

ITEM 5 c. ON-SITE SANITATION
SEPTIC REVIEW INCLUDING AN
UPDATED STORM WATER
CERTIFICATE



ONSITE SANITATION City of Portland – Bureau of Development Services
 1900 SW 4th Avenue, Portland, Oregon 97201 – 503-823-6892 – TTY 503-823-6868 – www.portlandoregon.gov/bds
SEPTIC REVIEW CERTIFICATION (Land Use/Planning)

Land Use/Planning and Zoning approval involving new construction or addition to any building(s), any change in use, and the creation of a new parcel or property line adjustment requires approval by the Sanitarian.

STEP 1- Complete the following:

Address of Proposed Work: 23414 NW MORELAND RD NORTH PLAINS OR 97133

Property Map & Tax Lot #: 2N2W10A 400 Alternate Acct #: R 2N2W10-A0040011

Description of proposed work for this Septic Planning Review
ACCESORY STORAGE BUILDING AND RETRO-ACTIVE AG BUILDING PERMIT

Change in number of bedrooms? Yes No # of existing bedrooms _____ # of bedrooms at completion _____

Applicant's Name ARMIN QUILICI

Applicant E-mail QUILICI@QUAD-PDX.COM

Mailing Address 210 SW MORRISON ST SUITE 600 Phone 503-680-8690

City PORTLAND State OR ZIP 97221

Permit No. 21-049199-SE
Date 6/23/21

STEP 2- Submit with current **Sanitation Evaluation application**, for each lot affected along with all required checklist items listed on the application. Refer to the current Sanitation Evaluation application for current fee for Septic Planning Review "with site visit".

Sanitation Evaluation Application available for download at [www.portlandoregon.gov/bds/ Septic – Sanitation Evaluation Application](http://www.portlandoregon.gov/bds/Septic-Sanitation-Evaluation-Application) or Multnomah County Land Use Planning Office**

Mail or deliver completed Sanitation Evaluation Submittal package to:
 City of Portland, Bureau of Development Services, Trade Permits
 1900 SW 4th Ave., First Floor, Portland, OR 97201
 For questions please call 503-823-6892

STEP 3- Review: After submittal, allow up to 20 business days for submittal application package review

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

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

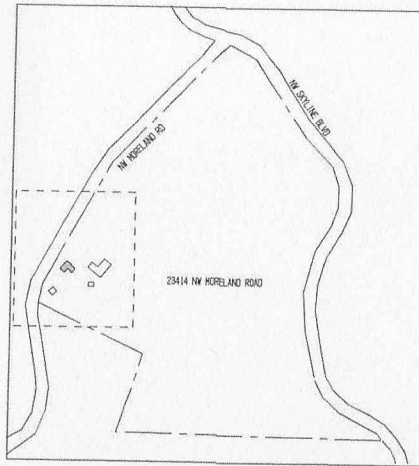
Conditions/Comments:

Proposed 2,375 sqft garage (open floor plan, no plumbing) w/ downspouts and existing well house (to be retroactively permitted) both pose no concern to septic. No site visit req'd due to distance from septic and similar review previously completed under #18-257405-SE

M. Williams, R.E.H.S.T.
 Multnomah County Sanitarian

6/23/21
 Date

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



VICINITY PLAN
NO SCALE

ALL EXISTING AND PROPOSED VEHICLE DRIVEWAY WORK IS SHOWN ON THE PROJECT SITE PLAN ON SHEET A0.0.

AERIAL PHOTOGRAPHS MAY SHOW ADDITIONAL TRACTOR MOWING LINES, VINYARD PATHWAYS AND MOWING MAINTENANCE STRIPS ALONG THE FOREST EDGE. THESE ARE PROPERTY MAINTENANCE AREAS AND NOT VEHICLE ACCESS DRIVEWAYS ASSOCIATED WITH THE EXISTING RESIDENCE.

