

File Number: ACU-24-015 (CD-24-054)



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@CO.COOS.OR.US 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: 6/3/24 Receipt #: 248106 Amount: \$1344.00 Received by: C. Carr

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) Amy St. Clair

Mailing address: 1347 N Dean Street

Phone: 541-252-2896

Email: lilys_haven@yahoo.com

Township: 27S Range: 13W Section: 36 1/4 Section: A 1/16 Section: 0 Tax lots: 1700

Select Select Select Select Select

Tax Account Number(s): 730700

Zone: Select Zone Please Select

Tax Account Number(s)

Please Select

B. Special Districts and Services

Water City Water

Sewage Disposal On-Site Septic

School Coquille

Fire District Select Fire District

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

- Administrative Conditional Use for _____
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- 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

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 timelines.
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

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: _____

Type of Access: Select Name of Access: _____

Is this property in the Urban Growth Boundary? Select

Is a new road created as part of this request? Select

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-

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: Select

Sewage Disposal Type: Select

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: _____

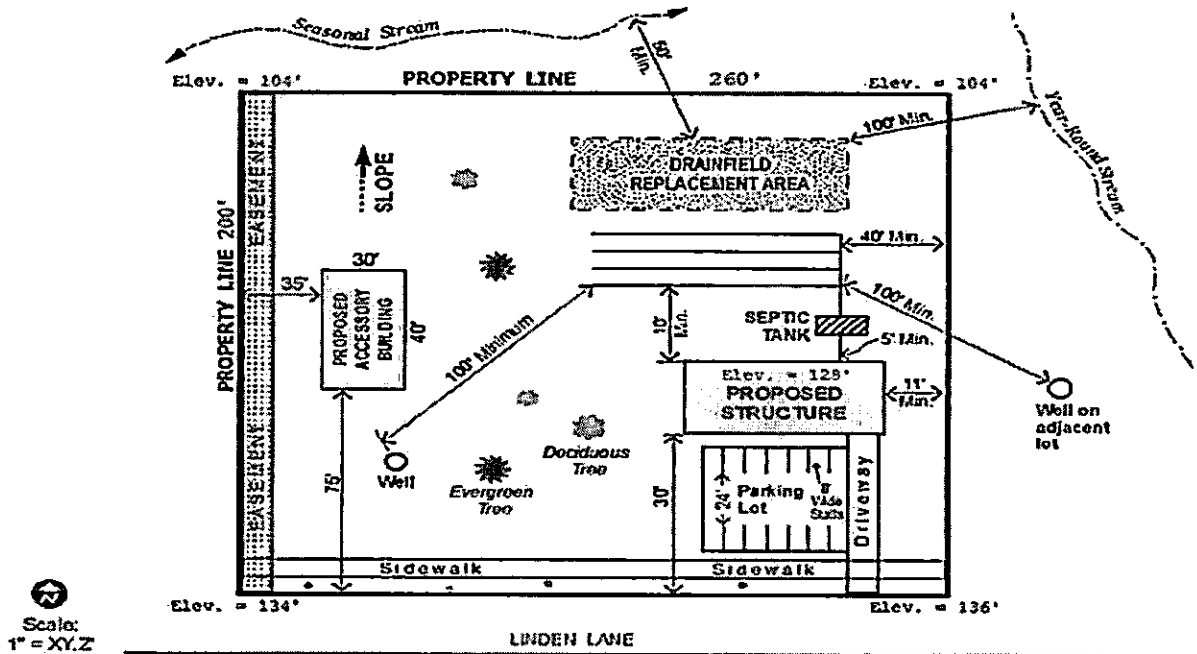
Staff Signature: _____

- 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:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

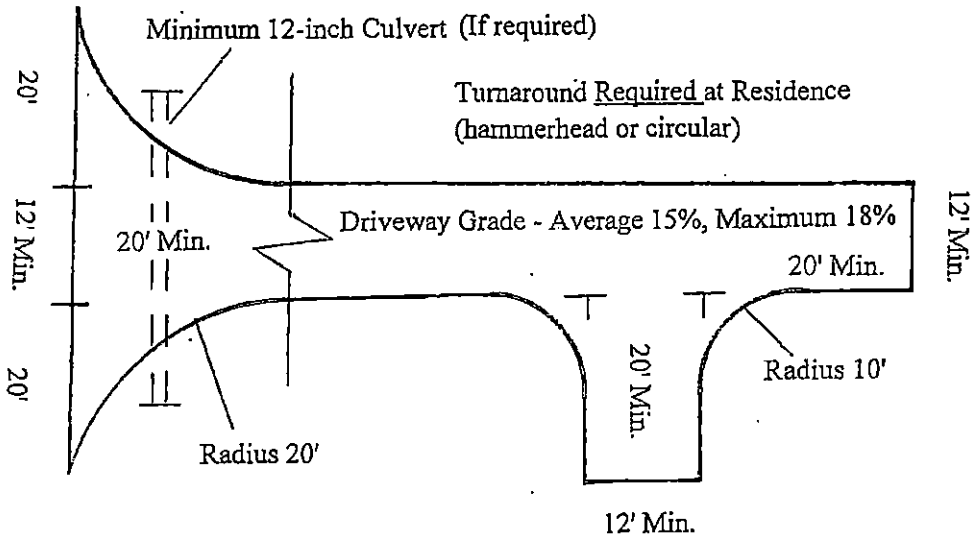
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



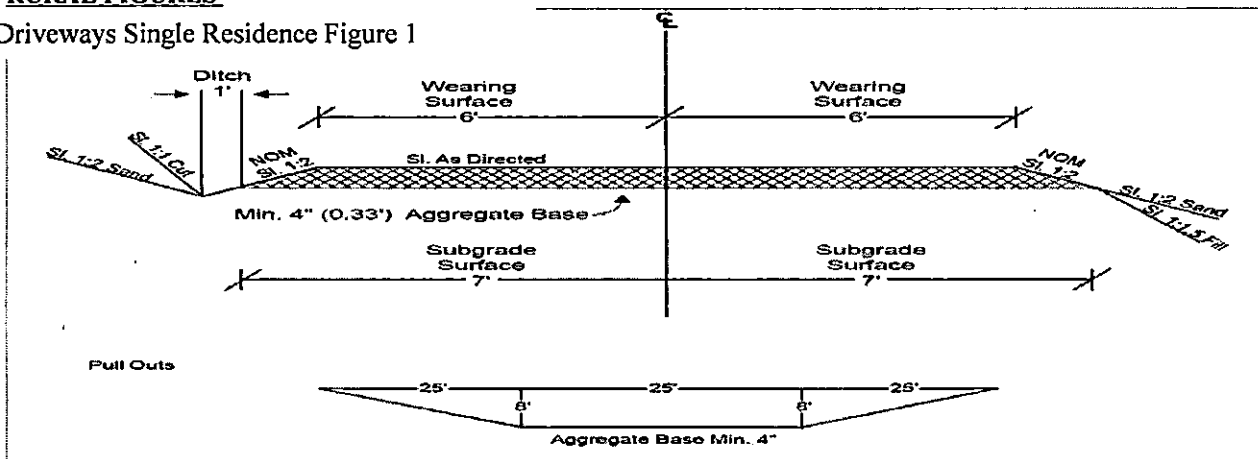
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

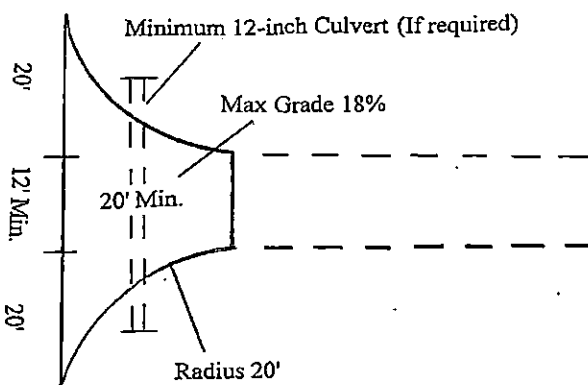
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
The access will be developed from the edge of the developed road.

Figure 7.1.450

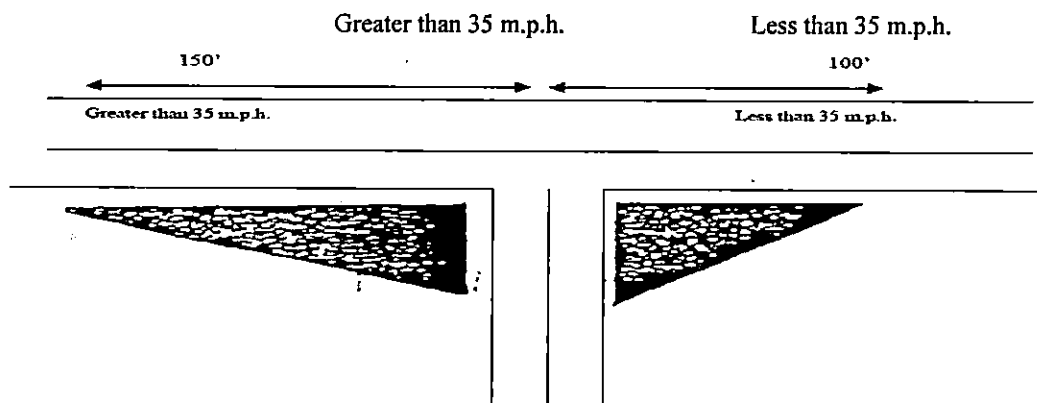


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

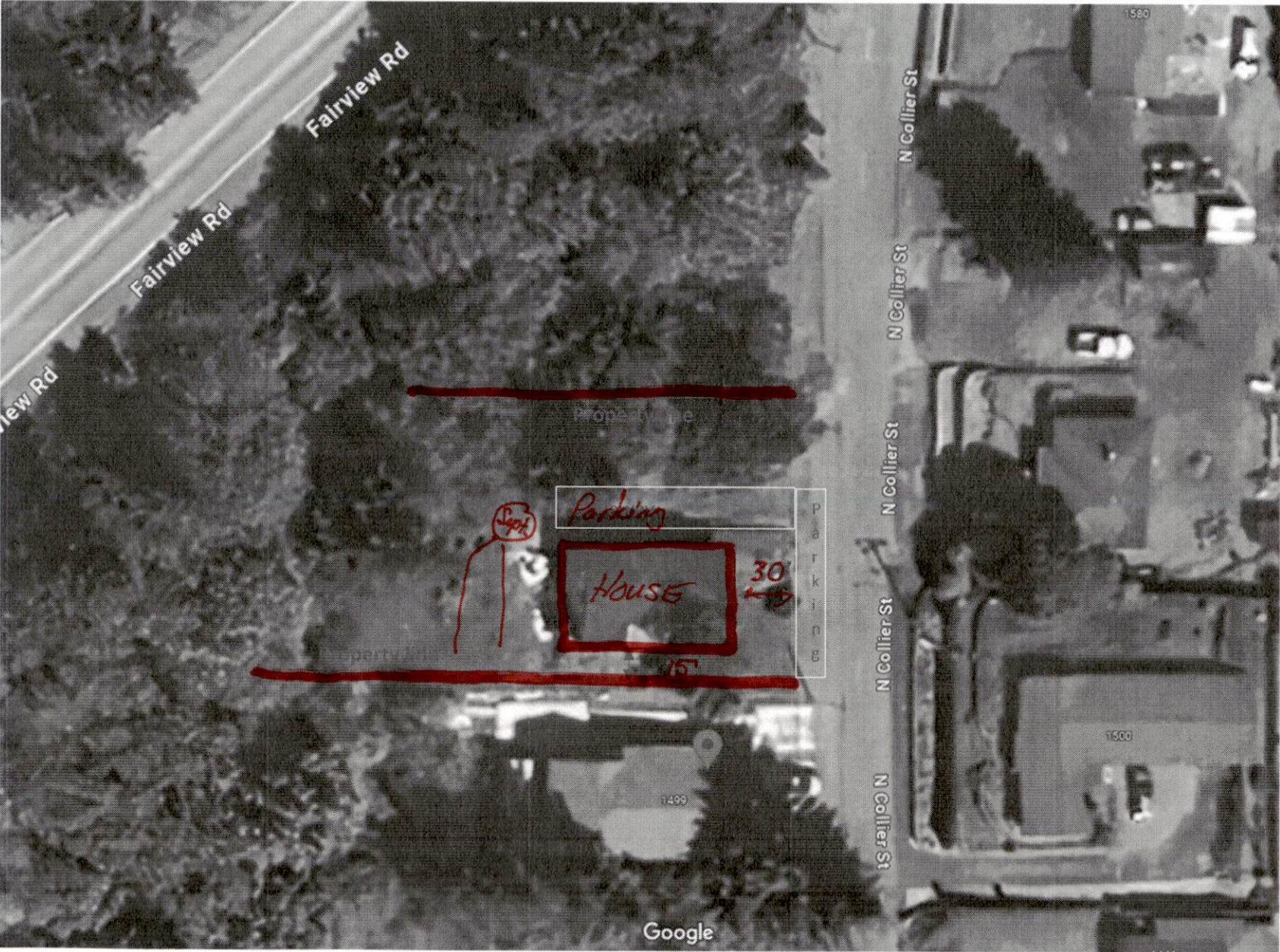
Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

