Coos County Planning Department
Conditional Use Application

RECEIVED
FEB 19 2013

Please place a check mark on the appropriate type of review that has been requested.

- [ ] Administrative Conditional Use  - [X] Hearings Body Conditional Use
- [ ] Site Plan Review  - [ ] Variance

An incomplete application will not be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed.

A. Applicant:

Name:  Bay Point LLC - c/o Adam Beck  Telephone: 503-267-0353
Address:  PMB110-5331 SW Macadam Ave Suite 258
City: Portland  State: OR  Zip Code: 97239

B. Owner:

Name:  Bay Point LLC - c/o Adam Beck  Telephone: 503-267-0353
Address:  PMB110-5331 SW Macadam Ave Suite 258
City: Portland  State: OR  Zip Code: 97239

C. As applicant, I am (check one): Please provide documentation.

- [X] The owner of the property (shown on deed of record);
- [ ] The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
- [ ] A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
- [ ] The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 25  Range 13  Section 30  Tax Lot 100
Tax Account 100  Lot Size 124 ac  Zoning District 56-UW

Updated 11/01
E. Required Information (please check off as you complete)

- 1. Existing Use: Vacant
- 2. Site Address: 92443 Cape Arago Hwy, Coos Bay OR 97420
- 3. Access Road: Old Mill Rd & Cape Arago Hwy
- 4. Is the Property on Farm/Forest Tax Deferral: No
- 5. Current Land Use (timber, farming, residential, etc.): vacant
- 6. Major Topography Features (streams, ditches, slopes, etc.): see attached maps
- 7. Letter from Natural Resource Conservation Service (for Forest/Farm dwellings only).
- 8. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
- 9. Identify any homes or development that exists on properties identified in #8.
- 10. A copy of the current deed of record.
- 11. Covenants or deed restrictions on the property, if unknown contact title company.
- 12. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½” x 11” paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)

F. Proposed use and Justification

Please attach an explanation of the requested proposed use and findings (or reasons) regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

Please note staff has identified the applicable criteria based on the information received from the applicant.

Applicable Criteria: See attached application narrative

G. Authorization:
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action

Updated 11/01
authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are response to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bare the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

[Signatures]

Applicant(s) Original Signature

Applicant(s) Original Signature

Date 1/5/13
NARRATIVE FOR
Hearings Body Conditional Use Approval

To
Coos County

FOR

Bay Point
RV Park

APPLICANT:

Bay Point LLC
5331 SW Macadam Ave #258 PMB 110
Portland, OR 97210-5599

Contact:  Adam Beck
503.267.0353
abeck@pathconst.com
Bay Point RV Park
APPLICATION NARRATIVE
A SUBMITTAL FOR A RECREATIONAL VEHICLE PARK
IN COOS COUNTY, OREGON

CONTACT INFORMATION:

APPLICANT:
Bay Point LLC
5331 SW Macadam Ave #258 PMB 110
Portland, OR 97210-5599
Contact: Adam Beck
503.267.0353
abeck@pathconst.com

GENERAL PROPERTY INFORMATION:
Request: Development of High-Intensity Recreational Facility
Property: Assessor’s Map T.25, R.13, S.30, Tax Lot 100
Location: 92443 Cape Arago Hwy, Coos Bay, OR 97420
Located west of the City of Coos Bay off Cape Arago Highway on the east coast of Coos Bay at Sitka Dock.
Zoning: Coos Bay Estuary Management Plan (CBEMP) Units 56UW-Urban Water-Dependent (56-UW), 55-Urban Development (55UD), 55 A-Conservation Aquatic (55-CA), 55B-Natural Aquatic (55B-NA), 56-Development Aquatic (56-DA), 57-Conservation Shore lands (57-CS), and 57-Natural Aquatic (57-NA).
Description of Proposal

The Bay Point RV Park proposes to construct approximately 231 recreational vehicle parking spaces, a club house and other amenities to support a premier RV destination resort on Coos Bay. The Bay Point RV Park will provide an opportunity for visitors to enjoy the natural recreational features of the Bay as well as all of the shopping, restaurants and attractions that the nearby towns of Charleston, Empire and Coos Bay have to offer.

The subject site maintains frontage on Cape Arago Highway and backs up to Coos Bay. The main point of access for this development will continue to be Cape Arago Highway. A new access road with turn lanes will be constructed across from the intersection of Kellogg Street near the location of the existing site entrance. Private internal roads and pedestrian trails will provide access to the individual recreational vehicle sites, open space parks and the community clubhouse. The development has been planned in accordance with State and Federal environmental regulations in an effort to preserve and protect the natural features of the site. The proposed development will be served by a private water and sewer system that with connect to the existing public utilities under Cape Arago Highway.

As provided in the Coos County Development Code, the design of the RV Park meets the requirements in OAR 918-650-000 through OAR 918-650-085. An application for review under these design standards was submitted to the State of Oregon Recreational Parks Department and has been recommended for approval.

The Coos County Development Code requires a hearing body conditional use review for new RV Parks. The proposed new RV Park will be located in the 56-UW portion of the site. New RV Parks are classified as a high-intensity recreational development, which is a permitted use in the 56-UW zone. Because the RV Park is a permitted use in the 56-UW zone, it complies with the requirements of the parent zoning district.
General Conditions Approval Criteria:

1. All permitted uses shall be consistent with the respective flood regulations of local governments as required in policy #27.