CURRENT ACCESSORY STRUCTURES:
WELL HOUSE - 880 SQ FT
POOL HOUSE - 330 SQ FT
GARDEN SHED - 130 SQ FT

TOTAL SQ FT OF EXISTING ACCESSORY STRUCTURES = 1,340 SQ FT

TOTAL SQ FT OF PROPOSED ACCESSORY GARAGE STRUCTURE = 2,375 SQ FT

TOTAL SQ FT (EXISTING + PROPOSED) = 3,715 SQ FT
TOTAL SQ FT ABOVE 2,500 SQ FT = 1,215 SQ FT

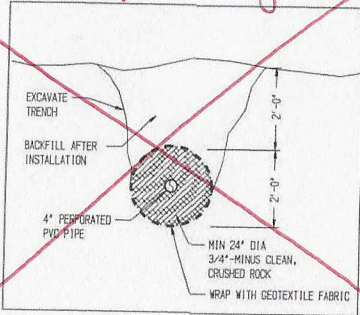
PROJECT NARRATIVE:

APPLICANT PROPOSES TO CONSTRUCT AN ADDITIONAL ACCESSORY USE STRUCTURE PER A5.0 WHICH SHOWS ALL EQUIPMENT DRAWN AT SCALE AND WITHIN THE PROPOSED FOOTPRINT OF THE STRUCTURE.

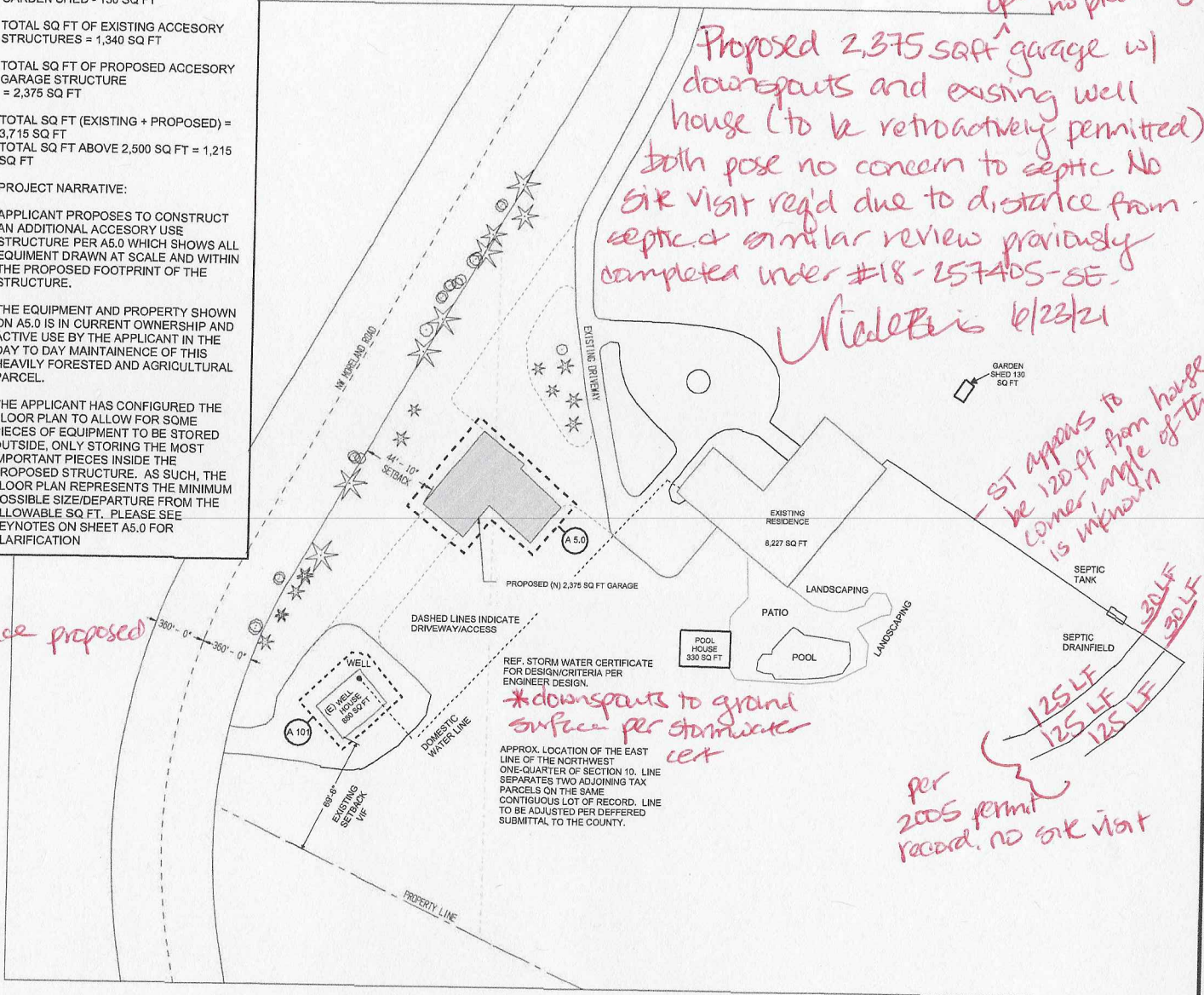
THE EQUIPMENT AND PROPERTY SHOWN ON A5.0 IS IN CURRENT OWNERSHIP AND ACTIVE USE BY THE APPLICANT IN THE DAY TO DAY MAINTENANCE OF THIS HEAVILY FORESTED AND AGRICULTURAL PARCEL.

