

File Number :

ACU-23-016



COOS COUNTY CONDITIONAL USE LAND USE 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@COOS.COUNTY.ORG PHONE: 541-396-7770

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)

Date Received: 3/20/23 Receipt #: 239869 Amount: 1600 Received by: MB

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

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) T&L Properties

Mailing address: 265 Grant Smith Road #101, Roseburg Oregon 97471

Phone: 541-430-0195 Email: vcurrie223@AOL.com

Table with columns: Township, Range, Section, 1/4 Section, 1/16 Section, Tax lots. Row 1: 23S, 13W, 13, A, 0, 400. Row 2: 23S, 13W, 13, A, DXX, 401.

Tax Account Number(s): 49801 Zone: Select Zone Rural Residential-2 (RR-2)
Tax Account Number(s): 99918828 Rural Residential-2 (RR-2)

B. Special Districts and Services

- Water City Water Sewage Disposal On-Site Septic
School Coos Bay Fire District Lakeside RFPD

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for Level property from sand sluffing off
Hearings Body Conditional Use for
Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
Beaches and Dunes Overlay
Non-Estuarine Shoreland Boundary
Significant Wildlife Habitat
Natural Hazards Flood Landslide Liquefaction Erosion Wildfires
Airport Surfaces Overlay
Variance to which standard

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links: Map Information Or Account Information

**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: Coos Bay-North Bend Water Board      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 Health Division to make an appointment.

Additional Comments:

**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: 94230 Sherry Barbie Lane and 0 Spinreel Road North Bend Oregon

Type of Access: Private Easement - Provide Easement Name of Access: Sherrie Barbie Land

Is this property in the Urban Growth Boundary? No  
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-

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. PROPOSAL AND CRITERIA: A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. 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. This shall be addressed on the supplemental criteria page (see staff for criteria).

II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

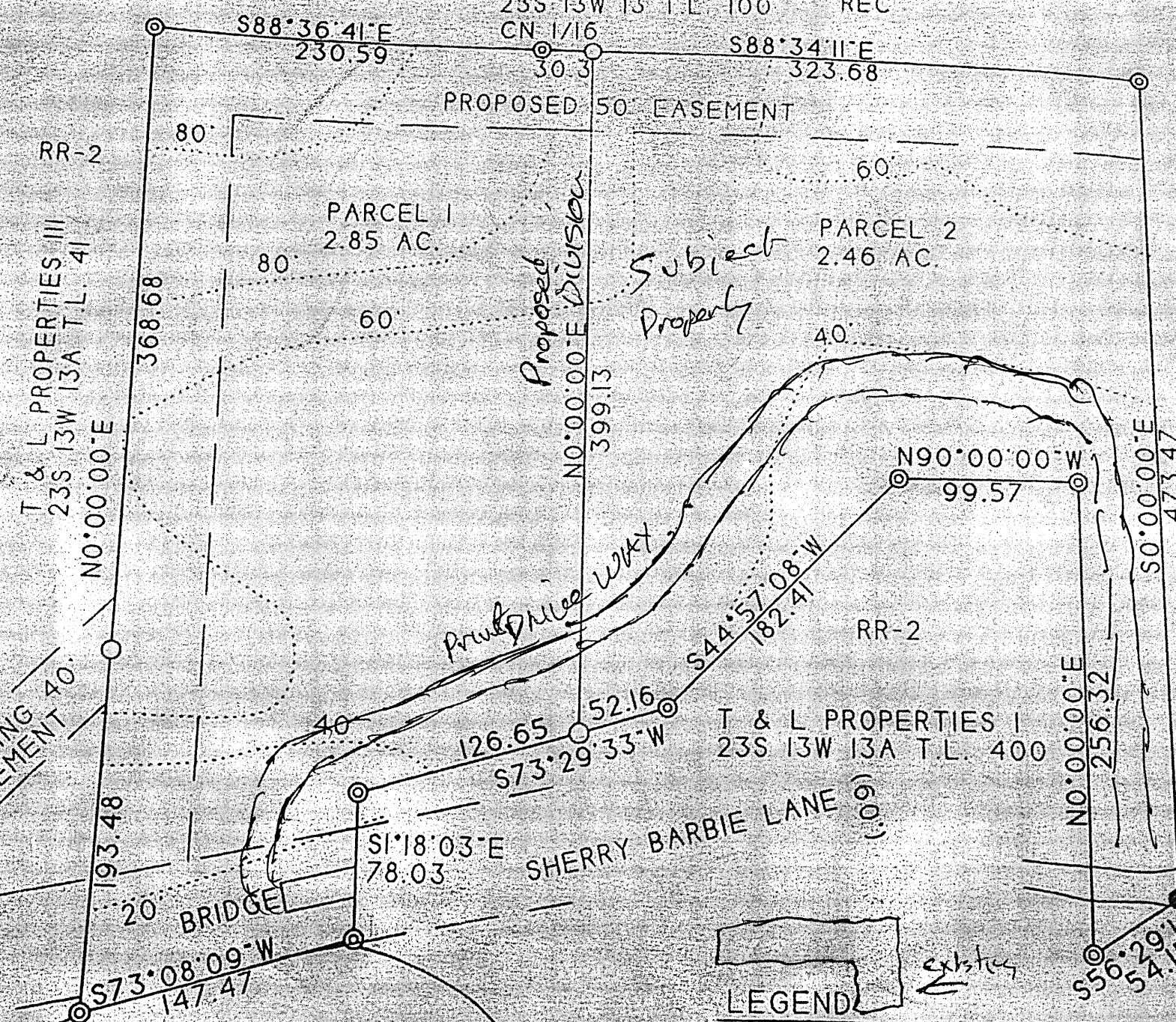
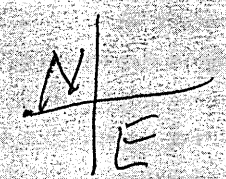
III. DEED: A copy of the current deed, including the legal description, of the subject property.

