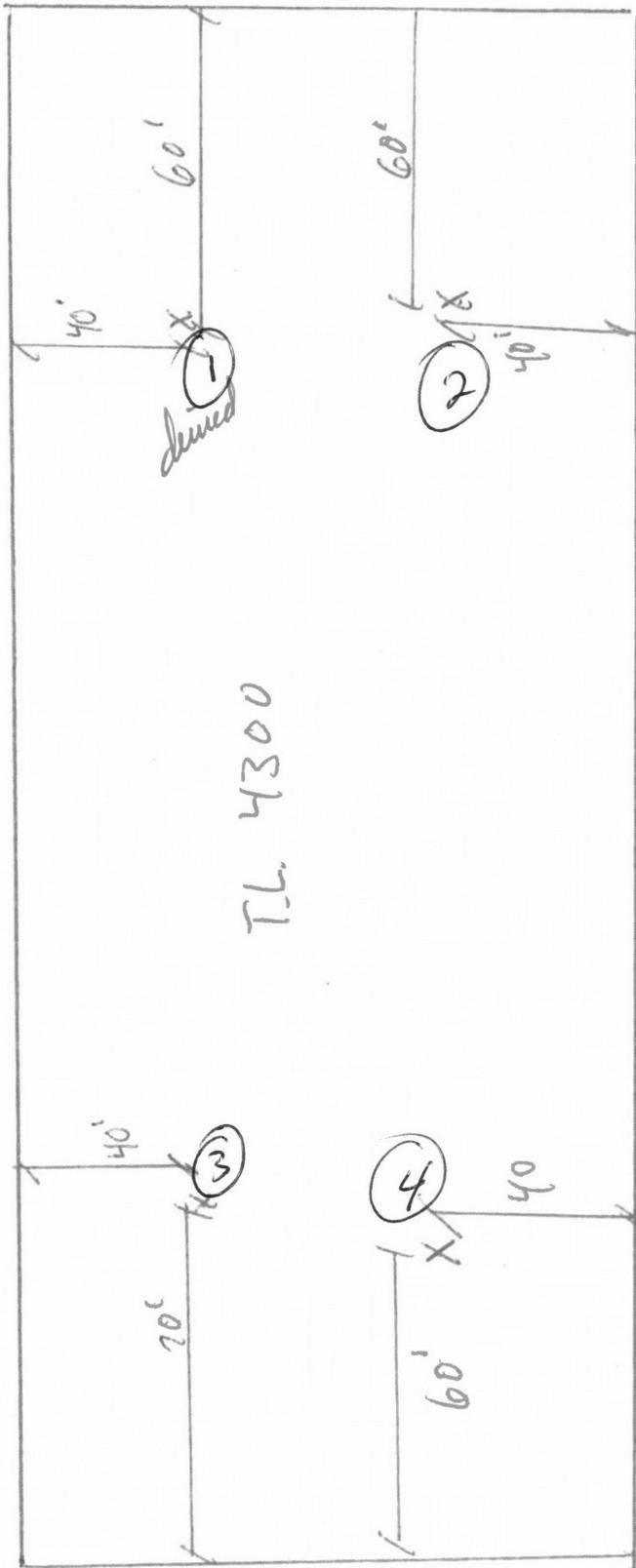
Sincerely,

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

LFS 25-13
13-146874 SE

121

↑ N
1" = 40'



Pits 2+4
didn't have
any water
so are a
little "better"
than T.P.#3.
all but T.P.#1
are approved
for prebreast
w/ a max twin
depth of 12"
E-Mick
5/17/13

13-146874 SE

LFS 2513

Soil Notes Form

Date: 5/8/13	Address: T-L 4300 - S. of 6932 SE 267th	R#	Parcel Size:
Applicant: Steve Humphreys		Evaluator: Erin Mick, REHS	

drilled

Pit 1	Depth	Texture	Color	Roots	Structure	Redox	Notations
Horizon 1							
Horizon 2	17"	banding				graying mottled	e 7"
Horizon 3							tile drain e 17"
Horizon 4							8" water in pit
Add'l		bottom @ 45"					5 bags wet & dry (80s) for 2 weeks

