

TENTATIVE
RIVERVIEW MEADOWS PHASE 2
 LOCATED WITHIN TRACT 'B' OF "RIVERVIEW
 MEADOWS PHASE 1" AND THE N.W. 1/4 OF
 SECTION 23, T.03N., R.10W. W.M
 TILLAMOOK COUNTY, OREGON

RECEIVED
 FEB 04 2026
 BY: County App. S

APPROVALS:

EXAMINED AND APPROVED BY THE FOLLOWING:

TILLAMOOK COUNTY SURVEYOR _____ DATE _____

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2026

TILLAMOOK COUNTY TAX COLLECTOR _____ DATE _____

TILLAMOOK COUNTY ASSESSOR _____ DATE _____

TILLAMOOK COUNTY COMMISSIONER _____ DATE _____

TILLAMOOK COUNTY COMMISSIONER _____ DATE _____

TILLAMOOK COUNTY COMMISSIONER _____ DATE _____

TILLAMOOK COUNTY PLANNING COMMISSION CHAIRPERSON _____ DATE _____

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RIVERVIEW MEADOWS DEVELOPMENT LLC IS THE OWNER OF THE LAND DEPICTED HEREON, AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED PLAT OF "RIVERVIEW MEADOWS PHASE 2" AS DESCRIBED IN THE ACCOMPANYING SURVEYORS' CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, LOTS 21-94 AND TRACTS 'D', 'E', AND 'F', BEING OF THE DIMENSIONS SHOWN HEREON AND ALL STREETS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY CREATE AND ESTABLISH PRIVATE EASEMENTS AS SHOWN, NOTED, OR STATED ON SAID MAP FOR THE USES INDICATED, DOES HEREBY GRANT ALL PUBLIC EASEMENTS AS SHOWN, NOTED, OR STATED ON SAID MAP, AND DOES HEREBY GRANT TRACT 'D', DEDICATED TO THE PUBLIC, AND THE CITY OF NEHALEM. THE DECLARANT DOES FURTHER STATE THAT THE PROPERTY PLATTED HEREIN IS SUBJECT TO PLAT RESTRICTIONS AS NOTED, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

CAREY M. SHELDON
 MEMBER, RIVERVIEW MEADOWS DEVELOPMENT LLC

ACKNOWLEDGMENTS

STATE OF OREGON }
 COUNTY OF TILLAMOOK } S.S.

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS _____ DAY OF _____ 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CAREY M. SHELDON, A MEMBER OF RIVERVIEW MEADOWS DEVELOPMENT LLC, WHO BEING DULY SWORN, DID SAY THAT HE WAS THE IDENTICAL PERSON NAMED ON THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS EXECUTED ON HIS BEHALF AND HIS SIGNATURE IS AFFIXED TO SAID INSTRUMENT AND IS OF HIS FREE AND VOLUNTARY ACT.

NOTARY PUBLIC FOR THE STATE OF OREGON, SIGNATURE

PRINTED NAME _____
 MY COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

SHEET 1 OF 6
 MAP: 03N-10W-23-B; T.L.: 03600
 ZONING: CITY OF NEHALEM MIXED DENSITY RESIDENTIAL (RM)
 TILLAMOOK COUNTY D.C.D. PERMIT #851-____-PLNG

SURVEYOR'S CERTIFICATE

I, MACKENZIE C. WYNTERGREEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, (LOTS 21 THROUGH 94, TRACTS D, E & F, AND THE CENTERLINES AND RIGHT-OF-WAY LINES OF COLTLEE DRIVE, KINLEE DRIVE, RIVERVIEW DRIVE, MEEKA DRIVE, AND PLUTO DRIVE), THE TRACT OF LAND REPRESENTED ON THE ATTACHED SUBDIVISION PLAT OF "RIVERVIEW MEADOWS PHASE 2", BEING THE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN INSTRUMENT #2021-08657 T.C.D.R. RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: COMMENCING AT A 3" BRASS DISC AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 OF TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 23, SOUTH 88°34'19" EAST, 1,643.96 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351", BEING THE TRUE POINT OF BEGINNING, AND THE INITIAL POINT;
 THENCE LEAVING SAID NORTH SECTION LINE, SOUTH 23°06'13" EAST, 953.14 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE SOUTH 05°07'18" WEST, 681.54 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 1205";
 THENCE SOUTH 21°06'40" WEST, 118.25 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 1205";
 THENCE SOUTH 10°16'36" WEST, 45.13 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 1205";
 THENCE SOUTH 11°49'17" WEST, 53.45 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE SOUTH 89°43'53" WEST, 186.66 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 70°55'20" WEST, 50.02 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351", AND THE BEGINNING OF A 75.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;
 THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°56'13" (THE LONG CHORD OF WHICH BEARS NORTH 11°27'26" EAST, 24.68 FEET), 24.79 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 01°59'20" EAST, 70.59 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 58°47'22" WEST, 354.09 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 52°26'52" WEST, 58.65 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 38°15'19" WEST, 45.85 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 15°15'15" WEST, 105.41 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 07°49'57" EAST, 149.18 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 88°33'47" EAST, 70.40 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 01°14'01" EAST, 93.04 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351", AND THE BEGINNING OF A 20.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°54'06" (THE LONG CHORD OF WHICH BEARS NORTH 43°33'45" WEST, 28.26 FEET), 31.38 FEET TO A 5/8" REBAR W/YPC STAMPED "PLS 2351";
 THENCE NORTH 01°34'30" EAST, 50.00 FEET TO A 5/8" REBAR;
 THENCE NORTH 01°16'30" WEST, 990.82 FEET TO THE NORTH LINE OF SECTION 23 OF TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, WHICH A 5/8" REBAR W/YPC STAMPED "HLB INC." BEARS SOUTH 01°16'30" EAST, 0.18 FEET;
 THENCE ALONG SAID NORTH SECTION LINE, SOUTH 88°34'19" EAST, 327.99 FEET TO THE TRUE POINT OF BEGINNING, BEING THE INITIAL POINT.

CONTAINING 951,370 SQUARE FEET, 21.84 ACRES, MORE OR LESS.

NARRATIVE

THIS PLAT WAS CREATED AT THE REQUEST OF THE PROPERTY OWNER TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN INSTRUMENT #2021-08657, T.C.D.R. PURSUANT TO THE CLIENT'S INSTRUCTIONS AND AS APPROVED BY THE TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PERMITS NUMBER 851-____-PLNG.

THE FOUND MONUMENTS AND THE BOUNDARY RESOLUTION PREVIOUSLY PERFORMED DURING "RIVERVIEW MEADOWS PHASE 1" SUBDIVISION, PER C-582 T.C.S.R. WERE HELD FOR THE EXTERIOR BOUNDARY OF THE PARENT TRACT, AND FOR THE BASIS OF BEARING.

ALL MONUMENT TIES AND MEASUREMENTS WERE PERFORMED UTILIZING AN O.P.U.S. ADJUSTED CONTROL POINT AND 2 LEICA GS14 GNSS RECEIVERS AS A BASE-ROVER R.T.K. PROCEDURE. REDUNDANT OBSERVATIONS WERE TAKEN, WITH FIXED POSITIONS BEING RE-INITIALIZED IN BETWEEN MEASUREMENTS. WHERE TERRESTRIAL METHODS WERE NEEDED, A LEICA TS15 ROBOTIC TOTAL STATION WAS USED, AND CLOSED TRAVERSES WERE PERFORMED. A LEICA CS15 DATA COLLECTOR RUNNING LEICA VIVA SMARTWORX WAS USED THROUGHOUT THE SURVEY.

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON }
 COUNTY OF TILLAMOOK } S.S.

I, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON, AND THAT THIS SUBDIVISION PLAT IS THE FULL, COMPLETE, AND TRUE COPY OF THE ORIGINAL PLAT OF THE SAME, AS RECORDED IN PLAT CABINET B-_____ OF SUBDIVISION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON RECORDED ON THE _____ DAY OF _____, 2025, AT _____ O'CLOCK, AS INSTRUMENT NUMBER _____

BY: _____
 CHRISTY NYSETH, COUNTY CLERK

I, MACKENZIE C. WYNTERGREEN, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

BY: _____
 MACKENZIE CHARLES WYNTERGREEN, PLS 84224

PLAT RESTRICTIONS AND EASEMENTS OF RECORD:

- THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PERMIT #851-____-PLNG.
- TRACTS 'E', AND 'F' SHALL BE OWNED AND MAINTAINED BY THE DECLARANT.
- LOTS 21-94 ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT #2025-____ T.C.D.R.
- AN 8.00' WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING THE PRIVATE STREETS. THIS IS ALSO GRANTED TO TILLAMOOK PEOPLE'S UTILITY DISTRICT (DISTRICT) PER INSTRUMENT 2009-2964 T.C.D.R., AS WELL AS AN 8.00' WIDE EASEMENT "OVER EACH AND EVERY LOT OR PARCEL, LOCATED WHERE DISTRICT DETERMINES TO PLACE A CONNECTING LINE AND RELATED FACILITIES".
- TRACT 'F' CONSISTS OF ALL OF THE PRIVATE ROADWAYS WITHIN THIS SUBDIVISION, AND SHALL BE SUBJECT TO THE FOLLOWING VARYING WIDTH EASEMENTS: AN ACCESS EASEMENT FOR THE BENEFIT OF LOTS 21-94 AND TRACTS 'D' & 'E' WITHIN THIS SUBDIVISION; A PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF FRANCHISED PUBLIC UTILITY PROVIDERS, WHICH EASEMENT MAY BE USED FOR THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF THE FRANCHISED FACILITIES; AN EASEMENT PERMITTING ACCESS TO EMERGENCY SERVICE PROVIDERS AND THEIR VEHICLES; A SANITARY SEWER EASEMENT FOR THE BENEFIT OF NEHALEM BAY WASTEWATER AGENCY, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES; A WATER LINE EASEMENT FOR THE BENEFIT OF THE CITY OF NEHALEM, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF WATER LINES AND THEIR APPURTENANCES; AND AN EASEMENT PERMITTING ACCESS TO FRANCHISED POSTAL SERVICE PROVIDERS AND THEIR VEHICLES.
- LOT 59 IS SUBJECT TO A VARYING WIDTH EASEMENT PERMITTING ACCESS TO FRANCHISED POSTAL SERVICE PROVIDERS AND THEIR VEHICLES, AS SHOWN ON SHEET 4, WHICH EASEMENT MAY BE USED FOR THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF MAILBOXES AND THEIR APPURTENANCES.
- LOTS 36, 37, 38, 58, 60, 65-74, AND TRACT 'D' ARE SUBJECT TO A 10.00' STORM DRAINAGE EASEMENT, AS SHOWN ON SHEET 4 & 5, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF STORM DRAINAGES AND THEIR APPURTENANCES.
- LOT 88 IS SUBJECT TO A 10' SANITARY SEWER LINE EASEMENT, SHOWN ON SHEET 4, FOR THE BENEFIT OF NEHALEM BAY WASTEWATER AGENCY, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES.
- LOTS 46 & 47 ARE SUBJECT TO A 20.00' ACCESS ENCROACHMENT EASEMENT, AS SHOWN ON SHEET 5, AND RECORDED PER INSTRUMENT #2025-____ T.C.D.R.
- TRACT 'A' OF RIVERVIEW MEADOWS PHASE 1 IS SUBJECT TO A REVISED 50.00' NON-EXCLUSIVE PUBLIC/PRIVATE ACCESS & PUBLIC/PRIVATE UTILITIES EASEMENT, AS SHOWN ON SHEET 2, ORIGINALLY GRANTED PER "RIVERVIEW MEADOWS PHASE 1" AS EMERGENCY VEHICLE ACCESS EASEMENT AND RE-RECORDED TO INCLUDE PUBLIC/PRIVATE ACCESS & PUBLIC/PRIVATE UTILITIES PER INSTRUMENT #2022-6452 T.C.D.R. AND RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION PER INSTRUMENT #2025-____ T.C.D.R.
- RIVERVIEW MEADOWS PHASE 2 HAVE BEEN GRANTED A REVISED 50.00' NON-EXCLUSIVE EASEMENT FOR PUBLIC/PRIVATE ACCESS & PUBLIC/PRIVATE UTILITIES, AS SHOWN ON SHEET 2 & 3, ORIGINALLY RECORDED AS "EMERGENCY VEHICLE ACCESS EASEMENT" PER INSTRUMENT #2009-3657 T.C.D.R. AND RE-RECORDED TO INCLUDE PUBLIC/PRIVATE ACCESS & PUBLIC/PRIVATE UTILITIES PER INSTRUMENT #2022-6423 T.C.D.R. AND THEN RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION PER INSTRUMENT #2023-1909 T.C.D.R.
- RIVERVIEW MEADOWS PHASE 2 HAVE BEEN GRANTED A 50.00' NON-EXCLUSIVE EASEMENT FOR PUBLIC/PRIVATE ACCESS & PUBLIC/PRIVATE UTILITIES, AS SHOWN ON SHEET 2, RECORDED PER INSTRUMENTS #2023-1906 T.C.D.R.
- RIVERVIEW MEADOWS PHASE 2 HAVE BEEN GRANTED A 20.00' CONSTRUCTION, GRADING, & MAINTENANCE OF ROADS EASEMENT, AS SHOWN ON SHEET 2 & 3, PER INSTRUMENT #2023-1908 T.C.D.R.
- SUBJECT TO A PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF FRANCHISED PUBLIC UTILITY PROVIDERS, WHICH EASEMENT MAY BE USED FOR THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF THE FRANCHISED FACILITIES; A SANITARY SEWER EASEMENT FOR THE BENEFIT OF NEHALEM BAY WASTEWATER AGENCY, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES; A WATER LINE EASEMENT FOR THE BENEFIT OF THE CITY OF NEHALEM, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF WATER LINES AND THEIR APPURTENANCES.
- RIVERVIEW MEADOWS PHASE 2 HAVE BEEN GRANTED A 25.00' STORM DRAINAGE EASEMENT, AS SHOWN ON SHEET 3, PER INSTRUMENT #2023-1907 T.C.D.R.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY
 NO COPIES SHALL BE MADE OR DISTRIBUTED
 WITHOUT APPROVAL OF THE SURVEYOR

OREGON
 DECEMBER 06, 2011
 MACKENZIE C. WYNTERGREEN
 84224
 RENEWS: JUNE 30, 2026

OWNER & SUBDIVIDER
 RIVERVIEW MEADOWS DEVELOPMENT LLC
 23765 S.E. HIGHWAY 212
 DAMASCUS, OREGON 97089

WYNTERGREEN SURVEY COMPANY, LLC

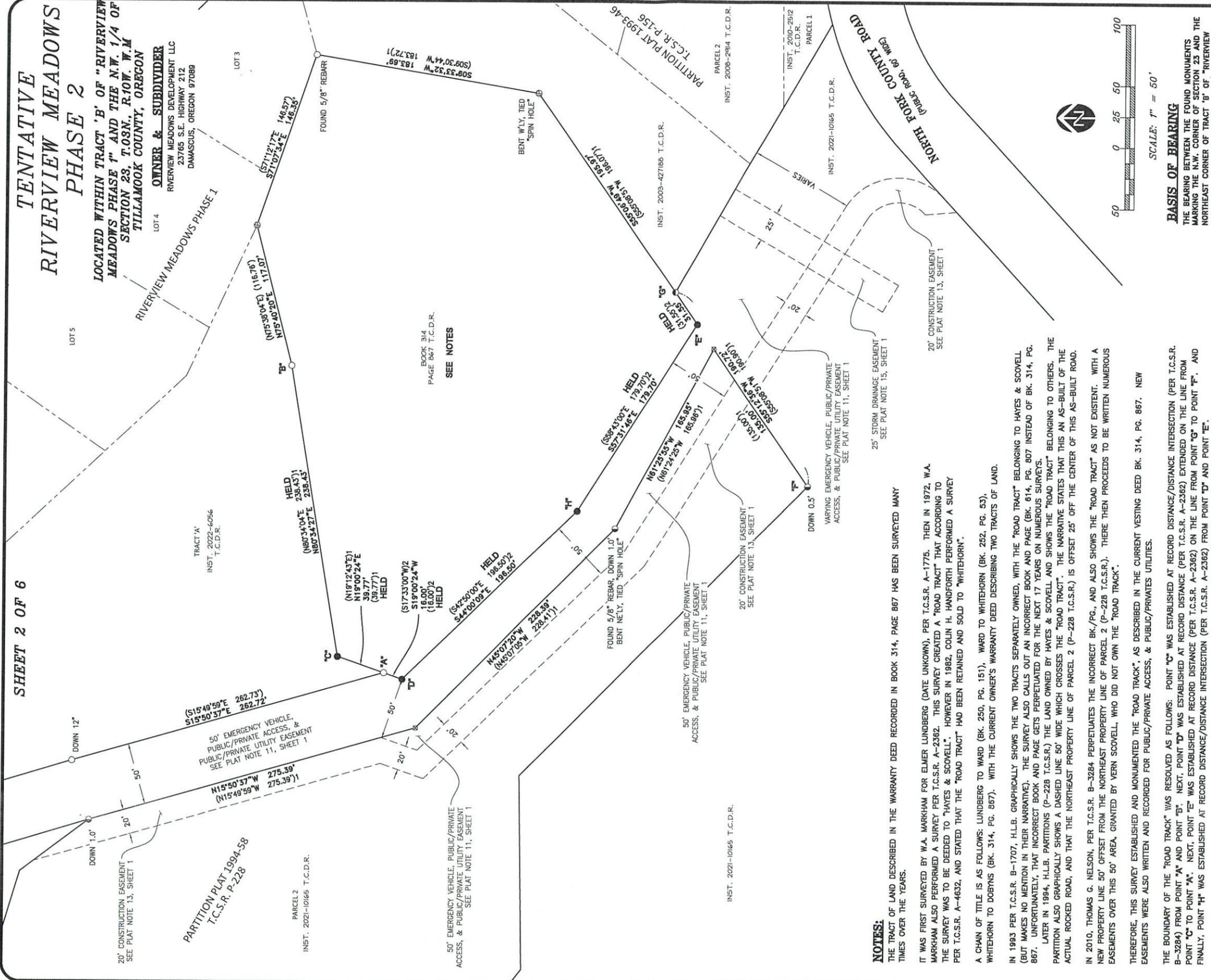
LAND SURVEYING & LAND CONSULTING
 23895 SANDLAKE ROAD CLOVERDALE, OREGON 97112
 TELEPHONE- (541) 670-5458 EMAIL: MCKB4224@GMAIL.COM

JOB NO: 2023-008	DRAWN: MCW	CHECKED: PHW
DATE: 11/17/2025	DATE OF SURVEY: 09/03/2025	

TENTATIVE RIVERVIEW MEADOWS PHASE 2

LOCATED WITHIN TRACT 'B' OF "RIVERVIEW MEADOWS PHASE 1" AND THE N.W. 1/4 OF SECTION 28, T.09N., R.10W., W.M. TILLAMOOK COUNTY, OREGON

LOT 4
OWNER & SUBDIVIDER
RIVERVIEW MEADOWS DEVELOPMENT LLC
23765 S.E. HIGHWAY 212
DAMASCUS, OREGON 97089



20' CONSTRUCTION EASEMENT
SEE PLAT NOTE 13, SHEET 1

PARTITION PLAT 1994-58
T.C.S.R. P-228

50' EMERGENCY VEHICLE, PUBLIC/PRIVATE ACCESS, & PUBLIC/PRIVATE UTILITY EASEMENT
SEE PLAT NOTE 11, SHEET 1

(S15°49'59"E 262.73')
(S15°50'37"E 262.72')

(N15°50'37"W 275.39')
(N15°49'59"W 275.39')

TRACT 'A'
INST. 2022-6056
T.C.D.R.

