**Public Health Division**

Center for Health Protection, Drinking Water Services

Tina Kotek, Governor

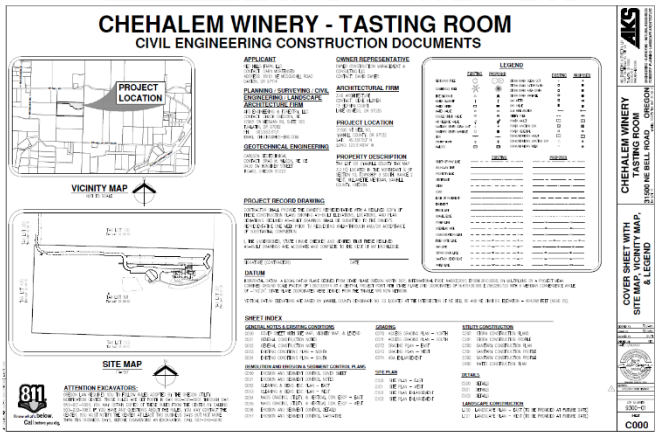
February 21, 2025

Mitchell Alston – Sales and Project Manager
Orchard and Vineyard Supply (representing Chehalem Valley Winery Tasting Room)
Mitchell.Alston@ovs.com

Sent by email only

Re: **Chehalem Valley Winery Tasting Room (PWS #95731)**
**2023 Well #1 (L151862, YAMH59420) and 5,300-gallon potable tank**
**Final Approval (PR #28-2024)**

Dear Mr. Alston,




Thank you for submitting information needed to address the conditions in the Site Plan Evaluation letter dated February 28, 2024 for the well, 5,300-gallon potable water storage tank, and related secondary treatment facilities for the new Chehalem Valley Winery Tasting Room – PWS ID# 95731). The well log was previously received on February 13, 2024, plans were received February 15, 2024, and a geotechnical report was received February 21, 2024. A payment in the amount of $825 was also received on February 20, 2024.

This project was assigned plan review #28-2024 and can be viewed online at:
https://yourwater.oregon.gov/planreview.php?pwsno=95731

On February 18, 2025 our office received the remaining details needing to confirm that the above project was completed according to the plans submitted and conditions set forth in the February 28, 2024 Site Plan Evaluation letter. This verification completes the plan review requirements. **Final Approval is issued at this time, and the water system facilities are approved for use.**

As a transient non-community (TNC) water system, an annual $150 water system fee is due July 1st each year (an invoice will be mailed). Information regarding this fee and additional water system details are viewable online at:
https://yourwater.oregon.gov/inventory.php?pwsno=95731

All new systems must undergo a Capacity Assessment, which is being completed concurrently with this plan review process and will be addressed in a separate letter.

The remainder of this letter includes a water system overview, well evaluation results completed by our geologist (Tom Pattee), water system details, water rights correspondence with the Oregon Water Resources Dept. and documentation related to the following three construction standard waivers granted with this plan review:

1. Waiver granted for having to submit engineered plans

2. Waiver granted for the placement of buried propane tanks within 100-ft of the well.

3. Waiver granted for having to have an internal ladder in the 5,300-gallon potable water storage tanks.

Thank you for your patience and cooperation in completing this plan review process and if you have any questions, please feel free to call me at 971-200-0288 or e-mail me at evan.e.hofeld@oha.oregon.gov.

Sincerely,

Evan Hofeld, PE
OHA-Drinking Water Services

cc: Armando Barrera, Facilities Director – Chehalem Valley Winery, armando@stollerwinegroup.com
David Dwyer, David@dwyercmc.com
Tommy Laird, OWRD – Well Construction Program Coordinator, Tommy.K.LAIRD@water.oregon.gov
Joel Plahn, OWRD – Water Master, joel.m.plahn@water.oregon.gov
Melissa Wong - Yamhill County Public Health, REHS, wongm@co.yamhill.or.us
Sarah Schwab - Oregon Dept of Agriculture, NRS4 Sarah.SCHWAB@oda.oregon.gov

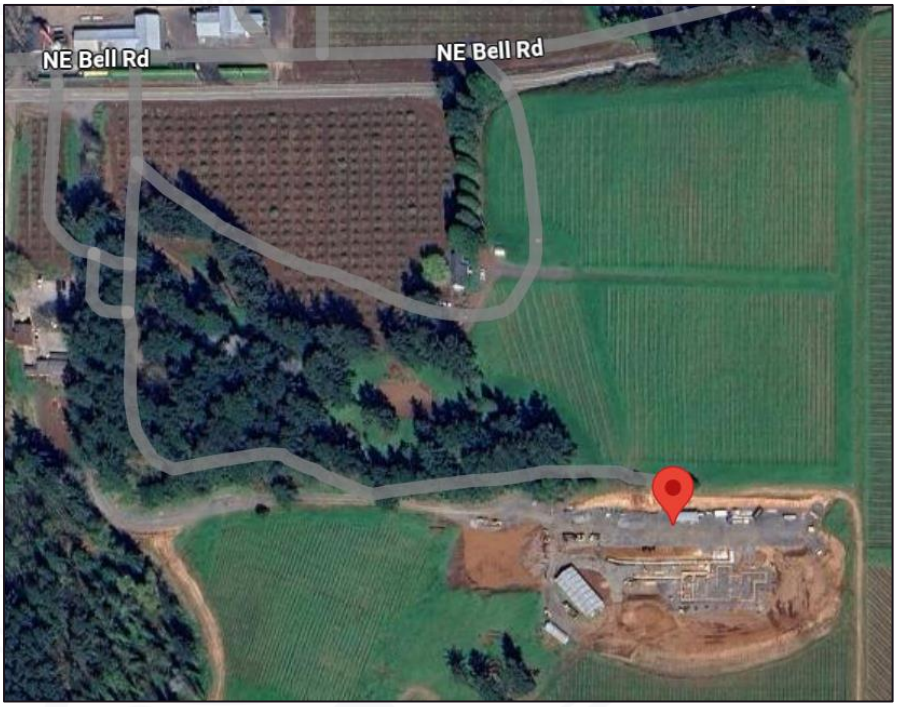
Encl.

- Water system overview
- Well Evaluation completed by Tom Pattee, OHA-DWS geologist
- Water system details
- Water rights correspondence with Oregon Water Resources Dept.
- Construction standard waiver documentation

***Water system overview***

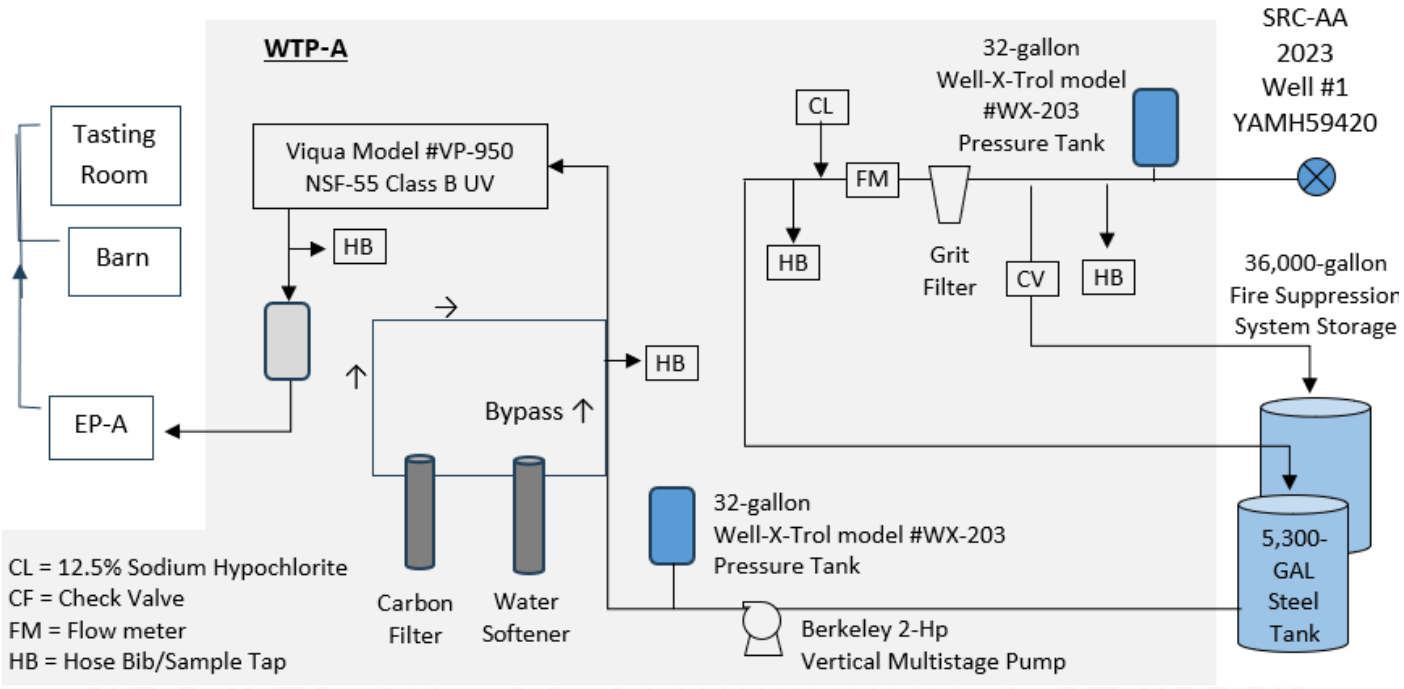

Chehalem Valley Winery Tasting Room (assigned PWS ID#95731) serves roughly 6-10 employees with a wine tasting room anticipated to serve around 50 people during peak season. The system is classified as a transient non-community water system located at 31500 NE Bell Rd, Sheridan, OR 97140 in Yamhill County. The link to the water system is online at: https://yourwater.oregon.gov/inventory.php?pwsno=95731

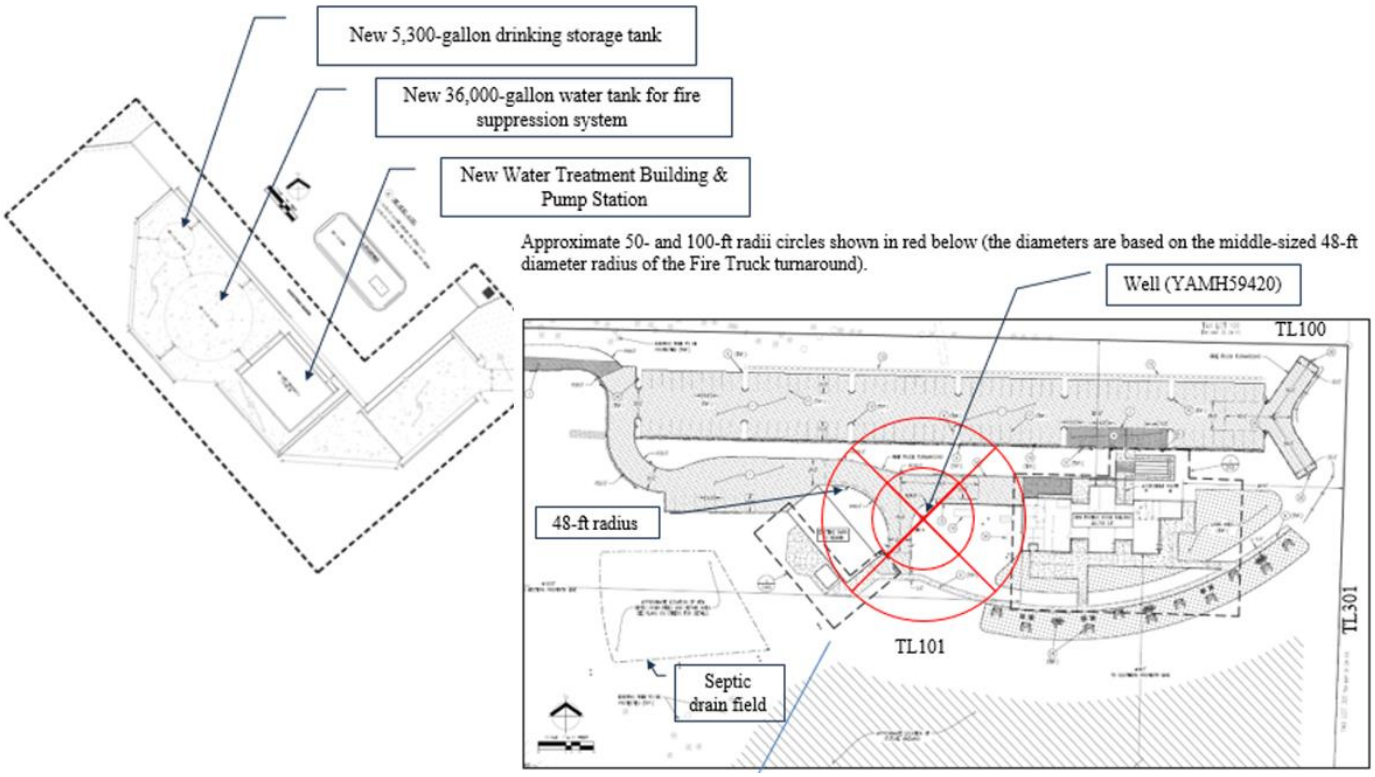
map showing construction underway →




The water system is served by a single well previously constructed 12/12/23 (SRC-AA Well #1 YAMH59420 - L151862). Water from the well is chlorinated for residual maintenance prior to flowing into a 5,300-gallon steel tank. Water from the tank is pumped to a secondary treatment system consisting of a Pentair water softener and carbon filtration system, followed by a Viqua VP950 NSF-55 Class B UV unit from which water flows to a Harmsco HC-40 cartridge (w/5-micron HC-40/5 cartridge filter) prior to distribution to the wine tasting room.