   RESPONSE: The flood plain regulations required by policy #27 have been addressed and approved by Coos County planning department under file #FP-12-08.

2. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

   RESPONSE: The proposed area identified for the development is located on an older stabilized dune, therefore Policy #30 does not apply.

3. All uses shall be consistent with Policy #16, regarding areas “suitable for water-dependent uses.”

   RESPONSE: Policy #16 does not apply because this project is not proposing any development, activity, or use within the area designated as “Especially Suited for Water Dependent uses (ESWD).”

4. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 & #18.

   RESPONSE: Policy #17 requires protection of major marshes and significant wildlife habitat, coastal headlands, and exceptional aesthetic resources as identified on the Shore land Values Inventory Map. This policy requires notice to ODFW to ensure there are no concerns regarding goal 5b or 5c sites. ODFW staff have reviewed the project and provided comments. Policy #18 requires the local government to provide protection to historical, cultural and archaeological sites. This site was historically part of the bay and underwater. Fill was brought in to construct the mill and dock several decades ago. There is little if any archaeological significance to the site.

5. In rural areas (outside UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.

   RESPONSE: Policies #49, #50 and #51 do not apply to this development because the property is in an urban rather than a rural designation.
Applicable Code Sections:

Urban Water-Dependant Zone: 56-UW

4.5.310 Management Objective: This shore land district shall be managed so as to insure that the unique qualities of the district closest to deep water access for water-dependent uses are protected and utilized for such development. However, non-water-dependent uses may be allowed as per Policy #16a. Water-related and non-water-dependent/non-water-related uses shall be appropriate for portions of the district not "suitable for water-dependent uses". (see Inventory Map: "Goal #16/Goal #17 Development Priority Areas")

RESPONSE: The proposed development is located outside the area designated as Especially Suited for Water Dependent uses (ESWD). This ESWD area identified on the Inventory Map will be preserved for future water dependent development consistent with Goals #16 and #17.

4.5.311 Uses, Activities and Special Conditions: Table 56-UW sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 56-UW also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

11. Recreational Facilities
   (b) High-intensity P-G

RESPONSE: The proposed development is located within the 56-UW zone. The RV Park is classified as a High-Intensity Recreational Facility. High-Intensity Recreational Facilities are a use permitted outright in the 56-UW zone.
Recreational Vehicular Park and Campground

9.2.050  Recreational Vehicular Park and Campground Review: Notwithstanding any other Ordinance Provision, Recreational Vehicular Parks and Campgrounds shall be subject to requirements set-forth in Oregon Administrative Rule (OAR) 918-650-0000 through 918-650-0085. These standards shall apply in-lieu of the parent zoning district.

An application for a Recreational Vehicular Park and Campground shall be reviewed as a Hearings Body conditional use and shall include the submittal of a preliminary site plan drawn as specified by OAR Division 650.

RESPONSE:  The proposed development has submitted for review and approval through the State park development permit process. The RV Park has been reviewed for compliance with the applicable State RV Park Standards. Final approval of the State RV park permit is dependent on approval by Coos County of this application.

Additional Requirements Identified by Planning Staff:

1. Coordination with Department of State Lands (DSL), Bob Lobdell regarding the mitigation plan and modification of the existing permit.

RESPONSE:  We have worked with DSL and Bob Lobdell to update our application for the RV Park and reissue new permits for our site. A copy of the approved permit from DSL has been included with this application.

2. Jeff Waddington, Oregon Department of Transportation (ODOT) stated that a left turn lane is not required; however, they will require a right turn lane.

RESPONSE:  We have worked with Jeff Waddington and ODOT to design a new road connection from our site to Cape Arago Hwy. A turn lane is no longer required but they did ask that we line up a new driveway connection to Cape Arago Hwy with the intersection of Kellogg Street. After several months of coordination with ODOT engineers we have agreed on a design
and the formal application for the connection to the State Highway is currently waiting for approval from ODOT. A copy of an approval letter from ODOT has been included with this application.

3. The Coos County Road Department commented that compliance with Chapter 7 Road and Street Standards and Chapter 10 Parking Standards is required. A Stormwater Plan may be necessary.  

**RESPONSE:** The RV Park is going to be private driveways and parking areas. There are no proposed public roads. A stormwater plan was required by the State DEQ as part of our 1200-C permit. The stormwater plan has been approved and the DEQ permit has been included with this application.

4. Coordination with the Army Corps of Engineers, Anita Andazola with regard to the existing permit and the potential need for a new permit.  

**RESPONSE:** We worked with the Army Corps of Engineers to update our application for the RV Park and reissue new permits for our site. A copy of the approved permit from Army Corps of Engineers has been included with this application.

5. Obtain the necessary permits from the Charleston Sanitary District with regard to the existing main line and the proposed lines within the development.  

**RESPONSE:** The sewer design for the RV Park no longer requires extending public sewer main lines within the development. We have worked with the Charleston Sanitary District and the State DEQ office to design a private sewer system that will be metered at the connection to the main sewer line along our project frontage. The sewer design has been reviewed and approved as part of our application to the State RV Park planning department for compliance with OAR 918-650. A copy of the review letter from Charleston Sanitary District has been included with this application.
6. To avoid additional review the Recreational Vehicle (RV) sites within the Water Dependant Area will need to be removed. These sites were identified in Order No. 06-05-055PL.