HELD
(N80°34'04"E 238.43')
(N80°34'27"E 238.43')

(N75°38'04"E 116.76')
(N75°40'20"E 117.97')

(S71°12'17"E 146.57')
(S71°07'34"E 146.35')

FOUND 5/8" REBAR

FOUND 5/8" REBAR

PARCEL 2
INST. 2021-10165 T.C.D.R.

50' EMERGENCY VEHICLE, PUBLIC/PRIVATE ACCESS, & PUBLIC/PRIVATE UTILITY EASEMENT
SEE PLAT NOTE 11, SHEET 1

HELD
(N19°12'43"E)1
(N19°00'24"E 39.77')

HELD
(S17°33'00"W)2
(S19°00'24"W 16.00')

HELD
(S88°43'00"E 178.70')
(S87°31'46"E 178.70')

HELD
(S97°32'32"W 183.69')
(S09°30'44"W 183.72')

BOOK 314
PAGE 867 T.C.D.R.
SEE NOTES

BENT W/LY, TIED "SPIN HOLE"

BENT W/LY, TIED "SPIN HOLE"

HELD
(S42°50'00"E 198.80')
(S44°00'09"E 198.80')

HELD
(N61°23'25"W 168.85')
(N61°24'25"W 168.88')

HELD
(S57°08'59"W 165.97')
(S57°08'59"W 165.97')

HELD
(S57°08'59"W 165.97')
(S57°08'59"W 165.97')

HELD
(N45°07'20"W 228.39')
(N45°07'20"W 228.41')

HELD
(S88°43'00"E 178.70')
(S87°31'46"E 178.70')

HELD
(S57°08'59"W 165.97')
(S57°08'59"W 165.97')

50' EMERGENCY VEHICLE, PUBLIC/PRIVATE ACCESS, & PUBLIC/PRIVATE UTILITY EASEMENT
SEE PLAT NOTE 11, SHEET 1

HELD
(S57°08'59"W 165.97')
(S57°08'59"W 165.97')

HELD
(S57°08'59"W 165.97')
(S57°08'59"W 165.97')

HELD
(S57°08'59"W 165.97')
(S57°08'59"W 165.97')

INST. 2021-10165 T.C.D.R.

HELD
(S57°08'59"W 165.97')
(S57°08'59"W 165.97')

NOTES:
THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 314, PAGE 867 HAS BEEN SURVEYED MANY TIMES OVER THE YEARS.

IT WAS FIRST SURVEYED BY W.A. MARKHAM FOR ELMER LUNDBERG (DATE UNKNOWN), PER T.C.S.R. A-1775. THEN IN 1972, W.A. MARKHAM ALSO PERFORMED A SURVEY PER T.C.S.R. A-2362. THIS SURVEY CREATED A "ROAD TRACT" THAT ACCORDING TO THE SURVEY WAS TO BE DEEDED TO "HAYES & SCOVELL". HOWEVER IN 1982, COLIN H. HANDFORTH PERFORMED A SURVEY PER T.C.S.R. A-4632, AND STATED THAT THE "ROAD TRACT" HAD BEEN RETAINED AND SOLD TO "WHITEHORN".

A CHAIN OF TITLE IS AS FOLLOWS: LUNDBERG TO WARD (BK. 250, PG. 151), WARD TO WHITEHORN (BK. 252, PG. 53), WHITEHORN TO DOBYNS (BK. 314, PG. 867). WITH THE CURRENT OWNER'S WARRANTY DEED DESCRIBING TWO TRACTS OF LAND.

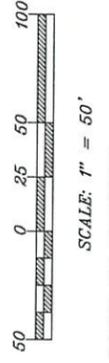
IN 1993 PER T.C.S.R. B-1707, H.L.B. GRAPHICALLY SHOWS THE TWO TRACTS SEPARATELY OWNED, WITH THE "ROAD TRACT" BELONGING TO HAYES & SCOVELL (BUT MAKES NO MENTION IN THEIR NARRATIVE). THE SURVEY ALSO CALLS OUT AN INCORRECT BOOK AND PAGE (BK. 614, PG. 807 INSTEAD OF BK. 314, PG. 867). UNFORTUNATELY, THAT INCORRECT BOOK AND PAGE GETS PERPETUATED FOR THE NEXT 17 YEARS ON NUMEROUS SURVEYS.

LATER IN 1994, H.L.B. PARTITIONS (P-228 T.C.S.R.) THE LAND OWNED BY HAYES & SCOVELL AND SHOWS THE "ROAD TRACT" BELONGING TO OTHERS. THE PARTITION ALSO GRAPHICALLY SHOWS A DASHED LINE 50' WIDE WHICH CROSSES THE "ROAD TRACT". THE NARRATIVE STATES THAT THIS AN AS-BUILT OF THE ACTUAL ROCKED ROAD, AND THAT THE NORTHEAST PROPERTY LINE OF PARCEL 2 (P-228 T.C.S.R.) IS OFFSET 25' OFF THE CENTER OF THIS AS-BUILT ROAD.

IN 2010, THOMAS G. NELSON, PER T.C.S.R. B-3284 PERPETUATES THE INCORRECT BK/Pg., AND ALSO SHOWS THE "ROAD TRACT" AS NOT EXISTENT. WITH A NEW PROPERTY LINE 50' OFFSET FROM THE NORTHEAST PROPERTY LINE OF PARCEL 2 (P-228 T.C.S.R.). THERE THEN PROCEEDS TO BE WRITTEN NUMEROUS EASEMENTS OVER THIS 50' AREA, GRANTED BY VERN SCOVELL, WHO DID NOT OWN THE "ROAD TRACT".

THEREFORE, THIS SURVEY ESTABLISHED AND MONUMENTED THE "ROAD TRACT", AS DESCRIBED IN THE CURRENT VESTING DEED BK. 314, PG. 867. NEW EASEMENTS WERE ALSO WRITTEN AND RECORDED FOR PUBLIC/PRIVATE ACCESS, & PUBLIC/PRIVATE UTILITIES.

THE BOUNDARY OF THE "ROAD TRACT" WAS RESOLVED AS FOLLOWS: POINT "C" WAS ESTABLISHED AT RECORD DISTANCE/DISTANCE INTERSECTION (PER T.C.S.R. B-3284) FROM POINT "A" AND POINT "B". NEXT, POINT "D" WAS ESTABLISHED AT RECORD DISTANCE (PER T.C.S.R. A-2362) EXTENDED ON THE LINE FROM POINT "C" TO POINT "A". NEXT, POINT "E" WAS ESTABLISHED AT RECORD DISTANCE (PER T.C.S.R. A-2362) ON THE LINE FROM POINT "G" TO POINT "F". AND FINALLY, POINT "H" WAS ESTABLISHED AT RECORD DISTANCE/DISTANCE INTERSECTION (PER T.C.S.R. A-2362) FROM POINT "D" AND POINT "E".



SCALE: 1" = 50'

BASIS OF BEARING

THE BEARING BETWEEN THE FOUND MONUMENTS MARKING THE N.W. CORNER OF SECTION 23 AND THE NORTHEAST CORNER OF TRACT 'B' OF "RIVERVIEW MEADOWS PHASE 1", C-582 T.C.S.R. IS S88°34'19"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
DO NOT RELY ON THIS SURVEY

WYNTERGREEN SURVEY COMPANY, LLC
LAND SURVEYING & LAND CONSULTING
23895 SANDLAKE ROAD CLOVERDALE, OREGON 9712
TELEPHONE: (503) 670-5658 EMAIL: MICHAEL@WYNTERGREEN.COM

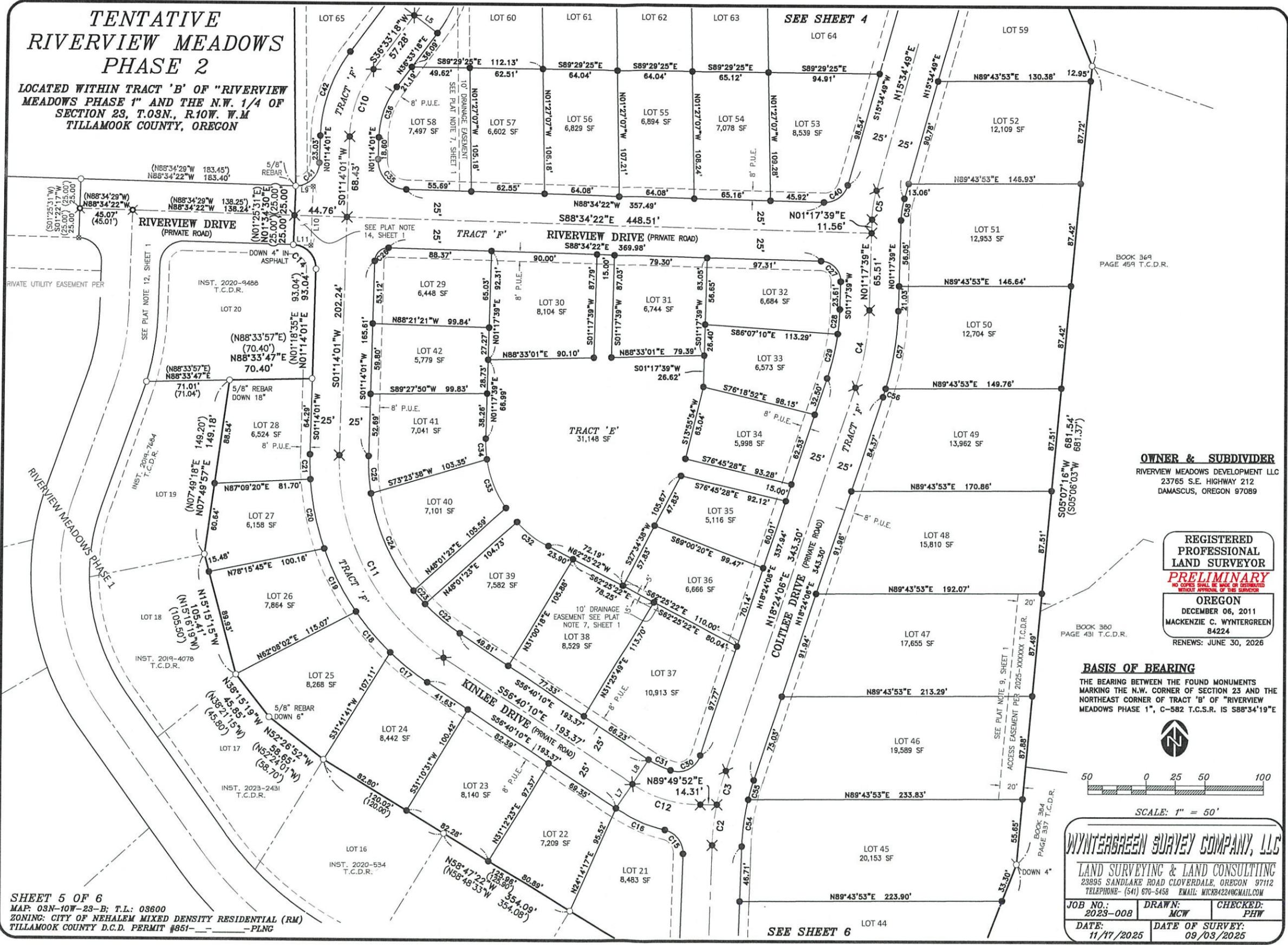
OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224
RENEWS: JUNE 30, 2026