Water rights are currently not needed as the planned use is considered an *Exempt Use* (using less than 5,000 gallons per day).


WTP-A
Tasting Room
Barn
EP-A
Viqua Model #VP-950
NSF-55 Class B UV
HB
Bypass
Carbon Filter
Water Softener
CL
FM
HB
Grit Filter
CV
HB
32-gallon
Well-X-Trol model
#WX-203
Pressure Tank
SRC-AA
2023
Well #1
YAMH59420
36,000-gallon
Fire Suppression
System Storage
5,300-
GAL
Steel
Tank
32-gallon
Well-X-Trol model #WX-203
Pressure Tank
Berkeley 2-Hp
Vertical Multistage Pump
CL = 12.5% Sodium Hypochlorite
CF = Check Valve
FM = Flow meter
HB = Hose Bib/Sample Tap


New 5,300-gallon drinking storage tank
New 36,000-gallon water tank for fire suppression system
New Water Treatment Building & Pump Station
Approximate 50- and 100-ft radii circles shown in red below (the diameters are based on the middle-sized 48-ft diameter radius of the Fire Truck turnaround).
Well (YAMH59420)
TL100
48-ft radius
TL101
TL301
Septic drain field

## ***Well Evaluation Results from Tom Pattee OHA-DWS Geologist***

**As Built Well Construction Evaluation for Plan Review and/or Setback Waiver:**

Reviewed by: Tom Pattee, R. G. Date: 02/26/2024

☒ Well/Spring meets current construction standards.
- ☐ WRD special construction standards, see well log or Comments.

☐ Well/Spring construction does not meet construction standards.
- ☐ Not sealed to appropriate depth. Recommended depth: _____
- ☐ Not appropriate seal materials
- ☐ Open to more than one aquifer
- ☐ Seal info missing or unknown
- ☐ Seal not constructed properly (☐ Insufficient sealant volume ☐ Insufficient annular space)

☐ Susceptible construction, but grandfathered source. Consider for reconstruction if nitrate ≥ 5mg/L or confirmed *E. coli* at source.

☐ Susceptible well construction, **not approved for use**.

Comments: This well was drilled to a depth of 541.5 ft. The casing and casing seal extend to a depth of 341.5 ft, 125.5 ft into low permeability basalt that overlies the aquifer. A narrow diameter liner and liner screen extend to the bottom of the hole and helps keep the borehole open below the casing. Water can enter the well through the uncased portion of the well below a depth of 341.5 ft. Sensitivity Analysis results suggest that well construction does not contribute to the overall sensitivity of this water source to local land use practices.

**Nature of Aquifer Evaluation:**

Aquifer Nature: ☒ Confined aquifer ☐ Semi-confined aquifer ☐ Unconfined aquifer

Comments: This well is designed to capture water from a deep confined layered basalt aquifer. The water-bearing zone is reported to occur at a depth of 491 ft and is overlain by 275 ft of low permeability basalt that acts as a confining layer. Water within the aquifer is under pressure rising 163 ft above the water-bearing zone to a recorded depth of 328 ft below ground level. Sensitivity Analysis results suggest that the aquifer is not highly sensitive to nearby land use practices.

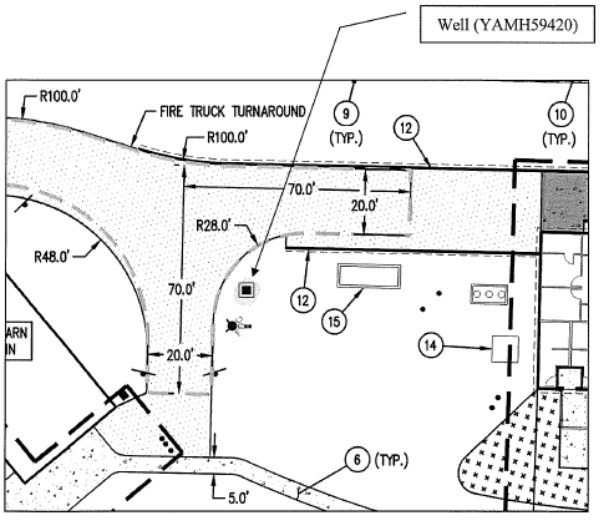
**Additional Notes/Comments/Requests:** Well was drilled without going through plan review. This single well will serve a new TNC system called Chehalem Winery Tasting Room. The submitted plans use the yellow square symbol shown below for the wellhead.

LOCATION OF WELL
Latitude: 45.32981204 Datum: WGS84
Longitude: -122.91012311
Township/Range/Section/Quarter-Quarter Section:
WM3.00S2.00W10NENE
Address of Well:
31500 NE BELL RD, SHERWOOD

**Well Label: 151862**
**Printed: December 12, 2023**

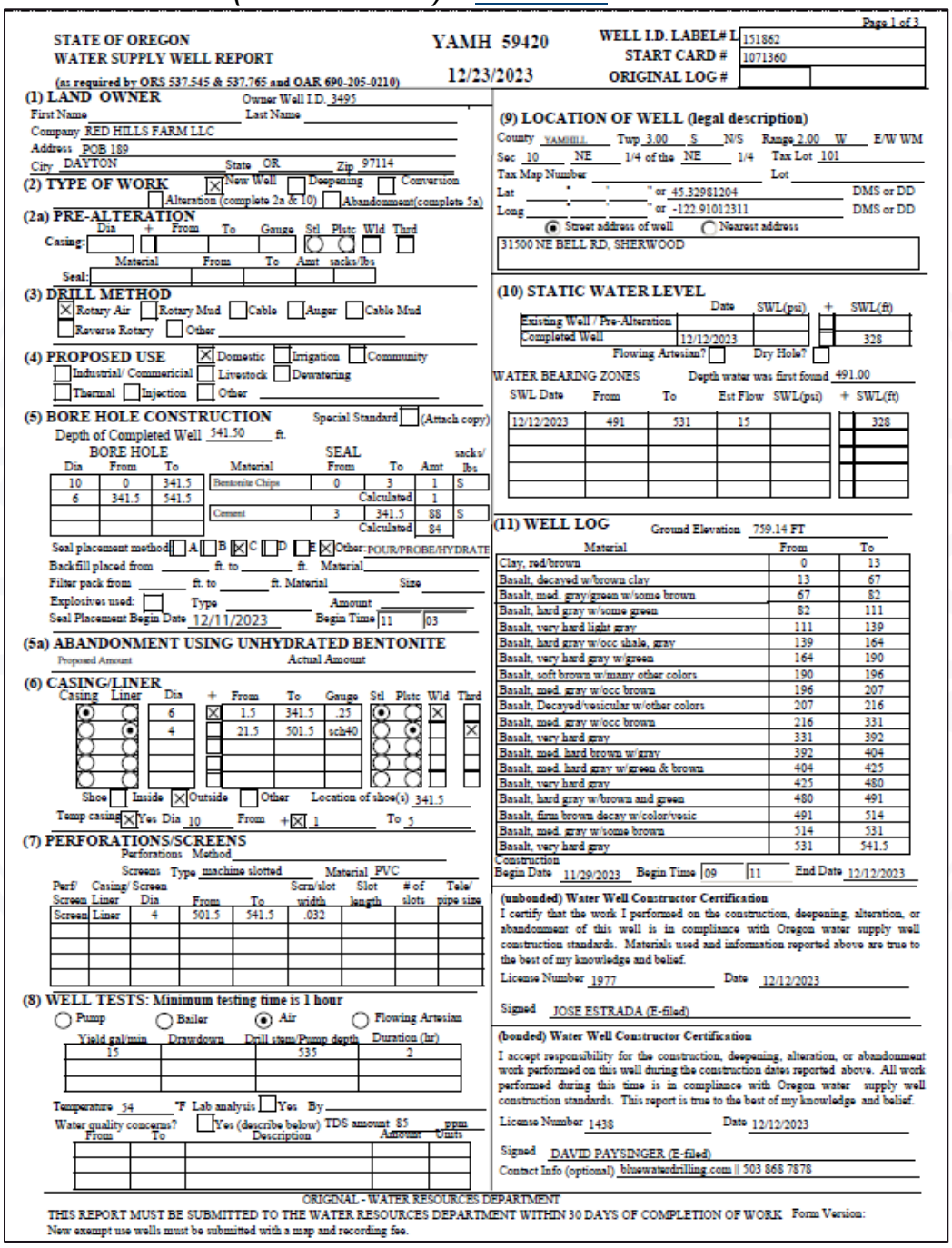
DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



## ***Water system details***

### *SRC-AA Well #1 (YAMH59420) - L151862 Constructed 12/12/2023*



STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

YAMH 59420
12/23/2023

Page 1 of 3
WELL I.D. LABEL# L 151862
START CARD # 1071360
ORIGINAL LOG #

(1) LAND OWNER
Owner Well I.D. 3495
First Name — Last Name —
Company RED HILLS FARM LLC
Address POB 189
City DAYTON State OR Zip 97114

(2) TYPE OF WORK
[X] New Well [ ] Deepening [ ] Conversion [ ] Alteration (complete 2a & 10) [ ] Abandonment (complete 5a)

(2a) PRE-ALTERATION

| Casing: | Dia | + | From | To | Gauge | Stl | Plstc | Wld | Thrd |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

| Seal: | Material | From | To | Amt | sacks/lbs |
|---|---|---|---|---|---|
| | | | | | |

(3) DRILL METHOD
[X] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Auger [ ] Cable Mud
[ ] Reverse Rotary [ ] Other

(4) PROPOSED USE
[X] Domestic [ ] Irrigation [ ] Community
[ ] Industrial/ Commercial [ ] Livestock [ ] Dewatering
[ ] Thermal [ ] Injection [ ] Other

(5) BORE HOLE CONSTRUCTION
Special Standard [ ] (Attach copy)
Depth of Completed Well 541.50 ft.

BORE HOLE

| Dia | From | To |
|---|---|---|
| 10 | 0 | 341.5 |
| 6 | 341.5 | 541.5 |
| | | |

SEAL

| Material | From | To | Amt | sacks/lbs |
|---|---|---|---|---|
| Bentonite Chips | 0 | 3 | 1 | S |
| | | Calculated | 1 | |
| Cement | 3 | 341.5 | 88 | S |
| | | Calculated | 84 | |

Seal placement method [ ] A [ ] B [X] C [ ] D [ ] E [X] Other: POUR/PROBE/HYDRATE
Backfill placed from ft. to ft. Material
Filter pack from ft. to ft. Material Size
Explosives used: [ ] Type Amount
Seal Placement Begin Date 12/11/2023 Begin Time 11 03

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount Actual Amount

(6) CASING/LINER

| Casing | Liner | Dia | + | From | To | Gauge | Stl | Plstc | Wld | Thrd |
|---|---|---|---|---|---|---|---|---|---|---|
| ◉ | ○ | 6 | X | 1.5 | 341.5 | .25 | ◉ | ○ | X | |
| ○ | ◉ | 4 | | 21.5 | 501.5 | sch40 | ○ | ◉ | | X |
| ○ | ○ | | | | | | ○ | ○ | | |
| ○ | ○ | | | | | | ○ | ○ | | |
| ○ | ○ | | | | | | ○ | ○ | | |

Shoe [ ] Inside [X] Outside [ ] Other Location of shoe(s) 341.5
Temp casing [X] Yes Dia 10 From + [X] 1 To 5

(7) PERFORATIONS/SCREENS
Perforations Method
Screens Type machine slotted Material PVC

| Perf/ Screen | Casing/ Screen Liner | Dia | From | To | Scrn/slot width | Slot length | # of slots | Tele/ pipe size |
|---|---|---|---|---|---|---|---|---|
| Screen | Liner | 4 | 501.5 | 541.5 | .032 | | | |

(8) WELL TESTS: Minimum testing time is 1 hour
[ ] Pump [ ] Bailer [◉] Air [ ] Flowing Artesian

| Yield gal/min | Drawdown | Drill stem/Pump depth | Duration (hr) |
|---|---|---|---|
| 15 | | 535 | 2 |
| | | | |
| | | | |

Temperature 54 °F Lab analysis [ ] Yes By
Water quality concerns? [ ] Yes (describe below) TDS amount 85 ppm

| From | To | Description | Amount | Units |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

