Tillamook County

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
503-842-3408

Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW
#851-25-000196-PLNG: TILLAMOOK RV PARK

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER

NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: June 4, 2025

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-25-000196-PLNG: A Non-Conforming Minor Review request to allow the expansion of a non-conforming use involving the expansion of a Recreational Campground with the addition of 16 Recreational Vehicle (RV) spots . Located north of the City of Tillamook and Suppress Road, a County road, the subject property is designated as Tax Lot 300 in Section 13A of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Rural Residential 2 Acre (RR-2). Applicant is Zachary Boeger. Property Owner is Rondi Springer.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 18, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. A decision will be made no sooner than June 23, 2025.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: https://www.tillamookcounty.gov/commdev/landuseapps and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408.

Sincerely,

Sarah Absher, CFM, Director

Enc. Maps, Applicable Ordinance Criteria

REVIEW CRITERIA

ARTICLE VII - NONCONFORMING USES AND STRUCTURES

(11) MINOR REVIEW: Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:

(a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:

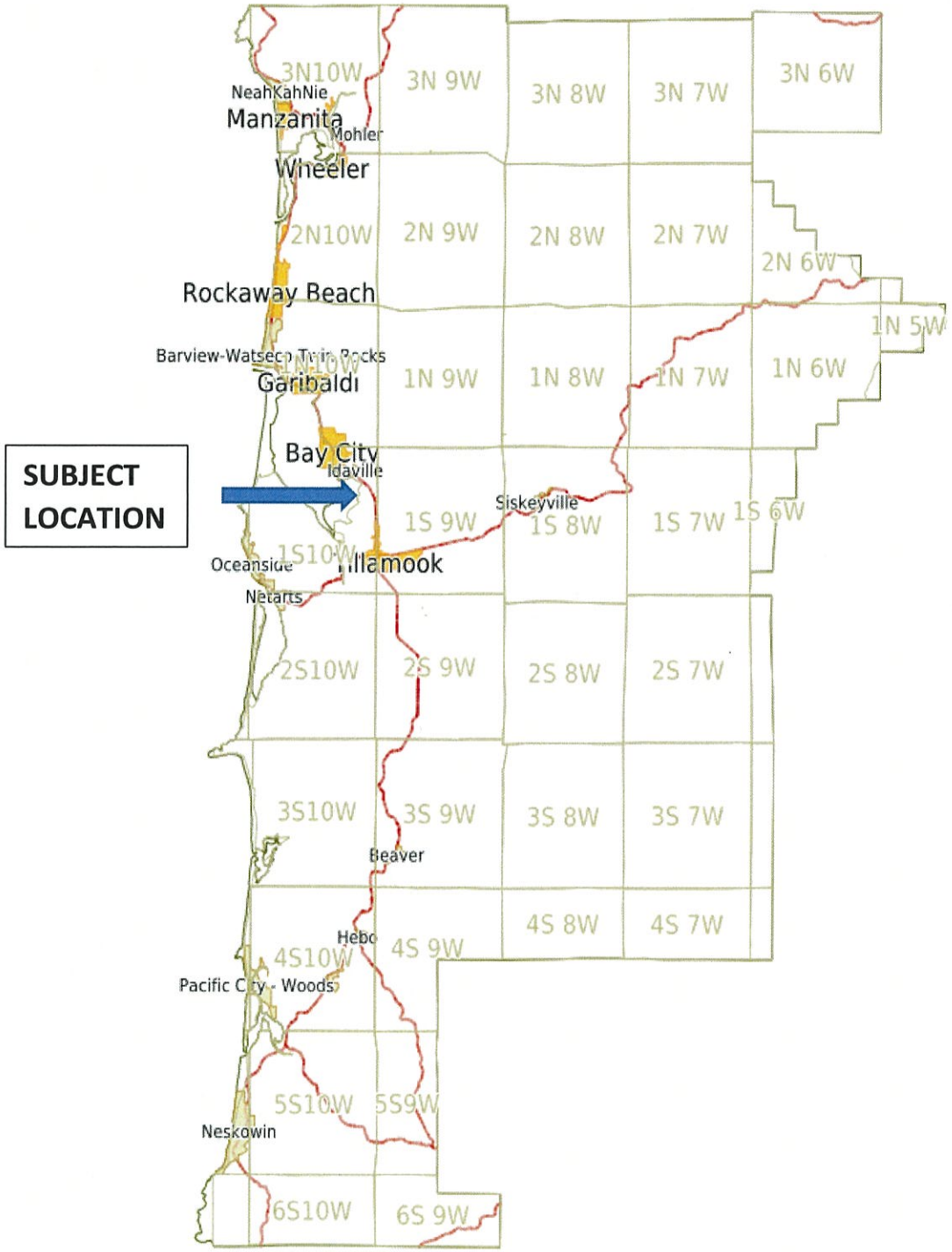
i. A comparison of existing use or structure with the proposed change using the following factors:

1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
2. Numbers and kinds of vehicular trips to the site;
3. Amount and nature of outside storage, loading and parking;
4. Visual impact;
5. Hours of operation;
6. Effect on existing vegetation;
7. Effect on water drainage and water quality;
8. Service or other benefit to the use or structure provides to the area; and
9. Other factors relating to conflicts or incompatibility with the character or needs of the area.

ii. The character and history of the use and of development in the surrounding area.

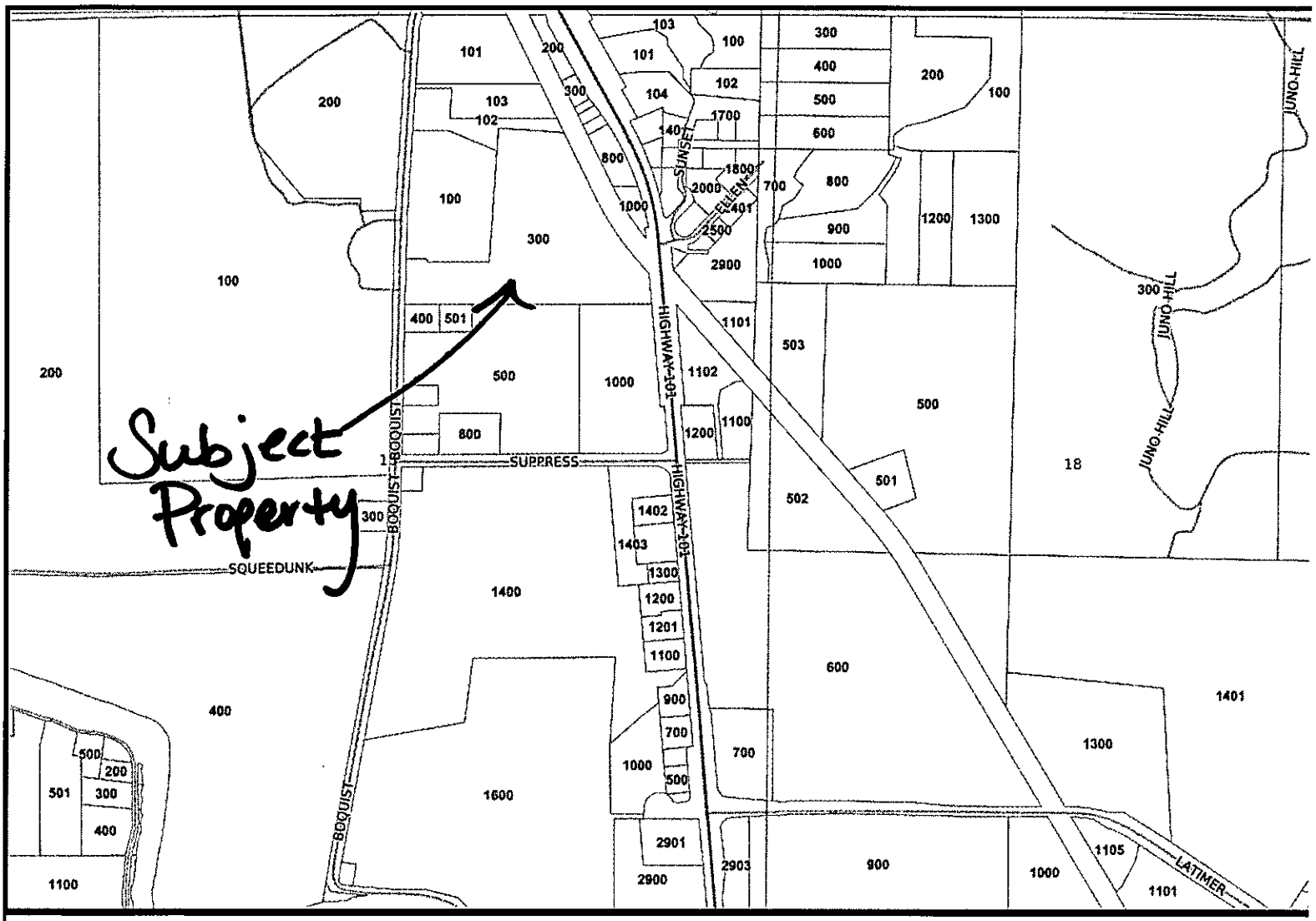
(b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

VICINITY MAP



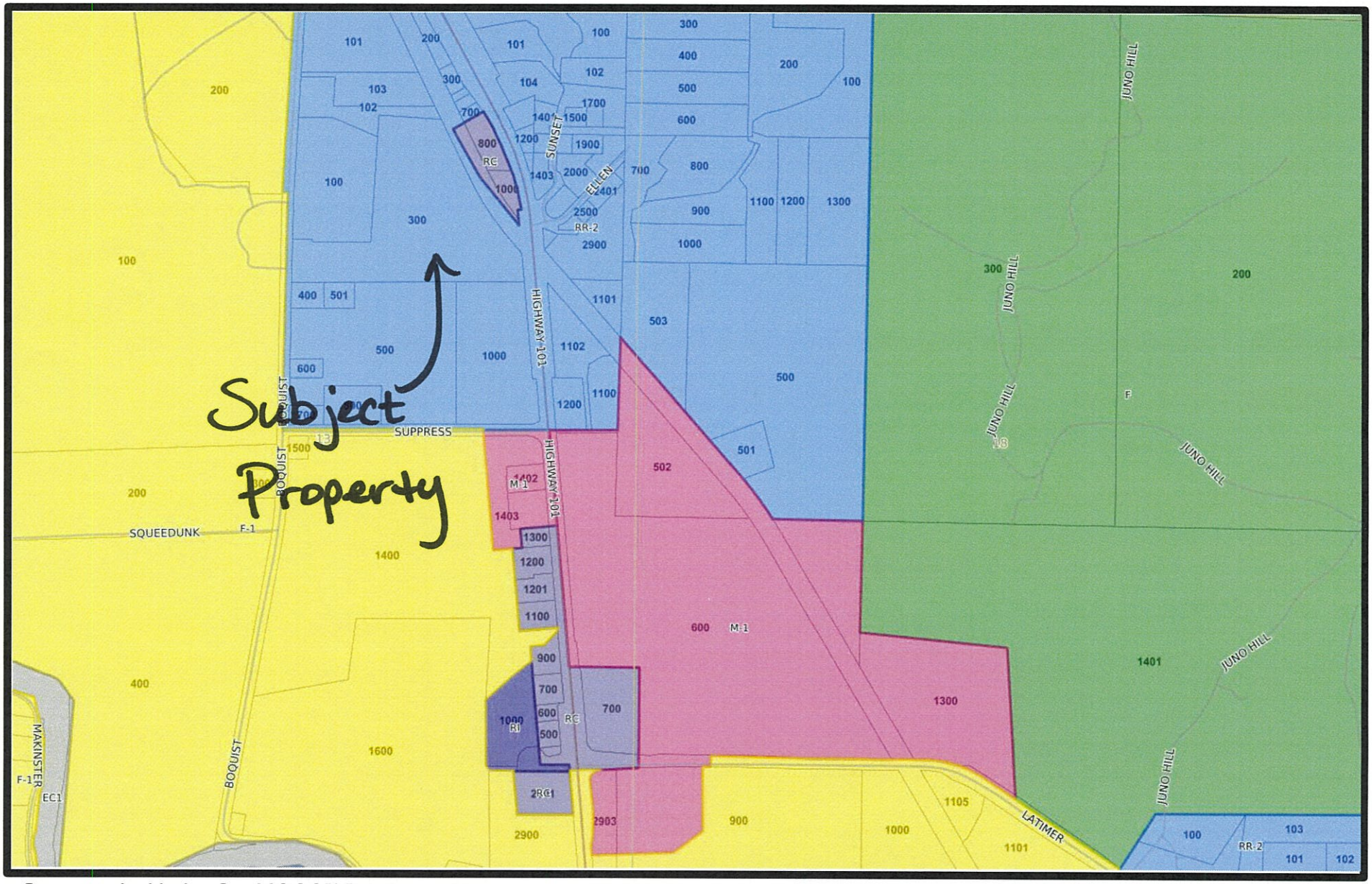
#851-25-000196-PLNG
TILLAMOOK RV PARK & SPRINGER

Tillamook County GIS



Created: Wed Jun 04 2025-8:39:6
Active Layers:County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent:-13787847.130441, 5697480.2017349, -13784930.580081, 5699410.2366989

Map



Generated with the GeoMOOSE Printing Utilities

Tillamook County Department of Community Development
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

OFFICE USE ONLY
Date Stamp: RECEIVED MAR 25 2025 BY: SAT
☐Approved ☐Denied
Received by:
Receipt #:
Fees:
Permit No: 851-

Applicant ☐ *(Check Box if Same as Property Owner)*
Name: Zachary Boeger Phone: (541)-554-4527
Address: 1011 South Bertelsen Rd
City: Eugene State: OR Zip: 97402
Email: ZBoeger@Boegerassociates.com

Property Owner
Name: Rondi Springer Phone: (503)-354-4627
Address: 1950 Suppress Rd. North
City: Tillamook State: OR Zip: 97141
Email: Tillamookrvpark@gmail.com

Request:

Type II	Type III	Type IV
☐ Farm/Forest Review	☐ Detailed Hazard Report	☐ Ordinance Amendment
☐ Conditional Use Review	☐ Conditional Use (As deemed by Director)	☐ Large-Scale Zoning Map Amendment
☐ Variance	☐ Ordinance Amendment	☐ Plan and/or Code Text Amendment
☐ Exception to Resource or Riparian Setback	☐ Map Amendment	
☑ Nonconforming Review (Major or Minor)	☐ Goal Exception	
☐ Development Permit Review for Estuary Development	☐ Nonconforming Review (As deemed by Director)	
☐ Non-farm dwelling in Farm Zone	☐ Variance (As deemed by Director)	
☐ Foredune Grading Permit Review		
☐ Neskowin Coastal Hazards Area		

Location:
Site Address: 1950 Suppress Rd North Tillamook OR 97141

Map Number:	1 South	10 West	13 A	300 /1000
	Township	Range	Section	Tax Lot(s)

Clerk's Instrument #:

Authorization
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Rondi Springer Rondi Springer 11/14/24
Property Owner Signature (Required) Date

Applicant Signature 11-14-24
Date

Boeger & Associates, LLC
Civil and Environmental - Engineering and Planning

March 21, 2025

Melissa Jenck
Tillamook County
Community Development
1510-B Third Street
Tillamook, OR 97141

RE: Application for Non-Conforming Review
Tillamook RV Park (16 RV Space Expansion)

Dear Melissa Jenck,

Please see the attached application for non-conforming review and the Article 7 Minor Review Criteria form that was provided. We anticipate these documents include the remainder of the requirements to be completed through Tillamook County agencies.

1. Planning application for Nonconforming Minor Review.
2. Article VII Minor Review Criteria form.

We appreciate your review and look forward to hearing from you.

Thank you,

Zach Boeger
Civil Designer
Boeger & Associates
541-554-4527

CC: Rondi Springer, Tillamook RV Park

ARTICLE VII: MINOR REVIEW CRITERIA

Tillamook RV Park

(11) MINOR REVIEW: Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:

(a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:

i. *A comparison of existing use or structure with the proposed change using the following factors:*

1. *Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;*
   -With similarly constructed roads, no dust shall be impactful to neighbors. Odor and fumes from existing, as well as proposed spaces are expected to reduce on behalf of the new septic treatment system. These RV spaces will accommodate similar RV's to the existing, therefore, glare will not be seen from neighboring area. As a result of maintaining surrounding vegetation, no smoke will detectable at the property line or off site.

2. *Number and kinds of vehicular trips to the site;*
   -Additional 16 RVs will occupy the West portion of the RV Park. The spaces will be desirable due to their size, consistency and location within the park. Newer, larger RV's will likely inhabit these spaces.
   (See sheet 2 – RV Park Site Plan)

3. *Amount and nature of outside storage, loading and parking;*
   -RV spaces will not contribute storage outside. RV underbelly storage compartments will be utilized. (See sheet 2 – RV Park Site Plan)
   There is one passenger car parking space in each RV space.

4. *Visual impact;*
   -Additional 16 sites will not affect public nor neighboring properties. Visible wetlands separate the westerly neighbors. (See attached neighbor approval letter)

5. *Hours of operation;*
   -9:00 a.m. to 6:00 p.m. Will not change.

6. *Effect on existing vegetation;*
   -A few alder trees will be removed along the westerly spaces and in the treatment system area. The "buffer space" will provide campers with a natural area located between each RV space. The development will not impede upon wetland or property line setbacks.

7. *Effect on water drainage and water quality;*

   -Improved grading development with 1% fall across gravel roads in a south by south east direction. Natural drainage will be minimally altered and proposed grading will improve existing low points where ponding has occurred. There are no proposed impervious surfaces.

8. *Service or other benefit to the use or structure provides to the area; and other factors relating to conflicts or incompatibility with the character or needs of the area.*

   -Tillamook RV Park expansion will continue to provide needed housing to community members including farmers and others who may work at the cheese factory or other nearby areas.

9. *The character and history of the use and of development in the surrounding area.*

   -The agricultural area is home to many Dairy Farms who dominate the county's fertile valley. The RV Park extends the opportunity for seasonal and full time workers to reside in.

10. *The request shall maintain a minimum separation of six feet between structures and comply with the clear vision area of Section 4.010*

    -The proposed development will exceed the minimum requirements of six feet between structures and the new spaces will comply with the clear vision area of section 4.010 like those of existing spaces in the park. (See sheet 2 and 3 – RV Park Site Plan/Details)

Boeger & Associates, LLC
Civil and Environmental - Engineering and Planning

February 7, 2025

Melissa Jenck
Tillamook County
Community Development
1510-B Third Street
Tillamook, OR 97141

RE: Application for Non-Conforming Review
Tillamook RV Park (16 RV Space Expansion)

Dear Melissa Jenck,

Please see the application for non-conforming review. This package provides the requirements to be completed through Tillamook County agencies.
Exhibits A-D are as follows:

- **A.** Zoning Map, Property Assessment Report, Firm Map, DSL/Wetland Approval.
- **B.** Applicant Submittal - Application, Proposed Plans, Licensing Application, Building/Zoning Application.
- **C.** Agency Comments – Juno Water District, ODOT, Neighbor's approval letter.
- **D.** Geologist Groundwater Impact Assessment and DEQ approval, DEQ LUCS

In addition to this package, we'll be submitting an application to permit the existing approach to Public Works which was apparently done.