JOB NO.:
2023-008
DRAWN: MCW
CHECKED: PHW
DATE: 11/17/2025
DATE OF SURVEY: 09/03/2025

SHEET 3 OF 6
MAP: 03N-10W-23-B; T.L.: 08600
ZONING: CITY OF NEHALEM MIXED DENSITY RESIDENTIAL (RM)
TILLAMOOK COUNTY D.C.D. PERMIT #051-___-PLNG

TENTATIVE RIVERVIEW MEADOWS PHASE 2

LOCATED WITHIN TRACT 'B' OF "RIVERVIEW MEADOWS PHASE 1" AND THE N.W. 1/4 OF SECTION 23, T.03N., R.10W. W.M. TILLAMOOK COUNTY, OREGON



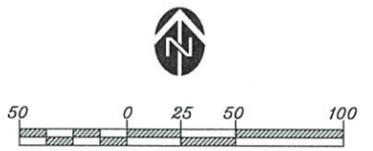
SHEET 5 OF 6
MAP: 03N-10W-23-B; T.L.: 03600
ZONING: CITY OF NEHALEM MIXED DENSITY RESIDENTIAL (RM)
TILLAMOOK COUNTY D.C.D. PERMIT #851-____-PLNG

BOOK 369
PAGE 459 T.C.D.R.

OWNER & SUBDIVIDER
RIVERVIEW MEADOWS DEVELOPMENT LLC
23765 S.E. HIGHWAY 212
DAMASCUS, OREGON 97089

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
NO COPIES SHALL BE MADE OR REPRODUCED WITHOUT APPROVAL OF THE SURVEYOR
OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224
RENEWS: JUNE 30, 2026

BASIS OF BEARING
THE BEARING BETWEEN THE FOUND MONUMENTS MARKING THE N.W. CORNER OF SECTION 23 AND THE NORTHEAST CORNER OF TRACT 'B' OF "RIVERVIEW MEADOWS PHASE 1", C-582 T.C.S.R. IS S88°34'19"E



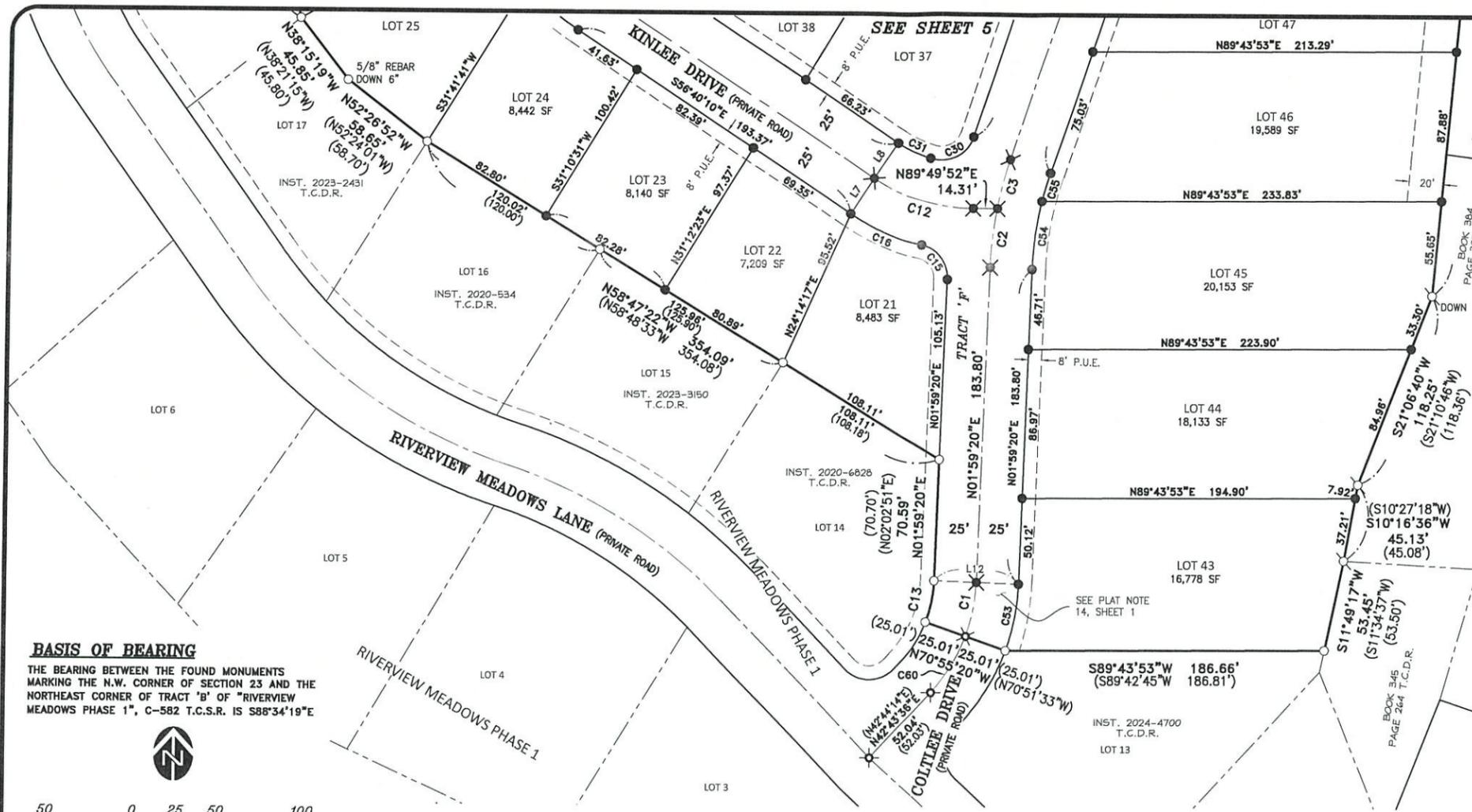
WYNTERGREEN SURVEY COMPANY, LLC
LAND SURVEYING & LAND CONSULTING
23895 SANDLAKE ROAD CLOVERDALE, OREGON 97112
TELEPHONE: (541) 670-5458 EMAIL: MICR@224@GMAIL.COM

JOB NO.: 2023-008	DRAWN: MCW	CHECKED: PHW
DATE: 11/17/2025	DATE OF SURVEY: 09/03/2025	

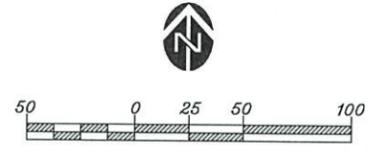
**TENTATIVE
RIVERVIEW MEADOWS
PHASE 2**
LOCATED WITHIN TRACT 'B' OF "RIVERVIEW
MEADOWS PHASE 1" AND THE N.W. 1/4 OF
SECTION 23, T.03N., R.10W. W.M
TILLAMOOK COUNTY, OREGON

RECORD CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C13	(18°51'18")	(75.00')	(24.68')	(N11°28'29"E)	(24.57')
C14	(89°53'04")	(20.00')	(31.38')	(N43°37'57"W)	(28.26')
C53	(18°09'01")	(125.00')	(39.60')	(N11°07'21"E)	(39.43')
C60	(22°15'34")	(100.00')	(38.85')	(N31°35'29"E)	(38.61')

