



ONSITE SANITATION City of Portland – Bureau of Development Services
 1900 SW 4th Avenue, Portland, Oregon 97201 – 503-823-7300 – septic@portlandoregon.gov
SEPTIC REVIEW CERTIFICATION

A signed Septic Review Certification from the City of Portland / Multnomah County Septic Sanitarian is required for proposed development, any change in use, and the creation of a new parcel or property line adjustment.

STEP 1- Complete the following:

Address of Proposed Work: 11499 NE MCLOUGHLIN PKWY, CASCADE LOCKS, OR 97014

Property Map & Tax Lot #: 1N6E02B -00100 Alternate Acct #: R R946020090

Description of proposed work for this Septic Planning Review

Unmanned wireless telecommunications facility, no sewer facilities are proposed

Change in number of bedrooms? ☐ Yes ☒ No # existing bedrooms 0 # bedrooms at completion 0

Applicant's Name Sarah Telschow

Applicant E-mail stelschow@acomconsultinginc.com Phone (206) 979-6268

STEP 2- Submit: This form with all required submittals listed on page 2. Separate properties require individual applications. Refer to the current Septic Evaluation Application for fees.

Submit complete Septic Review Certification submittal package via:

- E-mail septic@portlandoregon.gov. Information will be provided to make payment online. - OR -
- Mail completed submittal package and check **payable to City of Portland** to:
 City of Portland, BDS, Site Development, 1900 SW 4th Ave., Portland, OR 97201

STEP 3- Review: After submittal and payment, allow up to 20 business days for plan review

STEP 4- Site Visit: Sanitarian will contact you with any questions and/or site visit requirements

STEP 5- Sign Off: Based on present knowledge of the area and current regulations of the State of Oregon Department of Environmental Quality (DEQ), the Sanitarian hereby finds that the above proposal is:

- ☐ Approved – will not impact the existing system. The following is **REQUIRED** prior to Building Permit issuance:
- ☐ Septic Installation Permit ☐ Authorization Notice

Conditions/Comments: Proposed unmanned wireless telecommunications facility and driveway construction with access easement poses no concern to septic. Site visit conducted 7/11/25, driveway easement approximately 8-10ft from existing septic tank.

Lindsey Reschke
 Multnomah County Sanitarian

7/11/2025

Date

STEP 6- Return: to Multnomah County Land Use Planning with this signed form and site plan (floor plans if applicable)

Permit No. 23-079458-SE
 Date 7/11/25

THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

DUNCANSON
Company, Inc.
14500 145th Avenue, Suite 102
Seattle, Washington 98148
Phone 206.244.4141
Fax 206.244.4455

SITE
US-OR-5099
TUMALT
1499 NE McLOUGHLIN PKWY
CASCADE LOCKS, OR 97014
MULTNOMAH COUNTY

THE DRAWING WAS CREATED FOR THE PROJECT AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE CLIENT.

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FIELD CREW: CR/JW
FIELD BOOK: 657/130
DRAWN BY: DAS
JOB #: 99544.3035
DATE: 7/7/2025

REVISIONS	
DATE	DESCRIPTION

REGISTERED PROFESSIONAL LAND SURVEYOR

KEVIN J. WALKER
SEPTEMBER 14, 2021
OREGON 81283
RENEW: 06/30/26

SHEET TITLE
EXISTING SITE SURVEY
SEC. 2, TWP. 1 N, RNG. 8 E, WM

SHEET NUMBER
SV1

LEGEND

— SUBJECT BOUNDARY LINE
— RIGHT-OF-WAY CENTERLINE
— RIGHT-OF-WAY LINE
— ADJACENT BOUNDARY LINE
— SECTIONAL BREAKDOWN LINE
— EASEMENT LINE
— VEGETATION LINE
— 2M ZL SPOT ELEVATION

NOTE:
1. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERRED TO THE NAVD83 DATUM.
2. ALL TOWER, TREE, AND SPOT ELEVATIONS ARE MEASURED TO THE TOP OF THE TOWER OR THE HIGHEST POINT OF THE TREE OR SPOT, WHICHEVER IS GREATER.

