Oregon Farm BROKERS | OFB Residential

Townsend Parcel 2 | Lebanon

Paul Terjeson & Steve Helms

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1121 NW 9th Ave Corvallis 97330

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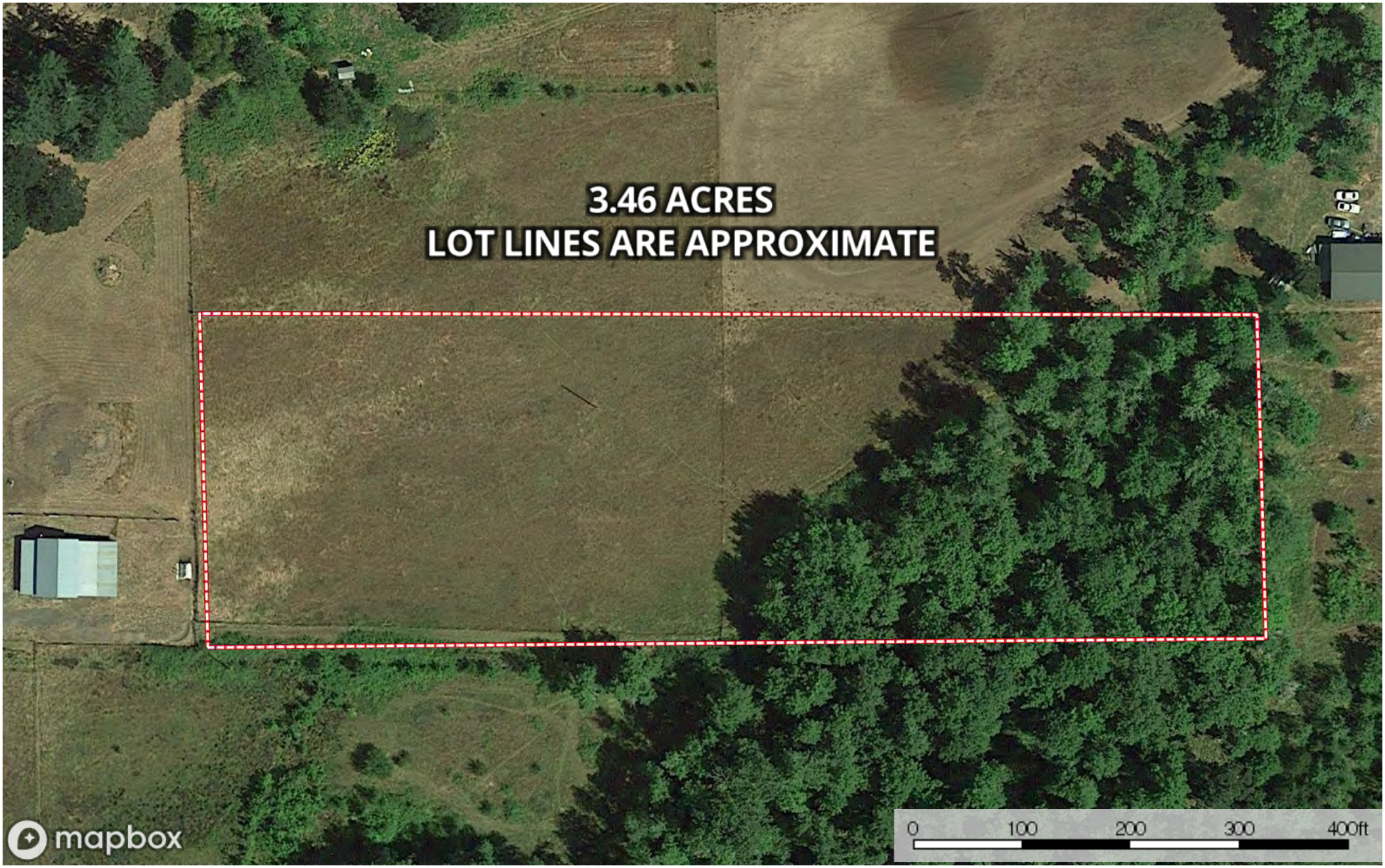
Parcel Map

