

Tillamook County




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

1510 – B Third Street
Tillamook, Oregon 97141
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Land of Cheese, Trees and Ocean Breeze

MEMO

Date: May 24, 2023
To: Tillamook County Board of County Commissioners
From: Sarah Absher, CFM, Director 
Subject: Subdivision Request #851-21-000095-PLNG “Second Addition to Avalon Heights”

Included is the staff report and exhibits for a public hearing that will take place on Wednesday, May 31, 2023, at 10:00am for discussion and consideration of a request to amend the Conditions of Approval for #851-21-000095-PLNG “Second Addition to Avalon Heights”, a 58-lot subdivision, now known as “Cougar Ridge” development. Tentative subdivision approval was granted by the Board of County Commissioners on October 22, 2021. Applicant is now requesting the Conditions of Approval be amended for adoption of a schedule to allow for phased final plat approval of phases 1-3.

Staff supports the Applicant’s request and supports modification of the Conditions of Approval to include a phasing schedule for final plat approval of phases 1-3.

No other changes or alterations are proposed. A copy of the Board Order for #851-21-000095-PLNG that includes the Conditions of Approval for “Cougar Ridge” development is included as an Exhibit to the staff report.

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

Thank You,
Sarah



Land of Cheese, Trees and Ocean Breeze

SUPPLEMENTAL STAFF REPORT
“COUGAR RIDGE SUBDIVISION”
Formerly known as
“SECOND ADDITION TO AVALON HEIGHTS SUBDIVISION”
#851-21-000095-PLNG
TOGETHER WITH
Geologic Hazard Report Review #851-21-000202-PLNG

Board of County Commissioner Hearing Date: May 31, 2023
Report Date: May 24, 2023

Staff Report Prepared by: Sarah Absher, CFM, Director

I. GENERAL INFORMATION:

Request: An amendment of the adopted Conditions of Approval for **“Second Addition to Avalon Heights”** also referred to as **“Cougar Ridge Subdivision”**, a tentatively approved 58-lot subdivision on a property located within the Unincorporated Community of Oceanside (Exhibit B).

Land Use Decisions: #851-21-000095-PLNG, #851-21-000202-PLNG and #851-21-000309-PLNG.

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

Zone: Residential Oceanside Zone (ROS)

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

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

II. Background

The Board of County Commissioners granted the appeal and approved this tentative subdivision request together with the Geologic Hazard Report at a public hearing on October 22, 2021. The decision to grant the appeal and

tentatively approve the 58-lot subdivision stands. The purpose of the public hearing on May 31, 2023, is for discussion and consideration by the Board of County Commissioners to amend the adopted Conditions of Approval to incorporate a phasing schedule for final plat approval of Phases 1-3 of the tentatively approved subdivision. Discussion and consideration will be limited to this request in accordance with the criteria outlined in Section 040(4): Phased Subdivisions, of the Tillamook County Land Division Ordinance.

This tentatively approved subdivision plat consists of a total of 58 lots platted in three phases and was approved as the "Second Addition to Avalon Heights". Following tentative plat approval, it was determined that this subdivision name could not be used due to the similar nature of this subdivision name proposal and pre-existing development in the area. The applicant has changed the subdivision name to "Cougar Ridge".

III. APPLICABLE ORDINANCE PROVISIONS & ANALYSIS:

A. Land Division Ordinance (LDO) Requirements

1. Section 040: Preliminary Plat Approval Process

(4) Phased Subdivisions. The Planning Commission may approve plans for phasing a subdivision, and changes to approved phasing plans, provided applicant's proposal meets all of the following criteria:

- (a) In no case shall the construction time period (i.e., for required public improvements, utilities, streets) for the first subdivision phase be more than two (2) years;*
- (b) Public facilities shall be constructed in conjunction with or prior to each phase;*
- (c) The phased development shall not result in requiring the County or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development proposal;*
- (d) The proposed phasing schedule shall be reviewed with the preliminary subdivision plat application;*
and
- (e) Planning Commission approval is required for modifications to phasing plans.*

Findings: Applicant has submitted a response to the criteria outlined above (Exhibit B). All three phases of this 58-lot subdivision received tentative plat approval on October 22, 2021. Construction and development activities commenced following Board approval.

The applicant is not proposing any modifications to the subdivision design or layout. The applicant is requesting the Conditions of Approval be amended to allow each phase to be reviewed for final plat approval and recorded with the following schedule:

- Phase 1 completion with final plat approval by end of June 2023
- Phase 2 completion with final plat approval Summer 2025
- Phase 3 completion with final plat approval Summer 2027

Staff supports the request for phased development of the Cougar Ridge subdivision, and recommends the Conditions of Approval be amended to include a phased subdivision schedule for final plat approval of each phase. Staff recommends each phase follow a two-year schedule from the date of Board approval (October 22, 2021). This recommendation is reflected in the amended Conditions of Approval contained in Section VI of this report in bold text.

V. PUBLIC TESTIMONY:

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application

has been made at least 28 days prior to the hearing. To date, no public comments have been received. Comments from the Tillamook County Public Works Department are included in "Exhibit C".

VI. CONDITIONS OF APPROVAL FOR "COUGAR RIDGE" PRELIMINARY PLAT & GEOLOGIC HAZARD REQUEST

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

1. The applicant/owner shall conform to all Federal, State and local regulations, and shall obtain all required permits prior to construction and/or development.
2. All taxes owed shall be paid in full prior to recording of the final plat.
3. **Phases 1-3 are tentatively approved with the following phased schedule for final plat approval of each phase:**
 - o Phase 1 completion with final plat approval by October 21, 2023
 - o Phase 2 completion with final plat approval by October 21, 2025
 - o Phase 3 completion with final plat approval by October 21, 2027
4. A letter of final approval is required from the Netarts Water District and the Netarts-Oceanside Sanitary District, confirming all facility improvements have been satisfactorily constructed prior to Final Plat approval. Letters of water and sewer availability are required for the development of individual lots and shall be submitted to Community Development at the time of zoning permit submittal.
5. Development of each lot shall conform to the development standards outlined in TCLUO Section 3.310 Residential Oceanside (ROS) zone as applicable.
6. The applicant/property owner shall measure the height of all structures from the existing grade prior to development. A topographic survey of the pre-existing conditions prior to subdivision development construction of the site shall be required at time of building permit submittal. Building permit applications shall include elevations of the site, defining existing grade (pre-development), and confirm that the overall height of the structure is in accordance with the development standards outlined in TCLUO Section 3.310: Residential Oceanside (ROS) zone.
7. Site specific Geologic Hazard Reports are required for the development of each lot in accordance with TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
8. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

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

9. The applicant/property owner shall meet the requirements set forth by the Netarts-Oceanside Fire District.
10. Any modifications made to the preliminary plat, prior to final plat approval, shall require approval from the Tillamook County Planning Commission for those adjustments.
11. Final approval of this Land Division Application shall require that all proposed roadways and storm draining systems shall remain in private ownership and the responsibility for the landowners or recorded Home-Owners Association.
12. The applicant complies with Tillamook County Public Works requirements for Final Construction Plans. Tillamook County reserves the right to provide additional requirements for construction after reviewing the construction plans when they become available. Construction activities are not permitted until the Final Construction Plans have been approved by Tillamook County Public Works and the water & sewer districts.
13. It is the sole responsibility of the applicant to ensure that they establish and maintain appropriate land use and environmental permits as may be required from all other Federal, State and Local jurisdictions.
14. With these conditions Tillamook County in no way authorizes the use or development of land in contradiction to any Federal, State or local law.
15. Tillamook County Public Works reserves the right to review any future changes in parcel boundary or roadway location as may be required to complete any development or building permit applications.
16. Off-site improvements:
 - a. Highland Drive is classified as a Local Access Road and has not been accepted into the County system. Subsequently, it is not maintained by the Tillamook County Public Works.
 - b. Public Works requires Highland Drive to be paved as part of this project, including drainage improvements as needed. Improvements to Highland Drive may be completed in phases to coincide with the subdivision phasing.
 - i. Phase 1: Highland Drive Improvements consisting of paving and drainage improvements from the intersection with Highway 131 to the intersection with the proposed Roaring Tides Loop will be completed by the developer prior to the County approval of the Final Plat of Phase 1.
 1. The developer shall provide construction plans prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction.
 2. Prior to construction, the developer shall provide the county a bond or similar instrument for the construction costs agreed to by the county and the developer so ensure that the county has the financial resources to construct the improvements should the developer default on his improvements.
 - i. Phase 2: Highland Drive improvements consisting of paving and storm drainage improvements for the remainder of Highland Drive, between the north and south ends of the Roaring Tides Loop will be complete by the developer prior to County approval of the Final Plat for Phase 2.
 1. The developer shall provide construction plans prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction.
 2. Prior to construction, the developer shall provide the county a bond or similar instrument for the construction costs agreed to by the county and the developer so ensure that the county has the financial resources to construct the improvements should the developer default on his improvements.
 - c. It is required that the developer remove roadside vegetation to improve sight distance as identified in the Transportation Impact Study:

- i. From the intersection of Hwy 131 to the proposed intersection off Highland Drive and Roaring Tides Loop.
 - ii. At the intersection of Highland Drive and Grand Avenue.
 - iii. Where Roaring Tides Loop connects to Highland Drive at the north end of the proposed development.
 - iv. It is also required that the developer provide unobstructed vertical clearance of not less than 13-feet 6 inches along Highland Drive and Grand Avenue to comply with Tillamook County Fire Defense Board Single, Multi-Family and Residential Development Road Access Guidelines updated in 2020.
- d. Grand Avenue
- i. Improvements to Grand Avenue from Highland Drive to Hwy 131 are required to be completed by the developer. The following are to be completed prior to County approval of Phase 2:
 - 1. The developer shall provide construction plans for the proposed work prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction. The work shall consist of road surface grading, a three-inch overlay and minor storm drainage improvements limited to ditching and culverts. Work may include costs associated with the diverting storm water away from Grand Avenue. A cost estimate will be prepared for an engineer to design the work and an independent contractor to perform the work. All costs are to be determined based on the conditions documented in StreetPix Viewer with photos dated September 29, 2020. <http://tillamook.streetpixweb.com/>
 - 2. The developer shall provide the county a bond or similar instrument for a minimum of 47% of the construction costs described above and agreed to by the county and the developer to ensure that the county has the financial resources to construct the improvements should the developer default on these improvements. The bonding can be reduced based on work done in advance of the Final Plat for Phase 2.
 - 3. All work done on Grand Avenue requires a permit from Public Works in advance of construction.
17. Road "A" will need to be named.
18. Other comments/questions listed in the July 1, 2021 Staff Report from Tillamook County Public Works are addressed and accepted by Tillamook County Public Works.