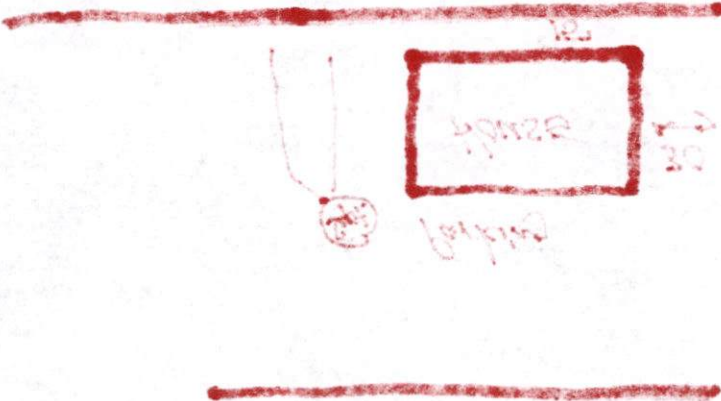
For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

1501 N Collier Street Updated Plot Plan



1501 N Collier Street Updated Plot Plan



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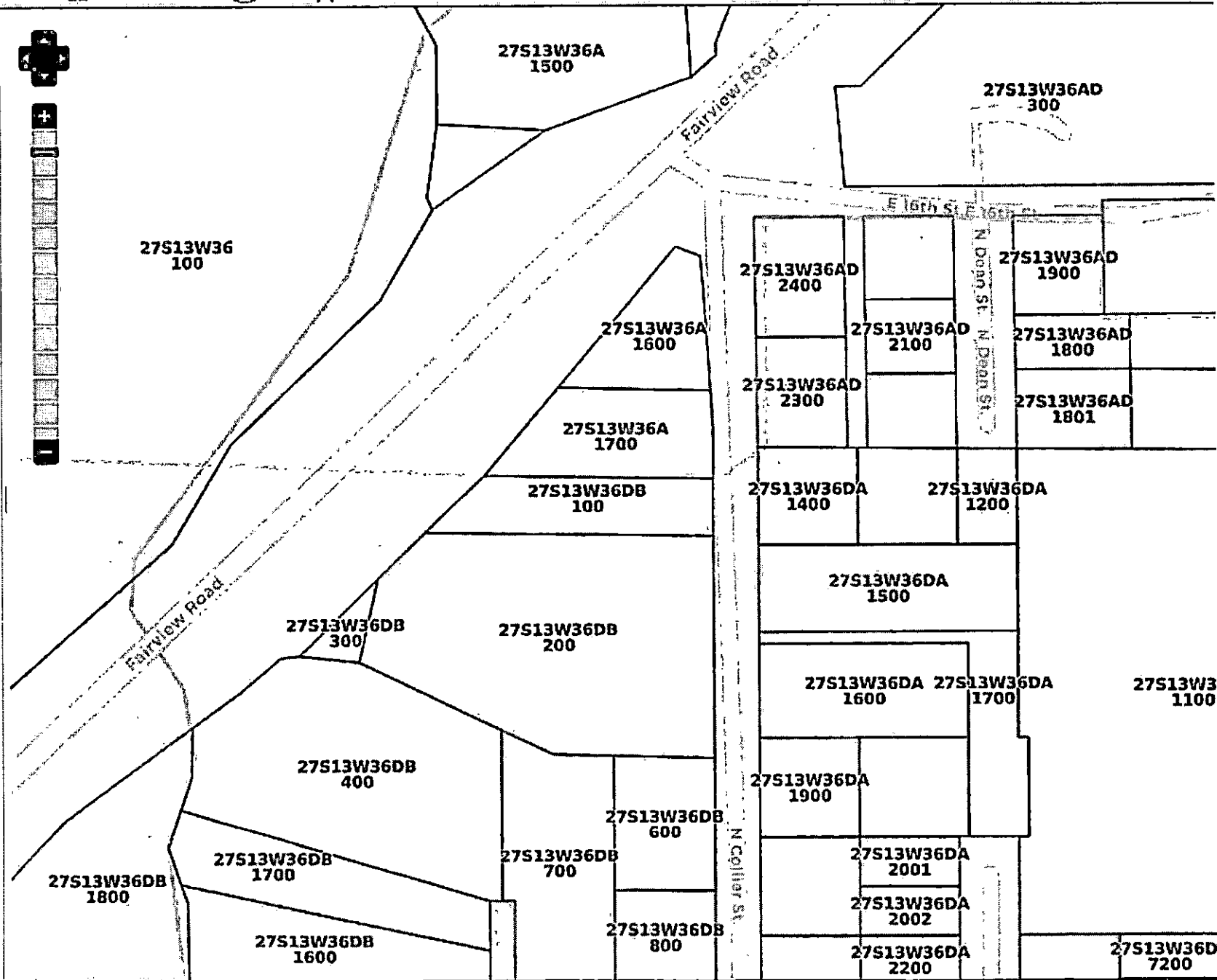
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1501 N Collier St, Coquille, OR, 97423, USA

122_Parcels



(1 of 2)

27S13W36A 1700

Map_No	27S13W36A
Parcel_No	1700
Account Number	730700
ACRES	0.17
OWNER1	ST. CLAIR, AMY
OWNER2	
OWNER3	
SITUSSTR	1501 N COLLIER ST
SITUSCITY	COQUILLE
<u>Zoom to</u>	



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NE1/4 SEC. 36 T.27S. R.13W. W.M.
COOS COUNTY

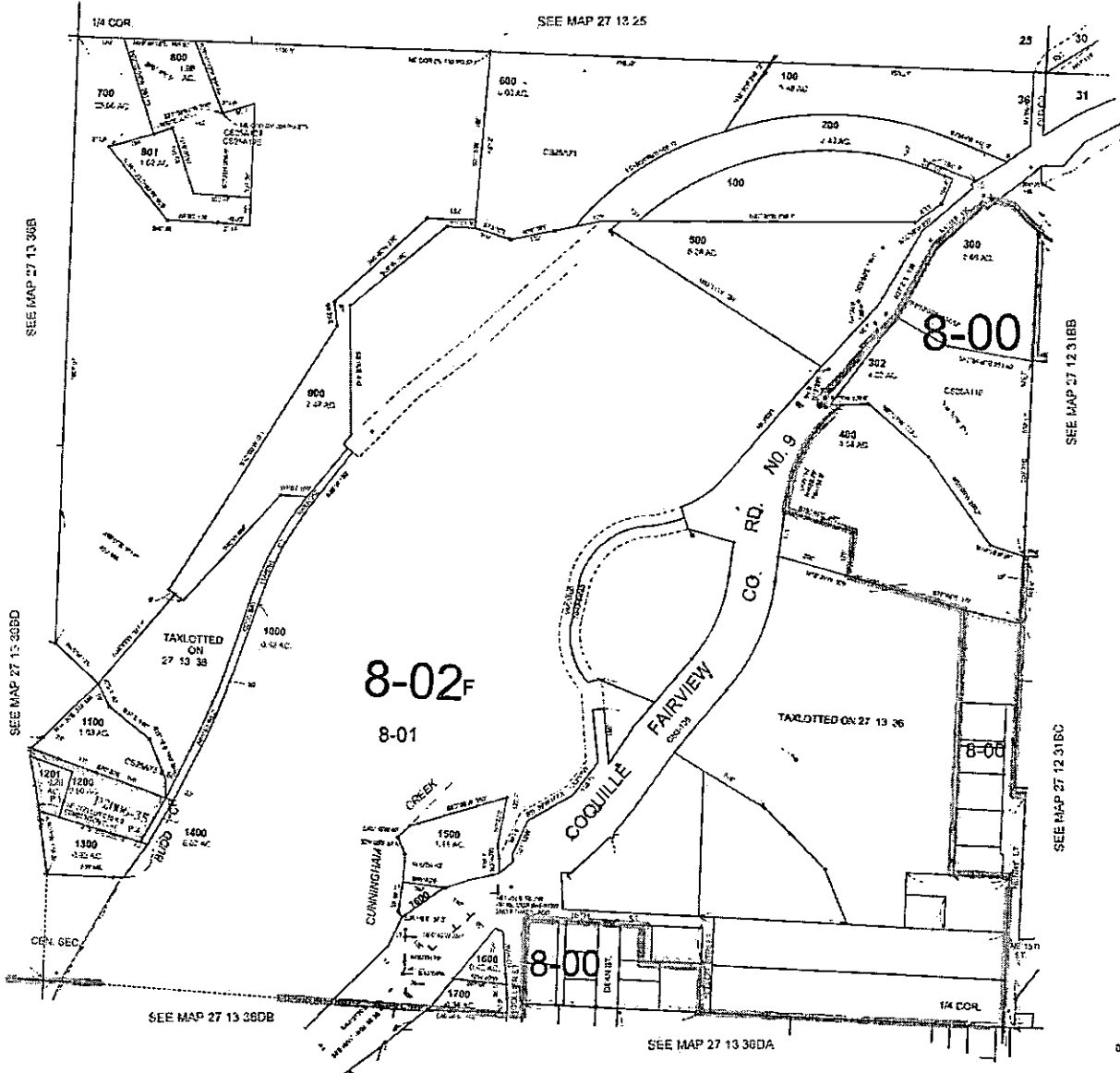
27 13 36A
COQUILLE

1" = 200'

