

Dana Nichols

From: Dana Nichols
Sent: Tuesday, July 5, 2022 1:48 PM
To: Dave Reed
Cc: Public Works
Subject: FW: O Beach Loop Drive

Greetings Dave,

See below for what we've received from our City Engineer regarding your project. I understand the Hearings Officer is requiring a plan to show how you'll mitigate drainage on-site and I am happy to review (and send to Steve and Tim) any new documents or proposals you have come up with. Please let me know how I can be helpful to you.

All the best,
Dana

From: S Major <smajor@dyerpart.com>
Sent: Thursday, June 30, 2022 10:51 AM
To: Dana Nichols <dnichols@ci.bandon.or.us>
Subject: RE: O Beach Loop Drive

Wetwell and sump pump but not sure where they would pump to. Steve

From: Dana Nichols <dnichols@ci.bandon.or.us>
Sent: Thursday, June 30, 2022 10:22 AM
To: S Major <smajor@dyerpart.com>
Cc: Public Works <publicworks@ci.bandon.or.us>
Subject: RE: O Beach Loop Drive

Steve,

Thanks for your input. They are going to place the house on pilings because they can't bring in fill due to soil conditions and nearby wetlands. Is there another option besides a drywell to mitigate drainage issues in the winter months?

Thanks!
-Dana

From: S Major <smajor@dyerpart.com>
Sent: Thursday, June 30, 2022 10:08 AM
To: Dana Nichols <dnichols@ci.bandon.or.us>
Cc: Public Works (publicworks@ci.bandon.or.us) <publicworks@ci.bandon.or.us>
Subject: RE: O Beach Loop Drive

Dana,

Tim and I have been reviewing a site development at 9th and Beach Loop Drive. Just reviewed the attachments for this site and have several concerns based on the geotechnical report.

1. Need to fill a minimum of two feet to get above the 100 year flood plain.
2. Site is saturated during high rainfall events.
3. Ground water two feet below finish grade.

Do not think a dry well will perform as needed during wet weather months. Groundwater will greatly reduce the capacity of the dry well. Raising the site could potentially push surface water onto adjoining properties. Property owner to the south already complains to the City that the City is creating flooding issues on his property. Please review and let me know if you have any questions.

Thanks
Steve

From: Dana Nichols <dnichols@ci.bandon.or.us>
Sent: Wednesday, June 29, 2022 12:16 PM
To: S Major <smajor@dierpart.com>
Cc: Public Works <publicworks@ci.bandon.or.us>
Subject: RE: O Beach Loop Drive

Steve,

I believe this is what Tim has been talking to you about? There is a drywell plan for the property that may have required your review. I've cc'd Tim on the email as well as I have not spoken to Megan or other members of the applicant team about this.

Best,
Dana

From: S Major <smajor@dierpart.com>
Sent: Wednesday, June 29, 2022 12:01 PM
To: Dana Nichols (dnichols@ci.bandon.or.us) <dnichols@ci.bandon.or.us>
Subject: O Beach Loop Drive

Dana,

Below is a copy of part of an e-mail I received from Megan Lawrence regarding the above subject property.

My apologies for reaching out to you directly, we've had difficulty getting information from the City of Bandon and are eager to keep the ball rolling.

I'm working with Dave Reed and the property owner of "O Beach Loop Drive" (29S-15W-01BB/TL 2000) ((vacant lot next to the Lively beach house)), who would like to build a single family dwelling on the lot. Dave submitted a planning application for zoning compliance and a geologic assessment review last March and received approval from the City in May. However, the application was appealed by a neighbor with drainage concerns, and the appeal hearing yesterday resulted in a continuance, with the Hearings Officer requiring an Erosion Control Plan and addendum to the Geotechnical Report to extend the validity of the report from two years to five.

We are working with Eric Oberbeck to provide those documents to the Hearings Officer, but it came to my attention that you may not have reviewed this application before it received approval from the Planning Department. In the spirit of getting through the process, I'm wondering if there's any information we (the applicant team) can provide you, or if you have any comments or requirements for us to incorporate into our plans.

Is there anything needed from my end on this proposed development?

Thanks
Steve