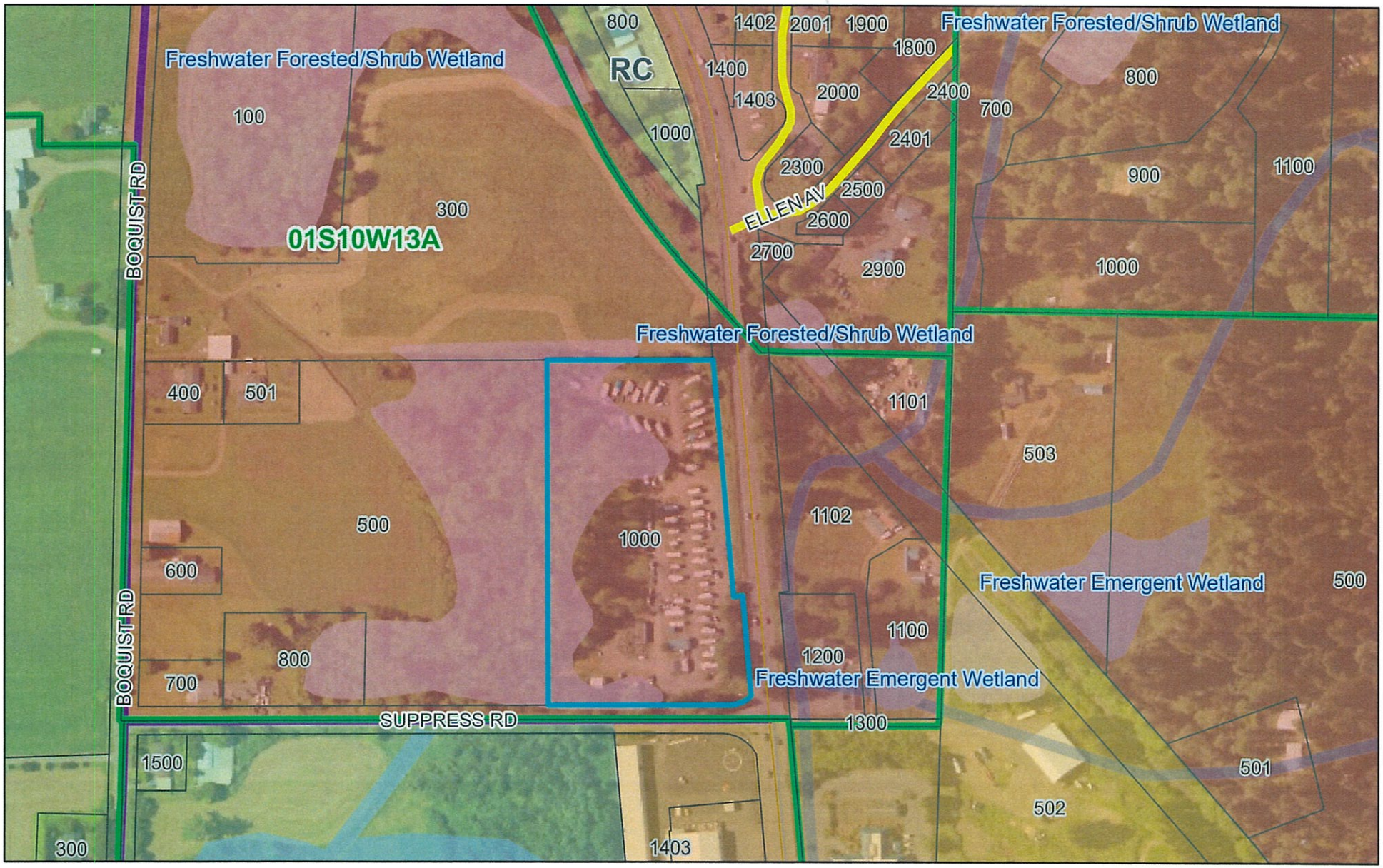
Thank you,

Zach Boeger
Civil Designer
Boeger & Associates

1011 S. Bertelsen Road, Eugene, OR 97402 ~ (541) 302-4996 ~ dboeger@boegerassociates.com

EXHIBIT A

Tillamook County Maps



2/7/2025, 3:17:04 PM

1:5,016

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

Oregon Statewide Imagery Program (OSIP) - Oregon Imagery FrameworkImplementation Team, Sources: Esri, Airbus DS, USGS, NGA,

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer »

PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Tillamook County
2024 Real Property Assessment Report
Account 154807

Map	1S1013A001000	**Tax Status**	Assessable
Code - Tax ID	0905 - 154807	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	TILLAMOOK RV PARK, LLC 466 FOOTHILL BLVD UNIT 387 LA CANADA CA 91011	**Deed Reference #**	2015-1385
		Sales Date/Price	03-13-2015 / $665,000
		Appraiser	KARI FLEISHER

Property Class	807	**MA**	**SA**	**NH**
RMV Class	209	07	AC	400

Site	Situs Address	City
1	1950 SUPPRESS RD	COUNTY

Value Summary

Code Area		RMV	MAV	AV	RMV Exception	CPR %
0905	Land	647,180		Land	0	
	Impr	298,520		Impr	0	
Code Area Total		945,700	526,780	526,780	0	
Grand Total		945,700	526,780	526,780	0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0905	1	☑		RR-2	Commercial Site	100	6.55 AC		537,780
					OSD - AVERAGE	100			18,000
					SITE DEVELOPMENT	100			91,400
					Code Area Total		6.55 AC		647,180

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0905	1	1950	511	RV Park/Campground	110	10			280,510
	3	1980	942	Class 4, Double Wide	118	960		E-409624	18,010
				Code Area Total		970			298,520

Exemptions / Special Assessments / Notations

Code Area 0905

Special Assessments	Amount	Acres	Year Used
▪ SOLID WASTE	24.00	0.00	2024

PP Accounts 0905 - 1899

Comments 2/9/09 Changed PCA. RV Park. KF 10/8/10 Moved to NH 400. KF 4/23/15 M3399 is now exempt from title. Corrected SW. KF 8/29/16 Added new gazebo, covered patio, and playstructure. Also added skirting and MS entry. KF 6/12/19 Added 20 RV Sites. KF

Improvement Summary

TILLAMOOK County

For Assessment Year 2024

Account ID 154807

Map 1S1013A001000

Situs 1950 SUPPRESS RD COUNTY OR

Mailing TILLAMOOK RV PARK, LLC
466 FOOTHILL BLVD UNIT 387
LA CANADA CA 91011

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
3	0905	942	1980	100	942 - Class 4, Double Wide	960

Rooms: 3 - BD, 2 - FB

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	4	100		960

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
FND - MS SLAB OR RUNNERS	960	G/D - MS GUTTERS	80
G/D - MS DOWNSPOUTS	32	SKIRT - WOOD	128

Accessories

Description	Size	Qty
MS ENTRY PORCH		1

Total RMV $18,010

Improvement Summary

TILLAMOOK County

For Assessment Year 2024

Account ID 154807

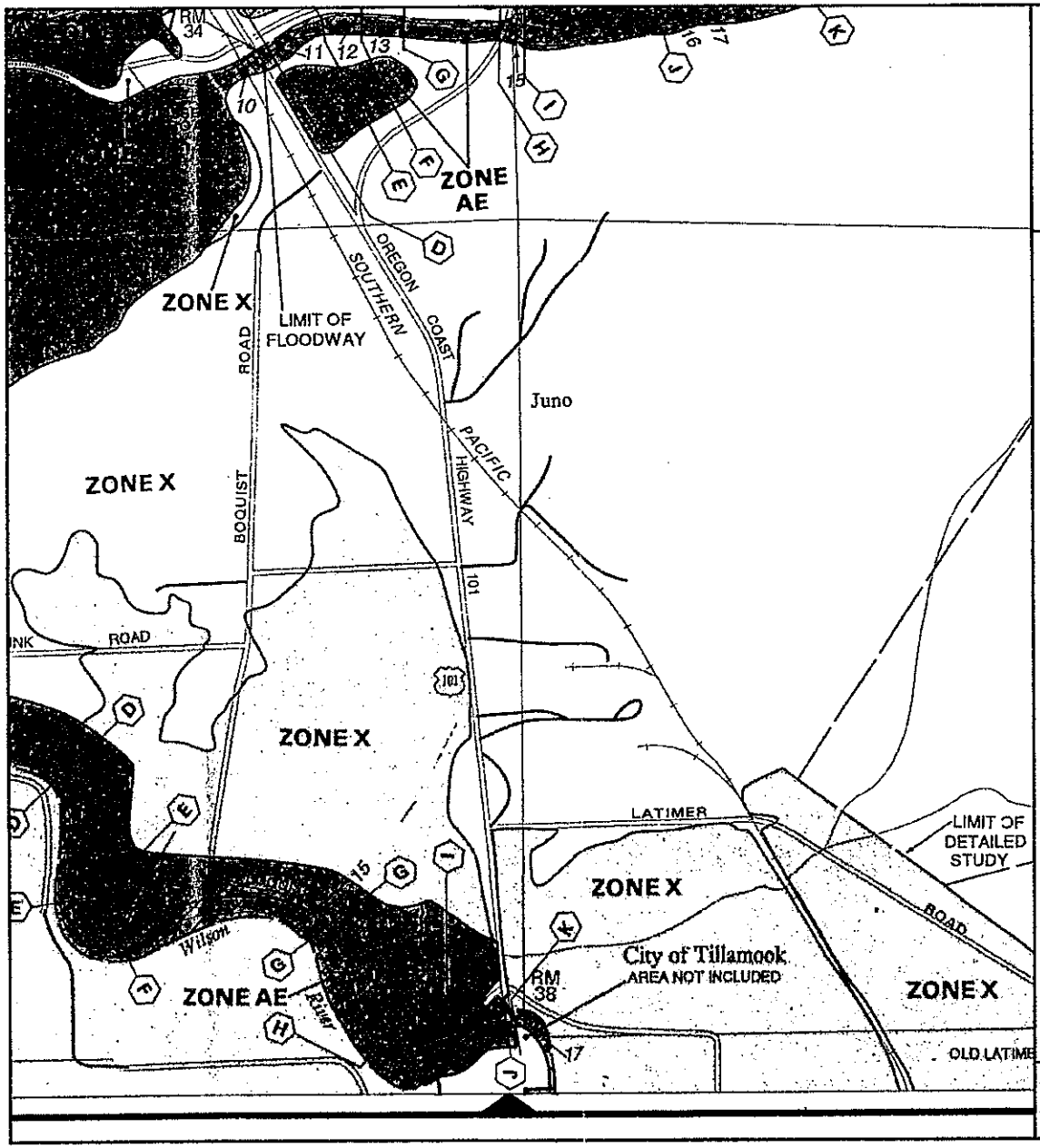
Map 1S1013A001000

Situs 1950 SUPPRESS RD COUNTY OR

Mailing TILLAMOOK RV PARK, LLC
466 FOOTHILL BLVD UNIT 387
LA CANADA CA 91011

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0905	511	1950	100	511 - RV Park/Campground	10

Total RMV $280,510



APPROXIMATE SCALE IN FEET

1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TILLAMOOK COUNTY, OREGON
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4101960160 C

MAP REVISED:
AUGUST 20, 2002

Federal Emergency Management Agency

Oregon
Tina Kotek, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 986-5200
FAX (503) 378-4844
www.oregon.gov/dsl

December 19, 2024

Tillamook RV Park
Attn: Rondi Springer
1950 Suppress Road
Tillamook, OR 97141

Re: WD # 2024-0399 **Approved**
Wetland Delineation Report for Tillamook RV Park Wastewater
Tillamook County; T1S R10E S13A TLs 300 and 1000 (Portions)

Dear Rondi Springer:

The Department of State Lands has reviewed the wetland delineation report prepared by Christine McDonald for the site referenced above. Please note that the 2 study areas include only a portion of the tax lots described above (see the attached maps). Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland boundary as mapped in revised Figure 5 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the 2 study areas, one wetland, totaling approximately 0.33 acres, was identified. The wetland is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of impacts to waters of this state. Because measures to avoid and minimize impacts to waters of this state may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Wetland Ecologist Jessica Salgado, PWS, at (541) 408-1892.

Sincerely,

Peter Ryan, PWS Emeritus
Aquatic Resource Specialist

Enclosures

ec: Christine McDonald
Tillamook County Planning Department (Maps enclosed for refining LWI)
Megan Biljan, US Army Corps of Engineers
Heather Dimke, DSL
Oregon Coastal Management Program

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- **Under 50MB** - A single unlocked PDF can be emailed to:
- **50MB or larger** - A single unlocked PDF can be uploaded to website. After upload notify DSL by email at:
- OR a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- By credit card on after receiving the unique file number from DSL's emailed confirmation.
- By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy OR attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

☒ Applicant ☒ Owner Name, Firm and Address:
Rondi Springer
Tillamook RV Park
1950 Suppress Road
Tillamook, OR 97141

Business phone # (503) 354-4627
Mobile phone # (optional)
E-mail: TILLAMOOKRVPARK@gmail.com

☐ Authorized Legal Agent, Name and Address (if different):

Business phone #
Mobile phone # (optional)
E-mail:

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: Rondi Springer **Signature:** Rondi Springer

Date: 7/16/24 Special instructions regarding site access:

Project and Site Information

Project Name: Tillamook RV Park Wetland Delineation

Latitude: 45.48975 Longitude: -123.84666
decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Lot 300: new onsite wastewater treatment system for Tillamook RV Park. Lot 1000: abandon existing waste water system replace RV spaces.

Tax Map # 1S10W13A
Tax Lot(s) 300, 1000

Tax Map #
Tax Lot(s)

Project Street Address (or other descriptive location):
1950 Suppress Road, Tillamook

Township 01S Range 10W Section 13 QQ A
Use separate sheet for additional tax and location information

City: Tillamook County: Tillamook

Waterway: Smith Creek/Tillamook B River Mile:

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Christine McDonald
2901 Brayton Road
Pullman, WA 99163

Phone # (503) 801-2243
Mobile phone # (if applicable)
E-mail: contactchris100@gmail.com

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.

Consultant Signature: Christine McDonald /sig/ Date: 07/15/2024

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present? ☒ Yes ☐ No Study Area size: 2.82 Total Wetland Acreage: 0.3400

Check Applicable Boxes Below

☐ R-F permit application submitted
☒ Fee payment submitted $ 559
☐ Mitigation bank site
☐ Resubmittal of rejected report ($100)
☐ EFSC/ODOE Proj. Mgr:
☐ Request for Reissuance. See eligibility criteria. (no fee)
☐ Wetland restoration/enhancement project (not mitigation)
DSL # Expiration date
☐ Previous delineation/application on parcel
If known, previous DSL #
☐ LWI shows wetlands or waters on parcel
Wetland ID code

For Office Use Only

DSL Reviewer: JS Fee Paid Date: / / DSL WD # 2024-0399

Date Delineation Received: 07 / 20 /2024 DSL App.#

U.S. Fish and Wildlife Service

National Wetlands Inventory

Figure 1b. Location and Vicinity

July 3, 2024

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Figure 2. Tax Lot Map with SAB

ArcGIS Web Map

11/8/2024, 4:12:39 PM

taxlot

CountyLines

mapIndex

1:9,028

0 0.05 0.1 0.2 mi

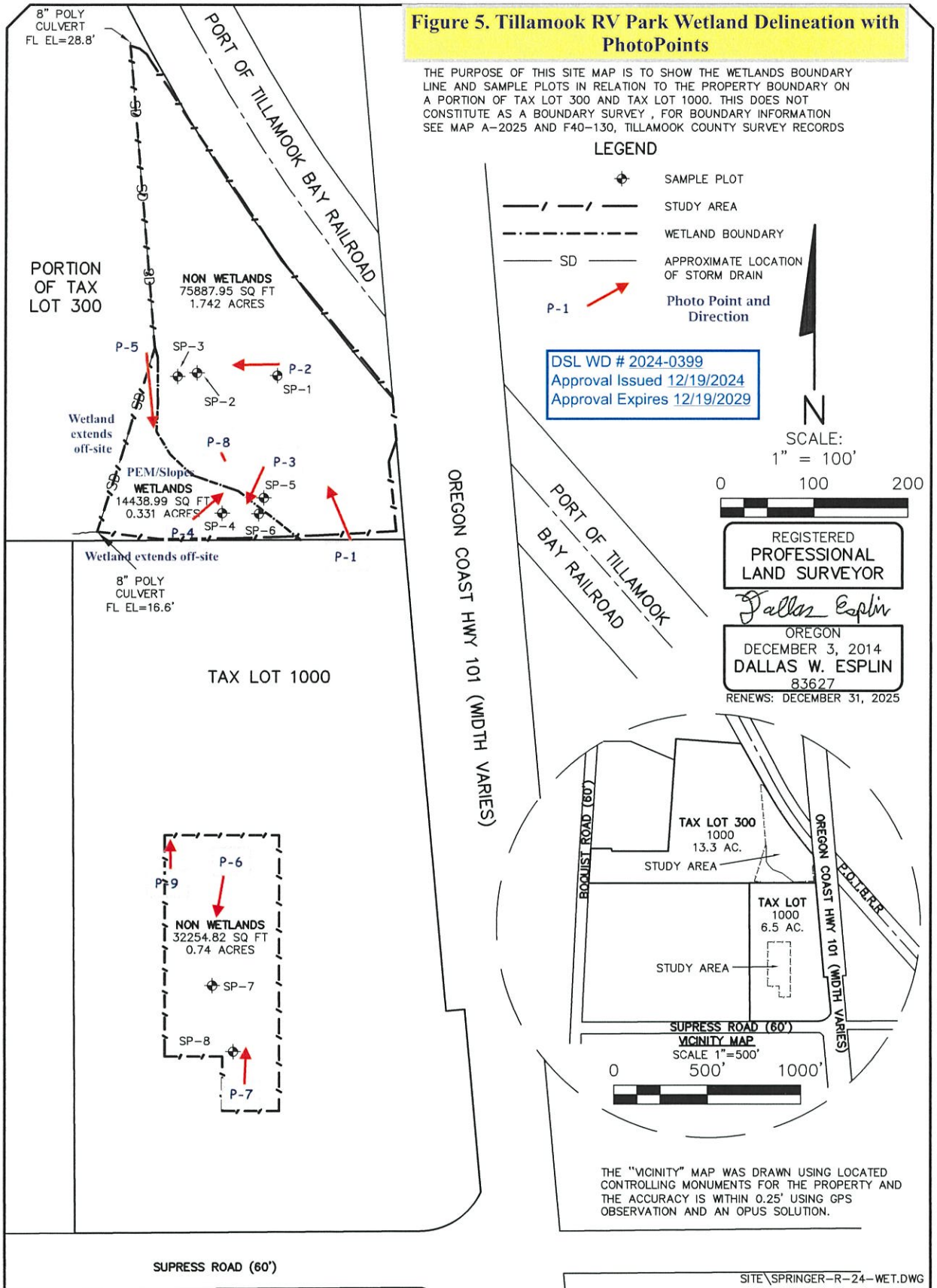
0 0.07 0.15 0.3 km

OREGON DOR, GEO, Maxar

Web AppBuilder for ArcGIS

Maxar | OREGON DOR, GEO |

Figure 5. Tillamook RV Park Wetland Delineation with PhotoPoints



SITE\SPRINGER-R-24-WET.DWG
SPRINGER-R. TXT

SURVEY BY:
BAYSIDE SURVEYING LLC ©
6723 S. PRAIRIE RD
TILLAMOOK, OR 97141
503-842-5551

SITE MAP FOR:
TILLAMOOK RV PARK, LLC
PORTION OF TL 1000 AND TAX LOT 300
N.E. 1/4, SEC 13
T1S, R10W, W.M.
TILLAMOOK COUNTY, OREGON

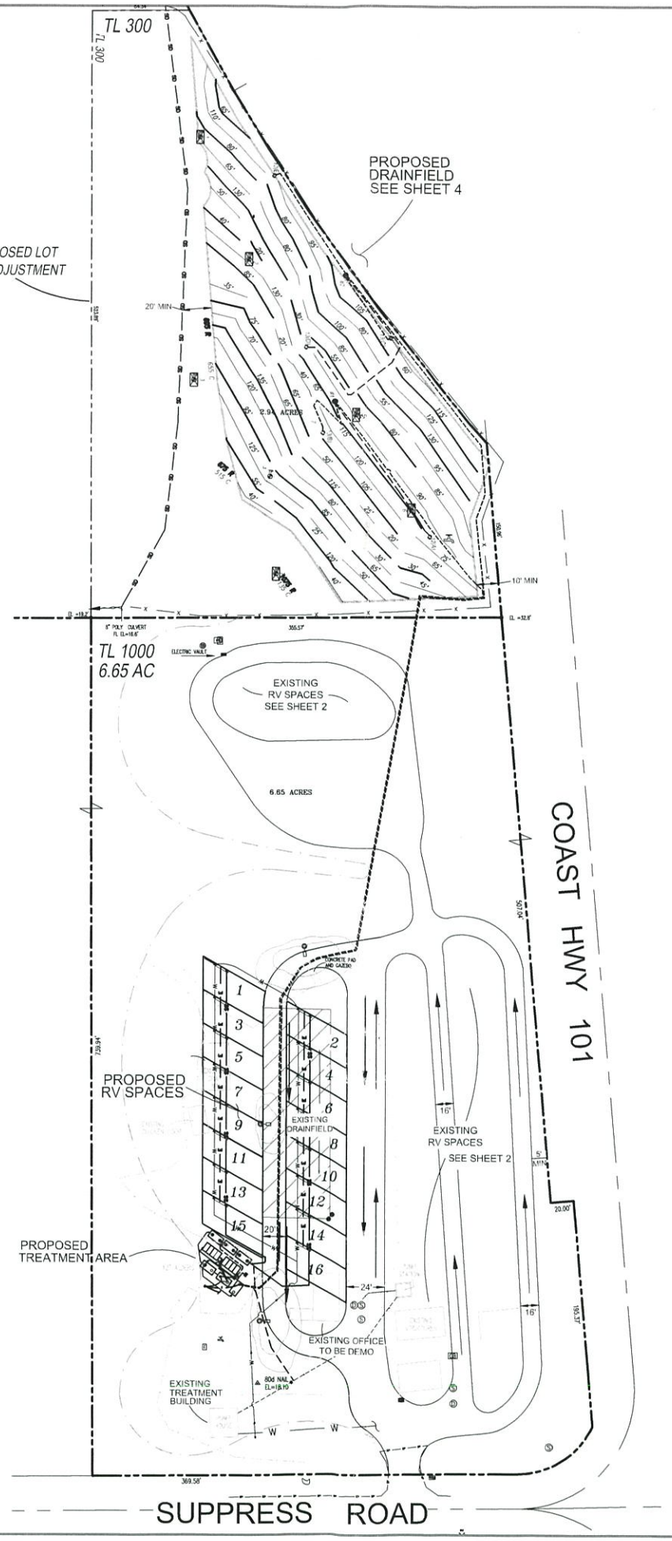
DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
APRIL 18, 2024	TOPCON HIPER-V TOPCON ES-103/FC-6000	DCA	DCA	DWE	1737

EXHIBIT B

COVER

VICINITY MAP
NTS

SCALE: 1" = 60'
60 40 20 0 20 40 60 120



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE STATE OF OREGON DEPT. OF ENVIRONMENTAL QUALITY (DEQ) OREGON ADMINISTRATIVE RULES, CHAPTER 340, DIVISIONS 71 AND 73. WORK SHALL ALSO CONFORM TO THE UNIFORM PLUMBING CODE, ELECTRICAL, AND BUILDING CODES, LATEST EDITIONS.
2. THE NEW TANKS SHALL BE WILLAMETTE GRAYSTONE.
3. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR AT THE SITE. THIS SHALL INCLUDE LOCATION OF NEW TANKS, FLOW SPLITTER BASIN, CONNECTION TO EXISTING TANKS, AND LOCATION OF NEW AX-100 TREATMENT SYSTEM.
4. EXISTING UTILITIES WITHIN WORK AREA MAY BE DIFFERENT THAN THAT SHOWN. LOCATION OF PIPING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATING THE TANKS, ETC. THE CONNECTION OF NEW TANKS AND PIPING TO EXISTING PIPING SHALL ALSO BE VERIFIED BY THE ENGINEER IN THE FIELD. IF A PROBLEM ARISES WHICH REQUIRES A CHANGE IN THE DESIGN, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO CONTINUING WORK.
5. THE ENGINEER IS REQUIRED TO INSPECT CERTAIN ASPECTS OF CONSTRUCTION. THESE ITEMS SHALL BE DISCUSSED AT THE PRE-CONSTRUCTION MEETING AND ARE DESCRIBED ON SHEET 5.
6. CONTRACTOR SHALL PERFORM A UTILITY LOCATE PRIOR TO START OF WORK IN THE CONSTRUCTION AREA.
7. CONTRACTOR SHALL COORDINATE WORK WITH THE OWNER, RONDI SPRINGER, AT (503) 354-4627.
8. CONTRACTOR SHALL BE REQUIRED TO DEMONSTRATE TO SATISFACTION OF THE ENGINEER THAT ALL COMPONENTS OF THE SYSTEM CAN BE EASILY MAINTAINED. THIS WILL INCLUDE PHYSICALLY OPERATING, REMOVING AND REPLACING ALL COMPONENTS UNDER SUPERVISION OF THE ENGINEER. ANY ITEMS NOT MEETING THIS REQUIREMENT SHALL BE ADJUSTED OR REDONE AT THE CONTRACTOR'S COST.
9. NEW TANKS SHALL BE WATER TESTED PER OAR 340-073-0025 (3).
10. REQUESTS BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE DEQ BEFORE THE CHANGES ARE IMPLEMENTED.
11. IF A PROBLEM ARISES WHICH REQUIRES A CHANGE IN THE DESIGN, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO CONTINUING WORK.
12. POWER FOR THIS PROJECT IS SINGLE PHASE, 230 VOLT. OWNER TO PROVIDE POWER SOURCE.
13. INSTALL TRACER WIRE ALONG ALL RUNS OF GRAVITY AND PRESSURE PIPE (#18 GAUGE MIN).