SEE MAP 27 13 25

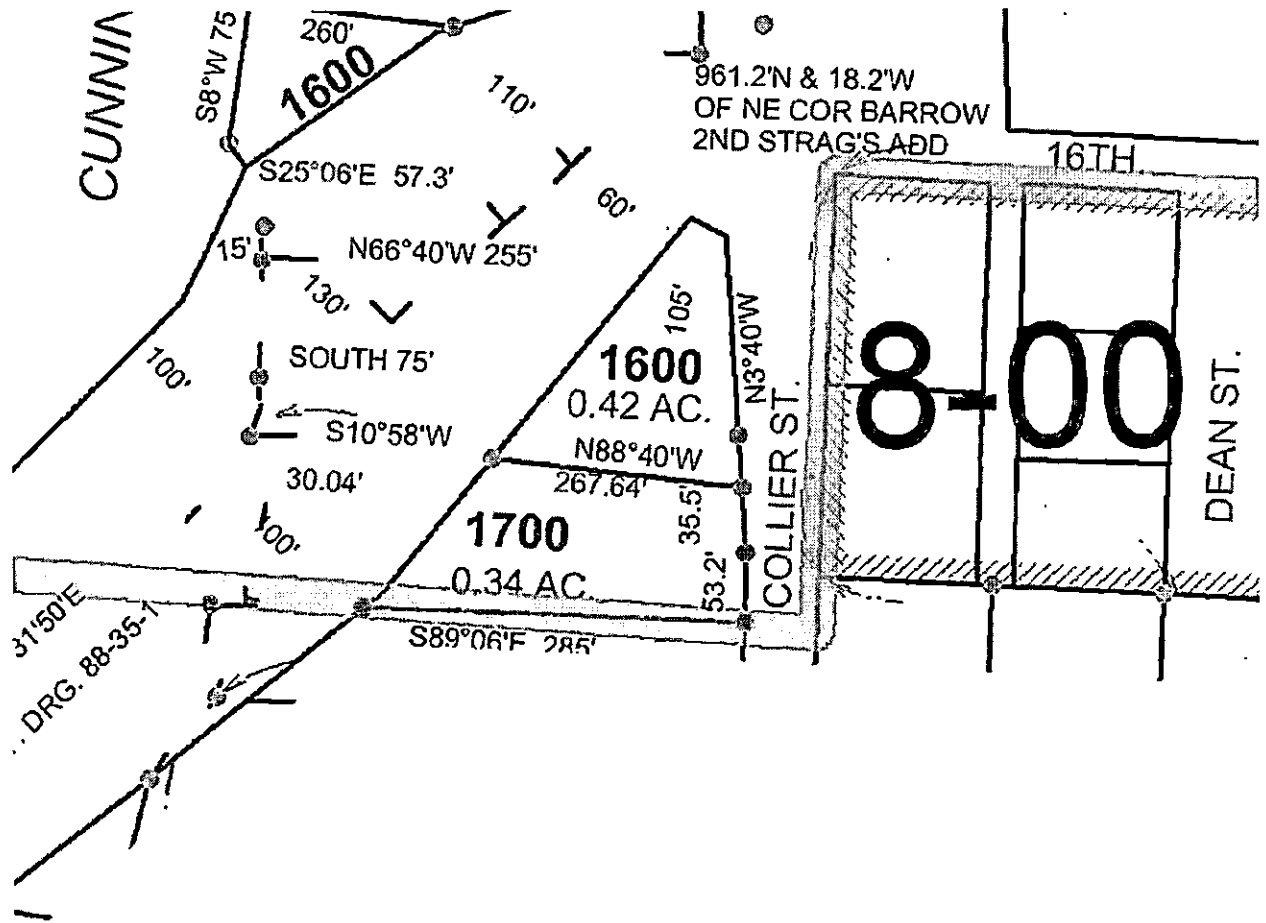
CANCELLED

- 301
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01-232007

27 13 36A
COQUILLE





THE GALLI GROUP
Engineering Consulting

02-6407-01
May 16, 2024

Amy Walton
1501 N Collier St.
Coquille, OR 97423

Subject: **GEOLOGIC HAZARD EVALUATION LETTER
NEW RESIDENTIAL STRUCTURE
1501 N COLLIER STREET
COQUILLE, OREGON**

Ms. Walton,

This letter presents results of our geotechnical investigation and geologic hazards evaluation of the subject site, and provides our geotechnical design recommendations for the proposed new residential structure construction project at 1501 North Collier Street in Coquille, Oregon. Our evaluation, conclusions, and the design and construction recommendations provided herein, are based on our site observations and sampling of a geotechnical boring at the home site location, laboratory testing, discussions with the owner, review of site geology maps and our experience on nearby projects with similar geotechnical and geologic conditions.

We understand the project consists of constructing a new residential structure on the site to replace the existing, fire damaged residence. The Coos County Interactive Mapping (on-line application, All Hazard Viewer) shows the property mapped as having moderate to high susceptibility to landslide, and having very high susceptibility to liquefaction. Therefore, the County requires a geologic hazard investigation of the project site, and mitigation recommendations, if hazard susceptibility is established, prior to issuing permits. The geohazard investigation and report must be prepared by a licensed and experienced geo professional. This evaluation and letter have been accomplished to meet this requirement, and may be included as a part of the application submittals to Coos County, for the purpose of obtaining permits for this construction project. The on-site investigation, office/lab work, and this letter were carried out by and/or under the direct supervision of Dennis Duru, PE, CEG, RG, who is a registered professional engineer in the state of Oregon and licensed as a certified engineering geologist by the Oregon State Board of Geologist Examiners (OSBGE).

SITE AND PROJECT DESCRIPTION

The project site is a 0.34-acre rectangular shaped lot in Coos County, located on the west side of North Collier Street, approximately 350 feet south of its intersection with Fairview Road. Please see *Figure 1, Vicinity Map*, for a more precise site location. The property is located between similar residential lots to the north and south. The property and surrounding area are situated on

a west-northwest facing hillside. The currently developed eastern portion of the property (residence and old septic area) consist of moderately steep slopes (20 to 25%) with a mildly sloping (10% or less) yard area west of the existing structure, near the middle of the site, before the steep natural slope break. These descending slopes on the undeveloped west half of the lot consist of moderately steep (22%) to steep (65%) slopes down toward the west-northwest. These appear to be natural slopes and are heavily vegetated with trees and underbrush.

We understand the existing, original, damaged residence was built in 1925. The residence is set back approximately 25-feet from North Collier Street with an existing gravel access/approach area which extends from the edge of the roadway and along the north side of the residence. The building footprint of the existing, damaged residence is approximately 30-feet (North-South) by 45-feet (East-West), and has a basement level that daylight on the western/downslope side of the structure and property.

The proposed new residence will be situated in generally the same location as the existing south perimeter. The new structure will consist of standard wood-frame construction with continuous and spread footing foundation support and raised floor diaphragms over crawlspace and a partially embedded daylight basement with slab-on-grade floor.

SITE INVESTIGATION

On May 3, 2024, our Staff Associate, Kristen S. Pierce, E.I.T., visited the site with our drilling crew to conduct the surface and subsurface investigation. One exploratory boring was drilled on-site at the location shown on *Figure 2, Site Plan*. The drilling was accomplished with our ATV-mounted, solid-stem auger drill rig.

The boring was advanced with sample collection and testing being accomplished at various depths. Standard Penetration Testing (SPT) was accomplished in each boring. This entails driving a 1½ inch I.D., 2-inch O.D., steel split spoon sampler by dropping a 140-pound weight for a 30-inch drop. The total number of blows it takes to drive the sampler the last 12 inches of an 18-inch drive is called the SPT N-value. The results are an indication of the relative density or consistency of the soil and can be correlated with soil strength and density parameters from testing on thousands of other projects.

Beneath the surficial gravel, vegetation, and root zone, the boring encountered silty Clay soil with some sand and gravel to a depth of 2.5 feet below the ground surface. The underlying layer of stiff, clayey Silt extended to a depth of 20.0 feet. The clayey Silt then transitioned to a hard condition. No free groundwater was encountered in the boring.

Our representative identified the exploration location away from marked and known utilities and overhead power lines, logged subsurface soils and water conditions, and obtained soil samples for transport to our laboratory. Visual classifications of the soils were made in the field and are presented in *Appendix A, Boring Log*, at the end of this report. The N-values shown in the log are raw data from the field and have not been adjusted for sampling equipment type, sampler size, or overburden pressure.

At the time of our site investigation, we also observed that a small test pit had been excavated in the back yard area (see *Figure 2*), likely for new septic system evaluation purposes. The test pit had approximate dimensions of 2ft x 4ft x 4ft (WxLxD). This test pit had similar soil conditions in the upper subsurface as encountered in the boring. The side walls of the pit stood well without support, with minimal sloughing and no evidence of caving.

Laboratory Testing. The soil samples collected during our investigation were tested for natural moisture content (ASTM D2216), the results of which are plotted on the *Boring Logs in Appendix A*. In addition, one (2) Washed Sieve Analysis (ASTM D1140; WSA), one Expansion Index test (ASTM D4829, EI), and two (2) Atterberg Limits tests (ASTM D4318; AL) were conducted on samples taken at various locations and depths. Individual lab test results are attached in *Appendix B, Laboratory Test Results*.

SITE GEOLOGY AND RELATED GEOLOGIC HAZARDS

Site Geology. The project site is within the Coquille 7.5-minute USGS topographic quadrangle and located towards the southern terminus of western Oregon's Coast Range Physiographic Province. In geologic history, the Oregon Coast Range is considered an ancient volcanic island chain that collided with North America 50 million years ago. In the southern part of the range, the bedrock is overlaid by Eocene age turbidite sediments and river sediment. The entire Oregon Coast Range overlies a convergent tectonic margin that interacts with the Juan de Fuca Plate that is being sub-ducted beneath the North America tectonic plate. This is the Cascadia Subduction Zone that has experienced uplift for several million years. The active tectonic forces have created many faults and folds in the range. Additionally, erosion is a major landscape-shaping force for the range. The combined and common occurrence of heavy rainfall and the resulting landslides have worked to erode and shape the mountains. Much of the landscape is dominated by steep slopes and drainages that are deeply cut into the hillsides from the erosion (Kobor & Roering, 2004). The elevation at the project site ranges from approximately 55 to 80 feet. It is situated at the base of a mountain with an elevation above 400 feet and along the eastern edge of a valley with an approximate basal elevation of 20 feet. This valley contains multiple creeks that drain southwest into the Coquille River. The mountain is formed of Tertiary-aged deltaic sandstone of the Coaledo Formation and the valley is composed of Quaternary-aged alluvium sediments. The project site sits on a Quaternary-aged fluvial terrace deposit.

Flood Hazards. The project site is located over 300 feet laterally from, and approximately 40 feet above, the eastern edge of the FEMA designated 100-year floodplain. Flooding is not a hazard for this project site.

Expansive Soils. The site's surficial soils are composed of silty Clay that overlie native clayey Silt. An expansion Index (EI) test was performed on the clayey Silt soil, sampled at a depth of between 4.0 and 5.0 ft below ground surface. The test results indicated that the soil sample has an EI_{50} value of 23, which indicates these soils have low expansion potential.

Landslides/Slope Instability. The project site is located near the downslope edge of a terrace ; (set back approximately 30 ft to 50 ft). The slopes descending to the valley below range from

moderate (20%) to steep (65%). The proposed area of development is located on mild to moderate slopes (10% to 20).

The entire property is mapped as an area of susceptibility to landslides, according to the State Landslide Information Database for Oregon (SLIDO). Areas of the property along the descending terrace slopes are mapped with high susceptibility and areas of existing and planned development, are mapped as having moderate susceptibility to landslides. The project site is not within an existing Quaternary landslide (Qls) area, according to the air photos (Google Earth, 2021), SLIDO, and Lidar imagery (bare earth and highest hit imagery) and geologic mapping of the Trail Quadrangle (DOGAMI). Based on the site subsurface condition, historic performance of the site slopes, and our review of topographic data, the global stability of the slopes at the property and proposed homesite location appear to be stable.

However, in our professional opinion, planned cut slopes at the project site have the potential to cause slope instability. Therefore, we have provided cut and fill slope, as well as retaining wall recommendations, later in this report. These recommendations must be followed to mitigate any potential slope instability.

Tsunami/Seiche Hazard. The project is located approximately almost 11 miles inland and between 60 feet to 80 feet above sea level. The project site is mapped as not being in a tsunami evacuation zone and outside the hazard; various tsunami prediction models indicate the most run-up would not come within 2,000 feet of the project site (HazVu, 2018). The project site is not subject to tsunami hazard. The project site is not located adjacent to, or downhill from, any large lakes or bodies of water. Therefore, no seismically induced seiche hazard exists for the project. No large reservoirs are located in a drainage area upslope from the project site. Therefore, the project site is not subject to hazard from seismically induced reservoir failure.