IV. CERTIFICATION: 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 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. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

**PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING**

W. J. Carver, Trustee

U.S.A.  
23S 13W 13 T.L. 100 REC  
CN 1/16



EXISTING 40' EASEMENT

RR-2

T & L PROPERTIES III  
23S 13W 13A T.L. 41

PROPOSED 50' EASEMENT

PARCEL 1  
2.85 AC.

PARCEL 2  
2.46 AC.

Proposed  
00:00:00 E Division

Subject  
Property

Private Wkwy

RR-2

T & L PROPERTIES I  
23S 13W 13A T.L. 400

SHERRY BARBIE LANE  
(109')

20' BRIDGE

STATE OF OREGON  
23S 13W 13A T.L. 500  
RR-2

EEL CREEK

TENMILE CREEK



exists

⊙ RECORD CORNERS

T&L Properties  
265 Grant Smith Road #101  
Roseburg Oregon 97471  
541-430-0195

### Coos County Conditional Use Land Use Application Supplemental Information

This application is for rehabilitation of site from the sluffing off of portions of the property from years of neglect. All activities are to be conducted within the recommendations of report conducted by Cascadia Geoservices Inc. on or about March 28 2019. Enc.

This permit is requested in advance and connection with a parcel split that will be following by Troy Rambo of the 5.09 acre parcel.

This property has a beach and dunes overlay.

The property is accessed from Sherry Barbie Lane which is a private drive.

Improvements will be determined at a later date, for the immediate future this property will be used for recreational purposed. Sewage disposal will be determined at a later date.

Domestic water service is supplied by Lakeside Water District (Meter installed).

Power supplied by Lincoln Power

Parking spaces will be determined at a later date.

Road Master commented on previous application.

No bicycle and pedestrian facilities will be provided as not required.

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 N/A

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. N/A.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 94230 Sherry Barbie Lane			Policy Number:
City North Bend	State Oregon	ZIP Code 97459	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.  
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: OA0291 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |                                                                                                                               |             |                                          |                                 |
|-------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)                                                   | <u>23.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor                                                                                               | <u>N/A</u>  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)                                                           | <u>N/A</u>  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)                                                                                              | <u>N/A</u>  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>N/A</u>  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)                                                                    | <u>22.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)                                                                   | <u>22.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | <u>N/A</u>  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name Troy Rambo	License Number LS 2865	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>   <i>Place</i>  <i>Troy Rambo</i> </div>	
Title Member			
Company Name Mulkins & Rambo, LLC			
Address P.O. Box 809		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>OREGON</b>  <b>JULY 21, 1998</b>  <b>TROY J. RAMBO</b>  <b>2865</b> </div>	
City North Bend	State Oregon		
	ZIP Code 97459		
Signature <i>Troy Rambo</i>	Date 08-06-2020	Telephone (541) 751-8900	Ext. <u>RENEWAL 12-31-2020</u>

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
Latitude and Longitude were taken from Google Earth.  
While the property is in the "A" zone, the end of the studied area is located 90 feet upstream of the home site therefore the B.F.E. of 21.5 feet was held for this certification.

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Based on our observations at the time of the site visit, we saw no indication of recent flooding or stream bank erosion adjacent to the site. We further observed that the site is currently stable with no evidence of settling or slumping.

Based on mapping done by others<sup>1,2</sup>, the primary soils at the site consist of fine sand (28 Heceta Fine Sands). These soils are well drained and form as deflation basins on dunes. These soils overlie Quaternary Marine Terrace deposits (QMTD) which consist of sands, silts, clays, and gravels. Bordering the site 200 feet to the west are Holocene Age sand dunes which appeared to be partially vegetated in places and are inferred to be conditionally stable.

### **SUBSURFACE EXPLORATIONS**

During our December 19, 2018 site visit, CGS observed the excavation of two test pits (TP-1 and TP-2) by Natural Origins LLC of Bandon, Oregon. The test pits were excavated to a depth of 6 feet below ground surface (bgs) at two locations near the existing trailer. The purpose of the test pits was to observe and describe the subsurface soils and to determine depth to groundwater. The locations of the test pits are shown on Figure 2, Site Map. Detailed logs for the test pits are included at the end of this report as Attachment 1.

Soils encountered in our test pits are summarized as follows:

**Soil:** Encountered from 0 to 1.5 feet bgs in both TP-1 and TP-2. Consisted of very loose, brown, organic silty sand: damp. These soils were observed to be well drained and have extensive shallow roots to 1.0-foot bgs. Based on mapping done by others,<sup>1</sup> we interpret these as being Heceta fine sands.