   RESPONSE: Per a previous LUBA land use decision, a portion of the site is required to have a water dependant use. This Water Dependant Area is in the northwest corner of the site and has been set aside for future development that will comply with the specific Water Dependant requirements. All RV sites have been removed from the Water Dependant Area.

7. A revised map will need to be provided to Staff to show the configuration agreed upon at the August 10, 2010, pre-application meeting.

   RESPONSE: The updated site plan has been included with this application.

8. A new floodplain application must be submitted and reviewed prior to issuance of any zoning clearance or proof that the development will be located outside of the floodplain area.

   RESPONSE: An Elevation Certificate has been completed for this site. The flood plain regulations have been addressed and approved by Coos County planning department under file #FP-12-08. The site has been designed so that the top of the bottom floor of both the check in office and club house will be above the flood elevation. A floodplain application will be submitted prior to submittal of building permits for the offices onsite. A copy of the Elevation Certificate has been included with this application.
CONCLUSION:

The attached application materials include a site plan, copies of relevant permits, and this narrative. These materials demonstrate the proposed development's compliance with all applicable requirements of Coos County. Conditions of Approval are warranted for the construction of improvements within and adjacent to the subject site. Approval of the Bay Point RV Park will allow the parcel owner to develop this site under the applicable standards set forth by the Coos County Community Development Code. The materials provided in this application serve as evidence that the proposed development complies with all applicable standards. Approval of the proposed Bay Point RV Park Application is respectfully requested from Coos County.
Table of Contents:

<table>
<thead>
<tr>
<th>Permit/Document</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>DSL Permit</td>
<td>A</td>
</tr>
<tr>
<td>ODOT Approval Letter</td>
<td>B</td>
</tr>
<tr>
<td>DEQ Stormwater 1200-C Permit</td>
<td>C</td>
</tr>
<tr>
<td>Army Corps of Engineers Permit</td>
<td>D</td>
</tr>
<tr>
<td>Charleston Sewer District Review Letter</td>
<td>E</td>
</tr>
<tr>
<td>Flood Elevation Certificate</td>
<td>F</td>
</tr>
<tr>
<td>RV Park Site Plan Maps</td>
<td>G</td>
</tr>
</tbody>
</table>
BAY POINT LLC

IS AUTHORIZED IN ACCORDANCE WITH ORS 196.800 TO 196.990 TO PERFORM THE OPERATIONS DESCRIBED IN THE ATTACHED COPY OF THE APPLICATION, SUBJECT TO THE SPECIAL CONDITIONS LISTED ON ATTACHMENT A AND TO THE FOLLOWING GENERAL CONDITIONS:

1. This permit does not authorize trespass on the lands of others. The permit holder shall obtain all necessary access permits or rights-of-way before entering lands owned by another.

2. This permit does not authorize any work that is not in compliance with local zoning or other local, state, or federal regulation pertaining to the operations authorized by this permit. The permit holder is responsible for obtaining the necessary approvals and permits before proceeding under this permit.

3. All work done under this permit must comply with Oregon Administrative Rules, Chapter 340; Standards of Quality for Public Waters of Oregon. Specific water quality provisions for this project are set forth on Attachment A.

4. Violations of the terms and conditions of this permit are subject to administrative and/or legal action, which may result in revocation of the permit or damages. The permit holder is responsible for the activities of all contractors or other operators involved in work done at the site or under this permit.

5. Employees of the Department of State Lands and all duly authorized representatives of the Director shall be permitted access to the project area at all reasonable times for the purpose of inspecting work performed under this permit.

6. Any permit holder who objects to the conditions of this permit may request a hearing from the Director, in writing, within twenty-one (21) calendar days of the date this permit was issued.

7. In issuing this permit, the Department of State Lands makes no representation regarding the quality or adequacy of the permitted project design, materials, construction, or maintenance, except to approve the project’s design and materials, as set forth in the permit application, as satisfying the resource protection, scenic, safety, recreation, and public access requirements of ORS Chapters 196, 390, and related administrative rules.

8. Permittee shall defend and hold harmless the State of Oregon, and its officers, agents, and employees from any claim, suit, or action for property damage or personal injury or death arising out of the design, material, construction, or maintenance of the permitted improvements.

9. Authorization from the U.S. Army Corps of Engineers may also be required.

NOTICE: If removal is from state-owned submerged and submersible land, the applicant must comply with leasing and royalty provisions of ORS 274.530. If the project involves creation of new lands by filling on state-owned submerged or submersible lands, you must comply with ORS 274.905 to 274.940. This permit does not relieve the permittee of an obligation to secure appropriate leases from the Department of State Lands, to conduct activities on state-owned submerged or submersible lands. Failure to comply with these requirements may result in civil or criminal liability. For more information about these requirements, please contact the Department of State Lands, 503-986-5200.

