



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: August 23, 2021
To: Tillamook County Board of Commissioners
From: Melissa Jenck, CFM, Director
Subject: #851-21-000309-PLNG: Appeal of Planning Commissions decision to deny a Subdivision preliminary plat and Geologic Hazard Report for “Second Addition to Avalon Heights”

Included with this memorandum is the record for the Subdivision preliminary plat for the “Second Addition to Avalon Heights” #851-21-000095-PLNG, together with Geologic Hazard Report Review #851-21-000202-PLNG.

Public hearings were held before the Tillamook County Planning Commission on June 10th and July 8th, 2021, where actions were taken by the Planning Commission at the July 8, 2021, following discussion and consideration of Subdivision preliminary plat #851-21-000095-PLNG and Geologic Hazard report request #851-21-000202-PLNG. After consideration of the findings of fact, testimony received, evidence in the record and the June 3, 2021 Staff Report, the Planning Commission voted 6 in favor and 0 opposed to deny Subdivision request #851-21-000095-PLNG together with the Geologic Hazard Report #851-21-000202-PLNG.

The action taken by the Planning Commission in denial of these requests was due to findings of these requests included the following:

- Lack of evidence to standards in the Geologic Hazard Report in accordance with TCLUO Section 4.130.

The following findings and comments were also made as part of the deliberations and are reflected in the dissenting votes:

- The requirement was made by Department for the Geologic Hazard Report in conjunction with Subdivision plat review, due to being located in geologic hazard area.
- Applicant indicated at the preliminary hearing to provide additional documentation of geotechnical report before 2nd hearing, of which no version was submitted or received.
- The Geologic Hazard Report drafted by EMS, Inc. in 2018 recommends a geotechnical investigation and geotechnical report to provide evaluation of grading plans, lot and street layout, slope stability stormwater management and site-specific standards for design and construction. Planning Commission had concerns regarding timeliness of a 2018 report, as it was drafted prior to the creation of the subdivision plans and current site conditions.
- Discussions were had regarding road improvements relating the Highland Drive and Grande Avenue, along

with the creation of new private roads. Road and stormwater design was discussed and reviewed with the County Engineer, Public Works Director Chris Laity.

- Planning Commission recognizes the subject area of development is located within an unincorporated community to be intended for residential development. The proposed subdivision plat of 58-lots is designed with those lot size and density requirements contained within the ROS zone.

The Applicants will be prepared to speak to the Board. Applicant has provided an assessment for why the application should not be denied, along with an updated water service letter from Netarts Water District. Applicant submitted a Geotechnical Engineering Report by Strata Design LLC, dated August 20, 2021 to the Department on August 22, 2021. Staff will provide an assessment of the updated materials at the BOCC hearing on August 30, 2021.

If you have any questions regarding the information received, please do not hesitate to contact me at 503-842-3408x3301, email: mjenck@co.tillamook.or.us or email Allison Hinderer, Office Specialist 2, at ahindere@co.tillamook.or.us.

Sincerely,

Melissa Jenck, CFM, Land Use Planner II

**NOTICE OF APPEAL
TO THE TILLAMOOK COUNTY BOARD OF COMMISSIONERS**

)))) Received)))) JUL 23 2021)))) Tillamook County)) Board of Commissioners))))))))))	<u>OFFICE USE ONLY</u> Hearing Scheduled _____ Public Notice Completed _____ Property Owner Notice Completed _____ _____ Fee Paid _____
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APPELLANT:

1. Name Bill Hughes
Only personal names. If you are also representing an organization, place its name on line number 4.

2. Address 41091 Old Highway 30, Astoria OR 97103

3. Telephone (Daytime) 503.741.6706

4. Representing _____
Place your organization's name her IF you are an official representative of an organization that has authorized this appeal. Proof of such authorization must be shown by the time of the public hearing. (You need not represent an organization in order to file an appeal.)

5. Date of Planning Commission Decision July 8, 2021

6. Action Appealed (e.g. Variance, Conditional Use, Building Permit, Mobile Home Placement Permit)
Preliminary plat of 2nd Addition to Avalon Heights

7. Decision Appealed (Denied, Granted) Denied

8. Name of Applicant Bill Hughes

9. Additional Comments See attached

You will be notified by mail of the date and time set for the public hearing before the Board of Commissioners.

Date 7-23-2021 Signature Bill Hughes

Before the Tillamook County Board of Commissioners

Application for the Second Addition to Avalon Heights

By Avalon Heights LLC

County Case File Nos. 851-21-000095-PLNG & 851-21-000202-PLNG

Applicant's Appeal of the Planning Commission's Decision (mailed July 14, 2021)

(July 22, 2021)

Introduction

Mr. Bill Hughes submitted, on behalf of Avalon Heights LLC, application for a preliminary plat for a 58-lot single-family dwelling subdivision of approximately 20 acres identified as Tax Lot 200 in Section 30DC, Township 1 South, Range 10 West, WM. Included with the preliminary plat application was a Geologic Hazard Report as required by Tillamook County Land Use Ordinance Section 4.130 Development Requirements for Geologic Hazard Areas. The subject property is zoned Residential Oceanside Zone with minimum lot sizes of 7,500 square feet and increasing that areal requirement for lots on steep slopes. A preliminary plat is a document package that demonstrates that a development project satisfies the applicable development standards and criteria of a local government, in this case Tillamook County. It is not intended to present final construction plans, but merely that a project is feasible and consistent with local standards.

The Planning Commission held its first evidentiary hearing June 10 and its second hearing July 8, 2021. At the end of the second hearing, the Planning Commission voted to deny the applications, mailing notice of that decision on July 14, 2021. This statement, along with the signed County form and fee, constitute the Applicant's appeal of this decision.

TCLUO 10.110(4) appears to govern the content of this appeal, requesting three items of information. We describe above the decision on appeal and its date. As the applicant in the captioned matter, Avalon Heights LLC possesses standing to make this appeal. The decision erred in at least the following regards:

1. It neither included nor attached findings of fact and conclusions of law for its action (contrary to mandates set forth at ORS 197.195(4), ORS 215.416(9), and TCLUO 10.080(1)(d)(ii)(1)&(4));
2. It failed to allow the Applicant to offer an amendment or to propose conditions of approval that would make the application consistent with the comprehensive plan and applicable land use regulations (contrary to the mandate set forth at 197.522(3)).
3. It appears to be based on:
 - a. criteria that are not clear and objective (contrary to the mandate set forth at 197.307(4)); and
 - b. a mandate that the Applicant provide a geotechnical analysis, which is not a required component for a preliminary plat application.

Analysis

For the initial Planning Commission hearing, staff from the Department of Community Development issued a staff report June 3rd summarizing the property, the subject property zoning and development criteria of the county zoning ordinance, the preliminary plat design and the fact that the various components of the application package met those standards and criteria. Staff also cited TCLUO 4.130, which spells out the requirements for a geologic hazard study and a finding describing the scope and breadth of submitted report. Based on these and other findings, staff also included conditions of approval, which were primarily procedural in nature, implying that the application met the county land use and subdivision ordinances standards and criteria and warranted approval. The applicant has no objections to these conditions.

On the evening of the first hearing, the Public Works Director delivered his written comments on the application focusing primarily on the proposed road layout, the conditions of the two existing off-site roads, and the proposed stormwater design. The Planning Commission continued the hearing until July 8th. Mr. Laity met with the applicant and his consulting civil engineer the following week on-site to review the existing conditions on the property and discuss revisions to the design. This resulted in agreements from the applicant to increase the corner radii on the proposed private road; improvements to the off-site Highland Drive at the sole expense of the applicant; and a proportional contribution to the improvement to the off-site Grand Avenue. There were also agreements to revise the stormwater conveyance facility to reduce the velocity of runoff and reduce the volume of stormwater upstream of a proposed detention pond which would also enable that pond to be reduced in order increase the potential setback of future dwellings from the pond's edge. Additionally, the proposed shared driveway in the southeast former of the site was also increased to comply with county access standards for the number of properties served.

Geological Hazard Study versus Geotechnical Analysis

Land Use Ordinance Section 4.130(8) spells out the six areas of focus that a geological hazard study should address. As such, it is a reconnaissance level investigation intended to analyze the feasibility of development with recommendations for more detailed investigations and analyses as necessary and appropriate to guide construction design plans and specifications. It informs the applicant, regulators, and decision-makers who work with preliminary plans that a project can move forward provided certain precautions are implemented and maintained.

Environmental Management Systems Inc. prepared just such a plan, which was submitted as a component of the subject preliminary plat application. It concluded that there was no evidence observed that there were no site stability issues with the caveat "proper design and construction" would be required to maintain stability on the steepest slopes. The report recommended that geotechnical investigations and a geotechnical report be prepared to:

provide information needed to further evaluate grading plans, lot and street layout, slope stability, storm water management and site-specific design

standards for dwelling design and construction. A future scope of work will include review of subsurface data and reports from the Capes Subdivision, nearby water tanks, as well as [a] geologic hole, monitoring well reports from the Oregon Department of Water Resources.

It is my (EMS) opinion that a 67-lot subdivision (the concept design three years ago when the study was prepared) can safely be developed. Additional recommendations and the site-specific standards will be provided in the geotechnical report that incorporates the recommendations summarized above and will further address relevant geologic hazards, storm water and vegetation.

A geotechnical report is a much more in-depth and detailed investigation and analysis intended to support and guide design and construction plans after the entitlement have been approved. In this case, it would be included with all applications for grading (both cuts and fills) and the storm water management system for the development site, and in most cases supplemental geotechnical reports would support individual building permit applications, and would be reviewed by the Building Official and Public Works Director prior to issuing building permits or approving private facilities. The geotechnical investigations would include a detailed topographic map of the site to be used to refine the grading plan. Subsurface explorations and testing should be completed characterizing soil, bedrock and groundwater conditions across the site. This information would further evaluate seismic design criteria and slope stability, among other features.

In essence, a geohazards report supports land use decisions; geotechnical reports support design and construction. The Applicant's engineer explained the difference of the focus and intent to the two reports, but it appears that the Planning Commission could not embrace the differences. Their decision, as presented above, appeared to be based on the need to evaluate the more detailed study because of fear that the county would not have additional opportunities to review the project prior to the applicant performing any grading work. Nothing could be farther from the truth. No site work can be legally performed until the county, the two utility districts, and the fire district have reviewed and approved the various engineered construction plans. Further, the Planning Commission does not have the authority to arbitrarily add items outside the land use and subdivision ordinances for their application review. Additionally, nothing in the record, either from County or interested parties, identified any deficiencies, inadequacies, or errors in the geohazard report that would invalidate its conclusions or compliance with the land use code.

State Mandates to Permit Housing

It appears that, since the County's most recent periodic review, the State augmented – in response to the housing crisis – its mandates on Oregon counties to allow production of more housing. *See, e.g.,* ORS 197.307(4) (“a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing . . .”). Reviewing the record of this matter, it appears that the Planning Commission applied many criteria that are not clear and objective, thus failing to meet this mandate.

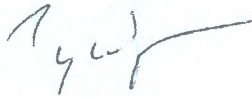
Request

For the above-stated reasons, the Applicant respectfully asks the Board of Commissioners to:

1. reverse the Planning Commission's decision to deny the preliminary plat and geohazard report for the Second Addition to Avalon Heights; and
2. based on the findings and conclusions of the June 3, 2021 Department of Community Development Staff report and the findings and conclusions of the July 1, 2021 report from Mr. Chris Laity, PE, Director of Public Works, approve the application together with the recommended conditions of approval presented in both reports.

DATED this 22nd day of July, 2021.

DUNN CARNEY, LLP



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

201 Laurel Av
Tillamook, Oregon 9

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-
Planning (503) 842-
On-Site Sanitation (503) 842-
FAX (503) 842-
Toll Free 1-(800) 488-

DATE: JULY 28, 2021

TO: Tillamook County One-Stop Permit Counter

FROM: NETARTS WATER DISTRICT

RE: Water Availability

WATER AVAILABILITY VALID FOR SIX MONTHS

Dear Sir:

I confirm that ~~sewer~~/Water is available to the following lot(s) within our district:

Township: 1S Range 10W Section 30DC Tax Lot 00200

According to our records, the legal owner is: AVALON HEIGHTS LLC

41901 Old Hwy 30, ASTORIA OR 97103

COMMENTS: TAX LOT 200 IS PART OF NETARTS WATER DISTRICT. WATER IS AVAILABLE. SDC'S AND FEES ARE REQUIRED.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.

Patricia Penney Business Manager
Signature and Title of Authorized Representative

(503) 842-9405

Phone
(503) 842-9380 FAX

cc: Property Owner

G:\Planning\Forms\Sewer-Water.Ltr

Date: August 20, 2021

From: Randall Goode, PE - Geotechnical Engineer

To: Erik Hoovestol, P.E.
E-mail: eh@firwooddesign.com

RE: Executive Summary - Geotechnical Report
Avalon Heights Subdivision, Oceanside, Oregon
STRATA Project: 21-0375



In accordance with your recently authorized scope of work, Strata Design LLC (STRATA) has completed the attached Geotechnical Engineering Report ("Report") for you use with the subject subdivision package submittal.

In summary, the proposed mass grading for the subdivision is feasible from a geotechnical standpoint, provided out recommendations and conclusions as presented in the Report are adhered to.

The key geotechnical considerations appear to be future monitoring to assure the quality of subgrade preparation and drainage measures in advance of mass fill placement using native onsite (Sand) material in the natural ravine.

Our Report is intended to assess the overall mass grading elements, and does not address the analysis of proposed individual home lots. STRATA should be consulted in the future for analysis and geotechnical development protocols for individual lots.

LIMITATIONS

This technical memorandum provides additional recommendations for design and construction of retaining walls at the subject project. It is an extension of a single instrument of professional service for the project with limitations as previously stated.

Attachment

GEOTECHNICAL ENGINEERING REPORT

Avalon Heights LLC
Residential Subdivision
Oceanside, Oregon

PREPARED FOR:

Bill Hughes
Avalon Heights LLC
41901 Old Highway 30
Astoria, Oregon 97103

August 20, 2021
STRATA Project No. 21-0375

Prepared by:
Strata Design LLC



Cory Van Fosson

Reviewed by:
Strata Design LLC



EXP. 8/20/21
Randall S. Goode, PE
Principal Geotechnical Engineer

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APPENDICES

APPENDIX A: Field Explorations

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Table A-2	Key to Test Pit and Boring Log Symbols

APPENDIX B: Laboratory Testing

Figure B1	Moisture Test Results
Figure B2	Summary of Laboratory Data

1.0 INTRODUCTION

1.1 General

This report presents the results of STRATA Design LLC (STRATA) geotechnical engineering services for the proposed Avalon Heights Subdivision at Highland Drive in Oceanside, Oregon. The subject property is identified as Tax Lot 200 on Tax Map 01S10W30DC. The currently proposed 58 lot subdivision project would be developed in three phases.

The general site location is shown on the Vicinity Map, Figure 1. In addition, the location of STRATA's exploration in relation to the existing and proposed site features is shown on the Site Plan, Figure 2.

1.2 Purpose and Scope

The purpose of STRATA's services was to develop geotechnical design and construction recommendations for the proposed Avalon Heights Subdivision. This Geotechnical Engineering Report summarizes the results of our explorations, testing, and analyses, including information relating to the following:

- Review of published geologic/hazard maps of the area for information regarding geologic conditions and hazards at or near the site
- Field exploration logs and site plan showing approximate exploration locations
- Laboratory test results
- Groundwater considerations
- Shallow foundation design recommendations:
 - Minimum embedment
 - Allowable bearing pressure
 - Estimated settlement
 - Sliding coefficient
- Construction considerations
 - Earthwork and grading, cut, and fill recommendations
 - Structural fill materials and preparation, and reuse of on-site soils
 - Wet weather considerations
 - Utility trench excavation and backfill requirements
 - Soil parameters for use in temporary/permanent excavation shoring
- Seismic design criteria in accordance with the current Oregon Structural Specialty Code (OSSC)
- Recommended asphalt concrete (AC) pavement sections

1.3 Field Exploration

Two borings were advanced to a depth of 51.5 feet below the existing ground surface (bgs) within the development footprint. The boring was logged and representative soil samples collected by a member of the STRATA geotechnical engineering staff. The approximate boring location is shown on the Site Plan, Figure 2. The interpreted boring log is presented in Appendix A, Field Explorations.

STRATA excavated 12 test pits within the proposed development to depths of up to 8.5 feet below the existing ground surface (bgs). The test pits were logged and representative soil samples collected by qualified geotechnical staff. Interpreted test pit logs are included in Appendix A, Field Explorations.

1.4 Soils Testing

Soil samples were returned to our laboratory and classified in general accordance with the Unified Soil Classification System, Visual-Manual Procedure. Laboratory tests included natural moisture contents. Laboratory test results are listed on the boring logs in Appendix A (Field Explorations) and result sheets attached in Appendix B (Laboratory Testing).

1.5 Geotechnical Engineering Analysis

Data collected during the subsurface exploration, literature research, and testing were used to develop site-specific geotechnical design parameters and construction recommendations. While STRATA also analyzed stability of most likely slope configurations, as presented in the preliminary civil site grading plans¹, it is recommended (consistent with Tillamook County conditions of approval) that all individual lots which will contain steep slope grades be subject to site specific geotechnical analysis during the building permitting process. At that future time, the home placement and elevation configurations will be clearly understood.

2.0 SITE CONDITIONS

2.1 Project Understanding

Based on the information provided to us, STRATA is providing geotechnical design service and construction recommendations for the proposed Avalon Heights Subdivision in Oceanside, Oregon. The Subdivision is proposed for the entire site. Per Tillamook County code, there was a Geological Hazard Report (GHR) submitted in 2018² associated with the concept plan application. In the GHR, it was reported that the generally 1 to 2 feet of fine sandy loam and then transitioning to native dune sand deposits to the depths explored.

The study site is located within an area zoned as geologic hazard (landslide topography). The GHR described steep slopes along the eastern limits of the site. Thus, the County has recommended a Condition of Approval requirement for a geotechnical professional to provide future site-specific slope stability analysis associated with applicable individual lot building permitting in accordance with TCLUO Section 4.130.

2.2 Surface Description

As shown in Figure 2, the proposed development area is roughly rectangular shaped with some vegetation brush and grasses, along with occasional mature trees in the steeper section of the site. The site was timber harvested earlier during 2021, or thereabouts. The site is divided from north to south by a seasonal drainageway. It is understood that the drainage draw will be filled approximately 30-feet. Single-family residences border the site's western side, and areas to the north, east, and west are primarily undeveloped forestland. Based on available topographic data, the site slopes to the ground surface elevations ranging from about 300 to 430 feet above mean sea level (AMSL). Maximum slopes (naturally occurring) across the site are on the order of 60 percent, with approximately 10 percent of the site's slopes exceeding 40 percent. The vast majority of slopes at the site are generally 15 percent or less.

1 Firwood Design Group, Inc.; Preliminary Plans for Second Avalon Heights Subdivision; March 31, 2021.

2 Geohazard Report, April 2018, Proposed Avalon Heights Subdivision, Oceanside, Tillamook County, Oregon, T: 1S,R: 10W, Sec: 30, TL:200; by Environmental Management Systems, Inc.

2.3 Geologic Setting

The site and project area are located on the south flank of a massive coastal headland of Miocene age Grande Ronde basalt flows that juts into the Pacific Ocean west of Tillamook Bay. Maxwell Point, Cape Mears, and other rocky headlands extend into the ocean with dramatic vertical relief in this area. Three Arch Rocks, and other offshore rocks are also mapped as Grand Ronde basalt. We interpret these basalt headlands and stacks as erosional remnants of basalt flows that entered the Pacific Ocean as a series of intra-canyon flows about 16 million years ago. Local pillow lava textures exposed in road cuts in the immediate site vicinity suggest that molten lava entered the water at this location. Geologic research suggests that basalt flows also intruded or were injected into soft marine sediment. This basalt has the same chemical composition as massive flood basalt flows that covered much of northeastern and north central Oregon, and that also covered numerous upland areas in what is now the Willamette Valley.

2.4 Slope Stability Publications

STRATA reviewed the statewide inventory of known landslides as maintained by the State Department of Geology and Mineral Industries (DOGAMI). The inventory is generated primarily from LiDAR imagery and published geology mapping, as well as maps and local documentation of known landslides. DOGAMI created the maps as a planning tool and to prompt site-specific site reconnaissance and study of site geology to determine if features are in fact landslide related and if mitigation measures are needed to guide safe stewardship of the land. DOGAMI created the maps as a planning tool and to prompt site-specific site reconnaissance and study of site geology to determine if features are in fact landslide related and if mitigation measures are needed to guide safe stewardship of the land. Landslide deposits were not mapped by DOGAMI nor observed on the project site based on our own site reconnaissance and shallow explorations.

STRATA also reviewed geologic mapping of the area (Schlicker and Deacon, 1972, Bulletin 74) and also Bulletin 79 of the Oregon Department of Geology and Mineral Industries (DOGAMI), and found that the site location is not within an overlay zone of active or inactive landslides, or general landslide topography and mass movement topography. Intrusive basalt of the younger Grande Ronde Basalt (part of the Columbia River Basalt Group; middle Miocene age) also occurs in the region. The bedrock was subject to uplift, folding, and faulting.

Observations of the site soils within the test pits, borings, and cut slopes with the property revealed relatively consistent underlying soils, primarily consisting of firm dune sand. During our reconnaissance of the project site and cursory review of the project site and nearby lots we did not observe geomorphic landforms typical of slope instability, such as headscarps, open ground cracks, fissures, spring activity, irregular accumulations of disturbed mixtures of soil and/or rock and irregular orientation of mature conifer trees.

From review of published geologic maps, landslide hazard maps, LiDAR maps, and results of our explorations on the project site, we find very little indication that landslide processes contributed to the slope conditions on the project site. The proposed grading for the subdivision serves to diminish the degree of slope relief across much of the project area. Thus, if all standards of care for geotechnical engineering and construction practices are instituted, as described in this Report, the grading work is unlikely to pose new potential of instability or failure of the native surrounding slopes. Stormwater engineering will be key to maintaining site slope stability. We understand the vast portion of runoff will be maintained onsite, disposed of in a series of deep drywells that

are embedded in native sands. We believe this will have negligible or no impact to the distant surrounding developments, as the disposal process from surface discharge flows from large storm events will be attenuated by the natural dispersion of the thick sand deposit which has been profiled by our subsurface investigations.

2.5 Groundwater

Static groundwater, seepage or perched water levels were not encountered or identified during our exploration. Based on a review of regional groundwater logs provided by the Oregon Water Resources Department (OWRD), we anticipate that the static groundwater level is present at a depths greater than 50-feet below ground surface (bgs)³. Please note that groundwater levels can fluctuate during the year depending on climate, irrigation season, extended periods of precipitation, drought, and other factors.

2.6 Subsurface Conditions

The site was explored by excavating twelve test pits, designated TP-1 through TP-12, to depths of up to 9 feet bgs. The property owner (William Hughes) completed the excavation of the test pits using a tracked backhoe equipped with a 36-inch-wide toothed bucket. In addition, two borings designated B-1 and B-2 were drilled to a depth of approximately 50 feet bgs. The drilling was carried out using solid stem auger drilling techniques, performed by Dan Fischer Drilling LLC. Sampling in the borings was carried out in conjunction with Standard Penetration Testing (SPT) at 2.5-foot intervals to 10 feet depth and 10-foot intervals after that. The soils obtained were described in the field then transported to our Portland, Oregon soils laboratory for further confirmation. Detailed summary logs for the test pits are attached as Attachment A to this report.

STRATA has summarized the subsurface units as follows:

**SILTY SAND/
SANDY SILT:** Silty Sand was encountered just below the ground surface, with amounts of fine-grained sand was encountered below the silt in borings and test pits. The sand content varied throughout but tended to increase with depth, grading to silty sand at approximately 1 to 2 feet bgs. This layer was generally brown, soft to medium stiff or loose to medium dense, with low plasticity.

SAND: Below the silt or sandy silt/silty sand in all borings, poorly-graded sand was encountered. The sand was generally brown-gray and fine- to medium-grained or fine- to coarse-grained. This deposit extended to the termination depth in all the explorations and generally increased in relative density with increasing depth, from medium dense to very dense.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 Geotechnical Design Considerations

The predominant subsurface condition identified at the site was dune sand. With respect to slope topology, we did not observe clear indications of local slope instability. Since the logging activity was recent, we do not have the benefit of observing slope behavior/patterns over the course of a full wet season.

³ Oregon Water Resources Department Well Report Query; https://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx

Slope setback criteria may be established based on degree of slope, vegetation, and other factors. Along the crest of the east facing slope, we understand there will be scenarios of setbacks of less than 30 feet from steep slopes (>33 percent). For preliminary slope stability analysis using the soil properties identified, we modeled the scenario of a 20 foot slope setback (measured from bottom of footing to face of descending slope), and achieved factors of safety in excess of normal code criteria.

This Report was based on extensive subsurface investigation, and quantitative analysis of slope stability scenarios. Given this additional level of sampling and analysis, it is our recommendation that this current Report supersede the GHR with respect to discussion of subsurface soils, groundwater and quantitative slope stability.

For our site investigation and Report, STRATA relied on the site grading and subdivision layout plans prepared by Firwood Design Group (FDG), dated July 2021. As civil/stormwater plans may change in their final form, STRATA should be engaged to review the project plans and update our recommendations as necessary.

3.2 Foundations

Where steep slopes do not persist within 30 feet of the structure foundation, the native soils are suitable for support of the foundations where prepared to firm and unyielding condition. In this case, shallow spread footings bearing on suitable native firm and undisturbed soil may be used to support loads associated with the new building, provided the recommendations in this report are followed. Footings should not be supported on non-structurally placed fill. The soils encountered tend to increase in relative density with depth.

When structures are planned to be located less than 30 feet setback distance, measured horizontally between face of slope and base depth of footing, we recommend that pile supported foundations be evaluated. Recommendations and specific analysis of pile-supported foundations is considered beyond the scope of this Report, but should be required during the building permit application phase.

3.2.1 Minimum Footing Widths / Design Bearing Pressure

Continuous wall and isolated spread footings should be at least 18 and 24 inches wide, respectively. Footings should be sized using a maximum allowable bearing pressure of 1,500 pounds per square foot (psf). This is a net bearing pressure, and the weight of the footing and overlying backfill can be disregarded in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead plus long-term live loads. Allowable bearing pressures may be increased by one-third for seismic and wind loads.

Footings will settle in response to column and wall loads. Based on our evaluation of the subsurface conditions and our analysis, we estimate post-construction settlement will be less than 1 inch for the column and perimeter foundation loads. Differential settlement will be on the order of one-half of the total settlement.

3.2.2 Footing Embedment Depths

STRATA recommends that all footings be founded a minimum of 18 inches below the lowest adjacent grade. The footings should be founded below an imaginary line projecting upward at a 1H:1V (horizontal to vertical) slope from the base of any adjacent, parallel utility trenches or deeper excavations.

3.2.3 Footing Preparation

Excavations for footings should be carefully prepared to a neat and undisturbed state. A representative from STRATA should confirm suitable bearing conditions and evaluate all exposed footing subgrades. Observations should also confirm that loose or soft materials have been removed from new footing excavations and concrete slab-on-grade areas. Localized deepening of footing excavations may be required to penetrate loose, wet, or deleterious materials.

STRATA recommends a layer of compacted, crushed rock be placed over the footing subgrades to help protect them from disturbance due to foot traffic and the elements. Placement of this rock is the prerogative of the contractor; regardless, the footing subgrade should be in a dense or stiff condition prior to pouring concrete. Based on our experience, approximately 4 inches of compacted crushed rock will be suitable beneath the footings.

3.2.4 Lateral Resistance

Lateral loads can be resisted by passive earth pressure on the sides of footings and grade beams, and by friction at the base of the footings. A passive earth pressure of 300 pounds per cubic foot (pcf) may be used for footings confined by native gravels and new structural fills. The allowable passive pressure has been reduced by a factor of two to account for the large amount of deformation required to mobilize full passive resistance. Adjacent floor slabs, pavements, or the upper 12-inch depth of adjacent unpaved areas should not be considered when calculating passive resistance. For footings supported on native gravels or new structural fills, use a coefficient of friction equal to 0.4 when calculating resistance to sliding. These values do not include a factor of safety (FS).

3.3 Floor Slabs

Satisfactory subgrade support for building floor slabs can be obtained from the native silty gravel subgrade prepared in accordance with our recommendations presented in the Site Preparation, Wet/Freezing Weather and Wet Soil Conditions, and Select Granular Fill sections of this report. A minimum 6-inch-thick layer of imported granular material should be placed and compacted over the prepared subgrade. Thicker aggregate sections may be necessary where undocumented fill is present, soft/loose soils are present at subgrade elevation, and/or during wet conditions. Imported granular material should be composed of crushed rock or crushed gravel that is relatively well graded between coarse and fine, contains no deleterious materials, has a maximum particle size of 1 inch, and has less than 5 percent by dry weight passing the US Standard No. 200 Sieve.

Floor slabs supported on a subgrade and base course prepared in accordance with the preceding recommendations may be designed using a modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci).

3.4 Retaining Walls

The proposed new development may include retaining walls. The following recommendations are based on the assumption of flat conditions in front of and behind the wall and fully drained backfill. For unrestrained walls

allowed to rotate at least $0.005H$ about the base, where H is the height of the wall, we recommend using an active earth pressure of 35 psf. Where walls are constrained against rotation, we recommend using an at-rest earth pressure equal to 55 psf. We recommend any retaining walls founded on native soil or compacted structural fill be provided with adequate drainage and backfilled with clean, angular, crushed rock fill, in accordance with the recommendations provided in section 4.3.

For seismic loading, we recommend using an inverted triangular distribution (seismic surcharge) equivalent to $[9H]$ psf. Walls should be designed by applying the active earth pressure plus the seismic loading, or at-rest earth pressures, whichever is greater. If vertical surcharge loads, q , are present within $0.5H$ of the wall, a lateral surcharge of $[0.3q]$ (for walls allowed to rotate) and $[0.5q]$ (for restrained walls) should be applied as a uniform horizontal surcharge active over the full height of the wall. These values assume that the wall is vertical and the backfill behind the wall is horizontal. Seismic lateral earth pressures were computed using the Mononobe-Okabe equation. Recommended lateral earth pressure distributions are shown on Figure 4, Retaining Wall Earth Pressure Diagram. Additional lateral pressures due to surcharge loads can be estimated using the guidelines shown on Figure 5, Lateral Surcharge Detail. Lateral loads can also be resisted by a passive resistance of 250 psf acting against [retaining/embedded] walls and foundations, and by friction acting on the base of spread footings or mats using a friction coefficient of 0.35. Recommended lateral earth pressures assume that walls are fully drained and no hydrostatic pressures develop.

3.5 Site Stormwater Management

For stormwater runoff management, we understand that a series of deep drywells embedded in the native dune sand will be proposed. In addition, local stormwater ponds or treatment swale facilities will be proposed. Stormwater disposal/infiltration devices are required to be registered with the Department of Environmental Quality (DEQ) as Underground Injection and Control (UIC) facilities. Stormwater disposal systems shall be designed per jurisdictional requirements.

The perimeter ground surface and hard-scaping should be sloped to drain away from all structures. Gutters should be tight-lined to a suitable discharge and maintained as dispersed, free flowing condition, and/or connected to a stormwater pipe system. Cut or fill slopes shall be prepared and maintained to control erosion in accordance with area requirements and the civil site plans.

3.6 Seismic Design Considerations

The contribution of potential earthquake-induced ground motion from all known sources are included in probabilistic ground motion maps developed by the USGS. Based on site explorations and geologic mapping, the site falls into Site Class D for seismic design. Seismic design parameters for the Site are provided in the following table.

2019 IBC CODE BASED RESPONSE SPECTRUM MCER GROUND MOTION - 5% DAMPING 1% IN 50 YEARS PROBABILITY OF COLLAPSE			
LAT	45.691	LON	-123.191
S _S	1.30 g		
S ₁	0.68 g		
MAPPED MAXIMUM CONSIDERED EARTHQUAKE SPECTRAL RESPONSE ACCELERATION PARAMETER (SITE CLASS D)			
F _A	1.00		
F _V	SEE ASCE 7-16 SECTION 11.4.8*		
S _{MS}	1.30 g		
S _{M1}	SEE ASCE 7-16 SECTION 11.4.8*		
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETER			
S _{DS}	0.71 g		
S _{D1}	SEE ASCE 7-16 SECTION 11.4.8*		

* Factors dependent on structural design.

3.6.1 Liquefaction Potential

Based on a review of the Oregon Statewide Geohazard Viewer (HazVu)⁴, the site is not located in a liquefaction hazard area. Liquefaction is defined as a decrease in the shear resistance of loose, saturated, cohesionless soil (e.g., sand) or low plasticity silt soils, due to the buildup of excess pore pressures generated during an earthquake. This results in a temporary transformation of the soil deposit into a viscous fluid. Liquefaction can result in ground settlement, foundation bearing capacity failure, and lateral spreading of ground.

3.7 Ground Moisture

The perimeter ground surface and hard-scape should be sloped to drain away from all structures and away from adjacent slopes. Gutters should be tight-lined to a suitable discharge and maintained as free-flowing. All crawl spaces should be adequately ventilated and sloped to drain to a suitable exterior discharge.

3.8 Pavement Design

The provided pavement recommendations were developed using the American Association of State Highway and Transportation Officials (AASHTO) design methods and references the associated Oregon Department of Transportation (ODOT) specifications for construction. Our evaluation considered a maximum of two trucks per day for a 20-year design life.

⁴ Oregon HazVu: Statewide Geohazards Viewer <https://gis.dogami.oregon.gov/maps/hazvu/>

The minimum recommended pavement section thicknesses are provided in Table 2. Depending on weather conditions at the time of construction, a thicker aggregate base course section could be required to support construction traffic during the preparation and placement of the pavement section.

Table 2. Minimum AC Pavement Sections

Traffic Loading	AC (inches)	Base Course (inches)	Subgrade
Residential Access Drives	3	10	Stiff subgrade as verified by STRATA personnel*
Collectors	4	10	

* Subgrade must pass proof roll

The asphalt cement binder should be selected following ODOT SS 00744.11 – Asphalt Cement and Additives. The AC should consist of ½-inch hot mix asphalt concrete (HMAC) with a maximum lift thickness of 3 inches. The AC should conform to ODOT SS 00744.13 and 00744.14 and be compacted to 91 percent of the maximum theoretical density (Rice value) of the mix, as determined in accordance with ASTM D2041.

Heavy construction traffic on new pavements or partial pavement sections (such as base course over the prepared subgrade) will likely exceed the design loads and could potentially damage or shorten the pavement life; therefore, we recommend construction traffic not be allowed on new pavements, or that the contractor take appropriate precautions to protect the subgrade and pavement during construction.

If construction traffic is to be allowed on newly constructed road sections, an allowance for this additional traffic will need to be made in the design pavement section.

4.0 CONSTRUCTION RECOMMENDATIONS

4.1 Site Preparation

Demolition should include removal of existing pavement, utilities, etc., throughout the development. The voids resulting from the removal of loose soil should be backfilled with compacted structural fill. The base of these excavations should be excavated to firm native subgrade before filling, with sides sloped at a minimum of 1H:1V to allow for uniform compaction. Materials generated during demolition should be transported off-site or stockpiled in areas designated by the owner’s representative.

4.1.1 Proof Rolling/Subgrade Verification

Following site preparation and prior to placing aggregate base for [the shallow foundations, building pad, slab subgrade sections, or pavement sections,] the exposed subgrade should be evaluated either by proofrolling or another method of subgrade verification. The subgrade should be proofrolled with a fully loaded dump truck or similar heavy, rubber-tire construction equipment to identify unsuitable areas. If evaluation of the subgrades occurs during wet conditions, or if proofrolling the subgrades will result in disturbance, they should be evaluated by STRATA using a steel foundation probe. We recommend that STRATA be retained to observe the proofrolling and perform the subgrade verifications. Unsuitable areas identified during the field evaluation should be compacted to a firm condition or be excavated and replaced with structural fill.

4.1.2 Wet/Freezing Weather and Wet Soil Conditions

Due to the presence of fine-grained silt and sands in the near-surface materials at the site, construction equipment may have difficulty operating on the near-surface soils when the moisture content of the surface soil is more than a few percentage points above the optimum moisture required for compaction. Soils disturbed during site preparation activities, or unsuitable areas identified during proofrolling or probing, should be removed and replaced with compacted structural fill.

Site earthwork and subgrade preparation should not be completed during freezing conditions, except for mass excavation to the subgrade design elevations.

Protection of the subgrade is the responsibility of the contractor. Construction of granular haul roads to the project site entrance may help reduce further damage to the pavement and disturbance of site soils. The actual thickness of haul roads and staging areas should be based on the contractors' approach to site development, and the amount and type of construction traffic. The imported granular material should be placed in one lift over the prepared undisturbed subgrade and compacted using a smooth-drum, non-vibratory roller. A geotextile fabric should be used to separate the subgrade from the imported granular material in areas of repeated construction traffic. The geotextile should meet the specifications of ODOT SS Section 2320.10 and SS 02320.20, Table 02320-1 for soil separation. The geotextile should be installed in conformance with ODOT SS 0350.00 – Geosynthetic Installation.

4.2 Excavation

The near-surface soils at the site can be excavated with conventional earthwork equipment. Sloughing and caving should be anticipated. All excavations should be made in accordance with applicable Occupational Safety and Health Administration (OSHA) and state regulations. The contractor is solely responsible for adherence to the OSHA requirements. Trench cuts should stand relatively vertical to a depth of approximately 4 feet bgs, provided no groundwater seepage is present in the trench walls. Open excavation techniques may be used provided the excavation is configured in accordance with the OSHA requirements, groundwater seepage is not present, and with the understanding that some sloughing may occur. Trenches/excavations should be flattened if sloughing occurs or seepage is present. Use of a trench shield or other approved temporary shoring is recommended if vertical walls are desired for cuts deeper than 4 feet bgs. If dewatering is used, we recommend that the type and design of the dewatering system be the responsibility of the contractor, who is in the best position to choose systems that fit the overall plan of operation.

4.3 Mass Grading Cut and Fill

From our review of preliminary site grading plans, the primary grading is to lower the two north-south ridgelines, and then reuse the sand soil to fill the natural ravine to depths up to 30 feet (fill). Structural fill involving reuse of onsite soils should be placed over subgrade that has been prepared in conformance with the Site Preparation and Wet/Freezing Weather and Wet Soil Conditions sections of this report. The mass grading structural fill material may consist of the native sandy soil, free of organic material and debris. The bottom of the ravine should be cleared of all organics, followed by benching that progresses with elevation. We recommend at least 4 feet of an angular stabilization material (approximately 2" – 4" crushed rock) to provide a drainage blanket. If

fill and excavated material will be placed on slopes steeper than 5H:1V, these must be keyed/benched into the existing slopes and installed in horizontal lifts. Vertical steps between benches should be approximately 2 feet. To mitigate pumping actions where identified in the sand fill, geogrid reinforcement may be required as the fill is brought up to grade.

The suitability of soil for use as compacted structural fill will depend on the gradation and moisture content of the soil when it is placed. As the amount of fines (material finer than the US Standard No. 200 Sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and compaction becomes more difficult to achieve. Soils containing more than about 5 percent fines cannot consistently be compacted to a dense, non-yielding condition when the water content is significantly greater (or significantly less) than optimum.

4.3.1 On-Site Soil

On-site soils encountered in our explorations are generally suitable for placement as structural fill during moderate, dry weather when moisture content can be maintained by air drying and/or addition of water. The fine-grained fraction of the site soils are moisture sensitive, and during wet weather, may become unworkable because of excess moisture content. In order to reduce moisture content, some aerating and drying of fine-grained soils may be required. The material should be placed in uniform lifts with a maximum uncompacted thickness of approximately 10 inches and compacted to at least 95 percent of the maximum dry density (MDD), as determined by ASTM D698 (standard proctor).

4.3.2 Borrow Material

Borrow material for general structural fill construction should meet the requirements set forth in ODOT SS 00330.12 – Borrow Material. When used as structural fill, borrow material should be placed in lifts with a maximum uncompacted thickness of 8 to 12 inches (variable with compaction means and methods, and verified in the field by the engineer) and compacted to not less than 95 percent of MDD, as determined by ASTM D698.

4.3.3 Select Granular Fill

Selected granular backfill used during periods of wet weather for structural fill construction should meet the specifications provided in ODOT SS 00330.14 – Selected Granular Backfill. The imported granular material should be uniformly moisture conditioned to within about 2 percent of the optimum moisture content and compacted in relatively thin lifts using suitable mechanical compaction equipment. Selected granular backfill should be placed in lifts with a maximum uncompacted thickness of 8 to 12 inches and be compacted to not less than 95 percent of MDD, as determined by ASTM D698.

4.3.4 Crushed Aggregate Base

Crushed aggregate base course below floor slabs, spread footings, and asphalt concrete pavements should be clean crushed rock or crushed gravel that contains no deleterious materials and meets the specifications provided in ODOT SS 02630.10 – Dense-Graded Aggregate, and has less than 5 percent by dry weight passing the US Standard No. 200 Sieve. The crushed aggregate base course should be placed in lifts with a maximum uncompacted thickness of 8 to 12 inches and be compacted to at least 95 percent MDD, as determined by ASTM D698.

4.3.5 Utility Trench Backfill

Pipe bedding placed to uniformly support the barrel of pipe should meet specifications provided in ODOT SS 00405.12 – Pipe Zone Bedding. The pipe zone that extends from the top of the bedding to at least 8 inches above utility lines should consist of material prescribed by ODOT SS 00405.13 – Pipe Zone Material. The pipe zone material should be compacted to at least 95 percent MDD (ASTM D698), or as required by the pipe manufacturer.

Under pavements, paths, slabs, or beneath building pads, the remainder of the trench backfill should consist of well-graded granular material with less than 10 percent by dry weight passing the US Standard No. 200 Sieve, and should meet standards prescribed by ODOT SS 00405.14 – Trench Backfill, Class B or D. This material should be compacted to at least 95 percent MDD, as determined by ASTM D698 or as required by the pipe manufacturer. The upper 2 feet of the trench backfill should be compacted to at least 95 percent of MDD (ASTM D698). Controlled low-strength material (CLSM), ODOT SS 00405.14 – Trench Backfill, Class E, can be used as an alternative.

Outside of structural improvement areas (e.g., pavements, sidewalks, or building pads), trench material placed above the pipe zone may consist of general structural fill materials that are free of organics and meet ODOT SS 00405.14 – Trench Backfill, Class A. This general trench backfill should be compacted to at least 92 percent of MDD (ASTM D698), or as required by the pipe manufacturer or local jurisdictions.

4.3.6 Stabilization Material

Stabilization rock should consist of pit or quarry run rock that is well-graded, angular, crushed rock consisting of 4- or 6-inch-minus material with less than 5 percent passing the US Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material. ODOT SS 00330.16 – Stone Embankment Material can be used as a general specification for this material with the stipulation of limiting the maximum size to 6 inches.

5.0 ADDITIONAL SERVICES AND CONSTRUCTION OBSERVATIONS

In most cases, other services beyond completion of a final geotechnical engineering report are necessary or desirable to complete the project. Occasionally, conditions or circumstances arise that require additional work that was not anticipated when the geotechnical report was written. STRATA offers a range of environmental, geological, geotechnical, and construction services to suit the varying needs of our clients.

STRATA should be retained to review the plans and specifications for this project before they are finalized. Such a review allows us to verify that our recommendations and concerns have been adequately addressed in the design.

Satisfactory earthwork performance depends on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that STRATA be retained to observe general excavation, stripping,

fill placement, footing subgrades, and/or pile installation. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

6.0 LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers, for aiding in the design and construction of the proposed development and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without the express written consent of the client and STRATA. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure the correct implementation of the recommendations.

The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, field explorations, laboratory testing, and engineering analyses. It is possible that soil, rock, or groundwater conditions could vary between or beyond the points explored. If soil, rock, or groundwater conditions are encountered during construction that differ from those described herein, the client is responsible for ensuring that STRATA is notified immediately so that we may reevaluate the recommendations of this report.

Unanticipated fill, soil and rock conditions, and seasonal soil moisture and groundwater variations are commonly encountered and cannot be fully determined by merely taking soil samples or completing explorations such as soil borings or test pits. Such variations may result in changes to our recommendations and may require additional funds for expenses to attain a properly constructed project; therefore, we recommend a contingency fund to accommodate such potential extra costs.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations presented herein. Land use, site conditions (both on and off-site), or other factors may change over time and could materially affect our findings; therefore, this report should not be relied upon after three years from its issue or in the event that the site conditions change.

* * *

7.0 REFERENCES

ODOT SS. (2016). Oregon Standard Specifications for Construction. Salem, Oregon. Oregon Department of Transportation.

ASCE (2010); Minimum Design Loads for Buildings and Other Structures (ASCE 7-10)

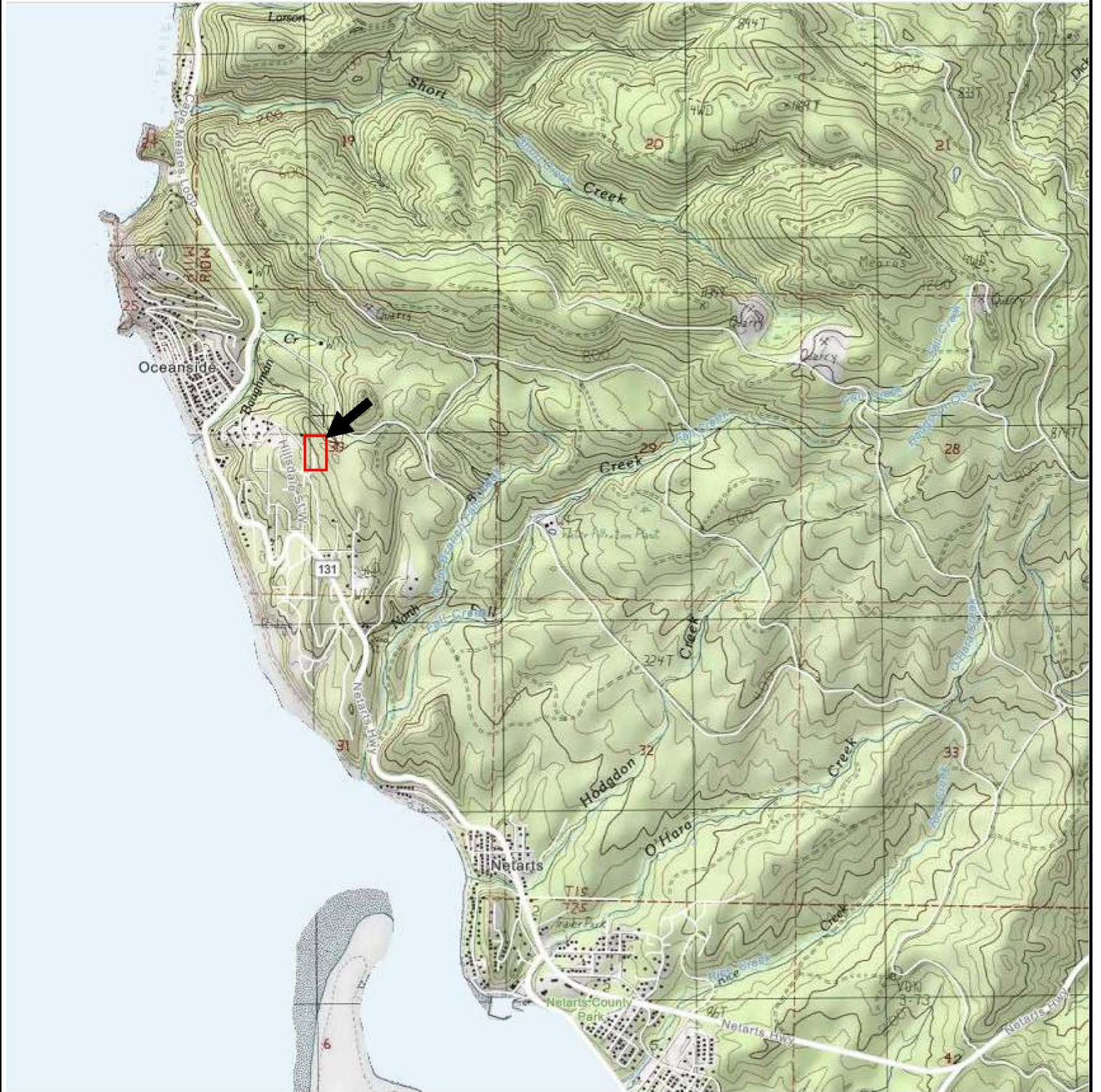
ODOT SS. (2015). Oregon Standard Specifications for Construction. Salem, Oregon. Oregon Department of Transportation.

OSSC. (2019). Oregon Structural Specialty Code (OSSC). Based on IBC (International Building Code. Country Club Hills, IL International Code Council, Inc.

FIGURES



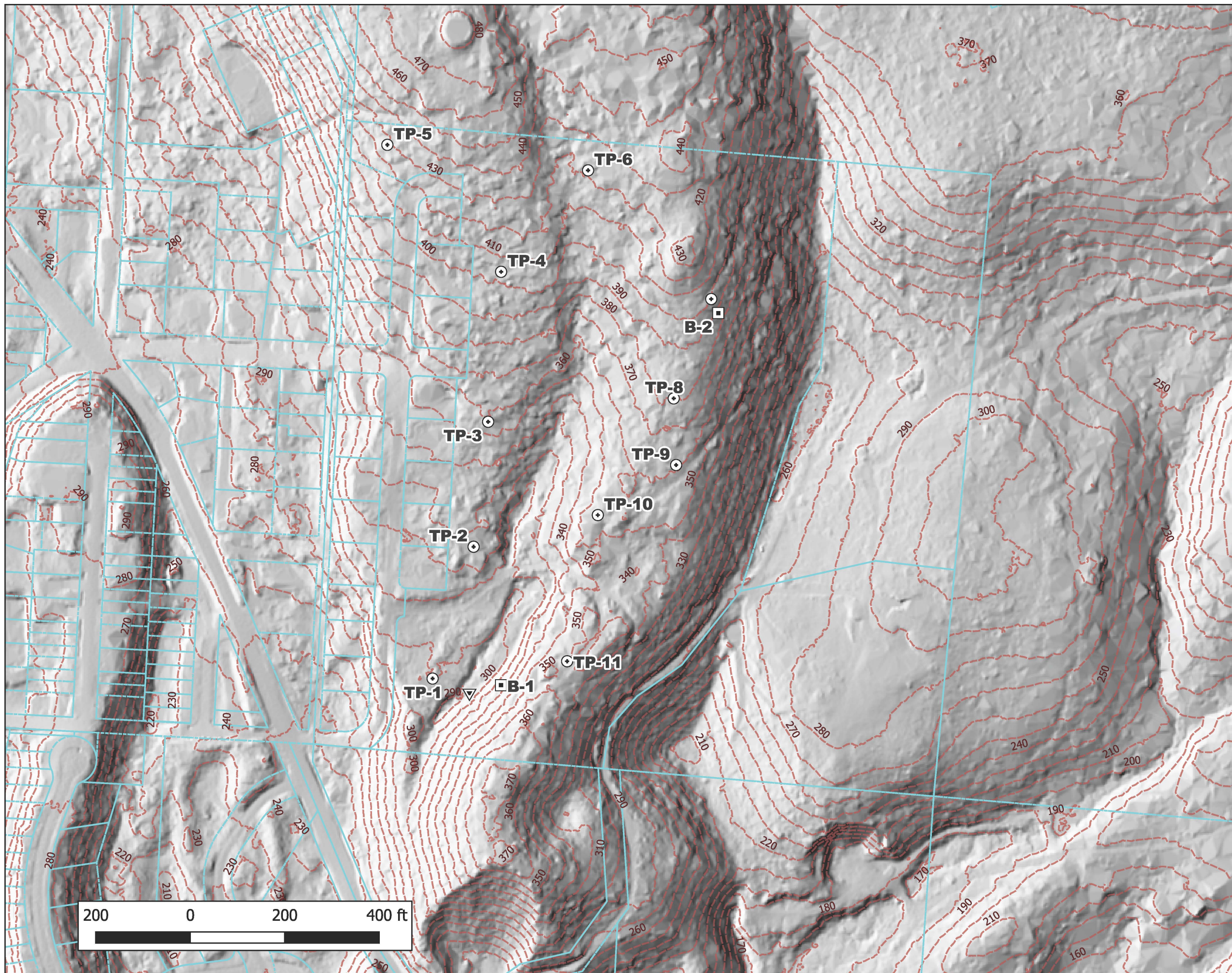
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SITE VICINITY MAP
AVALON HEIGHTS SUBDIVISION
OCEANSIDE, OR

FIGURE
1



**SITE EXPLORATION
PLAN
TOPOGRAPHIC MAP**

**AVALON HEIGHTS
HIGHLAND DR**
Contours derived from 2009 LiDAR
(OR-DOGAMI)
10-foot Contour Intervals



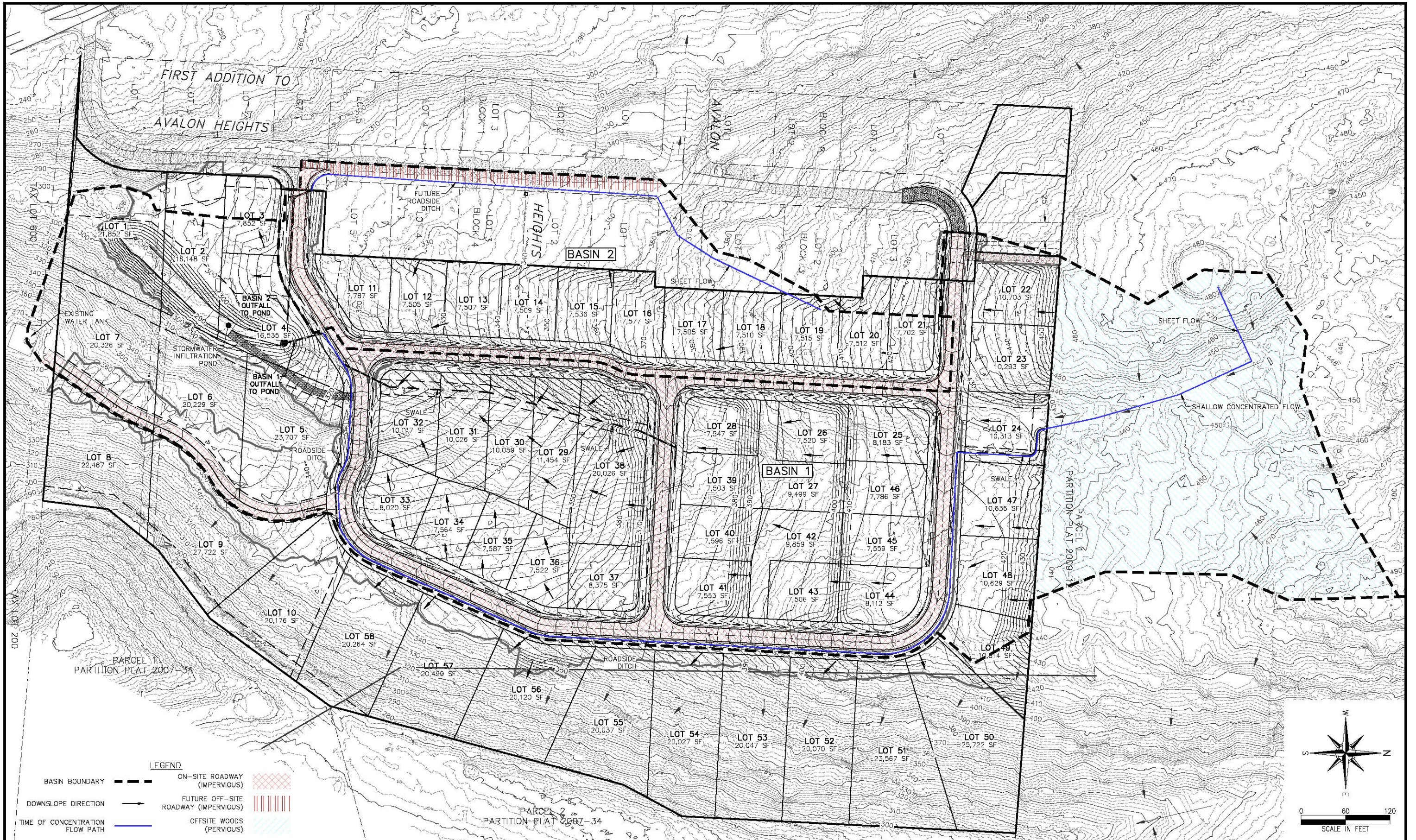
Legend

- ▽ Infiltration Locations
- ▣ Bore Locations
- ⊙ Test Pit Locations

Job #21-0375

Lot lines shown are from
Tillamook County GIS

Figure 2



DATE:	NO.	REVISION
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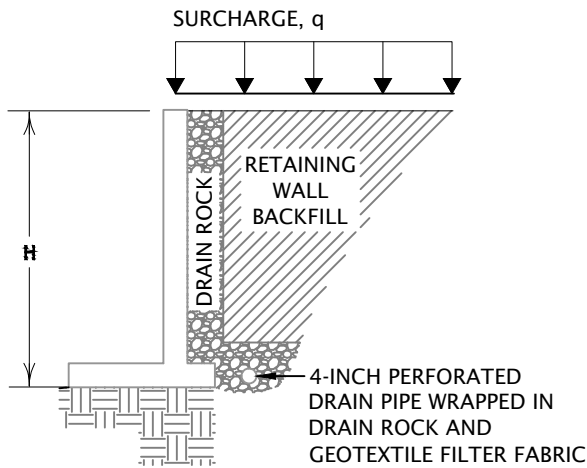
DRAWN: BD	DESIGNED: BD	CHECKED: EH
SCALE: AS SHOWN	DATE: MAR 31, 2021	
PROJECT NO. E20-036		

FDG
 Firwood Design Group, LLC
 SURVEYING + ENGINEERING + PLANNING

358 E. HISTORIC COLUMBIA RIVER HWY
 TROUTDALE, OREGON 97080
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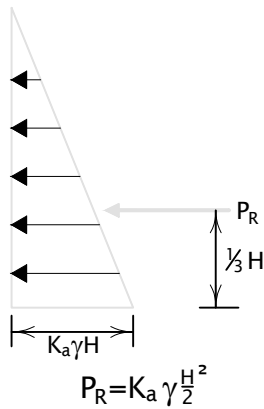
AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

CONCEPT STORMWATER BASIN MAP
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

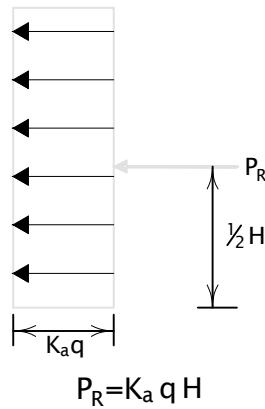


PARAMETER	VALUE
K_a	0.33
K_o	0.47
ΔK_{ae}	0.53
γ	115 pcf

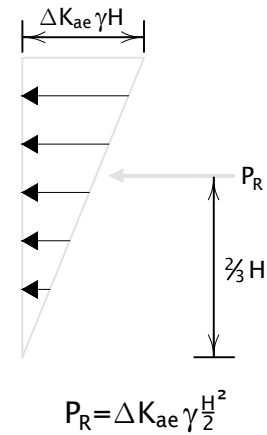
ACTIVE EARTH PRESSURE



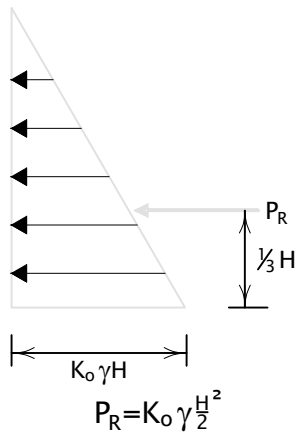
SURCHARGE PRESSURE (ACTIVE)



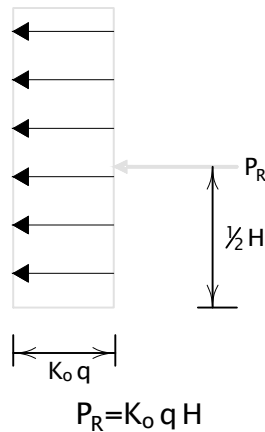
SEISMIC SURCHARGE PRESSURE

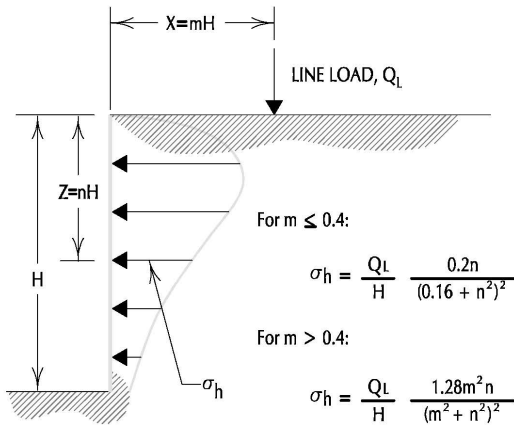


AT-REST EARTH PRESSURE

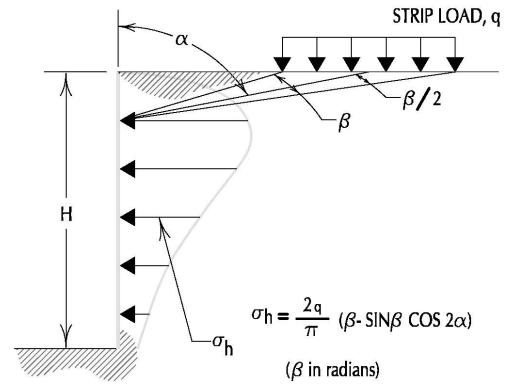


SURCHARGE PRESSURE (AT-REST)

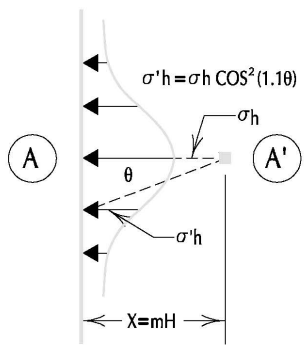
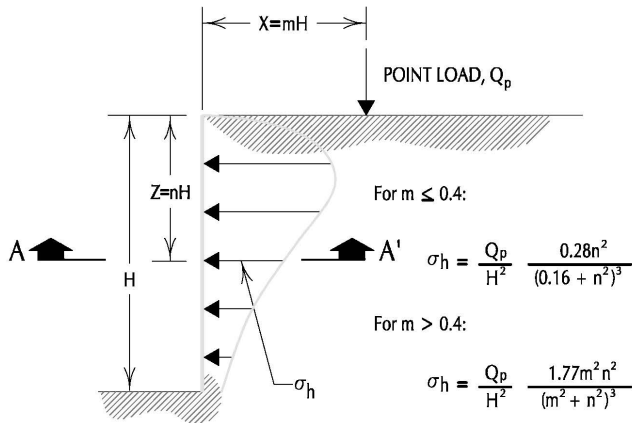




LINE LOAD PARALLEL TO WALL



STRIP LOAD PARALLEL TO WALL



DISTRIBUTION OF HORIZONTAL PRESSURES

VERTICAL POINT LOAD

NOTES:

1. THESE GUIDELINES APPLY TO RIGID WALLS WITH POISSON'S RATIO ASSUMED TO BE 0.5 FOR BACKFILL MATERIALS.
2. LATERAL PRESSURES FROM ANY COMBINATION OF ABOVE LOADS MAY BE DETERMINED BY THE PRINCIPLE OF SUPERPOSITION.

APPENDIX A

Field Explorations



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BORING AND TEST PIT LOGS

DISTINCTION BETWEEN FIELD LOGS AND FINAL LOGS

A field log is prepared for exploration by our field representative. The log contains information concerning soil and groundwater encountered, sampling depths, sampler types used and identification of samples selected for laboratory analysis. The final logs presented in this report represent our interpretation of subsurface conditions based on the contents of the field logs, observations made during explorations, and the results of laboratory testing. Our recommendations are based on the contents of the final logs and the information contained therein, and not on the field logs.

SOIL CLASSIFICATION SYSTEM

Soil samples are classified in the field in general accordance with the United Soil Classification System (USCS) presented in ASTM D2488 "Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)." Final logs reflect field soil classifications and laboratory testing results. A summary of the USCS is provided on page 3. Classifications and sampling intervals are shown in the logs.

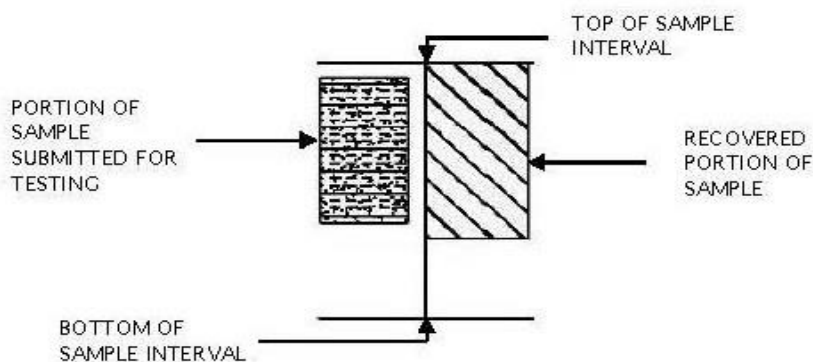
VARIATION OF SOIL BETWEEN EXPLORATIONS

The final logs and related information depict subsurface conditions only at the specific location and on the date(s) indicated. Those using the information contained herein should be aware that soil conditions at other locations or on other dates may differ.

TRANSITION BETWEEN SOIL AND ROCK CLASSIFICATIONS

















The lines designating the interface between soil, fill, or rock on the final logs and on the subsurface profiles presented in the report are determined by interpolation and are, therefore, approximate. The transition between the materials may be abrupt or gradual. Only at specific exploration locations should profiles be considered as reasonably accurate and then only to the degree implied by the notes.

BORING LOG SAMPLES



	2019	KEY TO BORING AND TEST PIT LOGS	
2839 SE Milwaukie Avenue Portland, OR 97202	Drawn By: GCN	GENERAL INFORMATION	1/5

EXPLORATION LOG SYMBOLS

 <p>Sample Location with No Sample Recovery</p>	 <p>Sample Location Using Thin-Walled Tube Sampler (ASTM D 1587)</p>	 <p>Water Sample Screened Interval</p>
 <p>Sample Location Using Direct Push Sampler (ASTM D 6282)</p>	 <p>Rock Core Interval</p>	 <p>Water Sample Submitted for Chemical Testing</p>
 <p>Sample Location Using Ring-Lined Barrel Sampler (ASTM D 3550)</p>	 <p>Grab Sample Location</p>	 <p>Water Sample Tested in the Field</p>
 <p>Sample Location Using Split-Barrel Sampler (ASTM D 1586)</p>	 <p>Soil Sample Submitted for Chemical Testing</p>	 <p>Groundwater Level Encountered While Drilling</p>
	 <p>Soil Sample Submitted for Physical Property Testing</p>	 <p>Static Groundwater Level</p>
		 <p>Perched Groundwater</p>
		 <p>Groundwater Level at Time of Sampling</p>

SOIL CHARACTER

Granular Soil		Cohesive Soil		
Density	Standard Penetration Test *	Consistency	Standard Penetration Test*	Unconfined Compressive Strength (tsf)
Very Loose	0 - 4	Very Soft	Less Than 2	Less Than 0.25
Loose	4 - 10	Soft	2 - 4	0.25 - 0.5
Medium Dense	10 - 30	Medium Stiff	4 - 8	0.50 - 1.0
Dense	30 - 50	Stiff	8 - 16	1.0 - 2.0
Very Dense	Greater Than 50	Very Stiff	16 - 32	2.0 - 4.0
Blows Required to Drive a Split-Barrel Sampler 12 inches		Hard	Greater Than 32	Greater Than 4.0

DEFINITIONS AND ABBREVIATIONS

AT	ATTERBERG LIMITS TEST	ND	NON DETECT	PPB	PARTS PER BILLION
BGS	BELOW GROUND SURFACE	NEG	NEGATIVE RESULT	PPM	PARTS PER MILLION
CO	CONSOLIDATION TEST	NS	NO VISIBLE SHEEN	PSF	POUNDS PER SQUARE FOOT
DS	DIRECT SHEAR TEST	OC	ORGANIC CONTENT	RS	SOIL RESISTIVITY TEST
DW	DRY UNIT WEIGHT	P	PUSHED SAMPLE	S4	SUDAN IV SOIL TEST
GS	MECHANICAL GRAIN SIZE TEST	P200	P200 FINES CONTENT TEST	SG	SPECIFIC GRAVITY TEST
HS	HEAVY SHEEN	PCF	POUNDS PER CUBIC FOOT	SPT	STD. PENETRATION TEST
HYD	HYDROMETER TEST	PH	SOIL pH	SS	SLIGHT SHEEN
MC	MOISTURE CONTENT	PID	PHOTOIONIZATION DETECTOR	TO	TOREVANE
MG/KG	MILLIGRAMS PER KILOGRAM	POS	POSITIVE RESULT	TSF	TONS PER SQUARE FOOT
MS	MODERATE SHEEN	PP	POCKET PENETROMETER	UV	ULTRAVIOLET LIGHT TEST

GRAIN SIZE DEFINITIONS			MINOR FRACTIONS IN FINE GRAINED SOIL		GROUNDWATER SEEPAGE	
SAND	FINE	No. 200 to No. 40	No Mention (CLAY, SILT)	< 15 percent	Slow	< 1 gpm
	MEDIUM	No. 40 to No. 10	With Sand, With Gravel	15 to 30 percent	Moderate	1-3 gpm
	COARSE	No. 10 to No. 4	Sandy, Gravelly	30 to 49 percent	Rapid	> 3 gpm
GRAVEL	FINE	No. 4 to 3/4-inch	FIELD MOISTURE OBSERVATION		CAVING	
	COARSE	3/4- to 3-inch	Dry	Absence of moisture, dusty, dry to touch	Minor	
COBBLE		3-inches to 12-inches	Moist	Damp but no visible water.	Moderate	
BOULDER		> 12-inches	Wet	Saturated, below groundwater	Severe	

2019

KEY TO BORING AND TEST PIT LOGS

2839 SE Milwaukie Avenue
Portland, OR 97202

Drawn
By:
GCN

SYMBOLS AND ABBREVIATIONS

2/5

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	SAND AND SANDY SOILS	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

	2019	KEY TO BORING AND TEST PIT LOGS	
2839 SE Milwaukie Avenue Portland, OR 97202	Drawn By: GCN	SOIL CLASSIFICATION	3/5

ROCK CLASSIFICATION GUIDELINES

HARDNESS		DESCRIPTION
Very soft	(RH-0)	For plastic material only
Soft	(RH-1)	Carved or gouged with a knife
Moderate	(RH-2)	Scratched with a knife
Hard	(RH-3)	Difficult to scratch with a knife
Very hard	(RH-4)	Rock scratches metal; rock cannot be scratched with a knife
STRENGTH		DESCRIPTION
Plastic		Easily deformable with finger pressure
Friable		Crumbles by rubbing with fingers
Weak		Crumbles only under light hammer blows
Moderately Strong		Few heavy hammer blows before breaking
Strong		Withstands few heavy hammer blows and yields large fragments
Very Strong		Withstands many heavy hammer blows, yields dust and small fragments
WEATHERING		DESCRIPTION
Severe		Rock decomposed; thorough discoloration; all fractures extensively coated with clay, oxides, or carbonates.
Moderate		Intense localized discoloration of rock; fracture surfaces coated with weathering minerals.
Little		Slight and intermittent discoloration of rock; few stains on fracture surfaces.
Fresh		Rock unaffected by weathering
FRACTURING		FRACTURE SPACING
Crushed		Less than 5/8 inch to contains clay
Highly Fractured		5/8 inch to 2 inches
Closely Fractured		2 inches to 6 inches
Moderately fractured		6 inches to 1 foot
Little Fractured		1 foot to 4 feet
Massive		Greater than 4 feet
JOINT SPACING		DESCRIPTION
Papery		Less than 1/8 inch
Shaley or Platey		1/8 inch to 5/8 inch
Very Close		5/8 inch to 3 inches
Close		3 inches to 2 feet
Blocky		2 to 4 feet
Massive		Greater than 4 feet

	2019	KEY TO BORING AND TEST PIT LOGS	
2839 SE Milwaukie Avenue Portland, OR 97202	Drawn By: GCN	ROCK CLASSIFICATION	4/5

GLOSSARY

Alluvial – Made up of or found in the materials that are left by the water of rivers, streams, floods, etc.

Bearing pressure – The total stress transferred from the structure to the foundation, then to the soil below the foundation.

Bulk density (Soil density) – The total mass of water and soil particles contained in a unit volume of soil: lb/ft³.

Coefficient of active earth pressure – The ratio of the minimum horizontal effective stress of a soil to the vertical effective stress at a single point in a soil mass retained by a retaining wall as the wall moves away from the soil.

Cohesive soil – Clay type soil with angles of internal friction close to zero. Cohesion is the force that holds together molecules or like-particles within a substance.

Colluvium – A loose accumulation of soil and rock fragments deposited through the action of gravity, such as erosion and soil creep.

Differential settlement – The vertical displacement due to settlement of one point in a foundation with respect to another point of the foundation.

Engineered fill – Soil used as fill, such as retaining wall backfill, foundation support, dams, slopes, etc., that are to be placed in accordance with engineered specifications. These specifications may delineate soil grain-size, plasticity, moisture, compaction, angularity, and many other index properties depending on the application.

Excess pore pressure – That increment of pore water pressures greater than hydro-static values, produced by consolidation stresses in compressible materials or by shear strain; excess pore pressure is dissipated during consolidation.

Factor of safety – The ratio of a limiting value of a quantity to the design value of that quantity.

Fines – Material by weight passing the U.S. Standard No. 200 Sieve by washed analysis.

Fluvial – Produced by the action of rivers or streams.

Homogenous soil – A mass of soil where the soil is of one characteristic having the same engineering and index properties.

In situ – Undisturbed, existing field conditions.

Lacustrine – Of a lake, e.g., the depositional environment of a lake.

Liquefaction – The sudden, large decrease of shear strength of cohesionless soil caused by collapse of the soil structure, produced by small shear strains associated with sudden but temporary increase of pore water pressure. Usually a problem in submerged, poorly graded sands within the upper 50 feet of subgrade in earthquake-prone environments.

Maximum dry density – A soil property obtained in the laboratory from a Proctor test. Density of soil at 100% compaction.

Overbank deposit – Sediment that has been deposited on the floodplain of a river or stream by flood waters that have broken through or overtopped the banks.

Permeability – A measure of continuous voids in a soil. The property which allows the flow of water through a soil. See also coefficient of permeability.

Porosity (Pore space) – The ratio of the volume of voids to the total volume: unitless or expressed as a percentage.

Residual soil – Soil that has been formed in place by rock decay.

Shear strength – The maximum shear stress which a soil can sustain under a given set of conditions. For clay, shear strength = cohesion. For sand, shear strength = the product of effective stress and the tangent of the angle of internal friction.


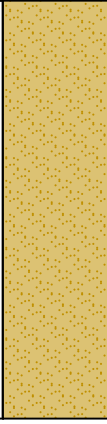
Surcharge – An additional force applied at the exposed upper surface of a restrained soil.

Tuff – An igneous rock (from molten material) that forms from the debris ejected by an explosive volcanic eruption.

Unit weight – The ratio of the total weight of soil to the total volume of a unit of soil: lb/ft³.

