Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: ACU-21-053

Date Received: 8/23/21 *Receipt #:* 226378 *Received by:* L.Orr

This application shall be filled out electronically. If you need assistance please contact staff.

If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Brad & Laura Schumacher

Mailing address: 623 Avocet Ave Bandon Or 97411

Phone: 971 235-2324 Email: brschu@frontier.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
29S	15W	1	C	B	402
Select	Select	Select	Select	Select	

Tax Account Number(s): R2895202

Tax Account Number(s)

Zone: Select Zone Controlled Development (CD)

Please Select

B. Applicant(s) Same as above

Mailing address:

Phone:

C. Consultant or Agent: NA

Mailing Address

Phone #: Email:

Type of Application Requested

- ☐ Comp Plan Amendment
- ☐ Text Amendment
- ☐ Map - Rezone
- ☑ Administrative Conditional Use Review - ACU
- ☐ Hearings Body Conditional Use Review - HBCU
- ☐ Variance - V
- ☐ Land Division - P, SUB or PUD
- ☐ Family/Medical Hardship Dwelling
- ☐ Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: City Water

Sewage Disposal Type: On-Site Septic

School District: Bandon

Fire District: Bandon RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information

D. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

I. ☑ A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
   1. ☑ A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
   2. ☑ A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
   3. ☑ A complete description of the request, including any new structures proposed.
   4. ☑ If applicable, documentation from sewer and water district showing availability for connection.

II. ☑ A plot plan (map) of the property. Please indicate the following on your plot plan:
   1. ☑ Location of all existing and proposed buildings and structures
   2. ☑ Existing County Road, public right-of-way or other means of legal access
   3. ☑ Location of any existing septic systems and designated repair areas
   4. ☑ Limits of 100-year floodplain elevation (if applicable)
   5. ☑ Vegetation on the property
   6. ☑ Location of any outstanding physical features
   7. ☑ Location and description (paved, gravel, etc.) of vehicular access to the dwelling location

III. ☑ A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

10/1/21

Dawn Schumacher 10/1/2021

DR-21-116

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 54317 Rohrer Rd

Type of Access: Public Road Name of Access: Venus

Is this property in the Urban Growth Boundary? Yes
Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

a. Traffic Study completed by a registered traffic engineer.
b. Access Analysis completed by a registered traffic engineer
c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

☐ Driveway ☐ Parking ☐ Access ☐ Bonded Date: Receipt #_____

File Number: DR-21-

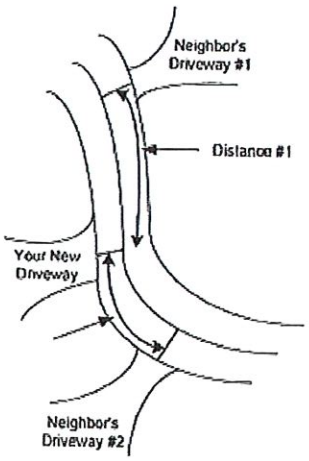
AD-21-056

ADDRESS APPLICATION INFORMATION FILE NUMBER: AD-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: 57340 Venus Drive

DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 300

Is this driveway on the same side of the road as your Driveway: Select



ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: NA

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY:

Is this driveway on the same side of the road as your Driveway: Select

The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

☐ This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application $83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: Shared/Community Sytem Sewage Disposal Type: On-site septic

Please check ☐ if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check ☐ if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

☐ This application is found to be in compliance and will require no additional inspections

☐ This application is found to be in compliance but will require future inspections

☐ This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

Brad & Laura Schumacher
623 Avocet Ave
Bandon OR 97411

Coos County Planning Dept.
250 N. Baxter
Coquille OR 97423

Aug 17, 2021

Please find attached the following: Compliance determination form; Conditions of Approval City of Bandon; Geotechnical Site Assessment Report and a check for the necessary fees. Please note that our home address on most of the documentation listed as Clackamas will change to the Bandon address effective September 1st.

Also of note is the site address listed on all the documents is 54317 Rohrer Ave. This is the address the city Bandon had and all other documentation was used in the past for this lot. Evidently, this is not the address that is presently in your records. To simplify matters I would ask if possible this become the official address. This would eliminate the need for the city documents and title being changed to reflect the new address. I realize that we will access the lot from the side street of Venus, but do no believe that is an issue as many properties are accessed from different streets than their addresses. It is basically a small square corner lot with the fire hydrant on the southwest corner making house visible and easily accessible from either street for emergency personnel.

Thank you for your consideration in this mater. If you need any additional documentation please let me know..

We are looking forward to hearing from you soon.

Yours sincerely,

Brad Schumacher

CONDITIONS OF APPROVAL

PLANNING ACTION NUMBER: 21-083

THE PROPERTY OWNER AND/OR THE REPRESENTATIVE IS RESPONSIBLE FOR ENSURING THAT ALL REQUIRED INSPECTIONS ARE REQUESTED, COMPLETED, AND APPROVED

PROPERTY OWNER:
Schumacher, Brad
11550 SE Highland Loop,
Clackamas, OR 97015

REPRESENTATIVE:
Schumacher, Brad
11550 SE Highland Loop,
Clackamas, OR 97015
971-235-2324

PROJECT:
New Single-Family Dwelling

Approval is subject, but not limited to, the following conditions and attachments:

GENERAL

1. Approval of the plan is based on information submitted by the applicant. No other approvals are expressed or implied. Any changes to the approved plan shall be submitted, in writing, and approved by the Planning Department prior to implementation.
   ***If changes are made to any plans or documents used to make a decision, those changes must be clearly denoted with written documentation describing the need for the change. No change is considered approved unless written confirmation from the City approving the proposed change is received by the applicant or the property owner.**

2. All state, federal, City, and County permits associated with this approval shall be obtained by the applicant prior to construction.
   It is the property owner/applicant's responsibility to determine if additional permits from other agencies will be required. If additional permits are required, it is the responsibility of the property owner/applicant to obtain those permits.

3. As-built plans shall be submitted to the City of Bandon upon completion of construction showing all components of the project and utility connections as built.

   Electric:

   1) 3" conduit is required for all buildings over 2000 square feet or for 400 amp service of any size.

   2) The meter shall be installed at curbside on a post, or on the structure, facing the vehicular access and no more than 5 feet down the side of the structure nearest

the vehicular access.

3) The electric meter shall be stainless steel and shall not be enclosed.

4) Electric meter must be accessible at all times, without locked doors, gates, enclosures, boxes or covers which deny access, including the keeping of animals in such a manner that access is denied or hazardous.

Public Works:

1) Repair costs of any damage to City property, or right-of-way, as a result of use during construction shall be the responsibility of the property owner and/or applicant.

WITH DEVELOPMENT OF THE SITE:

1. Any changes to the approved plan shall be submitted and approved by the Planning Department as an Amendment to the approved plan.
   ***If changes are made to any plans or documents used to make a decision, those changes must be clearly denoted with written documentation describing the need for the change. No change is considered approved unless written confirmation from the City approving the proposed change is received by the applicant or the property owner.**

2. Any changes to the approved preparation, construction or final stages of the approved plan shall be submitted, in writing, and approved by the Planning Department prior to implementation.
   ***If changes are made to any plans or documents used to make a decision, those changes must be clearly denoted with written documentation describing the need for the change. No change is considered approved unless written confirmation from the City approving the proposed change is received by the applicant or the property owner.**

PRIOR TO CERTIFICATE OF OCCUPANCY

1. Certificate of Occupancy for new construction or change of use must be issued by the City of Bandon prior to occupancy of the structure.

2. Certificate of Occupancy shall not be issued until conformance of all conditions of approval have been verified.

3. Certificate of Occupancy will not be issued until repairs, as required by the City, to the City infrastructure or right-of-way is completed and acceptable by the Public Works Department.

4. Certificate of Occupancy will not be issued until all meter placements have been approved, in writing, by a representative of the Electric Department.

OTHER:

1. All utilities are considered temporary until a Certificate of Occupancy has been obtained through the City.
   ***Temporary services may be discontinued after a six-month period, unless special conditions warrant. It is the applicant's responsibility to submit, in writing, request for extension of temporary services.**

2. Applicant must adhere to all conditions and requirements set out by the **Coquille Indian Tribe, State Historic Preservation Office (SHPO) or both if required.**

3. Property owner(s) shall sign and record with the Coos County Clerk the City of Bandon *Service and Annexation Agreement Waiver of Remonstrance,* on forms furnished by the City of Bandon. All costs associated with such agreement are the responsibility of the property owner.

This Zoning Compliance expires one (1) year from the date of signature.

Failure of the "as-built" project to fully comply with the approved submitted plans, as determined by an on-site inspection by the City Code Enforcement Officer or other City designee, may result in citation under the Bandon Municipal Code (BMC), Section 17.04.040, and any other applicable BMC that may apply. No further approvals may be issued until the City has determined the final design plans and specifications comply with the submitted construction plans for which this Zoning Compliance has been granted.

These approval conditions must accompany any further approval requests to other agencies or governing bodies.

Signature of Approval: Dana Nichols
Dana Nichols, Planning Manager

8/10/2021
Date

Planning File Check List

ZONING COMPLIANCE NO. : **21-083**

ADDRESS: 54317 Rohrer Road

ADMINISTRATION/PLANNING

21-083	Application	8/10/2021	Planning Dept Signature of Approval
7/21/2021	Request for Comments	8/10/2021	Conditions of Approval
		8/10/2021	Location & Inspection Card Created
	Notified Tribe	7/15/2021	Tribe Comment
	New Address Notification Given		
FINANCE			
8/11/2021 – check sent	SDC Amount $3,080 (storm drainage)21-083	Pd. In 1996	SDC Paid in Full - - Rec # (for stm drn)
	SDC Lien Card Created		OR P. A. Signed (check for recording rec'd)
	SDC Deferral Agreement Signed	Utility Deferred (circle utility)	Water Sewer Street
	SDC Lien Card given to Finance Dept.		
7/29/2021	*OUTSIDE: Anti-Remonstrance*		
PUBLIC WORKS			
	#1 Lot Drainage		#4 Sewer Lateral Inspection
	#2 Culvert Inspection		#5 Sewer Clean Out Inspection
	#3 Water Shut Off Control Valve @ Meter		#6 Driveway Inspection
CODE ENFORCEMENT			
	Inspection # 1		Inspection # 3
	Inspection # 2		Final Inspection Checklist
ADMINISTRATION - FINAL			
	Certificate of Occupancy or Letter of Compliance sent		File sent to Planning for Filing

CONTRACTOR: **Schumacher, Brad**
PHONE: **971-235-2324**
EMAIL: brschu@frontier.com

CITY OF BANDON

ZONING COMPLIANCE
JOB LOCATION
& INSPECTION CARD

21-083
ZONING COMPLIANCE NUMBER

8/10/2021
DATE OF APPROVAL

54317 Rohrer Road
JOB ADDRESS

____ Inspection # 1: Compliance with approved site plan - **Inspection required prior to pouring foundation footings.**

____ Inspection # 2: Compliance with approved floor plans and elevation drawings - **Inspection required after roof trusses are placed, before any cover is added.**

____ Inspection # 3: Compliance with approved plans for drainage, utility service, off-street parking, any required street improvements, authorized land use and other City codes. - **Inspection required upon completion of structure and related site work, prior to occupancy. All utilities are considered temporary, and no permanent services will be allowed until a final inspection has been approved.**

It is the responsibility of the owner/contractor to post this card in a conspicuous location at the job site. Card shall remain posted until a final inspection by the City of Bandon.

Planning Permit Application

CITY OF BANDON PLANNING
P.O. BOX 67
555 HWY 101
BANDON, OR 97411
P:(541) 347-2437
F:(541)347-1415

Permit Number: 21-083

APPLICATION TYPE (select all that apply)		
☐ Annexation*	☐ Land Use Review*	☐ Subdivision*
☐ Certificate of Appropriateness (CoA)*	☐ Partition*	☐ Vacation*
☐ Comprehensive Plan or Zone Amendment*	☐ Plan Review (PR)	☐ Variance*
☐ Conditional Use Permit (CUP)*	☐ Planned Unit Development (PUD)*	☒ Zoning Compliance (ZC) for water
☐ Floodplain Development*	☐ Property Line Adjustment (PLA)*	☐ Other_____*
* Pre-application required		Total Fees: $ 750

I. PROJECT LOCATION			
Street Address: 54317 Rohrer RD Bandon, OR 97411 402			
Map Number / Tax Lot(s): 29S 15W 01BC CB / ~~12-15~~		Zone: CD-10	Floodplain: ☐Yes ☒No

II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development)	
Applicant's Name: Brad Schumacher	Phone: 971 235-2324
	E-Mail: brschu@frontier.com
Applicant's Mailing Address: 11550 SE Highland Loop Clackamas, OR 97015	

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: Above	Phone:
	E-mail:
Mailing Address:	

IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)		
Title: Architect	Name: Jay L. Mills	
Email: jaymills.architect@gmail.com		Phone: 541 540-1728
Title: Geologist	Name: Eric Oberbeck	
Email: info@cascadiageoservices.com		Phone: 541 332-0433
Title: Surveyor	Name: Walter White	
Email: wwhite@shn-engr.com		Phone: 541 266-9890

V. PROJECT DESCRIPTION

Use: ☒Residential ☐Commercial ☐Other_____

***Please attach a short narrative that describes your proposed project and indicates the proposed use.**

Two story single family residence. When completed it will become our primary residence.

VI. SITE PLAN: Please see our "How to Create a Site Plan" and sample site plan document for requirements and tips on how to create your site plan. Plans must be drawn to scale and may be submitted electronically; printed copies must be submitted on 11x17, ledger size paper (larger or smaller paper sizes will not be accepted).

VII. PROPERTY OWNER SIGNATURE/AUTHORIZATION	
• I have read the application and the attached documentation and I understand that my application may be delayed or deemed incomplete if I have provided insufficient information and documentation to allow for approval. • I certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge. • I understand and agree that all required inspections will be requested 2 business days in advance, and it is the applicant's responsibility to ensure required inspections have been requested, completed, and approved. • I authorize the City of Bandon or its acting agent, to enter onto the subject property, as described in section "I. Project location". • I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described above.	
X Applicant's Signature: Brad Swift	Date: 6/30/2021
Property owner's signature required if applicant is not the property owner	
X Property Owner's Signature:	Date:

Development Disclosure

The City of Bandon is obligated to report all ground disturbances within the City of Bandon to the Coquille Indian Tribe. Property owners and applicants must adhere to all conditions and requirements set out by the Coquille Indian Tribe, State Historic Preservation Office (SHPO) or both if required. Please be aware that state statutes and federal law govern how archaeological sites are to be managed. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or private lands.