Eric D. Metz, Southern Region Manager
Wetlands & Waterways Conservation Div
Oregon Department of State Lands

Authorized Signature: [Signature]

Date Issued: October 3, 2012
ATTACHMENT A

Permittee: Bay Point LLC

Special Conditions for Removal/Fill Permit No. 33038-FP

PLEASE READ AND BECOME FAMILIAR WITH CONDITIONS OF YOUR PERMIT

This project may be site inspected by the Department of State Lands as part of our monitoring program. The Department has the right to stop or modify the project at any time if you are not in compliance with these conditions. A copy of this permit shall be available at the work site whenever authorized operations are being conducted.

1. This permit authorizes the placement of up to 13,000 cubic yards of fill in wetlands in T 25S, R 13W, Section 30, Tax Lot 100 in Coos County, as outlined in the attached permit application, map and drawings, dated October 2011.

   This permit also authorizes removal and fill activities necessary to complete the required compensatory mitigation.

2. The original tramway and dock structure consisted of a total of 1,065 pilings. The application states that roughly 50% of the pilings will be removed and replaced with steel pilings as necessary with a vibratory hammer. This authorization allows a total of 1,065 pilings (existing wood and replaced steel pile) for repair and rebuild of the original tramway and dock structure and an additional 7 new steel pilings for a log boom structure. Fill or removal activities for piling removal and placement shall be conducted between October 1 and February 15.

3. TURBIDITY/EROSION CONTROLS. The authorized work shall not cause turbidity of affected waters to exceed 10% over natural background turbidity 100 feet downstream of the fill point. For projects proposed in areas with no discernible gradient break (gradient of 2% or less), monitoring shall take place at 4 hour intervals and the turbidity standard may be exceeded for a maximum of one monitoring intervals per 24 hour work period provided all practicable control measures have been implemented. This turbidity standard exceedance interval applies only to coastal lowlands and floodplains, valley bottoms and other low-lying and/or relatively flat land.

   For projects in all other areas, the turbidity standard can be exceeded for a maximum of 2 hours (limited duration) provided all practicable erosion control measures have been implemented. These projects may also be subject to additional reporting requirements.

   Turbidity shall be monitored during active in-water work periods. Monitoring points shall be at an undisturbed site (representative background) 100 feet upstream from the turbidity causing activity (i.e., fill or discharge point), 100 feet downstream from the fill point, and at the point of fill. A turbidimeter is recommended, however, visual gauging is acceptable. Turbidity that is visible over background is considered an exceedance of the standard.

   The following erosion control measures (and others as appropriate) shall be observed:
a. Filter bags, sediment fences, sediment traps or catch basins, leave strips or berms, or other measures shall be used sufficient to prevent movement of soil from uplands into waterways or wetlands.

b. To prevent erosion, use of compost berms, impervious materials or other equally effective methods shall be used to protect soil stockpiled during rain events or when the stockpile site is not moved or reshaped for more than 48 hours.

c. Erosion control measures shall be inspected and maintained daily, or more frequently as necessary, to ensure their continued effectiveness and shall remain in place until all exposed soil is stabilized.

d. Unless part of the authorized permanent fill, all construction access points through, and staging areas in, riparian or wetland areas shall use removable pads or mats to prevent soil compaction. However, in some wetland areas under dry summer conditions, this requirement may be waived upon approval by DSL. At project completion, disturbed areas with soil exposed by construction activities shall be stabilized by mulching and native vegetative plantings/seeding. Sterile grass may be used instead of native vegetation for temporary sediment control. If soils are to remain exposed more than seven days after completion of the permitted work, they shall be covered with erosion control pads, mats or similar erosion control devices until vegetative stabilization is installed.

e. Where vegetative erosion control is being done on cut slopes steeper than 1H:2V, a tackified seed mulch shall be used so the seed does not wash away before germination and rooting.

f. Dredged or other excavated material shall be placed on upland areas having stable slopes and shall be prevented from eroding back into waterways or wetlands.

4. Erosion control measures shall be maintained as necessary to ensure their continued effectiveness, until soils become stabilized. All erosion control structures shall be removed when project is complete and soils are stabilized and vegetated.

5. HAZARDOUS, TOXIC AND WASTE MATERIALS. Petroleum products, chemicals, fresh cement sandblasted material and chipped paint or other deleterious waste materials shall not be allowed to enter waters of the state. No wood treated with leachable preservatives shall be placed in the waterway. Machinery refueling is to occur off-site or in a confined designated area to prevent spillage into waters of the state. Project-related spills into water of the state or onto land with a potential to enter waters of the state shall be reported to the Oregon Emergency Response System (OERS) at 1-800-452-0311.

6. All exposed soils shall be stabilized during and after construction in order to prevent erosion and sedimentation.

7. If any archaeological resources and/or artifacts are uncovered during excavation, all construction activity shall immediately cease. The State Historic Preservation Office shall be contacted (phone: 503-986-0669).

8. The Department of State Lands retains the authority to temporarily halt or modify the project in case of unforeseen damage to natural resources.
The following conditions apply to the actions described in the Mitigation Plan, dated February 2005.

9. To compensate for the loss of 4.83 acres of PEM/PSS wetland, wetland mitigation will be conducted both on-site and off-site.
   
   a. On-site mitigation consists of the restoration of 3.0 acres of PEM/PSS wetland.
   
   b. Off-site compensatory mitigation consists of the enhancement of 7.56 acres of intertidal wetland (labeled Stevenot on the attached map). The location of off-site wetland mitigation is (T 26S, R 13W, Sections 13, 14, and 23). Proof of purchase of 7.56 acres of the Lyons site has been provided to the Department on September 11, 2006.