Pit 2	Depth	Texture	Color	Roots	Structure	Redox	Notations
Horizon 1	0-3"			old tree roots fine to	loose & unconsolid.		
Horizon 2	4-17"	SiL	10YR 2/2	med-thick + many to	"	e 13" ↓	only a few sm. roots to 24"
Horizon 3	18-26"	SiL	7.5Y 4/3 10YR 6/3	to 24"	LSBK	heavy	page 26"
Horizon 4	27-45"		10YR 6/3	-		heavy	-
Add'l		bottom at 45"		recently dried soil still wet in appearance			

Land Landscape Notes: ²⁴ 13" heavy
 26" heavy
 No H₂O in pit wet but less wet than other dried pits.
²⁵ 14" heavy →
 25" heavy gray clay
 8" H₂O in pit
 15' from maple - 3-4 diam

Slope: Flat 1-2%
 Slope Direction: _____
 Anticipated Perched _____

SYSTEM SPECIFICATIONS

Type: _____	Design Flow: _____ gpd
Initial: _____	Replmnt: _____
Field Size: _____ Lin/Ft	Field Size: _____ Lin/Ft
System Sizing: _____ /150 gpd	System Sizing _____ /150 gpd
Min Field Depth: _____ Max: _____	Min Field Depth _____ Max: _____
Other: _____	

Special Conditions: _____

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Land Feasibility Study Form (LUCS form: Land Use Compatibility Statement Form)
Land Development Using an Onsite Sewage Disposal System

- Each section should be completed by the party indicated; all sections must be completed.
- Please return completed form along with a completed Sanitation application and appropriate fees to: City of Portland, Oregon, Bureau of Development Services Trades Counter, 1900 SW 4th Avenue, Portland, Oregon 97201. Phone 503-823-7363. www.portlandoregon.gov/bds
- See page 3 for the procedure and guidelines in digging test pits.

1. APPLICANT TO COMPLETE THIS SECTION: BP-2013-2866

Applicant Name Bob BAYNHAM Date 5-1-13

Applicant Phone 503-888-9344 Fax _____ e-mail bbhel@55@gmail.com

Site location/street address No site address adjacent to 6932 SE 267th Ave (South of)

City GRESHAM State ORE Zip Code 97080

Legal Description 153 E 24BA 4300 R341052

<input type="checkbox"/> Single family residential, Including mobile/manufactured homes	Number of bedrooms _____
<input type="checkbox"/> Multiple residential	Total number of units _____
<input type="checkbox"/> Commercial	Daily sewage flow _____
<input checked="" type="checkbox"/> Other <u>BLANK LOT</u>	

There IS IS NOT an existing residential building on this parcel at this time.

Comments: _____

2. APPROPRIATE ZONING JURISDICTION (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 Overlay(s) Multiple Use Agriculture-20

The Division of Planning and Zoning has reviewed the referenced property and finds that based on current land use regulations the property is:

Approved for Land Feasibility/Test Pits Only Other _____

Comments/Conditions _____

George A. Plun
Planner Signature

Multnomah Co.
Jurisdiction

5/1/13
Date

3. TYPE OF WATER SYSTEM

Well

Spring

Public

4. SOILS INFORMATION – *Applicant to 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 for more details.

Test Pits are dug in accordance with diagram below

Test pits **ARE NOT** dug; I will call you for inspection.

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 the distances from adjacent property lines, site specific landmarks, such as wells, creeks, roads etc. and any other information helpful to inspector in locating the test holes.