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

It is the property owner/applicant's responsibility to provide the City of Bandon all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to the City of Bandon, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.	
X Brad Swift	6/30/2021
Property Owner's Signature (Property owner's signature required if applicant is not the property owner)	***Date***
X	
Applicant's Signature	***Date***

Staff's Signature of Intake: E Montes Date: 6-30-21

Staff's Signature of Completeness: [signature] Date: 7.29.21

Staff's Signature of Approval: [signature] Date: 8.10.21

Submittal Requirements:

1. Completed Pre-Application with summary notes from the Planning Department (if applicable)
2. Complete Planning Permit application (including fees and applicable property records)
3. Signed Development Disclosure
4. Completed Submittal Requirement sheet

Site Plan Requirements (please check that you have completed each of the following)

- ☒ Setbacks on all sides of the property (must be marked from the closest structure to the property line)
- ☒ Property line must be clearly marked on all sides - if property corners cannot be determined a survey will be required.
- ☒ Location of all buildings and proposed building or addition
- ☒ Location of all mechanical equipment and proposed equipment (HVAC, propane tanks and enclosures - these cannot be located in the setback area)
- ☒ Fences, patios, sidewalks, (if being built along with the construction of a building)
- ☒ Decks, steps, porches (these cannot be located in the setback)
- ☒ All off-street parking
- ☒ Location of the front entrance and all exterior doorways
- ☒ Location & material of the driveway
- ☒ Direction of roof drainage
- ☒ Drywell, if required (must be engineered)
- ☒ Location of electric meter base (on the front or no farther than 5 feet down the side)
- ☒ Proposed water and sewer line locations
- ☒ Water shut off valve must be located beside the water meter box; 6" sewer clean out must be at the property line
- ☒ Square footage of the lot, structures including garage (1st & 2nd floors noted separately), and percentage of impermeable surface. (Impermeable surfaces must be shown on the site plan)

Design Feature Requirements (Please check your selections)

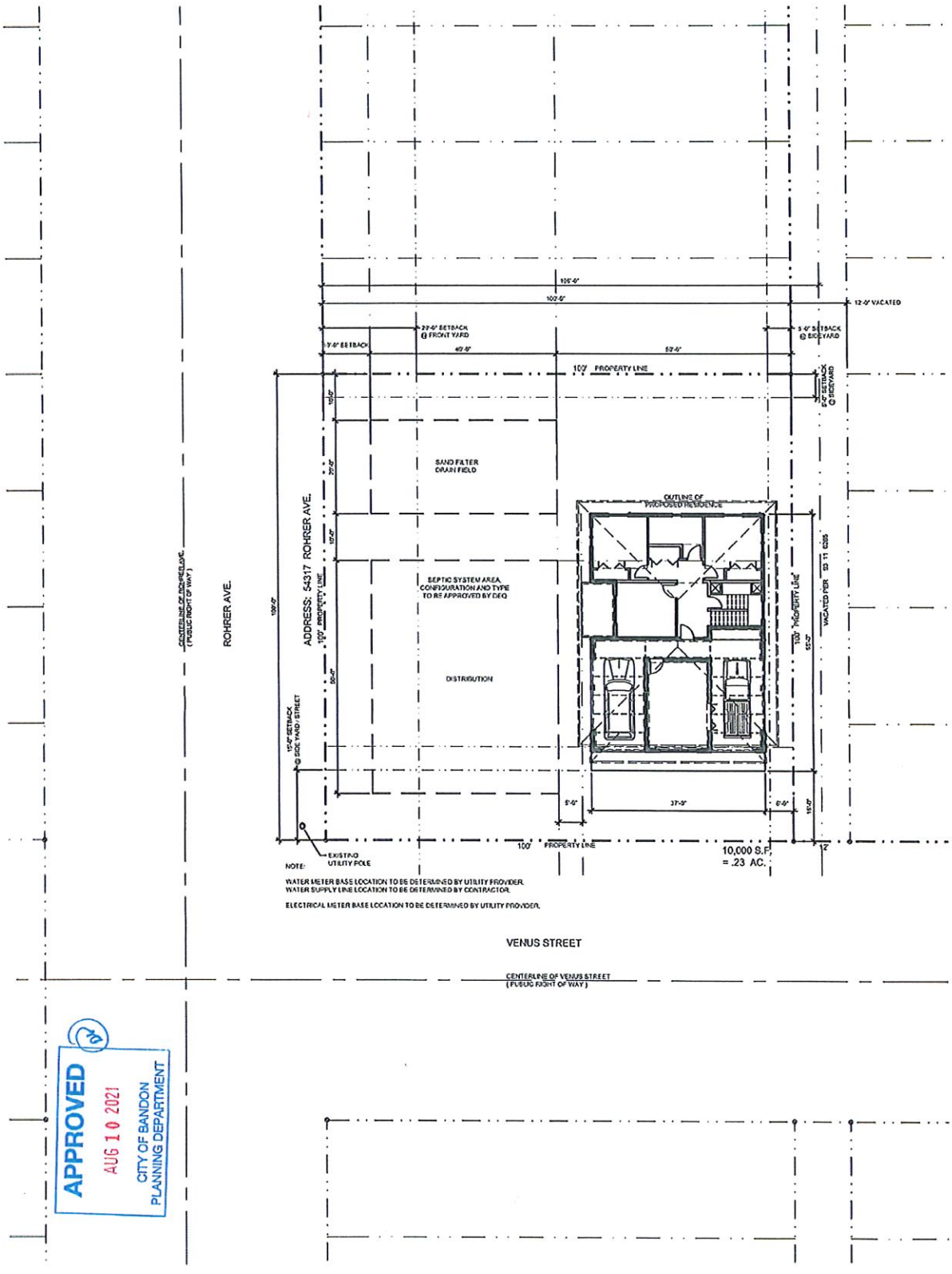
Homes in the R-1 and R-2 zones require a minimum of 6 (at least 3 on the face of the home)
Homes in the CD zones require a minimum of 8 (at least 4 on the face of the home)

- ☒ Roof pitch at or greater than 3/12
- ☒ Covered porch - (minimum of 25 square feet)
- ☐ Tile or Architectural grade shingles (not composition shingle)
- ☒ Off set of the building face or roof (at least one foot, minimum of 2 feet in cd-1 & cd-2 zones)
- ☒ Eaves with a minimum projection of six (6) inches
- ☐ Horizontal lap siding, cedar shake or shingle on 100% of the exterior
- ☒ Recessed entry area (minimum depth of three feet)
- ☒ Garage (constructed with exterior finish materials matching the residence)
- ☐ Combination of cedar shake and shingle siding or lap siding with stone
- ☐ Bay windows
- ☐ Cupolas
- ☒ Hip roof
- ☒ Pillars or posts
- ☐ Mullioned windows
- ☐ Window shutters
- ☐ Clerestory windows
- ☐ Dormers
- ☐ Gables

Additional Required Plans

- ☒ Floor plan - Including garage (before and after drawings must be included for remodel/additions)
- ☒ Elevation of all structures - All sides must show direction, dimensions, height, design features and depth of eaves/gutters.
- ☒ Grade of property and/or grading plan
- ☒ Foundation plan for all construction - (for a manufactured home the slab & runner system)
- ☒ DEQ septic system permit & plan drawings - (if applicable)
- ☒ Geotechnical report - (if applicable)
- ☐ Drainage plan – (with engineered drawings if applicable)
- ☒ Engineered foundation - (if applicable)

YOUR APPLICATION WILL BE DEEMED INCOMPLETE IF YOUR SITE PLAN FAILS TO LIST ALL REQUIRED INFORMATION, INCLUDING DESIGN FEATURE REQUIREMENTS WHICH MUST ALSO BE SHOWN IN YOUR SUBMITTED ELEVATION PLANS.



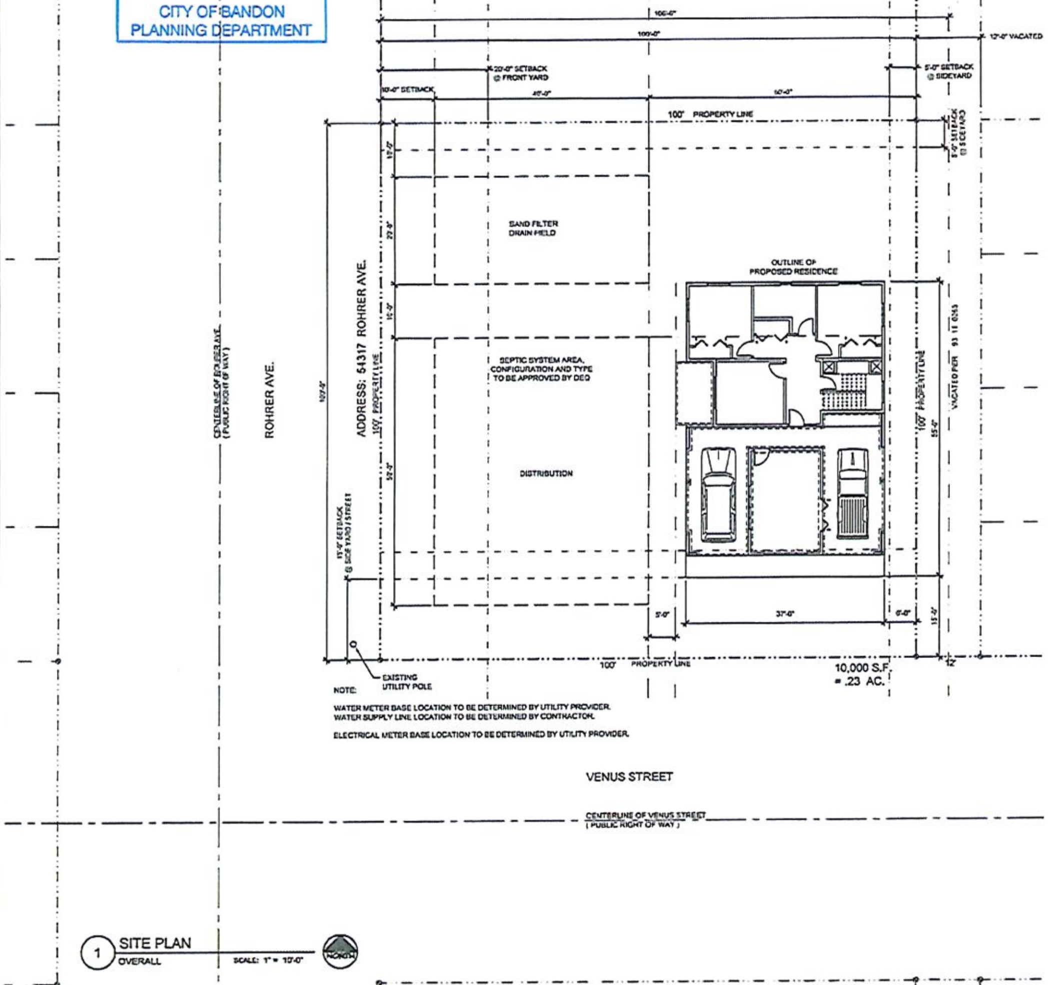
APPROVED
AUG 10 2021
CITY OF BANDON
PLANNING DEPARTMENT

1 SITE PLAN
OVERALL
SCALE: 1" = 20'-0"

APPROVED
AUG 10 2021
CITY OF BANDON
PLANNING DEPARTMENT

SITE REQUIREMENTS / NOTES:

1. CONTRACTOR TO VERIFY ALL SITE AND PROJECT CONDITIONS PRIOR TO COMMENCING ANY WORK. NOTIFY OWNER AND ARCHITECT OF ANY DESCREPANCIES THAT MAY EFFECT THE PROJECTS DESIGN INTENTIONS AND SITE UTILIZATION.
2. PROVIDE SILT FENCE AND EROSION CONTROLS FOR PROJECT AS REQUIRED BY GOVERNING AGENCIES AND JURISDICTIONS.
3. MAINTAIN ALL EXCAVATED MATERIALS ON SITE TO BE USED FOR FINAL GRADING AND FILL.
4. COORDINATE ALL SITE UTILITY REQUIREMENTS WITH ALL THE UTILITY PROVIDERS.



NOTE:
WATER METER BASE LOCATION TO BE DETERMINED BY UTILITY PROVIDER.
WATER SUPPLY LINE LOCATION TO BE DETERMINED BY CONTRACTOR.
ELECTRICAL METER BASE LOCATION TO BE DETERMINED BY UTILITY PROVIDER.

1 SITE PLAN
OVERALL
SCALE: 1" = 10'-0"

GENERAL NOTES:

CONTRACTOR TO VERIFY ALL SITE CONDITIONS, GRADES, AND EXISTING ELEVATIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING ANY WORK.
NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE NOTED.

EXCAVATION: COMPLY WITH LOCAL CODES, ORDINANCES AND REQUIREMENTS OF AGENCIES WHICH HAVE JURISDICTION REGARDING STABILITY. REMOVE EXISTING SOIL MATERIAL AS REQUIRED FOR FOOTINGS. DO NOT DISTURB BOTTOM OF FOOTING EXCAVATION. REMOVE ALL ORGANIC MATERIAL AT AREA OF NEW CONSTRUCTION.

SUBBASE AND BASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR UNCRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND, ASTM D 2940, WITH AT LEAST 95% PASSING A 3/4" SIEVE AND NOT MORE THAN 8% PASSING A NO. 200 SIEVE. COMPACTED TO 95% OF MAXIMUM DENSITY.

PRIOR TO EXCAVATION IDENTIFY ALL UNDERGROUND UTILITIES.
CALL OREGON ONE CALL, DIG SAFELY OREGON, DIGSAFELYOREGON.COM, OR CALL BEFORE YOU DIG OREGON 1-800-332-2344 OR 811.

SPECIFICATION AND CONSTRUCTION NOTES:

1.0 CONTRACT REQUIREMENTS

CONTRACTOR AND SUBCONTRACTOR TO PERFORM ALL WORK IN COMPLIANCE WITH CURRENT OREGON BUILDING CODE, MECHANICAL CODE, AND PLUMBING CODE REQUIREMENTS. NOTIFY ARCHITECT IF ANY REQUIREMENTS NOTED OR SPECIFIED CONFLICT WITH CURRENT CODE.

BUILDING PERMIT: OWNER TO BE RESPONSIBLE FOR BUILDING PERMIT APPLICATION.
CONTRACTORS SHALL BE RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL PERMITS.
CONTRACTOR TO BE RESPONSIBLE FOR CALLING FOR ALL REQUIRED INSPECTIONS.

2.0 EARTHWORK

EXCAVATION: COMPLY WITH LOCAL CODES, ORDINANCES AND REQUIREMENTS OF AGENCIES WHICH HAVE JURISDICTION REGARDING STABILITY. REMOVE EXISTING SOIL MATERIAL AS REQUIRED FOR FOOTINGS. DO NOT DISTURB BOTTOM OF FOOTING EXCAVATION. REMOVE ALL ORGANIC MATERIAL AT AREA OF NEW CONSTRUCTION.

BACKFILL MATERIAL: SATISFACTORY SOIL MATERIALS OF SAND AND SANDY GRAVEL FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETABLE AND OTHER DELETERIOUS MATTER. COMPACTED TO 95% OF MAXIMUM DENSITY.

DRAIN ROCK: 1 1/4" MINUS WITH NO FINES, WRAPPED IN GEO-TEX FABRIC WITH 4" PERFORATED PLASTIC FLEXIBLE PIPE FOR DOWN SPOUTS AND AREA DRAINS.

FOOTINGS: SET ALL FOOTINGS ON UNDISTURBED SOILS OR COMPACTED ENGINEERED FILL MATERIAL.

3.0 CAST-IN-PLACE CONCRETE

REINFORCING BARS: ASTM A615, GRADE 60 DEFORMED. SIZES AS INDICATED, WITH SHAPES AND SPACING AS INDICATED ON THE DRAWINGS AND ENGINEERING CALCULATIONS.

FOOTINGS / STEMWALLS:
3000 PSI, 28 DAY COMPRESSIVE STRENGTH, 3/4" MAX AGGREGATE.
4" MAXIMUM SLUMP.

SLABS ON GRADE: 3000 PSI, 28 DAY COMPRESSIVE STRENGTH, 4" SLUMP MAX.
AIR ENTRAINED CONCRETE AT ALL EXTERIOR LOCATIONS.
FINISH OF CONCRETE AS INDICATED ON DRAWINGS.
6 MIL. MIN. MOISTURE BARRIER WITH OVERLAP OF EDGES AND SEALED 6 MIN. OF 12".

CONTROL JOINTS: PROVIDE WEAKENED PLANE JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED ON THE DRAWINGS. CONSTRUCTION JOINTS TO A 1" DEPTH. FORM IN FRESH CONCRETE, WITHIN 24 HOURS OF POUR.
"DO NOT SAW CUT JOINT".

WATERPROOFING:
LIQUID APPLIED PERIMETER CONCRETE FOUNDATION WATERPROOFING.
RECOMMENDED MANUFACTURERS: TREMCO, SIKA, HENRY, GRACE.

5.0 METALS:

STAINLESS STEEL FABRICATIONS AND WIRE CABLE:

WIRE CABLE "CABLE RAIL": FEENEY INC., 2603 UNION STREET, OAKLAND, CALIFORNIA (OR LOCAL SUPPLIER / DISTRIBUTOR). 1/8" TYPE 316 STAINLESS STEEL 1 X 19 CONSTRUCTION WIRE CABLES FOR DECK RAILING AND TENSION CABLING. PROVIDE CONTINUOUS LENGTH CABLES WITH TERMINATION TENSIONING ANCHORS THROUGH POST SLEEVES. FITTING HARDWARE AND STAINLESS STEEL ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER. NUMBER AND SPACING SHALL BE AS INDICATED ON THE DRAWINGS.

FASTENERS OF CONNECTING COMPONENTS TO OTHER CONSTRUCTION SHALL BE TYPE AND SIZE AS INDICATED ON THE DRAWINGS.
WASHERS, SLEEVES AND NUTS: INSTALL PER MANUFACTURERS REQUIREMENTS.
SHOP ASSEMBLE COMPONENTS TO THE GREATEST EXTENT TO MINIMIZE ASSEMBLY AT PROJECT SITE.

STAINLESS STEEL PLATE FABRICATIONS:
316 STAINLESS STEEL PLATE AT DIMENSIONS INDICATED. BOLTS, WASHERS, AND NUTS TO BE 316 STAINLESS STEEL OF TYPE AND SIZE AS INDICATED ON THE DRAWINGS.
SHOP ASSEMBLE COMPONENTS TO THE GREATEST EXTENT TO MINIMIZE ASSEMBLY AT PROJECT SITE.

MANUFACTURED PREFABRICATED HARDWARE:
TYPE AND SIZE AS INDICATED ON THE DRAWINGS FOR COMPATIBILITY WITH DESIGNATED ENGINEERED WOOD SYSTEMS.
PROVIDE STAINLESS STEEL FABRICATIONS AT LOCATIONS AS INDICATED ON THE DRAWINGS.

6.0 WOOD

CARPENTRY:

GENERAL: ALL FRAMING MEMBERS SHALL BE PRESSURE TREATED AT LOCATIONS WHERE MEMBERS ARE IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER. TREAT ALL MEMBER END CUTS.

