



CITY OF
PORTLAND, OREGON
BUREAU OF BUILDINGS

Margaret M. Mahoney, Director
1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
Mailing Address: P.O. Box 8120
Portland, Oregon 97207-8120
(503) 796-7300

June 19, 1989

SITE EVALUATION REPORT

Tom & Mariah Steenson
815 SW 2nd Sutie 500
Portland OR 97204

LFS: 83-89

**EXHIBIT 12
PRINCE**

In response to your application, a land feasibility study has been conducted to evaluate the site legally described as: Tax Lot 18 Section 6 1S-5E aka 41025 SE Louden Road for the purpose of using a subsurface sewage disposal septic tank/drainfield system in accordance with your proposed drainfield location.

Based upon the results of the on-site study and soils studies of the natural soil by Michael G Ebeling this site is considered SUITABLE for the use of a standard septic tank/drainfield disposal system in compliance with the standards set forth in On-Site Sewage Disposal Rules adopted on March 11, 1982.

The following type and size of the system and absorption area is required:

- a) Drop Box Serial distribution system.
- b) Septic tanks to serve single family dwellings shall be sized on the number of bedrooms in the dwelling as follows:
 - (1) 1 to 4 bedrooms..... 1,000 gallons
 - * (11) 5 bedrooms..... 1,250 gallons
 - (111) More than 5 bedrooms..... 1,500 gallons
- c) 75 lineal feet of absorption trench per bedroom for first 3 bedrooms and 30 lineal feet per bedroom for any bedrooms over 3 (system needs to be sized for a minimum of 3 bedrooms).
- d) Other The primary and replacement disposal areas shall be placed around the two test pits. No portion of the disposal fields shall be placed closer than 100 feet to any spring, stream or well and not on slopes that exceed 30 percent.

This letter does not constitute a permit to install this subsurface sewage 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 Rule 340-71-160 are met. A scaled site plan submitted by owner or license installer is required. See enclosure.

Sincerely,

Michael G Ebeling
Michael G Ebeling, RS
Environmental Soils Specialist

MGE/tm

cc: file



CITY OF
PORTLAND, OREGON
 BUREAU OF BUILDINGS

Margaret M. Mahoney, Director
 1120 S.W. 5th Avenue
 Portland, Oregon 97204-1992
 Mailing Address: P.O. Box 8120
 Portland, Oregon 97207-8120
 796-7790 (503) 796-7300

In compliance with OAR 341-71-150 this application is hereby submitted for a land and soils study to be conducted on the following legally described parcel of land for the purpose of installing a standard or alternative On-Site Sewage System.

LEGAL DESCRIPTION: Tax Lot 18 Section 6 T 15 R 5E
 Other: R99, 506-0180
 Street & Cross Street Location 41025 S.E. Louday Rd Corbett

SOURCE OF DOMESTIC WATER: () Private (X) Public

SIZE OF ACREAGE OF PARCEL: 19

LEGAL OWNER OF PARCEL: (Name) Tom and Mariah Steenson
 (Address) 815 S.W. 2nd, Suite 500, Portland
97204

REQUIRED EXHIBITS:

- (1) A small section map, title insurance map for property identification.
- (2) A copy of the preliminary plat, as proposed by subdivider (subdivision only).
- (3) A statement from the Land-Use and Development Section that a preliminary zoning review has been made of the proposed building site with intended use statement.

FEES:

Single Family Dwelling..... \$160.00
 Each additional contiguous lot..... \$130.00
 Commercial System 1000 gal/day
 or less..... \$160.00
 Greater than 1000 gal/day..... To be Determined
 PLUS STATE SURCHARGE..... \$ 15.00 per 1000 gallon projected daily
 sewage flow, or part thereof.

APPLICANT Tom Steenson
 (Name)
815 S.W. 2nd Suite 500
 (Address)
Portland 97204
 (ZIP)
221-1792
 (Telephone No.)