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	18°28'30"	100.00'	32.24'	N11°13'35"E	32.11'
C2	8°50'55"	225.00'	34.75'	S06°24'48"W	34.71'
C3	7°33'50"	225.00'	29.70'	S14°37'10"W	29.68'
C4	17°06'27"	225.00'	67.18'	N09°50'52"E	66.93'
C5	14°17'11"	100.00'	24.93'	N08°26'14"E	24.87'
C6	1°42'21"	150.00'	4.47'	N14°43'39"E	4.47'
C7	36°58'41"	150.00'	96.81'	N04°36'52"W	95.14'
C8	65°28'06"	50.00'	57.13'	N55°50'16"W	54.07'
C9	37°50'25"	100.00'	66.04'	S17°38'06"W	64.85'
C10	35°19'17"	100.00'	61.65'	S18°53'40"W	60.68'
C11	57°54'12"	200.00'	202.12'	S27°43'05"E	193.63'
C12	33°29'57"	105.00'	61.39'	S73°25'09"E	60.52'
C13	18°56'13"	75.00'	24.79'	S11°27'26"W	24.68'
C14	89°54'08"	20.00'	31.38'	S43°33'45"E	28.26'
C15	78°41'07"	20.00'	27.47'	S37°21'14"E	25.36'
C16	20°01'37"	130.00'	45.44'	S66°40'59"E	45.21'
C17	10°20'33"	225.00'	40.61'	S51°29'54"E	40.56'
C18	11°32'55"	225.00'	45.35'	S40°33'10"E	45.27'
C19	15°18'38"	225.00'	60.12'	S27°07'24"E	59.95'
C20	15°18'51"	225.00'	60.14'	S11°48'40"E	59.96'
C21	5°23'16"	225.00'	21.16'	S01°27'36"E	21.15'
C22	12°40'50"	175.00'	38.73'	S50°19'45"E	38.65'
C23	4°54'45"	175.00'	15.00'	S41°31'57"E	15.00'
C24	29°52'33"	175.00'	91.25'	S24°08'18"E	90.22'
C25	10°26'03"	175.00'	31.87'	S03°59'00"E	31.83'
C26	90°11'36"	11.50'	18.10'	S46°19'50"W	16.29'
C27	89°52'01"	17.00'	26.66'	N43°38'22"W	24.01'
C28	6°00'21"	200.00'	20.96'	N04°17'49"E	20.96'
C29	11°06'05"	200.00'	38.75'	N12°51'03"E	38.69'
C30	89°57'35"	20.00'	31.40'	N63°22'53"E	28.27'
C31	14°58'09"	80.00'	20.90'	S64°09'15"E	20.84'
C32	27°57'06"	69.68'	33.99'	S52°57'20"E	33.66'
C33	25°38'07"	100.00'	44.74'	S21°37'41"E	44.37'
C34	10°06'16"	100.00'	17.64'	S03°45'29"E	17.61'
C35	89°48'24"	25.00'	39.19'	S43°40'10"E	35.30'
C36	35°19'17"	75.00'	46.24'	S18°53'40"W	45.51'
C37	26°18'48"	125.00'	57.41'	S23°23'54"W	56.90'
C38	78°18'23"	25.00'	34.17'	S49°23'42"W	31.57'
C39	107°01'56"	20.00'	37.36'	N37°56'09"W	32.16'
C40	75°50'48"	20.00'	26.48'	N53°50'14"E	24.58'
C41	88°14'02"	20.25'	31.18'	S45°18'58"W	28.19'
C42	35°19'17"	125.00'	77.06'	S18°53'40"W	75.84'
C43	37°50'25"	75.00'	49.53'	S17°38'06"W	48.64'
C44	90°10'00"	20.00'	31.47'	S46°22'07"E	28.33'
C45	89°50'00"	20.00'	31.36'	S43°37'53"W	28.24'
C46	68°20'54"	20.70'	24.69'	N57°16'40"W	23.25'
C47	15°42'35"	125.00'	34.27'	N15°14'55"W	34.17'
C48	95°56'31"	25.00'	41.86'	N40°34'38"E	37.14'
C49	90°10'00"	20.00'	31.47'	S46°22'07"E	28.33'
C50	92°42'48"	20.00'	32.36'	S45°04'17"W	28.95'
C51	65°28'06"	25.00'	28.57'	N55°50'16"W	27.04'
C52	111°39'06"	19.70'	38.39'	N32°43'20"E	32.60'
C53	18°11'51"	125.00'	39.70'	S11°05'16"W	39.53'
C54	11°30'53"	200.00'	40.19'	S07°44'46"W	40.13'
C55	4°53'53"	200.00'	17.10'	S15°57'09"W	17.09'
C56	1°43'58"	250.00'	7.56'	N17°32'07"E	7.56'
C57	15°22'29"	250.00'	67.08'	N08°58'53"E	66.88'
C58	14°17'11"	75.00'	18.70'	S08°26'14"W	18.65'
C59	38°41'02"	175.00'	118.15'	S03°45'42"E	115.92'
C60	22°15'46"	100.00'	38.86'	N31°35'43"E	38.61'
C61	103°05'54"	105.00'	188.94'	S39°52'41"W	164.46'
C62	103°05'54"	55.00'	98.97'	S39°52'41"W	86.15'



BASIS OF BEARING
THE BEARING BETWEEN THE FOUND MONUMENTS MARKING THE N.W. CORNER OF SECTION 23 AND THE NORTHEAST CORNER OF TRACT 'B' OF "RIVERVIEW MEADOWS PHASE 1", C-582 T.C.S.R. IS S88°34'19"E



RECORD LINE TABLE		
LINE #	BEARING	DISTANCE
L9	(S88°34'29"E)	(15.00')
L10	(S01°25'31"W)	(50.00')
L11	(N88°34'29"W)	(15.00')
L12	(N87°57'09"W)	(50.00')

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°25'41"W	25.00'
L2	S66°53'47"W	25.00'
L3	S66°53'47"W	25.00'
L4	N53°26'42"W	25.00'
L5	S53°26'42"E	25.00'
L7	N33°19'50"E	25.00'
L8	N33°19'50"E	25.00'
L9	S88°34'22"E	15.00'
L10	S01°34'30"W	50.00'
L11	N88°34'22"W	15.00'
L12	N88°00'40"W	50.00'

SURVEY REFERENCES
 • WARRANTY DEED INSTRUMENT 2021-8657 DATED OCTOBER 15, 2021, T.C.D.R.
 () = "RIVERVIEW MEADOWS PHASE 1" SUBDIVISION PER T.C.S.R. C-582 BY THOMAS G. NELSON, JUNE, 2010
 ()1 = T.C.S.R. B-3284 BY THOMAS G. NELSON, FEBRUARY, 2009
 ()2 = T.C.S.R. A-2362 BY W.A. MARKHAM, DECEMBER, 1972

- LEGEND**
- = FOUND 3" TILLAMOOK COUNTY SURVEYORS BRASS CAP STAMPED "T3N R10W S15, S14, S22, S23 RS 287 1977", IN CONCRETE, PER TILLAMOOK COUNTY REWITNESS CARD #122. (HELD)
 - = CALCULATED POSITION OF 1/4 SECTION CORNER BETWEEN SECTIONS 14 AND 23.
 - = FOUND 3" TILLAMOOK COUNTY SURVEYORS BRASS CAP STAMPED "1/4 S14, S23 RS 287 1978", IN GRAVEL DRIVE, PER TILLAMOOK COUNTY REWITNESS CARD #123. (NOT HELD AS 1/4 SECTION CORNER, BUT AS A WITNESS CORNER)
 - = FOUND 1 1/2" ALUMINUM CAP STAMPED "PLS 2351", FLUSH IN ASPHALT, PER T.C.S.R. C-582. (HELD)
 - = FOUND 5/8" REBAR W/YPC MARKED "PLS 2351", FLUSH (UNLESS NOTED), PER T.C.S.R. B-3284 & C-582. (HELD)
 - = FOUND 5/8" REBAR W/YPC MARKED "HLB INC", DOWN 6", PER T.C.S.R. B-1707. BEARS S01°16'30"E, 0.18' FROM CALCULATED POSITION. (HELD FOR LINE)
 - = FOUND 5/8" REBAR W/YPC MARKED "PLS 1205", FLUSH UNLESS OTHERWISE NOTED, PER T.C.S.R. A-3934 & A-4484. (HELD)
 - = FOUND 5/8" REBAR W/YPC MARKED "HLB INC", FLUSH UNLESS OTHERWISE NOTED, PER PARTITION PLAT 1994-58, T.C.S.R. P-228. (HELD)
 - = FOUND 5/8" REBAR W/YPC MARKED "PLS 1205", FLUSH, PER T.C.S.R. A-4632. (HELD)
 - = FOUND 1/2" IRON PIPE, FLUSH UNLESS OTHERWISE NOTED, PER T.C.S.R. A-1775. (HELD)
 - = SET 5/8" X 1 1/2" ALUMINUM CAP STAMPED "WSC LS 84224", FLUSH IN ASPHALT.
 - = SET 5/8" X 30" REBAR W/YPC MARKED "M. WYNTERGREEN LS 84224"
 - = SET 1 1/16" DIAMETER COPPER DISK STAMPED "WSC LS 84224", FLUSH IN CONCRETE.
 - = COMPUTED POSITION
- T.C.S.R. = TILLAMOOK COUNTY SURVEY RECORD
 T.C.D.R. = TILLAMOOK COUNTY DEED RECORDS
 W/YPC = WITH YELLOW PLASTIC CAP
 SF = SQUARE FEET
 PUE = PUBLIC UTILITY EASEMENT
 W.C. = WITNESS CORNER

OWNER & SUBDIVIDER
 RIVERVIEW MEADOWS DEVELOPMENT LLC
 23765 S.E. HIGHWAY 212
 DAMASCUS, OREGON 97089

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 NO COPIES SHALL BE MADE OR DISTRIBUTED WITHOUT APPROVAL OF THE SURVEYOR
 OREGON
 DECEMBER 08, 2011
 MACKENZIE C. WYNTERGREEN
 84224
 RENEWS: JUNE 30, 2026

WYNTERGREEN SURVEY COMPANY, LLC
 LAND SURVEYING & LAND CONSULTING
 23895 SANDLAKE ROAD CLOVERDALE, OREGON 97112
 TELEPHONE: (541) 670-5458 EMAIL: MCKB4224@GMAIL.COM

JOB NO.: 2023-008	DRAWN: MCW	CHECKED: PHW
DATE: 11/17/2025	DATE OF SURVEY: 09/03/2025	

SHEET 6 OF 6
 MAP: 03N-10W-23-B; T.L.: 03600
 ZONING: CITY OF NEHALEM MIXED DENSITY RESIDENTIAL (RM)
 TILLAMOOK COUNTY D.C.D. PERMIT #861-___-___-PLNG

RIVERVIEW MEADOWS PHASE 2

MAP 3N 10W SECTION 23B

UTILITY LOCATE ONE CALL (1-800-332-2344) or (8-1-1)

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

PROJECT IS AT RIVERVIEW MEADOWS
NEHALEM, TILLAMOOK COUNTY, OREGON
TAX LOT 3600, MAP 2N 10W 23B.