(9) LOCATION OF WELL (legal description)
County YAMHILL Twp 3.00 S N/S Range 2.00 W E/W WM
Sec 10 NE 1/4 of the NE 1/4 Tax Lot 101
Tax Map Number Lot
Lat ° ' " or 45.32981204 DMS or DD
Long ° ' " or -122.91012311 DMS or DD
[◉] Street address of well [ ] Nearest address
31500 NE BELL RD, SHERWOOD

(10) STATIC WATER LEVEL

| | Date | SWL(psi) | + | SWL(ft) |
|---|---|---|---|---|
| Existing Well / Pre-Alteration | | | | |
| Completed Well | 12/12/2023 | | | 328 |

Flowing Artesian? [ ] Dry Hole? [ ]

WATER BEARING ZONES Depth water was first found 491.00

| SWL Date | From | To | Est Flow | SWL(psi) | + | SWL(ft) |
|---|---|---|---|---|---|---|
| 12/12/2023 | 491 | 531 | 15 | | | 328 |
| | | | | | | |
| | | | | | | |
| | | | | | | |

(11) WELL LOG Ground Elevation 759.14 FT

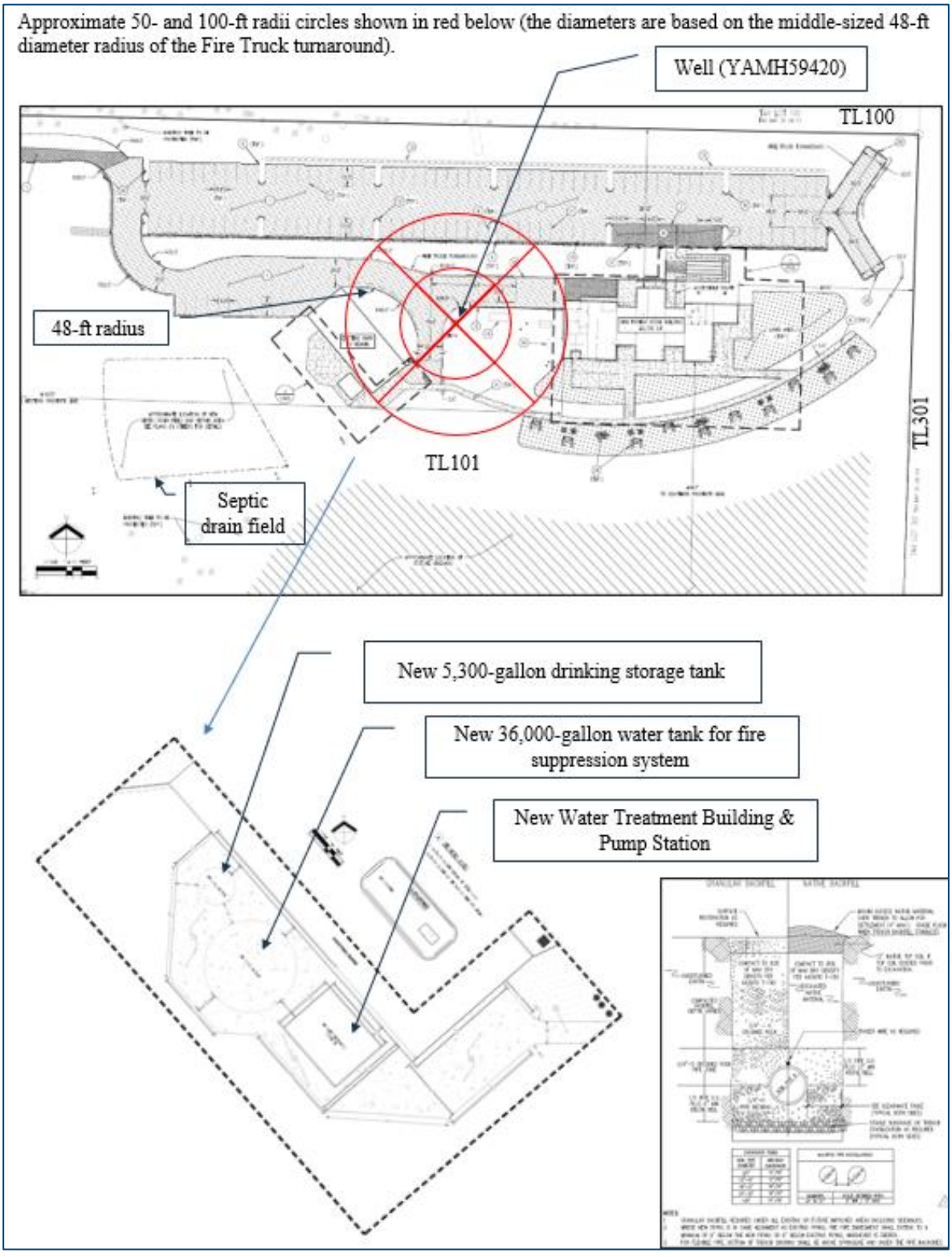
| Material | From | To |
|---|---|---|
| Clay, red/brown | 0 | 13 |
| Basalt, decayed w/brown clay | 13 | 67 |
| Basalt, med. gray/green w/some brown | 67 | 82 |
| Basalt, hard gray w/some green | 82 | 111 |
| Basalt, very hard light gray | 111 | 139 |
| Basalt, hard gray w/occ shale, gray | 139 | 164 |
| Basalt, very hard gray w/green | 164 | 190 |
| Basalt, soft brown w/many other colors | 190 | 196 |
| Basalt, med. gray w/occ brown | 196 | 207 |
| Basalt, Decayed/vesicular w/other colors | 207 | 216 |
| Basalt, med. gray w/occ brown | 216 | 331 |
| Basalt, very hard gray | 331 | 392 |
| Basalt, med. hard brown w/gray | 392 | 404 |
| Basalt, med. hard gray w/green & brown | 404 | 425 |
| Basalt, very hard gray | 425 | 480 |
| Basalt, hard gray w/brown and green | 480 | 491 |
| Basalt, firm brown decay w/color/vesic | 491 | 514 |
| Basalt, med. gray w/some brown | 514 | 531 |
| Basalt, very hard gray | 531 | 541.5 |

Construction
Begin Date 11/29/2023 Begin Time 09 11 End Date 12/12/2023

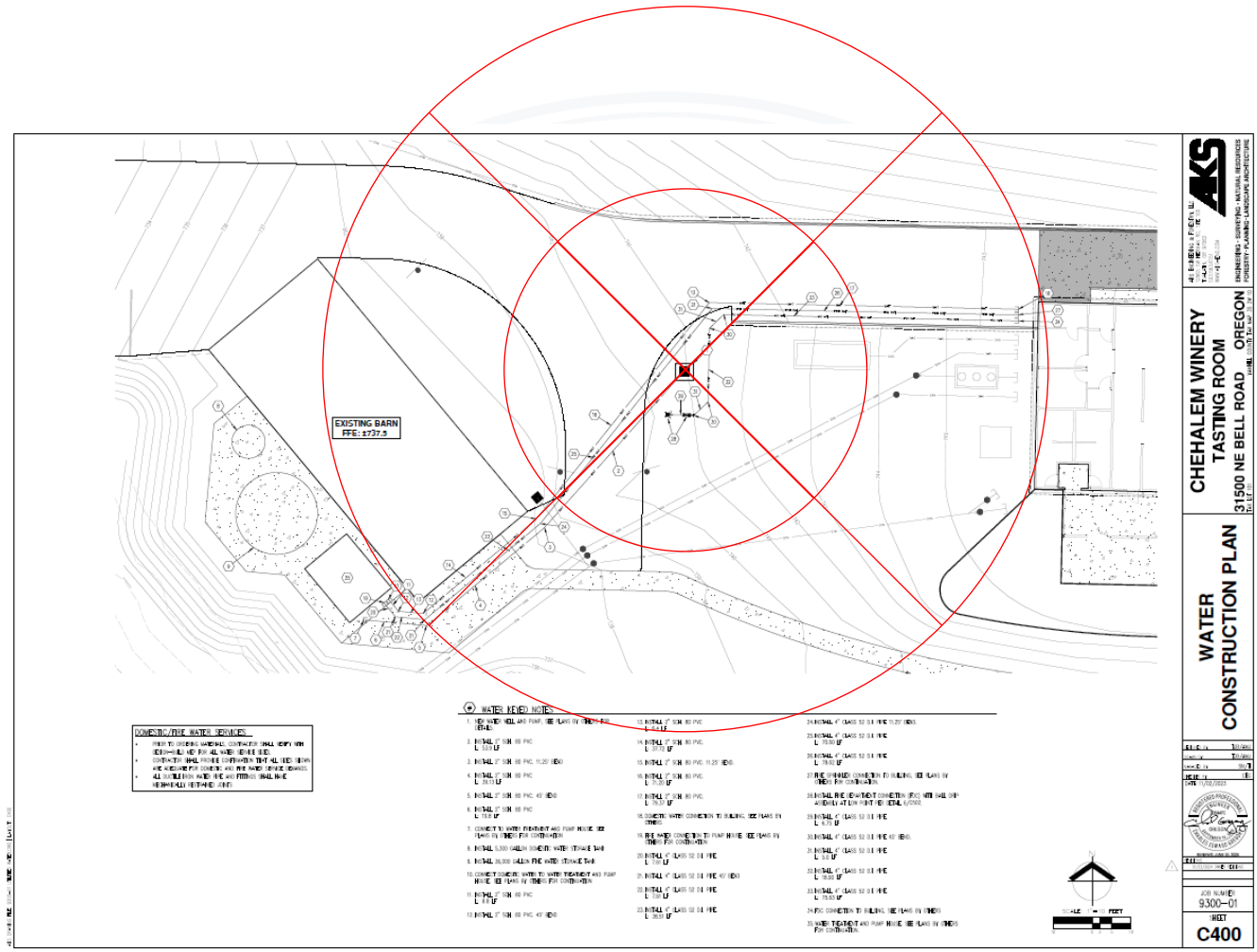
(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number 1977 Date 12/12/2023
Signed JOSE ESTRADA (E-filed)

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1438 Date 12/12/2023
Signed DAVID PAYSINGER (E-filed)
Contact Info (optional) bluewaterdrilling.com || 503 868 7878

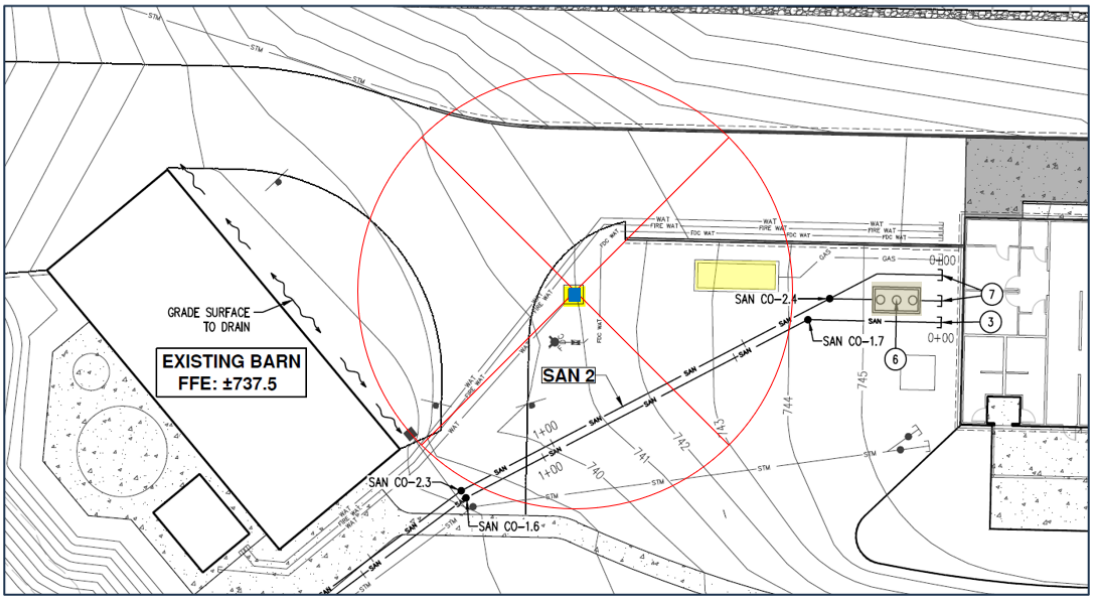
ORIGINAL - WATER RESOURCES DEPARTMENT
THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:
New exempt use wells must be submitted with a map and recording fee.