**Quaternary Marine Terrace deposits (QMTD):** From 1.3 to 1.5 feet bgs to the depths of our explorations, we encountered loose, tan, fine sand: damp. These sands were observed to be poorly graded and became harder at depth. Based on mapping done by others,<sup>2</sup> we infer that these are part of the Quaternary Marine Terrace deposits.

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<sup>1</sup> United States Department of Agriculture (USDA). Natural Resource Conservation Service Web Soil Survey viewed at <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

<sup>2</sup> Beaulieu, J. D., & Hughes, P. W. (1975). Environmental Geology of Western Coos and Douglas Counties, Oregon. Oregon Department of Geology and Mineral Industries, Bulletin 87 (p. 148)

**Table 1: Laboratory Analysis**

Sample Number	Test Pit	Depth Feet (bgs)	Soil Description	Moisture Content (%)	Percent Fines (-#200)	USCS <sup>5</sup>
SS1	TP-1	2	Fine Sand	7.0	0.1	SP
SS4	TP-2	2	Fine Sand	5.8		SP

Our lab analysis indicates that the fine sands encountered in TP-1 and TP-2 have a low moisture content. The sands are poorly graded with less than 1 percent fines.

### **COOS COUNTY BEACH AND DUNE POLICY**

Based on a review of Coos County's Map Atlas,<sup>6</sup> the site has been inventoried pursuant to the County's Beaches and Dunes Policy 5.10, as having limited suitability for development potential within the Beach and Dune Area of the county. As part of the planning and permitting process, Coos County will consider whether the site is suitable for the proposed development and whether development will impact other surrounding areas.

The subject property and surrounding area border the Umpqua Dunes Scenic Area (UDSA) to the south. The northern boundary of Tax Lot 400 is approximately 280 feet south of the boundary of the UDSA and is separated by a separate Tax Lot 401 and by Eel Creek. Within this portion of the UDSA, the dunes are part of an older, conditionally stabilized back-dune complex.

It is our opinion that if the site is developed in accordance with our recommendations, development will not have an adverse impact on either the site or adjacent areas. Further, it is our opinion that the Umpqua Dunes Scenic Area will not be impacted by development of the site and, as such, development will not impact dune vegetation. It is our opinion that there is no need for temporary and permanent stabilization programs or the planned maintenance of new and existing vegetation, as far as protecting or further stabilizing the dunes. Further, we see no hazards to life, public and private property, or to the natural environment by the proposed development. Finally, it is our

<sup>5</sup> Unified Soil Classification System

<sup>6</sup> Viewed on line at Coos County's website at <http://www.co.coos.or>.

***river than the existing structure and said addition or alteration is not more than 100% of the size of the existing structure's "footprint."***

### **Landslide Hazard**

Based on a review of Oregon HazVu: Statewide Geohazards Viewer<sup>10</sup>, the site is not within a previously identified landslide, earthflow, or debris-flow inundation zone. The site has been identified by the State as being moderately susceptible to future landslides, indicating future landslides are possible.

A review of LIDAR<sup>11</sup> for the area (a surveying technology that reveals topography by illuminating the ground with laser light) indicates that the site is located on a level area between the confluence of Eel Creek and Ten Mile Creek. The site is bordered to the north by sand dunes and to the east by the Highway 101 roadbed. Based on our review, there are no readily identifiable anomalous landforms associated with geologic hazards visible on the site. A review of geologically young faults<sup>12</sup> in the area indicates that there are none which will impact the site.

### **Seismic Design Criteria**

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<sup>13</sup> indicate that the southern CSZ has generated maximum credible earthquakes with a moment magnitude (M<sub>m</sub>) 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.

The seismic design criteria for this project are based on ASCE7-10 and are summarized in Table 2 below.

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<sup>10</sup> Oregon HazVu <https://www.oregongeology.org/hazvu>

<sup>11</sup> (LIDAR). Oregon Department of Geology and Mineral Industries (DOGAMI) LIDAR, viewed at <http://www.oregongeology.org/lidar/index.htm>

<sup>12</sup> U.S. Geologic Survey (USGS), Quaternary Faults Web Mapping Application viewed at <https://earthquake.usgs.gov>

<sup>13</sup> Goldfinger, C., et al. (2012). Turbidite Event History—Methods and Implications for Holocene Paleoseismicity of the Cascadia Subduction Zone. U.S. Geologic Survey (USGS), Professional Paper: 1661-F.

## **DISCUSSION AND RECOMMENDATIONS**

### **Feasibility**

Based on our surface and subsurface investigation and our knowledge of the area, it is our opinion that the subject property is suitable to site a single-family residence such as you are proposing, provided the site is developed in accordance with our recommendations.

This single-family residence can be supported on conventional spread footings. We recommend that footings be constructed on the loose tan sand encountered at 1.5 feet bgs in our test pits.