SCOPE OF WORK

SEWER
CONCRETE MANHOLES 16 EA
8" PVC SEWER 3,700 LF
SERVICE LATERAL ASSEMBLY 74 EA

WATER
6" WATER MAIN 5,525 LF
6" GATE VALVE 36 EA
6" D.I. TEE 7 EA
6" D.I. CROSS 1 EA
8" WATER MAIN 2150 LF
8" D.I. TEE 1 EA
8" GATE VALVE 1 EA
FH ASSEMBLY 10 EA
SERVICE ASSEMBLY 74 EA

STORM DRAINAGE
18" CULVERT (7 SITES) 420 LF
24" CULVERT (7 SITES) 660 LF
MANHOLE 1 EA
CATCH BASIN 1 EA

ROAD
FABRIC 24,650 SY
BASE ROCK 6,900 CY
LEVELING ROCK 2,300 CY
ASPHALT 4,300 TON

SHEET INDEX

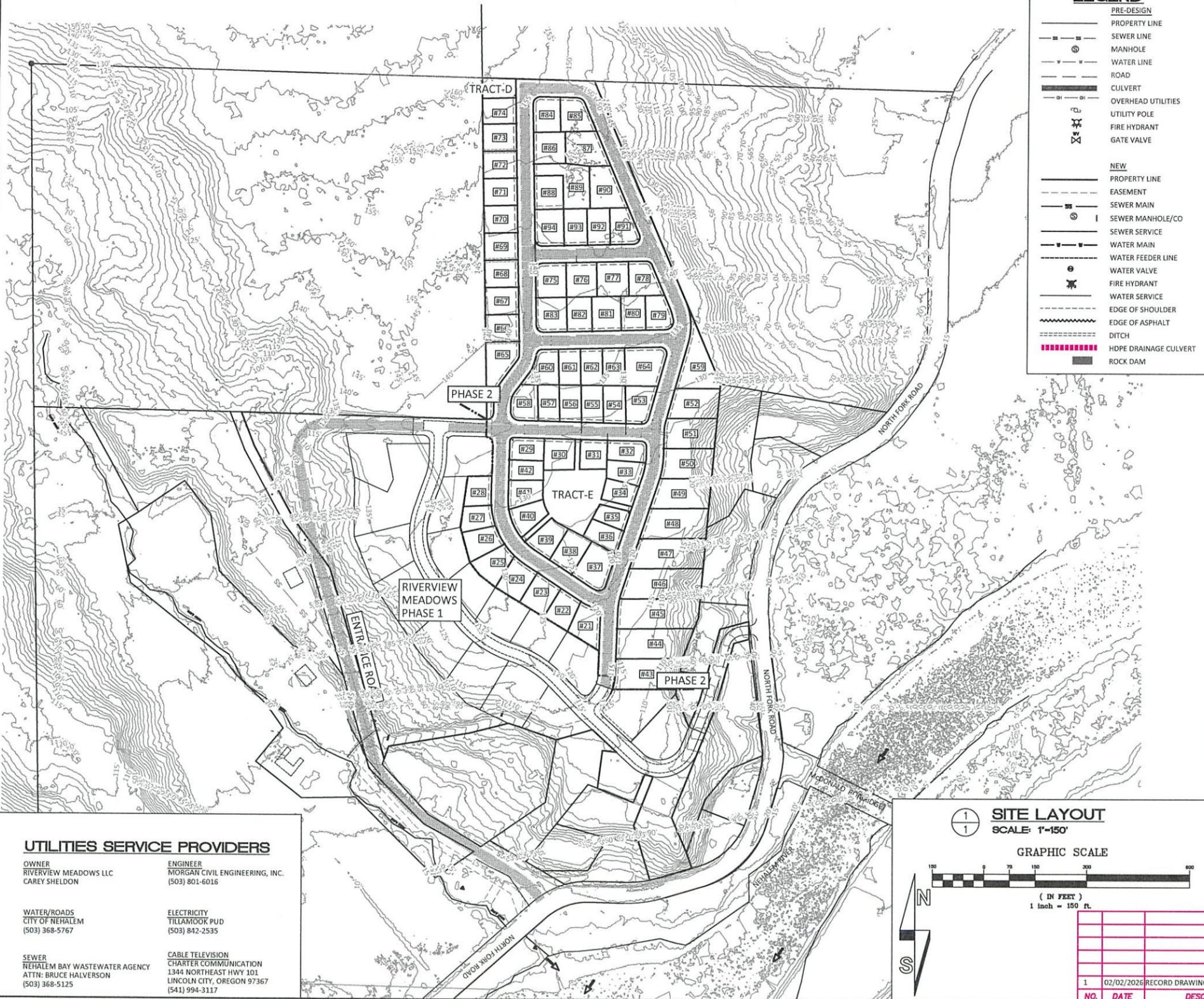
- COVER SHEET
- NOTES
- ROADWAY ALIGNMENTS
- AS-BUILT SURVEY
- STORM DRAIN SYSTEM
- GRADING SOUTH AREA
- GRADING NORTH AREA
- UTILITY LAYOUT - SOUTH
- UTILITY LAYOUT - NORTH

CONSTRUCTION PLANS

- OFF-SITE IMPROVEMENTS
R1-3. RIVERVIEW DRIVE GRADING
R4. RIVERVIEW DRIVE-PROFILE
R5-R12. RIVERVIEW DRIVE
- SUBDIVISION IMPROVEMENTS
C1-3. COLTREE DRIVE
K1-6. KINLEE DRIVE
M1-2. MEEKA DRIVE
P1-2. PLUTO DRIVE
- D1. SEWER DETAILS
D2. WATER DETAILS

GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NEHALEM PUBLIC WORKS (NPW), THE NEHALEM BAY WASTEWATER AGENCY (NBWA) AND THE 2021 APWA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING SUPPLEMENTS. IN THE EVENT OF A CONFLICT BETWEEN NBWA AND/OR NPW POLICIES AND REGULATIONS AND THE APWA STANDARD SPECIFICATIONS, THE MORE STRINGENT SHALL CONTROL UNLESS OTHERWISE DIRECTED BY NBWA OR NPW.
- CONTRACTOR SHALL NOTIFY NBWA, NPW, CITY AND ALL UTILITY COMPANIES A MINIMUM OF 72 BUSINESS HOURS (3 BUSINESS DAYS) PRIOR TO THE START OF CONSTRUCTION OR RESUMING WORK AFTER SHUTDOWNS EXCEPT FOR NORMAL RESUMPTION OF WORK AFTER SUNDAYS OR HOLIDAYS. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF ORS 757.541 TO 757.571.
- CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT
- CONTRACTOR SHALL PROCURE A RIGHT-OF-WAY PERMIT FROM THE CITY OF NEHALEM FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND CONFORM TO ALL CONDITIONS OF THE PERMIT.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC OR PRIVATE AGENCIES HAVING JURISDICTION, INCLUDING NBWA AND NEHALEM.
- UNLESS OTHERWISE APPROVED BY NBWA, CONSTRUCTION OF SANITARY SEWER IMPROVEMENTS SHALL BE DONE BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH SATURDAY. WORK OUTSIDE THESE HOURS SHALL BE APPROVED IN WRITING BY NBWA PRIOR TO THE START OF CONSTRUCTION OUTSIDE NORMAL WORK HOURS.
- ANY INSPECTION BY NBWA OR NPW SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES (AND ALL OTHER TRAFFIC CONTROL DEVICES REQUIRED) PER DISTRICT AND CITY REQUIREMENTS IN ACCORDANCE WITH THE CURRENT MUTCD (INCLUDING OREGON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE UTILITY DISTRICTS UPON REQUEST
- SUBMITTALS SHALL BE PROVIDED BY THE CONTRACTOR TO NBWA AND NPW FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION IN ACCORDANCE WITH NBWA AND NPW REQUIREMENTS.
- THE CONTRACTOR SHALL SUBMIT A SUITABLE MAINTENANCE BOND PRIOR TO FINAL PAYMENT WHERE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.



RECEIVED
FEB 04 2026
BY: County App-SS

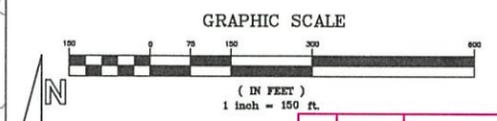
LEGEND:

PRE-DESIGN	
[Symbol]	PROPERTY LINE
[Symbol]	SEWER LINE
[Symbol]	MANHOLE
[Symbol]	WATER LINE
[Symbol]	ROAD
[Symbol]	CULVERT
[Symbol]	OVERHEAD UTILITIES
[Symbol]	UTILITY POLE
[Symbol]	FIRE HYDRANT
[Symbol]	GATE VALVE
NEW	
[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT
[Symbol]	SEWER MAIN
[Symbol]	SEWER MANHOLE/CO
[Symbol]	SEWER SERVICE
[Symbol]	WATER MAIN
[Symbol]	WATER FEEDER LINE
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER SERVICE
[Symbol]	EDGE OF SHOULDER
[Symbol]	EDGE OF ASPHALT
[Symbol]	DITCH
[Symbol]	HDPE DRAINAGE CULVERT
[Symbol]	ROCK DAM

UTILITIES SERVICE PROVIDERS

OWNER RIVERVIEW MEADOWS LLC CAREY SHELDON	ENGINEER MORGAN CIVIL ENGINEERING, INC. (503) 801-6016
WATER/ROADS CITY OF NEHALEM (503) 368-5767	ELECTRICITY TILLAMOOK PUD (503) 842-2535
SEWER NEHALEM BAY WASTEWATER AGENCY ATTN: BRUCE HALVORSON (503) 368-5125	CABLE TELEVISION CHARTER COMMUNICATION 1344 NORTHEAST HWY 101 LINCOLN CITY, OREGON 97367 (541) 994-3117