THE APPLICANT HAS CONFIGURED THE FLOOR PLAN TO ALLOW FOR SOME PIECES OF EQUIPMENT TO BE STORED OUTSIDE, ONLY STORING THE MOST IMPORTANT PIECES INSIDE THE PROPOSED STRUCTURE. AS SUCH, THE FLOOR PLAN REPRESENTS THE MINIMUM POSSIBLE SIZE/DEPARTURE FROM THE ALLOWABLE SQ FT. PLEASE SEE KEYNOTES ON SHEET A5.0 FOR CLARIFICATION

Downspouts to ground surface proposed



SECTION AT DRAINAGE TRENCH
NO SCALE



SITE PLAN
1/64" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
25849 SE
OREGON
STATE W. TRAINING
EXPIRES 12/31/21

ECEC
EDWARD CEBARUCH ENGINEERING CONSULTING
1100 NE 26th AVE #212 PORTLAND, OREGON
(503) 706-7380 ecec@ecec.com

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JOHNSON
23414 NW MORELAND
PORTLAND, OREGON

FONT 12.0

SCALE: 1/16" = 1'-0"
PRINT SIZE: 11" X 17"
REVISIONS: -

SHEET: REV:
A0.0 -



ECEC
EDWARD CRABAUGH ENGINEERING CONSULTING
1100 NE 28th AVE #212 PORTLAND OREGON
503 705-7800 edec@crabaugh.com