10. Prior to any site grading, all avoided wetlands shall be protected via appropriate fencing so no ground disturbing impact occurs.

11. A performance bond in the amount of $150,000 shall be provided to the Department prior to any ground disturbing activities to ensure completion of compensatory mitigation in accordance with the conditions of this permit. Portions of this bond will be released based on the following schedule:
   
   a. 25% release upon approval of the first year monitoring report, which demonstrates successful establishment of site hydrology through hydrology monitoring in March – April following completion of grading.
   
   b. 25% release for completion of all initial re-vegetation and approval of second year monitoring report.
   
   c. 50% release upon approval of final monitoring report and demonstrated success of mitigation project based on success criteria.

12. An as-built survey shall be provided to the Department of State Lands within 60 days of mitigation site grading. Mitigation site grading must be done concurrently with wetland impacts.

13. The mitigation site shall be protected in perpetuity by recording deed restrictions approved by the Department. The Deed Restrictions shall be recorded with Coos County and a copy provided to the Department along with the as built grading report.

14. The permittee shall monitor the mitigation site to determine success for a minimum period of 5 years. The annual monitoring report is due by December 1 of each year and shall include the following information:
   
   a. Permit number
   
   b. Permittee’s name
   
   c. Project name
   
   d. Impact and mitigation site location map(s)
   
   e. A brief narrative that describes maintenance activities and recommendations to meet success criteria.
   
   f. Documentation that the success criteria listed in condition(s) is being met.
   
   g. Photos from fixed photo points.
   
   h. Other information necessary or required to document compliance with mitigation plan.
To be deemed successful, the on-site mitigation areas shall meet the following success criteria.

15. 3.0 acres of restored wetland shall meet the hydrology criteria specified in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual.

16. The mitigation site shall be dominated by FACW and wetter species.

17. Percent survival of planted and recruited tree and shrub species shall be at least 70% after year 1, 75% after year 2, and at least 80% through year 5 of annual monitoring.

18. Percent cover for herbaceous species planted and recruited shall be at least 50% at year 1, 60% at year 2, and at least 70% through year 5 of annual monitoring.

19. There shall be no more than 20% cover of invasive weedy species within the mitigation area at any time during annual monitoring.

Renewal Issued: October 3, 2012
December 20, 2012

Adam Beck
Bay Point LLC
PMB 110-5331 SW Macadam Ave. Suite 258
Portland, OR 97239

Subject: Application for State Highway Approach
Highway Number 240, (Cape Arago)
At Mile Point 5.26
Application Number 18731

Dear Adam:

The Oregon Department of Transportation (ODOT) looks forward to working with you on your Application for State Highway Approach. We are currently processing your application, once all information is received from Salem Right-of-Way. ODOT will issue a "Permit to Construct" for the Bay Point Development.

If you have any questions feel free to contact me at 541-396-1151.

Sincerely,

Jeff Waddington, Permit Specialist
ODOT District 7

[Signature]
GENERAL PERMIT
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
STORMWATER DISCHARGE PERMIT

Oregon Department of Environmental Quality
811 SW Sixth Avenue, Portland OR 97204
Telephone: (503) 229-5279 or 1-800-452-4011 (toll free in Oregon)

Issued pursuant to ORS 468B.050 and Section 402 of the Federal Clean Water Act

REGISTERED TO:  File No: 121204          Date: 8/3/2011
Coos County
Bay Point LLC
EPA: ORR10-D021
5331 SW Macadam Ave Ste 110 # 258
LLID: 1243397433543
Portland, OR 97239-3848
River Mile: 2.73

Location: Bay Point RV Resort, 92443 Cape Arago Hwy, Coos Bay

SOURCES COVERED BY THIS PERMIT:
• Construction activities including clearing, grading, excavation, materials or equipment staging and
  stockpiling that will disturb one or more acres and may discharge to surface waters or conveyance
  systems leading to surface waters of the state.
• Construction activities including clearing, grading, excavation, materials or equipment staging and
  stockpiling that will disturb less than one acre that are part of a common plan of development or sale
  if the larger common plan of development or sale will ultimately disturb one acre or more and may
  discharge to surface waters or conveyance systems leading to surface waters of the state.
• This permit also authorizes discharges from any other construction activity (including construction
  activity that disturbs less than one acre and is not part of a common plan of development or sale)
  designated by DEQ, where DEQ makes that designation based on the potential for contribution to an
  excursion of a water quality standard or for significant contribution of pollutants to waters of the
  state.

This permit does not authorize the following:
• In-water or riparian work, which is regulated by other programs and agencies including the Federal
  Clean Water Act Section 404 permit program, the Oregon Department of State Lands, the Oregon
  Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the U.S. Army Corp of
  Engineers, the National Marine Fisheries Service, and the Department of Environmental Quality
  Section 401 certification program.
• Post-construction stormwater discharges that originate from the site after completion of construction
  activities and final stabilization.
• Discharges to underground injection control (UIC) systems.