FRAMING LUMBER (GENERAL): DOUGLAS FIR LARCH #2 K.D. OR BETTER UNLESS OTHERWISE DESIGNATED. WCLIB PARA. 124-C AND 124-C.

PRESSURE TREATED:
DOUGLAS FIR LARCH #2 K.D. OR BETTER UNLESS OTHERWISE DESIGNATED.
WCLIB PARA. 124-C AND 123-C.
POSTS, BEAMS, LEDGERS, AND JOISTS SHALL BE D.F. LARCH.
CONTRACTOR SHALL USE PRESSURE TREATED WITHOUT INCISED MARKINGS AT ALL VISIBLE LOCATIONS.
D.F. #2 OR BETTER. WCLIB PARA. 123-C.

BEAMS, POSTS AND TIMBERS:
DOUGLAS FIR LARCH #2 OR BETTER, GRADING RULE, SAWN TEXTURE IN COMPLIANCE WITH WWPA AT ALL EXPOSED LOCATIONS. DIMENSIONS AS INDICATED ON THE DRAWINGS.
6"X 6" OR LARGER, AT NON EXPOSED LOCATIONS #2 OR BETTER D.F. LARCH GRADED UNDER WCLIB. AS AN ALTERNATIVE CAN BE LVL COLUMNS / BEAMS IN NON-EXPOSED LOCATIONS.

ENGINEERED LUMBER: 11 7/8" PERFORMANCE RATED I-JOISTS AND 1 1/4" RIM BOARD / JOISTS AND BLOCKING. PERFORMANCE STANDARD AND PRI APA DESIGNATIONS. 11 7/8" LSL, LVL, AND PSL TO BE WIDTHS AS INDICATED ON THE DRAWINGS.
BLOCKING, FILLERS, AND WEB STIFFENERS AS REQUIRED FOR INSTALLATION PER MANUFACTURERS GUIDELINES.

PLYWOOD: EXTERIOR / FRAMING, SHEARWALLS:
WALL SHEATHING: DOUGLAS FIR PLYWOOD 15/32" X 4' X 8' OR 12', APA RATED STRUCTURAL II, INDEX 32/16, GRADE CD WITH EXTERIOR GLUES. BLOCKING AT ALL PANEL EDGES TYPICAL.

ROOF SHEATHING: EXTERIOR D.F. PLYWOOD, 19/32" X 4' X 8' OR 12', APA STRUCTURAL RATED SHEATHING INDEX 40/20, GRADE CD. BLOCKING AT ALL PANEL EDGES TYPICAL.
NAILING: 8d AT 6" o.c. AT ALL PERIMETERS TYP. AND 8d AT 12" o.c. AT INTERMEDIATE SUPPORTS AND BLOCKING, UNLESS DESIGNATED OTHERWISE.

SHEAR WALL SHEATHING NAILING: D.F. LARCH PLYWOOD NAILING PER SHEAR WALL SCHEDULE DESIGNATIONS.

WESTERN RED CEDAR: AT LOCATIONS INDICATED ON THE DRAWINGS.

DECK BEAMS AND POSTS:
#2 CLEAR AND BETTER GRADE, S4S, FOR POST AND ROOF BEAMS.

DECK TOP RAILS / VERTICAL POSTS:
#2 CLEAR AND BETTER GRADE, S4S, FOR TOP RAILING AND VERTICAL POSTS.

GRADING RULES FOR ALL CEDAR SHALL FOLLOW: WCLIB, WCLIB WWPA, GRADING RULE PARAGRAPHS.

TRANSPARENT STAIN FOR CEDAR POSTS, BEAMS AND RAILINGS:
RECOMMENDED PRODUCT: PPG "PROLUXE" TRANSPARENT STAIN, COLOR TO BE SELECTED.
(3) EVENLY APPLIED COATS. SAND LIGHTLY BETWEEN COATS.
FOLLOW THE MANUFACTURERS RECOMMENDATIONS FOR APPLICATION REQUIREMENTS.

FIBER CEMENT:
PANEL SIDING, SOFFIT PANELS, CORNER, HORIZONTAL, VERTICAL AND TRIM BOARDS.

RECOMMENDED MANUFACTURERS:
"ALLURA" BY CERTAIN TEED: SIDING "SMOOTH" WITH ALLURA TRIM BOARDS.
"HARDIE PANEL" BY JAMES HARDIE CO.: SIDING "SMOOTH" WITH HARDIE TRIM BOARDS.
SIDING LAYOUT AND SIZES OF DIMENSIONS AS INDICATED ON THE DRAWINGS.
ALTERNATIVES INCLUDE NICHIHA OR GAF.

STAINLESS STEEL FASTENERS:
CAULKING AND SEALING AT ALL LOCATIONS OF SIZE APPROPRIATE FOR THE APPLICATION OR AS RECOMMENDED BY THE PRODUCT MANUFACTURERS INSTALLATION REQUIREMENTS.

PROJECT DATA:

PROJECT DESCRIPTION: NEW SINGLE FAMILY RESIDENCE

PROJECT ADDRESS: 54317 ROHRER AVENUE
BANDON, OREGON 97411
TAX LOT: 29S-15W-01CB-00402

COOS COUNTY / CITY OF BANDON ZONING:

ZONED UGB "URBAN GROWTH BOUNDARY" R-1
.23 ACRE

5'-0" REAR YARD SETBACK
5'-0" SIDE YARD SETBACK ADJACENT PROPERTY
15'-0" SIDE YARD SETBACK ADJACENT STREET
20'-0" FRONT YARD SETBACK
AT ALL PROPERTY LINES.

BUILDING DATA:

TOTAL GROSS SQUARE FOOT AREAS:

BUILDING FOOT PRINT:
FIRST FLOOR = 1,910 GROSS SQUARE FEET
621 GROSS S.F. : "CARPORT AREA"
250 GROSS S.F. : "SHOP AREA" (NON-CONDITIONED)
62 GROSS S.F. : "PORCH"
TOTAL CONDITIONED AREA = 927 GROSS SQUARE FEET

SECOND FLOOR = 1,739 GROSS S.F.
DECK AREA = 57 S.F. (2) = 114 GROSS S.F.
TOTAL CONDITIONED AREA = 1,625 GROSS S.F.

TOTAL CONDITIONED AREA: = 2,552 GROSS SQUARE FEET

TOTAL AREA = 3,549 GROSS SQUARE FEET
FIRST AND SECOND FLOOR BUILDING AREA

LOT COVERAGE:
FIRST FLOOR = 1,910 GROSS S.F.
CONCRETE APRON = 148 GROSS S.F.
TOTAL = 2,058

.23 AC. LOT AREA = 10,000 GROSS SQUARE FEET

2,058 TOTAL GROSS SQUARE FEET AREA OF FIRST FLOOR IMPERVIOUS SURFACES / 10,000 S.F. (LOT AREA) = APPROX. 20.6% OF TOTAL LOT AREA COVERAGE.

2017 ORSC OREGON RESIDENTIAL SPECIALTY CODE:
2021 ORSC OREGON RESIDENTIAL SPECIALTY CODE:
2018 INTERNATIONAL RESIDENTIAL CODE:

TABLE R301.2(1)

FROST DEPTH = 12" R301.2(1)

SEISMIC DESIGN CAT: "D"

WIND PRESSURE: 28, TABLE R301.2 (1), 1.0-1

WIND SPEED = 120 EXPOSURE "C"

SNOW LOAD = 10 lbs. S.F., PER TABLE R301.2(5)

FLOOR LOAD = 40 lbs. S.F., LIVE LOAD, TABLE R301.5

ROOF LOAD = 20 lbs. S.F., LIVE LOAD, TABLE R301.5

INSULATION VALUES:
R-23 Exterior Walls / Under Concrete Slabs
R-49 Roof / Ceiling
R-38 Floors
R-15 Concrete Slabs / R-4.5 Vertical

STRUCTURAL MEMBERS:
PER TABLE R301.7

BATH / SHOWER: R307

EGRESS: R310.2

CARPORTS R309.4 / GARAGE: R309

STAIRWAYS, RAILINGS AND GUARDS: R311.7

MOISTURE CONTROL: R318

GROUNDING ELECTRODE: R403.1.8

FOUNDATION DRAINAGE: R405
WATERPROOFING / DAMP PROOFING: R406

ROOF / CEILING CONSTRUCTION: CHAPTER 8
ROOF VENTING R806
ATTIC ACCESS R807

FIREPLACES: CHAPTER 10

SMOKE / CARBON MONOXIDE ALARMS:
Shall comply with ORSC sections R314 and R315.

ALL WORK SHALL COMPLY WITH THE MOST CURRENT GOVERNING OREGON CODES. (ORSC 2017) AND LOCAL BUILDING REGULATIONS.

GENERAL:

CONTRACTOR TO VERIFY ALL WITH ADJACENT SITE CONDITIONS AND UTILITY PROVIDER REQUIREMENTS PRIOR TO COMMENCING ANY WORK.

COORDINATE ALL EQUIPMENT AND APPLIANCES WITH THE OWNER AND EQUIPMENT SUPPLIERS / PROVIDERS.

COORDINATE ALL UTILITY REQUIREMENTS WITH THE PROVIDERS.

ALL WORK SHALL COMPLY WITH LOCAL, COUNTY, STATE AND ALL GOVERNING JURISDICTIONS.

THESE DOCUMENTS ARE INTENDED TO CONVEY THE DESIGN INTENTIONS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING ANY RELATED WORK. LARGER SCALE DETAILS AND DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ENGINEERING CALCULATIONS, DRAWINGS AND DOCUMENTATION SHALL TAKE PRECEDENCE OF ARCHITECTURAL DRAWINGS.

CHANGES TO THE DESIGN INTENTIONS AND / OR MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT / OR ENGINEER.

ALL DESIGNS AND DRAWINGS ARE THE COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE REPLICATED, REPRODUCED OR OTHERWISE USED EXCEPT FOR THE SOLE PURPOSE OF THIS PROJECT WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

DRAWING INDEX:

PROJECT:	SCHUMACHER BANDON 2021
DRAWN:	JLM
CHECKED:	JLM
DATE:	APRIL 14, 2021
REVISIONS:	PERMIT SET 4-14-2021

JAY L. MILLS
ARCHITECT

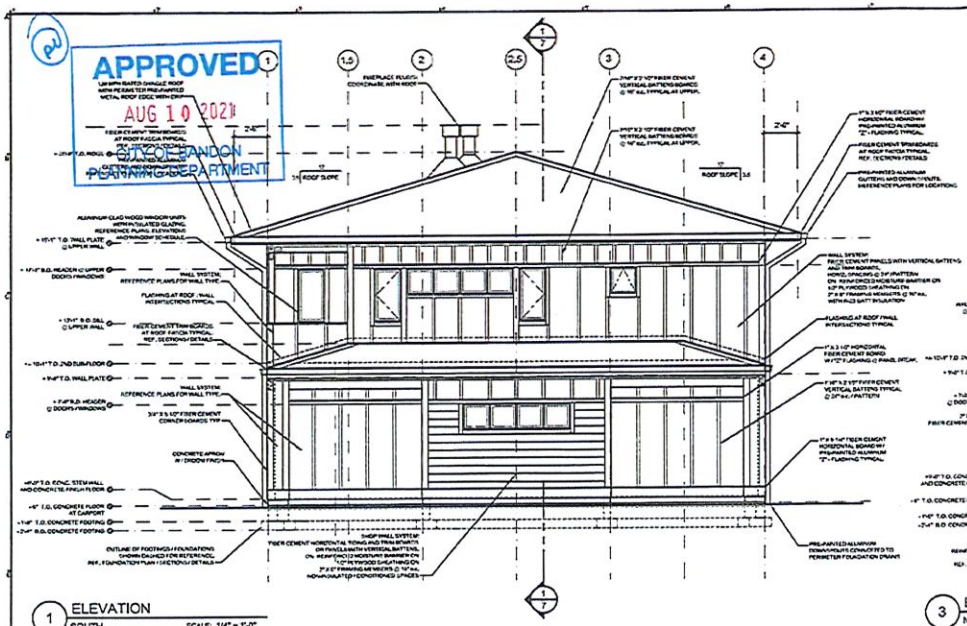
SCHUMACHER RESIDENCE

TWO STORY / SINGLE FAMILY RESIDENCE
54317 ROHRER ROAD, BANDON, OREGON 97411
BRAD AND LAURA SCHUMACHER
11550 SE HIGHLAND LOOP, CLACKAMAS, OREGON 97015-7204

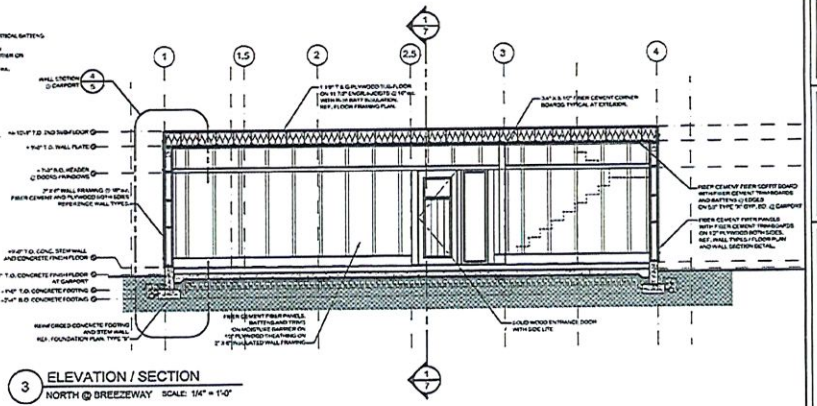
TAX LOT: 29S - 15W - 01CB - 00402
COOS COUNTY, BANDON, OREGON 97411

SHEET NUMBER
1

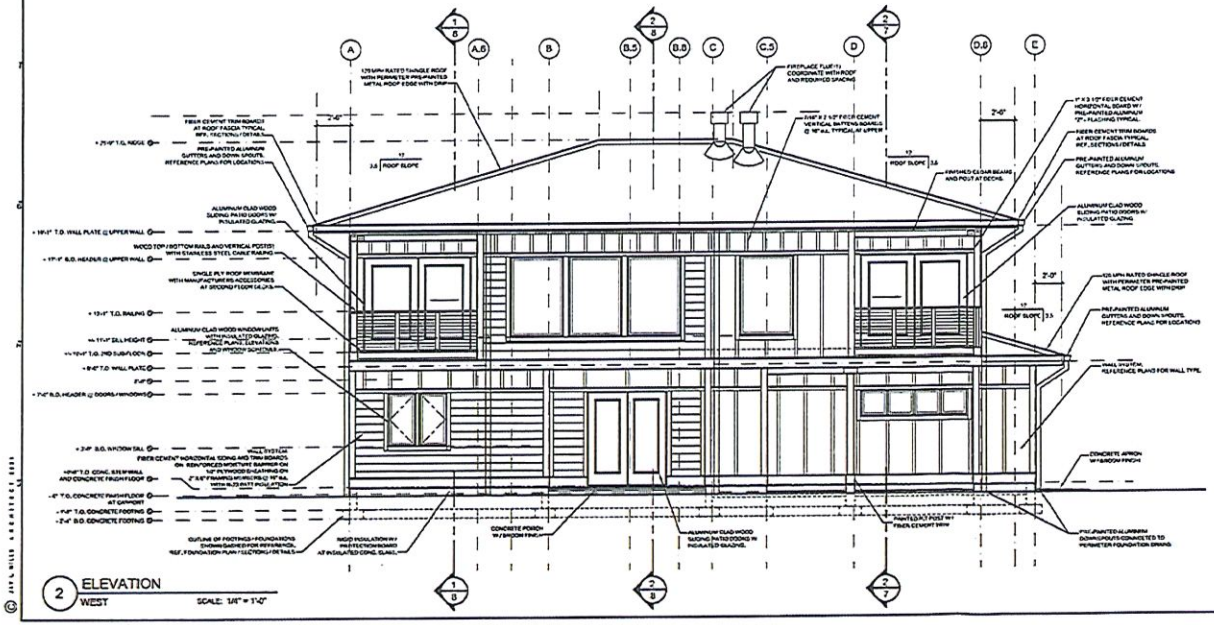
APPROVED
AUG 10 2021
CITY OF BANDON
PLANNING DEPARTMENT



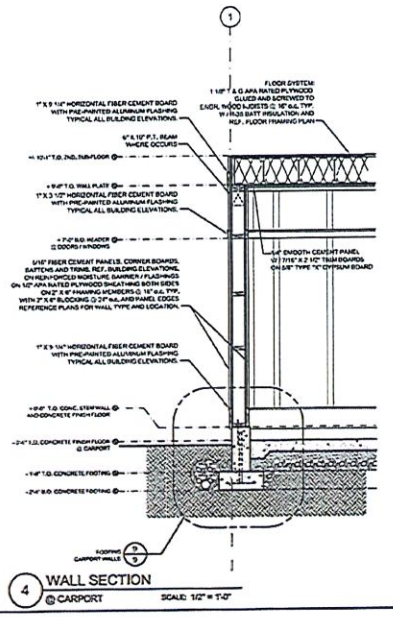
1 ELEVATION
SOUTH
SCALE: 1/4" = 1'-0"