Approximate 50- and 100-ft radii circles shown in red below (the diameters are based on the middle-sized 48-ft diameter radius of the Fire Truck turnaround).
Well (YAMH59420)
TL100
48-ft radius
TL101
TL301
Septic drain field
New 5,300-gallon drinking storage tank
New 36,000-gallon water tank for fire suppression system
New Water Treatment Building & Pump Station

## 50- and 100-ft diameter radii:

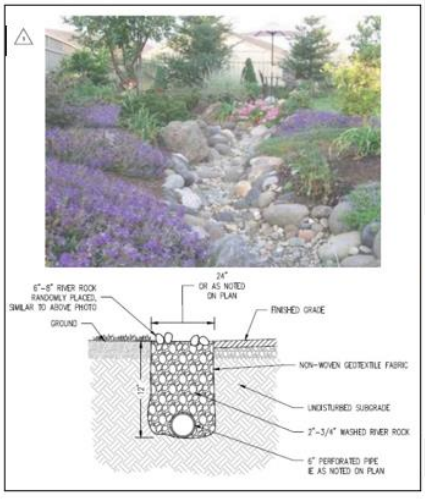


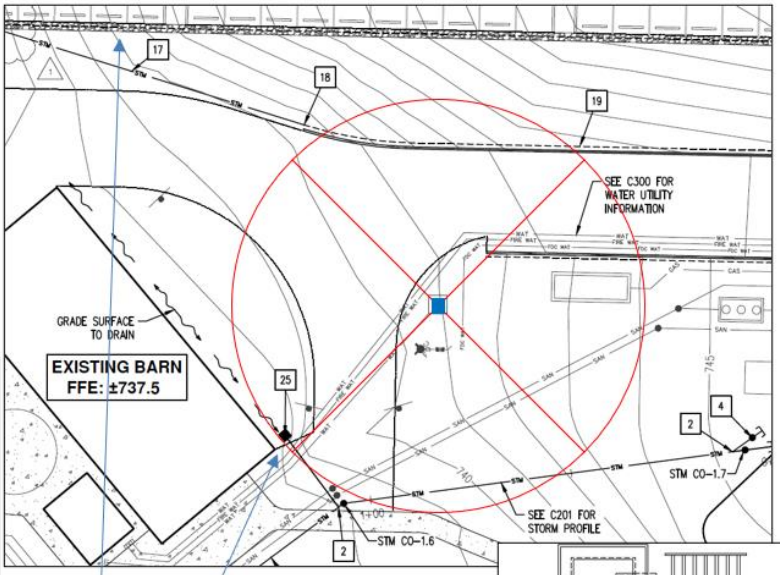
Approximate 50-ft radius circle is drawn around the wellhead below showing the septic tank (shaded in brown) appears to be outside this setback distance. A propane tank (shaded in yellow) is within the 50-ft setback.




**KEYED SANITARY NOTES:**

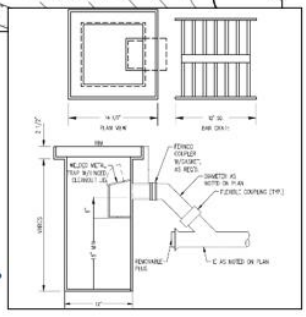
1. WINE WASTE WATER OUTFALL WITH RODENT SCREEN AND CLASS 50 RIP-RAP PAD PER DETAIL 5/C502 IE OUTFALL (4"): ±680.3
2. INSTALL CLEANOUT PER DETAIL 1/C502, SEE UTILITY PROFILE ON C301 FOR VERTICAL DESIGN INFORMATION
3. CONNECT TO BUILDING WINE WASTE SYSTEM, SEE PLANS BY OTHERS FOR CONTINUATION.
4. APPROXIMATE LOCATION OF SEPTIC DRAINAGE FIELD, SEE PLANS BY OTHERS FOR DETAILS.
5. INSTALL CLEANOUT PER DETAIL 1/C502, SEE UTILITY PROFILE ON C302 FOR VERTICAL DESIGN INFORMATION
6. INSTALL GREASE INTERCEPTOR WITH ROOF VENT SEE PLANS BY OTHERS FOR DETAILS.
7. CONNECT TO BUILDING SANITARY SYSTEM, SEE PLANS BY OTHERS FOR CONTINUATION.




23. INSTALL 2' WIDE FRENCH DRAIN ALONG GRAVEL EDGE PER DETAIL 4/C502
L: 116.00 LF

25. INSTALL AREA DRAIN PER DETAIL 7/C502 AND CONNECT TO STORM LINE WITH 4" PVC



Alexin Analytical LABORATORIES, INC.
Professional Laboratory Services

# ANALYSIS REPORT

13035 SW Pacific Hwy.
Tigard, OR 97223
Tel.: (503) 639-9311 Fax: (503) 684-1588

Reported: 01/31/2025
Received: 01/29/25 14:18
Sampled By: Jim Malo
Work Order: 5029019

CLIENT
**Cascade Water Systems**
Attn: -
3800 NE Three Mile Ln
McMinnville OR, 97128
Phone: (503) 864-4556

**Project:** Peb10
PO #: -
Project #: 130857
Sampling Location: 31500 NE Bell Rd Sherwood, OR 97140
Sample Matrix: Water

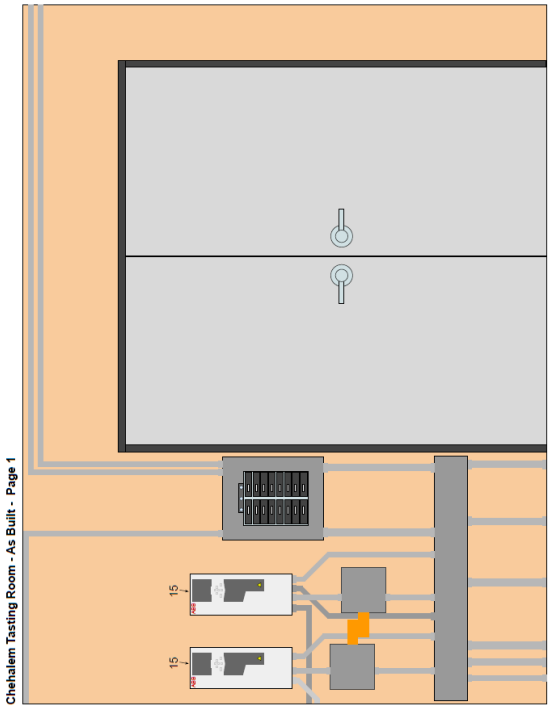
| Lab Number | Sample Name | Method | Result | Units | MRL | EPA MCL | Analysis Date/ Time |
|---|---|---|---|---|---|---|---|
| **5029019-01** | **Peb10 Construction, Stoll 6** | | | | | | |
| | **Sampled:** 1/28/25 14:00 | | | | | | |
| *Arsenic* | A | *EPA 200.9* | ND | mg/L | 0.003 | 0.01 | 01/30/25 14:47 |
| *Nitrate as N* | A | *EPA 300.0* | 1.06 | mg/L | 0.100 | 10 | 01/30/25 10:52 |

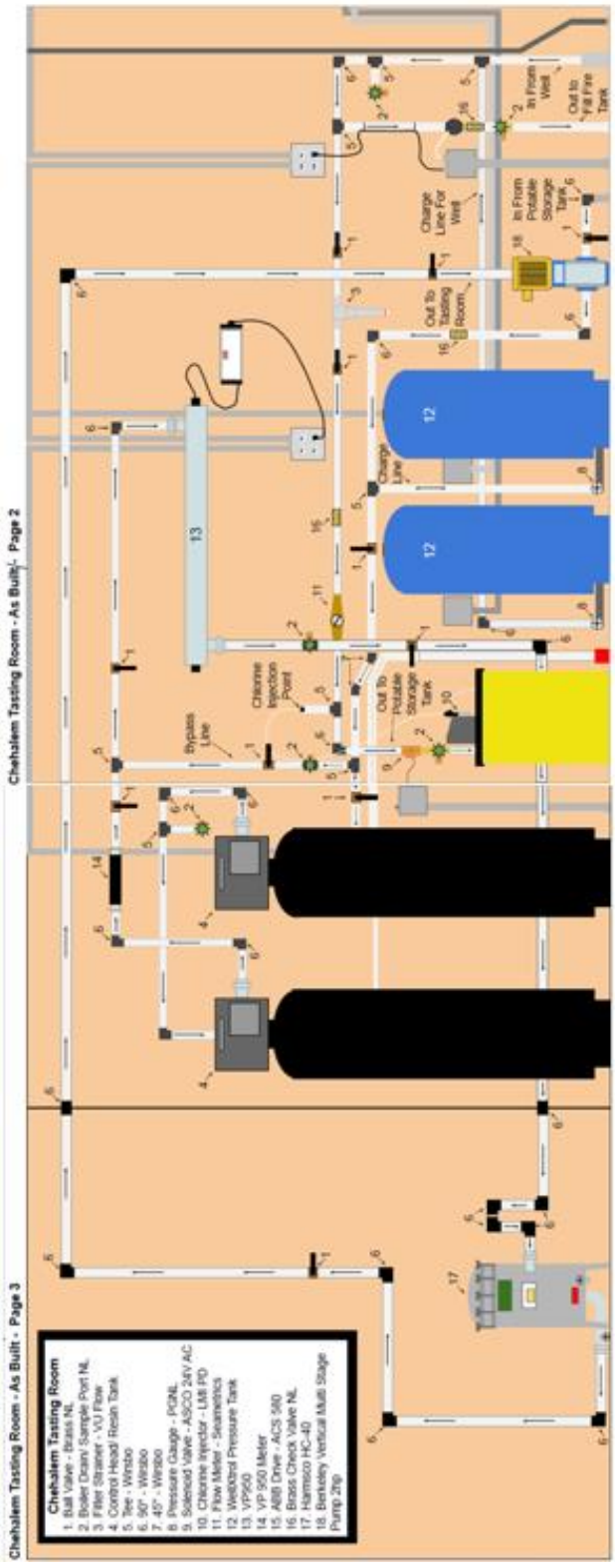
| Lab Number | Sample Name | Method | Result | Analysis Date/ Time |
|---|---|---|---|---|
| **5029019-01** | **Peb10 Construction, Stoll 6** | | | |
| | **Sampled:** 1/28/25 14:00 | | | |
| *Total Coliforms* | A | *SM 9223B (colilert-18) 21st Ed.* | Absent | 1/29/25 15:54 |
| *E. coli* | A | *SM 9223B (colilert-18) 21st Ed.* | Absent | 1/29/25 15:54 |

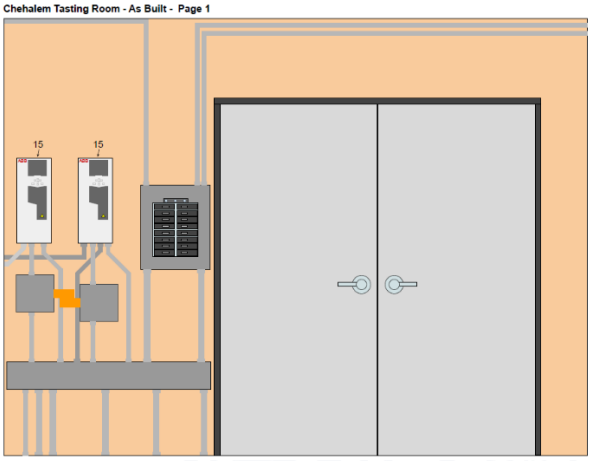
**ND** = None detected **MRL** = Minimum Reporting Limit **MCL** = Maximum Contamination Limit
**A** = All procedures for this analysis are accredited in accordance with NELAP standards. Lab Accreditation No. OR-100013

