

WHITE OAK PARCEL #1

OREGON FARM & HOME BROKERS



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

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



LAND

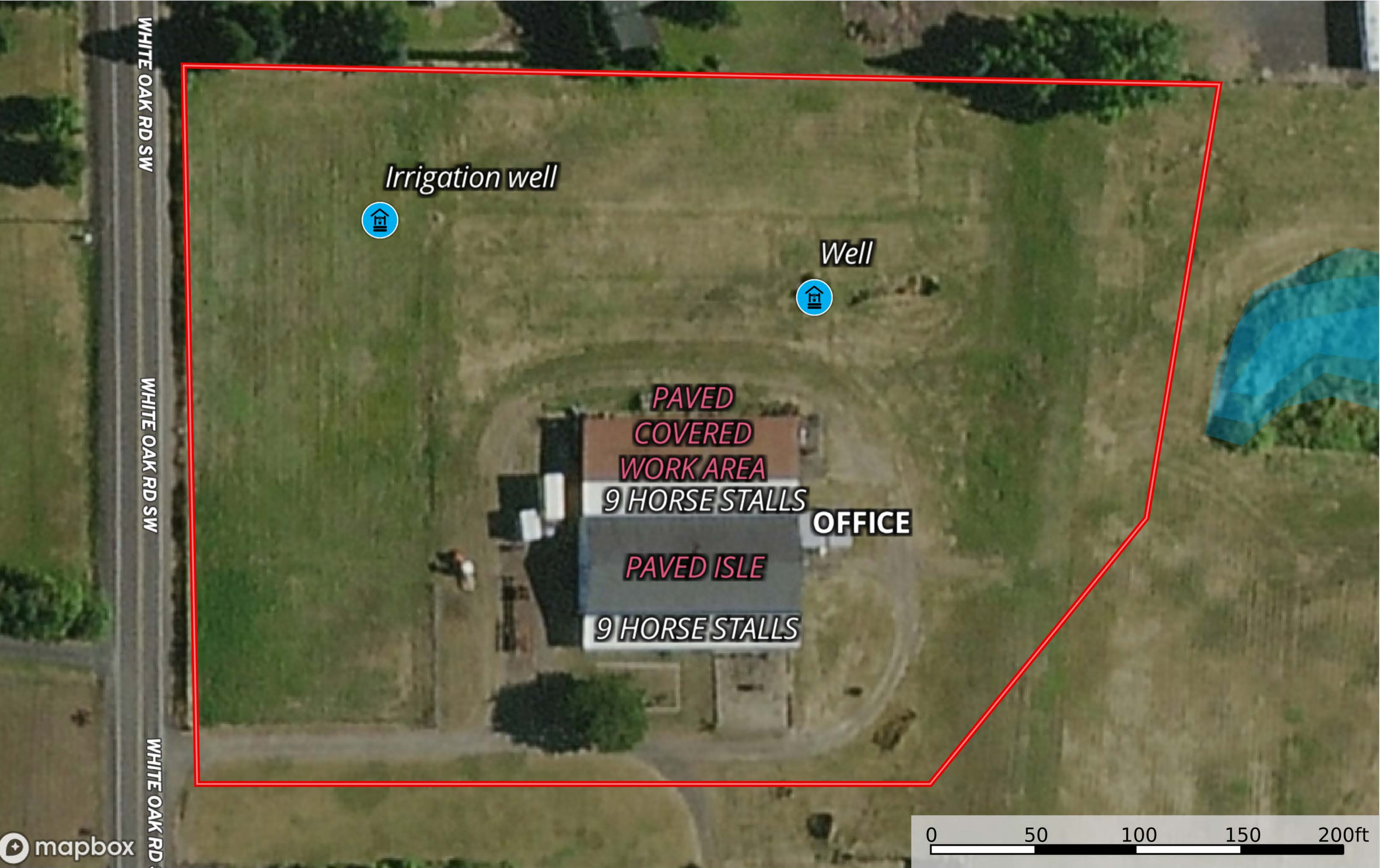
- 3.46 Acres
- Septic Approval
- Drilled Well
 - Additional Irrigation Well
- Gravel Road
 - with Easement
- 104 X 104 Barn
 - 18 Equestrian Stalls
 - Small Office with Bathroom including Shower
 - Storage Above Office
 - Tack Room
 - Drive In Covered Loading Dock
 - Concrete Floors
 - Power



**Oregon
Farm & Home**
★ B R O K E R S ★

MAPS





SEPTIC APPROVAL



REPORT FOR ON-SITE SEWAGE DISPOSAL

(Technical Report - This is not a Permit)

Applicant: **Kyle Latimer**

Map PIN: **12S04W08 01702**

Site Location: **The NE corner of the subject parent property is ~2596' south and ~1988' west of the NE corner of section 08.**

Lot Designation: **Parcel A**

Property Size: **8.63**

Zoning: **RR-2.5**

Sewer Available: ☐

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

This approval is limited to residential strength wastewater.