Neil Mullane, Administrator
Water Quality Division
Effective: December 1, 2010
Expiration Date: November 30, 2015

PERMITTED ACTIVITIES
Until this permit expires, is modified or revoked, the permit registrant is authorized to construct, install,
modify, or operate erosion and sediment control measures and stormwater treatment and control facilities,
and to discharge stormwater and certain specified non-stormwater discharges to surface waters of the state
or conveyance systems leading to surface waters of the state in conformance with all the requirements,
limitations, and conditions set forth in the permit including attached schedules as follows:
DEPARTMENT OF THE ARMY PERMIT

Permittee: Ms. Robin Clark
Bay Point LLC.
P.O. Box 1603
North Bend, Oregon 97459-0091

Permit No: NWP-2004-253/3

Issuing Office: U.S. Army Corps of Engineers
Eugene Field Office
1600 Executive Parkway Suite 210
Eugene, Oregon 97401-2156

NOTE: The term "you" and its derivatives as used in this permit means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the U.S. Army Corps of Engineers (Corps) having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Bay Point LLC. is authorized to fill 5.43 acres of palustrine emergent wetland adjacent to Coos Bay to construct a recreational vehicle (RV) park consisting of 165 RV parking spaces, a park clubhouse, poolhouse, and commercial development. Community bathrooms, laundry facilities, barbeque and picnic areas, horse-shoe pits, and other associated infrastructure will be included as part of the construction. The development will impact an area of wetlands onsite measuring approximately 1,200 feet wide by 600 feet long.

Purpose: To provide recreational opportunity.

Project Location: The project is located adjacent to Coos Bay, River Mile 3.5, near Empire, Coos County, Oregon (Section 30, Township 25 South, Range 13 West).

Drawings: Eight (8) drawings/maps are attached and labeled NWP-2004-253/3 (Enclosure 1)

General Conditions:

1. The time limit for completing the work authorized ends on October 31, 2016. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. Permittee must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition No. 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions (Enclosure 2).

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

a. The following special condition is a part of all Department of the Army permits that provide authorization under Section 10 of the Rivers and Harbors Act, regardless whether the permit provides such authorization under Section 10 alone or in combination with authorization under other laws:

The permittee understands and agrees that if future operations by the United States require the removal, relocation, or other alteration of the structure or work herein authorized, or if in the opinion of the Secretary of the Army or their authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required upon due notice from the U.S Army Corps of Engineers to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

b. Permittee shall notify the Regulatory Branch with the start date when the activities authorized in waters of the U.S. are scheduled to begin. Notification shall be sent by email to cenwp.notify@usace.army.mil or mailed to the following address:
The subject line of the message shall contain the name of the county in which the project is located followed by the Corps of Engineers permit number.

c. Permittee shall submit a signed certification regarding the completed work and any required mitigation. A “Compliance Certification” is provided (Enclosure 3).

d. Permittee shall complete all in-water work during the preferred in-water work window of July 1 to September 15 to minimize impacts to the aquatic species. Any variance to this window requires approval from the Corps prior to working outside the window.

e. Permittee shall fully and successfully implement the compensatory mitigation plan titled “Wetland Mitigation Proposal for Bay Point Estates” (Plan), dated February 18, 2005, and prepared by Beach Grass and Dunes (Enclosure 4). The goal of the Plan is to establish palustrine forested wetland and palustrine emergent/scrub-shrub wetland onsite, and the purchase of mitigation credits from the Lyons estuarine mitigation site.

f. Permittee shall supply the Corps with a signed proof of purchase of credit purchase from the Lyon’s mitigation site located in Isthmus Slough, Coos County, Oregon, prior to the first discharge of dredged or fill material. The proof of purchase shall also contain a detailed map identifying the specific location of the permittee’s purchase, all other landholders on the mitigation site, the specific acreage of each mitigation purchase, and the amount of acreage remaining on the site for purchase.

g. The compensatory mitigation plan shall be initiated prior to or concurrent with the first discharge of dredged or fill material into jurisdictional waters. The Plan including plantings shall be completed prior to the end of the first planting season following project initiation.

h. Permittee shall submit an “as-built report” within 90 days of completion of the onsite mitigation areas. The report shall contain photographs of the site and the initial grading survey.

i. Permittee shall monitor the onsite mitigation area to evaluate the success of the mitigation for a five-year period. Annual monitoring reports of the onsite shall be provided to the Corps at the above address no later than December 31 of each year following construction. The permittee shall establish three fixed locations for photo documentation to provide a visual record of structural changes during the monitoring period. Each photo documentation location shall be clearly identified on 8.5 by 11-inch drawings; to be included in the annual monitoring report.

Annual monitoring reports shall be submitted to the address in Special Condition (b).
J. In the event mitigation success criterion is not met during the five-year monitoring period, the permittee shall submit a contingency measure to the Corps. If the site fails to meet the vegetation and hydrology criteria by the end of Year 3 of the monitoring, the permittee shall submit a revised plan to replace lost wetland functions. The revised plan shall account for the temporal loss of wetland due to a delay in full implementation of the compensatory mitigation. The contingency plan shall be approved by the Corps prior to implementation.

k. Permittee shall notify the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians no less than 72 hours prior to ground disturbing activities and shall provide access to a tribal archaeological monitor during the work due to the potential for cultural resources to be discovered during work. Notice shall be by phone to Ms. Agnes Castronuevo at (541) 888-7513.

l. Permittee shall ensure practicable erosion controls are implemented during construction to minimize increases in turbidity. All temporary erosion controls measures shall be left in place and maintained until permanent controls are fully functional.

m. Permittee shall ensure adequate measures are taken to prevent any petroleum products, chemicals, or deleterious materials from entering waterways during construction to avoid contamination or pollution of the waters.

n. Permittee shall ensure all excavated materials are disposed of in a secure upland location and adequately stabilized to prevent re-entry into a waterway or wetland.