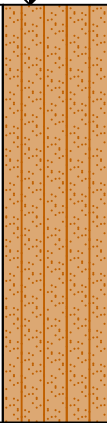
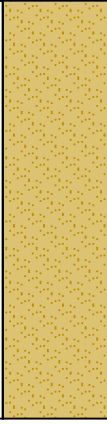
	2019	KEY TO BORING AND TEST PIT LOGS	
2839 SE Milwaukie Avenue Portland, OR 97202	Drawn By: GCN	GLOSSARY	5/5

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	45.45
Drilling Co.:	Bill Hughes	Northing:	-123.96
Method of drilling:	Test Pit	Ground Elevation:	310.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			

Depth [ft]	Samples and GWT	Recovery [%]	RQD [%]	Number of Blows[[BL/12 in]	USCS Classification	Graphical log	Layers description	Environmental Data - Vapor
0.00								
0.50								
1.00								
1.50								
2.00					SM		6" root zone Brown, Silty Sand (SM), 20% fines, 80% sand, Moist	
2.50								
3.00								
3.50								
4.00								
4.50					SP		Light brown, poorly graded SAND (SP), 20% fines, 80% sand, Moist Transfers to Dune Sand at 6 ft, 5% fines, 95% sand 100% sand at 5 ft Caving at 7 ft	
5.00								
5.50								
6.00								
6.50								
7.00								
7.50								
8.00								

Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Test Pit	Ground Elevation:	328.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			

Depth [ft]	Samples and GWT	Recovery [%]	RQD [%]	Number of Blows[[BL/12 in]	USCS Classification	Graphical log	Layers description	Environmental Data - Vapor
0.00								
0.50								
1.00								
1.50								
2.00					SP-SM		6" root zone Brownish red, Poorly graded SAND with SILT (SP-SM), 10% fines, 90% sand, Moist, cemented	
2.50								
3.00								
3.50								
4.00								
4.50					SP		Light brown, poorly graded DUNE SAND (SP), 100% sand, Moist	
5.00								
5.50								
6.00								
6.50								
7.00								
7.50								
8.00								

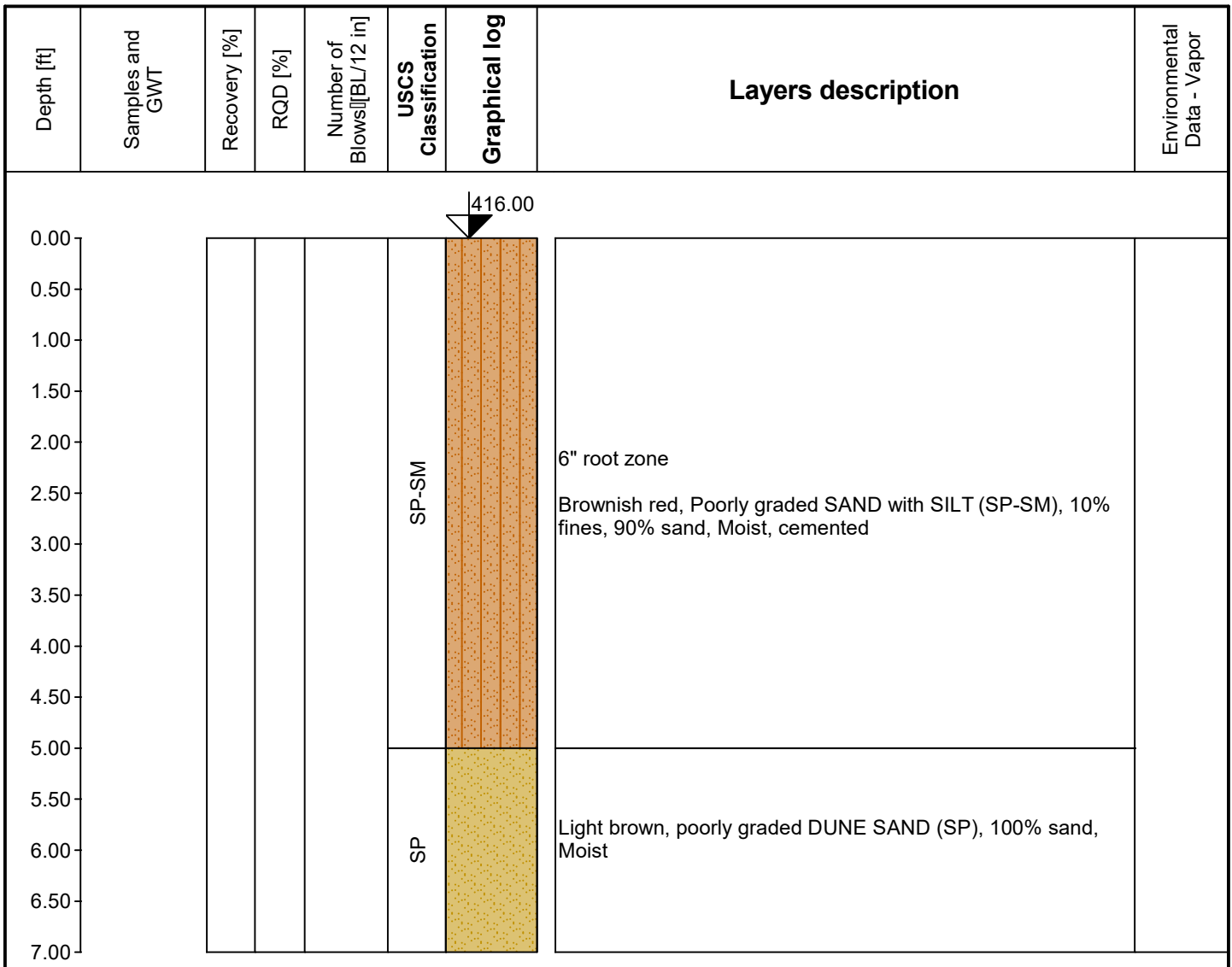
Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Test Pit	Ground Elevation:	378.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			

Depth [ft]	Samples and GWT	Recovery [%]	RQD [%]	Number of Blows[[BL/12 in]	USCS Classification	Graphical log	Layers description	Environmental Data - Vapor
0.00						378.00 ↓		
0.50								
1.00								
1.50								
2.00								
2.50					SP-SM		6" root zone Brownish red, Poorly graded SAND with SILT (SP-SM), 10% fines, 90% sand, Moist, cemented	
3.00								
3.50								
4.00								
4.50								
5.00								
5.50					SP		Light brown, poorly graded DUNE SAND (SP), 100% sand, Moist	
6.00								

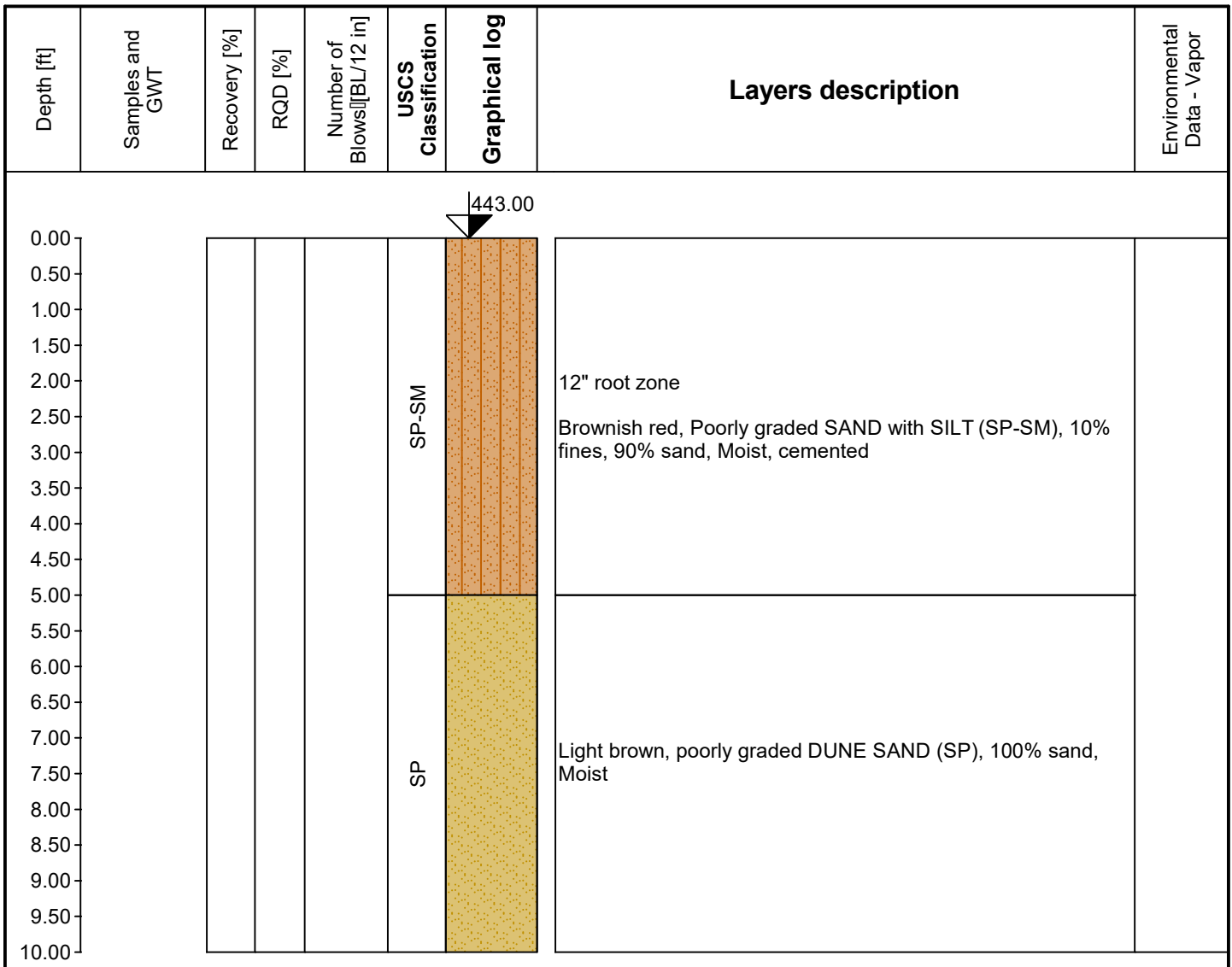
Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Tes Pit	Ground Elevation:	416.00
Logged by:	CVF	Checked by:	RG
Notes:		Altitude system:	user
		Scale:	one page



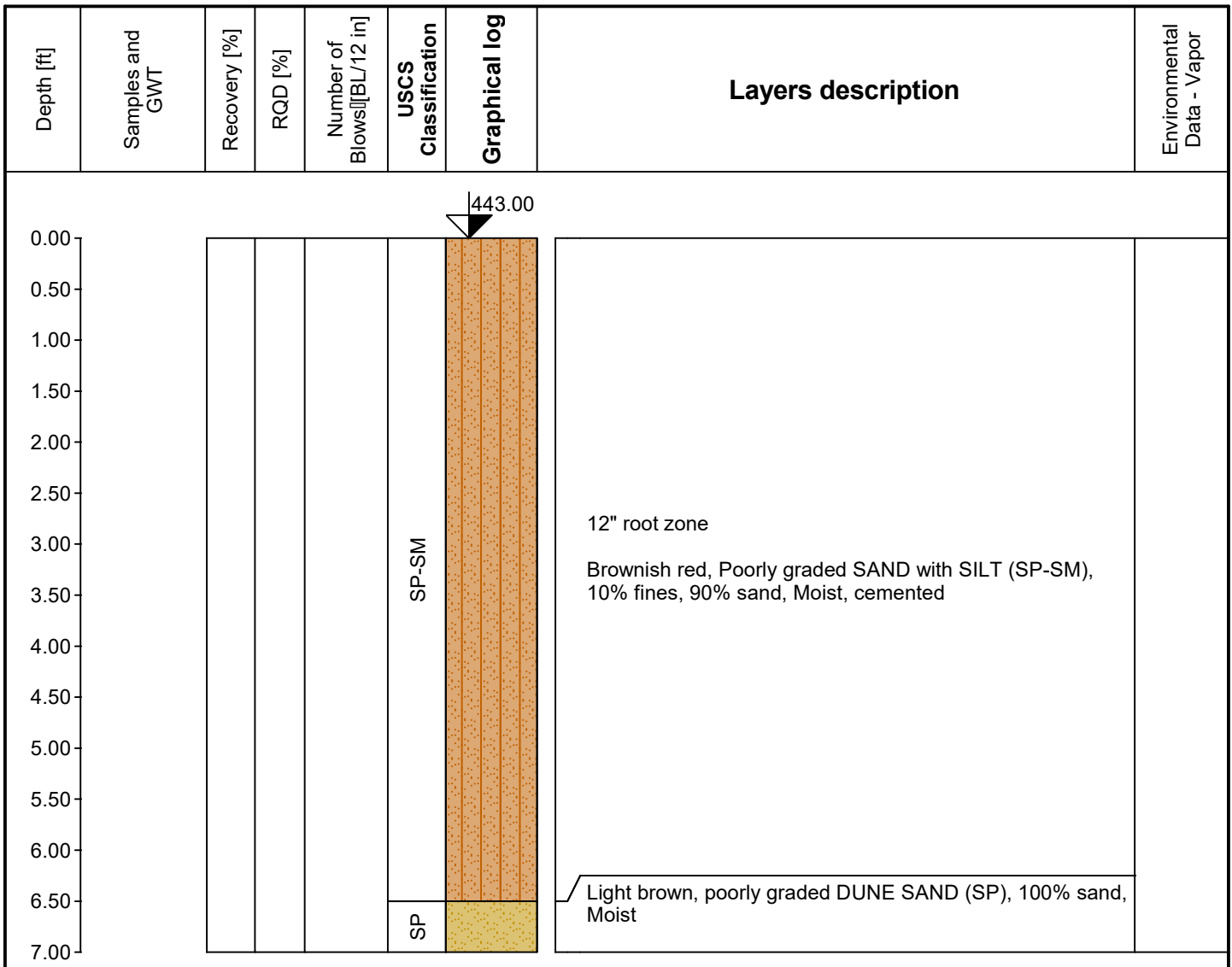
Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Test Pit	Ground Elevation:	443.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			



Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Test Pit	Ground Elevation:	443.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			



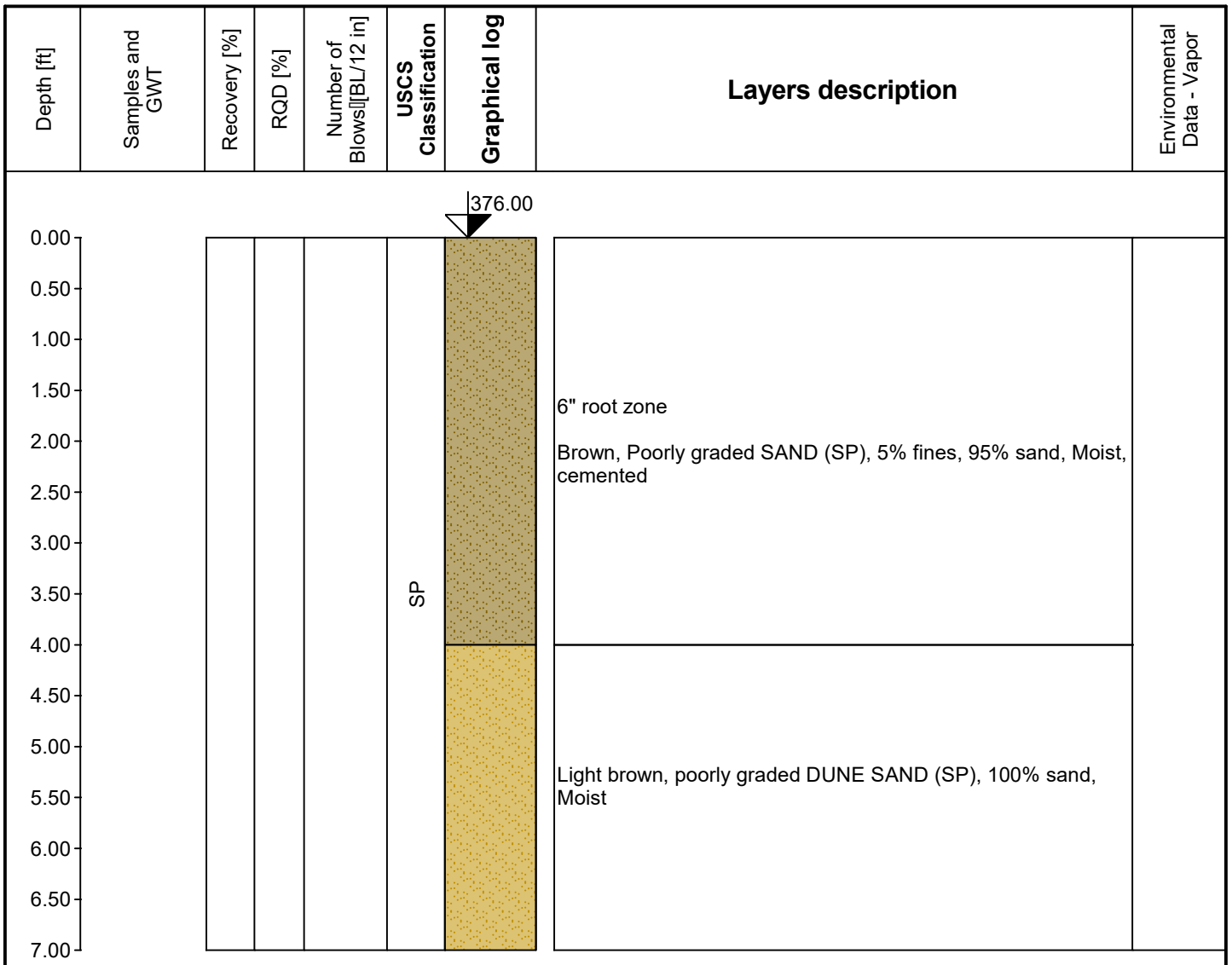
Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Test Pit	Ground Elevation:	402.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			

Depth [ft]	Samples and GWT	Recovery [%]	RQD [%]	Number of Blows[[BL/12 in]	USCS Classification	Graphical log	Layers description	Environmental Data - Vapor
0.00								
0.25								
0.50								
0.75								
1.00								
1.25								
1.50								
1.75								
2.00							6" root zone	
2.25					SP-SM		Brownish red, Poorly graded SAND with SILT (SP-SM), 10% fines, 90% sand, Moist, cemented	
2.50								
2.75								
3.00								
3.25								
3.50								
3.75								
4.00								
4.25								
4.50								
4.75					SP		Light brown, poorly graded DUNE SAND (SP), 100% sand, Moist	
5.00								

Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Test Pit	Ground Elevation:	376.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			



Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Test Pit	Ground Elevation:	351.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			

Depth [ft]	Samples and GWT	Recovery [%]	RQD [%]	Number of Blows[[BL/12 in]	USCS Classification	Graphical log	Layers description	Environmental Data - Vapor
0.00						351.00 ↓		
0.50					SP-SM		Brownish red, Poorly graded SAND with SILT (SP-SM), 5% fines, 95% sand, Moist, cemented	
1.00								
1.50								
2.00								
2.50								
3.00								
3.50								
4.00								
4.50								
5.00					SP		Light brown, poorly graded DUNE SAND (SP), 100% sand, Moist	
5.50								
6.00								
6.50								
7.00								

Key:

Project:	Avalon Heights Residential Subdivision	Date start:	3/17/2021
Project ID:	21-0375	Date end:	3/17/2021
Location:	41901 Old Highway 30		
Client:	Bill Hughes	Easting:	
Drilling Co.:	Bill Hughes	Northing:	
Method of drilling:	Test Pit	Ground Elevation:	349.00
Logged by:	CVF	Checked by:	RG
Altitude system:	user	Scale:	one page
Notes:			

Depth [ft]	Samples and GWT	Recovery [%]	RQD [%]	Number of Blows[[BL/12 in]	USCS Classification	Graphical log	Layers description	Environmental Data - Vapor	
0.00						349.00 ↓			
0.50						SP			
1.00									
1.50									
2.00									
2.50									
3.00								6" root zone	
3.50								Brown, Poorly graded DUNE SAND (SP), 100% sand, Moist	
4.00									
4.50									
5.00									
5.50									
6.00									

Key:



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

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

Land of Cheese, Trees and Ocean Breeze

NOTICE OF DECISION & NOTICE OF APPEAL HEARING

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

**NOTICE OF DECISION FOR SUBDIVISION REQUEST #851-21-000095-PLNG, WITH
GEOLOGIC HAZARD REPORT REVIEW #851-21-000202-PLNG, FOR PRELIMINARY
SUBDIVISION PLAT APPROVAL OF A 58-LOT SUBDIVISION IDENTIFIED AS “SECOND
ADDITION TO AVALON HEIGHTS”**

AND

**NOTICE OF PUBLIC HEARING FOR SUBDIVISION REQUEST #851-21-000095-PLNG, WITH
GEOLOGIC HAZARD REPORT REVIEW #851-21-000202-PLNG, FOR PRELIMINARY
SUBDIVISION PLAT APPROVAL OF A 58-LOT SUBDIVISION IDENTIFIED AS “SECOND
ADDITION TO AVALON HEIGHTS”**

July 14, 2021

RE: #851-21-000095-PLNG: A request for preliminary subdivision plat approval of a 58-lot subdivision identified as “Second Addition to Avalon Heights” on a property located within the Unincorporated Community of Oceanside, together with Geologic Hazard Report review request #851-21-000202-PLNG. The subject property is located within the Oceanside Unincorporated Community Boundary and accessed via Highland Drive and Grand Avenue, County local access roads, and is designated as Tax Lot 200 of Section 30DC, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Dear Interested Parties:

This letter is to confirm the action taken by the Tillamook County Planning Commission on July 8, 2021, regarding the above-referenced requests. Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission on June 10, 2021, and July 8, 2021, where a decision was made on this date.

The Tillamook County Planning Commission considered this request on the basis of their authority to review a Geologic Hazard Report under Section 4.130 of the Tillamook County Land Use Ordinance and the Preliminary Plat criteria listed in Section 070 of the Tillamook County Land Division Ordinance, all other applicable standards contained the Tillamook

County Land Use Ordinance and Land Division Ordinance, Findings of Fact contained in the Staff Report dated June 3, 2021 and all testimony presented and received.

The Planning Commission voted 6 in favor and 0 opposed to deny Subdivision request #851-21-000095-PLNG together with the Geologic Hazard Report #851-21-000202-PLNG.

Due to their large size, the Planning Commission Order and other documents associated with this review are available for review on the Tillamook County Department of Community Development website at: <https://www.co.tillamook.or.us/commdev/landuseapps> and are also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Any party with standing to appeal as described in TCLUO 10.110 may appeal this decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners within twelve (12) days of the date of this Notice.

Should the Department receive notice of intent to appeal this decision to the Tillamook County Board of Commissioners, Notice of Appeal Hearing to the Tillamook County Board of Commissioners is as follows:

Notice is hereby given that a virtual public hearing will be held by the Tillamook County Board of County Commissioners at **9:00a.m. on Monday, August 30, 2021, in the Board of County Commissioners Meeting Rooms A & B of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141, to consider the following:**

RE: #851-21-000095-PLNG: An appeal of the Planning Commission's decision to deny a request for preliminary subdivision plat approval of a 58-lot subdivision identified as "Second Addition to Avalon Heights" on a property located within the Unincorporated Community of Oceanside, together with Geologic Hazard Report review request #851-21-000202-PLNG. The subject property is located within the Oceanside Unincorporated Community boundary and accessed via Highland Drive and Grand Avenue, County local access roads, and is designated as Tax Lot 200 of Section 30DC, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

The Board of County Commissioners hearing will take place virtually and will be livestreamed to ensure the public is able to participate. The hearings can be accessed via teleconference, attended via Microsoft Teams meetings and by live video through tctvonline.com.

Board of County Commissioner Hearings: Please visit <https://www.co.tillamook.or.us/bocc/page/board-commissioners-meeting-schedule> for access information for Board of County Commissioner meetings. Call-In Information: Dial 971-254-3149, Conference ID: 736-023-979.

Oral testimony can be heard at the hearing on August 30, 2021, at the Tillamook County Board of County Commissioners hearing. For instructions on how to provide oral testimony at the August 30, 2021 hearing, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> for instructions and protocol or email Allison Hinderer, DCD Office Specialist, at ahindere@co.tillamook.or.us.

Notice of public hearing, a map of the request area, and applicable specific request review criteria are being mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application has been made at least 28 days prior to the date of the hearing in accordance with Article 10 of the TCLUO.

A copy of the application, Assessor's map of the area, a general explanation of the requirements for submission of testimony and procedures for conduct of hearing and the applicable review criteria are available on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

The #851-21-000095-PLNG Staff Report for appeal of preliminary subdivision plat request and Geologic Hazard Report #851-21-000202-PLNG will be available for inspection at least 7 days prior to the August 30, 2021, hearing on the

Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and will also be available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. The application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page.

For additional information concerning this Preliminary Subdivision Plat and Geologic Hazard Report request, please contact Melissa Jenck, Land Use Planner II, Department of Community Development at 503-842-3408x3301 or by email mjenck@co.tillamook.or.us.

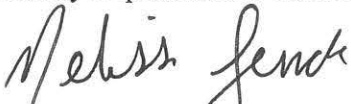
Oral testimony will be heard at the hearing. Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon 97141 prior to 8:00am on August 30, 2021, or at the hearing (if submitted by 4:00 p.m., August 23, 2021, the testimony will be included in the packet provided to the Board of County Commissioners the week prior to the hearing). Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.

The criteria applicable to review of this Preliminary Subdivision Plat request is Tillamook County Land Division Ordinance Section 070: Preliminary Plat Approval Criteria and the process is outlined in Article 10: Administrative Provisions of the Tillamook County Land Use Ordinance (TCLUO). The subject property lies within an area of geologic hazard and site development requirements outlined in TCLUO Section 4.130 apply. Applicable criteria are included with this letter and these documents are available for review at the Department of Community Development and online at: <https://www.co.tillamook.or.us/commdev>.

The Tillamook County Courthouse is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3303, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you have any questions about this notice, you may contact this office at (503) 842-3408x3301.

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, CFM, Land Use Planner II



Sarah Absher, CFM, Director

Enclosures:

- Tillamook County Assessor Map, Vicinity Map & Zoning Map
- TCLDO Section 070: Preliminary Plat Approval Criteria
- TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
- Copy of the record can be found on the Tillamook County Community Development page at: <https://www.co.tillamook.or.us/commdev/landuseapps>

TILLAMOOK COUNTY LAND DIVISION ORDINANCE
SECTION 070 PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

(2) Conditions of Approval. The Approval Authority may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations.

TILLAMOOK COUNTY LAND USE ORDINANCE
SECTION 4.130 DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS

(5) The GEOLOGIC HAZARD report shall be prepared, stamped and signed by both an Oregon Registered Geologist and a qualified Oregon Registered Engineer or by an Oregon Certified Engineering Geologist. Structural recommendations shall be prepared, stamped and signed by an Oregon Registered Engineer trained and proficient in preparing structural calculations and diagrams. The Planning Director or his designee shall determine the boundary limits of the study area. The GEOLOGIC HAZARD report shall be prepared and submitted on forms deemed acceptable by the County and shall include plan and sectional diagrams of the area showing property boundaries and the geographic information required by (6) below.

(6) The GEOLOGIC HAZARD analysis shall include the following:

- (a) In landslide areas [(1) (a) and (1) (b)];
 - i. Soils and bedrock types,
 - ii. Slope,

- iii. Orientation of bedding planes in relation to the dip of the surface slope,
- iv. Soil depth,
- v. Other relevant soils engineering data,
- vi. Water drainage patterns, and vii. Identification of visible landslide activity in the immediate area.

- (b) In areas prone to mudflow [(1) (c)];
 - i. History of mud or debris flow, and
 - ii. Areas likely to be affected by future mudflow.
- (c) In Brallier peat soils [(1) (d)];
 - i. Boring log,
 - ii. Bearing capacity, and
 - iii. Drainage patterns.
- (d) Ocean front bluffs subject to coastal erosion and sliding [(1) (e)];
 - i. Information required by (6) (a) above, and
 - ii. History of coastal erosion in the area.

(7) The GEOLOGIC HAZARDS report shall recommend development standards that will protect development on the property and surrounding properties. These should include standards for:

- (a) Development density (when more than one use is possible),
- (b) Locations for structures and roads,
- (c) Land grading practices, including standards for cuts and fills,
- (d) Vegetation removal and re-vegetation practices,
- (e) Foundation design (if special design is necessary),
- (f) Road design (if applicable), and
- (g) Management of storm water runoff during and after construction.

(8) The GEOLOGIC HAZARD report shall include the following summary findings and conclusions:

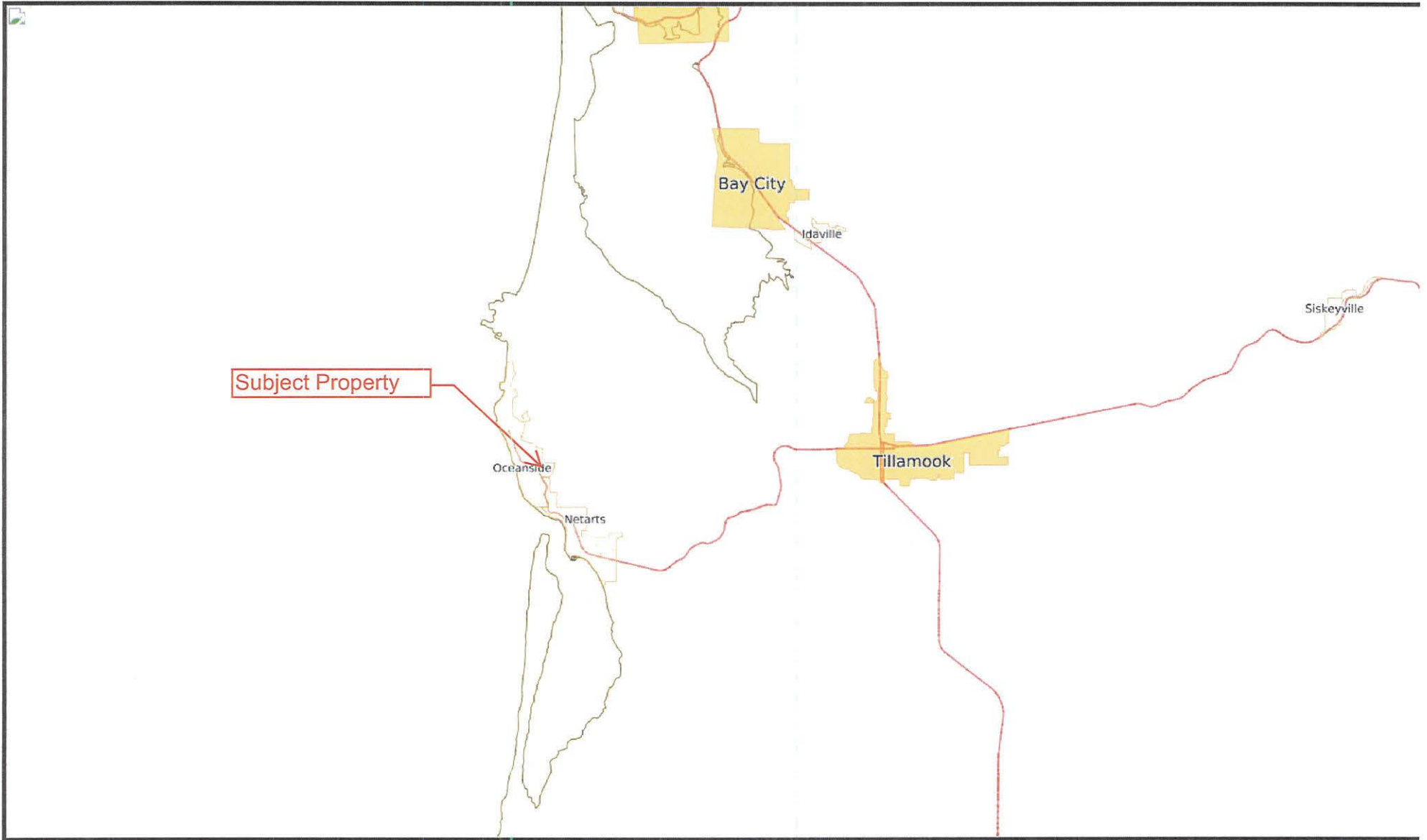
- (a) The type of use proposed and the adverse effects it might have on adjacent areas;
- (b) Hazards to life, public and private property, and the natural environment which may be caused by the proposed use;
- (c) Methods for protecting the surrounding area from any adverse effects of the development;
- (d) Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
- (e) The proposed development is adequately protected from any reasonably foreseeable hazards including but not limited to GEOLOGIC HAZARDS, wind erosion, undercutting, ocean flooding and storm waves; and
- (f) The proposed development is designed to minimize adverse environmental effects

EXHIBIT A



Tillamook County GIS

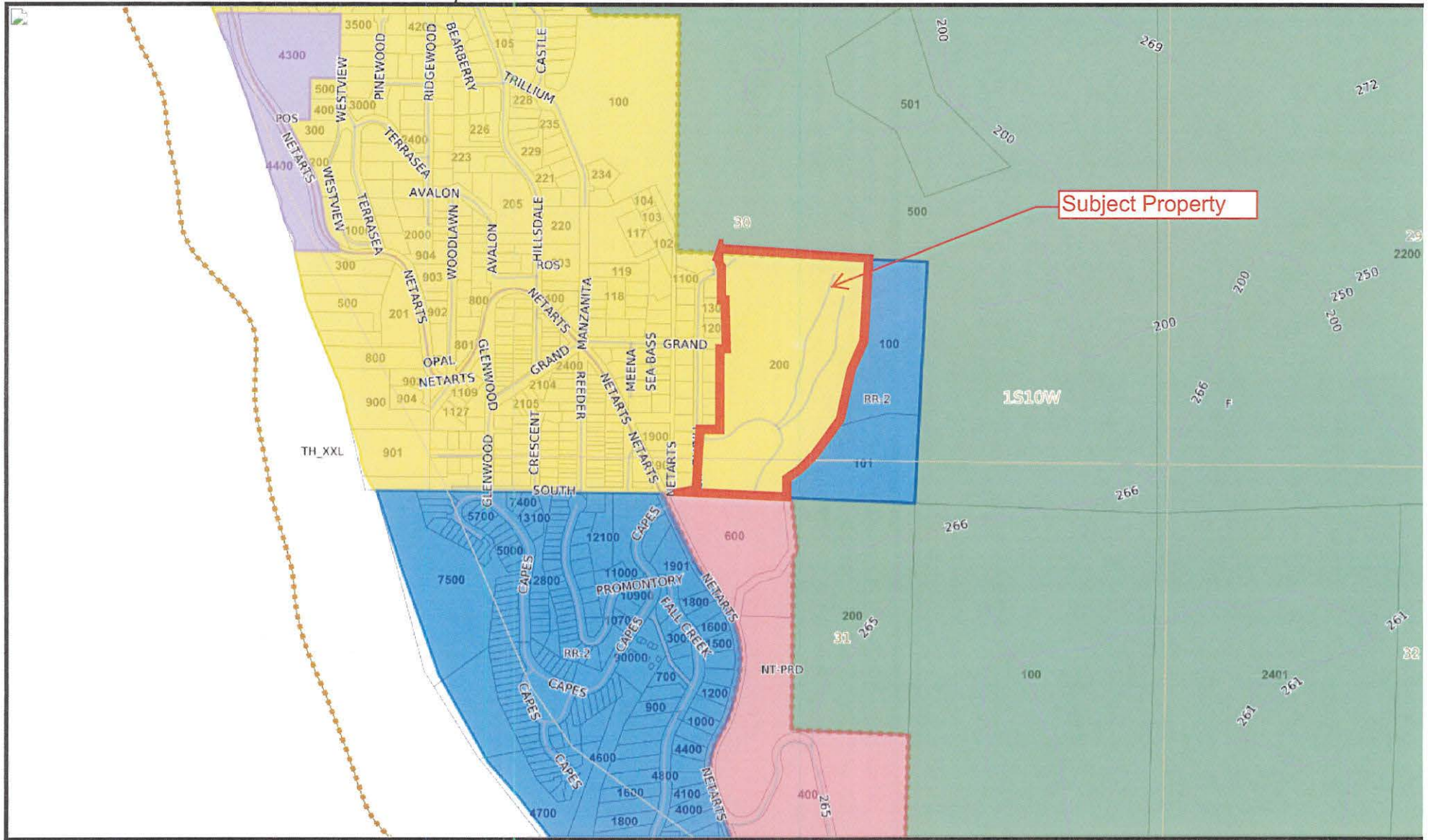
Vicinity Map: 851-21-000095-PLNG Subdivision Second Addition to Avalon Heights





Tillamook County GIS

Zoning Map: 851-21-000095-PLNG Subdivision Second Addition to Avalon Heights

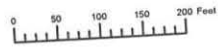


Created: Mon May 17 2021-12:25:19

Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, highlight, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline

Extent: -13800512.608554, 5691734.3390818, -13796654.927284, 5693704.981217

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



S.W.1/4 S.E.1/4 SEC.30 T.1S. R.10W. W.M.
TILLAMOOK COUNTY
1" = 100'

01S10W30DC
AVALON HEIGHTS

SEE MAP 1S 10W 30



01S10W30DC
AVALON HEIGHTS
Revised 4/11/19, WS

EXHIBIT B

Tillamook County



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

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

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

Land of Cheese, Trees and Ocean Breeze

MEMO

Date: June 3, 2021
To: Tillamook County Planning Commission
From: Melissa Jenck, CFM, Land Use Planner II
Subject: Subdivision Request #851-21-000095-PLNG “Second Addition to Avalon Heights”

Included is the staff report and associated exhibits for the above-mentioned Subdivision request. Enclosed is a copy of all materials related to the “Second Addition to Avalon Heights” subdivision proposal. A Geologic Hazard Report review, #851-21-000202-PLNG, is also part of this subdivision review process. This request is to establish a 58-lot subdivision within the Unincorporated Community Boundary of Oceanside.

Chris Laity, Tillamook County Public Works Director, will be joining staff for the hearing on June 10, 2021 to discuss County road construction and stormwater management standards, and to answer any questions you may have during the hearing process.

Two public hearings are scheduled for discussion and consideration of this matter. The first hearing will take place on Thursday, June 10, 2021, at 6:30pm. The second hearing is scheduled for Thursday, July 8, 2021, at 6:30pm. The hearing process will be conducted in virtual hearing/teleconference format.

The hearing can be accessed via teleconference and live video. To access the live video or virtual meeting, please visit the Tillamook County Planning Commission homepage for meeting options: <https://www.co.tillamook.or.us/bc-pc>. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 162 123 896#.

Oral Testimony Procedure: Oral testimony will be heard at the hearing. If you wish to provide oral testimony at the hearing during the public comment period, please email Allison Hinderer, DCD Office Specialist at ahindere@co.tillamook.or.us prior to 6:00pm on the date of the hearing to make arrangements to speak. Ms. Jenck will call upon those wishing to provide oral testimony at the hearing once the public comment portion of the

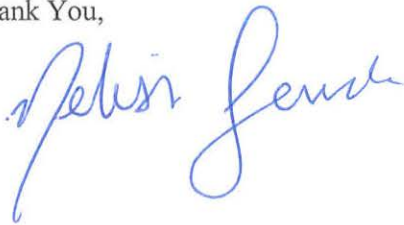
hearing is opened by the Planning Commission Chair. The order of comments will be announced at the beginning of the public comment period.

Written Testimony: Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Melissa Jenck, CFM, Land Use Planner II, Tillamook County Department of Community Development, mjenck@co.tillamook.or.us as soon as possible if you wish to have your comments provided to the Planning Commission at the June 10, 2021, hearing.

I would like to request for the written record to be left open as described: Anyone can submit written testimony from 4:00pm June 10, 2021, until 4:00pm on June 17, 2021, anyone can provide rebuttal but no new information from 4:00pm on June 17, 2021, until 4:00pm on June 24, 2021, and the Applicant can submit final written comments with no new information from 4:00pm on June 24, 2021, until 4:00pm July 1, 2021. The Applicant would be given opportunity for final oral arguments at the continued July 8, 2021, hearing.

Please do not hesitate to contact me if you have any questions.

Thank You,



TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held
June 10, 2021- Beginning at 6:30 p.m.

VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse remains closed to the public at this time and public hearings must adhere to State of Oregon public gathering limitations. The hearing can be accessed via teleconference and live video. To access the live video, please visit the Tillamook County homepage the date of the hearing: <https://www.co.tillamook.or.us/> where a link will be provided the evening of the hearing. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.co.tillamook.or.us/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.*

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. OLD BUSINESS: NONE**
- IV. NEW BUSINESS: Hearing Time Certain of 6:30pm**

#851-21-000095-PLNG: A request for preliminary subdivision plat approval of a 58-lot subdivision identified as “Second Addition to Avalon Heights” on a property located within the Unincorporated Community of Oceanside, together with Geologic Hazard Report review request #851-21-000202-PLNG. The subject property is located within the Oceanside Unincorporated Community boundary and accessed via Highland Drive and Grand Avenue, County local access roads, and is designated as Tax Lot 200 of Section 30DC, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner is Avalon Heights LLC. The Applicant is Bill Hughes.
- V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY**
- VI. ADMINISTRATIVE DECISIONS:** Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>
- VII. HOUSING COMMISSION UPDATE**
- VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT**
- IX. ADJOURNMENT**

The Courthouse is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.



Land of Cheese, Trees and Ocean Breeze

**PRELIMINARY SUBDIVISION PLAT REVIEW REQUEST
“SECOND ADDITION TO AVALON HEIGHTS SUBDIVISION”
#851-21-000095-PLNG
TOGETHER WITH
Geologic Hazard Report Review #851-21-000202-PLNG**

**Planning Commission Hearing Date: June 10, 2021
Staff Report Date: June 3, 2021**

Staff Report Prepared by: Melissa Jenck, CFM, Land Use Planner II

I. GENERAL INFORMATION:

Request: A request for preliminary subdivision plat approval of a 58-lot subdivision identified as “Second Addition to Avalon Heights” on a property located within the Unincorporated Community of Oceanside, together with Geologic Hazard Report review request #851-21-000202-PLNG (Exhibit B).

Location: The subject property is located within the Oceanside Unincorporated Community boundary and accessed via Highland Drive and Grand Avenue, County local access roads, and is designated as Tax Lot 200 of Section 30DC, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Residential Oceanside Zone (ROS)

Applicant: Bill Hughes, 41901 Old Hwy 30, Astoria, OR 97103

Property Owner: Avalon Heights LLC, 41901 Old Hwy 30, Astoria, OR 97103

II. Description of Site and Vicinity

The subject property is located within the Oceanside Unincorporated Community, abutting the border of the community boundary on its northerly, easterly, and southerly boundaries. The southerly boundary of the property abuts the Netarts Unincorporated Community boundary (Exhibit A).

The subject property is bordered by ROS zoned parcels to the west, undeveloped property zoned Forest (F) to the north, Rural Residential 2-acre (RR-2) zoned parcels to the east and a Netarts Medium Density Urban Residential (NT-R2) zoned parcel with the Netarts Planned Residential Development Overlay (NT-PRD) owned by the Netarts Water District to the south (Exhibit A).

The subject property is irregular in shape and approximately 20 acres (Exhibit A). Highland Drive, a County local access road, abuts along the north-westerly boundary and south-westerly boundary of the subject property (Exhibits B). Grand Avenue, a County local access road, abuts along the middle westerly property boundary (Exhibit B). Both Highland Drive and Grand Avenue intersect Highway 131/Netarts Highway, a State highway, to the west (Exhibit A).

There are eight (8) privately owned properties abutting the westerly boundary of the subject property, most of which are residentially improved and are also zoned Residential Oceanside (ROS). The Netarts-Oceanside Sanitary District facilities are located approximately 500-feet to the northeast of the subject property (Exhibit A). A water tower operated by Oceanside Water District is located approximately 200-feet north of the subject property (Exhibit B).

Service providers include the Netarts Water District, Netarts-Oceanside Sanitary District, Netarts-Oceanside Fire District, Tillamook PUD, Tillamook School District, and the Tillamook County Sheriff's Office. Responses to notice of this proposal from service providers and public agencies are included in "Exhibit B" and "Exhibit C" of this report.

Applicant states the request is for a 58-lot subdivision for single-family dwellings, to be developed in three phases (Exhibit B).

A. Natural Features

1. **Topography:** The Geologic Hazard Report (GHR) dated April 12, 2018, prepared by John Jenkins, CEG, of Environmental Management Systems, Inc (Exhibit B) states that elevations of the subject property range from approximately 300 to 430 feet above sea level, with higher elevations in the northern portion of the parcel (Exhibit B). Slopes generally descend from north to south, with steeper slopes in the easterly part of the property near 45 to 60% (Exhibit B).

2. **Soils:** Geology of the site is discussed in the Geologic Hazard Report (GHR) dated April 12, 2018, prepared by John Jenkins, CEG, of Environmental Management Systems, Inc (Exhibit B).

Soils identified by the Natural Resources Conservation Service (NCRS) include the Netarts fine sandy loam, 5 to 30% slopes in the western half of the lot, and 30 to 60% slopes in the eastern half of the lot. This soil is derived from dunes on marine terraces and is described as being well drained (Exhibit B). Examination of the soil auger areas and available exposures of soils and bedrock in road cuts confirm these soils (Exhibit B).

3. **Vegetation:** The subject property is detailed to have been recently logged, but was previously covered with Scotch Broom, heavy brush and stands of mixed evergreen trees (Exhibit B).

4. **Water Features:** The National Wetland Inventory Mapper (NWI) does not identify any wetlands on the subject property and identifies riverine features throughout (Exhibit A). A perennial stream that is described to be a tributary to Fall Creek runs along the east boundary of the subject property (Exhibit B). Drainage ways identified on the subject property are also depicted on the preliminary plats (Exhibit B).

The subject property is identified on Flood Insurance Rate Maps #41057C0555F dated September 28, 2018 and is located within the 'Zone X' flood zone, outside of the Special Flood Hazard Area (Exhibit A).

B. Comprehensive Plan Policies

The natural features identified on the subject property are not included in the list of inventoried protected natural features in the Goal 5: Natural Resources element of the Tillamook County Comprehensive Plan. Development of the subject property shall be done in accordance with the development standards of Section 4.130: Development Requirements for Geologic Hazard Areas, consistent with the policies outlined in the Goal 7: Hazards element of the Tillamook County Comprehensive Plan.

Tillamook County established an Unincorporated Community Boundary (UCB) around Oceanside based on the procedures and requirements of the Goal 2 exception process. Planning for the unincorporated community of Oceanside was completed in accordance with Goal 14: Urbanization. The proposed plat is located within the Oceanside UCB at a density consistent with Plan policies for development within UCBs (14.3 Goal 14 element of the Comprehensive Plan). These policies encourage development within urban areas before conversion of urbanizable land and resource lands.

III. APPLICABLE ORDINANCE PROVISIONS & ANALYSIS:

A. Tillamook County Land Use Ordinance

1. Section 3.310: Residential Oceanside (ROS) Zone, Subsection 4: Development Standards. The minimum lot size for permitted uses shall be: 7,500 square feet where the slope averages less than 19 percent, 10,000 square feet where the slope averages from 19 to 29 percent and 20,000 square feet where the slope averages greater than 29 percent. The minimum lot width shall be 60-feet and depth shall be 75-feet.

The ROS zone requires that new uses not adversely affect farm or forest management practices conducted in accordance with federal and state laws. The ROS zone requires that if a parcel is created or dwelling is constructed adjacent to land zone farm or forest use it shall require a notarized declaratory statement signed and recorded on the property deed or contract.

Findings: The proposed development is a subdivision within the Residential Oceanside (ROS) zone. The preliminary plat confirms the proposed lots meet the minimum lot width and depth requirements for new lots/parcels located within the ROS zone and meet or exceed the minimum lot size requirement allowed by per the slope average of the lot (Exhibit B).

Those lot proposed along the northerly property line which abuts Forest (F) zoned land, namely Proposed Lots 22-24 & 47-50, will be required to record a declaratory statement that affirms that residents of the parcel may be subject to farm or forest management practices. A Condition of Approval is recommended that those proposed lots adjacent to Forest (F) zoned property record a declaratory statement accepting potential impact from farm and forest practices, prior to issuance of Final Plat approval. An example of such a declaratory statement is included in 'Exhibit D' of this report.

2. 4.130: Development Requirements for Geologic Hazard Areas. The subject property is located within an area of geologic hazard (landslide topography) and a Geologic Hazard Report (GHR) is required as part of this development review process. As mentioned previously in this report, a GHR has been prepared and included in the application submittal (Exhibit B) and is comprised of a report prepared by John Jenkins, CEG, of Environmental Management Systems, Inc.

Findings: The Geologic Hazard Report (GHR) includes an analysis of soils and bedrock types, slopes, soil depth, other relevant soils engineering data, water drainage patterns and a discussion of landslide activity in the recent area. The main geologic hazard identified include steep slopes around the eastern portion of the property; the hazard is further discussed in the GHR (Exhibit B).

Recommended development standards for design/construction of roads, locations of structures, land grading practices for subdivision improvements, vegetation and re-vegetation practices, foundation design and stormwater management both during subdivision construction as well as when lots are developed are also included in the GHR (Exhibit B).

A "Geo Hazard Line" is depicted on the proposed plats, but Staff were unable to conclude in the application materials, specifically the provided Geologic Hazard Report, what this depicted line represents (Exhibit B).

Given the hazards of the site as described in the GHR, the steep slopes of the subject property and proposed lots, a Condition of Approval is recommended to require site-specific Geologic Hazard Reports in accordance with TCLUO Section 4.130 at time of individual lot development. This requirement ensures that continued development of the site is appropriately addressed in accordance with TCLUO Section 4.130 at the time of individual lot construction.

B. Land Division Ordinance (LDO) Requirements

1. Section 60: Preliminary Plat Submission Requirements.

This section specifies what general information is required on a preliminary plat, information about existing conditions of the site, information about the proposed development allows the Department to require certain additional information to supplement the proposed plan of the subdivision.

Findings: Staff confirmed with County Surveyor Michael Rice, PLS, that the proposed name, "Second Addition to Avalon Heights" does not duplicate the name of any other subdivision in the County. All of the other information required under this section is included on the preliminary plat or as supplemental information including a Geologic Hazard Report, service availability letters, existing and proposed streets, existing and proposed easements and locations of natural features (Exhibit B).

2. Section 70: Preliminary Plat Approval Criteria.

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

(a) The land division application shall conform to the requirements of this ordinance;

(b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;

Findings: The proposed lots depicted on the preliminary plats meet the applicable development standards of the Residential Oceanside (ROS) zone (Exhibit B). All proposed lots abut a private street for at least 25-feet. The preliminary plans depict improvements for stormwater management of the subdivision with supplemental reports provided by Environmental Management Systems, Inc. and Firwood Design Group, LLC (Exhibit B).

(c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;

Findings: Highland Drive, a County local access road, abuts the subject property along its north-westerly boundary and south-westerly boundary (Exhibit B). Grand Avenue, a County local access road, abuts the mid-point of the westerly property boundary (Exhibit B). The Applicant is proposing three additional private roadways identified as “Roaring Tide Loop”, which would run from the connection off of Highland Drive on the north-western boundary running south and connecting back to Highland Drive in the south-western boundary of the property, “NW Ocean Song” running north-south along the interior of the subdivision, and “W Grand Avenue” running east-west through the mid-point of the proposed subdivision (Exhibit B). The applicant has also described a private easement of 25-feet width along five (5) lots contained within Phase I of the proposed subdivision, and a shared easement of undetailed width to Proposed Lot 1 from Proposed Lot 2 (Exhibit B).

Any improvements necessary to serve the proposed development are discussed in letters provided by the Tillamook County Public Works Department contained within ‘Exhibit C’. At time of the Staff Report, no comments were received from the Netarts-Oceanside Fire District.

Road grades proposed are as steep as approximately 14% in some areas of the private roads, easement and future driveway systems (Exhibit B). Included in this report is a series of recommended Conditions of Approval that reflect the requirements of the Tillamook County Public Works Department should the Planning Commission choose to approve this request.

(d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;

Findings: The County Surveyor Director Michael Rice has confirmed that the proposed name, “Second Addition to Avalon Heights” is not already recorded and is not similar to the name of any other subdivision within the County (Exhibit B).

(e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;

Findings: The County Engineer (Tillamook County Public Works Director) is charged with the authority to review proposed streets, utilities and surface water drainage facilities, ensuring

conformance with master plans and applicable engineering standards. Applicant has provided a Transportation Impact Study prepared by Lancaster Mobley and is included in 'Exhibit B'. Applicant has provided a preliminary stormwater management report by Firewood Design Group, LLC and Environmental Management Systems, Inc. (Exhibit B). Comments from Oregon Department of Transportation (ODOT) are included in 'Exhibit C', where they provide that they had no comments on the Traffic Impact Analysis. Tillamook County Public Works (TCPW) has review underway of this subdivision proposal. Director Chris Laity of TCPW will present their findings at the June 10, 2021 Planning Commission hearing.

(f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument; and

(g) Provisions for access to and maintenance of off-right-of-way drainage, if any;

Findings: Drainage easements and basins are identified on the preliminary plat (Exhibit B). Preliminary stormwater management reports were provided by the Applicant from Firwood Design Group, LLC and Environmental Management Systems, Inc (Exhibit B). Staff recommends that should the Planning Commission approve this request, a Condition of Approval be made to require all improvements and easements be recorded, including a long-term stormwater management agreement for future property owners.

(h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and

Findings: Staff recommends that a Condition of Approval be made requiring all local, state and federal permits be obtained and that copies of permits be submitted to the Department of Community Development prior to development of the subject property.

(i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:

(i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.

(ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

Findings: Service letters were provided by Netarts Water District and the Netarts-Oceanside Sanitary District in the Applicants submission materials (Exhibit B).

(2) Conditions of Approval. The Approval Authority may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations.

Findings: A list of recommended Conditions of Approval have been included in Section VI of this report should the Planning Commission approve this preliminary plat.

3. Section 160: Street Improvements.

The design, improvement, and construction of all roads and streets resulting from the division of land shall comply with the following standards and requirements, to the extent possible given topography, aesthetics, safety, or other design considerations.

Findings: Three private roads identified as Roaring Tides Loop, NW Ocean Song and W Grand Avenue, along with a private 25-ft wide easement, are proposed and the locations of these roads are depicted on the preliminary plats (Exhibit B). Construction details for these private roads, cut & grading plans and associated stormwater management improvements are included in the application (Exhibit B).

Stormwater management, drainage and grading plans are also subject to review and final approval by the Tillamook County Public Works Department at the time of construction plan review. A recommended Condition of Approval has been made to reflect requirements established by the Tillamook County Public Works.

V. PUBLIC TESTIMONY:

Comments received to date include statements from the Oregon Department of Transportation (ODOT), the Oceanside Neighborhood Association and residents of nearby properties along Highland Drive and Grand Avenue (Exhibit C). Comments received included findings such as:

- Traffic concerns resulting to Grand Avenue and Highland Drive.
- Concerns relating to existing and proposed conditions of Grand Avenue and Highland Drive.
- Utility concerns, such as water, sewer, fire protection and public safety systems and their ability to support the proposed improvement density.

VI. RECOMMENDED CONDITIONS OF APPROVAL FOR "SECOND ADDITION TO AVALON HEIGHTS" PRELIMINARY PLAT & GEOLOGIC HAZARDDDD REQUEST

Tillamook County Land Division Ordinance Section 090 requires the applicant to file a Final Plat within 24 months of approval of the Preliminary Plat, unless an extension is granted as provided by Section 040. A request for an extension must be submitted prior to the expiration of 24 months.

1. The applicant/owner shall conform to all Federal, State and local regulations, and shall obtain all required permits prior to construction and/or development.
2. All taxes owed shall be paid in full prior to recording of the final plat.
3. A letter of final approval is required from the Netarts Water District and the Netarts-Oceanside Sanitary District, confirming all facility improvements have been satisfactorily constructed prior to Final Plat approval. Letters of water and sewer availability are required for the development of individual lots and shall be submitted to Community Development at the time of zoning permit submittal.
4. Development of each lot shall conform to the development standards outlined in TCLUO Section 3.310 Residential Oceanside (ROS) zone as applicable.
5. The applicant/property owner shall measure the height of all structures from the existing grade prior to development. A topographic survey of the pre-existing conditions prior to subdivision development construction of the site shall be required at time of building permit submittal. Building permit applications

shall include elevations of the site, defining existing grade (pre-development), and confirm that the overall height of the structure is in accordance with the development standards outlined in TCLUO Section 3.310: Residential Oceanside (ROS) zone.

6. Site specific Geologic Hazard Reports are required for the development of each lot in accordance with TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
7. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

A covenant to the deed shall be required for Proposed Lots 22-24 & 47-50, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit D' shall be provided at the time of Final Plat approval for all lots adjacent to resource zoned land.

8. The applicant/property owner shall meet the requirements set forth by the Netarts-Oceanside Fire District.
9. Any modifications made to the preliminary plat, prior to final plat approval, shall require approval from the Tillamook County Planning Commission for those adjustments.

VII. EXHIBITS

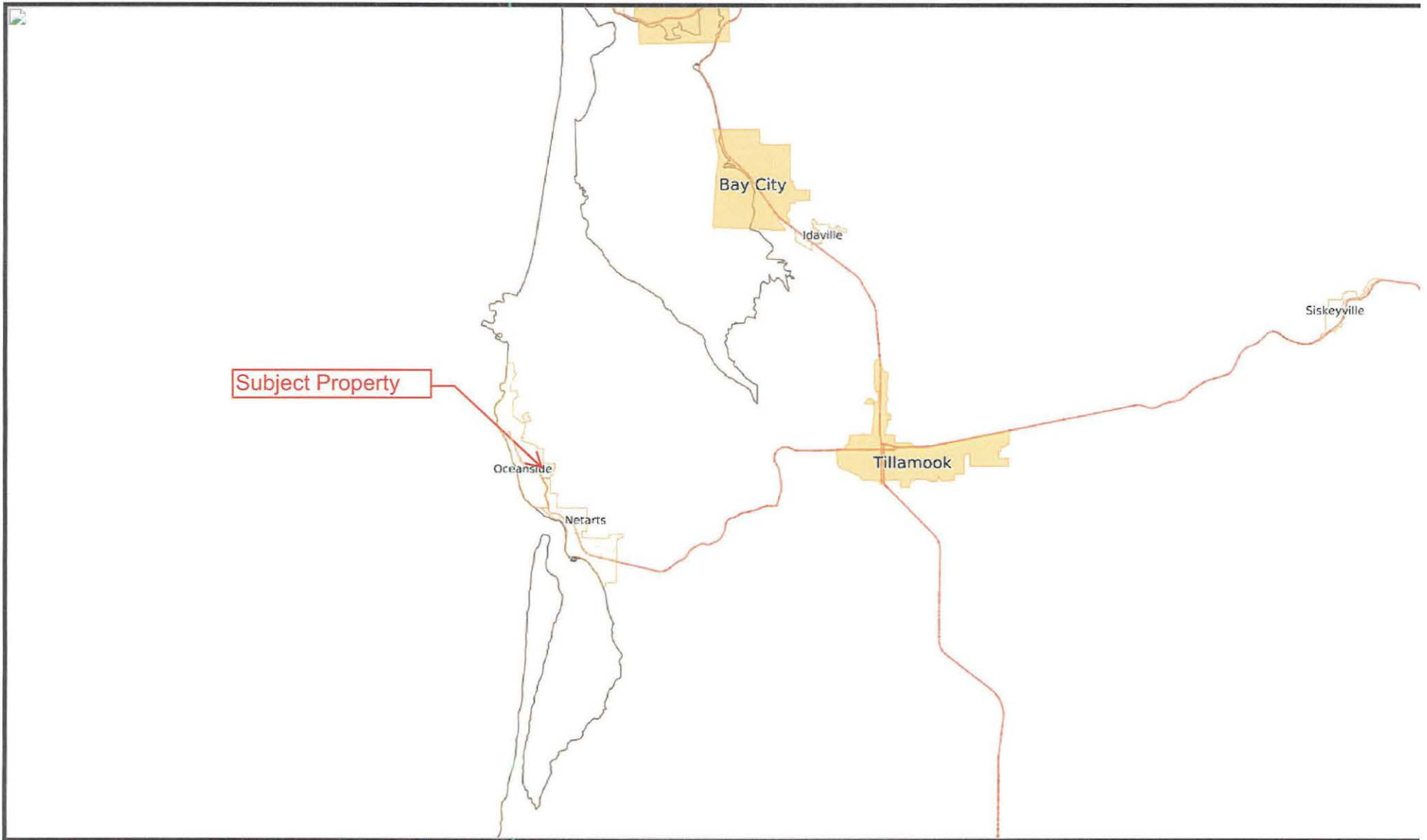
- A. Assessor and Location Maps
- B. Subdivision Application, Preliminary Plat, and Supplemental Information
- C. Public Comments
- D. Farm/Forest Restrictive Covenant

EXHIBIT A



Tillamook County GIS

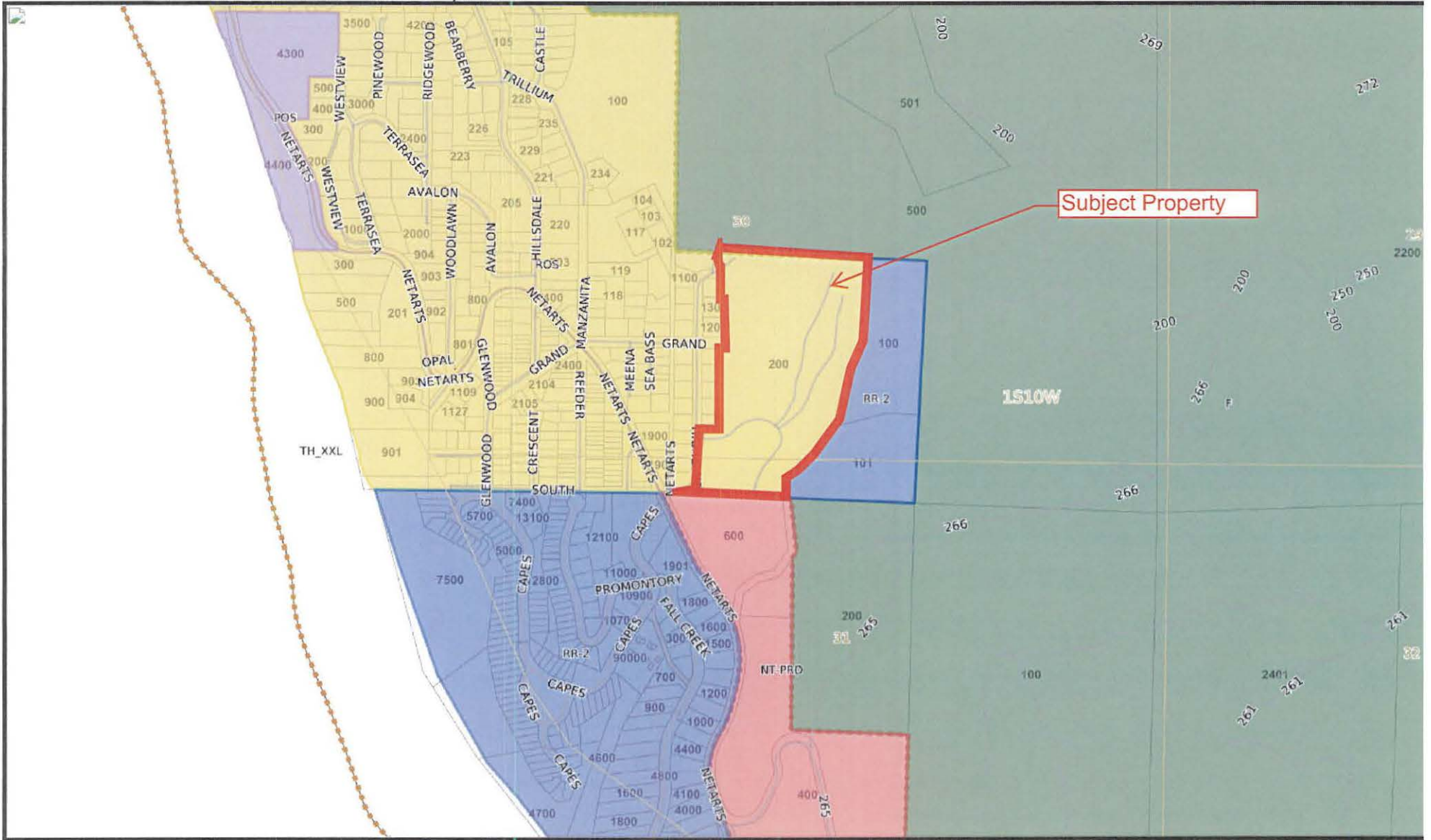
Vicinity Map: 851-21-000095-PLNG Subdivision Second Addition to Avalon Heights



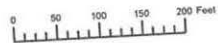


Tillamook County GIS

Zoning Map: 851-21-000095-PLNG Subdivision Second Addition to Avalon Heights



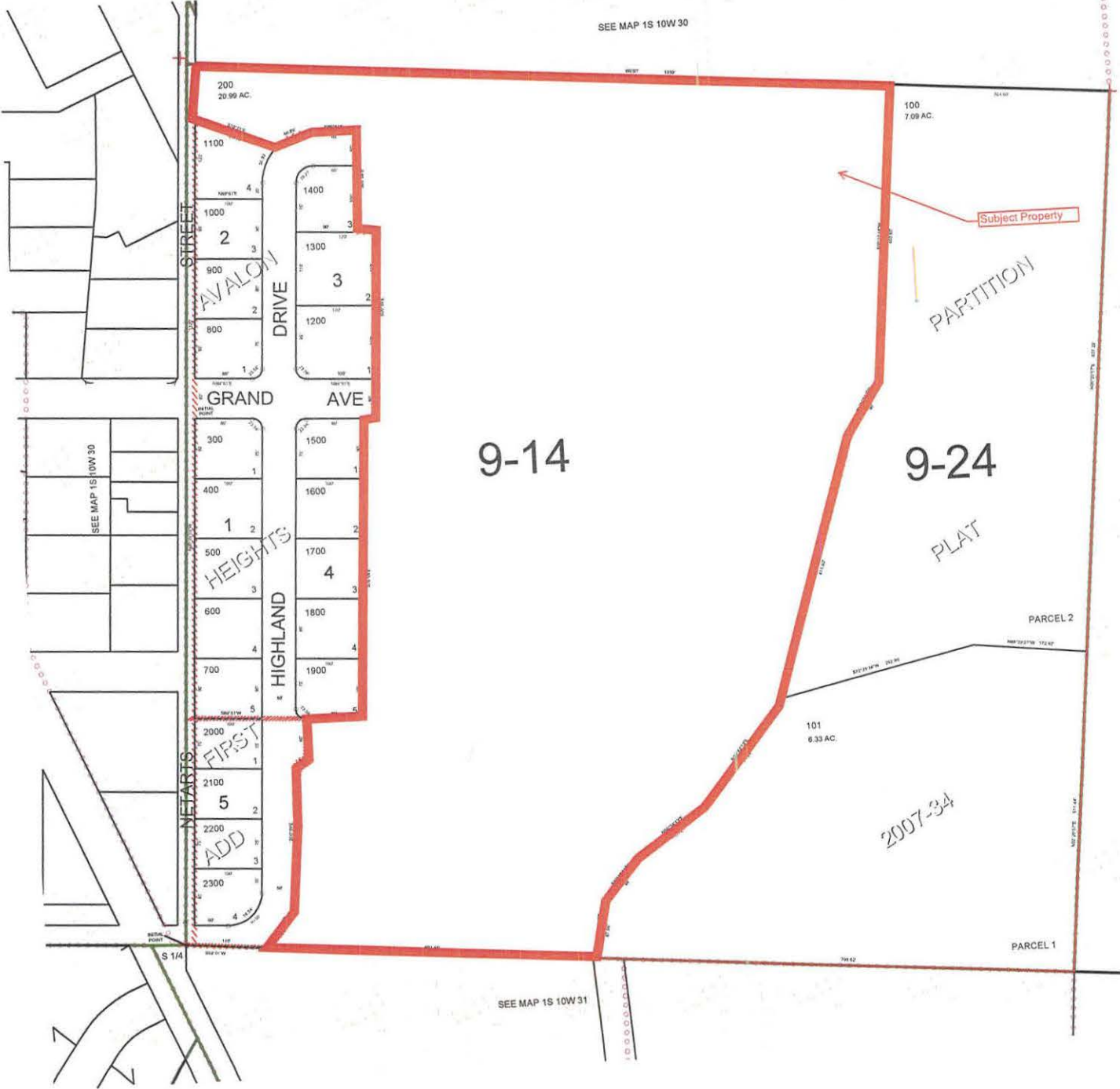
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.W.1/4 S.E.1/4 SEC.30 T.1S. R.10W. W.M.
TILLAMOOK COUNTY
1" = 100'

01S10W30DC
AVALON HEIGHTS

SEE MAP 1S 10W 30



Subject Property

PARTITION

9-14

9-24

PLAT

PARCEL 2

101
6.33 AC.

2007-34

PARCEL 1

SEE MAP 1S 10W 31

SEE MAP 1S 10W 30

01S10W30DC
AVALON HEIGHTS
Revised 4/11/19, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

May 17, 2021 12:27:53 pm

Account # 179176
 Map # 1S1030DC00200
 Code - Tax # 0935-179176

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name AVALON HEIGHTS LLC

Deed Reference # 2017-5253

Agent

Sales Date/Price 08-31-2017 / \$300,000.00

In Care Of

Appraiser EVA FLETCHER

Mailing Address 41901 OLD HWY 30
 ASTORIA, OR 97103

Prop Class 400 MA SA NH Unit
 RMV Class 400 08 OV 805 9965-1

Situs Address(s)	Situs City
------------------	------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0935	Land 302,640			Land 0	
	Impr. 0			Impr. 0	
Code Area Total	302,640	373,360	302,640	0	
Grand Total	302,640	373,360	302,640	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0935	0	<input type="checkbox"/>		ROS	Market	97	A	21.00	302,640
Grand Total								21.00	302,640

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total										
								0	0	

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0935		FIRE PATROL:								
		■ FIRE PATROL NORTHWEST	Amount	21.88	Acres	21	Year	2020		

Comments: 2/27/12 Land reappraisal, tabled land, size change per cartographer, split FPNW w/U2.LM
 8/1/17 - Updated FP values after PA conversion - changed to entered values. EJ.
 02/22/18 Combined U2 account into U1 account. U1 account was retaxlotted into TL 200. Canceled U2 account.ef
 06/11/19 Changed land back to trendable.ef

National Flood Hazard Layer FIRMette



123°57'47"W 45°27'19"N



123°57'10"W 45°26'54"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J |
| | | 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 AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/17/2021 at 3:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



May 17, 2021

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

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.

EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Bill Hughes Phone: 503-741-6704
 Address: 41901 Old Highway 30
 City: Astoria State: OR Zip: 97103
 Email: bchexc@gmail.com

Property Owner

Name: Avalon Heights LLC Phone: (503) 741-6706
 Address: 41901 Old Highway 30
 City: Astoria State: OR Zip: 97103
 Email: bchexc@gmail.com

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	SS
Receipt #:	119081
Fees:	7731.00
Permit No:	851-21-000095-PLNG

Location:

Site Address: not yet assigned

Map Number: T1S R10W 30DC TL 200

Township Range Section Tax Lot(s)

Land Division Type: Partition (Two or Three Lots, Type II) Subdivision (Four or More Lots, Type III)
 Preliminary Plat (Pages 1-2) Final Plat (Page 3)

PRELIMINARY PLAT (LDO 060(1)(B))

General Information

- For subdivisions, the proposed name.
- Date, north arrow, scale of drawing.
- Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.
- Parcel zoning and overlays
- Title Block
- Clear identification of the drawing as "Preliminary Plat" and date of preparation
- Name and addresses of owner(s), developer, and engineer or surveyor
- Fifteen (15) legible "to scale" hard copies
- One digital copy

Existing Conditions

- Existing streets with names, right-of-way, pavement widths, access points.
- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
- Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- Location of all existing subsurface sewerage systems, including drainfields and associated easements
- Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- The location and elevation of the closest benchmark(s) within or adjacent to the site
- Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps
- Other information:

Traffic Impact Statement

Geo-Hazard Assessment

Preliminary Stormwater Plan

Road Section Analysis

Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
 - In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
 - If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
 - Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- FINAL PLAT (LDO 090(1))
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

Certificates:

- Title interest & consent
- Water
- Dedication for public use
- Public Works
- Engineering/Survey

Additional Information:

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. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner (*Required) William C Hughes Date 4-5-2021
 Applicant Signature William C Hughes Date 4-5-2021

From: BLAIR Keith P <Keith.P.BLAIR@odot.state.or.us>
Sent: Friday, July 10, 2020 8:29 AM
To: Melissa Webb; STRAUSS Karen A
Cc: Erik Hoovestol; Bill Hughes
Subject: RE: Draft - TIS for Second Avalon Heights Subdivision (Oceanside)

Karen and Melissa:

I have reviewed the draft traffic study and have one minor comment which I recommend be incorporated within a final version to be submitted with the application to the County:

- Page 18, "Performance Standards" section – The as the study intersection is located outside any urban growth boundary and within "Unincorporated Communities," the mobility target is actually 0.80 rather than 0.95.

Please let me know if you have any questions or if I may be of further assistance. Thanks!

Keith P. Blair, P.E.

Region Traffic Manager | ODOT Region 2

455 Airport Rd SE, Bldg. A | Salem, Oregon 97301
(503) 986-2656 | Keith.P.Blair@odot.state.or.us

ODOT's mission is to provide a safe and reliable multimodal transportation system that connects people and helps Oregon's communities and economy thrive.

From: Melissa Webb <melissa@lancastermoble.com>
Sent: Thursday, July 9, 2020 2:10 PM
To: BLAIR Keith P <Keith.P.BLAIR@odot.state.or.us>; STRAUSS Karen A <Karen.A.STRAUSS@odot.state.or.us>
Cc: Erik Hoovestol <eh@firwooddesign.com>; Bill Hughes <bchexc@gmail.com>
Subject: Draft - TIS for Second Avalon Heights Subdivision (Oceanside)

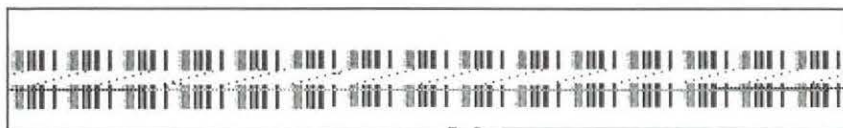
Hi Keith and Karen.

Per our conversation this morning, attached is a draft report of the traffic study for the Second Avalon Heights subdivision in Oceanside. Any comments you have that I can address/incorporate in the study prior to submission to the County would be appreciated.

Thank you again for your willingness to review the draft copy.

Melissa

--
Melissa Webb, PE
Transportation Analyst



321 SW 4th Avenue, Suite 400 | Portland, OR 97204

Phone: 503-248-0313 x 402

Website: lancastermoblely.com

City: Portland, OR Bend, OR

**Preliminary Plat Application Narrative
for
Second Addition to Avalon Heights**

Mr. Bill Hughes as a member of Avalon Heights LLC has applied for preliminary plat approval for a 58-lot subdivision for the ultimate construction of single-family dwellings in the unincorporated community of Oceanside. The subject property is identified as Tax Lot 200 on Taxmap 01S10W30DC. The project would be developed in three phases. The property is zoned Residential Oceanside and a portion of the eastern side of the property is within a Geologic Hazard Overlay Zone.

The minimum lot size is 7,500 square feet for lots with average slopes less than 19 percent; 10,000 square feet where average slopes are between 19 percent and 29 percent; and 20,000 square feet where average slopes exceed 29 percent. See the notes on application Drawing Set Sheet 3 and the noted slopes and direction of fall on Sheet 6. The minimum lot width is 60 feet and minimum depth is 60 feet. Front yard setback is 20 feet; side yard setbacks are generally 5 feet but 15 feet on corner lots; and the minimum rear yard set back is generally 15 feet, but 5 feet on corner lots. Setback lines are illustrated on Sheet 6 together with conceptual building footprints.

Submission Requirements (Section 060)

(1) Applications for Preliminary Plat approval shall contain the following information:

Preliminary Plat Information. In addition to the general information described in Subsection (a) above, the Preliminary Plat application shall consist of drawings and supplementary material adequate to provide the following information, in quantities determined by the County Surveyor and Tillamook County Planning Commission.

I. General Information.

1. For subdivisions, the proposed name shall not duplicate or resemble the name of another land division in the County, and shall be approved by the County Surveyor.
2. Date, north arrow, scale of drawing.
3. Location of the development sufficient to define its location, boundaries, and a legal description of the site.
4. Zoning of parcel to be divided, including any overlay zones.
5. A title block including the names, addresses, and telephone numbers of the owners of the subject property and, as applicable, the name of the engineer and surveyor, and the date of the survey.

6. Clear identification of the drawing as a "Preliminary Plat" and date of preparation.

7. Name and addresses of the owner(s), developer, and the engineer or surveyor.

Applicant response: All of this information is included on one or more of the drawing set sheets as appropriate.

ii. Existing Conditions. Except where the Director deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on existing conditions:

1. Existing streets or roads (public or private), including location, names, right-of-way and pavement widths on and abutting the site; and location of existing access point

Applicant Response: See Sheet 4

2. Width, location and purpose of all existing easements of record on and abutting the site;

Applicant Response: See Sheet 2.

3. The location and present use of all structures on the site and indication of which, if any structures are to remain after platting;

Applicant Response: See Sheet 2.

4. Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest one and show how utilities will be brought to standards;

Applicant Response: See Sheet 4.

5. Location of all existing subsurface sewerage systems, including drain fields and associated easements on the site.

Applicant Response: There are no subsurface sewerage systems on site.

6. Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor; the Director may waive this standard for partitions when grades, on average, are less than 10 percent;

Applicant Response: See Sheets 2, 5 and 6.

7.The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);

Applicant Response: See Sheet 7. The benchmark is located in the southeasterly corner of the parcel.

8.Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats;

Applicant Response: See Sheet 2. There are no rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats on the site.

9.Any plat that is five (5) acres or larger, or proposes 50 lots or greater, shall include the Base Flood Elevation, per FEMA Flood Insurance Rate Maps,

The closest 100-year flood plain per FEMA is located on the coast of the Pacific Ocean with a Base Flood Elevation of 26.5 feet. The site is located approximately 0.3 miles from the coast with the lowest elevation of approximately 290 feet.

10.North arrow and scale; and

Applicant Response: North arrows and scales are included on each drawing of the plan set except the cover sheet.

11.Other information, as deemed necessary by the Planning Director for review of the application. The County may require studies or exhibits prepared by qualified professionals to address specific site features and code requirements.

Applicant Response: A Traffic Impact Analysis, Geohazard Analysis and a Preliminary Stormwater Plan are included in the application package.

iii. Proposed Development. Except where the Director deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on the proposed development:

1.Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;

Applicant Response: See Sheets 8 through 12.

2.City boundary lines when crossing or adjoining the subdivision;

Applicant Response: Not applicable.

3.Easements: location, width and purpose of all proposed easements;

Applicant Response: See Sheet 4.

4.Proposed deed restrictions, if any, in outline form.

Applicant Response: A home owners association or road maintenance district will be formed to finance stormwater facility maintenance and road maintenance.

5.Lots and private tracts (e.g., private open space, common area, or street): approximate dimensions, area calculation (e.g., in square feet), and identification numbers for all proposed lots and tracts;

Applicant Response: See Sheet 4.

6.Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space for the purpose of surface water management, recreation, or other use;

Applicant Response: A stormwater infiltration pond will be located in an easement on Lots 1 through 7. Another easement for stormwater conveyance via a swale will be located on Lots 29 through 32 and Lot 38. A storm and water easement to the Netarts Water District is located on Lot 24. An access easement is located on the back of lots 88, 9, 10,, and Lot 58 to encompass an existing roadway which falls outside of the existing easement.

7.On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots (e.g., building envelopes), demonstrating that future development can meet minimum required setbacks and applicable engineering design standards;

Applicant Response: See Sheet 6.

8.Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided. This information may be included on the preliminary plat map provided all information is legible.

Applicant Response: See Sheet 4.

9.The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable;

Applicant Response: See Sheet 4.

10.Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone;

Applicant Response: A geologic hazard analysis is attached to the application in compliance with the standards governing the geo-hazard overlay. A completed geotechnical report for the development is currently in progress and will be provided to the County with the construction permit plans.

11.Evidence of contact with the applicable road authority for proposed new street connections; and

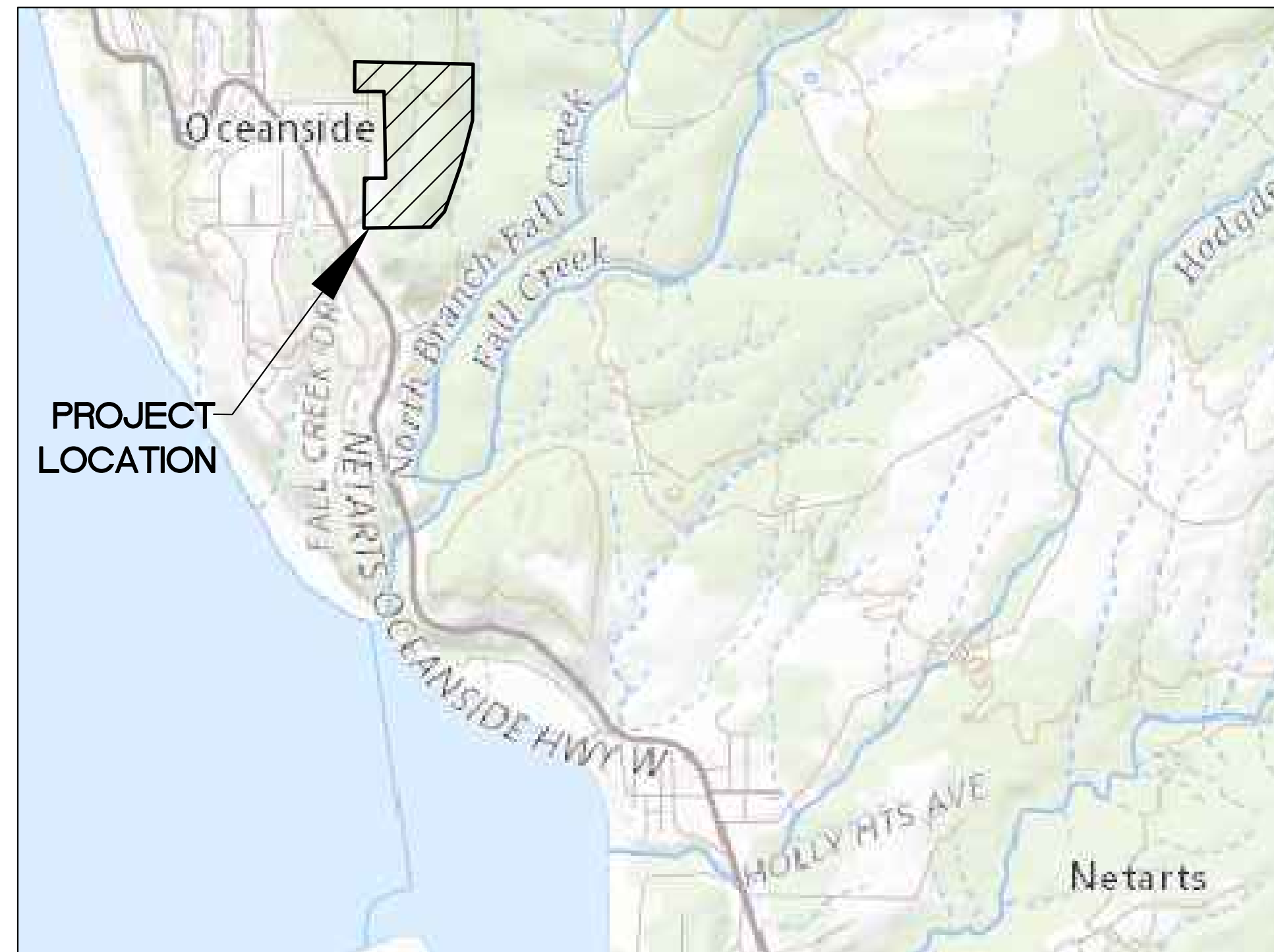
The proposed development connects to NW Highland Drive which is a local road not maintained by the County but is within a County owned right-of-way. ODOT has reviewed the Traffic Impact Study and concurred that no improvements were warranted at the intersection of Highland Drive and ODOT Highway 131.

12.Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development.

Applicant Response: See attached letter from the Netarts-Oceanside Sanitary District and certificate from the Netarts Water District.

SECOND ADDITION TO AVALON HEIGHTS SUBDIVISION LAND USE PLANS

TAXMAP: 01S10W30DC TAXLOT: 200
LOCATED IN SE 1/4 OF SEC 30 T1S R10W W.M.
TILLAMOOK COUNTY, OREGON



VICINITY MAP
NTS

SHEET INDEX:

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS
- 3 - PRELIMINARY PLAT
- 4 - OVERALL CONCEPT UTILITY PLAN
- 5 - CONCEPT GRADING & LOT SLOPE ANALYSIS
- 6 - CONCEPT LOCATION OF LOT DEVELOPMENT
- 7 - ROARING TIDE LOOP CONCEPT PROFILE
- 8 - ROARING TIDE LOOP CONCEPT PROFILE
- 9 - NW OCEAN SONG CONCEPT PROFILE
- 10 - W GRAND AVE CONCEPT PROFILE
- 11 - SHARED DRIVEWAY CONCEPT PROFILE
- 12 - CONCEPT INFILTRATION POND PLAN
- 13 - CONCEPT INFILTRATION POND SECTIONS
- 14 - CUT-FILL MAP

OWNER:

BILL HUGHES
AVALON HEIGHTS LLC
41901 OLD HIGHWAY 30
ASTORIA, OR 97103
503-741-6706

ENGINEER:

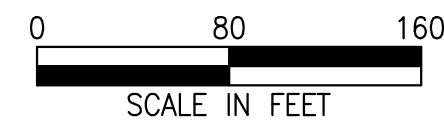
ERIK HOOVSTOL, PE
FIRWOOD DESIGN GROUP LLC
359 E. HISTORIC COLUMBIA RIVER DRIVE
TROUTDALE, OREGON 97060
(503) 668-3737

SURVEYOR:

JACK WHITE, PLS
S&F LAND SERVICES
1725 N ROOSEVELT DRIVE, SUITE B
SEASIDE, OR 97138
503-738-3425

VERTICAL DATUM: NAVD 88
COORDINATE SYSTEM: OREGON COAST ZONE

	DRAWN: BD	DESIGNED: BD	CHECKED: EH		FIRWOOD DESIGN GROUP Reliable Engineering Solutions <small>359 EAST HISTORIC COLUMBIA RIVER HIGHWAY TROUTDALE, OREGON 97060 (503) 668-3737</small>	AVALON HEIGHTS LLC - BILL HUGHES 41901 OLD HIGHWAY 30 ASTORIA, OREGON 97103	COVER SHEET SECOND AVALON HEIGHTS SUBDIVISION LAND USE PLANS	1 <hr style="border: 0; border-top: 1px solid black;"/> 14
	SCALE: AS SHOWN	DATE: MAR 31, 2021						
DATE:	NO.	REVISION	PROJECT NO. E20-036					



LEGEND

- SANITARY MANHOLE
- CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ COMMUNICATION RISER/BOX
- ⊕ ELECTRICAL RISER
- ⊕ UTILITY POLE
- ⊕ SIGN
- ▨ GRAVEL SURFACE
- ▲ SURVEY CONTROL POINT
- FOUND MONUMENT
- SANITARY SEWER LINE
- WATERLINE
- UNDERGROUND COMMUNICATION
- UNDERGROUND ELECTRICAL
- CHAINLINK FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- TOP/TOE SLOPE
- STRIPE
- MAJOR CONTOUR
- MINOR CONTOUR

MANHOLE INVERTS

- 10138 SSMH
RIM 312.10'
IE IN N. =302.20'
IE OUT W. =300.80'
- 10192 SSMH
RIM 337.37'
IE IN E. =329.37'
IE IN W. =329.37'
IE OUT S. =329.57'
- 10401 SSMH
RIM 347.51'
IE IN SW. =340.11'
IE IN N. =340.16'
IE OUT W. =339.96'

TOPOGRAPHIC SURVEY:

FIRWOOD DESIGN GROUP LLC
359 E. HISTORIC COLUMBIA RIVER DRIVE
TROUTDALE, OREGON 97060
(503) 668-3737

BOUNDARY & PRELIMINARY PLAT:

JACK WHITE, PLS
S&F LAND SERVICES
1725 N ROOSEVELT DRIVE, SUITE B
SEASIDE, OR 97138
503-738-3425

NOTES:

1. UNDERGROUND UTILITY LOCATES WITHIN THE PUBLIC RIGHT-OF-WAYS WERE REQUESTED THROUGH THE ONE-CALL UTILITY NOTIFICATION CENTER.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. FIRWOOD MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FIRWOOD DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HOWEVER UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
3. THIS DRAWING IS NOT A RECORD OF SURVEY AND IS ONLY FOR DESIGN SHOWING EXISTING CONDITIONS.

