



501 E First Street
Newberg, Oregon 97132
phone 503-554-9553
fax 503-537-9554

August 3, 2023

Mr. Dan Emerson
City of Rockaway Beach
PO Box 5
Rockaway Beach, OR 97136

RE: Lake Lytle Estates Units 4, 5, 6, & 7 Application Material

Dear Dan,

HBH has received and reviewed the tentative development plans for the Lake Lytle Estates Units 4, 5, 6, and 7 dated March 20, 2023. After a thorough review of the application materials, HBH does not feel the materials submitted constitute a complete application. Comments provided in this letter are broken into two separate sections. The first section describes the areas that constitute an incomplete application. The second section details further questions and concerns HBH has with the submitted plans.

Incomplete Information

General

1. An Engineer's Estimate for public improvements will be required for each phase for bonding and for factoring the plan review fee, check with planning for further details.
2. Provide a phasing plan for each phase depicting how pedestrian and traffic circulation and utility extensions will be provided.
3. Add scales and north arrows to each sheet in accordance with City requirements.
4. Provide a traffic study for the subdivision and NE 12th Ave.
5. Provide a study of the impacts to the NE 12th Ave Bridge as well as provide an analysis of bridge structural capacity.
6. Provide topographic survey stamped by a professional licensed surveyor (PLS).

Streets:

1. Provide a preliminary profile of the streets, including extensions for 200' past the project on all streets. Include vertical curves, etc. for review. Show large culverts in the profiles.
2. Extend Tillamook Avenue full street improvements to the southern edge of the property. Extend the pavement north to Charlotte Street. Show culvert size on the north end. City Engineer to review existing pavement from Charlotte Street south to site determine ability to handle traffic.
3. Extend Necarney improvements to the north end of the existing cul-de-sac. Show size of culvert on the north end.

4. Add stationing to roads and identify between what stations the road sections will be used at.
5. It is difficult to tell from drawings, but it appears some sidewalks extend beyond ROW lines. Provide easements for the sidewalks on public street sections that expand outside the right-of-way.

General Utilities:

1. Provide easements for utility extensions east of Necarney Street to the UGB.
2. Provide pipe inverts for the storm crossing at the north end of Tillamook Avenue. This crossing could have several utility conflicts dramatically impacting the design. Please provide the same for Necarney Street crossing.

Storm:

1. Provide a storm drainage study including basin map and flow rates.
2. It appears that there is a creek/ditch at the south end of Necarney Street that crosses under the sidewalk and through Block 20, Lot 5. Please identify and include its impact to the roadway and utilities/lots. Does this need piping? Setbacks?
3. Please address how roof drains will be piped for lots 19 through 21, block 12, and lots on the west side of Necarney Street. (Our concern is discharging onto the property on the downhill side).
4. Provide a cross section and plan view of the proposed swales including in tract 3 & 4. The west water quality swale is located on contour elevation 21±. The cul-de-sac is also at elevation 21±. How will the grading of a water quality swale work in this location? What is the outlet elevation to the wetlands? Could potentially switch the tract with lot 9, 10, or 11 and maybe work.

Sanitary Sewer:

1. The proposed sewer system does not connect to any existing sanitary sewer. Are pump stations being proposed? Will grinder pumps be utilized on each lot? Is the sewer system proposed to connect to the existing manhole at the intersection of Lake Blvd and Smith St by boring under the wetland? No information has been provided to determine if this is feasible. Assuming the plans are utilizing a 1" = 60' scale (actual scale not listed on the utility plans), this would approximate the length of sewer main at approximately 650 ft, which is longer than the City's equipment can clean. The maximum length between manholes is 500'. The alignment of a potential bore does not align with the existing sewer manhole. This must be changed. Provide sewer inverts, rim elevations, and a few existing ground shots across the wetlands (to review against frac-outs). The sewer line shall be in a casing. The sewer bore option will need a public sewer easement with DSL/COE approval. If gravity sewers are proposed, provide preliminary profiles with slopes.
2. An all-weather access shall be provided to all sewer manholes located in the easement or ROWs. Extend the maintenance road and easement beyond the sewer manhole at least 5'.
3. A new Lake Lytle Pump Station and force main to 6th Street will be required as a condition of the first phase. Please submit a pre-design report.
4. Provide preliminary sewer inverts at manholes. How will lots south of this subdivision be served? Do we need sewer stubs between lots on Florence Street?

Water:

1. Provide 1,000 gallon per minute (GPM) fire flow @ 20 psi residual pressure at all locations in the system. This will likely require improvements to waterlines off-site and may require a new booster pump station and treated water reservoir as the area has low pressure.
2. Label existing waterline sizes.

Private Utilities/Street Lights:

1. Street lighting is not shown on the plans. Please add a lighting plan and ensure lighting is provided by the pedestrian path.

Additional Comments

General:

1. The wetland in the common space must have concurrence from DSL/COE. Permits must be obtained prior to approval of the construction drawings. This may have been turned in for review to DSL in 2008. Please submit a current approval from DSL.
2. Please provide a geotechnical report covering roadway construction including wet weather sections and fills on the lots.
3. All lots must be numbered sequentially throughout the subdivision. Verify this with the County Surveyor.
4. Utility line locations shall conform to City standards. An exhaustive review has not been provided in the preliminary plat review. We recommend a pre-design conference for confirmation of mainline locations prior to beginning the final design.
5. Will the PUE impact the east stormwater quality swale?
6. All design shall be to City Standards unless a variance to the Technical Standards is requested and granted.
7. A DEQ 1200C permit must be obtained for the grading prior to Construction.
8. Final design will require additional survey in the roadway, extensions, and drainage areas. The survey as presented appears to not extend at all into the wetlands or into the existing roads.

Streets:

1. The public street sections presented will require a variance request. Minor changes may be required but a variance would generally be supported.
2. The HOA shall be responsible for maintaining the pedestrian trails.
3. Construct sidewalks and directional ADA ramps on all public frontage areas.
4. Provide information on the pavement section for the pedestrian trails. The detail calls out a 6' pavement path, but does not identify any asphalt at all. Increase the rock section to 6" and ensure positive drainage away from the trail.
5. On the 32' Public Street Section on Francis Ct.
 - a. Reduce the swale width to 4' such that it is entirely in the ROW.
 - b. Maximum depth of swale to be 6"
 - c. Swale construction is to be per City Standards.
6. Street barricades shall be placed at the end of the phases and southern end of Necarney Street.
7. Use curb and gutter on street sections per City Standards.

8. There is no Class 'C' pavement anymore. Please follow ODOT design for pavement callouts per City Standards.
9. Modify the easement description on the 32' Public Street section for Florence Street and Troy Street to include utility/road construction. This allows the repairs of the sidewalk.

Water:

1. Obtain approval of the fire hydrant locations from the Fire Marshall.

Private Utilities/Street Lights:

1. The north end, west side of Tillamook Avenue has a section where no PUE is shown. Please add the PUE. Note that there may be wetland impacts in this area.

Storm:

1. The Storm Water quality tracts shall be maintained by the Homeowner's Association.

Sincerely,
HBH Consulting Engineers, Inc

Andrey Chernishov
Assistant City Engineer