541-497-6514
OregonFarmBrokers.com
OregonFarmBrokers@gmail.com
2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330

(SHARE LINK) (NXT TO) 30183 Townsend Rd (Parcel 2)

Oregon, AC +/-



Boundary

Paul Terjeson Steve Helms
P: 503-999-6777 OregonFarmBrokers.com 2125 Pacific Blvd. Albany, OR 97321

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Plat Map

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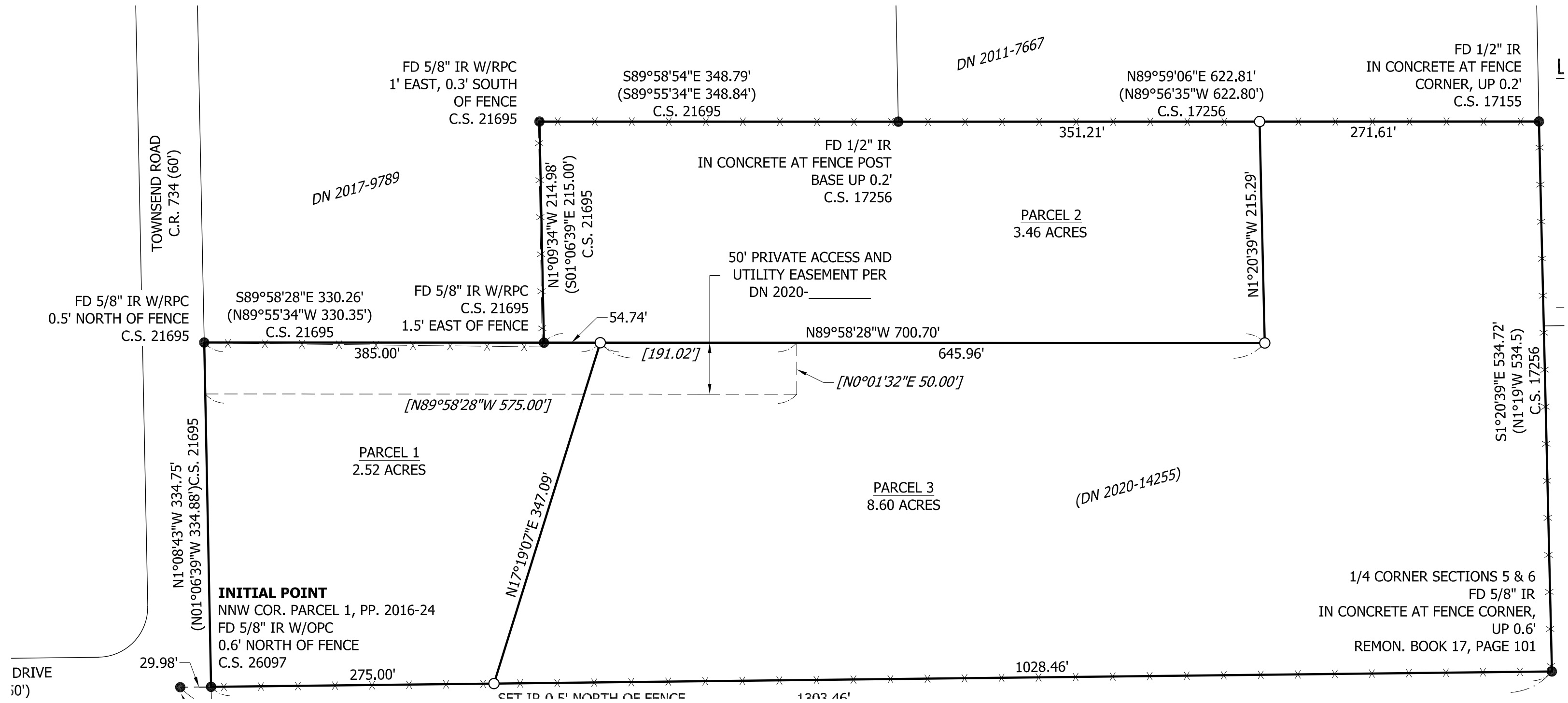
FD 5/8" IR W/RPC
1' EAST, 0.3' SOUTH
OF FENCE
C.S. 21695
S89°58'54"E 348.79'
(S89°55'34"E 348.84')
C.S. 21695
DN 2011-7667
N89°59'06"E 622.81'
(N89°56'35"W 622.80')
C.S. 17256
FD 1/2" IR
IN CONCRETE AT FENCE
CORNER, UP 0.2'
C.S. 17155
351.21'
271.61'
FD 1/2" IR
IN CONCRETE AT FENCE POST
BASE UP 0.2'
C.S. 17256
DN 2017-9789
TOWNSEND ROAD