VII. EXHIBITS

- A. Assessor and Location Maps
- B. Applicant's submittal
- C. Public Comments
- D. Board Order for Tentative Plat Approval of "Cougar Ridge" formerly known as "Second Addition to Avalon Heights"

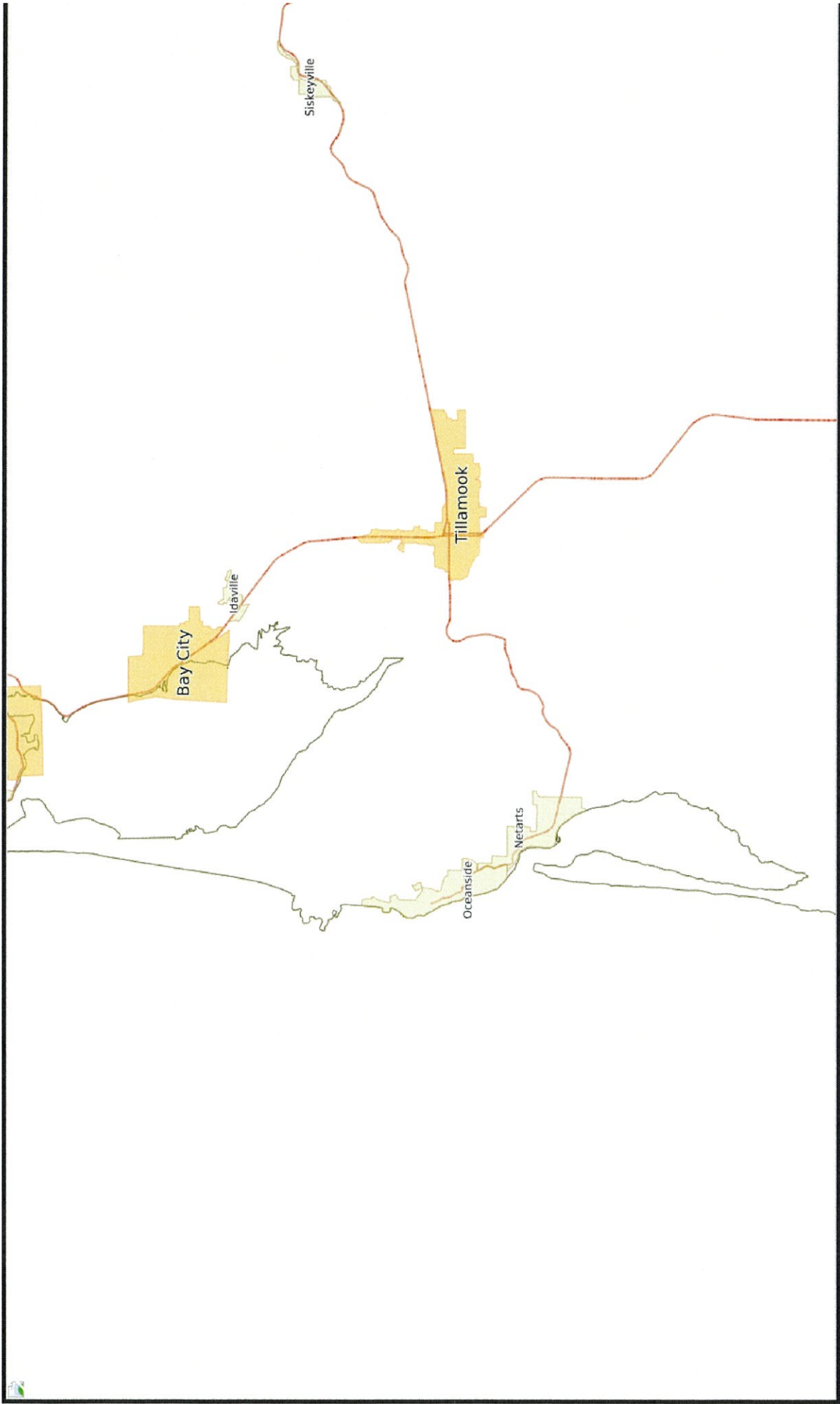
EXHIBIT

A



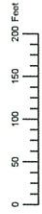
Tillamook County GIS

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



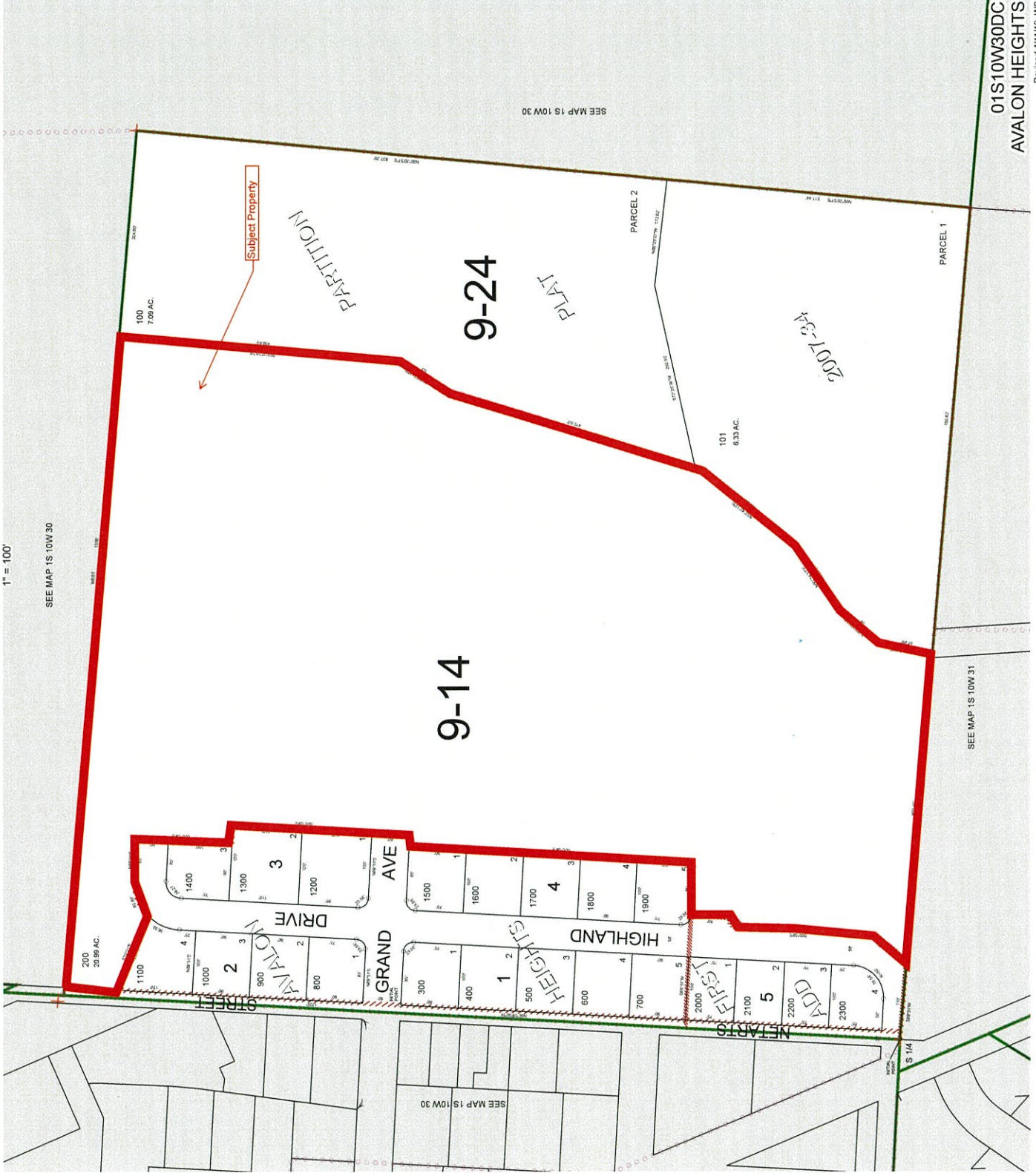
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W. 1/4 S.E. 1/4 SEC. 30 T.1S. R.10W. W.M.
TILLAMOOK COUNTY



1" = 100'