TREE LEGEND

DS12 — TYPE/TRUNK DIAMETER (IN)
DS=DECIDUOUS

NOTE:
TREE SHAGBARKS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETER MEASUREMENTS ARE TO BE TAKEN AT 4.5 FEET ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX PARCEL NO. R133214
SITE ADDRESS 11499 NE McLOUGHLIN PKWY
CASCAD LOCKS, OR 97014
SITE CONTACT FRANKIE HOFFMAN
PHONE NUMBER 509-668-9031
ZONING (RESIDENTIAL FARMING)
JURISDICTION MULTNOMAH COUNTY
TOTAL LOT AREA 10.0± AC

BENCHMARK IS BASED ON THE OREGON REFERENCE NETWORK.
ELEVATION DERIVED USING GPS SURVEYING TECHNIQUES EXCEEDS 14 STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91.003

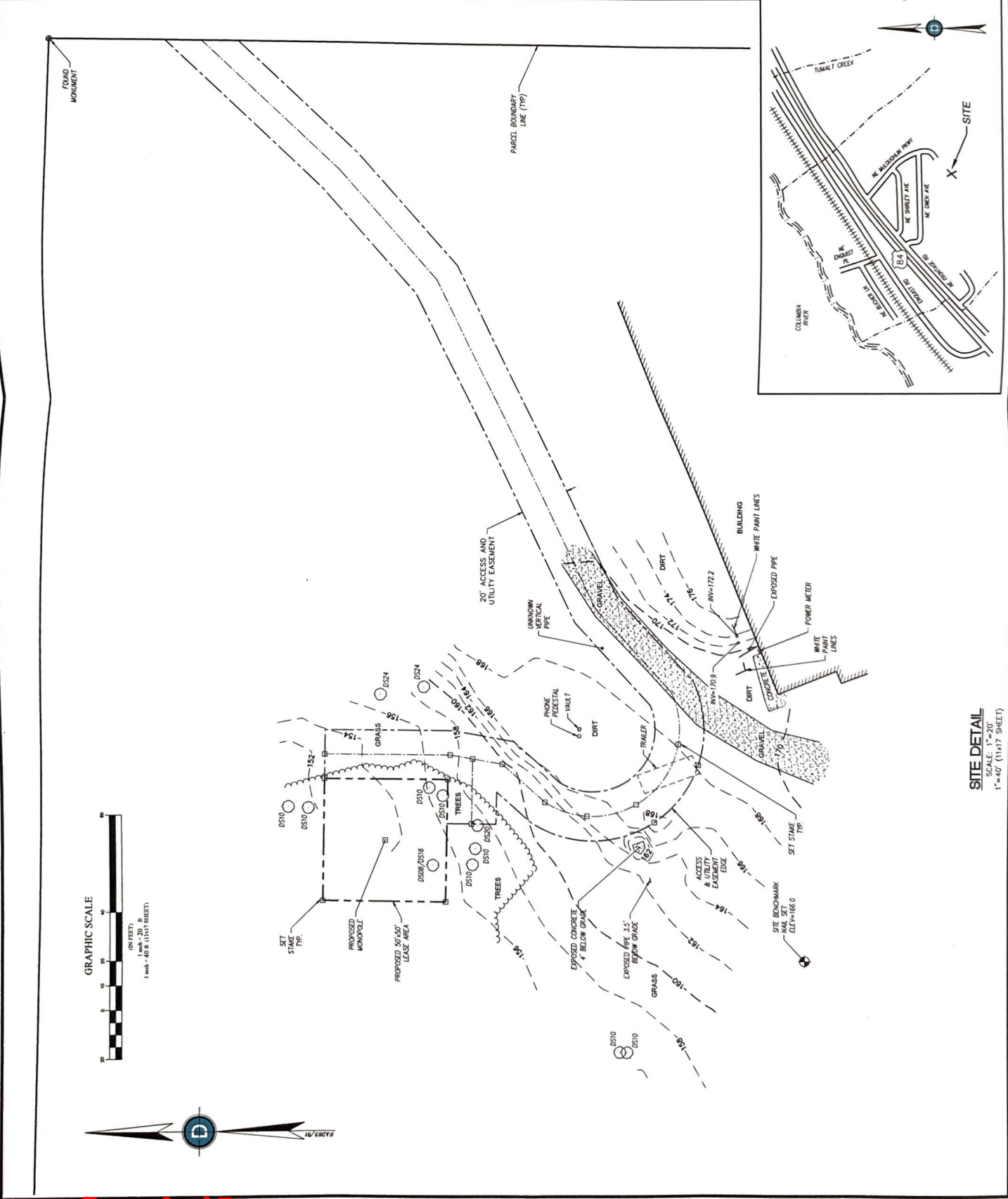
SURVEY REFERENCE
PARTITION PLAT NO. 2008-11, RECORDED JANUARY 17, 2008, DOCUMENT NO. 2008-008833, RECORDS OF MULTNOMAH COUNTY, OREGON.