DESIGN CRITERIA

DESIGN FLOW FOR PROPOSED SYSTEM

DESIGN FLOWS - 100 GAL / RV x 66 RV SPACES = **6,600 GALLONS**

DRAIN FIELD FOOTAGE - 50 LF / 150 GAL DAY (PER SITE EVALUATION) X 6,600 GALLONS DESIGN = **2,200 LF**

= 2,200 LF PRIMARY (TO BE BUILT) + 2,200 REPLACEMENT
= 4,400 LF TOTAL FOOTAGE

INSTALL PRIMARY DRAINFIELD CELLS IN CHECKERBOARD FASHION WITH RESERVE LATERALS

*ALL LATERALS TO BE EQUAL DISTRIBUTION

SEPTIC TANK VOLUME

EXISTING SEPTIC TANK VOLUME:
TANKS 1 & 2 = 11,000 GAL

PEAK DESIGN FLOW = 6,900 GPD

TREATMENT MANUFACTURER RECOMMENDS 3X SEPTIC VOLUME: (19,800 gallons volume)

PROPOSED NEW TANKS
NEW TANK 1 3,000 GAL
NEW TANK 2 3,000 GAL
NEW TANK 3 3,000 GAL (FILTER TANK)
NEW TANK VOL 9,000 GAL + 11,000 EXISTING

TOTAL TANK VOL = 20,000 GAL > 19,800 GAL = OK

SECONDARY TREATMENT SYSTEM

INFLUENT TO BE RESIDENTIAL WASTE STRENGTH TO TREATMENT SYSTEM.
DESIGN FLOW = 6,900 GPD
PROPOSED 2 EACH AX 100 PODS = 10,000 GAL CAPACITY

10,000 GAL > 6,900 GPD **OK**

LBS BOD - 300 MG/L BOD X 8.33 LBS/GAL X 6,600 GPD/1,000,000 = 16.5 LBS BOD
CAPACITY = 2 AX-100'S X 8 LBS/BOD REDUCED/AX 100 = 16.66 LBS

16.66 LBS > 16.5 LBS **OK**

BASED ON ABOVE CRITERIA **2 EACH (TO BE CONFIRMED BASED OFF TESTING) AX-100 PODS SHALL BE USED**

PROJECT DESCRIPTION

THIS PROJECT ADDS 18 RV SPACES TO THE EXISTING 50 SPACE RV PARK. THE PARK WILL BE SERVED BY A NEW SEPTIC SYSTEM CONSISTING OF SEPTIC TANKS, A TREATMENT SYSTEM, AND DRAIN FIELD. THE FLOWS FROM THE PROPOSED TREATMENT SYSTEM WILL BE DIRECTED NORTH TO THE DRAINFIELD WHICH OCCUPIES APPROX 1.5 ACRES OF TAX LOT 300. EXISTING DRAINFIELD SHALL BE ABANDONED TO ALLOW 18 NEW RV SPACES.

SHEET INDEX

LEGEND

- RECREATIONAL TRAILER HOOKUP
- EXISTING SANITARY LID/CLEANOUT
- EXISTING GRAVITY SEWER LINE
- EXISTING PRESSURE SEWER LINE
- EXISTING SANITARY SEWER
- WETLANDS SETBACK (APPROXIMATE)
- EXISTING POWER
- EXISTING PEDESTAL
- EXISTING WATER SPIGOT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM CATCH BASIN
- APPROX EXISTING STORM DRAIN LOCATION
- EXISTING POWER
- EXISTING FENCE LINE
- EXISTING DRAINFIELD
- EXISTING STRUCTURES
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPERTY LINE (INCLUDING PROPOSED)
- NEW GRAVITY SEWER LINE
- NEW EFFLUENT SEWER LINE
- NEW EFFLUENT SEWER LINE
- NEW DRAINFIELD LATERAL
- NEW HYDROTEK VALVE & #
- TEST PIT
- NEW RV SPACE
- EXISTING TANK
- NEW TANK
- NEW CLEANOUT
- NEW POWER LINE
- NEW WATER LINE
- NEW AIR VENTILATION LINE
- NEW HYDRANT
- NEW WATER VALVE
- NEW BLOWOFF VALVE
- NEW STREET LIGHT

PARK NAME AND LOCATION
TILLAMOOK RV PARK
1950 SUPPRESS RD
N. TILLAMOOK OR, 97141

TAX MAP
N.W. ¼ S.E. ¼ SEC. 13 T. 1S. R.10 W. W.M.
TM 01S 10W 13A
TAX LOT 1000 - 6.65 ACRES
TAX LOT 300 - 2.94 ACRES

LATITUDE & LONGITUDE
LAT. 45d 29m 13.1s N.
LONG. 123d 50m 46.5s W

OWNER
RONDI SPRINGER
TILLAMOOK RV PARK, LLC
1950 SUPPRESS RD
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TILLAMOOK COUNTY
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REGISTERED PROFESSIONAL ENGINEER OREGON JULY 18, 1997 DENNIS J. BOEGER
EXPIRES: 12/31/2025

TILLAMOOK RV PARK
1950 SUPPRESS RD N. TILLAMOOK, OR 97141
RV PARK EXPANSION, SEPTIC UPGRADE

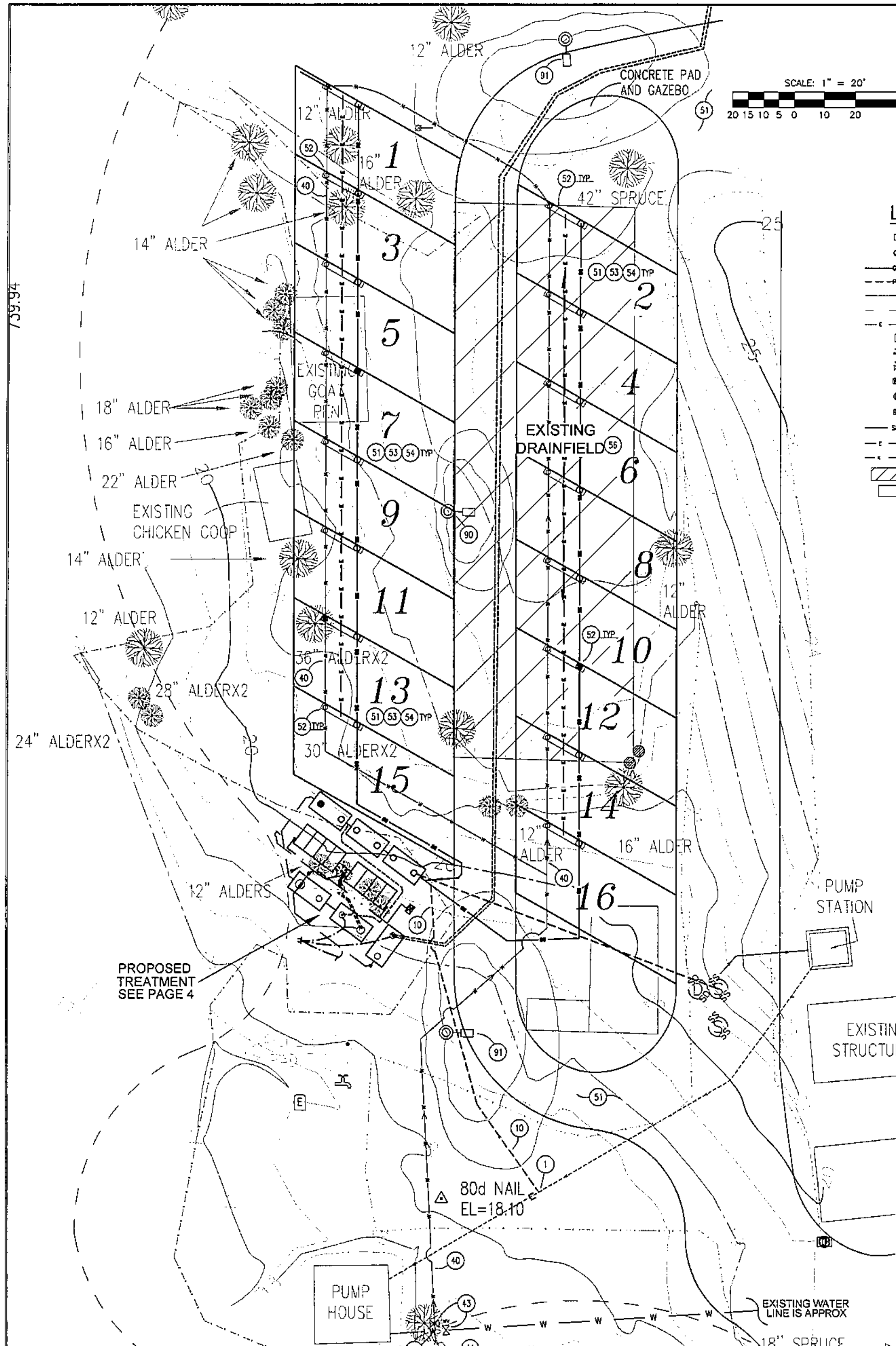
Prepared for:
TILLAMOOK RV PARK
RONDI SPRINGER
(818)-425-5820

W.O. No.	476
Design	D.BOEGER
Drawn	Z.BOEGER
Check	D.BOEGER
Date	12/30/2024
Dwg	476 TILLAMOOK RV PARK

Sheet 1 of 7

No.	Description/Date	By

RV PARK SITE PLAN



LEGEND

Symbol	Description	Symbol	Description
☐	RECREATIONAL TRAILER HOOKUP	—45—	EXISTING MAJOR CONTOUR LINE
○	CLEANOUT		EXISTING MINOR CONTOUR LINE
—GS—	EXISTING GRAVITY SEWER LINE	——	PROPERTY LINE (INCLUDING PROPOSED)
—PS—	EXISTING PRESSURE SEWER LINE	—GS—	NEW GRAVITY SEWER LINE
——	EXISTING SANITARY SEWER	—PS—	NEW EFFLUENT SEWER LINE
— —	WETLANDS SETBACK (APPROXIMATE)	—ES—	NEW EFFLUENT SEWER LINE
—E—	EXISTING POWER	——	NEW DRAINFIELD LATERAL
E	EXISTING PEDESTAL	● #	NEW HYDROTEK VALVE & #
	EXISTING WATER SPIGOT	⊠ #	TEST PIT
	EXISTING WATER VALVE	#	NEW RV SPACE
	EXISTING WATER METER	A	EXISTING TANK
	EXISTING STORM DRAIN MANHOLE	△	NEW TANK
	EXISTING STORM CATCH BASIN	—E—	NEW POWER LINE
—SD—	APPROX EXISTING STORM DRAIN LOCATION	—W—	NEW WATER LINE
—E—	EXISTING POWER	——	NEW AIR VENTILATION LINE
—X—	EXISTING FENCE LINE	○	NEW HYDRANT
▨	EXISTING DRAINFIELD		NEW WATER VALVE
▭	EXISTING STRUCTURES		NEW BLOWOFF VALVE
			NEW STREET LIGHT

CONSTRUCTION NOTES

(1) EXPOSE EXISTING SEWER PIPE. CUT PIPE AND CONNECT NEW PIPE. CAP EXISTING PIPE TO BE ABANDONED.

(2) CONSTRUCT 4" PVC D-3034 OR 4" ABS GRAVITY SEWER PIPE AT 2.0% MINIMUM, OR AS OTHERWISE SHOWN

(4) CONSTRUCT 4" CLEANOUT EVERY 100' PER DETAIL SHEET 7

(5) CONSTRUCT 2" PVC D-3034 EFFLUENT SEWER AT .5% MIN SLOPE, OR AS OTHERWISE SHOWN.

(7) CONSTRUCT 4" PC SLIDE GATE VALVE PER DETAIL SHEET

(8) CONSTRUCT 1-1/4" PVC SCH 40 PRESSURE PIPE.

(9) CONSTRUCT 1-1/2" PVC SCH 40 PRESSURE PIPE.

(10) CONSTRUCT 2" PVC SCH 40 PRESSURE PIPE.

(23) CONSTRUCT CONTROL PANEL STAND WITH CONTROLS PER DETAIL SHT 7. RE-ROUTE POWER FROM EXISTING TREATMENT BUILDING

(24) CONSTRUCT 1" PVC (UNLESS OTHERWISE SHOWN) ELECTRICAL CONDUIT W/CONDUCTORS FOR PUMPS & FLOATS.

(30) STUB 2" PVC WITH 2" CAP FOR FUTURE LOCATING AND CONNECTION OF ADDITIONAL AX-100

(40) CONST 2" SCH 40 PVC WATER LINE WITH 14 GA. BLUE TRACER WIRE

(41) LOCATE EXISTING WATER LINE AND CONNECT NEW 2" WATER LINE

(42) CONST RV WATER SERVICE PER DETAIL SHEET 3

(43) CONST 2" BRONZE GATE VALVE IN VALVE BOX, PER DETAIL SHEET 7

(44) CONST BLOW OFF VALVE PER DETAIL SHEET 7

(45) NOTIFY THE OWNER, RONDI SPRINGER AND THE RESIDENCES 48 HOURS IN ADVANCE TO ANY WATER SHUT-OFFS NECESSARY FOR CONSTRUCTION OF ANY NEW WATER/SEWER/POWER LINES

(50) POT HOLE TO EXISTING SEWER OR WATER LINES, CONFIRM DIAMETER, MATERIAL, AND DEPTH WITH ENGINEER.

(51) CONST 4-3/4" MINUS CRUSHED ROCK OVER 8" OF 1-1/2" MINUS CRUSHED ROCK OVER SERIES-N MRAFI GEOTEXTILE FABRIC FOR PADS AND STREETS. SEE DETAIL SHEET HEREON

(52) CONSTRUCT UTILITY PAD PER DETAIL SHEET 3

(53) EXCAVATE AND REMOVE TREE/TREE STUMPS AND ORGANICS WITHIN SPACES, DRIVE WAYS, PAD AREAS, AND TREATMENT SITE

(54) CLEAN SOIL (FREE OF ORGANICS) MAYBE USED ON SITE AS COMPACTED FILL MATERIAL FOR DRIVEWAYS

(55) CONST AND MAINTAIN

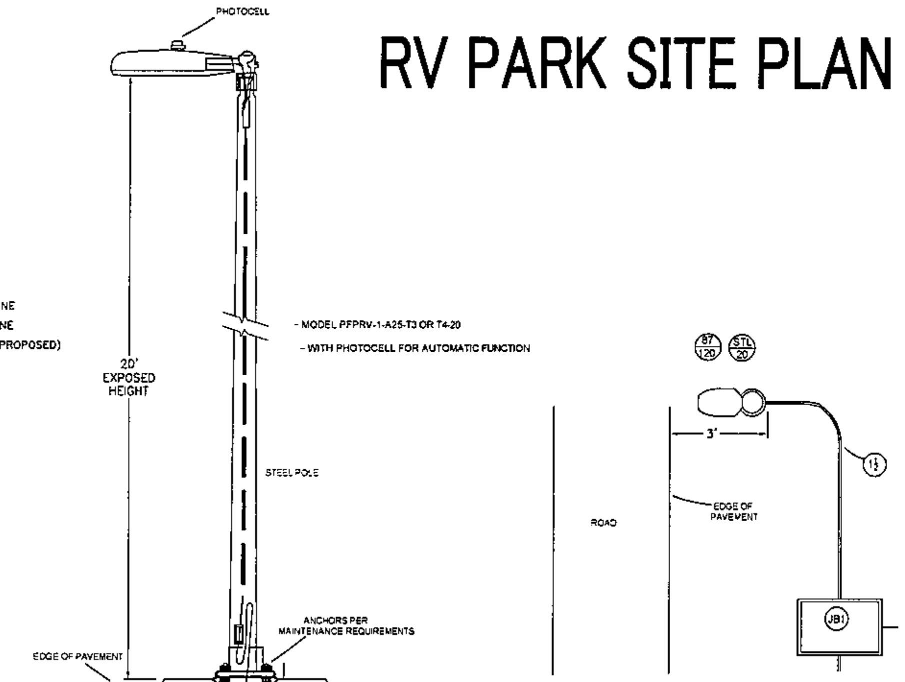
(56) ABANDON / REMOVE EXISTING

(90) INSTALL LIGHT POST PFPRV -1-A15-T4-20

(91) INSTALL LIGHT POST PFPRV -1-A25-T4-20

GRADING FOR RV SPACES/ROAD

1. *PROPOSED FINISHED SURFACE SHOULD BE SLOPED APPROX 1% FROM EAST END OF RV SPACES ACROSS PARK ROAD TO WEST END OF RV SPACES.*
2. *CUTS AND FILLS SHALL BE BALANCED TO THE DEGREE POSSIBLE BUT A FILL SECTION IS EXPECTED UNDER THE WESTERLY RV SPACES DUE TO A DROP IN GRADE.*
3. *SEE STREET SECTION DETAIL HEREON FOR SUBGRADE FABRIC, ROCK TYPE AND DEPTHS.*
4. *ANY AREAS THAT EXHIBIT SUB GRADE TOO SOFT TO SUPPORT TRAFFIC LOADS MAY REQUIRE OVER EXCAVATION WITH LARGER ROCK BACK TO SUB GRADE.*
5. *FINISHED ROAD GRADE FROM SPACE #24 ON NORTH END SOUTH TO APPROX SPACE #15 SHALL BE 1-1.5% SLOPE. A GRADE BREAK OR VERTICAL CURVE SHALL BE PLACED AT THIS POINT FURTHER SOUTH AND APPROX 40' TO JOIN EXISTING GROUND.*
6. *ALL RV SPACES SHALL BE 0-0.5% CROSS SLOPE WHICH WILL REQUIRE BENCHING OF RV PAD WITH SLOPES IN BEWTEEN PADS.*



(1½) FURNISH AND INSTALL SIZE 1½" RIGID ELECTRICAL CONDUIT

(AL/20) FURNISH AND INSTALL STEEL LIGHT POLE TO PROVIDE A (20) FT LUMINAIRE MOUNTING LIGHT.

(100/120) FURNISH AND INSTALL (100) WATT, (120) VOLT HIGH PRESSURE SODIUM I.E.S. TYPE M-C III CUTOFF "COBRA HEAD" LUMINAIRES WITH PEC FIXTUREE TO MATCH COLOR OF POLE AND LUMINAIRES ARM.

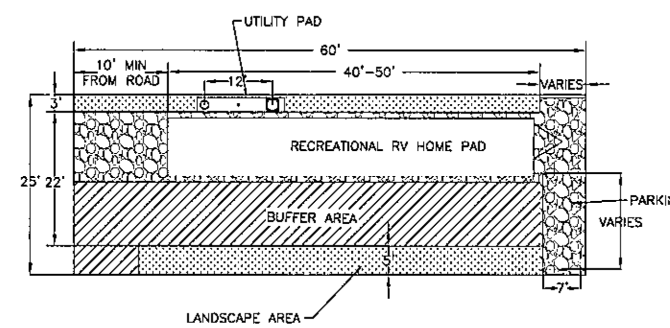
(JB/1) FURNISH AND INSTALL 12" X 18" X 12" POLYMER CONCRETE JUNCTION BOX MARKED "STREET LIGHTS".

(UF/10) FURNISH AND INSTALL 2 CONDUCTOR (#10 COPPER) TYPE UF CABLE WITH GROUND.

STREET LIGHT DETAIL

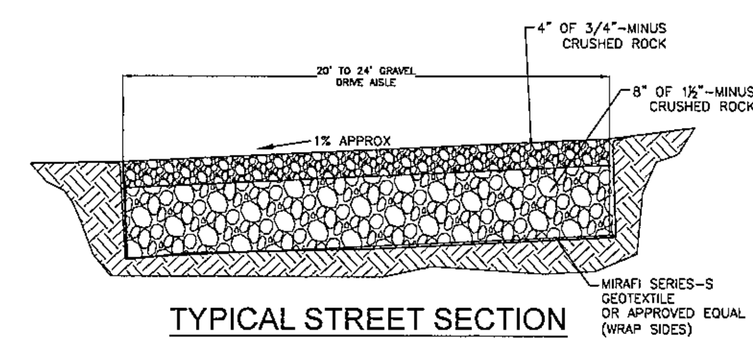
PER TILLAMOOK PUD

NOT TO SCALE



TYPICAL PAD LAYOUT

NOT TO SCALE



TYPICAL STREET SECTION

(NOT TO SCALE) SEE APPLICABLE NOTES

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REGISTERED PROFESSIONAL ENGINEER 16331 OREGON JAN. 19, 1993 DENNIS J. BOEGER
EXPIRES: 12/31/2025

TILLAMOOK RV PARK

71950 SUPPRESS RD N. TILLAMOOK, OR 97141

SEPTIC UPGRADE

Prepared for: TILLAMOOK RV: RONDI SPRINGER

W.O. No.	476
Design	D.BOEGER
Drawn	Z.BOEGER
Check	D.BOEGER
Date	12/30/2024
Dwg	476 TILLAMOOK RV

Sheet 2 of 7

No.	Description/Date	By

INSPECTION NOTES AND DETAILS

GENERAL SPECIFICATIONS

1. The recirculation-dilution tanks consist of two 3,000 gallon tanks (tanks #4, #5) connected near the bottom to result in a combined volume of 6,000 gallons. The first tank has the recirculation valve at the inlet side to receive the effluent from the AX-100s. The 2nd tank has the duplex flow inducer assembly for the AX-100s. The pumps are controlled by a timer which is set to dose the AX-100s every 30 minutes over a 24 hour period.