01S10W30DC
AVALON HEIGHTS



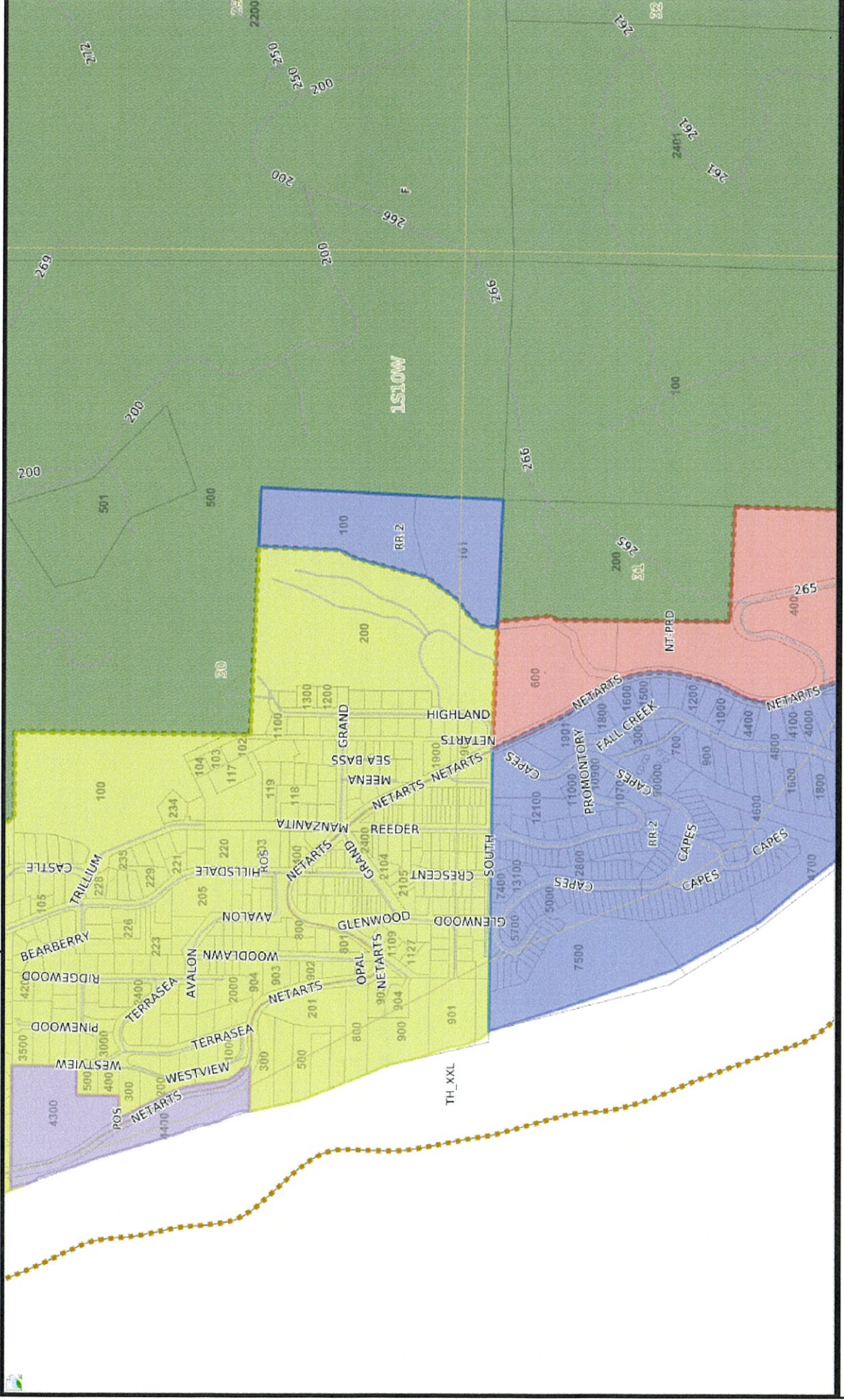
01S10W30DC
AVALON HEIGHTS

Revised 4/11/19, WS



Tillamook County GIS

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



EXHIBIT

B

**Urling Planning Associates
2366 West Hills Drive
Longview WA 98632**

May 1, 2023

Delivered by email

Ms. Sarah Absher, Director
Department of Community Development
1510-B Third Street
Tillamook, OR 97141

Re: Phasing Plan—Cougar Ridge Subdivision

Mr. Bill Hughes submitted an application to Tillamook County for preliminary plat approval for a 58-lot subdivision to be developed in three phases entitled Second Addition of Avalon Heights Subdivision on April 5, 2019. Per the County Surveyor's request, the subdivision name was required to be changed and is now called Cougar Ridge Subdivision. The Board of County Commissioners granted approval of the preliminary plat and the Department of Community Development issued a Notice of Decision dated November 29, 2021. The Tillamook County Land Division Ordinance provides guidance for phased development in Section 04(4). The ordinance criteria are presented below in *italics* followed by the applicant's response.

(4) Phased Subdivisions. The Planning Commission may approve plans for phasing a subdivision, and changes to approved phasing plans, provided applicant's proposal meets all of the following criteria:

(a) In no case shall the construction time period (i.e., for required public improvements, utilities, streets) for the first subdivision phase be more than two (2) years;

The two-year construction period for Phase 1 will expire November 28, 2023. Mr. Hughes consulting team is finishing up details on the final plat and other drawings and documents which will be completed soon and Mr. Hughes intends to submit the final plat package as soon as the various regulatory and utility agencies complete their reviews. As the age old saying goes, time is money, and it is Mr. Hughes best interest to record Phase 1 as soon as possible. Our estimated time of submittal is before the end of June, 2023, well before the expiration date.

Just as finishing Phase 1 quickly is a high priority, the same priority applies to completing Phases 2 and 3 as quickly as possible. As required by the land division ordinance and presented above, Phase 2 final plat materials would be submitted for recording within the two-year construction window following the recordation of Phase 1, estimated to be sometime in the summer of 2025. Similarly, Phase 3 would be submitted for recording within the two-year construction after Phase 2 is recorded, estimated to be sometime in the summer of 2027.

(b) Public facilities shall be constructed in conjunction with or prior to each phase;

All infrastructure construction is complete for Phase 1 and has been inspected by the appropriate agencies. As of this writing, we are awaiting receipt of written final acceptance of the infrastructure for Phase 1 as required in the conditions of approval from the Netarts-Oceanside Sanitary District, Netarts Water District, and Tillamook County Public Works. The Fire Marshal has given his approval.

(c) The phased development shall not result in requiring the County or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development proposal;

Mr. Hughes acknowledges this requirement. No County or third party was required to construct any improvements for Phase 1 and nor are any proposed for Phases 2 and 3.

(d) The proposed phasing schedule shall be reviewed with the preliminary subdivision plat application; and

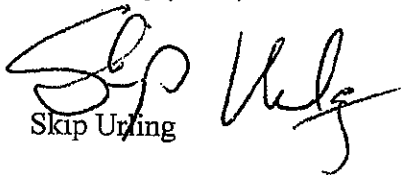
The phasing plan was identified on initial drawings submitted with the preliminary plat application. The proposed phasing schedule is presented in response to 4(a) above.

(e) Planning Commission approval is required for modifications to phasing plans.

Mr. Hughes acknowledges this requirement. No modification to the phasing plan for the subdivision has occurred for Phase 1 or is desired or requested for future phases.

Should you have any questions, please me.

Very truly yours,


Skip Urting

Cc: Bill Hughes
Ty Wyman
Erik Hoovestol

Ms. Sarah Absher
Cougar Ridge Subdivision Phasing
May 1, 2023
Page2

EXHIBIT

C

Lynn Tone

From: Sarah Absher
Sent: Wednesday, May 24, 2023 3:32 PM
To: Lynn Tone
Subject: FW: Submittal for Avalon Heights/Cougar Ridge Subdivision
Attachments: Cougar Ridge Subdivision Phase 1 Construction ; absber letter re cougar ridge phasing 050123.pdf

From: Chris Laity <claity@co.tillamook.or.us>
Sent: Wednesday, May 24, 2023 10:40 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Ron Newton <rnewton@co.tillamook.or.us>; Jasper Lind <jlind@co.tillamook.or.us>
Subject: RE: Submittal for Avalon Heights/Cougar Ridge Subdivision

Public Works has been reviewing the construction plans which has/will be submitted in phases and we offer no additional comments for your staff report. Please see the attached email dated May 4, 2023.



Chris Laity, P.E. | Director
TILLAMOOK COUNTY | Public Works
503 Marolf Loop Road
Tillamook, OR 97141
Phone (503) 842-3419
claity@co.tillamook.or.us

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Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Land of Trees, Cheese, and Ocean Breeze

May 4, 2023

TO: Department of Community Development
Sarah Absher, Planning Director

CC: Bill Hughes, Erik Hoovestal, Mike Rice

RE: Cougar Ridge Subdivision Phase 1 Construction Plans As-Builts dated April 12, 2023
Cougar Ridge Stormwater Report, As-Built March 10, 2023
Subdivision 851-21-000309-PLNG
T01S R10W Sec. 30DC, Tax Lot #200

Tillamook County Public Work Engineering staff received notice that construction of the referenced plans for Cougar Ridge had been completed and were ready for inspection. Public Works Engineering Staff has visited the site and can provide the following observations.

The roadway appears to be constructed with the design approved by Tillamook County Public Works and, at the time of inspection, was well graded, compacted and paved. Work performed on the southern portion of Highland Drive is consistent with county road improvement standards. The primary road approach onto Highland Drive is consistent with Ordinance #55 and #44 requirements and needs no further changes or improvements. Drainage facilities appear to be located consistent with approved design documents and fit well with adjacent terrain. The stormwater calculations provided show a suitable capacity for managing the expected volume of stormwater runoff from the current and the projected amounts of impervious surfaces in this development.

It is our understanding that utility agencies have submitted approval letters which are conditional upon TCPW approval of the overall design and inclusion of utility easements within the filed plat map.

Based on this site visit, Public Works approves completion of work noted in the Cougar Ridge, Subdivision Phase 1 Construction Plans, As-Builts dated April 12, 2023.

Sincerely,

Chris Laity, PE
Public Works Director

EXHIBIT

D

BEFORE THE BOARD OF COMMISSIONERS
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF AN APPEAL OF THE PLANNING) COMMISSION'S DECISION TO DENY A REQUEST FOR) PRELIMINARY SUBDIVISION PLAT APPROVAL OF A 58-) LOT SUBDIVISION IDENTIFIED AS "SECOND ADDITION) TO AVALON HEIGHTS" ON A PROPERTY LOCATED) WITHIN THE UNINCORPORATED COMMUNITY OF) OCEANSIDE, TOGETHER WITH GEOLOGIC HAZARD) REPORT REIVEW REQUEST #851-21-000202-PLNG. THE) PROPERTY IS ACCESSED VIA HIGHLAND DRIVE AND) GRAND AVENUE, COUNTY LOCAL ACCESS ROADS,) AND IS DESIGNATED AS TAX LOT 200 OF SECTION) 30DC, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE) WILLAMETTE MERIDIAN, TILLAMOOK COUNTY,) OREGON.)	FINDINGS OF FACT, CONCLUSIONS AND ORDER 851-21-000309-PLNG
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APPELLANT: Bill Hughes, 41091 Old Highway 30, Astoria, Oregon 97103

APPLICANT: Bill Hughes, 41091 Old Highway 30, Astoria, Oregon 97103

PROPERTY OWNER: Avalon Heights LLC, 41901 Old Hwy 30, Astoria, OR 97103

This matter came before the Tillamook County Board of Commissioners at the request of the Appellant.

The Board of Commissioners, being fully apprised of the representations of the above-named persons and the record in the file in this matter, finds as follows:

1. The files in this proceeding can be found in the office of the Tillamook County Department of Community Development under Appeal #851-20-000309-PLNG.
2. Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission on June 10, 2021, and July 8, 2021, where a decision was made on this date. After consideration of all available evidence including review a Geologic Hazard Report under Section 4.130 of the Tillamook County Land Use Ordinance and the Preliminary Plat criteria listed in Section 070 of the Tillamook County Land Division Ordinance, findings of fact and conclusions contained within the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant's presentations, the Tillamook County Planning Commission voted unanimously, 6 in favor and 0 opposed, to deny Preliminary Subdivision Plat request #851-21-000095-PLNG together with the Geologic Hazard Report #851-21-000202-PLNG.
3. The Tillamook County Board of Commissioners opened a de novo public hearing on August 30, 2021. The hearing was properly noticed according to the requirements of ORS 197 and 215. Public testimony was received at the hearing. The Board continued the hearing to October 22, 2021, where the Board heard additional oral argument from the appellants, the applicant and final comments from the planning director and staff. The Board then deliberated and voted unanimously (3-0) to overturn the Planning Commission's decision and grant the appeal, with staff directed to prepare written findings for final adoption.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS FOR TILAMOOK COUNTY, OREGON, ORDERS AS FOLLOWS:

Section 1. The Planning Commission decision to deny the preliminary subdivision application for the "Second Addition to Avalon Heights" (file no. 851-21-000095-PLNG) together with Geologic Hazard Report (file no. 851-21-000202-PLNG) is hereby overturned, and the appeal filed by Bill Hughes is granted.