3 ELEVATION / SECTION
NORTH @ BREEZEWAY
SCALE: 1/4" = 1'-0"



2 ELEVATION
WEST
SCALE: 1/4" = 1'-0"



4 WALL SECTION
@ CARPORT
SCALE: 1/2" = 1'-0"

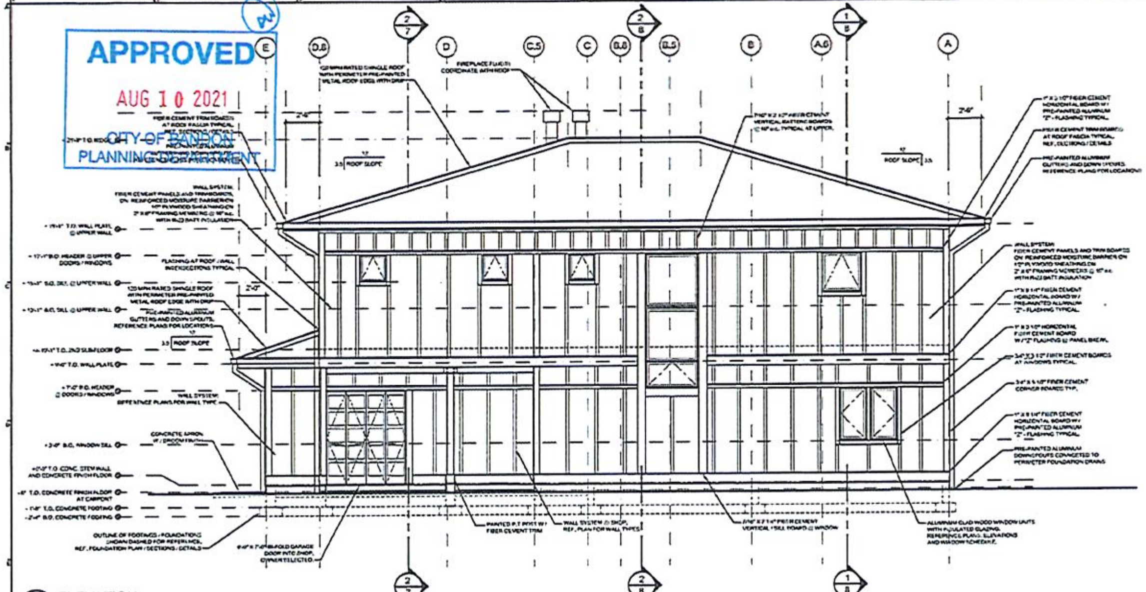
PROJECT: SCHUMACHER BANDON 2021
DRAWN: JLM
CHECKED: JLM
DATE: APRIL 14, 2021
REVISIONS: PERMIT SET 4/14/2021

JAY L MILLS ARCHITECT

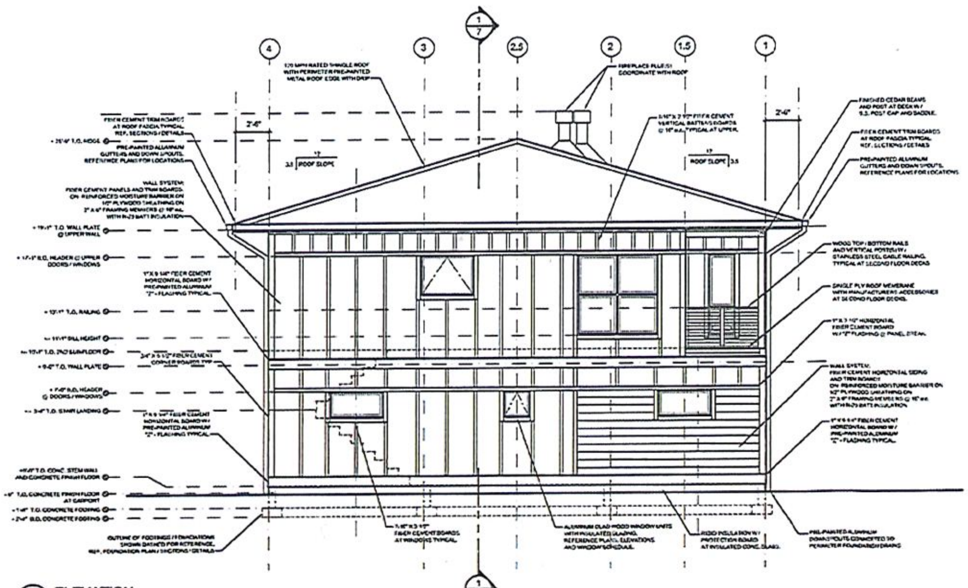
SCHUMACHER RESIDENCE
TWO STORY / SINGLE FAMILY RESIDENCE
54317 ROHRER ROAD, BANDON, OREGON 97411
BRAD AND LAURA SCHUMACHER
11599 SE HIGHLAND LOOP, CLACKAMAS, OREGON 97015-7261
TAX LOT: 29S - 15W - 01CB - 00402
COOS COUNTY, BANDON, OREGON 97411

SHEET NUMBER
5

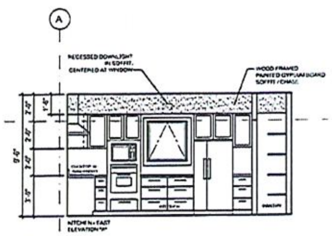
APPROVED
AUG 1 0 2021
CITY OF BANDON
PLANNING DEPARTMENT



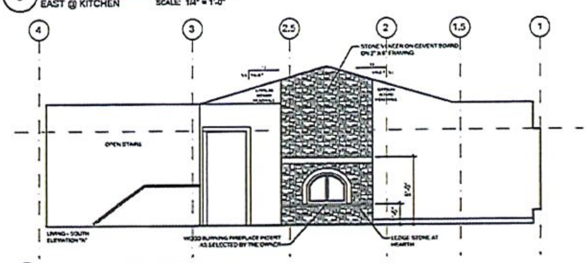
1 ELEVATION
EAST SCALE: 1/4" = 1'-0"



2 ELEVATION
NORTH SCALE: 1/8" = 1'-0"



3 INTEIOR ELEVATION - "A"
EAST @ KITCHEN SCALE: 1/4" = 1'-0"



4 INTERIOR ELEVATION - "A"
SOUTH IN LIVING SCALE: 1/4" = 1'-0"

8.1 CABINETS / COUNTER TOP MATERIALS

CABINETS LAYOUT AND CONFIGURATIONS SHALL COMPLY WITH THE DESIGN INTENTIONS AS INDICATED IN THE DRAWINGS.
VERIFY DIMENSIONS AND LAYOUT PRIOR TO FABRICATION.

DOORS, DRAWERS AND FACES SHALL BE OF SOLID HARDWOOD.
ALL UNITS TO BE SHOP FINISHED, OR PRIMED AND PAINTED PER OWNERS REQUEST.

DOOR AND DRAWER HARDWARE TO BE "SOFT CLOSE" WITH PULL HARDWARE TO BE SELECTED BY THE OWNER.

COUNTER TOPS: ALL LOCATIONS (KITCHEN / BATHS)
MATERIAL TYPE, COLOR(S) AND EDGE DETAILS TO BE SELECTED BY THE OWNER.

9.0 GYPSUM BOARD / PAINTING

RECOMMENDED PAINTS TO BE BENJAMIN MOORE, PREMIUM GRADE.

EXTERIOR: ALL FIBER CEMENT PANEL AND SIDING SYSTEM AND EXPOSED PRESSURE TREATED WOOD.
NOTE: PRIME AND BACK PRIME ALL SIDING AND TRIM SURFACES.

FOLLOW THE MANUFACTURERS RECOMMENDATIONS FOR APPLICATION REQUIREMENTS.

FINAL COLOR SELECTIONS BY THE OWNER.

TEXTURE TO BE MEDIUM KNOCK-DOWN FINISH, PRIME ALL PAINTED GYPSUM BOARD SURFACES PRIOR TO PAINTING WITH A MINIMUM OF (2) TWO FINISH COATS.

ELECTRICAL

ELECTRICAL PLAN DIAGRAMS ARE FOR DESIGN INTENTIONS ONLY AND ARE NOT INTENDED TO CONVEY FINAL TYPES OF FIXTURES, LOCATIONS OF LIGHTING, SWITCHES OR OUTLETS.
ALL ELECTRICAL SHALL BE DESIGN / BUILD BY THE SELECTED ELECTRICAL CONTRACTOR.
ALL INFORMATION REQUIRED FOR THE PERMIT IS THE RESPONSIBILITY OF THE SELECTED CONTRACTOR.

FINAL LIGHTING FIXTURES, OUTLETS AND SWITCHES TYPES AND LOCATIONS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO COMMENCING WORK.

PLUMBING

ALL PLUMBING SHALL BE DESIGN / BUILD BY THE SELECTED PLUMBING CONTRACTOR.
ALL INFORMATION REQUIRED FOR THE PERMIT IS THE RESPONSIBILITY OF THE SELECTED CONTRACTOR.
THE DRAWINGS INDICATE THE DESIGN INTENTIONS ONLY AND DO NOT INTENDED TO INDICATE MANUFACTURER, STYLE OR TYPE.
COORDINATE ALL PLUMBING FIXTURES WITH THE OWNER PRIOR TO ORDERING.

CURBLESS SHOWER PAN SYSTEM
COORDINATE SHOWER PAN SYSTEM WITH ENGINEERED WOOD FLOOR FRAMING SYSTEM.
RECOMMENDED MANUFACTURER: SCHLUTER SYSTEMS INC., OR APPROVED EQUIVALENT.

FAUCET SETS AND SHOWER / BATH CONTROLS.
RECOMMEND "DELTA" FOR LIFETIME WARRANTY.

PROJECT:	SCHUMACHER BANDON 2021
DRAWN:	JLM
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SCHUMACHER RESIDENCE
TWO STORY / SINGLE FAMILY RESIDENCE
54317 ROHRER ROAD, BANDON, OREGON 97411
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TAX LOT: 29S - 15W - 01CB - 00402
COOS COUNTY, BANDON, OREGON 97411

SHEET NUMBER
6

After Recording Return To:
City of Bandon, Oregon
P.O. Box 67
Bandon, Oregon 97411

SERVICE AND ANNEXATION AGREEMENT
WAIVER OF REMONSTRANCE

PARTIES: The City of Bandon, Oregon, hereinafter referred to as "City" and Bradley L. Schumacher and Laura E. Schumacher, hereinafter referred to as "Owner"

WHEREAS:

A. Owner is the owner of real property, (hereinafter referred to as Property) more particularly described as:

Lots 12 through 15, Inclusive, Block 3, Sunset City, Coos County, OR. Together with that portion of the vacated alley vacated by Vacation #508, recorded November 4, 1993, bearing Instrument No. 93-11-0265, which would inure thereto by reason of the vacation thereof.

Assessor's Map & Tax Lot Number: **28S-15W-25CA TL4700**

B. Owner has made application to the City to receive City water service, and or City sewer service, or has otherwise elected to enter into this agreement, which makes it subject to City Ordinances and requires payment of City fees. The application was reviewed and approved by the City, subject to Owner agreeing to the terms and conditions contained herein;

NOW, THEREFORE, based on the above, the Parties agree to the following terms and conditions:

1. **TERM OF AGREEMENT.** This agreement shall be effective from the date of execution by all Parties and is binding until such time as the property is annexed to the City. After annexation, all conditions relative to payment for water service shall remain in full force and effect except that payment of property taxes shall displace the separate requirement for payment of Public Safety Service Fees.

2. **SUPPLY OF CITY SERVICES.** If the Property is not within the City limits, upon application for connection to the City's water system or sewer system, the City shall provide Owner with said water or sewer service and with Public Safety Services per the conditions set forth herein.

3. **CITY CODES AND ORDINANCES.** From and after the date this agreement is executed by all Parties, the Property and all structures or improvements hereafter in or thereupon shall be subject to and shall comply with all City Codes and Ordinances including but not limited to the City Building, Development, and Utility standards and procedures.

4. **SCOPE OF AGREEMENT.** This agreement covers one (1) single family residence. This agreement does not cover any subdivision or partition of the property, creation of an accessory dwelling unit or the use of the property as a vacation rental.

5. **EXAMINATIONS AND INSPECTIONS.** Owner grants City and any of its authorized representatives the right to go upon the Property at all reasonable times to make such examinations and inspections as are reasonably necessary in City's opinion to inspect connections to the City sewer, water, and storm drain facilities and determine that regulations relative to utility services are being complied with by the Owner or occupant. City shall make reasonable efforts to contact the Owner or a representative prior to entrance of any building unless such a delay would represent a threat to the public health or safety.

6. **ANNEXATION.** If the Property is not currently annexed to the City, Owner hereby requests and grants continuing, irrevocable consent to annexation of the Property to the City and acknowledges same is a continuing petition to the City for annexation.

7. **WAIVER.** Owner hereby waives all rights under ORS 222.173, which limits the duration of the annexation agreement to one year. Owner intends for this agreement to be in effect until the Property is annexed. Owner's consent and waiver are continuing and are binding on the heirs, executors, administrators, personal representatives, successors and assigns of the Owner, including but not limited to lessors, lessees, renters and any other occupants of the Property. See also Addendum "A" which is attached to and incorporated herein.

8. **DENIAL OF ANNEXATION - TERMINATION OF WATER AND SEWER SERVICE.** If at any time the City is denied the ability to annex by the actions of the Owner or occupant, or the Owner or occupant fails or refuses to pay fees required under this agreement, or direct fees or charges for water or sewer service, then it is understood and agreed, the City has the right, authority, and permission to terminate the water and sewer service to the Property upon 30 days prior notice posted on the Property. The termination of water and sewer services to the Property shall not affect

the other provisions of this agreement (including continual consent to annexation), which shall remain in full force and effect, and shall not affect the City's right to collect delinquent fees and charges.

9. **WAIVER OF REMONSTRANCE AGAINST LOCAL IMPROVEMENT DISTRICT(S)** The Owner(s) agree to waive their right to participate in a remonstrance the formation of a future local improvement district (LID) for public improvements in their local area. This agreement is specifically not a waiver of Owner's rights to participate at the annexation hearing or any other hearings. Owners' right to participate by testifying either orally or in writing are specifically not waived by this agreement. The parties understand and agree that the effect of this agreement is that any objections by Owner(s) will not be counted as a remonstrance for the purpose of determining the number or percentage of property owners objecting to an annexation or formation of a LID.

10. **PUBLIC IMPROVEMENTS.** This agreement, in referring to "public improvements", is meant to include, but not be limited to, streets, curbs and gutters, drainage and storm drains, water, sewer, and other utilities, sidewalks and improvements to each of the listed items.

11. **BINDING AFFECT OF AGREEMENT.** This agreement is binding upon the heirs, executors, administrators, personal representatives, successors and assigns of Owner, including but not limited to lessors, lessees, renters and any other occupants of the Property. If there is more than one owner, each owner is jointly and severally bound hereby. Owner shall assist City in the enforcement of any and all of the conditions of this agreement upon persons bound hereby. **Owner agrees to provide renters, lessees, and other long term occupants of the Property with a copy of this agreement to ensure said occupants have a full understanding of the termination of water, sewer, and public safety services noted in Section 12 upon failure to pay (whether by Owner or occupant) as required by this agreement. Failure to notify does not affect the City's rights to terminate service.**

12. **ENFORCEABILITY.** If any of the provisions contained in this agreement are held unconstitutional or unenforceable, the enforceability of the remaining provisions shall not be impaired.

IN WITNESS WHEREOF, the Parties hereto, on the dates indicated, set their hands by and through their duly authorized agents and affirm the responsibilities and covenants contained herein.

OWNER (S): Bradley L. Schumacher _____ Laura E. Schumacher

Bradley L. Schumacher

Laura E. Schumacher

STATE OF OREGON)
County of MULTNOMAH) ss.

This Service and Annexation Agreement was signed before me on the 29th day of July, 2021 by Bradley L. Schumacher and Laura E. Schumacher was acknowledged as their Voluntary Act and Deed.

IN WITNESS WHEREOF, I set my hand and seal hereto on this same date.