**Chehalem Tasting Room**

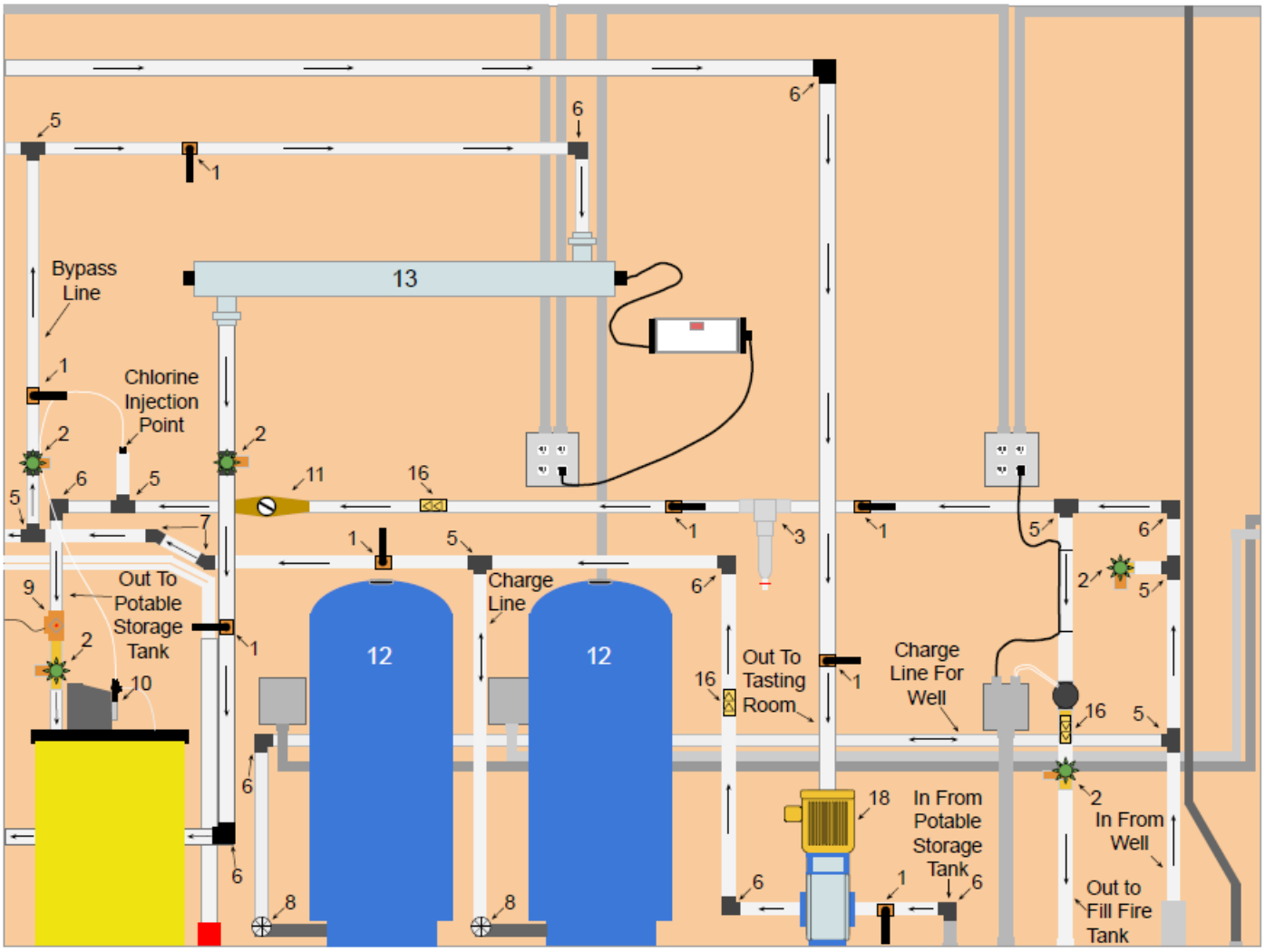
1. Ball Valve - Brass NL
2. Boiler Drain/ Sample Port NL
3. Filter Strainer - VU Flow
4. Control Head/ Resin Tank
5. Tee - Wirsbo
6. 90° - Wirsbo
7. 45° - Wirsbo
8. Pressure Gauge - PGNL
9. Solenoid Valve - ASCO 24V AC
10. Chlorine Injector - LMI PD
11. Flow Meter - Seametrics
12. WellXtrol Pressure Tank
13. VP950
14. VP 950 Meter
15. ABB Drive - ACS 580
16. Brass Check Valve NL
17. Harmsco HC-40
18. Berkeley Vertical Multi Stage Pump 2hp

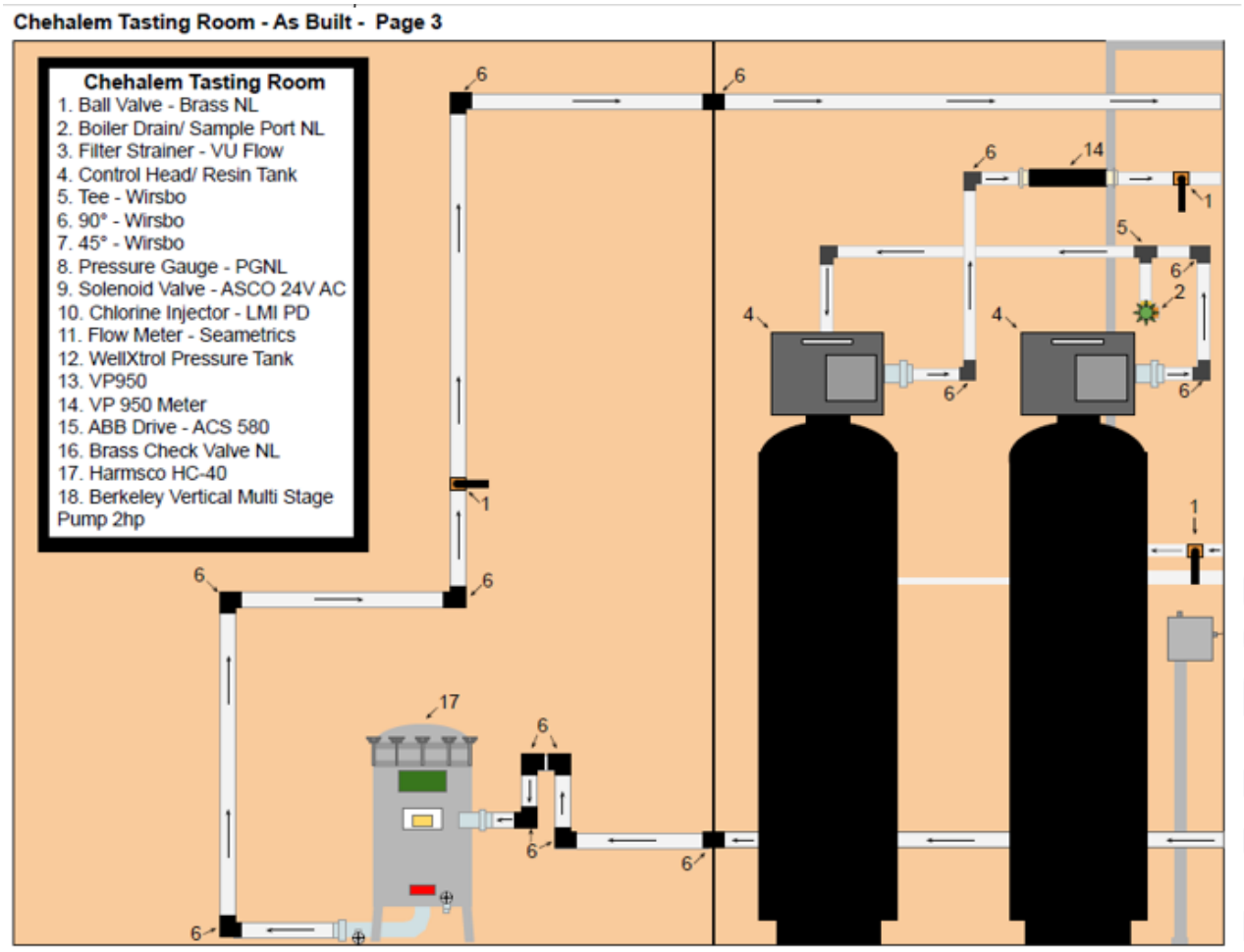





**Chehalem Tasting Room - As Built - Page 2**






SDWIS (OHA-DWS database) Treatment Codes:

- X421 (residual maintenance – sodium hypochlorite)
- S460 (ion exchange softener)
- T121 (granular activated carbon filter)
- Z720 (ultraviolet radiation (UV))
- ZN520 (groundwater filter/strainer – 5-micron Harmsco cartridge filter)

**Sources**

| Facility ID | Facility Name - Well Logs | Activity Status | Availability | Source Type |
|---|---|---|---|---|
| **EP-A** | **EP FOR WELL** | **A** | | **GW** |
| SRC-AA | WELL #1 - L151862 | A | Permanent | **GW** |

*Find Purchasers/Sellers*

**Treatment**

| Facility ID | Facility Name | Filter Type | Giardia Removal Credit | Treatment Process | Treatment Objective |
|---|---|---|---|---|---|
| WTP-A | TP FOR WELL #1 | | | GROUNDWATER FILTER/STRAINER | OTHER |
| | | | | RESID. MAINT. HYPOCHLORINATION | OTHER |
| | | | | ULTRAVIOLET RADIATION | OTHER |
| | | | | ION EXCHANGE | SOFTENING (HARDNESS REMOVAL) |
| | | | | ACTIVATED CARBON, GRANULAR | TASTE / ODOR CONTROL |

***NSF-61 Harmsco HC-40 Cartridge Filter Housing w/ HC-5 Cartridge***

Replace cartridge when certain conditions exist
For example:
1. Differential pressure reaches a maximum of 30 psi.
2. Quality of water is unacceptable.
3. Flow rate has diminished.
4. Every 6 months

**Harmsco® HP Hurricane® filters provide unsurpassed performance. Our unique design separates dense solids prior to cartridge filtration for extended filter life, increased dirt holding capacity and reduced maintenance costs.**

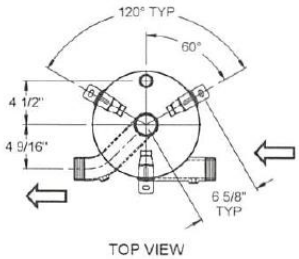

**Features**

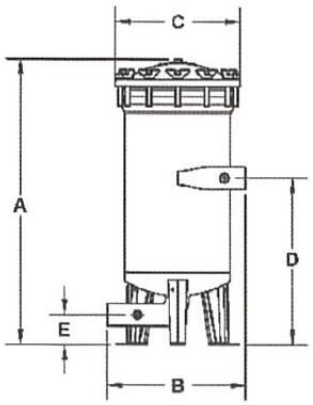
- Combination cyclone separator and cartridge filter in a single compact design
- Patented Up-flow design with tangential entry - prevents air entrapment
- Rotational flow "flutters" media pleats - improving loading performance
- Electropolished 304 or 316L stainless steel housing
- Fail-Safe lid closure, rated for 150 psi
- Three sizes for greater media surface area
- CPVC standpipe (standard) - stainless steel optional
- Largest selection available of cartridge micron ratings and media, including carbon block
- NSF/ANSI Standard 61 Listed

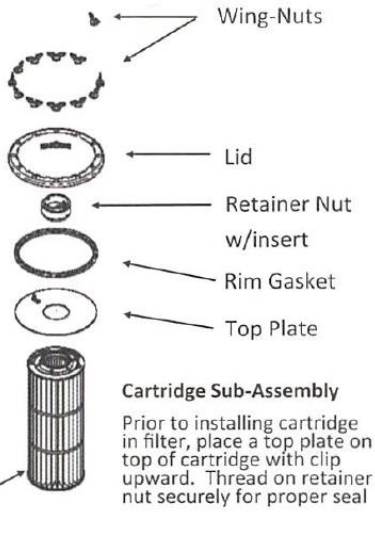
| SPECIFICATIONS | HUR 40 MP |
|---|---|
| Flow Rate (GPM) | 40 |
| Filter Area (pleated) | 40 ft² |
| Pipe Sizes, Inlet & Outlet (male) | 2" NPT |
| Pipe Size, Drain (male) | 1" NPT |
| Filter Height | 19.5" |
| Filter Diameter | 13" |
| Floor Space Required | 15" X 15" |
| Service Height Clearance | 35" |
| Shipping Weight (approx.) | 40 lbs. |
| Temperature Rating* | 140° F (60° C) |

*Varies based on pressure and time under load

| Model | A Height | B Width | C Diameter | D Inlet | E Outlet |
|---|---|---|---|---|---|
| HUR 40 HP | 19 1/2" | 14 5/8" | 13" | 12 3/4" | 3 7/16" |
| HUR 90 HP | 29 7/8" | 14 5/8" | 13" | 17 3/4" | 3 7/16" |
| HUR 170 HP | 40 1/2" | 14 5/8" | 13" | 23 5/8" | 3 7/16" |



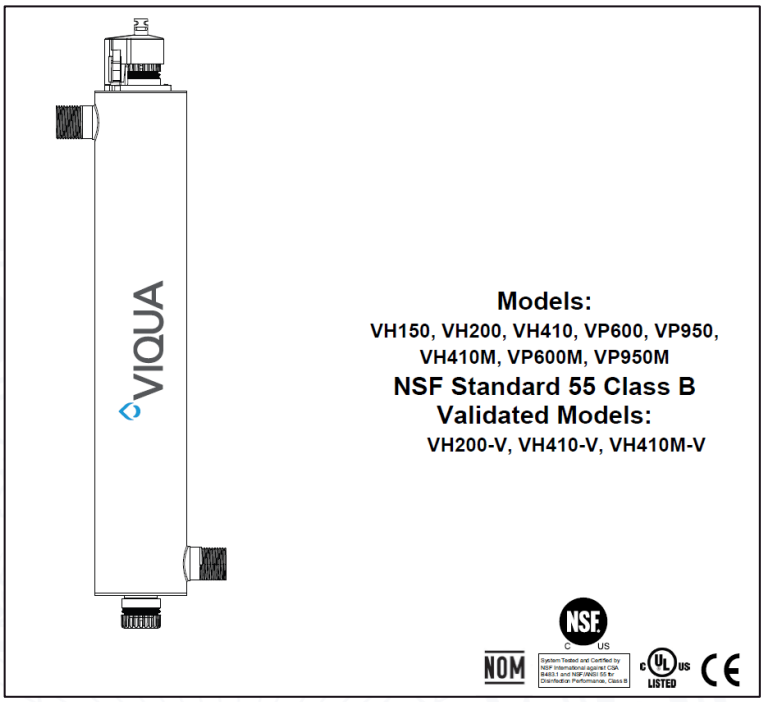




**Cartridge Sub-Assembly**

Prior to installing cartridge in filter, place a top plate on top of cartridge with clip upward. Thread on retainer nut securely for proper seal