We further recommend that the Base Flood Elevation (BFE) for the site be established by a registered Oregon land surveyor and that the lowest floor be elevated in accordance with state and local building codes. It is our opinion that local flooding of surrounding areas (in particular, low lying areas adjacent to both Ten Mile and Eel Creeks within Tax Lot 400) is likely. We therefore recommend that once the BFE is established, that you develop a grading plan for the site to insure positive drainage away from the structure. We further recommend that you check with Coos County regarding riparian setbacks.

And, we recommend that outfalls from all surface and near-surface drains, including rain gutters and foundation drains, be discharged in the area west of the site and not toward the creek bank.

Building in or near a flood plain is problematic. The location of the Ten Mile Creek channel may change over time, causing erosion of the creek bank adjacent to the site. Because of this, we recommend that you stay vigilant and monitor upriver current obstacles such as downed trees and other in-water obstructions which could redirect the channel toward the building site.

## **DESIGN**

### **Spread Footing Design Recommendations**

As discussed, the single-family residence can be supported on conventional spread footings, which in turn are supported on medium-dense Quaternary Marine Terrace deposits (QMTD) encountered in our test pits, or on mechanically compacted structural fill placed on the QMTD.

### **Drainage**

All drainage from surface and subsurface drains should be diverted away from the creek bank slope south of the proposed structure. After construction, the site should be graded to provide positive drainage away from the structure and away from the creek bank.

## **CONSTRUCTION**

### **Site Preparation**

The existing near-surface root zone should be stripped and removed from the project site in all proposed building areas and for a 5-foot margin around the building area. The stripping depths will range from 1 to 2 feet bgs and will most likely vary based on proximity to existing trees and shrubs on the site. The actual stripping depth should be based on field observations at the time of construction. Stripped material should be transported off site for disposal or stockpiled for use in landscaped areas.

Trees and shrubs should be removed from all 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 can occur during site grubbing. We recommend disturbed soils under the building site be removed to expose firm, undisturbed subgrade. The resulting excavations should be backfilled with structural fill.

Particular attention should be placed on the soils removed from beneath the existing trailer and auxiliary buildings to identify any deleterious materials. All buried pipes, drainage basins, and sumps should either be removed or grouted shut using low-strength concrete slurry. Deeper excavations and debris removal may be required at the discretion of the engineering geologist.

### **Probing**

Following stripping, excavation, and site preparation and prior to placing structural fill, the exposed excavated surface and the footing or slab subgrade should be evaluated by probing. A member of our geotechnical staff should carry out the probing. Soft or loose zones identified during the field evaluation should be compacted to an unyielding condition or be excavated and replaced with structural fill.

## **MATERIALS**

Fills should be placed over subgrade that has been prepared in conformance with the **Site Preparation** section of this report. A wide range of materials may be used as structural fill; however, all materials used should be free of organic matter or other unsuitable materials and should meet the specifications provided in the 2015 Oregon Standard Specifications for Construction, Oregon Department of Transportation (ODOT, SS 2015),<sup>15</sup> depending on the application. A brief characterization of some of the acceptable materials and our recommendations for their use as structural fill are provided below.

### **Native Soils**

The surficial soils generally appear to be not suitable for use as structural fill due to the organic content. These soils should be stockpiled and used for landscape areas.

### **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. However, the imported granular material should also be fairly 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 be compacted to not less than 92 percent of the maximum dry density, as determined by ASTM D1557. 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.

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 the specifications

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<sup>15</sup> Viewed online at [http://www.oregon.gov/ODOT/Business/Documents/2015\\_STANDARD\\_SPECIFICATIONS.pdf](http://www.oregon.gov/ODOT/Business/Documents/2015_STANDARD_SPECIFICATIONS.pdf)

provided in ODOT SS 02320.10 – Geosynthetics, Acceptance, for Soil Separation or Stabilization. The geotextile should be installed in conformance with ODOT SS 00350.40 – Geosynthetic Construction, General Requirements.

#### **Footing Base**

Imported granular material placed under building footings and under retaining wall footings should be clean crushed rock or crushed gravel, and sand that is fairly well graded between coarse and fine. The granular material should contain no deleterious materials, have a maximum particle size of 1 inch, and meet the requirements of ODOT SS 00330.14 – Selected Granular Backfill. The imported granular material should be placed in lifts not to exceed 12 inches of loose material and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557.

#### **Floor Slab Base Aggregate**

Base aggregate for footing base and 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 – Selected Granular Backfill, and have less than 5 percent by weight passing the U.S. Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to at least 92 percent of the maximum dry density, as determined by ASTM D1557.

#### **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 00405.12 – Pipe Zone Bedding. The pipe zone backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557, 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 ODOT SS 00405.14 – 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 D1557, 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 92 percent of the maximum dry density, as determined by ASTM D1557.

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 the standards prescribed by 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 D1557, 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 materials.

#### **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 the requirements of ODOT SS 00510.12 – Granular Wall Backfill. We recommend 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, General Requirements.

The wall backfill should be compacted to a minimum of 92 percent of the maximum dry density, as determined by ASTM D1557. However, backfill located within a horizontal distance of 3 feet from the retaining walls should only be lightly compacted to approximately 90 percent of the maximum dry density, as determined by ASTM D1557, to prevent damage to the wall. 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 92 percent of the maximum dry density, as determined by ASTM D1557.

