



Land of Cheese, Trees and Ocean Breeze

**Floodway Development Permit #851-24-000241-PLNG:
WHITE**

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

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: August 1, 2024**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

851-24-000241-PLNG: A review of a Floodway Development Permit for the placement of dock on a property improved with an existing single-family dwelling near the Nehalem River. The subject property is accessed from Resort Drive, a County road, and is designated as Tax Lot 5904, of Section 19AC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is located in the Estuary Conservation 1 (EC1) and Pacific City/Woods Medium Density Residential (PCW-R2) Zones. The applicant and property owner is Toby White.

Written comments received by the Department of Community Development prior to 4:00p.m. on August 15, 2024, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, August 16, 2024.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 Ext. 3315 or lynn.tone@tillamookcounty.gov.

Sincerely,

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, Director
Enc. Applicable Ordinance Criteria, Maps

Applicable Ordinances & Development Standards

Tillamook County Land Use Ordinance (TCLUO)

<https://www.tillamookcounty.gov/commdev/page/land-use-ordinance-luo-zoning-ordinance>

- Section 3.106: Estuary Conservation 1 (EC1) Zone
- Section 3.120: Regulated Activities and Impacts Assessments
- Section 3.140: Estuary Development Standards
- Section 3.510: Flood Hazard Overlay (FH)
- Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

REVIEW CRITERIA

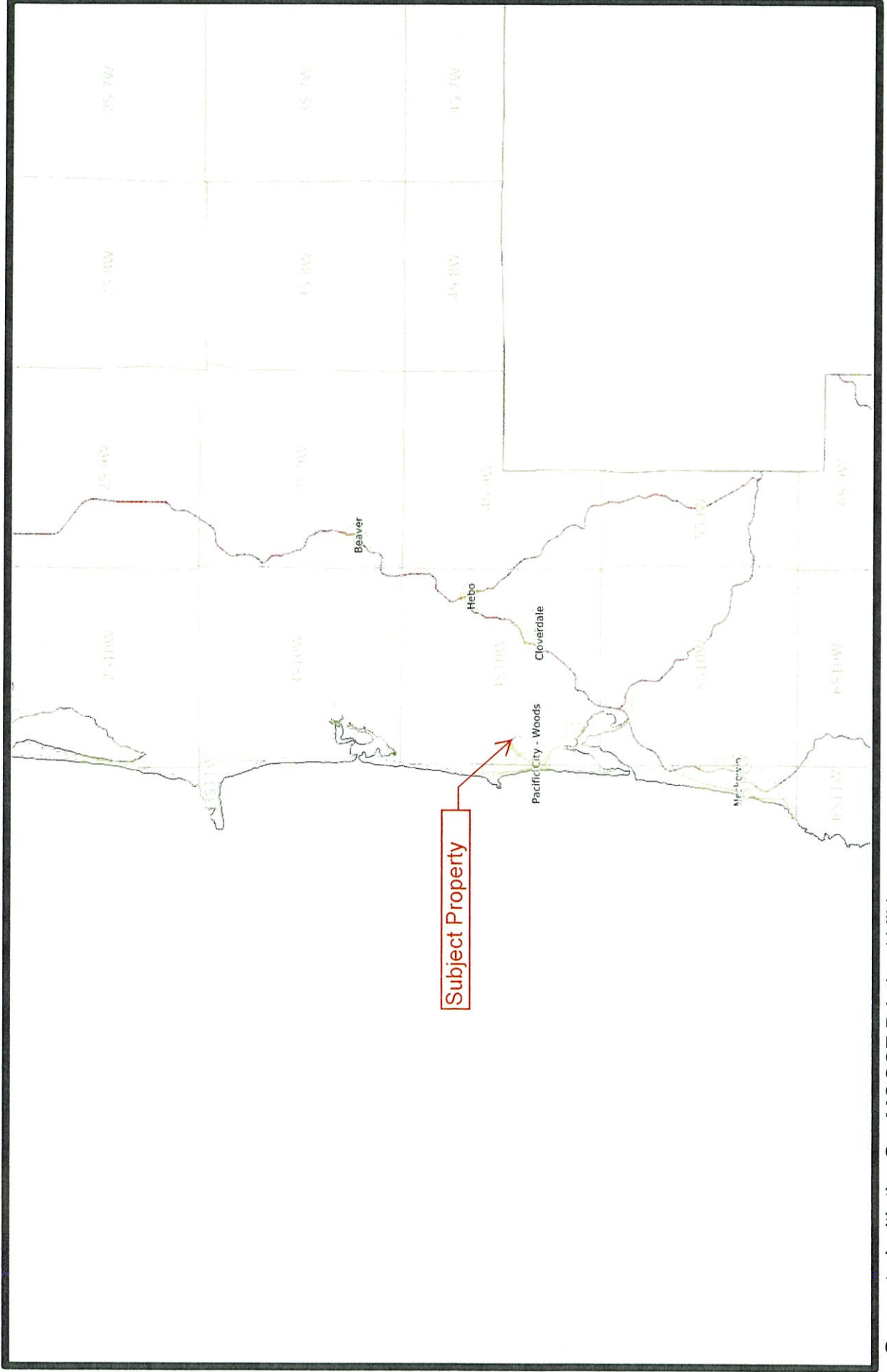
ARTICLE III – ZONE REGULATIONS

TCLUO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE

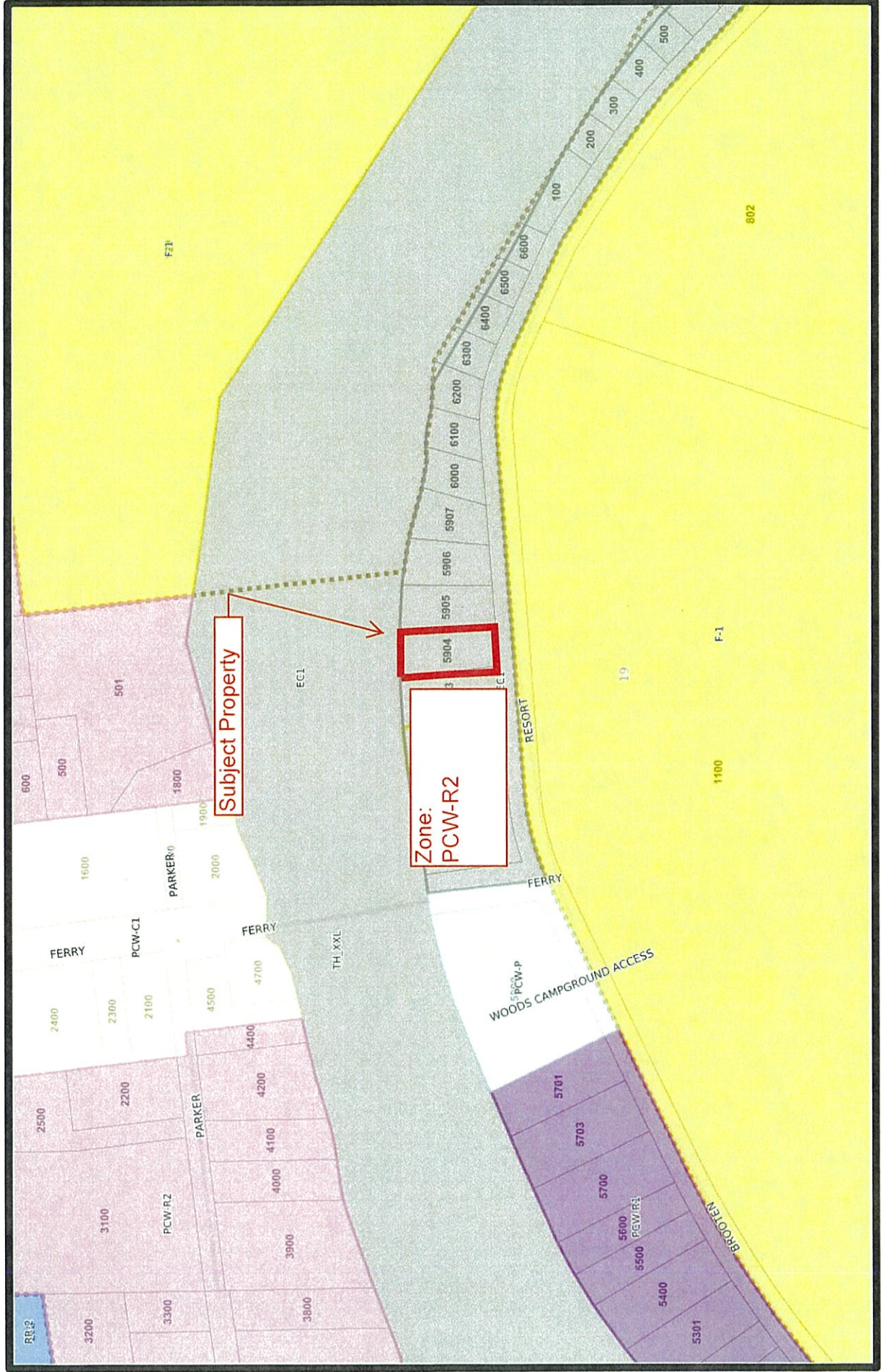
- (1) The fill is not within a Coastal High Hazard Area.
- (2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (3) The fill is necessary for an approved use on the property.
- (4) The fill is the minimum amount necessary to achieve the approved use.
- (5) No feasible alternative upland locations exist on the property.
- (6) The fill does not impede or alter drainage or the flow of floodwaters.
- (7) If the proposal is for a new critical facility, no feasible alternative site is available.
- (8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):
 - i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.
 - ii. The property is actively used for livestock and/or farm purposes,
 - iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform,
 - iv. Platform surface shall be at least 1 ft above base flood elevation,
 - v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical,
 - vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion.

