



25 August 2022

James Hanson  
705 Ohio Avenue NE.  
Bandon, OR 97411

Re: Residential Geotechnical Study Report Addendum  
360 2<sup>nd</sup> Street SW. Bandon, OR 97411  
Project # 30409.03

Mr. Hanson,

As requested, Pinnacle Engineering, Inc. (PEI) has conducted a review of the Geologic Assessment Review, Completeness Review Form by the City of Bandon Planning Department. The purpose of our review was to provide additional language to satisfy City of Bandon Planning Department requirements for the previously prepared Geologic Report titled "Residential Geotechnical Study Report – 360 2<sup>nd</sup> Street SW. Bandon, OR 97411" dated 4/07/2022.

#### **Preparer Statement**

The above referenced Geologic Report was prepared and is consistent with standard geologic practices and contains applicable provisions of "Guideline for Preparing Engineering Geologic Reports", 5/30/2014.

The report is valid for a period of five years from the date of preparation. No extensions to this timeline shall be granted.

All of the applicable content requirements of subsection 17.78.040 have been addressed in the report or are not applicable to the review.

#### **Erosion Control Measures**

The following erosion control measures shall be employed:

- 1) Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one time during construction.
- 2) Development plans shall minimize cut or fill operations so as to prevent off-site impacts.
- 3) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
- 4) Permanent plantings and any required structural erosion control and drainage measures shall be installed as soon as practical.

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- 5) Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary.
- 6) Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching, seeding, planting, or armoring with rolled erosion control products, stone, or other similar methods.
- 7) All drainage provisions shall be designed to adequately carry existing and potential surface runoff from the twenty year frequency storm to suitable drainageways such as storm drains, natural watercourses, or drainage swales. In no case shall runoff be directed in such a way that it significantly decreases the stability of known landslides or areas identified as unstable slopes prone to earth movement, either by erosion or increase of groundwater pressure.
- 8) Where drainage swales are used to divert surface waters, they shall be vegetated or protected as necessary to prevent offsite erosion and sediment transport.
- 9) Erosion and sediment control devices shall be required where necessary to prevent polluting discharges from occurring. Control devices and measures which may be required include, but are not limited to:
  - a) Energy absorbing devices to reduce runoff water velocity. Straw waddles and check dams are effective at reducing runoff velocity.
  - b) Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule.
  - c) Dispersal of water runoff from developed areas over large undisturbed areas.
- 10) Disposed spoil material or stockpiled topsoil shall be prevented from eroding into streams or drainageways by applying mulch or other protective covering; or by location at a sufficient distance from streams or drainageways; or by other sediment reduction measures.
- 11) Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, site monitoring and clean-up activities.

## Limitations

The referenced site observations were performed for you, at your request and were conducted specifically within the building pad. There are no intended third-party beneficiaries to this report. Subsequent users of this report should be so notified.

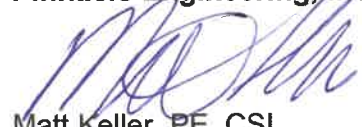
Our conclusions are based on the actual areas observed. Our firm warrants only that our methods of analysis and conclusions conform to currently accepted practice of other engineering and geotechnical engineering professionals of similar experience employed on engagements of similar complexity in the area at the time of service. No other warranty is expressed or implied.

The analyses, conclusions and recommendations contained in this report addendum are based on site conditions as they presently exist and assume that the foundation soils are typical of those discovered during the geotechnical exploration. If, during construction, subsurface conditions different are observed or appear to be present beneath any excavation, we should be contacted immediately so that we can review these conditions and reconsider our recommendations where necessary.

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We appreciate the opportunity to assist you on your project. If you have any questions or, if we may be of further assistance, please do not hesitate to contact us.

**Pinnacle Engineering, Inc.**



Matt Keller, PE, CSI.  
Registered Geotechnical Engineer  
President

MKH/MRK



EXPIRES: 6-30-23

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