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November 21, 2018

TLM Holdings LLC
14355 Keil Road NE
Aurora, OR 97002

To whom it may concern:

SUBJECT: Aurora Airport Business Center

Enclosed are the flow test report and water quality analysis for the well at the Aurora Airpark Business Center.

The well is a high volume producing well with good water quality. The testing has revealed the presence of arsenic above the maximum contamination level set by the Environmental Protection Agency. We have designed a pump and filtration system that will provide adequate flow and water quality necessary for the site. All maintenance and service would come under our maintenance agreement and we would provide a certified water systems operator.

Best regards

MIKE LOWRIE
Owner & President

encl

Stormwater:

This project consists of additional hangers, a shop, and office space adjacent to the east side of the Aurora State Airport, in Aurora OR. The existing 16.45 AC site has previously been a fully developed church camp under a prior conditional use permit with Marion County. The proposed development will require a drainage system for detention that follows the pre-established design criteria developed specifically to accomplish the detention requirements of Marion County. The design of detention facility will provide geometric characteristics for taxiways that accommodate special grading requirements for aircraft. Specifically, cross slopes and longitudinal slopes of taxiways shall be limited to around 1.0% maximum to ensure adequate aircraft maneuverability and operational safety.

The proposed runoff will discharge into an existing conveyance ditch along Airport Road NE. This project will require an analysis on this ditch to ensure that the ditch has adequate capacity for the contributing drainage basin. The proposed development will be required to demonstrate the compliance of the proposed drainage improvements with Marion County Public Works-Land Development Engineering Requirements. The post-developed 10-yr runoff rate will need to be limited to the existing 5-yr runoff rate with the Rational methodology (using ODOT hydraulics Manual and Marion County IDF Curves).

Overall, we believe that proposed development is feasible and will comply with all of the requirements detailed above. The requirements for this site can be met with a similar approach to the Southend Airpark to the west. To meet the flow control requirements the site will use a combination of strip drains and surface ponding. An overflow would be provided to limit the amount of ponding and convey the storm water to the existing ditch along Airport Road NE. The capacity of the ditch, and the culverts crossing under Keil Road and Airport Road, will need to be evaluated but appears to be similarly sized as the ditch along Keil road and is likely that it will have enough capacity for the additional 16.45 AC Basin.

Fire Water:

In 2002, stakeholders in the Aurora State Airport worked to establish the Aurora Airport Water Control District (AAWCD). This has been established as a recognized Municipal Corporation, with the primary purpose of constructing, operating, and maintaining a fire suppression system. The system was operational in 2004, and serves all the Airport properties except Columbia Helicopters (north end of airport) and Helicopter Transport Services (south of the AABC development).

The Aurora Airport Business Center is east of and immediately adjacent to the current AAWCD service area. Existing 10" and 8" water mains are within close proximity to the project perimeter, and 2 points of connection have been preliminarily identified-see the attached preliminary water system plan.

The AAWCD will require the Business Center to annex to the AAWCD District. The AAWCD system, delivering only fire suppression water, has adequate capacity and capability to serve the proposed development.

Potable Water:

The site has existing potable water wells that will be used for potable water on the site.

Electrical Service:

Electrical service will be provided by PPL overhead lines on Airport Road.