MAKE CHECKS PAYABLE TO:
 CITY OF PORTLAND

1566DF 123740789#0770 175.0046

LTS 23-60

SOILS INFORMATION

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

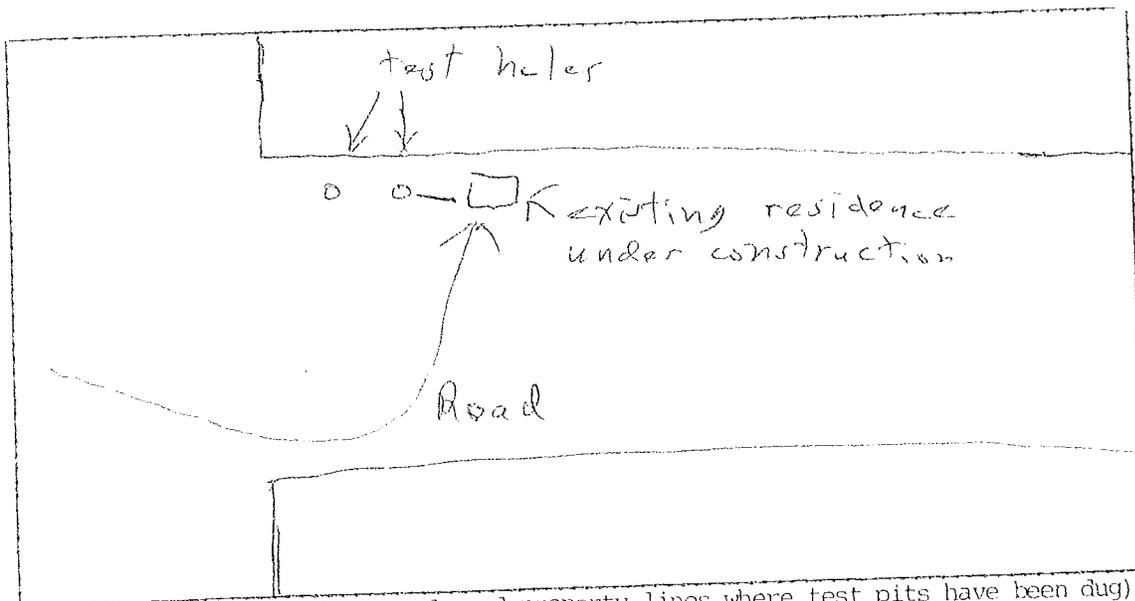
TO: CITY OF PORTLAND BUREAU OF BUILDINGS
ENVIRONMENTAL SOILS SECTION
1120 S.W. FIFTH AVE RM 930
PORTLAND OR 97204

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

Tom Steensu
(APPLICANT)
221-1292
(Telephone No.)

It is required that the "property access" and the "test pits" be marked and flagged for field inspection location. Ribbon for flagging may be obtained from the City of Portland.

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



(Indicate dimensions from roads and property lines where test pits have been dug)

LFJ 33-39

PLAN CHECK # _____

CITY OF PORTLAND
ENVIRONMENTAL SOILS SECTION
1120 SW FIFTH
PORTLAND OR 97204
796-7790

WATER AVAILABILITY

ADDRESS: 4625 S.E. London Rd., Corbett 97079

LEGAL DESCRIPTION: Tax Lot 18, Section 6, 15-SE

BUILDING AREA: 2500 sq ft NO. OF STORIES: 2

SITE PLAN: Attached hereto is a plan of the site drawn to scale on substantial paper that clearly shows the boundaries of the site, adjacent streets, all existing and/or property lines.

APPLICANT: Tom Stevenson ADDRESS: 815 S.W. 2nd, Suite 500, Portland, Ore 97204

BY: Tom Stevenson TITLE: owner

WATER SUPPLY:

_____ to be constructed on this property can be served with water at an average pressure of 50 PSI. The effect of the additional proposed use on the volume and pressure in this area of the district is unknown. The developer shall pay all costs of installing water mains, service connections, appurtenances and any other service changes required by the construction.