DATUM:

VERTICAL DATUM: NAVD88 (OPUS SOLUTION, GEOID18B)

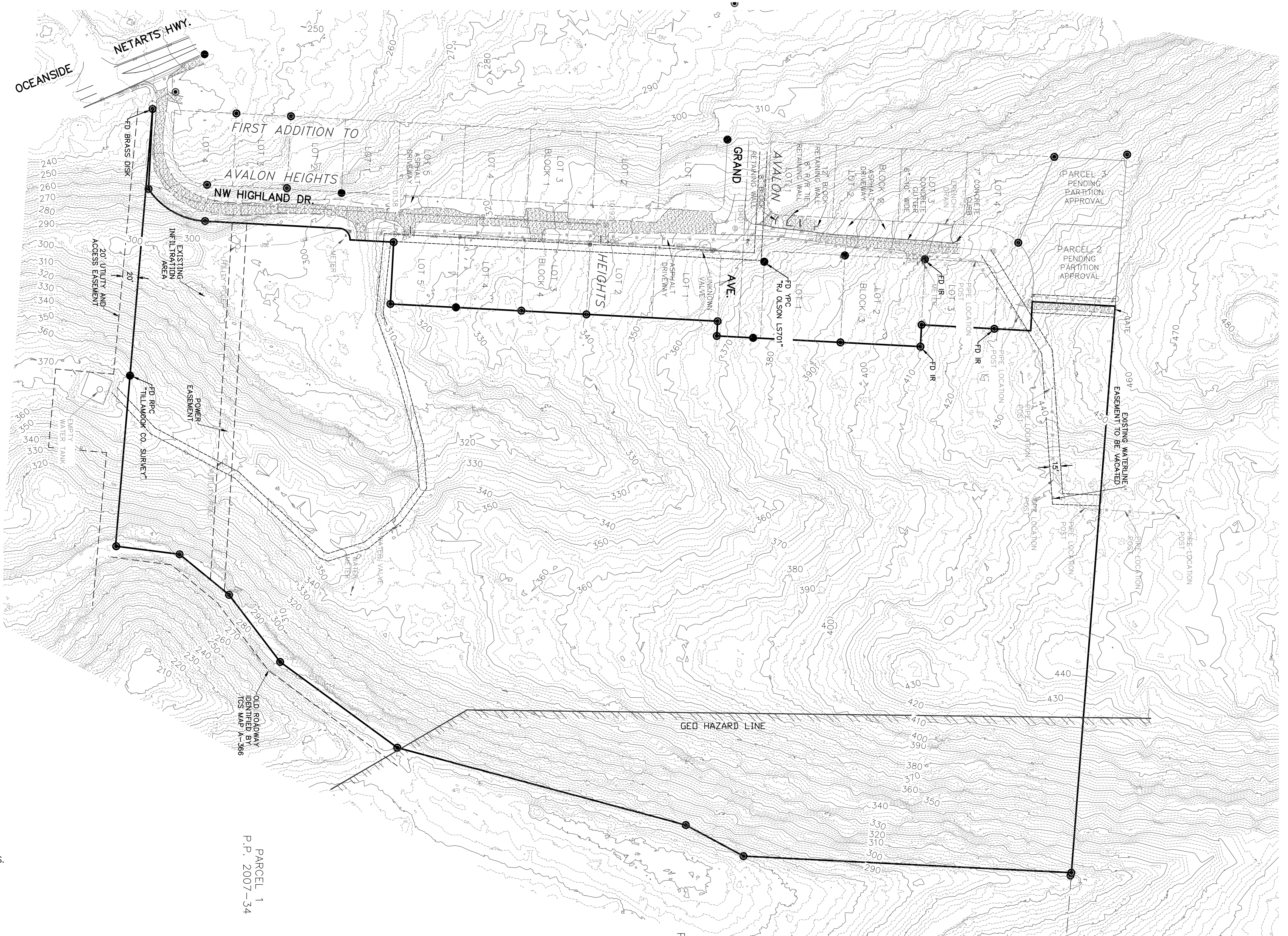
HORIZONTAL DATUM: STATE PLANE, OR-N

FDG FIELD WORK PERFORMED ON: NOVEMBER 9, 2020

LIDAR OBTAINED FROM NOAA DATASET 2009 OREGON DOGAMI, NAVD88 VERTICAL DATUM
LIDAR DATA UTILIZED OUTSIDE OF SURVEYED IMPROVEMENTS

BENCHMARK (PER S&F LAND SERVICES):

SOUTH-EAST PROPERTY CORNER
TOP OF YELLOW PLASTIC CAP
ELEVATION = 285.91' NAVD88



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			PROJECT NO. E20-036		



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

AVALON HEIGHTS LLC - BILL HUGHES
41901 OLD HIGHWAY 30
ASTORIA, OREGON 97103

EXISTING CONDITIONS
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

SECOND ADDITION TO AVALON HEIGHTS SUBDIVISION

LOCATED IN SE 1/4 OF SE 1/4 OF SEC 30 T1S
R10W WILLAMETTE MERIDIAN
UNINCORPORATED TILLAMOOK COUNTY

OWNER:

BILL HUGHES
AVALON HEIGHTS LLC
41901 OLD HIGHWAY 30
ASTORIA, OR 97103
503-741-6706

SURVEYOR:

JACK WHITE, PLS
S&F LAND SERVICES
1725 N ROOSEVELT DRIVE, SUITE B
SEASIDE, OR 97138
503-738-3425

ENGINEER:

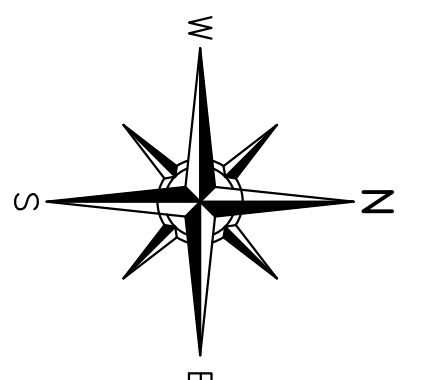
ERIK HOOVSTOL, PE
FIRWOOD DESIGN GROUP LLC
359 E. HISTORIC COLUMBIA RIVER DRIVE
TROUTDALE, OREGON 97060
(503) 668-3737

NOTES

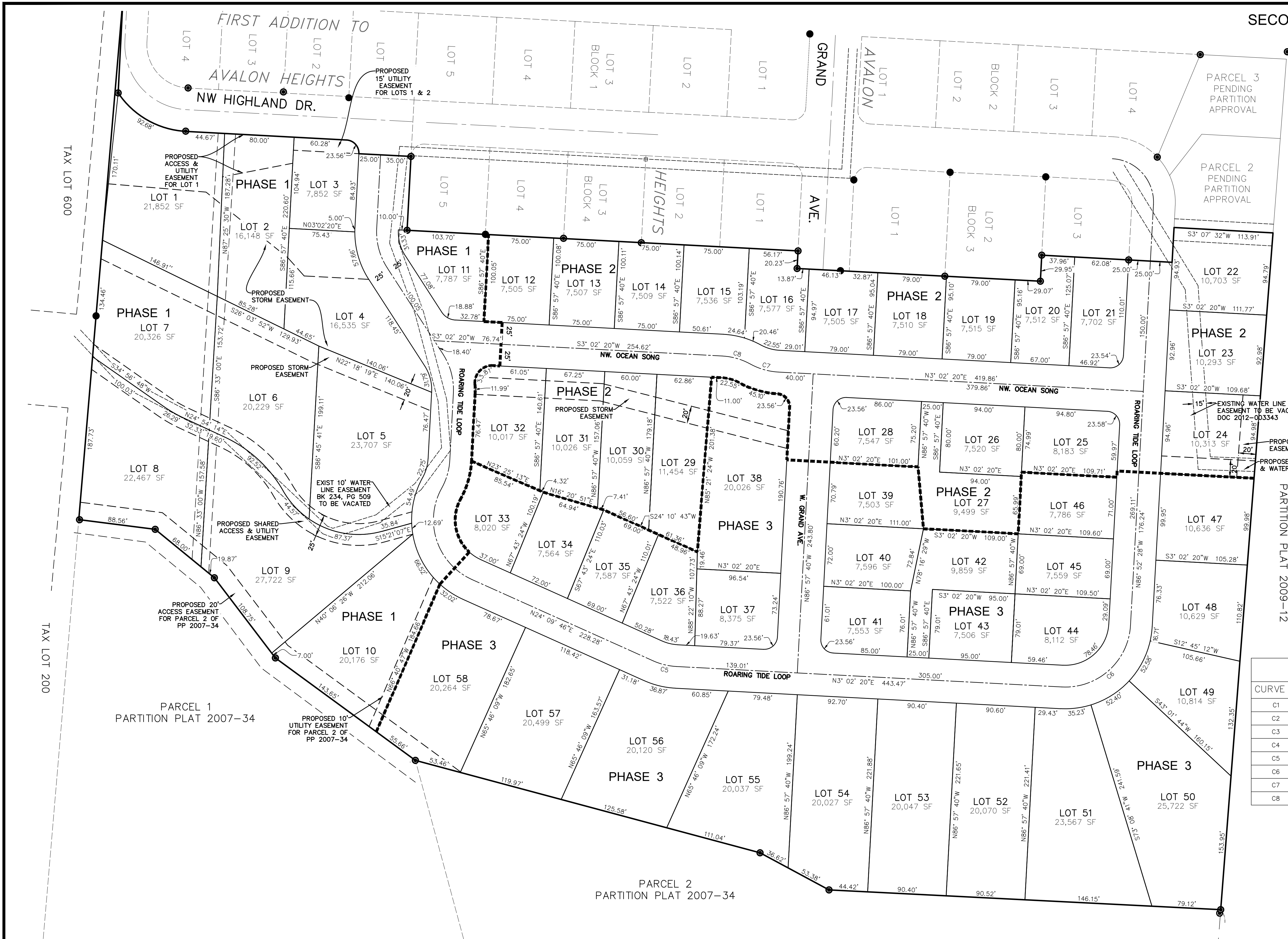
- PROJECT ZONING: RESIDENTIAL OCEANSIDE (ROS) (TCLUO 3.310)
- GEOLOGIC HAZARD AREA (TCLUO 4.070)
- TCLUO 3.310(4) STANDARDS
 - (A) MINIMUM LOT SIZE: 7,500 SQ FT WHERE SLOPE AVERAGES LESS THAN 19 PERCENT, 10,000 SQ FT WHERE SLOPE AVERAGES FROM 19 TO 29 PERCENT, 20,000 SQ FT WHERE SLOPE AVERAGES GREATER THAN 29 PERCENT. SEE SHEET 5 FOR ADDITIONAL INFORMATION ON LOT SLOPE.
 - (B) MINIMUM LOT WIDTH: 60 FT
 - (C) MINIMUM LOT DEPTH: 75 FT
 - (D) MINIMUM FRONT YARD SETBACK: 20 FT
 - (E) MINIMUM SIDE YARD SETBACK: 5 FT
ON SIDE STREET OF A CORNER LOT: 15 FT
 - (F) MINIMUM REAR YARD SETBACK: 20 FT
ON A CORNER LOT: 5 FT
- SEE SHEET 6 FOR SETBACKS AND CONCEPT BUILDING FOOTPRINTS.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	47.00'	75.00'	35° 54' 09"	47.00'	N75° 04' 20"E	46.23'
C2	47.02'	75.00'	35° 55' 05"	47.02'	S75° 04' 48"W	46.25'
C3	34.12'	75.00'	26° 04' 09"	34.12'	N73° 55' 35"W	33.83'
C4	100.27'	75.00'	76° 35' 59"	100.27'	N80° 48' 30"E	92.97'
C5	27.65'	75.00'	21° 07' 25"	27.65'	N13° 36' 03"E	27.49'
C6	117.70'	75.00'	89° 54' 48"	117.70'	N41° 55' 04"W	105.99'
C7	33.83'	75.00'	25° 50' 31"	33.83'	N15° 57' 36"E	33.54'
C8	33.83'	75.00'	25° 50' 31"	33.83'	S15° 57' 36"W	33.54'



0 60 120
SCALE IN FEET



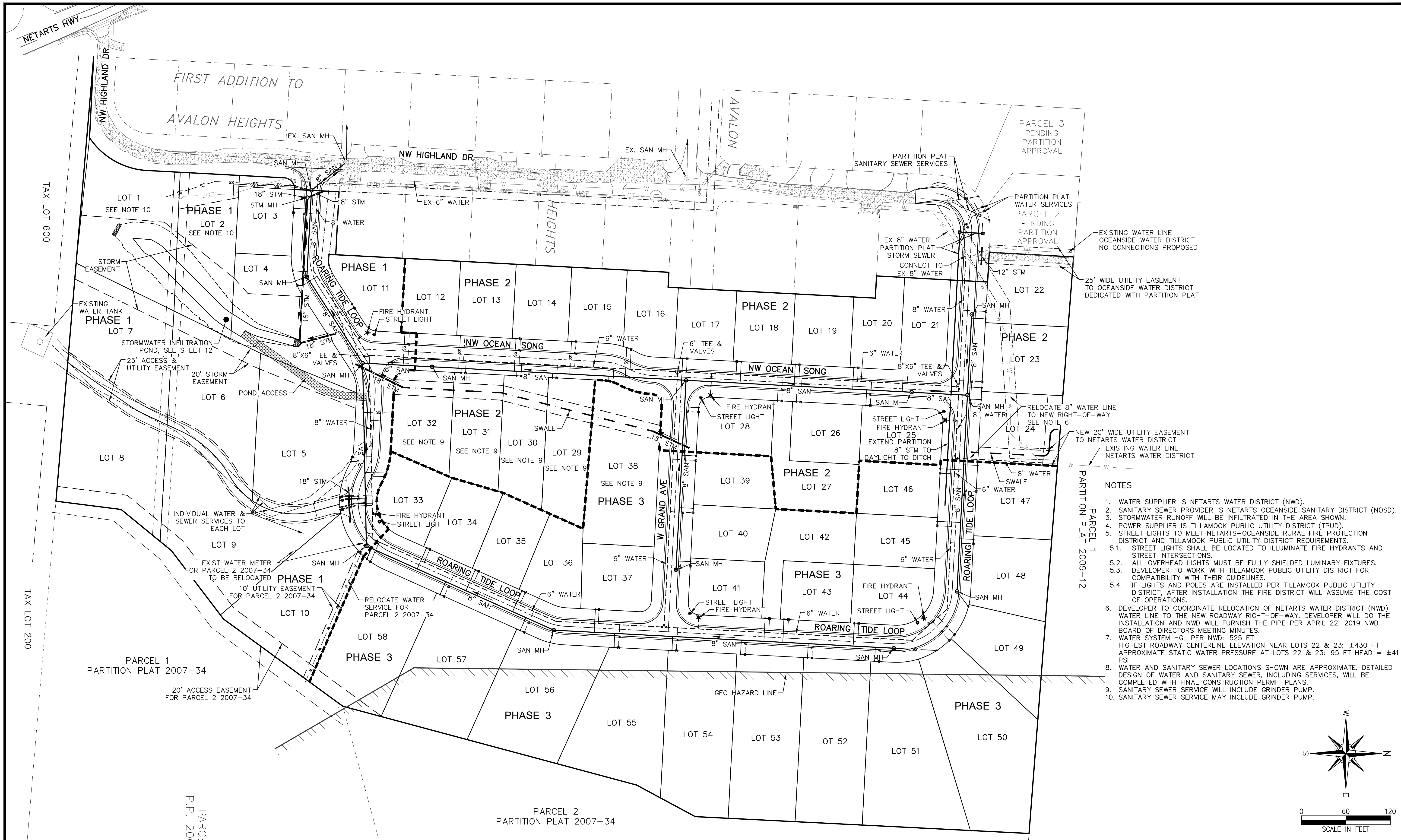
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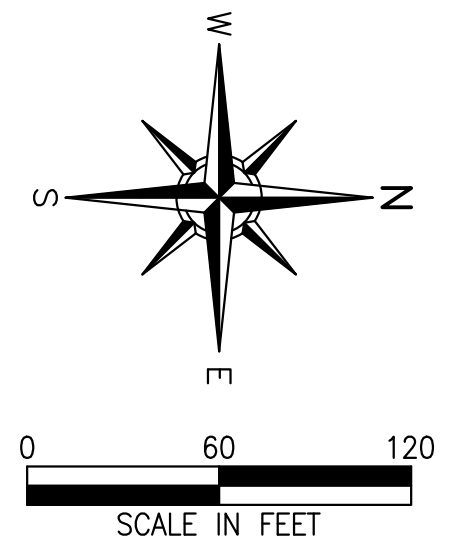
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

AVALON HEIGHTS LLC - BILL HUGHES
41901 OLD HIGHWAY 30
ASTORIA, OREGON 97103

PRELIMINARY PLAT
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS



- NOTES**
1. WATER SUPPLIER IS NETARTS WATER DISTRICT (NWD).
 2. SANITARY SEWER PROVIDER IS NETARTS OCEANSIDE SANITARY DISTRICT (NOSD).
 3. STORMWATER RUNOFF WILL BE INFILTRATED IN THE AREA SHOWN.
 4. POWER SUPPLIER IS TILLAMOOK PUBLIC UTILITY DISTRICT (TPUD).
 5. STREET LIGHTS TO MEET NETARTS-OCEANSIDE RURAL FIRE PROTECTION DISTRICT AND TILLAMOOK PUBLIC UTILITY DISTRICT REQUIREMENTS.
 - 5.1. STREET LIGHTS SHALL BE LOCATED TO ILLUMINATE FIRE HYDRANTS AND STREET INTERSECTIONS.
 - 5.2. ALL OVERHEAD LIGHTS MUST BE FULLY SHIELDED LUMINARY FIXTURES.
 - 5.3. DEVELOPER TO WORK WITH TILLAMOOK PUBLIC UTILITY DISTRICT FOR COMPATIBILITY WITH THEIR GUIDELINES.
 - 5.4. IF LIGHTS AND POLES ARE INSTALLED PER TILLAMOOK PUBLIC UTILITY DISTRICT, AFTER INSTALLATION THE FIRE DISTRICT WILL ASSUME THE COST OF OPERATIONS.
 6. DEVELOPER TO COORDINATE RELOCATION OF NETARTS WATER DISTRICT (NWD) WATER LINE TO THE NEW ROADWAY RIGHT-OF-WAY. DEVELOPER WILL DO THE INSTALLATION AND NWD WILL FURNISH THE PIPE PER APRIL 22, 2019 NWD BOARD OF DIRECTORS MEETING MINUTES.
 7. WATER SYSTEM HGL PER NWD: 525 FT
HIGHEST ROADWAY CENTERLINE ELEVATION NEAR LOTS 22 & 23: ±430 FT
APPROXIMATE STATIC WATER PRESSURE AT LOTS 22 & 23: 95 FT HEAD = ±41 PSI
 8. WATER AND SANITARY SEWER LOCATIONS SHOWN ARE APPROXIMATE. DETAILED DESIGN OF WATER AND SANITARY SEWER, INCLUDING SERVICES, WILL BE COMPLETED WITH FINAL CONSTRUCTION PERMIT PLANS.
 9. SANITARY SEWER SERVICE WILL INCLUDE GRINDER PUMP.
 10. SANITARY SEWER SERVICE MAY INCLUDE GRINDER PUMP.



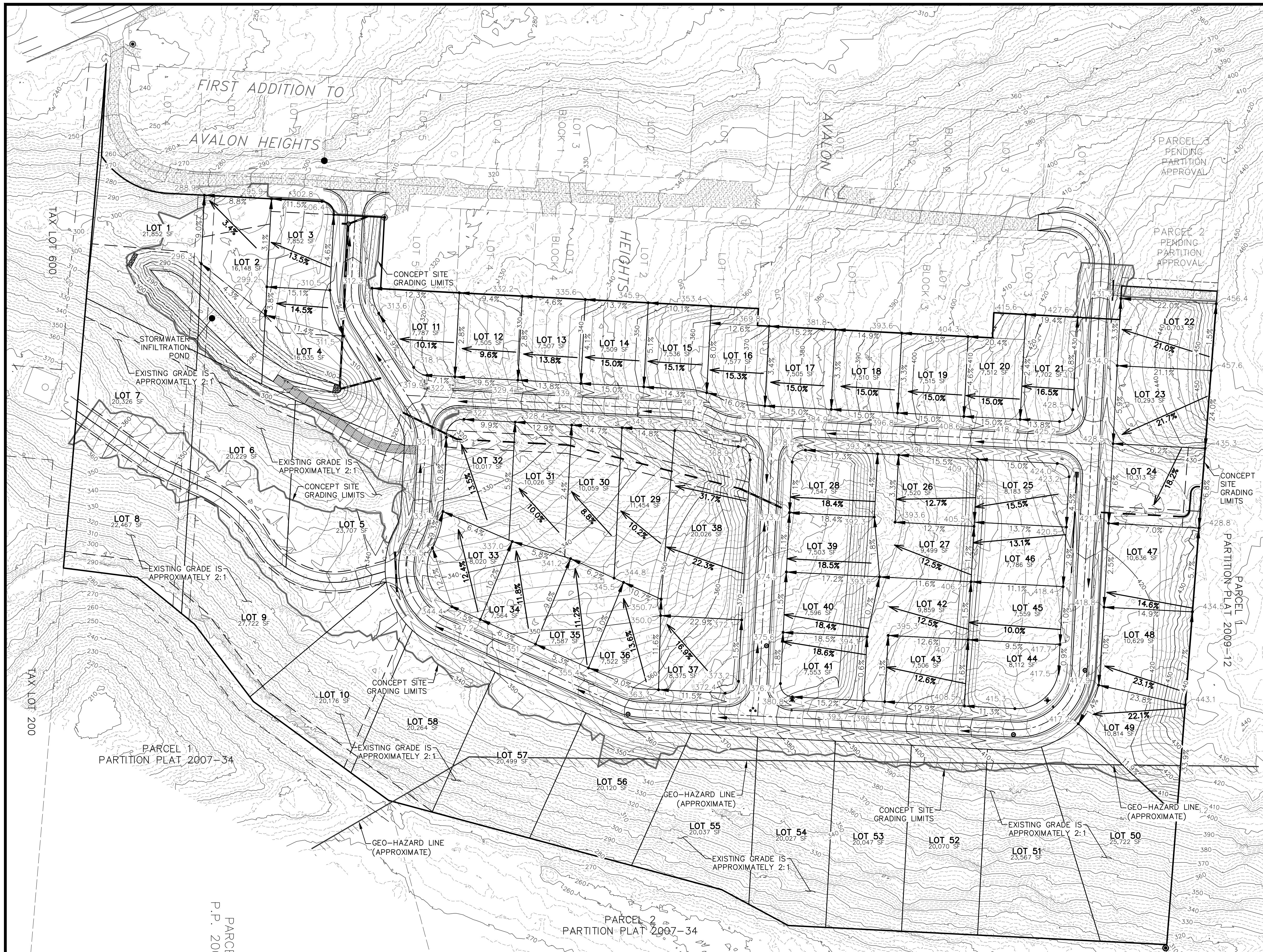
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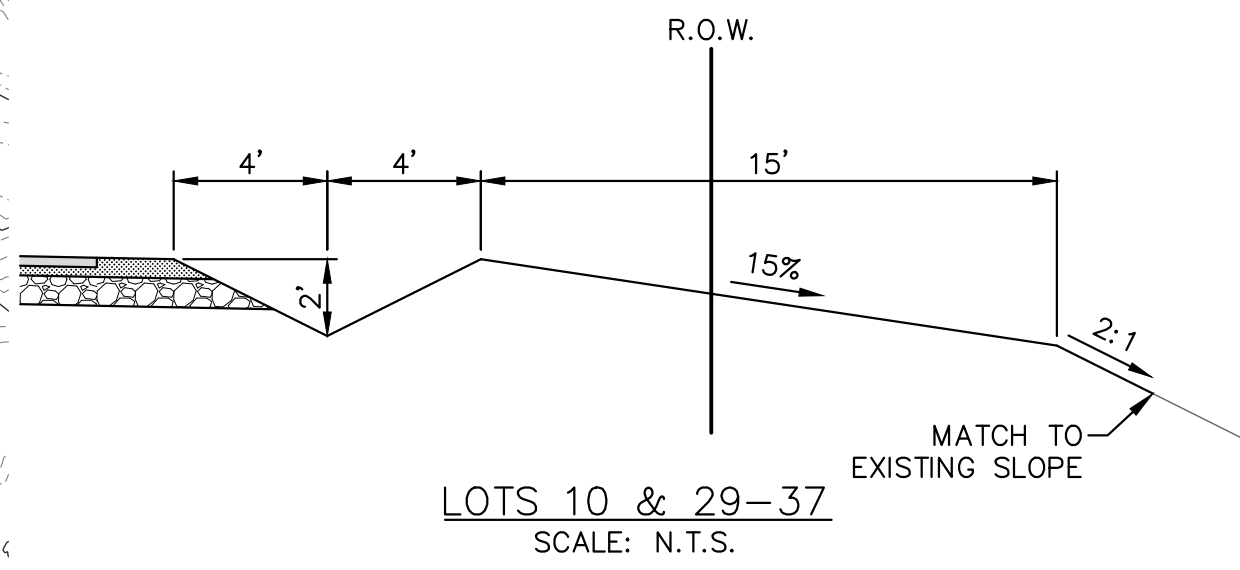
OVERALL CONCEPT UTILITY PLAN
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

4
14



SLOPE LABEL LEGEND

- ← X.X% REPRESENTATIVE LOT SLOPE
- ← X.X% LOT LINE SLOPE

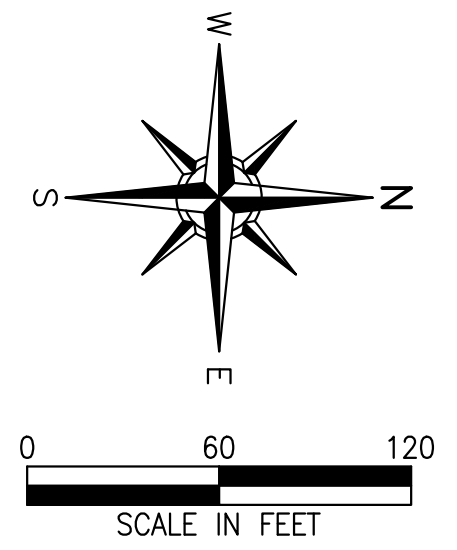


LOTS 10 & 29-37
SCALE: N.T.S.

TCLUO 3.310 MINIMUM LOT SIZE
 WHERE SLOPE AVERAGES LESS THAN 19%: 7,500 SF
 WHERE SLOPE AVERAGES FROM 19% TO 29%: 10,000 SF
 WHERE SLOPE AVERAGES GREATER THAN 29%: 20,000 SF

DETAILED LOT SLOPE DATA NOT PROVIDED ON THIS PLAN FOR LOTS OVER 20,000 SF

- NOTES**
- PER TILLAMOOK COUNTY, THE PROJECT IS WITHIN AN AREA OF GEOLOGIC HAZARD. A GEOLOGIC HAZARD REPORT IS REQUIRED.
 - REFER TO THE GEOLOGIC HAZARD REPORT INCLUDED WITH THE LAND USE SUBMITTAL DOCUMENTS:
 "GEOHAZARD REPORT, PROPOSED AVALON HEIGHTS SUBDIVISION, OCEANSIDE, TILLAMOOK COUNTY, OREGON, T:1S, R:10W, SEC:30, TL:200. PREPARED BY ENVIRONMENTAL MANAGEMENT SYSTEMS, INC DATED APRIL 12, 2018.
 - BUILDING FOUNDATIONS WITHIN GEO-HAZARD AREA TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS.



DATE:	NO.	REVISION

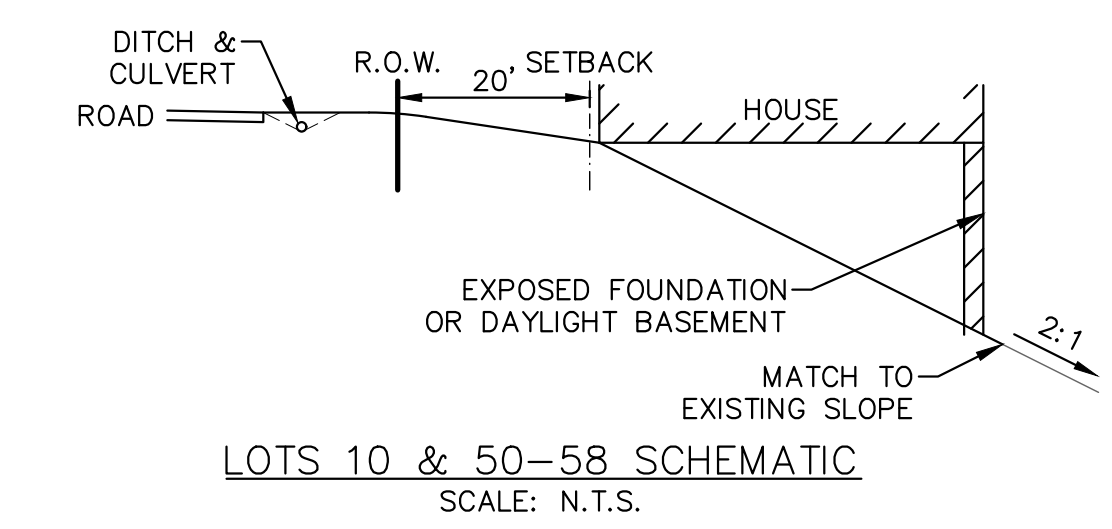
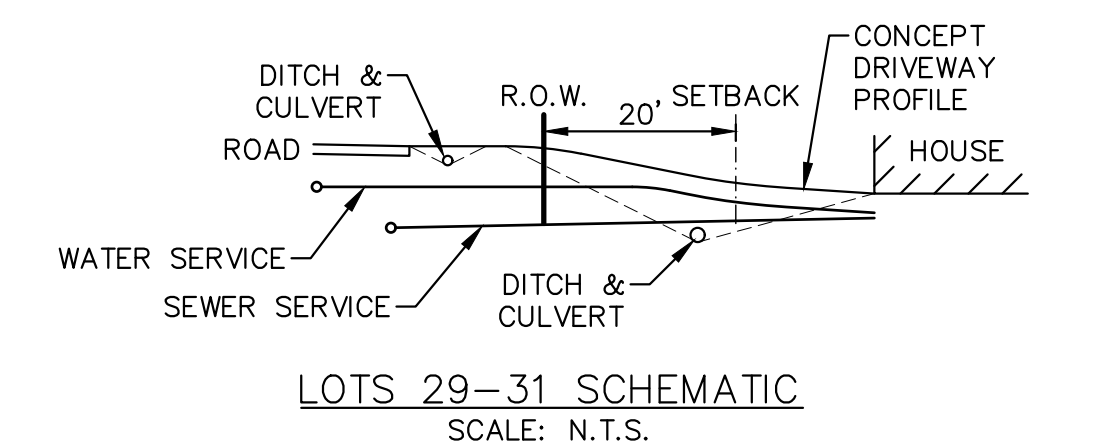
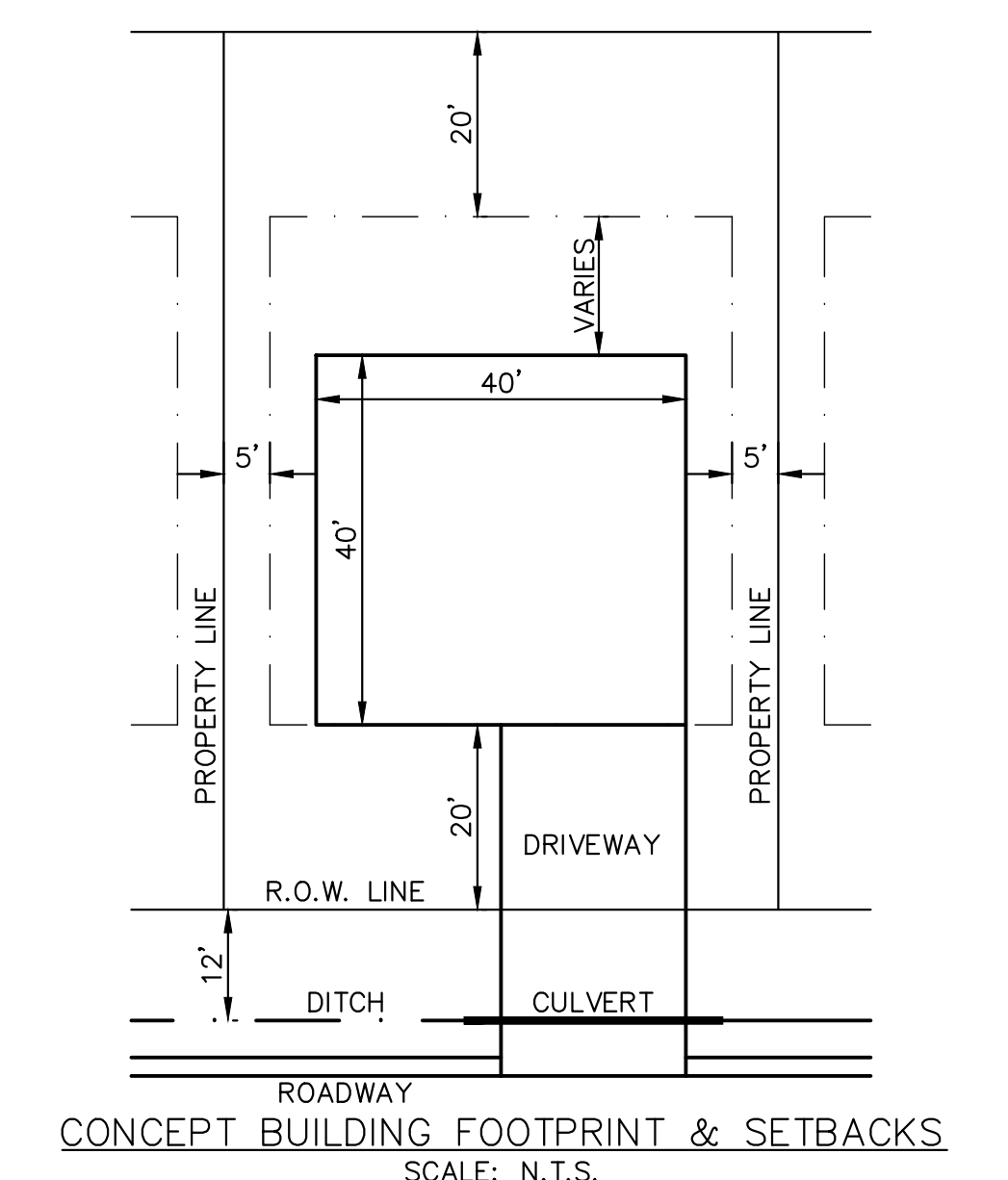
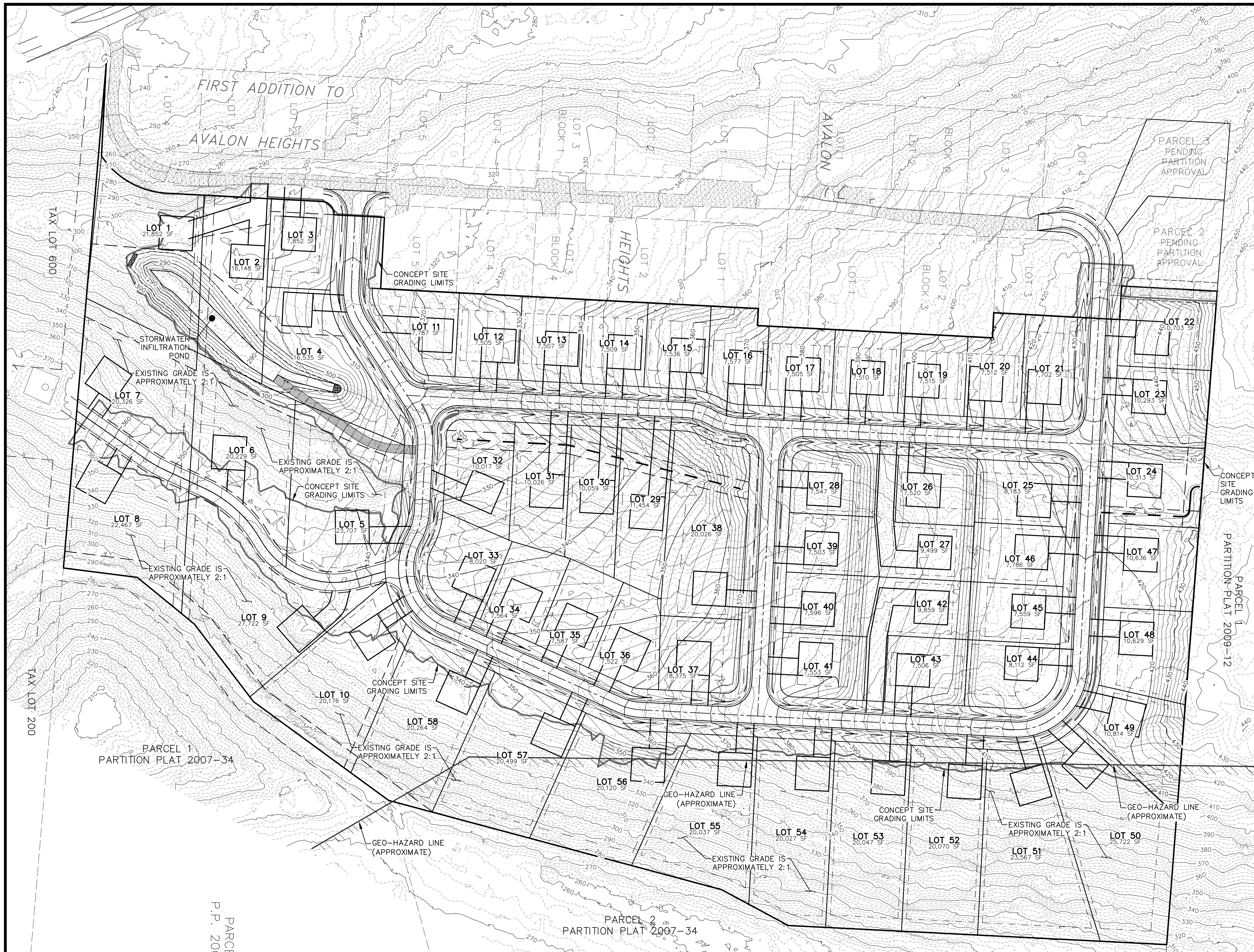
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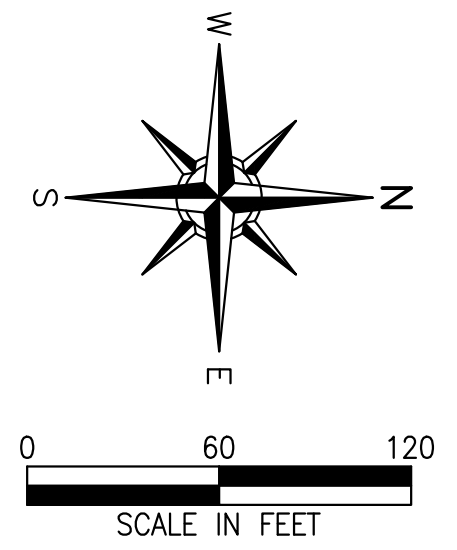
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AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

CONCEPT GRADING & LOT SLOPE ANALYSIS 5
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS 14



- NOTES**
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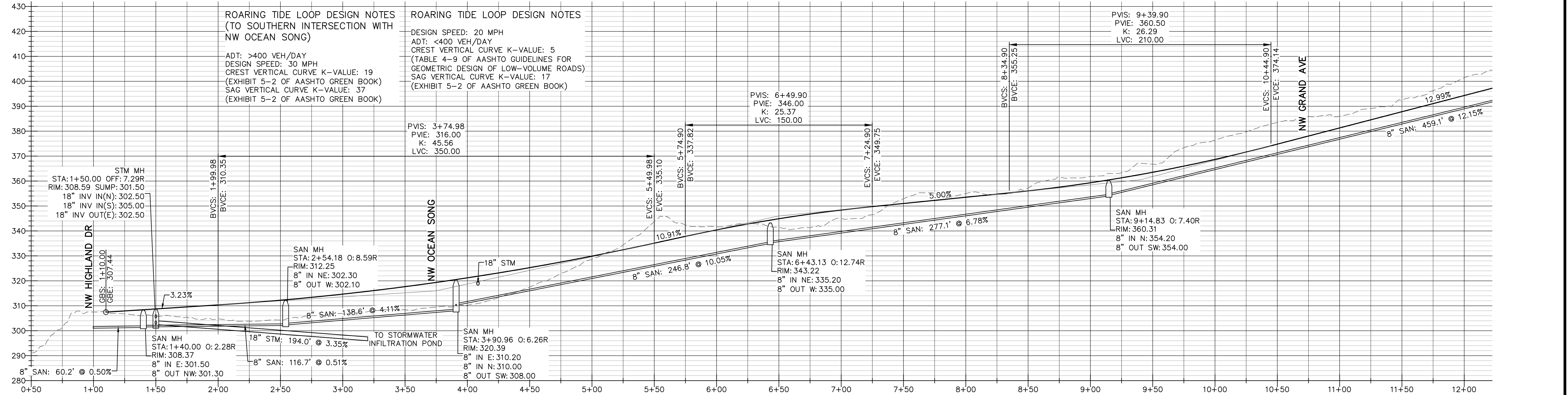
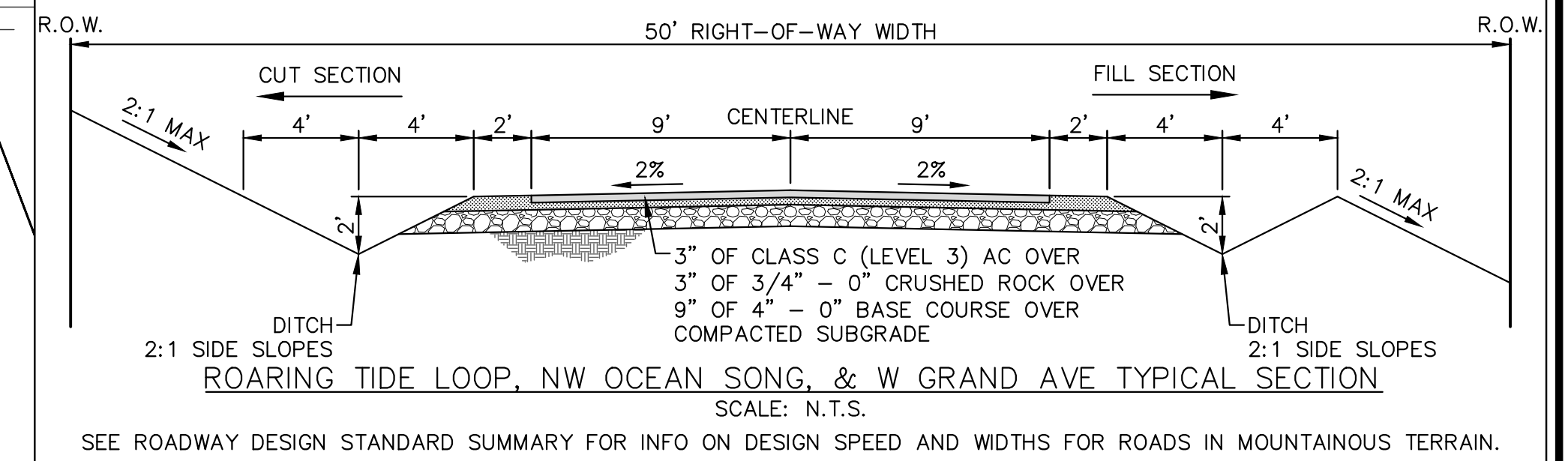
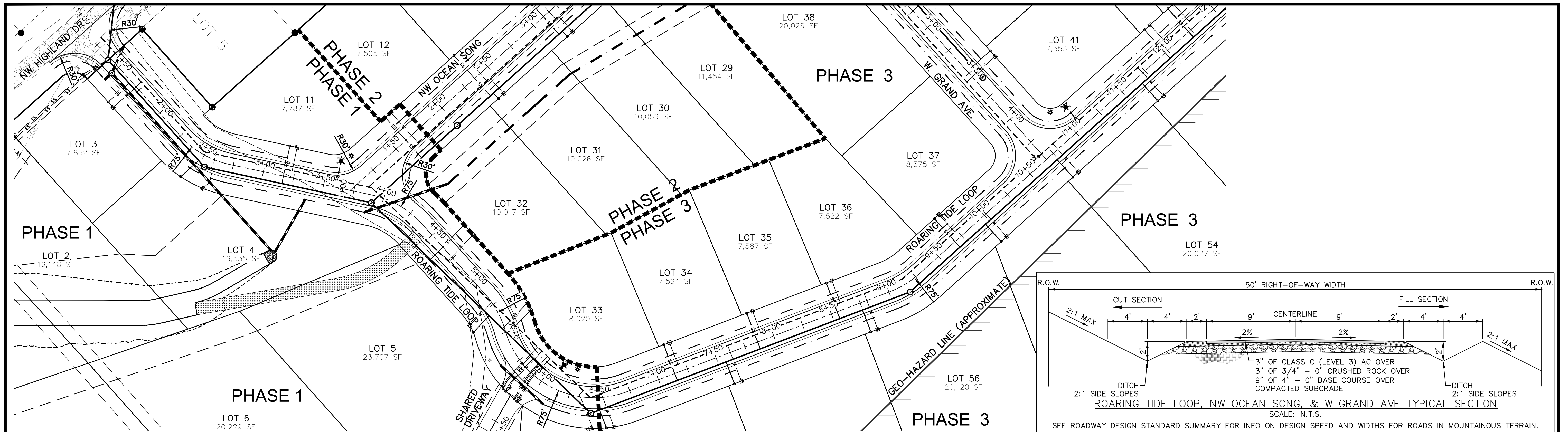


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AVALON HEIGHTS LLC - BILL HUGHES
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CONCEPT LOCATION OF LOT DEVELOPMENT
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

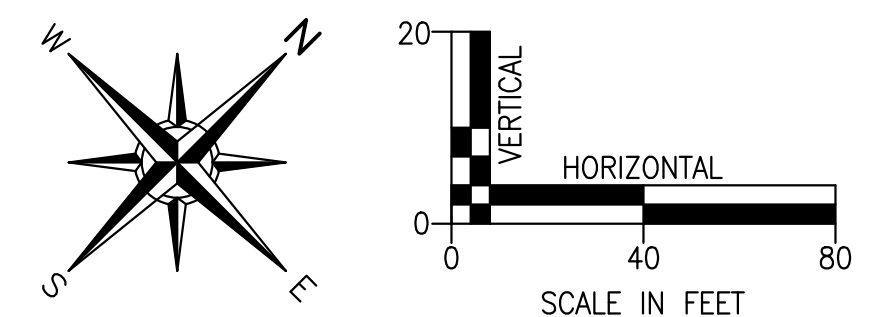


ROARING TIDE LOOP DESIGN NOTES (TO SOUTHERN INTERSECTION WITH NW OCEAN SONG)

ADT: >400 VEH/DAY
 DESIGN SPEED: 30 MPH
 CREST VERTICAL CURVE K-VALUE: 19
 (EXHIBIT 5-2 OF AASHTO GREEN BOOK)
 SAG VERTICAL CURVE K-VALUE: 37
 (EXHIBIT 5-2 OF AASHTO GREEN BOOK)

ROARING TIDE LOOP DESIGN NOTES

DESIGN SPEED: 20 MPH
 ADT: <400 VEH/DAY
 CREST VERTICAL CURVE K-VALUE: 5
 (TABLE 4-9 OF AASHTO GUIDELINES FOR GEOMETRIC DESIGN OF LOW-VOLUME ROADS)
 SAG VERTICAL CURVE K-VALUE: 17
 (EXHIBIT 5-2 OF AASHTO GREEN BOOK)



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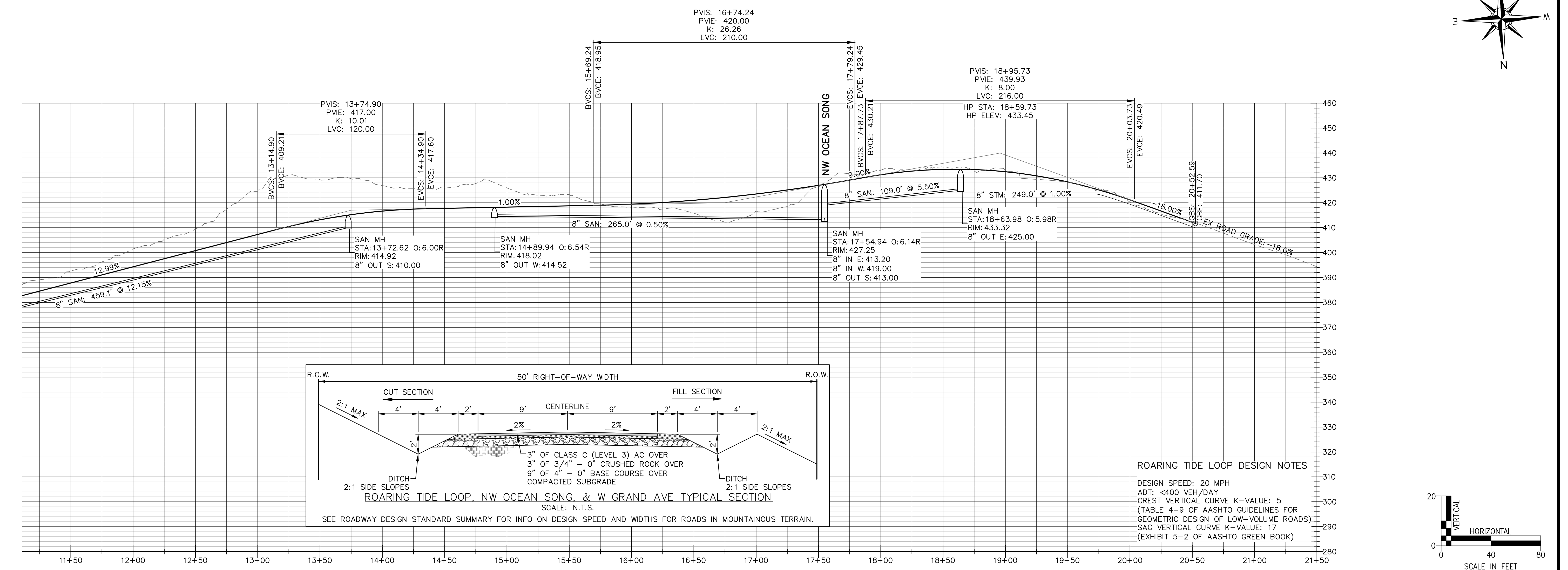
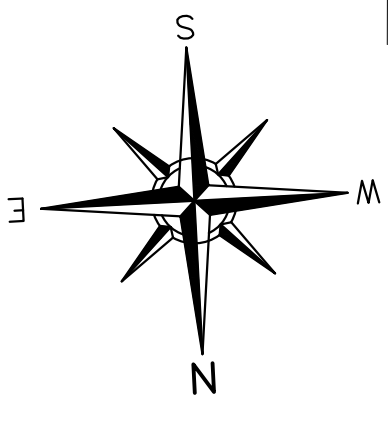
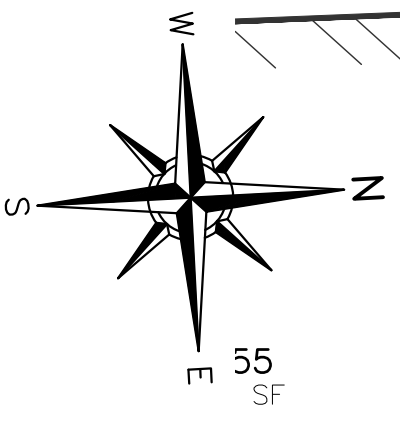
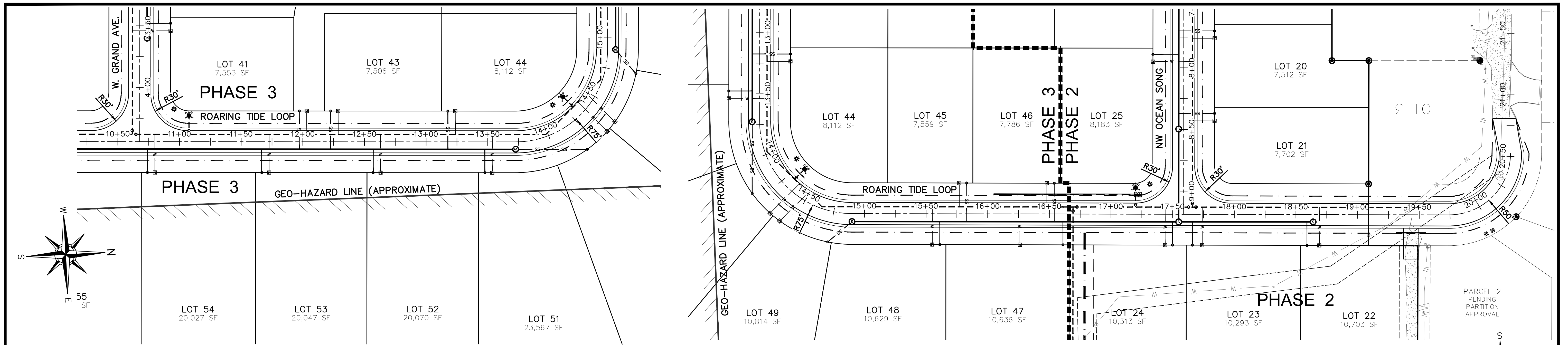
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 (503) 668-3737

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 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

ROARING TIDE LOOP CONCEPT PROFILE
 SECOND AVALON HEIGHTS SUBDIVISION
 LAND USE PLANS

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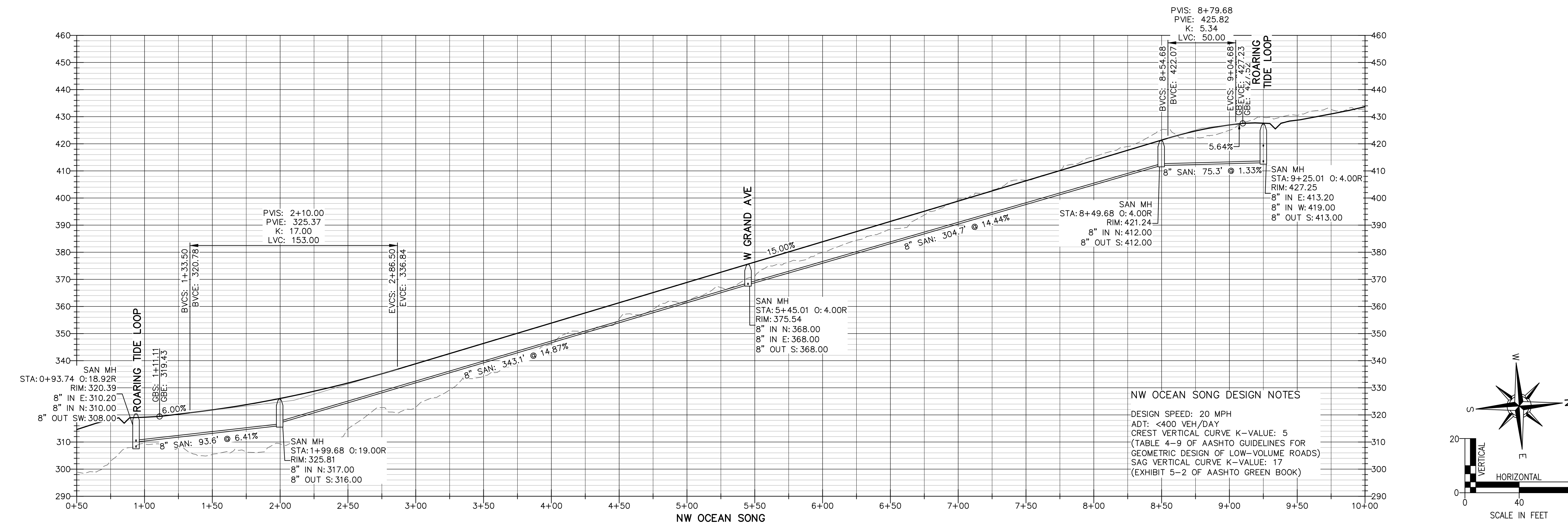
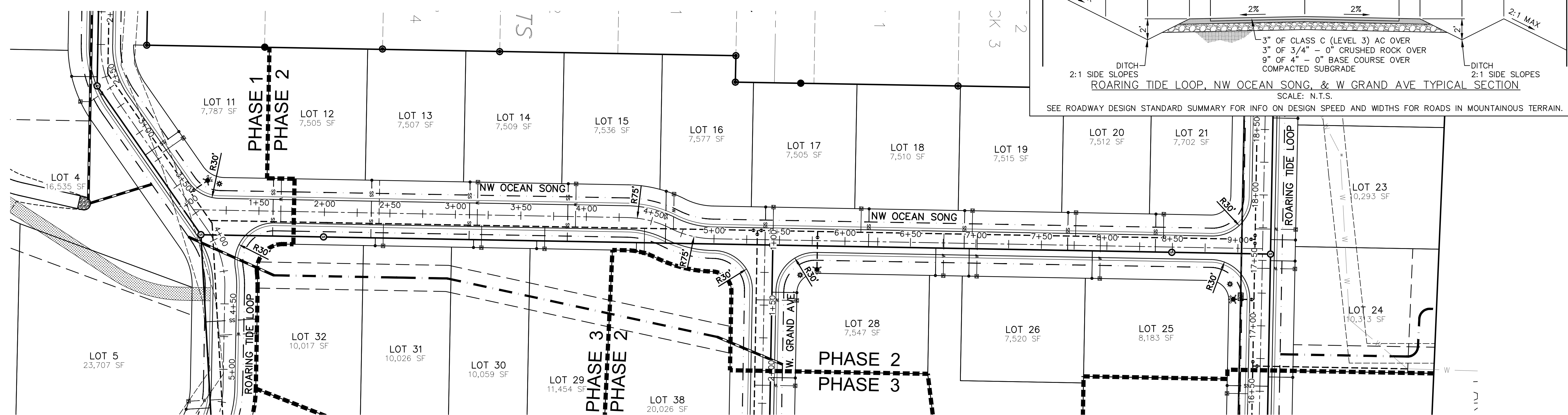
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ROARING TIDE LOOP CONCEPT PROFILE
 SECOND AVALON HEIGHTS SUBDIVISION
 LAND USE PLANS

8
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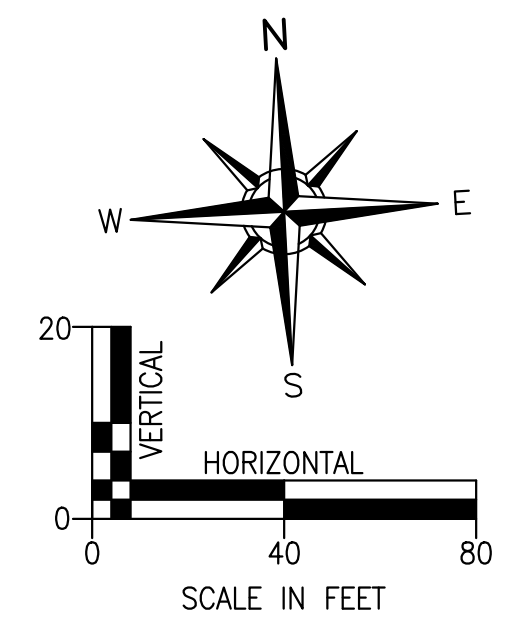
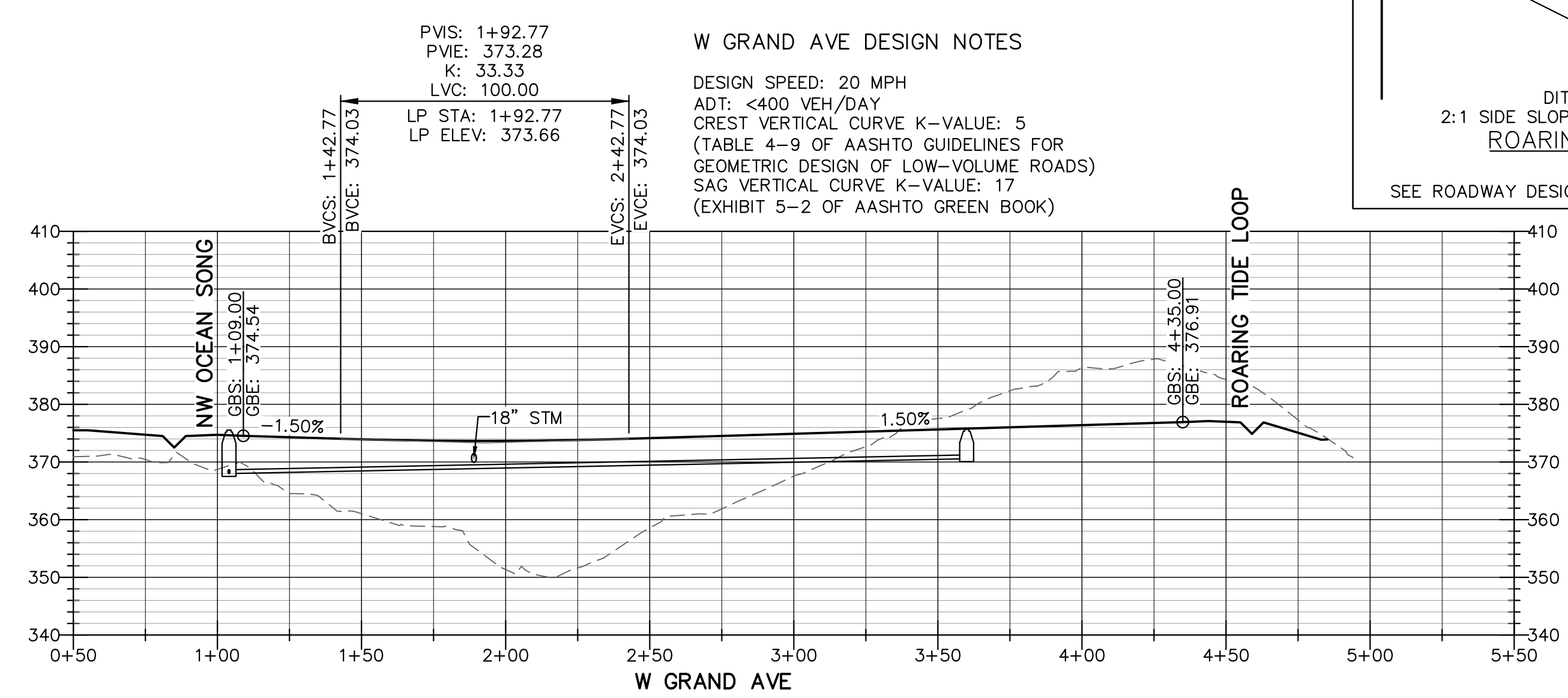
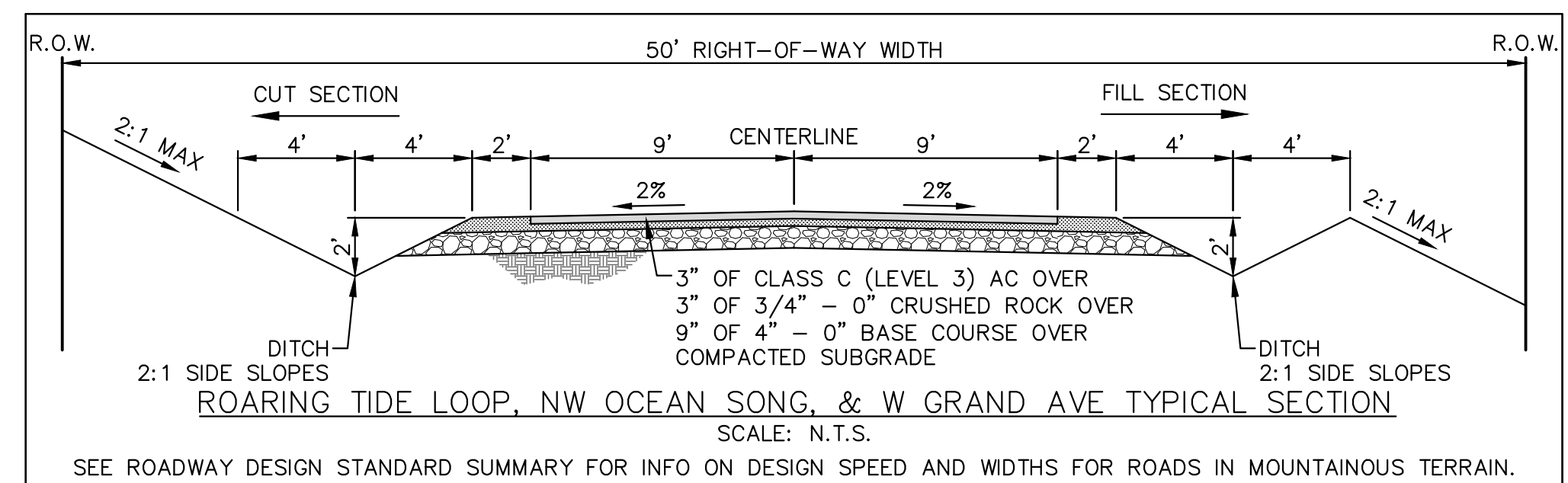
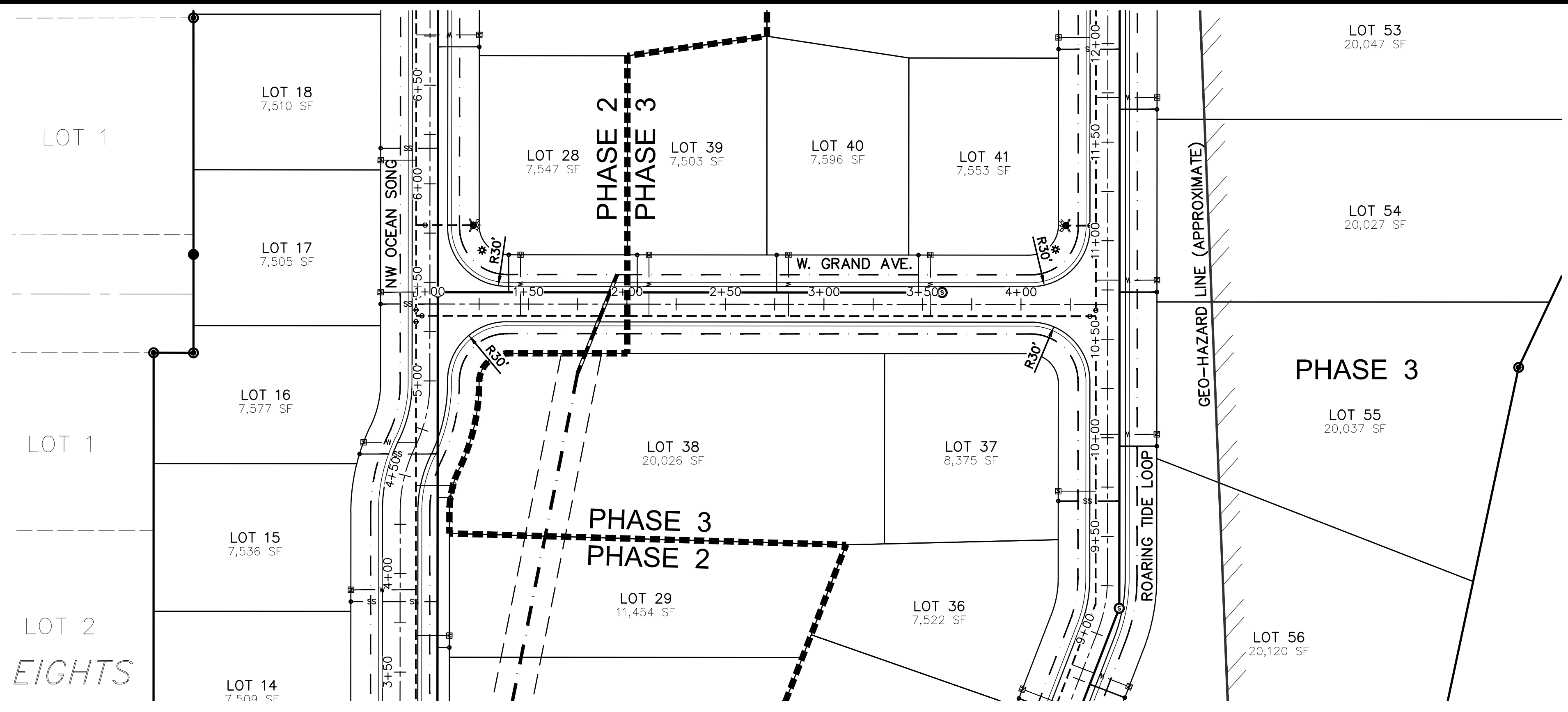
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NW OCEAN SONG CONCEPT PROFILE
 SECOND AVALON HEIGHTS SUBDIVISION
 LAND USE PLANS



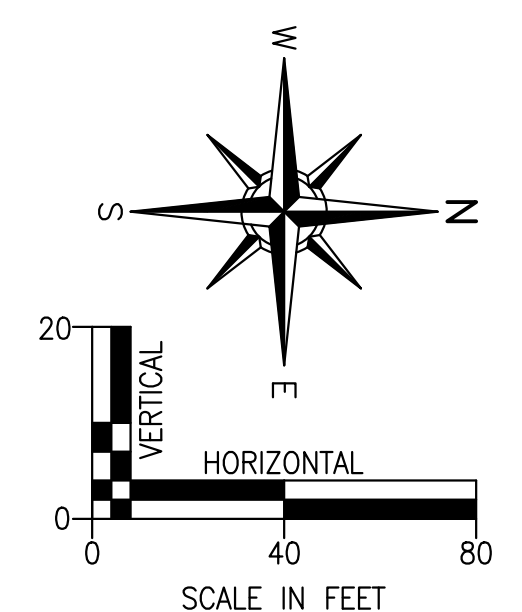
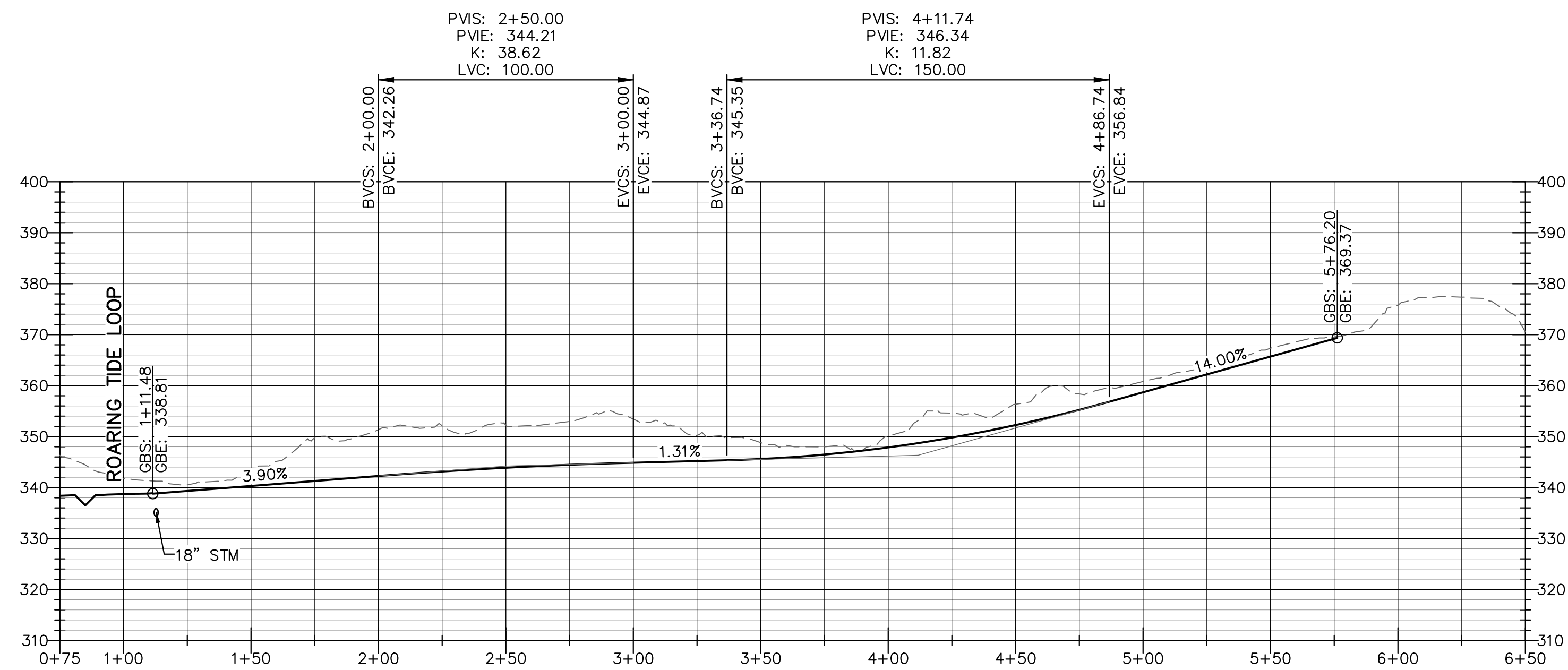
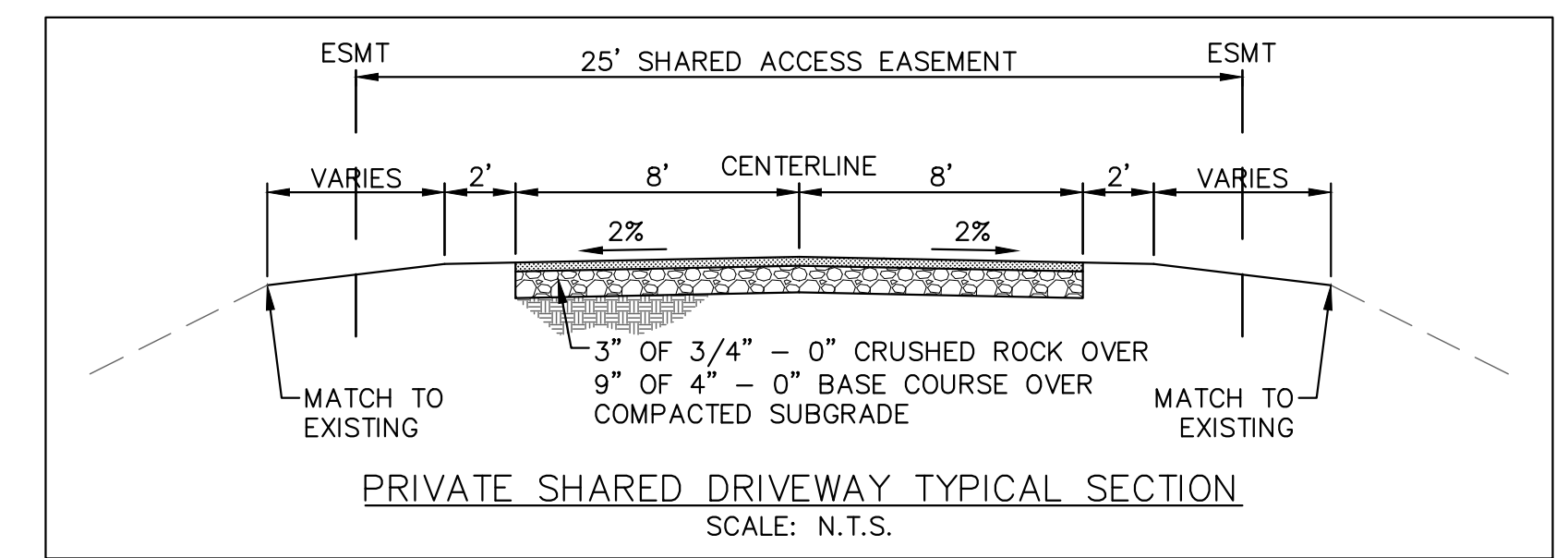
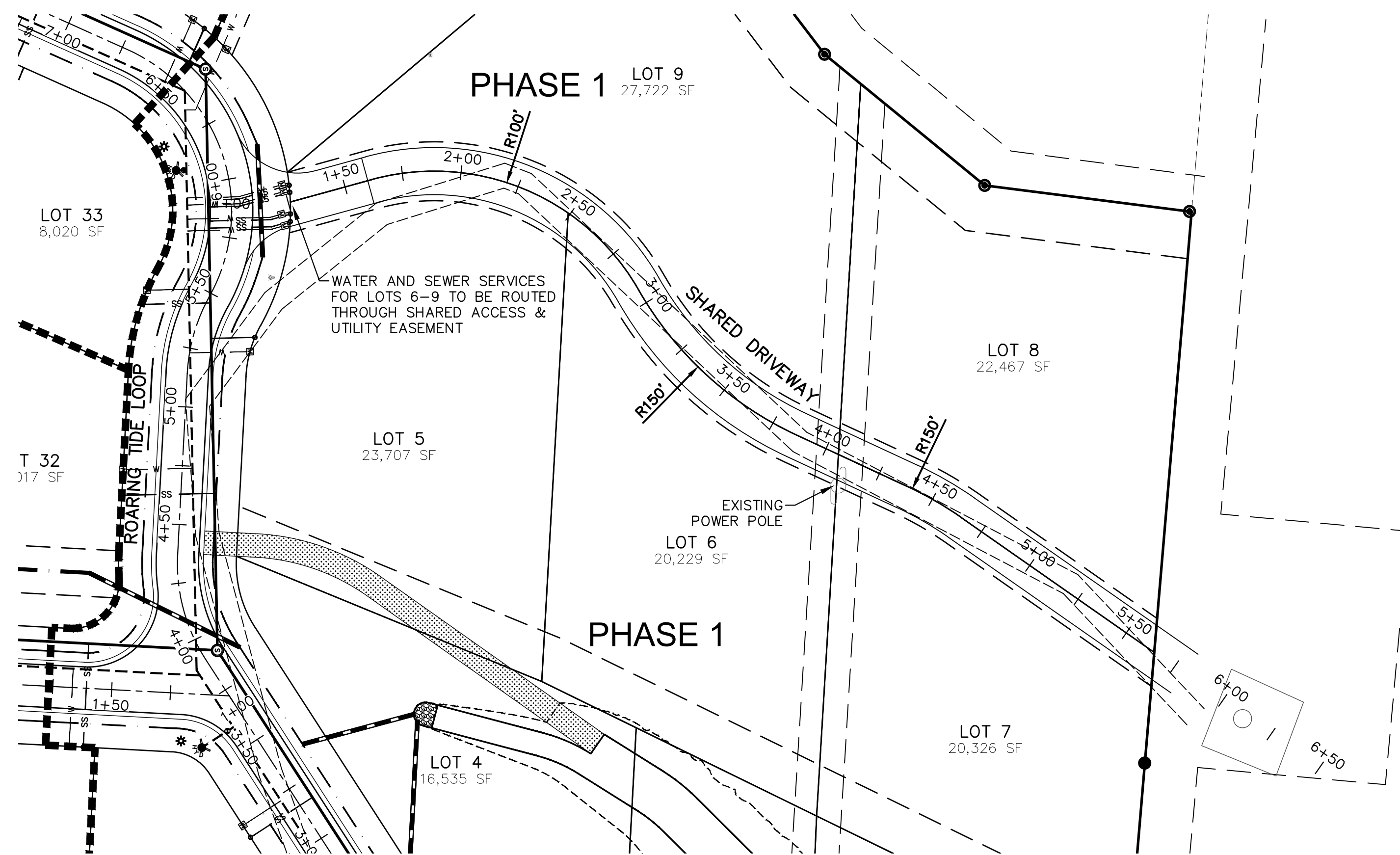
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AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

W GRAND AVE CONCEPT PROFILE
 SECOND AVALON HEIGHTS SUBDIVISION
 LAND USE PLANS

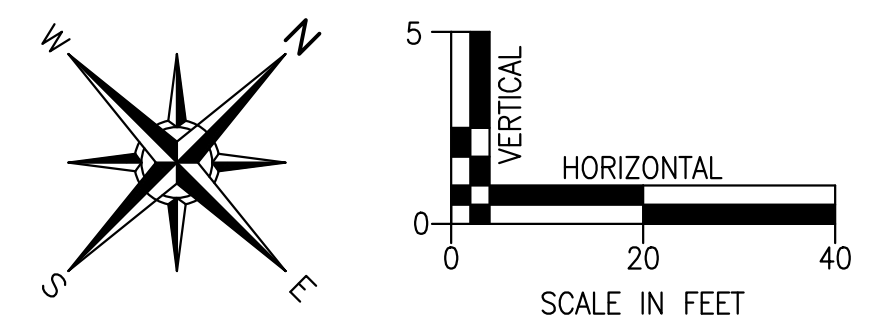
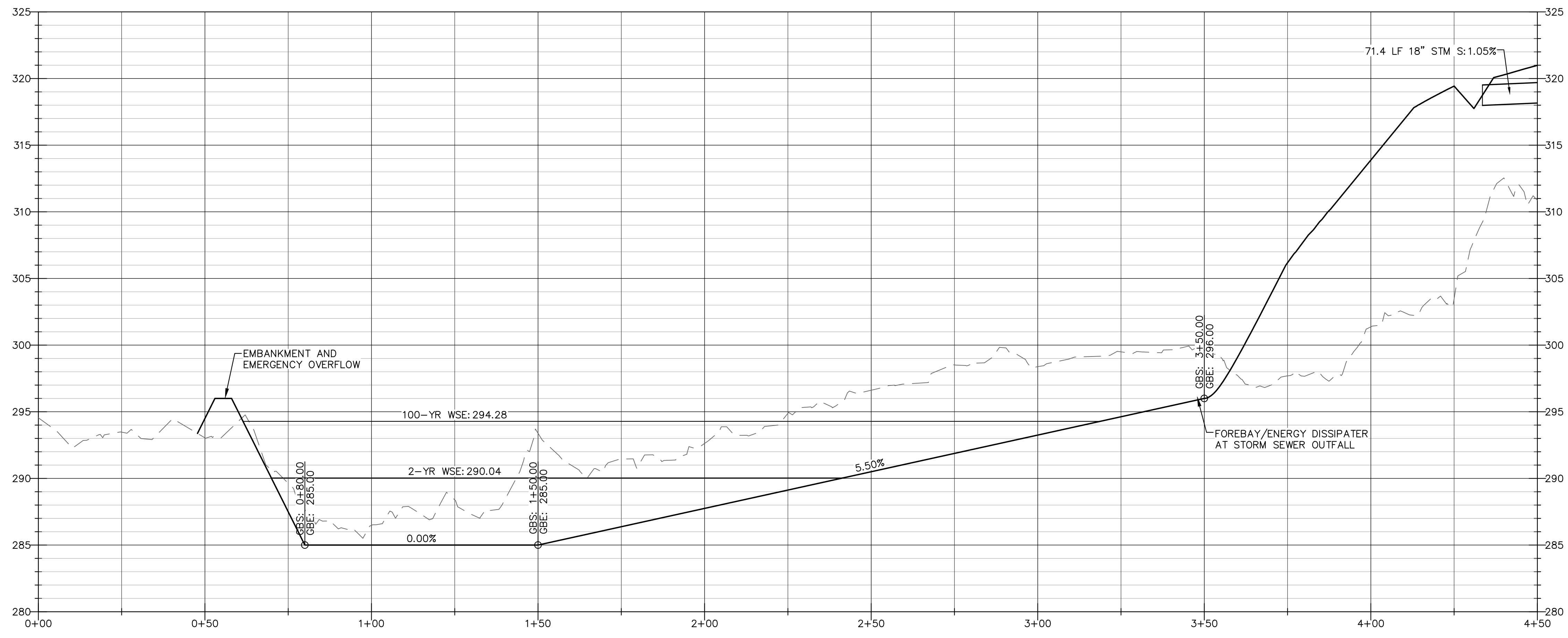
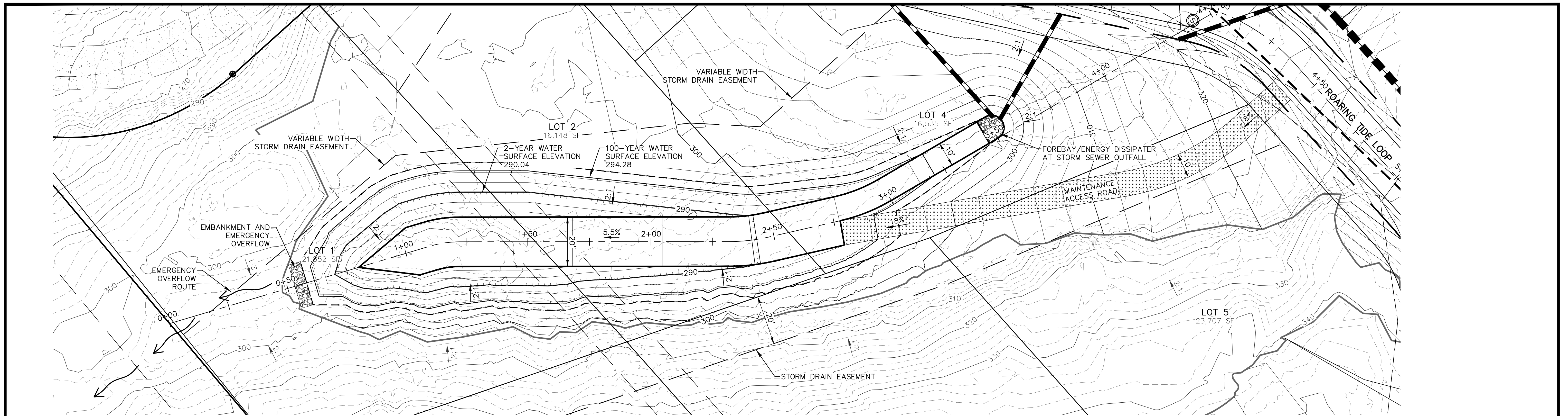