#### **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, General Requirements.

#### **BUILDING CODES**

There is now a consensus among earth scientists that much of the western US coastline, including the entire southern Oregon coast, is in an area which has been seismically active in the recent geologic past. Our understanding of these forces is evolving and has been heightened by witnessing recent earthquakes and tsunamis in similar tectonic settings in northern Indonesia (2005) and in northern Japan (2011). In order to protect people living in seismically active areas within the state, the State has recently updated and released the 2017 Oregon Residential Specialty Code.<sup>16</sup> It is our opinion that new homes should adopt these updated standards.

#### **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.

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<sup>16</sup> Oregon Residential Specialty Code, 2017, State of Oregon, viewed at <https://oregonhba.com/2017-oregon-residential-specialty-code-now-available/>

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 warranted or guaranteed.
8. There is an assumed risk when building on marginal ground, on 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 they 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](http://www.CascadiaGeoservices.com) to review our qualifications.

Sincerely,

Cascadia Geoservices, Inc.



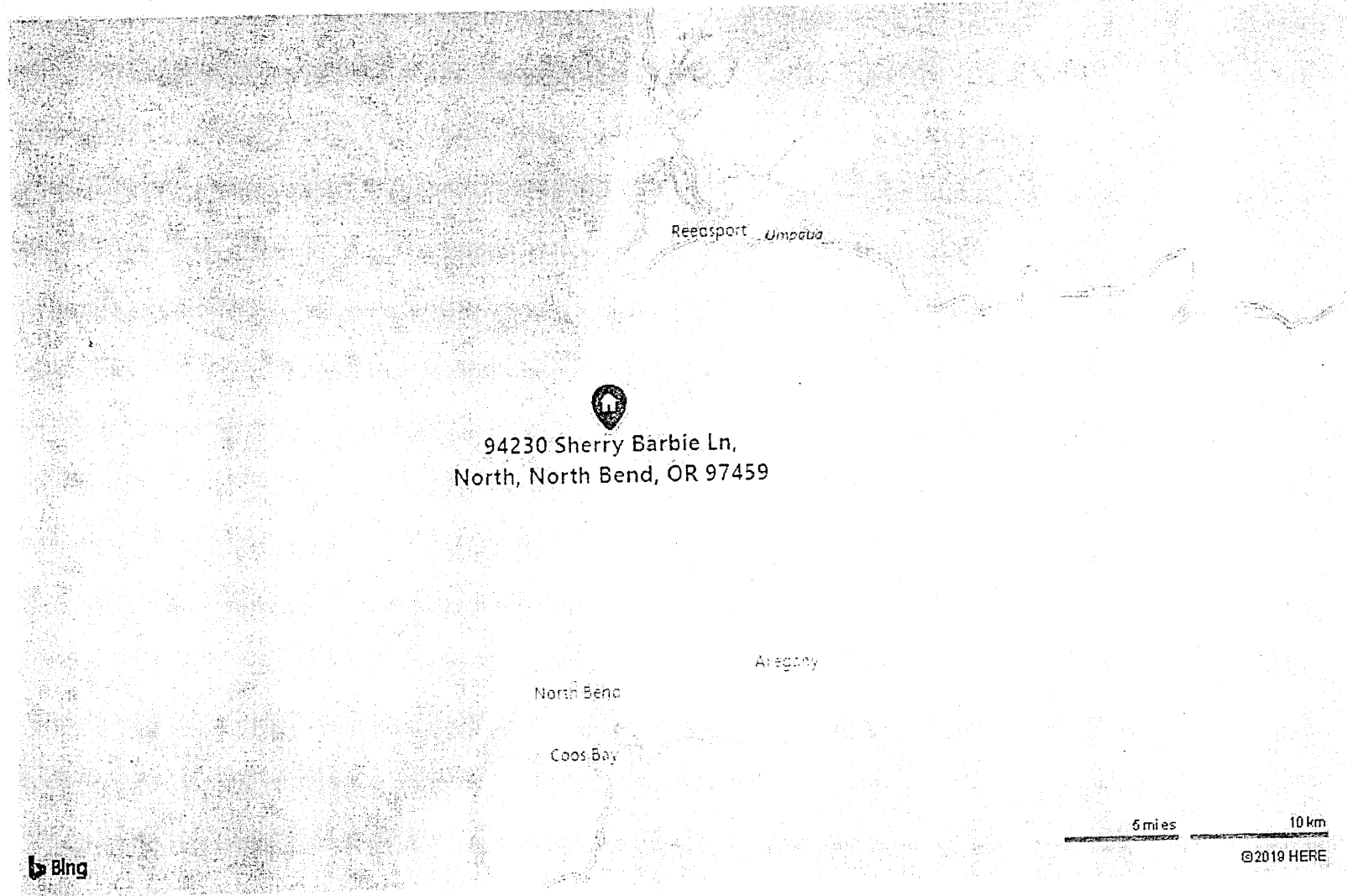
Eric Oberbeck, RG, CEG  
Expires May 31, 2019