Further Information:

1. **Congressional Authorities:** You have been authorized to undertake the activity described above pursuant to:

   (X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

   (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).


2. **Limits of this Authorization:**

   a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.

   b. This permit does not grant any property rights or exclusive privileges.

   c. This permit does not authorize any injury to the property or rights of others.

   d. This permit does not authorize interference with any existing or proposed Federal project.
3. **Limits of Federal Liability:** In issuing this permit, the Federal Government does not assume any liability for the following:

   a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

   b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

   c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

   d. Design or construction deficiencies associated with the permitted work.

   e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. **Reliance on Applicant's Data:** The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. **Reevaluation of Permit Decision:** This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

   a. You fail to comply with the terms and conditions of this permit.

   b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

   c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. **Extensions:** General Condition No. 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Corps No. NWP-2004-253/3
Your signature below as permittee indicates that you accept and agree to comply with the terms and conditions of this permit.

(PERMITTEE SIGNATURE)  

(DATE)

(PRINTED NAME)  

(TITLE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

FOR THE COMMANDER, JOHN W. EISENHAUER, P.E. COLONEL, CORPS OF ENGINEERS, DISTRICT COMMANDER:

(DISTRICT COMMANDER)  

(DATE)

Kevin P. Moynahan  
Chief, Regulatory Branch
When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE)  (DATE)
August 22, 2012

Mr. John Chirrick
Charleston Sanitary District
63365 Boat Basin Road
Charleston, Oregon 97420

Re: Bay Point RV Park
    Project No. 108.00

Dear John:

The Dyer Partnership received an email from Adam Beck of Path Construction, LLC on August 3, 2012 requesting a review of a conceptual sewer site plan and details of a Bay Point RV Park located within the Charleston Sanitary District boundaries. The preliminary design drawings were done by IE Engineering out of Roseburg, Oregon and dated August 1, 2012.

We have completed our review of the submitted sheets and our comments and recommendations for the District for this development are summarized as follows:

1. Sheet 1 of 2: a new gravity sewer lateral is shown connecting to an existing gravity sewer main. Provide a detail of this connection, which is to the District’s existing 24-inch AC gravity line on Cape Arago Highway.

2. Notify the District at 888-3911 at least 24 hours before concealing the connection to provide the opportunity for District inspection. The District may chose to waive the inspection if there is a project Engineer providing inspection for the Owner, but in no case may the connection be concealed without an inspection by the District or the Owner’s project Engineer.

3. Provide 2 copies of as-built record drawings, a letter from the project Engineer of certification of proper construction, the signed sewer extension contract, and a copy of the DEQ approval letter to the District upon completion of the project.

4. Sheet 1 of 2: a new flowmeter is indicated. Bay Point RV Park user rates will be determined in part by sewer flow, which will be measured by this flowmeter. The flowmeter will need to be located either in the county right-of-way in a locked enclosure to which the District is granted access; or, if located on private property, the District will need an easement to access the flowmeter. This issue will need to be worked out prior to District approval.

5. Sheet 1 of 2: connection to the District’s existing gravity main line is shown. Armoring four manholes directly downstream of the connection point and slip-lining 1000 feet of the gravity sewer downstream of the discharge point per DEQ’s Guidelines for Hydrogen Sulfide Tests is a District standard and shall be performed prior to approval. This is in lieu of sulfide testing where odor is not a concern. Slip-lining shall be polyethylene, PVC, or equal. Manhole armoring and testing shall be per enclosed specification section 03700. Also enclosed is an infrastructure map of the relevant gravity line.
6. Submit completed (where applicable) and signed Developer’s Checklist, also enclosed.

If you have any questions or concerns, please give me a call.

Sincerely,
The Dyer Partnership
Engineers and Planners, Inc.

Cedar I Simmons

cc: Adam Beck
**ELEVATION CERTIFICATE**

**SECTION A - PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>A1. Building Owner's Name</th>
<th>B. Policy Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAY POINT LLC</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</th>
<th>C. Company NAIC Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>92445 CAPE ARAGO HN, OR COOS BAY, OR</td>
<td>77420</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAX LOT 100 MAP T25S, R13W, SEC 30, COOS COUNTY, OR</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A4. Building Use (e.g., Residential, Non-Residential, Additon, Accessory, etc.)</th>
</tr>
</thead>
<tbody>
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<table>
<thead>
<tr>
<th>A5. Latitude/Longitude: Lat. Long.</th>
</tr>
</thead>
<tbody>
<tr>
<td>42°22'21.3&quot; N Long. 124°14'52.3&quot; W</td>
</tr>
</tbody>
</table>

|---------------------------------|----------|

| A7. Building Diagram Number 15 |

<table>
<thead>
<tr>
<th>A8. For a building with a crawl space or enclosure(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Square footage of crawl space or enclosure(s) N/Asq ft</td>
</tr>
<tr>
<td>b) No. of permanent flood openings in the crawl space or enclosure(s) within 1.0 foot above adjacent grade N/Asq in</td>
</tr>
<tr>
<td>c) Total net area of flood openings in A8.b</td>
</tr>
<tr>
<td>d) Engineered flood openings?  Yes  No  N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A9. For a building with an attached garage:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Square footage of attached garage N/Asq ft</td>
</tr>
<tr>
<td>b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/Asq in</td>
</tr>
<tr>
<td>c) Total net area of flood openings in A9.b</td>
</tr>
<tr>
<td>d) Engineered flood openings?  Yes  No  N/A</td>
</tr>
</tbody>
</table>