C.R. 734 (60')
N1°09'34"W 214.98'
(S01°06'39"E 215.00')
C.S. 21695
PARCEL 2
3.46 ACRES
N1°20'39"W 215.29'
50' PRIVATE ACCESS AND
UTILITY EASEMENT PER
DN 2020-_____
FD 5/8" IR W/RPC
0.5' NORTH OF FENCE
C.S. 21695
S89°58'28"E 330.26'
(N89°55'34"W 330.35')
C.S. 21695
FD 5/8" IR W/RPC
C.S. 21695
1.5' EAST OF FENCE
54.74'
N89°58'28"W 700.70'
385.00'
[191.02']
645.96'
[N0°01'32"E 50.00']
[N89°58'28"W 575.00']
S1°20'39"E 534.72'
(N1°19'W 534.5)
C.S. 17256
PARCEL 1
2.52 ACRES
N1°08'43"W 334.75'
(N01°06'39"W 334.88')C.S. 21695
N17°19'07"E 347.09'
PARCEL 3
8.60 ACRES
(DN 2020-14255)
INITIAL POINT
NNW COR. PARCEL 1, PP. 2016-24
FD 5/8" IR W/OPC
0.6' NORTH OF FENCE
C.S. 26097
1/4 CORNER SECTIONS 5 & 6
FD 5/8" IR
IN CONCRETE AT FENCE CORNER,
UP 0.6'
REMON. BOOK 17, PAGE 101
29.98'
275.00'
1028.46'
DRIVE
60')