The district makes no warranty representation or guarantee concerning the volume of water or the water pressure which the district can deliver to user, nor does the district warrant that the water pressure and volume are sufficient for user's requirements for fire suppression.

BY _____

TO BE FILLED IN BY APPLICANT

TO BE FILLED IN BY WATER DISTRICT

WPA 23-64

LFS E3-89



CITY OF
PORTLAND, OREGON
BUREAU OF BUILDINGS

Dick Bogle, Commissioner
Margaret M. Mahoney, Director
East Permits and Inspection Division
2115 S.E. Morrison St.
Portland, OR 97214
(503) 248-3047

DATE: 6/19/89

LEGAL DESCRIPTION: T1E32C6 T1S 2512 AKA 41025 S.E. Lowden Rd

SOURCE OF WATER: CI-

TOTAL ACREAGE: 1.94

SOIL CHARACTERISTICS

1. HORIZONS:

HOLE # 1					HOLE # 2				
Depth	Color	Chroma	Texture	Structure	Depth	Color	Chroma	Texture	Structure
0-12"	Dr Brown	10YR 2/3	Silt loam	granular	0-14"	Dr Brown	10YR 3/3	Silt loam	granular
12-19"	Brown	" 2/4	Silt loam	subangular	14-65"	Brown	" 3/4	Silt loam	subangular
58-64"	Brown	" 3/4	Silt loam	subangular			"		
		"					"		

Porosity: Wall Root Depth: 4E" (inches) Observed Water Level None (inches)

Surface Streams, Springs etc. Present (X) YES () NO | Distance to Drainfield 500+ Feet

Distance to Escarpments, Cuts, or Fills: 100' Feet

Topographical Slope of Drainfield Areas: E-15% Percent

Restrictive Layer at: None (inches) | Impervious Layer at: (inches)

Anticipated Perched Water Level: None (inches)

Site Characteristics: upland Forest

CONCLUSIONS & RECOMMENDATIONS: Satisfactory with 1000 Gallons Sewer to 75 Feet / Bed Room

