

ONION PEAK DESIGN

11460 Evergreen Way Nehalem OR 97131

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Vito Cerelli

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Re: Building Height & Lot Coverage for 4N 10 30 BB Tax Lot 3400, Clatsop County, Oregon.

At your recent request, our firm has determined the average grade and lot coverage of the proposed addition.

The average grade was calculated using the existing ground elevations at the 4 principal corners of the existing buildings as per Clatsop County Land and Water Development Use & Code Section 1.0500.

Elevations have been rounded to the nearest tenth and are based upon NAVD 1988.

House Building Corner Elevations:

NW NE SE SW
 $50.4' + 54.0' + 53.8' + 49.5' = 207.7'$

Average Grade: $207.7' \div 4 = 51.9'$

Maximum Building Height = 18.0'. Maximum Building Elevation: $51.9' + 18.0' = 69.9'$.

-See Clatsop County Ordinances to confirm building height allowances.

The above described building height and grade calculations are based solely on the Clatsop County Ordinances and do not take into consideration any deed restrictions that may affect the subject property.

Lot Coverage

Per Clatsop County Land and Water Development Use & Code Section 4.0640 (D), the maximum lot coverage is 40%. The square footage of the subject property is +/-8600 sq. ft. Current building = 2293 sq. ft. Building after proposed addition = 3058 sq. ft.

Current Lot Coverage = $2293/8600 = 27\%$.

Proposed Lot Coverage = $3058/8600 = 36\%$

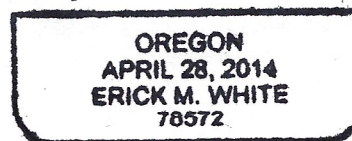
Sincerely,

Onion Peak Design

Erick M. White, PLS 78572
Survey Manager



Erick M. White



RENEWS: 03/30/20 26