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 ASTORIA, OREGON 97103

SHARED DRIVEWAY CONCEPT PROFILE
 SECOND AVALON HEIGHTS SUBDIVISION
 LAND USE PLANS

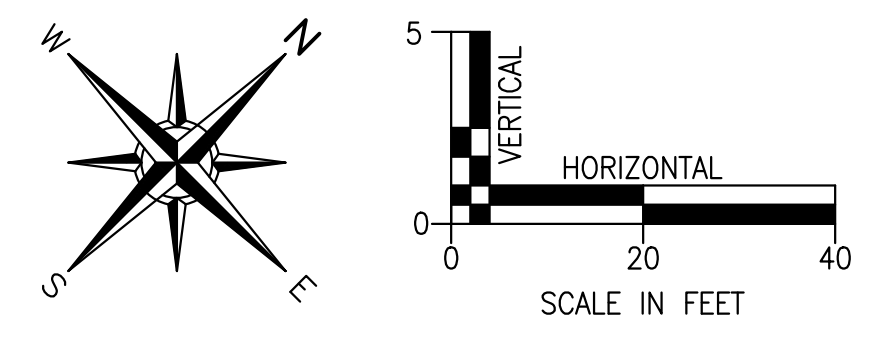
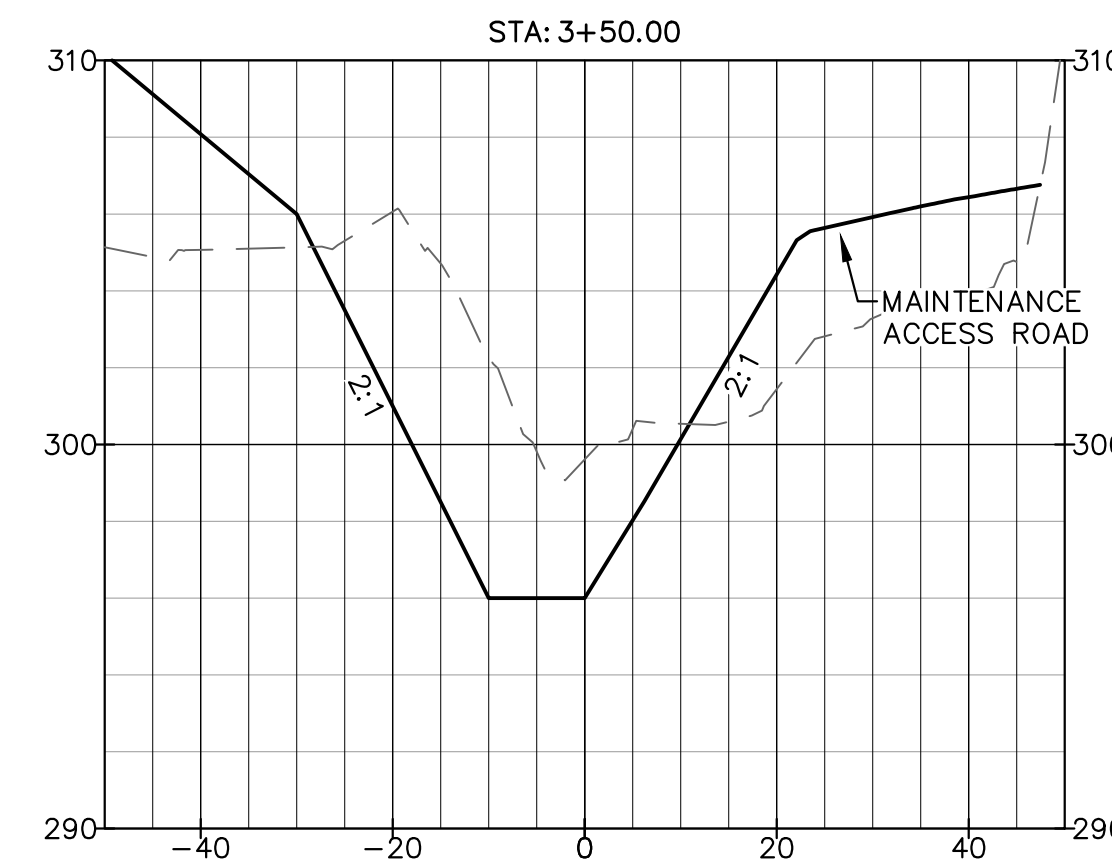
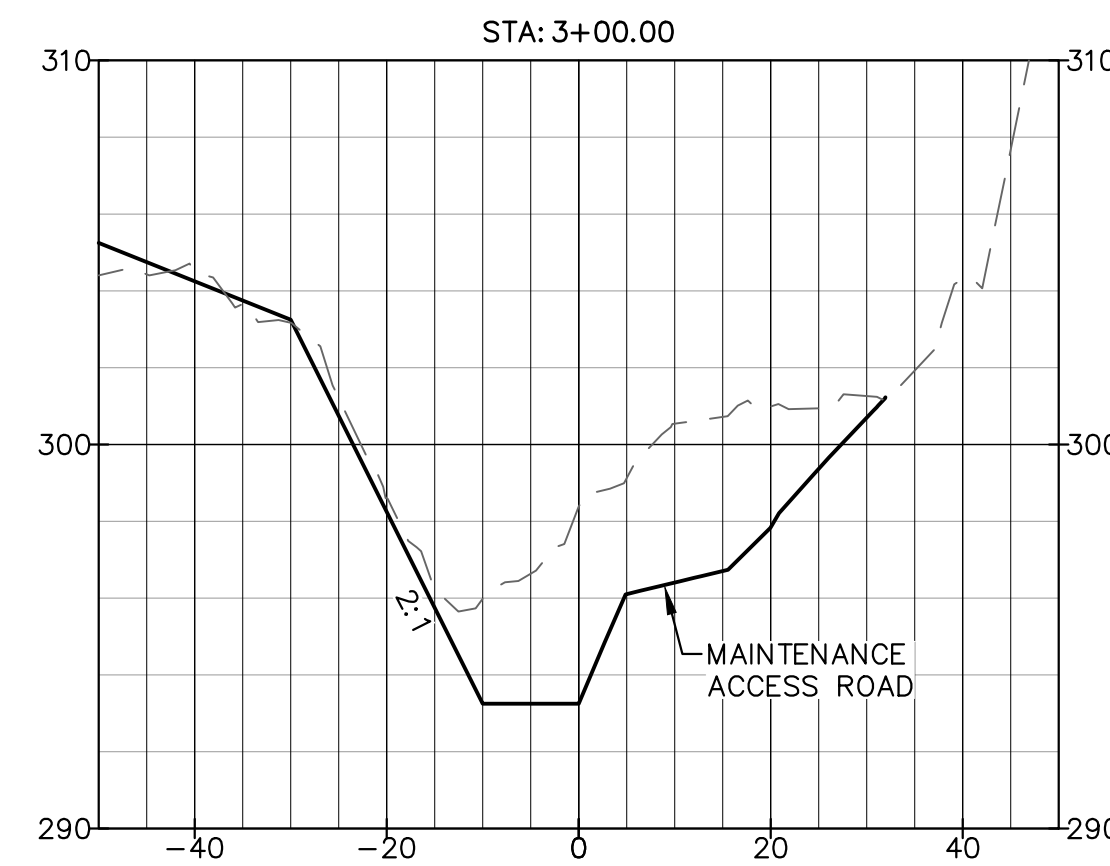
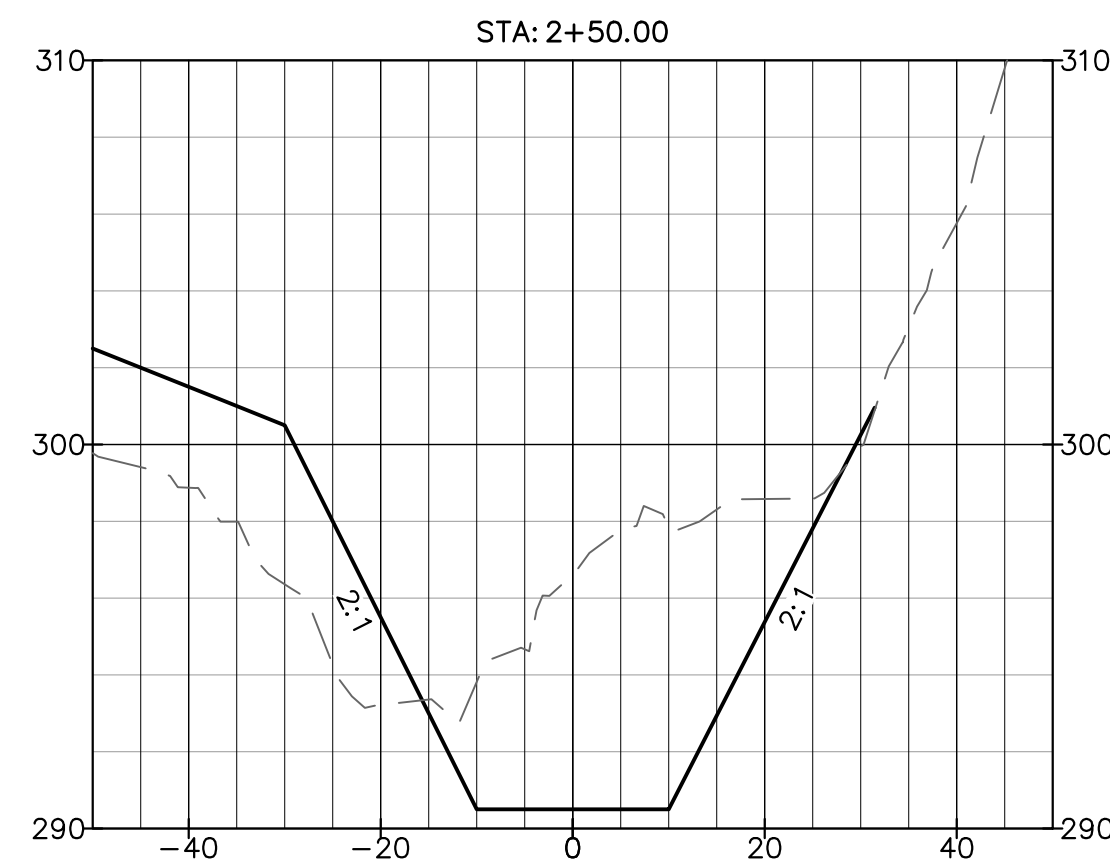
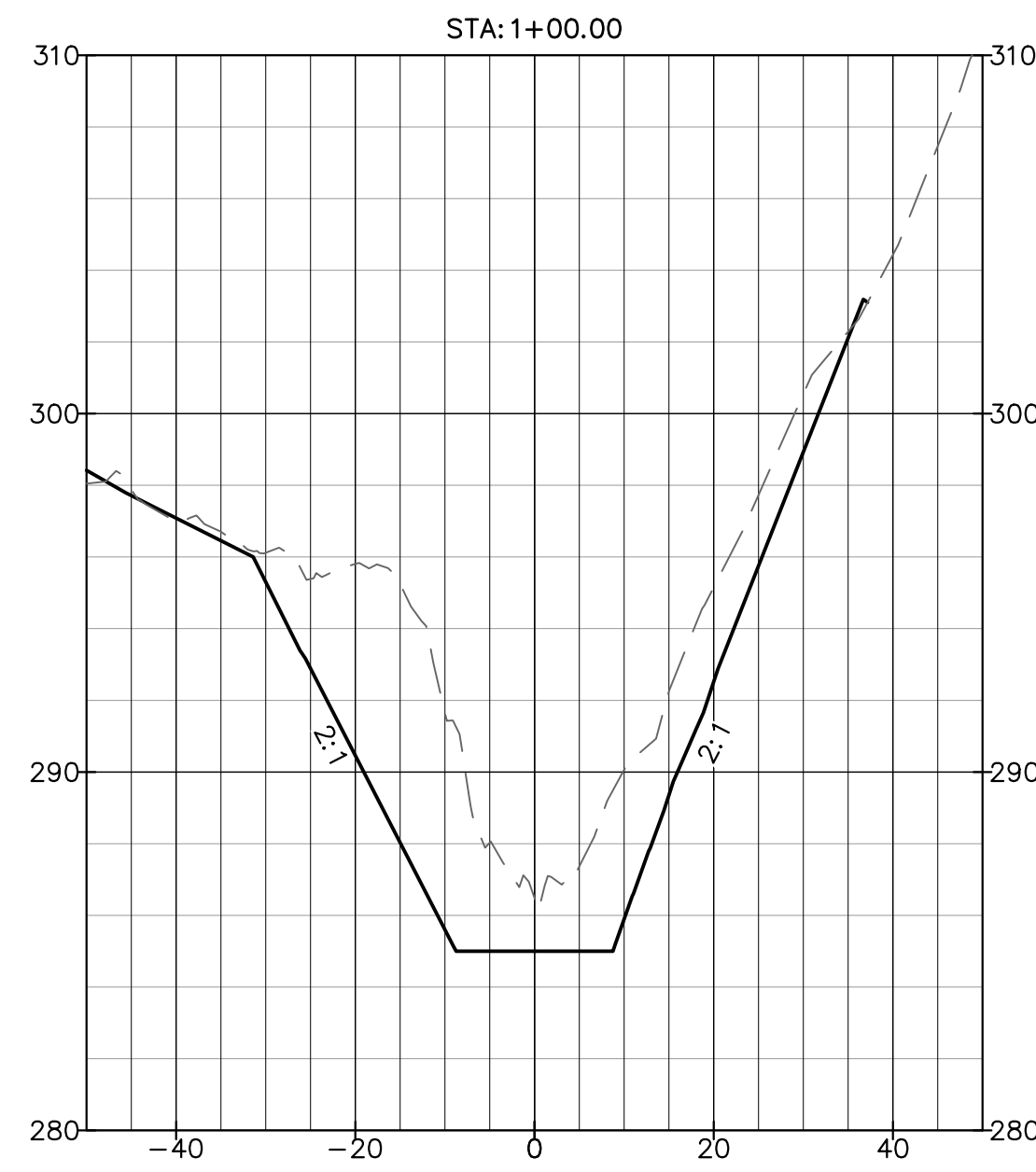
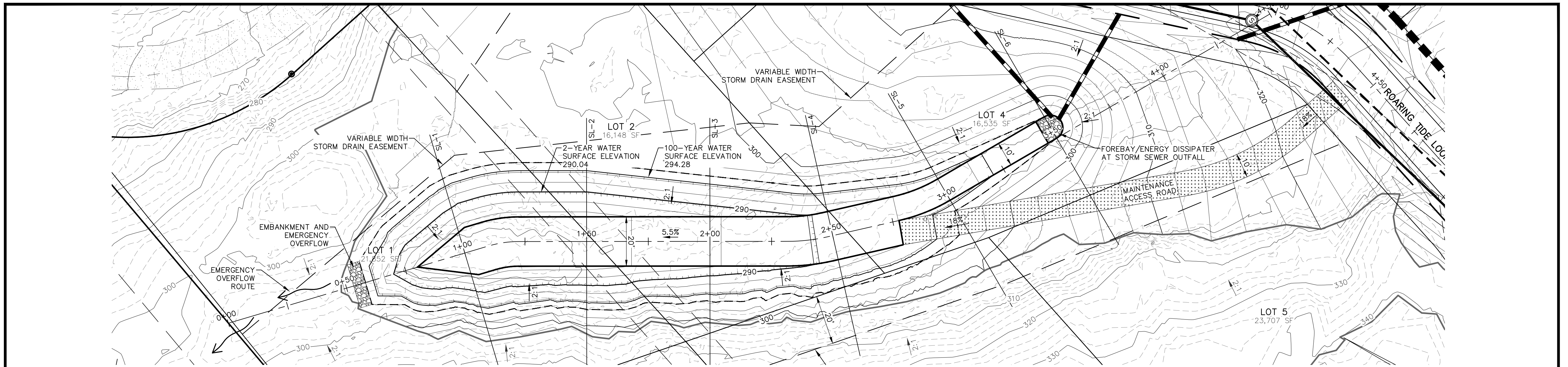


DATE:	NO.	REVISION	DRAWN: BD	DESIGNED: BD	CHECKED: EH
			SCALE: AS SHOWN	DATE: MAR 31, 2021	
			PROJECT NO. E20-036		

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 Reliable Engineering Solutions
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 TROUTDALE, OREGON 97060
 (503) 668-3737

AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

CONCEPT INFILTRATION POND PLAN
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

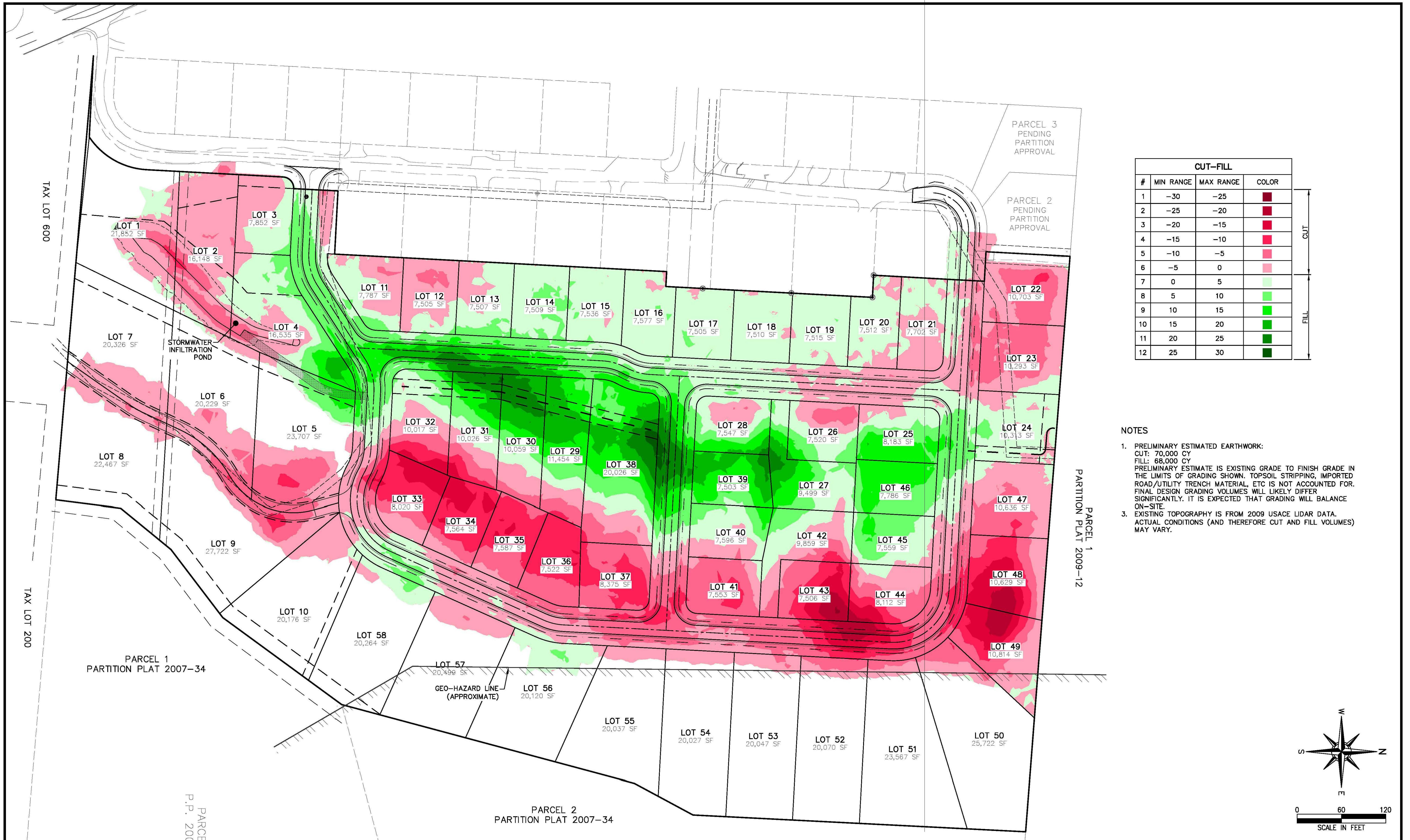


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			SCALE: AS SHOWN	DATE: MAR 31, 2021	
			PROJECT NO. E20-036		

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 ASTORIA, OREGON 97103

CONCEPT INFILTRATION POND SECTIONS
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS



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SCALE: AS SHOWN DATE: MAR 31, 2021		
PROJECT NO. E20-036		

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AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

CUT-FILL MAP
 SECOND AVALON HEIGHTS SUBDIVISION
 LAND USE PLANS

PRELIMINARY STORMWATER REPORT

Second Avalon Heights Subdivision
Located in SE ¼ of SE ¼ of Sec 30 T1S R10W W.M.
Taxlot 200
Tillamook County, OR

March 31, 2021

Prepared By:



359 E. Historic Columbia River Highway
Troutdale, OR 97060
503.668.3737- fax 503.668.3788

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- II. SITE DATA
- III. RUNOFF, CONVEYANCE, AND INFILTRATION

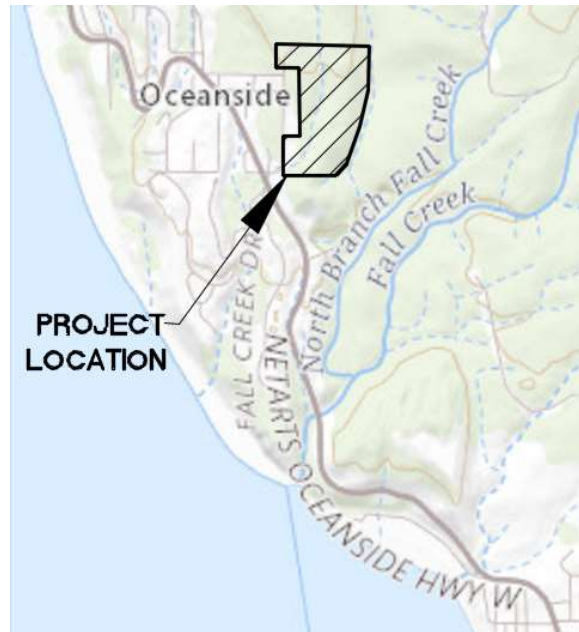
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- A. Calculations
 - HydroCAD Output
 - HydraFlow Express Output
- B. Referenced Data
 - USDA Web Soil Survey Map
 - ODOT Manning's Values Tables
 - Stormwater Infiltration Test by EMS Inc.
- C. Basin Map

Preliminary Stormwater Report for Land Use Submittal

I. PROJECT DESCRIPTION & OBJECTIVE

The proposed project is a single-family residential subdivision encompassing approximately 21 acres of unincorporated Tillamook County near Oceanside. The project location is shown on the map below.



Currently, much of the project site drains to a large existing on-site depression or basin located at the south west corner of the site where runoff infiltrates into native soils. Post-development, the subdivision will drain to and be infiltrated in the same location. The objective of this preliminary stormwater report is to demonstrate feasibility of the conceptual stormwater management plan for the land use phase of this project. Final detailed design and plans will be provided for construction permitting.

II. SITE DATA

Site Rainfall Data

Rainfall data for the site was obtained from the NOAA Atlas 2 Precipitation Frequency Estimate tool: [NOAA Atlas 2 Precipitation Frequency Estimates \(weather.gov\)](https://www.weather.gov/noaa-atlas2)

Precipitation Frequency Data Output

NOAA Atlas 2
Oregon 45.45°N 123.95°W
Site-specific Estimates

Map	Precipitation (inches)	Precipitation Intensity (in/hr)
2-year 6-hour	1.51	0.25
2-year 24-hour	3.05	0.13
100-year 6-hour	3.00	0.50
100-year 24-hour	6.50	0.27

[Go to PFDS](#)
[Go to NA2](#)

Hydrometeorological Design Studies Center - NOAA/National Weather Service
1325 East-West Highway - Silver Spring, MD 20910 - (301) 713-1669
Mon Jan 11 17:23:53 2021

The 6.5-inch 100-year 24-hour design storm will be used for this project.

Site Soils

Soil data for the site was obtained from the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey. The soil resource report is included in the appendix for reference. The site, especially areas tributary to the infiltration area, consists primarily of Netarts fine sandy loam, a Type A hydrologic group soil with a Ksat (capacity of most limiting layer to transmit water) of 1.98 to 5.95 inches per hour.

Environmental Management Systems Inc (EMS) performed an infiltration test in the approximate location of the proposed infiltration pond. The report is included in the appendix for reference. Two falling-head infiltration tests were performed; the second infiltration test result (19.5 inches per hour) was slightly lower than the first test and is therefore used for design. A safety factor of two is applied, so the design infiltration rate used is 9.75 inches per hour.

III. RUNOFF, CONVEYANCE, AND INFILTRATION

Runoff

A basin map and HydroCAD model were developed for concept-level hydrological and infiltration calculations; both are included in the appendix for reference. As part of developing the basin map, assumptions were made for impervious surfaces at full build-out; lots are assumed to average approximately 4,000 square feet of impervious per lot, which equates to a 50'x50' house and a 75'x20' driveway. Roadway impervious areas were calculated from the concept design drawings.

The HydroCAD model uses the Santa Barbara Urban Hydrograph (SBUH) with a Type 1A rainfall distribution methodology. The time of concentration for the basin was calculated using the basin map and the HydroCAD time of concentration calculation tool for the most hydraulically distant point of the drainage basin.

The Curve Numbers (CN) used in hydrological calculations are:

Impervious (pavement, gravel, driveways, and houses): 98

On-site pervious (lawns, roadside ditches, stormwater easement, Type A soil): 49

Off-site pervious (woods): 36

Calculated peak runoff rates from the 100-year, 24-hour design storm entering the infiltration basin is tabulated below.

Basin 1	Basin 2	Total
6.34 cfs	2.99 cfs	9.33 cfs

Conveyance

The capacity of roadside ditches and culverts was calculated with Manning's Equation using HydraFlow Express, an extension for AutoCAD Civil3D. Manning's coefficients used are from the ODOT Hydraulics Manual, Chapter 8, Appendix A – Hydraulic Roughness (Manning's n) Values of Conduits and Channels. The HydraFlow calculations and an excerpt of the ODOT tables are included in the appendix of this report.

Maximum capacity of stormwater conveyance facilities:

Roadside ditch with 0" freeboard at 1.00% slope: 13.79 cfs

18" smooth plastic at 1.00% slope: 13.35 cfs

12" smooth plastic at 1.00% slope: 4.53 cfs

12" smooth plastic at 2.00% slope: 6.40 cfs

As the minimum proposed road grade is 1%, roadside ditch and pipe capacity at 1% slope was checked against the peak runoff flow rates from the 100-year design storm for Basin 1. As shown, all roadside ditches and 18" smooth plastic storm lines have sufficient capacity to convey peak flow rates. At 1% minimum grade, 12" smooth plastic storm lines do not have sufficient capacity to convey the peak flow rate; the minimum slope required for capacity was calculated to be 2.00%. As most of the proposed roadway grade

Preliminary Stormwater Report for Land Use Submittal

is steeper than this minimum, most individual lot driveway culverts can be 12" diameter. On any driveway approaches where conveyance capacity cannot be met with 12" diameter culverts, an 18" culvert may be installed. Therefore, the concept design of roadside ditches and culverts is feasible.

Infiltration

Currently, much of the project property drains to an existing on-site low point. After development, most of the project property and some off-site areas will drain to this low point. As proposed development will create a significant amount of impervious surface, the existing infiltration location will have to be enlarged. As discussed in Section II of the report, the design infiltration rate for this basin is 9.75 inches per hour.

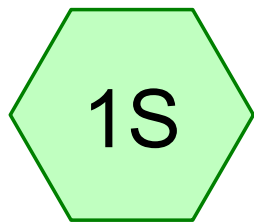
The basin is situated at the bottom of a large hill; its geometry is designed to roughly fit the existing hill topography. The concept basin was sized using stage storage with HydroCAD and AutoCAD Civil3D modeling. Tributary runoff hydrograph, basin stage storage volume, and exfiltration from the basin was calculated/modeled using HydroCAD. Refer to the concept infiltration pond plan for additional information on the configuration of the pond and maintenance access road.

Additional considerations to be addressed with final design:

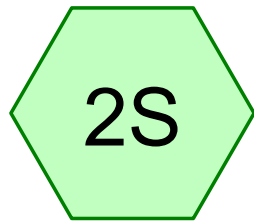
- Lots adjacent to the infiltration basin should have a building finish floor elevation above the infiltration basin emergency overflow elevation.
- Basin side-slopes, especially portions located along the existing hill, may need stabilization measures such as riprap, erosion control blankets, or vegetation.
- Erosion protection and sediment/trash capture to protect the basin from erosion and excessive sedimentation, such as a forebay, riprap protection, or other design measures, may be required.
- The size of the drainage basin tributary to the infiltration basin, and therefore the size of the infiltration basin, may be reduced by utilizing strategically placed drywells. This alternative design approach will be considered during the value engineering phase of this project.
- Infiltration of stormwater in the roadside ditches is not analyzed separately in the preliminary design for two reasons. First, infiltration of rainfall in the ditches is generally accounted for by including the ditches in the Curve Number calculations as pervious area. Second, significant lengths of the roadside ditches will be piped at full build-out by driveway culverts, reducing the length of ditch where any additional infiltration may occur. Final design of roadside ditch may include rock check dams or other facilities to increase hydraulic residence time and therefore increased infiltration in roadside ditches.

APPENDIX A

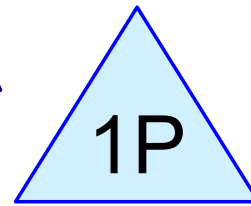
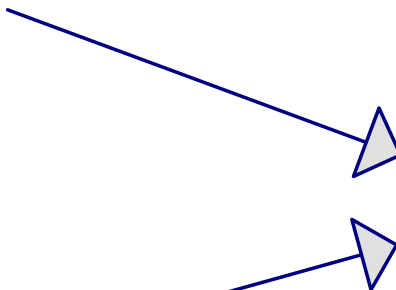
Calculations



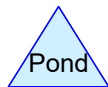
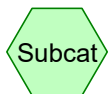
Basin 1



Basin 2



Pond



E20-036 Avalon Prelim HydroCAD 4

Type IA 24-hr 2-Yr Rainfall=3.05"

Prepared by Blake Davis @ FDG

Printed 3/31/2021

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Page 2

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Basin 1

Runoff Area=640,000 sf 31.02% Impervious Runoff Depth=0.89"
Flow Length=1,880' Tc=15.4 min CN=44/98 Runoff=2.87 cfs 1.086 af

Subcatchment 2S: Basin 2

Runoff Area=180,000 sf 48.61% Impervious Runoff Depth=1.41"
Flow Length=760' Tc=14.5 min CN=49/98 Runoff=1.28 cfs 0.486 af

Pond 1P: Pond

Peak Elev=290.04' Storage=15,358 cf Inflow=4.15 cfs 1.573 af
Discarded=1.31 cfs 1.573 af Primary=0.00 cfs 0.000 af Outflow=1.31 cfs 1.573 af

Total Runoff Area = 18.825 ac Runoff Volume = 1.573 af Average Runoff Depth = 1.00"
65.12% Pervious = 12.259 ac 34.88% Impervious = 6.566 ac

Summary for Subcatchment 1S: Basin 1

Runoff = 2.87 cfs @ 8.00 hrs, Volume= 1.086 af, Depth= 0.89"

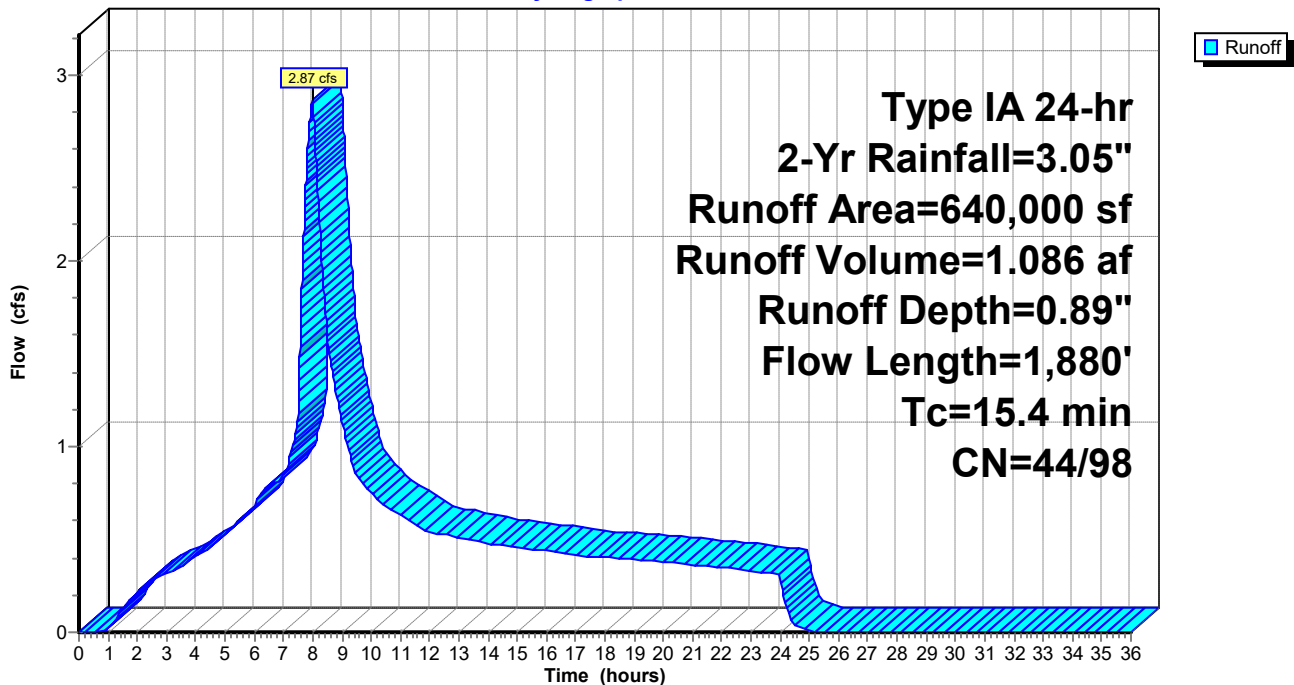
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2-Yr Rainfall=3.05"

Area (sf)	CN	Description
* 62,500	98	Roads & Shared Driveway
* 136,000	98	On-Site Houses & Driveways (34)
* 285,500	49	Pervious - 50-75% Grass cover, Fair, HSG A
* 156,000	36	Offsite - Woods, Fair, HSG A
640,000	61	Weighted Average
441,500	44	68.98% Pervious Area
198,500	98	31.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	110	0.3500	0.24		Sheet Flow, Sheet - Offsite Woods Woods: Light underbrush n= 0.400 P2= 3.05"
3.8	300	0.0700	1.32		Shallow Concentrated Flow, Offsite Woods Woodland Kv= 5.0 fps
4.0	1,470	0.0720	6.06	48.46	Channel Flow, Swale/Ditch Area= 8.0 sf Perim= 26.0' r= 0.31' n= 0.030 Earth, grassed & winding
15.4	1,880	Total			

Subcatchment 1S: Basin 1

Hydrograph



E20-036 Avalon Prelim HydroCAD 4

Prepared by Blake Davis @ FDG

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Type IA 24-hr 2-Yr Rainfall=3.05"

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Page 4

Summary for Subcatchment 2S: Basin 2

Runoff = 1.28 cfs @ 8.00 hrs, Volume= 0.486 af, Depth= 1.41"

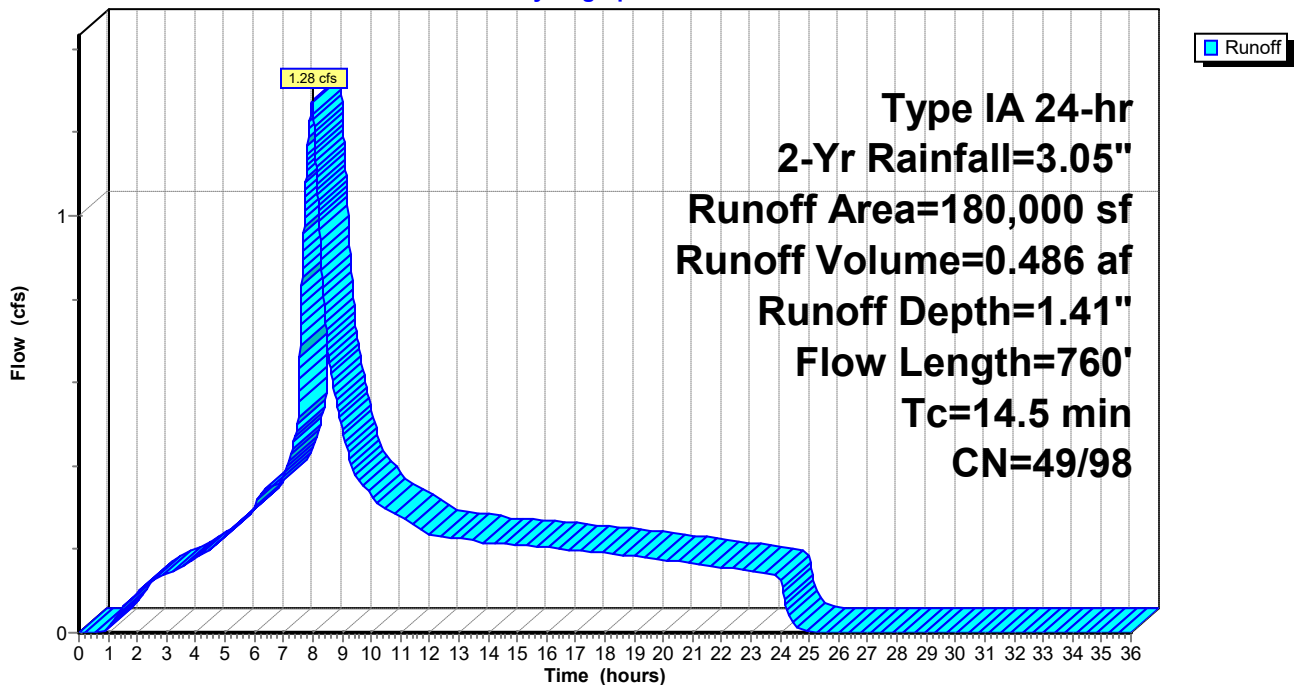
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2-Yr Rainfall=3.05"

Area (sf)	CN	Description
* 15,500	98	On-Site Roads
* 44,000	98	On-Site Houses & Driveways (11)
* 20,000	98	Off-Site Houses & Driveways
* 92,500	49	Pervious - 50-75% Grass cover, Fair, HSG A
* 8,000	98	Off-Site - Future Highland Road
180,000	73	Weighted Average
92,500	49	51.39% Pervious Area
87,500	98	48.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.3	280	0.2000	0.35		Sheet Flow, Sheet - Lot Yards Grass: Dense n= 0.240 P2= 3.05"
1.2	480	0.0900	6.77	54.18	Channel Flow, Future Road Ditch Area= 8.0 sf Perim= 26.0' r= 0.31' n= 0.030 Earth, grassed & winding
14.5	760	Total			

Subcatchment 2S: Basin 2

Hydrograph



Summary for Pond 1P: Pond

Inflow Area = 18.825 ac, 34.88% Impervious, Inflow Depth = 1.00" for 2-Yr event
 Inflow = 4.15 cfs @ 8.00 hrs, Volume= 1.573 af
 Outflow = 1.31 cfs @ 9.36 hrs, Volume= 1.573 af, Atten= 68%, Lag= 81.8 min
 Discarded = 1.31 cfs @ 9.36 hrs, Volume= 1.573 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 290.04' @ 9.36 hrs Surf.Area= 5,254 sf Storage= 15,358 cf

Plug-Flow detention time= 139.5 min calculated for 1.572 af (100% of inflow)
 Center-of-Mass det. time= 139.5 min (827.3 - 687.8)

Volume	Invert	Avail.Storage	Storage Description
#1	285.00'	66,728 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
285.00	1,171	0	0	1,171
286.00	1,823	1,485	1,485	1,837
287.00	2,553	2,178	3,663	2,586
288.00	3,360	2,947	6,610	3,415
289.00	4,245	3,794	10,404	4,327
290.00	5,209	4,719	15,123	5,321
291.00	6,256	5,725	20,847	6,402
292.00	7,397	6,819	27,666	7,580
293.00	8,493	7,939	35,605	8,720
294.00	9,684	9,082	44,686	9,958
295.00	10,981	10,326	55,012	11,304
296.00	12,467	11,716	66,728	12,839

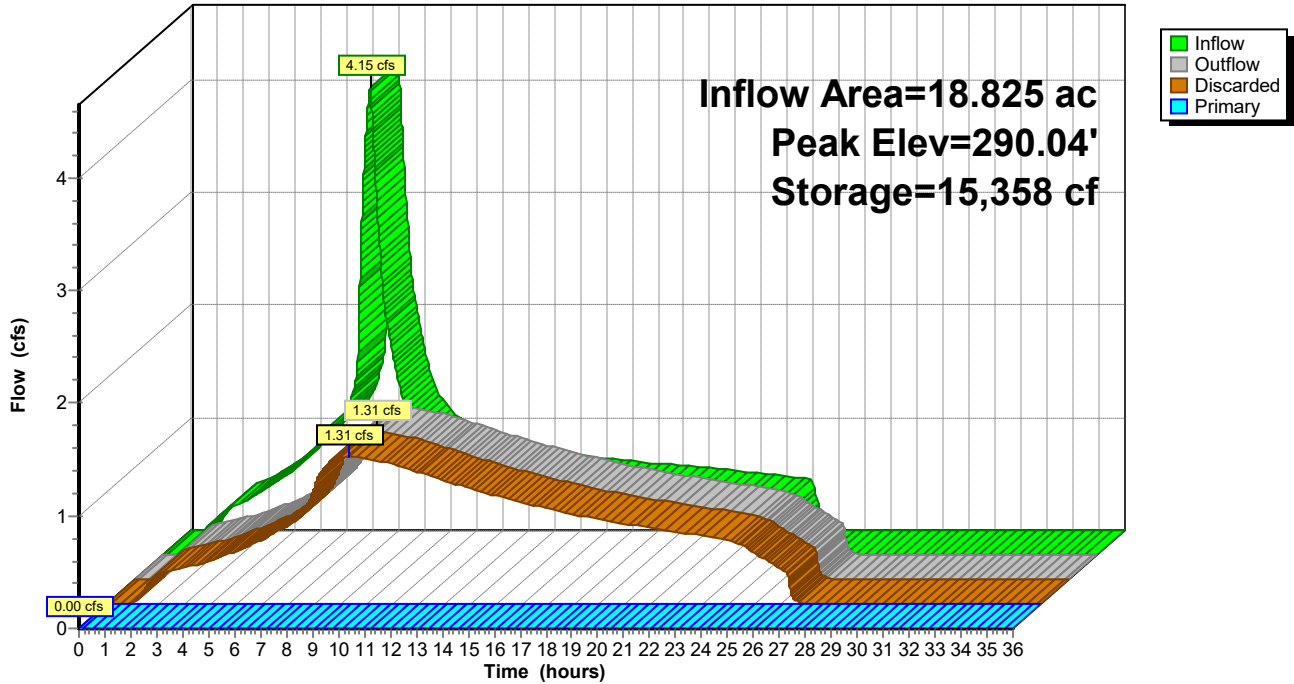
Device	Routing	Invert	Outlet Devices
#1	Discarded	285.00'	9.750 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 250.00'
#2	Primary	295.00'	25.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=1.31 cfs @ 9.36 hrs HW=290.04' (Free Discharge)
 ↑1=Exfiltration (Controls 1.31 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=285.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

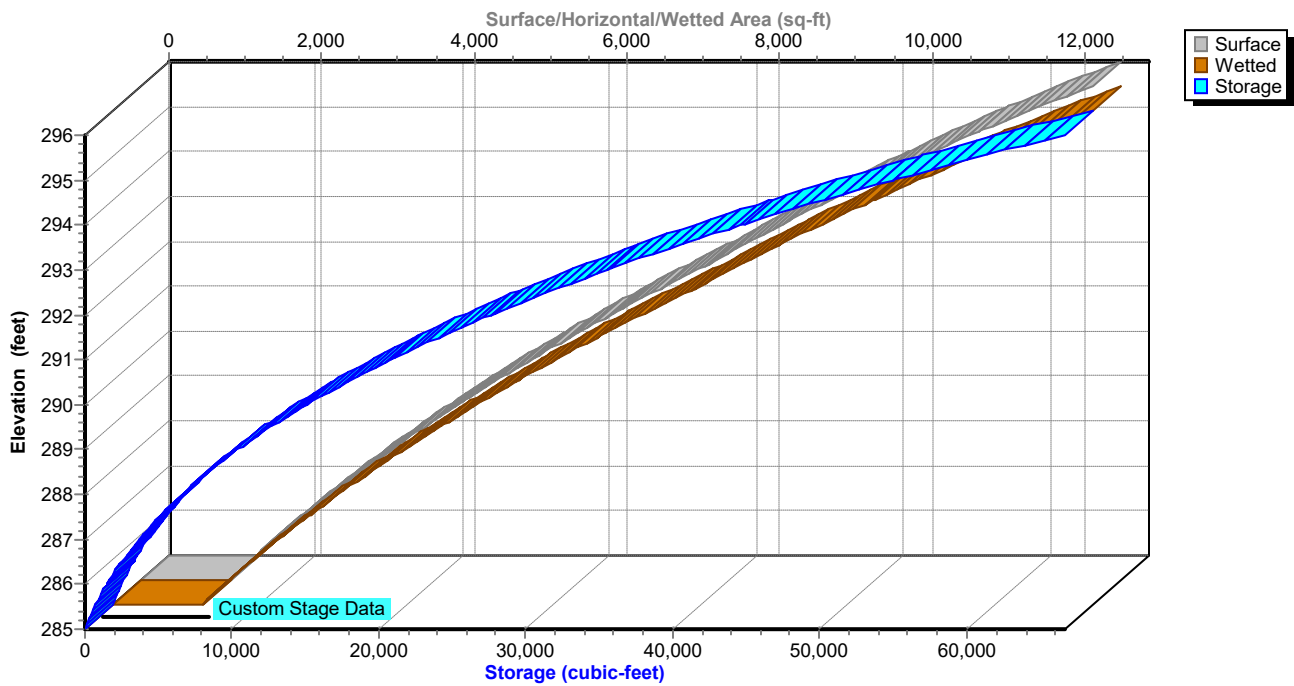
Pond 1P: Pond

Hydrograph



Pond 1P: Pond

Stage-Area-Storage



E20-036 Avalon Prelim HydroCAD 4

Type IA 24-hr 100-Yr Rainfall=6.50"

Prepared by Blake Davis @ FDG

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Basin 1

Runoff Area=640,000 sf 31.02% Impervious Runoff Depth=2.59"
Flow Length=1,880' Tc=15.4 min CN=44/98 Runoff=6.34 cfs 3.170 af

Subcatchment 2S: Basin 2

Runoff Area=180,000 sf 48.61% Impervious Runoff Depth=3.72"
Flow Length=760' Tc=14.5 min CN=49/98 Runoff=2.99 cfs 1.281 af

Pond 1P: Pond

Peak Elev=294.28' Storage=47,458 cf Inflow=9.33 cfs 4.451 af
Discarded=2.62 cfs 4.451 af Primary=0.00 cfs 0.000 af Outflow=2.62 cfs 4.451 af

Total Runoff Area = 18.825 ac Runoff Volume = 4.451 af Average Runoff Depth = 2.84"
65.12% Pervious = 12.259 ac 34.88% Impervious = 6.566 ac

E20-036 Avalon Prelim HydroCAD 4

Prepared by Blake Davis @ FDG

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Type IA 24-hr 100-Yr Rainfall=6.50"

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Summary for Subcatchment 1S: Basin 1

Runoff = 6.34 cfs @ 8.00 hrs, Volume= 3.170 af, Depth= 2.59"

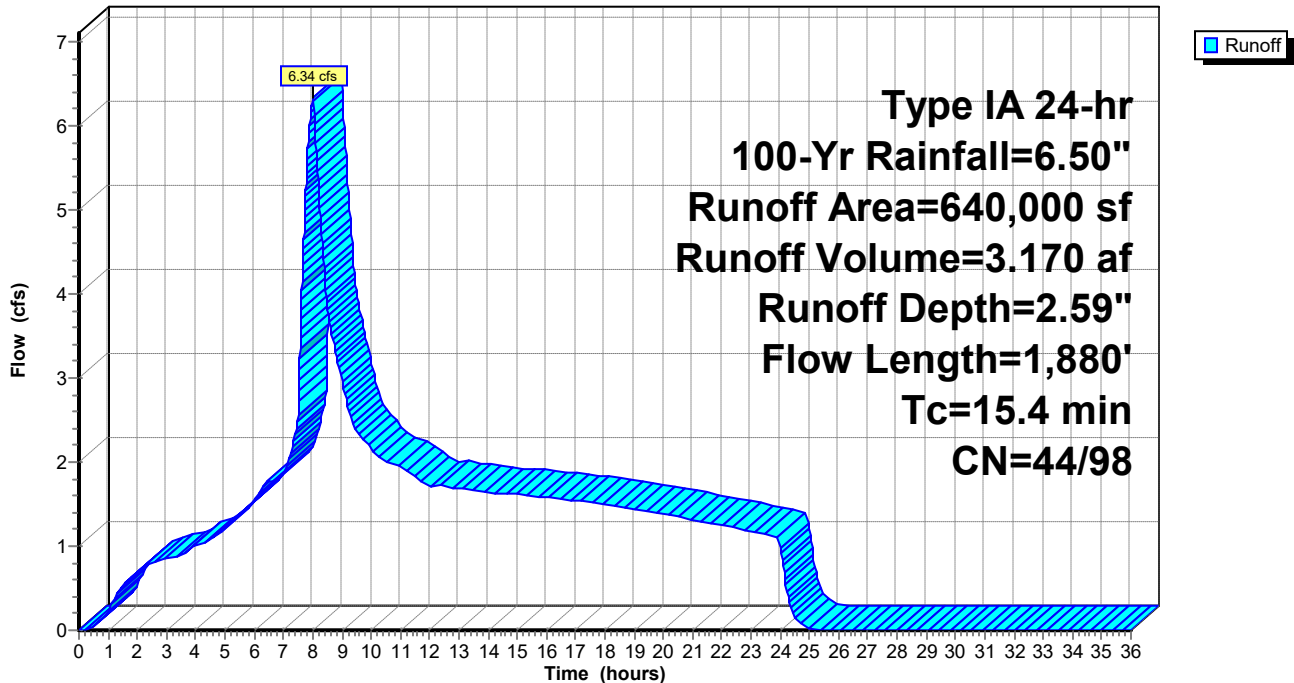
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 100-Yr Rainfall=6.50"

Area (sf)	CN	Description
* 62,500	98	Roads & Shared Driveway
* 136,000	98	On-Site Houses & Driveways (34)
* 285,500	49	Pervious - 50-75% Grass cover, Fair, HSG A
* 156,000	36	Offsite - Woods, Fair, HSG A
640,000	61	Weighted Average
441,500	44	68.98% Pervious Area
198,500	98	31.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	110	0.3500	0.24		Sheet Flow, Sheet - Offsite Woods Woods: Light underbrush n= 0.400 P2= 3.05"
3.8	300	0.0700	1.32		Shallow Concentrated Flow, Offsite Woods Woodland Kv= 5.0 fps
4.0	1,470	0.0720	6.06	48.46	Channel Flow, Swale/Ditch Area= 8.0 sf Perim= 26.0' r= 0.31' n= 0.030 Earth, grassed & winding
15.4	1,880	Total			

Subcatchment 1S: Basin 1

Hydrograph



E20-036 Avalon Prelim HydroCAD 4

Prepared by Blake Davis @ FDG

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Type IA 24-hr 100-Yr Rainfall=6.50"

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Summary for Subcatchment 2S: Basin 2

Runoff = 2.99 cfs @ 8.00 hrs, Volume= 1.281 af, Depth= 3.72"

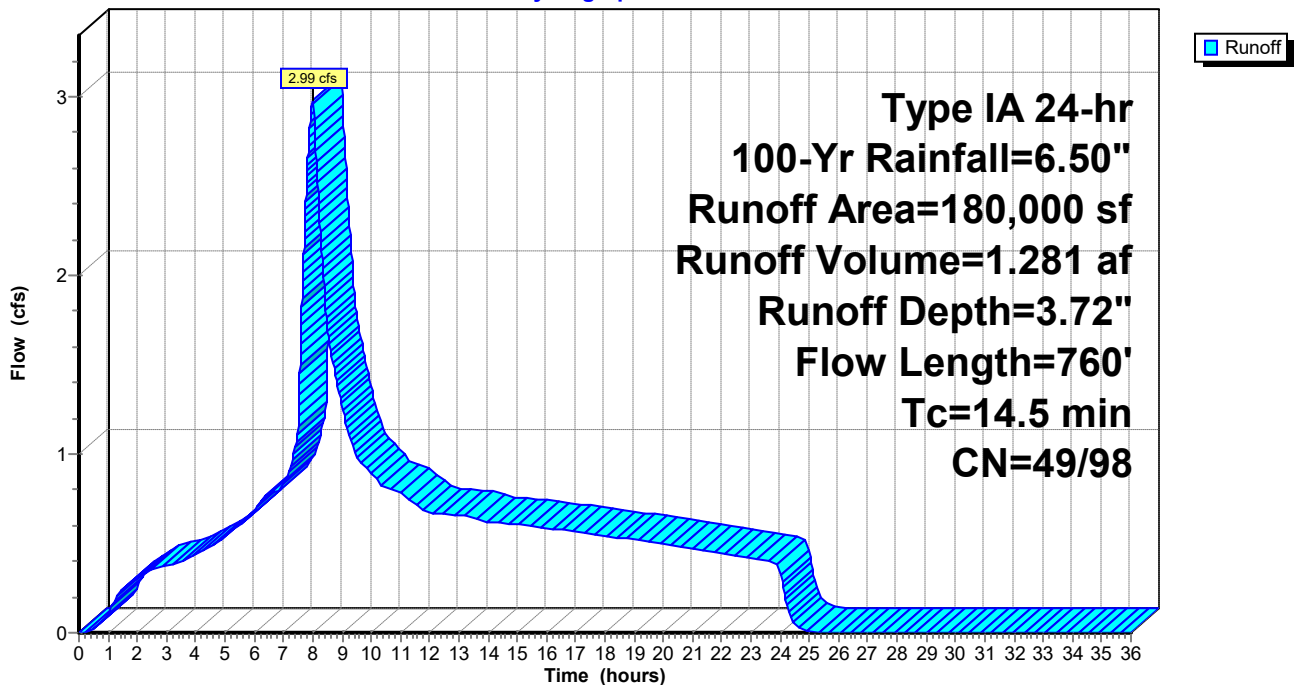
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type IA 24-hr 100-Yr Rainfall=6.50"

Area (sf)	CN	Description
* 15,500	98	On-Site Roads
* 44,000	98	On-Site Houses & Driveways (11)
* 20,000	98	Off-Site Houses & Driveways
* 92,500	49	Pervious - 50-75% Grass cover, Fair, HSG A
* 8,000	98	Off-Site - Future Highland Road
180,000	73	Weighted Average
92,500	49	51.39% Pervious Area
87,500	98	48.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.3	280	0.2000	0.35		Sheet Flow, Sheet - Lot Yards Grass: Dense n= 0.240 P2= 3.05"
1.2	480	0.0900	6.77	54.18	Channel Flow, Future Road Ditch Area= 8.0 sf Perim= 26.0' r= 0.31' n= 0.030 Earth, grassed & winding
14.5	760	Total			

Subcatchment 2S: Basin 2

Hydrograph



E20-036 Avalon Prelim HydroCAD 4

Type IA 24-hr 100-Yr Rainfall=6.50"

Prepared by Blake Davis @ FDG

Printed 3/31/2021

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Summary for Pond 1P: Pond

Inflow Area = 18.825 ac, 34.88% Impervious, Inflow Depth = 2.84" for 100-Yr event
 Inflow = 9.33 cfs @ 8.00 hrs, Volume= 4.451 af
 Outflow = 2.62 cfs @ 11.34 hrs, Volume= 4.451 af, Atten= 72%, Lag= 200.4 min
 Discarded = 2.62 cfs @ 11.34 hrs, Volume= 4.451 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 294.28' @ 11.34 hrs Surf.Area= 10,040 sf Storage= 47,458 cf

Plug-Flow detention time= 255.4 min calculated for 4.449 af (100% of inflow)
 Center-of-Mass det. time= 255.5 min (986.9 - 731.5)

Volume	Invert	Avail.Storage	Storage Description		
#1	285.00'	66,728 cf	Custom Stage Data (Conic) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
285.00	1,171	0	0	1,171	
286.00	1,823	1,485	1,485	1,837	
287.00	2,553	2,178	3,663	2,586	
288.00	3,360	2,947	6,610	3,415	
289.00	4,245	3,794	10,404	4,327	
290.00	5,209	4,719	15,123	5,321	
291.00	6,256	5,725	20,847	6,402	
292.00	7,397	6,819	27,666	7,580	
293.00	8,493	7,939	35,605	8,720	
294.00	9,684	9,082	44,686	9,958	
295.00	10,981	10,326	55,012	11,304	
296.00	12,467	11,716	66,728	12,839	

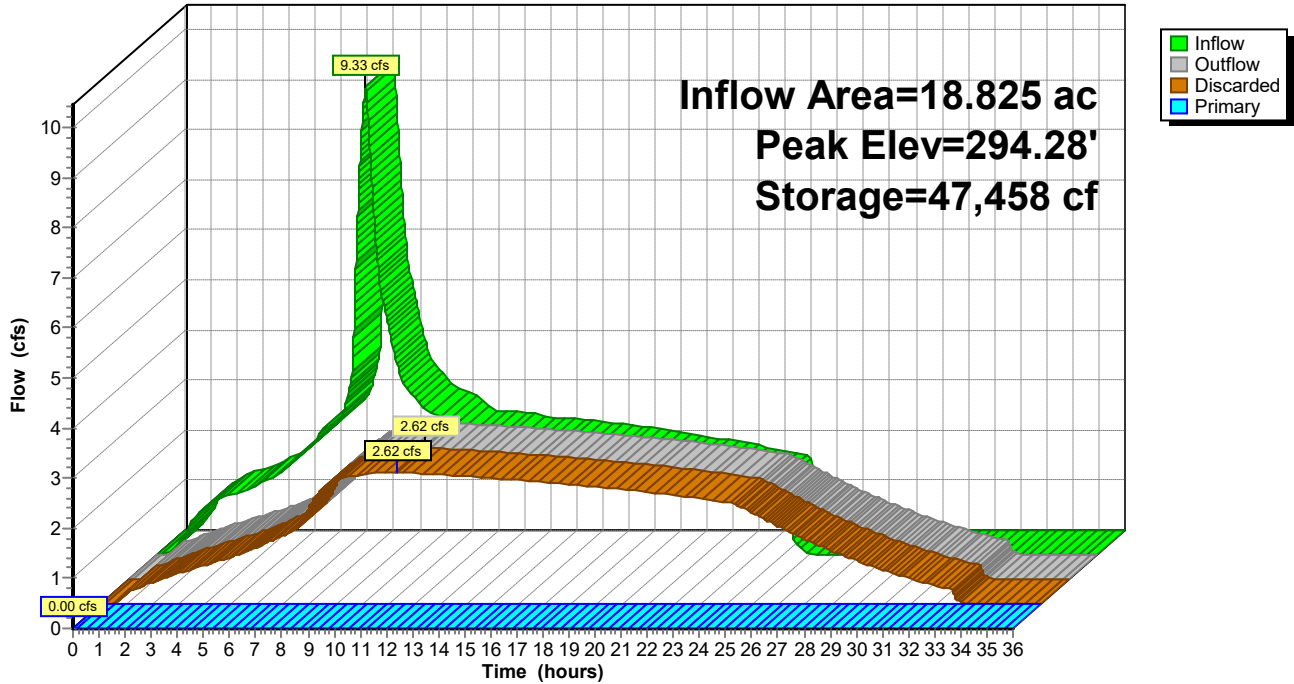
Device	Routing	Invert	Outlet Devices												
#1	Discarded	285.00'	9.750 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 250.00'												
#2	Primary	295.00'	25.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32												

Discarded OutFlow Max=2.62 cfs @ 11.34 hrs HW=294.28' (Free Discharge)
 ↑1=Exfiltration (Controls 2.62 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=285.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

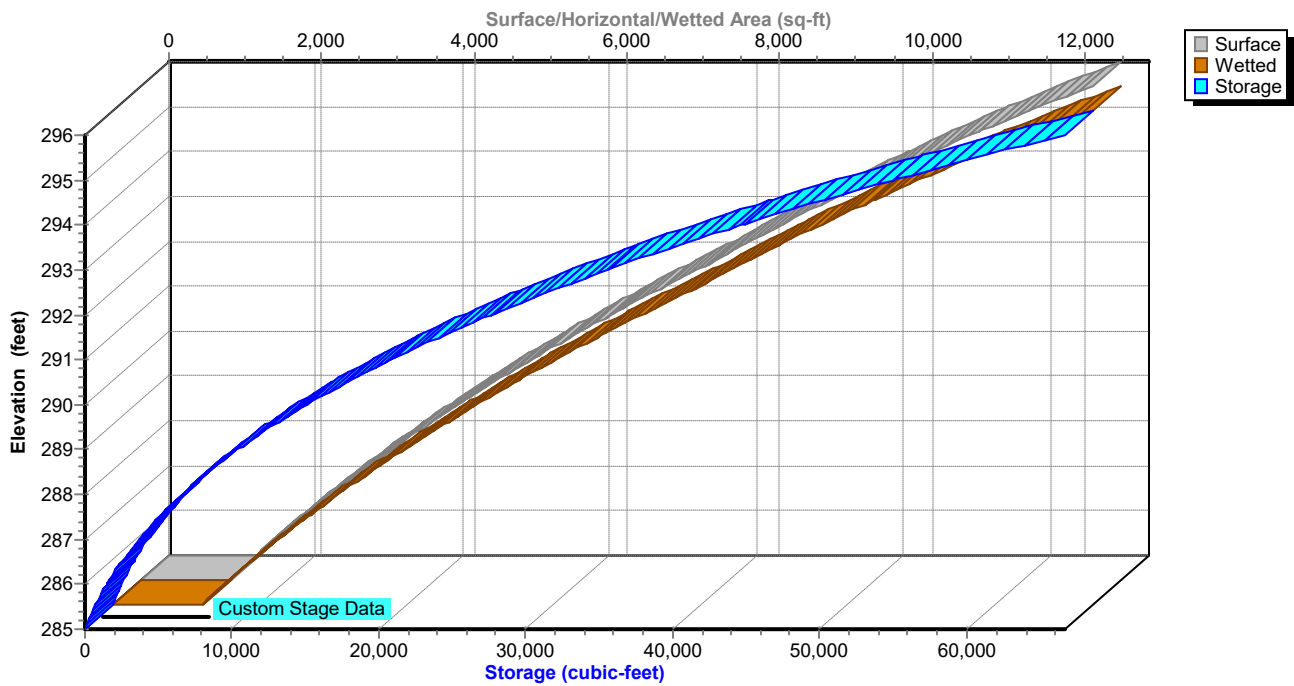
Pond 1P: Pond

Hydrograph



Pond 1P: Pond

Stage-Area-Storage



Channel Report

Max Capacity - Ditch at 1.00%

Triangular

Side Slopes (z:1) = 2.00, 2.00

Total Depth (ft) = 2.00

Invert Elev (ft) = 1.00

Slope (%) = 1.00

N-Value = 0.080

Calculations

Compute by: Known Depth

Known Depth (ft) = 2.00

Highlighted

Depth (ft) = 2.00

Q (cfs) = 13.79

Area (sqft) = 8.00

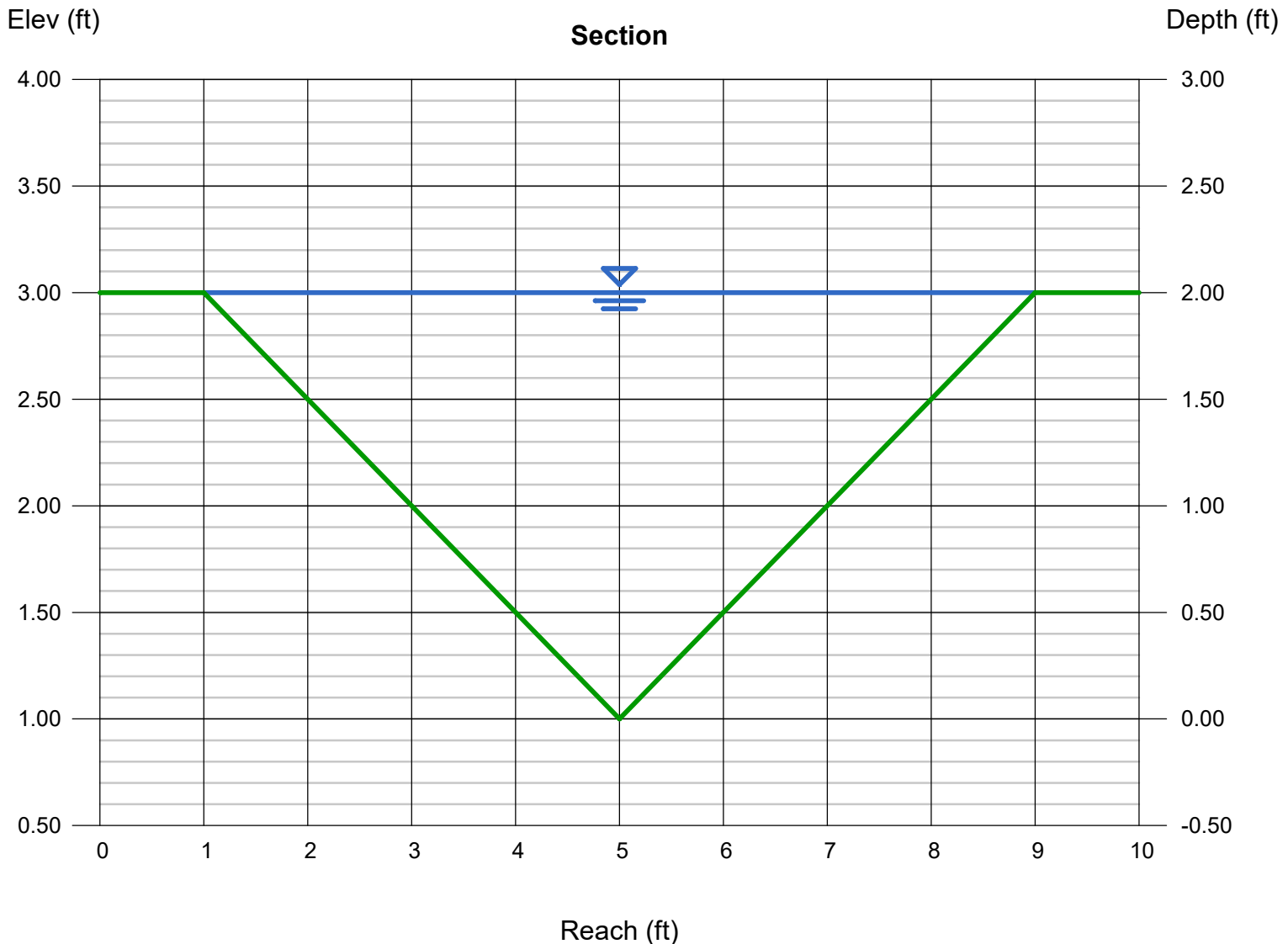
Velocity (ft/s) = 1.72

Wetted Perim (ft) = 8.94

Crit Depth, Yc (ft) = 1.25

Top Width (ft) = 8.00

EGL (ft) = 2.05



Depth	Q	Area	Veloc	Wp
(ft)	(cfs)	(sqft)	(ft/s)	(ft)
0.10	0.005	0.020	0.23	0.45
0.20	0.030	0.080	0.37	0.89
0.30	0.088	0.180	0.49	1.34
0.40	0.189	0.320	0.59	1.79
0.50	0.342	0.500	0.68	2.24
0.60	0.556	0.720	0.77	2.68
0.70	0.839	0.980	0.86	3.13
0.80	1.198	1.280	0.94	3.58
0.90	1.640	1.620	1.01	4.02
1.00	2.172	2.000	1.09	4.47
1.10	2.801	2.420	1.16	4.92
1.20	3.532	2.880	1.23	5.37
1.30	4.373	3.380	1.29	5.81
1.40	5.328	3.920	1.36	6.26
1.50	6.405	4.500	1.42	6.71
1.60	7.607	5.120	1.49	7.16
1.70	8.943	5.780	1.55	7.60
1.80	10.42	6.480	1.61	8.05
1.90	12.03	7.220	1.67	8.50
2.00	13.79	8.000	1.72	8.94

Yc	TopWidth	Energy
(ft)	(ft)	(ft)
0.06	0.40	0.10
0.11	0.80	0.20
0.17	1.20	0.30
0.23	1.60	0.41
0.29	2.00	0.51
0.35	2.40	0.61
0.41	2.80	0.71
0.47	3.20	0.81
0.53	3.60	0.92
0.60	4.00	1.02
0.66	4.40	1.12
0.73	4.80	1.22
0.79	5.20	1.33
0.85	5.60	1.43
0.92	6.00	1.53
0.98	6.40	1.63
1.05	6.80	1.74
1.12	7.20	1.84
1.18	7.60	1.94
1.25	8.00	2.05

Channel Report

Max Capacity - 18in at 1.00%

Circular

Diameter (ft) = 1.50

Invert Elev (ft) = 1.00

Slope (%) = 1.00

N-Value = 0.011

Calculations

Compute by: Known Depth

Known Depth (ft) = 1.41

Highlighted

Depth (ft) = 1.41

Q (cfs) = 13.35

Area (sqft) = 1.72

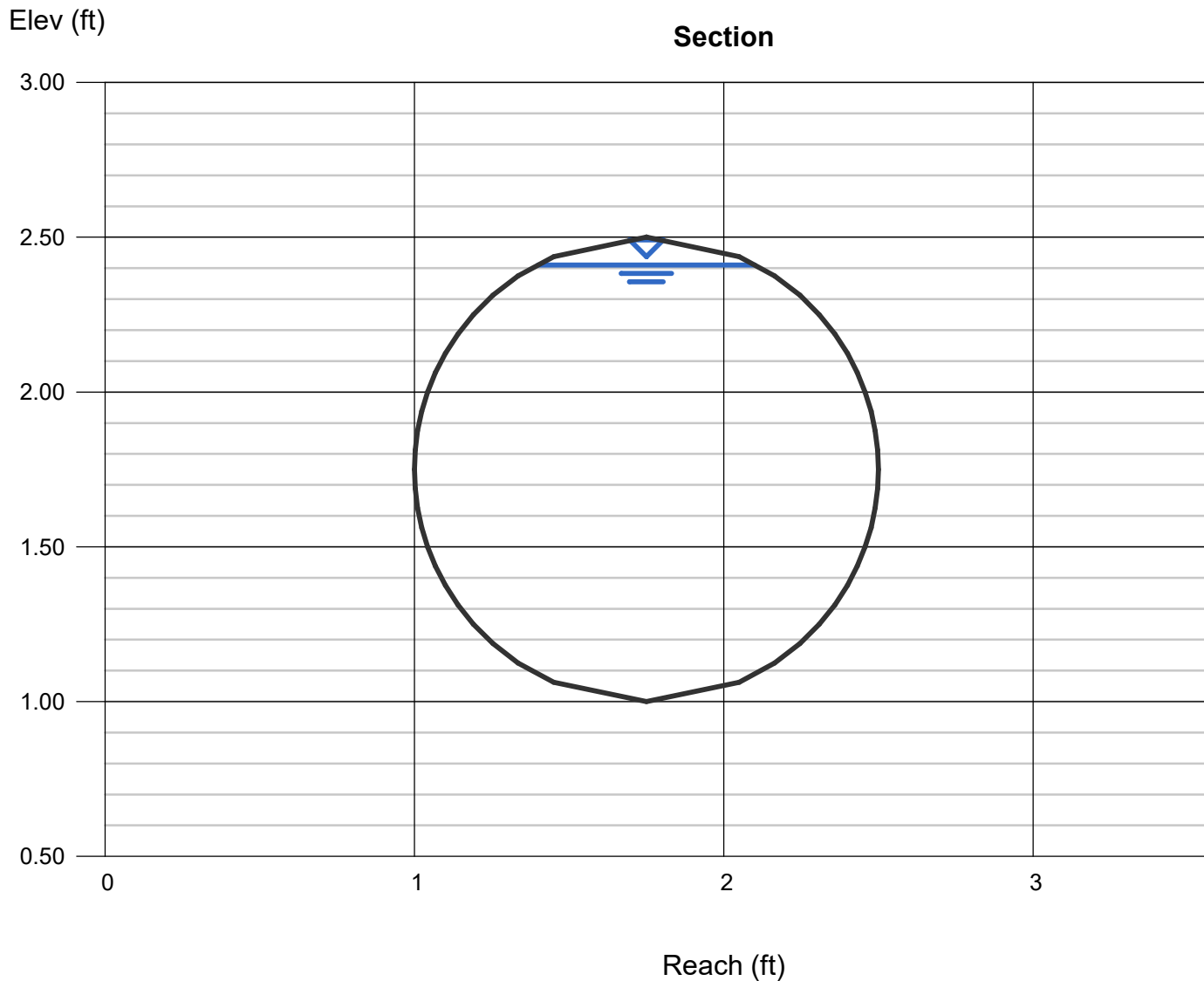
Velocity (ft/s) = 7.74

Wetted Perim (ft) = 3.98

Crit Depth, Yc (ft) = 1.37

Top Width (ft) = 0.71

EGL (ft) = 2.34



Channel Report

Max Capacity - 12in at 1.00%

Circular

Diameter (ft) = 1.00

Invert Elev (ft) = 1.00

Slope (%) = 1.00

N-Value = 0.011

Calculations

Compute by: Known Depth

Known Depth (ft) = 0.94

Highlighted

Depth (ft) = 0.94

Q (cfs) = 4.527

Area (sqft) = 0.77

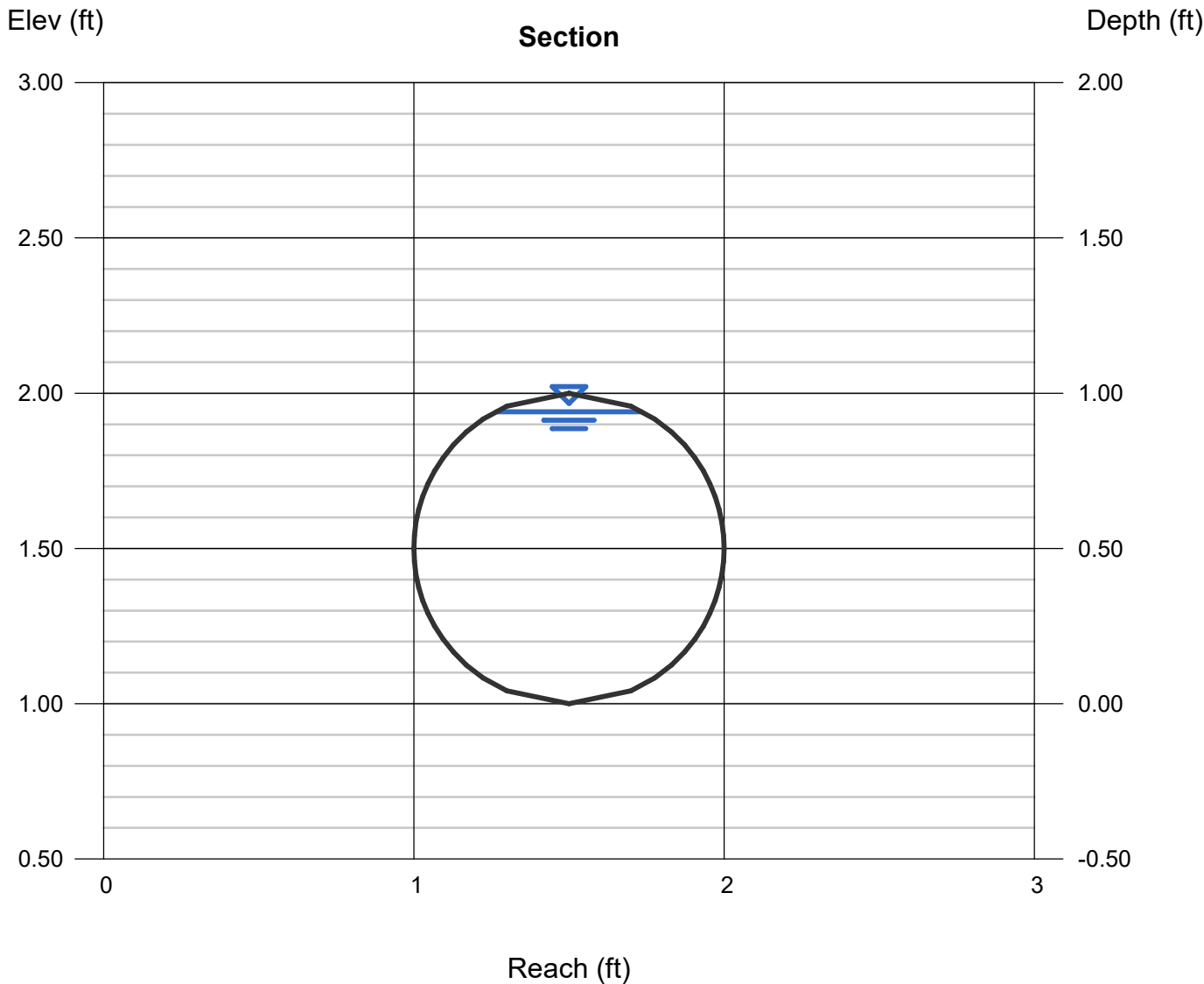
Velocity (ft/s) = 5.91

Wetted Perim (ft) = 2.65

Crit Depth, Yc (ft) = 0.89

Top Width (ft) = 0.47

EGL (ft) = 1.48



Channel Report

Max Capacity - 12in at 2.00%

Circular

Diameter (ft) = 1.00

Invert Elev (ft) = 1.00

Slope (%) = 2.00

N-Value = 0.011

Calculations

Compute by: Known Depth

Known Depth (ft) = 0.94

Highlighted

Depth (ft) = 0.94

Q (cfs) = 6.402

Area (sqft) = 0.77

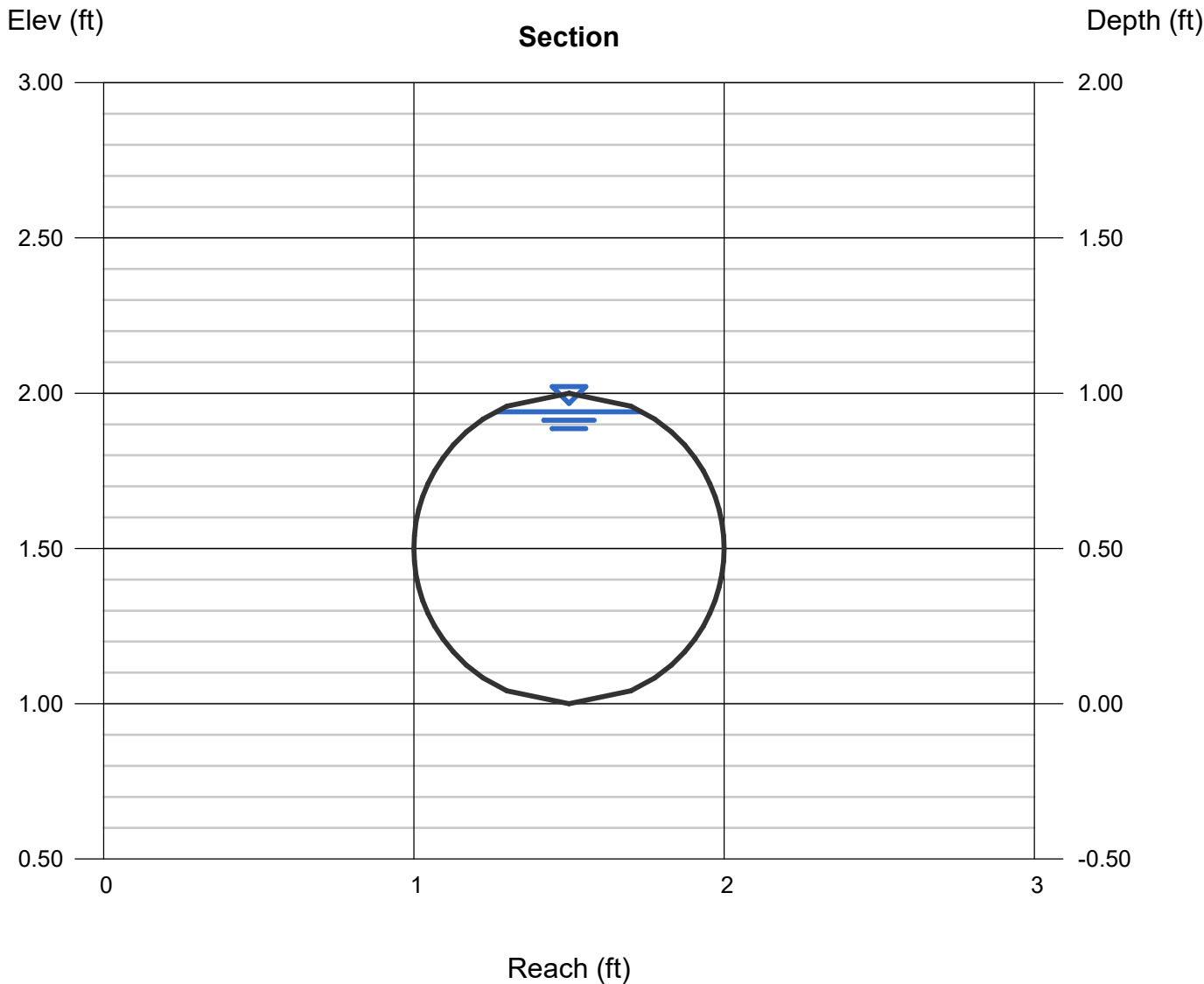
Velocity (ft/s) = 8.35

Wetted Perim (ft) = 2.65

Crit Depth, Yc (ft) = 0.97

Top Width (ft) = 0.47

EGL (ft) = 2.02



APPENDIX B

Referenced Data



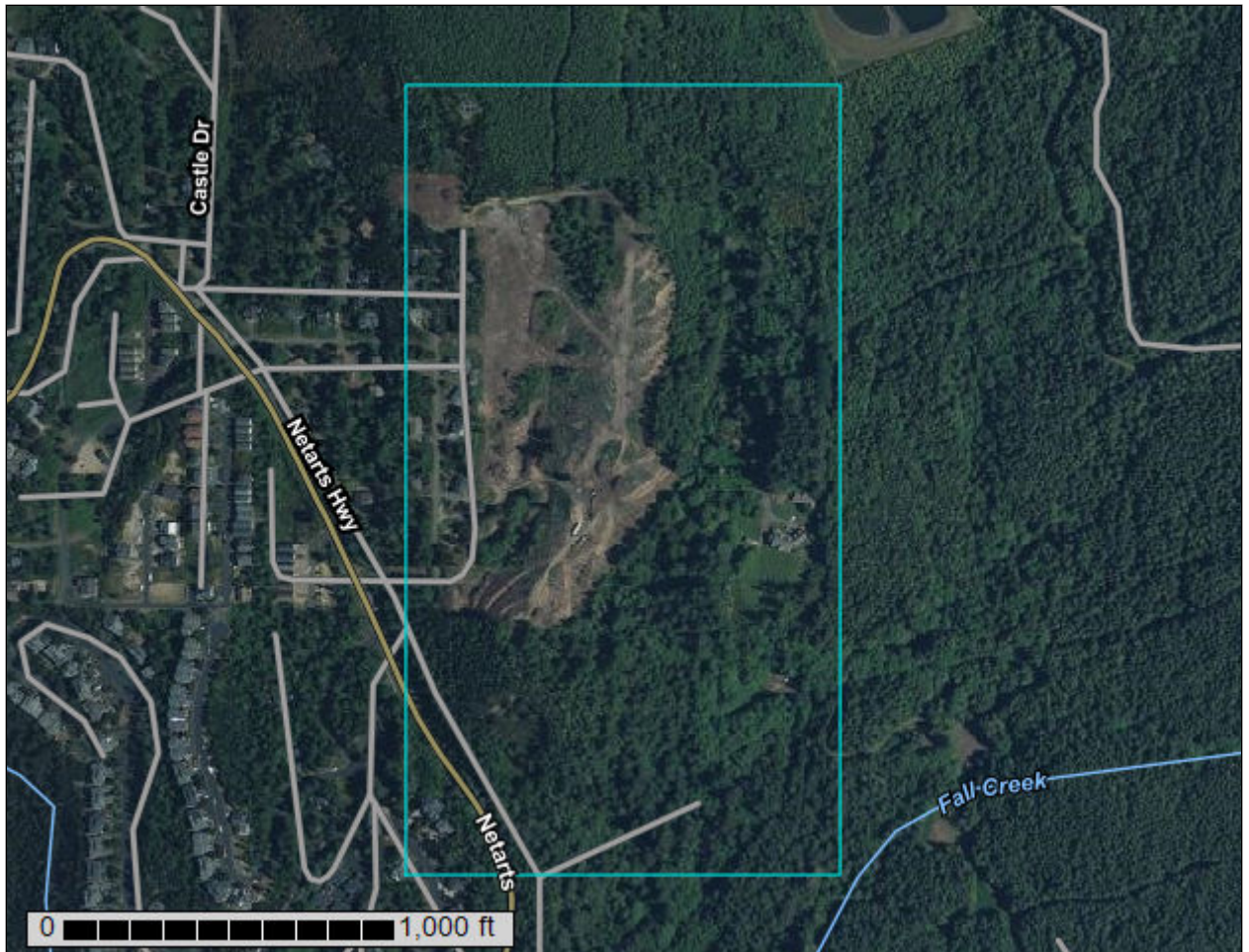
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Tillamook County, Oregon**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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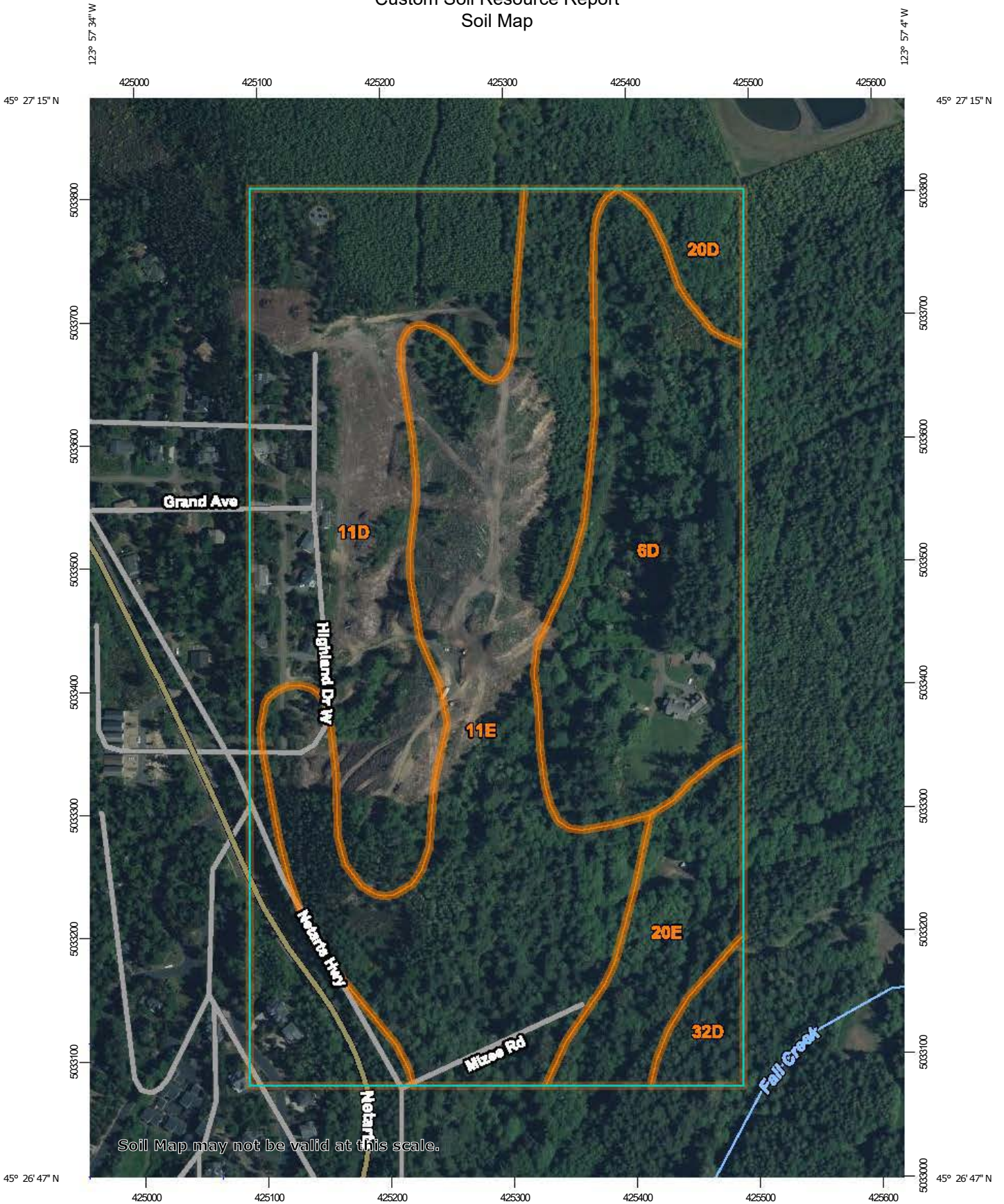
Contents