***NSF-55 Class B UV***
***Viqua model VP-950***
***(Lamp model #S950RL-HO)***




| Item | Description |
|---|---|
| 1 | Temperature management valve (optional) |
| 2 | Flow restrictor (Only for certified models) |
| 3 | Lamp connector base |
| 4 | O-ring |
| 5 | Open-ended, GE 214 fused aquartz sleeve with fire polished ends |
| 6 | Hard glass, coated HO UV lamps for long, consistent life (9000 hours)<br>S950RL-HO \| VP950, VP950M |
| 7 | Retaining Nut |
| 8 | Controller (for 100-240V/50-60Hz models only) |
| 9 | IEC replacement power cords for controller (sold separately) |
| 10 | Mounting Brackets/Clamp Assembly (2 pieces) |
| 11 | UV Sensor |
| 12 | Spring |
| 13 | Retaining nut with the plug |

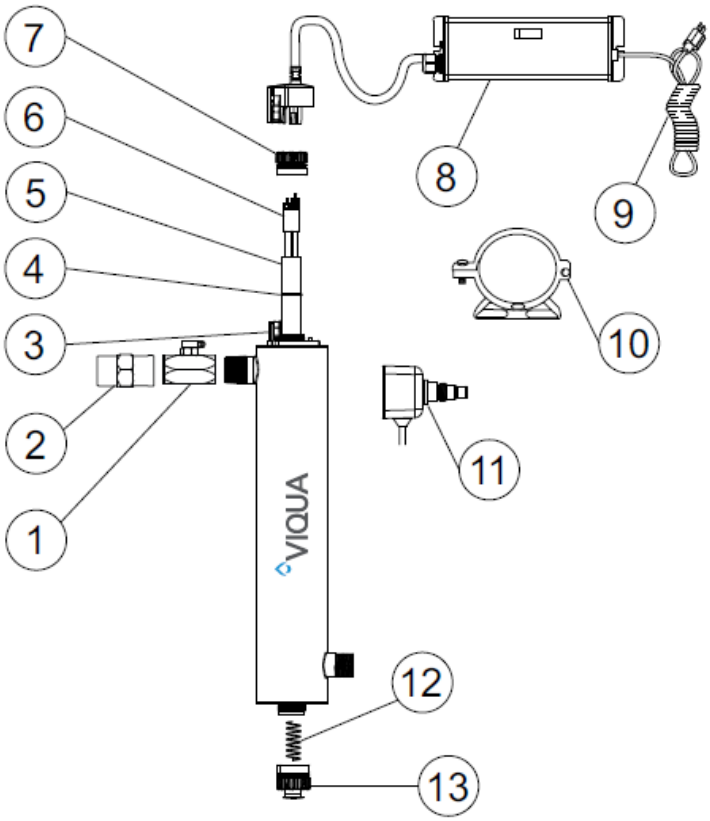



Figure 1 System Components

- ***NSF-60 HASA 12.5% sodium hypochlorite***
- ***NSF-61 LMI injection pump***
- ***NSF-61 Seametrics MJN Series flow meter for flow-paced injection***
- ***NSF-61 Two 32-gallon Well-X-Trol Model #WX-203 pressure tanks***

AMTROL

# WELL-X-TROL®

Diaphragm Well Tanks: WX-100, 200 and 300 Series

**150 PSIG Working Pressure**

Antimicrobial Turbulator

Certified to NSF/ANSI/CAN 61

ISO 9001:2015 CERTIFIED

LEAD FREE IAPMO R&T

### Construction

| | |
|---|---|
| Shell | High Strength Steel |
| Diaphragm | Heavy Duty Butyl |
| Liner | Antimicrobial |
| System Connection | Stainless Steel |
| Finish | Tuf-Kote™ HG Blue |
| Water Circulator | Turbulator® |
| Air Valve | Projection Welded |
| Factory Precharge | 38 PSIG (2.6 bar) |

### Performance

| | |
|---|---|
| Maximum Operating Temperature | 200°F (93°C) |
| Maximum Working Pressure | 150 PSIG (10.3 bar) |
| Maximum Relief Valve Setting | 125 PSIG (8.6 bar) |
| Warranty | 7-Years |

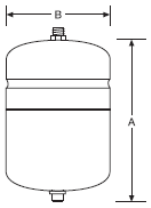
### Application

- Controls pump cycling in residential well water systems.
- Can be installed indoors or outdoors.

### In-Line Models

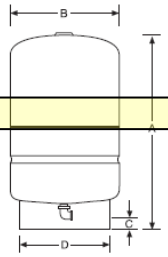
| Model Number | Tank Volume Gal | Tank Volume Lit | Max. Acceptance Factor | A Tank Height In | A Tank Height mm | B Tank Diameter In | B Tank Diameter mm | System Connection (NPTM) In | Shipping Weight Lbs | Shipping Weight Kg |
|---|---|---|---|---|---|---|---|---|---|---|
| WX-101 | 2.0 | 8 | 0.45 | 13 | 330 | 8 | 203 | ¾ | 5 | 2 |
| WX-102 | 4.4 | 17 | 0.55 | 15 | 381 | 11 | 279 | ¾ | 9 | 4 |
| WX-103 | 6.7 | 25 | 0.40 | 20 | 508 | 11 | 279 | ¾ | 13 | 6 |
| WX-104 | 10.3 | 39 | 1.00 | 18 | 457 | 15 | 381 | 1 | 20 | 9 |
| WX-200 | 14.0 | 53 | 0.81 | 22 | 559 | 15 | 381 | 1 | 22 | 10 |

Available in gray. Use suffix G.

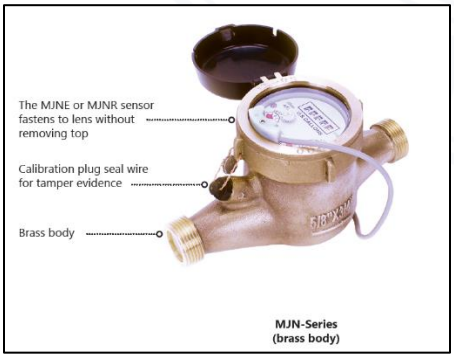



### Stand Models

| Model Number | Tank Volume Gal | Tank Volume Lit | Max. Accept. Factor | A Tank Height In | A Tank Height mm | B Tank Diameter In | B Tank Diameter mm | C Sys. Conn. Centerline In | C Sys. Conn. Centerline mm | D Stand Diameter In | D Stand Diameter mm | System Conn. (NPTF) In | Shipping Weight Lbs | Shipping Weight Kg |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WX-201 | 14.0 | 53 | 0.81 | 25 | 635 | 15 | 381 | 1 31/32 | 40 | 12 | 304 | 1 | 25 | 11 |
| WX-202 | 20.0 | 76 | 0.57 | 32 | 813 | 15 | 381 | 1 31/32 | 40 | 12 | 304 | 1 | 32 | 15 |
| WX-202XL | 26.0 | 98 | 0.44 | 39 | 991 | 15 | 381 | 1 31/32 | 40 | 12 | 304 | 1 | 39 | 18 |
| WX-203 | 32.0 | 121 | 0.35 | 47 | 1194 | 15 | 381 | 1 31/32 | 40 | 12 | 304 | 1 | 47 | 21 |
| WX-205 | 34.0 | 129 | 1.00 | 30 | 762 | 22 | 559 | 1 15/16 | 49 | 20½ | 521 | 1¼ | 57 | 26 |
| WX-250 | 44.0 | 167 | 0.77 | 36 | 914 | 22 | 559 | 1 15/16 | 49 | 20½ | 521 | 1¼ | 65 | 29 |
| WX-251 | 62.0 | 235 | 0.55 | 47 | 1194 | 22 | 559 | 1 15/16 | 49 | 20½ | 521 | 1¼ | 87 | 39 |
| WX-255 | 81.0 | 306 | 0.41 | 57 | 1448 | 22 | 559 | 1 15/16 | 49 | 20½ | 521 | 1¼ | 109 | 49 |
| WX-302 | 86.0 | 326 | 0.54 | 47 | 1194 | 26 | 660 | 2 1/16 | 52 | 20½ | 521 | 1¼ | 106 | 48 |
| WX-350 | 119.0 | 450 | 0.39 | 62 | 1575 | 26 | 660 | 2 1/16 | 52 | 20½ | 521 | 1¼ | 146 | 66 |

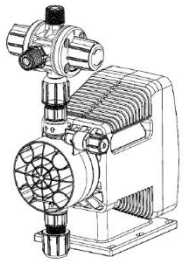



Well-X-Trol Model # WX-203




MJN-Series (brass body)


LMI

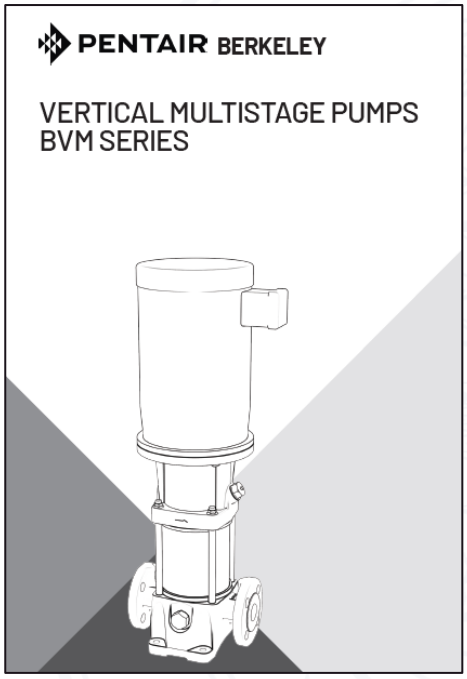


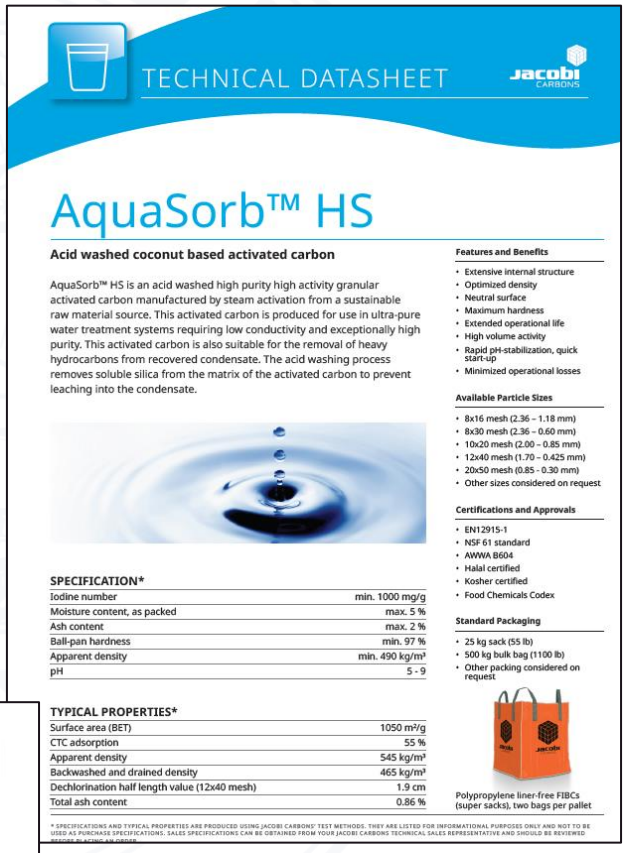
**Multifunction Valve, Model MFV**
For 900/800/400/300 Series

***NSF-61 Pentair water softener & carbon filter***

- ***Softener is a 4.0 Cubic ft filter with a 2850 Fleck controller***
  - ***NSF-60 SureSoft® Pellets Plus® Rustbuster® salt***
- ***Carbon is a 4.0 Cubic ft filter with a 2850 Fleck controller***
  - ***NSF-60 AquaSorb™ HS***