Conditions of approval may require that if the fill is found to not meet criterion (5), the fill shall be removed or, where reasonable and practical, appropriate mitigation measures shall be required of the property owner. Such measures shall be verified by a certified engineer or hydrologist that the mitigation measures will not result in a net rise in floodwaters and be in coordination with applicable state, federal and local agencies, including the Oregon Department of Fish and Wildlife.

Vicinity Map



Zoning Map





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REVIEW CRITERIA

ARTICLE III – ZONE REGULATIONS

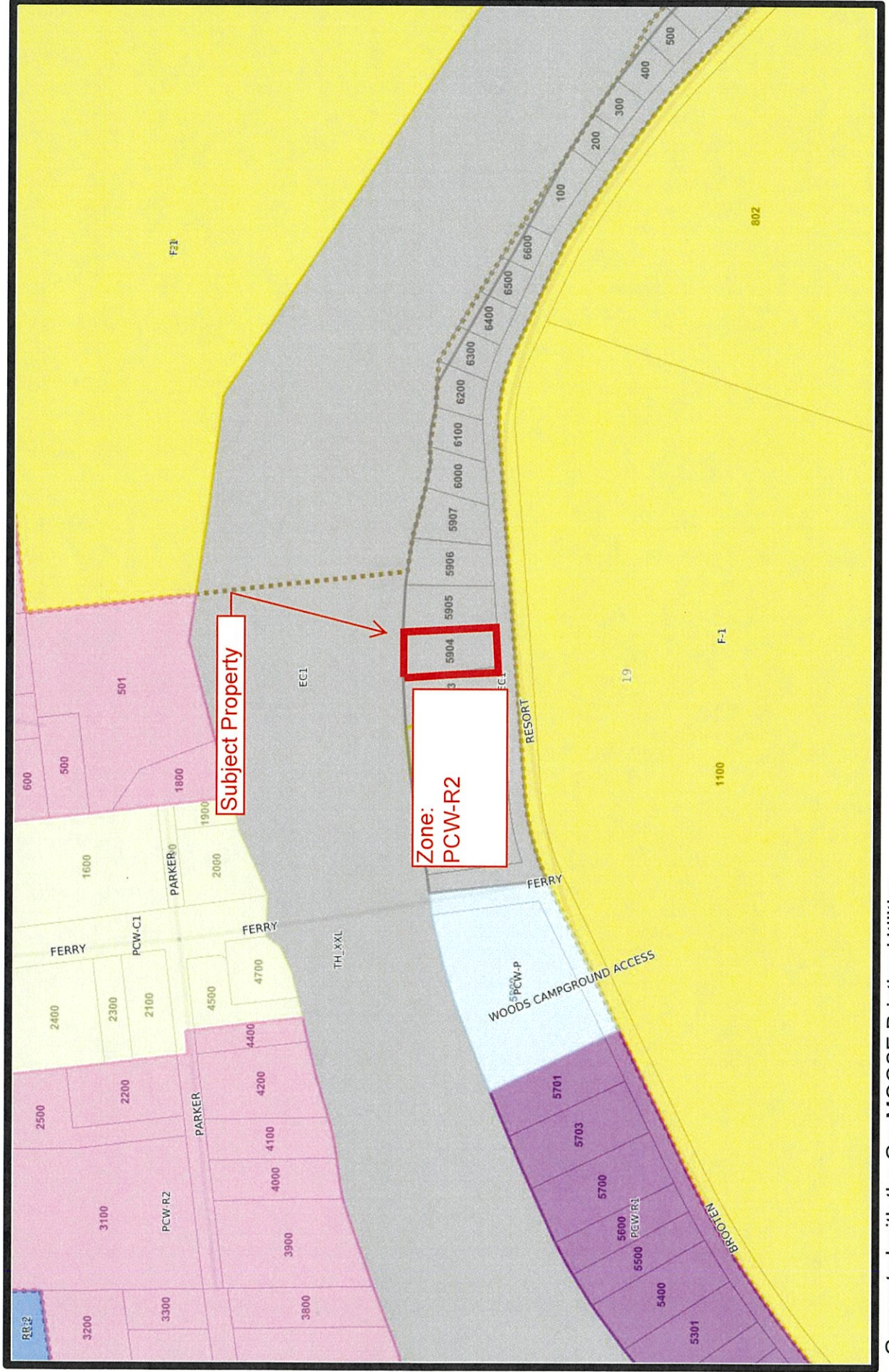
TCLUO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE

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- (6) The fill does not impede or alter drainage or the flow of floodwaters.
- (7) If the proposal is for a new critical facility, no feasible alternative site is available.
- (8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):
 - i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.
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 - iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform,
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EXHIBIT A

Zoning Map



Statewide Wetlands Inventory



	Townships
	LWI Study Area
	BASEDAT.DBO.NHDWaterbody
	BASEDAT.DBO.NHDArea
BASEDAT.DBO.NHDFlowline	
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	Canal/Ditch
	Canal/Ditch
	BASEDAT.DBO.NHDPoint
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Agate-Wimlo Soils
	SWI Predominantly Hydric Soil Map Units

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as more data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



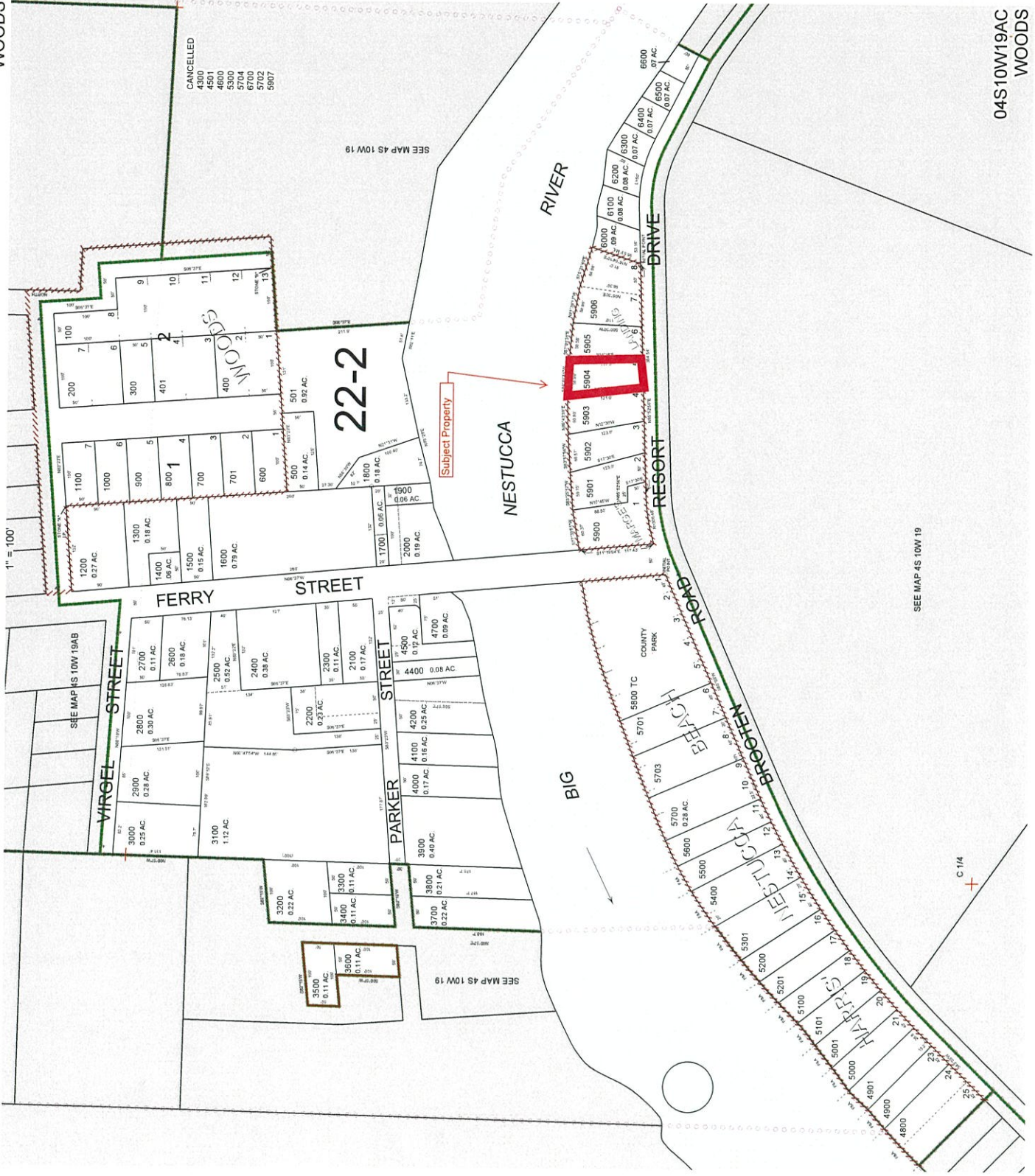
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W. 1/4 N.E. 1/4 SEC. 19 T.4S. R.10W. W.M.
TILLAMOOK COUNTY