Seismic Ground Amplification or Resonance. No unusually hazardous amplification or resonance effects on seismic waves have been associated with the soil/bedrock subsurface conditions in the project area. The site modified peak horizontal acceleration (PGA_M) is 0.86g. This is based on the Site Class D designation, determined for the project from subsurface drilling and evaluation of SPT data. This site class designation is a more conservative classification and does not correlate with the mapped National Earthquake Hazard Reduction Program (NEHRP) classification (DOGAMI; 2023b).

Surface Rupture. No active fault traces or local faults are mapped within the project site (USGS; 2018). The risk of surface rupture or displacement due to a seismic event is not considered to be a potential hazard at this site.

Liquefaction and Lateral Spread. The project subsurface consists of clayey Silt with sand to the depth of 20 feet explored. The plasticity index of the soils is 13 and 21 as measured in the laboratory. Additionally, free groundwater was not encountered in the boring during the site subsurface investigation. Unsaturated soils with stiffness and consistencies as observed during the subsurface investigation are not known to be susceptible to liquefaction. Therefore, liquefaction and lateral spread are not considered to be a potential hazard at the site.

Conclusions. The risks of liquefaction, expansive soils, landslide hazards or fault rupture to the project are very low. Due to the proximity to the Cascadia Subduction Zone, the project must be designed for Seismic Design Category, SDC of D₂ (SDS = 1.052) per Oregon Residential Specialty Code. Conventional foundation support of crushed rock over densified native subgrade soil will be adequate for this project. The following recommendations are provided to ensure adequate support for the proposed structure foundations and reduce the amount of differential settlement. In our professional opinion, based on our field investigation and office review, the soils conditions at the site are suitable for the proposed development, provided the recommendations in this letter report are incorporated in the design and construction of the project.

GEOTECHNICAL RECOMMENDATIONS

Manmade Fill & Debris Considerations. The site has previous development that must be demolished. Therefore, all construction debris, old fill and debris encountered during construction must be removed. Native soils that are clear of debris may be used in landscape berms. All other organic material, debris or organic/debris laden soil must be wasted off site. The full extent of any waste fill removal (if any) will be determined during site stripping and excavation operations.

Foundations. Based on our observations and laboratory testing, the site soils will provide adequate support for the construction of the proposed residence. A conventional foundation support system consisting of 6 inches of crushed rock over a redensified native subgrade will provide a 1500 psf allowable bearing capacity for design of the project. All new foundations shall be designed and constructed based on the following recommendations.

1. The entire proposed footprint area of the residential structure and basement retaining walls shall first be over-excavated with a smooth bucket to a depth of at least 6 inches below base of footings. Base of excavation must be level and must consist of the stiff, native clayey Silt. The subgrade should be free of disturbed and loose soil prior to placing fabric and structural fill. The over-excavation must extend at least 1 foot beyond the outside edges of all exterior footings (including thickened edge and retaining wall foundations).
2. Redensify the exposed subgrade after excavation to achieve a dense native subgrade.
3. Cover the base of the footing excavations with a woven geotextile support fabric (ACF 180, ACF S200 or equivalent).
4. Place and compact crushed rock structural fill (6 inches minimum) up to the bottom of footing and slab elevation. Compact the fill to at least 95% of a standard proctor (ASTM D-698). The structural fill should be ¾" or 1" minus crushed rock.
5. Footings placed on the over-excavated and redensified subgrade with at least 6 inches compacted structural fill, as listed above, may be designed for an allowable bearing pressure of 1500 pounds per square foot. A 1/3 increase in allowable bearing pressure may be used when considering short-term, transitory wind and seismic loads.
6. Footings shall be buried a minimum of 12 inches below finish grade in order to provide lateral support and frost protection.

7. We recommend minimum lateral dimensions of 12 inches for continuous load bearing footings (including thickened edge foundations) and 24 inches for isolated piers (if any) constructed in this manner.
8. We typically recommend all perimeter footings be installed with a footing drain to intercept surface water infiltration and groundwater seepage. This is shown on *Figure 3, Typical Foundation Drain, Slab on Grade Floor*, and is addressed more fully later in this report

Anticipated Settlements. For properly constructed foundations, we anticipate maximum total and differential settlement to be less than 3/4-inch and 3/8-inch, respectively.

Standard Slab Section. The properly prepared site subgrade with a minimum 6-inch layer of structural fill, discussed earlier in this report, will provide good support for concrete slab-on-grade floors, as follows:

1. Backfill around and above footings with compacted crushed rock structural fill up to slab section. Compact to at least 98% of ASTM D-698 (Standard Proctor). **Note:** If site grades indicate surface water may infiltrate into the rock below the slab; a non-woven geotextile filter fabric must be placed at 6 inches below the bottom of the slab over the compacted subgrade/pad and the top 6 inches of crushed rock directly beneath the slab shall be replaced with a layer of clean (less than 2% passing the no. 200 sieve and less than 5% passing the No. 10 sieve) crushed rock (1/2" to 3/4" clean crushed rock works well) to provide a positive capillary moisture break and uniform slab support.
2. A tough impermeable membrane, such as Stego Industries 10 mil or 15-mil Stego Wrap vapor barrier (or an equivalent product) shall be placed over the rock layer to further retard upward migration of moisture vapor into and through the concrete slab. Seal all seams, punctures, penetrations, and tears per the manufacturer's recommended method.

Note: If it appears water may pond in the rock below the slab, a series of slab subdrains should be installed. These shall be constructed as shown on *Figure 4, Interior Floor Slab Subdrain Detail*, and as described later in this report

Site Excavations

We anticipate additional excavations will be required to complete preparations for construction of the residence, extension of the basement wall, and for construction/extension of drainage and utility installations. Excavators of moderate size and larger should be able to excavate the surficial native clayey Silt soils to depths of up to 15 feet. Excavations during dry weather should stand for moderate periods of time in shallow trenches (less than 4 feet), in soils which are not subjected to emerging groundwater seepages or surface water/runoff. However, minor sidewall sloughing may occur. Seepage or wet weather can cause the soils to cave and slough into the trench. Any additional excavations deeper than 4 feet could require the use of temporary shoring, trench boxes and/or temporary cut slopes to protect workmen and to effectively and safely install and backfill the utilities at these deeper locations.

Please note, that while we have commented on the anticipated stability of the soil in trenches and cuts, we are not responsible for job site safety. The contractor is always responsible for job site safety, including excavation safety. We recommend all local, state, and federal safety regulations be adhered to.

Temporary Cut Slopes

During dry weather, temporary cut slopes may be cut at 3/4H:1V or flatter for cuts up to 15 feet in the unsaturated, stiff to very stiff, clayey Silt soils. The contractor must be prepared to flatten temporary cut slopes to 1.5H:1V for any cut slope locations subjected to emerging groundwater seepages, or during extended periods of heavy rains.

Do not pile excavation spoils within 8 feet of the tops of cut slopes. This will likely cause excavation sidewall collapses due to the surcharge load.

Permanent Cut Slopes

All permanent cut slopes into the native materials which will remain shall be excavated at the following inclinations (this shall include the existing cut slopes located along the south and west sides of the existing flat-graded pad area):

Clayey Silt Soils	3.0H:1V
-------------------	---------

Retaining Wall Design Recommendations. The subject site has reasonably good soils for support of the retaining wall. The following sections provide recommendations for related items of the retaining wall design.

- Active Earth Pressures / Wall Backfill:

Low Grade Shale	60 pcf *
Crushed Rock	50 pcf *
Native clayey Silt with sand	65 pcf *

*These values consider the restrained nature of the basement wall.

- Passive Earth Pressures:

Crushed Rock (8 feet Wide)	450 pcf
Stiff sandy, clayey Silt (highly weathered bedrock)	360 pcf
- Seismic Lateral Earth Pressure:

50psf per foot of wall height over entire back of retaining wall.
- Seismic PGA

	0.86g
--	-------
- Coefficient of Sliding Friction:

Native soils	0.30
Crushed Rock (6" min)	0.50
- The walls all must have full drainage as shown on *Figure 5, Basement Retaining Wall, Drainage Cross-Section.*

- These equivalent fluid pressures are to be used for the soil through which the anticipated failure plane will develop (assume envelope beginning 3 feet behind base of wall and rising and away from wall at 60 degrees off the horizon).
- A wet soil unit weight of 135 pcf should be used for design of retaining walls which are backfilled with crushed rock or jaw-run "shale".
- These values are for properly compacted, free draining walls. The onsite topsoil or very silty soils shall not be used for wall backfill materials. Imported crushed rock or clean jaw-run "shale" works well for wall backfill materials.
- These design values assume the wall or structure is fully drained, has a flat backfill and has no surcharge loads from traffic or other structures. The structural designer shall include and/or verify surcharge loading from traffic, building loads and/or sloped backfill.
- We recommend designing retaining walls to resist seismic loading. A horizontal acceleration component of at least 0.86g should be applied to the mass of an enlarged active wedge of soil behind the walls and utilized in a pseudo-static analysis. The wedge length back from the wall along the ground surface may be taken to be $0.8H$, where H is the height of the wall.
- The backfill shall be placed in lifts at near the optimum moisture content and compacted to between 93 and 95 percent of the maximum dry density as determined by laboratory procedure ASTM D-698 (Standard Proctor). Loosely placed backfill will exert greater pressures on the wall than the pressures provided above and must be avoided.
- To prevent damage to the wall, backfill and compaction against walls or embedded structures shall be accomplished with lighter hand-operated equipment within a distance of $1/2 h$ to $1/3 h$ (h being the vertical distance from the level being compacted down to the surface on the opposite side of the wall). Outside this distance, normal compaction equipment may be used.

While proper compaction of wall backfill is critical to the proper performance of the walls, care shall be taken to not over-compact the backfill materials. Over-compaction can induce greater lateral loads on the wall or structure than the design pressures given above.

Fill Placement Observation and Testing Methods. The required construction monitoring of the structural fill utilizing standard nuclear density gauge testing and standard laboratory compaction curves (ASTM D-698 specified) is applicable to materials 2-inch size and smaller. Larger ($2\frac{1}{2}$ " or above) jaw-run "shale", crushed rock or larger, broken decomposed granite (DG) do not yield consistent results with this type of testing. The high percentage of rock particles greater than $\frac{3}{4}$'s of an inch in these materials causes laboratory and field density test results to be erratic and does not provide an adequate representation of the density achieved. Therefore, construction specifications for this type of material typically specify method of placement and compaction coupled with visual observation during the placement and compaction operations of lifts, instead of nuclear density testing.

Nuclear Density Testing of Fill. Field density testing by nuclear density gauge will be adequate for verifying compaction of 2-inch to ¾-inch minus crushed base rock, sand/gravel soils, Decomposed Granite, and other materials 2 inches or smaller in size. Therefore, typical % compaction specifications will suffice. Testing must be accomplished in a systematic manner on all lifts as they are placed. Testing only the upper lift is not adequate.

Footing Drains. Drainage must consist of a rigid, smooth interior, perforated drain pipe (capable of being cleaned by a roto-rooter type apparatus), typically resting adjacent to the footing near the base of the footing, provided this level is at least 8 inches below the drain rock layer under any floor slabs. The perforated pipe shall be surrounded above and on one side by a minimum of 8 inches of clean drain rock or pea gravel. The drain rock envelope must be wrapped in a non-woven geotextile designed as a filter fabric (Mirafi 140N or equivalent). We recommend the fabric be covered with a 2-inch layer of sand, to protect it against damage during backfilling operations and potential partial plugging from soil fines, prior to backfilling. Please see *Figures 3 and 4* for typical foundation drain details.