Section 2. Subdivision request #851-21-000095-PLNG a request for preliminary subdivision plat approval of a 58-lot subdivision identified as "Second Addition to Avalon Heights" together with Geologic Hazard Report review #851-21-000202-PLNG is approved.

Section 2. The findings and conditions attached as "Exhibit A" are hereby incorporated by reference and adopted in support of this order.

DATED this 24th day of November, 2021.

BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

	Aye	Nay	Abstain/Absent
<u>MF Bell</u> Mary Faith Bell, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> David Yamamoto, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> Erin D. Skaar, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: Tassi O'Neil,
County Clerk
[Signature]
Special Deputy

APPROVED AS TO FORM:
[Signature]
Joel Stevens, County Counsel



EXHIBIT A

Avalon Heights II Preliminary Plat

Tillamook County Board of Commissioners

The findings of the Board of Commissioners are based on the findings, analysis, and recommended conditions of approval contained in the June 3, 2021 Department of Community Development Staff Report titled, Preliminary Subdivision Plat Review Request "Second addition to Avalon Heights Subdivision" #851-21-000095-PLNG together with Geologic Hazard Report Review #851-21-000202-PLNG and the analysis and recommended conditions of approval contained in the July 1, 2021 memorandum from Department of Public Works Director Chris Laity, both of which are incorporated by reference herein; supplemental technical studies submitted on behalf of the applicant, and oral testimony presented at the September 30th hearing and continued on October 22, 2021 public hearings on the application conducted by the Board.

Final documents submitted by the applicant prior to the hearing included:

- Updated preliminary plat and design drawings dated October 11, 2021 by Firwood Design Group
- Revised Preliminary Stormwater Report Dated October 11, 2021 by Firwood Design Group
- Revised Geotechnical Engineering Report dated October 12, 2021 by Stata-Design.
- An addendum to the Traffic Impact Study initially submitted.

At the continued hearing the Board determined that the applicant had adequately addressed their concerns regarding traffic impacts, geotechnical concerns, and stormwater management and voted unanimously to approve the subdivision with the conditions outlined in the above referenced documents and presented below.

Findings

1. The proposed development is a subdivision within the Residential Oceanside zone. The preliminary plat confirms the proposed lots meet the minimum lot width and depth requirements for new lots/parcels located within the ROS zone and meet or exceed the minimum lot size requirement allowed by per the slope average of the lot.
2. The Geologic Hazard Report [submitted with the application] includes an analysis of soils and bedrock types, slopes, soil depth, other relevant soils data, water drainage patterns and a discussion of landslide activity in the recent area. The main geologic hazard identified include steep slopes around the eastern portion of the property; the hazard is further discussed in the GHR.

The initial GHR was supplemented with a more detailed revised Geotechnical Analysis which included a series of additional site specific investigations for registered geotechnical engineer to review the final construction plans for all infrastructure as well as future construction of all dwellings together with on-site observations and inspections of that construction to ensure that the formal recommendations are followed. Provided those recommendations are followed, site stability should be maintained.

3. Community Development staff confirmed with the County Surveyor that the proposed name, Second Addition to Avalon Heights does not duplicate the name of any other subdivision in the County. All of the other information required under the Land Division Ordinance is included on the preliminary plat or as supplemental information including the Geologic Hazard Report and supplemental revised Geotechnical Analysis, [utility] service availability letters, existing and proposed streets, existing and proposed easements and locations of natural features.
4. The proposed lots depicted on the preliminary plat meet the applicable standards of the Residential Oceanside zone. All proposed lots abut a private street for at least 25 feet. The preliminary plans depict improvements for stormwater

management of the storm water management of the subdivision with supplemental reports prepared by Environmental Management Systems Inc., and Firwood Design Group LLC. The initial preliminary storm water management plan submitted was subsequently revised and vetted by the Director of Public Works.

5. Highland Drive, a County local access road, abuts the subject property along its northwestern and southwestern boundary. Grand Avenue, a county local access road, abuts the midpoint of the western property boundary. Grand Avenue is in poor condition due to multiple small streams crossing on the surface which has accelerated the road surface deterioration. Highland Drive has not been maintained and is in poor condition, although not to the extent of Grand Avenue. The applicant has agreed to improving these roads. The preliminary plat shows three additional private roads identified as Roaring Tide Loop which would run from the connection off of Highland Drive on the northwestern boundary running south and connecting back to Highland Drive in the southwestern boundary of the property; NW Ocean Song running north-south along the interior of the subdivision; and W Grand Avenue running east-west through the mid-point of the proposed subdivision. Grand Avenue inside the subdivision will be changed per the request of the fire marshal. The preliminary plat also shows a 25-foot wide public easement named Ava Place to serve lots 5 through 10

Road grades proposed are as steep as approximately 14 percent in some areas of the private roads, easements and future driveway systems. The Department of Public Works will review all final plans for the private roadways and driveways prior to construction.

6. The County Engineer is charged with the authority to review proposed streets, utilities and surface water drainage facilities, ensuring conformance with master plans and applicable engineering standards. The applicant submitted an initial Transportation Impact Study and an additional supplemental study, both prepared by Lancaster Mobley. The Oregon Department of Transportation reviewed both TISs, as did the Director of Public Works who agreed with the reports conclusions that the proposed development would not adversely affect the operations of intersections used by traffic from the proposed development.
7. Drainage easements and basins are identified on the preliminary plat as revised. A revised preliminary storm water management report was submitted by Firwood Design Group LLC.
8. Four private roads as discussed above together with a 25-foot wide easement are illustrated on the preliminary plat. Final construction plans will be reviewed by the Director of Public Works prior to the commencement of construction.

CONDITIONS OF APPROVAL

"SECOND ADDITION TO AVALON HEIGHTS" PRELIMINARY PLAT & GEOLOGIC HAZARD REQUEST

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

1. The applicant/owner shall conform to all Federal, State and local regulations, and shall obtain all required permits prior to construction and/or development.
2. All taxes owed shall be paid in full prior to recording of the final plat.
3. A letter of final approval is required from the Netarts Water District and the Netarts-Oceanside Sanitary District, confirming all facility improvements have been satisfactorily constructed prior to Final Plat approval. Letters of

water and sewer availability are required for the development of individual lots and shall be submitted to Community Development at the time of zoning permit submittal.

4. Development of each lot shall conform to the development standards outlined in TCLUO Section 3.310 Residential Oceanside (ROS) zone as applicable.
5. The applicant/property owner shall measure the height of all structures from the existing grade prior to development. A topographic survey of the pre-existing conditions prior to subdivision development construction of the site shall be required at time of building permit submittal. Building permit applications shall include elevations of the site, defining existing grade (pre-development), and confirm that the overall height of the structure is in accordance with the development standards outlined in TCLUO Section 3.310: Residential Oceanside (ROS) zone.
6. Site specific Geologic Hazard Reports are required for the development of each lot in accordance with TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
7. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

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

8. The applicant/property owner shall meet the requirements set forth by the Netarts-Oceanside Fire District.
9. Any modifications made to the preliminary plat, prior to final plat approval, shall require approval from the Tillamook County Planning Commission for those adjustments.
10. Final approval of this Land Division Application shall require that all proposed roadways and storm draining systems shall remain in private ownership and the responsibility for the landowners or recorded Home-Owners Association.
11. The applicant complies with Tillamook County Public Works requirements for Final Construction Plans. Tillamook County reserves the right to provide additional requirements for construction after reviewing the construction plans when they become available. Construction activities are not permitted until the Final Construction Plans have been approved by Tillamook County Public Works and the water & sewer districts.
12. It is the sole responsibility of the applicant to ensure that they establish and maintain appropriate land use and environmental permits as may be required from all other Federal, State and Local jurisdictions.
13. With these conditions Tillamook County in no way authorizes the use or development of land in contradiction to any Federal, State or local law.
14. Tillamook County Public Works reserves the right to review any future changes in parcel boundary or roadway location as may be required to complete any development or building permit applications.

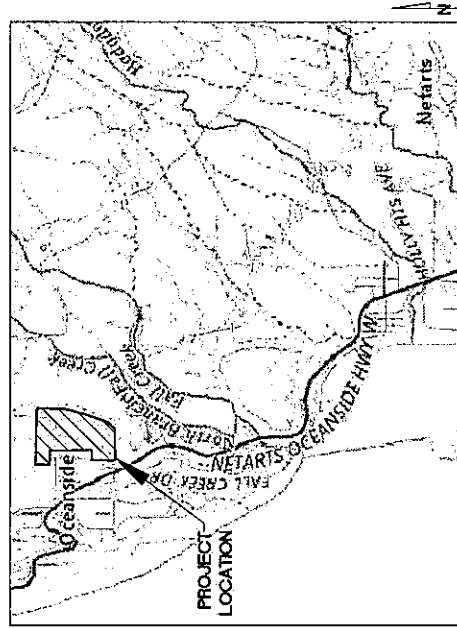
15. Off-site improvements:
- a. Highland Drive is classified as a Local Access Road and has not been accepted into the County system. Subsequently, it is not maintained by the Tillamook County Public Works.
 - b. Public Works requires Highland Drive to be paved as part of this project, including drainage improvements as needed. Improvements to Highland Drive may be completed in phases to coincide with the subdivision phasing.
 - i. Phase 1: Highland Drive Improvements consisting of paving and drainage improvements from the intersection with Highway 131 to the intersection with the proposed Roaring Tides Loop will be completed by the developer prior to the County approval of the Final Plat of Phase 1.
 - 1. The developer shall provide construction plans prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction.
 - 2. Prior to construction, the developer shall provide the county a bond or similar instrument for the construction costs agreed to by the county and the developer so ensure that the county has the financial resources to construct the improvements should the developer default on his improvements.
 - i. Phase 2: Highland Drive improvements consisting of paving and storm drainage improvements for the remainder of Highland Drive, between the north and south ends of the Roaring Tides Loop will be complete by the developer prior to County approval of the Final Plat for Phase 2.
 - 1. The developer shall provide construction plans prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction.
 - 2. Prior to construction, the developer shall provide the county a bond or similar instrument for the construction costs agreed to by the county and the developer so ensure that the county has the financial resources to construct the improvements should the developer default on his improvements.
 - c. It is required that the developer remove roadside vegetation to improve sight distance as identified in the Transportation Impact Study:
 - i. From the intersection of Hwy 131 to the proposed intersection off Highland Drive and Roaring Tides Loop.
 - ii. At the intersection of Highland Drive and Grand Avenue.
 - iii. Where Roaring Tides Loop connects to Highland Drive at the north end of the proposed development.
 - iv. It is also required that the developer provide unobstructed vertical clearance of not less than 13-foot 6 inches along Highland Drive and Grand Avenue to comply with Tillamook County Fire Defense Board Single, Multi-Family and Residential Development Road Access Guidelines updated in 2020.
 - d. Grand Avenue
 - i. Improvements to Grand Avenue from Highland Drive to Hwy 131 are required to be completed by the developer. The following are to be completed prior to County approval of Phase 2:
 - 1. The developer shall provide construction plans for the proposed work prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction. The work shall consist of road surface grading, a three-inch overlay and minor storm drainage improvements limited to ditching and culverts. Work may include costs associated with the diverting storm water away from Grand Avenue. A cost estimate will be prepared for an engineer to design the work and an independent