04S10W19AC
WOODS

04S10W19AC
WOODS

Revised 4/01/24, WS



CANCELLED
4500
4600
4800
5300
5704
6700
6702
5907

SEE MAP AS 10W 19

22-2

Subject Property

NESTUCCA

RIVER

BIG

BEACH

NESTUCCA

BROTHEN

RESORT

DRIVE

SEE MAP AS 10W 19

C 1/4

Tillamook County
2023 Real Property Assessment Report
 Account 401154

Map 4S1019AC05904
 Code - Tax ID 2202 - 401154

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr MARGE'S LANDING
 Lot - 5

Mailing WHITE, TOBY & JODY
 18763 SE SEMPLE RD
 DAMASCUS OR 97089

Deed Reference # 2020-5403
 Sales Date/Price 08-18-2020 / \$165,000
 Appraiser ROBERT BUCKINGHAM

Property Class 101 MA SA NH
 RMV Class 101 09 WF 903

Site	Situs Address	City
	33605 RESORT DR	COUNTY

Code Area		RMV	MAV	AV	RMV Exception	CPR %
2202	Land	169,650		Land	14,430	48.1
	Impr	500,030		Impr	240,510	
Code Area Total		669,680	335,310	335,310	254,940	
Grand Total		669,680	335,310	335,310	254,940	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	0	<input checked="" type="checkbox"/>		PCW-R1	Market	114	0.14 AC		139,650
					OSD - AVERAGE	100			30,000
Code Area Total							0.14 AC		169,650

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	2022	149	Basement First Floor	127	1,821			500,030
Code Area Total						1,821			500,030

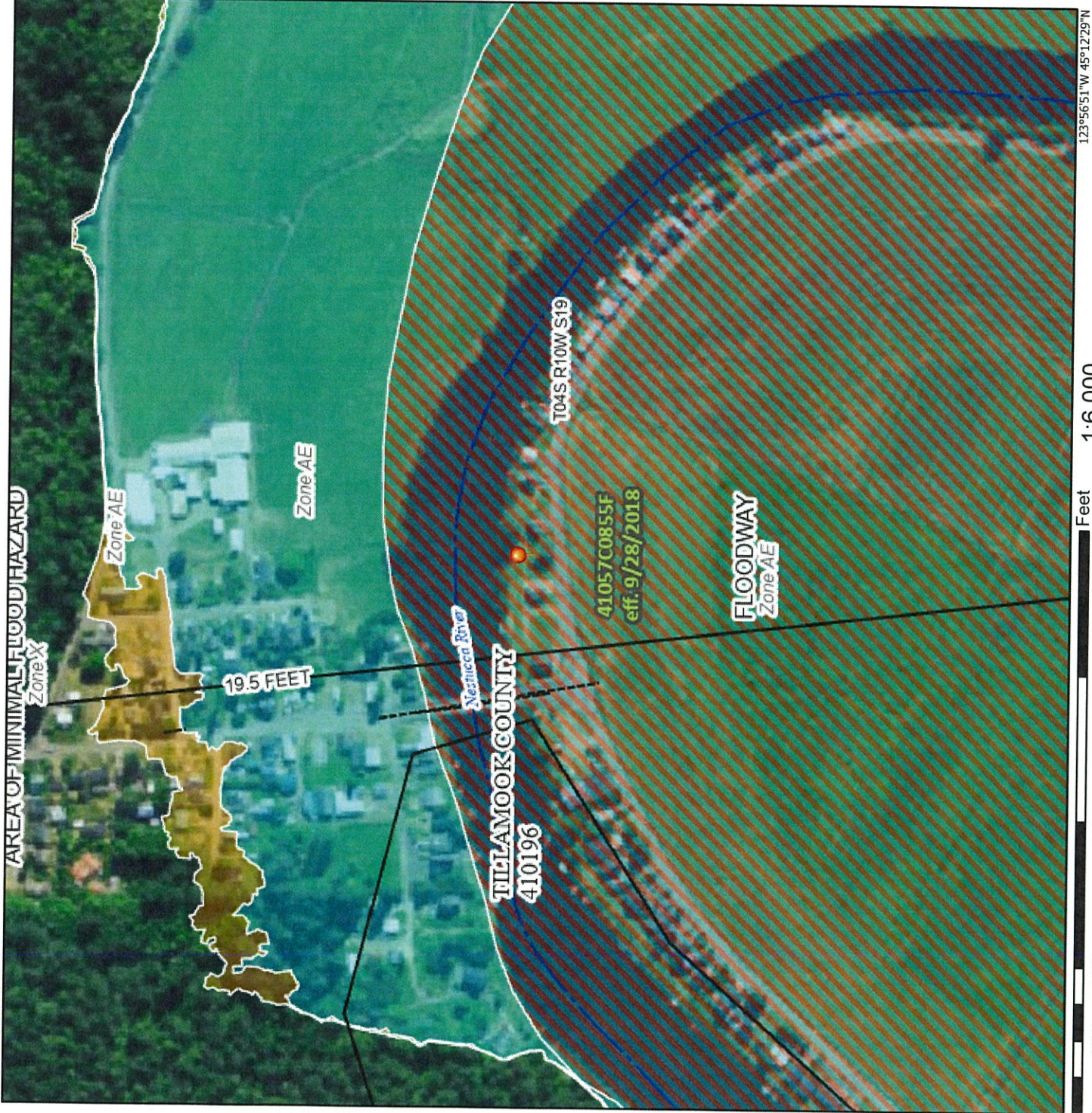
Exemptions / Special Assessments / Notations				
Code Area	Special Assessments	Amount	Acres	Year Used
2202	■ SOLID WASTE	12.00	1.00	2023

Comments 05/10/13 Account review. RCW
 01/20/14 Reapp. of land/Tabled values. RCW
 07/06/23 Added new SFD at 62% complete and added OSD; applied the exception. Removed development adjustment as RMV change only. Updated PCA & added solid waste. RBB

National Flood Hazard Layer FIRMette



123°57'26"W 45°12'54"N



Legend

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

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRS
 - Area of Undetermined Flood Hazard Zone
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/13/2024 at 10:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

EXHIBIT B



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: **Toby White** Phone: **503-866-0660**

Address: **33605 Resort Drive**

City: **Cloverdale** State: **OR** Zip: **97112**

Email: **toby@forensicbuilding.com**

Property Owner

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

OFFICE USE ONLY	
Date Stamp RECEIVED MAY 06 2024	
BY: <u>Drop off</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>MT</u>	
Receipt #: <u>137418</u>	
Fees: <u>1,680.00</u>	
Permit No: <u>851-24-000241-PLNG</u>	

Request: We would like to install a new aluminum gangway and floating dock.

- | Type II | Type III | Type IV |
|---|---|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Ordinance Amendment | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Goal Exception | |
| <input checked="" type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Nonconforming Review (As deemed by Director) | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Variance (As deemed by Director) | |
| <input type="checkbox"/> Foregone Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: **33605 Resort Drive, Cloverdale, OR 97112**

Map Number: 4S	10	19AC	5904
<small>Township</small>	<small>Range</small>	<small>Section</small>	<small>Tax Lot(s)</small>

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

<u>Toby White</u>	5/3/24
<small>Property Owner Signature (Required)</small>	<small>Date</small>
<u>Toby White</u>	5/3/24
<small>Applicant Signature</small>	<small>Date</small>

SECTION 3.140: ESTUARY DEVELOPMENT STANDARDS

- (3) DOCKS AND MOORAGES: Siting, design, construction, maintenance or expansion of new docks and moorages in estuary zones, Water-Dependent Development (WWD) Shoreland Zones or other areas within the Shoreland Overlay Zone shall be subject to the following standards:
- (a) Docks and moorages policy requirements in the Tillamook County Comprehensive Plan shall be met.
 - (b) When new construction or expansion of docks and moorages is proposed, evidence shall be provided by the applicant and findings made by the County that:
 - (1) The size of the facility is the minimum necessary to accommodate the number and size of boats using the facility. The maximum size limit for a single purpose private dock (excluding walkways) shall be 200 square feet. Larger docks may be permitted subject to the Conditional Use provisions of Article VI of this Ordinance. *The new dock will be less than 200 square feet in area.*
 - (2) Alternatives such as dryland storage, launching ramps or mooring buoys are impracticable. *Yes.*
 - (c) To ensure that consideration is given to the beneficial economic and social impacts of moorages on local communities, proposals for new or expanded moorages should include statements on the impacts to local communities derived from increases in employment or increases in commercial or recreational activity. *N/A.*
 - (d) Open pile piers or secured floats shall be used for dock construction. Piers and floats shall extend no further out into the water than is needed to provide navigational access. *The dock will be floating using secured plastic barrels and will not impeded navigational access.*
 - (e) Floating docks shall be designed so that they do not rest on the bottom at low water. *The dock will not rest on the river bottom during low water. See Plans. Dock will float at low water.*
 - (f) Single purpose docks shall be permitted if evidence is provided by the applicant and findings made by the County that cooperative use facilities (marinas or community docks or mooring buoys) are unavailable, impractical or will not satisfy the need. *The new dock shall service the private residence only.*
 - (g) Covered or enclosed moorages shall be limited to not more than 30 percent (in number) of the total moorage spaces of a given moorage. *N/A.*
 - (h) To avoid contamination of estuarine waters, intertidal areas or tidal wetlands, public docks and moorages should provide enclosed facilities on shorelands for public dumping of oil and emptying of holding tanks. *There will not be any contaminants store on dock or gangway.*