2. Surge flows in the recirculation tanks will activate the time-override float. This float is above the timer "on" float, and will result in the "off" time being reduced to one-half of the normal off time, allowing the pumps to come on more often to lower the liquid level in the tank. The top float is the high water alarm/lag enable float, which will activate an alarm and allow two pumps to function to drop the liquid level in the tank. An audible and visual alarm will sound, which can be de-activated by pushing the red button on the panel face.

3. The 4 inch recirculation valve consists of a 6" diameter ball housed in a PVC cage in the first 3,000 gallon tank. As the liquid level rises, the ball will seat against the bottom of a rubber gasket & fiberglass trough. Once seated, the liquid can't enter the tank, and will bypass the tanks to final dispersal.

4. The drain field dosing tank pumps the effluent to the drain fields via a four float system. The lowest float is the Redundant "off" float, followed by the Timer "on/off" float. As the liquid level raises this float, the timer sequence starts to cycle the pump operations. During periods of high inflow, the liquid can rise in the tank a height of XXX inches before activating the next float, which is the Timer Override float. The final float at the top is the High Water Alarm/Lag Enable float, which activates the audible and visual alarms, as well as the second pump.

5. Highly treated effluent will now be sent to new drainfield after being subjected through an AX-100 textile circulating treatment system. The pumps will alternate to each hydro-tek valve in the north, where they will serve hydo-splitters dispersed over the drainfield. Orifice disks shall be installed in each of the outlets of the valve, to provide adequate back-pressure to allow proportionate flow through all outlets. The outlet pipes from the new hydrosplitter valves shall connect to the header pipes following new distribution boxes. Each outlet of the new hydrosplitter valve shall serve a 2" PVC header, which shall be connected to a distribution boxes.

6. There are three locations shown on the plans which indicate approved areas for a replacement drain field system, per the results of a Site Evaluation performed by the DEQ. The df supports a loading rate of 50 LF/150 gallons in a Treatment Standard (TS) 1 condition. Area "B" has a shallower temporary water table and requires capping fill (with 12 "min/12"max allowance). The remaining drainfield is suitable for 18" min/18" max depth ranges, as per site evaluation report.

7. The wiring and conduit sizes for the control panels shall be determined by the contractor's electrician. Wiring shall be adequate to allow both pumps to operate simultaneously in a tank as needed.

8. The ventilation fan assembly shall be plumbed in line with the return piping from the AX-100s. The slab (or equal) under the fan assembly shall be no lower than the bottom of the AX-100.

TANK SPECIFICATIONS

CONCRETE TANKS

The concrete tank shall be installed as shown on the drawings.
The tanks shall be manufactured as shown on the drawings with all pipe intrusions through the tanks performed in the factory during construction. Compacted bedding sand shall be used to set and level tanks.

Pipe Connections to Tanks

All piping leading to and from the tank shall be laid in a compacted sand bed. No piping shall be covered until an inspection has been performed by the engineer. The contractor will be responsible for uncovering and recovering the piping if covered before an inspection has been performed.

Hydrostatic Testing

After placement and sealing, the tank shall be tested in the field for water tightness.
Caution: Filling of the tank(s) shall be monitored closely to assure that no more than three inches is allowed to accumulate above the seam. The remaining tank sidewall shall be backfilled prior to completing the water tightness test.

A hydrostatic test shall also be performed for the risers on the tank after the hole is backfilled. Fill the tank with water up to 3 inches into the access openings. All inlets and outlets from the tanks shall be plugged. Pipe inverts shall be tested first. This filling may be performed 24 hours prior to testing. Test shall be performed for 1 hour under the supervision of the inspector or engineer. No measurable leakage will be allowed. Risers shall be water tested by plugging the opening in the tank lid and filling the riser to a maximum height of 6" above the access riser. All riser connections shall also be visually inspected by the engineer prior to backfilling. All risers shall be maintained serviceable and easily accessible.

Caution: Filling of the tanks(s) shall be monitored closely to assure that no more than 6 inches of water is allowed to accumulate above the tank top. Pressure beyond this specification may comprimise tank integrity and may require tank replacement at no cost to the owner. No measuraable leakage will be allowed.

Note: See procedure on sheet 4 for testing of 3,000 gallon two-piece tank.

PIPING CONNECTIONS TO TANKS

ALL PIPING LEADING TO AND FROM THE TANKS SHALL BE LAID IN A COMPACTED SAND BED. NO PIPING SHALL BE COVERED UNTIL AN INSPECTION HAS BEEN PERFORMED BY THE ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR UNCOVERING AND RECOVERING THE PIPING IF COVERED BEFORE AN INSPECTION HAS BEEN PERFORMED.

TESTING AND INSPECTIONS

PIPE TESTING
All solid pressure and gravity piping for the project shall be air tested by the time pressure drop method as outlined in section 303.3.0902 of the 1990 APWA specifications. This test requires that the air pressure in a section of pipe must not drop from 4 psi to 3 psi within a minimum specified time. All pipe (including perforated pipe) will be visually inspected prior to backfilling.

LABELING OF SYSTEM COMPONENTS
Each pump shall be marked in the field to indicate the portion of the system it serves. The Hydro-tek and hydrosplitter valves shall also be marked in a same fashion. The control panel shall be labeled by the manufacturer prior to delivery to the site. The engineer may require additional markings as determined necessary. Each monitoring station (including at distribution boxes) shall be labeled to match the hydrosplitter outlet it serves.

SERVICEABILITY
All pumps. floats. valves. filters. etc. shall be installed in such a manner to provide easy access and shall be serviceable. Contractor shall demonstrate this upon installation of these items to the satisfaction of the engineer.

INSPECTION SCHEDULE
Inspections shall be conducted by the engineer per the following schedule. Additional inspections may be discussed at the preconstruction meeting or as required as construction proceeds.

TANKS
1. Pipe connections, proper bedding for piping, riser connections
2. Proper removal of existing pump equipment(if needed)
3. Installation of new pumps, flow inducers, discharge assemblies, floats, splice boxes, and related equipment.
4. New risers and lids where noted.

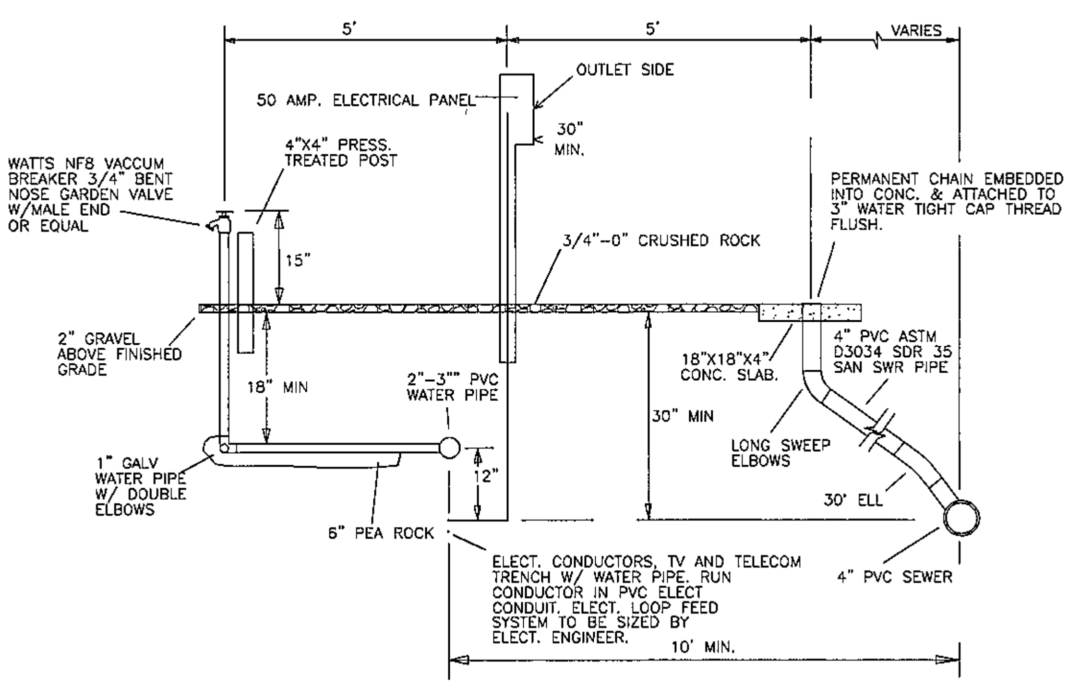
TREATMENT SYSTEM
1. Pipe connections and proper slopes on piping
2. Ventilation fan assembly installation
3. Plumbing of delivery and return piping for pod (filtrate and air piping)
4. Fill placement around pods
5. Installation of slide gate valves and cleanouts.
6. Verify all pump packages, plumbing into tanks, easy maintenance considered.
7. New Control Panel installations
8. Setting & mounting of all AX-100 pods to ensure levelness and location.

DRAIN FIELD AREA
1. Pressure piping to new hydro-tek and hydrosplitter valves. **Engineer to verify location & elevation of tee connection & valves prior to installation.**
2. The hydrosplitter valve enclosure, fittings, hoses, grommets, and support of piping to and from the valves.
3. Each distribution box, metal valve box and lid over dist. box, box depth, and header piping.
4. All new header pipe locations from hydrosplitter valves shall be verified to connect to the existing header pipes.

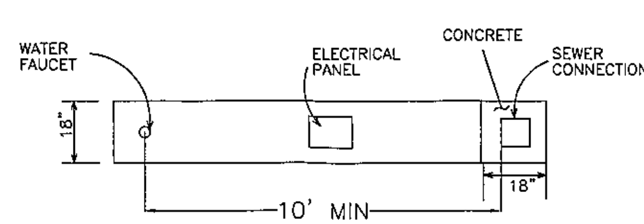
MISCELLANEOUS ITEMS
1. Proper installation of slide gate valves and clean outs.
2. Setting and location of splitter basin and return line back to basin.

NOTE:
Engineer to verify that all improvements installed by contractor shall be easy to maintain and operate. Items not meeting this criteria shall be submitted in writing to the contractor and revised and/or adjusted in the field.

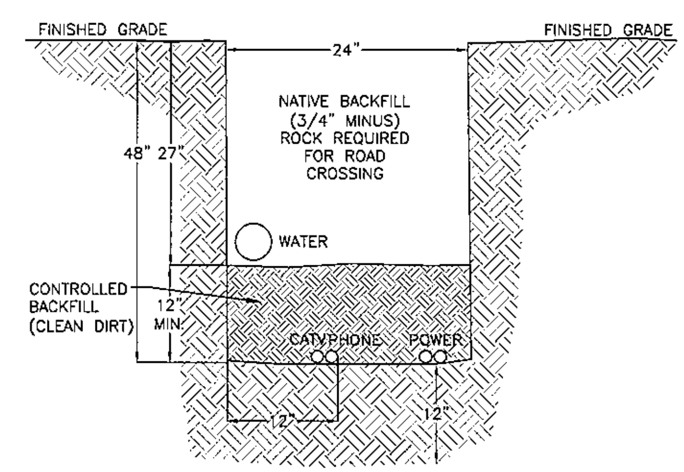
SYSTEM START-UP
At the completion of construction, the system shall be activated to assure proper operation of all components. Upon confirmation by engineer, the engineer's certification shall be submitted to the DEQ.



TYPICAL UTILITY PAD CROSS-SECTION
NOT TO SCALE



TYPICAL UTILITY PAD DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL (WATER/POWER/PHONE)
NO SCALE

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REGISTERED PROFESSIONAL ENGINEER 16331
OREGON
JAN. 19, 1982
DENNIS J. BOEGER
EXPIRES: 12/31/2025

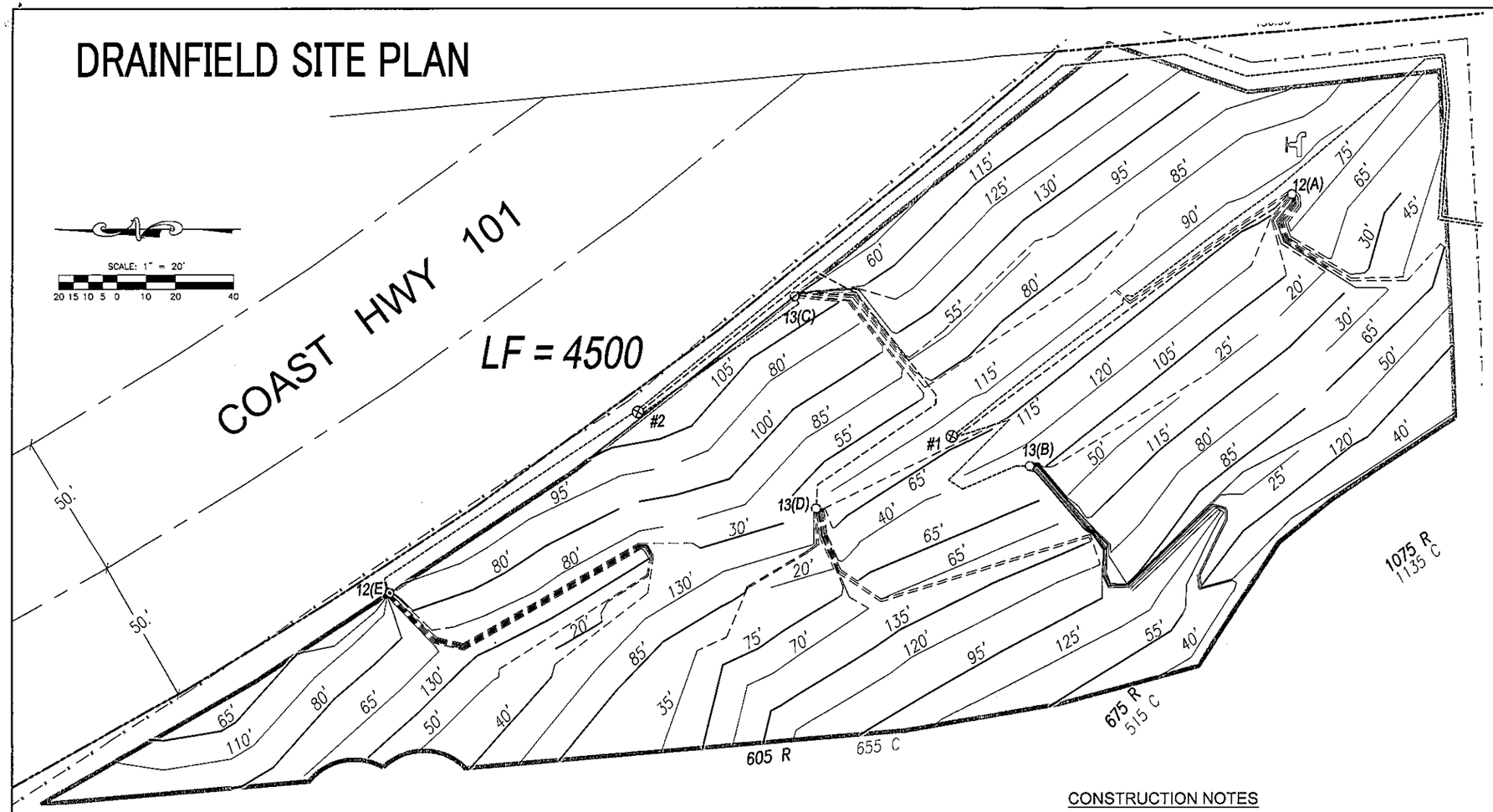
TILLAMOOK RV PARK
71950 SUPPRESS RD N. TILLAMOOK, OR 97141
SEPTIC UPGRADE

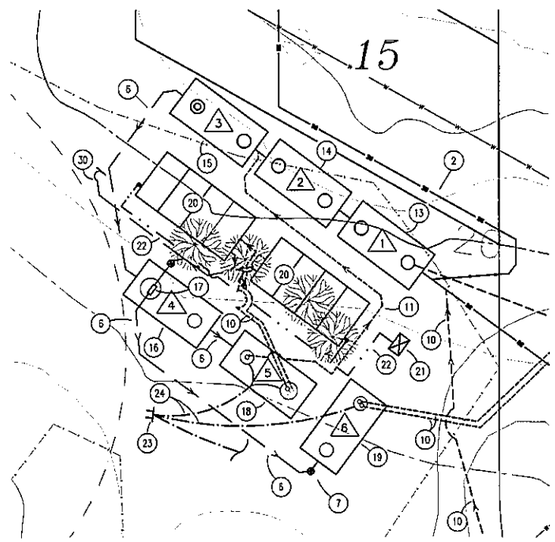
Prepared for:
TILLAMOOK RV:
RONDI SPRINGER

W.O. No.	476
Design	D.BOEGER
Drawn	Z.BOEGER
Check	D.BOEGER
Date	12/30/2024
Dwg	476 TILLAMOOK RV

No.	Description/Date	By

DRAINFIELD SITE PLAN





SCALE: 1" = 10'
10 5 2 0 5 10 20

TANK / TREATMENT INDEX	
1	EXISTING 3K SEPTIC TANK
2	EXISTING 8K SEPTIC TANK
1	NEW 3K SEPTIC TANK
2	NEW 3K SEPTIC TANK
3	NEW 3,000 GAL W/ EFFLUENT FILTER
4	NEW 3,000 GAL RECIRCULATION TANK W/ BALL VALVE
5	NEW 3,000 GAL RECIRCULATION TANK W/ TRIPLEX PUMPS
6	NEW 2,000 GAL DRAINFIELD DOSE TANK W/ DUPLEX PUMPS

CONSTRUCTION NOTES

1. EXPOSE EXISTING SEWER PIPE, CUT PIPE AND CONNECT NEW PIPE. CAP EXISTING PIPE TO BE ABANDONED.
2. CONSTRUCT 4" PVC D-3034 OR 4" ABS GRAVITY SEWER PIPE AT 2.0% MINIMUM, OR AS OTHERWISE SHOWN.
3. CONSTRUCT 6" PVC D-3034 OR 4" ABS GRAVITY SEWER PIPE AT 1.5% MINIMUM, OR AS OTHERWISE SHOWN.
4. CONSTRUCT 4" CLEANOUT EVERY 100' PER DETAIL SHEET 7
5. CONSTRUCT 2" PVC D-3034 EFFLUENT SEWER AT .5% MIN SLOPE, OR AS OTHERWISE SHOWN.
6. CONSTRUCT 4" PVC D-3034 EFFLUENT SEWER AT 1% MIN SLOPE, OR AS OTHERWISE SHOWN.
7. CONSTRUCT 4" PC SLIDE GATE VALVE PER DETAIL SHEET
8. CONSTRUCT 1-1/4" PVC SCH 40 PRESSURE PIPE.
9. CONSTRUCT 1-1/2" PVC SCH 40 PRESSURE PIPE.
10. CONSTRUCT 2" PVC SCH 40 PRESSURE PIPE.
11. CONSTRUCT 1" PVC SCH 40 ANOXIC RETURN PER TANK DETAIL SHEET 5.
12. CONSTRUCT 4" PVC D-3034 OR ABS FILTRATE RETURN PIPE FROM AX-100'S AT 2% MIN OR PER PLAN
13. INSTALL 3,000 GAL SEPTIC TANK #1 PER DETAIL SHT 4.
14. INSTALL 3,000 GAL SEPTIC TANK #2 PER DETAIL SHT 4.
15. INSTALL 3,000 GAL SEPTIC TANK #3 WITH 12" POLYLOK EFFLUENT FILTER PER DETAIL SHT 4.
16. INSTALL 3,000 GAL RECIRCULATION-DILUTION TANK #4 PER DETAIL SHT 4.
17. INSTALL 4" FRP RECIRCULATION BALL VALVE PER TANK DETAIL SHEET 5
18. INSTALL 3,000 GAL RECIRCULATION-DILUTION TANK #5 WITH PUMPS PER DETAIL SHT 4.
19. INSTALL 3,000 GAL DRAINFIELD DOSE TANK #6 WITH DUPLEX PUMPS PER DETAIL SHT 4.
20. CONSTRUCT AX-100 TEXTILE SYSTEM PER DETAILS HEREON.
21. CONSTRUCT ORENCO FAN ASSEMBLY WITH ENCLOSURE PER DETAIL SHEET 7
22. CONSTRUCT 3" PVC AIR RETURN LINE FROM AX-100 OUTLET TO VENTILATION FAN AT 1% MIN UP TO FAN
23. CONSTRUCT CONTROL PANEL STAND WITH CONTROLS PER DETAIL SHT 7. RE-ROUTE POWER FROM EXISTING TREATMENT BUILDING
24. CONSTRUCT 1" PVC (UNLESS OTHERWISE SHOWN) ELECTRICAL CONDUIT W/CONDUCTORS FOR PUMPS & FLOATS.
25. INSTALL NEW HYDROTEK VALVE PER DETAILS SHEET 6.
26. INSTALL NEW HYDROSPLITTER PER DETAILS SHEET 6.
27. CONST _" DRAINFIELD MANIFOLD PIPE TO DRAINFIELD LATERAL WITH APPROPRIATE FITTINGS.
28. CONST __ 4" EZ-FLOW DRAIN FIELD LATERAL 1202H-GEO PER DETAIL SHEET 6.
29. CONST _" INSPECTION PORT(1 PER LATERAL) SEE DETAIL SHEET _
30. STUB 2" PVC WITH 2" CAP FOR FUTURE LOCATING AND CONNECTION OF ADDITIONAL AX-100
40. CONST 2" SCH 40 PVC WATER LINE WITH 14 GA. BLUE TRACER WIRE
41. LOCATE EXISTING WATER LINE AND CONNECT NEW 2" WATER LINE
42. CONST RV WATER SERVICE PER DETAIL SHEET 3
43. CONST 2" BRONZE GATE VALVE IN VALVE BOX, PER DETAIL SHEET 7
44. CONST BLOW OFF VALVE PER DETAIL SHEET 7
45. NOTIFY THE OWNER, RONDI SPRINGER AND THE RESIDENCES 48 HOURS IN ADVANCE TO ANY WATER SHUT-OFFS NECESSARY FOR CONSTRUCTION OF ANY NEW WATER/SEWER/POWER LINES
50. POT HOLE TO EXISTING SEWER OR WATER LINES, CONFIRM DIAMETER, MATERIAL, AND DEPTH WITH ENGINEER.
51. CONST 4-3/4" MINUS CRUSHED ROCK OVER 8" OF 1-1/2" MINUS CRUSHED ROCK OVER SERIES-N MIRAFI GEOTEXTILE FABRIC FOR PADS AND STREETS. SEE DETAIL SHEET HEREON
52. CONSTRUCT UTILITY PAD PER DETAIL SHEET 3
53. EXCAVATE AND REMOVE TREE STUMPS AND ORGANICS WITHIN SPACES, DRIVE WAYS, PAD AREAS, AND TREATMENT SITE
54. CLEAN SOIL (FREE OF ORGANICS) MAYBE USED ON SITE AS COMPACTED FILL MATERIAL FOR DRIVEWAYS
55. CONST AND MAINTAIN
56. ABANDON / REMOVE EXISTING
90. INSTALL LIGHT POST PFPRV -1-A15-T4-20
91. INSTALL LIGHT POST PFPRV -1-A25-T4-20