contractor to perform the work. All costs are to be determined based on the conditions documented in StreetPix Viewer with photos dated September 29, 2020.
<http://tillamook.streetpixweb.com/>

2. The developer shall provide the county a bond or similar instrument for a minimum of 47% of the construction costs described above and agreed to by the county and the developer to ensure that the county has the financial resources to construct the improvements should the developer default on these improvements. The bonding can be reduced based on work done in advance of the Final Plat for Phase 2.
 3. All work done on Grand Avenue requires a permit from Public Works in advance of construction.
16. Road "A" will need to be named.
 17. Other comments/questions listed in the July 1, 2021, Staff Report from Tillamook County Public Works are addressed and accepted by Tillamook County Public Works.

SECOND ADDITION TO AVALON HEIGHTS SUBDIVISION LAND USE PLANS

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



VICINITY MAP
N15

SHEET INDEX:

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

OWNER:

BILL HUGHES
AVALON HEIGHTS LLC
41901 OLD HIGHWAY 30
ASTORIA, OREGON 97103
503-741-6705

ENGINEER:

ERIK HOOVESTOL PE
FIRWOOD DESIGN GROUP LLC
359 E HISTORIC COLUMBIA RIVER DRIVE
TRUO (503) 668-3737

SURVEYOR:

JACK WHITE, PLS
SAF LAND SERVICES
1725 N ROOSEVELL DRIVE, SUITE B
SEASIDE, OREGON 97138
503-728-3425

VERTICAL DATUM: NAVD 88
COORDINATE SYSTEM: OREGON COAST ZONE

DATE	BY	REVISION

FIRWOOD DESIGN GROUP

Reliable Engineering Solutions
 339 EAST WETMORE COLUMBIA RIVER HIGHWAY
 TRUO (503) 668-3737

PROJECT NO. EPO-049
 SCALE: AS SHOWN
 CHECKED: DA
 DATE: MAR 31, 2021

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

COVER SHEET
 SECOND AVALON HEIGHTS SUBDIVISION
 LAND USE PLANS

SECOND ADDITION TO AVALON HEIGHTS SUBDIVISION
 LOCATED IN SE 1/4 OF SE 1/4 OF SEC 30 T1S
 R10W WILLAMETTE MERIDIAN
 UNINCORPORATED TILLAMOOK COUNTY

OWNER:

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

SURVEYOR:

JACK WHITE, PLS.
 SAFE LAND SERVICES
 1725 N ROOSEVELT DRIVE, SUITE B
 SEASIDE, OR 97138
 503-736-3423

ENGINEER:

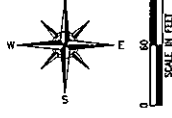
ERIK HOODSTOL, PE
 FIRWOOD DESIGN GROUP, LLC
 359 1/2 W. TROUDALE OREGON 97104
 (503) 685-3737

NOTES

1. PROJECT ZONING: RESIDENTIAL OCEANSIDE (ROO) (TOLLU 3.110)
2. GEOLOGIC HAZARD AREA (TOLLU 4.070)
3. TOLLU 3.110(C) STANDARDS
4. LOT 19 PERCENT, 10,000 SQ FT WHERE SLOPE AVERAGES LESS THAN 15 PERCENT, 10,000 SQ FT WHERE SLOPE AVERAGES FROM 15 TO 19 PERCENT, 5,000 SQ FT WHERE SLOPE AVERAGES GREATER THAN 19 PERCENT. SEE SHEET 5 FOR TERRAIN INFORMATION ON LOT SLOPE.
5. MINIMUM LOT WIDTH: 50 FT
6. MINIMUM FRONT YARD SETBACK: 20 FT
7. MINIMUM SIDE YARD SETBACK: 10 FT
8. MINIMUM REAR YARD SETBACK: 20 FT
9. OFF A CORNER LOT: 5 MIN CONCEPT BUILDING FOOTPRINTS.
10. SEE SHEET 6 FOR SETBACKS AND CONCEPT BUILDING FOOTPRINTS.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	47.02	25.00	35.24	47.00	N45.07 S 281.1	46.73
C2	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C3	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C4	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C5	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C6	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C7	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C8	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C9	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C10	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C11	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C12	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C13	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C14	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C15	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C16	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C17	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C18	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73
C19	47.02	25.00	35.24	47.00	N15.07 W 281.1	46.73
C20	47.02	25.00	35.24	47.00	S75.07 W 281.1	46.73



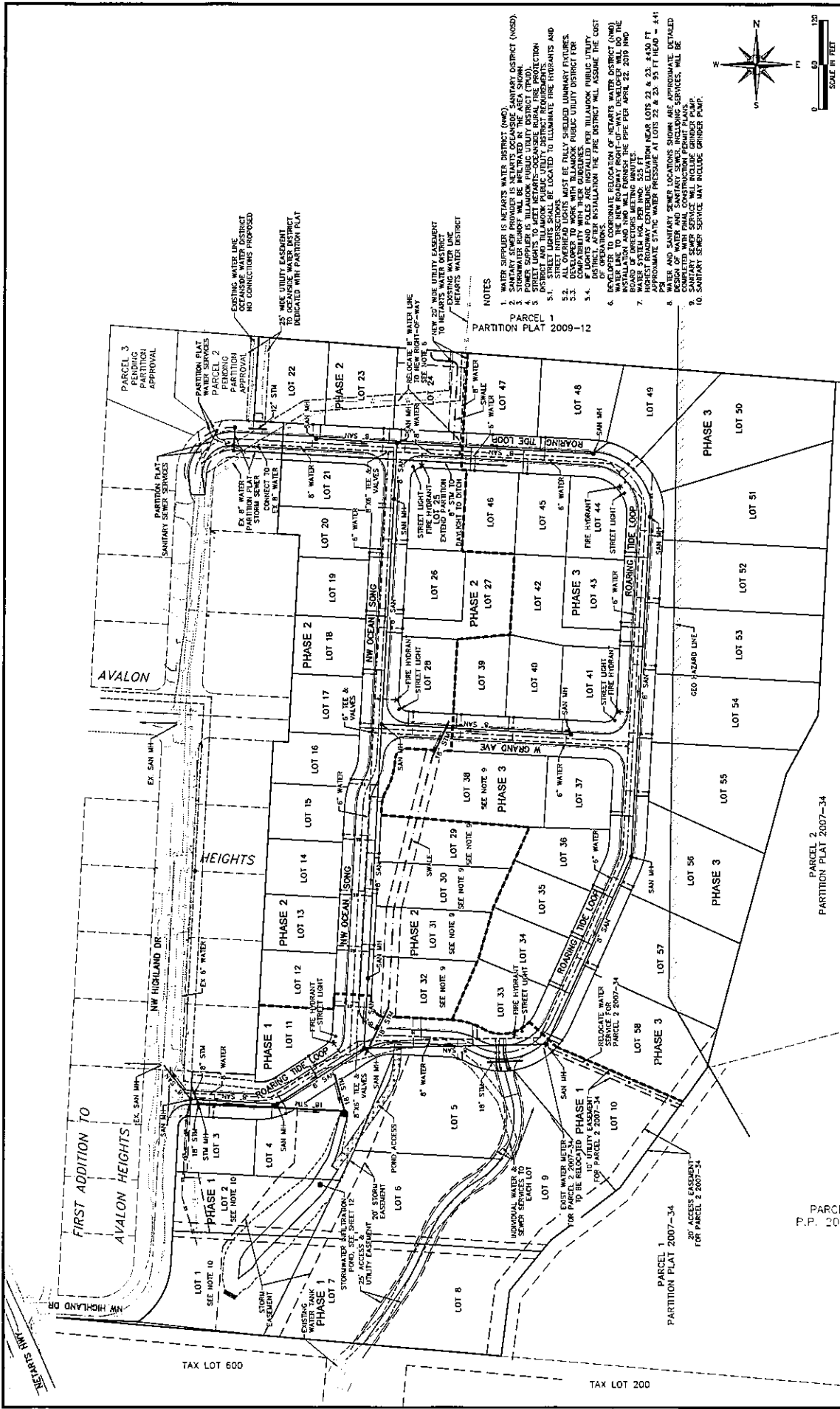
PRELIMINARY PLAT
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

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

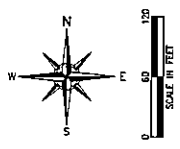
FIRWOOD DESIGN GROUP
 359 1/2 W. TROUDALE OREGON 97104
 (503) 685-3737
 Reliable Engineering Solutions