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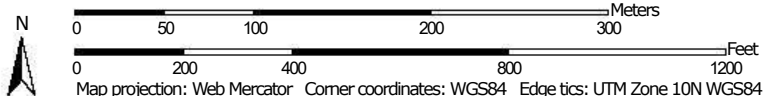
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:4,260 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tillamook County, Oregon
 Survey Area Data: Version 12, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 28, 2020—Jun 22, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6D	Horseprairie-Ferrello complex, 3 to 20 percent slopes	15.3	21.0%
11D	Netarts fine sandy loam, 5 to 30 percent slopes	23.5	32.4%
11E	Netarts fine sandy loam, 30 to 60 percent slopes	25.5	35.2%
20D	Kloutchie-Necanicum complex, 5 to 30 percent slopes	1.8	2.4%
20E	Kloutchie-Necanicum complex, 30 to 60 percent slopes	5.1	7.0%
32D	Munsoncreek-Flowerpot complex, 5 to 30 percent slopes	1.4	1.9%
Totals for Area of Interest		72.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not

Custom Soil Resource Report

mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tillamook County, Oregon

6D—Horseprairie-Ferrelo complex, 3 to 20 percent slopes

Map Unit Setting

National map unit symbol: 280k

Elevation: 100 to 300 feet

Mean annual precipitation: 80 to 100 inches

Mean annual air temperature: 49 to 52 degrees F

Frost-free period: 180 to 300 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Horseprairie and similar soils: 65 percent

Ferrelo and similar soils: 25 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Horseprairie

Setting

Landform: Marine terraces

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian and/or marine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

A - 2 to 11 inches: medial loam

Bw1 - 11 to 28 inches: loam

Bw2 - 28 to 45 inches: loam

2C - 45 to 62 inches: loamy sand

Properties and qualities

Slope: 3 to 20 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Forage suitability group: Well Drained <15% Slopes (G004AY014OR)

Other vegetative classification: Well Drained <15% Slopes (G004AY014OR),

Sitka spruce/oxalis, swordfern-moist (902)

Hydric soil rating: No

Description of Ferrelo

Setting

Landform: Marine terraces
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Eolian and/or marine deposits

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
A - 1 to 19 inches: loam
B_w - 19 to 37 inches: loam
2C1 - 37 to 55 inches: loamy fine sand
2C2 - 55 to 89 inches: fine sand

Properties and qualities

Slope: 3 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Forage suitability group: Well Drained <15% Slopes (G004AY014OR)
Other vegetative classification: Well Drained <15% Slopes (G004AY014OR), Sitka spruce/oxalis, swordfern-moist (902)
Hydric soil rating: No

Minor Components

Depoe

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Hydric soil rating: Yes

11D—Netarts fine sandy loam, 5 to 30 percent slopes

Map Unit Setting

National map unit symbol: 27w3
Elevation: 20 to 300 feet
Mean annual precipitation: 80 to 100 inches

Custom Soil Resource Report

Mean annual air temperature: 49 to 52 degrees F

Frost-free period: 180 to 300 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Netarts and similar soils: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Netarts

Setting

Landform: Dunes on marine terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear, concave

Across-slope shape: Linear

Parent material: Eolian sands

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

A - 2 to 5 inches: fine sandy loam

E - 5 to 9 inches: loamy fine sand

ABs - 9 to 15 inches: loamy fine sand

Bs1 - 15 to 19 inches: fine sand

Bs2 - 19 to 37 inches: fine sand

BCs - 37 to 54 inches: fine sand

C - 54 to 67 inches: fine sand

Properties and qualities

Slope: 5 to 30 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Other vegetative classification: Sitka spruce/salal-mesic (901)

Hydric soil rating: No

11E—Netarts fine sandy loam, 30 to 60 percent slopes

Map Unit Setting

National map unit symbol: 280q

Elevation: 20 to 300 feet

Mean annual precipitation: 80 to 100 inches

Mean annual air temperature: 49 to 52 degrees F

Custom Soil Resource Report

Frost-free period: 180 to 300 days

Farmland classification: Not prime farmland

Map Unit Composition

Netarts and similar soils: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Netarts

Setting

Landform: Dunes on marine terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear, concave

Across-slope shape: Linear

Parent material: Eolian sands

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material

A - 2 to 5 inches: fine sandy loam

E - 5 to 9 inches: loamy fine sand

ABs - 9 to 15 inches: loamy fine sand

Bs₁ - 15 to 19 inches: fine sand

Bs₂ - 19 to 37 inches: fine sand

BCs - 37 to 54 inches: fine sand

C - 54 to 67 inches: fine sand

Properties and qualities

Slope: 30 to 60 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (K_{sat}): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Other vegetative classification: Sitka spruce/salal-mesic (901)

Hydric soil rating: No

20D—Kloutchie-Necanicum complex, 5 to 30 percent slopes

Map Unit Setting

National map unit symbol: 27xq

Elevation: 50 to 1,800 feet

Mean annual precipitation: 80 to 110 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 120 to 210 days

Custom Soil Resource Report

Farmland classification: Not prime farmland

Map Unit Composition

Klootchie and similar soils: 60 percent

Necanicum and similar soils: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Klootchie

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Summit, toeslope

Landform position (three-dimensional): Mountaintop, mountainbase

Down-slope shape: Concave

Across-slope shape: Concave, linear

Parent material: Colluvium and residuum derived from igneous rock and tuff

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material

A₁ - 1 to 9 inches: medial silt loam

A₂ - 9 to 19 inches: medial silt loam

B_{w1} - 19 to 44 inches: medial silty clay loam

B_{w2} - 44 to 68 inches: medial silty clay loam

Properties and qualities

Slope: 5 to 30 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (K_{sat}): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very high (about 19.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Other vegetative classification: Sitka spruce/salmonberry-wet (903)

Hydric soil rating: No

Description of Necanicum

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Mountaintop, mountainbase

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Colluvium derived from igneous rock and tuff

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material

A₁ - 1 to 10 inches: very gravelly medial loam

A₂ - 10 to 18 inches: very gravelly medial loam

B_{w1} - 18 to 27 inches: very gravelly medial loam

Custom Soil Resource Report

Bw2 - 27 to 49 inches: extremely cobbly medial loam

Bw3 - 49 to 71 inches: extremely cobbly medial loam

Properties and qualities

Slope: 5 to 30 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Other vegetative classification: Sitka spruce/salmonberry-wet (903)

Hydric soil rating: No

20E—Klootchie-Necanicum complex, 30 to 60 percent slopes

Map Unit Setting

National map unit symbol: 27x3

Elevation: 50 to 1,800 feet

Mean annual precipitation: 80 to 110 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 120 to 210 days

Farmland classification: Not prime farmland

Map Unit Composition

Klootchie and similar soils: 55 percent

Necanicum and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Klootchie

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Center third of mountainflank, lower third of mountainflank

Down-slope shape: Concave

Across-slope shape: Concave, linear

Parent material: Colluvium and residuum derived from igneous rock and tuff

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A1 - 1 to 9 inches: medial silt loam

A2 - 9 to 19 inches: medial silt loam

Custom Soil Resource Report

Bw1 - 19 to 44 inches: medial silty clay loam

Bw2 - 44 to 68 inches: medial silty clay loam

Properties and qualities

Slope: 30 to 60 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very high (about 19.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Other vegetative classification: Sitka spruce/oxalis, swordfern-moist (902)

Hydric soil rating: No

Description of Necanicum

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Upper third of mountainflank, lower third of mountainflank

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Parent material: Colluvium derived from igneous rock and tuff

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A1 - 1 to 10 inches: very gravelly medial loam

A2 - 10 to 18 inches: very gravelly medial loam

Bw1 - 18 to 27 inches: very gravelly medial loam

Bw2 - 27 to 49 inches: extremely cobbly medial loam

Bw3 - 49 to 71 inches: extremely cobbly medial loam

Properties and qualities

Slope: 30 to 60 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Other vegetative classification: Sitka spruce/oxalis, swordfern-moist (902)

Hydric soil rating: No

32D—Munsoncreek-Flowerpot complex, 5 to 30 percent slopes

Map Unit Setting

National map unit symbol: 27zw
Elevation: 50 to 1,800 feet
Mean annual precipitation: 80 to 110 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 120 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Munsoncreek and similar soils: 65 percent
Flowerpot and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Munsoncreek

Setting

Landform: Hillslopes, mountain slopes
Landform position (two-dimensional): Footslope, summit
Landform position (three-dimensional): Mountainbase, mountaintop, base slope, interfluve
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Parent material: Colluvium and residuum derived from sedimentary rock

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
A - 1 to 10 inches: medial silt loam
AB - 10 to 18 inches: silty clay loam
Bw₁ - 18 to 28 inches: silty clay loam
Bw₂ - 28 to 41 inches: silty clay loam
Bw₃ - 41 to 58 inches: extremely paragravelly silty clay loam
Cr - 58 to 68 inches: weathered bedrock

Properties and qualities

Slope: 5 to 30 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C

Custom Soil Resource Report

Other vegetative classification: Sitka spruce/salmonberry-wet (903)
Hydric soil rating: No

Description of Flowerpot

Setting

Landform: Hillslopes, mountain slopes
Landform position (two-dimensional): Toeslope, summit
Landform position (three-dimensional): Mountainbase, mountaintop, interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Concave, linear
Parent material: Colluvium and residuum derived from sedimentary rock

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
A₁ - 1 to 8 inches: medial silty clay loam
A₂ - 8 to 14 inches: silty clay loam
AB - 14 to 22 inches: silty clay loam
B_w - 22 to 30 inches: silty clay loam
B_g - 30 to 52 inches: silty clay loam
BC - 52 to 60 inches: silty clay loam

Properties and qualities

Slope: 5 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 14 to 22 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very high (about 13.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C/D
Other vegetative classification: Sitka spruce/salmonberry-wet (903)
Hydric soil rating: No

**APPENDIX A - HYDRAULIC ROUGHNESS
(MANNING'S n) VALUES OF CONDUITS AND CHANNELS**

This appendix lists Manning's roughness (n) values for various conduits and channels, as follows:

	<u>Page</u>
TABLE 1: CONDUITS	8-A-2
TABLE 2: GUTTERS AND PAVEMENTS	8-A-5
TABLE 3: SMALLER ARTIFICIAL CHANNELS	8-A-6
TABLE 4: LINED ARTIFICIAL CHANNELS	8-A-8
TABLE 5: EXCAVATED ARTIFICIAL CHANNELS	8-A-10
TABLE 6: HIGHWAY CHANNELS AND SWALES WITH MAINTAINED VEGETATION	8-A-12
TABLE 7: NATURAL CHANNELS AND FLOODPLAINS	8-A-13

Sources: • Chow, Ven Te, "Open-Channel Hydraulics," 1959

- FHWA, "Design of Urban Highway Drainage, The State of the Art," 1979
- FHWA, "Hydraulic Design Series No. 3, Design Charts for Open-Channel Flow," 1961
- FHWA, "Hydraulic Engineering Circular No. 15, Design of Roadside Channels with Flexible Linings," 1988
- FHWA, "Hydraulic Engineering Circular No. 22, Urban Drainage Design Manual," 1996
- ODOT, "Memo to Designers, Helical Corrugated Pipe," 1992

TABLE 1: CONDUITS

Conduit	HYDRAULIC ROUGHNESS (MANNING'S n) VALUES		
	Minimum	Normal	Maximum
A. Concrete or asbestos-cement pipe	0.011	0.013	0.015
B. Metal pipe or pipe-arch with annular corrugations			
1. 2-2/3-inch x 1/2-inch corrugations			
a. Plain or fully coated	.....	0.024	.....
b. Paved invert (range represents 25 and 50 percent of circumference paved, with larger n value representing 25 percent paved)			
1. Full flow depth	0.018	.....	0.021
2. Flow 80 percent of depth	0.016	.....	0.021
3. Flow 60 percent of depth	0.013	.....	0.019
2. 3-inch x 1-inch corrugations	.....	0.027	.....
3. 6-inch x 2-inch corrugations	.....	0.032	.....
C. Smooth walled helical spiral rib pipe	0.012	.....	0.013
D. Corrugated metal subdrain	0.017	0.019	0.021
E. Plastic pipe			
1. Smooth	0.011	.....	0.015
2. Corrugated	.....	0.024	.....
F. Metal pipe or pipe arch with helically wound corrugations			
1. Smaller pipes			
12 inch	.....	0.013	.....
15 inch	.....	0.014	.....
18 inch	.....	0.015	.....

USE n=0.011 FOR NEW CULVERTS

TABLE 5: EXCAVATED ARTIFICIAL CHANNELS

Channel	HYDRAULIC ROUGHNESS (MANNING'S n) VALUES		
	Minimum	Normal	Maximum
A. Earth, straight and uniform			
1. Clean, recently completed	0.016	0.018	0.020
2. Clean, after weathering	0.018	0.022	0.025
3. Gravel, uniform section, clean	0.022	0.025	0.030
4. With short grass, few weeds	0.022	0.027	0.033
B. Earth, winding and sluggish			
1. No vegetation	0.023	0.025	0.030
2. Grass, some weeds	0.025	0.030	0.033
3. Dense weeds or aquatic plants in deep channels	0.030	0.035	0.040
4. Earth bottom and rubble sides	0.028	0.030	0.035
5. Stony bottom and weedy banks	0.025	0.035	0.040
6. Cobble bottom and clean sides	0.030	0.040	0.050
C. Dragline-excavated or dredged			
1. No vegetation	0.025	0.028	0.033
2. Light brush on banks	0.035	0.050	0.060
D. Rock cuts			
1. Smooth and uniform	0.025	0.035	0.040
2. Jagged and irregular	0.035	0.040	0.050
E. Channels not maintained, weeds and brush uncut			
1. Dense weeds, high as flow depth	0.050	0.080	0.120
2. Clean bottom, brush on sides	0.040	0.050	0.080

ROADSIDE DITCH - ASSUME n = 0.080



ENVIRONMENTAL
MANAGEMENT
SYSTEMS, INC.

OR: 503-353-9691
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www.envmgtsys.com
4080 SE International Way
Suite B112
Milwaukie, OR 97222

February 12th, 2021
Report # 21-0008

Bill Hughes
Avalon Heights LLC
41901 Old Highway 30
Astoria, OR 97103

REGARDING: Stormwater Infiltration Test, Avalon Heights, Netarts-Oceanside, Oregon
T: 1S, R: 10W, SW ¼ SE ¼ Section 30, TL 200

Dear Mr. Hughes,

As requested, Environmental Management Systems Inc. (EMS) has performed the following services and provides this report for your use.

PROJECT DESCRIPTION:

The purpose of this report is to document the results of soil infiltration testing and to determine the potential for onsite stormwater disposal. The subject property is a 21.20-acre lot located near Oceanside, Oregon. A 56-lot subdivision is planned for the property and must be developed in accordance with Tillamook County Development Standards. On February 5th, 2020, EMS conducted a soil infiltration test in the proposed stormwater infiltration area near the south end of the property. This report describes existing site conditions, methods used, and results.

SUMMARY:

Onsite stormwater infiltration appears feasible. The average infiltration rate was 21.45 inches per hour. No cementation or restrictive layers were observed in the test pit which was dug to a depth of 30". The stormwater infiltration facility should be engineered in manner that prevents erosion and does not cause instability of the steep slopes on the site.

LIMITATIONS:

Findings and recommendations in this report are based infiltration testing performed in one location. Conditions encountered during the test are believed to be representative of the site conditions, however subsurface conditions may vary across the site. If there

are changes to the plan that involve infiltrating stormwater elsewhere onsite, additional testing may be required.

SITE CONDITIONS:

Existing Uses for the Property

The site is currently undeveloped but was logged within the last couple of years.

Topography

The site is an irregularly shaped lot that sits on top of a large hill (stable dune) at elevations ranging between 300 and 430 feet above sea level. The terrain is rolling hills with an overall southward facing slope. Slopes are variable across the site with the majority western part of the site being less than 20%. A broad gulley-like depression runs through the center of the property from north to south that serves as a seasonal drainageway or infiltration swale (see photos 1 and 2, below). The southern end of this gulley is topographically the lowest area on the site and is proposed to be used for infiltrating stormwater runoff for the subdivision.



Photo 1 The gully-like drainageway, facing north.



TEST PIT

Photo 2 The drainageway, facing south. The infiltration test hole is shown in the lower center of frame.

Site Stability

The site is mapped as a moderate to high landslide hazard area by Oregon Department of Geology and Mineral Industries (DOGAMI)¹. According to DOGAMI Statewide Landslide Information Layer for Oregon (SLIDO)² there is a large area of landslide topography near the east property line that extends to the east. No instability or landslide activity was observed during the site visit. See Geological Hazard Report prepared by EMS on April 12th, 2018 for more details.

Vegetation

Most of the site has been logged, but previously the vegetation on site consisted of a mix of conifers including Douglas-fir (*Pseudotsuga menziesii*), Sitka spruce (*Picea sitchensis*), and western hemlock (*Tsuga heterophylla*). The drainage swale is still

¹ Oregon Department of Geology and Mineral Industries. Oregon HazVu: Statewide Geohazards Viewer. <https://gis.dogami.oregon.gov/maps/hazvu/>

² Oregon Department of Geology and Mineral Industries. Statewide Landslide Information Database for Oregon (SLIDO). <http://gis.dogami.oregon.gov/slido/>

vegetated predominantly with red alder (*Alnus rubra*), sword fern (*Polystichum munitum*), salal (*Gaultheria shallon*), and huckleberry (*Vaccinium spp.*).

Soils

Soils on site are mapped as 11D and 11E – Netarts fine sandy loam (5-30 percent slopes and 30-60 percent slopes respectively) by the Natural Resource Conservation Service (NRCS)³. The typical setting for this soil type is dunes on marine terraces with a parent material of eolin sands. This unit is described as well drained with the depth to restrictive feature being more than 80 inches. According to NRCS, the typical soil profile is as follows:

0 to 2 inches: slightly decomposed plant material

2 to 5 inches: fine sandy loam

5 to 15 inches: loamy fine sand

15 to 67 inches: fine sand

For the soil infiltration test, one 24" by 36" test pit was dug to a depth of 30" and the soil profile was evaluated prior to conducted the test. One inch of slightly decomposed plant material was observed at the soil surface. 1 inch to 30 inches from the soil surface is somewhat silty fine sand. No cementation or restrictive layers were observed. Medium roots were common and extended to the bottom of the pit.

Wetlands / Surface Water

No surface water was observed during the site assessment. No wetlands are mapped on the site by the National Wetland Inventory (US Fish & Wildlife). There is no local wetland inventory available for the Oceanside-Netarts area. Obligate wetland vegetation was not observed in the stormwater infiltration area.

METHODS:

One 24" by 36" test pit was dug to a depth of 30" near the bottom of the proposed infiltration facility. Water for the infiltration test was provided by Netarts-Oceanside Fire district. Precipitation data was obtained from a nearby weather station (TILLAMOOK 6.9 SSE, OR). The month of January had received 19.02 inches of precipitation which is approximately 140% of normal¹ for that month. The vicinity had received approximately 3.5 inches of rain over the 4 days prior to the test. Therefore, the pit was not presoaked.

An open-pit falling-head test was conducted twice. The falling head test was prepared by filling the pit to a known depth (15" from the bottom) and measuring the time it took to recede to the bottom of the pit using a stopwatch. Between tests #1 and #2, the constant head flow rate was measured using a 5-gallon bucket and stopwatch and determined to be 5.43 gallons per minute.

³ Natural Resource Conservation Service. Web Soil Survey.
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

RESULTS:

Results of the infiltration tests are shown in Table 1, below. The average infiltration rate is 21.45 inches per hour.

Table 1. Infiltration Test Results

Test	Measured Infiltration Rate	Inches per Hour
#1	15" / 39 minutes	23.4
#2	15" / 46.3 minutes	19.5

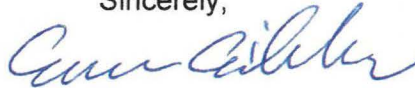
CONCLUSION:

Infiltration in the area of the drainage swale is fairly rapid, therefore onsite infiltration of stormwater for the proposed subdivision appears feasible. The stormwater facility will need to be sized appropriately to manage stormwater for all new impervious surfaces created by the project and will need to be constructed in a manner that will not cause erosion and instability at the bottom of the slope.

DISCLOSURE: The information and statements in this report are true and accurate to the best of our knowledge. Neither Environmental Management Systems, Inc., nor the undersigned have any economic interests in the project.

Thank you for your business, and we look forward to assisting you to achieve your development objectives. If you have any questions, please contact me at 503-353-9691.

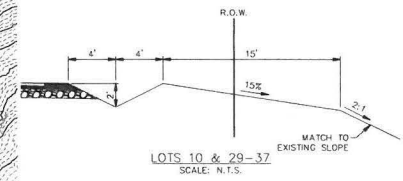
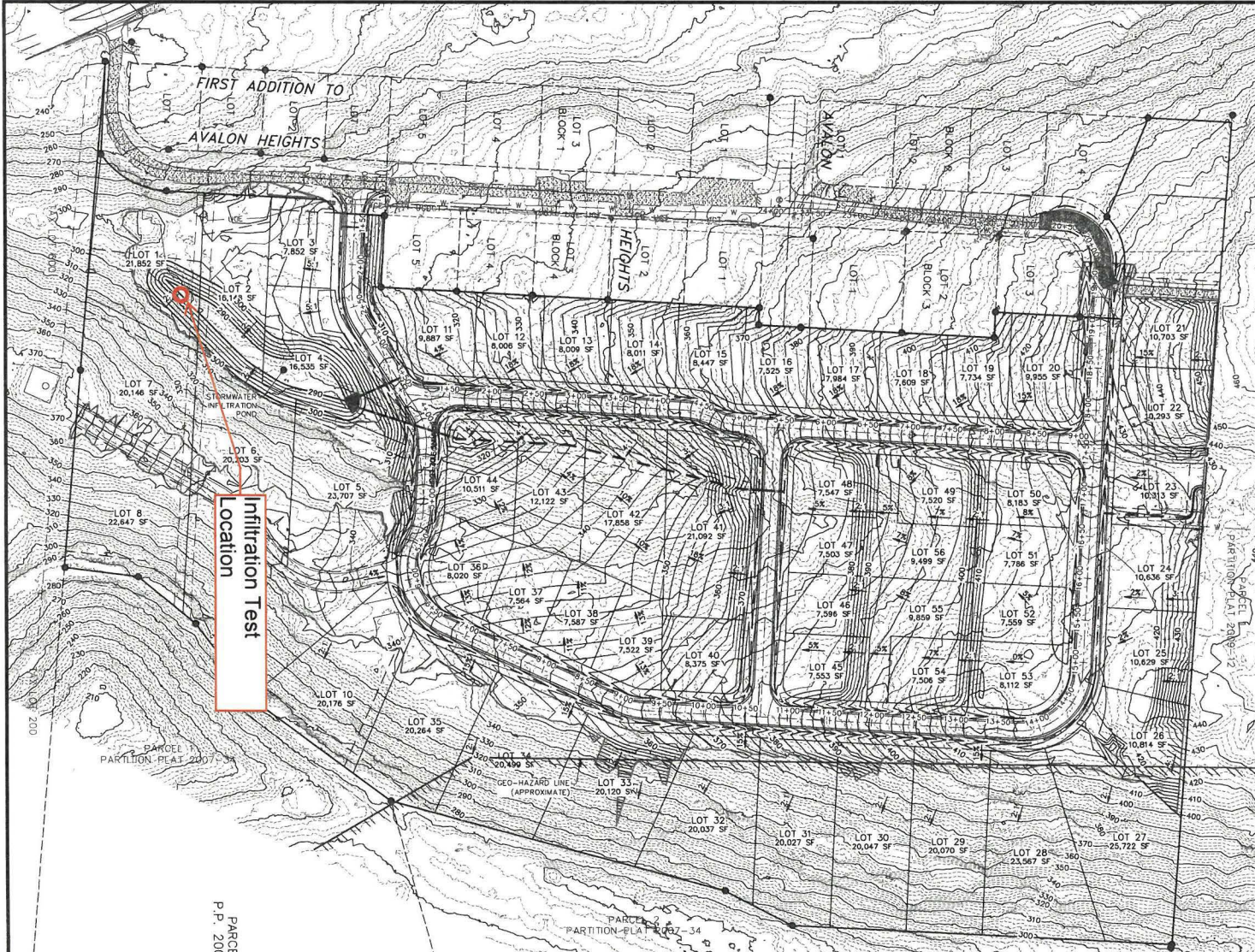
Sincerely,



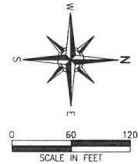
Emma Eichhorn, REHS
Environmental Health Specialist
ENVIRONMENTAL MANAGEMENT SYSTEMS, Inc.

Enclosed:

Site plan



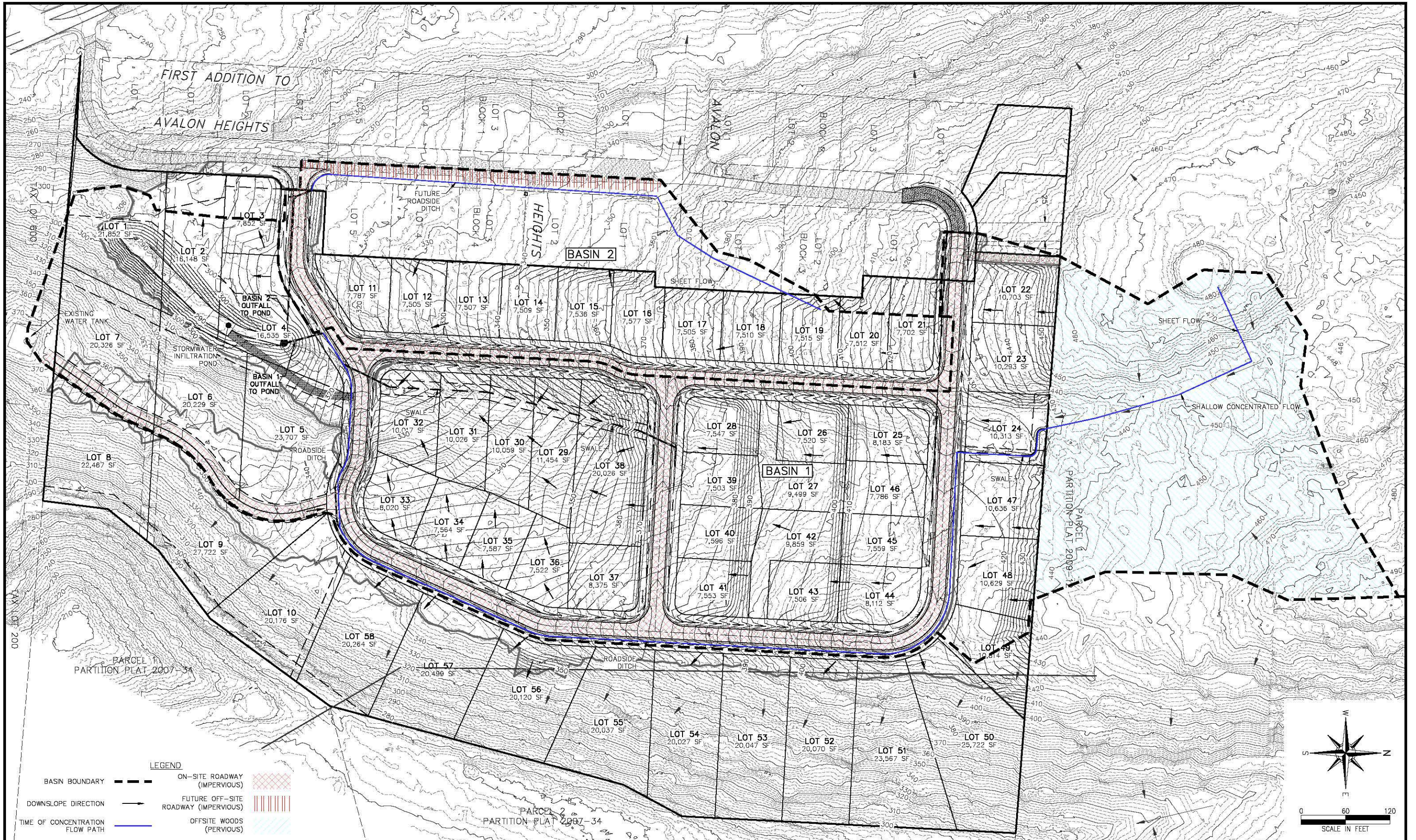
- NOTES
1. PER TILLAMOOK COUNTY, THE PROJECT IS WITHIN AN AREA OF GEOLOGIC HAZARD. A GEOLOGIC HAZARD REPORT IS REQUIRED.
 2. REFER TO THE GEOLOGIC HAZARD REPORT INCLUDED WITH THE LAND USE SUBMITTAL DOCUMENTS.
- *GEOHAZARD REPORT, PROPOSED AVALON HEIGHTS SUBDIVISION, OCEANSIDE, TILLAMOOK COUNTY, OREGON, T.1S, R.10W, SEC.30, TL 200. PREPARED BY ENVIRONMENTAL MANAGEMENT SYSTEMS, INC. DATED APRIL 12, 2018.



DRAWN: BD DESIGNED: BD CHECKED: EH SCALE: AS SHOWN DATE: JAN 12, 2021 PROJECT NO. E20-036		FDG Firwood Design Group, LLC SURVEYING • ENGINEERING • PLANNING <small>399 E HISTORIC COLUMBIA RIVER HWY TROUTDALE OREGON 97060 BUS (503) 668-3737 • FAX (503) 668-3788</small>	AVALON HEIGHTS LLC - BILL HUGHES 41901 OLD HIGHWAY 30 ASTORIA, OREGON 97103	OVERALL CONCEPT GRADING PLAN SECOND AVALON HEIGHTS SUBDIVISION LAND USE PLANS	5 12
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APPENDIX C

Basin Map



DATE:	NO.	REVISION

DRAWN: BD	DESIGNED: BD	CHECKED: EH
SCALE: AS SHOWN	DATE: MAR 31, 2021	
PROJECT NO. E20-036		

FDG
 Firwood Design Group, LLC
 SURVEYING + ENGINEERING + PLANNING

358 E. HISTORIC COLUMBIA RIVER HWY
 TROUTDALE, OREGON 97080
 BUS: (503) 668-3787 + FAX: (503) 668-3788

AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

CONCEPT STORMWATER BASIN MAP
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

AVALON HEIGHTS SUBDIVISION

December 8, 2005

PROCESS TO DEVELOP DESIGN STANDARDS Using AASHTO Manual

Reference Documents:

"A POLICY on GEOMETRIC DESIGN of HIGHWAYS and STREETS - 2001" by American Association of State Highway and Transportation Officials (AASHTO Manual). As the AASHTO Manual is updated the most current edition applies as appropriate.

"TILLAMOOK FIRE DISTRICT UNIFORM FIRE CODE", Appendix III-E (Fire Department Access). This document was updated by the Fire Defense Board on 4/21/05. Some section numbering and standards were updated accordingly.

This handout is meant to provide clarification of procedures used to determine road standards when applying the AASHTO Manual (see below). This handout is not designed to replace actual use and reference of the AASHTO Manual. Note that if other County Ordinances or the local fire departments have higher standards than AASHTO, those other standards apply.

The purpose of this analysis is to develop the design features for a "Local" rural road functional classification. This type of road is consistent with "Major Local" and "Minor Local" roads. For design features for "Minimum Local" roads (i.e. a street accessing 4 or less residences), see Page 3 of this handout.

DEFINITIONS FOR TERRAIN (Page 235 of AASHTO Manual)

"Level" terrain is where highway sight distances, as governed by both horizontal and vertical restrictions, are generally long or could be made to be so without construction difficulty or major expense.

"Rolling" terrain is where the natural slopes consistently rise above and fall below the road grade and where occasional steep slopes offer some restriction to normal horizontal and vertical roadway alignment.

"Mountainous" terrain is where longitudinal and transverse changes in the elevation of the ground with respect to the road are abrupt and where benching and side hill excavations are frequently required to obtain acceptable horizontal and vertical alignment.

**DEVELOPMENT OF DESIGN STANDARDS for
"MAJOR LOCAL" AND "MINOR LOCAL" ROADS**

1. Determine the design Average Daily Traffic (ADT).
 - a. For most developments this will be the existing ADT plus additional ADT for the developments being considered which are causing the needed improvements.
 - b. When considering land development as a cause of increased ADT, the increased ADT should assume the maximum density allowed by the zoning.
 - c. For residential developments the ADT is assumed to be 10 vehicles per day per residence.
2. Determine the Design Speed.
 - a. Use Table 5-1 (Page 385).
 - b. Use Terrain definitions listed above.
3. Determine Stopping Sight Distance and "K" Values for Vertical Curves: Use Table 5-2 (Page 385).
4. No sections with passing sight distances are required with typical subdivision or major partition roads.
5. Determine Maximum Grade: Use Table 5-4 (Page 386).
6. Roadway Cross Slope. (Use 2% crown unless otherwise needed for curve superelevation or alternate engineered design)
7. Determine Superelevation and Maximum Degree of Curve.
 - a. Maximum superelevation is 12% (Page 387).
 - b. Use Tables 3-21 through 3-25 (Pages 157-165) horizontal curvature design. If an applicant proposes a curve radius inconsistent with these tables, they need to provide engineered design details subject to approval by the Director of Public Works.
8. Determine Minimum Width of Traveled Way (paved road): Use Table 5-5 (Page 388).
9. Determine Width of Graded Shoulder (each side).
 - a. Use Table 5-5 (Page 388).
 - b. In Mountainous Terrain shoulder in roadway cuts may be decreased by 2 feet, but only if:
 - (1) the total roadway width is not less than 18 feet, and
 - (2) the cut is not on the inside of a minimum radius curve, and
 - (3) stopping sight distance is not impaired by the roadway cut.


Type of terrain	Metric						US Customary					
	Design speed (km/h) for specified design volume (veh/day)						Design speed (mph) for specified design volume (veh/day)					
	50 under 50	250 to 250	400 to 400	1500 to 1500	2000 to 2000	2000 and over	50 under 50	250 to 250	250 to 400	400 to 1500	1500 to 2000	2000 and over
Level	50	50	60	80	80	80	30	30	40	50	50	50
Rolling	30	50	50	60	60	60	20	30	30	40	40	40
Mountainous	30	30	30	50	50	50	20	20	20	30	30	30

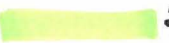
Exhibit 5-1. Minimum Design Speeds for Local Rural Roads

Metric				US Customary			
Initial speed (km/h)	Design stopping sight distance (m)	Rate of vertical curvature, K ^a (m/%)		Initial speed (mph)	Design stopping sight distance (ft)	Rate of vertical curvature, K ^a (ft/%)	
		Crest	Sag			Crest	Sag
20	20	1	3	15	80	3	10
30	35	2	6	20	115	7	17
40	50	4	9	25	155	12	26
50	65	7	13	30	200	19	37
60	85	11	18	35	250	29	49
70	105	17	23	40	305	44	64
80	130	26	30	45	360	61	79
90	160	39	38	50	425	84	96
100	185	52	45	55	495	114	115
				60	570	151	136

^a Rate of vertical curvature, K, is the length of curve per percent algebraic difference in the intersecting grades (i.e., $K = L/A$). (See Chapter 3 for details.)

Exhibit 5-2. Design Controls for Stopping Sight Distance and for Crest and Sag Vertical Curves

 = ROARING TIDE LOOP BETWEEN HIGHLAND & OCEAN SONG

 = ALL OTHER PROPOSED ROADS

Metric			US Customary		
Design speed (km/h)	Design passing sight distance (m)	Rate of vertical curvature, K^a (m/%)	Design speed (mph)	Design passing sight distance (ft)	Rate of vertical curvature, K^a (ft/%)
30	200	46	20	710	180
40	270	84	25	900	289
50	345	138	30	1090	424
60	410	195	35	1280	585
70	485	272	40	1470	772
80	540	338	45	1625	943
90	615	438	50	1835	1203
100	670	520	55	1985	1407
			60	2135	1628

^a Rate of vertical curvature, K , is the length of curve per percent algebraic difference in the intersecting grades (i.e., $K = L/A$). (See Chapter 3 for details.)

Exhibit 5-3. Design Controls for Crest Vertical Curves Based on Passing Sight Distance

Grades

Suggested maximum grades for local rural roads are shown in Exhibit 5-4.

Type of terrain	Metric										US Customary								
	Maximum grade (%) for specified design speed (km/h)										Maximum grade (%) for specified design speed (mph)								
	20	30	40	50	60	70	80	90	100		15	20	25	30	40	45	50	55	60
Level	9	8	7	7	7	7	6	6	5		9	8	7	7	7	7	6	6	5
Rolling	12	11	11	10	10	9	8	7	6		12	11	11	10	10	9	8	7	6
Mountainous	17	16	15	14	13	12	10	10	-		17	16	15	14	13	12	10	10	-

Exhibit 5-4. Maximum Grades for Local Rural Roads

Alignment

Alignment between control points should be designed to be as favorable as possible consistent with the environmental impact, topography, terrain, design traffic volume, and the amount of reasonably obtainable right-of-way. Sudden changes between curves of widely different radii or between long tangents and sharp curves should be avoided. Where practical, the design should include passing opportunities. Where crest vertical curves and horizontal curves occur together, there should be greater than minimum sight distance to ensure that the horizontal curves are visible to approaching drivers.

Metric					US Customary				
Minimum width of traveled way (m) for specified design volume (veh/day)					Minimum width of traveled way (ft) for specified design volume (veh/day)				
Design speed (km/h)	under 400	400 to 1500	1500 to 2000	over 2000	Design speed (mph)	under 400	400 to 1500	1500 to 2000	over 2000
20	5.4	6.0 ^a	6.0	6.6	15	18	20 ^a	20	22
30	5.4	6.0 ^a	6.6	7.2 ^c	20	18	20 ^a	22	24 ^c
40	5.4	6.0 ^a	6.6	7.2 ^c	25	18	20 ^a	22	24 ^c
50	5.4	6.0 ^a	6.6	7.2 ^c	30	18	20 ^a	22	24 ^c
60	5.4	6.0 ^a	6.6	7.2 ^c	40	18	20 ^a	22	24 ^c
70	6.0	6.6	6.6	7.2 ^c	45	20	22	22	24 ^c
80	6.0	6.6	6.6	7.2 ^c	50	20	22	22	24 ^c
90	6.6	6.6	7.2 ^c	7.2 ^c	55	22	22	24 ^c	24 ^c
100	6.6	6.6	7.2 ^c	7.2 ^c	60	22	22	24 ^c	24 ^c
Width of graded shoulder on each side of the road (m)					Width of graded shoulder on each side of the road (ft)				
All speeds	0.6	1.5 ^{a,b}	1.8	2.4	All speeds	2	5 ^{a,b}	6	8

^a For roads in mountainous terrain with design volume of 400 to 600 veh/day, use 5.4-m [18-ft] traveled way width and 0.6-m [2-ft] shoulder width.

^b May be adjusted to achieve a minimum roadway width of 9 m [30 ft] for design speeds greater than 60 km/h [40 mph].

^c Where the width of the traveled way is shown as 7.2 m [24 ft], the width may remain at 6.6 m [22 ft] on reconstructed highways where alignment and safety records are satisfactory.

See text for roadside barrier and offtracking considerations.

Exhibit 5-5. Minimum Width of Traveled Way and Shoulders

ROARING TIDE LOOP BETWEEN HIGHLAND
AND OCEAN SONG:

18' TRAVELED WAY + 2' SHOULDERS

ALL OTHER PROPOSED ROADS:

18' TRAVELED WAY + 2' SHOULDERS

From: Melissa Jenck
Sent: Wednesday, April 10, 2019 2:08 PM
To: DEBLASI Michael; 'mark@meadeng.com'; 'bchexc@gmail.com'
Cc: Sarah Absher
Subject: RE: Avalon Heights 2nd Addition

Michael,

Thank you for the update!

Melissa Jenck

From: DEBLASI Michael <michael.deblasi@state.or.us>
Sent: Wednesday, April 10, 2019 1:44 PM
To: 'mark@meadeng.com' <mark@meadeng.com>; 'bchexc@gmail.com' <bchexc@gmail.com>; Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: Avalon Heights 2nd Addition

Melissa,
I visited the site on April 5th to determine if there were any jurisdictional Waters of the State. During my inspection of the site, I did not determine any portion of the waterway or adjacent lands to be jurisdictional to the Department of State Lands. The waterway is ephemeral and no wetlands were observed where the project impacts are proposed to occur.

Michael De Blasi
Aquatic Resources Coordinator
Marion, Polk, Tillamook & Yamhill Counties

Oregon Department of State Lands
775 Summer St NE, Suite 100
Salem, Ore 97303
503.986.5226
<http://www.oregon.gov/DSL/Pages/index.aspx>

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ENVIRONMENTAL
MANAGEMENT
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4080 SE International Way
Suite B112
Milwaukie, OR 97222

April 12th, 2018
EMS Report #18-0005

Bill Hughes
Avalon Heights LLC
41901 Old Highway 30
Astoria, OR 97103

REGARDING: Geohazard Report, Proposed Avalon Heights Subdivision, Oceanside, Tillamook County, Oregon, T: 1S, R: 10W, Sec: 30, TL:200.

Project Description

Environmental Management Systems, Inc. (EMS) has prepared this Geological Hazard Report for the proposed residential subdivision to be developed on the 21.20-acre tax lot listed above. This report has been prepared to satisfy Tillamook County Land Use Ordinance Article IV, Section 4.130. EMS reviewed aerial photographs, Oregon Department of Geology and Mineral Industries (DOGAMI) LIDAR imagery, geologic hazard maps, landslide inventory data, US Geological Survey (USGS) geologic maps, Natural Resource Conservation Service (NRCS) soil maps, and a previous geohazard report prepared by EMS in 2005. On February 3rd, 2018 EMS conducted an onsite geologic hazard reconnaissance to visually evaluate surface conditions at the project site. The attached Figures 1 through 10 are maps of the site and vicinity including: 1) Tax Lot Map, 2) 2017 Aerial Map, 3) USGS Topographic Map, 4) USGS Geology Map, 5) NRCS Soil Map, 6) LIDAR Map, 7) SLIDO Landslide Map, 8) Coastal Dune Hazard Map, 9) Existing Conditions and 10) Conceptual Site Plan. Selected photographs showing site features are also attached. Conditions during the site reconnaissance were cloudy with light precipitation and temperatures around 55 degrees Fahrenheit.

The subject property, referred to in this report as the "site" is a 21.20-acre lot located near the unincorporated town of Oceanside, Oregon. It is identified as Tax Lot 200 in Section 30DC, Township 1 South and Range 10 West in Tillamook County (see Figure 1 – Tax Lot Map).

The site is currently undeveloped, but a 67-lot subdivision is proposed. See Figure 10 – Conceptual Site Plan. The subject property is zoned as ROS – Residential Oceanside Zone, which permits single-family dwellings, public parks, and on-site manufactured homes. Lot sizes are dictated by Tillamook County Zoning ordinance and depend on existing grades. Lots with average slopes of less than 19% must be at least 7,500 square feet; lots with slopes 20-29% must be at least 10,000 square feet; lots with slopes greater than 29% must be at least 20,000 square feet. Public sanitary sewer, water and electric utilities are available.

Landscape Setting and Land Use

As mentioned above, the site is undeveloped but has been used for timber cultivation and harvest as recently as 2007. The site is situated less than a mile southeast of Oceanside's town

center and about 1-mile northwest of Netarts. Neighboring lots along the site's western property line are all developed with single family residences, but areas to the north, east, and west are mostly undeveloped forestland. There is one large single-family residence to the east that is accessed by a private road that runs through the lot. The Netarts-Oceanside Sanitary District wastewater treatment plant is approximately 0.25 miles northeast of the site. Directly south of the southwest portion of the parcel are remnant foundation supports for a large above ground water storage tank, on top of which is a new smaller tank. The Oceanside Water District water tower is directly north of the site near Highland Drive and is accessed via an easement through the site. Both tanks can be seen in the Figure 2 – Aerial Map. A Netarts Water District water line runs across the northern part of the site (see Image 1).

The site is in Land Resource Region 4A-Sitka Spruce Belt which is typically dominated by Sitka spruce, western hemlock, western red cedar, Douglas-fir, salal, huckleberry, and swordfern¹. The average annual precipitation is 52 – 60 inches which is evenly distributed throughout the fall, winter and spring, in contrast to a relatively dry summer. The average annual temperature is 45 – 55 degrees Fahrenheit. This site is covered by Scotch Broom, heavy brush, and stands of mixed evergreen trees. The site was logged sometime around 2007 so trees are < 24" diameter.

The elevation for the subject parcel varies between 300 and 430 feet above sea level with higher elevations in the north part of the parcel. Most of the site is made up of rolling, gentle to moderate slopes aside from the far eastern part of the lot which is much steeper ranging between approximately 40 and 60 percent and descending down to perennial stream. According to the USGS Topo map for the Netarts Quadrangle, this stream appears to be a tributary of Fall Creek which runs along the east property line from northeast to southwest and drains into the Pacific Ocean. An unnamed, intermittent drainageway runs through the center of the lot from north to south. Topographic features including nearby waterways can be seen in Figure 3 – Topographic Map. Figure 9 – Site Plan depicts the topographic survey of the property from 2005.

Analysis

Bedrock and soils

The gentle to moderately sloped terrain that extends about a mile inland from the coast is primarily underlain by unconsolidated Quaternary-age beach, dune, marine terrace and river deposits of variable thickness of up to over 100 feet. These deposits in the site region are mapped by Schlicker and others (1972)² as being a stable sand dune formation. Later mapping of the region by Wells and others (1995)³ identifies the area as beach and dune deposits (map unit Qb; Figure 4 – USGS Geology Map). This unit is described as unconsolidated moderately well sorted, fine to medium grained beach sand and well sorted, cross bedded fine grained sand comprising active and inactive dune ridges; locally includes basalt gravel and boulder deposits derived from rocky headlands and fine fluvial and lacustrine mud behind coastal dune ridges.

The Quaternary deposits overly Miocene age sedimentary and volcanic bedrock in the site region. Bedrock units include the Grande Ronde Basalt flows mapped north and east from the site as well as in isolated cliff-forming areas along the coast west from the site (map unit Tgr; Figure 4 0 USGS Geology Map). Miocene-age sedimentary rock units include the Astoria

¹ United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land Resource Regions and Major Land Resource Areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296

²Schlicker, H.G., Deacon, R.J., Beaulieu, J.D. and G.W. Olcott, 1972, Engineering Hazard Map of the Nehalem Quadrangle, Oregon, Scale 1:62,500 in: Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, Oregon Department of Geology and Mineral Industries, Bulletin 74.

³ Wells, R. E., Snavely, P. D., MacLeod, N. S., Kelly, M. M., Parker, M. J., Fenton, J. S., and Felger, T. J., 1995, Geologic map of the Tillamook Highlands, northwest Oregon Coast Range; a digital database: Reston, Va., U.S. Geological Survey Open-File Report 95-670, scale 1:48,000.

Formation (map unit Tac) to the southeast and Sandstone of Cape Mears (map unit Tcm) to the northeast. Review of the geologic map by Wells and others (1995) suggest bedrock beneath the Quaternary deposits at the site is more likely to be basalt flows, however marine sedimentary rocks may be present (see Figure 4). The dune sand may also overly old marine terrace deposits that have been uplifted and formed on the eroded bedrock surface. The thickness of the dune deposits and depth to bedrock is not known at this time. Subsurface explorations are recommended to evaluate soil and bedrock conditions across the site.

The Wells and others (1995) geologic map shows bedrock faults are present in the region and provides some altitudes of bedding in the sedimentary rocks and joints or interflow zones in the basalt lava flows. Bedding in the Astoria Formation is generally dipping westerly between 10 and 25 degrees and generally northerly dips of between 8 and 15 degrees in the Sandstone of Cape Mears and the basalt flows (Figure 4)

According to USDA Natural Resource Conservation Service, soils on the subject property are Netarts fine sandy loam⁴ – 5-30 percent slopes in the western half of the lot, and 30-60 percent slopes in the eastern half of the lot (see map units 11D and 11E in Figure 6 – NRCS Soils Map). The landform for Netarts fine sandy loam is dunes on marine terraces. It is not rated as hydric and is in hydrological soil Group A. NRCS describes Netarts fine sand as being well drained with depth to restrictive feature or water table being more than 80 inches from the surface.

The typical soil profile for the Netarts fine sandy loam is as follows:

- Oi - 0 to 2 inches: slightly decomposed plant material
- A - 2 to 5 inches: fine sandy loam
- E - 5 to 9 inches: loamy fine sand
- ABs - 9 to 15 inches: loamy fine sand
- Bs1 - 15 to 19 inches: fine sand
- Bs2 - 19 to 37 inches: fine sand
- BCs - 37 to 54 inches: fine sand
- C - 54 to 67 inches: fine sand

During a site reconnaissance in November 2005, a 3-inch diameter, 60-inch-long AMS soil auger was used to excavate and expose the soils to maximum depth of the soil auger. Four excavations were completed within the boundary limits of the parcels. No restrictive layer or water table was reached down to 60 inches (maximum depth of the auger). Borings 1 and 2 were found to be fine sand down to 56" which weak to moderate structure and slight to moderate cementation. 16-40" was slightly restrictive to groundwater percolation with a non-restrictive layer beneath. Borings 3 and 4 were silt loam from 0" to 30" and 0" to 32", respectively, followed by silty clay to 60". The structure was weak, friable, and slightly plastic in the silt loam layer and moderate to strong blocky and not restrictive in the silty clay layer. Data from that investigation including boring locations are attached at the end of this report.

No subsurface explorations were made during this recent site assessment, but surface conditions appeared unchanged since 2005. 1 to 2 feet of soil (fine sand) was exposed at a road cut near the east side of the property (see Image 2). Discontinuous iron-cemented sand also observed in some places (see Image 3). Iron cemented layers may be laterally extensive where seasonal or perennial perched water tables may form. Perched groundwater may also be present where silty clay soils are present. As noted later in this report we recommend

⁴ Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at: <https://websoilsurvey.sc.egov.usda.gov/>

subsurface explorations and testing to provide geotechnical data to further evaluate grading plans (cuts and fills), compaction, storm water systems, and slope stability, for example.

Slope and water drainage patterns

Figure 9 shows existing topographic contours. Slopes generally descend from north to south and include broad north to south oriented ridges and swales. The majority upper, western part of the site is fairly flat but with rolling hill topography (see Images 4 and 5). Approximately 100 feet from the east property line slopes increase to 45-60% (see Image 4). According to the USGS Topographic Map for the area, a perennial stream is at the bottom of this steep slope which extends off site.

Based on LIDAR imagery (Figure 6) and on-site observations of site topography, water appears to flow from northeast to southwest toward the Pacific Ocean and Netarts Bay. The USGS Topo 7.5-minute map for Netarts, Oregon indicates the presence of an unnamed stream or creek runs that through the center of the subject property from north to south. A broad north-south oriented valley-like depression or seasonal swale was observed there during the site assessment but no water present. Another unnamed creek is mapped at the foot of the slope just east of the property. This appears to be a tributary of the north branch of Fall Creek which drains into the Pacific Ocean to the southwest. No standing or flowing water was observed anywhere on site during the site assessment. The National Flood Insurance program maps this area “undetermined by possible flood hazard”⁵. The site does not appear to be prone to flooding.

Landslide inventory and identification of visible landslide activity in the immediate area

According to DOGAMI Statewide Landslide Information Layer for Oregon (SLIDO⁶) and mapping by Schlicker and others⁷ (1972), a large area of landslide topography is present at the eastern edge of the property (See Figure 7 – Landslide Map). No landslide topography or obvious indications of slope instability or landslide activity was observed during the site reconnaissance. Conifer trees were dominantly straight throughout the site and the ground did not appear to be slumping. No scarps from recent landslide activity were observed. No cracks were observed in the foundation of neighboring properties from Highland Drive.

History of dune erosion

Based on review of the Oregon HazVu: Statewide Geohazards Viewer (DOGAMI, <https://gis.dogami.oregon.gov/hazvu/>), this site is not located in a coastal erosion hazard area. No evidence of dune erosion was identified on the site, but coastal erosion is rated between low and very high closer to the ocean west of the site⁸. Figure 8 – Coastal Erosion Hazard Map shows the risk of coastal erosion for the area.

During the winter of 1997-1998, an active beach margin was eroded at the base of the dune complex where the nearby Capes Subdivision is located west of the site. According to Wes Greenwood’s 2005 geologic hazard report⁹, the erosion allowed storm generated waves to

⁵ National Flood Insurance Program, Federal Emergency Management Agency. 1978. Flood Insurance Rate Map for Tillamook County, Oregon (Unincorporated Areas) Community Panel Number 410196 0165 A.

⁶ Oregon Department of Geology and Mineral Industries. SLIDO: Statewide Landslide Information Layer for Oregon. Web. Retrieved from: <https://gis.dogami.oregon.gov/slido/>

⁷Schlicker, H.G., Deacon, R.J., Beaulieu, J.D. and G.W. Olcott, 1972, Engineering Hazard Map of the Nehalem Quadrangle, Oregon, Scale 1:62,500 in: Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, Oregon Department of Geology and Mineral Industries, Bulletin 74.

⁸ Oregon Department of Geology and Mineral Industries. Oregon HazVu: Statewide Geohazards Viewer. Web. Retrieved from: <https://gis.dogami.oregon.gov/hazvu/>

⁹ Greenwood, W. 2005. Preliminary Geologic Report for a Proposed 85 Lot Subdivision. Environmental Management Systems, Inc. Milwaukie, OR

erode a foredune that was located at the base of the large, upslope dune complex. A large, slow moving landslide mass approximately 500 feet wide and 900 feet long resulted and imperiled homes constructed on the upper, west portion of the dune complex, located directly upslope from the landslide scarp. Engineering measures such as soil pins have been placed along the scarp to stabilize the existing dwellings. However, the toe of the landslide has not been protected and future storms may further erode the beach margin and activate another landslide.

Recommended development standards

Development density

Development density should be consistent with Tillamook County's Zoning Ordinance for Residential Oceanside Zone.

Locations for structures and roads

Setback of home structures from roads, property lines, and other structures should abide by Tillamook County's Zoning Ordinance for the ROS zone (Section 3.310(4)(d-g)). Figure 10 – Conceptual Site Plan shows the proposed limits of the 67 lots and street locations. Buildings should be set back at least 50 feet from the steep slope break in the eastern part of the site. Development on slopes greater than 50% should be avoided.

Land grading practices, including standards for cuts and fills

Grading on the upper, western part of the lot is proposed to reduce slopes if necessary for development. A topographic survey should be done to verify current slope conditions across the site prior to the development of a grading plan. Figure 10 – Conceptual Site Plan shows proposed topographic contours and is based on the prior survey. Engineered retaining wall(s) along the eastern steep slope or elsewhere may be necessary for development. Specifications for grading including cuts and fills, soil compaction and drainage, will be provided in a geotechnical report following recommended subsurface explorations across the site.

Vegetation removal and re-vegetation practices

Vegetation should be maintained as much as possible where construction is proposed. Clearing of the easternmost part of the lot where the steepest slopes are located should be avoided and reserved as an open space.

Foundation design

Home structures can be placed on typical spread footings where excavated subgrade should consist of medium stiff to hard soil or weathered bedrock and including removal of organic topsoil and undocumented fill if present. Significantly deeper footings or foundation supported on piles may be necessary in steeper slope (> 29%) areas.

Road design

Road design should be consistent with Tillamook County Development Standards.

Management of storm water run-off during and after construction

Runoff and erosion should be controlled during and after construction to prevent erosion or create unstable soil conditions at the site. During construction, silt fences should be placed around the construction area, and wattles should be placed at the base of slopes to treat runoff. Exposed soil should be covered with straw during construction and immediately replanted afterward to prevent sheet and rill erosion. Storm water management recommendations for runoff from roof, driveways, and other impervious surface on each lot and the new streets will be evaluated following additional geotechnical investigations that are recommended. The conceptual storm water plan shown on Figure 10 assumes that stormwater conveyance pipes

will be installed under new roads and directed to a stormwater attenuation pond in the southern portion of the site.

Geotechnical report

Geotechnical investigations are recommended to provide additional information needed for final design. The results will be included in a future geotechnical report for submittal to Tillamook County. The investigations will include a detailed topographic map of the site that will be used to refine the grading plan. Subsurface explorations and testing should be completed to characterize soil, bedrock and groundwater conditions across the site. This information is needed to further evaluate seismic design criteria, slope stability, grading plans, specifications for cuts and fills, retaining wall design, groundwater and storm water management plans.

Summary findings and conclusions

The following addresses each of the summary findings and conclusions required by TCLUO Section 4.130(8):

- a. Type of proposed use and adverse effects it might have on the surrounding areas
- b. Hazards to life, public and private property, and the natural environment that may be caused by the proposed use
- c. Methods for protecting the surrounding area from adverse effects of the development
- d. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation
- e. The proposed development is adequately protected from any reasonably foreseeable hazards including but not limited to geologic hazards, wind erosion, undercutting and flooding
- f. The proposed development is designed to minimize adverse environmental effects

The subject property is located on an undeveloped "stable dune" hillside dominated by a mix of young conifers and dense understory brush. The site is about 0.5 miles east of the Pacific Ocean and is not within the coastal erosion hazard zone or tsunami inundation zone. Evidence that the site is unstable was not observed during the site assessment, although development on the steepest slopes will require proper design and construction to maintain slope stability.

Both a topographic survey and professional land survey should be conducted prior to construction to accurately delineate setbacks and steep slope breaks. Geotechnical investigations and a geotechnical report are recommended to provide information needed to further evaluate grading plans, lot and street layout, slope stability, storm water management, and site specific standards for design and construction. The future scope of work will include review of subsurface data and reports from the Capes Subdivision, nearby water tanks, as well as geotechnical hole, monitoring well, and water well reports available from the Oregon Department of Water Resources.

It is my opinion that a 67-lot subdivision can safely be developed. Additional recommendations and site specific standards will be provided in the geotechnical report that incorporates the recommendations summarized above and will further address relevant geologic hazards, storm water and vegetation management.

Limitations

The opinions and recommendations contained in this report are not intended as a warranty but are offered to assist you in the planning and design process. The report is based on field observations and background review only. Subsurface explorations, soils testing, and geologic

and engineering analysis may be necessary to confirm our interpretation of subsurface conditions and more fully develop the required level of detail and engineering for design and construction of a home structure.

DISCLOSURE: The information and statements in this report are true and accurate to the best of our knowledge. Neither Environmental Management Systems, Inc., nor the undersigned have any economic interests in the project.

Thank you for your business, and we look forward to assisting you to achieve your development objectives.

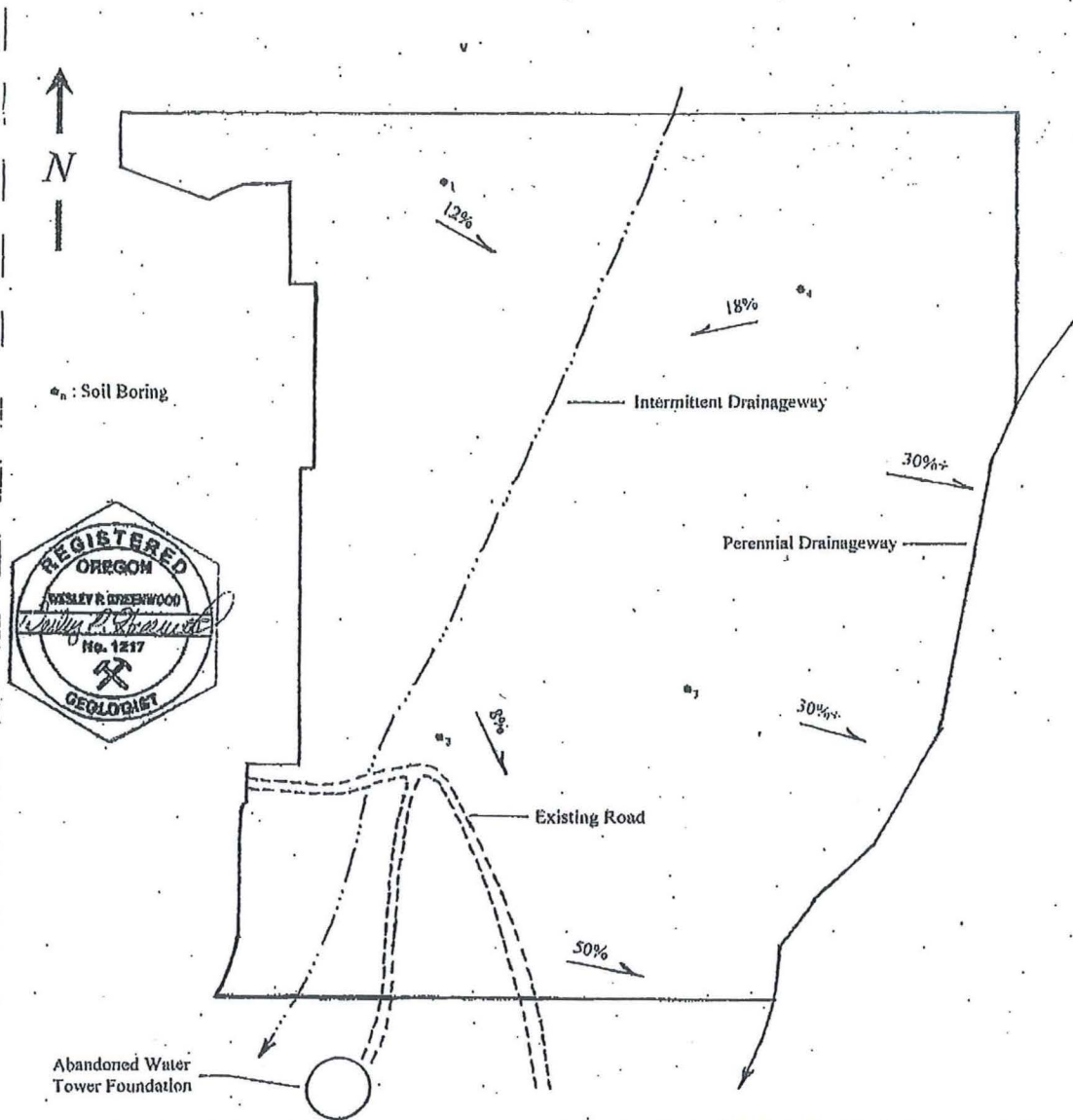
Sincerely,



John Jenkins, CEG
Oregon Certified Engineering Geologist No. E1119

Enclosed:

- 2005 Boring Log Data
- Ground Level Color Photographs
- Figure 1 - Tax Lot Map
- Figure 2 - 2017 Aerial Map
- Figure 3 - USGS Topographic Map
- Figure 4 - USGS Geology Map
- Figure 5 - NRCS Soils Map
- Figure 6 - Lidar Map
- Figure 7 - Landslide Map
- Figure 8 - Coast Dune Map
- Figure 9 - Existing Conditions
- Figure 10 - Conceptual Site Plan



<p>ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.</p>	CHECKED BY:	Myhre Group Architects T. 1S, R.10W, SEC. 30DC, T.L. 200	PAGE 1 of 1 16 November 2005
	DRAWN BY: Wes G.	Site Map	Scale: 1" = 200'

Measured slopes and soil boring locations (1-4) from the 2005 geologic hazard assessment

ENVIRONMENTAL MANAGEMENT SYSTEMS, INC. -- SOILS BORING DATA

(Milwaukie, OR Office) 4980 SE International Way, Suite #B-112, Milwaukie, OR 97222-8867 Phone: (503) 353-9691 FAX: (503) 353-9695
 (Bay City, OR Office) 7304 Baseline Road, Bay City, OR 97107 Phone: (503)-812-9655 FAX: (503) 377-0324

APPLICANT: Mvhre Group Architects PREVIOUS EVALUATION: () Yes (X) No WORK I.D. #: 05-5072
 ADDRESS OF SITE: Undeveloped Parcel, Oceanside, OR SUBDIVISION: _____ Date: 9 November 2005
16 November 2005
 LEGAL DESCRIPTION: TOWNSHIP: 1S RANGE: 10W SECTION: 30DC TAX LOT: 209 OTHER: _____

SOIL PROFILES								
Redoximorphic Features								
Test Hole	Depth (In.)	Texture	Matrix Color	Concentration Color	Depletion Color	Coarse Fragments	Roots	Structure & Other Comments
#1 Evaluated 9 November 2005	0 - 16"	IS	10YR 7/3				Many fine	Weak, granular; small laminar lenses of Fe ₂ (5YR4/6); slight cementation; Not Restrictive
	16" - 40"	IS	5YR 4/6				Many fine	Moderate, granular; moderate cementation; Slight restriction to groundwater percolation
	40" - 56"	IS	10YR 7/4				Few fine	Weak, granular; slight cementation; Not Restrictive to groundwater percolation
Slope: 12%		ESD ≥ 56" No Temp. Perching H ₂ O → 56"						
#2 Evaluated 9 November 2005	0 - 16"	IS	10YR 7/3				Many fine	Weak, granular; small laminar lenses of Fe ₂ (5YR4/6); slight cementation; Not Restrictive
	16" - 38"	IS	5YR 4/6				Many fine	Moderate, granular; moderate cementation; Slight restriction to groundwater percolation
	38" - 56"	IS	10YR 7/4				Few fine	Weak, granular; slight cementation; Not Restrictive to groundwater percolation
Slope: 8%		ESD ≥ 56" No Temp. Perching H ₂ O → 56"						
#3 Evaluated 16 November 2005	0 - 30"	SI	10YR4/3				Many coarse & fine	Weak, friable; Slightly plastic; Common organic inclusions at surface; fine S throughout soil matrix
	30" - 60"	SiCl	10YR6/4				Many → Few coarse & fine	Moderate to Strong Blocky; Slight to moderate plasticity; Strong clay films; Not restrictive to groundwater percolation
Slope: 20%		ESD ≥ 60" No Temp. Perching H ₂ O → 60"						
#4 Evaluated 16 November 2005	0 - 32"	SI	10YR4/3				Many coarse & fine	Weak, friable; Slightly plastic; Common organic inclusions at surface; fine S throughout soil matrix
	32" - 60"	SiCl	10YR6/4				Many → Few coarse & fine	Moderate to Strong Blocky; Slight to moderate plasticity; Strong clay films; Not restrictive to groundwater percolation
Slope: 18%		ESD ≥ 60" No Temp. Perching H ₂ O → 60"						

Boring logs (page 2 of 2) from the 2005 geologic hazard assessment

ENVIRONMENTAL MANAGEMENT SYSTEMS, INC. – SOILS BORING DATA
 (Milwaukie, OR Office) 4080 SE International Way, Suite #B-112, Milwaukie, OR 97222-8867 Phone: (503) 353-9691 FAX: (503) 353-9695
 (Bay City, OR Office) 7304 Baseline Road, Bay City, OR 97107 Phone: (503) 812-9655 FAX: (503) 377-0324

Weather Conditions: <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Precipitation <input type="checkbox"/> Extreme Dryness <input type="checkbox"/> Other:	
Landforms: <input type="checkbox"/> Floodplain <input type="checkbox"/> Terrace <input checked="" type="checkbox"/> Upland <input checked="" type="checkbox"/> Side slope <input type="checkbox"/> Open <input type="checkbox"/> Other:	Effective Soil Depth: > 56"
Vegetation: <input type="checkbox"/> Pasture <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Cleared <input type="checkbox"/> Wetland <input type="checkbox"/> Other:	
Major Limiting Factors: <input type="checkbox"/> Water Table <input type="checkbox"/> Soil Suitability <input type="checkbox"/> Setbacks <input type="checkbox"/> Lot Size <input checked="" type="checkbox"/> None	
Soil Type: Active Dune Land (West P.O. Parcel) and Hembre Soils (East P.O. Parcel)	Other: N/A
Additional Comments: N/A	

Evaluator's Name: Wesley P. Greenwood

Evaluator's Signature: *Wesley P. Greenwood*

Date: 16 November 2005



04/28/2000 PM 10:11 AM 505 095 801 / HHTK LLC

04/28/2000



Image 1 Sewer and water are available for the site. A Netarts water district water line runs through the northern part of the site.



Image 2: 1-2 feet of soil was exposed at a roadcut approximately in the middle north of the site. Soil on the site is deep, fine sand with slight to moderate cementation.



Image 3: Iron cemented sand was observed in some places. This photo was taken facing west near the top of the steep slope in the eastern part of the site.



Image 4: Most of site is fairly flat (<19%) but with variable slopes and rolling hill topography.



Image5: Most of site is fairly flat (<19%) but with variable slopes and rolling hill topography.



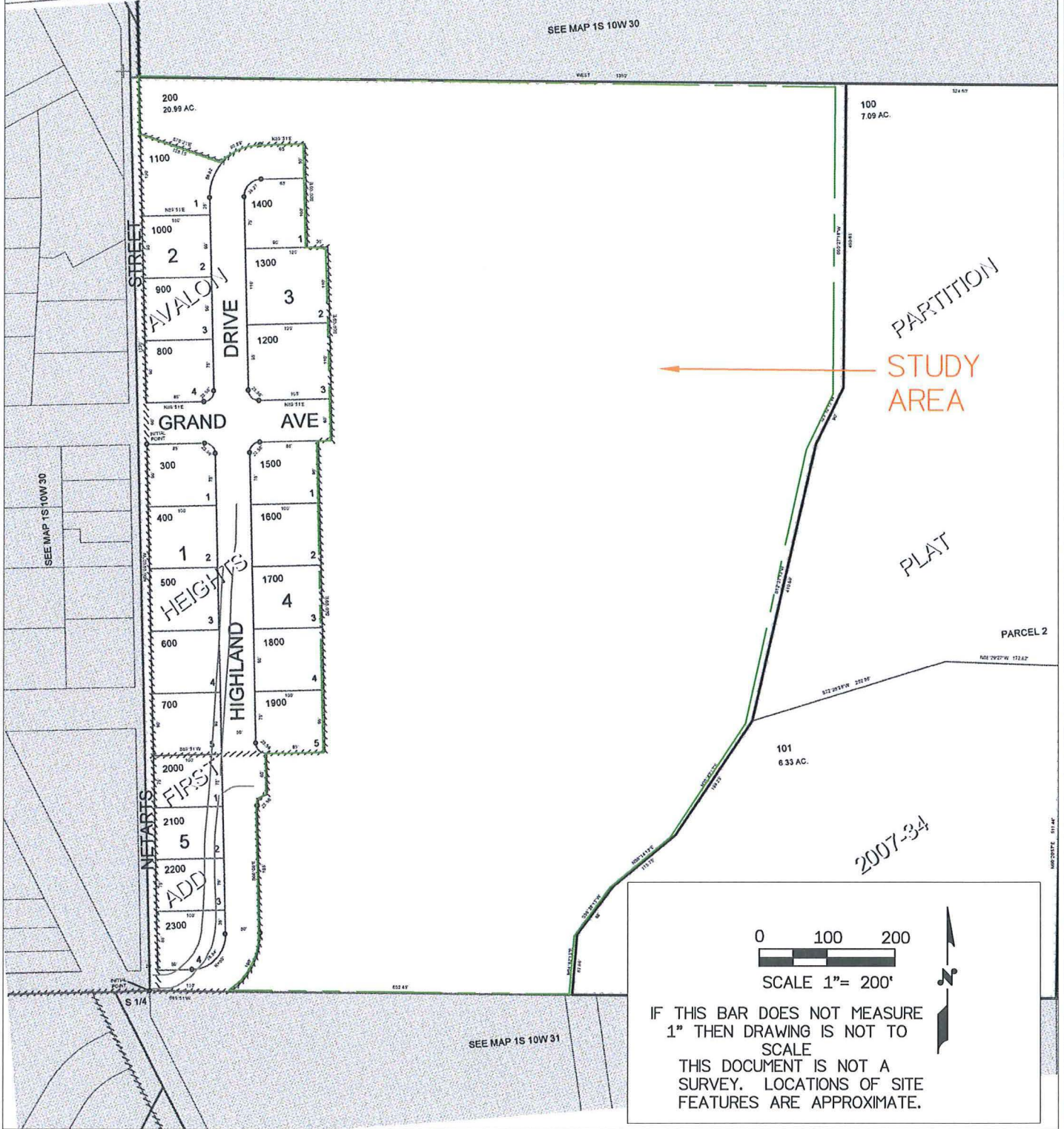
Image 6: A view of the site facing east. This photo was taken from the top of the steep slope in the eastern part of the site.