Existing Tank: **NA**

Test Water-Tightness: ☒

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

Effluent Filter Required: ☐

System Requirements

Initial Disposal Area

Replacement Disposal Area

System Type: **Standard- Equal Distribution**

Standard- Equal Distribution

Min Trench Depth: **18** inches

18 inches

Max Trench Depth: **24** inches

24 inches

Sizing Ratio: **125** feet / 150 gallons

125 feet / 150 gallons

System Criteria: **Soil Group C**

Soil Group C

Total Trench Length: **375** feet

375 feet

Curtain Drain Required: ☐ Min Curtain Drain Depth: **NA** inches

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

Detailed site-specific plans must be submitted for review and approval before permit is issued.

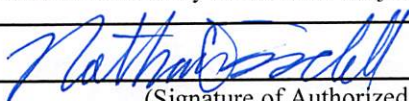
See attached table of required setbacks. All site developments must adhere to the listed setbacks, or this report may be invalidated.

System may only be installed when soils are dry, generally June through October. Installation during other times of the year may be considered on a case by case basis.

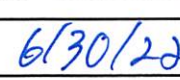
WARNINGS:

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

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


(Signature of Authorized Agent)


(Title)


(Date)

Linn Co. Env. Health
(Office)



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

Linn County Department of Health Services

Environmental Health Program

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

Site Evaluation Plot Plan

Property ID: 12S04W08 01702
Record Number: 36279
Date Produced: 7/6/2022



- septic
- testpits
- wells

1 inch = 200 feet



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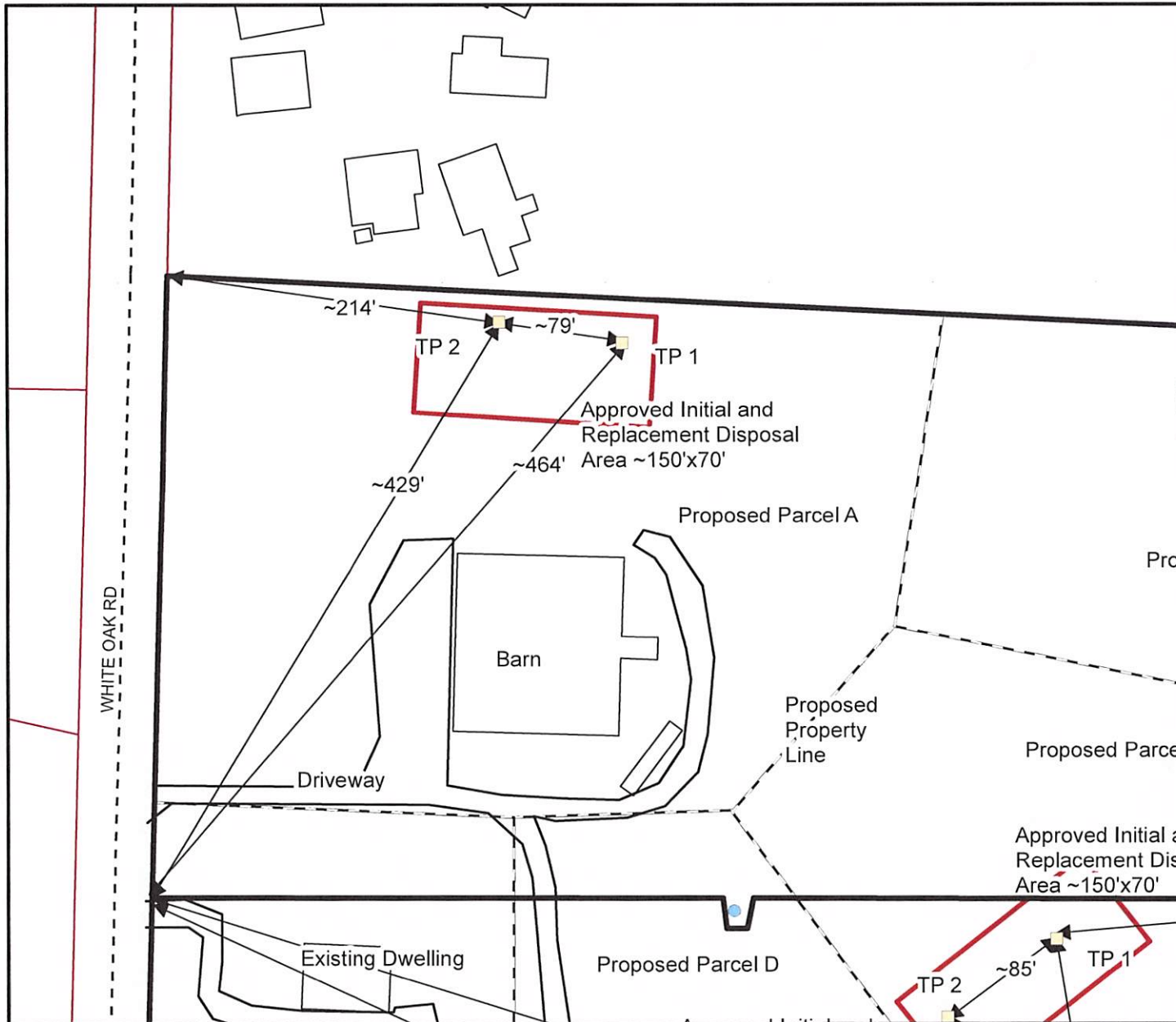
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