Additional Documents

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2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330

315 SW 4th Ave
PO Box 100 Albany, OR 97321

Linn County Department of Health Services
Environmental Health Program

Phone (541) 967-382
Fax (541) 924-690

Rec #: 35296

ID: 5127

REPORT FOR ON-SITE SEWAGE DISPOSAL

(Technical Report - This is not a Permit)

Applicant: **Mark Colvin** Map PIN: **13S01W06A 04500**

Site Location: **The southeast corner of the subject property is the eastern 1/4 corner of Section 6.**

Lot Designation: **Parcel 1** Property Size: **14.58** Zoning: **RR-2.5** Sewer Available: ☐

System Capacity: **450** gallons / day **Four (4) bedroom single family dwelling**

This approval is limited to residential strength wastewater.

Existing Tank: **NA** Test Water-Tightness: ☑

Required Tank Capacities (gallons): **Septic: 1000** **Dosing: 500** (if needed) Effluent Filter Required: ☐

System Requirements	Initial Disposal Area	Replacement Disposal Area
System Type:	**ATT w/ treatment standard 1**	**ATT w/ treatment standard 1**
Min Trench Depth:	**10** inches	**10** inches
Max Trench Depth:	**12** inches	**12** inches
Sizing Ratio:	**50** feet / 150 gallons	**50** feet / 150 gallons
System Criteria:	**Soil Group C / high water table**	**Soil Group C / high water table**
Total Trench Length:	**150** feet	**150** feet

Curtain Drain Required: ■ Min Curtain Drain Depth: **36** inches

Inspection of System Stakeout Required: **Prior to permit issuance**

Detailed site-specific plans must be submitted for review and approval before permit is issued.
See attached table of required setbacks. All site developments must adhere to the listed setbacks, or this report may be invalidated.
System may only be installed when soils are dry, generally June through October. Installation during other times of the year may be considered on a case by case basis.