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REGISTERED PROFESSIONAL ENGINEER 41633 OREGON JULY 15, 1977 DENNIS J. BOEGER
EXPIRES: 12/31/2025

TILLAMOOK RV PARK
1950 SUPPRESS RD N. TILLAMOOK, OR 97141
RV PARK EXPANSION, SEPTIC UPGRADE

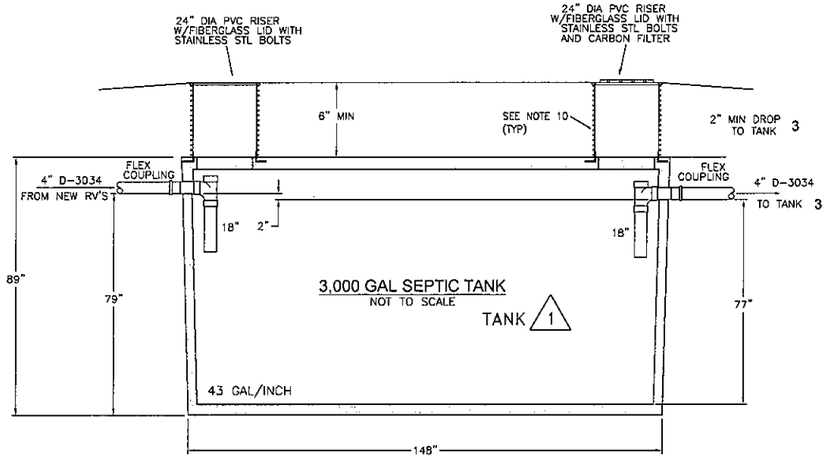
Prepared for:
TILLAMOOK RV PARK
RONDI SPRINGER
(818)425-5820

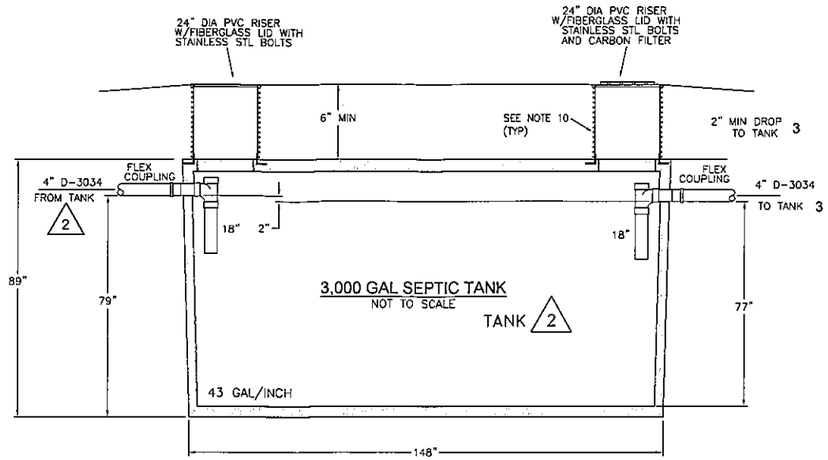
W.O. No.	476
Design	D.BOEGER
Drawn	Z.BOEGER
Check	D.BOEGER
Date	12/30/2024
Dwg	476 TILLAMOOK RV PARK

Sheet 4 of 7

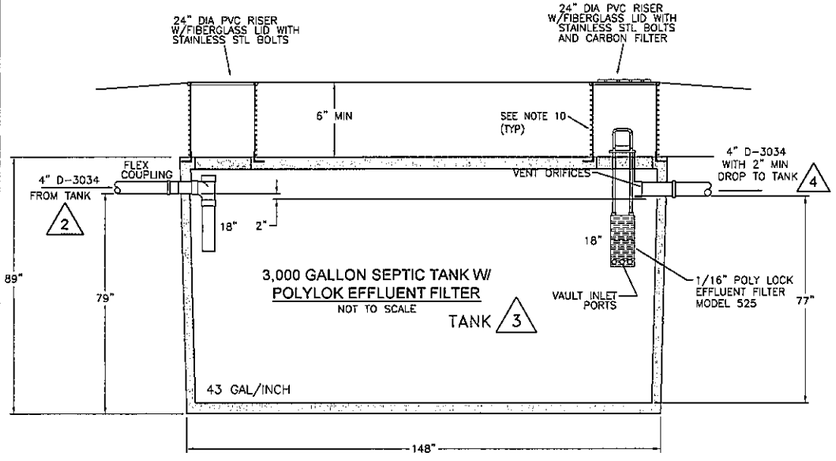
No.	Description/Date	By

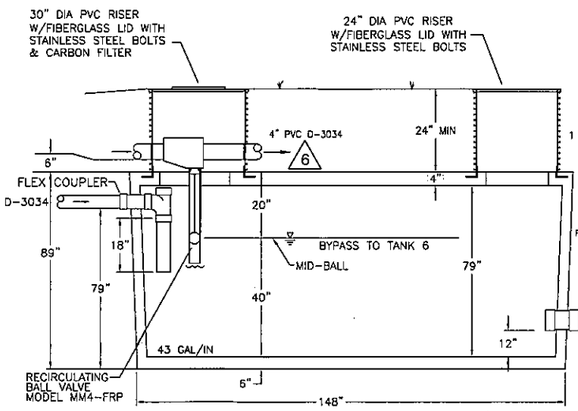
TANK DETAILS



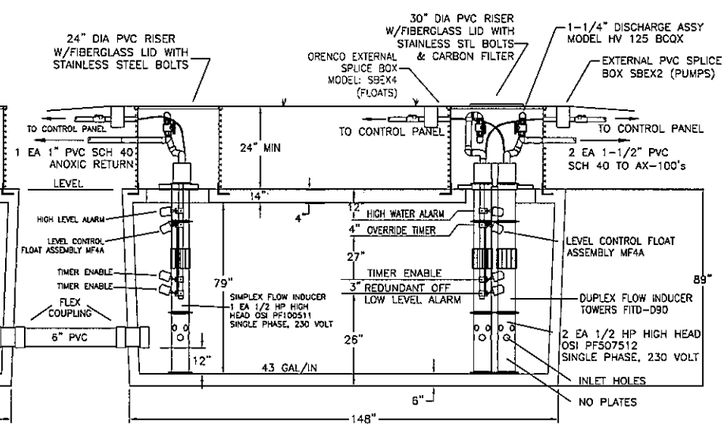


TANK / TREATMENT INDEX
1 NEW 3K SEPTIC TANK
2 NEW 3K SEPTIC TANK
3 NEW 3,000 GAL W/ EFFLUENT FILTER
4 NEW 3,000 GAL RECIRCULATION TANK W/ BALL VALVE
5 NEW 3,000 GAL RECIRCULATION TANK W/ TRIPLEX PUMPS
6 NEW 2,000 GAL DRAINFIELD DOSE TANK W/ DUPLEX PUMPS

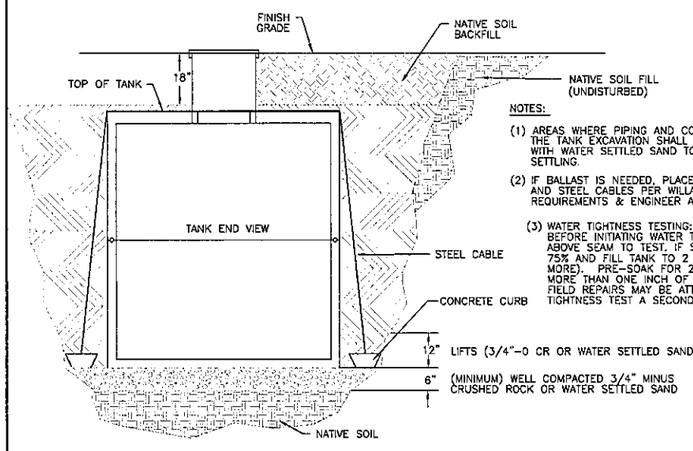




3,000 GALLON RECIRCULATION TANK 4
NOT TO SCALE



5 3,000 GALLON RECIRCULATION TANK WITH SIMPLEX AND DUPLEX PUMPS
NOT TO SCALE



NOTES:

(1) AREAS WHERE PIPING AND CONDUIT SPAN THE TANK EXCAVATION SHALL BE BACKFILLED WITH WATER SETTLED SAND TO PREVENT SETTLING.

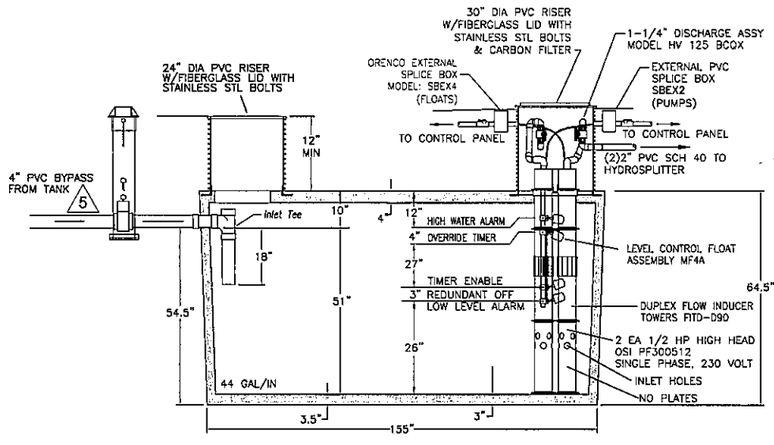
(2) IF BALLAST IS NEEDED, PLACE CONCRETE CURBS AND STEEL CABLES PER WILLAMETTE GRAYSTONE REQUIREMENTS & ENGINEER APPROVAL.

(3) WATER TIGHTNESS TESTING: BACKFILL TO JUST BELOW MID-RIB SEAM BEFORE INITIATING WATER TIGHTNESS TEST. FILL TANK TO 6 INCHES ABOVE SEAM TO TEST, IF SEAM DOES NOT LEAK BACKFILL AT LEAST 75% AND FILL TANK TO 2 INCHES ABOVE EXTERIOR TANK TOP (NO MORE). PRE-SOAK FOR 24 HOURS AND REFILL IF NECESSARY. NO MORE THAN ONE INCH OF WATER LOSS IN RISER SHALL BE TOLERATED. FIELD REPAIRS MAY BE ATTEMPTED ONCE. IF A TANK FAILS THE WATER TIGHTNESS TEST A SECOND TIME IT SHALL BE REPLACED.

3,000 GAL TANK
EXCAVATION AND BACKFILL DETAIL
NO SCALE

TANK NOTES

1. ALL PIPE FROM TANKS AND VAULTS TO BE SUPPORTED WITH 3/4" - 0" CRUSHED ROCK BACKFILL.
2. ALL CONCRETE TANKS SHALL BE MANUFACTURED BY WILLAMETTE GRAYSTONE.
3. SLOPE GROUND AWAY FROM RISERS (TYP)
4. PLACE 3/4"-0" CRUSHED ROCK (5" DEEP) AROUND ALL CONCRETE TANKS AT COMPLETION OF TANK INSTALLATIONS. ROCK SHALL BE PLACED A MINIMUM OF 6 FEET EACH WAY FROM CL. OF TANKS.
5. ALL PVC FLOAT AND EFFLUENT FILTER ASSEMBLIES SHALL HAVE AN EXTENDED PVC HANDLE UP TO WITHIN 8 INCHES OF THE TOP OF RISER FOR EASE IN PULLING ASSEMBLY FOR MAINTENANCE.
6. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS SHOWN IN RISERS TO MAXIMIZE CLEARANCE FOR EASY REMOVAL AND/OR REPLACEMENT OF EQUIPMENT.
7. ENGINEER SHALL VERIFY DEPTH AND EXTENT OF CONCRETE CURB BALLASTS PRIOR TO INSTALLATION.
8. EXTENSION HANDLES TO BE INSTALLED ON ALL SLIDE GATE VALVES.
9. CONTRACTOR SHALL VERIFY PROPER RISER HEIGHT IN THE FIELD PRIOR TO ORDERING RISER SECTIONS.
10. TANK ELEVATIONS SHOWN FOR PIPE INVERTS, TOP TANK, AND GROUND OVER TANK MAY VARY FROM ACTUAL ELEVATIONS BASED ON FINAL TANK LOCATIONS.
11. ALL BOLTS IN RISERS SHALL BE SAME STYLE OF HEAD (ALLEN, PHILLIPS, ETC.)
12. ALL TANKS SHALL BE WATER TESTED PER OAR 340-73-0015 (3).
13. A 30" DIAMETER RISER SHALL BE REQUIRED FOR ALL TANKS WITH 36" MIN COVER OVER TANK.



2,000 GALLON DRAINFIELD DOSE TANK
NOT TO SCALE
TANK 6

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REGISTERED PROFESSIONAL ENGINEER OREGON JULY 19, 1983 DENNIS J. BOEGER EXPIRES: 12/31/2025

TILLAMOOK RV PARK
71950 SUPPRESS RD N. TILLAMOOK, OR 97141
SEPTIC UPGRADE

Prepared for: TILLAMOOK RV; RONDI SPRANGER

W.O. No.	476
Design	D.BOEGER
Drawn	Z.BOEGER
Check	D.BOEGER
Date	12/30/2024
Dwg	476 TILLAMOOK RV

Sheet 5 of 7

No.	Description/Date	By

DRAINFIELD DETAILS

12(A)
13(B)
13(C)
13(D)
12(E)

HYDROSPLITTER VALVE		
#	LINEAR FEET	ORIFICE SIZE
①		1/4"
②		1/4"
③		1/4"
④		1/4"
⑤		1/4"
⑥		1/4"
TOTAL	. LF	

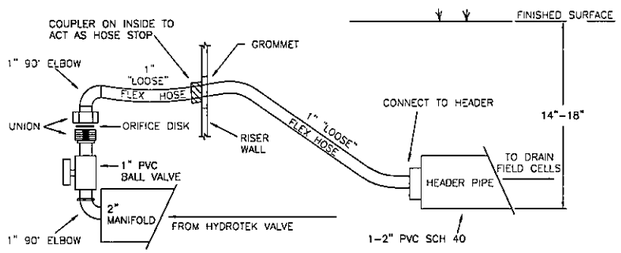
2" PVC PRESSURE PIPE LENGTH TO HYDROTEK #1 = 1,075'

2" PVC PRESSURE PIPE LENGTH TO HYDROTEK #2 = 1,185'

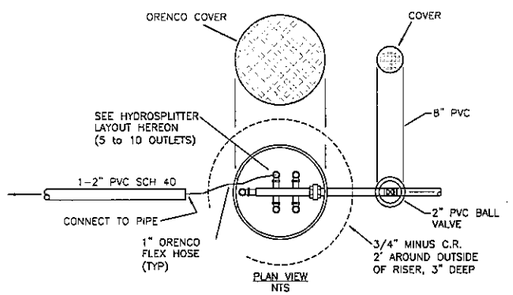
HYDROSPLITTER OUTLET LF	
TOTAL 2" PVC FROM HYDRSOSPLITTER'S TO DISTRIBUTION BOXES HYDROTEK #1	TOTAL 2" PVC FROM HYDRSOSPLITTER'S TO DISTRIBUTION BOXES HYDROTEK #2
=	=
HYDROSPLITTER 2" PVC TOTAL = '	

HYDROSPLITTER VALVE		
CELL #	LINEAR FEET	ORIFICE SIZE
⑦		1/4"
⑧		1/4"
⑨		1/4"
⑩		3/16"
TOTAL	LF	

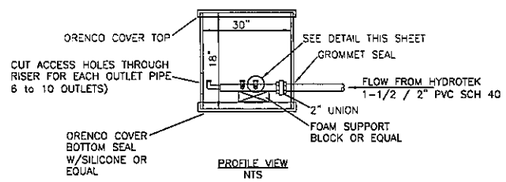
HYDROTEK OUTLET LF			
2" PVC TOTAL LF TO HYDROSPLITTERS			
HYDROSPLITTER #1	=	HYDROSPLITTER #4	=
HYDROSPLITTER #2	=	HYDROSPLITTER #5	=
HYDROSPLITTER #3	=	HYDROSPLITTER #6	=
HYDROTEK 2" PVC TOTAL = '			



OUTLET DETAIL
NTS

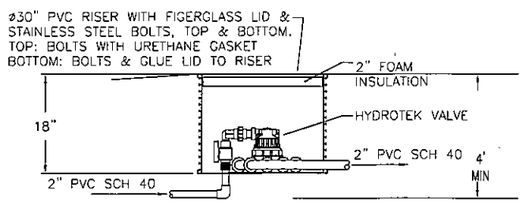


PLAN VIEW
NTS



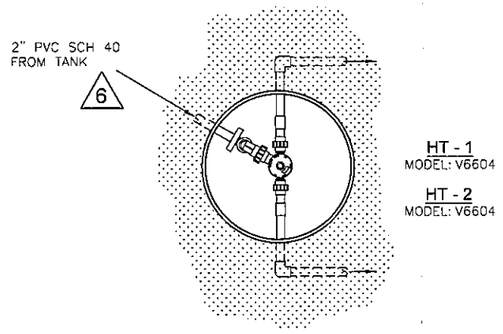
PROFILE VIEW
NTS

ENCLOSURE FOR HYDROSPLITTER VALVES
(SEE HYDROSPLITTER TABLE FOR TOTALS)
NTS



NOTE:
INSTALL UNIT AT HIGHEST POINT. BERM AROUND BASIN IF NECESSARY TO ENSURE VALVE IS AT THE HIGHEST POINT

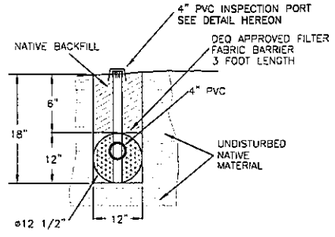
HYDROTEK-PROFILE
NTS



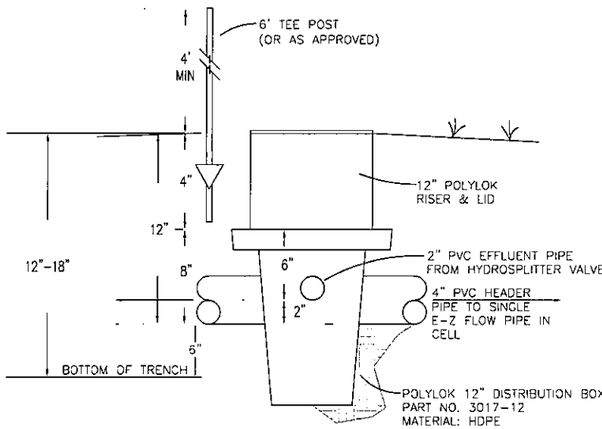
HT - 1
MODEL: V6604

HT - 2
MODEL: V6604

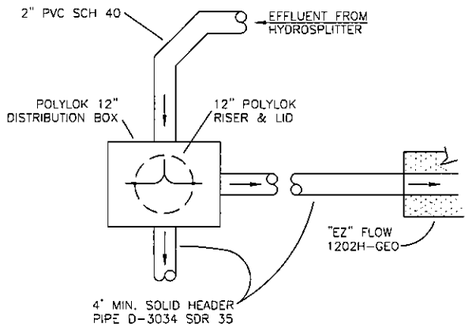
HYDROTEK VALVE (2 EA) - PLAN VIEW
NTS



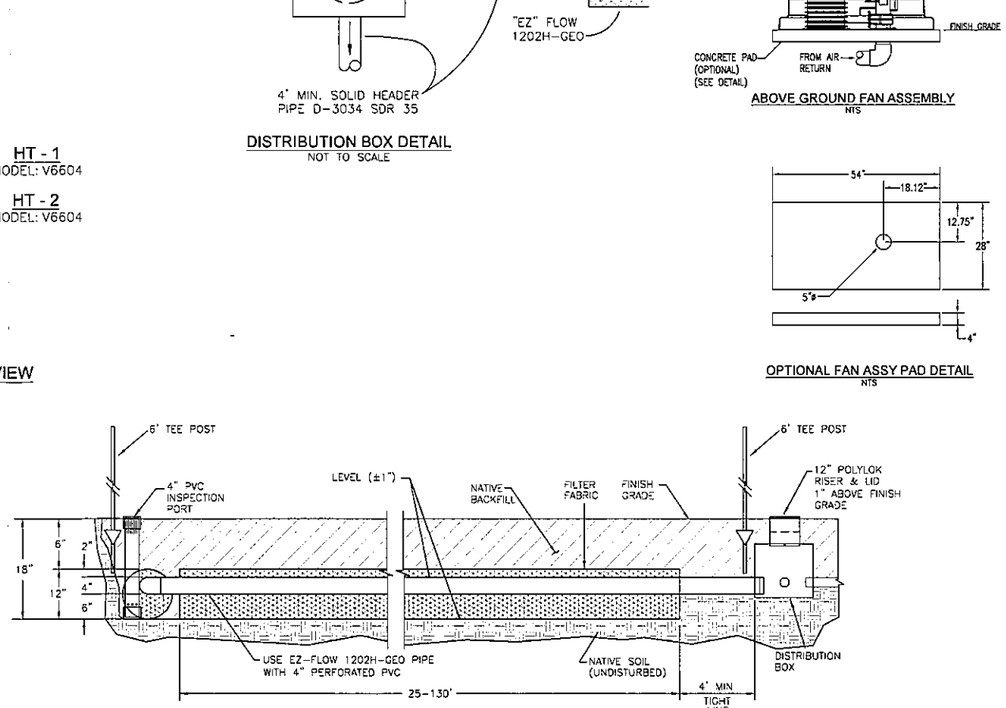
TRENCH DETAIL
"EZ-FLOW" - MODEL 1202H-GEO
NOT TO SCALE