OWNER: BH
 ARCHITECT: BH
 SCALE: AS SHOWN
 DATE: MAY 31, 2021
 PROJECT NO: E20-036

DATE: _____
 REVISION: _____



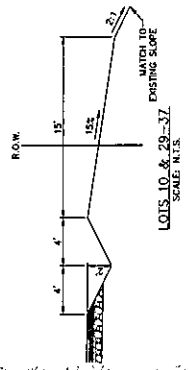
- NOTES**
1. WATER SUPPLIER IS METARTS WATER DISTRICT (MWD).
 2. SANITARY SEWER PROVIDER IS METARTS OCEANSIDE SANITARY DISTRICT (MOSD).
 3. POWER SUPPLIER IS TILLAMOOK PUBLIC UTILITY DISTRICT (TPUD).
 4. STREET LIGHTS TO MEET METARTS-OCEANSIDE RURAL FIRE PROTECTION DISTRICT REQUIREMENTS SHALL BE LOCATED TO ILLUMINATE FIRE HYDRANTS AND ALL OCEANFRONT LOTS.
 5. ALL OCEANFRONT LOTS MUST BE FULLY SHELDED LUMINARY FIXTURES.
 6. DEVELOPER TO WORK WITH TILLAMOOK PUBLIC UTILITY DISTRICT FOR LIGHTS AND POLES ARE INSTALLED FOR TILLAMOOK PUBLIC UTILITY DISTRICT. AFTER INSTALLATION THE FIRE DISTRICT WILL ASSUME THE COST OF THE LIGHTS AND POLES.
 7. DEVELOPER TO COORDINATE RELOCATION OF METARTS WATER DISTRICT (MWD) WATER LINE TO THE NEW ROADWAY RIGHT-OF-WAY. DEVELOPER WILL DO THE DESIGN OF WATER AND SANITARY SEWER INCLUDING APPROXIMATE DETAILED DESIGN OF DIRECTOR'S MEETING MINUTES.
 8. HIGHEST FINISHING ELEVATION SHALL BE 10 FEET ABOVE FINISH GRADE. APPROXIMATE STATIC WATER PRESSURE AT LOTS 22 & 23: 93 FT HEAD - 4.41 PSI.
 9. WATER AND SANITARY SEWER LOCATIONS SHOWN ARE APPROXIMATE. DETAILED DESIGN OF WATER AND SANITARY SEWER INCLUDING SERVICES, WILL BE PROVIDED BY THE DEVELOPER.
 10. SANITARY SEWER SERVICE WILL INCLUDE GROUND PUMP.



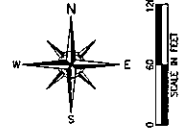
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DRAWN BY		DESIGNED BY	CHECKED BY
SCALE: AS SHOWN		DATE: MAR 31, 2021	
PROJECT NO: E20-206		395 EAST NATIONAL AVENUE, ASTORIA, OREGON 97103 (503) 325-3737	
FIRWOOD DESIGN GROUP		AVALON HEIGHTS LLC - BILL HUGHES 41901 OLD HIGHWAY 30 ASTORIA, OREGON 97103	
Reliable Engineering Solutions		OVERALL CONCEPT UTILITY PLAN SECOND AVALON HEIGHTS SUBDIVISION LAND USE PLANS	
		4	
		14	



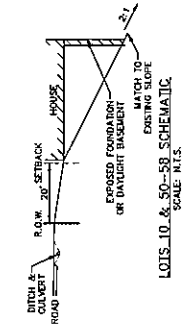
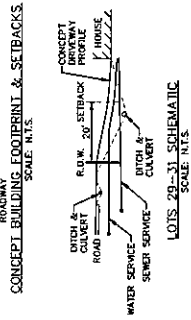
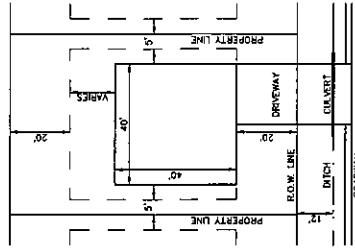
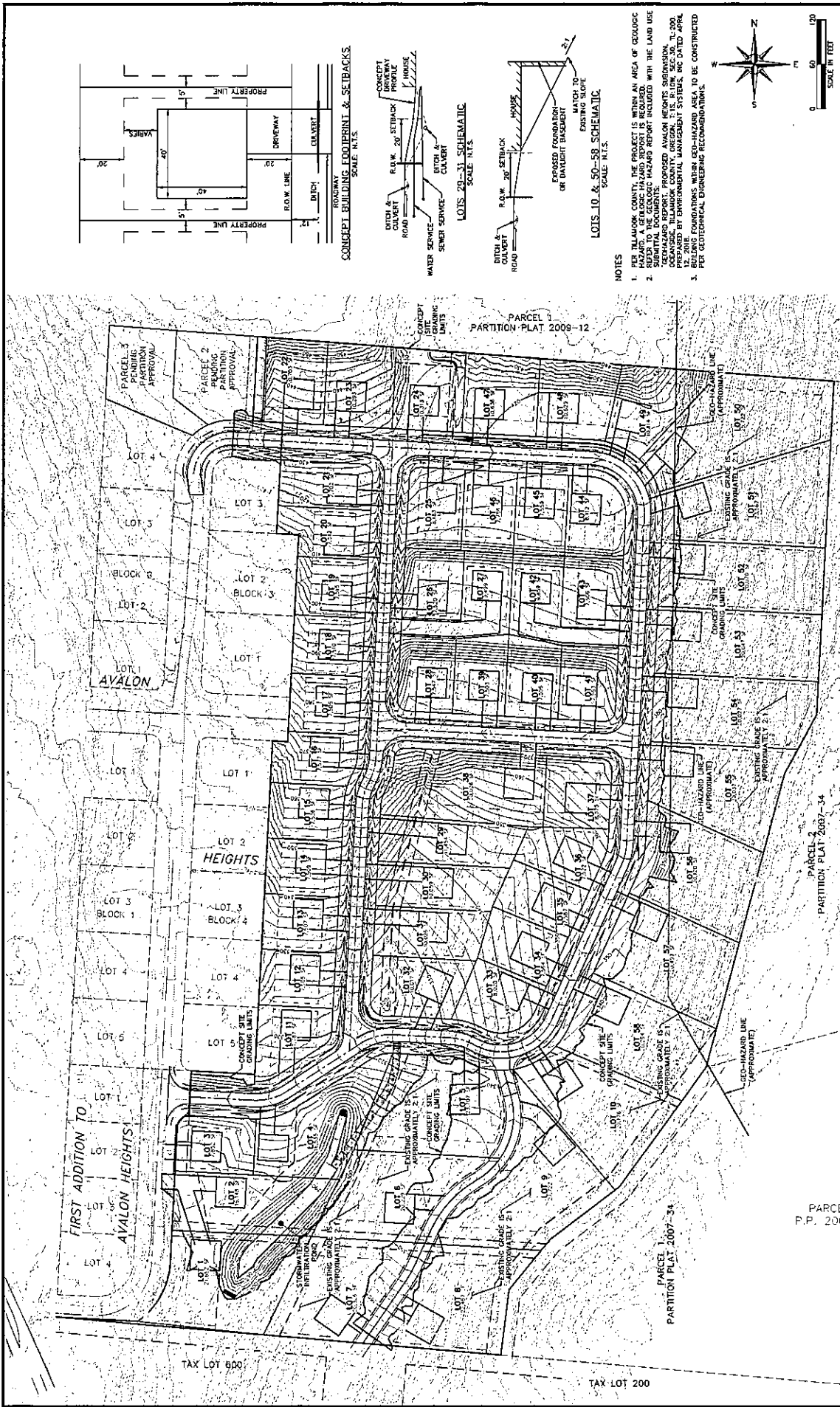
SLOPE LABEL LEGEND
 REPRESENTATIVE LOT SLOPE
 LOT LINE SLOPE



NOTES
 1. PER TILLAMOOK COUNTY, THE PROJECT IS WITHIN AN AREA OF GEOLOGIC HAZARD. A GEOLOGIC HAZARD REPORT IS REQUIRED WITH THE LAND USE SUBMITTAL DOCUMENTS.
 2. GEOTECHNICAL REPORT, PROPOSED AVALON HEIGHTS SUBDIVISION, PREPARED BY ENVIRONMENTAL MANAGEMENT SYSTEMS, INC DATED APRIL 11, 2008.
 3. BUILDING FOUNDATIONS WITHIN GEO-HAZARD AREA TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS.

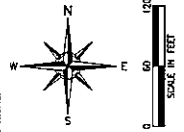


CONCEPT GRADING & LOT SLOPE ANALYSIS SECOND AVALON HEIGHTS SUBDIVISION LAND USE PLANS	
5 14	
AVALON HEIGHTS LLC - BILL HUGHES 41901 OLD HIGHWAY 30 ASTORIA, OREGON 97103	
FIRWOOD DESIGN GROUP Reliable Engineering Solutions	
<small>338 EAST HORTON COLLEMAN BLVD #101 BLDG 101 TILLAMOOK, OREGON 97141 (503) 868-9271</small>	
DRAWN: BD CHECKED: DH SCALE: AS SHOWN DATE: MAY 31, 2021 PROJECT NO. E20-048	REGION:
PARCEL 1 PARTITION PLAT 2007-34	PARCEL 2 PARTITION PLAT 2007-34