Notary Public

October 15, 2024

My Commission Expires:

OFFICIAL SEAL
CHRISTOPHER GEORGE BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004878
MY COMMISSION EXPIRES OCTOBER 15, 2024

CITY OF BANDON by Dana Nichols, Planning Manager

Date 8-10-21

Attest: Denise Russell, City Recorder

Date 8-10-21

ADDENDUM "A"
* WAIVER OF ANNEXATION LIMITATION *
RE: SERVICE AND ANNEXATION AGREEMENT

The below listed person(s) or corporation(s) owns Property which is the subject of a Service and Annexation Agreement, which agreement contains a consent and request for annexation. Owner hereby waives ORS 222.173 which limits the duration of the annexation agreement to one year. The intent of this waiver is that the agreement to annex is to be in effect until the Property is officially annexed. Owner's consent and waiver are continuing and are binding on the heirs, executors, administrators, personal representatives, successors and assigns of the Owner, including but not limited to lessors, lessees, renters and any other occupants of the Property. Owner understands the City generally desires to annex property within one year of signing an annexation agreement, but also understands annexation may be delayed based on applicable elections and upon determinations that the annexation should be delayed. Owner does not object to any such delay.

WE THE UNDERSIGNED have read and agree to the terms contained in this Waiver.

OWNER (S):

Bradley L. Schumacher
(PRINT NAME)

Bradley L. Schumacher
(SIGNATURE)

Laura E. Schumacher
(PRINT NAME)

Laura E. Schumacher
(SIGNATURE)

STATE OF OREGON)
County of Multnomah) ss.

This Addendum "A" was signed before me on the 29th day of July,

2021 by Bradley L. Schumacher and Laura E. Schumacher and was acknowledged as their Voluntary Act and Deed.

IN WITNESS WHEREOF, I set my hand and seal hereto on this same date.

Notary Public

Christopher George Brown

My Commission Expires:

October 15, 2024

OFFICIAL SEAL
CHRISTOPHER GEORGE BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004878
MY COMMISSION EXPIRES OCTOBER 15, 2024

WAIVER ACKNOWLEDGED AND ACCEPTED ON BEHALF OF THE CITY OF BANDON

BY: Dana Nichols, Planning Manager

COQUILLE INDIAN TRIBE

3050 Tremont Ave. North Bend, OR 97459
Telephone: (541) 756-0904 ~ Fax: (541) 756-0847
www.coquilletribe.org

July 15, 2021

City of Bandon Planning Department
P.O. Box 67
Bandon, Oregon 97411

Re: 21-083

Project location: 54317 Rohrer Rd, Bandon, OR 97411

Thank you for the opportunity to comment on the proposal to construct a new single-family dwelling at the above referenced location. Our records show known cultural resources within extreme proximity to the project area.

Due to the proximity to known cultural resources, we request that the landowner and/or contractor contact our office at (541) 808-5554 (Kassandra Rippee, Archaeologist/THPO) to schedule a Cultural Resource Monitor to be on site during all ground-disturbing activities. Please schedule the monitor a **minimum of 72-hours** in advance of anticipated project start time.

Please be aware that state statutes and federal law governs how archaeological sites are to be managed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or *private lands*. If archaeological materials are discovered, uncovered, or disturbed on the property, we will discuss the appropriate actions with all necessary parties.

Thank you again and feel free to contact me if you have any questions.

Masi (thank you),

Todd Martin
Tribal Historic Preservation Specialist

CRT21274

CITY OF BANDON
P.O. BOX 67
BANDON, OREGON 97411
Public Service...We Take It Seriously

December 10,2020

Brad and Laura Schumacher
54317 Rohrer Ave
Bandon, OR 97411

RE: Request for Water Service Outside Bandon City Limits for Coos County Map Number 29.15.ICB Tax Lot 402 12-15, as shown on the attached.

Mr. and Mrs. Schumacher:

The City of Bandon is not obligated to provide city services outside of city limits, including the restoration of discontinued services or service to new or additional uses, and currently has a moratorium in place for new water connections out of town.

However, because you paid systems development charges before the moratorium and because a main line exists adjacent to the above-described property, one single residential water service will be made available to serve the existing parcel. This letter does not cover any future subdivision of the property, service to another property or service to any commercial use including but not limited to a vocational rental.

Service would be subject to all city policies and requirements in effect at the time of connection.

Before the property can be approved for actual connection to city water, the following will need to be completed:

- City zoning compliance review, including payment of city fees.
- Service agreement including:
  consent to annexation
  waiver of remonstrance
  grant of easement
- Connections fees paid. (amounts depend on city zoning compliance review)

Connection fees will be determined upon completion of a zoning compliance review.

CITY OF BANDON
P.O. BOX 67
BANDON, OREGON 97411
Public Service...We Take It Seriously

Let me know if you have any questions.

Respectfully,

Dan Chandler
City Manager/Director of Utilities
City of Bandon

DC:jh

Cascadia Geoservices, Inc.
190 6th Street
PO Box 1026
Port Orford, Oregon 97465
D. 541-332-0433
C. 541-655-0021
Email: info@cascadiageoservices.com
www: CascadiaGeoservices.com

Geotechnical Site Assessment Report

Rohrer Road
Bandon, Oregon 97411
29S15W01CB, Tax Lot 402

Prepared for:
Mr. Bradley Schumacher
11550 SE Highland Loop
Clackamas, Oregon 97015-7204
Sent via email: brschu@frontier.com

November 2, 2020
CGS Project No. 20073

TABLE OF CONTENTS

INTRODUCTION

Cascadia Geoservices, Inc. (CGS) is pleased to submit this Geotechnical Site Assessment Report for a portion of your Coos County, Oregon property (subject property or site) located on Rohrer Road in Bandon, Oregon (see Figure 1, Location Map). We understand that you are proposing to develop the site with a new residential structure. The site is within Coos County's Beach and Dune Area (Municipal Code Policy 5.10) which is discussed in this report under **Geologic Hazards**. This report summarizes our project understanding, site investigation, and subsurface explorations and provides conclusions and recommendations.

PROJECT UNDERSTANDING

Our understanding is based on email and telephone correspondence with you beginning on July 9, 2020. Our understanding is further based on a preliminary site visit on July 9, 2020, and on a second site visit on September 15, 2020, at which time a geologic reconnaissance of the site was conducted, and hand-augered borings were logged and sampled.

We understand that you are in the process of developing the site with a residential structure and are asking CGS to provide you with a site evaluation to determine the geologic suitability of the subject property to site a single-family residence. The site is approximately 0.24 acres and is currently undeveloped. And we understand that you have no plans for excavations over 4 feet deep on the site, such as for a basement. As of the date of this proposal, no site plan or architectural drawings have been provided to CGS.

SURFACE DESCRIPTION

The site is part of an elevated coastal marine terrace located within the Coast Range Physiographic Region of southern Oregon and is within an older, stabilized back dune area. The subject property is in a residential neighborhood and is part of the Sunset City Subdivision. The site is bordered to the west by Rohrer Road, to the south by Venus Drive, to the north by a developed residential lot, and to the east by undeveloped and vegetated sand dunes. At the nearest western point, the site is over 300 feet from an actively eroding sea cliff known locally as the Bandon Bluff. The site is not impacted by coastal erosion.

The site is generally level to gently sloping to the northwest and is approximately 58 feet above mean sea level (AMSL). The site is predominantly covered in grass and has shore pines within the western portion.

Based on a review of historic aerial photographs which date back to May 1994, there have been no significant changes to the site.

Based on work done by others,[1,2] native soils at the site consist of sandy loam (8E—Bullards sandy loam, 30 to 50 percent slopes). Underlying these are surficial sediments of Quaternary Marine Terrace deposits (QMTD) which consist of semi-consolidated sand, silt, clay, and gravel. Under the marine terrace deposits are bedrock of the Upper Cretaceous to Jurassic meta-volcanic and meta-sedimentary rocks of the Mélange of Sixes River (MSR). Bedrock is exposed in the sea cliff west of the site but is not exposed in outcrop on the level building site or in our hand-augered borings. This assemblage of soils and rocks has been elevated during coastal uplift associated with the Cascadia Subduction Zone.

Based on our site observations, the subject property and surrounding area appeared stable at the time of our site visit. The vegetated sand dune to the east appears to be stable and as such will not impact the site.

SUBSURFACE EXPLORATIONS

In order to analyze the soils at the site, CGS excavated three hand-augered borings during our October 14, 2020 site visit. The borings were logged by an Oregon certified engineering geologist from our Port Orford, Oregon office. The borings were excavated to observe subsurface conditions across the site and to collect soil samples for later analysis. The locations of the borings are shown on Figure 2, Site Map. The borings were excavated to a depth of 5.0 feet below ground surface (bgs).

Our analysis of the subsurface conditions on the site is based on the soils encountered in our borings and is summarized as follows:

> **Topsoil:** Encountered from 0.0 to 1.0-foot bgs in all three hand-augered borings. Consists of very-loose-to-loose, dark-brown, organic, silty fine sand: dry. We

---

[1] United States Department of Agriculture (USDA). Natural Resource Conservation Service Web Soil Survey, retrieved from https://websoilsurvey.sc.egov.usda.gov/

[2] Thomas J. Wiley, et al. (2014). Geologic map of the southern Oregon coast between Port Orford and Bandon, Curry, and Coos Counties, Oregon. Oregon Department of Geology and Mineral Industries (DOGAMI) Open-File Report O-14-0.

interpret this to be topsoil (Bullards sandy loam). The thickness of the topsoil deepens towards the west.

Sands: Encountered from 1.0 foot to the depths of our borings at 5.0 feet bgs. Consists of loose (becoming medium-stiff from 3.0 to 4.0 feet bgs), dark-brown, silty fine sand. These soils were observed to be moderately cemented and dry. We infer that these are part of the surficial deposits which form the Quaternary Marine Terrace deposits.

A dynamic cone penetrometer (DCP)[3] was used by CGS to test the relative consistency of the surficial soils in the borings. In general, the dark-brown silty fine sand encountered at 1.0-foot bgs was determined to be loose with a penetration rate (PR) of from 4 to 5. At from 3.0 to 4.0 feet bgs, these sands were determined to be medium-dense.

LABORATORY ANALYSIS

Selected samples collected from the borings were packaged in moisture-tight bags and transported to our laboratory in Coos Bay where they were classified in general accordance with the Unified Soil Classification System, Visual-Manual Procedure. In addition, water content (ASTM D698) and percent fines (-#200) (ASTM D1140) were determined for select samples. The results are summarized below in Table 1. The Lab Analysis Reports for the samples are provided at the end of this report as Attachment 2.

Table 1: Laboratory Analysis

Sample Number	Boring	Depth Feet (bgs)	Soil Description	Moisture Content %	Percent Fines (-#200)	USCS[4]
SS-1	HA-1	1.0	Fine Sand	2.2	0.4	SP
SS-2	HA-2	2.0	Fine Sand	3.0	1.0	SP
SS-3	HA-3	2.0	Fine Sand	1.6	1.2	SP

Our lab analysis indicates that the sands are well drained and poorly graded.

[3] The dynamic cone penetrometer (DCP) test uses a 15 lb. steel mass falling 20 inches to strike an anvil to penetrate a 1.5-inch-diameter 45° (vertex angle) cone that has been seated in the bottom of a hand-augered hole. The penetrometer is used to determine a penetration resistance relationship with the standard penetration resistance of virgin soils. The penetration rate (PR) is the average number of blows needed to advance the cone a distance of 1 inch.
[4] Unified Soil Classification System

GROUNDWATER

Groundwater was not encountered in our borings. The soil samples collected in the borings were observed to be dry. Based on a review of well logs in the area, the primary groundwater aquifer is believed to be less than 50 feet bgs and to occur at the contact of QMTD and underlying bedrock.

We anticipate that groundwater levels will rise during periods of heavy rainfall. We also anticipate that surficial soils on the site may become saturated during winter months. We note that hydric plants and soils south of the building site indicate a seasonal shallow groundwater elevation. We also anticipate that limited perched groundwater may be present at or near the contact of the underlying surficial deposits.

GEOLOGIC HAZARDS

The subject property is located in an area that is highly influenced by regional seismicity due to the proximity to the Cascadia Subduction Zone (CSZ). Recent studies[5] indicate that the southern CSZ has generated maximum credible earthquakes with a moment magnitude (Mm) of 8.7 or greater every 200 to 300 years. Time-dependent probabilities currently range up to 18 percent in 50 years for a southern segment rupture.

Seismic Design Criteria

Our seismic design parameters are based on Site Class D. The subject property is located in an area that is highly influenced by regional seismicity due to the proximity to the Cascadia Subduction Zone. Seismic design criteria, in accordance with the ASCE 7-10 (IBC-12), are summarized in Table 2 below.

Table 2: 2012/2015 International Building Code Recommended Seismic Provisions

Seismic Design Parameters	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	S_s = 2.023 g	S_1 = .969 g
Site Class	D = Stiff Soil	
Site Coefficient	F_a = 1.2	F_v = null
Adjusted Spectral Acceleration	S_{MS} = 2.428 g	S_{M1} = null g

[5] Goldfinger, C., et al. (2012). Turbidite Event History—Methods and Implications for Holocene Paleoseismicity of the Cascadia Subduction Zone. U.S. Geological Survey (USGS), Professional Paper: 1661-F.

Design Spectral Response Acceleration Parameters	S_{DS} = 1.619 g	S_{D1} = null g
Peak Ground Acceleration[6]	PGA = 1.009 g	

Liquefaction

Liquefaction potential was assessed based on the information obtained from our borings and using the parameters suggested in Youd & Andrus, et al., 2001.[7] According to our seismic analysis, the site will experience a peak ground acceleration (PGA) during a design seismic event of 1.009 g. Further, groundwater appears to be less than 50.0 feet bgs. Based on the depth of groundwater and the hardness of the granular soils becoming medium-dense at from 3.0 to 4.0 .0 feet bgs, it is our opinion that the liquefaction potential for the site is low to moderate.

Tsunamis

Based on recent mapping and modeling done by the state of Oregon,[8] the site is within the Tsunami Inundation Zone. Based on this modeling, the subject property and surrounding area will be inundated by a near-source tsunami wave generated by a CSZ moment magnitude (Mm) earthquake of 9.1 or greater. Because of this, we strongly recommend that you check with Coos County and with the state of Oregon's Department of Geology and Mineral Industries (DOGAMI) Tsunami Resource Center for current information regarding tsunami preparedness and emergency procedures.

Beach and Dune Hazard

Based on a review of the Coos County Map Atlas,[9] Tax Lot 402 has not been classified in accordance with Goal 18 Inventory. Dune classification in accordance with the USDA is "Younger, Stabilized Dunes." This agrees with our site evaluation. Coos County has inventoried the site and surrounding area as having "limited suitability." We note that the site is within the Sunset City Subdivision and is zoned Controlled Development and that adjoining parcels to the north and west have been developed with residential structures.

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[6] Mapped MCE Geometric Mean (MCE$_G$) Peak Ground Acceleration as provided by 2015 NEHRP.
[7] Youd, T. L., Andrus, I. M., et al., 2001. Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils. ASCE, Journal of Geotechnical and Geoenvironmental Engineering, v. 127, No. 10, pp. 817-33.
[8] Local Source (Cascadia Subduction Zone) Tsunami Inundation Map, Bandon, Oregon, 2012. State of Oregon Department of Geology and Mineral Industries.
[9] Viewed online at https://www.coastalatlas.net

Based on our site evaluation and on our experience working on the Bandon Bluff region, the proposed structure will not have an adverse impact on either the site or adjacent areas. Further, it is our opinion that there is no need for temporary or permanent stabilization programs and/or maintenance of new and existing vegetation. Further, we see no hazards to life, public and private property, or to the natural environment by the proposed development. Finally, it is our professional opinion that the proposed development will not cause destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage), cause exposure of stable and conditionally stable areas to erosion, or modify current air wave patterns leading to beach erosion.

DISCUSSION AND RECOMMENDATIONS

Feasibility

Based on our surface and subsurface assessment and our knowledge of the area, it is our opinion that the site is suitable for the proposed new residential structure which can be supported on conventional spread footings, provided that the site is prepared in accordance with our recommendations.

It is further our opinion that the sands encountered at 12 inches bgs are a suitable soil medium on which to site the structure. We recommend that the building pad and 5 feet around the building pad be excavated to a depth of 1.0 feet bgs and that all visible organics, including roots, be removed. We further recommend that the base of the excavated pad be wetted and rolled with a smooth-drum roller to an unyielding state. A member of our staff should confirm suitable bearing conditions and evaluate all footing subgrades. Observations should also confirm that loose or soft materials, organics, unsuitable fill, and old topsoil zones were removed. Localized deepening of footing excavations may be required to penetrate any deleterious materials.

Footings bearing on the sand subgrade should be sized for an allowable bearing capacity of 1,500 pounds per square foot (psf). This is a net bearing pressure. The weight of the footings and overlying backfill can be disregarded in calculating footing sizes.

Based on CGS's estimates, total post-construction settlement is estimated to be less than one (1) inch, with post-construction differential settlement of less than 0.5 inch over a 50-foot span.

For footings in contact with native soils, use a coefficient of friction equal to 0.5 when calculating resistance to sliding. The footings should be founded below an imaginary line projecting at a 1 horizontal to 1 vertical (1H:1V) slope from the base of any adjacent, parallel utility trenches.