**Figures**

Figure 1, Location Map  
Figure 2, Site Map

**Attachments**

Attachment 1 – Summary Test Pit Logs  
Attachment 2 – Laboratory Test Sheets



94230 Sherry Barbie Ln,  
North, North Bend, OR 97459

Prepared for T&L Properties

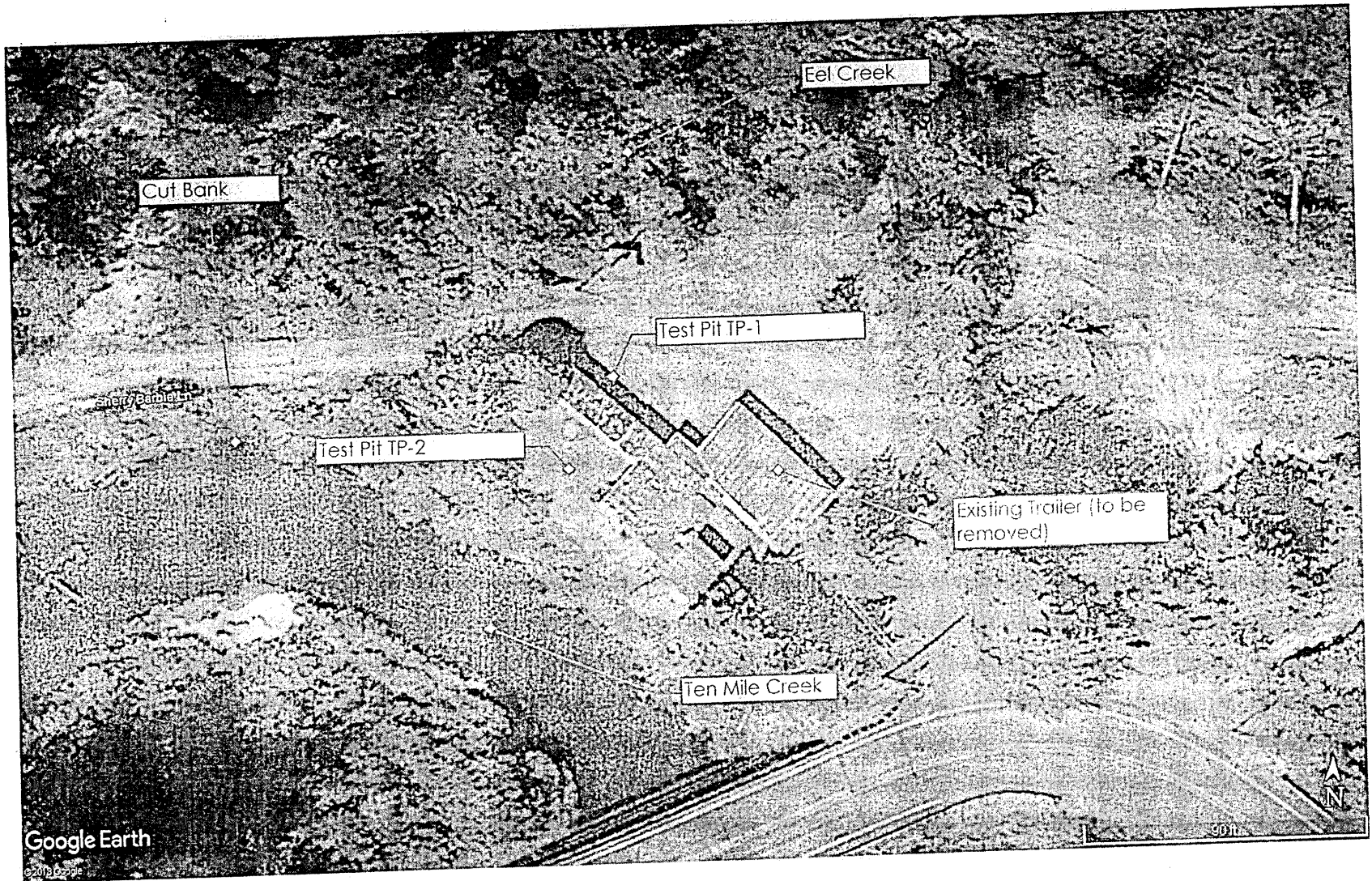


Project: 18173

March, 2019

**Location Map**  
94230 Sherry Barbie Lane  
North Bend, Oregon 97459

**Figure**  
**1**



Prepared for T&L Properties



Project: 18173

March, 2019

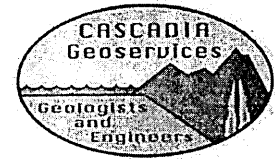
**Site Map**  
 94230 Sherry Barbie Lane,  
 North Bend, Oregon 97459