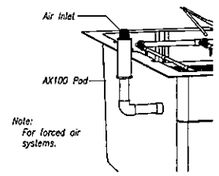
MONITORING STATION
IN TOP OF DISTRIBUTION BOX
NOT TO SCALE



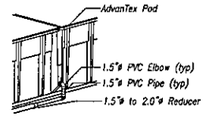
DISTRIBUTION BOX DETAIL
NOT TO SCALE



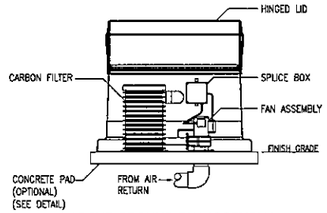
DRAIN FIELD LATERAL - PROFILE VIEW
NOT TO SCALE



INDIVIDUAL AIR INLET OPTION
NTS



TYPICAL POD INLET CONNECTION
NTS



ABOVE GROUND FAN ASSEMBLY
NTS

OPTIONAL FAN ASSY PAD DETAIL
NTS

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 19, 1983
DENNIS J. BOEGER
EXPIRES: 12/31/2025

TILLAMOOK RV PARK
71950 SUPPRESS RD N. TILLAMOOK, OR 97141
SEPTIC UPGRADE

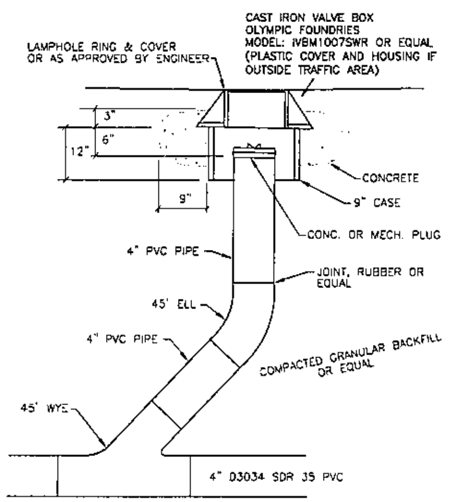
Prepared for:
TILLAMOOK RV:
RONDI SPRINGER

W.O. No.	476
Design	D.BOEGER
Drawn	Z.BOEGER
Check	D.BOEGER
Date	12/30/2024
Dwg.	476 TILLAMOOK RV

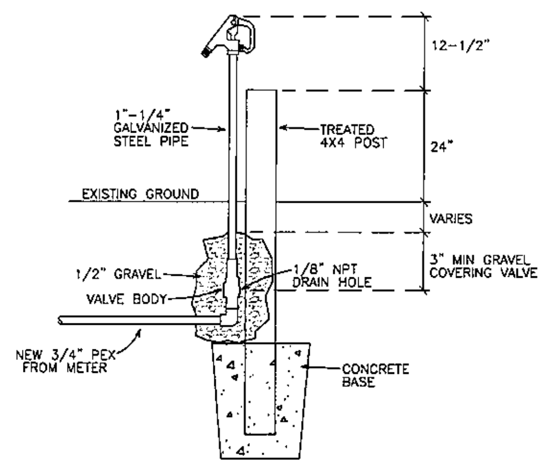
Sheet 6 of 7

No.	Description/Date	By

TREATMENT DETAILS



4" CLEANOUT DETAIL
NTS



FROST FREE HYDRANT DETAIL
NOT TO SCALE

DRAIN FIELD P1 TIMER	AX-100 TIMER
ON: _ MIN OFF: _ MIN	ON: 1.5 MIN OFF: 7.0 MIN
OVERRIDE ON: _ MIN OFF: _ MIN	OVERRIDE ON: 1.5 MIN OFF: 3.50 MIN
	ANOXIC TIMER ON: 1 MIN OFF: 15 MIN

NOTES
1. CONDUITS & CONDUCTORS FROM POWER SOURCE AND CONTROL PANEL, SUB-PANEL, & STAND TO BE BY OTHERS
2. ACTUAL DIMENSIONS OF PLYWOOD BACKBOARD TO BE VERIFIED

CUSTOM MVP CONTROL PANEL

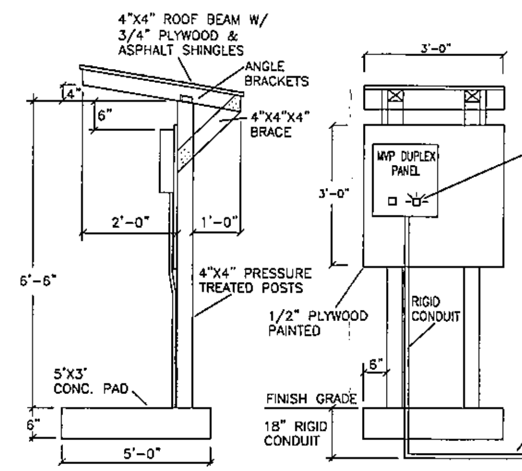
- 2 EA RECIRCULATION PUMPS (POSSIBLE 3 EA FUTURE PUMP)
- 2 EA DRAIN FIELD DOSE PUMPS
- 1 EA ANOXIC RETURN PUMP
- 1 VENTILATION FAN ASSEMBLY
- 1 SPARE PUMP (20 AMP)

VISUAL ALARM
WATERPROOF FLASHING RED LIGHT WITH MANUAL SHUT-OFF IN PANEL

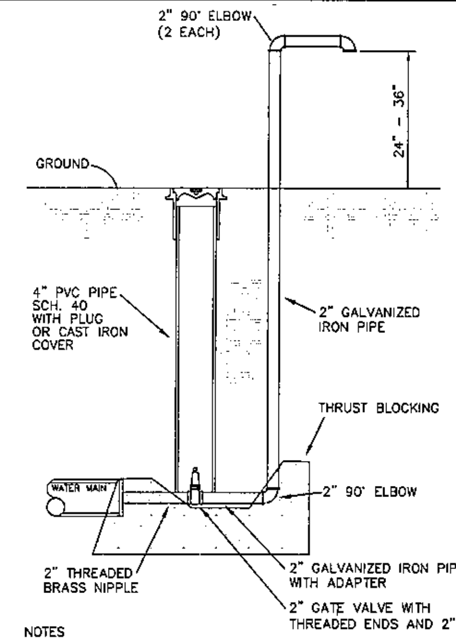
AUDIBLE ALARM
WITH MANUAL SHUT-OFF IN PANEL

DISCHARGE PUMPS ESTIMATED FLOW RANGE TO BE 26 GPM AT 70 TDH

OPTIONAL COMPONENTS
- HEATER
- CURRENT SENSORS
- SURGE PROTECTOR

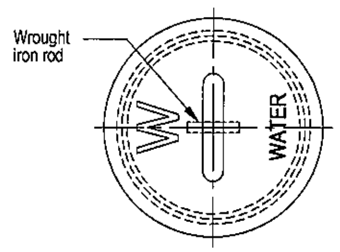


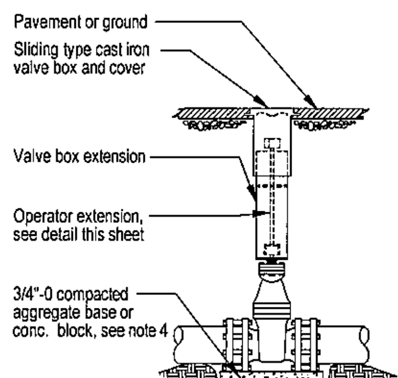
CUSTOM CONTROL PANEL & STAND
NOT TO SCALE

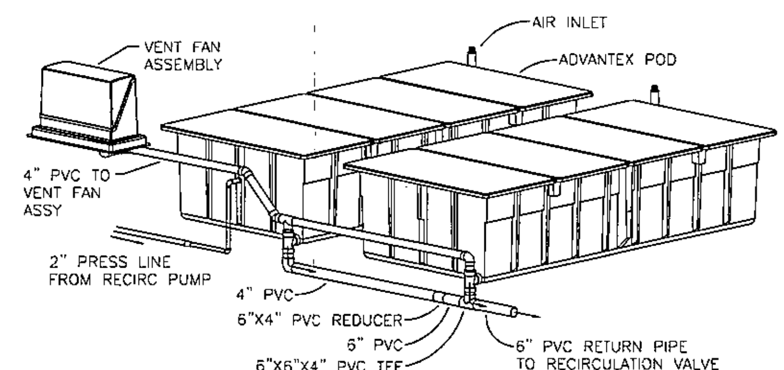


NOTES
1. FOR BLOW-OFF OPERATIONS, REMOVE PIPE CAP AND ADD A 2" PIPE EXTENTION AND 2" CHECK VALVE ASSEMBLY.
2. BACK-FLOW PREVENTION DEVICES REQ'D FOR ALL BLOW-OFF ASSEMBLIES.

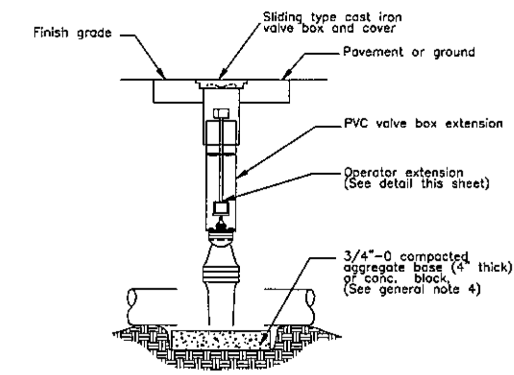
2" BLOW-OFF DETAIL
NOT TO SCALE





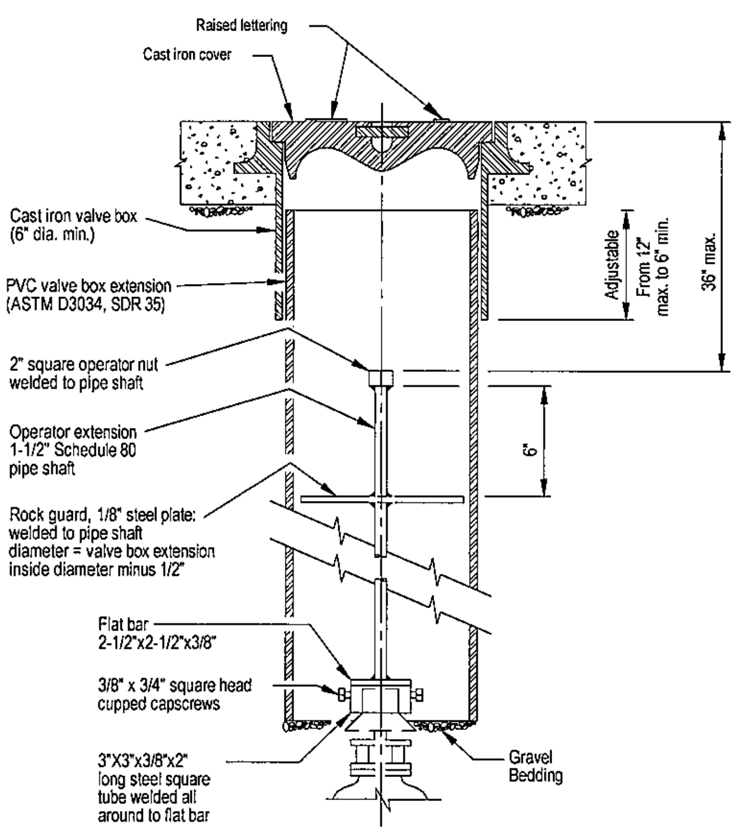


FILTRATE RETURN LINE ISO
NOT TO SCALE



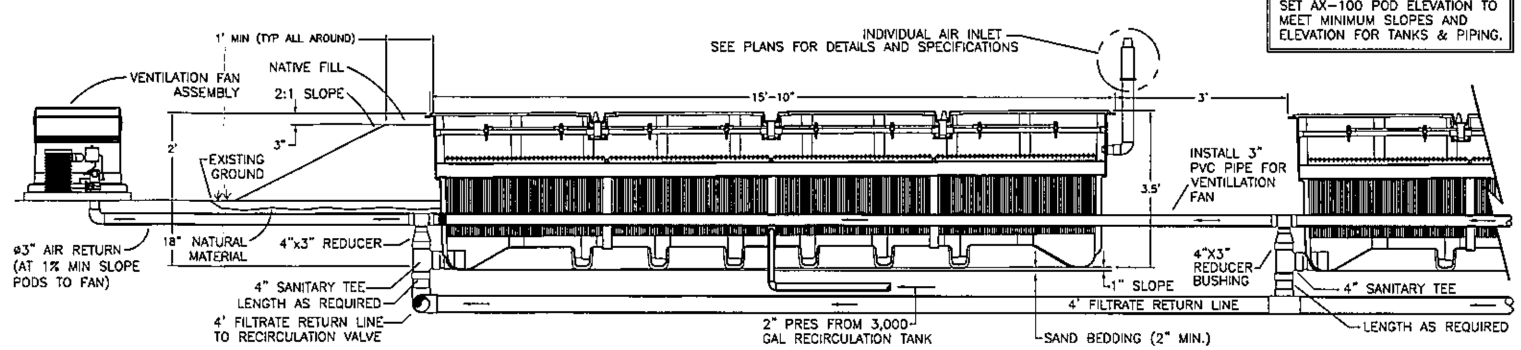
VALVE BOX ASSEMBLY DETAIL (TYP) 2" VALVES

GENERAL NOTES FOR ALL DETAILS:
1. Valve box not to rest on operating assembly.
2. Operator extension required when valve nut is deeper than 4' from finish grade.
3. Center valve box on axis of operator nut.
4. Valves 12" and smaller shall be provided with compacted aggr. base and undisturbed ground.
5. Welds shall be minimum 1/4" all around.
6. Hot dip galvanize operator extension after fabrication.
7. Casting shall meet H20 load requirement.
8. Provide concrete or asphalt pad (24" square, 4" thick), when required.



Notes:
1. Valve box not to rest on operating assembly.
2. Operator extension required when valve nut is deeper than 4' from finish grade.
3. Center valve box on axis of operator nut.
4. Valves 12" and smaller shall be provide with compacted aggr. base on undisturbed ground. Valves greater than 12" shall be installed on precast concrete block.
5. Welds shall be minimum 1/4" all around.
6. Hot dip galvanize operator extension after fabrication.

NOTE:
SET AX-100 POD ELEVATION TO MEET MINIMUM SLOPES AND ELEVATION FOR TANKS & PIPING.



FILTRATE RETURN LINE ISO
NOT TO SCALE

POD DETAIL
NTS

Boeger & Associates, LLC
Civil Engineering & Planning
1011 Harlow Road
Eugene, OR 97402
Ph: 541.302.4996
dboeger@boegerassociates.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
DENNIS J. BOEGER
EXPIRES: 12/31/2025

TILLAMOOK RV PARK
1950 SUPPRESS RD N. TILLAMOOK, OR 97141
SEPTIC UPGRADE

Prepared for:
TILLAMOOK RV
RONDI SPRINGER

W.O. No. 476
Design D.BOEGER
Drawn Z.BOEGER
Check D.BOEGER
Date 12/30/2024
Dwg 476 TILLAMOOK RV

Sheet 7 of 7

No. Description/Date By

Tillamook County

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook Oregon 97141
503-842-3408

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

RECEIVED
FEB 19 2025
BY: DCD

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	**Permit #: 851-24-**	
	Received By:	**Date:**

JOB INFORMATION

Applicant/Contractor ☐ *(Check Box if Same as Property Owner)*	**Property Owner**
Applicant/Contractor: Zachary Boeger	Owner: Rondi Springer
Address: 1011 South Bertelsen rd. Eugene OR, 97402	Address: 1950 Suppress rd. North Tillamook OR, 97141
Phone #: (541)-302-4996	Phone #: (503)-354-4627
Applicant/Contractor Email: ZBoeger@Boegerassociates.com	Owner Email: tillamookrvpark@gmail.com

CONTRACTOR / INSTALLER E-Mail _____
Building Contractor TBD CCB No._____ Phone _____
Mobile Home Installer_____ MDI. No._____ Phone _____

Site Address: 1950 Suppress rd North Tillamook OR, 97141
Map Number: Township 1 South Range 10 West Section 13 Tax Lot(s) 300

(Please supply all the information requested – missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION
☐ Single Family Dwelling ☐ Multi-Family
☐ Accessory Structure ☐ Manufactured
☐ Commercial / Industrial ☐ Public

TYPE OF WORK (each type requires a separate permit)
☐ New / Replacement ☑ Addition (adding sq. ft.)
☐ Accessory Structure (garage, carport, shed, etc.)
☐ Alteration (no change to sq. ft.)
☑ Demolition
☐ Other (deck, pool, retaining wall, solar, driveway, etc.)

PROJECT DESCRIPTION:
Demolish existing drainfield, build crushed rock road and build 16 additional RV spaces.

ROAD ACCESS
☐ State Highway ☐ City Street
☑ County Road/Public Way
☐ Private Road

MOBILE HOME/RECREATION VEHICLE
_____ License No. or ID No.
_____ Make/Model
_____ Year

WIND EXPOSURE: B C D (circle one)

DESCRIPTION OF THE STRUCTURE
_____ Dimensions
_____ Height
_____ Stories
_____ # of Dwelling Units
_____ BdRms _____ Bathrooms
_____ Living Area (sq. ft.)
_____ Deck (sq. ft.)
_____ Covered Patio (sq. ft.)
_____ Garage / Utility / Storage

PROPOSED ZONING
_____ Front Yard
_____ Rear Yard
_____ Right Side
_____ Left Side
_____ River / Estuary / Creek
_____ Slope (%)

WATER SUPPLY
☐ Public District_____
☐ Private {Creek / Spring / Well } (circle one)

WASTE DISPOSAL
☐ Sewer District _____
☑ Septic Tank / Drain Field

VALUATION $ _____

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: **(A)** Request an inspection showing construction progress at intervals of not to exceed 180 days, or **(B)** Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED
REPRESENTATIVE'S SIGNATURE _____ DATE 10-23-24

******All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.**

************************** **FOR OFFICE USE ONLY** **************************

SANITATION _____

PUBLIC WORKS _____

HOUSE NO. _____

ZONING _____

PLANS EXAM _____

BUILDING OFFICIAL _____

Building Fee _____
Structural Review _____
State Surcharge _____
Fire & Life Safety _____
House Number ($75.00) _____
State M.D. Fee ($30.00) _____
B&D/GHZ/Flood Fee _____
Water Letter Fee _____
Special Inspection(s) _____
Copies/Mailing _____
Zoning Review Fee _____
Tech Fee 5% _____

TOTAL DUE: _____

EXHIBIT C

JUNO NON-PROFIT WATER IMPROVEMENT DISTRICT
4725 SUNSET DRIVE
TILLAMOOK, OREGON 97141
503 801-4831 OR 503 812-6493
E-MAIL jihill1@mac.com or b.rolston@live.com

January 6, 2025

Boeger & Associates
1011 Bertelsen Road
Eugene, Oregon 97402

Attention: Zach Boeger

In regards to our telephone conversation about your company's request for the cost of Juno Water supplying a water connection for 16 additional RV sites at the RV park located on Suppress Road in Tillamook County.

Juno Water currently supplies the RV Park with a water connection through a 1 1/2 inch pipe and meter. If you decide the 1 1/2 inch pipe and meter connection are not adequate to supply the additional 16 RV sites Juno Water can increase the water connection to the property to a 2 inch line and meter a approximate cost of $1,842.00.

If you have any questions please contact Judith Hill or Rick Rolston

Sincerely,
JUNO NON-PROFIT WATER IMPROVEMENT DISTRICT

Judith I Hill
Secretary/Treasurer

Cc: R.Rolston,C.Wagner

Zachary Boeger

From: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>
Sent: Wednesday, January 8, 2025 4:37 PM
To: Zachary Boeger
Cc: Dennis Boeger; Rondi Springer
Subject: RE: 1950 Suppress Rd N Tillamook 97141 - rv expansion

Good afternoon Zach,

Thank you for providing the plans for the RV park expansion. The plans show that all work is to take place on private property and so no permits will be necessary from ODOT. I also spoke with our project crew as there is an upcoming project on the bridge adjacent to lot 300 but they anticipate no impact to lot 300 and the new septic field. Feel free to contact me if you have any other questions but it appears that there will be no need for ODOT to comment on this development proposal.