Upon completion of this, the site should be graded to provide for positive drainage away from the structure.

If construction occurs during wet weather, we recommend that a thin layer of compacted crushed rock be placed over the footing subgrades to help protect them from disturbance due to foot traffic.

The site should be prepared in accordance with **Appendix 1: General Construction Considerations.**

CONSTRUCTION OBSERVATIONS

Satisfactory pavement and earthwork performance depends on the quality of construction. Sufficient monitoring 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 a representative from CGS be retained to observe general excavation, stripping, fill placement, footing subgrades, and subgrades and base rock for floor slabs and pavements.

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.

LIMITATIONS

Cascadia Geoservices, Inc.'s (CGS) professional services will be performed, findings obtained, and recommendations prepared in accordance with generally accepted principles and practices for geologists and geotechnical engineers. No other warranty, express or implied, is made. The Customer acknowledges and agrees that:

1. CGS is not responsible for the conclusions, opinions, or recommendations made by others based upon our findings.
2. This report has been prepared for the exclusive use of the addressee, and their agents, and is intended for their use only. It is not to be

photographed, photocopied, or similarly reproduced, in total or in part, without the expressed written consent of the Customer and Cascadia Geoservices, Inc.

3. The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, historical topographic map and aerial photograph review, and on our site observations. The scope of our services is intended to evaluate soil and groundwater (ground) conditions within the primary influence or influencing the proposed development area. Our services do not include an evaluation of potential ground conditions beyond the depth of our explorations or agreed-upon scope of our work. Conditions between or beyond our site observations may vary from those encountered.
4. Recommendations provided herein are based in part upon project information provided to CGS. If the project information is incorrect or if additional information becomes available, the correct or additional information should be immediately conveyed to CGS for review.
5. The scope of services for this subsurface exploration and 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.
6. 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. 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 two years from its issue, or in the event that the site conditions change.
7. The work performed by the Consultant is not warrantied or guaranteed.
8. There is an assumed risk when building on marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground.
9. The Consultant's work will be performed to the standards of the engineering and geology professions and will be supervised by licensed

professionals. Attempts at improving marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground supporting the Customer's property may, through acts of God or otherwise, be temporary and that marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground may continue to degrade over time. The Customer hereby waives any claim that it may have against CGS for any claim, whether based on personal injury, property damage, economic loss, or otherwise, for any work performed by CGS for the Customer relating to or arising out of attempts to stabilize the marginal ground, sites subject to flooding, or bluffs, sea cliffs, or steep ground located at the Customer's property identified hereunder. It is further understood and agreed that continual monitoring of the Customer's property may be required, and that such monitoring is done by sophisticated monitoring instruments used by CGS. It is further understood and agreed that repairs may require regular and periodic maintenance by the Customer.

10. The Customer shall indemnify, defend, at the Customer's sole expense, and hold harmless CGS, affiliated companies of CGS, its partners, joint ventures, representatives, members, designees, officers, directors, shareholders, employees, agents, successors, and assigns (Indemnified Parties) from and against any and all claims for bodily injury or death, damage to property, demands, damages, and expenses (including but not limited to investigative and repair costs, attorney's fees and costs, and consultant's fees and costs) (hereinafter "Claims") which arise or are in any way connected with the work performed, materials furnished, or services provided under this Agreement by CGS or its agents.

PROFESSIONAL QUALIFICATIONS

Please see our website at www.CascadiaGeoservices.com to review our qualifications.

Sincerely,

Cascadia Geoservices, Inc.

Eric Oberbeck, RG, CEG
Expires June 1, 2021

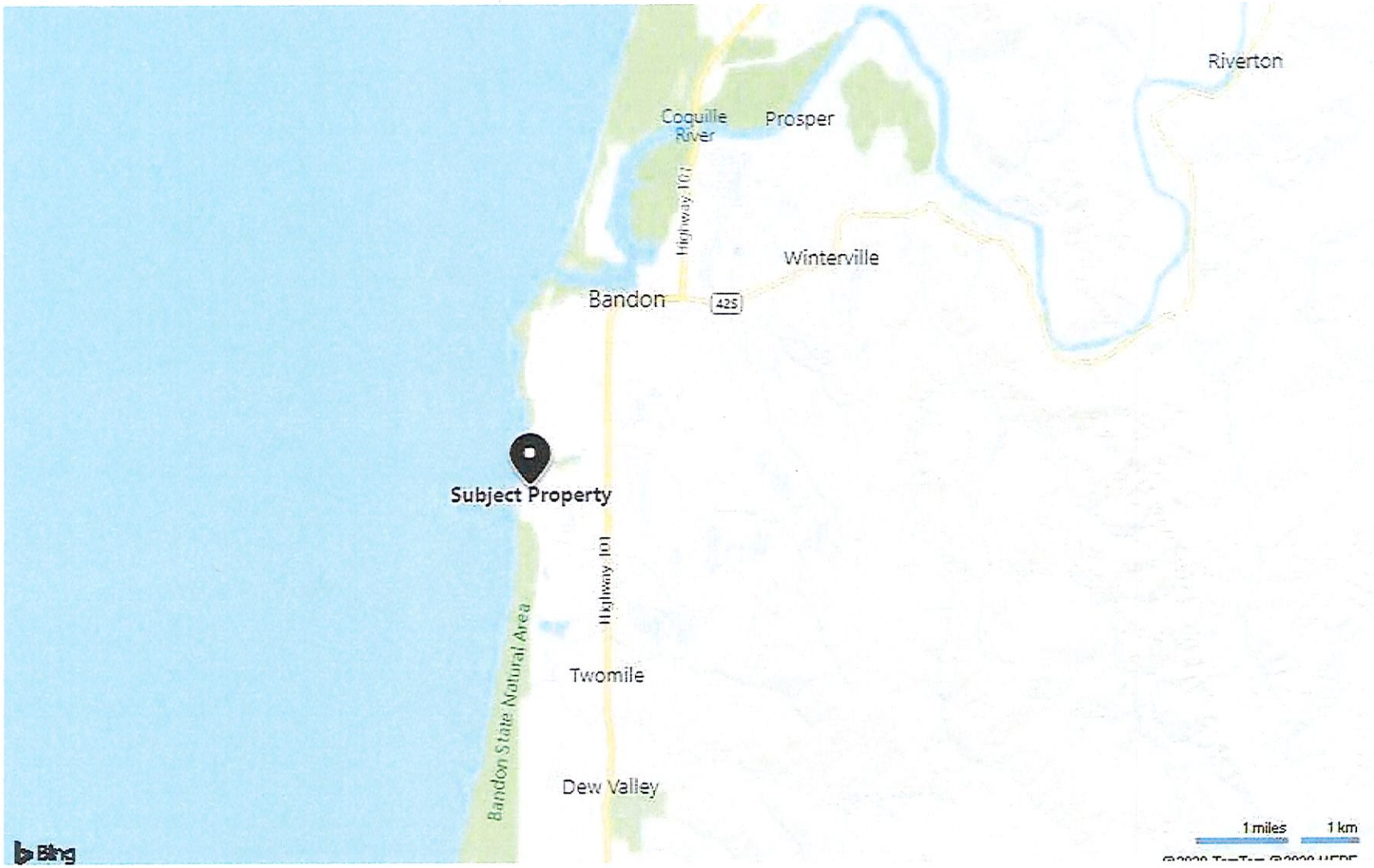
FIGURES

Figure 1, Location Map
Figure 2, Site Map

ATTACHMENTS

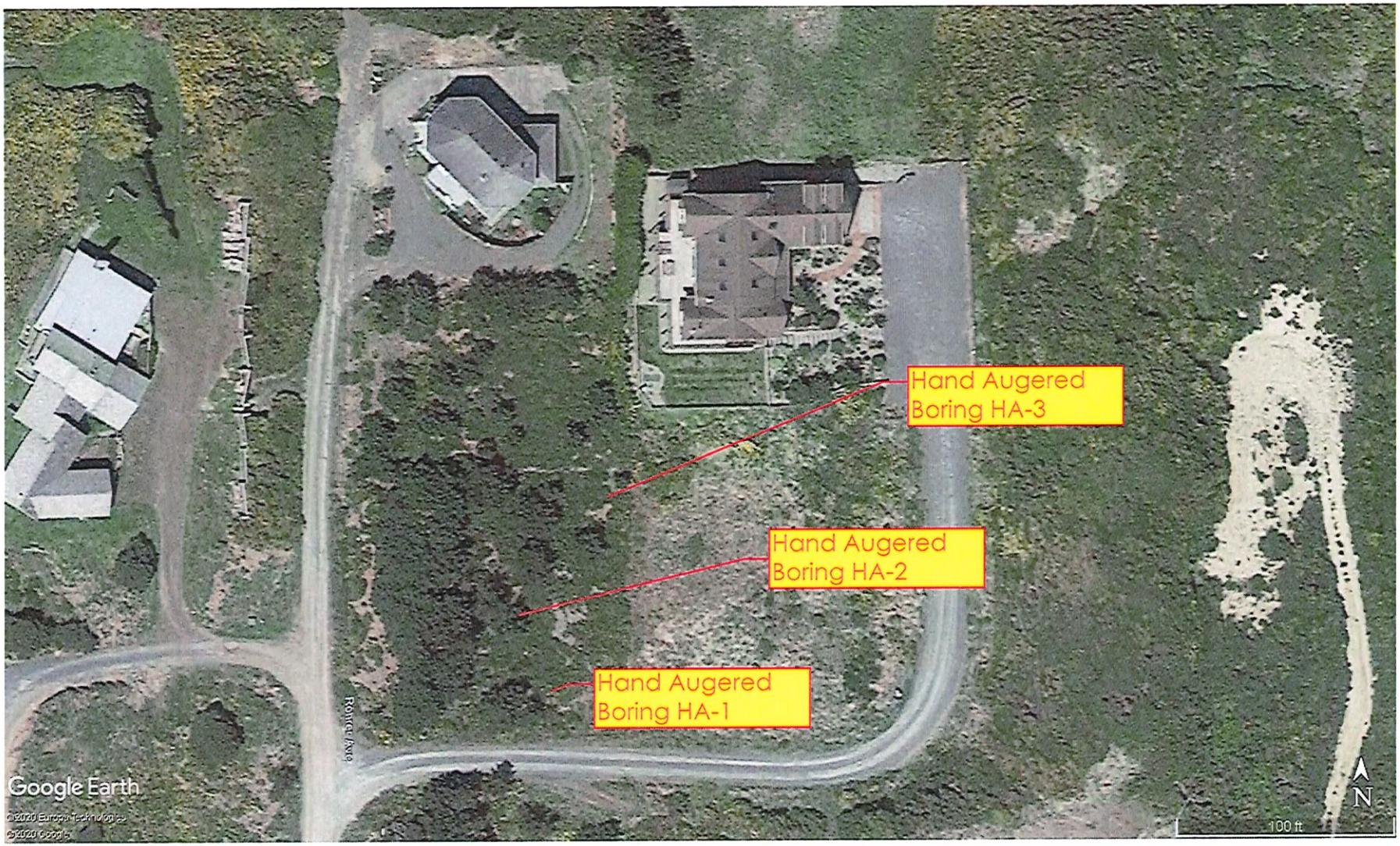
Attachment 1 – Test Pit Logs
Attachment 2 – Lab Analysis Report

APPENDIX 1: GENERAL CONSTRUCTION CONSIDERATIONS



Prepared for Mr. Bradley Schumacher

CASCADIA Geoservices — Geologists and Engineers	Project: 20073 Nov 2020	**Location Map** Rohrer Road Bandon, Oregon 97411 29S15W01CB, Tax Lot 402	**Figure 1**



Prepared for Mr. Bradley Schumacher

CASCADIA Geoservices Geologists and Engineers	Project: 20073 Nov 2020	**Site Map** Rohrer Road Bandon, Oregon 97411 29S15W01CB, Tax Lot 402	**Figure 1**

TABLE 1 SOILS
FIELD CLASSIFICATIONS

SOIL DESCRIPTION FORMAT	
(1) consistency,	(9) structure,
(2) color,	(10) cementation,
(3) grain size,	(11) reaction to HCL,
(4) classification name [secondary PRIMARY additional];	(12) odor,
(5) moisture,	(13) groundwater seepage,
(6) plasticity of fines,	(14) caving,
(7) angularity	**(15) (unit name and/or origin),**
(8) shape,	

Note: Bolded items are the minimum required elements for a soil description.

1. CONSISTENCY - COARSE-GRAINED

TERM	SPT (140-LB. HAMMER)[1]	D & M SAMPLER (140-LB. HAMMER)[1]	DYNAMIC CONE PENETROMETER PENETRATION RATE SAMPLER (DCP)[4,5,6]	FIELD TEST (USING ½-INCH REBAR)
Very loose	0 – 4	0 – 11	0 – 2	Easily penetrated when pushed by hand
Loose	4 – 10	11 – 26	2 – 5	Easily penetrated several inches when pushed by hand
Medium dense	10 – 30	26 – 74	6 – 31	Easily to moderately penetrated when driven by 5 lb. hammer
Dense	30 – 50	74 – 120	32 – 42	Penetrated 1-foot with difficulty when driven by 5 lb. hammer
Very dense	>50	>120	>43	Penetrated only few inches when driven by 5 lb. hammer

1. CONSISTENCY - FINE-GRAINED

TERM	SPT (140-LB. HAMMER)[1]	D & M SAMPLER (140-LB. HAMMER)[1]	DYNAMIC CONE PENETROMETER PENETRATION RATE SAMPLER (DCP)[5,6]	POCKET PEN.[2]	TORVANE[3]	FIELD TEST
Very soft	<2	<3	<2	<0.25	<0.13	Easily penetrated several inches by fist
Soft	2 – 4	3 – 6	2 – 3	0.25 – 0.5	0.13 – 0.25	Easily penetrated several inches by thumb
Medium stiff	5 – 8	7 – 12	4 – 7	0.50 – 1.0	0.25 – 0.5	Can be penetrated several inches by thumb with moderate effort
Stiff	9 – 15	13 – 25	8 – 16	1.0 – 2.0	0.5 – 1.0	Readily indented by thumb but penetrated only with great effort
Very stiff	16 – 30	26 – 65	17 – 27	2.0 – 4.0	1.0 – 2.0	Readily indented by thumbnail
Hard	>30	>65	>28	>4.0	>2.0	Difficult to indent by thumbnail

1 Standard penetration resistance (SPT N-value); Dames and Moore (D & M) sampler, number of blows/ft. for last 12" and 30" drop. Unconfined
2 compressive strength with pocket penetrometer; in tons per square foot (tsf).
3 Undrained shear strength with torvane (tsf).
4 Up to maximum medium-size sand grains only.
5 Dynamic cone penetration resistance; number of blows/inch.
6 Reference: George F. Sowers et. al. "Dynamic Cone for Shallow In-Situ Penetration Testing of In-Situ Soils, ASTM STP 399, ASTM, , pg. 29. 1966.

2. COLOR

Use common colors. For combinations use hyphens. To describe tint use modifiers: pale, light, and dark. For color variations use adjectives such as "mottled" or "streaked". Soil color charts may be required by client. **Examples:** red-brown; or orange-mottled pale green; or dark brown.

3. GRAIN SIZE

DESCRIPTION		SIEVE*	OBSERVED SIZE
boulders		–	>12"
cobbles		–	3" – 12"
gravel	coarse	¾" – 3"	¾" – 3"
	fine	#4 – ¾"	4.75 mm (0.19") – ¾"
sand	coarse	#10 – #4	2.0 – 4.75 mm
	medium	#40 – #10	0.425 – 2.0 mm
	fine	#200 – #40	0.075 – 0.425 mm
fines		<#200	<0.075 mm

4. CLASSIFICATION NAME

* Use of #200 field sieve encouraged for estimating percentage of fines.

	NAME AND MODIFIER TERMS	CONSTITUENT PERCENTAGE	CONSTITUENT TYPE
Coarse grained	GRAVEL, SAND, COBBLES, BOULDERS	>50%	PRIMARY
	sandy, gravelly, cobbley, bouldery	30 – 50%	secondary
	silty, clayey*	15 – 50%	
	with (gravel, sand, cobbles, boulders)	15 – 30%	additional
	with (silt, clay)*	5 – 15%	
	trace (gravel, sand, cobbles, boulders)		
	trace (silt, clay)*	<5%	
Fine grained	CLAY, SILT*	>50%	PRIMARY
	silty, clayey*	30 – 50%	secondary
	sandy, gravelly		
	with (sand, gravel, cobbles, boulders)	15 – 30%	additional
	with (silt, clay)*		
	trace (sand, gravel, cobbles, boulders)	5 – 15%	
	trace (silt, clay)*		
Organic	PEAT	50 – 100%	PRIMARY
	organic (soil name)	15 – 50%	secondary
	(soil name) with some organics	5 – 15%	additional

* For classification and naming fine-grained soil: dry strength, dilatancy, toughness, and plasticity testing are performed (see Describing Fine-Grained Soil page 2). Confirmation requires laboratory testing (Atterberg limits and hydrometer).