- (i) When docks and moorages are proposed in Estuary Conservation 1 or Estuary Conservation 2 Zones, evidence shall be presented by the applicant and findings made by the County that the proposed dock or moorage is consistent with the resource capabilities of the area and the long-term use of renewable resource and does not constitute a major alteration to the estuary. In assessing the resource capabilities of an area, consideration shall be given to the size or intensity of the proposed facility, and its location with respect to adjacent resources. **The new gangway and dock do not represent a major alteration of the estuary.**
- (j) Docks and moorages in Water-Dependent Development (WDD) Shoreland Zones or other areas within the Shoreland Overlay Zone shall be subject to Shoreland Development standards. **Dock will be compliant with this Standard.**
- (k) Moorages with a capacity greater than 25 boats shall be subject to Shallow Draft Port Facility and Marina standards. **Dock will only service one private residence.**
- (l) Dredging, fill, piling/dolphin installation, shoreline stabilization or other activities in conjunction with the construction of docks and moorages shall be subject to the respective standards for these activities. **NA.**

TLCUO SECTION 3.510(14)(b) Development Permit Review Criteria:

(1) The fill is not within a Coastal High Hazard Area. *The location is not within a Coastal High Hazard Area.*

(2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge. *Fill will not result in an increase in flood levels. Renewable dock.*

(3) The fill is necessary for an approved use on the property. *The fill is necessary for an approved use on the property.*

(4) The fill is the minimum amount necessary to achieve the approved use. *The fill is the minimum amount necessary to achieve the approved use*

(5) No feasible alternative upland locations exist on the property. *N/A. Dock is in water.*

(6) The fill does not impede or alter drainage or the flow of floodwaters. *The fill does not impede or alter drainage or the flow of floodwaters. Dock is removable.*

(7) If the proposal is for a new critical facility, no feasible alternative site is available. *N/A. The location is not a critical facility.*

(8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):

i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance. *N/A.*

ii. The property is actively used for livestock and/or farm purposes, *N/A.*

iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform, *N/A.*

iv. Platform surface shall be at least 1 ft above base flood elevation, *N/A.*

v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical, *N/A.*

vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion. *N/A.*

Conditions of approval may require that if the fill is found to not meet criterion (5), the fill shall be removed or, where reasonable and practical, appropriate mitigation measures shall be required of the property owner. Such measures shall be verified by a certified engineer or hydrologist that the mitigation measures will not result in a net rise in floodwaters and be in coordination with applicable state, federal and local agencies, including the Oregon Department of Fish and Wildlife.

GENERAL NOTES:

- 1 READ DRAWINGS IN CONJUNCTION WITH PROJECT MANUAL (SPECIFICATIONS), IF AVAILABLE.
- 2 DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS ONSITE IN RELATION TO PLOT MAP AND SITE MARKINGS.
- 3 ALL WORK TO BE PERFORMED UNDER THIS SCOPE OF CONSTRUCTION (WORK) SHALL BE CONDUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- 4 ALL WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES, PRODUCT MANUFACTURERS INSTALLATION INSTRUCTIONS, APPLICABLE INDUSTRY STANDARDS, AND IN A WORKMANLIKE MANNER.

PROJECT DESCRIPTION:

- 1 INSTALLATION OF NEW RESIDENTIAL DOCK AND GANGWAY.
- 2 FLOATING DOCK:
8' WIDE X 16' LONG (128 SQUARE FEET) ALUMINUM DOCK BY ROLLING BARGE. HTTP://ROLLING BARGE.COM.
LIVE LOAD = 40 LBS. / FT2.
SIXTEEN (16) 55-GALLON POLYETHYLENE PLASTIC FLOATS SECURED W/ ALUMINUM STRAPPING. COMPLIES W/ OAR 250-014-0030
FLOW-THROUGH GRATES ON >50% OF DOCK SURFACE. GRATES = >60% LIGHT PASSIVITY.
- 3 GANGWAY:
4' WIDE X 16' LONG ALUMINUM GANGWAY & 42" RAILS BY ROLLING BARGE. HTTP://ROLLING BARGE.COM.
LIVE LOAD = 1500 LBS.
FLOW-THROUGH GRATES ON 100% OF DOCK SURFACE. GRATES = >60% LIGHT PASSIVITY.
- 4 GANGWAY AND DOCK AFFIXMENT:
HINGED ATTACHMENT GANGWAY-TO-DOCK PER ROLLING BARGE. HTTP://ROLLING BARGE.COM.
6" X 6" PT POSTS, 48" SOIL EMBEDMENT IN 12" DIAMETER CONCRETE PIER W/ PISCIVOROUS CAP DETERRENT
HOT-DIPPED GALVANIZED (G90) POST BRACKET W/ HDG PIN ROD
GANGWAY ATTACHMENT TO HDG POST BRACKET PER ROLLING BARGE. HTTP://ROLLING BARGE.COM.
TWO 4"X4" SQUARE HDG POSTS EMBED 48". 1/4" SS CABLES ATTACHED TO DOCK FOR STABILIZATION. CABLE WLL = 1500LBS., BREAKING = 7500LBS.

DRAWING INDEX:

<u>SHEET NUMBER:</u>	<u>SHEET TITLE:</u>
A0.0	COVER PAGE
A1.0	DOCK & GANGWAY DEVELOPMENT PLAN
A1.1	SITE IMAGE & RIVER WIDTH
A1.2	ZONE MAPS
A2.0	ELEVATIONS
A3.0	DOCK & GANGWAY PLANS
A4.0	ISOMETRIC DRAWINGS

PROJECT INFORMATION:

TAX LOT INFORMATION:

5904, 4S-10-19AC, TILLAMOOK COUNTY, OR, LOT 5, MARGE'S LANDING

LEGAL DESCRIPTION:

LATITUDE: 45.21139
LONGITUDE: 123.95250
HORIZONTAL DATUM: NAD 1983

STREAM DESIGNATION:

NESTUCCA RIVER

RIVER MILE:

EST. = 1.25

ESSENTIAL SALMONID HABITAT (ESH):

YES

WETLAND DESIGNATION:

ESTUARINE = EB1UBL

WETLAND TYPE:

COWARDIN: ESTUARINE / RIVERINE FRINGE

WETLAND LAND USE NOTICE RESPONSE FOR BUILDING SITE:

APPROVED: WN#2021-0701, CASE FILE# 851-20-000527-PLNG

NO-RISE CERTIFICATE FOR BUILDING SITE:

WATERWAYS CONSULTING INC.
APPROVED: SEE HYDRAULICS ANALYSIS REPORT, DATED FEBRUARY 11, 2021

ELEVATION CERTIFICATE:

KELLOW LAND SURVEYING
OMB#: 1660-0008
PLOT PLAN AND ELEVATION CERTIFICATE, DATED JAN. 30, 2021
FINAL ELEVATION CERTIFICATE FOR BUILDING, DATED DECEMBER 15, 2023

TILLAMOOK STANDARDS:

ESTUARY CONSERVATION 1 ZONE
ESTUARY DEVELOPMENT STANDARDS: SECTION 3.140, PART 3, b, d, e, i.
TILLAMOOK COUNTY LAND USE ORDINANCE: SECTION 3.545 SHORELAND OVERLAY ZONE.

OWNER:
TOBY WHITE

WHITE RESIDENCE
33625 RESORT DRIVE
CLOVERDALE, OR 97112

ISSUED FOR PERMIT

ISSUE
DATE: 2024.04.19

REVISION DATES:

COVER PAGE

A0.0

OWNER:
TOBY WHITE

DEVELOPMENT PLAN FOR TOBY WHITE

IN TAX LOT 5904, 4S-10-19AC, TILLAMOOK CO., OREGON
~ LOT 5, MARGE'S LANDING ~

MAP & SURVEY BY: KELLOW LAND SURVEYING
P.O. BOX 335
PACIFIC CITY, OR 97135-0335
503-801-3537

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas H. Kellow

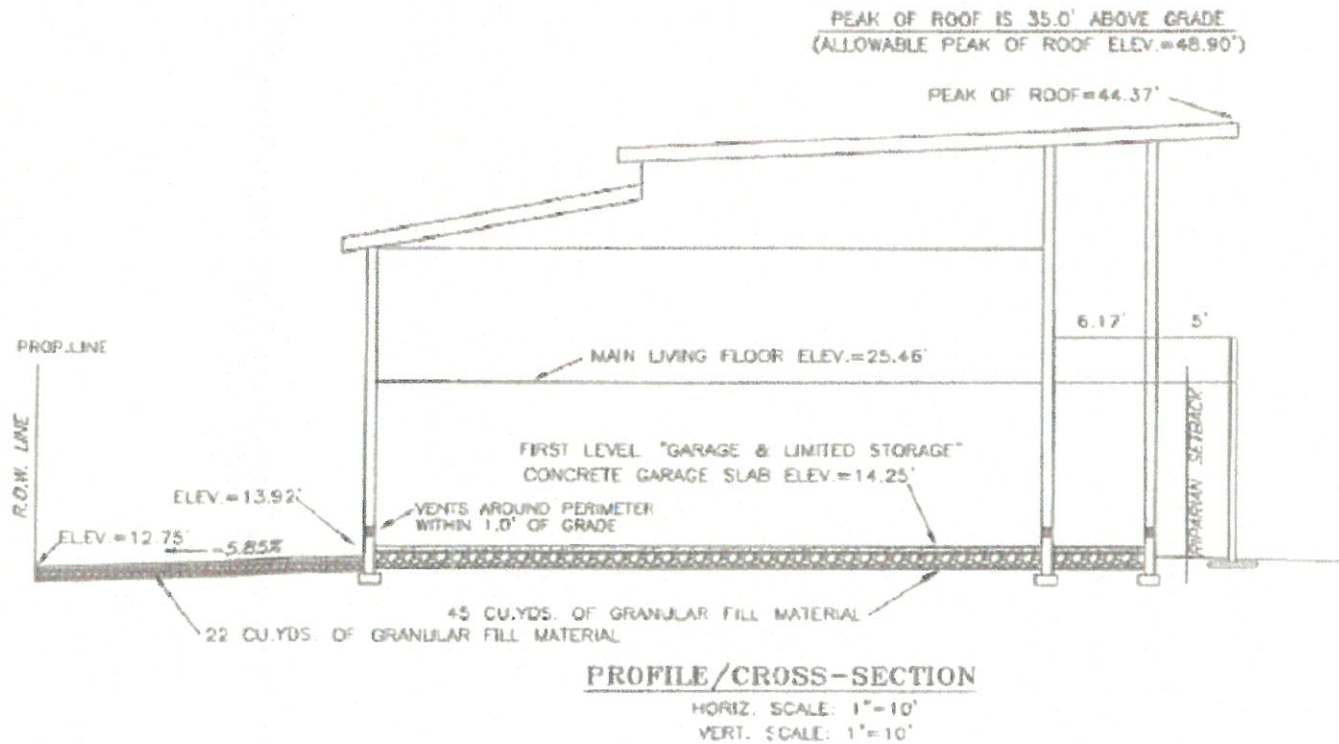
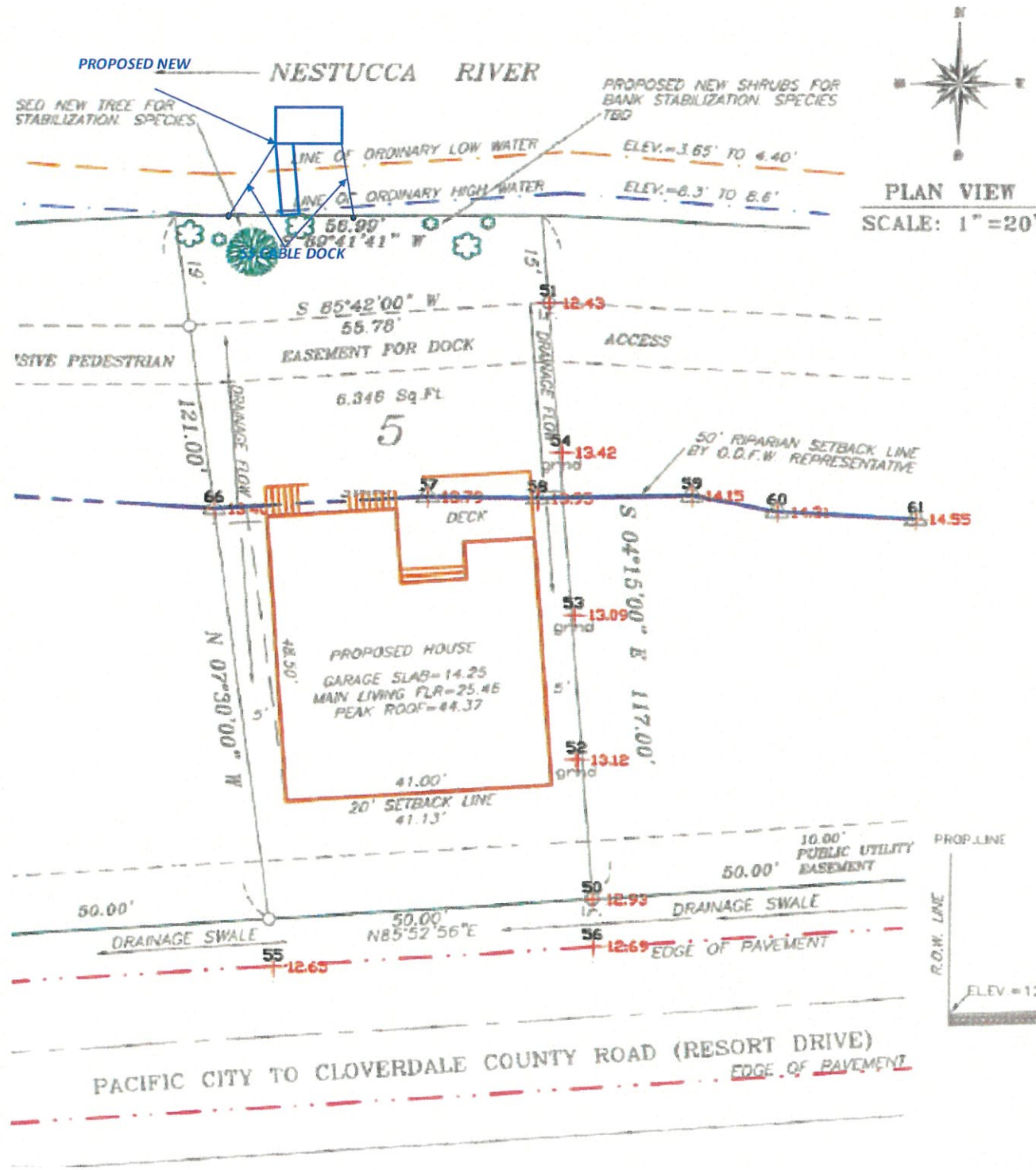
OREGON
February 3, 1983
DOUGLAS H. KELLOW
2021
Renewal 06/30/2021

DATE: APR. 06, 2021

NOTE: THE SUBJECT TRACT LIES WITHIN A FEMA DESIGNATED "AE" FLOOD ZONE. THE BASE FLOOD ELEVATION IS 19.6' ABOVE MSL (SEE FEMA FIRM 410196 41057C0855F)

NOTE: THE ELEVATION DATUM FOR THIS SURVEY WAS DERIVED FROM A TILLAMOOK COUNTY SURVEYOR'S BENCH MARK. (PC#7) ELEVATION = 24.54 MSL NAVD 1988

△ = SMALL YELLOW "FLAG" PLACED BY O.D.F.W.



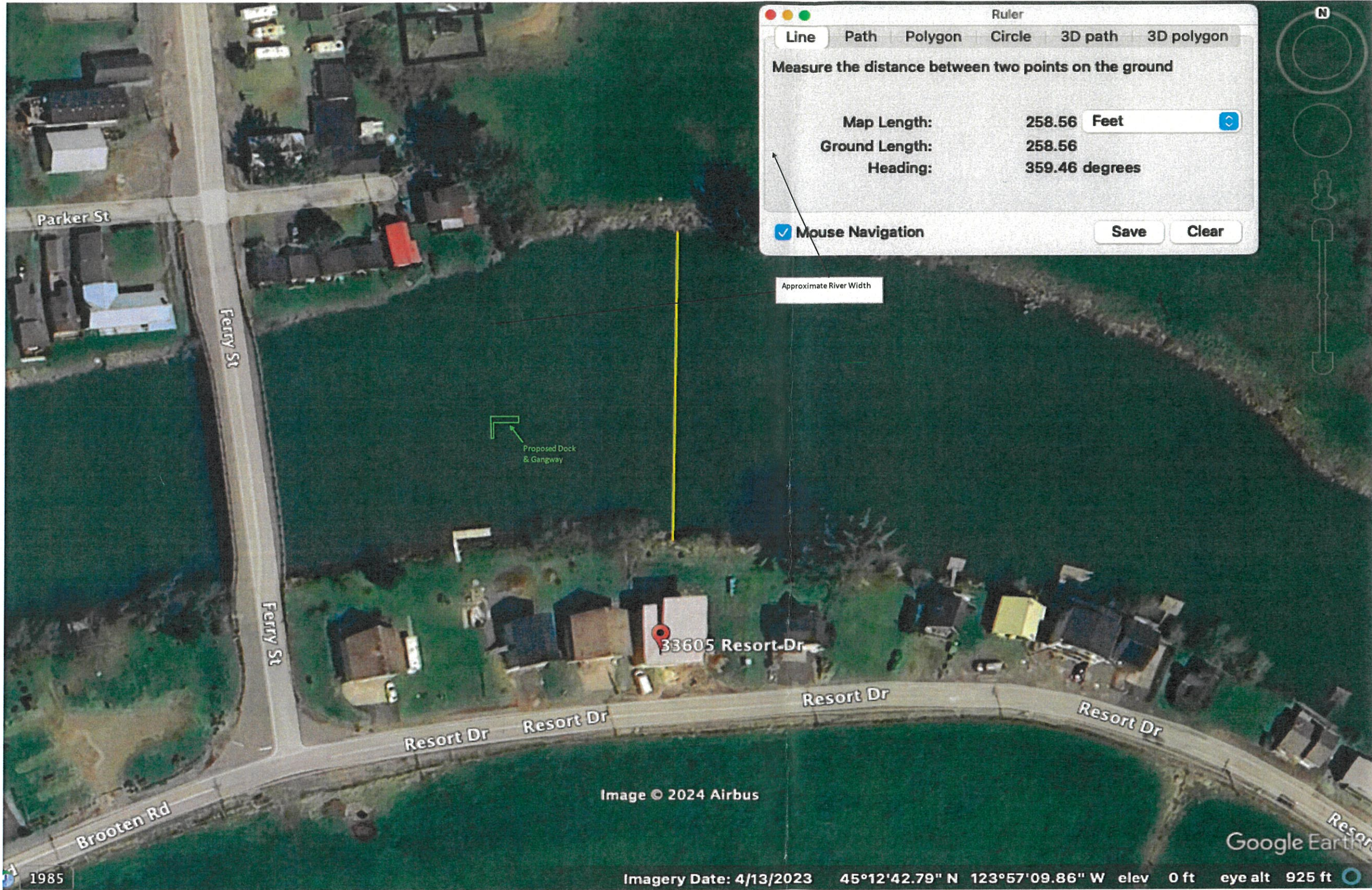
WHITE RESIDENCE
33625 RESORT DRIVE
CLOVERDALE, OR 97112