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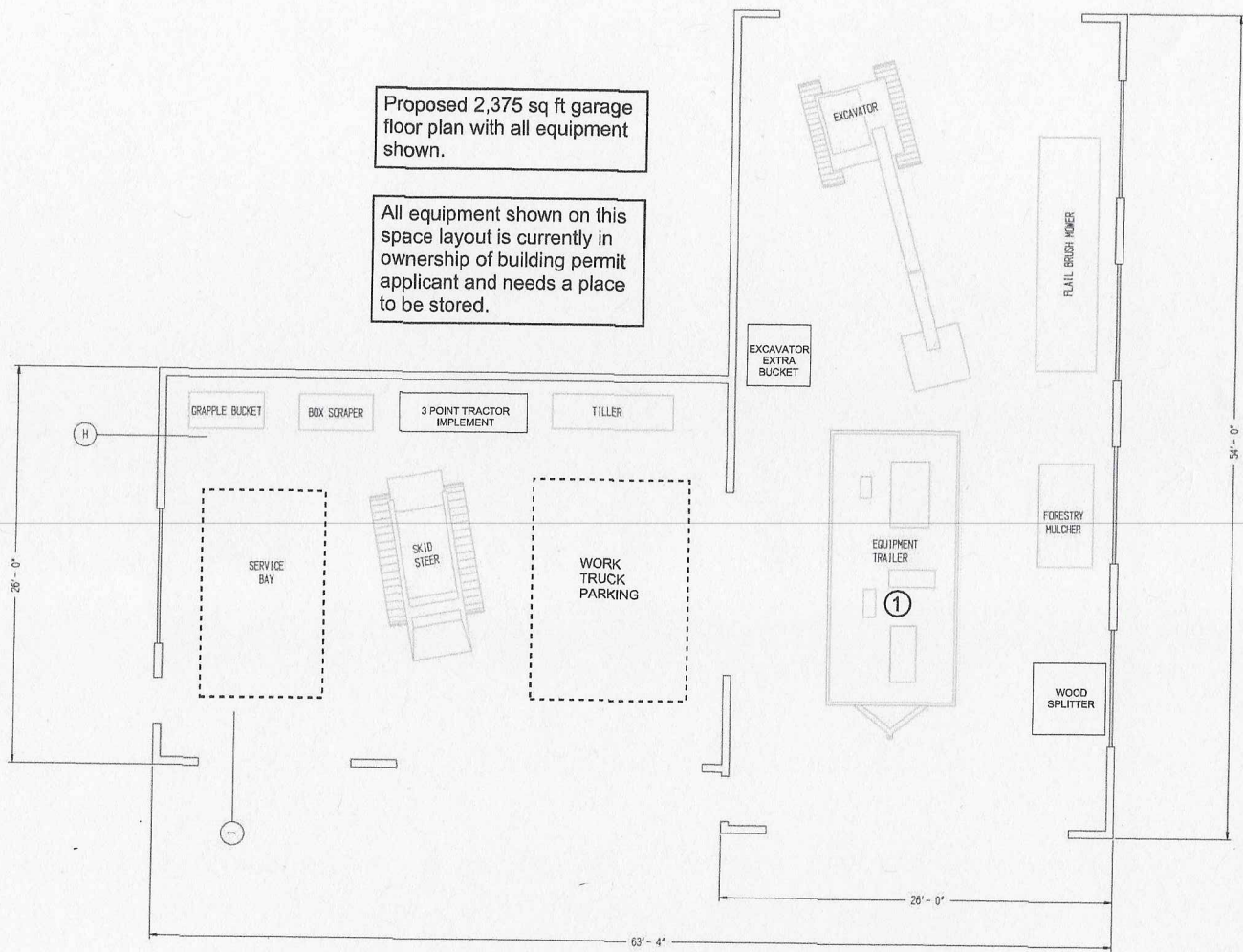
JOHNSON
23414 NW MORELAND
PORTLAND, OREGON

SCALE: 1/8" = 1'-0"
PRINT SIZE: 11" X 17"
REVISIONS: -

SHEET: A5.0
REV: -

Proposed 2,375 sq ft garage floor plan with all equipment shown.

All equipment shown in this space layout is currently in ownership of building permit applicant and needs a place to be stored.

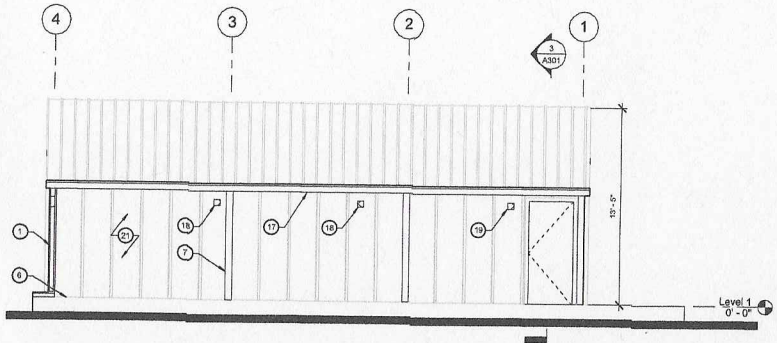


KEYNOTES:

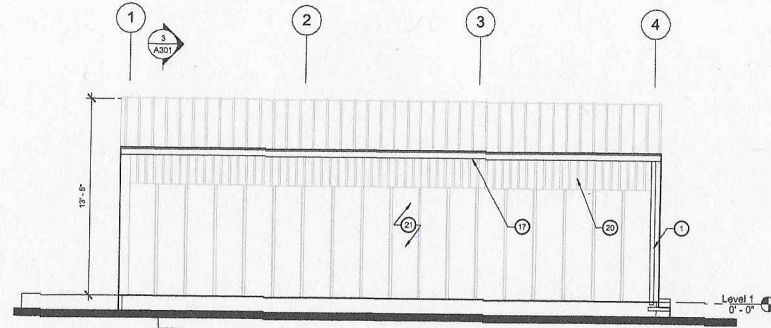
- 1. AN ENCLOSED EQUIPMENT TRAILER IS SHOWN FOR THIS THIS FLOOR PLAN. IN THE FUTURE A FLADBED TRAILER MEASURING 7'-6" X20'-0" MAY ALSO BE POTENTIALLY PARKED IN THIS BAY.

NEW ACCESORY STRUCTURE/BUILDING

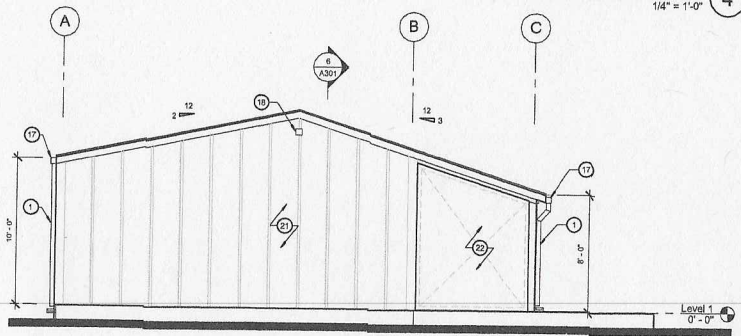
F FLOOR PLAN
1/8" = 1'-0"



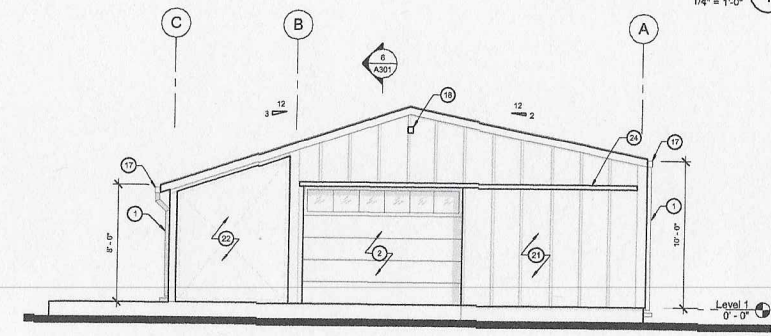
SOUTH ELEVATION 4
1/4" = 1'-0"



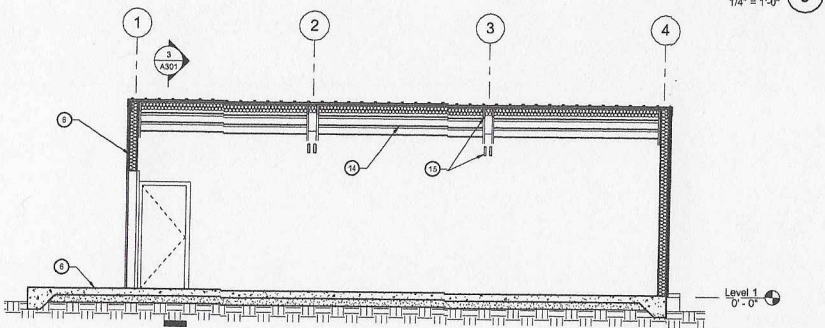
NORTH ELEVATION 1
1/4" = 1'-0"