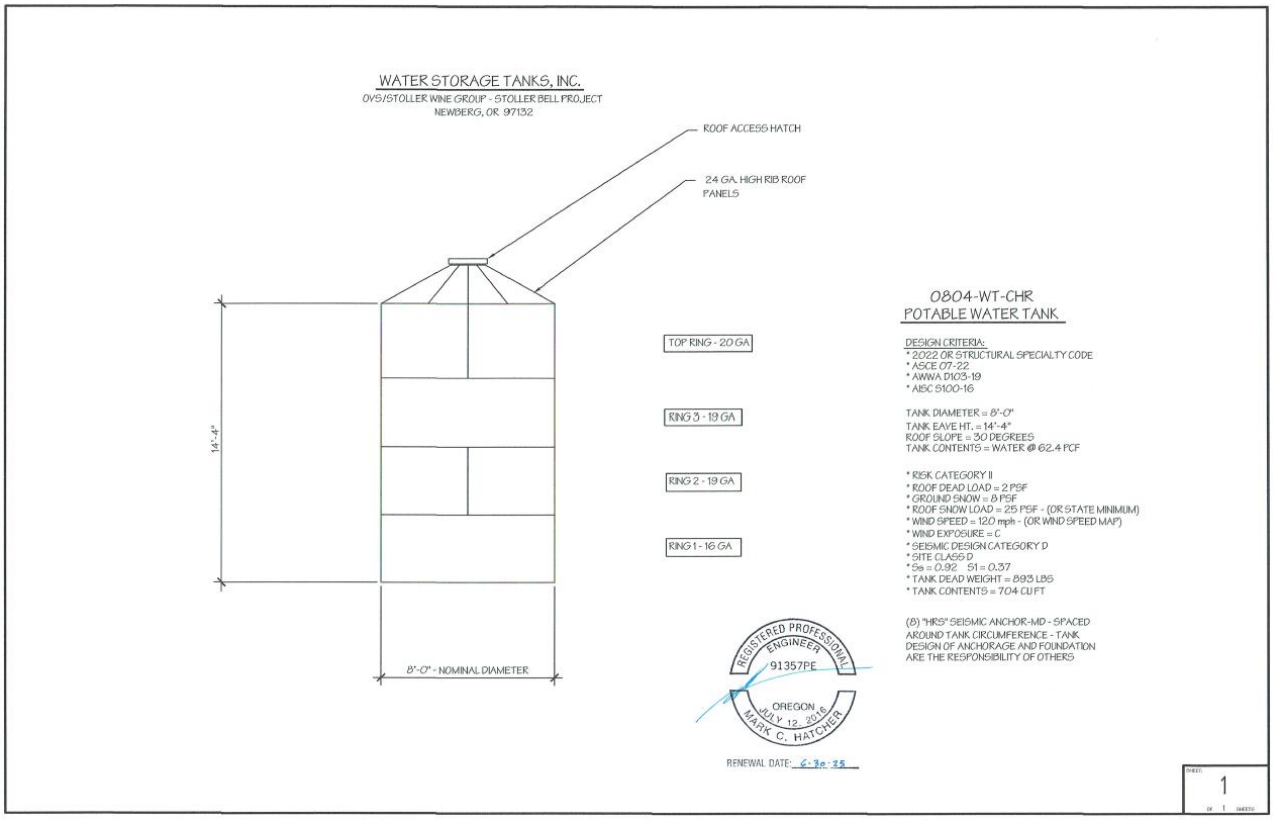
***NSF-61 Pentair Berkley BVM Series Multistage Centrifugal Pump***




## ***5,300-Gallon Potable Water Storage Tank:***

- Water Storage Tanks, Inc. - CORGAL Model 0804-WT-CHR w/NSF-61 flexible polyvinyl chlorine (FPVC) liner
- External ladder, top hatch, and slotted screen roof vent (internal ladder waived)




**Trade Name Listing Detail**

**Current as of Wednesday, Feb 12, 2025 at 01:02 AM Eastern Time.**
Always confirm this information by clicking here or scan the QR code for the most accurate, up-to-date information.

Scan QR Code

**Listing Details EPT Xtrm Ply PW White 9234 - XXXYYY**

| | |
|---|---|
| Product Type | **Liners** |
| Standard/Program | **NSF/ANSI/CAN 61 - Drinking Water System Components - Health Effects** |
| End Use | **Protective (Barrier) Materials** |
| Trade Name | **EPT Xtrm Ply PW White 9234 - XXXYYY** |
| Water Contact Temp | **CLD 23** |
| Water Contact Material | **FPVC** |
| Company | **Ronald Mark Associates, DBA Engineered Polymer Technology / EPT, E Squared Technical Textiles LLC**<br>**1227 Central Avenue**<br>**Hillside, New Jersey, 07205**<br>**United States** |
| Contact | **908-558-0011** |

PO Box 942
Dripping Springs, TX 78620 USA

Water Storage Tanks, Inc.
www.waterstoragetanksinc.com

Toll-Free: 1-800-463-1898
Phone: 512-301-1817

**PRODUCT SPECIFICATION**

EIA NSF 61

| | | |
|---|---|---|
| **Base Fabric** | | |
| Weight | 2.6 oz/yd² | (88 g/m²) |
| Yarn | Polyester | |
| **Coating** | | |
| Polymer | EIA/KEE | |
| Color | White | |
| Sealing | RF, Hot Air, Wedge | |
| Width | 61 in. | |

| Physical Properties | Units | Test Method | Minimum value | |
|---|---|---|---|---|
| **Thickness** | Mils<br>mm | ASTM D751 | 27<br>0.69 | |
| **Weight** | oz/yd²<br>g/m² | ASTM D751 | 25<br>848 | |
| **Tear Strength**<br>(Tongue Tear) | lbs<br>N | ASTM D751-B | 35 (MD)<br>156 (MD) | 35 (TD)<br>156 (TD) |
| **Breaking Strength**<br>(Grab Tensile) | lbs<br>N | ASTM D751-A | 175 (MD)<br>778 (MD) | 175 (TD)<br>778 (TD) |
| **Adhesion - Wedge Weld** | lb/2in<br>N/50mm | ASTM D413 | 20<br>88 | |
| **Dimensional Stability (max)** | % | ASTM D1204 | 3.0% | |

This product conforms with NSF/ANSI 61 Drinking water system components - Protective Barrier Material (>=5 gal.)

Product Specifications are minimum values, actual results may be higher

We believe this information is the best currently available on the subject. It is provided as a suggestion in any appropriate experimentation you may care to undertake. It is subject to revision as additional knowledge, information and experience are gained. We make no guarantee of results and assume no obligation, warranty or liability whatsoever in connection with this information. In case of conflict between standard and metric specifications, standard shall apply.

2.08 FLEXIBLE MEMBRANE LINER

The flexible membrane liner shall have minimum a rated thickness of 24 mil (+/- 10%) and a minimum finished coated weight of 22.0 oz/yd$^2$ (+2/-1 oz/yd$^2$). The liner shall be a PVC coated polyester fabric liner or polypropylene coated fabric reinforced liner. If the tank is intended for potable use, then the liner shall carry the NSF-61 certification. The liner shall be fabricated with a minimum of 1.5" factory welded seams and shall have a poly rope in the top hem for reinforcement. Metal or PVC grommets shall be evenly spaced along the top hem to facilitate the CorGal® method of liner hanging.

# Round Back Roof Vent

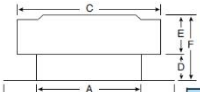
RBV-8 Round Back Roof Vent - Economical Roof Louver

Top View

Bottom View

Louvers Close-up

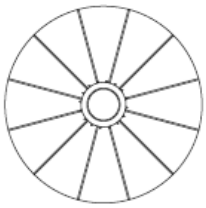
- *Round design provides for excellent air flow and maximum wind strength*
- *Prevents rain and snow from entering the attic*
- *Inside louver is insect and animal proof*
- *All aluminum construction - never rusts*
- *Provides 50 square inches of free air space*
- *High quality powder coating lasts as long as the roof*
- *Colors available: black, brown, weatherwood, green and white*
- *Five year warranty*



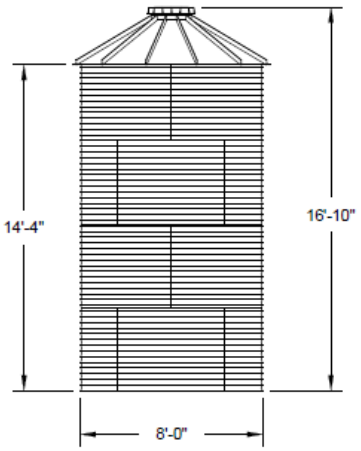

| Model | Inside Dia (A) | Flange Width (B) | Outside Dia (C) | Collar Height (D) | Height of Head (E) | Total Head Height (F) | Weight (lbs) |
|---|---|---|---|---|---|---|---|
| RBV-8 | 8" | 13" | 11" | 2" | 3" | 5" | 1 |

| Pitch Capacity Min - Max | Net Free Vent Area (square inches) | Net Free Vent Area (square feet) | Square Feet Ventilated per Vent* |
|---|---|---|---|
| 3/12 - 12/12 | 50 | .35 | 200 |

ACTIVE VENTILATION PRODUCTS INC.
Manufacturers of GREEN Products
MADE IN THE USA
Over 50% of our products are recycled aluminum
845-565-7770 • Fax: 845-562-8963 • roofvents.com • sales@roofvents.com



PLAN




ELEVATION

| | BY | DATE |
|---|---|---|
| DWN | IU | 4/20/20 |
| CKD | JH | 4/20/20 |
| ENG | JH | 4/20/20 |

RGAL
GE TANKS, INC.
463-1898
galtanks.com

D ON THIS PRINT AND THE INFORMATION CONTAINED HEREIN ARE
Storage Tanks, Inc. AND SHALL NOT BE USED IN WHOLE OR PART WITHOUT
T OF Water Storage Tanks, Inc.

TITLE: MODEL 0804-WT-CHR
CORGAL STEEL WATER STORAGE TANK
NOMINAL CAPACITY - 5,300 GALLONS (U.S.)

DWG. NO.: 0804-WT-CHR
REV. NO.: D
SIZE: A
SCALE: 3/16"=1'-0"
SHEET: 1 OF 1

## ***Water Rights Correspondence – Exempt Use***

Re: PR 28-2024 - New NC system (PWS ID#95731) located at 31500 SW Bell...

DD David Dwyer <David@dwyercmc.

To Hofeld Evan E; PLAHN Joel M * WRD 1/27/2025

Cc SCHWAB Sarah * ODA; Wong Melissa; LAIRD Tommy K * WRD; Krys Lukesh; Jake Jensen; Josh Kelly

This sender David@dwyercmc.com is from outside your organization.

You replied to this message on 1/28/2025 8:41 AM.

**From:** Ryan Thornton <Ryan@StollerFamilyEstate.com>
**Sent:** Thursday, February 29, 2024 8:17 AM
**To:** PLAHN Joel M * WRD <Joel.M.PLAHN@water.oregon.gov>; Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
**Cc:** SCHWAB Sarah * ODA <Sarah.SCHWAB@oda.oregon.gov>; Wong Melissa <wongm@co.yamhill.or.us>; David Dwyer <David@dwyercmc.com>; LAIRD Tommy K * WRD <Tommy.K.LAIRD@water.oregon.gov>
**Subject:** RE: PR 28-2024 - New NC system (PWS ID#95731) located at 31500 SW Bell Road, Sherwood

Joel,

We are only using the below stated use.

- Any single industrial or commercial development up to 5,000 gallons per day. (Irrigation is not considered as single industrial or commercial use.)
- And Fire Water, with separate storage and plumbing.

Thank you for clarifying for us and the OHA.

**Ryan Thornton** | *Senior Facilities Manager*
Stoller Wine Group
ryan@stollerwinegroup.com
C: 971.241.4871

**From:** PLAHN Joel M * WRD <Joel.M.PLAHN@water.oregon.gov>
**Sent:** Thursday, February 29, 2024 8:05 AM
**To:** Ryan Thornton <Ryan@StollerFamilyEstate.com>; Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
**Cc:** SCHWAB Sarah * ODA <Sarah.SCHWAB@oda.oregon.gov>; Wong Melissa <wongm@co.yamhill.or.us>; david@dwyercmc.com; LAIRD Tommy K * WRD <Tommy.K.LAIRD@water.oregon.gov>
**Subject:** RE: PR 28-2024 - New NC system (PWS ID#95731) located at 31500 SW Bell Road, Sherwood

You don't often get email from joel.m.plahn@water.oregon.gov. Learn why this is important

Hello All,

With some exceptions, water users must obtain a permit or water right from the Oregon Water Resources Department to use a well. Some uses, referred to as "exempt uses," are exempt from the water right permitting process.

The following are some common uses exempted from the water right permitting process:

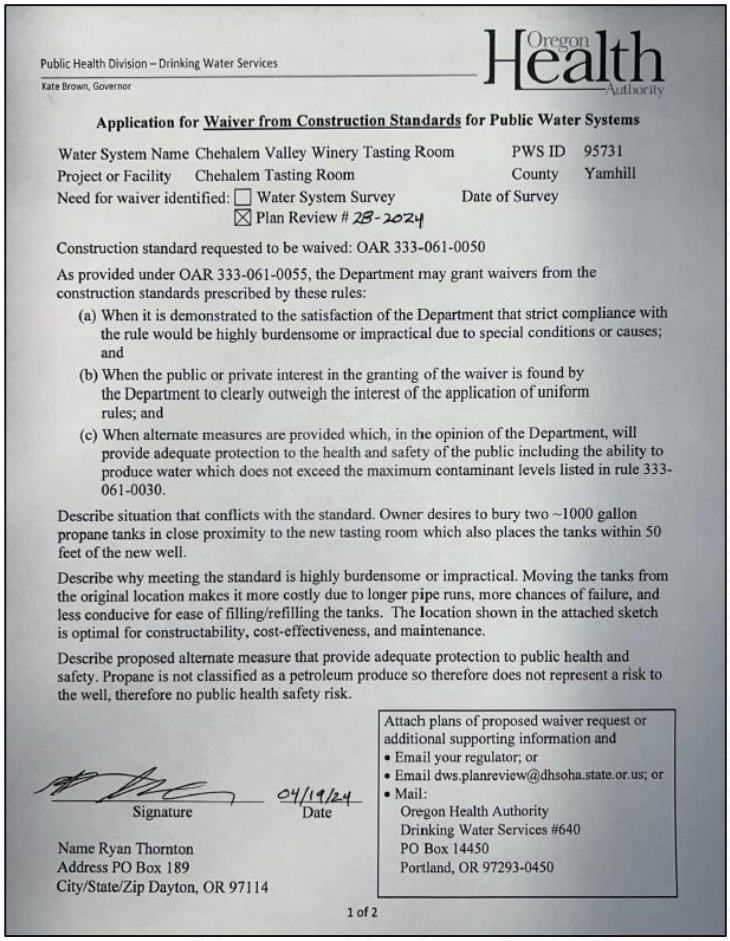
- Single or group domestic purposes up to 15,000 gallons per day;
- Stock watering;
- **Watering any lawn or non-commercial garden not exceeding ½ acre in area;**
- Any single industrial or commercial development up to 5,000 gallons per day. (Irrigation is not considered as single industrial or commercial use.)