Have a great day!

Doug

Douglas Baumgartner, P.E.
Region 2 Development Review Coordinator
Oregon Department of Transportation
455 Airport Rd SE, Bldg. B| Salem, OR 97301
Cell: 503.798.5793

From: Zachary Boeger <zboeger@boegerassociates.com>
Sent: Monday, December 30, 2024 11:47 AM
To: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>
Cc: Dennis Boeger <dboeger@boegerassociates.com>; Rondi Springer <tillamookrvpark@gmail.com>
Subject: 1950 Suppress Rd N Tillamook 97141 - rv expansion

Doug,

Thanks for taking my call earlier regarding Tillamook RV park expansion.

Please see the attached plans. The first few sheets should show our relationship from the park's entrance off Suppress rd.

I can also forward the old county review from 2017 but will need to send it in drop-box due to its file size.
Thanks for your review, and let me know if I can provide anything further for ODOT's approval.

Zach Boeger
Civil Designer

Rondi Springer
Tillamook RV Park
1950 Suppress Road N
(818) 425-5820
Tillamookrvpark@gmail.com

Mr. Casey Michael Allen
4305-4385 Boquist Road N
Tillamook, OR 97141

Re: proposed new project shuttering waste treatment plant, new on-site system, 16 additional sites, no more discharging to Tillamook Bay- County wants approval from my nearest neighbor.

Dear Mr. Allen:

I think we met several years ago when you and your son were hacking your way through the forest.

I'm working with DEQ and County with a new improvement project; the DEQ and I both want to stop my discharging effluent into Tillamook Bay with a new onsite system of membrane filtration. I am purchasing 1.9 acres from your neighbor Mr. Boquist, to install a new leach field to service the sites. I also am adding 16 additional RV sites in the old meadow.

The County wants to ensure my nearest neighbor is okay with this project, thus I am writing to you to get your approval.

I've including a property search paper with the properties you own, and I am asking if you could sign and date it for that approval.

I approve the project

dated: 2-7-25

Casey Michael Allen

Property Search Online

Search

Account Search

Disclaimer: This site will let you search for and examine property. The information used, is derived from the county tax roll. The information is provided for informational purposes only. These are not the official records of the Tax Department. The County does not guarantee the accuracy of information on this website; information is subject to change without notice. Any use of, or actions taken based upon, any of the information contained on or accessed through this website is done entirely at your own risk. The County assumes no responsibility with regard to the selection, performance, or use of information on this website. By proceeding to the Assessment & Taxation Web Query, you agree that you understand this disclaimer.

Instructions: Locate your account by using one of the options below. Enter as little as possible for the best results. For example, for an Address search, look for "201 Laurel Ave" instead of "201 Laurel Ave, Tillamook".

PAYMENT PROCESSING: **Payments will be posted the following business day. Online balances will be updated once payments are posted.**

Name

CASEY MICHAEL ALLEN

Search

Account 154718

Real Property

ALLEN, CASEY MICHAEL

1S1013A0 00500

4385 BOQUIST RD COUNTY OR

Related Accounts

Amount Due
$0.00

Add to Cart

Account 154745

Real Property

ALLEN, CASEY MICHAEL

1S1013A0 00600

4305 BOQUIST RD COUNTY OR

Related Accounts

Amount Due
$1,118.02

Add to Cart

EXHIBIT D

WALLACE GROUP
NORTHWEST GEOSYSTEM EXPERTS

GROUNDWATER IMPACT ASSESSMENT
TILLAMOOK RV PARK
1950 SUPPRESS ROAD N.
TILLAMOOK, OREGON

Wallace Group Project No. 24125 (1)
August 12, 2024

A Report Prepared for:

Mr. Dennis J. Boeger, P.E.
Boeger & Associates, LLC
1011 S. Bertelsen
Eugene, Oregon 97402

GROUNDWATER IMPACT ASSESSMENT
TILLAMOOK RV PARK
1950 SUPPRESS ROAD N.
TILLAMOOK, OREGON

Wallace Group Project No. 24125 (1)

Prepared by:

Kiefer Kuhn, R.G.
Staff Geologist

Shane Cochran, R.G.
Senior Geologist

THE WALLACE GROUP, INC.
62915 NE 18th Street, Suite 1
Bend, Oregon 97701

62915 NE 18th St, Ste 1, Bend, OR 97701 **p** | 541.382.4707 **f** | 541.383.8118 wallacegroup-inc.com

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62915 NE 18th St, Ste 1, Bend, OR 97701 **p** | 541.382.4707 **f** | 541.383.8118 wallacegroup-inc.com

1.0 INTRODUCTION

1.1 PURPOSE

Wallace Group conducted a groundwater impact assessment to fulfill the Oregon Department of Environmental Quality (DEQ) Application for Onsite Sewage Treatment System permitting. It is our understanding that the site is currently developed with 50 full hook-up RV spaces and is proposed for expansion of an additional 16 RV spaces.

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2.0 FACILITY CHARACTERIZATION

2.1 FACILITY DESCRIPTION

A site visit and/or site reconnaissance were not performed in the scope of this report. Based on client discussions and aerial reviews, the site appears as pastureland. The site is proposed for expansion of an existing Tillamook RV Park. The Tillamook RV Park is currently developed with 50 full hook-up spaces. On June 14, 2024, the DEQ completed a site evaluation approval (**Appendix C**) which stated 16 additional full RV hook-ups were proposed.

The site is located adjacent west of U.S. Highway 101 and approximately two miles north of downtown Tillamook, Oregon in Tillamook County (**Figure 1**). The site is located outside of the Tillamook city limits and urban growth boundary. The proposed site is located at 1950 Suppress Road N (map and tax lot [TL] 1S1013A000300).

2.2 LAND USE

The site historically has been agriculturally utilized. Other improvements include a residence and a general-purpose building. The site is zoned Improved H&B Use Farm, Receiving Farm Deferral, Zone Non-EFU (541). Tillamook County mapped the site as rural residential 2 acre (RR.2).

2.3 WASTE AND MATERIALS TREATMENT, DISPOSAL AND STORAGE

Based on the age of the current on-site residence there is most likely a septic system associated with it. There is no current on-site septic waste treatment, disposal, or storage on the proposed property line adjustment portion of TL 300. The proposed drainfield area on TL 300 is to serve the current RV park located on TL 1000.

2.4 WASTEWATER DISCHARGE RATES

Based on information provided by the client, the proposed wastewater discharge rates for the expansion of the RV Park are based on 50 existing RVs (5,000 gallon per day [gpd]) with 16 proposed (1,600 gpd). This equates to 6,600 gpd.

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3.0 SITE CHARACTERIZATION

3.1 TOPOGRAPHY

The site is relatively flat to slightly northwest dipping and consists of fluviomarine and stream terraces. The average site elevation is 30 feet above mean sea level (AMSL).

3.2 CLIMATE

The site is located in the Coast Range Physiographic Province of Oregon. This region is characterized by oceanic climate (mean annual air temperature of 49 to 52°F). Annual precipitation in the Tillamook area is approximately 80 to 100 inches.

3.3 GROUNDWATER USE

The Oregon Water Resources Department (OWRD) maintains records of well logs installed in the state of Oregon. The Department's well log records are extensive; however, they do not necessarily reflect the actual number of water wells within the state. The OWRD database was queried for water wells located within an approximate one-mile radius of the site. This search revealed three water wells with completed depths ranging from 105 to 118 feet below ground surface (bgs). Static water levels reportedly range from 7 to 26 feet bgs. One domestic water well located approximately 2,800 feet to the southeast of the site was completed to a depth of 85 feet bgs and had a static water level of 10 feet bgs.

3.4 SURFACE WATER USE

The Kilchis and Wilson Rivers are located 0.5 mile northwest and 0.6 mile southwest, respectively. The Squeedunk Slough is also located 0.7 mile west of the site. These rivers are utilized for recreation (e.g., boating, fishing, rafting, and/or kayaking), and natural habitat. The City of Tillamook's water supply consists of surface water from the Killiam and Fawcett Creeks and groundwater from three wells located across the city. The City of Bay City's water supply consists of two water wells near the Kilchis River, east of Bay City. Based on waterline locations adjacent to the site, sample data from Bay City was utilized in this report.

The National Wetlands Inventory (NWI) maps and digitizes wetlands to illustrate the distribution of wetlands across the nation, with the goal to protect wildlife species and their habitats. The geodatabase was reviewed for the target property. There were no mapped on-site wetlands.

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3.5 SOIL CHARACTERIZATION

Wallace Group reviewed the Natural Resources Conservation Service (NRCS) hydraulic conductivity values for the on-site mapped soils to 60 inches bgs. The site is mapped as a silt loam to silty clay loam. The most limiting layer saturated hydraulic conductivity ranges from 0.06 to 0.2 inches per hour (in/hr). To represent this range, a mean value of 0.13 in/hr (0.26 feet per day) was used for the LOSS equation in Section 5.1 of this report.

3.6 GEOLOGIC CHARACTERIZATION

3.6.1 Regional Geology

The Tillamook area crosses a broad, northeast-plunging structural arch in Tertiary volcanic and sedimentary strata that form the northern Oregon Coast Range. The core of the uplift consists of Eocene basalt and interbedded marine strata which were previously correlated with the Siletz River Volcanics of the central Oregon Coast Range. The Tillamook Volcanics are interpreted as the remains of an Eocene oceanic island constructed in deep water and resting on an older submarine volcanic and sedimentary sequence. A major northwest-trending fault zone forms the north side of Tillamook Bay, where southwest-striking Tillamook Volcanics are truncated, folded, and deformed along fault parallel trends. The Tillamook Bay fault zone trends southeast as en echelon segments 30 km (18.6 miles) across the Coast Range to link up with the Yamhill River fault zone north of McMinnville (Wells et al., 1994).

3.6.2 Local Geology

The site and surrounding areas are comprised of unconsolidated sediment deposits (Chitwood-Hebo complex). These deposits include mixed alluvium, colluvium, and/or fluviomarine deposits derived from sedimentary rocks (NRCS, 2024).

3.7 HYDROGEOLOGY

3.7.1 Regional Hydrogeology

Apparent groundwater flow in the region is to the west - northwest, towards Tillamook Bay. Regional groundwater occurs in shallow alluvium and less so in the underlying marine sedimentary and volcanic rocks.

3.7.2 Local Hydrogeology & Hydrology

The shallow unconsolidated sediments (alluvium) are the principal aquifer in the vicinity of the site with a thickness of up to 150 feet (Sceva and Debow, 1965). During the DEQs site evaluation approval, on-site test pit excavations were conducted which encountered shallow or perched groundwater that ranged from 8 inches to 51 inches bgs.

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4.0 EVALUATION OF POTENTIAL WATER QUALITY IMPACTS

4.1 NITRATE LOSS EQUATION

The large on-site sewage system (LOSS) equation, utilized by the state of Washington Department of Health to screen for potential nitrate impacts, was applied in this assessment per DEQ guidance, and is included in **Appendix A**. Based on the proposed wastewater volume for the expansion development (RV Park), total nitrogen concentration in wastewater default value (60 milligrams per liter [mg/L]) reduce by 65 percent due to the use of two-to-three Orenco AdvancTex AX100 pods as pretreatment prior to the leach field, reliance on default values (i.e., nitrate concentration in precipitation, soil denitrification, hydraulic gradient, and aquifer thickness) combined with localized values (i.e., drain field area, distance from drain field to property boundary, aquifer width, saturated hydraulic conductivity, recharge, nitrate concentration in upgradient groundwater, wastewater volume) for the LOSS equation, a nitrogen concentration of 12.57 mg/L is expected at the point of compliance (POC). The POC is determined as the downgradient edge of the proposed drain field. A mean value of the reported saturated hydraulic conductivity range for on-site mapped soils was used. The alternate point of compliance (APOC) is determined by the closest point along the property boundary in the direction groundwater flow at the site. A nitrogen concentration of 12.17 mg/L is expected at the APOC.

4.2 POTENTIAL WATER QUALITY IMPACTS

Based on the findings of this Groundwater Impact Assessment, groundwater in the vicinity of the site and the greater Tillamook area typically occurs in relatively shallow unconsolidated sediments. The average soil saturated hydraulic conductivity of the most limiting layer is 0.13 in/hr. With slightly elevated nitrate values at the POC and APOC, underlying clay, and shallow on-site water bearing zones, there appears to be a low potential for groundwater impacts.

4.3 KNOWN WATER QUALITY IMPACTS

Currently, Tillamook Bay Watershed is recognized by the Oregon DEQ as Water Quality Limited waters. The watershed is limited for temperature and bacteria. The largest bacterial water quality impacts are from local dairies, sewage treatment facilities, and on-site septic systems.

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5.0 CONCLUSIONS

Based on the proposed expansion of the Tillamook RV Park, septic volumes, pretreatment, and the computed LOSS equation values, a nitrogen concentration of 12.57 mg/L is expected at the POC and 12.17 mg/L at the APOC. The average soil saturated hydraulic conductivity of the most limiting layer is 0.13 in/hr. With slightly elevated nitrate values at the POC and APOC, underlying clay, and shallow on-site water bearing zones, there appears to be a low potential for groundwater impacts.

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6.0 REFERENCES

City of Bay City Water System 2022 Consumer Confidence Report. Retrieved August 5, 2024, from: https://www.ci.bay-city.or.us/sites/default/files/fileattachments/public_works/page/221/2022_ccr_report.pdf

Ground-Water Levels State of Oregon, 1965, Sceva J.E., Debow R.

United States Department of Agriculture, Natural Resources Conservation Service, *Web Soil Survey*, n.d. Retrieved July 1, 2024, from https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx.

Washington State Department of Health, July 2024. *Level 1 Nitrate Balance Instruction for Large On-site Sewage Systems, Instruction for Department of Health (DOH) Level 1 Nitrate Balance*.

Wells R.E., Snavely P.D., MacLeod N.S., Kelly M. M., Parker M. J., 1994, *Geologic Map of the Tillamook Highlands, Northwest Oregon Coast Range (Tillamook, Nehalem, Enright, Timber, Fairdale, and Blaine 15 minute Quadrangles).*

62915 NE 18th St, Ste 1, Bend, OR 97701 **p |** 541.382.4707 **f |** 541.383.8118 wallacegroup-inc.com

7.0 PROFESSIONAL AUTHENTICITY

This report has been authored and reviewed by the undersigned. This report is void if the original seal(s) and signature(s) are not included.

Kiefer A. Kuhn, R.G.
Staff Geologist

Shane M. Cochran, R.G.
Senior Geologist

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WALLACE
GROUP
NORTHWEST GEOSYSTEM EXPERTS

FIGURES

WALLACE GROUP
NORTHWEST GEOSYSTEM EXPERTS

VICINITY MAP
TILLAMOOK RV PARK
71950 SUPPRESS ROAD N.
TILLAMOOK, OREGON

PROJECT No:	24125 (1)
DRAWN:	July 26, 2024
DRAWN BY:	KAK
CHECKED BY:	SMC
FILE NAME:	24125 (1) Figure 1

FIGURE
1

WALLACE
GROUP
NORTHWEST GEOSYSTEM EXPERTS

APPENDIX A

Large On-Site Sewage System (LOSS) Level 1 Nitrate Balance

Project name:	TILLAMOOK RV PARK (POC)
Address, city and county:	1950 Suppress Road N, Tillamook, Tillamook County, Oregon
Completed by (name and title):	Kiefer Kuhn, R.G. (Wallace Group)
Date:	08-12-2024

Input Values	Factor	Units	Values	Instructions	Information Source
Nitrate concentration in precipitation	N_R	mg/l as N	0.24	Default	
Total nitrogen concentration in wastewater	N_W	mg/l	21	Default - residential strength	default reduced by 65% via AX100 pods
Soil denitrification	d	unitless	0.1	Default	
Aquifer thickness	b	ft	20	Default or aquifer thickness if known	
Drainfield area	A_D	ft²	61,594	Primary drainfield area	Sht 3of3, (attached to report as App B)
Distance from drainfield to property boundary	D_{pb}	ft	0	Measure in direction of GW flow	Sht 3of3, (attached to report as App B)
Aquifer width	W_A	ft	184	Perpendicular to GW flow	Sht 3of3, (attached to report as App B)
Aquifer hydraulic conductivity	K	ft/day	0.26	Measured or literature value	https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
Hydraulic gradient	i	ft/ft	0.010	If unknown, use 0.01	
Recharge	R	in/yr	31.50	Recharge will be a % of ppt	https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx; (35% of 90 in/yr)
Nitrate concentration of upgradient ground water	N_B	mg/l	0.678	Prefer sampling data	https://www.ci.bay-city.or.us/sites/default/files/fileattachments/public_works/page/221/2022_ccr_report.p
Wastewater volume	V_W	gpd	6,600	Design flows or measured volume	Sht 1 of 3 Boeger 5,000gpd+1,600gpd
Output Values					
Groundwater nitrate value	N_{GW}	mg/l as N	12.57	Point of Compliance (POC)	

Large On-Site Sewage System (LOSS) Level 1 Nitrate Balance

Project name:	TILLAMOOK RV PARK (APOC)
Address, city and county:	1950 Suppress Road N, Tillamook, Tillamook County, Oregon
Completed by (name and title):	Kiefer Kuhn, R.G. (Wallace Group)
Date:	08-12-2024

Input Values	Factor	Units	Values	Instructions	Information Source
Nitrate concentration in precipitation	N_R	mg/l as N	0.24	Default	
Total nitrogen concentration in wastewater	N_W	mg/l	21	Default - residential strength	default reduced by 65% via AX100 pods
Soil denitrification	d	unitless	0.1	Default	
Aquifer thickness	b	ft	20	Default or aquifer thickness if known	
Drainfield area	A_D	ft^2	61,594	Primary drainfield area	Sht 3of3, (attached to report as App B)
Distance from drainfield to property boundary	D_{pb}	ft	34	Measure in direction of GW flow	Sht 3of3, (attached to report as App B)
Aquifer width	W_A	ft	184	Perpendicular to GW flow	Sht 3of3, (attached to report as App B)
Aquifer hydraulic conductivity	K	ft/day	0.26	Measured or literature value	https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
Hydraulic gradient	i	ft/ft	0.010	If unknown, use 0.01	
Recharge	R	in/yr	31.50	Recharge will be a % of ppt	https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx; (35% of 90 in/yr)
Nitrate concentration of upgradient ground water	N_B	mg/l	0.678	Prefer sampling data	https://www.ci.bay-city.or.us/sites/default/files/fileattachments/public_works/page/221/2022_ccr_report.pdf
Wastewater volume	V_W	gpd	6,600	Design flows or measured volume	Sht 1 of 3 Boeger 5,000gpd+1,600gpd

Output Values				
Groundwater nitrate value	$N_{GW\ ALT}$	mg/l as N	12.17	Alternative POC

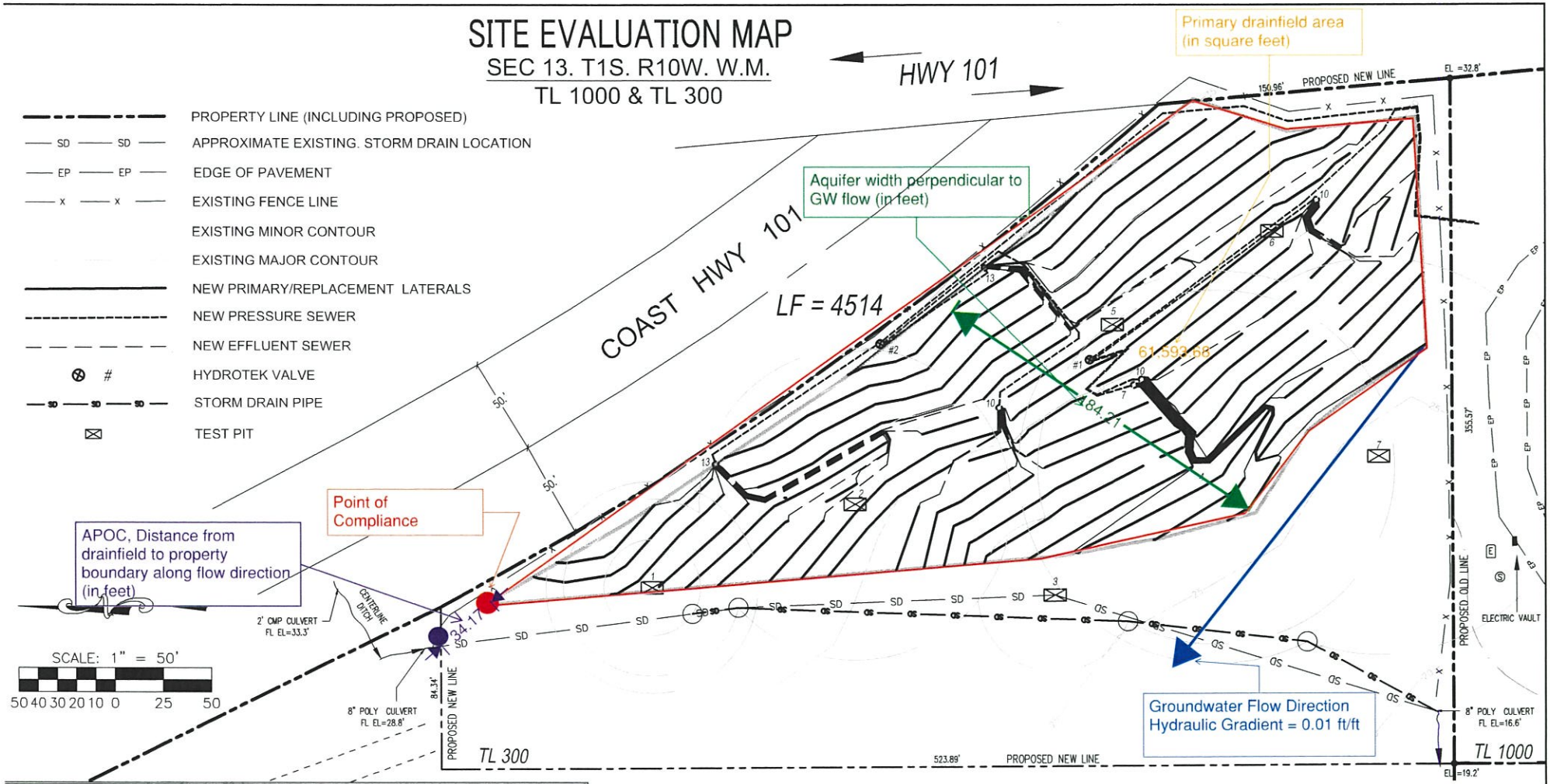
WALLACE
GROUP
NORTHWEST GEOSYSTEM EXPERTS

APPENDIX B

SITE EVALUATION MAP

SEC 13. T1S. R10W. W.M.