TAX LOT 200
OCEANSIDE, OR

FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

Tillamook County
1" = 100'

SEE MAP 1S 10W 30



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Milwaukie, OR 97222

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC

CHECKED:

AVALON HEIGHTS LLC

SCALE: 1"=200'

DRAWN:

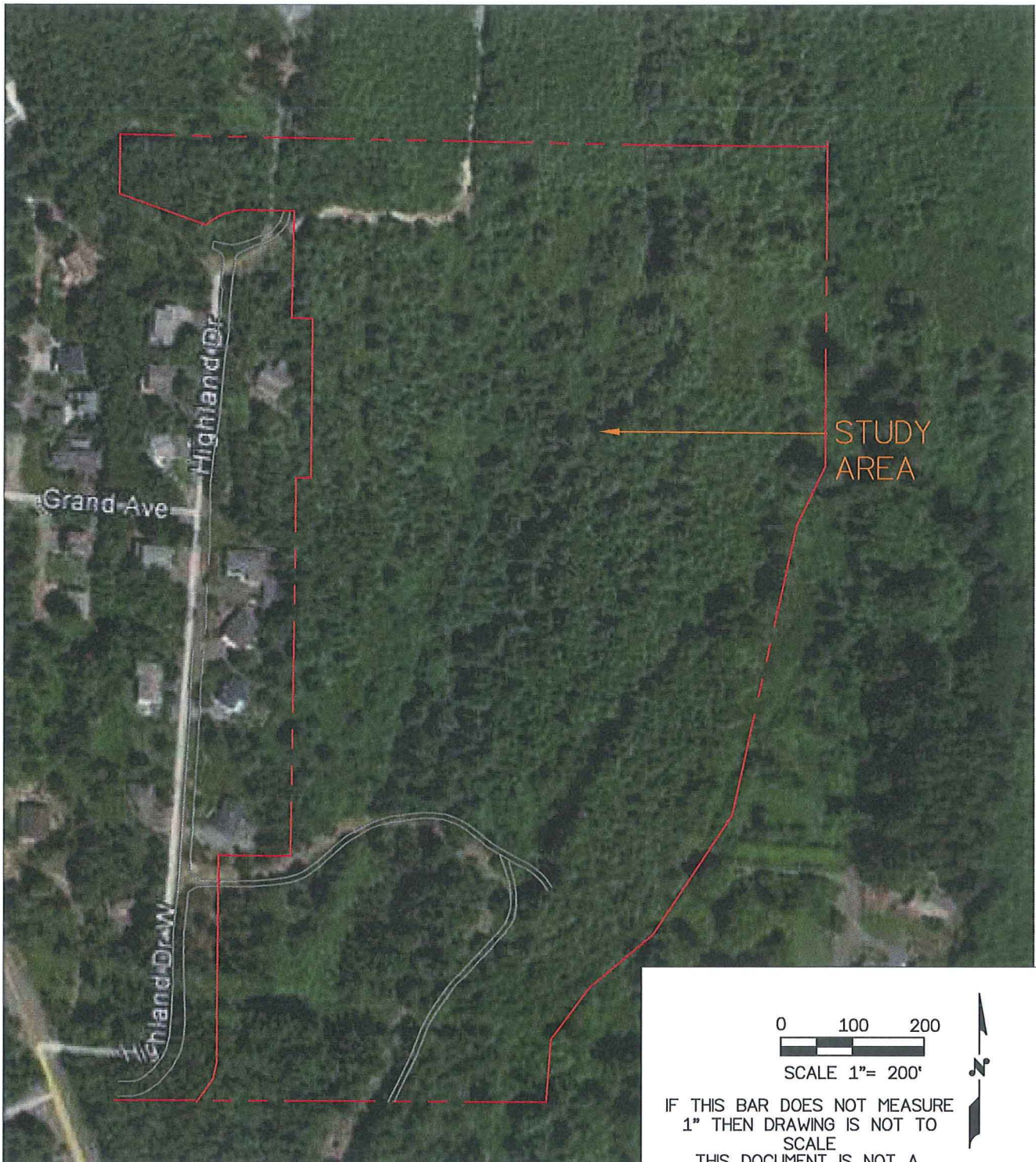
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10 APR 2018

TAX LOT MAP

PAGE 1 OF 10

TAX LOT 200
OCEANSIDE, OR



0 100 200
SCALE 1"= 200'

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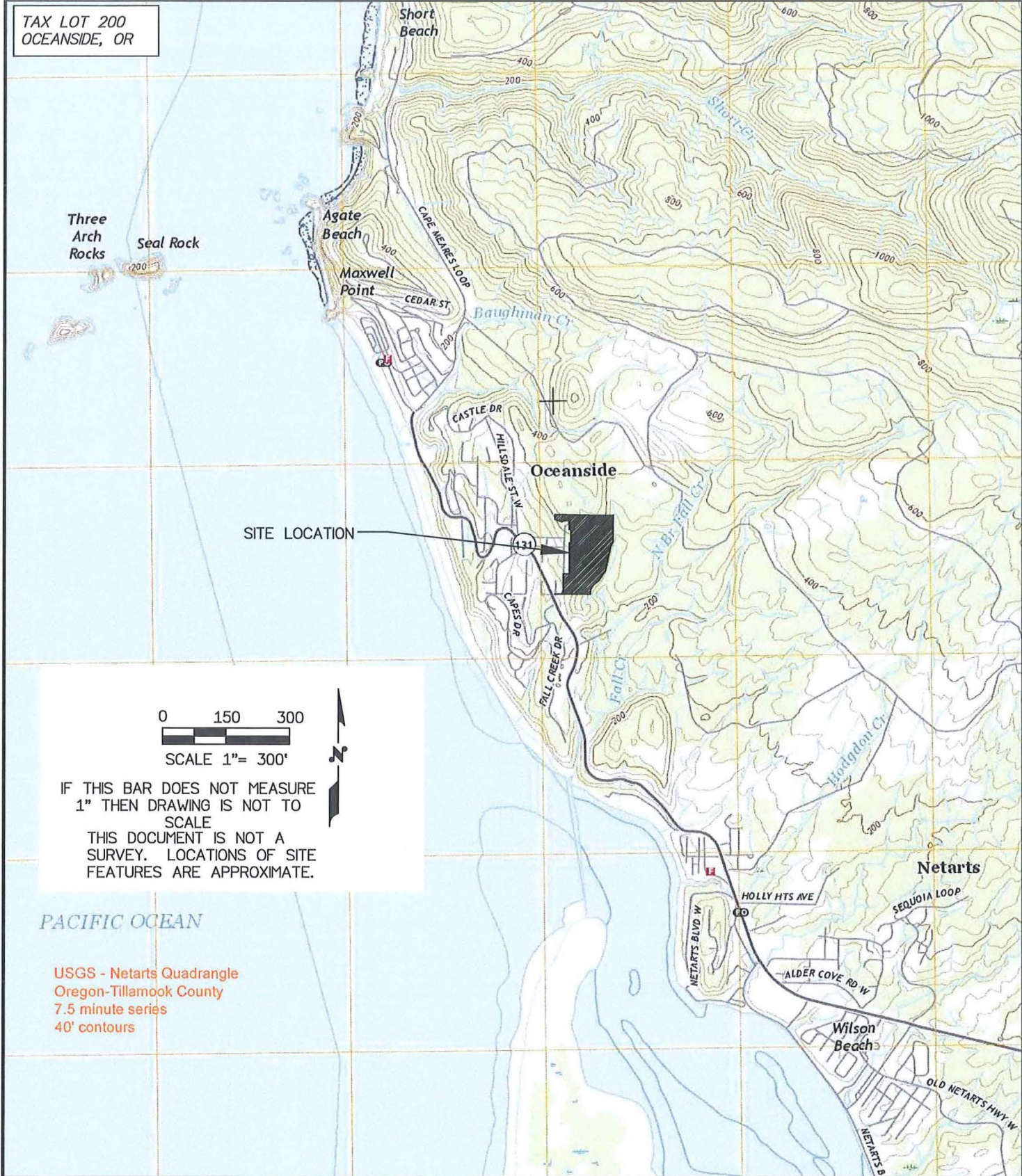
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	2017 AERIAL MAP

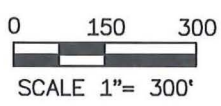
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PAGE 2 OF 10

TAX LOT 200
OCEANSIDE, OR



Three Arch Rocks
Seal Rock

SITE LOCATION



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PACIFIC OCEAN

USGS - Netarts Quadrangle
Oregon-Tillamook County
7.5 minute series
40' contours



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SCALE: 1"=300'

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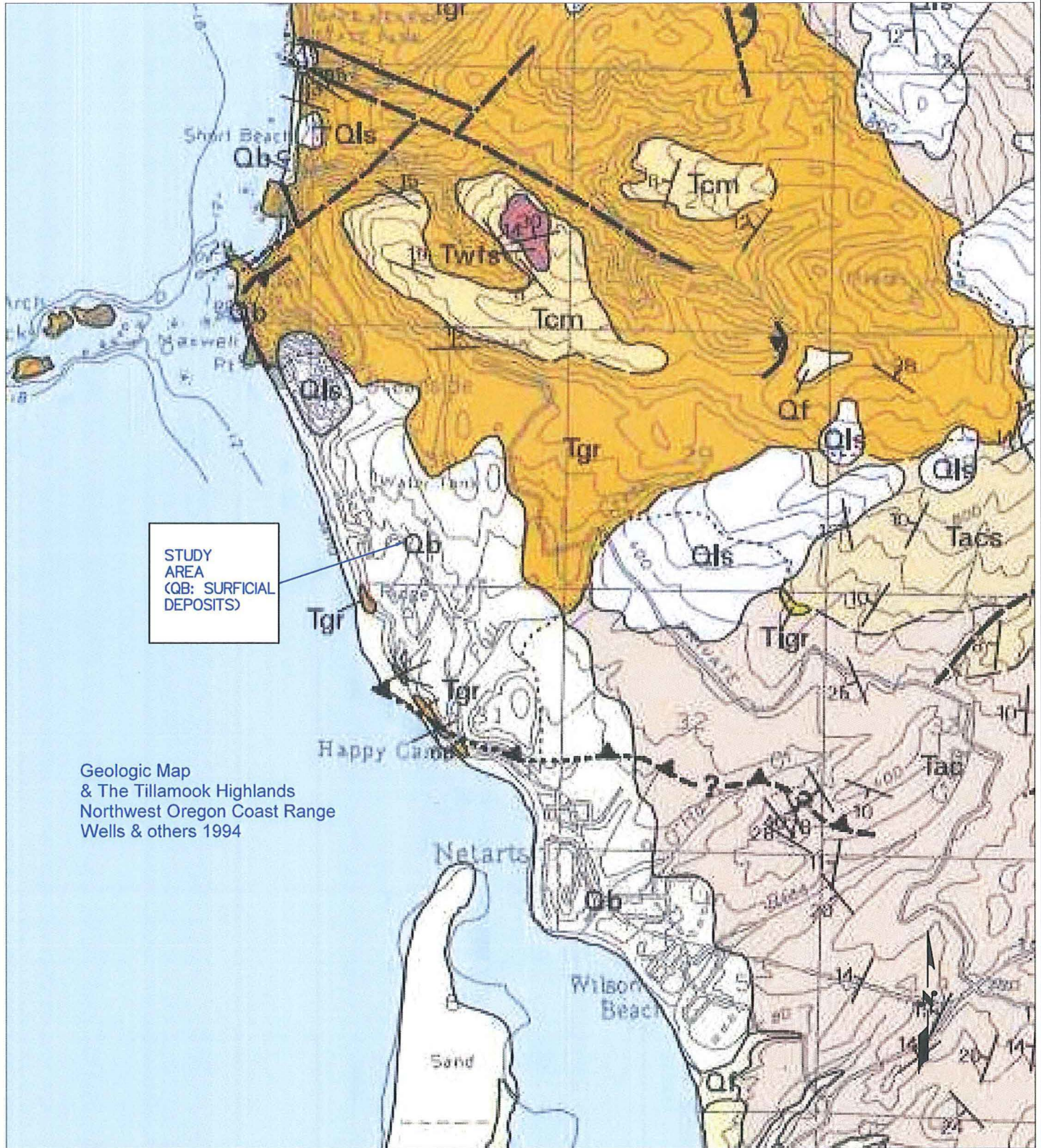
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USGS TOPOGRAPHIC MAP

PAGE 3 OF 10

TAX LOT 200
OCEANSIDE, OR



Geologic Map
& The Tillamook Highlands
Northwest Oregon Coast Range
Wells & others 1994



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CHECKED:

AVALON HEIGHTS LLC

SCALE: NTS

DRAWN:

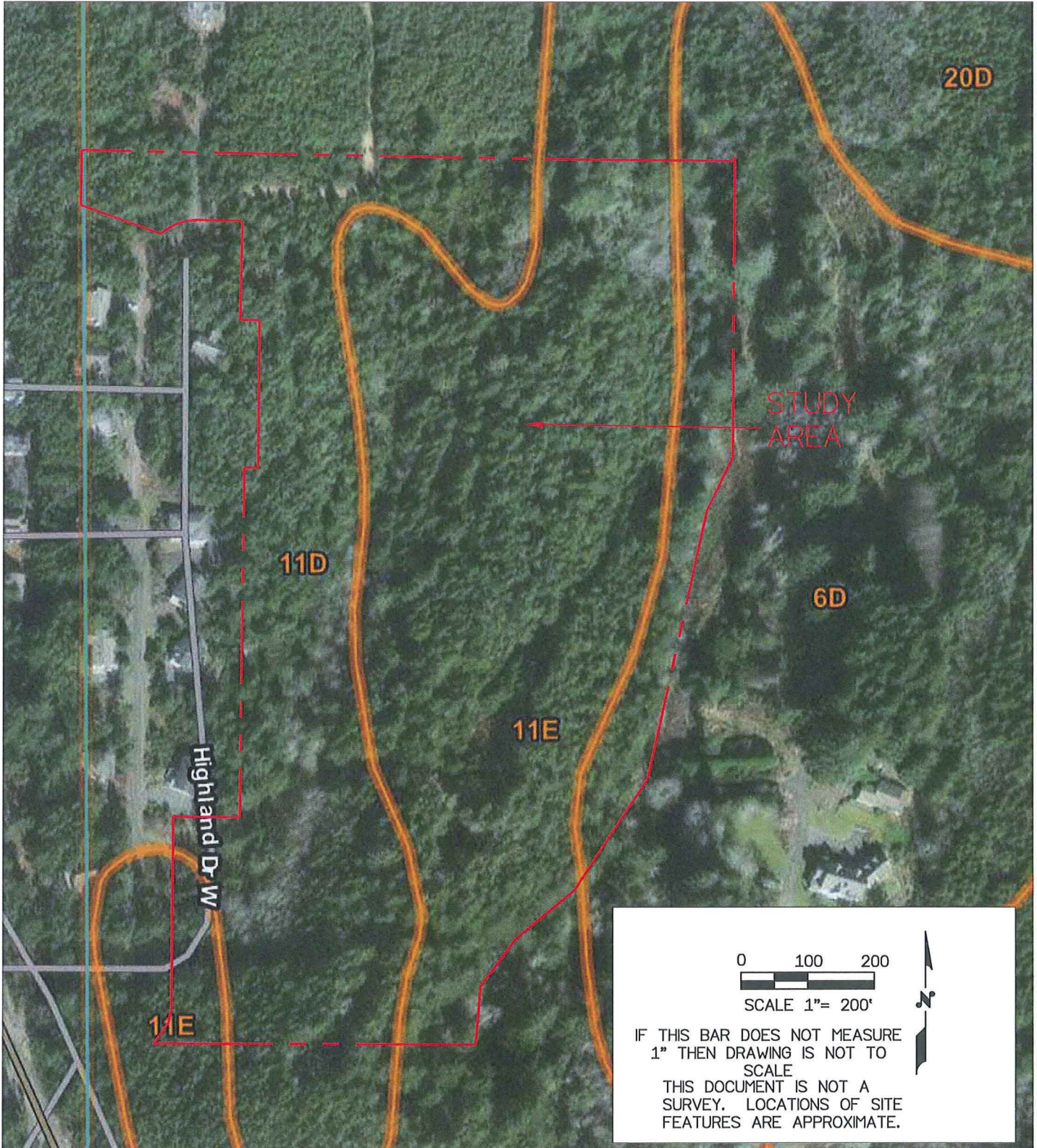
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USGS GEOLOGY MAP

PAGE 4 OF 10

TAX LOT 200
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SCALE: 1"=200'

DRAWN:

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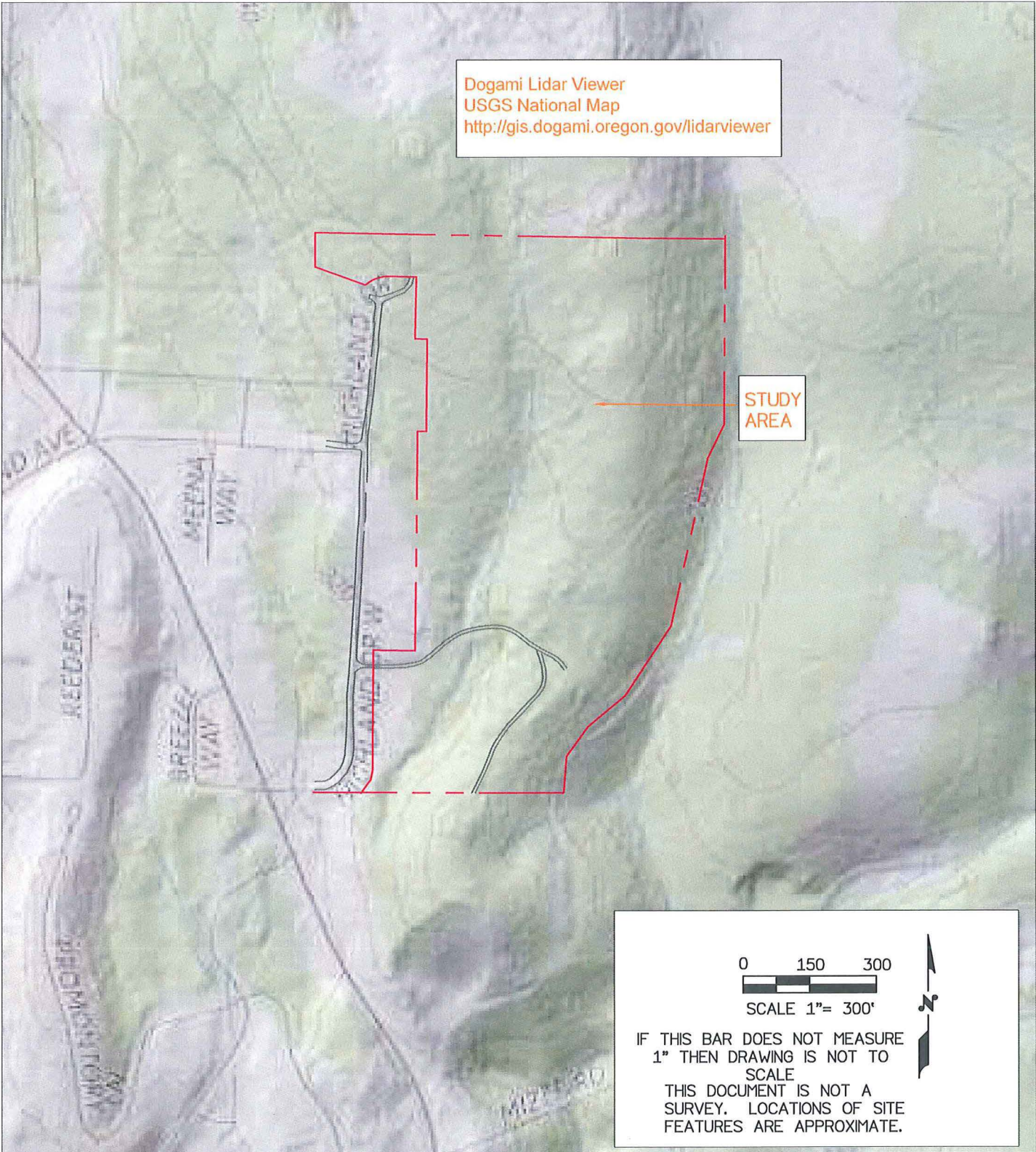
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NRCS SOILS MAP

PAGE 5 OF 10

TAX LOT 200
OCEANSIDE, OR

Dogami Lidar Viewer
USGS National Map
<http://gis.dogami.oregon.gov/lidarviewer>



STUDY
AREA

0 150 300
SCALE 1"= 300'

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SCALE: 1"=300'

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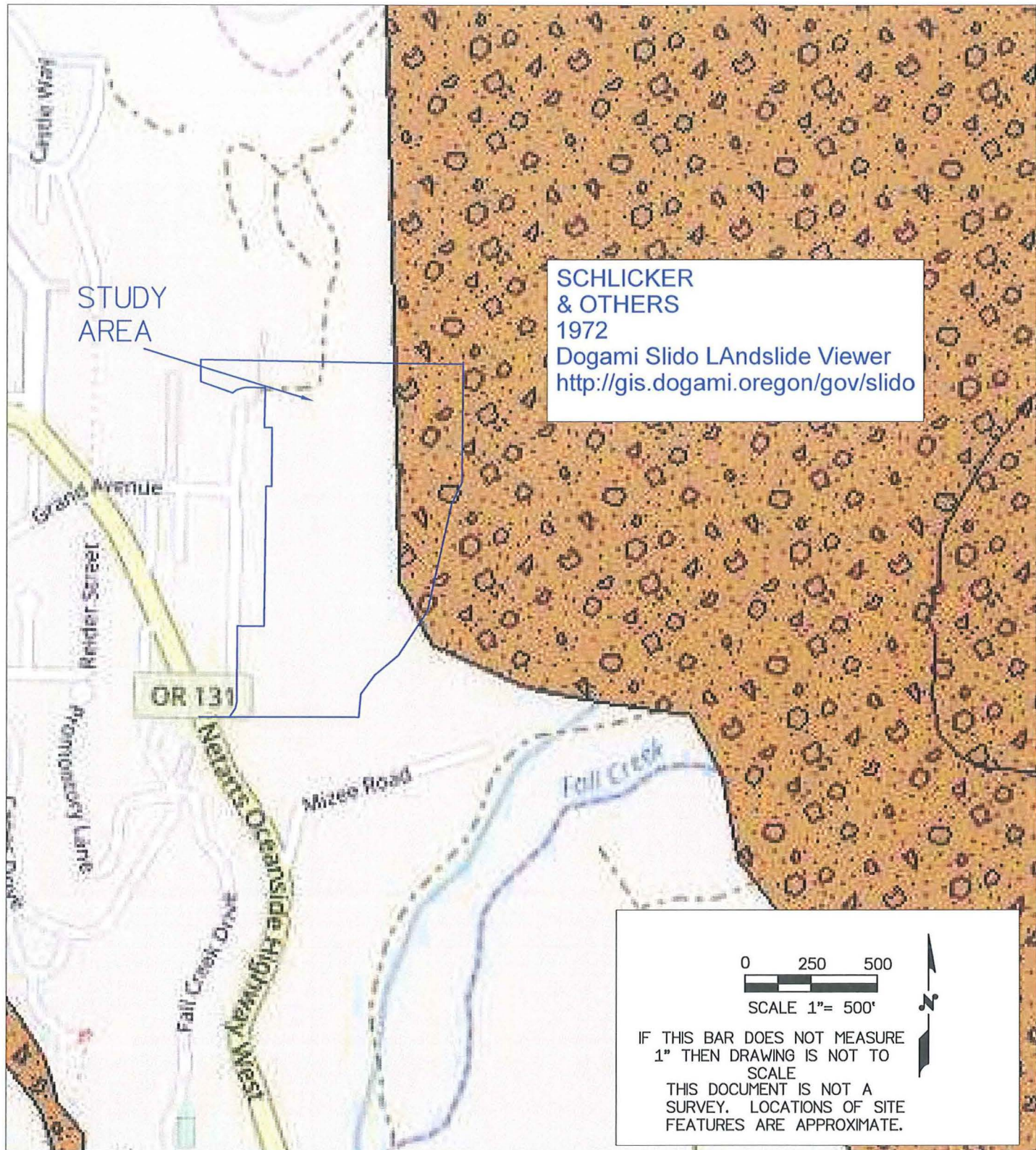
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LIDAR MAP

PAGE 6 OF 10

TAX LOT 200
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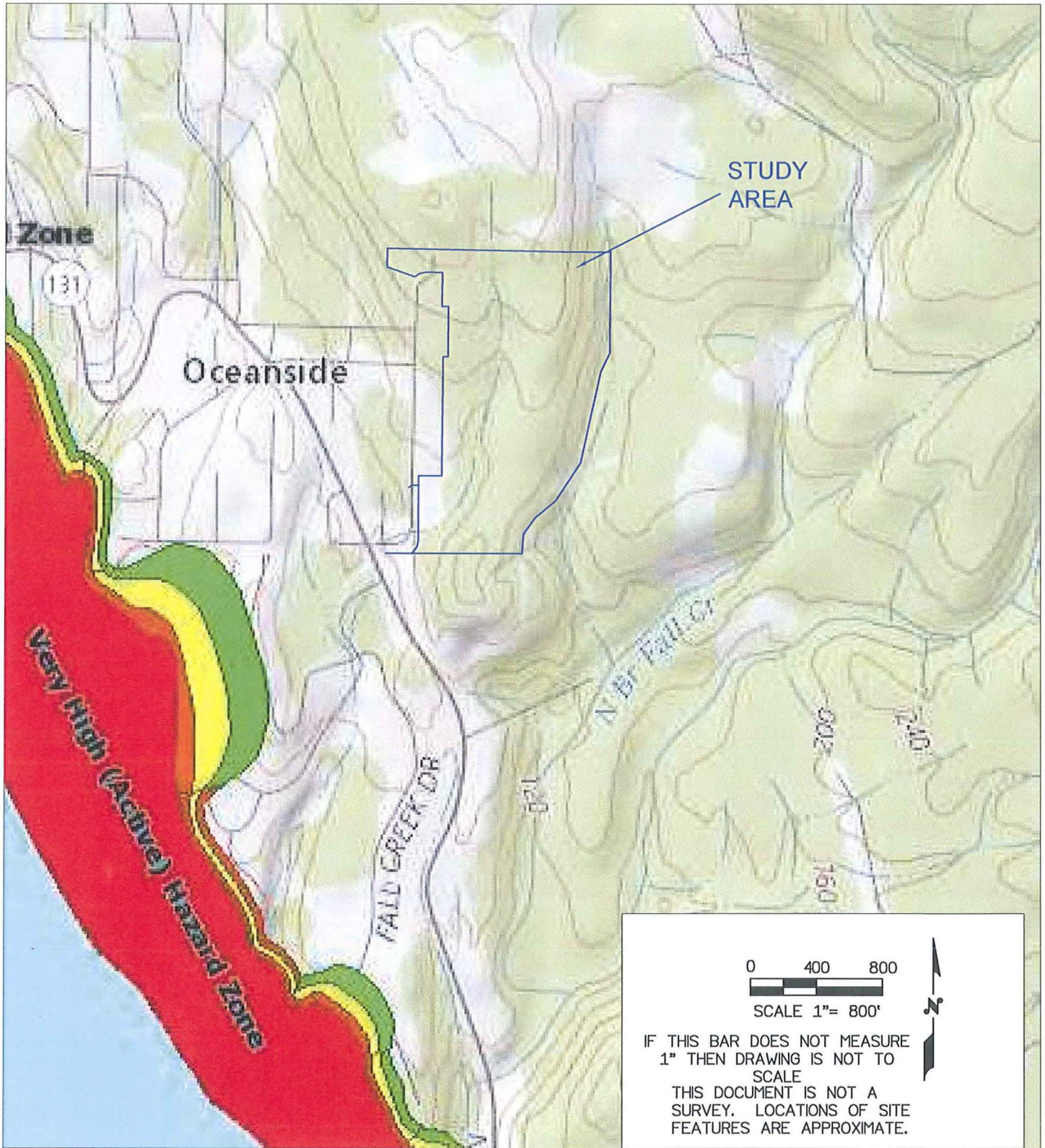
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LANDSLIDE MAP

PAGE 7 OF 10

TAX LOT 200
OCEANSIDE, OR



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SCALE: 1"=800'

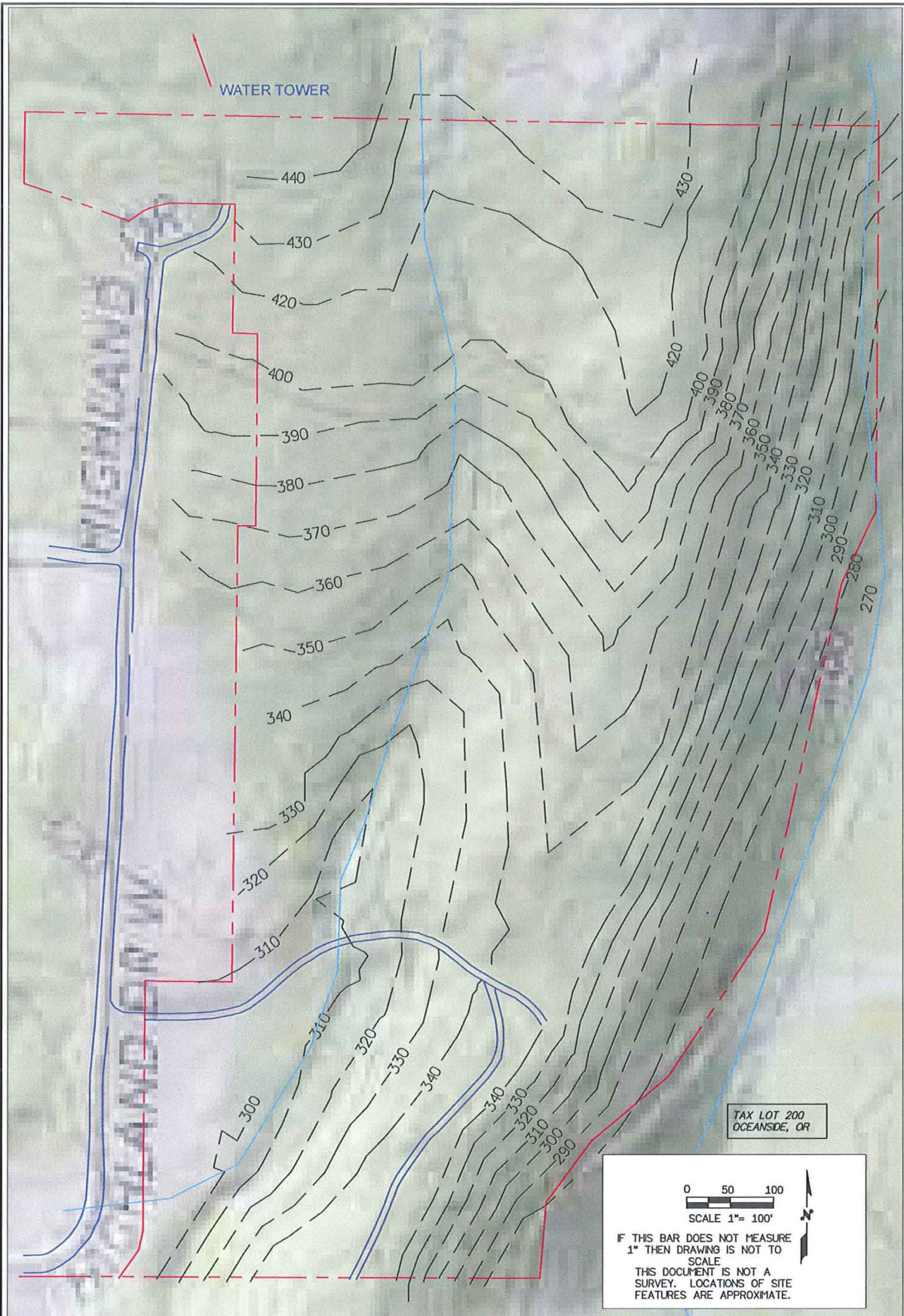
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COASTAL DUNE HAZARD MAP

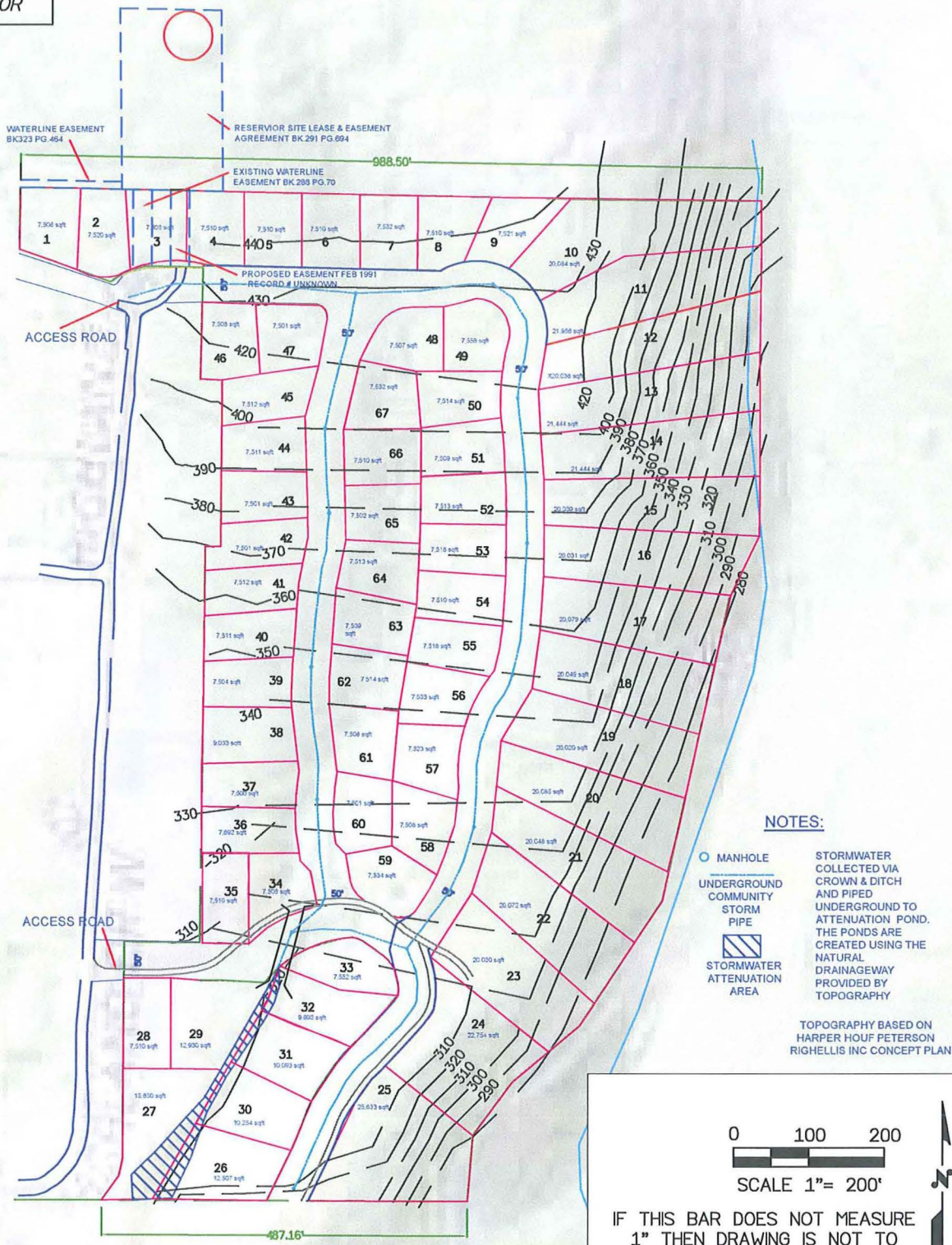
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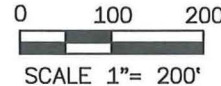
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	EXISTING CONDITIONS	PAGE 9 OF 10

TAX LOT 200
OCEANSIDE, OR



NOTES:

- MANHOLE
 - UNDERGROUND COMMUNITY STORM PIPE
 - STORMWATER ATTENUATION AREA
- STORMWATER COLLECTED VIA CROWN & DITCH AND PIPED UNDERGROUND TO ATTENUATION POND. THE PONDS ARE CREATED USING THE NATURAL DRAINAGEWAY PROVIDED BY TOPOGRAPHY
- TOPOGRAPHY BASED ON HARPER HOUF PETERSON RIGHELLIS INC CONCEPT PLAN



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CONCEPTUAL SITE PLAN	

SCALE: 1"=200'
10 APR 2018
PAGE 10 OF 10



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

201 Laurel Av
Tillamook, Oregon 9

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-
Planning (503) 842-
On-Site Sanitation (503) 842-
FAX (503) 842-
Toll Free 1-(800) 488-

DATE: January 21, 2021

TO: Tillamook County One-Stop Permit Counter

FROM: NETARTS WATER DISTRICT

RE: ~~Sewer~~ Water Availability (Circle)

WATER AVAILABILITY VALID FOR SIX MONTHS

Dear Sir:

I confirm that ~~Sewer~~/Water is available to the following lot(s) within our district:

Township: 1S Range 10W Section 30 DC Tax Lot 00200

According to our records, the legal owner is: AVALON HEIGHTS LLC

41901 OLD HWY 30, ASTORIA OR 97103

COMMENTS: Tax Lot 200 is part of the Netarts Water District. Water is available. SDC's and fees are required.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.

Patricia Penney Business Manager
Signature and Title of Authorized Representative

(503) 842-9405

Phone
(503) 842-9380 FAX

cc: Property Owner

G:\Planning\Forms\Sewer-Water.Ltr

**Preliminary Plat Application Narrative Supplement
for
Second Addition to Avalon Heights**

The initial application narrative either explained how the application met the preliminary plat submission requirements by describing how the various facets or design features were consistent with the criteria and/or standards, or referred the reader to the appropriate drawing sheet in the application drawing set where an illustration and labeled dimension would be more effective. This supplement addresses the preliminary plat approval criteria of land division ordinance Section 070.

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

(a)The land division application shall conform to the requirements of this ordinance;

Applicant Response: The initial narrative demonstrated that all required items of Section 060 are included on the preliminary plat drawings or otherwise attached to the application package. These include lot sizes, block lengths, utility sizes and locations, fire hydrants and street lights, road widths, required setbacks and conceptual building foot prints, etc. We believe these items make the application conform to the ordinance requirements.

(b)All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;

Applicant response: The proposed development is to accommodate the construction of single family dwellings and the subject property is zoned Residential Oceanside where such structures are permitted outright. Lot sizes vary from near the minimum area size to over 20,000 square feet as required by Tillamook County Land Use Ordinance 3.310 to accommodate the site slopes.

(c)Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;

Applicant Response: All proposed lots will be accessed by private roads or shared driveways to be constructed by the applicant. All utilities will be located within the right-of-way/easement

with stubs to every lot. A separate series of easements will provide for storm water conveyance and infiltration. Please see Sheet 4.

(d)The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;

Applicant Response: Because of the original Avalon Heights subdivision is abuts the subject property to the west, this proposal is named "Second Addition to Avalon Heights" which has been suggested previously by the county surveyor.

(e)The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;

Applicant Response: Review of the preliminary plat drawing set all roads are designed to county standards, but will remain privately maintained, as will the storm water management system. Water and sewer facilities will be dedicated to the Netarts Water District and the Netarts-Oceanside Sanitary District, respectively. See attached letter and certificate. An access easement will be granted to provide access to Tax Lots 100 and 101 to the east. All other adjacent property is zoned Forestry.

(f)All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;

Applicant Response: A Home Owners Association or similar organization will be formed and its responsibilities and authorities documented and recorded to provide a mechanism and financial resources to maintain the private storm water system and roads.

(g)Provisions for access to and maintenance of off-right-of-way drainage, if any;

Applicant Response: Access to the conveyance swale and infiltration facility is provided by W Grand Avenue and Roaring Tide Loop. See Sheet 4.

(h)Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and

Applicant Response: There are no portions of the site that would require federal or state permits. Please see the letter from the Department of State Lands attached to this document.

i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to: (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district

Applicant Response: The attached letter and certificate from the Netarts-Oceanside Sanitary District and the Netarts Water District demonstrate that water and sewer facilities can be installed and serve the proposed development. The power company was contacted by the applicant and they indicated that they would prefer to receive the application directly from the County, review the proposal, and make its determination at that time.

(ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

Applicant Response: This requirement does not apply because the development will be served by public sewer.



Second Avalon Heights Subdivision

Transportation Impact
Study

Oceanside, Oregon



EXPIRATION DATE: 6/22/2022

Date:

April 1, 2021

Prepared for:

Bill Hughes

Prepared by:

Melissa Webb, PE

Todd Mobley, PE

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Executive Summary

1. The proposed Second Avalon Heights subdivision is located east of Highland Drive W in Oceanside, Oregon. The development will include the construction of 60 single-family housing units on currently undeveloped land.
2. The trip generation calculations show that the proposed development is projected to generate up to 59 additional site trips during the evening peak hour and up to 618 additional site trips on a typical weekday.
3. Based on the most recent five years of crash data, no significant trends or crash patterns were identified at the study intersection that are indicative of safety concerns. Accordingly, no safety mitigation is recommended per the crash data analysis.
4. Adequate sight distance is available, or can be made available (with proper maintenance or removal of roadside vegetation along Highland Drive W), to ensure safe operation for northbound and southbound approaching vehicles at the site access intersection.
5. Due to insufficient traffic volumes, preliminary traffic signal warrants are not projected to be met at the unsignalized intersection of OR-131 at Highland Drive W under any of the analysis scenarios. In addition, left-turn lane warrants and right-turn lane warrants are not projected to be met at the study intersection under any of the analysis scenarios.
6. All study intersections are currently operating acceptably per ODOT standards and are projected to continue operating acceptably through the 2023 buildout year, regardless of the potential increase in site trip generation upon development of the site. No operational mitigation is necessary or recommended at these intersections.



Project Description

Introduction

The proposed Second Avalon Heights will include the subdivision of a property on tax lot 200 in Oceanside, Oregon. The project will include the construction of 60 single-family housing units on currently undeveloped land. This report addresses the impacts of the proposed subdivision on the nearby street system. Based on correspondence with Tillamook County and ODOT staff, the report conducts safety and capacity/level of service analyses at the following intersections:

1. OR-131 at Highland Drive W

The purpose of this study is to provide an analysis of potential traffic impacts of the proposed Second Avalon Heights subdivision on the surrounding transportation system and to recommend any required mitigative measures. Detailed information on traffic counts, trip generation calculations, safety analyses, and level of service calculations are included in the appendix to this report.

Location Description

The project site is located northeast of the intersection of OR-131 at Highland Drive W in Oceanside, Oregon. The existing tax lot (tax lot 200) is currently undeveloped. The proposed ±21-acre development will include the construction of 60 single-family housing units. The development will take vehicular access via a proposed access point along Highland Drive W as well as an extension of Highland Drive W. The project site is shown in Figure 1.





Figure 1: Project Location (image from Google Earth)

Vicinity Roadways

The proposed development is expected to impact two roadways near the site. Table 1 provides a description of each of the vicinity roadways.

Table 1: Vicinity Roadway Descriptions

Street Name	Functional Classification	Cross-Section	Speed (MPH)	Curbs & Sidewalks	On-Street Parking	Bicycle Facilities
OR-131	District Highway	2-3 Lanes	35 Posted	None	Not Permitted	None
Highland Drive W	Local Road	2 Lanes	20 Statutory*	None	Permitted Both Sides	None

*Table Notes: Functional Classification provided by the Oregon Transportation Map¹ for Tillamook County and Oregon Highway Plan
 Highland Drive W is an existing unpaved gravel road through a residential area. Applicant plans to pave the roadway as part of the proposed development.

Study Intersections

Based on the location of the subject property, preliminary calculations of trip generation, and coordination with Tillamook County and ODOT, the intersection of OR-131 at Highland Drive W was identified for analysis. A summarized description of the study intersection is provided in Table 2.

Table 2: Study Intersection Descriptions

Number	Intersection	Geometry	Traffic Control	Phasing/Stopped Approaches
1	OR-131 at Highland Drive W	Three-Legged	Stop-Controlled	WB Stop-Controlled

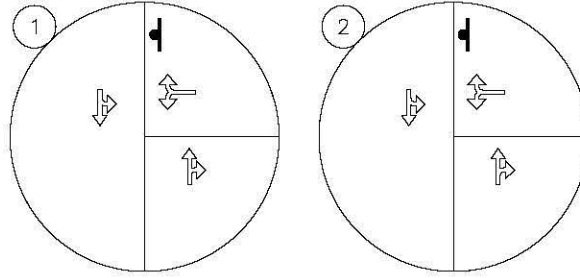
A vicinity map showing the project site, vicinity streets, and study intersection configurations is shown in Figure 2.

¹ Oregon Department of Transportation Geographic Information Services. *Tillamook County*. Map. 2011
<https://digital.osl.state.or.us/islandora/object/osl%3A69512>

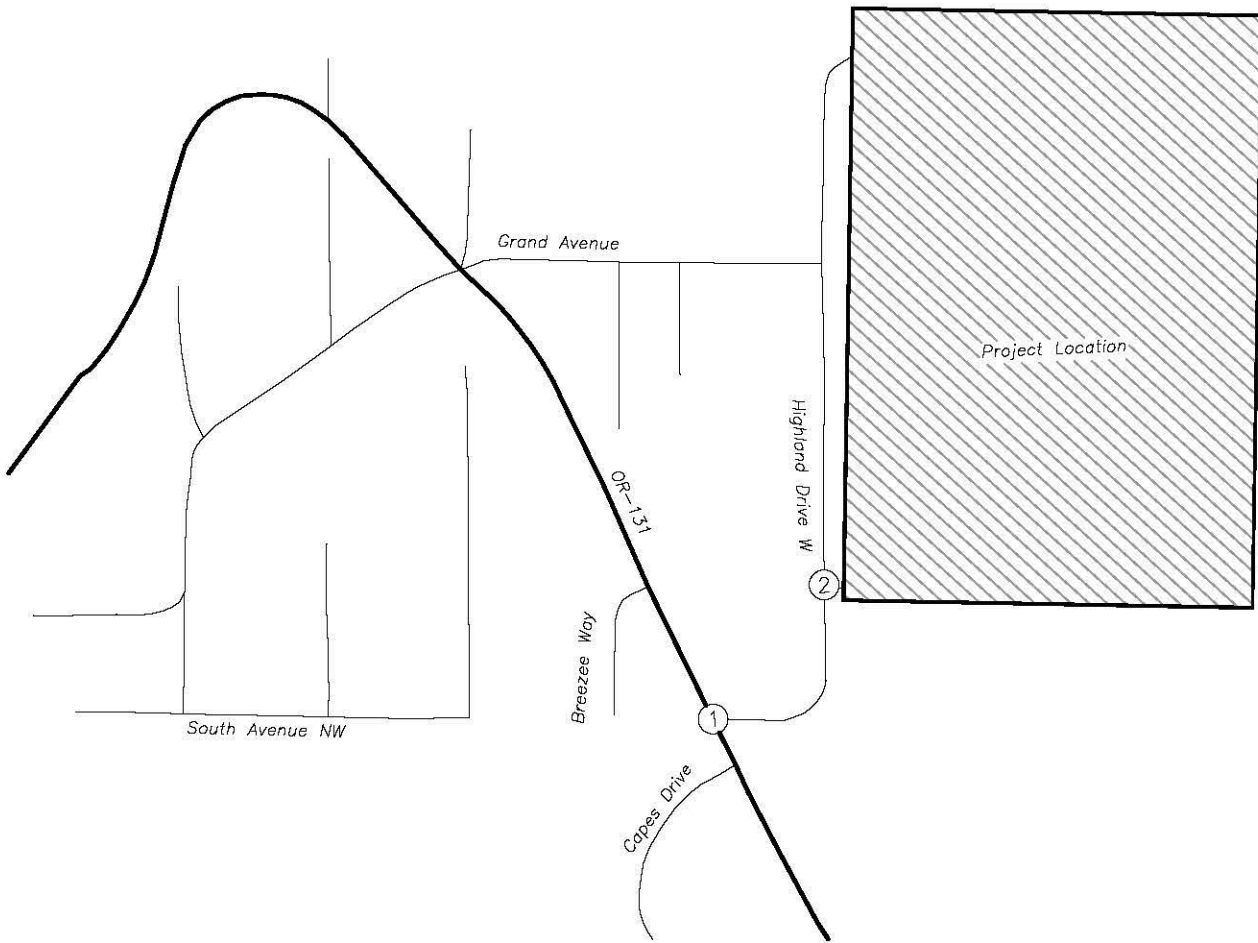


LEGEND

- STUDY INTERSECTION
- ▬ STOP SIGN
- ▨ PROJECT SITE
- COLLECTOR ROADWAY
- LOCAL ROADWAY



(Future site access upon development)



Site Trips

Trip Generation

The proposed Second Avalon Heights will include the construction of a residential subdivision, consisting of 60 single-family housing units. The site is currently undeveloped.

To estimate the number of trips that will be generated by the proposed development, trip equations from the *Trip Generation Manual*² were used. Data for land use code 210, *Single-Family Detached Housing*, was used to estimate the proposed development's trip generation based on the number of dwelling units.

Based on demographic information provided by the Tillamook County Planning Department, as well as correspondence with ODOT and Tillamook County staff, a "rental rate" reduction in trip generation was applied. According to the *2018 Oceanside Community Plan*³, approximately 10% of residential lots are licensed as vacation rental units and are typically not occupied year-round. When rental units are empty, there would be no vehicle trips applied to the transportation system. While rental units are likely to be fully booked and occupied on weekends, it was assumed that rentals would be only half-booked on weekdays. As a result, a 5% reduction in trip generation volumes was applied to adjust for rental units which are not occupied during the weekday, and thus not contributing vehicle trips to the transportation system.

The trip generation calculations show that the proposed development is projected to generate up to 59 additional site trips during the evening peak hour and up to 618 additional site trips on a typical weekday. The trip generation calculations are summarized in Table 3 and detailed calculation worksheets are provided in the appendix.

Table 3: Trip Generation Summary

Land Use	ITE Code	Size	Evening Peak Hour			Weekday
			In	Out	Total	Total
Single-Family Detached Housing	210	60 units	39	23	62	650
<i>Rental Rate Reduction (5%)</i>			<i>2</i>	<i>1</i>	<i>3</i>	<i>32</i>
Net Increase			37	22	59	618

Trip Distribution

The directional distribution of site trips to and from the proposed site was estimated based on the locations of likely trip origins and destinations, as well as locations of major transportation facilities in the site vicinity. The following trip distribution was estimated and used for analysis:

- Approximately 50 percent of site trips will travel to/from the north along OR-131;
- Approximately 50 percent of site trips will travel to/from the south along OR-131;

² Institute of Transportation Engineers, *Trip Generation Manual*, 10th Edition, 2017.

³ Oceanside Neighborhood Association, *Oceanside Community Plan*, 2018.

While some site trips coming to and from the north could potentially use Grand Avenue to access the proposed subdivision, Grand Avenue has deteriorated due to small creeks of water carving their way throughout the road. Highland Drive W, while an unpaved gravel roadway, is shorter and offers a smoother ride. In addition, the applicant plans to pave Highland Drive W as part of the proposed development. Based on these observed roadway characteristics, it was assumed that all site trips would use Highland Drive W as the main roadway to access the Second Avalon Heights subdivision.

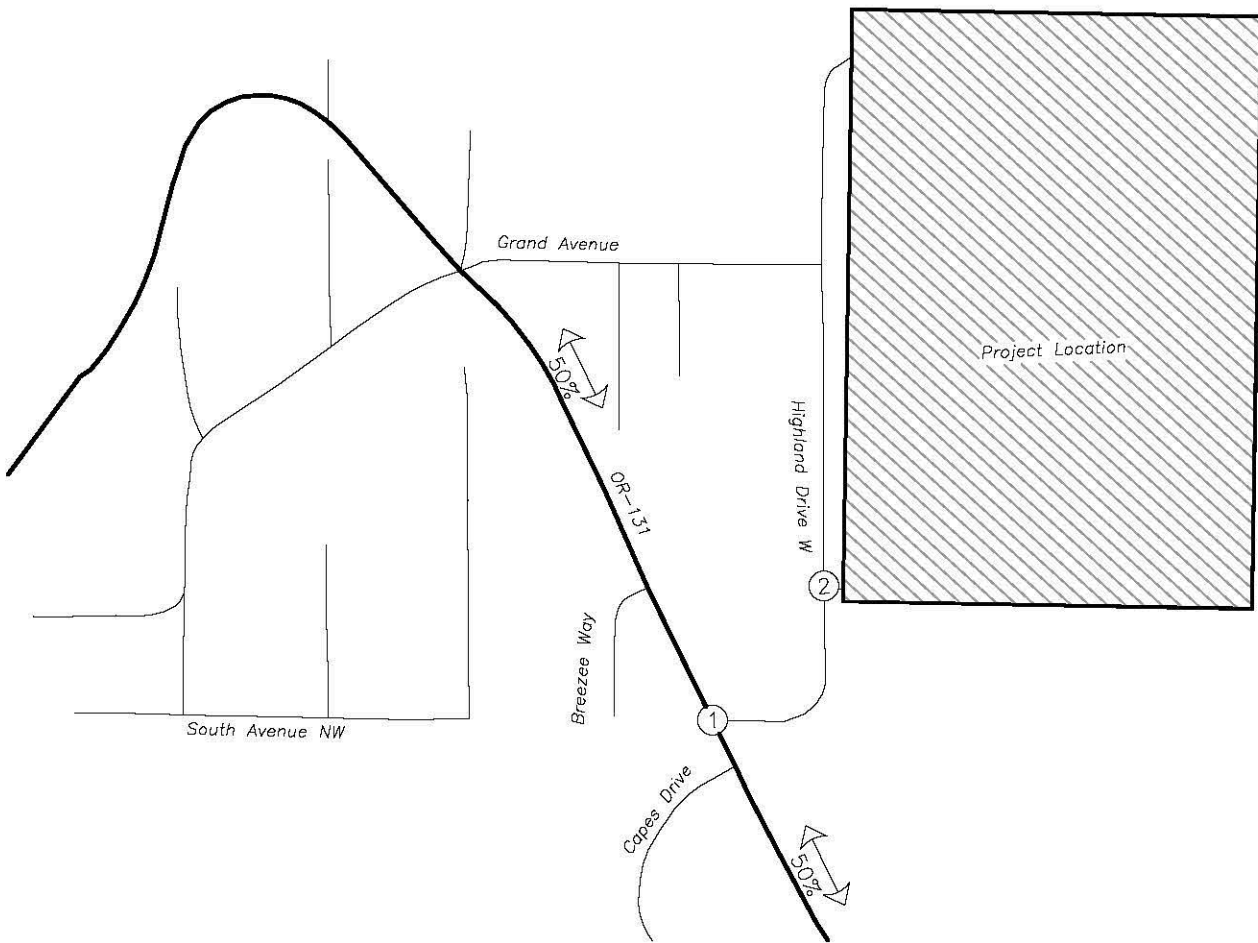
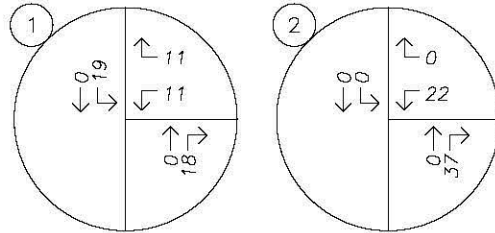
The trip distribution and assignment for the net site trips generated during the evening peak hour are shown in Figure 3.



LEGEND

XX% PERCENT OF PROJECT TRIPS

NET TRIP GENERATION			
	IN	OUT	TOTAL
PM	37	22	59



Traffic Volumes

Existing Conditions

Traffic counts were conducted at the study intersection on Tuesday, June 9, 2020, from 3:00 PM to 6:00 PM. The intersection of OR-131 at Highland Drive W is a three-legged intersection; however, Capes Drive is located across and offset from Highland Drive W. Traffic associated with Capes Drive was included as part of the traffic count due to the proximity of the intersection. Turning movements and volumes were separated between the two intersections to determine the existing volumes at the study intersection.

The traffic counts at the study intersection were collected after the COVID-19 viral pandemic had become a public health concern throughout the state of Oregon. As a result, there has been a noticeable decline in traffic volumes on the transportation system that are atypical of normal conditions. In order to reflect normal traffic conditions without the impacts of the COVID-19 viral pandemic, traffic counts were adjusted.

With guidance from Tillamook County and ODOT staff, two methods were used to develop the 2021 existing 30th highest hour turn movement volumes. The turn movement volumes from each method were compared and the highest turn movement volumes were used for a conservative analysis. The following methodology was used:

- Method 1: Counts taken on Saturday, July 15, 2006, were adjusted to bring the counts to 2021 existing 30th highest hour turn movement volumes. At the request of ODOT staff, a linear growth rate of one percent per year was applied to the through movements along OR-131 over a 15-year period to determine year 2021 existing volumes. For all other turning movements, a linear growth rate of one-half percent per year was applied to the 2006 traffic volumes over a 15-year period to determine year 2021 existing volumes (refer to the *Background Conditions* section regarding the methodology used for determining traffic growth). In addition, ODOT staff requested that a seasonal adjustment factor (SAF) not be applied to the 2006 counts.
- Method 2:
 - Existing Counts: As described above, traffic counts were collected at the study intersection of OR-131 at Highland Drive W on Tuesday, June 9, 2020. A linear growth rate of one percent per year was applied to the through movements along OR-131 over a one-year period to determine year 2021 existing volumes. For all other turning movements, a linear growth rate of one-half percent per year was applied to the traffic volumes over a one-year period to determine year 2021 existing volumes
 - COVID-19 Adjustment Factor: A COVID-19 adjustment factor was calculated by comparing 2019 and 2020 traffic counts collected at the Rockaway ATR 29-001 and Port Orford ATR 08-009. Based on the average difference in volumes, an adjustment factor of 1.45 was applied to all turning movements to bring the existing June 2020 counts to pre-COVID conditions.
 - Seasonal Adjustment Factor: Since OR-131 is under the jurisdiction of ODOT, procedures described in ODOT's *Analysis Procedures Manual*⁴ (APM) were used to seasonally adjust existing traffic

⁴ Oregon Department of Transportation, *Analysis Procedures Manual Version 2*, December 2019.

volumes to reflect the 30th-highest hour in a typical year. Using a map of seasonal trends, this portion of OR-131 was determined to show a Coastal Destination Route trend. A seasonal adjustment factor (SAF) of 1.2576 was subsequently calculated and applied to the June 2020 COVID-adjusted through volumes along OR-131.

After comparing adjusted counts using the two methods outlined above, Method 1 produced the highest turn movement volumes. Therefore, these turning movements were used for a conservative analysis.

The existing adjusted evening peak hour traffic volumes at the study intersection is shown in Figure 4 .

Background Conditions

To provide analysis of the impact of the proposed development, an estimate of future traffic volumes is required. A growth rate must be applied to COVID-adjusted traffic volumes in order to calculate year 2023 background volumes.

Growth rates for through traffic on OR-131 were derived using ODOT's 2038 Future Volume Table. Data corresponding to Milepost 2.14 (ODOT Highway 131) was used for the intersection of OR-131 at Highland Drive W.

A growth factor of 1.0059 was applied to OR-131 through volumes over a two-year period to determine year 2023 background volumes.

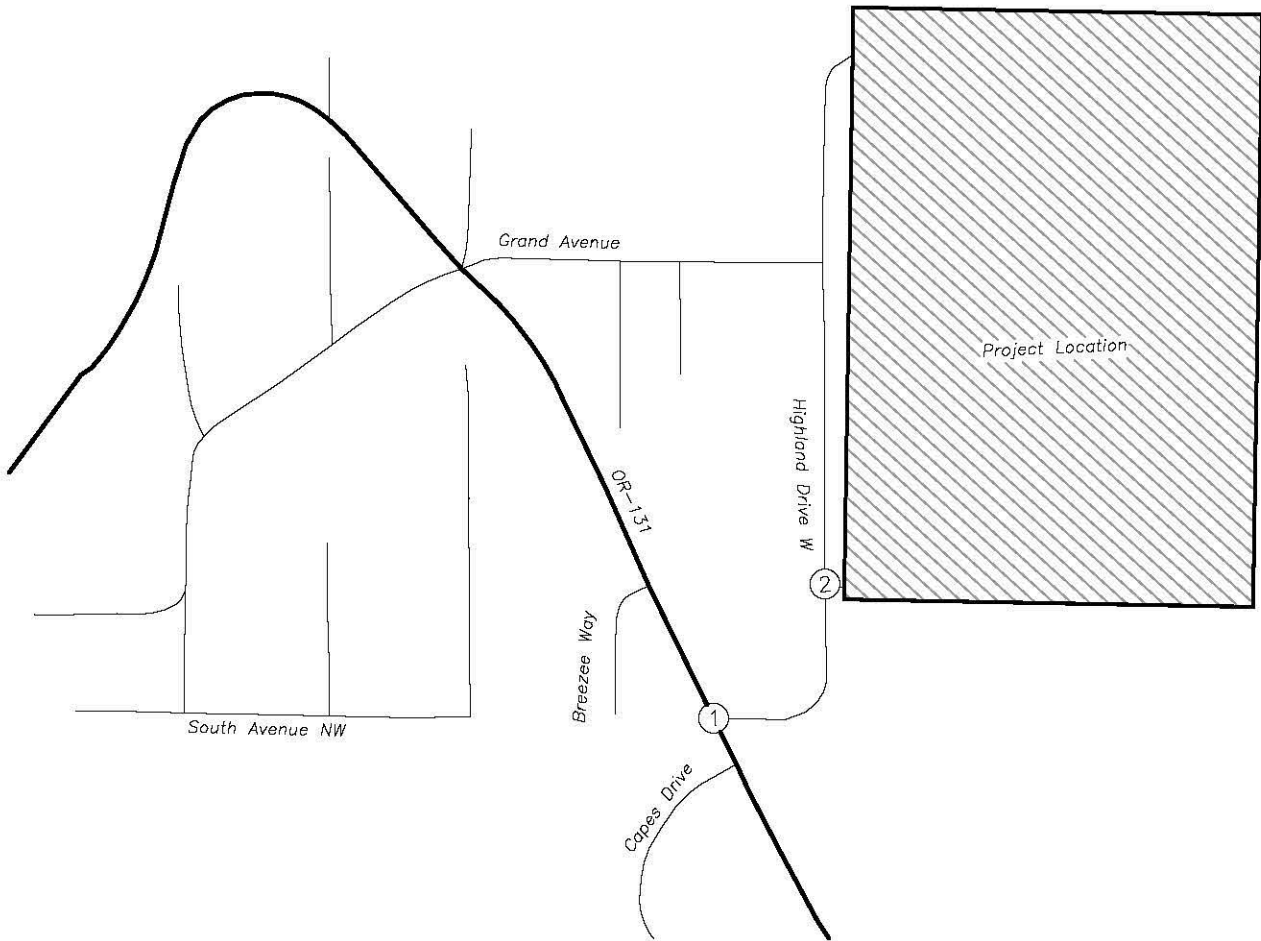
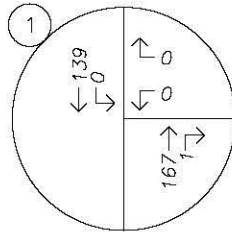
For non-ODOT facilities, a growth rate of one-half percent per year was applied to the existing traffic volumes over a two-year period to determine year 2023 background volumes.

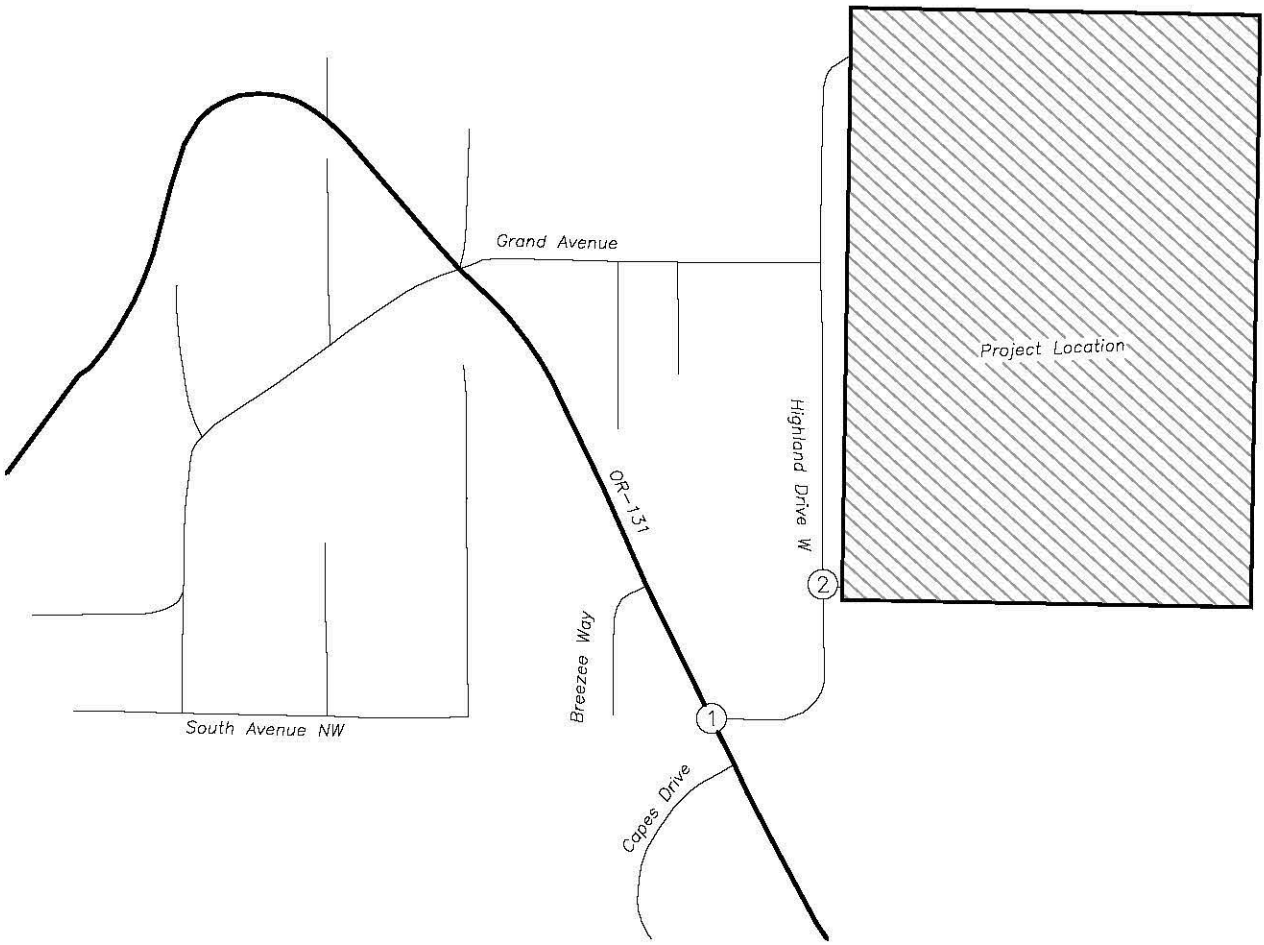
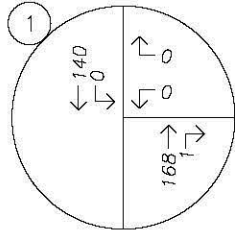
Figure 5 shows the projected year 2023 background traffic volumes at the study intersections during the evening peak hour.

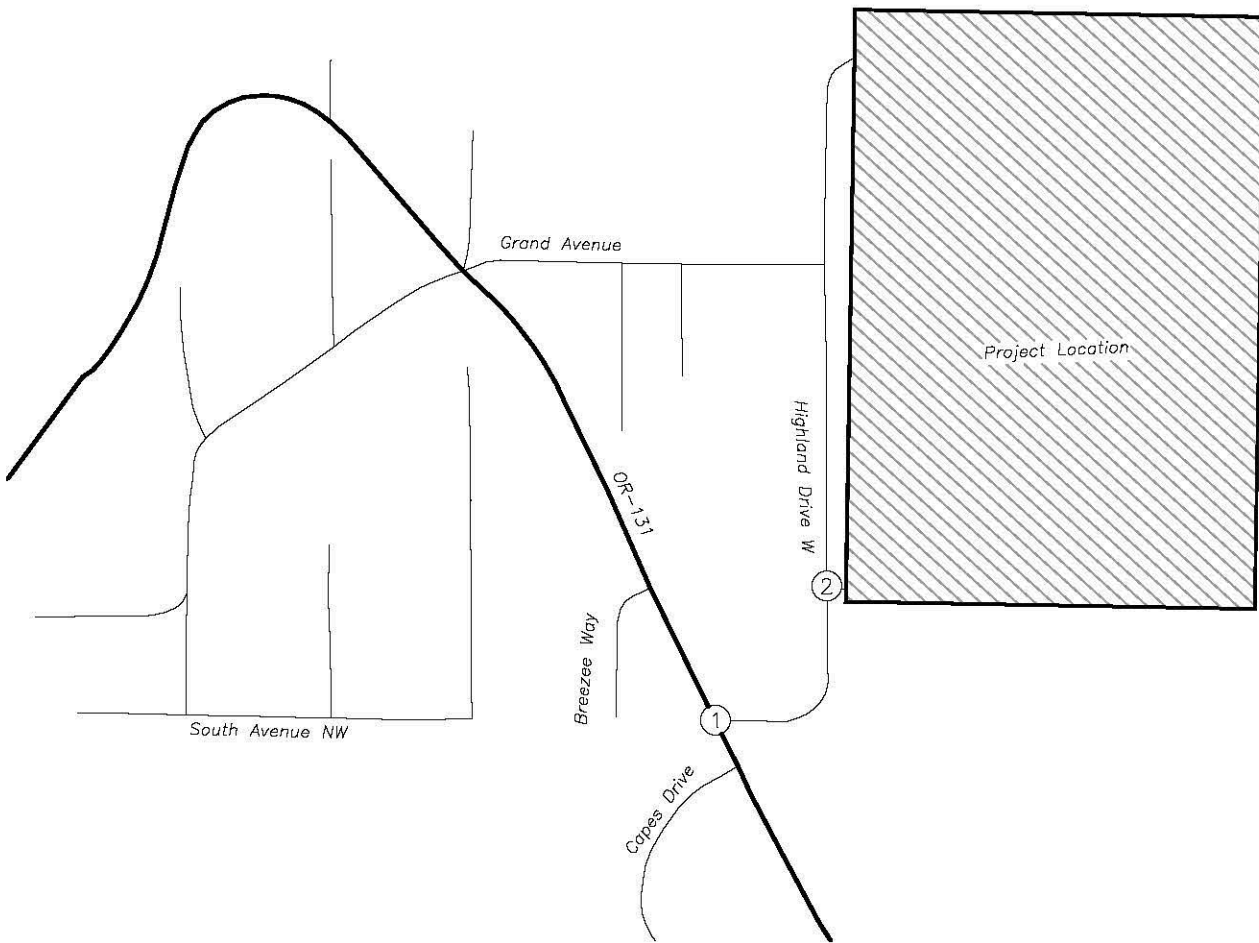
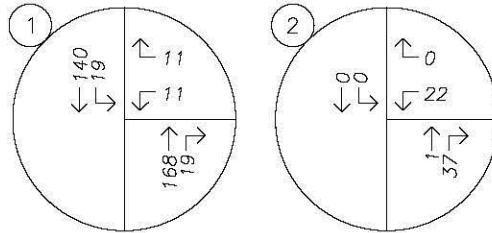
Buildout Conditions

Peak hour trips calculated to be generated by the proposed development, as described earlier within the *Site Trips* section, were added to the projected year 2023 background traffic volumes to obtain the expected year 2023 site buildout volumes.

Figure 6 shows year 2023 buildout traffic volumes at the study intersections during the evening peak hour.







Safety Analysis

Crash History Review

Using data obtained from ODOT's Crash Data System, a review of approximately five years of the most recent available crash history (January 2014 through December 2018) was performed at the study intersection. The crash data was evaluated based on the number of crashes, the type of collisions, and the severity of the collisions.

The intersection of OR-131 at Highland Drive W had no reported crashes during the analysis period, whereby no significant trends or crash patterns were identified at the study intersection that are indicative of safety concerns. Accordingly, no safety mitigation is recommended per the crash data analysis.

Warrant Analysis

Left-turn lane warrants, right-turn lane warrants, and preliminary traffic signal warrants were examined for the intersection of OR-131 at Highland Drive W.

Left-Turn Lane Warrants

A left-turn refuge lane is primarily a safety consideration for the major street, removing left-turning vehicles from the through traffic stream. The left-turn lane warrants were examined using methodologies provided in the ODOT's *Analysis Procedures Manual (APM)*. Left-turn lane warrants were evaluated based on the number of advancing and opposing vehicles, number of turning vehicles, travel speed, and the number of through lanes.

Due to insufficient traffic volumes, left-turn lane warrants are not projected to be met at the intersection of OR-131 at Highland Drive W under any of the analysis scenarios.

Right-Turn Lane Warrants

Due to insufficient traffic volumes, right-turn lane warrants are not projected to be met at the intersection of OR-131 at Highland Drive W under any of the analysis scenarios.

Preliminary Traffic Signal Warrants

Preliminary traffic signal warrants were examined for the unsignalized intersection of OR-131 at Highland Drive W to determine whether the installation of a new traffic signal will be warranted at the intersection upon completion of the proposed development:

Due to insufficient traffic volumes, traffic signal warrants are not projected to be met at the intersection of OR-131 at Highland Drive W under any of the analysis scenarios.

Sight Distance Evaluation

Intersection sight distance was examined for the proposed site access intersection of Highland Drive W at Roaring Tide Loop. Sight distance was measured and evaluated in accordance with standards established in A *Policy of Geometric Design of Highways and Streets*.⁵ According to AASHTO, the driver's eye is assumed to be 15

⁵ American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 6th Edition, 2011.

feet from the near edge of the nearest travel lane of the intersecting street and at a height of 3.5 feet above the minor-street approach pavement. The vehicle driver's eye-height along the major-street approach is assumed to be 3.5 feet above the cross-street pavement.

Stopping sight distance is considered the minimum requirement to ensure safe operation of the site access. This distance allows the driver of a vehicle traveling on the major-street to react to a turning vehicle or other object in the roadway and come to a complete stop to avoid a collision. To ensure safe operation of a site access, the extent of available intersection sight distance must at least equal the minimum stopping sight distance.

Based on an assumed statutory speed of 20 mph for an unpaved gravel roadway in a residential area, the minimum recommended intersection sight distance at the site access location is 225 feet, while the required minimum stopping sight distance to ensure safe operation of the access is 115 feet. Sight distances at the access location were measured to be in excess of 350 feet to the north, and approximately 120 feet to the south (limited by vegetation and vertical curve). If vegetation is cleared, sight distance can be improved to approximately 140 feet to the south.

Provided that the development maintains the minimum acceptable intersection sight distance triangles, including the removal and/or proper maintenance of obstructing roadside vegetation along Highland Drive W, adequate sight distance can be provided to allow safe operation of the site access intersection. Thus, no other sight distance mitigation is necessary or recommended.

Operational Analysis

A capacity and delay analysis were conducted for each of the study intersections per the unsignalized intersection analysis methodologies in the *Highway Capacity Manual* (HCM)⁶. Intersections are generally evaluated based on the average control delay experienced by vehicles and are assigned a grade according to their operation. The level of service (LOS) of an intersection can range from LOS A, which indicates very little or no delay experienced by vehicles, to LOS F, which indicates a high degree of congestion and delay. The volume-to-capacity (v/c) ratio is a measure that compares the traffic volumes (demand) against the available capacity of an intersection.

Performance Standards

The study intersection of OR-131 at Highland Drive W is under the jurisdiction of ODOT. The applicable minimum operation standard for this facility is established under the *Oregon Highway Plan*⁷ and is based on the v/c ratio of the intersection. According to the *Oregon Highway Plan*, OR-131 is a district route located outside any urban growth boundaries and within an unincorporated community and has a maximum allowable v/c ratio of 0.80. The above-mentioned intersection along OR-131 was analyzed according to this standard.

⁶ Transportation Research Board, *Highway Capacity Manual 6th Edition*, 2016.

⁷ Oregon Department of Transportation, *1999 Oregon Highway Plan: Including amendments November 1999 through May 2015*, 1999

Delay & Capacity Analysis

The LOS, delay, and v/c results of the capacity analysis are shown in Table 4 for the evening peak period. Detailed calculations as well as tables showing the relationship between delay and LOS are included in the appendix to this report.

Table 4: Capacity Analysis Summary

		Evening Peak Hour		
		LOS	Delay (s)	v / c
1. OR-131 at Highland Drive W				
	2021 Existing Conditions	B	10	0.00
	2023 Background Conditions	B	10	0.00
	2023 Buildout Conditions	B	11	0.05
2. Highland Drive W at Roaring Tide Loop (site access)				
	2021 Existing Conditions	-	-	-
	2023 Background Conditions	-	-	-
	2023 Buildout Conditions	A	9	0.03

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. **BOLDED** results indicate operation above acceptable jurisdictional standards

All study intersections are currently operating acceptably per ODOT standards and are projected to continue operating acceptably through the 2023 buildout year, regardless of the potential increase in site trip generation upon development of the site. No operational mitigation is necessary or recommended at these intersections.

Conclusions

Based on the most recent five years of crash data, no significant trends or crash patterns were identified at the intersection of OR-131 at Highland Drive W that are indicative of safety concerns. Accordingly, no safety mitigation is recommended per the crash data analysis.

Adequate sight distance is available or can be made available (with proper maintenance or removal of roadside vegetation along Highland Drive W), to ensure safe operation for northbound and southbound approaching vehicles at the site access intersection.

Due to insufficient traffic volumes, preliminary traffic signal warrants are not projected to be met at the unsignalized intersection of OR-131 at Highland Drive W under any of the analysis scenarios. In addition, left-turn lane warrants and right-turn lane warrants are not projected to be met at the study intersection under any of the analysis scenarios.

All study intersections are currently operating acceptably per ODOT standards and are projected to continue operating acceptably through the 2023 buildout year, regardless of the potential increase in site trip generation upon development of the site. No operational mitigation is necessary or recommended at these intersections.

Appendix





TRIP GENERATION CALCULATIONS

Land Use: Single-Family Detached Housing
Land Use Code: 210
Setting/Location: General Urban/Suburban
Variable: Dwelling Units
Variable Value: 60

AM PEAK HOUR

Trip Equation: $T = 0.71(X) + 4.80$

	Enter	Exit	Total
Directional Distribution	25%	75%	
Trip Ends	12	35	47

PM PEAK HOUR

Trip Equation: $\ln(T) = 0.96\ln(X) + 0.20$

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	39	23	62

WEEKDAY

Trip Equation: $\ln(T) = 0.92\ln(X) + 2.71$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	325	325	650

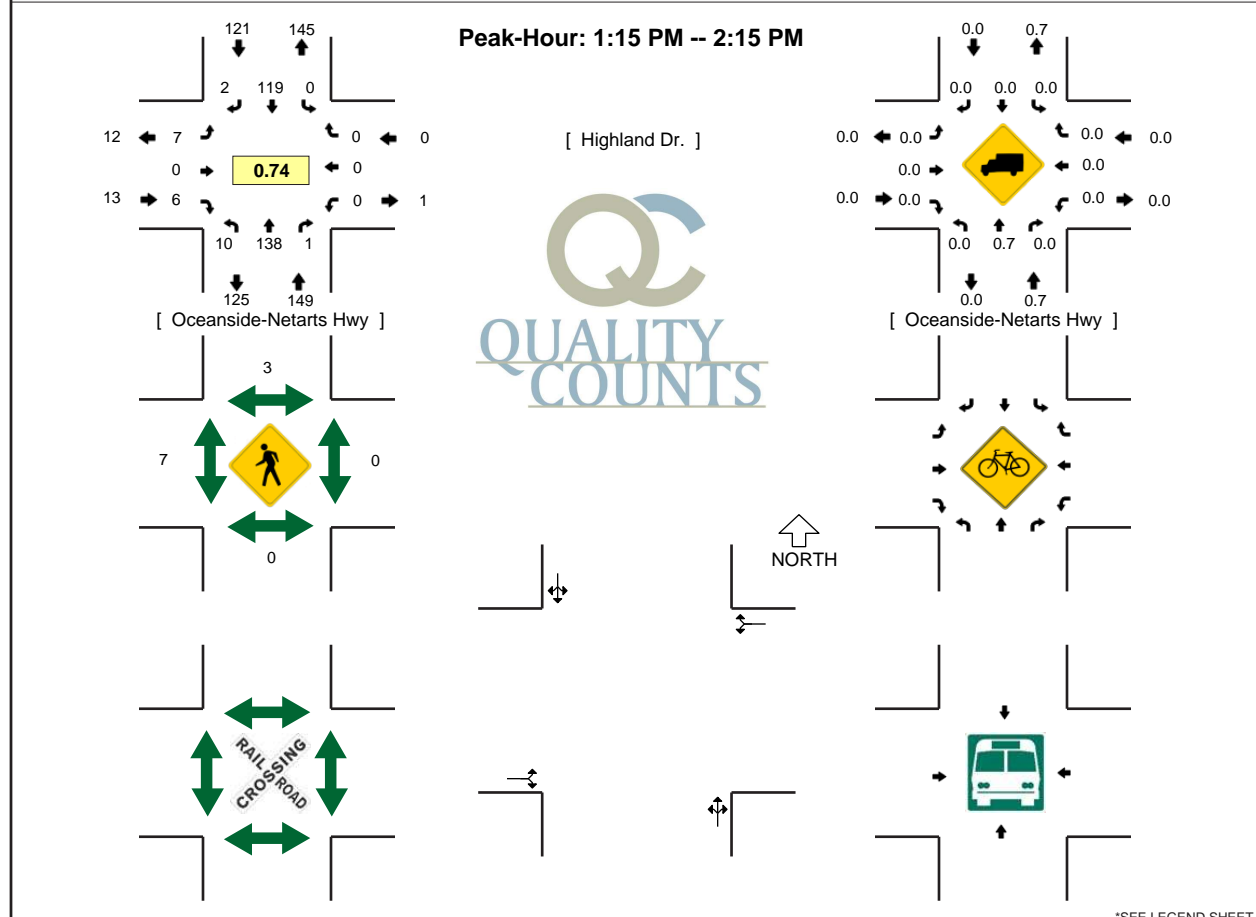
SATURDAY

Trip Equation: $\ln(T) = 0.94\ln(X) + 2.56$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	304	304	608

INTERSECTION: Oceanside-Netarts Hwy--Highland Dr.
WEATHER:

QC JOB #: 10181101
DATE: 7/15/2006



*SEE LEGEND SHEET

5-MIN COUNT PERIOD BEGINNING AT	Oceanside-Netarts... (Northbound)				Oceanside-Netarts... (Southbound)				Highland Dr. (Eastbound)			Highland Dr. (Westbound)			TOTAL	HOURLY TOTALS		
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru			Right	U
12:45 PM	1	11	0		0	6	0		0	0	0		0	0	0		18	
12:50 PM	0	7	1		0	3	3		0	0	0		0	0	0		14	
12:55 PM	0	12	0		0	6	0		0	0	0		0	0	0		18	222
1:00 PM	0	9	0		0	2	2		0	0	0		0	0	0		13	223
1:05 PM	0	15	0		0	10	0		1	0	2		0	0	0		28	229
1:10 PM	0	8	0		0	8	1		1	0	0		0	0	0		18	229
1:15 PM	1	7	0		0	2	0		2	0	2		0	0	0		14	224
1:20 PM	0	13	0		0	17	0		1	0	0		0	0	0		31	239
1:25 PM	3	12	0		0	14	0		0	0	1		0	0	0		30	245
1:30 PM	1	19	0		0	6	1		1	0	1		0	0	0		29	261
1:35 PM	1	19	1		0	15	0		0	0	0		0	0	0		36	272
1:40 PM	0	11	0		0	12	1		0	0	0		0	0	0		24	273
1:45 PM	1	9	0		0	7	0		1	0	0		0	0	0		18	273
1:50 PM	0	6	0		0	10	0		0	0	0		0	0	0		16	275
1:55 PM	0	9	0		0	4	0		0	0	2		0	0	0		15	272
2:00 PM	1	11	0		0	7	0		1	0	0		0	0	0		20	279
2:05 PM	2	10	0		0	8	0		0	0	0		0	0	0		20	271
2:10 PM	0	12	0		0	17	0		1	0	0		0	0	0		30	283
2:15 PM	0	5	0		0	3	0		3	0	0		0	0	0		11	280
2:20 PM	1	8	0		0	7	0		0	0	0		0	0	0		16	265
2:25 PM	1	9	0		0	11	1		1	0	0		0	0	0		23	258
2:30 PM	0	9	0		0	8	0		2	0	1		0	0	0		20	249
2:35 PM	2	6	0		0	15	0		0	0	1		0	0	1		25	238
2:40 PM	0	12	0		0	11	0		0	0	0		0	0	0		23	237
PEAK 15-MIN FLOW RATES	Northbound				Southbound				Eastbound			Westbound			TOTAL			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru		Right	U	
All Vehicles	20	200	4		0	140	4		4	0	8		0	0	0		380	
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0	
Pedestrians		0				0				0				0			0	
Bicycles																		
Railroad																		
Stopped Buses																		

Counter Comments:

Gary's Traffic Data

310 Pitney Lane, Unit 39
Junction City, OR 97448
Fast, Accurate, High Quality Counts

Weather: Cloudy, showers
53 degrees F.
Collected By: G.Mc.