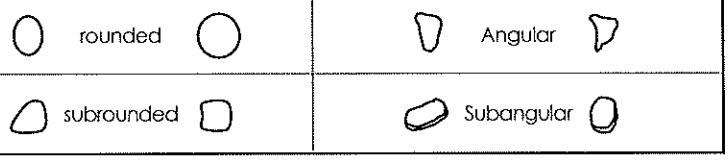
TABLE 1 SOILS
FIELD CLASSIFICATIONS

5. MOISTURE	
TERM	FIELD TEST
dry	absence of moisture, dusty, dry to touch
moist	contains some moisture
wet	visible free water, usually saturated

6. PLASTICITY OF FINES

See "Describing fine-grained Soil" on Page 2.

7. ANGULARITY



8. Shape	
TERM	OBSERVATION
flat	particles with width/thickness ratio >3
elongated	particles with length/width ratio >3
flat and elongated	particles meet criteria for both flat and elongated

9. STRUCTURE	
TERM	OBSERVATION
stratified	alternating layers >1 cm thick, describe variation
laminated	alternating layers <1 cm thick, describe variation
fissured	contains shears and partings along planes of weakness
slickensides	partings appear glossy or striated
blocky	breaks into lumps, crumbly
lensed	contains pockets of different soils, describe variation
homogenous	same color and appearance throughout

10. CEMENTATION	
TERM	FIELD TEST
weak	breaks under light finger pressure
moderate	breaks under hard finger pressure
strong	will not break with finger pressure

11. REACTION TO HCL	
TERM	FIELD TEST
none	no visible reaction
weak	bubbles form slowly
strong	vigorous reaction

12. ODOR

Describe odor as organic; or potential non-organic*
*Needs further investigation

13. GROUNDWATER SEEPAGE

Describe occurrence (i.e. from soil horizon, fissures with depths) and rate:
slow (<1 gpm); moderate (1-3 gpm); fast (>3 gpm)

14. CAVING

Describe occurrence (depths, soils) and amount with term

Test Pits	minor (<1 ft³)	moderate (1-3 ft³)	Severe (>3 ft³)

15. (UNIT NAME/ORIGIN)

Name of stratigraphic unit (e.g. Willamette Silt), and/or origin of deposit (Topsoil, Alluvium, Colluvium, Decomposed Basalt, Loess, Fill, etc.).

DESCRIBING FINE-GRAINED SOIL

	FIELD TEST			
NAME	PLASTICITY (A BELOW)	DRY STRENGTH (B BELOW)	DILATANCY REACTION (C BELOW)	TOUGHNESS OF THREAD (D BELOW)
SILT	non-plastic, low	none, low	rapid	low
SILT with some clay	low	low, medium	rapid, slow	low, medium
clayey SILT	low, medium	medium	slow	medium
silty CLAY	medium	medium, high	slow, none	medium, high
CLAY with some silt	high	High	none	high
CLAY	high	very high	none	high
organic SILT	non-plastic, low	low, medium	slow	low, medium
organic CLAY	medium, high	medium to very high	none	medium, high

A. PLASTICITY

TERM	OBSERVATION
non-plastic	A 1/8" (3-mm) thread cannot be rolled at any water content.
low	The thread can barely be rolled and the lump cannot be formed when drier than the plastic limit.
medium	The thread is easy to roll and not much time is required to reach the plastic limit. The thread cannot be re-rolled after reaching the plastic limit. The lump crumbles when drier than the plastic limit.
high	It takes considerable time rolling and kneading to reach the plastic limit. The thread can be re-rolled several times after reaching the plastic limit. The lump can be formed without crumbling when drier than the plastic limit.

B. DRY STRENGTH

TERM	OBSERVATION
none	Dry specimen crumbles into powder with mere pressure of handling.
low	Dry specimen crumbles into powder with some finger pressure.
medium	Dry specimen breaks into pieces or crumbles with considerable finger pressure.
high	Dry specimen cannot be broken with finger pressure. Will break into pieces between thumb and a hard surface.
very high	Dry specimen cannot be broken between thumb and a hard surface.

C. DILATANCY REACTION

TERM	OBSERVATION
none	No visible change in the specimen.
slow	Water appears slowly on surface of specimen during shaking and doesn't disappear or disappears slowly upon squeezing.
rapid	Water appears quickly on the surface of the specimen during shaking and disappears quickly upon squeezing.

D. TOUGHNESS OF THREAD

TERM	OBSERVATION
low	Only slight hand pressure is required to roll the thread near the plastic limit. The thread and lump are weak and soft.
medium	Medium pressure is required to roll the thread to near the plastic limit. The thread and lump have medium stiffness.
high	Considerable hand pressure is required to roll the thread to near the plastic limit. The thread and lump have very high stiffness.

TABLE 2

KEY TO TEST PIT AND BORING LOG SYMBOLS

SAMPLE NUMBER ACRONYMS/WATER SYMBOLS

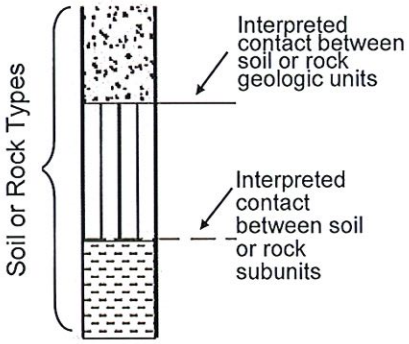
DM - Dames & Moore Sampler
GR - Grab or Bulk Samples
OS - Osterberg (Piston) Sampler
C - Rock Core
SA - Screen Air Sampling
SW - Screen Water Sampling
SS - SPT Standard Penetration Drive Sampler (ASTM D1586)
ST - Shelby Tube Push Sampler (ASTM D1587)

Water Level During Drilling/ Excavation

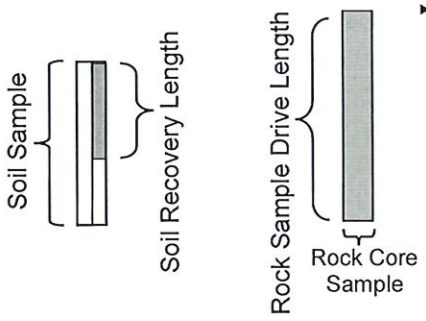
Water Level on Date Measured

LOG GRAPHICS/INSTALLATIONS

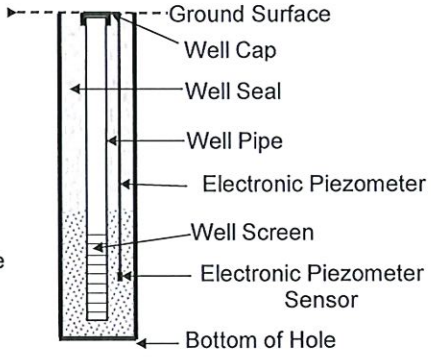
Soil and Rock



Soil and Rock Sampling Symbols



Instrumentation Detail



GEOTECHNICAL FIELD & LABORATORY TESTING/ACRONYM EXPLANATIONS

ATT	Atterberg Limits	OC	Organic Content
AMSL	Above Mean Sea Level	OD	Outside Diameter
BGS	Below ground surface	P200	Percent Passing U.S. Standard No. 200 Sieve
CBR	California Bearing Ratio	PI	Plasticity Index
CON	Consolidation	PL	Plasticity Limit
DCP	Dynamic Cone Penetrometer	PP	Pocket Penetrometer
DD	Dry Density	RES	Resilient Modulus
DS	Direct Shear	SC	Sand Cone
GPS	Global Positioning System	SIEV	Sieve Gradation
HCL	Hydrochloric Acid	SP	Static Penetrometer
HYD	Hydrometer Gradation	TOR	Torvane
kPa	kiloPascal	UC	Unconfined Compressive Strength
LL	Liquid Limit	VS	Vane Shear

ENVIRONMENTAL TESTING/ACRONYM EXPLANATIONS

ATD	At Time of Drilling	ND	Not Detected
BGS	Below ground surface	NS	No Sheen
CA	Sample Submitted for Chemical Analysis	PID	Photoionization Detector Headspace Analysis
HS	High Sheen		
MS	Moderate Sheen	PPM	Parts Per Million

HAND AUGERS

CASCADIA GEOSERVICES
PROJECT NO: 20073

SCHUMACHER PROPERTY
54317 ROHRER ROAD
BANDON, OREGON 97411

Cascadia Geoservices
190 6th Street
Mail: PO Box 1026
Port Orford, Oregon 97465

Direct: 541-332-0433
Cell: 541-655-0021
Email: eric@cascadiageoservices.com
Web: www.cascadiageoservices.com

DYNAMIC PENETROMETER (DP or DCP)
STATIC PENETROMETER (SP)
MOISTURE CONTENT (%)
INDEX PROPERTIES (IP)
NUCLEAR DENSITY (ND)
DRY DENSITY (DD)
SIEVE (SIEV)

DEPTH IN FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE/ SAMPLE ID	COMMENTS
HA-1		SURFACE CONDITIONS: Dry				**HA-1**
0.0		Loose, dark brown,organic silty fine SAND; dry (Topsoil)	0.0			
1.0		becomes loose, dark brown, silty fine SAND; dry	1.0	P200 DCPs	SS-1	P200 = 0% W% = 2.2%
2.0						
3.0		becomes medium dense				
4.0						
5.0		Final depth 5.0 feet bgs; hand auger boring refilled with excavated material	5.0			No groundwater observed to the depth explored
6.0						
7.0						
8.0						
9.0						

HA-1 Location: South End of Site Lat: 43.089033 Long: -124.432214 Completed: 10/14/2020

DEPTH IN FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE/ SAMPLE ID	COMMENTS
HA-2		SURFACE CONDITIONS: Dry				**HA-2**
0.0		Very loose, dark brown, organic silty fine SAND; dry (Topsoil)	0.0			
1.0		Loose, dark brown, silty fine SAND; dry	1.2	P200 DCPs	SS-2	P200 = 1% W% = 3.0%
2.0		**QUATERNARY MARINE TERRACE DEPOSITS**				
3.0						
4.0		becomes medium dense				
5.0		Final depth 5.0 feet bgs; hand auger boring refilled with excavated material	5.0			No groundwater observed to the depth explored
6.0						
7.0						
8.0						
9.0						

HA-2 Location: West Center of Site Lat: 43.089090 Long: -124.432336 Completed: 10/14/2020

EXCAVATION METHOD: Mini Excavator
EXCAVATED BY: Shane Dougherty

LOGGED BY: E. Oberbeck

ALL EXPLORATIONS-2 PER PAGE SCHUMACHERPROP_CGS_HA1-3_110420.GPJ PRINT DATE 11/4/20

HAND AUGER	SCHUMACHER PROPERTY 54317 ROHRER ROAD BANDON, OREGON 97411	Cascadia Geoservices 190 6th Street Mail: PO Box 1026 Port Orford, Oregon 97465 Direct: 541-332-0433 Cell: 541-655-0021 Email: eric@cascadiageoservices.com Web: www.cascadiageoservices.com
CASCADIA GEOSERVICES PROJECT NO: 20073		

DYNAMIC PENETROMETER (DP or DCP)
STATIC PENETROMETER (SP)
MOISTURE CONTENT (%)
INDEX PROPERTIES (IP)
NUCLEAR DENSITY (ND)
DRY DENSITY (DD)
SIEVE (SIEV)

DEPTH IN FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE/ SAMPLE ID	0 25 50	COMMENTS
HA-3		SURFACE CONDITIONS: Dry					**HA-3**
0.0		Very loose, dark brown, organic silty fine SAND; dry (Topsoil)	0.0				
1.0		Loose, dark brown, silty fine SAND; dry	0.8				
2.0		**HOLOCENE DUNE SAND**		P200 DCP	SS-3	4	P200 = 1% W% = 1.6%
3.0		becomes medium dense					
4.0							
5.0		Final depth 5.0 feet bgs; test pit refilled with uncompacted excavated material	5.0				No groundwater observed to the depth explored
6.0							
7.0							
8.0							
9.0							

HA-3 Location: North Central Part of Site — Completed: 10/14/2020

EXCAVATION METHOD: Mini Excavator
EXCAVATED BY: Shane Dougherty

LOGGED BY: E. Oberbeck

ALL EXPLORATIONS-2 PER PAGE SCHUMACHERPROP_CGS_HA1-3_110420.GPJ PRINT DATE 11/4/20

CASCADIA GEOSERVICES, INC.
Material Laboratory
1099 S 4th Street
Coos Bay, Oregon 97420
P.541-294-6915

Project No.: 20073
Testing Date: 24-Oct-20
Tests Performed: Water Content, Soil Finer Than 75µm
Standards Followed: D2216, D1140
Performed By: Stephan Stys

Water Content (D2216)

Sample Name	SS-1	SS-2	SS-3								
Pan Letter	G	H	I								
M_c = Mass of Container, g	1.28	1.12	1.03								
M_{cms} = Mass of Container and Moist Specimen, g	29.87	21.51	23.33								
M_{cds} = Mass of Container and Dry Specimen, g	29.26	20.91	22.98								
M_s = Mass of Oven Dry Specimen = M_{cds} - M_c, g	27.98	19.79	21.95								
M_w = Mass of Water = M_{cms} - M_{cds}, g	0.61	0.60	0.35								
w = Water Content = M_w/M_s X 100%	2.2%	3.0%	1.6%								

% Finer Than 75µm (D1140)

Sample Name	SS-1	SS-2	SS-3								
Pan Letter	G	H	I								
M_c = Mass of Container, g	1.28	1.12	1.03								
M_{cds} = Mass of Container and Dry Specimen, g	29.26	20.91	22.98								
M_{crs} = Mass of Container and Retained Specimen, g	29.16	20.71	22.72								
M_s = Mass of Oven Dry Specimen = M_{cds} - M_c, g	27.98	19.79	21.95								
M_r = Mass of Retained Specimen = M_{crs} - M_c, g	27.88	19.59	21.69								
% Finer Than 75µm = Ms - M_w/M_s X 100%	0.4%	1.0%	1.2%								

D

1.0 APPENDIX 1: GENERAL CONSTRUCTION CONSIDERATIONS

Site Preparation

Site preparation should include removal of existing structures and foundations. Underground utility lines, vaults, or tanks should be removed or grouted full if left in place. The excavations resulting from removal of footings, buried tanks, etc., should be backfilled with compacted structural fill. The base of these excavations should be excavated to firm subgrade before filling with sides sloped to allow for uniform compaction.

Materials generated during demolition of existing improvements should be transported off-site or stockpiled in areas designated by the owner. Organic and clay rich soils are typically not suitable for use as structural fill but may be used for landscaping and general backfill. Asphalt, concrete, and base rock materials may be crushed and recycled for use as general fill.

Trees and shrubs should be removed from all pavement and improvement areas. In addition, root balls should be grubbed out to the depth of the roots, which could exceed 3 feet bgs. Depending on the methods used to remove the root balls, considerable disturbance and loosening of the subgrade could occur during site grubbing. Soil disturbed during grubbing operations should be removed to expose firm undisturbed subgrade. The resulting excavations should be backfilled with structural fill.

The existing topsoil zone should be stripped and removed from all proposed building pads, pavement, and improvement areas and for a 5-foot margin around such areas. Please review **Discussion Section** of this report to ascertain the actual stripping depth. All loose fill and organics soils should be removed. Greater stripping depths may be required to remove localized zones of loose or organic soil. Greater stripping depths may be anticipated in areas with thicker vegetation and shrubs and where fill is present. The actual stripping depth should be based on field observations at the time of construction.

Stripped organic material should be transported off-site for disposal or used in landscaped areas.

Following stripping and prior to placing fill, pavement, or building improvements, the exposed subgrade should be evaluated by probing or proofrolling. The subgrade should be proofrolled with a fully loaded 10 yard or larger dump truck or similar heavy rubber-tire construction equipment to identify soft, loose, or unsuitable areas. A member of CGS's staff should observe the proofrolling. Soft or loose zones identified during testing should be compacted to an unyielding condition or excavated and replaced with structural fill, as discussed in the "Structural Fill" section of this appendix.

Wet-Weather Conditions

Trafficability on the near-surface soils may be difficult during or after extended wet periods or when surface soils become saturated. Soils that have been disturbed during site-preparation activities, or soft or loose zones identified during probing or proofrolling, should be removed and replaced with compacted structural fill.

The thickness of the granular material for access roads and building areas will depend on the amount and type of construction traffic. A 12- to 18-inch-thick mat of imported granular material is sufficient for most staging areas. The granular mat for haul roads and areas with repeated heavy construction traffic typically needs to be increased to between 18 to 24 inches. The actual thickness of haul roads and staging areas should be based on the amount and type of traffic anticipated and the type of underlying soils present. Imported granular material should be placed in one lift over the undisturbed subgrade and compacted using a smooth-drum, non-vibratory roller. Additionally, a geotextile fabric should be placed as a barrier between the subgrade and imported granular material in areas of repeated construction traffic.