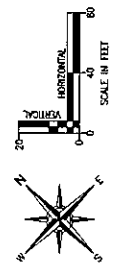
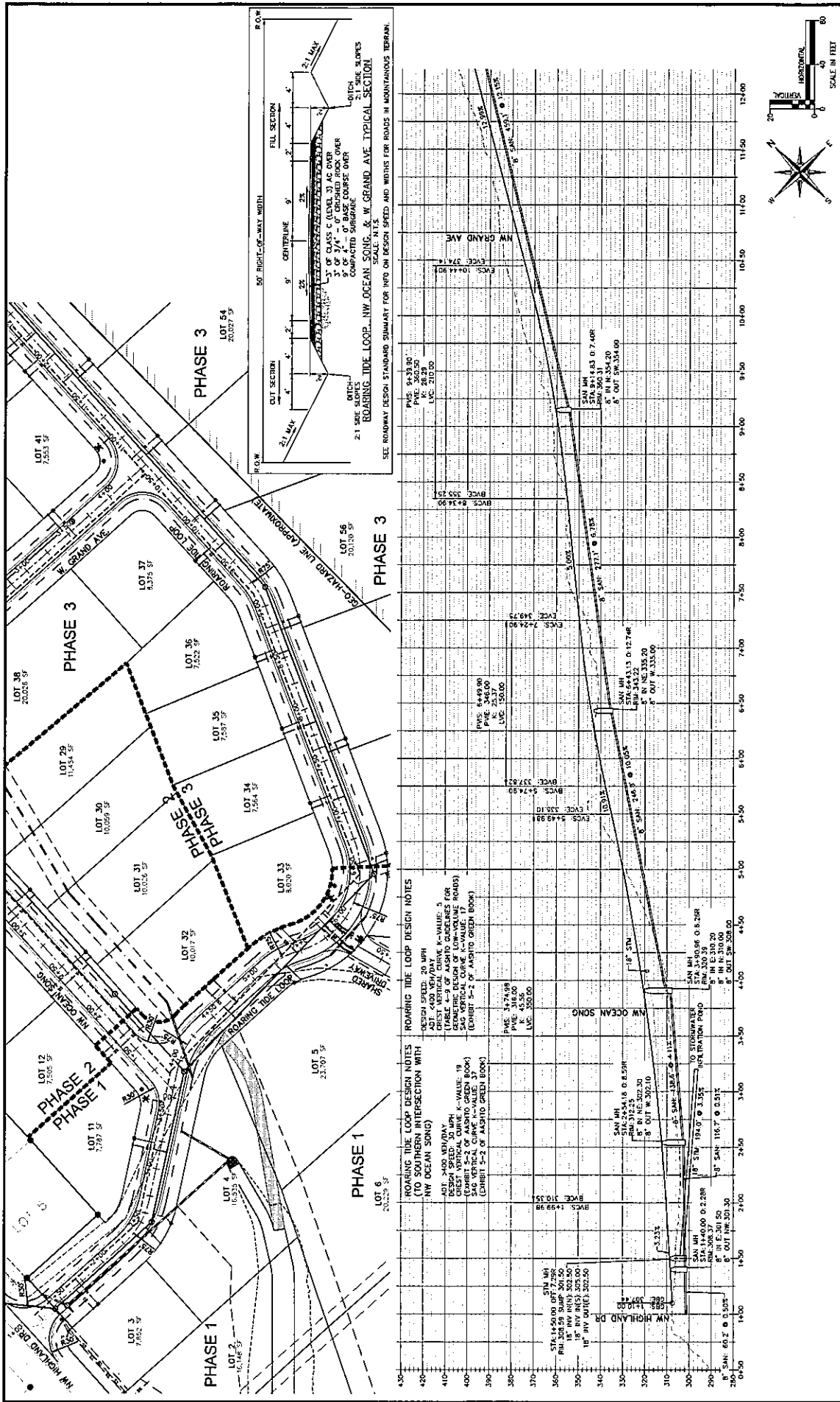


NOTES

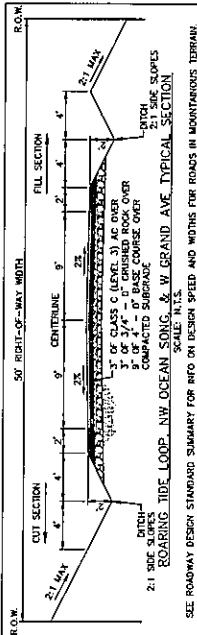
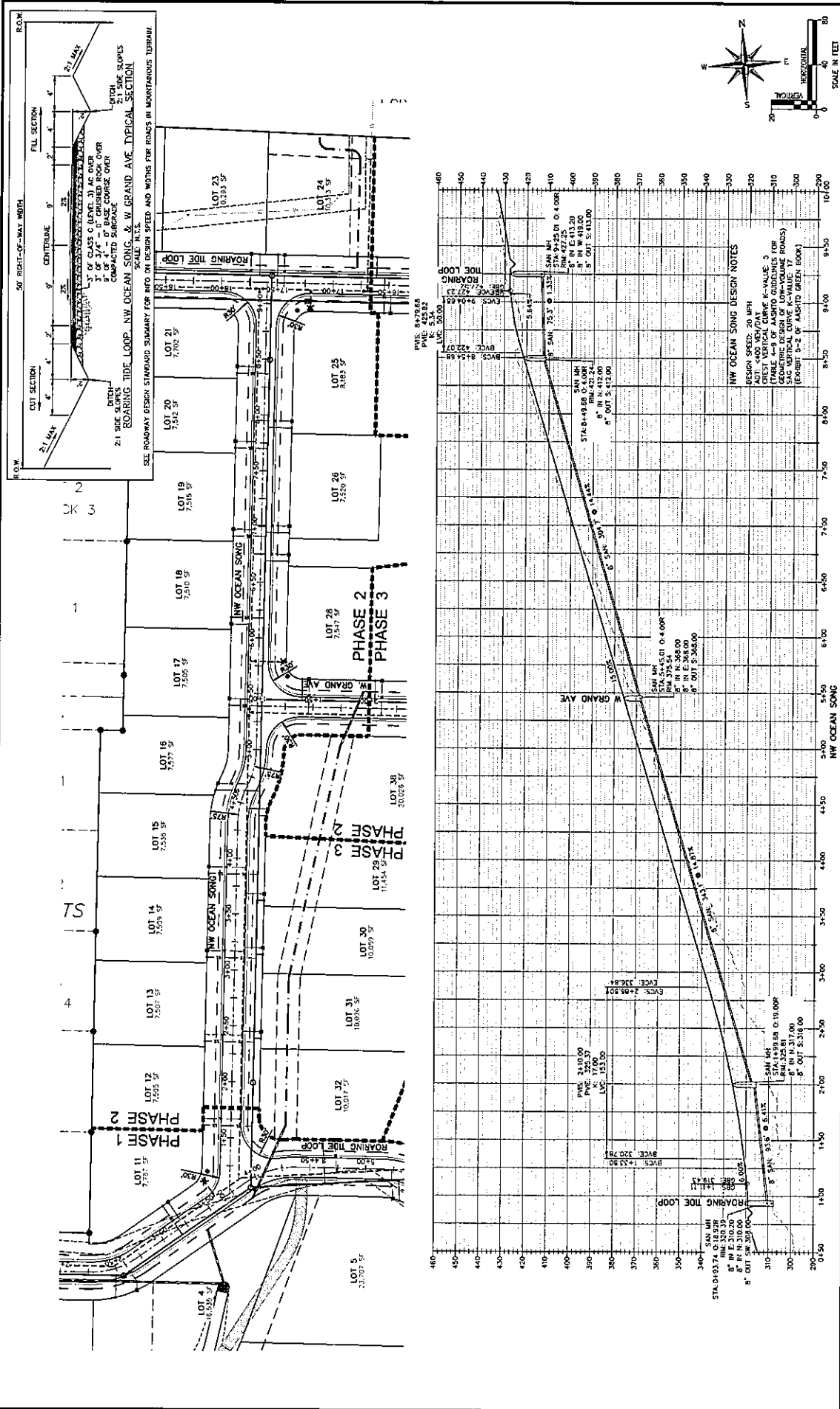
1. PER TILLAMOOK COUNTY, THE PROJECT IS WITHIN AN AREA OF GEOLOGIC HAZARD. A GEOLOGIC HAZARD REPORT IS REQUIRED.
2. SUBMITTAL DOCUMENTS INCLUDING THE PROPOSED AVOLON HEIGHTS SUBDIVISION DEVELOPMENT REPORT, PROPOSED AVOLON HEIGHTS SUBDIVISION DEVELOPMENT REPORT, PROPOSED AVOLON HEIGHTS SUBDIVISION DEVELOPMENT REPORT, PROPOSED AVOLON HEIGHTS SUBDIVISION DEVELOPMENT REPORT, PREPARED BY ENVIRONMENTAL MANAGEMENT SYSTEMS, INC DATED APRIL 2011.
3. FOUNDATION FOUNDATIONS WITHIN GEO-HAZARD AREA TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS.



<p>CONCEPT LOCATION OF LOT DEVELOPMENT SECOND AVOLON HEIGHTS SUBDIVISION LAND USE PLANS</p>		<p>6</p>
<p>AVOLON HEIGHTS LLC - BILL HUGHES 41901 OLD HIGHWAY 30 ASTORIA, OREGON 97103</p>		<p>14</p>
<p>FIRWOOD DESIGN GROUP Reliable Engineering Solutions</p>		<p>REVISION</p>
<p>DATE: 10/01/2011</p>	<p>DESIGNED BY: []</p>	<p>CHECKED BY: []</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: MAR 31, 2011</p>	<p>DATE: []</p>
<p>PROJECT NO: ED-030</p>	<p>PROJECT NO: ED-030</p>	<p>PROJECT NO: ED-030</p>