File Name : OCNSD Hwy. 131 @ Highland connection
Site Code : Ocnsd.
Start Date : 6/9/2020
Page No : 1

Groups Printed- Unshifted

Start Time	HWY 131 From North					SOUTH AVE. From East					HWY 131 From South					CAPES DRIVE From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
03:00 PM	0	9	1	0	10	1	0	0	0	1	3	17	0	0	20	1	0	0	0	1	32
03:15 PM	0	13	0	0	13	0	0	0	0	0	3	17	0	0	20	1	0	2	0	3	36
03:30 PM	0	11	0	0	11	1	0	0	0	1	3	8	0	0	11	0	0	1	0	1	24
03:45 PM	0	11	0	0	11	0	0	0	0	0	0	15	0	0	15	0	0	1	0	1	27
Total	0	44	1	0	45	2	0	0	0	2	9	57	0	0	66	2	0	4	0	6	119
04:00 PM	0	17	0	0	17	0	0	0	0	0	0	14	0	0	14	0	0	3	0	3	34
04:15 PM	0	13	0	0	13	0	0	0	0	0	1	19	0	0	20	0	0	1	0	1	34
04:30 PM	0	12	0	0	12	0	0	0	0	0	1	10	0	0	11	0	0	2	0	2	25
04:45 PM	0	12	0	0	12	0	0	0	0	0	3	12	0	0	15	1	0	2	0	3	30
Total	0	54	0	0	54	0	0	0	0	0	5	55	0	0	60	1	0	8	0	9	123
05:00 PM	0	11	0	0	11	0	0	0	0	0	0	13	0	0	13	0	0	1	0	1	25
05:15 PM	0	10	0	0	10	0	0	0	0	0	2	18	0	0	20	0	0	1	0	1	31
05:30 PM	0	8	0	0	8	0	0	0	0	0	0	17	0	0	17	0	0	0	0	0	25
05:45 PM	0	3	0	0	3	0	0	0	0	0	3	19	0	0	22	0	0	1	0	1	26
Total	0	32	0	0	32	0	0	0	0	0	5	67	0	0	72	0	0	3	0	3	107
Grand Total	0	130	1	0	131	2	0	0	0	2	19	179	0	0	198	3	0	15	0	18	349
Apprch %	0	99.2	0.8	0		100	0	0	0		9.6	90.4	0	0		16.7	0	83.3	0		
Total %	0	37.2	0.3	0	37.5	0.6	0	0	0	0.6	5.4	51.3	0	0	56.7	0.9	0	4.3	0	5.2	

Gary's Traffic Data

310 Pitney Lane, Unit 39

Junction City, OR 97448

Fast, Accurate, High Quality Counts

Weather: Cloudy, showers

53 degrees F.

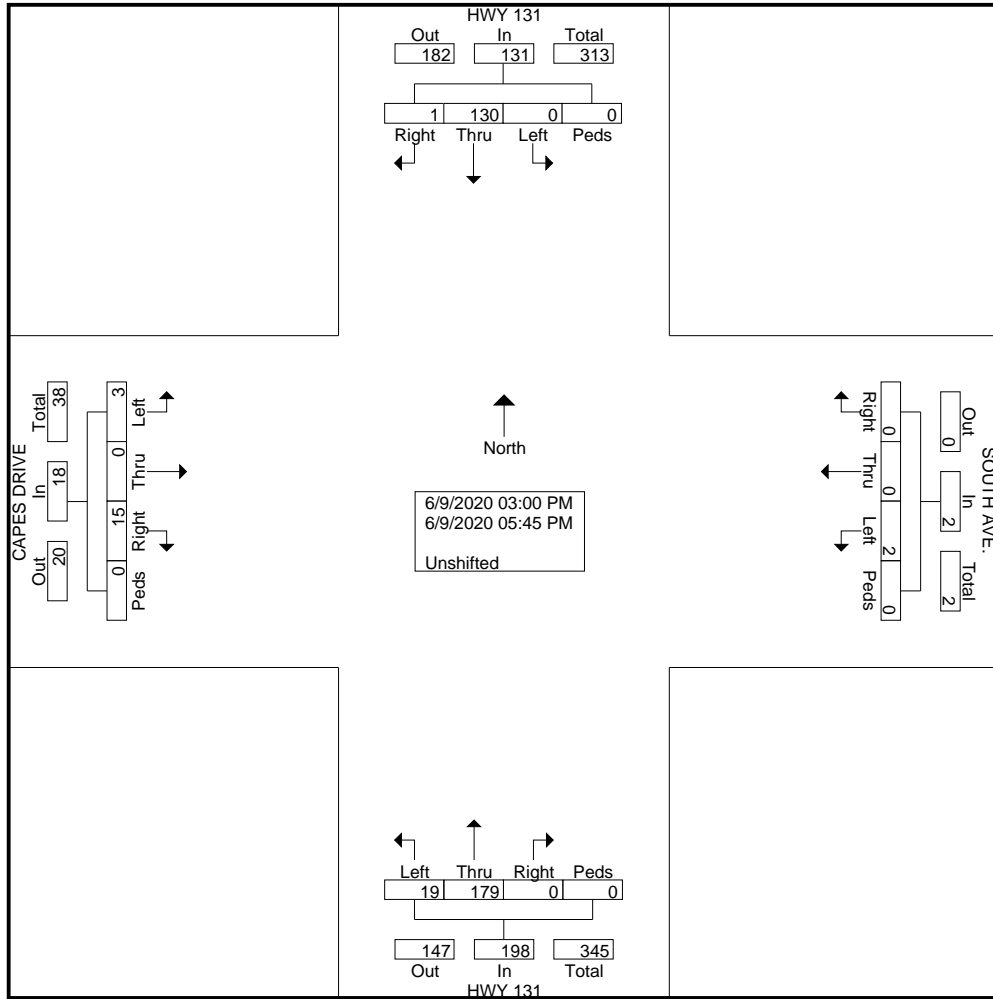
Collected By: G.Mc.

File Name : OCNSD Hwy. 131 @ Highland connection

Site Code : Ocnsd.

Start Date : 6/9/2020

Page No : 2



Gary's Traffic Data

310 Pitney Lane, Unit 39

Junction City, OR 97448

Fast, Accurate, High Quality Counts

Weather: Cloudy, showers

53 degrees F.

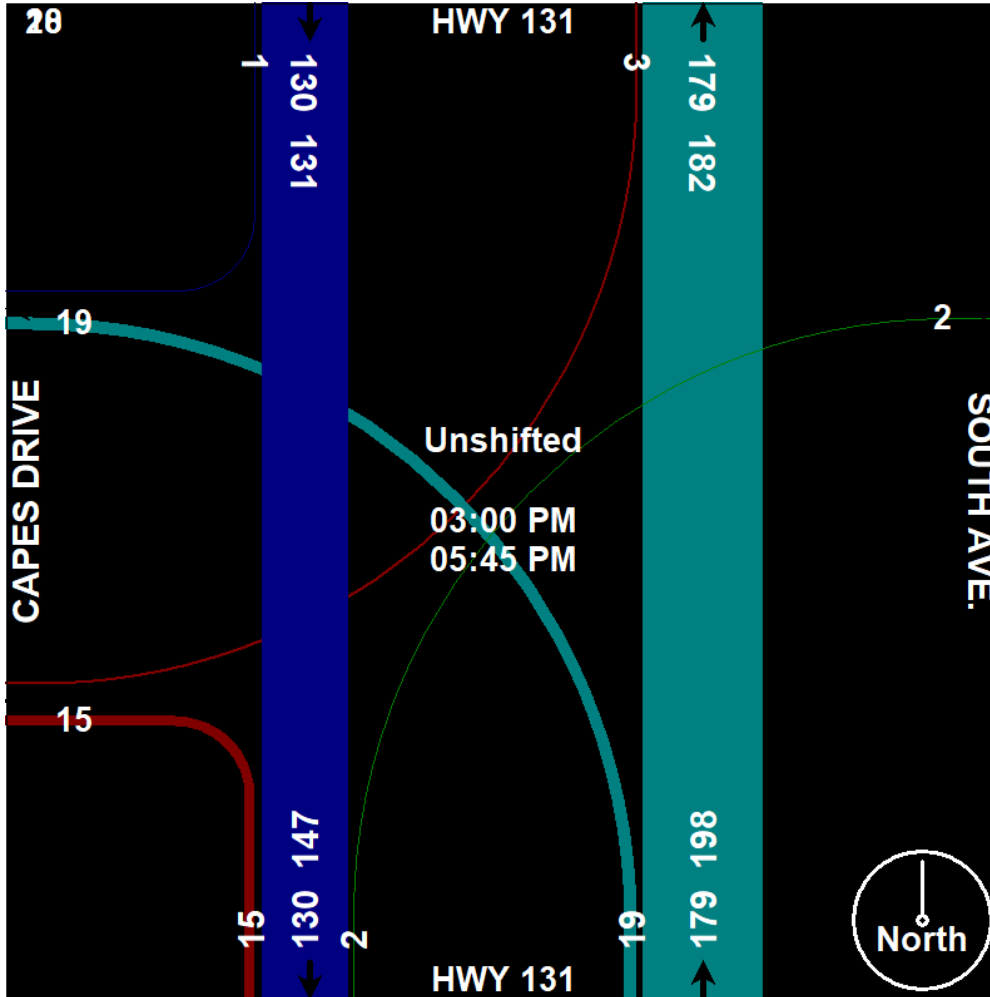
Collected By: G.Mc.

File Name : OCNSD Hwy. 131 @ Highland connection

Site Code : Ocnsd.

Start Date : 6/9/2020

Page No : 3



Gary's Traffic Data

310 Pitney Lane, Unit 39
Junction City, OR 97448
Fast, Accurate, High Quality Counts

Weather: Cloudy, showers
53 degrees F.
Collected By: G.Mc.

File Name : OCNSD Hwy. 131 @ Highland connection
Site Code : Ocnsd.
Start Date : 6/9/2020
Page No : 4

Start Time	HWY 131 From North					SOUTH AVE. From East					HWY 131 From South					CAPES DRIVE From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	04:00 PM					03:00 PM					05:00 PM					04:00 PM					
+0 mins.	0	17	0	0	17	1	0	0	0	1	0	13	0	0	13	0	0	3	0	3	
+15 mins.	0	13	0	0	13	0	0	0	0	0	2	18	0	0	20	0	0	1	0	1	
+30 mins.	0	12	0	0	12	1	0	0	0	1	0	17	0	0	17	0	0	2	0	2	
+45 mins.	0	12	0	0	12	0	0	0	0	0	3	19	0	0	22	1	0	2	0	3	
Total Volume	0	54	0	0	54	2	0	0	0	2	5	67	0	0	72	1	0	8	0	9	
% App. Total	0	100	0	0		100	0	0	0		6.9	93.1	0	0		11.1	0	88.9	0		
PHF	.000	.794	.000	.000	.794	.500	.000	.000	.000	.500	.417	.882	.000	.000	.818	.250	.000	.667	.000	.750	

Gary's Traffic Data

310 Pitney Lane, Unit 39

Junction City, OR 97448

Fast, Accurate, High Quality Counts

Weather: Cloudy, showers

53 degrees F.

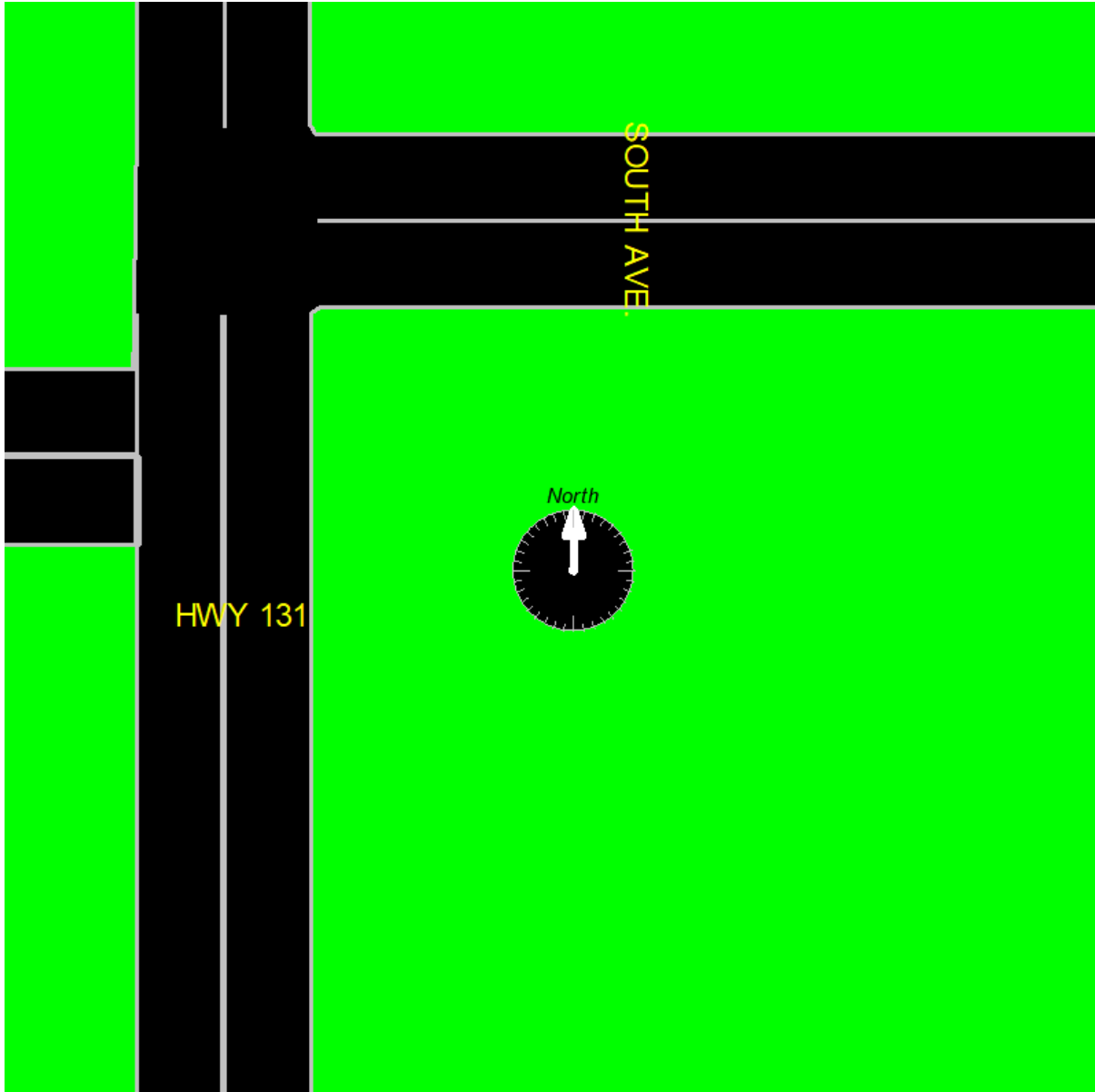
Collected By: G.Mc.

File Name : OCNSD Hwy. 131 @ Highland connection

Site Code : Ocnsd.

Start Date : 6/9/2020

Page No : 5



OREGON.. DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT DIVISION
 TRANSPORTATION DATA SECTION - CRASH ANALYSIS AND REPORTING UNIT
 COUNTY ROAD CRASH LISTING
 HIGHLAND DR (AVALON), MP -99 to 99, 01/01/2014 to 12/31/2018

TILLAMOOK COUNTY

SER#	S	D	M	P	R	J	S	W	DATE	MILEPNT	COUNTY ROADS	INT-TYPE	SPCL USE	INVEST	E	A	U	I	C	O	DAY	DIST FROM	FIRST STREET	RD CHAR	(MEDIAN)	INT-REL	OFFRD	WTHR	CRASH	TRLR QTY	MOVE	A	S	RD DPT	E	L	G	N	H	R	TIME	INTERSECT	SECOND STREET	DIRECT	LEGS	TRAF-	RNDBT	SURF	COLL	OWNER	FROM	PRTC	INJ	G	E	LICNS	PED	UNLOC?	D	C	S	V	L	K	LAT	LONG	LRS	LOCTN	(#LANES)	CONTL	DRVWY	LIGHT	SVRTY	V#	TYPE	TO	P#	TYPE	SVRTY	E	X	RES	LOC	ERROR	ACT	EVENT	CAUSE
------	---	---	---	---	---	---	---	---	------	---------	--------------	----------	----------	--------	---	---	---	---	---	---	-----	-----------	--------------	---------	----------	---------	-------	------	-------	----------	------	---	---	--------	---	---	---	---	---	---	------	-----------	---------------	--------	------	-------	-------	------	------	-------	------	------	-----	---	---	-------	-----	--------	---	---	---	---	---	---	-----	------	-----	-------	----------	-------	-------	-------	-------	----	------	----	----	------	-------	---	---	-----	-----	-------	-----	-------	-------

Disclaimer: The information contained in this report is compiled from individual driver and police crash reports submitted to the Oregon Department of Transportation as required in ORS 811.720. The Crash Analysis and Reporting Unit is committed to providing the highest quality crash data to customers. However, because submittal of crash report forms is the responsibility of the individual driver, the Crash Analysis and Reporting Unit can not guarantee that all qualifying crashes are represented nor can assurances be made that all details pertaining to a single crash are accurate. Note: Legislative changes to DMV's vehicle crash reporting requirement, effective 01/01/2004, may result in fewer property damage only crashes being eligible for inclusion in the Statewide Crash Data File.

131: NETARTS

Highway 131 ALL ROAD TYPES, MP 1.16 to 1.18 01/01/2014 to 12/31/2018, Both Add and Non-Add mileage

SER#	P	R	J	S	W	DATE	RD#	FC	RD	CHAR	INT-TYPE	SPCL	USE	INVEST	E	A	U	I	C	O	DAY	COMPNT	FIRST	STREET	DIRECT	(MEDIAN)	INT-REL	OFFRD	WTHR	CRASH	TRLR	QTY	MOVE	A	S	RD	DPT	E	L	G	N	H	R	TIME	MLG	TYP	SECOND	STREET	LOCTN	LEGS	TRAF-	RNDBT	SURF	COLL	OWNER	FROM	PRTC	INJ	G	E	LICNS	PED	UNLOC?	D	C	S	V	L	K	LAT	LONG	MILEPNT	LRS	(#LANES)	CONTL	DRVWY	LIGHT	SVRTY	V#	TYPE	TO	P#	TYPE	SVRTY	E	X	RES	LOC	ERROR	ACT	EVENT	CAUSE
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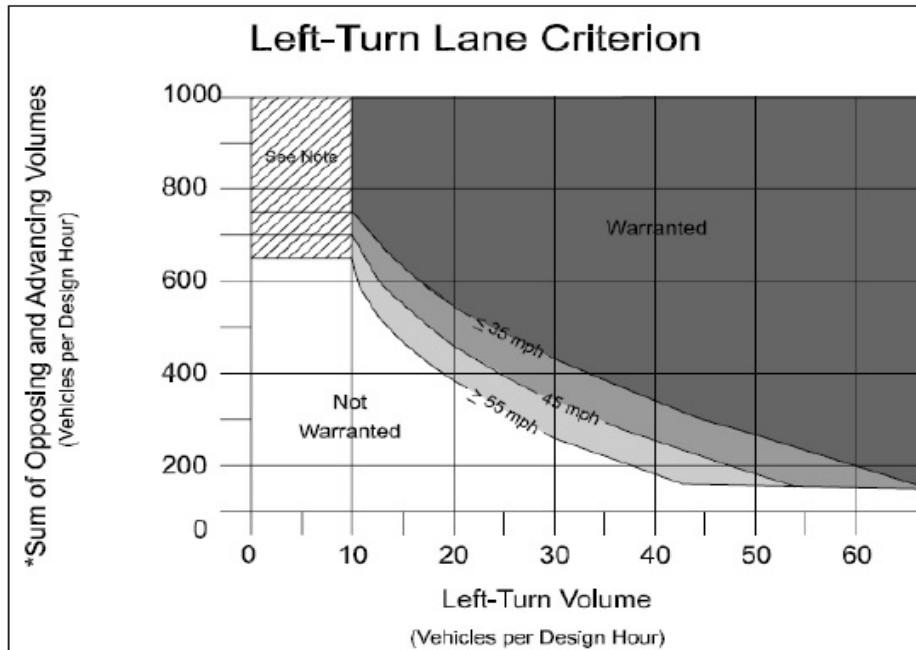
Disclaimer: The information contained in this report is compiled from individual driver and police crash reports submitted to the Oregon Department of Transportation as required in ORS 811.720. The Crash Analysis and Reporting Unit is committed to providing the highest quality crash data to customers. However, because submittal of crash report forms is the responsibility of the individual driver, the Crash Analysis and Reporting Unit can not guarantee that all qualifying crashes are represented nor can assurances be made that all details pertaining to a single crash are accurate. Note: Legislative changes to DMV's vehicle crash reporting requirement, effective 01/01/2004, may result in fewer property damage only crashes being eligible for inclusion in the Statewide Crash Data File.



Project: 20082 Second Avalon Heights Subdivision
 Intersection: OR-131 at Highland Drive W
 Date: 3/25/2021
 Scenario: 2023 Buildout Conditions

Speed? 35 mph

AM Peak Hour		PM Peak Hour	
Left-Turn Volume		Left-Turn Volume	19
Approaching DHV # of Advancing Through Lanes		Approaching DHV # of Advancing Through Lanes	159 1
Opposing DHV # of Opposing Through Lanes		Opposing DHV # of Opposing Through Lanes	187 1
O+A DHV		O+A DHV	346
Lane Needed?		Lane Needed?	No



Source: Oregon DOT Analysis Procedures Manual 2008

$*(\text{Advancing Vol} / \# \text{ of Advancing Through Lanes}) + (\text{Opposing Vol} / \# \text{ of Opposing Through Lanes})$

Note: The criterion is not met from zero to ten left turn vehicles per hour, but careful consideration should be given to installing a left turn lane due to the increased potential for accidents in the through lanes. While the turn volumes are low, the adverse safety and operational impacts may require installation of a left turn. The final determination will be based on a field study.

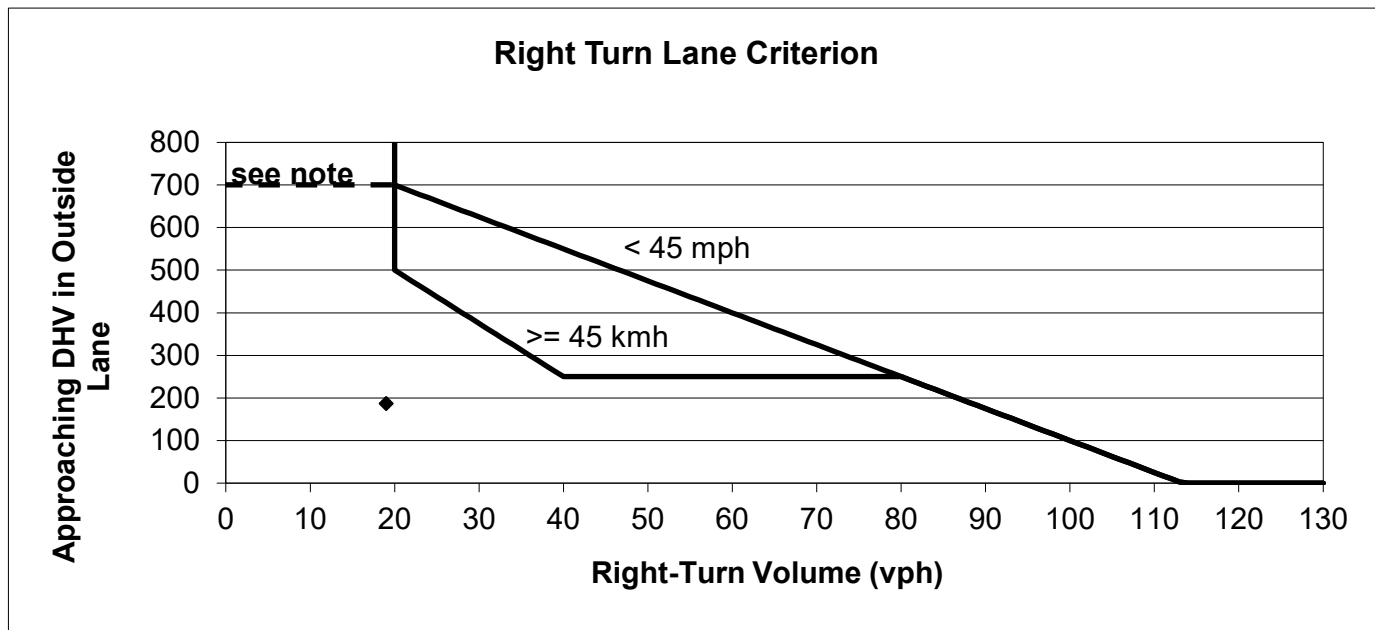


Project: 20082 Second Avalon Heights Subdivision
Date: 3/25/2021
Scenario: 2023 Buildout Conditions

Speed? 35 mph 56 kmh

AM Peak Hour
Right-Turn Volume
Approaching DHV
Lane Needed?

PM Peak Hour
Right-Turn Volume 19
Approaching DHV 187
Lane Needed? No



Note: If there is no right turn lane, a shoulder needs to be provided.
If this intersection is in a rural area and is a connection to a public street, a right turn lane is needed.

Traffic Signal Warrant Analysis



Project: 20082 Second Avalon Heights Subdivision
 Date: 3/25/2021
 Scenario: 2023 Buildout Conditions

Major Street:	OR-131	Minor Street:	Highland Drive W
Number of Lanes:	1	Number of Lanes:	1
PM Peak Hour Volumes:	346	PM Peak Hour Volumes:	11

Warrant Used:

_____ 100 percent of standard warrants used
 x 70 percent of standard warrants used due to 85th percentile speed in excess
 _____ of 40 mph or isolated community with population less than 10,000.

Number of Lanes for Moving Traffic on Each Approach:		ADT on Major St. (total of both approaches)		ADT on Minor St. (higher-volume approach)	
Major St.	Minor St.	100% Warrants	70% Warrants	100% Warrants	70% Warrants
WARRANT 1, CONDITION A					
1	1	8,850	6,200	2,650	1,850
2 or more	1	10,600	7,400	2,650	1,850
2 or more	2 or more	10,600	7,400	3,550	2,500
1	2 or more	8,850	6,200	3,550	2,500
WARRANT 1, CONDITION B					
1	1	13,300	9,300	1,350	950
2 or more	1	15,900	11,100	1,350	950
2 or more	2 or more	15,900	11,100	1,750	1,250
1	2 or more	13,300	9,300	1,750	1,250

Note: ADT volumes assume 8th highest hour is 5.6% of the daily volume

	Approach Volumes	Minimum Volumes	Is Signal Warrant Met?
<i>Warrant 1</i>			
<i>Condition A: Minimum Vehicular Volume</i>			
Major Street	3,460	6,200	
Minor Street*	110	1,850	No
<i>Condition B: Interruption of Continuous Traffic</i>			
Major Street	3,460	9,300	
Minor Street*	110	950	No
<i>Combination Warrant</i>			
Major Street	3,460	7,440	
Minor Street*	110	1,480	No

* Minor street right-turning traffic volumes reduced by 85% of the right-turn capacity

HCM 6th TWSC
1: OR-131 & Highland Drive W

02/01/2021

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	1	1	167	1	1	139
Future Vol, veh/h	1	1	167	1	1	139
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	74	74	74	74	74	74
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	1	226	1	1	188

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	417	227	0	0	227
Stage 1	227	-	-	-	-
Stage 2	190	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	596	817	-	-	1353
Stage 1	815	-	-	-	-
Stage 2	847	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	595	817	-	-	1353
Mov Cap-2 Maneuver	595	-	-	-	-
Stage 1	815	-	-	-	-
Stage 2	846	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.2	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	689	1353
HCM Lane V/C Ratio	-	-	0.004	0.001
HCM Control Delay (s)	-	-	10.2	7.7
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0	0

HCM 6th TWSC
1: OR-131 & Highland Drive W

02/01/2021

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	1	168	1	1	140
Future Vol, veh/h	1	1	168	1	1	140
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	74	74	74	74	74	74
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	1	227	1	1	189

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	419	228	0	0	228	0
Stage 1	228	-	-	-	-	-
Stage 2	191	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	595	816	-	-	1352	-
Stage 1	815	-	-	-	-	-
Stage 2	846	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	594	816	-	-	1352	-
Mov Cap-2 Maneuver	594	-	-	-	-	-
Stage 1	815	-	-	-	-	-
Stage 2	845	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.3	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	688	1352
HCM Lane V/C Ratio	-	-	0.004	0.001
HCM Control Delay (s)	-	-	10.3	7.7
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0	0

HCM 6th TWSC
1: OR-131 & Highland Drive W

03/25/2021

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T	T	T
Traffic Vol, veh/h	11	11	168	19	19	140
Future Vol, veh/h	11	11	168	19	19	140
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	74	74	74	74	74	74
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	15	15	227	26	26	189

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	481	240	0	0	253
Stage 1	240	-	-	-	-
Stage 2	241	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	548	804	-	-	1324
Stage 1	805	-	-	-	-
Stage 2	804	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	536	804	-	-	1324
Mov Cap-2 Maneuver	536	-	-	-	-
Stage 1	805	-	-	-	-
Stage 2	786	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.9	0	0.9
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	643	1324
HCM Lane V/C Ratio	-	-	0.046	0.019
HCM Control Delay (s)	-	-	10.9	7.8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1

HCM 6th TWSC
 2: Highland Drive W & Roaring Tide Loop (site access)

03/25/2021

Intersection						
Int Delay, s/veh	3.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		B			4
Traffic Vol, veh/h	22	1	1	37	1	1
Future Vol, veh/h	22	1	1	37	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	1	1	40	1	1

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	24	21	0	0	41
Stage 1	21	-	-	-	-
Stage 2	3	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	992	1056	-	-	1568
Stage 1	1002	-	-	-	-
Stage 2	1020	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	991	1056	-	-	1568
Mov Cap-2 Maneuver	991	-	-	-	-
Stage 1	1002	-	-	-	-
Stage 2	1019	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	3.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	994	1568
HCM Lane V/C Ratio	-	-	0.025	0.001
HCM Control Delay (s)	-	-	8.7	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

NETARTS-OCEANSIDE SANITARY DISTRICT
1755 CAPE MEARES LP. RD. W.
TILLAMOOK, OR. 97141
PHONE (503)842-8231
FAX (503)842-3759

Tillamook Co. Department
of Community Development
1510 Third St., Suite B
Tillamook, OR. 97141
(503) 842-3408

DATE: January 21, 2021

TO: **TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER**

RE: **SEWER AVAILABILITY**

I confirm that sanitary sewer service is available to the following lot(s) within our District:
Tax Lot 1S10 30DC 00200

Availability letter is void after 12 months from the date of issuance.

According to our records, the legal owner is: Avalon Heights, LLC. Bill Hughes, 41901 Old Hwy. 30 Astoria, OR. 97103.

Sanitary Sewer service is available to the above Tax Lot, but the District does not guarantee that a stub is provided. However, according to the District As-Built map, a stub should be provided.

If the service lateral is to be installed, all at the property owner's expense, the District will require the following:

- (a) Secure a permit for utility work in a public road right-of-way.
- (b) Minimum 24-hour notice prior to start of work.
- (c) Representative of Sanitary District present to inspect installation of the new service lateral.
- (d) Notification of all emergency services if road is closed or blocked during installation of the new main service lateral.
- (e) Coordinate work with any effected neighboring property owners, so as to minimize inconvenience if road is closed or blocked.
- (f) The use of 4" diameter PVC ASTM-3034 pipe for the new service lateral.
- (g) The use of a Romac Sanitary Sewer Saddle. Attached, please find Cut-sheet #418 from our Design Standards, in regards to service saddle connection to existing sewers.

For the lateral from the house to the **new stub**, the following applies:

1. District requires that property owner/contractor follow APWA Specifications.
2. District requires a Clean-out on the property line, using Schedule 3034 ASTM Pipe with a **screw on cap**. The Clean-out shall be permanently identified. Attached, please find Cut-sheet #416.
3. District requires a protective cover if in driveway or a parking zone.
4. It is the responsibility of the property owner to ensure that a copy of the Sewer Availability letter is given to the Contractor.
5. Inspection and testing of the installation shall be done by the Tillamook County Plumbing Inspector in accordance with County requirements.
6. Contractor is responsible for contacting the Tillamook County Inspector to inspect the service lateral.
- 7. Contractor is responsible for notifying the District to inspect the service lateral connection prior to backfilling. An Inspection Fee will be billed to the property owner at that time.**
- 8. Contractor is responsible for notifying the District office within 5 working days of the service lateral inspection (that is done by Tillamook County Inspector). Failure to notify the District in the allotted time will result in a \$10.00 per working day fine on the Contractor.**

Failure to notify the District for an inspection of the connection, prior to backfilling, will result in one or all of the following fines and/or fees, per District Ordinances:

- **\$500.00 Fine for Illegal Connection to the sanitary sewer system.**
- **\$10.00 per working day fine on the Contractor (as stated up above).**
- **A regular User Fee shall be charged to the account plus an amount equal to the regular User Fee, so that the total amount will be double the current established charge for the type of service provided. This charge shall be effective on the date of connection to the public sewer system and shall continue until such time as the account is brought current.**

The current System Development Charge fee of \$9,869.00 per Single Family Dwelling will be **due to the Netarts-Oceanside Sanitary District upon issuance of an approved Building Permit** by the Tillamook County Department of Community Development. The District requires that a copy of the approved building permit be sent to the Netarts-Oceanside Sanitary District.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.



Daniel A. Mello, District Superintendent

cc: Property Owner

NOTE: NO VERTICAL OR HORIZONTAL BENDS GREATER THAN 22-1/2° WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT (IE. FROM MAINLINE TO CLEANOUT).

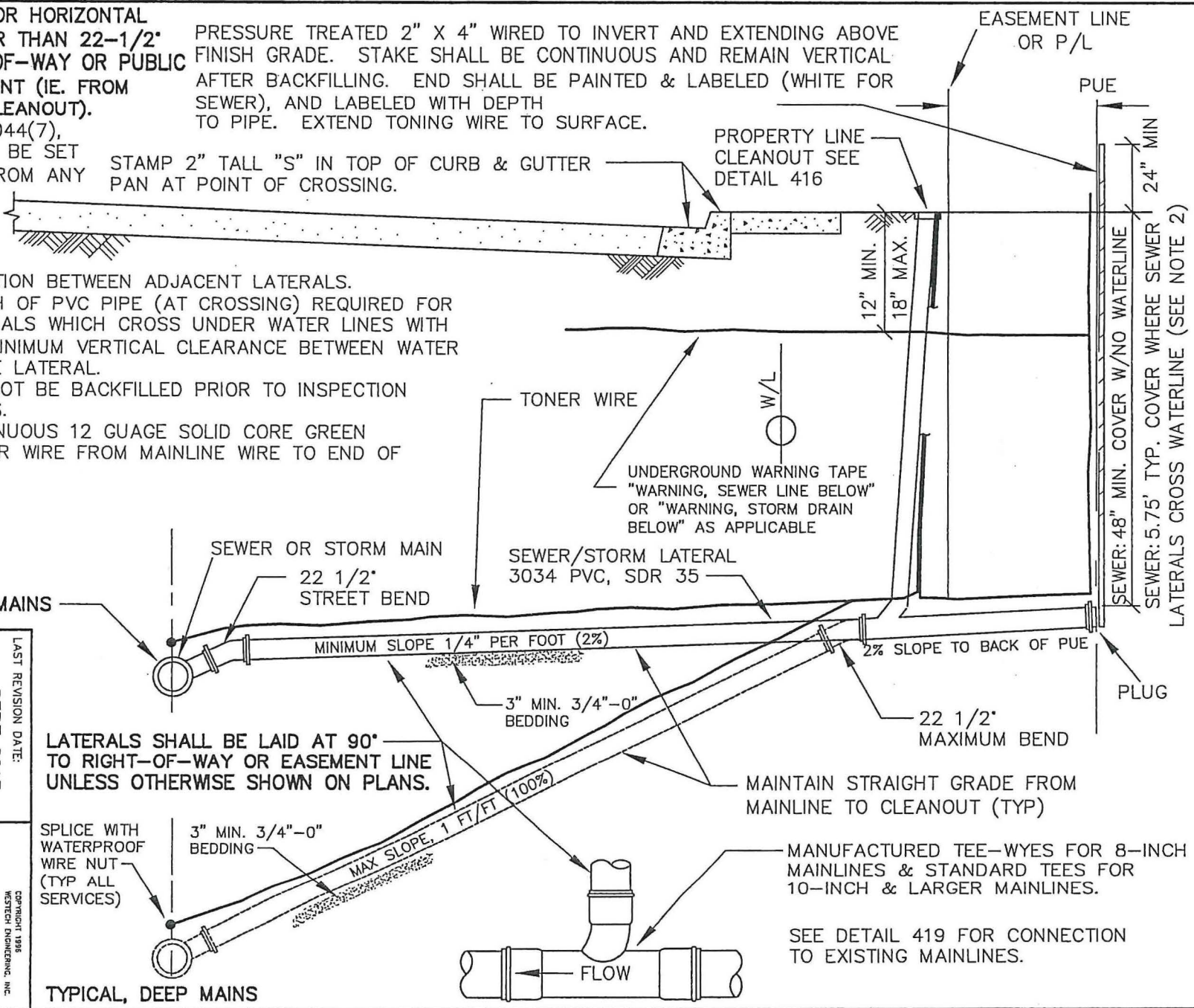
NOTE: PER ORS 92.044(7), SERVICE LINES MUST BE SET 1' MINIMUM CLEAR FROM ANY SURVEY MONUMENT

PRESSURE TREATED 2" X 4" WIRED TO INVERT AND EXTENDING ABOVE FINISH GRADE. STAKE SHALL BE CONTINUOUS AND REMAIN VERTICAL AFTER BACKFILLING. END SHALL BE PAINTED & LABELED (WHITE FOR SEWER), AND LABELED WITH DEPTH TO PIPE. EXTEND TONING WIRE TO SURFACE.

STAMP 2" TALL "S" IN TOP OF CURB & GUTTER PAN AT POINT OF CROSSING.

NOTES:

1. MIN. 18" SEPARATION BETWEEN ADJACENT LATERALS.
2. ONE FULL LENGTH OF PVC PIPE (AT CROSSING) REQUIRED FOR ALL SEWER LATERALS WHICH CROSS UNDER WATER LINES WITH LESS THAN 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINE AND SERVICE LATERAL.
3. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION BY PUBLIC WORKS.
4. INSTALL A CONTINUOUS 12 GAUGE SOLID CORE GREEN INSULATED TRACER WIRE FROM MAINLINE WIRE TO END OF LATERAL.



TYPICAL, SHALLOW MAINS

LATERALS SHALL BE LAID AT 90° TO RIGHT-OF-WAY OR EASEMENT LINE UNLESS OTHERWISE SHOWN ON PLANS.

SPLICE WITH WATERPROOF WIRE NUT (TYP ALL SERVICES)

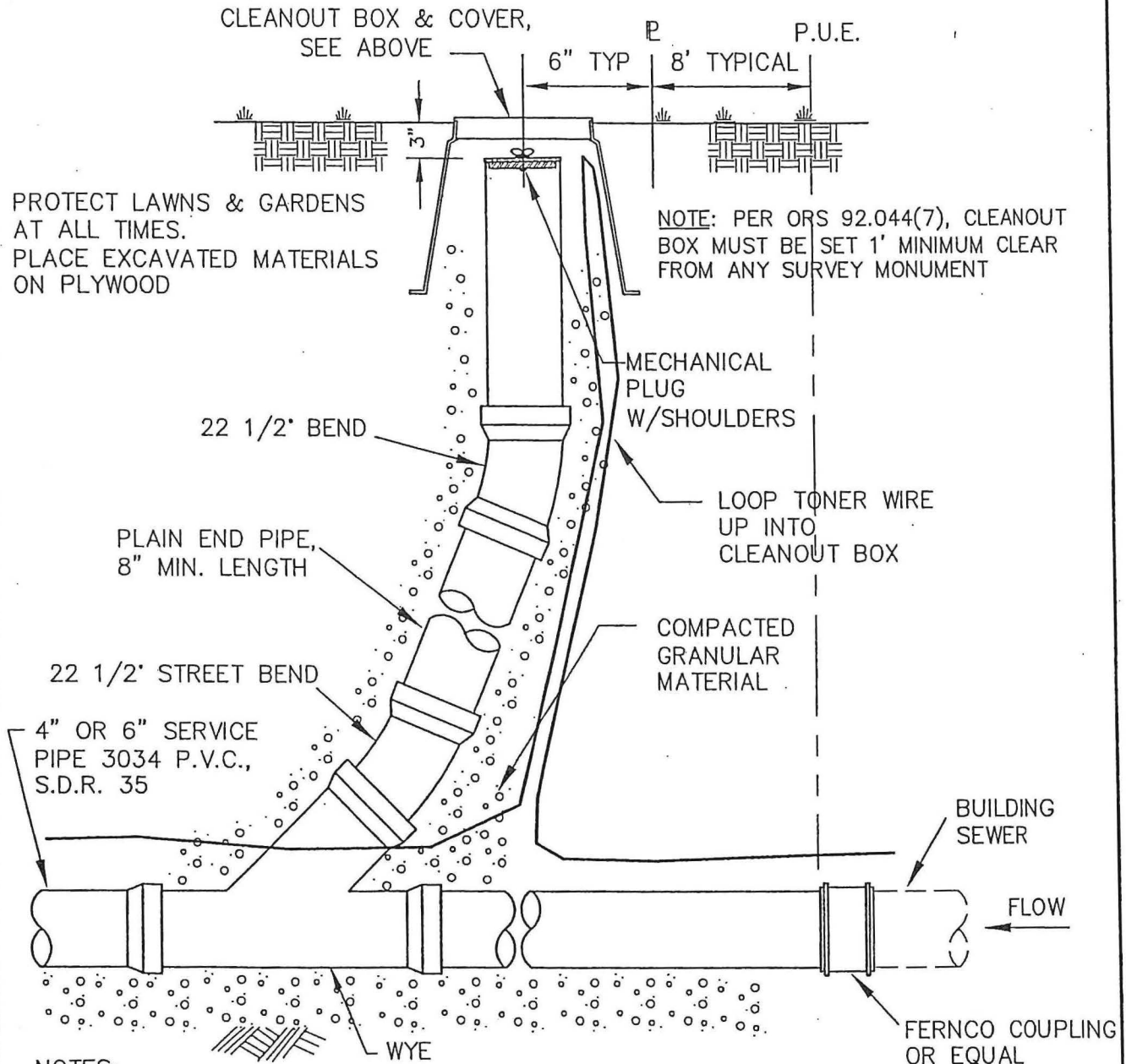
TYPICAL, DEEP MAINS

NOSD, OR	(NTS)	LAST REVISION DATE: SEPT 2013
		COPYRIGHT 1998 MKTTECH ENGINEERING, INC.
SEWER SERVICE LATERALS		DETAIL NO. 415

SEE DETAIL 419 FOR CONNECTION TO EXISTING MAINLINES.

CLEANOUT COVERS: ALL SEWER CLEANOUT LIDS TO READ "SEWER"

1. NON-TRAFFIC AREAS:
CARSON MODEL 910 T-COVER OR EQUAL (GREEN FOR SEWER, GREY FOR STORM).
2. TRAFFIC AREAS, INCLUDING DRIVEWAYS:
8" X 4" CAST IRON FRAME & COVER, OLYMPIC M1007 OR EQUAL.



NOTES:

1. CLEANOUT RISER SHALL BE SAME SIZE AND MATERIAL AS LATERAL PIPE.
2. PROVIDE CASTING FOR CLEANOUTS LOCATED IN DRIVEWAYS.
3. CLEANOUT PIPE SHALL BE LEFT A MINIMUM OF 18" ABOVE EXISTING GRADE UNTIL ALL CURBING IS INSTALLED AND ALL PRIVATE UTILITY TRENCHES ARE BACKFILLED. CLEANOUTS SHALL THEN BE SET FLUSH WITH FINISH GRADE.

LAST REVISION DATE:
MAR 2008

COPYRIGHT 1996
WESTECH ENGINEERING, INC.

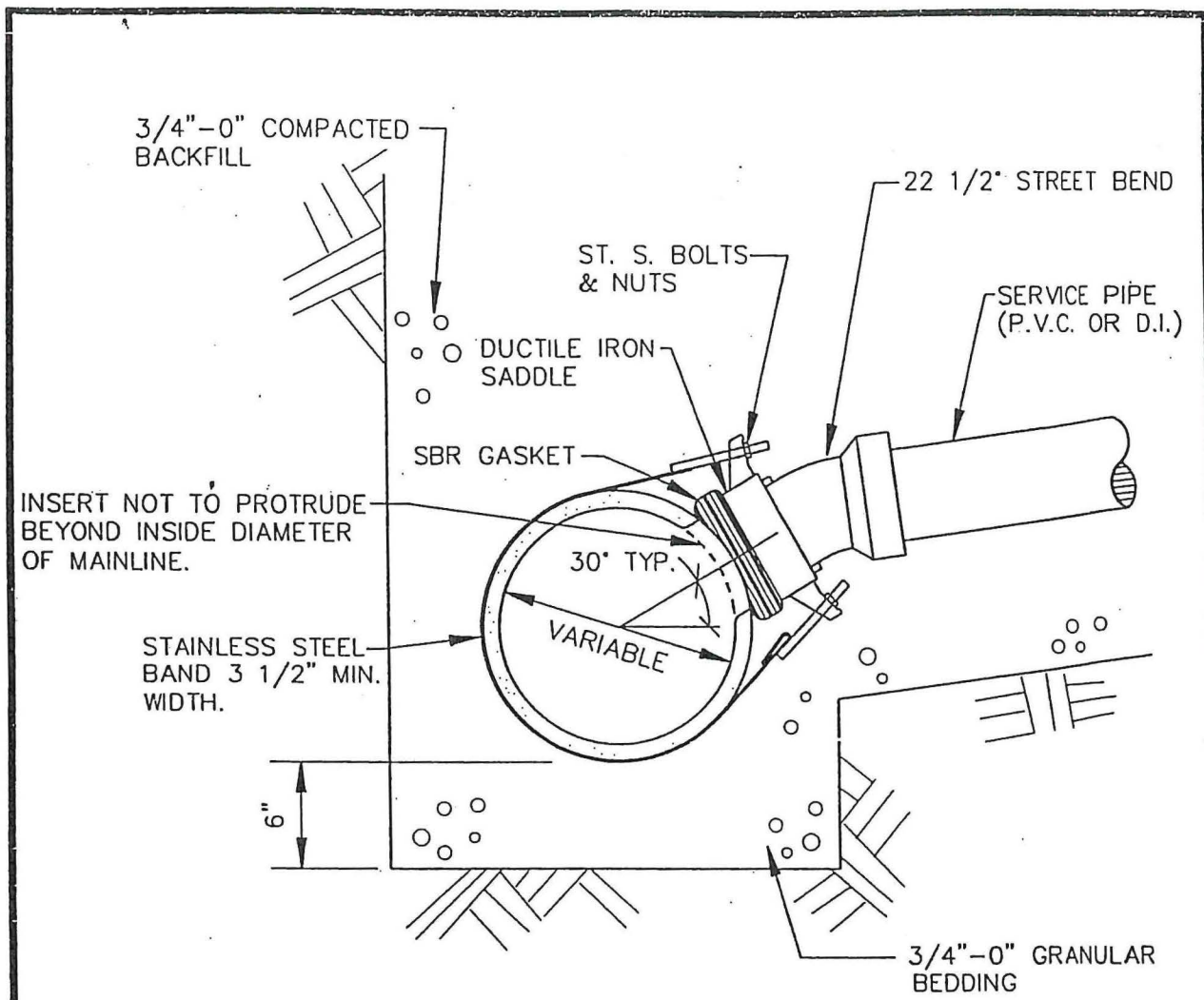
STANDARD SERVICE
LATERAL CLEANOUT

(NTS)

NOSD, OR

DETAIL NO.

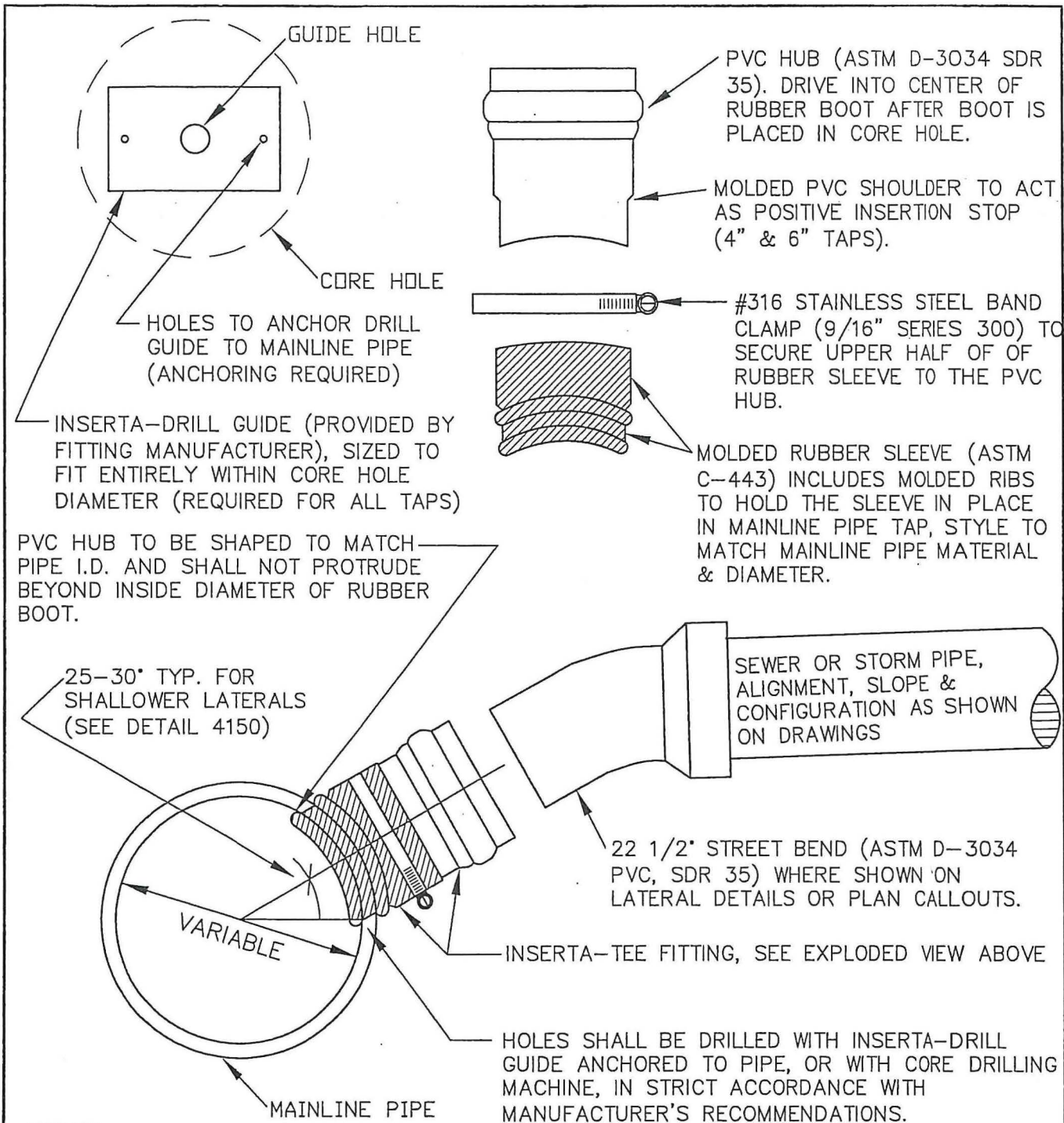
416



NOTES:

1. SERVICE SADDLES ALLOWED ON EXISTING SEWER MAINS ONLY. MANUFACTURED TEE-WEES FITTINGS SHALL BE USED ON ALL NEW MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A DISTRICT INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT DISTRICT APPROVAL.
3. SERVICE SADDLES SHALL BE ROMAC STYLE "CB" OR EQUAL W/ VIRGIN SBR GASKET PER ASTM D2000 MBA 710.
4. HOLE IN MAIN SHALL BE CORE DRILLED.
5. ϕ OF TAP SHALL BE ABOVE SPRINGLINE.

LAST REVISION DATE: FEBRUARY 1997	COPYRIGHT 1996 KESTICH ENGINEERING, INC.
SERVICE SADDLE CONNECTION TO EXISTING SEWERS	
CITY: NOSD, OR	DRAWING NO. 418



NOTES:

1. SANITARY SEWERS - INSERTA-TEES ALLOWED ON EXISTING PVC OR DUCTILE IRON SEWER MAINS. USE ON OTHER PIPE TYPES IS SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION. MANUFACTURED TEE-WYE FITTINGS SHALL BE USED ON ALL NEW SEWER MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A NOSD INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT NOSD APPROVAL.
3. CENTERLINE OF TAP SHALL BE ABOVE SPRINGLINE.

INSERTA-TEE "FATBOY" FITTING SHALL BE USED FOR ALL 4" & 6" TAPS. IN ORDER TO ALLOW 95% MANDREL TESTING OF MAINLINES.

LAST REVISION DATE: DEC 2012	JO # STANDARD
INSERTA-TEE CONNECTION TO EXISTING SEWER	
(NTS)	
NOSD, OR	DETAIL NO. 419



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

S&F Land Services
Phone No.:

Date Prepared: December 19, 2020
Effective Date: December 17, 2020 / 08:00 AM
Charge: \$300.00
Order No.: 360420009017
Reference:

The information contained in this report is furnished to the Customer by Ticor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Tillamook, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently [vested in:](#)
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360420009017

EXHIBIT "A"
(Land Description)

The Southwest quarter of the Southeast quarter of Section 30, Township 1 South, Range 10 West of the Willamette Meridian, in the County of Tillamook, State of Oregon.

EXCEPTING THEREFROM the Plat of Avalon, and the Plat of First Addition to Avalon Heights.

ALSO EXCEPTING THEREFROM that tract conveyed to Carlton Nursery Company, Incorporated by Deed recorded June 29, 1953 in Book 139, page 130, Tillamook County Records.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360420009017

EXHIBIT "B"
(Tax Account and Map)

[APN/Parcel ID\(s\) 179176 as well as Tax/Map ID\(s\) 1S1030DC00200](#)

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
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EXHIBIT "C"
(Vesting)

Avalon Heights LLC, an Oregon limited liability company, which acquired title as Avalon Heights, LLC, an Oregon limited liability company

EXHIBIT "D"
(Liens and Encumbrances)

1. Regulations, levies, liens, assessments, rights of way and easements of Netarts-Oceanside Sanitary District.
2. Regulations, levies, liens, assessments, rights of way and easements of Netarts Water District.
3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John Aschim and Henry Morris
Purpose: Water pipeline
Recording Date: September 11, 1909
Recording No: [Book 10, page 410](#)
Affects: Reference is hereby made to said document for full particulars
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Netarts Water District
Purpose: Public utilities
Recording Date: November 19, 1973
Recording No: [Book 234, page 509](#)
Affects: Reference is hereby made to said document for full particulars
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Oceanside Water District
Purpose: Public utilities
Recording Date: July 14, 1983
Recording No: [Book 288, page 70](#)
Affects: Reference is hereby made to said document for full particulars
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Netarts Water District
Purpose: Public utilities
Recording Date: June 20, 2012
[Recording No: 2012-003343](#)
Affects: Reference is hereby made to said document for full particulars

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$195,000.00
Dated: August 22, 2017
Trustor/Grantor: Avalon Heights, LLC
Trustee: Ticor Title Insurance Company
Beneficiary: Wauna Federal Credit Union
Recording Date: September 1, 2017
[Recording No.: 2017-05254](#)

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Avalon Heights, LLC and Wauna Credit Union (formerly known as Wauna Federal Credit Union)
Recording Date: November 5, 2018
[Recording No.: 2018-06592](#)

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Avalon Heights, LLC and Wauna Credit Union (formerly known as Wauna Federal Credit Union)
Recording Date: July 29, 2019
[Recording No.: 2019-04407](#)

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Avalon Heights, LLC and Wauna Credit Union (formerly known as Wauna Federal Credit Union)
Recording Date: July 21, 2020
[Recording No.: 2020-04531](#)

END OF EXCEPTIONS

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$3,337.42
Levy Code: 0935
[Account No.: 179176](#)
Map No.: 1S1030DC00200

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360420009017

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

BOUNDARY DEEDS:

First Addition to Avalon Heights, [Plat Book 3, Page 37](#)
Avalon Heights, [Plat Book 3, Page 12](#)
Property Line Adjustment Deed, [Document No. 2017-007247](#)
Warranty Deed, [Document No. 2011-005156](#)
Quitclaim Deed, [Document No. 2019-007699](#)

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360420009017

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



TO: Attn: Melissa Jenk **DATE:** 04-02-2021

Tillamook County Department of Community Development - Planning

PROJECT NO. / NAME: E20-036 Second Avalon Heights Subdivision
Land Use Package Submittal

ENCLOSED ARE ONE COPY (unless otherwise noted) OF THE FOLLOWING:

Description

Signed Application
Application Narrative
Supplemental Narrative, Section 070
Land Use Plans (with Preliminary Plat) -15 Copies
Preliminary Stormwater Report
Geohazard Report
Transportation Impact Study
Road Section Analysis
Netarts Water District Water Availability Letter
Netarts-Oceanside Sewer District Availability Letter
Title Report
Letter From DSL
ODOT Review of Draft TIS
Check for Fees

Please let us now if you need additional copies or if we can assist in any way in your processing and review. A link to the electronic copies has been emailed to you. We look forward to working with you on this project.

THESE ARE TRANSMITTED:

- | | |
|---|---|
| <input checked="" type="checkbox"/> FOR YOUR REVIEW | <input type="checkbox"/> FOR YOUR FILES |
| <input type="checkbox"/> FOR YOUR SIGNATURE | <input type="checkbox"/> OTHER |

EXHIBIT C

Tillamook County Department of Community Development
1510-B Third Street
Tillamook, Oregon 97141

**Re: Grand Ave Residents' Written Testimony, Second Addition to Avalon Heights
Subdivision; Permit ID: 851-21-000095-PLNG**

To Whom It May Concern:

Please find this letter sent on behalf of Blake Marvis, Johanna Wood, Cheryl and Rob Evans, and Jerry and Francine Jones, who all live off Grand Avenue in Oceanside, Oregon (the "Grand Avenue Residents"). The Grand Avenue Residents submit this written testimony for the June 10, 2021 Public Meeting, to raise our concern regarding potential increased traffic on Grand Avenue both during and after the completion of the Second Addition to Avalon Heights Subdivision (the "Subdivision").

The Subdivision will primarily be accessible through Highland Drive W. The traffic impacts of the Subdivision were analyzed in the April 1, 2021 Transportation Impact Study. This study found that 59 additional site trips would occur during peak evening hours, with 618 additional trips occurring on any given weekday. Notably, the Transportation Impact Study did not analyze the effect of increased traffic on Grand Avenue, which is the only other access point to the Subdivision. Grand Avenue was not analyzed because applicant Bill Hughes has indicated that he will pave Highland Drive and Grand Avenue is in significant disrepair. Thus, it was assumed for the purposes of the study that no one from the Subdivision would be using Grand Avenue. *See* Transportation Impact Study, Pg. 10.

The Grand Avenue Residents would first like to push back on the assumptions made in the Transportation Study and bring three key issues to the Commissions attention. First, and most importantly, while it is reasonable to assume that *most* traffic will access the Subdivision through Highland Drive, this does not take into account the potential for emergency situations to arise. For example, anyone who lives in Oceanside is well aware of our frequent winter storms. It is not unusual for trees to fall and block access points for extended periods of time. In the event access to the Subdivision from Highland Drive is restricted, which is not unlikely, Grand Avenue would be the only access point for the residents of the 58-home site. If such an obstruction occurred on a weekday, this would mean an estimated 618 trips on Grand Avenue.

Second, beyond the clear safety issues that could arise if access through Highland Drive is restricted, the Transportation Impact Study is incorrect to assume that the Subdivision will not create additional traffic usage on Grand Avenue. Even if 90% of the traffic goes through Highland, this still creates an additional 10% increase in traffic on Grand Avenue. This would amount to approximately 60 trips up Grand Avenue on any given weekday. Such increased usage is reasonable, as many of the homes in the Subdivision are located on the northern section, which makes access through Grand as convenient as access through Highland. In other words, there will inevitably be an increase of traffic on Grand Avenue, which will further impact and deteriorate the already damaged road.

Third, there are pre-completion issues that relate to construction traffic on Grand Avenue. Grand Avenue access to the Subdivision has limited pavement, is in disrepair and is really not wide enough for two (2) cars to pass easily. Imagine how it will be with construction/commercial vehicles using Grand Avenue and/or Highland. Highland most likely would be used by the commercial vehicles as access to the Subdivision construction sites. It is not unlikely that the same vehicles would then use Grand Avenue for leaving. Additionally, due to the number of new construction sites for the Subdivision it would seem prudent to have more than one adequate access point for emergency vehicles. Emergency vehicle response is time-critical, and vehicles are directly affected by poorly designed roadways and limited access points.

Due to the emergency access issues and inevitable increase in traffic (both residential and construction related) on Grand Avenue, the Grand Avenue Residents formally request that either the City or the Permit Applicant pave Grand Avenue at the same time that Highland Drive is paved. At a minimum, engineered drainage and road repair measures must be taken by the City or Permit Applicant to remedy the significant disrepair that Grand Avenue is in. To leave Grand Avenue in its current condition puts the safety of not only the potential residents of the Subdivision, but of the existing residents on Grand Avenue at issue.

Additionally, the Grand Avenue Residents want to highlight how the Commission has authority to require either the City or Permit Applicant to complete the requested repairs of Grand Avenue. Land Division Ordinance Development Approval Procedures Section 070(1) requires compliance with the criteria provided in subsections (a) through (h). Notably, subsection (c) requires that access to “public improvements necessary to serve the development, including streets, shall conform with Section 150 and 160.”

Section 150(3) grants the Planning Commission the ability to require the Public Works Department to improve “streets serving, but not within the boundaries of, the Subdivision or through the Partition of a parcel with a buildout potential of 5 or more parcels.” *See also* Section 160(7). Here, there is little doubt that Grand Avenue is a “street serving . . . the Subdivision.” As a result, the Planning Commission has full authority to require Public Works or the Permit Applicant to improve Grand Avenue and ensure that it is in a condition that does not compromise the safety of the residents of the Subdivision or Grand Avenue.

The Grand Avenue Residents appreciate the opportunity to submit this written testimony and to raise the important issues regarding the Subdivision’s impact on Grand Avenue. We encourage the Planning Commission to consider this issue carefully and ensure that both Highland Drive and Grand Avenue are suitable for Subdivision access, especially in emergency situations.

Please do not hesitate to reach out with any questions or for any additional follow up.

Best Regards,

Blake Marvis and Johanna Wood
Cheryl and Rob Evans
Jerry and Francine Jones

Allison Hinderer

From: Melissa Jenck
Sent: Tuesday, June 1, 2021 2:54 PM
To: Allison Hinderer
Subject: FW: EXTERNAL: FW: Avalon Heights TIS: Oceanside



Melissa Jenck (she/her) | CFM, Land Use Planner II
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

From: STRAUSS Karen A <Karen.A.STRAUSS@odot.state.or.us>
Sent: Wednesday, April 21, 2021 3:34 PM
To: eh@firwooddesign.com
Cc: Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: EXTERNAL: FW: Avalon Heights TIS: Oceanside

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello Erik,

ODOT reviewed and has no comments on the TIA you submitted to us for Avalon Heights (see below).

Thanks,
Karen

Karen A. Strauss, PE

Development Review Coordinator, District I
Desk 503-986-2849 (note: I am teleworking so this will forward to my mobile phone.)
Mobile 503-509-7173

From: FERBER Arielle <Arielle.FERBER@odot.state.or.us>
Sent: Wednesday, April 21, 2021 3:12 PM

To: STRAUSS Karen A <Karen.A.STRAUSS@odot.state.or.us>
Subject: RE: Avalon Heights TIS: Oceanside

Karen,

Region Traffic has completed their review of the submitted TIA for the Avalon Heights development in Oceanside, OR and have no comments. It is our understanding that no direct access to a state highway has been proposed. Under such circumstance, this analysis has been required under the authority of the County and ODOT is serving as an additional reviewer. Upon your review, please forward these comments to the City along with any additional comments you feel are necessary or prudent.

Thanks!

Arielle Ferber, P.E.

Traffic Analysis Engineer
ODOT Region 2
455 Airport Rd. SE, Bldg. A, Salem, OR 97031
(503) 986-2857

From: STRAUSS Karen A <Karen.A.STRAUSS@odot.state.or.us>
Sent: Tuesday, April 6, 2021 8:13 AM
To: FERBER Arielle <Arielle.FERBER@odot.state.or.us>
Subject: FW: Avalon Heights TIS: Oceanside

Good morning Arielle,

Attached is a TIS for Avalon Heights, an upcoming subdivision with 60 proposed lots.

Google Earth link is here: <https://goo.gl/maps/k8B7QXUsDfvii6Xx8>

Keith did the original scope of the TIS when he was still in your position so I attached his email for your reference (the engineer asked what the scope of the TIS should be and Keith gave recommendation.)

I'm currently trying to find out from the County if this is planned to be developed in phases, which I believe it is... but want to confirm.

Can you give this one a review and provide comments? Thanks a bunch!

Karen

Karen A. Strauss, PE

Development Review Coordinator, District I
Desk 503-986-2849 (note: I am teleworking so this will forward to my mobile phone.)
Mobile 503-509-7173

From: eh@firwooddesign.com <eh@firwooddesign.com>
Sent: Thursday, April 1, 2021 2:48 PM
To: STRAUSS Karen A <Karen.A.STRAUSS@odot.state.or.us>
Cc: 'Melissa Webb' <melissa@lancastermoblely.com>
Subject: Avalon Heights TIS

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Karen,

Please find attached a revised TIS for Avalon Heights showing the increase in lots from 56 to 60 lots. Please let us know if you have any questions or concerns.

As project update, we submitted a three lot partition to the County in Early February (but have not had any feedback except for the completeness notice), and are submitting the whole subdivision package to the County tomorrow.

Thanks,

Erik Hoovestol, P.E.



359 E. Historic Columbia River Highway
Troutdale, OR 97060

P:503-668-3737

C:503-706-6557

Allison Hinderer

From: Melissa Jenck
Sent: Tuesday, June 1, 2021 2:54 PM
To: Allison Hinderer
Subject: FW: EXTERNAL: ONA Board Comment re: Hughes/Avalon Heights LLC Application for Partitioj
Attachments: ONA Comment County re Avalon Heights.docx



Melissa Jenck (she/her) | CFM, Land Use Planner II
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/qov/ComDev/> to access the appointment scheduler portal.

From: Jerry Keene <oceansidefriends@gmail.com>
Sent: Monday, May 31, 2021 2:17 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>; Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: EXTERNAL: ONA Board Comment re: Hughes/Avalon Heights LLC Application for Partitioj

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

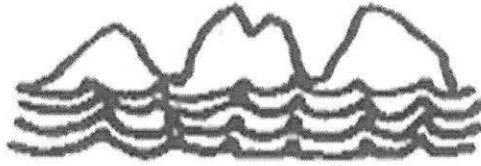
Sarah and Melissa -

I have attached a letter for the record from the ONA Board for inclusion in the staff report in this matter. Please let me know if you have any questions or concerns with it.

Thanks!

Jerry Keene

ONA President



Oceanside Neighborhood Association
www.oceansidefriends.com
oceansidefriends@gmail.com

May 31, 2021
Submitted by e-mail

Sarah Absher, Director
Melissa Jenck, Planner II
Tillamook County Community Development

Re: Bill Hughes / Avalon Heights, LLC
Permit No. 851-21-000095-PLNG

Dear Director Absher:

Please accept this letter for the record as public comment by the Oceanside Neighborhood Association Board of Directors in the above-captioned matter. Please note that we were unable to schedule a formal ONA membership vote on this comment before the deadline to include it in the Staff Report. We do intend, however, to hold such a vote at our membership meeting scheduled June 5, 2021 and will forward the resulting resolution well before the June 10, 2021, hearing.

COMMENT

The ONA recognizes that this Second Addition to the Avalon Heights has long been planned and, as such, does not present the community with an unanticipated or surprise development. That does not, however, mitigate the significant impact of adding 58 building lots, and therefore 58 new homes, to our small community. Much of the impact relates to the increased loads on our water, waste treatment, roads, fire protection and public safety systems that are beyond the technical expertise or knowledge of our lay membership. We are the ones, however, who will bear the brunt of such impacts, particularly if it strains their capacities.

We understand that the county planning staff (and Public Works staff where relevant) must investigate and offer a response to concerns raised in this proceeding. With that in mind, we submit the following concerns/inquiries:



1. Has the Netarts-Oceanside Sanitary District projected and confirmed its capacity to service this many new homes in the foreseeable future, given Oceanside's accelerating growth? Has the District reviewed the excavation plans for the development and associated roadwork and certified that its existing flow infrastructure will not be damaged or adversely affected?
2. We submit the same inquiry and concern regarding the Oceanside Water District system and infrastructure.
3. We submit the same inquiry and concern regarding the Netarts-Oceanside Fire District system and infrastructure.
4. We ask that each of the aforementioned Special Districts be asked to address the budget impact of this addition and the likelihood it will give rise to or accelerate a need to increase assessment or their property tax allocations?
5. Finally, we earnestly request that county Public Works staff closely review the impact on traffic loads and traffic flow anticipated by adding 58 new homes to an area so reliant on a relatively few access points to Highway 131. In particular, Grand Avenue is a local access road that the county has not been authorized to improve despite severe degradation and drainage problems – even before this new development comes on line. It is critical that the developer be required to upgrade and augment Grand Avenue to address these issues as a condition for approval of the partition. We also note that current and new residents of the area will use Grand Avenue and Hillsdale Avenue to access Highway 131. Their intersections are in close proximity on a blind curve, which means increased congestion, wear and collision risks as residents seek to enter an already busy highway. Moreover, until the Cape Meares Loop Road project is completed years from now, most vehicles heading to Tillamook, Hwy 101 or points west will be queued at the stop on Grand Avenue sign waiting for traffic to clear so they can make a left turn on Hwy 131 – a daunting and dangerous prospect during crowded summer months or emergencies requiring evacuation. For these reasons, we ask that Public Works consult with Oregon Department of Transportation to anticipate and work with the developer for funding of a light, widening with additional lanes or other necessary alterations to accommodate these factors.



Oceanside Neighborhood Association
February 12, 2018
Page 3

As noted above, we have rushed preparation of this letter to meet the announced timelines. It is our understanding that public comment will continue to be accepted, both before and after the upcoming January 10, 2021 hearing. We reserve the right to offer additional input after we have the opportunity to garner further community input and conduct a membership vote.

Respectfully submitted,

Jerry Keene, President
Kathie Norris, Co-Vice President
Marilyn Roossinck, Co-Vice President
Robert Hoeper, Secretary
Mary Flock, Treasurer

Allison Hinderer

From: Melissa Jenck
Sent: Tuesday, June 1, 2021 2:54 PM
To: Allison Hinderer
Subject: FW: EXTERNAL: 851-21-000095-PLNG Subdivision plat approval, 58 lot subdivision to Avalon Heights, 2nd



Melissa Jenck (she/her) | CFM, Land Use Planner II
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/qov/ComDev/> to access the appointment scheduler portal.

From: Mike Mahaffa <mikemahaffa@gmail.com>
Sent: Tuesday, June 1, 2021 12:12 PM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Cc: Rita Mahaffa <ritamahaffa@hotmail.com>
Subject: EXTERNAL: 851-21-000095-PLNG Subdivision plat approval, 58 lot subdivision to Avalon Heights, 2nd

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Melissa,

Hope the day goes well and you had an enjoyable 3 day weekend on the Coast.

I am writing to have my comments regarding the above 851-21-000095-PLNG Subdivision plat approval, 58 lot subdivision to Avalon Heights, 2nd, to be included as comments to be included in the report for one of the public hearings scheduled for approval of this subdivision.

My wife and I have owned a property designated as LOT 2, Block 1, off Highland Drive near the corner of Grand Ave for over 10 years and are planning to build soon on our lot.

As both Grand Ave, which is very poorly asphalted and full of pot holes along with Highland Drive, which a portion of Highland is very steep and all gravel (as both streets will now serve the 58 homes, I am hoping that the Tillamook Planning Commission will mandate an upgrade of both of these roads as some would say, the two roads are insufficient to even handle the traffic to the existing homes.

Asphalt or concrete would be ideal considering the volume of residential traffic for the future.

Also if upgrades are needed for services to serve the homes on Grand and Highland along with the new roads to be constructed to serve the 58 new homes.

Thank you for the consideration and please include these comments.

Mike Mahaffa

mikemahaffa@gmail.com

[michaelmahaffa@facebook.com](https://www.facebook.com/michaelmahaffa)

503 799 2538

EXHIBIT D

**INSTRUCTIONS FOR FILING RESTRICTIVE COVENANT
FOR THE CREATION OF A PARCEL OR PLACEMENT OF A DWELLING
ADJACENT TO LAND ZONED FOR FARM OR FOREST USE**

1. This acknowledgment is required when the County permits the creation of parcels or the location/placement of dwellings adjacent to an area designated by the County as farm or forest lands (F, F-1, SFW-20).
2. Obtain the legal description of the subject property as it's recorded in the Tillamook County Deed Records. This is what is referred to as Exhibit A and must accompany the affidavit/covenant.
3. The attached affidavit/covenant must be filled out (typewritten), showing the names of ALL current property owners who appear on the property deed or contract, and signed before a Notary Public. Community Development has Notaries that can provide the service for free.
4. Once the affidavit/covenant is signed and notarized with the attached legal description, bring these to the Tillamook County Clerk's office to be recorded. **The Clerk's will charge a recording fee.** Please contact the Clerk's office at (503)842-3402 for current fees.
5. **A copy of the recorded and notarized affidavit/covenant will be given to DCD to put on file.**
6. If you have any questions about the affidavit/covenant, or the recording procedure, please contact the DCD-Planning Staff at (503)842-3408.

STATE OF OREGON
COUNTY OF TILLAMOOK

RESTRICTIVE COVENANT

_____, (GRANTORS) are the owners of real property described as follows:

PROPERTY LEGAL DESCRIPTION attached as Exhibit A hereto and incorporated by reference

Do hereby promise and covenant as follows:

The property herein described is situated adjacent to a Farm or Forest resource zone such as F, F-1, or SFW-20 zones in Tillamook County, Oregon where the intent is to encourage farm and forest use and minimize conflicts with those uses. The owners/residents of this parcel understand that on the adjacent land customary and accepted farm or forest management practices, conducted in accordance with federal and state laws, ordinarily and necessarily produce noise, dust, smoke, odors, the application of manure, fertilizers, or herbicides (including aerial spraying), road construction, changes in view, and other impacts related to a resource zone.

I/We do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a structure in this area and shall not pursue a claim for relief or cause of action of alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937.

This covenant shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development (GRANTEE) or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this _____ day of

_____ 20 _____,

Signature

Print Names

State of _____, County of _____

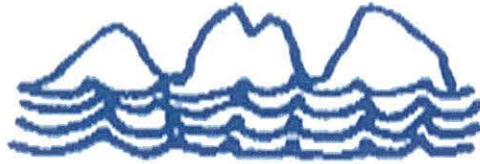
Subscribed and sworn to before me this _____ day of _____, 20 __

SEAL

Notary Public of Oregon

My Commission Expires:

**COMMENTS RECEIVED JUNE 3 TO JUNE 10 -
PROVIDED AT THE JUNE 10, 2021 PLANNING
COMMISSION HEARING**



Oceanside Neighborhood Association
www.oceansidefriends.com
oceansidefriends@gmail.com

June 7, 2021
Submitted by e-mail

Sarah Absher, Director
Melissa Jenck, Planner II
Tillamook County Community Development

Re: Bill Hughes / Avalon Heights, LLC
Permit No. 851-21-000095-PLNG

Dear Director Absher:

At its regular meeting on June 5, 2021, the ONA membership (53 members in attendance) unanimously voted to endorse the comment submitted by myself on behalf of the Board on May 31, 2021.

The members further instructed me to emphasize that approving this subdivision now will facilitate the construction of scores of new homes at a time when there is only a single evacuation route out of the area in the event of an emergency. The members strongly urged that, if the subdivision is to be approved in the timeline anticipated, the county and/or developer act in the near term to identify and publicize a second route for evacuation to be available until the Cape Meares Loop Road improvements have been completed. These might include temporary improvements to the old Cape Meares Loop Road to make it ready for pilot car-guided use, or to arrange and publicize a way for area residents to open the gates and make use of the logging roads that link Cape Meares Loop Road with Netarts via the NOSD headquarters facility and Netarts watershed.

Finally, in reference to the anticipated road erosion and traffic hazards on Grand Avenue, members advised that Highland Road poses parallel concerns and risks where it meets Highway 131.

Respectfully submitted,

Jerry Keene
ONA President

H B H
CONSULTING
ENGINEERS

501 E First Street
Newberg, Oregon 97132
phone 503-554-9553
fax 503-537-9554

May 27, 2021

Erik Hoovestol
Firwood Design Group
359 East Histori Columbia River Highway
Troutdale, OR 97060

Re: Avalon Heights Subdivision – Second Preliminary Plan Review

Dear Erik,

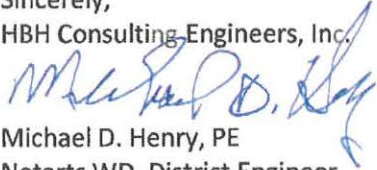
On Behalf of the Netarts Water District, we have completed our review of the plans and would offer the following comments:

1. Please be advised you will not be required to submit final plans to the Oregon Health Authority for review and/or permitting.
2. Please provide 8" PVC (C-900) in Roaring Tide Loop and tie back into proposed 6" PVC in NW Ocean Song.
3. All tees to have 3-way valving and thrust blocking.
4. Fire hydrant spacing appears to be fine.
5. It would appear from preliminary proposed grades that concrete cut-off wall will be necessary along NW Ocean Song between STA. 2+00 to 8+50 and Roaring Tide Loop STA. 19+50 to 20+50.
6. It appears a high point will exist around STA. 18+75 on Roaring Tide Loop, please provide 2" blow-off assembly.
7. Upon submittal of final plans, please provide plan and profile of water system.

Should you have any questions, please contact me.

Sincerely,

HBH Consulting Engineers, Inc.



Michael D. Henry, PE
Netarts WD, District Engineer

Cc: Pat Penney, Netarts Water District
Cody Hobbs, Netarts Water District
Bill Hughs, Avalon Heights, LLC



Netarts-Oceanside Rural Fire Protection District

Post Office Box 219 – 1235 Fifth Street Loop – Netarts, Oregon 97143

Phone (503) 842-5900 – Fax (503) 842-1173

Email: timc@norfpd.org

June 10, 2021

RE: Avalon Heights subdivision

To Whom It May Concern:

After reviewing the preliminary design, I only have a few concerns...

The fire hydrant and streetlighting locations do meet the standards of the Oregon Fire Code.

The road grade on Ocean Song is close to or even a little over the maximum grade. I would like to make sure any structure built that is accessed by Ocean Song, or any other road that is at or over maximum grade, to use non-combustible roofing and siding.

I would also like to see what improvements are going to be made to Highland Dr. as well as Grand Ave? The proposed development is going to put a lot more traffic on Highland Dr. This will in return deteriorate the condition of the road due to the gravel surface. It will also make fire access to the area difficult.

Even though the proposed development itself has two access points, due to the condition of Grand Ave. it looks to funnel the two access points into an area that only has one so, I would like to see improvements to Grand Ave. as well.

Tim Carpenter

Fire Chief
Netarts-Oceanside
Fire District

Mission Statement

*To provide professional and cost-effective emergency services
for the benefit of residents and visitors
by utilizing a base of well trained and dedicated volunteers.*

Melissa Jenck

From: Kurt Mizee <robodairy@gmail.com>
Sent: Wednesday, June 9, 2021 7:14 PM
To: Melissa Jenck
Subject: EXTERNAL: Avalon Heights

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Jenck,

Thank you for taking the time to review the file with us today regarding the Avalon Heights Subdivision Request. I am writing to request a continuance of the hearing on this matter. Specifically, I am asking for a 60 day continuance and requesting that the Tillamook County Planning Commission keep the hearing open to oral testimony when it is reconvened as more questions may become apparent following that testimony.

Among other things we have specific concerns regarding the alignment of the geohazard report and the lot layout along the East side of the proposed subdivision where it meets our property. Our hope is that between now and the 60 day continuance we can sit down with our neighbor, Mr. Hughes and get clarification and reassurance on these matters thereby streamlining the process for the commission and the county and Mr. Hughes.

Thank you,

Kurt Mizee

Sent from my iPhone



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Chris Laity, P.E., Director

June 10, 2021

TO: Tillamook County Department of Community Development
Melisa Jenk, Senior Planner

FROM: Chris Laity, PE, Director

RE: Second Addition to Avalon Heights Subdivision, LLC / Bill Hughes
T01S, R10W Section 30, Tax Lot #200
Application #851-21-000095

Tillamook County Public Works Engineering staff received email notice for the above noted Land Division Application which intends to create up to 58 single-family dwelling units. Following are Public Works staff comments and recommendations.