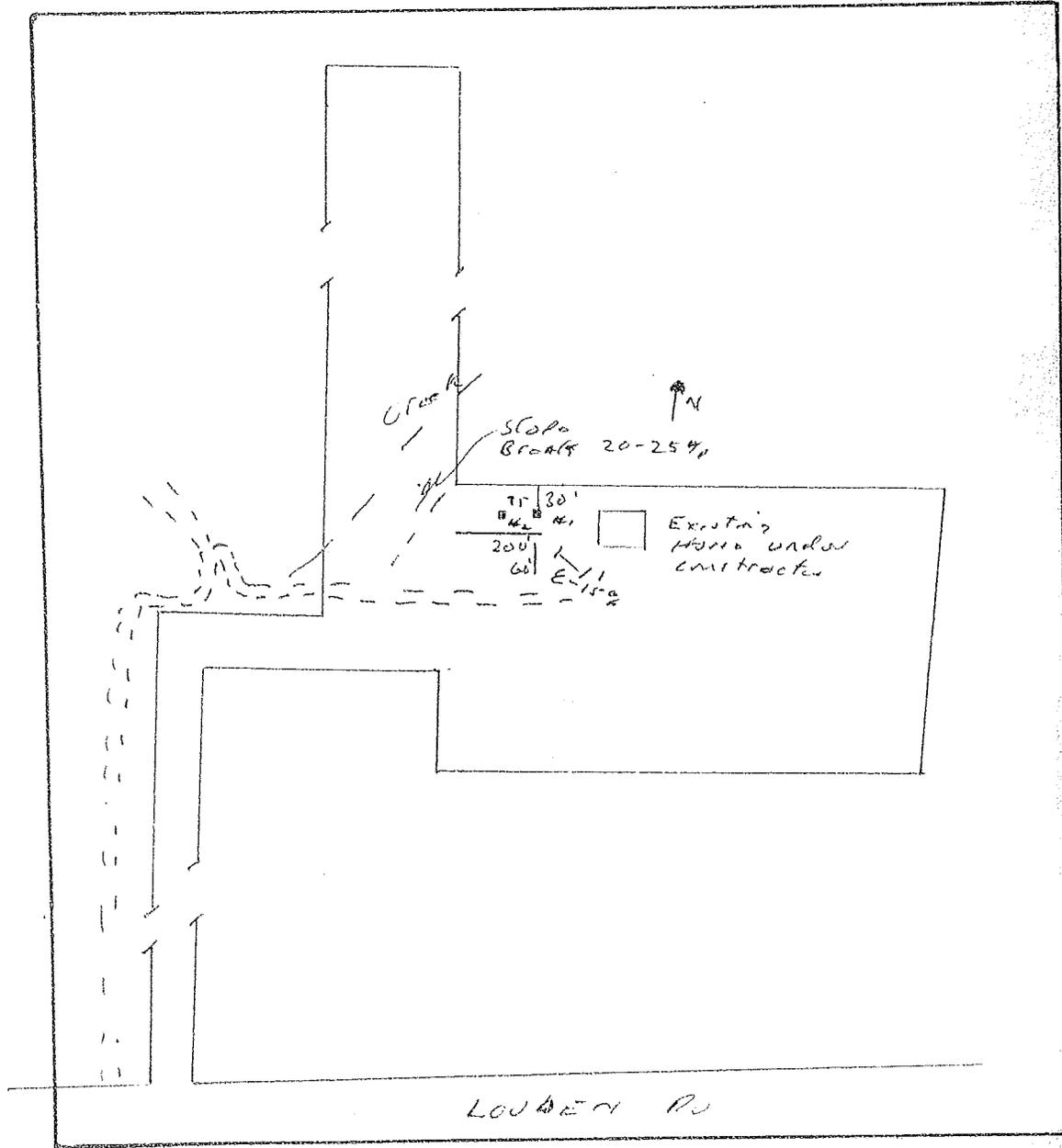
In view of the conditions noted in this field inspection, this parcel of land is considered
X (SUITABLE) (UNSUITABLE) for a standard septic tank and drainfield installation.

ALTERNATIVE SYSTEM RECOMMENDATION:

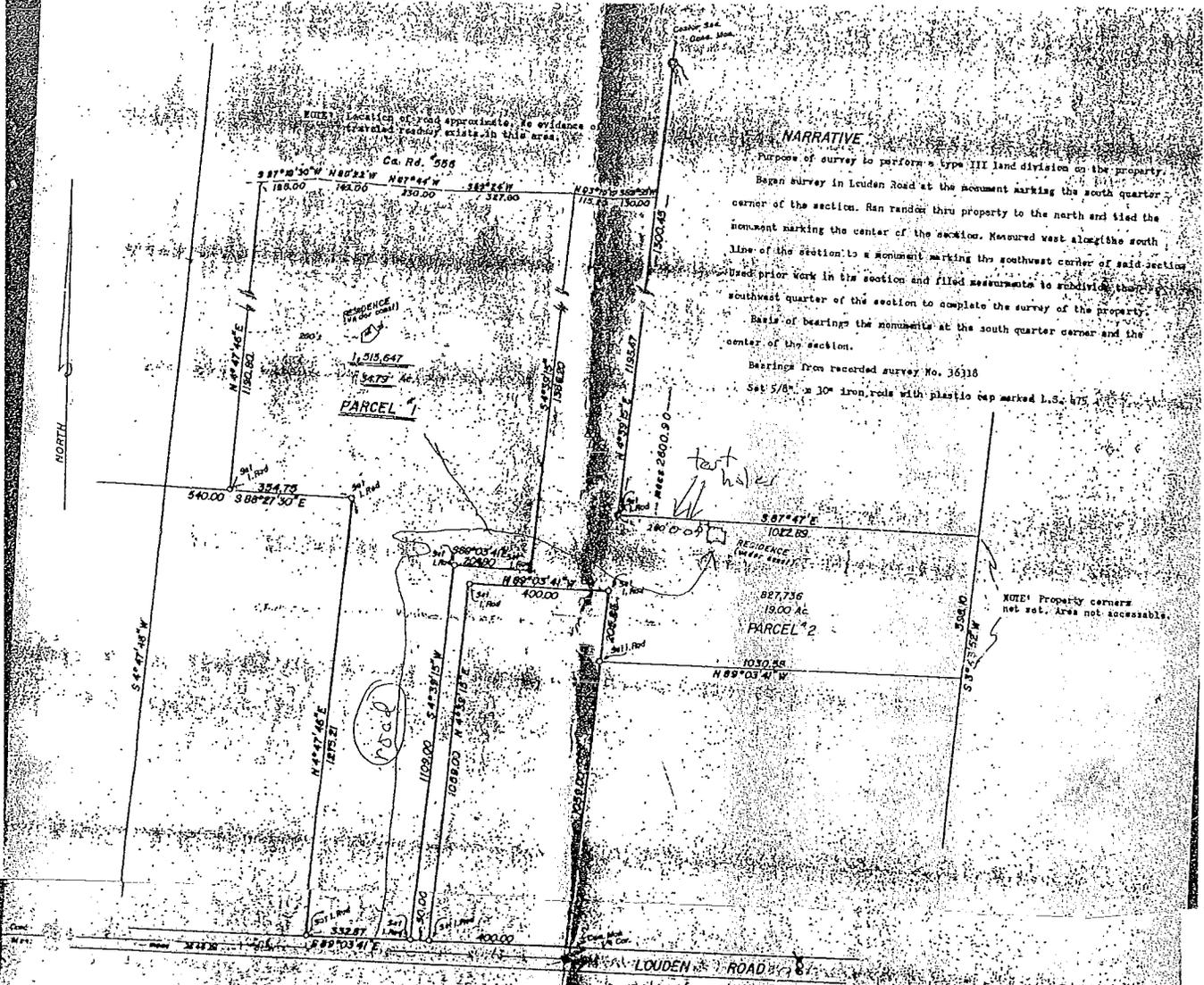
W. Schuler R.
SANITARIAN

LAND FEASIBILITY & FIELD EVALUATION DIAGRAM

LFS 03-89



NOTE: Do NOT modify the approved area by cutting, filling or altering the soil depth, or conduct any other development activities.



NARRATIVE

Purpose of survey to perform a type III land division of the property. Began survey in Louden Road at the monument marking the south quarter corner of the section. Ran random thru property to the north and tied the monument marking the center of the section. Measured west along the south line of the section to a monument marking the southwest corner of said section. Used prior work in the section and filled measurements to subdivide the southwest quarter of the section to complete the survey of the property. Basis of bearings the monuments at the south quarter corner and the center of the section.

Bearings from recorded survey No. 36118

Set 5/8" x 10" Iron rods with plastic cap marked L.S. 475

NOTE: Property corners not set. Area not accessible.

LD 3-88

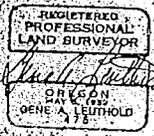
CERTIFICATE OF SURVEY

IN SE 1/4 & SW 1/4 OF SECTION 6 T15 R1E

Multnomah County, Oregon

Scale: 1" = 200' July 14-22, 1988

ALLAN & LEUTHOLD, INC.
SURVEYING
4627 N. E. 104th AVENUE
PORTLAND, OREGON 97220
503 - 254-0734



LEGEND
 ○ DENOTES: Set & marked
 * DENOTES: Found from an instrument

REFERENCE SURVEYS
 25807, 24564, 25548
 36518, 47159, 15361

LF 63-80