BOUNDARY DISCLAIMER
THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!
UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT THE CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE (800) 485-4848 AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

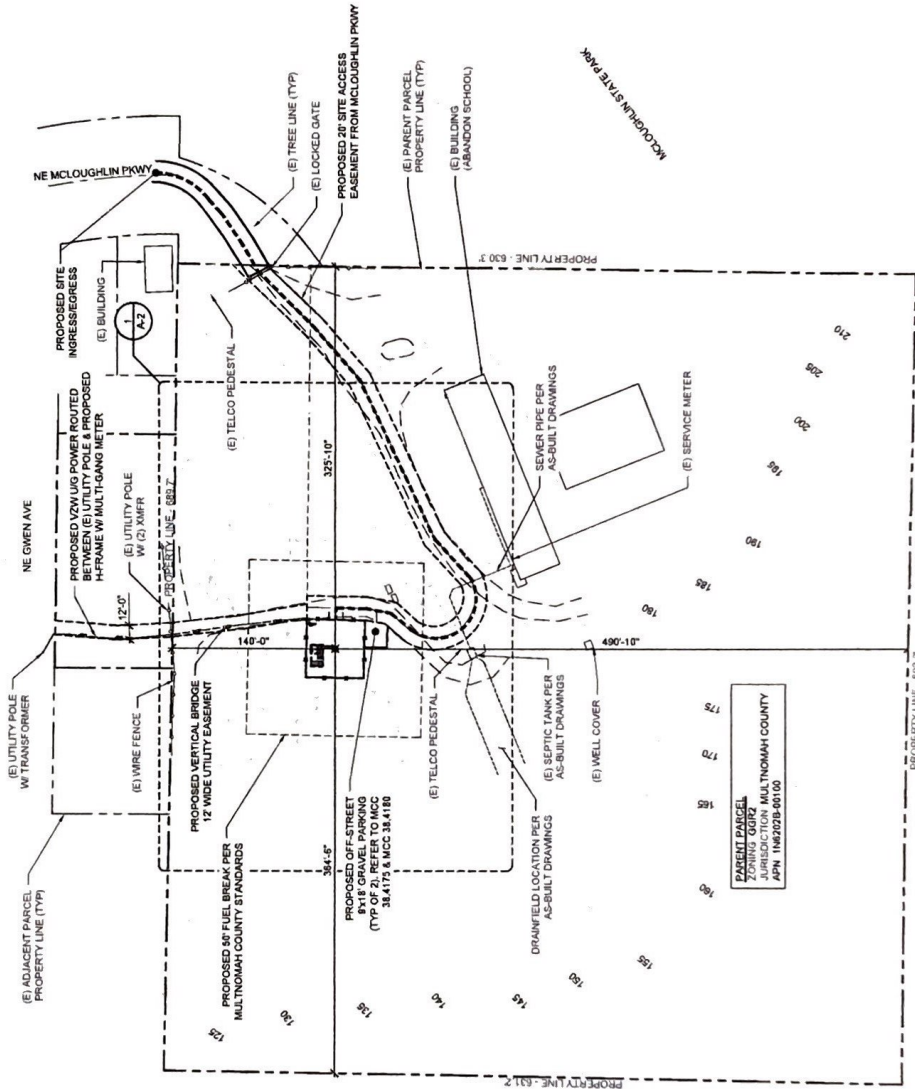
Know what's below.
Call before you dig.