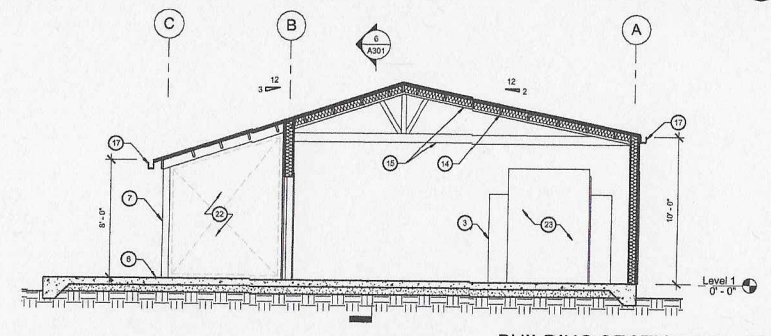
WEST ELEVATION 5
1/4" = 1'-0"



EAST ELEVATION 2
1/4" = 1'-0"



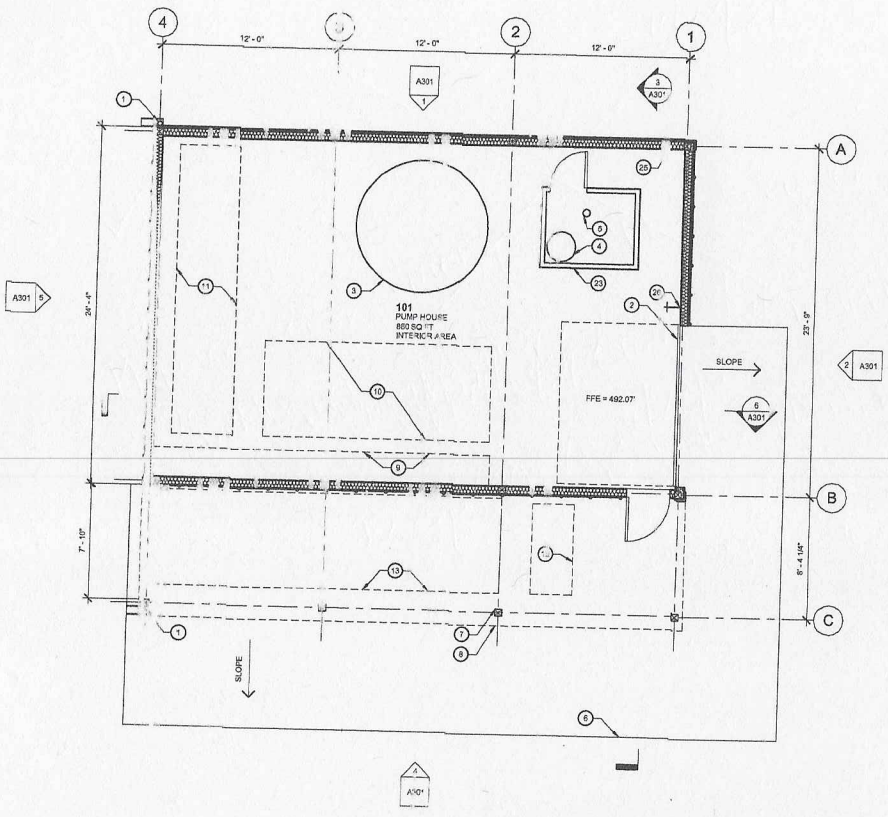
BUILDING SECTION E/W 6
1/4" = 1'-0"