ENGINEERING STAFF PROVIDES THE FOLLOWING OBSERVATIONS AND COMMENTS:

General Comments:

1. This review is based on the submitted documents and does not imply approval of Final Construction Plans.
2. The design plans do not indicate any improvements to off-site infrastructure to support the development.
3. Highland Drive is identified in various submitted documents as Highland Drive W, NW Highland Dr, and potentially other similar names. All requirements will be on Highland Drive located in the vicinity of subdivision regardless of naming discrepancies.

Ownership & Responsibilities:

1. The reviewed documents identify right of ways and easements but does not state who the owner will be.
2. Tillamook County does not accept new roads into the system and does not accept new drainage easements as an owner/operator. Tillamook County will create new drainage easements to resolve existing drainage issues. Ownership and maintenance responsibilities of existing rights of way will remain unchanged.
3. Ownership of the street lights needs to be identified.

Preliminary Stormwater Report dated March 31, 2021:

1. Design parameters identified in the report are acceptable to Public Works.
2. Report on Page 6 under "Additional considerations to be addressed with final design"
 - a. June 8th email from Erik Hoovestol, P.E.; Firwood Design Group states that the construction plan design will reduce the size of the infiltration basin by providing additional upstream infiltration. This is discussed in the Report on Page 6 under "Additional considerations to be addressed with final design"
 - b. Public Works will require that the infiltration basin emergency overflow elevation be listed on the plans and that each lot in proximity to the basin be noted that the finished floor elevation is required to be higher than the emergency overflow elevation as recommended in the report.

G:\01-Roads-Bridges-Assets\Dist 2\Subdivisions\AVALON HEIGHTS\2021 SECOND ADDITION\Sec Addition to Avalon Heights new letter head.docx



Tillamook County Public Works

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TTY Oregon Relay Service

Chris Laity, P.E., Director

- c. Provide information regarding the swale located on Lot 24.
- d. The grading plan suggests swales will be placed at several locations along the top of benches between lots. Discuss design, provide a detail and determine if a storm easement is needed.
- e. Public Works reserves the right to provide further comments to stormwater design and features.

Transportation Impact Study dated April 1, 2021:

1. The report is based on 60 single-family housing units and that the development will generate up to 618 additional site trips on a typical weekday. This is conservative as the proposal is for 58 units.
2. The Executive Summary states "Adequate sight distance is available or can be made available (with proper maintenance or removal of roadside vegetation along Highland Drive W), to ensure safe operation for northbound and southbound approaching vehicles at the site access intersection."
3. Table 1: Vicinity Roadway Descriptions
 - a. Highland Drive W is listed with a 20 mph designated speed (statutory).
 - i. Public Works requires statutory evidence identifying that the designated speed is 20 mph instead of 25 mph.
4. Site Trips
 - a. The listed Residential Rate Reduction of 5% is acceptable based on the assumptions listed. The Study compared data from a Saturday in 2006 and added a linear growth factor to a count taken on Tuesday in June with a COVID adjustment factor and a Seasonal Adjustment Factor to obtain what appears to be a conservative value.
 - b. Trip Distribution estimates that 50% of site trips will travel from OR-131 from the north to the arrive at the subdivision. This results in a conservative estimate of impacts at the intersection of OR-131 and Highland Drive. The Oceanside-Netarts area is consistently seeing a rise in vacation rental business. Currently, there is no restriction, to the best of my knowledge, to constructing vacation rental business or converting homes to vacation rental business. Should this occur, Tillamook County Public Works assumes that more vehicles will travel to Oceanside and back, thus altering the assumptions used in the report or at the minimum, altering the distribution pattern. Consideration to imposing a cap on vacation rental business should be included in the planning review.
 - c. This section states: "While some site trips coming to and from the north could potentially use Grand Avenue to access the proposed subdivision, Grand Avenue has deteriorated due to small creeks of water carving their way throughout the road. Highland Drive W, while an unpaved gravel roadway, is shorter and offers a smoother ride. In addition, the applicant plans to pave Highland Drive W as part of the proposed development. Based on these observed roadway characteristics, it is assumed that all site trips would use Highland Drive W as the main roadway to access the Second Avalon Heights subdivision." The document does not identify impacts when Grand Avenue is improved. After driving Grand Avenue from each direction on different days, it is likely that simply grading the road will alter this assumption.
 - d. Grand Avenue Impacts
 - a. Assumptions



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Chris Laity, P.E., Director

-
- i. Trip Generation for a residential lot is assumed to be 10 trips per day (note that this is less than the 10.83 trips identified in the report). The Transportation Impact Study identifies a distribution of 50% of trips will arrive/depart the subdivision from the north.
 - b. Existing Conditions.
 - i. Public Works estimates that Grand Avenue has 140 vehicle trips per day in its current condition. (14 homes * 10 trips)
 - ii. Grading Grand Avenue with no subdivision may see up to 6 existing homes on Highland Drive use Grand Avenue to travel northbound on OR-131. An additional 30 trips (6 homes * 10 trips with 50% traveling on Grand Avenue)
 - iii. Total estimated existing trips on Grand Avenue after it is graded = 170
 - c. Proposed Conditions
 - i. Public Works estimates that Lots 21-25 and Lots 44-51 (a total of 13 lots or 22% of the proposed units) will use Grand Avenue to travel north when Grand Avenue is graded.
 - ii. Public Works estimates that Grand Avenue may see up to 65 vehicle trips per day (13 lots*10 trips with 50% traveling to Oceanside) that could be generated by the proposed subdivision when it is improved.
 - iii. Total estimated new trips on Grand Avenue after it is graded generated by the subdivision = 65
 - d. Impacts to Grand Avenue
 - i. Total trips after Grand Avenue is graded and the subdivision is constructed = 235 trips.
 - ii. The development of the subdivision and grading Grand Avenue could increase traffic loading by 38% (65/170).
 - iii. Assuming that vacation rental business tenants and/or second homeowners in the aforementioned lots will travel more frequently to Oceanside the impacts will be greater, it is estimated that trips will increase up to 80 trips or 47% (80/170) increase in traffic.



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TTY Oregon Relay Service

Chris Laity, P.E., Director

Tillamook County Land Ordinance Section 150: Development Standards for Land Divisions:

1. (3) Streets, General
 - a. Curbing has been required in other subdivisions in the vicinity.
2. (4) Access
 - a. A 25-ft Shared Access Easement is identified on the plans to access Lots 6-9. The concept plans shows Lot 5 as being accessed from Roaring Tide Loop. Lot 5's approach is too close to the Shared Access Easement as required by Ordinance 44. Lot 5 will need to be accessed off of the Shared Access Easement and will help to improve intersection safety. This results in five lots being served by the Shared Access Easement.
3. (5) Storm Drainage Systems
 - a. Refer to comments provided for the Preliminary Stormwater Report provided in this document.
4. (7) Building Lines
 - a. The need for a building setback line should be reviewed and discussed within the Geotechnical Report that has not been submitted as of this writing. This is a different document than the GeoHazard Report.
5. (10) Easements
 - a. The plans show lines suggesting an easement between Lots 1&2, 6&7 and 8&9. Label these lines. Is there a conflict with the infiltration basin?
 - b. See swale comments in the Preliminary Stormwater Report provided in this document.
6. (11) Lots
 - a. Lot 2 appears to have a limited usable area for construction as the area is bound by easement. Verify that the lot is developable.

Tillamook County Land Ordinance Section 160: Street Improvements

1. (1) Streets-General
 - a. The basis for design regarding ADT, Design Speed, and Vertical Curves for the different roads shown on the plans dated March 31, 2021 are acceptable and meet the appropriate standards.
 - b. Tillamook County Public Works prefers to connect the existing and proposed Grand Avenue and requests that the local Fire Department and others comment. This will result in additional traffic on Grand Avenue.
2. (2) Roadway Width and Alignment Standards
 - a. The road widths shown in the typical sections meet standards
 - b. All subdivision roads are shown to be paved.
 - c. The horizontal vertical curves are designed with centerline radii of 75-ft. Identify the standard used for this design. Modify the plans, if needed, to meet standards accepted by Tillamook County Public Works. The streets are not required to be in the center of the right-of-way (easement), provided that all road features are confined within the right-of-way (easement)
3. (3) Minimum Right-of-Way Widths
 - a. See discussion related to ownership of the roads and the 25-ft Shared Access Easement
4. (4) Dead End Streets
 - a. Verify with the local Fire District that a turnaround is not required at the end of the 25-ft Shared Access Easement
5. (7) Improvements to Existing Streets
 - a. See comments/requirements in other sections of this document.
6. (8) Street Names
 - a. The existing Grand Avenue and the proposed W. Grand Avenue do not connect. Proposed Lots 16 & 17 will not allow the two to be connected in the future. Verify that the name "W. Grand Avenue" is acceptable to other Departments.



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TTY Oregon Relay Service

Chris Laity, P.E., Director

TILLAMOOK COUNTY PUBLIC WORKS HAS NO OBJECTIONS TO THE LAND DIVISION APPLICATION PROVIDING THE FOLLOWING REQUIREMENTS ARE MET:

1. Final approval of this Land Division Application shall require that all proposed roadways, storm systems and lights shall remain in private ownership and be the sole responsibility of the landowners or an organized HOA.
2. The applicant complies with Tillamook County Public Works requirements for Final Construction Plans. Tillamook County reserves the right to provide additional requirements for construction after reviewing the construction plans when they become available.
3. It is the sole responsibility of the applicant to ensure that they establish and maintain appropriate land use and environmental permits as may be required from all other Federal, State and Local jurisdictions.
4. With these conditions Tillamook County in no way authorizes the use or development of land in contradiction to any Federal, State or Local Law.
5. Tillamook County Public Works reserves the right to review any future changes in parcel boundary or roadway location as may be required to complete any development or building permit applications.
6. Off-Site Improvements:
 - a. Highland Drive is classified as a Local Access Road and has not been accepted into the County system. Subsequently, it is not maintained by Tillamook County Public Works.
 - b. Public Works requires Highland Drive to be paved as part of this project, including drainage improvements as needed. A plan is required to be submitted to Public Works for approval.
 - c. Ordinance 55 allows for the use of an Improvement Agreement and includes the use of Surety Bonds, a Time Certificate of Deposit, and other instruments to ensure adequate funding exists to improve Highland Drive.
 - d. Improvements to Highland Drive may be completed in phases to coincide with the subdivision phasing only with a written agreement with the Tillamook County Public Works' Director.
 - e. It is required that the developer remove roadside vegetation to improve sight distance as identified in the Transportation Impact Study:
 - i. From the intersection of Hwy 131 to the proposed intersection of Highland Drive and Roaring Tide Loop.
 - ii. At the intersection of Highland Drive and Grand Avenue
 - iii. Where Roaring Tide Loop connects to Highland Drive at the north end of the proposed development.
 - iv. It is also required that the developer provide unobstructed vertical clearance of not less than 13-feet 6 inches along Highland Drive and Grand Avenue to comply with the Tillamook County Fire Defense Board Single, Multi-Family and Residential Development Road Access Guidelines Updated in 2020.



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TTY Oregon Relay Service

Chris Laity, P.E., Director

-
- f. Grand Avenue
 - i. Provide a Surety Bond of up to 47% of the total amount of reconstruction costs as identified in Ordinance 55. Costs and scope of work to be determined.
 - 7. The matter of connecting the existing and proposed Grand Avenue is resolved – This may increase the proportionality of funding improvements to Grand Avenue.
 - 8. Other comments/questions/requirements listed in this letter are addressed and accepted by Tillamook County Public Works.

Please feel free to call if you have questions.

Sincerely,

Chris Laity, PE, Director
Tillamook County Public Works

TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held
July 8, 2021- Beginning at 6:30 p.m.

VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse remains closed to the public at this time and public hearings must adhere to State of Oregon public gathering limitations. The hearing can be accessed via teleconference and live video. To access the live video, please visit the Tillamook County homepage the date of the hearing: <https://www.co.tillamook.or.us/> where a link will be provided the evening of the hearing. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.co.tillamook.or.us/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.*

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS:

#851-21-000095-PLNG: A request for preliminary subdivision plat approval of a 58-lot subdivision identified as "Second Addition to Avalon Heights" on a property located within the Unincorporated Community of Oceanside, together with Geologic Hazard Report review request #851-21-000202-PLNG. The subject property is located within the Oceanside Unincorporated Community boundary and accessed via Highland Drive and Grand Avenue, County local access roads, and is designated as Tax Lot 200 of Section 30DC, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

IV. NEW BUSINESS:

#851-21-000205-PLNG: A request for Conditional Use approval for the expansion of an existing office building by constructing a 5,000 square foot addition and connected access way to the existing office building together with the expansion of the existing parking area for the office space within the boundaries of the subject property. Located within the Pacific City/Woods Community Growth Boundary, the subject property is located at 9005 Nestucca Ridge Road, a private road, is part of the Nestucca Ridge Planned Unit Development and is designated as Tax Lot 7300 of Section 19CB, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY

VI. ADMINISTRATIVE DECISIONS:

Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>

VII. HOUSING COMMISSION UPDATE

VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

IX. ADJOURNMENT

The Courthouse is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.

Tillamook County



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

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

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

Land of Cheese, Trees and Ocean Breeze

MEMO

Date: July 1, 2021
To: Tillamook County Planning Commission
From: Melissa Jenck, CFM, Land Use Planner II
Subject: Subdivision Request #851-21-000095-PLNG “Second Addition to Avalon Heights”

Included is testimony received for the above-mentioned Subdivision request, including comments from the Applicant, Netarts-Oceanside Sanitary District, Oceanside Neighborhood Association, Department of State Lands, and others of the general public. This request is to establish a 58-lot subdivision within the Unincorporated Community Boundary of Oceanside. This is the second hearing for the subdivision request. The first hearing took place on Thursday, June 10, 2021, at 6:30pm. The oral and written record was remained open following the first hearing on June 10th.

Chris Laity, Tillamook County Public Works Director, will be joining Staff for the hearing on July 8, 2021, to provide further assessment of the proposal and answer any questions you may have during the hearing process.

Applicant has provided in the written record a revised preliminary plat map. The revisions include adjustments along the proposed ROW to allow for a 100-ft roadway radius and access to proposed lots 5 through 10.

Please do not hesitate to contact me if you have any questions.

Thank You,

A handwritten signature in black ink that reads "Melissa Jenck". The signature is written in a cursive, flowing style.

Melissa Jenck

From: j e state <10state15@gmail.com>
Sent: Tuesday, June 8, 2021 4:07 PM
To: Melissa Jenck
Cc: Robin Garrett-State; translations.ocin@gmail.com; Sarah Absher
Subject: EXTERNAL: Tillamook County Planning Commission Public Hearing 6.10.2021
Attachments: Tillamook Planning Commission Public Hearings 6.2021.docx; response to avalon heights document.docx

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Attached you will find a memo with my written comments for consideration on June 6, 2021 of the Tillamook Planning Commission's Public Hearings "Second Addition to Avalon Heights Subdivision" 851-21-000095-PLNG. Also attached is the original memo of April 13, 2021 that was for the Tillamook Co Dept of Community Development's consideration of Partition 851-21-000034-PLNG.

Thank you in advance for your consideration.

Julie Garrett-State
365 Highland Drive
Oceanside, OR 97134

MEMO

Tillamook County Planning Commission

To: Melissa Jenck, CFM, Land Use Planner
From: Julie Garrett-State
CC: Robin Garrett-State, Ben Nunez
Date: June 8, 2021
Re: Consideration for Public Hearings of Tillamook County Planning Commission: Avalon Heights LLC/Hughes 851-21-000095-PLNG

This memo is my 2nd submission of comments/concerns re: Avalon Heights LLC/Bill Hughes. This serves as further clarification of my concerns for the upcoming Public Hearings of the Tillamook County Planning Commission's consideration into the above noted 851-21-000095-PLNG: Avalon Heights LLC/Hughes. (My initial submission re: 851-21-000034-PLNG: Avalon Heights LLC/Hughes is attached.)

My name is Julie Garrett-State. I am the property owner at 365 Highland Drive, Oceanside, OR 97134. I am a very concerned member of the Tillamook and Oceanside communities.

In addition to the original concerns I submitted, my review of the 5.17.2021 Public Hearing Notice has given rise to additional concerns:

- 1) The current 851-21-000095-PLNG indicates that the "preliminary subdivision plat approval" is for 58 lots. However, in responding to the 4.2.2021 Administrative Review Notice 851-21-000034-PLNG I noted that The Environmental Management Systems, Inc report #18-0005 dated April 12, 2018, indicates that the 21.20-acre lot is being developed for "a 67-lot subdivision". It is difficult to determine if the plan for the 1st of the 3 parcels has changed in scope -or- if that 1st parcel development plan has already received approval and this "58 lots" is for the 2nd parcel. This requires clarification. And my original stated concerns remain as to the overwhelming impact that this development will have on the very small infrastructure currently established in Tillamook, Oceanside and their surrounding communities.

2) The over-reaching purpose (Section 1.020) of the Tillamook Land Use Development Ordinance is as follows (*emphasis mine*):

“...to encourage the orderly development of land in the County; to promote appropriate uses of land; to preserve and stabilize the value of property; to aid in the provision of fire and police protection; to preserve access to adequate light and air; to minimize traffic congestion; to prevent undue concentration of population; to facilitate the provision of community services such as water supply and sewage treatment; to encourage the conservation of non-renewable energy resources and provide for the use of renewable energy resources; to protect and enhance the appearance of the landscape; and in general to protect and promote the public health, safety, convenience and general welfare.”

It is very nearly impossible, to envision how the proposed development of either the 67 lots sub-division &/or the 58 lots sub-divisions can even minimally meet the stated purpose these ordinances.

More specifically:

- how are these sub-division plans promoting the appropriate use of the beautiful panorama land- and seascapes?
- How will the fire and police protections be adequately provided for such an enormous development with the accompanying influx of families in the community? And it goes without saying that all of the other necessary social, medical, educational services, etc. will need to be significantly expanded as well.
- What are the counties' plans to minimize traffic congestion and improve/expand upon the existing roads & highways?
- It would appear that the plan itself runs contrary to the purpose specifically stated, that is to “preventing undue concentration of population”. Indeed, the proposed development plan, in its' entirety, is the antithesis of this point in the stated purpose of the Tillamook County Land Use Ordinance.
- Please see the attached April memo where I noted my concerns regarding the provision of services such as water and sewage.
- What does the developer have planned in order to both conserve non-renewable energy resources and provide the communities with renewable energy resources?
- As noted in my first submission to the Community Development Department, these property parcels have already been completely clear-cut. It seems apparent that there was/has been no consideration given to “protect and enhance the appearance of the landscape”.
- It seems obvious that a thorough and detailed plan should be provided for the property owners and community members to address how this proposal will actually protect and promote the public health, safety, convenience and general welfare. Without such plans, this proposal should not be given further approval for advancement by this Tillamook County Planning Commission.

I would like to reiterate my previous recommendation that, in order to adequately respond to the far-reaching implications of a proposal of this magnitude, it seems critical that a more comprehensive assessment and evaluation be completed. Specifically, those involved in the educational and social services systems must be consulted; in-put must be solicited from personnel in emergency response services, the local hospital and postal services; internet infrastructure and service providers, among others.

I appreciate the opportunity to be recognized and have my concerns heard in this public hearing. I look forward to the Commission's thoughtful decision in this important matter.

memo

To: Carl & Linda Young
From: Julie & Robin Garrett-State
CC: Recipient names
Date: August 24, 2020
Re: Declaration of Conditions & Restrictions – Avalon Heights

On August 3, 2020 I received a text message from you with the subject line: neighborhood CNR's. The text read:

Hello Julie,

As you know the house across the street from me is for sale and it is advertised as a short term rental. We that live here on Highland Drive full-time are in the process of amending our covenants (CNR's) to not allow short Term rentals but will honor long time rentals. Is this agreeable to you? The house across the street from you is vacant and this would protect you in the future.

Linda Young, Jim Young and Larry Holmes.

Linda Young
503-842-8292 home
503-320-0408 mobile

On the same date, I returned your text & informed you that I have never seen the covenants that you were referring to. You replied and let me know that you were "in the process of amending it" and invited me to come to your house to get a copy. I left Oceanside the following day without having gotten a chance to pick the copy up.

I received a document titled "DECLARATION OF CONDITIONS AND RESTRICTIONS – AVALON HEIGHTS" through the USPS on August 21st or 22nd, 2020. This document bares a stamp from Tillamook County indicating that it was recorded in the County of Tillamook, OR. It was signed Dec. 6, 2006 and has been notarized on October 31, 2007 and again on July 25, 2010. We assume this document to be the "covenants (CNR's)" you referred to in your text.

The document we received had 2 handwritten notes in pencil. I am assuming these are to be considered the "amendments" you referred to in your text. There was also a post-it note attached to the 3rd page stating, "no barking dogs that become a noise disturbance".

Robin and I have both taken the time to review this document. As I previously replied in my original text, I have never before seen this document, nor was I aware of its' existence before now. I purchased our house there in Oceanside in 2015. We purchased the empty lot next to us last year. There was no mention made of this document and no reference to its' existence during either of the sales agreements.

Thank you for inviting us to agree with the Declaration of Conditions and Restrictions. We do not understand this to be a legally binding agreement for us. We have decided not to agree to the terms noted within this document, or, to in any way, imply, that we are in agreement to the terms on this document.

Melissa Jenck

From: Dan Mello <dan@nosd.us>
Sent: Thursday, June 10, 2021 8:26 AM
To: Melissa Jenck
Subject: EXTERNAL: RE: Avalon Heights Comments

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good Morning,

The District has the capacity for the proposed development but no sewer design has been submitted to the District for review. The attached sewer drawings in this report are not approved by Netarts-Oceanside Sanitary for construction.

There has been no sewer study to date that reviews the impact to the current sewer lines and pump stations that will be impacted by this development. I do repeat, that the Wastewater Treatment Plant has the capacity to accommodate a development of this size.

If you have any questions please contact me at any time.

Best Regards,

Daniel A. Mello, District Superintendent
Netarts-Oceanside Sanitary District
1755 Cape Meares Loop Rd. W.
Tillamook, Or 97141
Office: (503)842-8231 ext: 4
Cell: (503)812-4093
Fax: (503)842-3759
Email: dan@nosd.us

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Wednesday, June 9, 2021 4:39 PM
To: Yvonne Blaser <vona@nosd.us>; Dan Mello <dan@nosd.us>
Subject: Avalon Heights Comments

Good afternoon,

I just wanted to follow up. At this time, our Department is not in receipt of any comments from Netarts-Oceanside Sanitary District with regards to the Second Addition to Avalon Heights subdivision. Please note, if written comments are to be provided to the Planning Commission at the start of tomorrow's hearing (June 10th at 6:30pm), our office will need to be in receipt by no later than 6:00pm. I would suggest by 5:00pm, so Staff can ensure we can forward and print copies as available for Staff and Commission members.

Thank you,



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2021-0585

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Melissa Jenck	County	Tillamook
Local case file #	County	
851-21-000095-PLNG	Tillamook	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
01S	10W	30	DC	200

Street Address
 Highland Dr
 Address Line 2
 City
 State / Province / Region
 Postal / Zip Code
 Country
 Tillamook

Latitude	Longitude
45.451853	-123.956117

Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property

Your Activity

- An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.

- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information

Additional Comments

A review of the proposed Avalon subdivision indicates an NWI stream, with the potential for wetlands on either bank, runs through many of the properties and may pose a development problem. Additionally, the proposed stormwater attenuation for the subdivision buildout (which was included in a supporting document when this project was reviewed as WN2021-0388) is within the mapped stream channel. A wetland delineation is recommended as the next project development step. A wetland removal-fill permit and mitigation may be required.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WWW/Documents/Removal-FillFees.pdf>

Response Date

6/14/2021

Response by:

Daniel Evans

Response Phone:

503-986-5271

Melissa Jenck

From: Dan Mello <dan@nosd.us>
Sent: Tuesday, June 29, 2021 12:55 PM
To: Melissa Jenck
Cc: JERRY KEENE; Dan Mello
Subject: RE: EXTERNAL: RE: Avalon Heights Comments
Attachments: Bill Hughs Avalon Heights 6-29-2021.pdf; Avalon Hieghts Exhibit A.pdf; NOSD utility map excerpts.pdf

Melissa,

I have attached comments with regards to the Second Addition to Avalon Heights subdivision for the July 8, 2021 Planning meeting.

Thank you,

Daniel A. Mello, District Superintendent
Netarts-Oceanside Sanitary District
1755 Cape Meares Loop Rd. W.
Tillamook, Or 97141
Office: (503)842-8231 ext: 4
Cell: (503)812-4093
Fax: (503)842-3759
Email: dan@nosd.us

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Thursday, June 10, 2021 10:13 AM
To: Dan Mello <dan@nosd.us>
Subject: RE: EXTERNAL: RE: Avalon Heights Comments

Thank you, Dan. The Department will include your comments on the record.

Sincerely,



Melissa Jenck (she/her) | CFM, Land Use Planner II
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

From: Dan Mello <dan@nosd.us>
Sent: Thursday, June 10, 2021 8:26 AM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: EXTERNAL: RE: Avalon Heights Comments

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Good Morning,

The District has the capacity for the proposed development but no sewer design has been submitted to the District for review. The attached sewer drawings in this report are not approved by Netarts-Oceanside Sanitary for construction.

There has been no sewer study to date that reviews the impact to the current sewer lines and pump stations that will be impacted by this development. I do repeat, that the Wastewater Treatment Plant has the capacity to accommodate a development of this size.

If you have any questions please contact me at any time.

Best Regards,

Daniel A. Mello, District Superintendent
Netarts-Oceanside Sanitary District
1755 Cape Meares Loop Rd. W.
Tillamook, Or 97141
Office: (503)842-8231 ext: 4
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Email: dan@nosd.us

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Wednesday, June 9, 2021 4:39 PM
To: Yvonne Blaser <vona@nosd.us>; Dan Mello <dan@nosd.us>
Subject: Avalon Heights Comments

Good afternoon,

I just wanted to follow up. At this time, our Department is not in receipt of any comments from Netarts-Oceanside Sanitary District with regards to the Second Addition to Avalon Heights subdivision. Please note, if written comments are to be provided to the Planning Commission at the start of tomorrow's hearing (June 10th at 6:30pm), our office will need to be in receipt by no later than 6:00pm. I would suggest by 5:00pm, so Staff can ensure we can forward and print copies as available for Staff and Commission members.

Thank you,

NETARTS-OCEANSIDE SANITARY DISTRICT
1755 CAPE MEARES LP. RD. W.
TILLAMOOK, OR. 97141
PHONE (503) 842-8231
FAX (503) 842-3759
TTY Relay Service: (800)-877-8973
www.n-o-s-d.com

June 29, 2021

RE: Bill Hughs/Avalon Heights, LLC

To: Melissa Jenk:

As I stated in my email dated Thursday, June 10, 2021 the District's Wastewater Treatment Plant has the ability to receive the proposed subdivision plan. But the District has had no formal sewer plan submitted for the development.

I have requested that the District's Engineer, Denny Muchmore at Westech Engineering review the plan submitted by Mr. Hugh's for County approval.

I have the District's Engineer's comments attached as Exhibit A. for Planning Review.

Respectfully,

Daniel A. Mello, District Superintendent
Netarts-Oceanside Sanitary
District
1755 Cape Meares Loop Rd. W.
Tillamook, Or 97141
Office: (503)842-8231 ext: 4
Cell: (503)812-4093
Fax: (503)842-3759
Email: dan@nosd.us

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Dan,

Per our discussions, we assume you will forward the information below to the County Planning staff once you have reviewed it and added any additional comments that you may have.

We assume that County Planning staff will include this information in the land use approval record, to ensure that the developer is officially notified of NOSD requirements.

Per your request, we have reviewed the land use application and associated preliminary site & utility drawing submitted for the "2nd Addition to Avalon Heights Subdivision". This property is located at the north end of Netarts (*ie. generally located just south of the boundary between Netarts and Oceanside, at the east edge of the CGB*).

We reviewed the application for conformance with applicable NOSD sewer system requirements in the NOSD Public Works Design Standards (PWDS), including discussion of anticipated impacts to the sewer system. For the most part, our review is limited to sewer infrastructure issues.

We understand that the County Planner will be reviewing the application from a planning/zoning standpoint and preparing the staff report.

We recommend any NOSD approval for the extension of sewers to serve this development be subject to the suggested conditions outlined below.

It is important to be aware that the NOSD PWDS provisions referenced herein are not land use regulations (*similar to Oregon Fire Code – OFC requirements*), and are not intended to have an impact on the decision as to whether to approve or deny the application, but are listed so that the applicant is made aware of some of the design/construction standards which must be addressed during the design & construction phase of the development (*ie. approval or denial should be based on the land use regulations, while conditions regarding specific improvements may reference the PWDS & OFC to clarify the extent of improvements required in order to provide service to or mitigate impacts from the development*).

As such, the County Planning staff or Planning Commission do not have authority to modify any of the NOSD conditions of sewer service outlined below. If there are concerns or questions regarding any of these issues, we assume that these will be coordinated with the NOSD Superintendent as part of the land use approval process. As noted above, these are not based on land use criteria or requirements, but are utility service requirements that apply outside of the land use process. Therefore, these requirements will apply whether or not they are included or referenced by the land use conditions of approval.

Background Information.

The proposed development is generally located in the northeast corner of the Netarts CGB (*Community Growth Boundary*), west of Highland Drive & Grand Avenue (*ie. uphill from the Netarts-Oceanside Highway*).

Excerpts from the NOSD sewer system maps are attached for reference. These maps show the approximate location and layout of the surrounding properties and known sewer utilities.

The proposed site consists of one tax lot (*Taxlot 1S1030DC-00200*). The site currently does not have an assigned address. There are currently no existing structures shown on the property.

It appears that the applicant (*hereinafter called the Developer*) is showing two separate applications on the set of preliminary drawings, as follows.

- 1---Partition application, to create two parcels in the northwest corner of the site, with the remnant parcel being the proposed subdivision.
- 2---Subdivision application, to create 58 lots from the remnant parcel created by the partition application above.

It should be noted that a copy of the partition application was not included in the land use application packet we received, so we made a few assumptions. However, the review comments below treat the partition parcels as part of the larger subdivision, for purposes of sewer service issues & discussions.

Preliminary site, street & utility layout drawings were included with the application.

NOTE REGARDING SUBMITTED APPLICATION DRAWING.

The preliminary drawings (14 sheets) submitted with the land use application have notes indicating that they were prepared by Firwood Design Group. However, since these drawings do not include a stamp or signature by a Oregon licensed professional engineer, these drawings cannot legally be considered to be final design drawings (*by either the County, or by the NOSD or any other local agency or service district*). The NOSD District Superintendent indicated that it appears that there may be some confusion in this regard (*by the developer?*).

State law requires that any final engineering document be stamped and sealed by the engineer in direct responsible charge of the design. Furthermore, state law requires that preliminary drawings prepared by an licensed engineer (*ie. any which are not "final" engineering documents*) must be clearly labeled as "preliminary" or "draft" if they are not stamped and sealed (*ORS 820-025-0015 (1) & (2)*).

Since the drawings provided are not stamped/sealed by a licensed, and are not marked as "preliminary" or "draft", they appear to be in violation of Oregon state engineering statutes (*as administered by OSBEELS*).

SUBMITTED APPLICATION DRAWING DO NOT MEET NOSD STANDARDS FOR SEWER CONSTRUCTION.

Since the submitted drawings do not meet NOSD standards (*as discussed below*), they are simply considered to be preliminary exhibit drawings to illustrate whether or not it is feasible to extend sewer service to serve the subject property.

Prior Land Use Approval for Property.

We are not aware of any previous land use actions affecting this property, which would impact extension of sewer service. We assume this will be verified by the County Planner.

Existing Plats, Easements, etc.

The property does not appear to be part of any existing subdivision or partition plat.

The title report submitted with the application packet indicates that there are four (4) recorded easements on the property, for water pipelines & water system improvements (*the easements are to the benefit of the Oceanside Water District, the Netarts Water District, as well as one to John Aschim & Henry Morris*).

The Existing Conditions (2/14) sheet of the preliminary drawings provided do not show or have callouts corresponding to the existing easements listed in the title report. However, this drawing sheets does show a power easement which is not listed in the title report. This will need to be clarified as part of the final design.

New easements (*to the NOSD*) will be required along all sewer utilities located outside of public right-of-ways, per NOSD standards (*see PWDS 4.15.d*).

SUGGESTED APPROVAL CONDITIONS. We recommend including the following suggested conditions in the land use approval (*marked as "•" BULLETED PARAGRAPHS below*), either directly where applicable, or by including this email by reference.

General Items.

- The development shall fully comply with the sewer requirements of the Netarts-Oceanside Sanitary District (NOSD) and the NOSD Public Works Design Standards (PWDS), as well as information outlined in the District Engineer's 6/23/2021 email to the NOSD District Superintendent Dan Mello, attached as Exhibit A. The applicant/developer is responsible for the construction costs of required public or private infrastructure improvements associated with the development (*both onsite and offsite*).
- After issuance/finalization of the land use approval, the developer and his engineer shall schedule and participate in a pre-design conference with NOSD for the purpose of coordinating any required sewer improvement work, including coordination with any site / grading / street / utility work which is not under the direct jurisdiction of NOSD (*see PWDS 1.9.b for submittal requirements for the predesign conference*). This conference shall occur after the issuance of land use approval (and expiration of any appeal period), but prior to submitting sewer / site / grading / street / utility construction drawings for review by NOSD. Participants shall include NOSD staff and District Engineer, as well as Tillamook County, ODOT, fire district and other public/franchise utility providers as may be applicable. The developer shall provide all information required under PWDS 1.9.b prior to the predesign conference, as well as providing information on how each land use approval condition and each NOSD condition herein will be addressed.
- After the pre-design conference, the applicant shall prepare and submit final sewer, street, grading, storm drainage and water plans conforming to the requirements of the NOSD Public Works Design Standards (PWDS) for review by the NOSD District Engineer and NOSD staff.
- NOSD sewer construction permits for sewer work shall not be issued until after the developer has received final approval of any required engineered sewer, site, street or utility construction drawings per NOSD PWDS requirements (*see PWDS 1.9 & 1.10 for drawing requirements, & PWDS Div 4 for sewer system requirements*), a Developer-District construction agreement has been executed, and a performance security satisfactory to the NOSD has been submitted guaranteeing that all improvements will be completed in accordance with the approved drawings and NOSD Standards within the specified time period (PWDS G.10). The engineered sewer / site / street / utility construction drawings shall be based on a topographic survey showing the location of all property lines, right-of-way lines and existing easements (*including recording references*), and existing utilities. The construction drawings shall show any new easements required by the NOSD

(including recording references), and all required site and utility improvements, addressing site grading, street improvements/repairs, sidewalk & pedestrian plans where applicable, street lights, waterlines, fire hydrants, sanitary sewer, storm drainage, access driveways/fire lanes and parking area layout/dimension plans as applicable, as well as information on how streets and/or sewer can be extended to serve adjacent or upstream undeveloped property if applicable.

Design packages submitted for review by NOSD shall fully comply with the requirements of PWDS 1.9 & 1.10, including but not limited to the following.

- Topographic survey based on NAVD 1988 datum.
 - Horizontal & vertical scales per PWDS 1.10.c.3&4.
 - All applicable details to be included on the drawings.
 - Cover Sheet per PWDS 1.10.d.
 - Overall Drainage, Utility & Street/Site Plan per PWDS 1.10.e.
 - Site & Grading Plans per PWDS 1.10.f.
 - Plan views per PWDS 1.10.g.
 - Profile views per PWDS 1.10.h (*profile views shall be to the same horizontal scale and on the same sheet as the corresponding plan view, PWDS 1.10.h.1.a*).
- Per PWDS 1.9.f, the Developer's engineer shall submit the drawings to all agencies with jurisdiction over the project or property as applicable, and bring any conflicts to the attention of the NOSD District Engineer and District Superintendent. Prior to final District approval of the construction drawings, approvals from other agencies with jurisdiction must also be received where applicable, including but not limited to the DEQ, ODOT, Tillamook County, fire district and water districts wherein each has jurisdiction.
 - An updated title report will need to be submitted for review with the utility plans (*including copies of all referenced recorded documents, unless download links are provided in the title report*). (see PWDS 1.10.b.11).
 - Any required sewer easements shall be approved by the NOSD and recorded by the Developer prior to final approval of the construction drawings by the NOSD, unless otherwise approved by the District Superintendent.
 - Sewer permits for new structures shall not be issued prior to completion of all required sewer & site improvements and conditions of approval (*including submission of maintenance bonds and reproducible as-built drawings*), and written acceptance of new mainline sewers & laterals by the NOSD.

Phasing.

The County staff report indicates that the developer is proposing to construct the project in 3 phases (*see also Sheet 4/14 of the preliminary drawings*).

In order to ensure that the design of NOSD sewer improvements are adequate and can be extended to serve all phases, the general site, grading, street & utility design for the entire development must be completed prior to the construction of Phase 1.

NOSD standards require all improvements to conform with the PWDS requirements, and the PWDS contain specific requirements relating to design of sewers & associated maintenance accesses, streets & utilities in order to ensure that service to future phases or adjacent property is adequately addressed.

We recommend a condition of approval specifically addressing the phasing issue. As noted above, we recommend that the sewer, site, grading, access & utility design for the entire project be required prior to start of construction on Phase 1. The location of the phase boundaries will need to be verified based on the final design and ability of sewer utility service to be provided to adequately serve each phase as it is constructed, as well as providing adequate access to all NOSD sewer facilities.

Any easements required for construction of sewer improvements shown on the approved construction drawings must be granted to the NOSD prior to start of construction on Phase 1 (*including easements offsite or through future phases*).

- The developer shall have the option of constructing the development in a maximum of 3 phases. The sewer, site, grading, access & utility design for the entire project be required to be shown prior to start of construction on Phase 1. The installation of access drives & sewer utilities in each phase shall be sufficient to meet all NOSD standards and to ensure service to and connection into the subsequent phase and to provide service to upstream properties as applicable, and to ensure that maintenance access is provided per NOSD standards, with the District Engineer and NOSD Superintendent determining the appropriate level of improvements required to comply with this condition.

We recommend that the County approval add a condition to define the timeframe within which the construction of each phase must be completed, in relation to the previous phase, to ensure that the timeframe requirements regarding the phased development are known to and understood by the development team and the County & NOSD. Our understanding is that the developer plans to commence construction on Phase 1 as soon as the final design is completed and applicable NOSD & agency approvals can be obtained, and subsequent phases will be constructed over a timeframe which is not clearly defined.

We recommend the following for adoption by the County (*if desired, the timeframes listed below can be modified by the County approval body, but the suggested condition provides a framework for defining the overall timeframe for the project*).

- Except as specifically modified by this land use decision, the developer shall be responsible to obtain site / street / utility construction permits (*and commence substantial construction*) within 18 months of the date that the land use approval is final, or the land use approval will expire unless an extension is granted (*this does not require that all construction to be complete within the 1½ year period*).
- All Phase 1 improvements shall be completed within 3 years of the date that the land use approval is final. Construction of Phase 2 improvements shall commence within 2 years of the date that the Phase 1 construction is completed and approved by the County & NOSD, and the construction of improvements for each subsequent phase shall commence within 2 years of the date of permit issuance for the previous phase, or the land use approval will expire unless an extension is granted.

Site Layout, Grading, Access, etc.

The application drawings include a site layout drawing and preliminary grading contours.

- Any fills within public rights-of-ways, fire lanes or lot fills which will support sewer system improvements shall be compacted and tested to NOSD standards and per the Oregon Structural Specialty Code requirements as applicable (*95% optimum per ASTM D1557 within right-of-ways or along sewer alignments*).

Offsite Improvements. NOSD has been told about potential offsite improvements (*ie. including along Grand Avenue*) which are not shown or included on the preliminary construction drawings. All such offsite improvements which will potentially impact the existing NOSD sewer system must be reviewed and approved by the NOSD prior to start of construction.

- Any offsite improvements which will directly or indirectly impact existing NOSD sewer system improvements shall be reviewed and approved by NOSD prior to start of construction.

Sanitary Sewer.

The application drawings include information on proposed sanitary sewer improvements to serve the development, which seem to demonstrate that sewer service can be provided, although the drawings do not meet NOSD standards for alignment, depth, maintenance access, etc.

- The developer shall submit sanitary sewer drawings conforming to the requirements of the PWDS, including new mainlines at depths conforming with NOSD standards, including being deep enough to provide for gravity sewer service to building envelopes on the low side of streets. Gravity sanitary sewer mainlines and/or service laterals shall be provided to serve all existing, proposed and potential lots within the development or fronting on the new streets.

PWDS 4.17.a.4 includes a summary of the developer's responsibilities relating to evaluation and TV inspection of existing sewer downstream of proposed connection points. For this development, this will include evaluation and TV inspection of the existing sewers between the connection point(s) and the gravity sewers along the Netarts-Oceanside Highway.

- Per PWDS 4.17.a.4, the sewer system design shall include the evaluation and TV inspection of the existing sewers between the connection point(s) and the gravity sewer along the Netarts-Oceanside Highway, including topographic survey & verification that the existing backlot sewers are located within recorded easements meeting current NOSD standards for width and sewer offset. Per PWDS 4.17.a.4.e, "the [sewer system] design shall include provisions to correct any adverse grade conditions, broken/obstructed pipe or other conditions found in the existing sewer which, in the opinion of the District Engineer, may cause sewer backups or significant maintenance issues upon extension of the mainline and connection of additional services. Any corrections of adverse grade conditions shall occur prior to extending the mainline or setting new manholes."
- Per PWDS 4.18.a.3, "sewer service laterals shall not tie into manholes unless approved in writing by the District Superintendent". This requirement applies to both the subdivision lots and the partition parcels. Unless otherwise approved in writing by the NOSD Superintendent during

design, sewer mainlines shall be extended and/or additional manholes set as required to comply with this requirement.

Franchise Utilities.

NOSD 1.9.e requires in part that franchise utility coordination by the developer's engineer is required, to ensure that all such franchise utilities do not conflict with proposed NOSD sewer improvements. All proposed drawings from utility service companies must be provided to the District Superintendent for review to verify that such conflicts do not exist.

- Per PWDS 1.9.e, the developer's engineer shall coordinate with all applicable franchise utility companies, and provide copies of all proposed drawings from utility service companies to the NOSD District Superintendent for review, prior to installation of any such franchise utilities.

If you have any questions or need additional information regarding this review, please contact us to discuss.

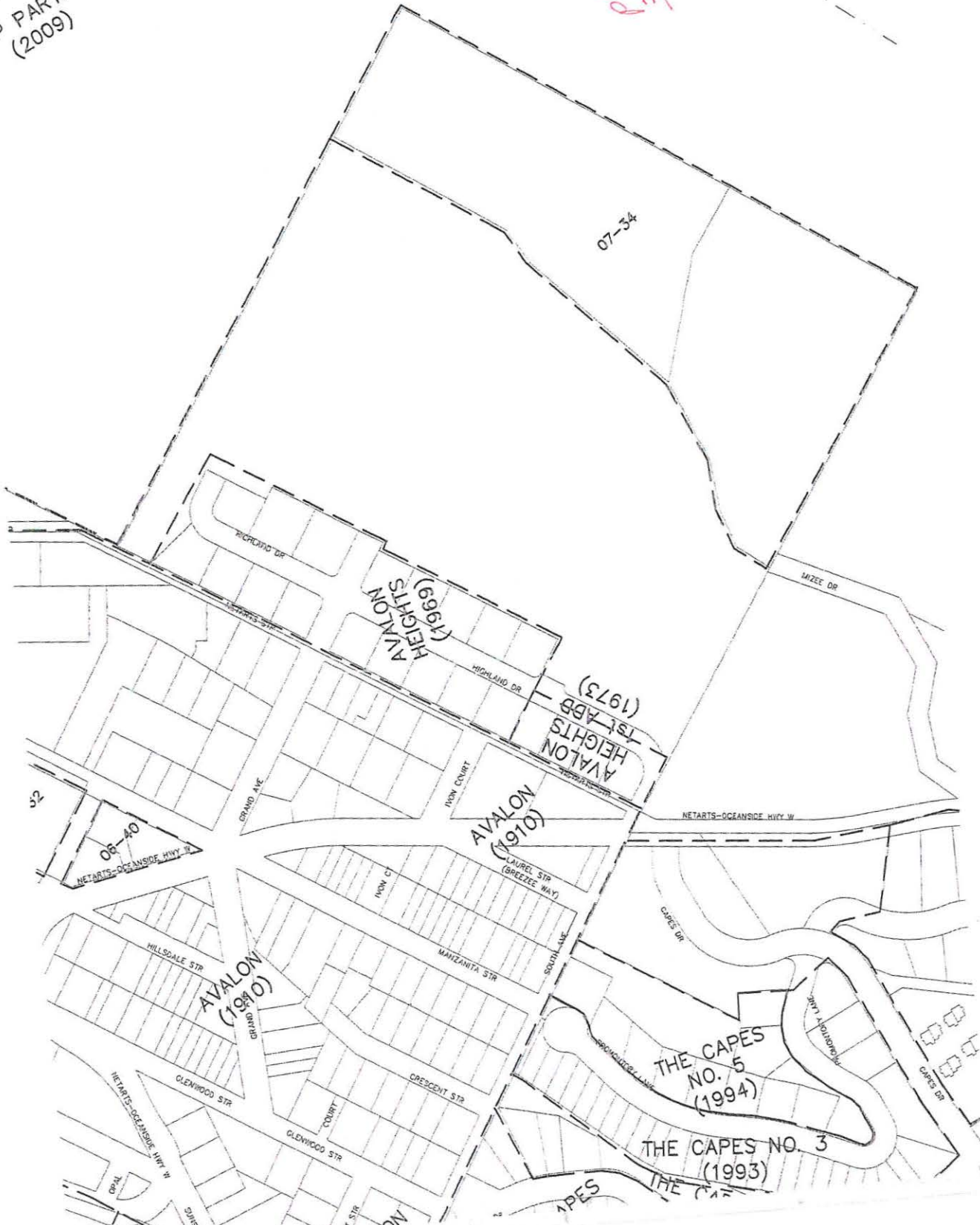
Denny Muchmore, PE (OR, WA)
Westech Engineering, Inc.
3841 Fairview Industrial Drive SE, Suite 100, Salem, OR 97302
503-585-2474 ph 503-585-3986 fax 503-931-8708 cell
[*dmuchmore@westech-eng.com*](mailto:dmuchmore@westech-eng.com)

WTP PARTITION
(2009)

09-12

Handwritten: 07-34

07-34



02

06-40

AVALON HEIGHTS (1969)

AVALON HEIGHTS (1973)

AVALON (1970)

AVALON (1970)

THE CAPES NO. 5 (1994)

THE CAPES NO. 3 (1993)

THE CAPES

NETARTS-OCEANSIDE HWY W

NETARTS-OCEANSIDE HWY W

WAZEE DR

RICHLAND DR

HIGHLAND DR

GRAND AVE

IRON COURT

HILLSOALE STR

MANZANITA STR

GLENWOOD STR

CRESCENT STR

GLENWOOD STR

CAPE DR

CAPE DR

CAPE DR

NETARTS-OCEANSIDE HWY W

ORVAL

DAURSE

11 STR

2W

THE CAPES

SBR 1735

SLUDGE LAGOON

ZONE ADDRESS
(verify)

F

ROS

RR-2

NT-PRD



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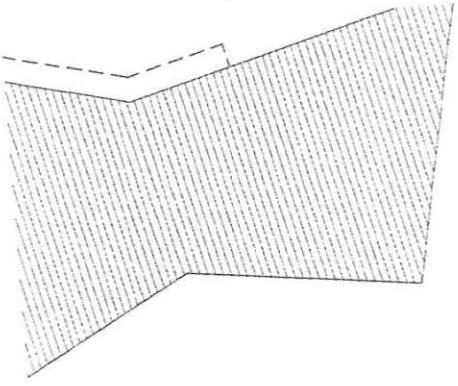
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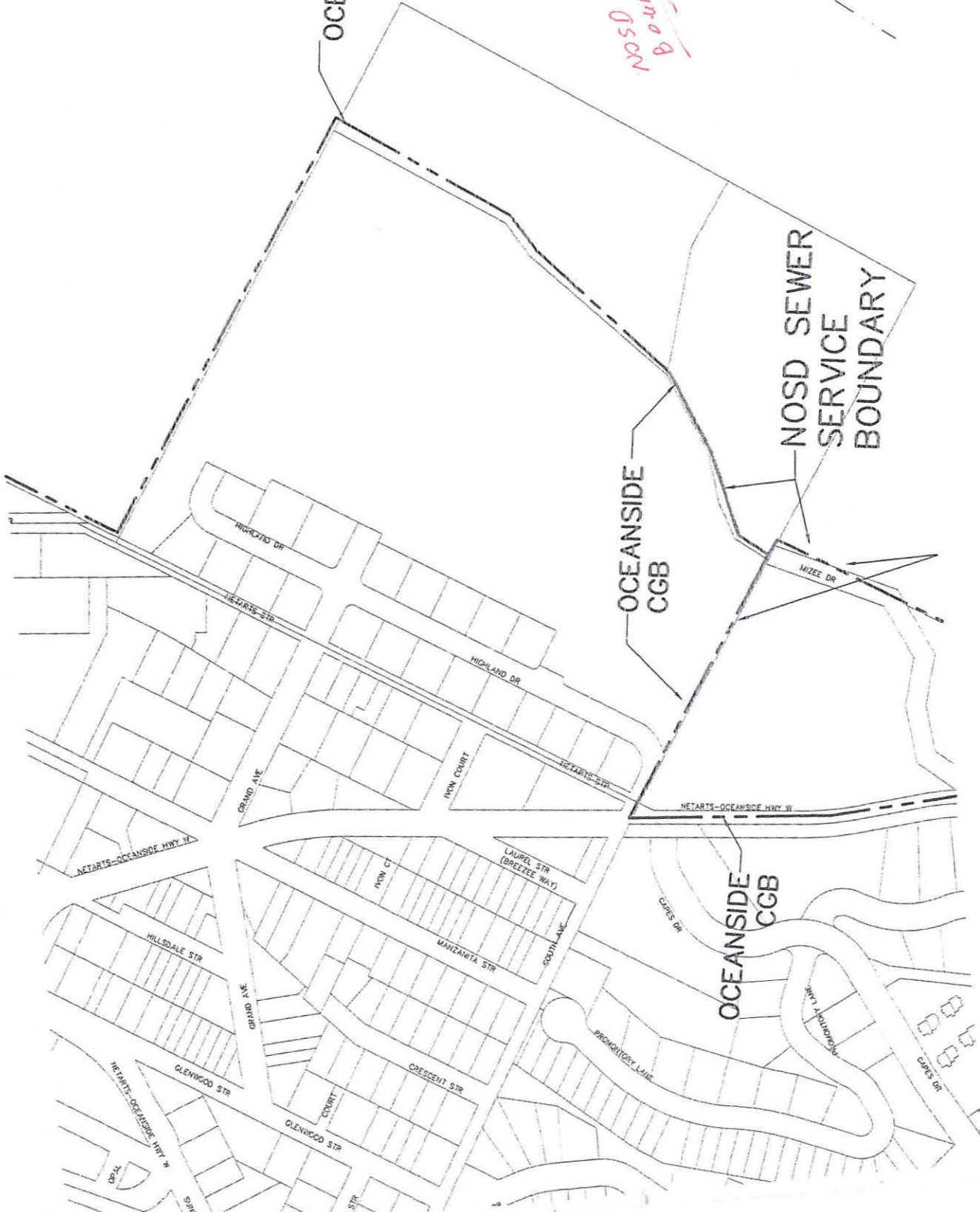
OCEANSIDE CGB

NOSD Boundary

NOSD SEWER SERVICE BOUNDARY

OCEANSIDE CGB

OCEANSIDE CGB



HIGHLAND DR

GRAND AVE

HIGHLAND DR

IRON COURT

NETARTS-OCEANSIDE HWY W

HILLSDALE STR

GRAND AVE

IRON CT

LAUREL STR (BREEZEE WAY)

MAIZANITA STR

SOUTH LAKE

NETARTS-OCEANSIDE HWY W

GLENWOOD STR

GLENWOOD STR

CRESCENT STR

PRIMROSE LANE

PRIMROSE LANE

GRAND AVE

OPAL

SUNSET

IT STR

18

GRAND AVE

PRIMROSE LANE

GRAND AVE

NETARTS-OCEANSIDE HWY W

MIZEE DR

Melissa Jenck

From: Jerry Keene <oceansidefriends@gmail.com>
Sent: Tuesday, June 29, 2021 1:28 PM
To: Sarah Absher; Melissa Jenck
Cc: Chris Laity
Subject: EXTERNAL: Hughes/Avalon Heights Subdivision, No. 851-21-000095
Attachments: 06.18.2021 Hughes-2d Add Avalon Heights.docx; 06.29.2021 Hughes-2d Add Avalon Heights.docx

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Sarah and Melissa -

I have enclosed two letters to be included in the hearing record.

Thank you for your assistance!

Jerry Keene
ONA President



Oceanside Neighborhood Association
www.oceansidefriends.com
oceansidefriends@gmail.com

June 18, 2021
Via Email

Superintendent Dan Mello
Netarts-Oceanside Sanitary District
1755 Cape Meares Loop Rd. W
Tillamook, OR 97141

Re: Hughes/Second Addition Avalon Heights
Subdivision Request No. 851-21-000095-PLNG

Dear Superintendent Mello:

I am writing to solicit additional comment from your office regarding the subdivision application referenced above. The matter is currently before the Tillamook County Planning Commission pending the second of two hearings, and the record is currently open to receive additional comment.

Pursuant to county ordinance Section 70(h), the record must reflect:

“Evidence that any required State and Federal permits, as applicable, have been obtained, *or can reasonably be obtained*, prior to development.”

In addition, Section 70(i) specifies:

“Evidence that improvements or conditions required by the road authority, Tillamook County, **special districts** [including the NOSD] ... have been *or can be met*, including but not limited to: ...

(ii) Subsurface sewage permit(s) *or site evaluation approval(s)* from the appropriate agency [including NOSD].

In its Staff Report of June 3, 2021 (page 6), county development staff recommended approval of the application. In so doing, it cited your January 21, 2021, Service Letter as sufficient to meet these requirements and ordered that all relevant state, local and federal requirements must be met prior to development.



Oceanside Neighborhood Association
February 12, 2018
Page 2

In reviewing both the findings and your Service Letter, I see that you have certified that sewer service is available to the subdivision and NOSD has the capacity to do so. I do not, however, see any indication that you have certified that the relevant improvements, permits or site evaluation approvals “have been obtained or can reasonably be obtained, prior to development.”

In a recent conversation, you expressed reservations that your Service Letter may have been construed too broadly. In particular, you indicated a concern that that the county’s recommendation to approve the application will lead the applicant (Mr. Hughes) May lead him to believe that he has adequately addressed or satisfied concerns you have expressed to him and his engineers in previous interactions.

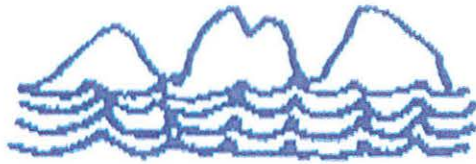
I would appreciate a brief letter from you outlining these concerns so that we can make sure they are part of the record considered by the Planning Commission as they decide whether to accept the Staff Report and its recommendations that the necessary approvals and permits “have been or can reasonably be obtained” prior to development.

Best regards,

Jerry Keene
President



Oceanside Neighborhood Association
February 12, 2018
Page 3



Oceanside Neighborhood Association
www.oceansidefriends.com
oceansidefriends@gmail.com

June 29, 2021
Via Email

Sarah Absher, Director
Melissa Jenck, Planner II
Tillamook County Community Development

Re: Hughes/Second Addition Avalon Heights
Subdivision Request No. 851-21-000095-PLNG
Supplemental Public Comment

Dear Director Absher and Planner Jenck:

Please accept this letter as supplemental public comment on behalf of the Oceanside Neighborhood Association. Incidentally, I am also writing as a newly elected Director of the Netarts-Oceanside Sanitary District (NOSD). Our supplemental comment relates to the following approval criteria:

Pursuant to county ordinance Section 70(h), the record must reflect:

“Evidence that any required State and Federal permits, as applicable, have been obtained, *or can reasonably be obtained*, prior to development.”

In addition, Section 70(i) specifies:

“Evidence that improvements or conditions required by the road authority, Tillamook County, **special districts** [including the NOSD] ... have been *or can be met*, including but not limited to: ...

(ii) Subsurface sewage permit(s) *or site evaluation approval(s)* from the appropriate agency [including NOSD].¹

-
1. These criteria also relate to the inquiry posed in our May 31, 2021, letter submitted for the record, as follows: “*Has the District reviewed the excavation plans for the development and associated roadwork and certified that its existing flow infrastructure will not be damaged or adversely affected?*”



In its Staff Report of June 3, 2021 (page 6), county development staff recommended approval of the application. In so doing, it cited the June 21, 2021, Service Letter from NOSD as sufficient to meet these requirements and generally ordered that all relevant state, local and federal requirements must be met prior to development.

In reviewing both the Staff Report and the NOSD Service Letter, it appears that NOSD certified that sewer service is available to the subdivision and that NOSD has the capacity to provide it. Neither the Service Letter, nor the Staff Report, reflect that NOSD has certified that the relevant improvements, permits or site evaluation approvals “have been obtained or can reasonably be obtained, prior to development.” It follows that there is no evidence in the record to support a Planning Commission finding that this aspect of the Section 70(h) and 70(i) criteria have been satisfied. Without such findings, no approval may be issued.

Subsequent to the January 10, 2012, Planning Commission hearing, I contacted Superintendent Dan Mello for clarification of the Service Letter on this issue. (A copy of my June 18, 2021 correspondence to Superintendent Mello accompanies the e-mail conveying this letter.) He confirmed that the District had not intended to express an opinion on whether the necessary permits or site approvals had been *or reasonably can be obtained* prior to development. In fact, based on the plans submitted to date and pre-application conversations with the Developer’s engineers, NOSD has not and could not yet certify this to be the case. To the contrary, NOSD had expected the Developer would be providing a response to the concerns it had expressed to them in previous, pre-application meetings before proceeding with this application for approval by the Planning Commission. This raised a concern that the Developer might not have appreciated the significance of the concerns expressed or their impact on eventual approval or disapproval of necessary permits after completion of the land use review.

Superintendent Mello thereafter commissioned an engineer to review the application narratives and plans, and to provide a report detailing these concerns. That engineer, Denny Muchmore, PE, of Western Engineering, Inc., did so in e-mail correspondence dated June 23, 2021. We understand that Superintendent Mello will be providing a copy of that correspondence for the record under his own cover letter prior to the July 8, 2021 continued hearing.



A review of Engineer Muchmore's analysis reflects that it expresses a number of important issues yet to be addressed and punctuates them with recommended "Conditions for Approval" to be included in any Planning Commission approval. Some of these concerns might be addressed by a boilerplate Condition of Approval requiring the Developer to comply with all of the "necessary" or "required" review and permit requirements. The number and significance of these concerns, however, warrants further workup and assurances from the Developer before the Planning Commission determines it has sufficient evidence to support the necessary finding that the cited permits and criteria "can reasonably be obtained" or "met" pursuant to Section 70(h) and (i). At the very least, it would be prudent for the Planning Commission to incorporate the June 23, 2021, correspondence and its recommended "Conditions for Approval" by reference in any order approving the project going forward.

Respectfully submitted,

Jerald P. Keene
ONA President
NOSD Director-Elect

Melissa Jenck

From: eh@firwooddesign.com
Sent: Tuesday, June 22, 2021 4:05 PM
To: Melissa Jenck; Sarah Absher; Chris Laity
Cc: Skip Urling; Bill Hughes
Subject: EXTERNAL: Revised Avalon Preliminary Plat
Attachments: AVALON REVISED PRELIM PLAT -6-22-2021.pdf

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Melissa, et al,

Attached please find a revised preliminary plat for the Second Avalon Heights Subdivision. Slight adjustments were made to the lots with curves along the right-of-way to allow for a 100 ft. roadway radius in response to Comments by Chris Laity. We also reconfigured the access to Lots 5-10 to comply with the requirements for a roadway accessing over 12 lots, again in response to Chris' comments.

Since any changes to the preliminary plat need to be approved by the Planning Commission, it is our desire to have the preliminary plat approved at the next planning commission hearing. Please let me know if you need hardcopy prints or have any questions or concerns.

Erik Hoovestol, P.E.



359 E. Historic Columbia River Highway
Troutdale, OR 97060

P:503-668-3737
C:503-706-6557

SECOND ADDITION TO AVALON HEIGHTS SUBDIVISION

LOCATED IN SE 1/4 OF SE 1/4 OF SEC 30 T1S
R10W WILLAMETTE MERIDIAN
UNINCORPORATED TILLAMOOK COUNTY

OWNER:

BILL HUGHES
AVALON HEIGHTS LLC
41901 OLD HIGHWAY 30
ASTORIA, OR 97103
503-741-6708

SURVEYOR:

JACK WHITE, PLS
SAF LAND SERVICES
1725 N ROOSEVELT DRIVE, SUITE B
SEASIDE, OR 97138
503-738-3425

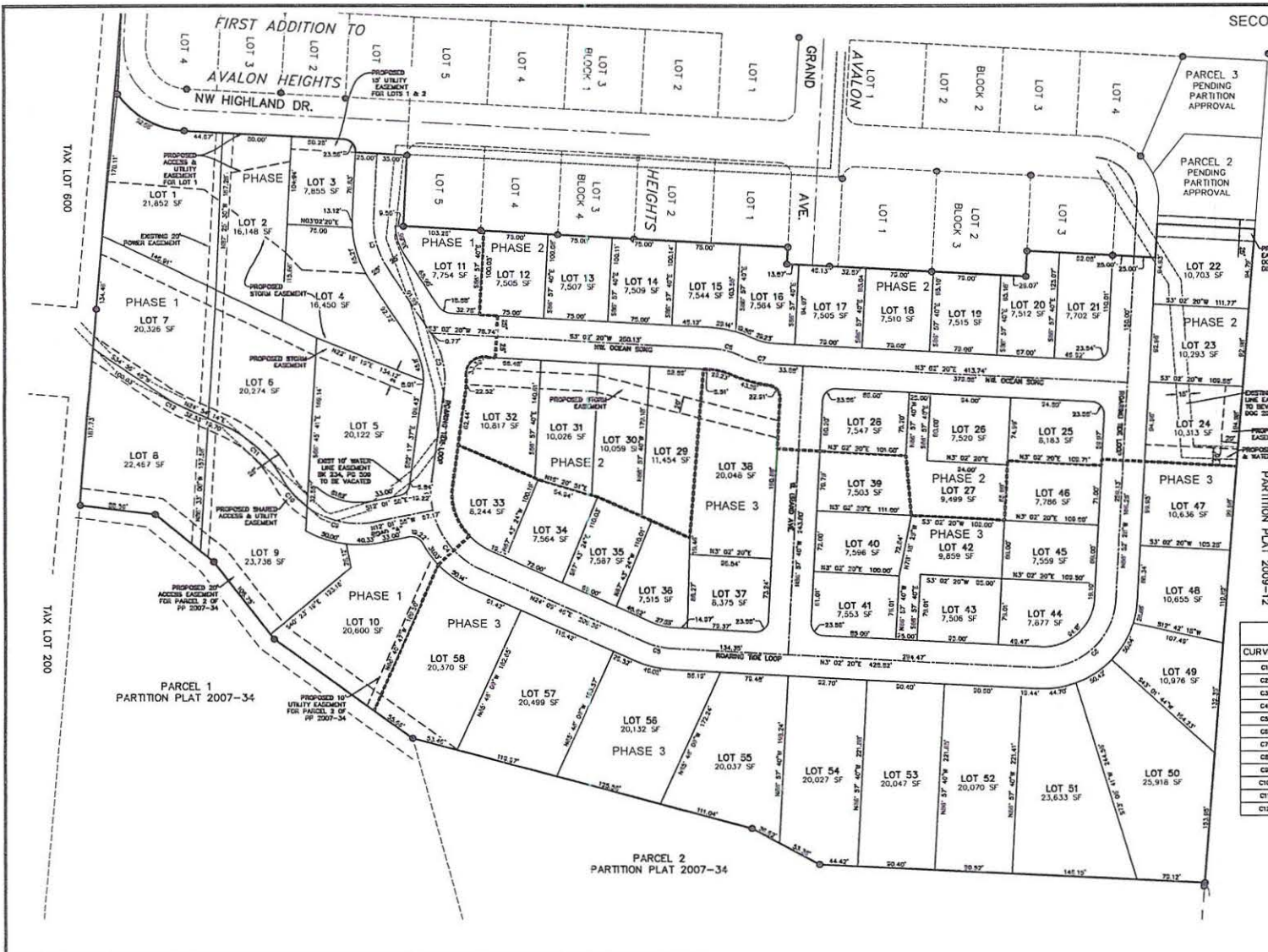
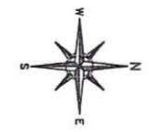
ENGINEER:

ERIK HOOVSTOL, PE
FIRWOOD DESIGN GROUP LLC
359 E. HISTORIC COLUMBIA RIVER DRIVE
TROUTDALE, OREGON 97060
(503) 668-3737

NOTES

- PROJECT ZONING: RESIDENTIAL OCEANSIDE (ROS) (TCLUO 3.310)
GEOLOGIC HAZARD AREA (TCLUO 4.070)
- TCLUO 3.310(4) STANDARDS
(A) MINIMUM LOT SIZE: 7,500 SQ FT WHERE SLOPE AVERAGES LESS THAN 19 PERCENT, 10,000 SQ FT WHERE SLOPE AVERAGES FROM 19 TO 29 PERCENT, 20,000 SQ FT WHERE SLOPE AVERAGES GREATER THAN 29 PERCENT. SEE SHEET 5 FOR ADDITIONAL INFORMATION ON LOT SLOPE.
(B) MINIMUM LOT WIDTH: 60 FT
(C) MINIMUM LOT DEPTH: 75 FT
(D) MINIMUM FRONT YARD SETBACK: 20 FT
(E) MINIMUM SIDE YARD SETBACK: 5 FT
(F) MINIMUM REAR YARD SETBACK: 20 FT
ON SIDE STREET OF A CORNER LOT: 15 FT
ON A CORNER LOT: 5 FT
- SEE SHEET 6 FOR SETBACKS AND CONCEPT BUILDING FOOTPRINTS.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	88.88	100.00	20° 34' 00"	33.85	S70° 04' 20"W	81.84
C2	74.83	100.00	40° 25' 00"	27.83	N77° 24' 40"E	68.20
C3	34.43	100.00	10° 44' 10"	14.43	N87° 20' 13"E	34.20
C4	23.37	100.00	53° 40' 10"	8.91	N51° 30' 00"E	20.40
C5	38.27	100.00	21° 07' 20"	16.27	N13° 30' 03"E	36.65
C6	133.30	83.00	80° 54' 40"	133.30	S47° 55' 04"E	120.12
C7	38.20	100.00	22° 10' 54"	16.80	S14° 12' 17"W	25.73
C8	38.20	100.00	22° 10' 54"	16.80	S14° 12' 17"W	25.73
C9	128.21	100.00	73° 27' 40"	128.21	S84° 47' 54"W	118.01
C10	43.25	100.00	24° 40' 57"	43.25	N45° 02' 13"E	42.82
C11	83.82	150.00	28° 31' 30"	83.82	N43° 09' 36"E	84.01
C12	25.20	150.00	10° 02' 34"	25.20	N39° 33' 31"E	25.20



DATE	NO.	REVISION
6/16/21	1	5/18/21

DRAWN BY	DESIGNED BY	CHECKED BY
SCALE: AS SHOWN	DATE: MAR 22, 2021	
PROJECT NO. E20-036		

FIRWOOD DESIGN GROUP
Reliable Engineering Solutions
259 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

AVALON HEIGHTS LLC - BILL HUGHES
41901 OLD HIGHWAY 30
ASTORIA, OREGON 97103

PRELIMINARY PLAT
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

3
14

**COMMENTS RECEIVED JULY 1 TO JULY 8 -
PROVIDED AT THE JULY 8, 2021 PLANNING
COMMISSION HEARING**



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Chris Laity, P.E., Director

July 1, 2021

TO: Tillamook County Department of Community Development
Melisa Jenk, Senior Planner

FROM: Chris Laity, PE, Director

RE: Second Addition to Avalon Heights Subdivision, LLC / Bill Hughes
T01S, R10W Section 30, Tax Lot #200
Application #851-21-000095

This document replaces the engineering staff report dated June 10, 2021.

Tillamook County Public Works Engineering staff received email notice for the above noted Land Division Application which intends to create up to 58 single-family dwelling units. Following are Public Works staff comments and recommendations.

ENGINEERING STAFF PROVIDES THE FOLLOWING OBSERVATIONS AND COMMENTS:

General Comments:

1. This review is based on the submitted documents and does not imply approval of Final Construction Plans.
2. The design plans do not indicate any improvements to off-site infrastructure to support the development.
3. Highland Drive is identified in various submitted documents as Highland Drive W, NW Highland Dr, and potentially other similar names. All requirements will be on Highland Drive located in the vicinity of subdivision regardless of naming discrepancies.
4. Comments in this document address changes that have occurred since June 10, 2021

Ownership & Responsibilities:

1. The reviewed documents identify right of ways and easements but does not state who the owner will be.
2. Tillamook County does not accept new roads into the system and does not accept new drainage easements as an owner/operator.

Preliminary Stormwater Report dated March 31, 2021:

1. Design parameters identified in the report are acceptable to Public Works.
2. Report on Page 6 under "Additional considerations to be addressed with final design"
 - a. June 8th email from Erik Hoovestol, P.E.; Firwood Design Group states that the construction plan design will reduce the size of the infiltration basin by providing additional upstream infiltration. This is discussed in the Report on Page 6 under "Additional considerations to be addressed with final design"
 - b. Public Works will require that the infiltration basin emergency overflow elevation be listed on the plans and that each lot in proximity to the basin be noted that the finished floor elevation is required to be higher than the emergency overflow elevation as recommended in the report.



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Chris Laity, P.E., Director

Transportation Impact Study dated April 1, 2021:

1. The report is based on 60 single-family housing units and that the development will generate up to 618 additional site trips on a typical weekday. This is conservative as the proposal is for 58 units.
2. The Executive Summary states "Adequate sight distance is available or can be made available (with proper maintenance or removal of roadside vegetation along Highland Drive W), to ensure safe operation for northbound and southbound approaching vehicles at the site access intersection."
3. Table 1: Vicinity Roadway Descriptions
 - a. Highland Drive W is listed with a 20-mph designated speed (statutory).
4. Site Trips
 - a. The listed Residential Rate Reduction of 5% is acceptable based on the assumptions listed. The Study compared data from a Saturday in 2006 and added a linear growth factor to a count taken on Tuesday in June with a COVID adjustment factor and a Seasonal Adjustment Factor to obtain what appears to be a conservative value.
 - b. Trip Distribution estimates that 50% of site trips will travel from OR-131 from the north to the arrive at the subdivision. This results in a conservative estimate of impacts at the intersection of OR-131 and Highland Drive. The Oceanside-Netarts area is consistently seeing a rise in vacation rental business. Currently, there is no restriction, to the best of my knowledge, to constructing vacation rental business or converting homes to vacation rental business. Should this occur, Tillamook County Public Works assumes that more vehicles will travel to Oceanside and back, thus altering the assumptions used in the report or at the minimum, altering the distribution pattern. Consideration to imposing a cap on vacation rental business should be included in the planning review.
 - c. This section states: "While some site trips coming to and from the north could potentially use Grand Avenue to access the proposed subdivision, Grand Avenue has deteriorated due to small creeks of water carving their way throughout the road. Highland Drive W, while an unpaved gravel roadway, is shorter and offers a smoother ride. In addition, the applicant plans to pave Highland Drive W as part of the proposed development. Based on these observed roadway characteristics, it is assumed that all site trips would use Highland Drive W as the main roadway to access the Second Avalon Heights subdivision." The document does not identify impacts when Grand Avenue is improved. After driving Grand Avenue from each direction on different days, it is likely that simply grading the road will alter this assumption.



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Chris Laity, P.E., Director

d. Grand Avenue Impacts

a. Assumptions

- i. Trip Generation for a residential lot is assumed to be 10 trips per day (note that this is less than the 10.83 trips identified in the report). The Transportation Impact Study identifies a distribution of 50% of trips will arrive/depart the subdivision from the north.

b. Existing Conditions.

- i. Public Works estimates that Grand Avenue has 140 vehicle trips per day in its current condition. (14 homes * 10 trips)
- ii. Grading Grand Avenue with no subdivision may see up to 6 existing homes on Highland Drive use Grand Avenue to travel northbound on OR-131. An additional 30 trips (6 homes * 10 trips with 50% traveling on Grand Avenue)
- iii. Total estimated existing trips on Grand Avenue after it is graded = 170

c. Proposed Conditions

- i. Public Works estimates that Lots 21-25 and Lots 44-51 (a total of 13 lots or 22% of the proposed units) will use Grand Avenue to travel north when Grand Avenue is graded.
- ii. Public Works estimates that Grand Avenue may see up to 65 vehicle trips per day (13 lots*10 trips with 50% traveling to Oceanside) that could be generated by the proposed subdivision when it is improved.
- iii. Total estimated new trips on Grand Avenue after it is graded generated by the subdivision = 65

d. Impacts to Grand Avenue

- i. Total trips after Grand Avenue is graded and the subdivision is constructed = 235 trips.
- ii. The development of the subdivision and grading Grand Avenue could increase traffic loading by 38% (65/170).
- iii. Assuming that vacation rental business tenants and/or second homeowners in the aforementioned lots will travel more frequently to Oceanside the impacts will be greater, it is estimated that trips will increase up to 80 trips or 47% (80/170) increase in traffic.



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Tillamook County Land Ordinance Section 150: Development Standards for Land Divisions:

1. (3) Streets, General
 - a. Curbing has been required in other subdivisions in the vicinity.
2. (4) Access
 - a. "Road A" is identified between lots 5, 9 & 10.
3. (5) Storm Drainage Systems
 - a. Refer to comments provided for the Preliminary Stormwater Report provided in this document.

Tillamook County Land Ordinance Section 160: Street Improvements

1. (1) Streets-General
 - a. The basis for design regarding ADT, Design Speed, and Vertical Curves for the different roads shown on the plans dated March 31, 2021 are acceptable and meet the appropriate standards.
 - b. Tillamook County Public Works prefers to connect the existing and proposed Grand Avenue and requests that the local Fire Department and others comment. This will result in additional traffic on Grand Avenue.
2. (2) Roadway Width and Alignment Standards
 - a. The road widths shown in the typical sections meet standards
 - b. All subdivision roads are shown to be paved.
 - c. The horizontal alignments are acceptable.
3. (7) Improvements to Existing Streets
 - a. See comments/requires in other sections of this document.
4. (8) Street Names
 - a. "Road A" will need to be named.

Please feel free to call if you have questions.

Sincerely,

Chris Laity, PE, Director
Tillamook County Public Works

Encl: Conditions of Approval



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Chris Laity, P.E., Director

TILLAMOOK COUNTY PUBLIC WORKS HAS NO OBJECTIONS TO THE LAND DIVISION APPLICATION PROVIDING THE FOLLOWING REQUIREMENTS ARE MET:

1. Final approval of this Land Division Application shall require that all proposed roadways and storm drainage systems shall remain in private ownership and be the sole responsibility of the landowners or a recorded Home-Owners Association
2. The applicant complies with Tillamook County Public Works requirements for Final Construction Plans. Tillamook County reserves the right to provide additional requirements for construction after reviewing the construction plans when they become available. Construction activities are not permitted until the Final Construction Plans have been approved by Tillamook County Public Works and the water & sewer districts.
3. It is the sole responsibility of the applicant to ensure that they establish and maintain appropriate land use and environmental permits as may be required from all other Federal, State and Local jurisdictions.
4. With these conditions Tillamook County in no way authorizes the use or development of land in contradiction to any Federal, State or Local Law.
5. Tillamook County Public Works reserves the right to review any future changes in parcel boundary or roadway location as may be required to complete any development or building permit applications.
6. Off-Site Improvements:
 - a. Highland Drive is classified as a Local Access Road and has not been accepted into the County system. Subsequently, it is not maintained by Tillamook County Public Works.
 - b. Public Works requires Highland Drive to be paved as part of this project, including drainage improvements as needed. Improvements to Highland Drive may be completed in phases to coincide with the subdivision phasing.
 - i. Phase 1: Highland Drive Improvements consisting of paving and storm drainage improvements from the intersection with Highway 131 to the intersection with the proposed Roaring Tides Loop will be completed by the developer prior to County approval of the Final Plat for Phase 1.
 1. The developer shall provide construction plans prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction.
 2. Prior to construction, the developer shall provide the county a bond or similar instrument for the construction costs agreed to by the county and the developer to ensure that the county has the financial resources to construct the improvements should the developer default on his improvements.
 - ii. Phase 2: Highland Drive Improvements consisting of paving and storm drainage improvements for the remainder of Highland Drive, between the north and south ends of the proposed Roaring Tides Loop will be completed by the developer prior to County approval of the Final Plat for Phase 2.
 1. The developer shall provide construction plans prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction.



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2. Prior to construction, the developer shall provide the county a bond or similar instrument for the construction costs agreed to by the county and the developer to ensure that the county has the financial resources to construct the improvements should the developer default on his improvements.
- c. It is required that the developer remove roadside vegetation to improve sight distance as identified in the Transportation Impact Study:
 - i. From the intersection of Hwy 131 to the proposed intersection of Highland Drive and Roaring Tide Loop.
 - ii. At the intersection of Highland Drive and Grand Avenue
 - iii. Where Roaring Tide Loop connects to Highland Drive at the north end of the proposed development.
 - iv. It is also required that the developer provide unobstructed vertical clearance of not less than 13-feet 6 inches along Highland Drive and Grand Avenue to comply with the Tillamook County Fire Defense Board Single, Multi-Family and Residential Development Road Access Guidelines Updated in 2020.
- d. Grand Avenue
 - i. Improvements to Grand Avenue from Highland Drive to Hwy 131 are required to be completed by the developer. The following are to be completed prior to County approval of the Final Plat for Phase 2:
 1. The developer shall provide construction plans of the proposed work prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction. The work shall consist of road surface grading, a three-inch overlay and minor storm drainage improvements limited to ditching and culverts. Work may include costs associated with diverting storm water away from Grand Avenue. A cost estimate will be prepared for an engineer to design the work and an independent contractor to perform the work. All costs are to be determined based on the conditions documented in StreetPix Viewer with photos dated September 29, 2020. <http://tillamook.streetpixweb.com/>
 2. The developer shall provide the county a bond or similar instrument for a minimum of 47% of the construction costs described above and agreed to by the county and the developer to ensure that the county has the financial resources to construct the improvements should the developer default on his improvements. The bonding amount can be reduced based on work done in advance of the Final Plat for Phase 2.
 3. All work done on Grand Avenue requires a permit from Public Works in advance of construction.
7. "Road A" will need to be named.
8. Other comments/questions/requirements listed in this letter are addressed and accepted by Tillamook County Public Works.

Melissa Jenck

From: EVANS Daniel * DSL <Daniel.Evans@dsl.state.or.us>
Sent: Wednesday, July 7, 2021 5:08 PM
To: eh@firwooddesign.com
Cc: Melissa Jenck; Skip Urling; Bill Hughes; DEBLASI Michael * DSL
Subject: EXTERNAL: RE: WN2021-0585 Avalon Heights Wetland Land Use Notice

Importance: High

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Thanks for forwarding this Erik. I've added Mike's email from April 2019 to this WLUN file and will add my correspondence as well. No further DSL review required and the recommendation for a delineation is withdrawn.

Regards,

Daniel Evans, PWS

Jurisdictional Coordinator

Columbia, Clatsop, Marion, Polk, Tillamook, Yamhill,

Gilliam, Grant, Jefferson, Morrow, Sherman, Wasco & Wheeler Counties

[Oregon Department of State Lands](#)

Desk: 503-986-5271 | Cell: 503-428-8188 | Fax: 503-378-4844

From: eh@firwooddesign.com <eh@firwooddesign.com>
Sent: Wednesday, July 7, 2021 11:42 AM
To: EVANS Daniel * DSL <Daniel.Evans@dsl.state.or.us>
Cc: 'Melissa Jenck' <mjenck@co.tillamook.or.us>; Skip Urling <skip@urlingplanning.com>; Bill Hughes <bchexc@gmail.com>
Subject: WN2021-0585 Avalon Heights Wetland Land Use Notice

Daniel,

We are in receipt of the Wetland Land Use Notice Response dated 6/14/2021 you provided for the Second Avalon Heights Subdivision (WN2021-0585, Locale case file 851-21-000095-PLNG). I understand your evaluation is preliminary and based on available information without a site visit. Attached is an email to Tillamook County regarding the same site by Michael Deblasi with the DSL who conducted a site visit in April of 2019 and verified there were no wetlands on the site. We had included this email in our land use submittal package we submitted to the County in early March. The site is underlain with porous paleo-sand dunes and there are no streams.

We hope you will provide clarification so that the County or DSL does not impose additional and unnecessary project requirements such as needing to provide a qualified wetland consultant report to DSL or providing a wetland delineation with DSL concurrence.

The next (and hopefully final) planning commission hearing is tomorrow night at 6:30 (Thursday 7/8/2021) so a timely response would be appreciated, if possible, to clarify this.

Thank you.

Erik Hoovestol, P.E.



359 E. Historic Columbia River Highway
Troutdale, OR 97060

P:503-668-3737
C:503-706-6557

From: Melissa Jenck
Sent: Wednesday, April 10, 2019 2:08 PM
To: DEBLASI Michael; 'mark@meadeng.com'; 'bchexc@gmail.com'
Cc: Sarah Absher
Subject: RE: Avalon Heights 2nd Addition

Michael,

Thank you for the update!

Melissa Jenck

From: DEBLASI Michael <michael.deblasi@state.or.us>
Sent: Wednesday, April 10, 2019 1:44 PM
To: 'mark@meadeng.com' <mark@meadeng.com>; 'bchexc@gmail.com' <bchexc@gmail.com>; Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: Avalon Heights 2nd Addition

Melissa,

I visited the site on April 5th to determine if there were any jurisdictional Waters of the State. During my inspection of the site, I did not determine any portion of the waterway or adjacent lands to be jurisdictional to the Department of State Lands. The waterway is ephemeral and no wetlands were observed where the project impacts are proposed to occur.

Michael De Blasi
Aquatic Resources Coordinator
Marion, Polk, Tillamook & Yamhill Counties

Oregon Department of State Lands
775 Summer St NE, Suite 100
Salem, Ore 97303
503.986.5226
<http://www.oregon.gov/DSL/Pages/index.aspx>

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