**Figure**  
 1

**TABLE 1  
FIELD CLASSIFICATIONS**

**SOILS**

**Attachment 1**



**SOIL DESCRIPTION FORMAT**

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

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

**1. CONSISTENCY - COARSE-GRAINED**

TERM	SPT (140-LB. HAMMER) <sup>1</sup>	D & M SAMPLER (140-LB. HAMMER) <sup>1</sup>	DYNAMIC CONE PENETROMETER PENETRATION RATE SAMPLER (DCP) <sup>4,5,6</sup>	FIELD TEST (USING 1/2-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) <sup>1</sup>	D & M SAMPLER (140-LB. HAMMER) <sup>1</sup>	DYNAMIC CONE PENETROMETER PENETRATION RATE SAMPLER (DCP) <sup>5,6</sup>	POCKET PEN. <sup>2</sup>	TORVANE <sup>3</sup>	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 3/4" - 3"	3/4" - 3"
	fine #4 - 3/4"	4.75 mm (0.19") - 3/4"
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, cobbly, bouldery	30 - 50%	secondary
	silty, clayey*	15 - 50%	
	with (gravel, sand, cobbles, boulders)	15 - 30%	
	with (silt, clay)*	5 - 15%	additional
	trace (gravel, sand, cobbles, boulders)	<5%	
Fine grained	CLAY, SILT*	>50%	PRIMARY
	silty, clayey*	30 - 50%	secondary
	sandy, gravelly	15 - 30%	
	with (sand, gravel, cobbles, boulders)	5 - 15%	
	with (silt, clay)*	5 - 15%	additional
	trace (sand, gravel, cobbles, boulders)	<5%	
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  
FIELD CLASSIFICATIONS**

**SOILS**

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	
 rounded 	 Angular 
 subrounded 	 Subangular 

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 ft <sup>3</sup> )      moderate (1-3 ft <sup>3</sup> )      Severe (>3 ft <sup>3</sup> )

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.			



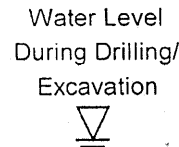
**TABLE 2**

**KEY TO TEST PIT AND BORING LOG SYMBOLS**

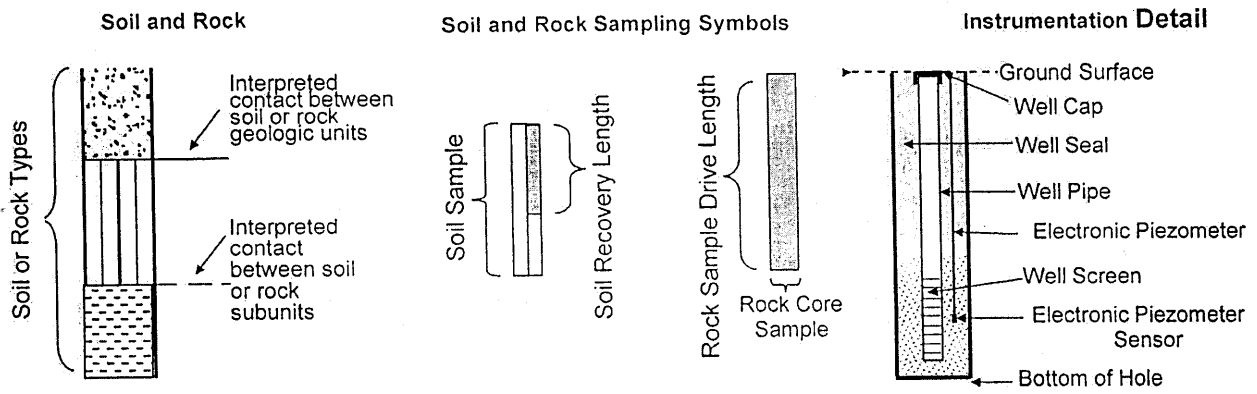


**SAMPLE NUMBER ACRONYMS/WATER SYMBOLS**

- 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)



**LOG GRAPHICS/INSTALLATIONS**



**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	PPM	Parts Per Million
MS	Moderate Sheen		

**TEST PITS**

T&L PROPERTIES  
94230 SHERRY BARBIE LANE

190 6th Street  
Port Orford, OR 97465  
D. 541-332-0433  
C. 541-655-0021



1087 Lewis River Road #309  
Woodland, WA 98674  
D. 360-225-3945  
C. 971-201-7359

CASCADIA GEOSERVICES  
PROJECT NO: 18173

DEPTH IN FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE/ SAMPLE ID	♦ DYNAMIC PENETROMETER (DP or DCP) ■ STATIC PENETROMETER (SP) ● MOISTURE CONTENT (%) ○ INDEX PROPERTIES (IP) □ NUCLEAR DENSITY (ND) △ DRY DENSITY (DD) ▽ SIEVE (SIEV)	COMMENTS
TP-1 SURFACE CONDITIONS: Wet							
0.0		Loose, brown, silty fine SAND; damp (FILL)	0.0				
1.0		Loose, tan, fine-grained SAND; damp, poorly graded	1.3	P200 DCPs	SS-1	2 ● 3 ●	P200 = 7% W% = 5.8 W% = 7.0 (8.0% from % fines)
2.0		<b>QUATERNARY MARINE TERRACE DEPOSIT</b>		DCPs	SS-2	3 ● 4 ●	
3.0			DCPs	SS-3	2 ● 3 ●		
6.0		Final depth 6.0 feet bgs; test pit backfilled with uncompacted excavated material	6.0				No seepage or caving observed at the time of exploration

Completed: 2/12/2019

TP-1 Location:

TP-2

TP-2 SURFACE CONDITIONS: Wet							
0.0		Loose, brown, organic silty SAND; damp (FILL)	0.0				
1.0		Loose, tan, fine-grained SAND; damp, poorly graded	1.5	DCPs	SS-4	2 ● 3 ●	No seepage or caving observed at the time of exploration
2.0		<b>QUATERNARY MARINE TERRACE DEPOSIT</b>		DCPs	SS-5	2 ● 3 ●	
3.0			DCPs	SS-6	2 ● 3 ●		
6.0		Final depth 6.0 feet bgs; test pit backfilled with uncompacted excavated material	6.0				

Completed: 2/12/2019

TP-2 Location:

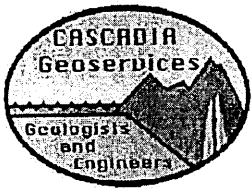
EXCAVATION METHOD: Mini Excavator  
EXCAVATED BY: Natural Origins LLC

LOGGED BY: E. Meader

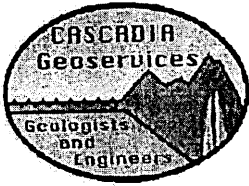
ALL EXPLORATIONS-2 PER PAGE T&L PROPERTIES TP-1-2 02/14/18.GPJ PRINT DATE 3/5/19

# Water Content Determination

ASTM D2216



Project Name: T & L Properties		Project Number: 18173			
Recorded By: J Thrall		1-Mar-19			
Remarks:					
Sample Designation	SS1	SS2			
Sample Depth	2'	2'			
Pan Number	8 (From % Fines)	AA1			
Wt. Wet Soil +Pan (g)	1226.05	113.55			
Wt. Dry Soil +Pan (g)	1154.22	108.62			
Wt. Water (g)	71.83	4.93			
Wt. Pan (g)	128.41	24.03			
Wt. Dry Soil (g)	1025.81	84.59			
Water Content (%)	7.0	5.8			
Sample Designation					
Sample Depth					
Pan Number					
Wt. Wet Soil +Pan (g)					
Wt. Dry Soil +Pan (g)					
Wt. Water (g)					
Wt. Pan (g)					
Wt. Dry Soil (g)					
Water Content (%)					
Sample Designation					
Sample Depth					
Pan Number					
Wt. Wet Soil +Pan (g)					
Wt. Dry Soil +Pan (g)					
Wt. Water (g)					
Wt. Pan (g)					
Wt. Dry Soil (g)					
Water Content (%)					



Percent Fines (-#200)  
ASTM D1140

Project Name: T & L Properties		Project Number: 18173			
Recorded By: J Thrall		Date: March 1, 2019			
Remarks:					
Sample Designation	SS1				
Sample Depth	2'				
Pan Number	8				
Wt. Wet Soil +Pan (g)	1226.05				
Wt. Dry Soil +Pan (g)	1154.22				
Wt. Water (g)	71.83				
Wt. Pan (g)	128.41				
Wt. Dry Soil (g)	1025.81				
Water Content (%)	7.0%				
<b>Test Sample Data</b>					
A Wt. Dry Soil (g)	1025.81				
<b>After Washing Data</b>					
Pan Number	8				
Wt. Dry Soil +Pan (g)	1152.9				
Wt. Pan (g)	128.41				
B Wt. Dry Soil (+200) (g)	1024.49				
<b>%Fines Calculation</b>					
B AW Wt. Dry Soil (g)	1024.49				
C Loss (g) C=A-B	1.32				
Fines (%) (C/A)*100	0.1%				

**GRANTOR:**

David Thomas Young and Bonnie Marie Young, Co-Trustees, or their successors in Trust, under the Young Family Trust dated January 18, 2001, and any amendments thereto

COOS COUNTY, OREGON **2015-009810**  
\$51.00 11/02/2015 01:50:01 PM  
Terri L. Turf, Coos County Clerk Pgs=2

**GRANTEE:**

T & L Properties I

SEND TAX STATEMENTS TO AND AFTER RECORDING RETURN TO:

T & L Properties I

PO Box 39

Umpqua, OR 97486

Escrow No: 360615013787-TTCOO06

94230 Sherry Barbie Ln

North Bend, OR 97459

**AFTER RECORDING  
RETURN TO**

**Ticor Title Company**

**300 West Anderson Ave. - Box 1075**

**Coos Bay, OR 97420-0233**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

David Thomas Young and Bonnie Marie Young, Co-Trustees, or their successors in Trust, under the Young Family Trust dated January 18, 2001, and any amendments thereto, Grantor, conveys and warrants to Tommy A. Jose, Jr., Trustee of T & L Properties I, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Parcel 1 of Final Partition Plat 2015 #10 filed and recorded August 6, 2015 in Cab C-682, Plat Records and in Instrument no. 2015-07151, Deed Records, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$87,000.00. (See ORS 93.030)

**Subject to and excepting: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and matters now of record.**

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

DATED: October 26, 2015

Young Family Trust dated January 18, 2001, and any amendments thereto

BY: David Thomas Young  
David Thomas Young, Co-Trustee



Young Family Trust dated January 18, 2001, and any amendments thereto

BY: Bonnie Marie Young  
Bonnie Marie Young, Co-Trustee

State of California  
COUNTY of Sacramento

This instrument was acknowledged before me on October 29, 2015

by David Thomas Young and Bonnie Marie Young

Katherine M. Sayre  
Notary Public - State of California

My commission expires: 10 6 2016