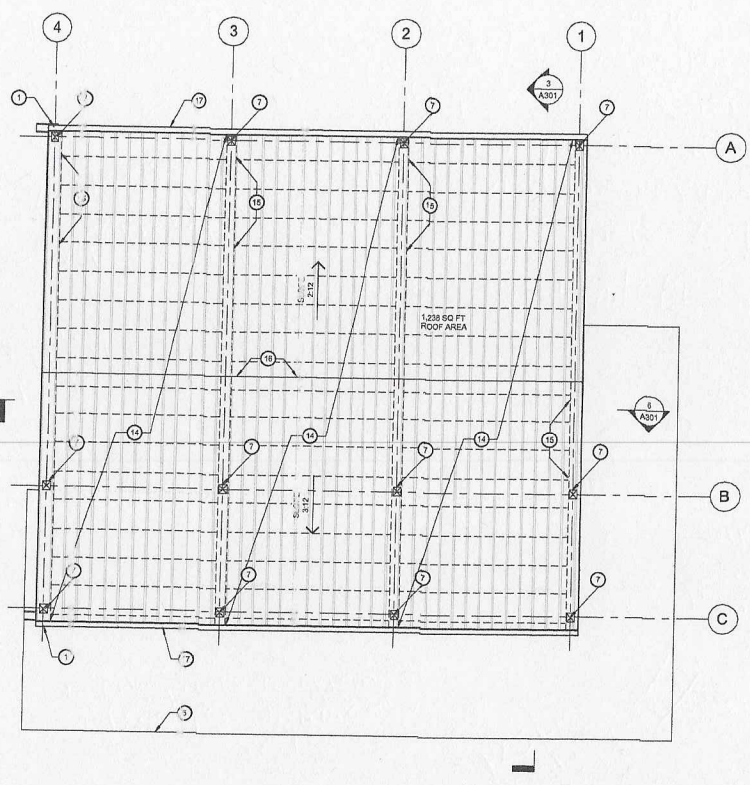
BUILDING SECTION N/S 3
1/4" = 1'-0"

KEYNOTES	DESCRIPTION
1	DOWNSPOUT W/ SPLASHBLOCK
2	OVERHEAD DOOR - 8'-0" x 11'-0"
3	ABOVE GROUND WATER STORAGE TANK
4	ABOVE GROUND WATER PRESSURE TANK
5	WELL CASING
6	SLAB ON GRADE - 805 SQ FT IMPERVIOUS OUTDOOR AREA
7	6X6 PRESSURE TREATED WD POST
8	BUILDING OUTLINE ABOVE
9	OPEN SHELVING
10	TRACTOR PARKING STALL
11	PARKING STORAGE FOR GROUNDS MAINTENANCE EQUIPMENT
12	FIREWOOD SPLITTER
13	FIREWOOD STORAGE
14	2X8 WD BEAM @ 11'-6" SPAN, TYP
15	FIELD FABRICATED 2X10 POLE BARN TRUSS, TYP
16	RIDGE
17	SHEET METAL GUTTER
18	MOTION ACTIVATED EXTERIOR FLOOD LIGHT
19	CCTV SECURITY CAMERA
20	TRANSLUCENT CORRUGATED AG PLASTIC SIDING
21	CORRUGATED AG SHEET METAL SIDING (SILVER GALVANIZED)
22	OPEN TO BEYOND
23	WELL CASING ENCLOSURE
24	OVERHEAD DOOR SLIDING TRACK
25	EXISTING ELECTRICAL PANEL - ALL ELECTRICAL WORK UNDER SEPARATE TRADE PERMIT
26	HOSE BIBB

AG EXEMPT BUILDING - TRACTOR PARKING AND WELL/WATER INFRASTRUCTURE



FLOOR PLAN - LEVEL 1
1/4" = 1'-0" 1 ⊕



ROOF/BUILDING FRAMING PLAN
1/4" = 1'-0" 2 ⊕

KEYNOTES	DESCRIPTION
1	DOWNSPOUT W/ SPLASHBLOCK
2	OVERHEAD DOOR - 9'-0" x 11'-0"
3	ABOVE GROUND WATER STORAGE TANK
4	ABOVE GROUND WATER PRESSURE TANK
5	WELL CASING
6	SLAB ON GRADE - 805 SQ FT IMPERVIOUS OUTDOOR AREA
7	6X6 PRESSURE TREATED WD POST
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