Retaining Wall Drainage. In addition to the footing drainage section (see above) located at the base of the retaining wall footing, all retaining walls should also have a minimum 12-inch-wide drainage zone of drain rock wrapped in non-woven filter fabric, immediately behind the wall, extending up from the drainage section to within 12 to 18 inches of the surface. A preformed, fabric-wrapped, polymer sheet drain, such as Amerdrain, Linq Drain or Enkamat must be placed against the wall. Exterior wall drains, which will not be sealed on top by asphalt or concrete, shall have the upper 12 inches backfilled with compacted onsite silt soils to minimize intrusion of surface waters into the wall drain system. *Please see Figure 5.*

Walls that shall not pass water vapor must be fully sealed (with a bitumen-based sealer that will not harden or crack) before the sheet drain is attached. Wall seal such as MasterBlend HLM5000 or equivalent, should be used and applied per the manufacturer's recommendations.

Floor Subdrains. Where the drain rock layer below slabs will be lower than the adjacent exterior grades (such as basements), water will tend to accumulate in this low area. To remove the water, include a series of subdrains at the bottom of the drain rock layer beneath the slab. The subdrain lines typically consist of 3-inch diameter, smooth interior, solid wall, perforated pipe at spacing of 10 feet (or less) across the structure (and around the interior perimeter). The perforated pipe is placed in a deepened zone of the drain layer as shown on *Figure 4*. The pipes are sloped to drain and collected by a tightline which leads to the stormwater disposal system. We recommend we be allowed to review the subdrain system design prior to final plan submittal or construction bidding.

All drains shall be tightlined and positively sloped to an approved stormwater disposal location. **Note:** In no case shall water be collected and/or directed or discharged close to the foundations. Such improper water discharge can cause added water related problems. We strongly recommend against connecting roof drains or surface area drains to foundation, wall or floor subdrains unless to a common discharge line far away from the structure. The rigid smooth-wall pipe can be cleaned out by means of a "roto-rooter" type system should it become plugged with

sediment or fine roots. We recommend cleanouts be placed periodically by the designer to facilitate cleaning and maintenance of the drains.

Site Drainage. Surface runoff should be controlled during construction and with final site grading. All areas adjacent to the structures should have a permanent slope away from the foundations at an inclination of at least 6 inches in eight (8) feet.

If surface or shallow subsurface water moves onto the site, this water should be collected and channeled into landscape area drains or catch basins, or should be conveyed around the structure or site via lined ditches and to the infiltration areas or disposal locations. Where items such as landscape areas and walkways block the flow of surface water, small area drains should be installed to collect the surface runoff. Good site design accommodates all site runoff and conveys it away from the structures and off the site to an acceptable disposal location. This would include drainage of surface water along toe of the existing flat-graded pad area cut slopes.

All roof downspouts should be connected to a sealed tightline system, which discharges to an acceptable disposal location. In no case shall water be collected and/or directed or discharged close to the foundations. Such improper water discharge can cause added water related problems. The rigid smooth-wall pipe can be cleaned out by means of a "roto-rooter" type system should it become plugged with sediment or fine roots. We recommend cleanouts be placed periodically by the designer to facilitate cleaning and maintenance of the drains.

LIMITATIONS

The analyses, conclusions and limited recommendations contained in this letter are based on site conditions as they existed at the time of the study and assume soils and groundwater conditions exposed and observed at the site during our visit are representative of soils and groundwater conditions throughout the site. If surface development, subsurface conditions or assumed information is found to be different, we must be advised at once so that we can review this report and reconsider our recommendations considering the changed conditions. If there is a significant lapse of time (5 years) between submission of this report and the completion of construction, or if conditions have changed due to acts of God or construction, at or adjacent to the site, it is recommended that this report be reviewed considering the changed conditions and/or time lapse.

This report was prepared for use of the owner and design team for design and construction of the proposed residential structure at the specified location on the project site. It shall be made available to others for information and factual data only. This report shall not be used for contractual purposes as a warranty of site surface or subsurface conditions or water conditions. It shall also not be used at other sites or for projects other than the one intended.

We have performed these services in accordance with generally accepted geotechnical engineering and geologic practices in the state of Oregon, at the time the study was accomplished. No other warranties, either expressed or implied are provided.

We hope this meets your needs currently. Please contact us if you have any questions.

Respectfully Submitted,

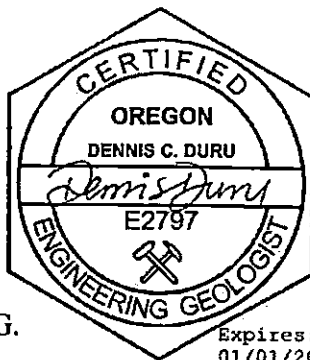
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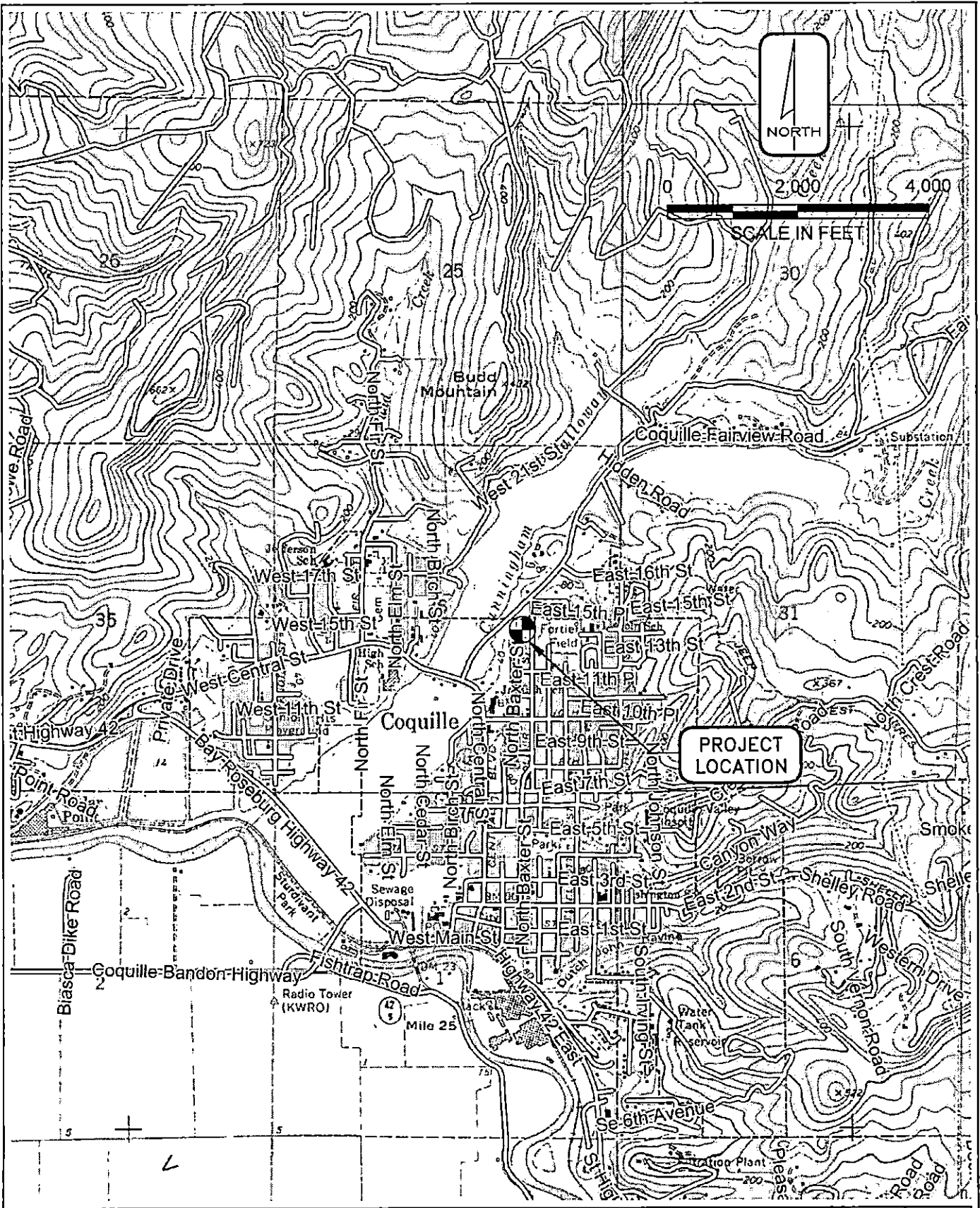
Kristen S. Pierce, EIT
Engineering Associate



Dennis Duru, MSc, PE, RG, CEG.
Senior Engineering Geologist



- Attachments:
- | | |
|------------|---|
| Figure 1 | Vicinity Map |
| Figure 2 | Site Plan with Boring Location |
| Figure 3 | Typical Foundation Drain, Slab on Grade Floor |
| Figure 4 | Interior Floor Slab Subdrain Detail |
| Figure 5 | Basement Retaining Wall, Drainage Cross-Section |
| Appendix A | Boring Log |
| Appendix B | Laboratory Test Results |



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 Grants Pass, OR 97526

VICINITY MAP

1501 N. COLLIER STREET
 COQUILLE, OREGON

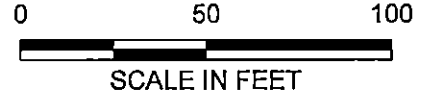
DATE: MAY 2024
 JOB NO: 02-6407-01
 REV: 5/16/2024 3:16 PM
 PREPARED BY: MG3
 6407 1501 N. Collier - 01 - Vicinity.dwg

FIGURE:

1

LEGEND

B-1 BORING NUMBER AND APPROXIMATE LOCATION



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Grants Pass, OR 97526

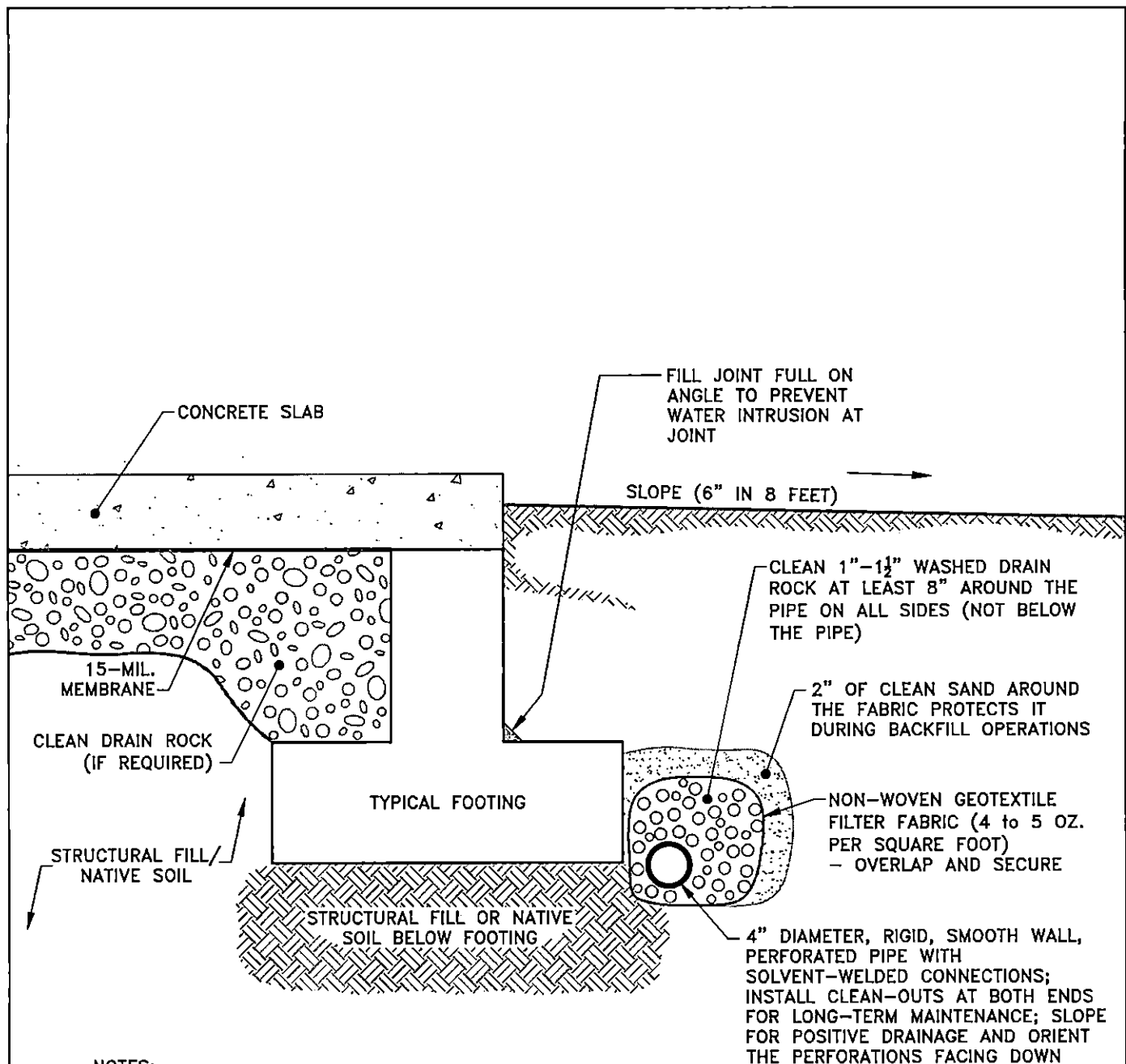
SITE PLAN

1501 N. COLLIER STREET
COQUILLE, OREGON

DATE: MAY 2024
JOB NO: 02-6407-01
REV: 5/16/2024 3:44 PM
PREPARED BY: MG3
6407 1501 N. Collier - 02- Site Plan.dwg

FIGURE:

2



NOTES:

- (1) VAPOR BARRIER TO BE STEGO INDUSTRIES 15mil STEGO WRAP OR EQUIVALENT.
- (2) CAPILLARY BREAK ROCK BELOW VAPOR BARRIER TO BE 1/4" TO 3/4" CLEAN CRUSHED ROCK OR EQUIVALENT.

FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE



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612 NW 3rd Street
Grants Pass, OR 97526

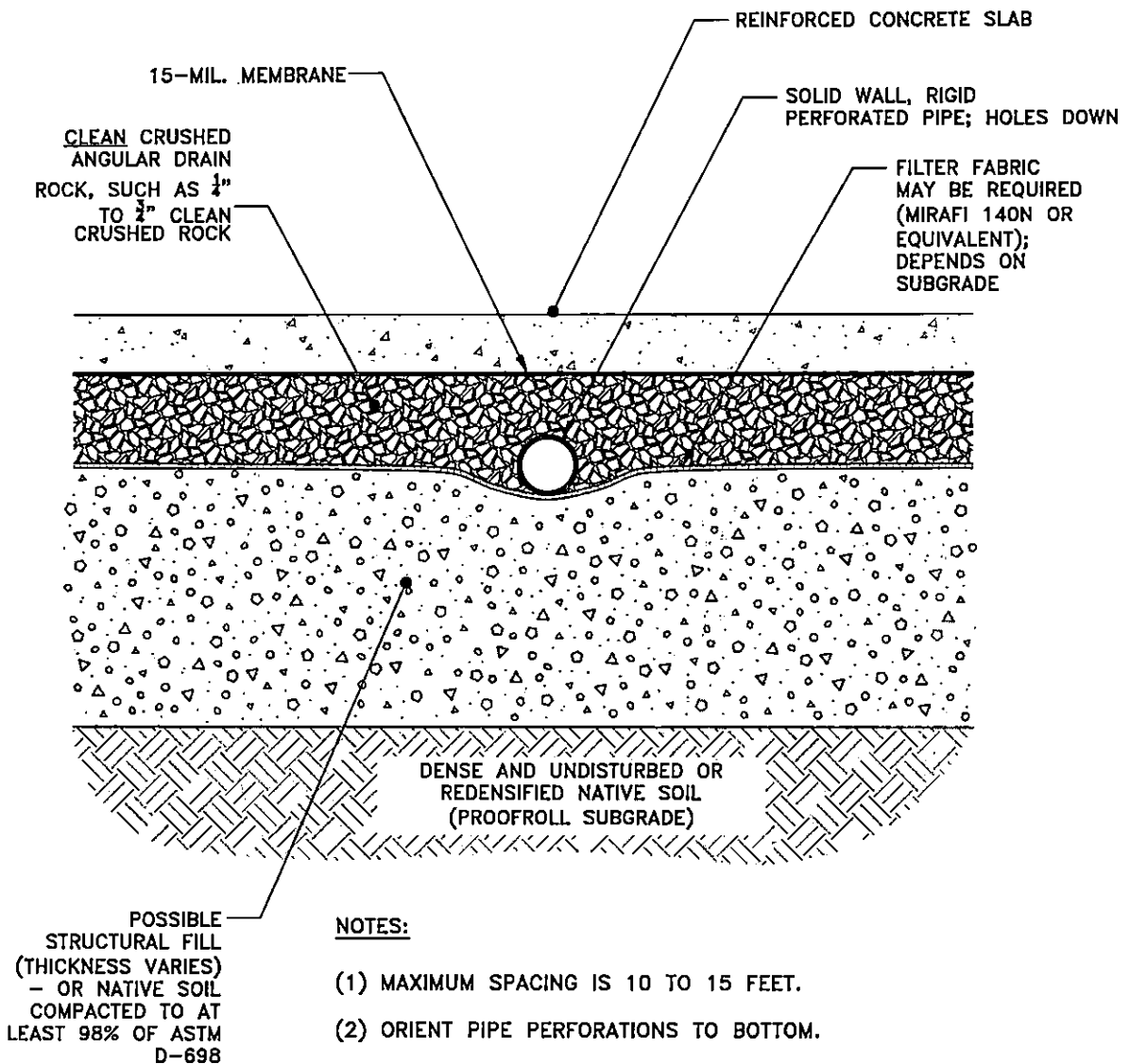
TYPICAL FOUNDATION DRAIN
SLAB ON GRADE FLOOR

1501 N. COLLIER STREET
COQUILLE, OREGON

DATE: MAY 2024
JOB NO: 02-6407-01
REV: 5/16/2024 3:26 PM
PREPARED BY: MG3
6407 1501 N. Collier - 03 - found drain slab.dwg

FIGURE:

3



NOTES:

- (1) MAXIMUM SPACING IS 10 TO 15 FEET.
- (2) ORIENT PIPE PERFORATIONS TO BOTTOM.
- (3) ASSEMBLE PIPE USING SOLVENT-WELDED CONNECTIONS.
- (4) DO NOT DRIVE OVER DRAIN LINES.
- (5) DRAIN ROCK AND STRUCTURAL FILL TO MEET SPECS. IN REPORT BODY - SLOPE PIPE TO DRAIN.
- (6) MAY REQUIRE FILTER FABRIC ON NATIVE SUBGRADE OR IF STRUCTURAL FILL IS VERY SILTY OR SANDY.
- (7) BEST VAPOR BARRIER IS STEGO INDUSTRIES 15mil STEGO WRAP (OR EQUIVALENT).

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612 NW 3rd Street
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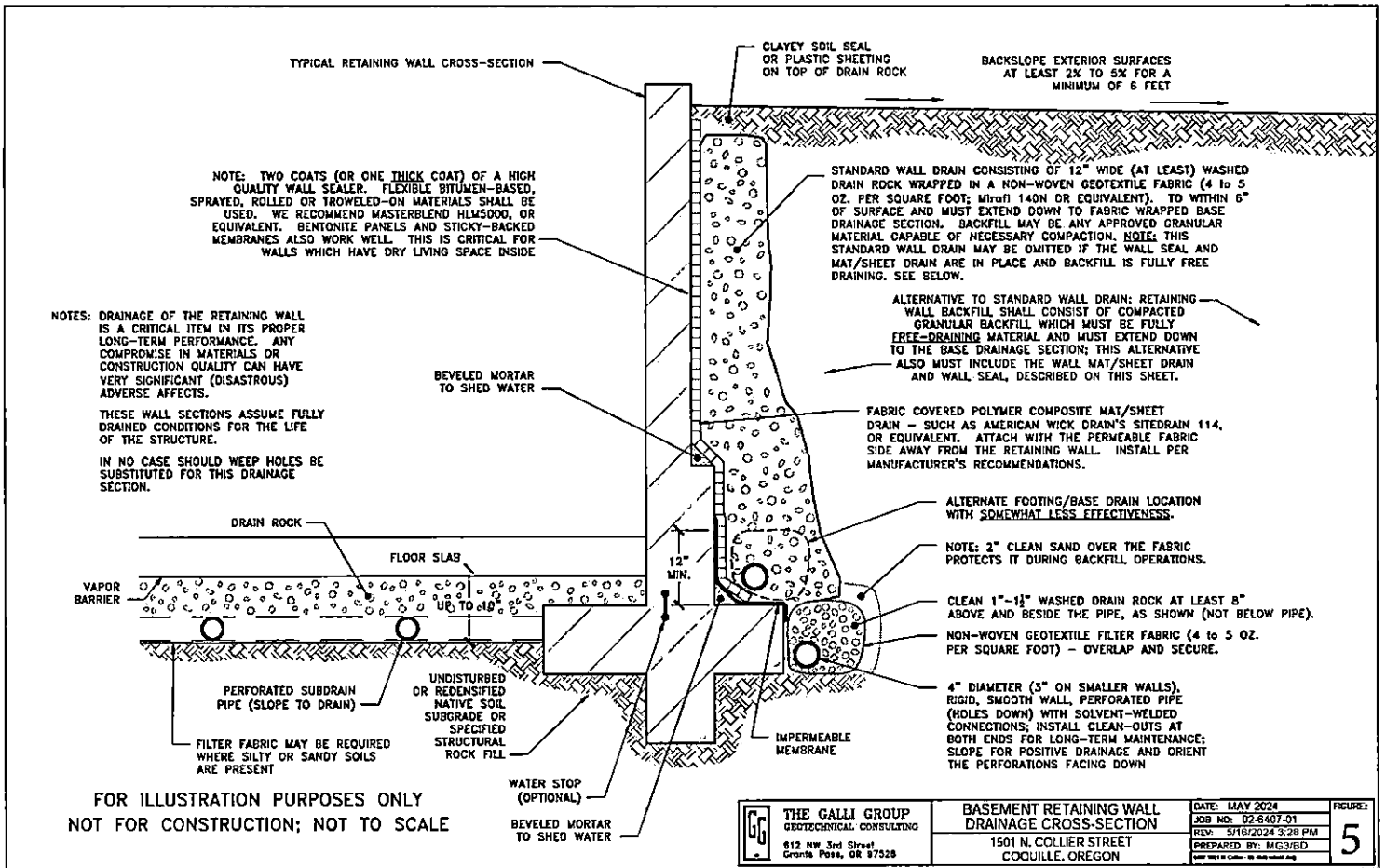
INTERIOR FLOOR SLAB
SUBDRAIN DETAIL

1501 N. COLLIER STREET
COQUILLE, OREGON

DATE: MAY 2024
JOB NO: 02-6407-01
REV: 5/16/2024 3:30 PM
PREPARED BY: MG3
6407 1501 N. Collier - 04 - slab subdrain.dwg

FIGURE:

4



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**BASEMENT RETAINING WALL
DRAINAGE CROSS-SECTION**
1501 N. COLLIER STREET
COQUILLE, OREGON