TL 1000 & TL 300



REGISTERED PROFESSIONAL ENGINEER 16331 OREGON JAN. 19, 1993 DENNIS J. BOEGER

EXPIRES: 12/31/2025

Boeger & Associates, LLC

Civil Engineering & Planning

1011 S. BERTELSEN RD.
Eugene, OR 97402

Ph: 541.302.4996

dboeger@boegerassociates.com

W.O. No.	476
Design	DB
Drawn	ZB
Check	DB
Date	6/10/2024

TILLAMOOK RV PARK

71950 SUPPRESS RD N. TILLAMOOK, OR 97141

SITE EVALUATION

REVISIONS		
No.	Description/Date	By

WALLACE
GROUP
NORTHWEST GEOSYSTEM EXPERTS

APPENDIX C

Oregon
Tina Kotek, Governor

Department of Environmental Quality
Northwest Region Salem Office
4026 Fairview Industrial Dr. SE
Salem, OR 97302
(503) 378-8240
FAX (503) 373-7944
TTY 711

June 14, 2024

VIA-EMAIL ONLY
Zachary Boeger
Boeger & Associates, LLC
1011 S Bertelsen Rd
Eugene, OR 97402
zboeger@boegerassociates.com

RE: Site Evaluation Approval - 248-24-000080-EVAL
Thomas Boquist
4505 Boquist Rd., Tillamook
T. 1S, R. 10W, Sec. 13A, Tax Lot 300, 13.3 acres
Tillamook County

Dear Zachary Boeger:

I conducted a site evaluation for the property described above on April 3, 2024. Details on the findings and next steps outlined below and field worksheets. I evaluated nine test pits, and the soil notes are attached. We have found suitable soils for the proposal and details are described in this letter.

Proposal

The proposal is to construct a new onsite wastewater treatment system for Tillamook RV Park located at 1950 Suppress Rd N in Tillamook. The facility consists of 50 full hook-up RV spaces and is proposing an additional 16 full hook-up RV spaces. The proposed peak design flow is 6,600 gallons per day. Table 2 using travel trailer with individual water and sewer hookups sizing at 100 gpd per space. The facility will be required to make new application for a Water Pollution Control Facilities Onsite Permit.

The proposed drainfield area located on tax lot 300 is to serve the RV park located on tax lot 1000. The owner is in the process of acquiring the evaluated drainfield area on tax lot 300 and complete a property line adjustment through Tillamook County Planning Department.

History

The facility currently operates a wastewater treatment plant under a National Pollutant Discharge Elimination System (NPDES) permit #101987. The treatment plant is an activated sludge sequencing batch reactor that discharges to Smith Creek or to an existing drainfield. There are no records on the drainfield. The treatment plant is struggling to meet permit limits and mostly discharging to the drainfield year-round. The park owner has elected to construct a new onsite wastewater treatment system and discontinue use of the SBR unit and discharging to Smith Creek and the existing drainfield.

Site Evaluation Findings

Soil Conditions Test Pits 3 & 7:

Test pit 3 intercepted the storm drain on the property and is unsuitable.

Test pit 7 is unsuitable due to depth to a shallow temporary water table where conditions associated with saturation were observed as high as 8 inches below ground surface.

Soil Conditions Test Pits 1 – 2, 4 - 6 & 8 -9:

The test pits are suitable for the installation of an onsite wastewater treatment system. See the enclosed field notes for a complete description of the test pit locations and soil horizon descriptions.

The site of these test pits is suitable for a sand filter, recirculating gravel filter or alternative treatment technology system. The minimum drainfield requirements for these options are as follows:

Conditions of Suitability – *pending drainfield stakeout*

Test pit 4

Initial System: Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1.
Repair System: Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1.
Peak Design Flow: 6,600 gallons per day
Drainfield sizing: 50 linear feet per 150 gallons of projected daily sewage flow
Drainfield: 2,200 linear feet
Trench depths: Min/Max 12 inches
Distribution method: Equal
Minimum trench spacing 10' center to center

Test pits 1 - 2, 5 - 6, 8 - 9

Initial System: Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1.
Repair System: Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1.
Peak Design Flow: 6,600 gallons per day

Drainfield sizing: 50 linear feet per 150 gallons of projected daily sewage flow
Drainfield: 2,200 linear feet
Trench depths: Min/Max 18 inches
Distribution method: Equal
Minimum trench spacing 10' center to center

System Design Considerations

The minimum total septic tank volume must be twice the projected daily sewage flow. Please note: the system design must follow Large System Design Requirements in OAR 340-071-0520 and this includes a written assessment of the impact of the proposed system on the quality of public waters and public health, prepared by a registered geologist, or a certified engineering geologist qualified as a hydrogeologist. *The assessment should be submitted prior to making application so that DEQ can review the impact assessment and make any needed recommendations on whether additional treatment is needed other than indicated in this site evaluation report.*

The system designer must consider waste strength and design the septic system to meet the influent and effluent limitations established in a Water Pollution Control Facility permit. Please refer to the attached field worksheets and the preliminary site plan noting the approved drainfield areas.

An application for a permit must include projected wastewater flow data, using OAR 340-071-0220 (Table 2) for all potential sources of wastewater from the facility. The agent may also consider flow data collected from a similar facility.

Following the groundwater assessment outlined above, construction plans are required and must be prepared and stamped by a Professional Engineer; Registered Environmental Health Specialist; or Wastewater Specialist licensed/registered to practice in Oregon for review and approval by DEQ.

A completed property line adjustment through Tillamook County Planning Department is required at the time of permit application submittal for all portions of the initial and replacement systems in which property lines are crossed. If for some reason a PLA is not completed, a recorded two-party easement must be submitted on a DEQ-approved form at the time of permit application submittal.

All other system components proposed for this project must meet the design and construction requirements (including drainfield) found in OAR 340-071 & 073.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issued date and must include the application fees in OAR 340-071-0140. A senior DEQ staff person will be assigned the site evaluation report review application.

If you have any questions about this letter, please contact me by email at jessica.joye@deq.oregon.gov or by phone (503)378-5033.

Sincerely,

Jessica Joye, REHS
Natural Resource Specialist 4

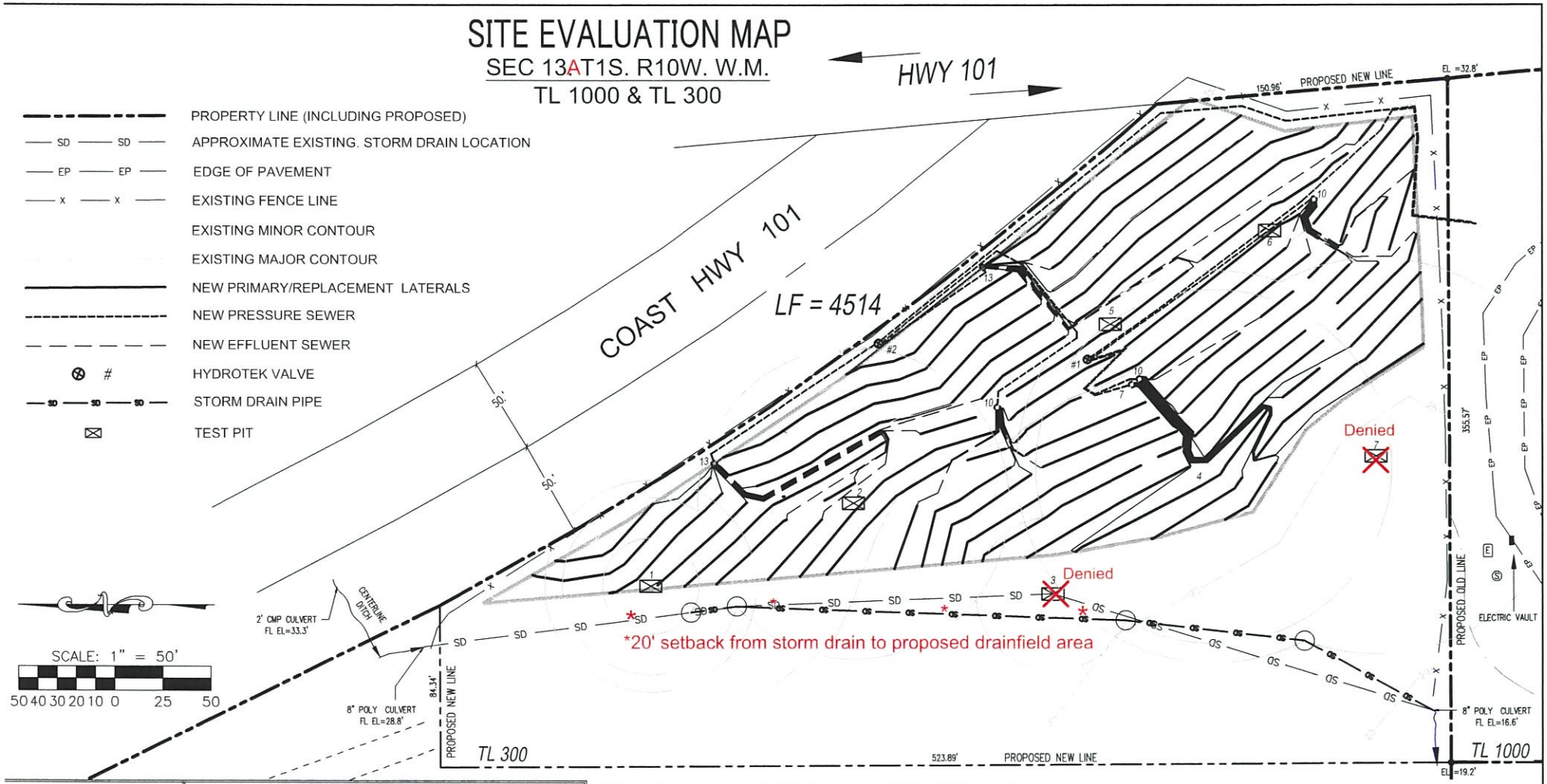
Encl: Preliminary site plan & test pit locations dated 6/10/2024
Field worksheets dated 4/3/2024

Cc: File (w/enclosures)
Thomas Boquist, 4505 Boquist Rd., Tillamook, OR 97141
Ec: Rondi Springer, Tillamook RV Park, LLC, tillamookrvpark@gmail.com
Dennis Boeger, dboeger@boegerassociates.com

SITE EVALUATION MAP

SEC 13AT1S. R10W. W.M.

TL 1000 & TL 300



66 full hook-up RV Spaces @6,600 gpd

4,400 lf drainfield (2,200 lf initial, 2,200 lf replacement)

REGISTERED PROFESSIONAL ENGINEER 16331 OREGON JAN. 19, 1993 DENNIS J. BOEGER

EXPIRES: 12/31/2025

Boeger & Associates, LLC

Civil Engineering & Planning

1011 S. BERTELSEN RD.
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W.O. No.	476
Design	DB
Drawn	ZB
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Date	6/10/2024

TILLAMOOK RV PARK

~~71950~~ SUPPRESS RD N. TILLAMOOK, OR 97141

SITE EVALUATION

REVISIONS		
No.	Description/Date	By

SITE EVALUATION FIELD WORKSHEET

Township: 1S Range: 10W Section: 13 Property ID: 1000 & 300

Owner/Applicant: Zachary Boeger Evaluator: J.Joye

Inspection Date(s): 4/3/2024 Application Number: 248-24-000080-EVAL

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC…
Pit 1	0 - 9	SiL	10YR3/2; no CAS; 2,vf-f roots; structure 2,f-GR; clear smooth boundary
	9 – 18	SiCl	10YR3/2; CAS @ 18" 10YR6/1, 2.5YR5/6; 1,f-m roots; 1,m-SBK; clear smooth boundary
	18 – 38	SiC	10YR5/4; CAS t/o; 1,m roots; 1,m-SBK; clear smooth boundary
	38 - 43	C	10YR5/4; CAS t/o; 1,m-MSSV; H_2O @ 43"; ESD @38".
Pit 2	0 - 9	SiL	10YR3/2; no CAS; 3,vf-f roots; 2,f-GR; clear smooth boundary
	9 - 16	SiL	10YR4/2; no CAS; 2,f-m roots; 2,m-SBK; clear smooth boundary
	16 - 24	SiCl	10YR5/4; CAS @19" 10YR4/1, 2.5YR5/6; 2,f-m roots to 20"; 1,m-SBK; clear smooth bndry
	24 - 38	SiC	10YR5/4; CAS t/o; 1,m-roots to 26"; 1,m-SBK; clear smooth bndry
	38 - 51	C	10YR5/4; CAS t/o; 1,m-MSSV; H_2O seeping @51"; ESD @38".
Pit 3	0 - 9	SiL	10YR3/2; no CAS; 2,vf-f roots; 2,f-GR
Denied	9 - 13	SL	10YR4/2; CAS @12" 2.5Y5/1, 7.5YR5/6; 2,f-m roots; 2,m-SBK
	13 - 25	SiCl	10YR5/4; CAS t/o; 1,m roots; 2,m-SBK
	25 - 38	C	10YR5/4; CAS t/o; 1,f roots to 24"; 2,m-MSSV; H_2O @38"; ESD @25"; Storm drain intercepted in test pit.
Pit 4	0 - 10	SiL	10YR3/2; no CAS; 3,vf-f roots to 8"; 2,f-GR; clear smooth boundary
	10 – 22	SiCl	10YR4/2; CAS @12" 2.5Y5/1, 7.5YR5/6; 2,f-m roots to 11" 1,m roots to 21"; 2,m-SBK; clear smooth boundary
	22 – 32	SiC	10YR5/4; CAS t/o; 1,m-SBK; clear smooth boundary
	32 - 43	C	10YR5/4; CAS t/o; 2,m-MSSV; H_2O @43"; ESD @32".

Landscape Notes: Dairy cow pasture upland; Likely site of land application of manure;

Slope: ~5% Aspect: W-SW Groundwater Type: Temporary

Other Site Notes: A storm drain is noted on site plan. Test pit #3 intersects the storm drain. Storm drain location on map appears not accurate, field verify location of storm drain. If watertight, a 20' setback to drainfield area is required. A 50' setback if not watertight or purpose is more like a groundwater interceptor. Area above 30' elevation appears suitable for initial/replacement drainfields. Field stakeout required.

SYSTEM SPECIFICATIONS

Design Flow: 10,000 gpd

Initial System: ATT, RGF, or SF (Treatment Standard #1)

Disposal Facility: 3,333 linear feet Maximum Depth: 18 inches Minimum Depth: 18 inches

Replacement System: ATT, RGF, or SF (Treatment Standard #1)

Disposal Facility: 3,333 linear feet/square feet Maximum Depth: 18 inches Minimum Depth: 18 inches

Special Conditions:

Test pit #3 - Denied intersects storm drain. Utilizing the area 20 feet east & upslope of tp#3 is acceptable for a capping fill equal distribution 12"min/12"max.

Test pit #4 - Capping fill equal distribution 12"min/12"max.

SITE EVALUATION FIELD WORKSHEET

Township: 1S Range: 10W Section: 13 Property ID: 1000 & 300

Owner/Applicant: Zachary Boeger Evaluator: J.Joye

Inspection Date(s): 4/3/2024 Application Number: 248-24-000080-EVAL

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC…
Pit 5	0 - 9	SiL	10YR3/2; no CAS; 2,vf-f roots; structure 2,f-GR; clear smooth boundary
	9 – 18	SiCl	10YR3/3; no CAS; 2,f-m roots; 2,m-SBK; clear smooth boundary
	18 – 26	SiC	10YR5/4; CAS @23" 10YR6/1, 7.5YR5/6; 1,m roots; 1,m-SBK; clear smooth boundary
	26 - 40	SiC	10YR5/4; CAS t/o; 1,m roots to 38"; 1,m-MSSV; clear smooth boundary
	40 - 54	C	10YR5/4; CAS t/o; 2,m-MSSV; No H_2O seeping; ESD 40"
Pit 6	0 - 11	SiL	10YR3/2; no CAS; 3,vf-f roots to 9"; 2,f-GR; clear smooth boundary
	11 - 22	SiCl	10YR3/3; no CAS; 2,f-m roots to 13"; 2,m-SBK; clear smooth boundary
	22 - 36	SiC	10YR5/4; CAS @23" 10YR6/1, 7.5YR5/6; 2,f-m roots to 22"; 1,m-SBK; clear smooth bndry
	36 - 44	SiC	10YR5/4; CAS t/o; 1,m-roots to 33"; 1,m-MSSV;
	44 - 54	C	10YR5/4; CAS t/o; 2,m-MSSV; No H_2O; ESD 44"
Pit 7	0 - 8	SiL	10YR3/2; CAS @ 8" 2.5Y5/1, 7.5YR5/6; 3,vf-f roots to 5" 2,f-m roots to 8"; 2,f-GR; clear smooth boundary
Denied	8 – 20	SiCl	10YR4/2; CAS t/o; 1,f-m roots to 12"; 2,m-SBK; clear smooth boundary
	20 - 42	SiC-C	10YR5/1; CAS t/o; 2,m-SBK; H_2O seeping @20" standing @42"; ESD 20"
Pit 8	0 - 12	SiL	10YR3/2; no CAS; 3,vf-f roots to 12"; 2,f-GR; clear smooth boundary
	12 – 26	SiCl	10YR3/3; CAS @24" 10YR6/1, 7.5YR5/6; 2,f-m roots to 22" 1,m roots to 21"; 2,m-SBK; clear smooth boundary
	26 – 34	SiC	10YR5/4; CAS t/o;1-m roots to 33"; 1,m-SBK; clear smooth boundary
	34 - 43	SiC	10YR5/4; CAS t/o; 1,m-MSSV;
	43 - 54	C	10YR5/4; CAS t/o; 2,m-MSSV; No H_2O; ESD 43"
Pit 9			Similar to TP#8 - CAS @20" 10YR5/1, 7.5YR5/6; No H_2O; ESD 42"

Landscape Notes: Dairy cow pasture upland; Likely site of land application of manure;

Slope: ~5% Aspect: W-SW Groundwater Type: Temporary

Other Site Notes: Storm drain location on map appears not accurate, field verify location of storm drain. If watertight, a 20' setback to drainfield area is required. A 50' setback if not watertight or purpose is more like a groundwater interceptor. Area above 30' elevation appears suitable for initial/replacement drainfields. Field stakeout required.

SYSTEM SPECIFICATIONS

Design Flow: 10,000 gpd

Initial System: ATT, RGF, or SF (Treatment Standard #1)

Disposal Facility: 3,333 linear feet/square feet Maximum Depth: 18 inches Minimum Depth: 18 inches

Replacement System: ATT, RGF, or SF (Treatment Standard #1)

Disposal Facility: 3,333 linear feet/square feet Maximum Depth: 18 inches Minimum Depth: 18 inches

Special Conditions: TP #7 denied

Oregon Department of Environmental Quality Memorandum

Date: Nov. 18, 2024.

To: Jessica Joye, Onsite Natural Resource Specialist.

From: David Cole, RG, Senior Hydrogeologist.

Subject: Hydrogeologic Assessment Report, Tillamook RV Park, Tillamook County.

BACKGROUND AND SUMMARY

I have completed a review of the Groundwater Impact Assessment that The Wallace Group prepared for Mr. Dennis J. Boeger, P.E., Boeger & Associates, LLC. (Eugene, OR). The report's date is Aug. 12, 2024. Shane Cochran (Senior Geologist, RG # 2446), and Kiefer A. Kuhn (Staff Geologist, RG #2846), co-authored the report.

The consultant did not perform a site visit and/or site reconnaissance as part of the report's scope. The site is currently an RV park, with 50 developed full hook-up spaces. The project proposes to add 16 new full hook-up spaces. Based on client-supplied information, the current discharge rate is 5,000 gallons per day (gpd). With the addition of 16 more full hook-up spaces, the total peak design flow will be 6,600 gpd.

The consultant used the state of Washington's Department of Health's Large On-site Septic System (LOSS) model to predict the nitrate concentrations at the facility's point of compliance (POC) and alternate point of compliance (APOC). The consultant defined the POC as the downgradient edge of the proposed drainfield. The consultant defined the APOC as the closest point along the property boundary in the direction of groundwater flow at the site. The project proposes to use two or three Orenco AdvancTex AX100 pods as secondary treatment upstream of the drainfield. With this secondary treatment, the LOSS model predicted a nitrate concentration of 12.57 mg/L at the POC, and a concentration of 12.17 mg/L at the APOC.

CONCLUSIONS

Based on local topography and soil characteristics immediately underlying the drainfield, the consultant inferred that groundwater flow direction is to the northwest with a conservative hydraulic gradient of 0.01 ft/ft.

While the model output concentrations are slightly above the MCL of 10.0 mg/L, the model values are conservative, and are based on the worst case scenario of all hook-up spaces discharging the maximum design output. Furthermore, since the model does not account for any vertical attenuation, I believe that the aquifer materials will provide additional treatment, given the fine-grained nature of the deposits.

APPROVAL

I approve the report as written, after receiving a response from the consultant about how they established the groundwater flow direction and aquifer width for the model input value.