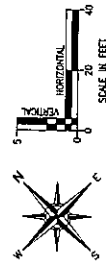
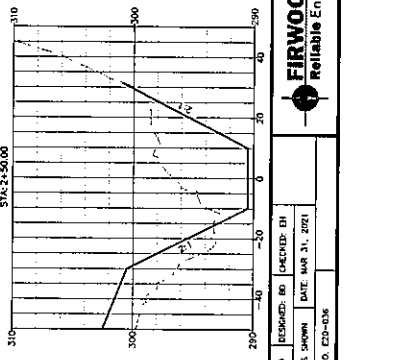
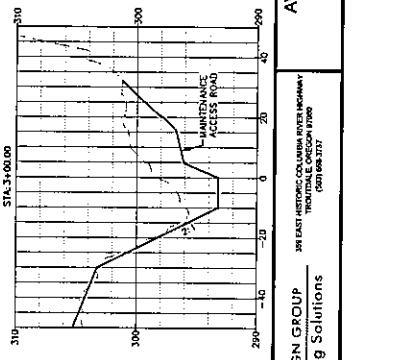
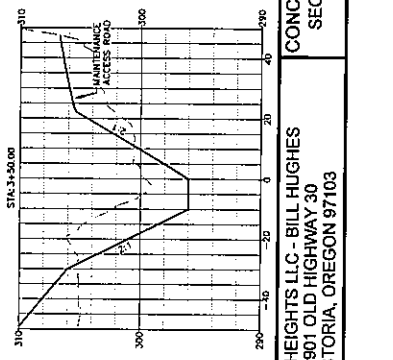
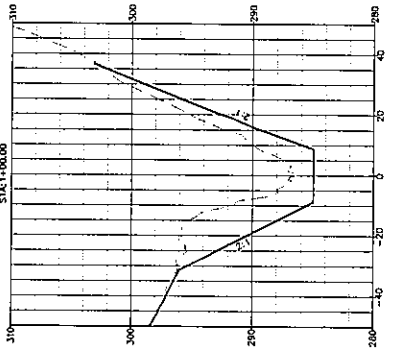
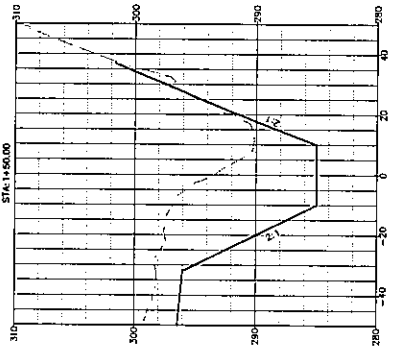
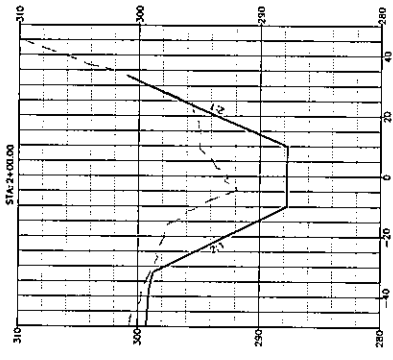
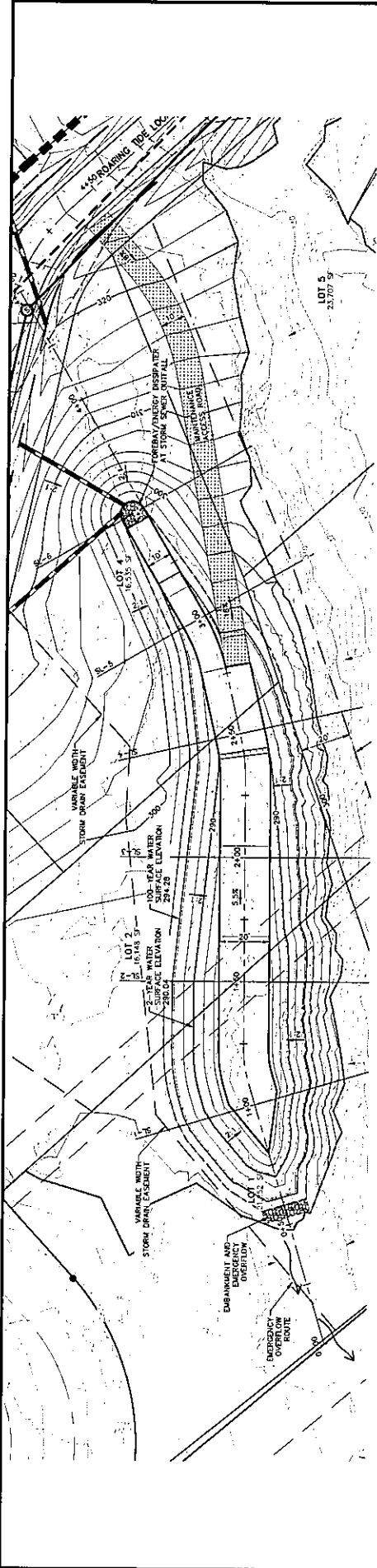


FIRWOOD DESIGN GROUP Reliable Engineering Solutions		AVALON HEIGHTS LLC - BILL HUGHES 41901 OLD HIGHWAY 30 ASTORIA, OREGON 97103		ROARING TIDE LOOP CONCEPT PROFILE SECOND AVALON HEIGHTS SUBDIVISION LAND USE PLANS	
DRAWING NO. PROJECT NO. 220-026	DESIGNED BY DATE: MAR 31, 2021	CHECKED BY DATE: MAR 31, 2021	SCALE AS SHOWN	SHEET NO. 7	TOTAL SHEETS 14
PREPARED BY: [Name] DATE: [Date] CHECKED BY: [Name] DATE: [Date] SCALE: AS SHOWN					



SEE ROADWAY DESIGN STANDARD SUMMARY FOR INFO ON DESIGN SPEED AND WIDTHS FOR ROADS IN MOUNTAINOUS TERRAIN
 SCALES: N.T.S.

FIRWOOD DESIGN GROUP Reliable Engineering Solutions		NW OCEAN SONG CONCEPT PROFILE SECOND AVALON HEIGHTS SUBDIVISION LAND USE PLANS	
DRAWN BY: [] CHECKED BY: [] SCALE: AS SHOWN DATE: MAY 31, 2021 PROJECT NO: E20-035	9 AVALON HEIGHTS LLC - BILL HUGHES 41901 OLD HIGHWAY 30 ASTORIA, OREGON 97103	14	14



CONCEPT INFILTRATION POND SECTIONS 13
 SECOND AVALON HEIGHTS SUBDIVISION
 LAND USE PLANS

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

FIRWOOD DESIGN GROUP
 381 EAST HISTORIC COULMAN STREET, ASTORIA
 ASTORIA, OREGON 97103
 (503) 325-3737

REVISION

DATE: 03/31/2021
 PROJECT NO: E20-036

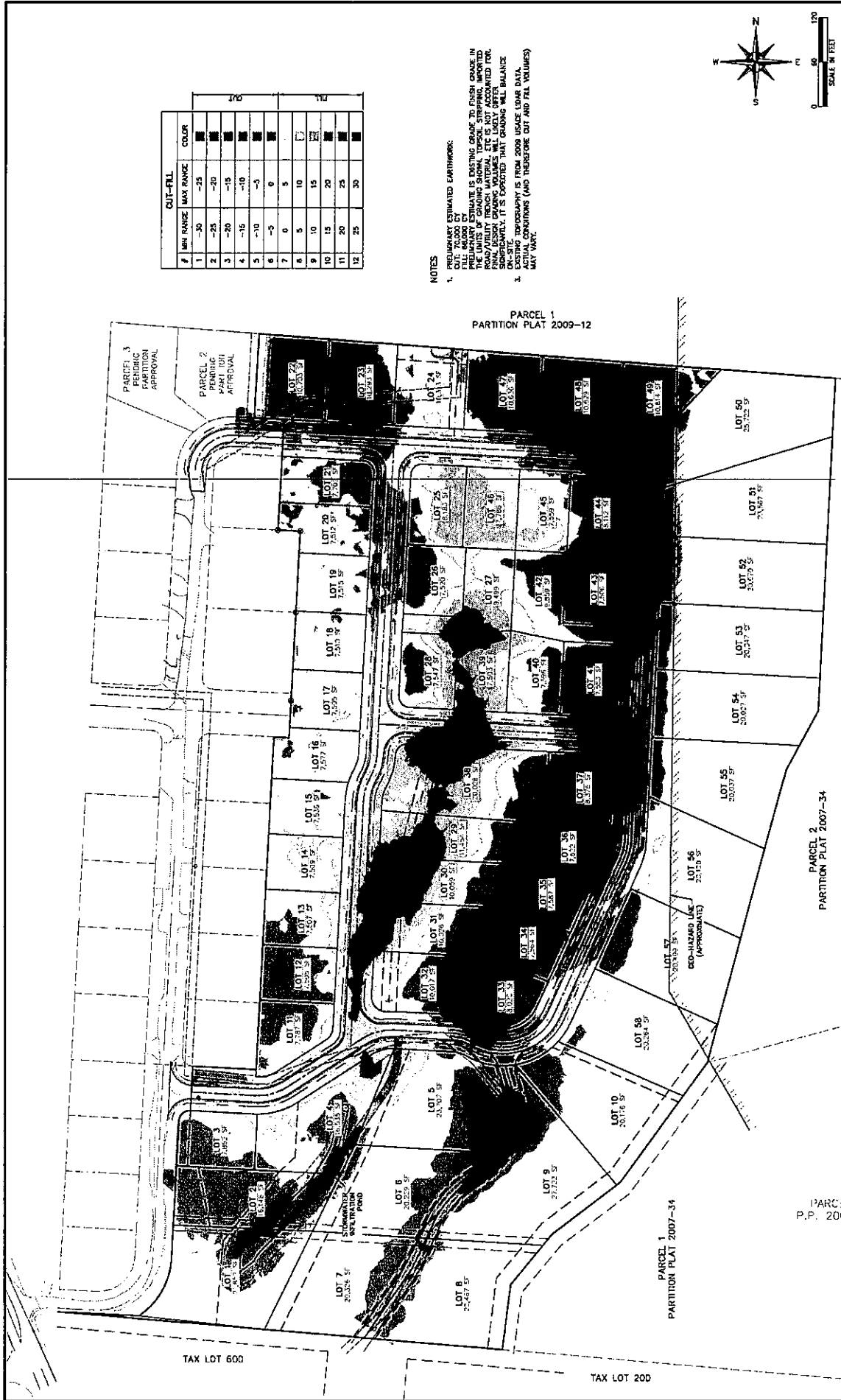
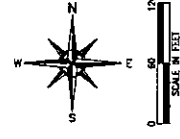
NO.	REVISION

DATE: 03/31/2021
 PROJECT NO: E20-036

CUT-FILL			
#	MIN RANGE	MAX RANGE	COLOR
1	-30	-25	█
2	-25	-20	█
3	-20	-15	█
4	-15	-10	█
5	-10	-5	█
6	-5	0	█
7	0	5	█
8	5	10	█
9	10	15	█
10	15	20	█
11	20	25	█
12	25	30	█

NOTES

1. PRELIMINARY ESTIMATED EARTHWORK:
 a. PRELIMINARY ESTIMATE IS BASED ON THE PRELIMINARY ESTIMATE IS EXISTING GRADE TO FINISH GRADE IN THE LIMITS OF GRADING SHOWN. TOPSOIL STRIPPING, IMPORTED TOPSOIL, AND FILL ARE NOT SHOWN. FINAL DESIGN GRADING VOLUMES WILL VARY SLIGHTLY. IT IS EXPECTED THAT GRADING WILL BALANCE SUBSEQUENTLY.
 b. EXISTING TOPOGRAPHY IS FROM 2009 USGS LIDAR DATA. ACTUAL CONDITIONS (AND THEREFORE CUT AND FILL VOLUMES) MAY VARY.



<p>PARCEL 1 PARTITION PLAT 2009-12</p>		<p>PARCEL 2 PARTITION PLAT 2007-34</p>	
<p>PARCEL 3 PENDING PLAT AND APPROVAL</p>		<p>PARCEL 2 PENDING PLAT AND APPROVAL</p>	
<p>AVALON HEIGHTS LLC - BILL HUGHES 41901 OLD HIGHWAY 30 ASTORIA, OREGON 97103</p>			
<p>FIRWOOD DESIGN GROUP Reliable Engineering Solutions</p>			
DATE:	NO.:	REVISION:	
DRAWN BY:	CHECKED BY:	DATE:	DATE:
SCALE: AS SHOWN	DATE: MAR 31, 2021		
PROJECT NO. E20-048			
<p>14</p>			
<p>CUT-FILL MAP SECOND AVALON HEIGHTS SUBDIVISION LAND USE PLANS</p>			