DATE: MAY 2024	FIGURE:
JOB NO: 02-6407-01	5
REV: 5/16/2024 3:28 PM	
PREPARED BY: MG3/BD	

APPENDIX A

BORING LOG

BORING LOG B1

Project: 1501 N Collier Street
 Client: Amy Walton
 Location: North side of drive way, see Figure 2 Site Plan
 Driller: TGG (Ken, Nate C.)
 Drill Rig: ATV mounted 4" diameter SSA
 Depth To Water> Initial ∇ : N/A

Project No.: 02-6407-01
 Date: 05/03/2024
 Elevation:
 Logged By: Kristen S. Pierce

At Completion ∇ :

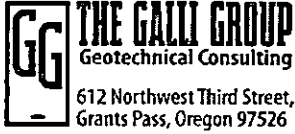
Graphic Log	USCS	Description	Depth	Sample No. and Type	NMC	Standard Penetration Test			
						N	CURVE		
							10	30	50
	FILL	Loose, gray and dark brown, clayey Gravel; with some sand and silt, organics, moist.	0 - 1.0						
	CH-MH	Stiff, dark brown, clayey Silt; with some sand and gravel, damp to moist.	1.0 - 2.5	S1	18%	9			
	MH	Stiff, brown mottled with orange and gray, clayey Silt; moist.	2.5 - 3.5	S2	35%	10			
	MH	Stiff, brown mottled with orange and gray, clayey Silt; moist.	3.5 - 4.5	Bulk	44%				
	MH	Very stiff, gray mottled with orange and red, clayey Silt; moist.	4.5 - 7.0	S3	36%	20			
	MH	Stiff, gray mottled with orange, red, and light brown, clayey Silt; moist.	7.0 - 10.5	S4	38%	14			
	MH	Stiff, light brown mottled with orange, red and gray, clayey Silt; moist	10.5 - 14.0	S5	388	14			
	MH	Stiff, orange mottled with gray, clayey Silt; with sand, moist.	14.0 - 17.5	S6	54%	11			
	MH	Stiff, orange mottled with gray, clayey Silt; with sand, moist.	17.5 - 21.5	Bulk	49%				
	MH	Hard, light brown marbled with orange, red and gray, clayey Silt; with sand, damp.	21.5 - 24.5	S7	45%	22			
		Bottom of boring at 21.5 ft. No free groundwater was encountered.	21.5						

Legend of Samplers: Grab sample SPT sample Shelby tube sample

This information pertains only to this boring and should not be interpreted as being indicative of the site.

APPENDIX B

LABORATORY TEST RESULTS



Atterberg Limits Testing ASTM D4318

Client: Amy Walton
 Project: 1501 N. Collier St.
 Job No. 02-6407-01
 Date Sampled: 5/3/2024
 Sample Location B - 1 S - 2
 Depth of Sample: 2.5' - 5.0'
 Description of Soil: **brown, clayey Silt**
 Date Tested: 5/7/2024

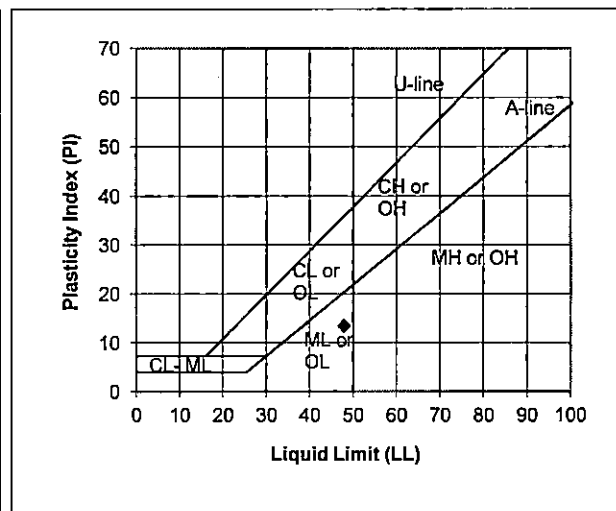
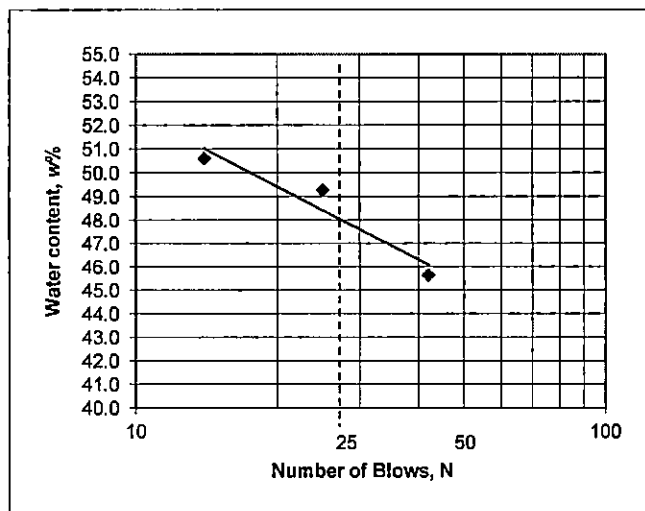
Liquid Limit Determination

	Can No.	A8	Z	A6
Wt. of wet soil + can (g)		21.08	21.34	21.03
Wt. of dry soil + can (g)		18.09	18.05	17.94
Wt. of can (g)		11.54	11.55	11.67
Wt. of dry soil (g)		6.55	6.50	6.27
Wt. of Moisture (g)		2.99	3.29	3.09
Water content, w%		45.6	50.6	49.3
No. of blows, N		42	14	25

Plastic Limit Determination

	Can No.	A3	3	5
Wt. of wet soil + can (g)		22.09	16.64	18.04
Wt. of dry soil + can (g)		20.75	15.36	16.36
Wt. of can (g)		16.92	11.61	11.59
Wt. of dry soil (g)		3.83	3.75	4.77
Wt. of Moisture (g)		1.34	1.28	1.68
Water content, w%		35.0	34.1	35.2

LIQUID LIMIT (LL)= 48
PLASTIC LIMIT (PL)= 35
PLASTICITY INDEX (PI)= 13



Tested by: Ken Perry

**Atterberg Limits Testing
 ASTM D4318**

Client: Amy Walton
 Project: 1501 N. Collier St.
 Job No. 02-6407-01
 Date Sampled: 5/3/2024
 Sample Location B - 1 S - 5
 Depth of Sample: 10.0' -11.5'
 Description of Soil: **light brown, clayey Silt**
 Date Tested: 5/6/2024

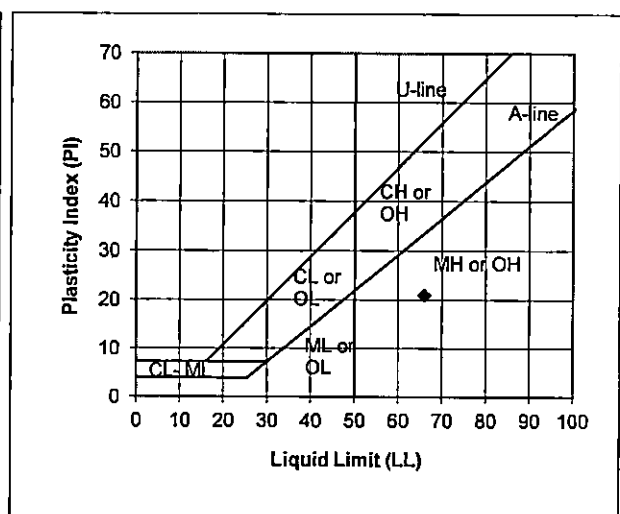
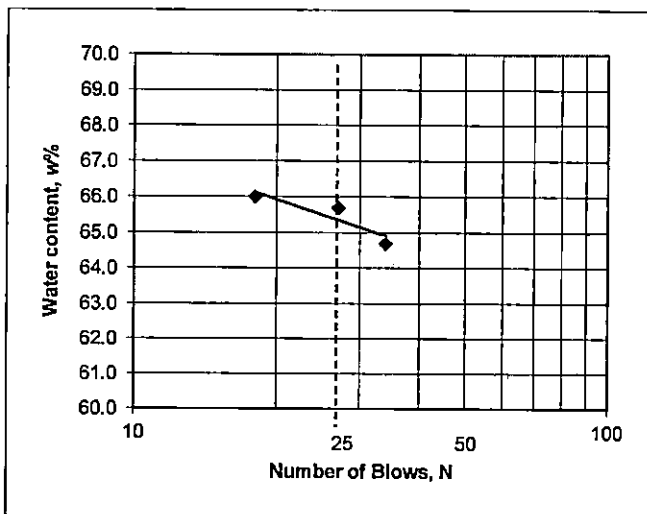
Liquid Limit Determination

	Can No. 202	4	1
Wt. of wet soil + can (g)	19.73	18.21	20.54
Wt. of dry soil + can (g)	16.56	15.57	16.94
Wt. of can (g)	11.66	11.57	11.46
Wt. of dry soil (g)	4.90	4.00	5.48
Wt. of Moisture (g)	3.17	2.64	3.60
Water content, w%	64.7	66.0	65.7
No. of blows, N	34	18	27

Plastic Limit Determination

	Can No. X	N
Wt. of wet soil + can (g)	15.94	15.57
Wt. of dry soil + can (g)	14.66	14.39
Wt. of can (g)	11.78	11.80
Wt. of dry soil (g)	2.88	2.59
Wt. of Moisture (g)	1.28	1.18
Water content, w%	44.4	45.6

LIQUID LIMIT (LL)= 66
PLASTIC LIMIT (PL)= 45
PLASTICITY INDEX (PI)= 21



Tested by: Ken Perry



THE GALLI GROUP
Geotechnical Consulting

Expansion Index Worksheet
(ASTM D4829)

Client: Amy Walton
Project: 1501 N Collier St.
Job No: 02-6407-01
Test Date: 5/6/2024
Sample Location: Test Pit Bulk
Sample Date: 5/3/2024
Description of Soil: brown, clayey Silt

Expansion Index measured (E_m):

$$E_m = \Delta H / H_{orig} * 1000$$

begin dial : 0.0298

end dial: 0.0615

E_m: 32

Weight of ring (g): 365.1
Wt. Wet sample in ring(g): 640.9
Sample Wet Weight (g): 275.81
Sample Length (in.): 1
Sample Diameter (in.): 4.01
Volume of sample (ft³): 0.007309
Sample Unit Wt. (PCF): **83.1**
Sample Dry Unit Wt. (PCF): **71.5**

Saturation (S):

$$S = (SG)(w) / \gamma_d / (SG) * 62.4 - \gamma_d$$

SG: 2.7

γ_d : 71.5

%w : 16.3

S = 32

As prepared for testing:

can no. G9
wet weight of soil + can (g) 565.85
dry weight of soil + can (g) 513.45

weight of can (g) 191.60
weight of dry soil (g) 321.85
weight of water (g) 52.40
moisture content (% of dry weight) 16.3

E₁₅₀ Calculation:

$$E_{150} = E_m - (50 - S_m) * [(65 + E_m) / (220 - S_m)]$$

E_M 32

S 32

E₁₅₀ = 23

After testing:

can no. G4
wet weight of soil + can (g) 531.70
dry weight of soil + can (g) 426.31
weight of can (g) 190.64
weight of dry soil (g) 235.67
weight of water (g) 105.39
moisture content (% of dry weight) 44.7