WARNINGS:

Any alteration of the natural conditions in the area approved for the on-site system or replacement area may void this approval. This approval is given on the basis that the lot or parcel described will not be further partitioned or subdivided and that conditions on subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with O.R.S. 454.605 through 454.755 and Administrative Rules of the Environmental Quality Commission. Any such subdivision, partitioning or alteration may void this report.

This document is a technical report for on-site sewage disposal only. It may be converted to a permit only if, at the time of application, the parcel has been found to be compatible with applicable LCDC-Goals. The Statement of Compatibility may be made on the attached form or its equivalent. Authorized Agent approval is required before a construction permit can be issued. This report is valid until an on-site sewage disposal system is installed pursuant to a construction permit obtained from Linn County Environmental Health, or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the Department of Environmental Quality to the owners according to Department records or the County Tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.

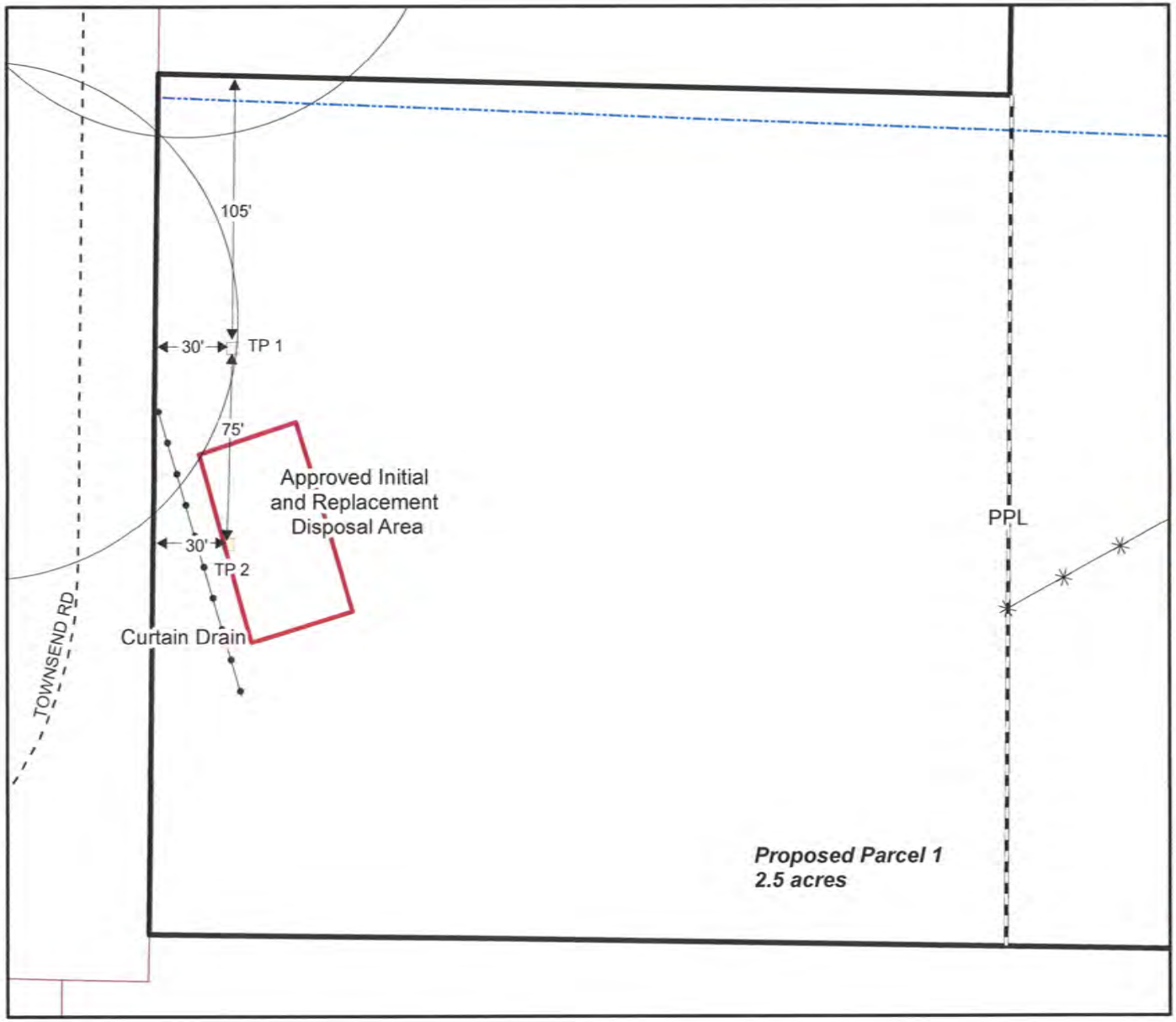
Brittany X. Mar	REHS	7/10/20	Linn Co. Env. Heatlh
(Signature of Authorized Agent)	(Title)	(Date)	(Office)