ISSUED FOR PERMIT

ISSUE
DATE: 2024.04.19

REVISION DATES:

DOCK & GANGWAY
DEVELOPMENT PLAN



OWNER:
TOBY WHITE

WHITE RESIDENCE
33625 RESORT DRIVE
CLOVERDALE, OR 97112

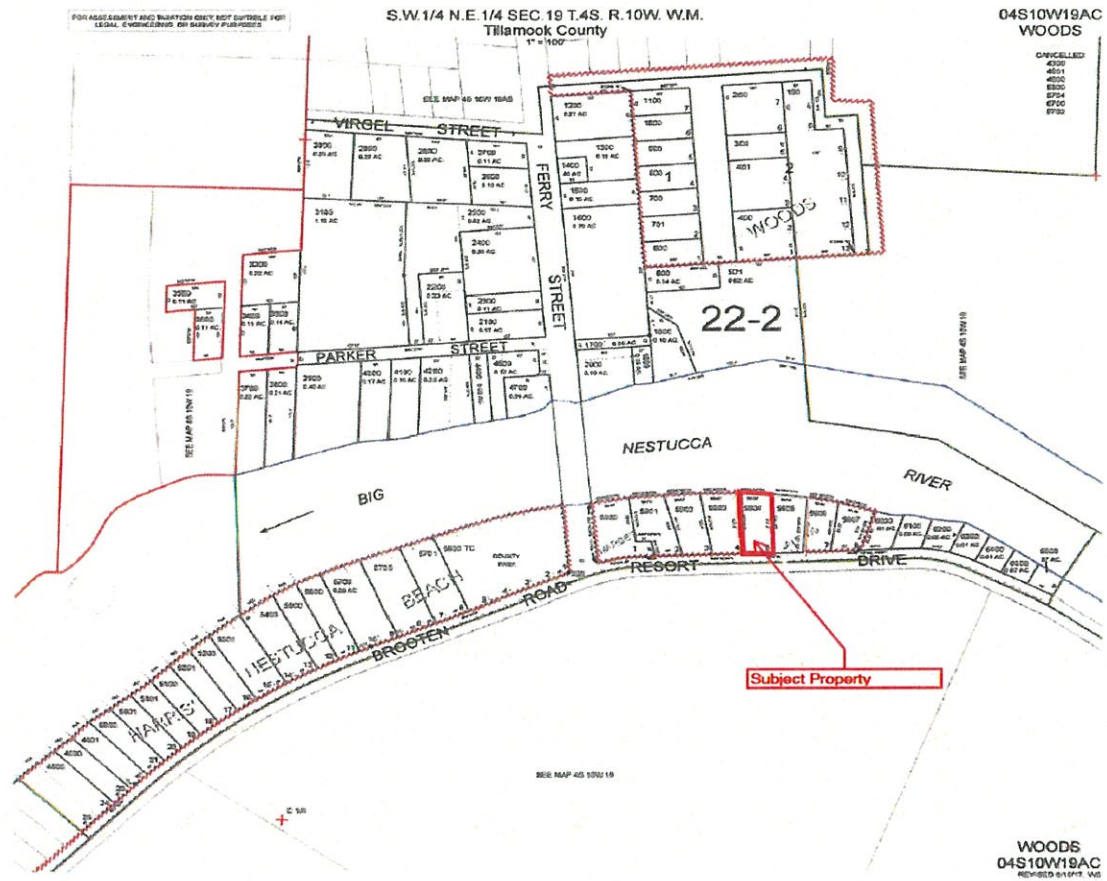
ISSUED FOR PERMIT

ISSUE
DATE: 2024.04.19

REVISION DATES:

SITE IMAGE & RIVER
WIDTH

A1.1



1 TILLAMOOK COUNTY TAX MAP
NTS

OWNER:
TOBY WHITE

WHITE RESIDENCE
33625 RESORT DRIVE
CLOVERDALE, OR 97112

ISSUED FOR PERMIT

ISSUE
DATE: 2024.04.19

Zoning Map



Generated with the GeoMOOSE Printing Utilities

2 ESTUARY ZONE MAP
NTS

REVISION DATES:

ZONE MAPS

A1.2

OWNER:
TOBY WHITE

WHITE RESIDENCE
33625 RESORT DRIVE
CLOVERDALE, OR 97112

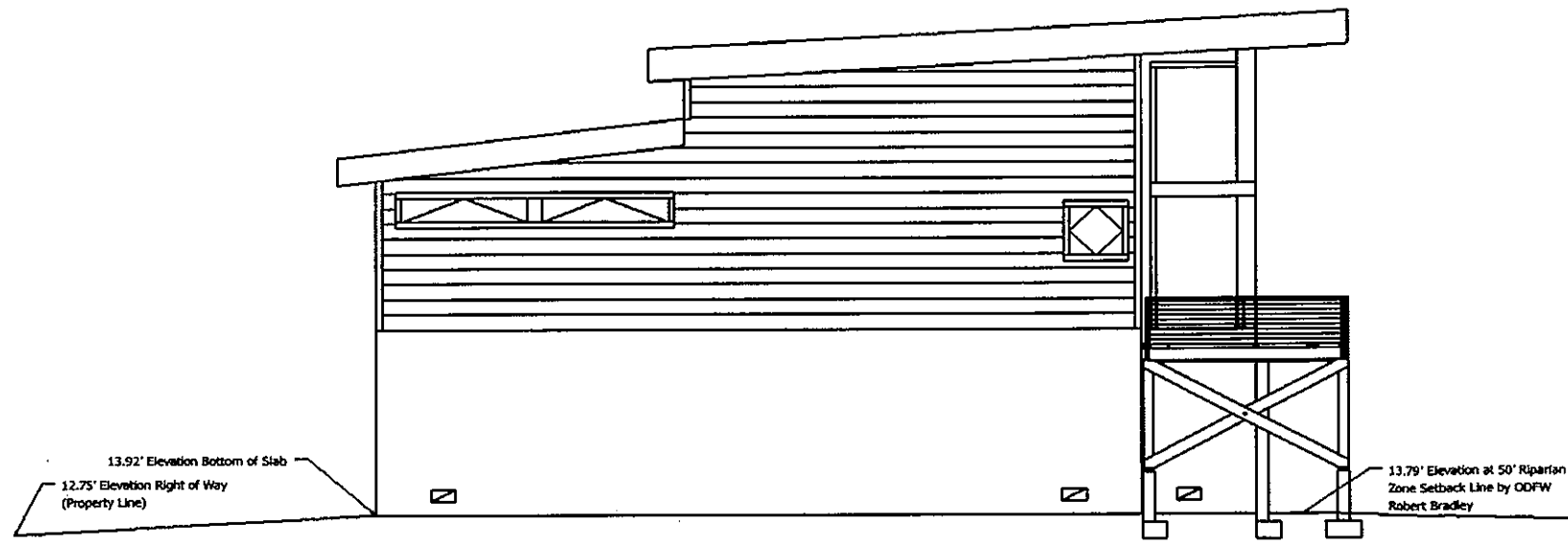
ISSUED FOR PERMIT

ISSUE
DATE: 2024.04.19

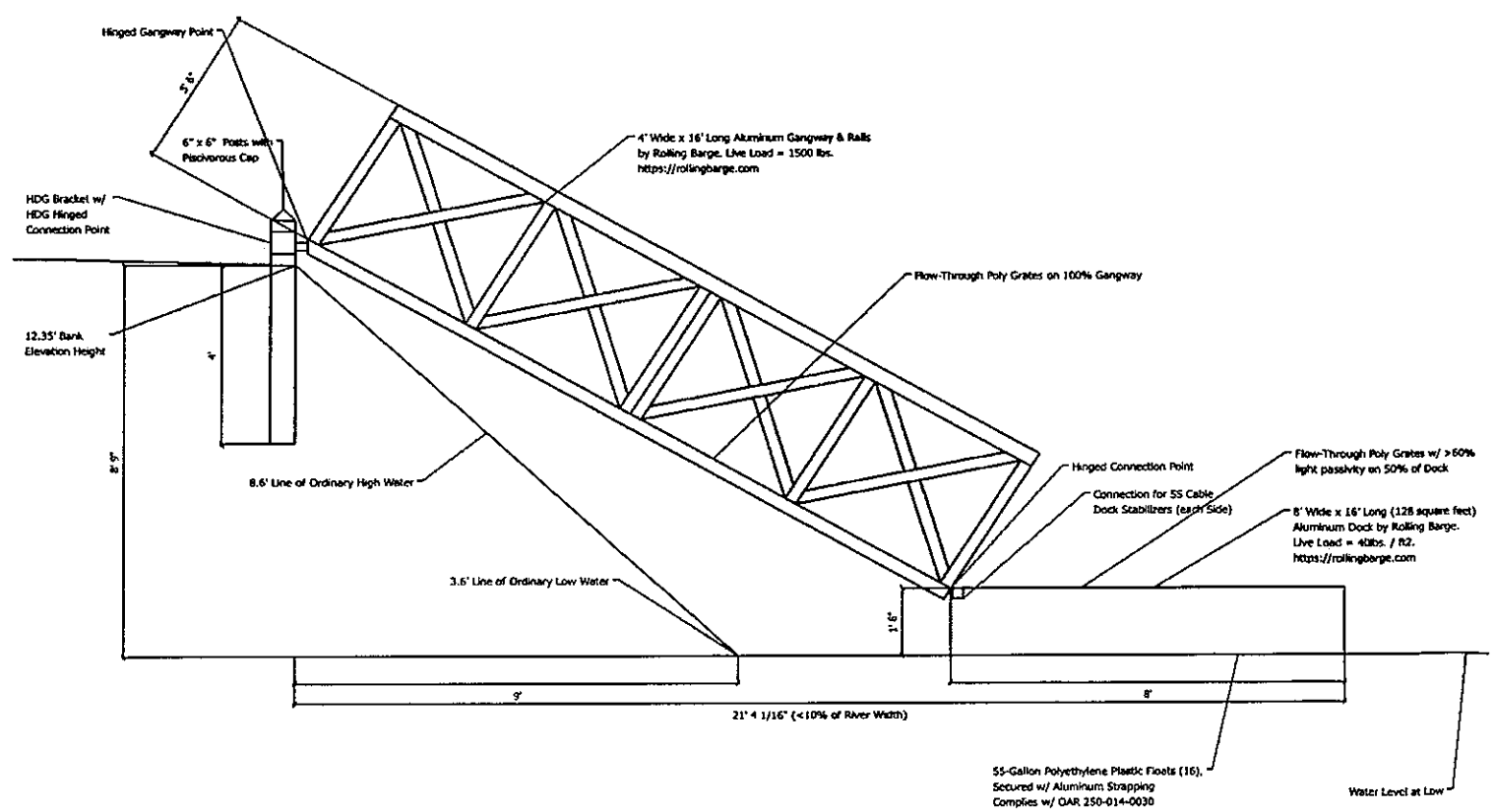
REVISION DATES:

ELEVATIONS

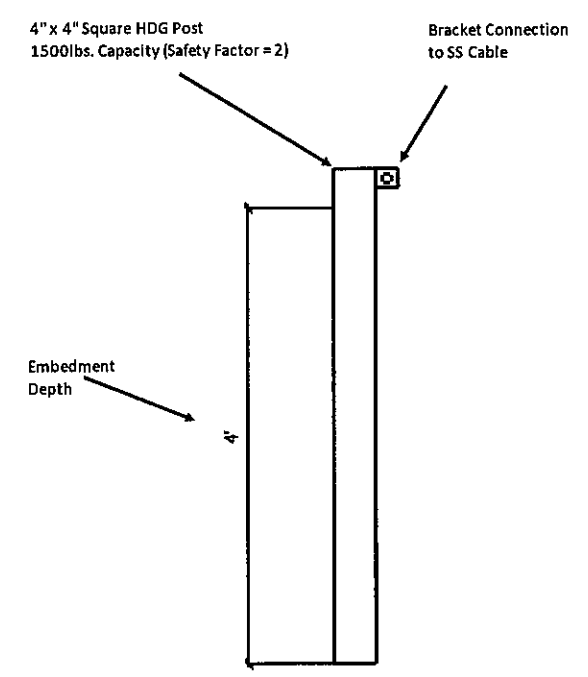
A2.0



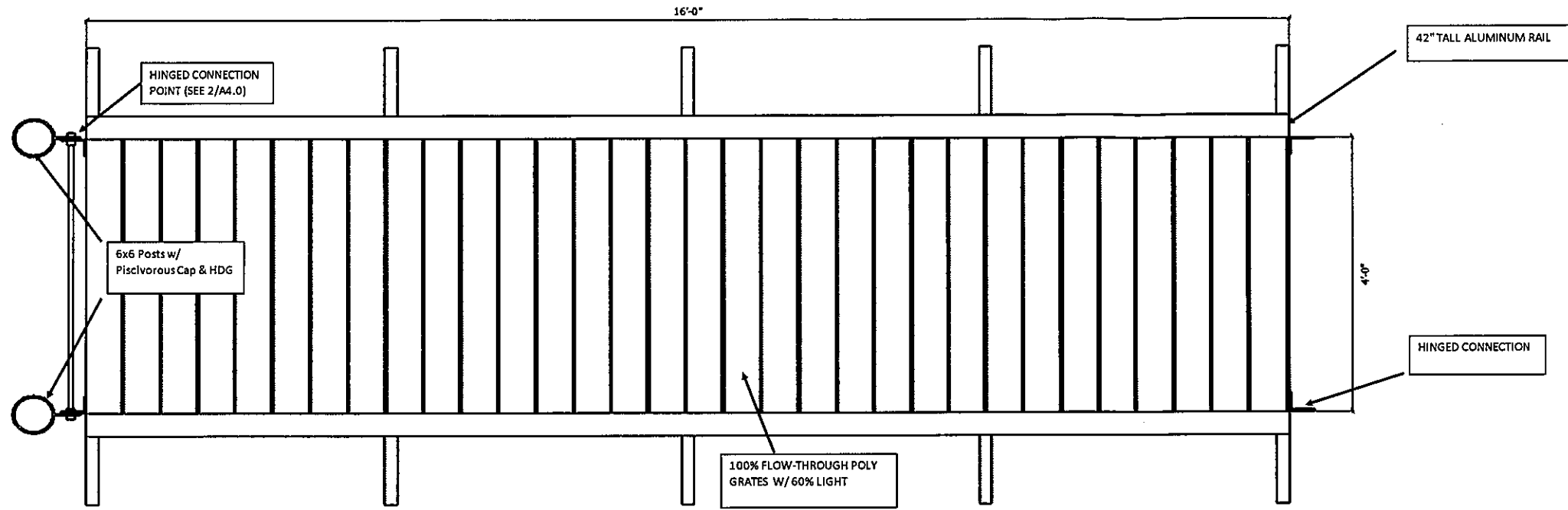
1 SOUTH ELEVATION HOUSE & PROPERTY
NTS



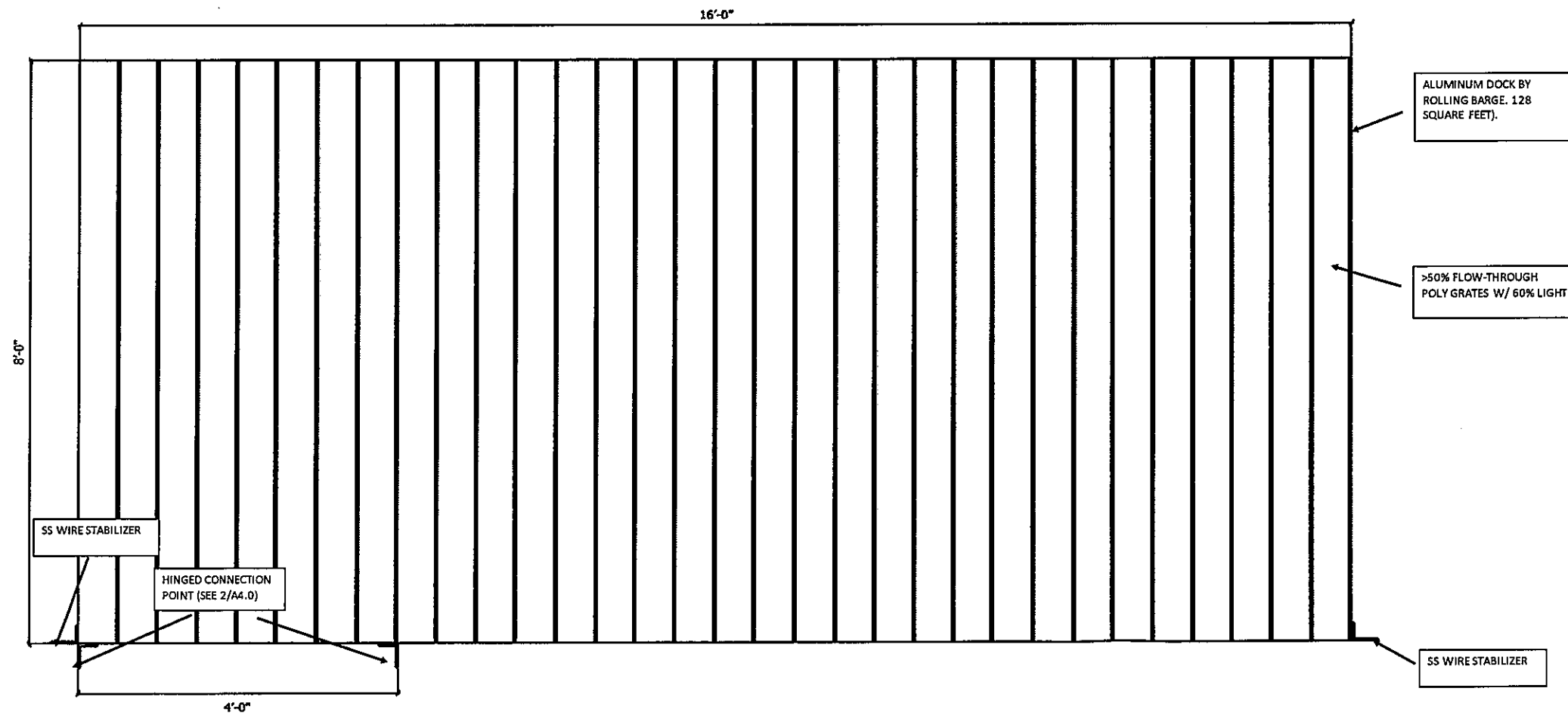
2 SOUTH ELEVATION BANK, GANGWAY, & DOCK
NTS