VICINITY MAP
NOT TO SCALE



23-079458-SE

NOTE
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM
AERIAL PHOTOGRAPHS, FIELD SURVEY DATA, AND FIELD VERIFIED DATA.



EXISTING CONDITIONS REQUIREMENTS

1. THE EXISTING CONDITIONS OF THE PROPERTY SHOWN ON THIS PLAN, WHICH INCLUDES THE EXISTING BUILDINGS, EASEMENTS, AND UTILITIES, SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES TO THE EXISTING CONDITIONS SHALL BE APPROVED BY THE CITY OF TUMULT.

2. THE EXISTING CONDITIONS OF THE PROPERTY SHOWN ON THIS PLAN, WHICH INCLUDES THE EXISTING BUILDINGS, EASEMENTS, AND UTILITIES, SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES TO THE EXISTING CONDITIONS SHALL BE APPROVED BY THE CITY OF TUMULT.

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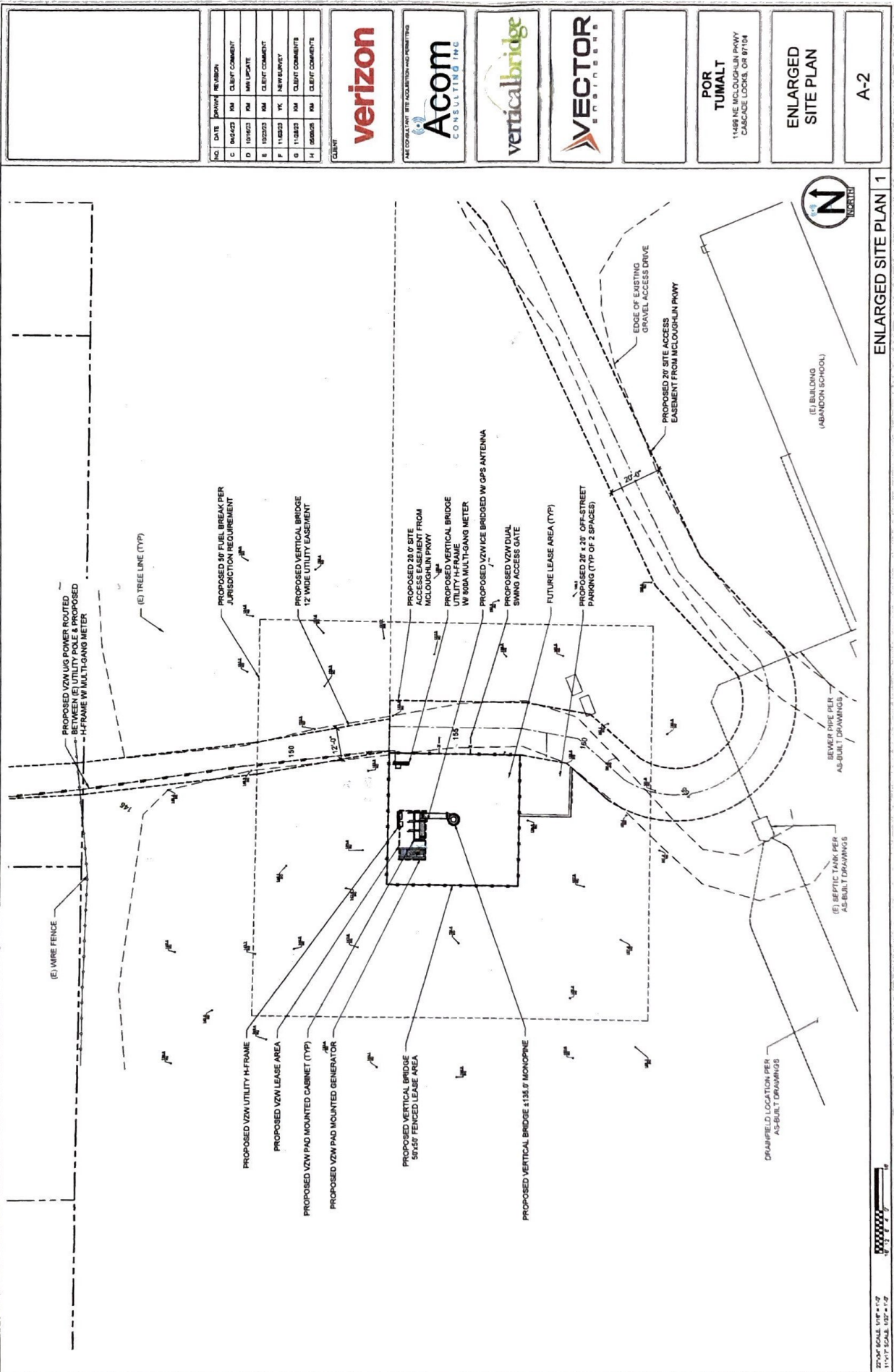