County Courthouse, Room 115
PO Box 100 Albany, OR 97321

Linn County Department of Health Services

Environmental Health Program

Phone (541) 967-3821
Fax (541)926-2060



Site Evaluation Plot Plan

Property ID: 13S01W06A 04500
Record Number: 35296
Date Produced: 7/7/2020

REGISTERED ENVIRONMENTAL HEALTH SPECIALIST
10130996
OREGON
Sept. 1, 2018
BRITTANY K. MAY

holdingtanks
septic
testpits
wells

N

1 inch = 60 feet

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Linn County Department of Health Services

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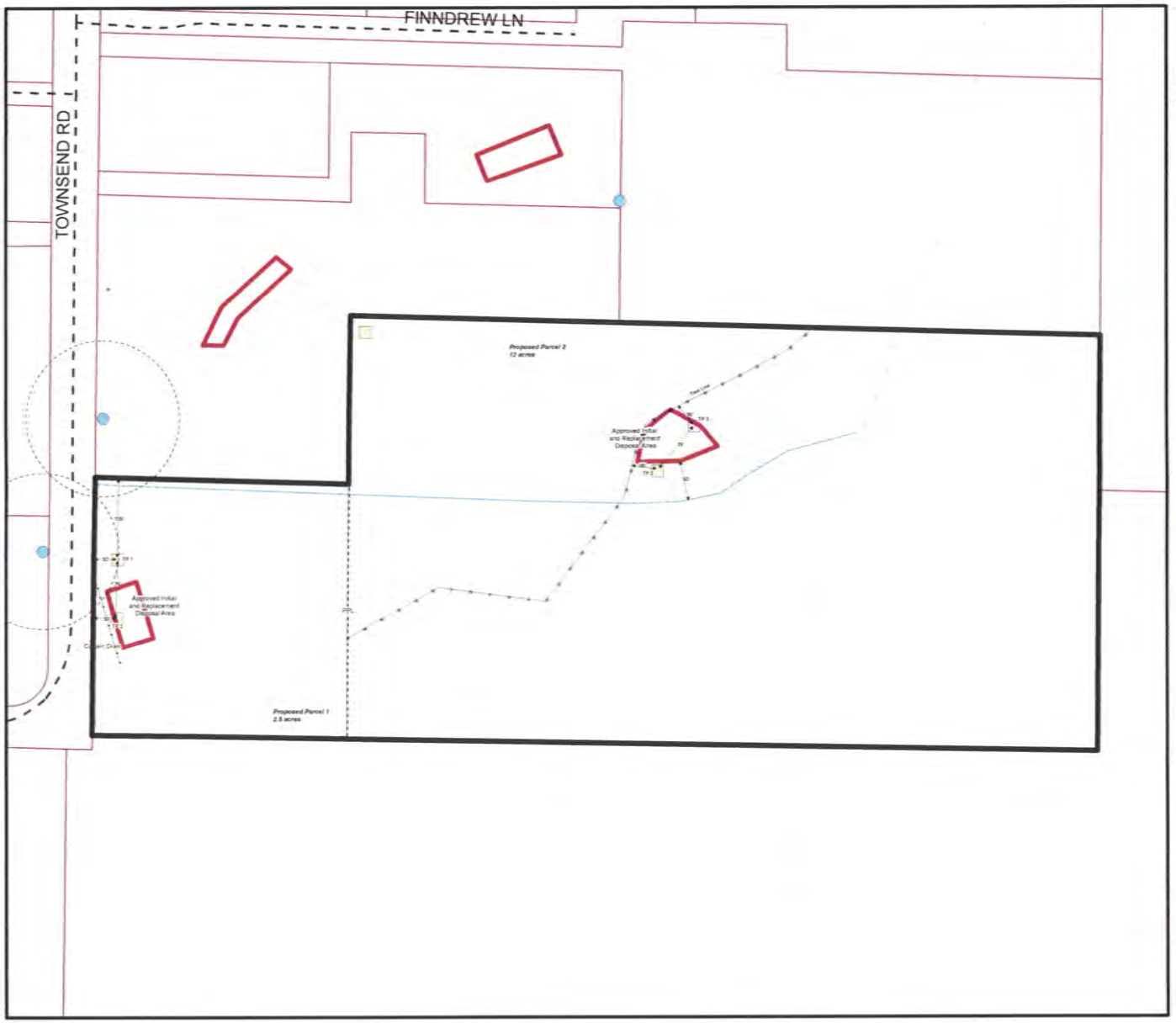