3 DOCK STABILIZER POSTS
NTS



1 GANGWAY PLAN
NTS



2 DOCK PLAN
NTS

OWNER:
TOBY WHITE

WHITE RESIDENCE
33625 RESORT DRIVE
CLOVERDALE, OR 97112

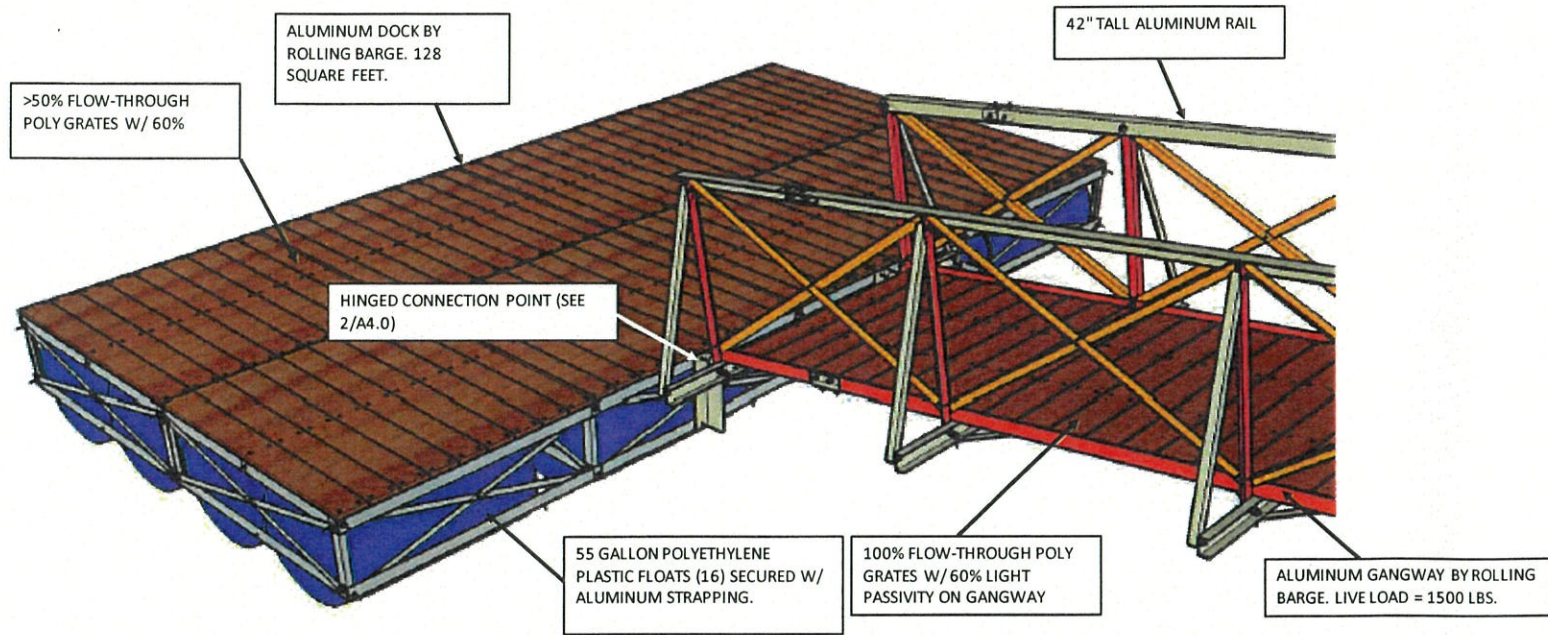
ISSUED FOR PERMIT

ISSUE
DATE: 2024.04.19

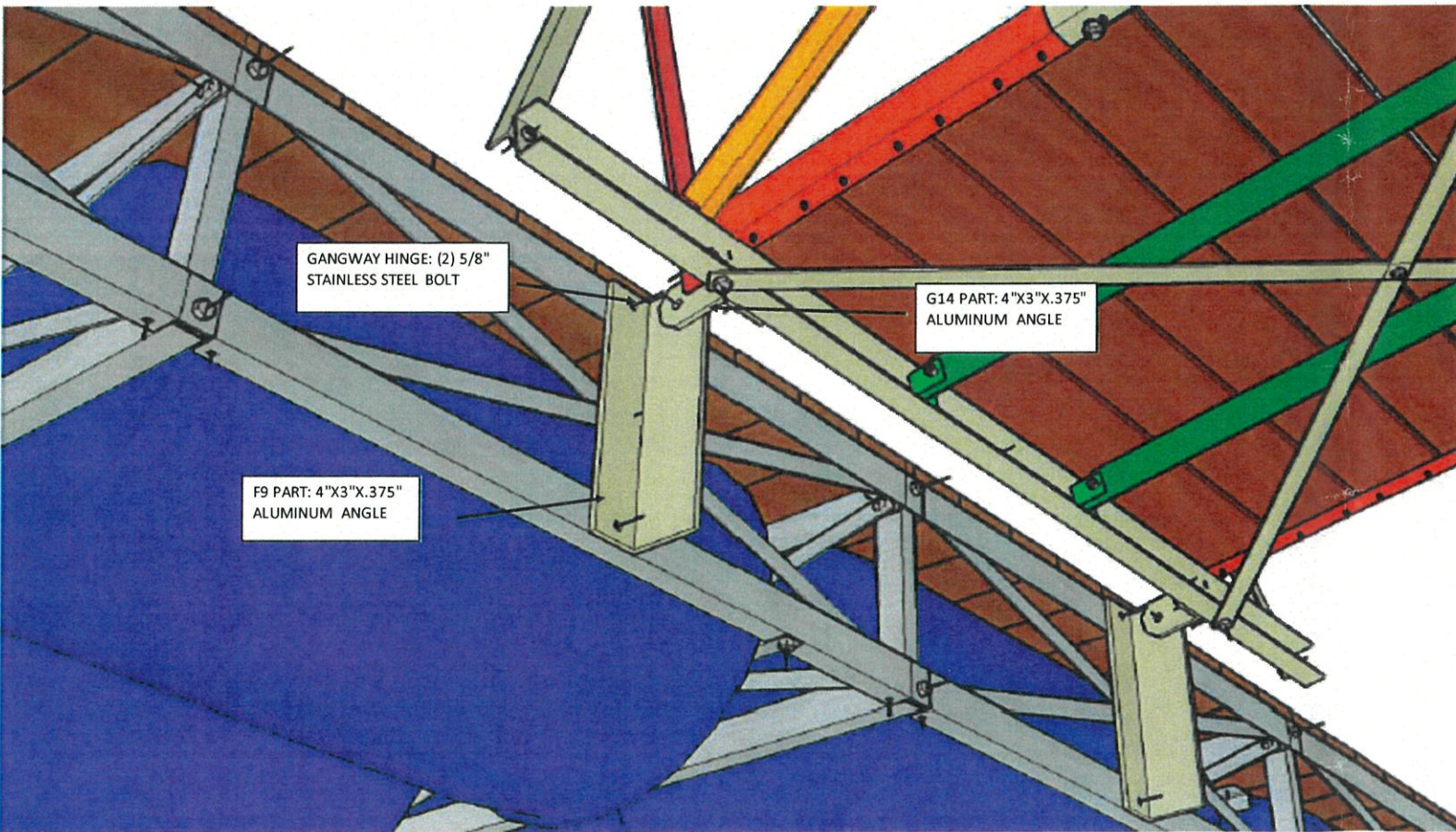
REVISION DATES:

DOCK & GANGWAY
PLANS

A3.0



1 ISOMETRIC DRAWING DOCK & GANGWAY W/ RAILS
NTS



2 ISOMETRIC DRAWING GANGWAY CONNECTION TO DOCK
NTS

OWNER:
TOBY WHITE

WHITE RESIDENCE
33625 RESORT DRIVE
CLOVERDALE, OR 97112

ISSUED FOR PERMIT

ISSUE
DATE: 2024.04.19

REVISION DATES:

ISOMETRIC
DRAWINGS

A4.0