OVERALL SITE PLAN 1

20' SCALE 1" = 20'-0"

10' SCALE 1" = 10'-0"

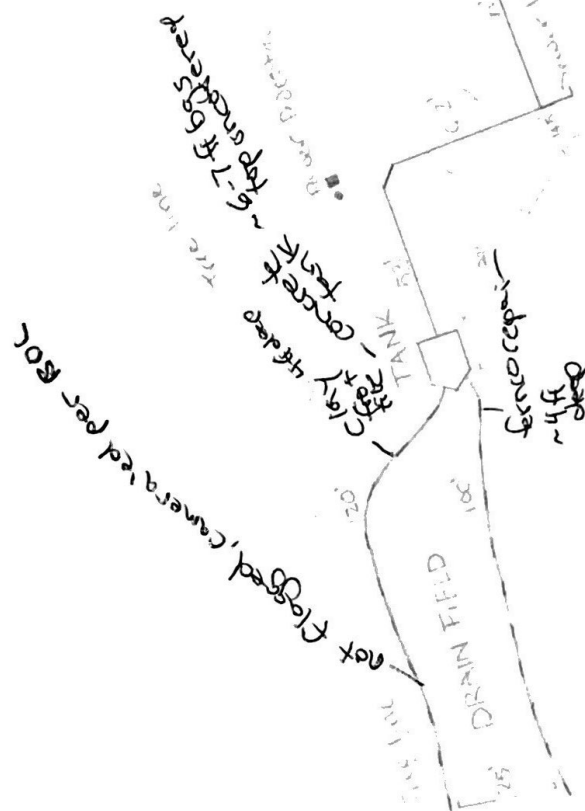
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Site visit + notes 7/11/25

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[illegible]

Reschke, Lindsey

From: Reschke, Lindsey
Sent: Wednesday, May 21, 2025 9:33 AM
To: Sarah Telschow
Subject: RE: 11499 NE MCLOUGHLIN PKWY - POR Tumalt - Application # 23-079458-000-00-SE

Hi Sarah,

I was able to review these plans before I leave for my two day training this morning.

The as-built is surprising – the septic system is a decent size and the location of the components is not where it was thought it would be.

The one issue I see with the proposal is that there will be an easement placed across the sanitary line (line running from the building to the septic tank, which is plumbing code, not septic code). I checked with our Chief Plumbing Inspector, and he indicated that in plumbing code that is only an issue if a structure is constructed over the sanitary line and a driveway easement is not a concern.

Next, is there an existing driveway over the two pipes coming out of the septic tank? Has the proposed driveway access shifted east because of the location of the septic system? Is the proposed driveway easement marked/surveyed on-site?

If the current driveway is over the septic system and the proposed driveway easement is being moved to avoid the septic system, I would like to see the proposed driveway easement marked on-site for a site visit. If possible, I would like to conduct a site visit next Wednesday, May 28. I have a 9:30am in Corbett and then would head over to the property, likely arriving around 11am, give or take.

I am heading out for training in about an hour – you can catch me via email before then, or text me at 503-823-8786 this afternoon and tomorrow and I will respond as I have availability to do so.

Thank you,

Lindsey Reschke, WWS (she/her)
Senior Site Development Inspector
Senior Multnomah County Septic Sanitarian
Building Code Review Division | Site Development Review

City of Portland | Portland Permitting & Development

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-823-7451 (desk)

503-823-8786 (cell)

Lindsey.reschke@portlandoregon.gov

<https://www.portland.gov/ppd>

Work Hours: Monday-Friday, 7:00 AM – 3:30 PM PT