Use of groundwater in excess of these amounts or uses will require that a water right permit be obtained. Exempted uses are on a per-property or per-development basis. Adding additional wells does not increase an exempt limitation. For example, adding a second well does not increase the irrigation exemption to more than ½ acre. The ½ acre of lawn and garden is established annually and therefore cannot be rotated to a different location from day to day.

The proposed use for a tasting room would be considered commercial and limited to 5,000 gallons per day. If you have any questions feel free to contact me.

Thanks, Joel Plahn
District 22 Watermaster
Cell 503-508-2394

## ***Construction Standard Waiver Granted 4/23/24 – Buried Propane Tanks within 100-ft of the well***



Public Health Division – Drinking Water Services
Kate Brown, Governor

Oregon Health Authority

**Application for Waiver from Construction Standards for Public Water Systems**

Water System Name Chehalem Valley Winery Tasting Room PWS ID 95731
Project or Facility Chehalem Tasting Room County Yamhill
Need for waiver identified: ☐ Water System Survey Date of Survey
☒ Plan Review # 28-2024

Construction standard requested to be waived: OAR 333-061-0050

As provided under OAR 333-061-0055, the Department may grant waivers from the construction standards prescribed by these rules:

(a) When it is demonstrated to the satisfaction of the Department that strict compliance with the rule would be highly burdensome or impractical due to special conditions or causes; and

(b) When the public or private interest in the granting of the waiver is found by the Department to clearly outweigh the interest of the application of uniform rules; and

(c) When alternate measures are provided which, in the opinion of the Department, will provide adequate protection to the health and safety of the public including the ability to produce water which does not exceed the maximum contaminant levels listed in rule 333-061-0030.

Describe situation that conflicts with the standard. Owner desires to bury two ~1000 gallon propane tanks in close proximity to the new tasting room which also places the tanks within 50 feet of the new well.

Describe why meeting the standard is highly burdensome or impractical. Moving the tanks from the original location makes it more costly due to longer pipe runs, more chances of failure, and less conducive for ease of filling/refilling the tanks. The location shown in the attached sketch is optimal for constructability, cost-effectiveness, and maintenance.

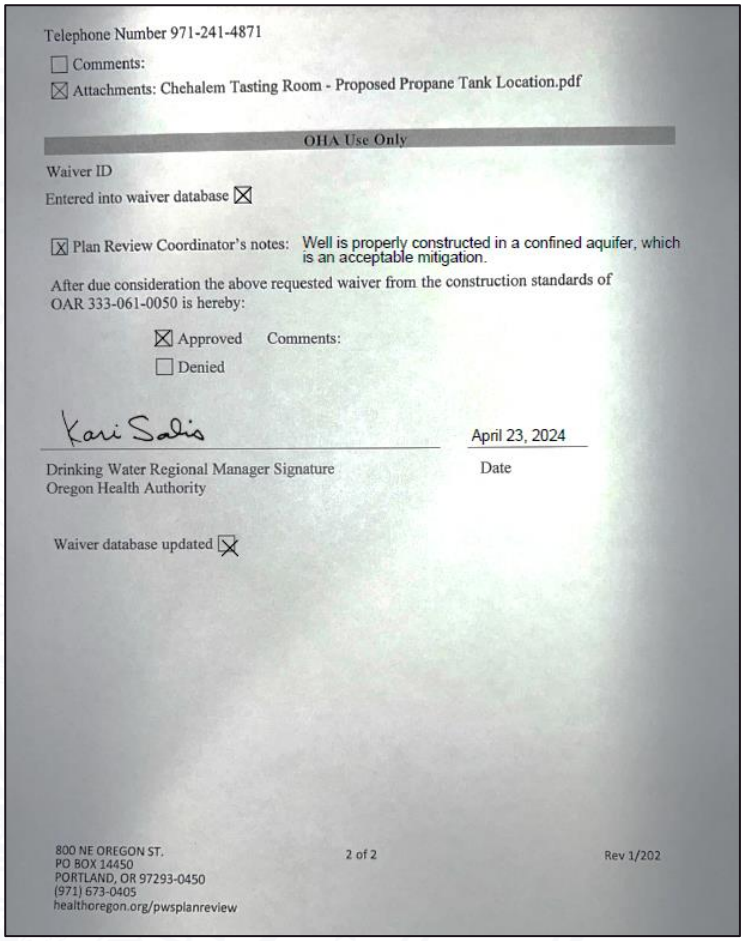
Describe proposed alternate measure that provide adequate protection to public health and safety. Propane is not classified as a petroleum produce so therefore does not represent a risk to the well, therefore no public health safety risk.

Signature 04/19/24 Date

Name Ryan Thornton
Address PO Box 189
City/State/Zip Dayton, OR 97114

Attach plans of proposed waiver request or additional supporting information and
- Email your regulator; or
- Email dws.planreview@dhsoha.state.or.us; or
- Mail:
  Oregon Health Authority
  Drinking Water Services #640
  PO Box 14450
  Portland, OR 97293-0450

1 of 2



Telephone Number 971-241-4871
☐ Comments:
☒ Attachments: Chehalem Tasting Room - Proposed Propane Tank Location.pdf

**OHA Use Only**

Waiver ID
Entered into waiver database ☒

☒ Plan Review Coordinator's notes: Well is properly constructed in a confined aquifer, which is an acceptable mitigation.

After due consideration the above requested waiver from the construction standards of OAR 333-061-0050 is hereby:

☒ Approved Comments:
☐ Denied

Kari Salis
Drinking Water Regional Manager Signature
Oregon Health Authority

April 23, 2024
Date

Waiver database updated ☒

800 NE OREGON ST.
PO BOX 14450
PORTLAND, OR 97293-0450
(971) 673-0405
healthoregon.org/pwsplanreview

2 of 2

Rev 1/202

## ***Construction Standard Waiver Granted 2/20/25 – Waiver of internal tank ladder provided tank hatch stays locked***

**Application for Waiver from Construction Standards for Public Water Systems**

Water System Name Chehalem Valley Winery Tasting Room PWS ID 95731
Project or Facility 5,300 Potable Water Tank County Yamhill
Need for waiver identified: ☐ Water System Survey Date of Survey N/A
☒ Plan Review # 28-2024

Construction standard requested to be waived: OAR 333-061-0050 (6)(a)(K)

(K) Internal ladders of durable material, shall be provided where the only access manhole is located on the roof;

As provided under OAR 333-061-0055, the Department may grant waivers from the construction standards prescribed by these rules:

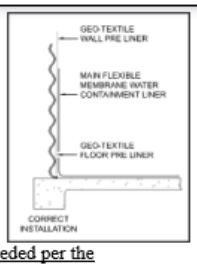
(a) When it is demonstrated to the satisfaction of the Department that strict compliance with the rule would be highly burdensome or impractical due to special conditions or causes; and

(b) When the public or private interest in the granting of the waiver is found by the Department to clearly outweigh the interest of the application of uniform rules; and

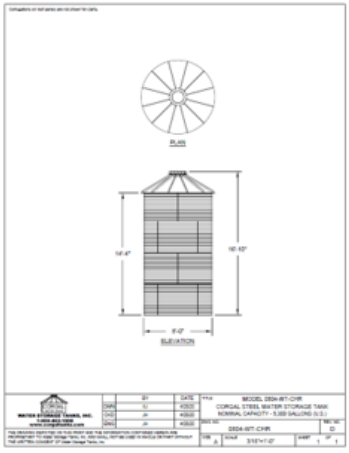
(c) When alternate measures are provided which, in the opinion of the Department, will provide adequate protection to the health and safety of the public including the ability to produce water which does not exceed the maximum contaminant levels listed in rule 333-061-0030.

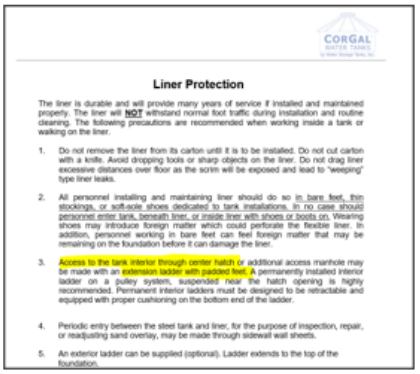
Describe situation that conflicts with the standard. The only access to the inside of the manufactured 5,300-gallon CorGal potable water storage tank (manufactured by Water Storage Tanks, Inc.) is on the roof. The tank has an exterior ladder, however, the tank does not have a permanently affixed internal ladder.

Describe why meeting the standard is highly burdensome or impractical. The manufactured tank is relatively small and has an internal liner system (as shown), which makes affixing an internal ladder difficult and may void the tank manufacturer's warranty as this is not a standard construction feature for this style of tank. The tank has an internal liner and a ladder is unable to attach to the walls without damaging the liner.




Describe proposed alternate measure that provide adequate protection to public health and safety. Entry to the tank will be treated as a confined space entry and a stepladder (with padded feet to protect the NSF-61 interior liner from damage) will be lowered into the tank when entry is needed per the manufacturer's instructions as shown below.





**Liner Protection**

The liner is durable and will provide many years of service if installed and maintained properly. The liner will NOT withstand normal foot traffic during installation and routine cleaning. The following precautions are recommended when working inside a tank or walking on the liner.

1. Do not remove the liner from its carton until it is to be installed. Do not cut carton with a knife. Avoid dropping tools or sharp objects on the liner. Do not drag liner excessive distances over floor as the scrim will be exposed and lead to "weeping" type liner leaks.
2. All personnel installing and maintaining liner should do so in bare feet, thin stockings, or soft-sole shoes dedicated to tank installations. In no case should personnel enter tank, beneath liner, or inside liner with shoes or boots on. Wearing shoes may introduce foreign matter which could perforate the flexible liner. In addition, personnel working in bare feet can feel foreign matter that may be remaining on the foundation before it can damage the liner.
3. Access to the tank interior through center hatch or additional access manhole may be made with an extension ladder with padded feet. A permanently installed interior ladder on a pulley system, suspended near the hatch opening is highly recommended. Permanent interior ladders must be designed to be retractable and equipped with proper cushioning on the bottom end of the ladder.
4. Periodic entry between the steel tank and liner, for the purpose of inspection, repair, or readjusting sand overlay, may be made through sidewall wall sheets.
5. An exterior ladder can be supplied (optional). Ladder extends to the top of the foundation.

Mitch Alston- Orchard and Vinyard Supply — Signature
2-11-25 — Date

Name Mitch Alston
Address 624 E 3rd st
City/State/Zip Lafayette OR
Telephone Number 971-901-2111
☐ Comments:

Attach plans of proposed waiver request or additional supporting information and
- Email your regulator; or
- Email dws.planreview@dhsoha.state.or.us; or
- Mail:

Oregon Health Authority
Drinking Water Services #640
PO Box 14450
Portland, OR 97293-0450

2 of 2 Rev 1/202

**OHA Use Only**

Waiver ID 520-2025
Entered into waiver database ☒

☒ Plan Review Coordinator's notes: Proposed mitigation is an acceptable alternative.

After due consideration the above requested waiver from the construction standards of OAR 333-061-0050 is hereby:

☒ Approved Comments: Reservoir hatch must remain locked to address safety issue.
☐ Denied

Kari Salis — Drinking Water Regional Manager Signature, Oregon Health Authority
2/20/2025 — Date

Waiver database updated ☒

Re: Mitchell Alston shared the folder "Chehalem Tasting Room Submittals"

Reply | Reply All | Forward

MA Mitchell Alston <Mitchell.Alston@ovs.com
To Hofeld Evan E
Cc Jake Jensen; Krys Lukesh; David@dwyercmc.com
Fri 2/21/2025 6:53 AM

This sender Mitchell.Alston@ovs.com is from outside your organization.
You replied to this message on 2/21/2025 7:54 AM.

Good morning Evan

The hatch does lock… and the ladder has a security cover that can lock as well, I will get by there and take pictures later today.

Thanks
Mitch