2.0 MATERIALS SECTION

Structural fill should be placed over subgrade that has been prepared in conformance with the "Site Preparation" and "Wet-Weather Conditions"

sections of this report. A wide range of material may be used as structural fill; however, all material used should be free of organic matter or other unsuitable materials and should meet the specifications provided in the 2018 ODOT *Oregon Standards Specifications for Construction* (ODOT SS, 2018)[1] depending on the application. A brief characterization of some of the acceptable materials is provided below.

Native Soils

Native soils are suitable for use as general fill only if they meet the requirements of ODOT SS 00330.12 – Borrow Material. Laboratory testing is required to determine if the moisture content of the near-surface soils is greater than the soils' optimum moisture content required for satisfactory compaction. To adequately compact the soil, it may be necessary to moisture condition the soil to within 2 to 3 percentage points of the optimum moisture content. In most instances, moisture conditioning will be difficult due to the fine-grained nature of the soil.

Imported Granular Material

Imported granular material used during periods of wet weather or for haul roads, building pad subgrades, staging areas, etc., should be pit or quarry run rock, crushed rock, or crushed gravel and sand and should meet the specifications provided in ODOT SS 00330.12 – Borrow Material and ODOT SS 00330.13 – Selected General Backfill. In addition, the imported granular material should also be well-graded between coarse and fine material and have less than 5 percent by weight passing the U.S. Standard No. 200 Sieve.

Imported granular material should be placed in lifts with a maximum uncompacted thickness of 8 to 12 inches and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D 698. During the wet season or when wet subgrade conditions exist, the initial lift should be approximately 18 inches in uncompacted thickness and should be compacted by rolling with a smooth-drum roller without using vibratory action.

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[1] View online at https://www.oregon.gov

Where imported granular material is placed over soft-soil subgrades, we recommend a geotextile be placed as a barrier between the subgrade and imported granular material. Depending on site conditions, the geotextile should meet ODOT SS 2320.10 – Geosynthetics, Acceptance, for soil separation or stabilization. The geotextile should be installed in conformance with ODOT SS 0350.40 – Geosynthetic Construction.

Trench Backfill

Trench backfill placed beneath, adjacent to, and for at least 2 feet above utility lines (i.e., the pipe zone) should consist of well-graded granular material with a maximum particle size of 1.5 inches and less than 10 percent by weight passing the U.S. Standard No. 200 Sieve and should meet the standards prescribed by ODOT SS 405.12 – Pipe Zone Bedding. The pipe zone backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D 698, or as required by the pipe manufacturer or local building department.

Within roadway alignments or beneath building pads, the remainder of the trench backfill should consist of well-graded granular material with a maximum particle size of 2.5 inches, less than 10 percent by weight passing the U.S. Standard No. 200 Sieve, and should meet standards prescribed by OSSC 405.14 – Trench Backfill, Class A or B. This material should be compacted to at least 92 percent of the maximum dry density, as determined by ASTM D 698, or as required by the pipe manufacturer or local building department. The upper 2 feet of the trench backfill should be compacted to at least 95 percent of the maximum dry density, as determined by ASTM D 698.

Outside of structural improvement areas (e.g., roadway alignments or building pads), trench backfill placed above the pipe zone may consist of general fill materials that are free of organics and materials over 6 inches in diameter and meet ODOT SS 00330.12 – Borrow Material and ODOT SS 00405.14 – Trench Backfill, Class C, D, or E. This general trench backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D 698, or as required by the pipe manufacturer or local building department.

Stabilization Material

Stabilization rock should consist of imported granular material that is well-graded, angular, crushed rock consisting of 4- or 6-inch-minus material with less than 2 percent passing the U.S. Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material.

Retaining Wall Backfill

Backfill material placed behind retaining walls and extending a horizontal distance of 0.5H, where H is the height of the retaining wall, should consist of select granular material meeting ODOT SS 00510.12 – Granular Wall Backfill. We recommend that the select granular wall backfill be separated from general fill, native soil, and/or topsoil using a geotextile fabric which meets the requirements provided in ODOT SS 02320.10 – Geosynthetics, Acceptance. The geotextile should be installed in conformance with ODOT SS 00350.40 – Geosynthetic Construction.

The wall backfill should be compacted to a minimum of 95 percent of the maximum dry density, as determined by ASTM D 698. However, backfill located within a horizontal distance of 3 feet from the retaining walls should only be compacted to approximately 90 percent of the maximum dry density, as determined by ASTM D 698. Backfill placed within 3 feet of the wall should be compacted in lifts less than 6 inches thick using hand-operated tamping equipment (such as, a jumping jack or vibratory plate compactors). If flat work (sidewalks or pavements) will be placed atop the wall backfill, we recommend that the upper 2 feet of material be compacted to 95 percent of the maximum dry density, as determined by ASTM D 698.

Trench and Retaining Wall Drain Backfill

Backfill in a 2-foot zone against the back of retaining walls and for subsurface trench drains should consist of drain rock meeting the specifications provided in ODOT SS 00430.11 – Granular Drain Backfill Material. The drain rock should be wrapped in a geotextile fabric that meets the specifications provided in ODOT SS 02320.10 – Geosynthetics, Acceptance, for soil separation and/or stabilization.

The geotextile should be installed in conformance with ODOT SS 00350.40 – Geosynthetic Construction.

Footing Base

Imported granular material placed at the base of footings should be clean crushed rock or crushed gravel, and sand that is well-graded between coarse and fine. The granular materials should contain no deleterious materials, have a maximum particle size of 1.5 inches, and meet ODOT SS 00330.14 – Select Granular Backfill. The imported granular material should be placed on one lift and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D 698.

Floor Slab Base Aggregate

Base aggregate for floor slabs should be clean crushed rock or crushed gravel. The base aggregate should contain no deleterious materials, meet specifications provided in ODOT SS 00330.14 – Select Granular Backfill, and have less than 5 percent weight by passing the U.S. Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D 698.

Pavement Base Aggregate

Imported granular material used as base aggregate (base rock) along roadway alignments should be clean crushed rock or crushed gravel and sand that is fairly well-graded between coarse and fine. The base aggregate should meet the gradation defined in ODOT SS 02630.10 – Dense-Graded Aggregate 1"-0", depending upon application, with the exception that the aggregate has less than 5 percent passing a U.S. Standard No. 200 Sieve. The base aggregate should be compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D 698.

3.0 PERMANENT SLOPES

SETBACK

The 2017 Oregon Residential Specialty Code , Section R. 403.1.9.1 (code) requires that buildings adjacent to descending slope surfaces be founded in firm material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. When determining setbacks, the code recommends a minimum setback of at least the smaller of H/3 and 40 feet for descending slopes and the smaller of H/2 and 15 feet from ascending slopes. For slopes steeper than 100%, the setback shall be measured from an imaginary plane 45 degrees to the horizontal projected upward from the toe of the slope. We provide our setback recommendations in our **DISCUSSION AND RECOMMENDATIONS** section of this report.

Permanent cut and fill slopes up to 15 feet high may typically be built to a gradient as steep as 2 Horiziontal:1Vertical (2H:1V) dependent upon the type of soils and or rock present. However, cut slopes over 15 feet tall should be limited to a gradient of 2.5H:1V or should be partially retained by a retaining wall. Slopes that will be maintained by mowing should not be constructed steeper than 3H:1V. Newly constructed fill slopes should be over-built by at least 12 inches and then trimmed back to the required slope to maintain a firm face.

Access roads and pavements should be setback a minimum of 5 feet from the top of cut and fill slopes. Slopes should be covered with erosion control netting and planted with appropriate vegetation to provide protection against erosion as soon as possible after grading. A mixture of perennial and annual grasses works well. Surface water runoff should be collected and directed away from slopes to prevent water from running down the face of the slope.

4.0 DRAINAGE CONSIDERATIONS

The contractor shall be made responsible for temporary drainage of surface water and groundwater, as necessary, to prevent standing water and/or erosion at the working surface. The ground surface around the structures should be sloped to create a minimum gradient of 2 percent away from the building foundations for a distance of at

least 5 feet. Surface water should be directed away from all buildings into drainage swales or into a storm drainage system. "Trapped" planting areas or ponds should not be created next to any building without providing means for drainage. The roof downspouts should discharge onto splash blocks or paving that direct water away from the building or into smooth-walled underground drain lines that carry the water to appropriate discharge locations at least 10 feet away from any buildings. If built on a sloped or cut fill building site, drainage should not be directed onto the descending slope.

Foundation Drains

CGS recommends that foundation drains be installed around the perimeter foundations of all structures including buildings and tanks. The foundation drains should be at least 12 inches below the base of the slab. The foundation drain should consist of perforated collector pipes embedded in a minimum 2-foot-wide zone of angular drain rock. The drain rock should meet specifications provided in the "Structural Fill" section of this report. The drain rock should be wrapped in a geotextile fabric. The collector pipes should discharge at an appropriate location away from the base of the footings. Unless measures are taken to prevent backflow into the wall's drainage system, the discharge pipe should not be tied directly into the stormwater drain system.

The contractor should refer to the following 2008 *Oregon Standards Specifications for Construction* (ODOT SS, 2008) sections with regard to backfill materials and geosynthetics. Local or municipal standards may also apply. The contractor should check with the jurisdictional permitting office to determine applicability of local or municipal standards.

5.0 WET-SOIL CONDITIONS

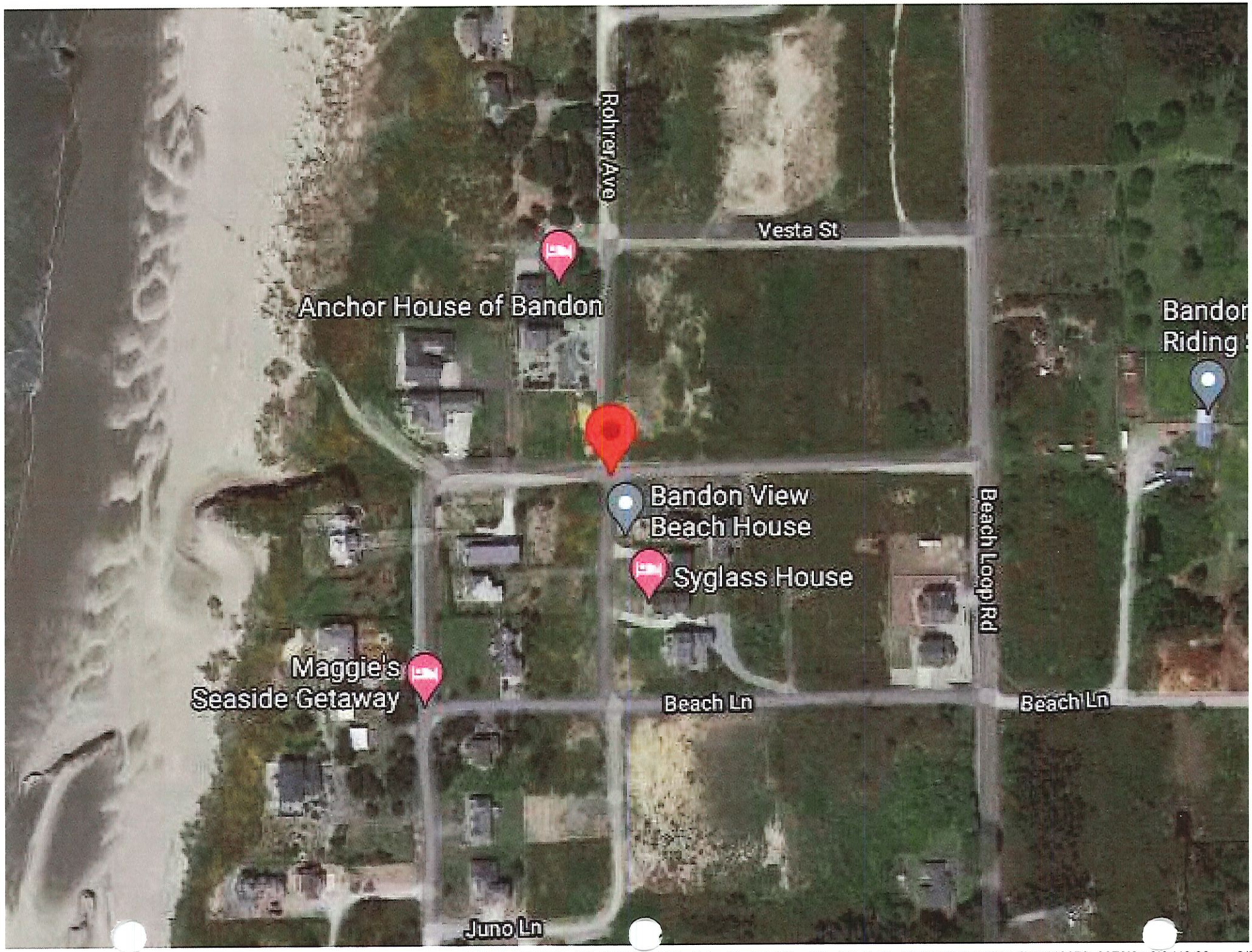
If cohesive soils are present on the site, they will be susceptible to disturbance during periods of sustained rainfall. Trafficability or grading operations within the exposed soils may be difficult during or after extended wet periods or when the moisture content of the soils is more than a few percentage points above optimum. Soils disturbed during

site-preparation activities, or soft or loose zones identified during probing, should be removed, and replaced with compacted structural fill.

6.0 EXCAVATION

Trench cuts in native materials should stand vertical to a depth of approximately 4 feet, provided no groundwater seepage is present in the trench walls. Open excavation, which may be used to excavate trenches with depths deeper than 4 feet and shallower than 8 feet, can be done with the walls of the excavation cut at a slope of 1H:1V, provided groundwater seepage is not present and with the understanding that some sloughing may occur. The trenches should be flattened to 1.5H:1V if excessive sloughing occurs or seepage is present.

Water levels may fluctuate during the wet months of the year. If shallow groundwater is observed during construction, the use of a trench shield (or other approved temporary shoring) is recommended for cuts that extend below groundwater seepage or if vertical walls are desired for cuts deeper than 4 feet. The ultimate type and design of the shoring and dewatering systems used for this project should be the responsibility of the contractor who is in the best position to choose systems that fit the plan of operation. All excavations should be made in accordance with applicable Occupational Safety and Health Administration and State regulations.


Rohrer Ave
Vesta St
Anchor House of Bandon
Bandon
Riding
Bandon View
Beach House
Syglass House
Beach Loop Rd
Maggie's
Seaside Getaway
Beach Ln
Beach Ln
Juno Ln

Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, OR 97423
Physical Address: 225 N. Adams, Coquille, Oregon 97423
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
planning@co.coos.or.us

Request for Comments

File Number: ACU-21-053
Deemed Complete: N/A
Date Comments are due: 09/23/21
The applicant: Brad & Laura Schumacher

You have received this notices as required by the Coos County Zoning and Land Development Ordinance (CCZLDO) because the proposal consists of uses and/or activities that are subject to review that may affect protections to cultural resources. The checked boxes indicate which regulation a project is required to comply with. Please address in the comments if the use and /or activity will require additional protections or if conditions are necessary to ensure protections of the site. Please contact staff if more information is required.

x☐ ***The following Uses and Activities in the Coos Bay Estuary Management Plan that require compliance with Policy #18***

Policy #18 States that the Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical and archaeological values of the site, or if not, whether the project could be modified by appropriate measures to protect those values. There are two identified site on the Shoreland Values Requiring Mandatory Protection Plan Map near the proposed area for development.

Uses and Activities identify by the proposal: Two story dwelling

x☒ **The following Uses are proposed in the Balance of County Zoning subject to Section 4.11.125.3.b.**

This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s).

- ***ii. Properties which have been determined to have an "archaeological site" location must comply with the following steps prior to issuance of a "Zoning compliance Letter" for building and/or septic permits.***
  - ***1) The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s). The following information shall be provided by the property owner/agent:***
    - ***a) Plot plan showing exact location of excavation, clearing, and development, and where the access to the property is located;***
    - ***b) Township, range, section and tax lot(s) numbers; and***

c) ***Specific directions to the property.***

2) ***The Planning Department will forward the above information including a request for response to the appropriate tribe(s).***
3) ***The Tribe(s) will review the proposal and respond in writing within 30 days to the Planning Department with a copy to the property owner/agent.***
4) ***It is the responsibility of the property owner/agent to contact the Planning Department in order to proceed in obtaining a "Zoning Compliance Letter" (ZCL) or to obtain further instruction on other issues pertaining to their request.***

Uses and Activities identify in the proposal : Two story dwelling

Thank you and if you have any questions please contact one of our staff members at 541-396-7770 or planning@co.coos.or.us . If you need additional materials please let me know.

Planning Staff
Jill Rolfe, Planning Director
Amy Dibble, Planner II
Crystal Orr, Planner I
Michelle Berglund, Planning Aide