Site Evaluation Plot Plan

Property ID: 13S01W06A 04500
Record Number: 35296
Date Produced: 7/7/2020

REGISTERED ENVIRONMENTAL HEALTH SPECIALIST
E-10130936
OREGON
Sept. 1, 2009
BRITTANY K. MAY

holdingtanks
septic
testpits
wells

N

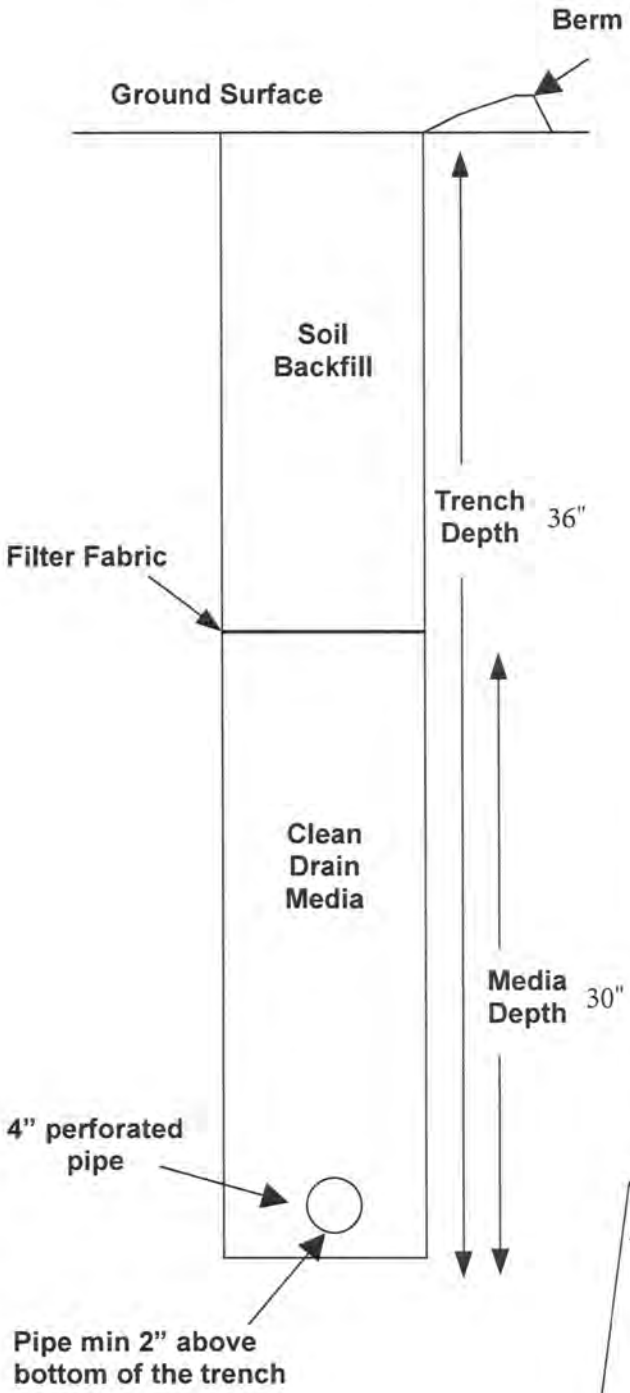
1 inch = 200 feet

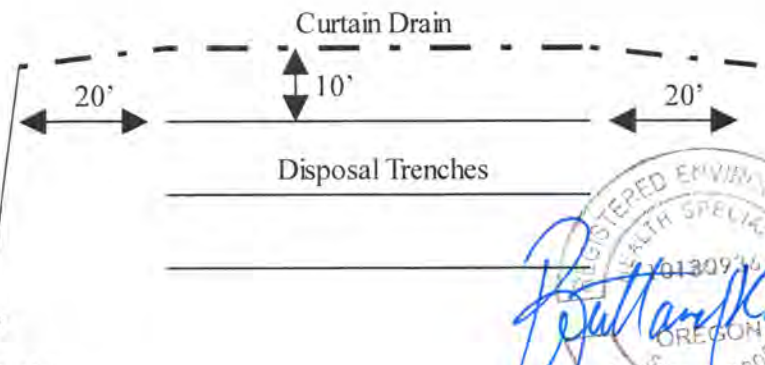
Curtain Drain Construction

A curtain drain is a groundwater inceptor that is designed to divert groundwater from the drainfield. The drain creates a "curtain" to block water from reaching the absorption field.

The depth of the dewatering trench is dependent on the depth to the water table and the soil conditions of the site.

Refer to your site report or permit for the required trench and media depths.



OAR 340-71-220 (12) Construction Requirements:

(a) Ground slope must be at least 3%, or other landform features such as an escarpment must allow for effective drainage.
(b) The curtain drain must extend into the layer that limits effective soil depth or to a depth adequate to effectively dewater the site.
(c) Trench width must be a minimum of 12 inches.
(d) Perforated pipe must have a diameter of 4 inches and must meet the requirements in OAR 340-73-600 (4).
(e) Perforated pipe must be installed at least 2" above the bottom along the full length of the trench with the perforations oriented in the upright direction and must be covered by a minimum 10 inches of drain media.
(f) The perforated pipe must be installed on a uniform grade of 0.2 to 0.4 feet of fall per 100 feet.
(g) The curtain drain must be filled with drain media to within 12 inches of the ground surface.
(h) Outlet pipe must be rigid smooth-wall, solid PVC piping meeting or exceeding ASTM Standard D-3034 with a minimum diameter of 4 inches. A flap gate or rodent guard must be installed.
(i) Filter Fabric must be placed over the drain media.