N ↑

TEST PIT LOCATION MAP



MULTNOMAH COUNTY, OREGON
PROPERTY RECORDS

LFS 25-13

Property Information

- Property Information
- Tax Summary
- Assessment History
- Improvement Information
- New Search
- Search Results
- Printable Summary
- Logoff

13-1468745E

Search Results for R341052

Owner Name

BAYNHAM, ROBERT G TR &
BAYNHAM, SUSIE A TR

Property ID Number

R341052

Owner Address

22382 S PENMAN RD
OREGON CITY, OR 97045

Situs Address

SE 267TH AVE
GRESHAM, OR 97080

Alternate Account Number

R993240610

Neighborhood

R030

Map Tax Lot

1S3E24BA -04300

Levy Code Area - Taxing Districts

088

Portland Maps

[Click to Open Map](#)

Information on Ordering Copies

[Click to Open Order Form](#)

Property Description

Exemption

Expiration Date

Tax Roll Description

Map Number

SECTION 24 1S 3E, TL 4300 1.00 ACRES

241S3E OLD

1S3E24BA -04300

Parcel

Account Status

A - Active

Property Use

A - VACANT LAND

Year Built

Acreage

1.00

Related Accounts

Linked Accounts

Split/Merge Account

Split/Merge Account Message

[Empty dashed box]

Special Account Information

Sales Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
BSD	BAYNHAM, ROBERT G &	BAYNHAM, ROBERT G TR &	<u>00163436</u>	11/30/00	\$0
SWD	BANKERS TRUST COMPANY OF	BAYNHAM, ROBERT G &	<u>00121870</u>	09/01/00	\$190,000



13 146874 SE JB 5/2

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

EVALUATION APPLICATION

LFS 2513

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: <u>BAYNHAM, ROBERT G TR BAYNHAM, SUSIE TR</u>	
Job Address: <u>6932 SE 26TH AVE. (GRESHAM OR 97080)</u>	
City/State/Zip: <u>GRESHAM OR 97080</u>	
Street/Cross Street: <u>ORIENT DRIVE</u>	
Legal Description: <u>TAX LOT 4300 153E24BA</u>	
Size/Acreage of Parcel: <u>1 ACRE APPROX</u> Domestic Water Source: Private <input type="checkbox"/> Public <input type="checkbox"/>	
Project/System description:	
Land Feasibility Study (LFS) # _____	
Project Description:	
Existing System:	Existing # of Bedrooms _____
Tank:	
System Type:	
Drainfield Dispersal Method:	Lineal Feet _____
Installer (if applicable)	
Business Name:	
Installer Name:	
Address:	
City/State/Zip:	
Phone:	FAX:
DEQ Lic #:	CCB#:
Authorized Signature:	Date:
Applicant	
Name: <u>BOB & SUSIE BAYNHAM</u>	
Address: <u>22382 S PENMAN RD</u>	
City/State/Zip: <u>OREGON CITY OR 97045</u>	
Phone: <u>503 888 9341</u>	FAX: _____
E-mail: <u>BBHELP55@GMAIL.COM</u>	
Signature: <u>[Signature]</u> <u>Susie Baynham</u>	Date: <u>4-29-13</u>
Sanitation Fees	
NOTE: DEQ surcharge does not apply to Certifications of Onsite Sewage Disposal or Decommissioning	Subtotal _____
	DEQ Surcharge _____
	TOTAL _____

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 No additional information, site plan, etc. is required
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 checked="" 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 (8 1/2" x 11") 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 (8 1/2" 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	\$ 1,425
Land Feasibility Study REPAIR (up to 600 gal)		\$ 713
Large Systems (601-2,500 gallons) Additional charge per 500 gallons # of gals		\$ 336
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		\$ 1,353
Authorization Notice without Field Visit		\$ 486
Existing System Evaluation		
Existing System Evaluation		\$ 959
FHAVA Loan		\$ 800
Evaluation for Temporary or Health Hardship		
Biennial Inspection		\$ 783
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		\$ 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