#4 + (dry wt.) 0

#4 - (dry wt.) 738.7

% Passing #4 Sieve = 100.0

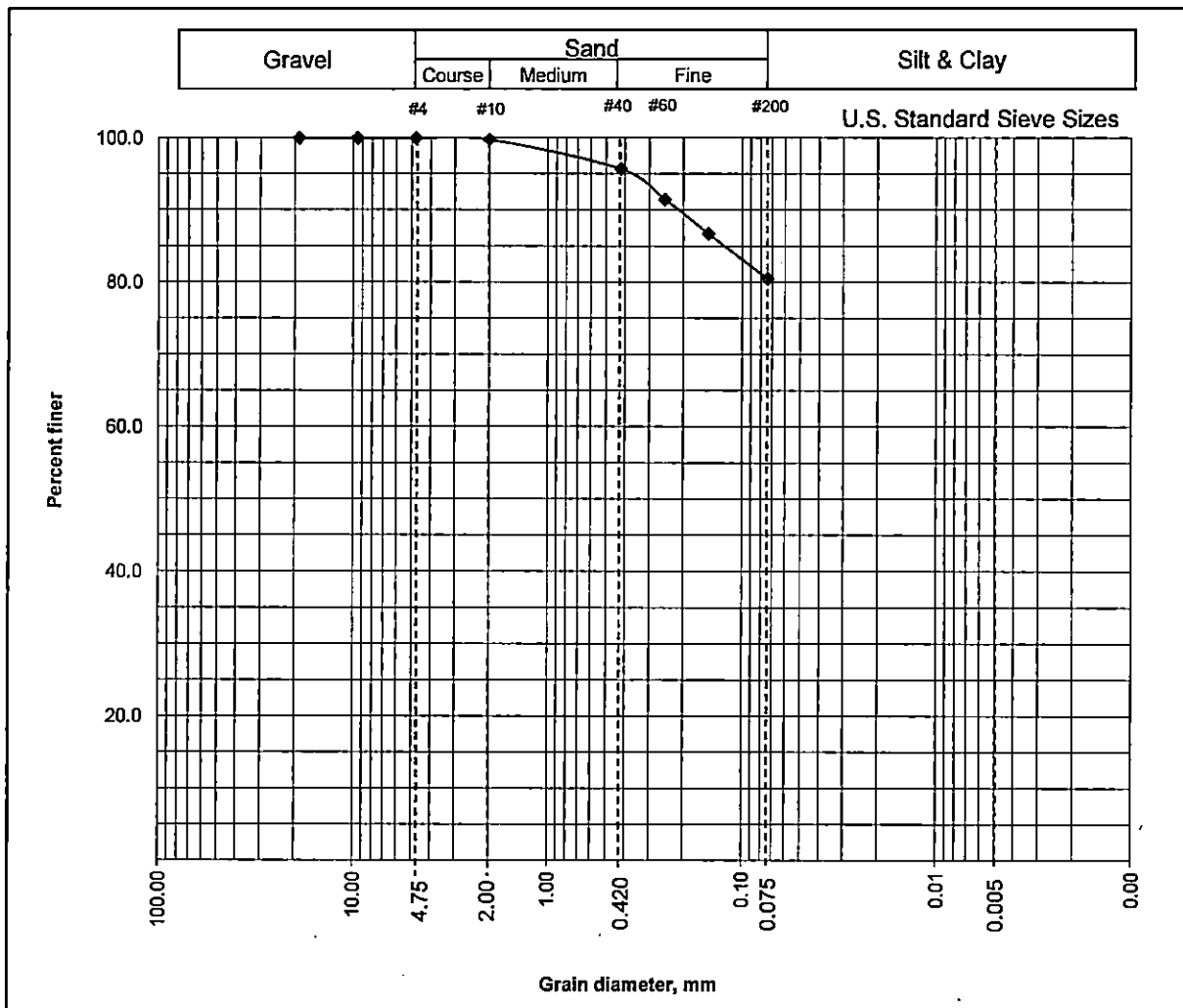
Tested By: Ken Perry



THE GALLI GROUP
Geotechnical Consulting

Washed Sieve Analysis (ASTM-D1140)

Client: Amy Walton
Project: 1501 N Collier Street
Job No: 02-6407-01
Date Tested: 5/6/2024
Date Sampled: 5/3/2024
Description of Soil: Silt/Clay with sand
Sample Location: B - 1, S - 3
Depth of Sample: 5.0' - 6.5'



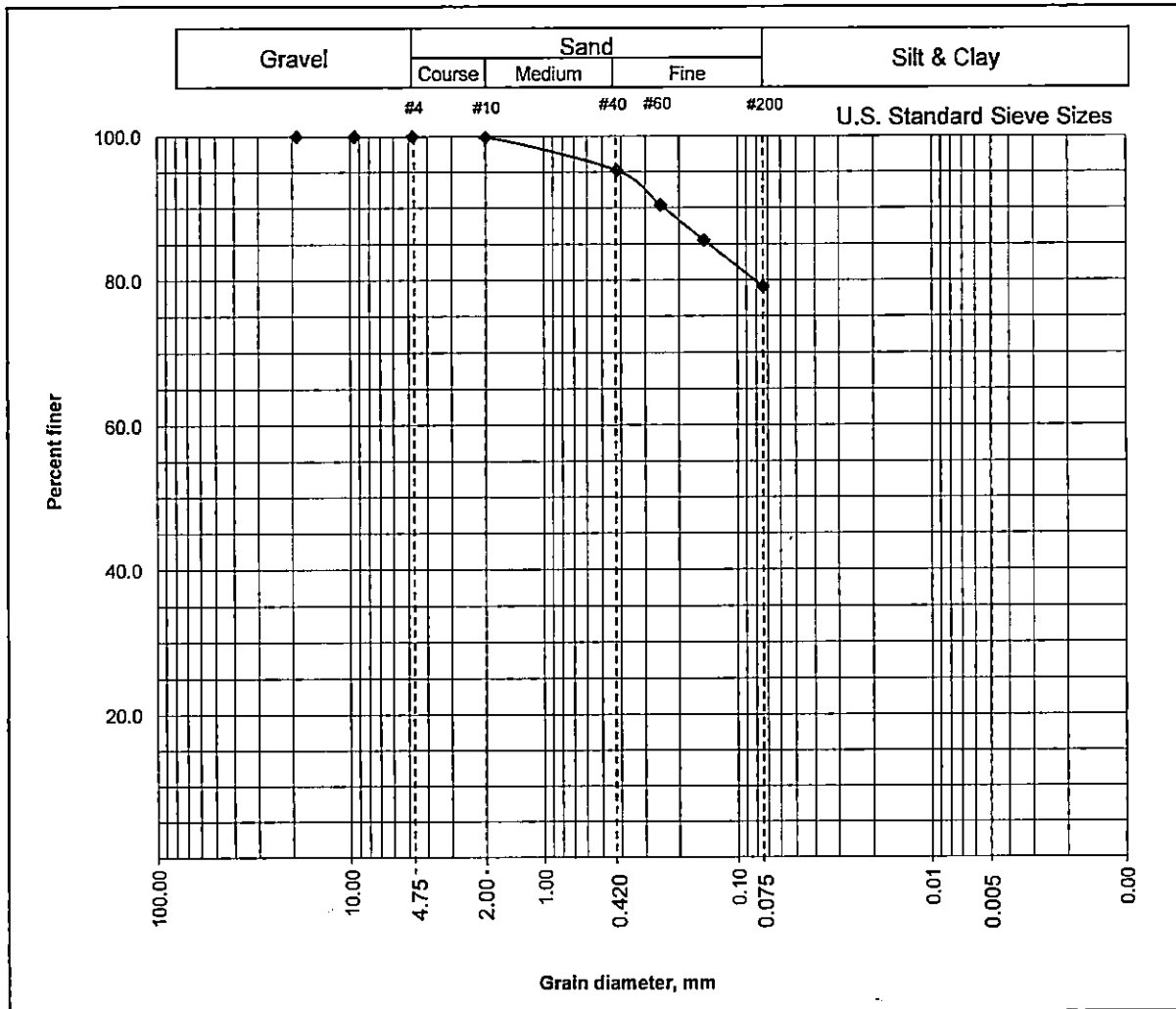
Tested by: Ken Perry



THE GALLI GROUP
Geotechnical Consulting

Washed Sieve Analysis (ASTM-D1140)

Client: Amy Walton
Project: 1501 N Collier Street
Job No: 6407
Date Tested: 5/6/2024
Date Sampled: 5/3/2024
Description of Soil: sandy Silt/Clay
Sample Location: Test Pit Bulk
Depth of Sample: 1.0'-2.0'



Tested by: Ken Perry

Driveway

From: Jason Vinyard (javinyard@co.coos.or.us)

To: lilys_haven@yahoo.com

Date: Tuesday, May 7, 2024 at 07:28 AM PDT

Your driveway has been pre-approved and sent to Planning.

Thanks,



Public Works

JASON VINYARD
ACCESS/PERMITTING SPECIALIST
COOS COUNTY ROAD DEPARTMENT
1281 W CENTRAL BLVD
(250 N BAXTER - MAILING)
COQUILLE, OR 97423
541-396-7667 OFFICE
541-551-1088 CELL
541-396-1023 (Fax)
<http://www.co.coos.or.us/roads>

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Coos County, Oregon
\$96.00

2022-08979
10/03/2022 11:09 AM
Pgs=2

WHEN RECORDED, MAIL TO:
Nationstar Mortgage LLC
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683
Loan Number 0606220986



00157051202200089790020024

Doris D. Murphy, Coos County Clerk

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

WHEREAS, AMY ST CLAIR whose address is 1501 N COLLIER ST COQUILLE, OR 97423 was the original Trustor, FIDELITY NATIONAL TITLE OF OREGON was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR SOUTH PACIFIC FINANCIAL CORPORATION DBA NORTH PACIFIC FINANCIAL CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original beneficiary under that certain Deed of Trust dated 07/01/2011 in COOS County, Oregon, under Doc # 2011 5410, recorded on 07/08/2011.

Property is commonly known as: 1501 N COLLIER STREET, COQUILLE, OR 97423.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes Dave Smith, as Trustee under said Deed of Trust and directs said Dave Smith to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated on 9/17/2022 (MM/DD/YYYY)
NATIONSTAR MORTGAGE LLC DB/A MR. COOPER

By: K. Eisele
Kostadina Eisele VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on 9/17/2022 (MM/DD/YYYY), by Kostadina Eisele as VICE PRESIDENT of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Karin Chandias
Karin Chandias
Notary Public - STATE OF FLORIDA
Commission Expires: 07/28/2023



KARIN CHANDIAS
Notary Public - State of Florida
Commission # GG 359792
My Comm. Expires Jul 28, 2023
Bonded through National Notary Assn.

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
NSMRC 433954338 MRC DOCR T022209-11:31:13 [C-2] RCNOR1



D0097253784

Loan Number 0606220986

Dave Smith whose address is 1754 Willamette Falls Dr. West Linn, OR 97068, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 9/19 /2022 (MM/DD/YYYY)

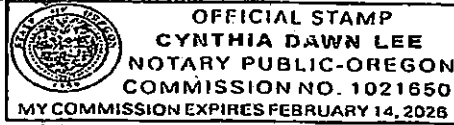
smith

By: _____, as Trustee

Dave Smith Trustee
Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068

STATE OF OREGON COUNTY OF CLACKAMAS
This instrument was acknowledged before me on 9/19 /2022 (MM/DD/YYYY) by Dave Smith as Trustee of Dave Smith (H/she/they is/are) personally known to me.

Cynthia Dawn Lee
Notary Public - State of OREGON
Commission Expires: 2/14/2026



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
NSMRC 433954338 MRC DOCR T022209-11:31:13 [C-2] RCNOR!

PAGE (2 of 2)



D0097253784

[Faint, illegible text and markings]

mr.
cooper
CHANGING THE FACE OF HOME LOANS

8950 Cypress Waters Blvd.
Coppell, TX 75019

10/19/2022



2388 1.MB 0.515 T7 P1 AUTO 581660.3-NNNNNN-39579728

AMY ST CLAIR
1501 N COLLIER ST
COQUILLE OR 97423

581660.3-2388.1