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

<table>
<thead>
<tr>
<th>B1. NFIP Community Name &amp; Community Number</th>
<th>B2. County Name</th>
<th>B3. State</th>
</tr>
</thead>
<tbody>
<tr>
<td>COOS COUNTY</td>
<td>COOS</td>
<td>OR</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B4. Map/Panel Number</th>
<th>B5. Suffix</th>
<th>B6. FIRM Index Date</th>
<th>B7. FIRM Panel Effective/Revised Date</th>
<th>B8. Flood Zone(s)</th>
<th>B9. Base Flood Elevation(s) (Zone AO, use base flood depth)</th>
</tr>
</thead>
<tbody>
<tr>
<td>410042/0310</td>
<td>D</td>
<td>SEPT 25, 2009</td>
<td>AE</td>
<td></td>
<td>11 FT.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIS Profile  X FIRM  Community Determined  Other (Describe)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B11. Indicate elevation datum used for BFE in Item B9:</th>
</tr>
</thead>
<tbody>
<tr>
<td>⊗ NGVD 1929  X NAVD 1988  Other (Describe)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation Data   NOT KNOWN</td>
</tr>
</tbody>
</table>

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

<table>
<thead>
<tr>
<th>C1. Building elevations are based on:  Construction Drawings*  Building Under Construction*  Finished Construction*</th>
</tr>
</thead>
<tbody>
<tr>
<td>*A new Elevation Certificate will be required when construction of the building is complete.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Benchmark Utilized:  943.2579 TIDAL 4  Vertical Datum: NAVD 88  Conversion/Comments:  Check the measurement used.</td>
</tr>
<tr>
<td>a) Top of bottom floor (including basement, crawl space, or enclosure floor) 13.00  Feet  meters (Puerto Rico only)</td>
</tr>
<tr>
<td>b) Top of the next higher floor N/A  Feet  meters (Puerto Rico only)</td>
</tr>
<tr>
<td>c) Bottom of the lowest horizontal structural member (V Zones only) N/A  Feet  meters (Puerto Rico only)</td>
</tr>
<tr>
<td>d) Attached garage (top of slab) N/A  Feet  meters (Puerto Rico only)</td>
</tr>
<tr>
<td>e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) N/A  Feet  meters (Puerto Rico only)</td>
</tr>
<tr>
<td>f) Lowest adjacent (finished) grade next to building (LAG) 12.6  Feet  meters (Puerto Rico only)</td>
</tr>
<tr>
<td>g) Highest adjacent (finished) grade next to building (HAG) 12.6  Feet  meters (Puerto Rico only)</td>
</tr>
<tr>
<td>h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 12.6  Feet  meters (Puerto Rico only)</td>
</tr>
</tbody>
</table>

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

<table>
<thead>
<tr>
<th>☐ Check here if comments are provided on back of form.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Certified's Name</th>
<th>License Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLYDE F. MULKINS</td>
<td>LS 2060, 06</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title</th>
<th>Company Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND SURVEYOR</td>
<td>MULKINS &amp; RAMBO LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO BOX 805</td>
<td>OR</td>
<td>97459</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLYDE F. MULKINS</td>
<td>6/24/2010</td>
<td>541-751-8900</td>
</tr>
</tbody>
</table>

FEMA Form 81-31, Mar 09  See reverse side for continuation.  Replaces all previous editions.
BAY POINT RV RESORT

RV SITE LAYOUT

COOS BAY, OREGON

PROJECT INFO:

PROJECT LOCATION:
SEASCAPE DR, COOS BAY, OR 97420
LATITUDE: 43°07'28"
LONGITUDE: -124°32'46"

PROPERTY DESCRIPTION:
SEASCAPE RV RESORT, COOS BAY, OR 97420, T28S R32E SEC 26, IN COOS COUNTY, OREGON.

PROPERTY OWNER:
BAY POINTS LLC
1331 NW MAGNOLIA AVE, 97420, OR 97420
CORPORATE OFFICE:
503-267-4333 (PHONE)
1-855-225-7746 (TOLL FREE)
ABECKRAHMPATH.COM

DRAWING INDEX:

A1 VICTINITY MAP, OVERALL SITE PLAN
A2 EXISTING CONDITIONS SITE PLAN
A3 RV PARK SITE PLAN - SOUTH SIDE, SITE PLAN
A4 RV PARK SITE PLAN - NORTH SIDE, SITE PLAN

OVERALL SITE PLAN

SCALE 1:788

VICTINITY MAP

SCALE 1:788