1 SITE LAYOUT
SCALE 1"=150'



NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

RECORD DRAWINGS - FEB. 2, 2026



**MORGAN CIVIL
ENGINEERING, INC.**
CIVIL ENGINEERING
INSPECTION
PLANNING
PO BOX 358
MANZANITA, OR 97130
(503) 801-6016
www.morganchill.com

JOB NO. #19-10-BV
ISSUE DATE: NOV. 22, 2025



RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
COVER SHEET

SHEET
1
of 41-

RIVERVIEW MEADOWS PHASE 2

MAP 3N RI0W SECTION 23B

EXISTING UTILITIES AND FACILITIES:

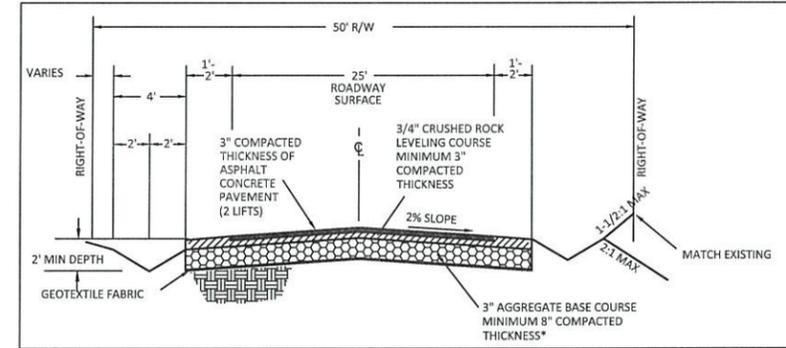
- CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE SANITARY SEWERAGE IMPROVEMENTS SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. THE MONUMENTS SHALL BE REPLACED WITHIN A MAXIMUM OF 90 DAYS, AND THE CITY SURVEYOR SHALL BE NOTIFIED IN WRITING AS REQUIRED BY ORS 209.150.
- THE LOCATION AND DESCRIPTION OF EXISTING NBWA AND NPW FACILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. NBWA AND NPW DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS OF ALL EXISTING NBWA FACILITIES PRIOR TO CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).
- CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES -WHERE NEW FACILITIES CROSS OR ARE CLOSELY PARALLEL TO THE EXISTING FACILITIES. ALL UTILITY CROSSINGS MARKED OR SHOWN ON THE DRAWINGS SHALL BE POTHOLED USING HAND TOOLS OR OTHER NON-INVASIVE METHODS PRIOR TO EXCAVATING OR BORING. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER, AND THE DEVELOPER'S ENGINEER SHALL OBTAIN APPROVAL FROM NBWA AND/OR NPW PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
- ALL EXISTING NBWA AND NPW FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED BY NBWA OR NPW. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN OR OTHERWISE PROTECT EXISTING FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF NBWA AND/OR NPW.
- NBWA OR NPW UTILITIES, OR INTERFERING PORTIONS OF NBWA OR NPW FACILITIES, THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF THE ABANDONED UTILITIES.

WATER UTILITIES:

- BEDDING AND BACKFILL. ALL PIPES SHALL BE BEDDED WITH MINIMUM 6-INCHES OF 3/4" MINUS CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED 3/4" MINUS CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12-INCHES OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK TRENCH BACKFILL SHALL BE USED UNDER ALL IMPROVED AREAS, INCLUDING SIDEWALKS.
- COMPACTION REQUIREMENTS.
 - TRENCH BACKFILL IN THE PIPE ZONE SHALL BE ACHIEVED BY MECHANICAL MEANS IN HORIZONTAL LIFTS TO NINETY PERCENT (90%) OF THE MAXIMUM DRY DENSITY PER AASHTO 1-180 TEST METHOD.
 - COMPACTION IN THE BACKFILL ZONE (MORE THAN 12" ABOVE THE TOP OF PIPE) AND WITHIN THE STREET RIGHT OF WAY SHALL BE ACHIEVED BY MECHANICAL MEANS IN HORIZONTAL LIFTS TO NINETY-TWO PERCENT (92%) OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD UNLESS A GREATER DEGREE OF COMPACTION IS REQUIRED BY ANOTHER AGENCY WITH JURISDICTION.
 - COMPACTION IN THE BACKFILL ZONE (MORE THAN 12" ABOVE THE TOP OF PIPE) AND OUTSIDE THE STREET RIGHT OF WAY SHALL BE ACHIEVED BY MECHANICAL MEANS IN HORIZONTAL LIFTS TO NINETY PERCENT (90%) OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD UNLESS A GREATER DEGREE OF COMPACTION IS REQUIRED BY ANOTHER AGENCY WITH JURISDICTION.
- CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF SECTION 02630 (BASE AGGREGATE) OSHD STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPING IN ACCORDANCE WITH NWD CONSTRUCTION SPECIFICATIONS.
- TRACER WIRE. ALL WATER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING BLUE WIRE FOR WATER PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES.
- NWD STAFF TO OPERATE ALL VALVES, INCLUDING FIRE HYDRANTS, ON EXISTING PUBLIC MAINS.
- ALL WATER MAINS SHALL BE ASTM D-2241 CLASS 200, C-905 PVC. ALL FITTINGS 4-INCHES THROUGH 24-INCHES IN DIAMETER SHALL BE DUCTILE IRON FITTINGS IN CONFORMANCE WITH AWWA C-153 OR AWWA C-110. THE MINIMUM WORKING PRESSURE FOR ALL CAST IRON OR DUCTILE IRON FITTINGS 4-INCHES THROUGH 24-INCH IN DIAMETER SHALL BE 350 PSI FOR M3 FITTINGS AND 250 PSI FOR FLANGED FITTINGS.
- ALL VALVES SHALL BE FLANGE CONNECTED TO ADJACENT TEES OR CROSSES.
- THE WORK SHALL BE PERFORMED IN A MANNER DESIGNATED TO MAINTAIN WATER SERVICE TO BUILDINGS SUPPLIED FROM THE EXISTING WATERLINES. IN NO CASE SHALL SERVICE TO ANY MAIN LINE OR BUILDING BE INTERRUPTED FOR MORE THAN FOUR (4) HOURS IN ANY ONE DAY. CONTRACTOR SHALL NOTIFY THE NWD AND ALL AFFECTED RESIDENTS AND BUSINESSES A MINIMUM OF 24 BUSINESS HOURS (1 BUSINESS DAY) PRIOR TO ANY INTERRUPTION OF SERVICE.
- ALL WATERLINE SEGMENTS SUBJECT TO PRESSURE TESTING AND BACTERIOLOGICAL BEFORE BEING ACCEPTED BY NWD. COORDINATE WITH NWD.
- PRESSURE TEST: 2 HOURS MINIMUM. 150 PSI MINIMUM STARTING PRESSURE-MAXIMUM DROP OF 10 PSI OVER DURATION OF TEST.

SANITARY SEWER FACILITIES:

- UNLESS OTHERWISE NOTED, MATERIALS AND WORKMANSHIP FOR SANITARY SEWER SHALL CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, 2021 EDITION.
- THE CONTRACTOR SHALL HAVE APPROPRIATE EQUIPMENT ON SITE TO PRODUCE A FIRM, SMOOTH, UNDISTURBED SUBGRADE AT THE TRENCH BOTTOM, TRUE TO GRADE. THE BOTTOM OF THE TRENCH EXCAVATION SHALL BE SMOOTH, FREE OF LOOSE MATERIALS OR TOOTH GROOVES FOR THE ENTIRE WIDTH OF THE TRENCH PRIOR TO PLACING THE GRANULAR BEDDING MATERIAL.
- BEDDING AND BACKFILL. ALL SANITARY SEWER PIPES SHALL BE BEDDED WITH A MINIMUM OF 6-INCHES OF 3/4" MINUS CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED 3/4" MINUS CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12-INCHES OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK TRENCH BACKFILL SHALL BE USED UNDER ALL IMPROVED AREAS.
- TRENCH BACKFILL IN THE PIPE ZONE SHALL BE ACHIEVED BY MECHANICAL MEANS IN HORIZONTAL LIFTS TO NINETY PERCENT (90%) OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD.
- COMPACTION IN THE BACKFILL ZONE (MORE THAN 12" ABOVE THE TOP OF PIPE) AND WITHIN THE STREET RIGHT OF WAY SHALL BE ACHIEVED BY MECHANICAL MEANS IN HORIZONTAL LIFTS TO NINETY-FIVE PERCENT (95%) OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD UNLESS A GREATER DEGREE OF COMPACTION IS REQUIRED BY ANOTHER AGENCY WITH JURISDICTION.
- COMPACTION IN THE BACKFILL ZONE (MORE THAN 12" ABOVE THE TOP OF PIPE) AND OUTSIDE THE STREET RIGHT OF WAY SHALL BE ACHIEVED BY MECHANICAL MEANS IN HORIZONTAL LIFTS TO NINETY PERCENT (90%) OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD UNLESS A GREATER DEGREE OF COMPACTION IS REQUIRED BY ANOTHER AGENCY WITH JURISDICTION.
- CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF OSSC (2021 ODOT/APWA) 02630.10 (DENSE GRADED BASE AGGREGATE).
- ALL CITY OF NEHALEM PIPED FACILITIES ABANDONED IN PLACE SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO TWO (2) TIMES THE DIAMETER OF THE ABANDONED PIPE.
- THE END OF ALL UTILITY STUBS SHALL BE MARKED WITH A PAINTED 2x4, EXTENDING 2 FEET MINIMUM ABOVE FINISH GRADE, AND WIRED TO PIPE STUB (PAINTED WHITE FOR SANITARY SEWER). TYPE OF UTILITY (IE. SEWER) AND DEPTH BELOW GRADE TO PIPE INVERT SHALL BE CLEARLY & PERMANENTLY LABELED ON THE MARKER POST.
- NO TRENCHES IN ROADS OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL SUCH TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORK DAY AND NORMAL TRAFFIC FLOWS RESTORED.
- SANITARY SEWER & WATERLINE CROSSINGS. WHERE SANITARY SEWER LINES CROSS ABOVE OR WITHIN 18 INCHES OF VERTICAL SEPARATION BELOW A WATERLINE, SEWER MAINS AND/OR LATERALS SHALL BE REPLACED WITH DUCTILE IRON PIPE AT THE CROSSING. CENTER ONE FULL LENGTH OF CLASS 50 DUCTILE IRON PIPE CONFORMING TO AWWA C-151 AND C-104 AT POINT OF CROSSING. CONNECT TO EXISTING SEWER LINES WITH APPROVED RUBBER COUPLINGS.
- PER DEQ REQUIREMENTS, DEVELOPER/CONTRACTOR SHALL HAVE SANITARY SEWERAGE FACILITIES INSPECTED, TESTED PER APWA PROCEDURES AND CERTIFIED BY A LICENSED ENGINEER.
- UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D3034, SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI PER ASTM D-2412 AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. ALL OTHER APPURTENANCES AND INSTALLATION SHALL CONFORM TO CITY OF NEHALEM REQUIREMENTS.
- SANITARY SEWER MANHOLES SHALL HAVE PRECAST BASE SECTIONS OF MONOLITHIC CONSTRUCTION AND SHALL BE MANUFACTURED SUCH THAT THE BASE SECTION IS INTEGRAL WITH THE BASE SLAB. THE MINIMUM BASE THICKNESS SHALL BE 6-INCHES. MANHOLE BASES SHALL HAVE CORE DRILLED OPENINGS AND FLEXIBLE MANHOLE TO PIPE CONNECTORS FOR THE CONNECTIONS TO PIPE STUB OUTS. FLEXIBLE JOINTS FOR PIPE OPENINGS SHALL BE "RES-SEAL" AS MANUFACTURED BY PRICE BROTHERS CO., "KOR-N-SEAL" AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. OR CITY OF NEHALEM APPROVED EQUAL.
- MANHOLE PRECAST SECTIONS SHALL MEET OR EXCEED ASTM C-478 AND SHALL HAVE WATERTIGHT O-RING OR MASTIC KEYLOCK JOINT.
- MANHOLES SHALL BE INSTALLED WITH STEPS. STEPS TO BE FACTORY INSTALLED POLYPROPYLENE PLASTIC WITH GRADE 60 REINFORCING ROD.
- FLAT TOP MANHOLES SHALL BE USED FOR ALL MANHOLES LESS THAN 6 FEET RIM TO INVERT.
- OPENINGS FOR CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE-DRILLING THE EXISTING MANHOLE STRUCTURE AND INSTALLING A RUBBER BOOT. CONNECTIONS TO BE WATERTIGHT AND SHALL PROVIDE A SMOOTH FLOW INTO AND THROUGH THE MANHOLE. SMALL CHIPPING HAMMERS OR SIMILAR LIGHT TOOLS WHICH WILL NOT DAMAGE OR CRACK THE MANHOLE BASE MAY BE USED TO SHAPE CHANNELS. USE OF LARGE PNEUMATIC JACKHAMMERS SHALL BE PROHIBITED. UNLESS OTHERWISE APPROVED IN WRITING BY THE DISTRICT ENGINEER, MANHOLE STEPS SHALL BE INSTALLED IN ANY MANHOLE TAPPED WHICH DOES NOT HAVE EXISTING STEPS.
- SANITARY SEWER TESTING. SANITARY SEWERS AND RELATED APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH THE OSSC (ODOT/APWA) SPECIFICATIONS, 2021 EDITION UNLESS OTHERWISE REQUIRED BY CITY OF NEHALEM. THE COST OF ALL TESTING AND ANY CORRECTIVE WORK ARE THE RESPONSIBILITY OF THE DEVELOPER.
- SANITARY PIPE CLEANING. PRIOR TO MANDREL OR AIR TESTING, FLUSH AND CLEAN ALL SEWERS TO REMOVE ALL FOREIGN MATERIALS FROM MAINLINES AND MANHOLES. FAILURE TO CLEAN ALL DIRT AND DEBRIS FROM PIPELINES PRIOR TO TV INSPECTION WILL RESULT IN THE NEED TO RE-CLEAN AND RE-TV THE LINES.
- SEWER PIPE AIR TESTING. CONFORM TO OSSC (ODOT/APWA) 00455.72.C AND THE PROCEDURE LISTED ON THE TEST FORM IN PWDS APPENDIX A. ALL SANITARY SEWER MAINS, SERVICES AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE. LEAKAGE TESTS SHALL INCLUDE AN AIR TEST OF ALL SEWER MAINS AND LATERALS PRIOR TO PAVING, AND A SEPARATE AIR TEST OF ALL SEWER MAINS AND LATERALS FOLLOWING EXCAVATION AND BACKFILLING OF ANY FRANCHISE UTILITY TRENCHES OR OTHER UTILITY WORK THAT CROSSES SANITARY SEWER LATERALS.
- SEWER PIPE DEFLECTION TESTING. CONFORM TO OSSC (ODOT/APWA) 00445.73. CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH ALL COMPLETED SEWER MAINS FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE INITIAL PIPE DIAMETER.
- TV INSPECTION OF SANITARY SEWERS. UPON COMPLETION OF ALL SEWER CONSTRUCTION, TESTING AND REPAIR, THE CONTRACTOR SHALL CONDUCT A COLOR TV ACCEPTANCE INSPECTION OF ALL MAINLINES IN ACCORDANCE WITH OSSC (ODOT/APWA) 445.74 TO DETERMINE COMPLIANCE WITH GRADE REQUIREMENTS OF OSSC (ODOT/APWA) 445.40.B. THE TV INSPECTION SHALL BE CONDUCTED BY AN APPROVED TECHNICAL SERVICE WHICH IS EQUIPPED TO MAKE AUDIO-VISUAL RECORDINGS OF THE TV INSPECTIONS ON DVD (VHS VIDEO TAPE ACCEPTABLE ONLY UPON PRIOR WRITTEN APPROVAL BY CITY OF NEHALEM). UNLESS OTHERWISE APPROVED IN WRITING BY THE DISTRICT ENGINEER, A STANDARD 1-INCH DIAMETER BALL SHALL BE SUSPENDED IN FRONT OF THE CAMERA DURING THE INSPECTION TO DETERMINE THE DEPTH OF ANY STANDING WATER. SUFFICIENT WATER TO REVEAL LOW AREAS OR REVERSE GRADES SHALL BE DISCHARGED INTO THE PIPE IMMEDIATELY PRIOR TO INITIATION OF THE TV INSPECTION. THE DVD AND WRITTEN REPORT SHALL BE DELIVERED TO THE DISTRICT ENGINEER.
- MANHOLE TESTING. CONFORM TO SECTION OSSC (ODOT/APWA) 00471.B OR CITY OF NEHALEM APPROVED VACUUM TEST PROCEDURE. ALL MANHOLES SHALL BE VACUUM TESTED FOLLOWING COMPLETION OF PAVING OR FINAL SURFACE RESTORATION.
- RE-INSPECTION OF THE SANITARY SEWER SYSTEM USING TV INSPECTION PLUS ANY OR ALL OF THE ABOVE TEST METHODS SHALL BE PERFORMED AS REQUIRED BY CITY OF NEHALEM NEAR THE COMPLETION OF THE 18 MONTH WARRANTY PERIOD. THE RESULTS OF THESE TEST(S) WILL BE USED BY CITY OF NEHALEM TO DETERMINE IF FINAL ACCEPTANCE OF THE SYSTEM IS WARRANTED AND WHAT CORRECTIVE WORK IS REQUIRED PRIOR TO FINAL ACCEPTANCE. THE COST OF THESE RE-INSPECTIONS AND ANY CORRECTIVE WORK ARE THE RESPONSIBILITY OF THE DEVELOPER.
- PRIOR TO OR CONCURRENT WITH CONNECTION TO A SANITARY SEWER LATERAL, IT SHALL BE DEMONSTRATED TO THE DISTRICT THAT THE SEWER LATERAL IS NOT OBSTRUCTED. THIS SHALL BE ACCOMPLISHED BY "SNAKING" THE SERVICE LATERAL DOWNSTREAM OF THE CONNECTION POINT TO THE MAINLINE, OR SIMILAR METHOD ACCEPTABLE TO THE DISTRICT. DISTRICT PERSONNEL OR AUTHORIZED AGENT SHALL BE PRESENT DURING THE "SNAKING" OR OTHER DEMONSTRATION METHOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS AND/OR CORRECTIVE MEASURES ARISING FROM UNINSPECTED WORK.
- NBWA STAFF MUST BE PRESENT FOR ALL WORK AND TESTING, IF THEY CHOSE. COORDINATE WITH DISTRICT STAFF
- TRACER WIRE, 12 GAUGE GREEN, USED ON ALL MAINS AND LATERALS. CONNECTIONS MUST BE TESTED PRIOR TO TRENCH FILL OR PIPE COVER. APWA/ODOT 0445.11 (E).



1
2
TYPICAL ROAD SECTION
NO SCALE

SEWER NARRATIVE:

CONNECT NEW SEWER COLLECTION SYSTEM EXTENSION TO THE EXISTING MANHOLE AT LOT 13. EXTEND THE GRAVITY SYSTEM TO THE NORTH WITH LATERAL PIPES TO SERVE EACH NEW LOT ON EACH ROADWAY. USE ALL PVC PIPE AND CONCRETE MANHOLES.

GRADING NARRATIVE:

SITE GRADING WILL BE LIMITED TO ROADWAYS.
NO GRADING OUTSIDE OF RIGHTS-OF-WAY IS PLANNED.

WATER NARRATIVE:

CONNECT THE NEW WATER DISTRIBUTION EXTENSION TO THE EXISTING SYSTEM AT LOT 13 AND THE NORTH END OF RIVERVIEW MEADOWS LANE. PIPES WILL BE EXTENDED ON EACH CROSS STREET IN ORDER TO SERVE ALL PROPERTIES. THE PIPES WILL BE LOOPED ON EACH CROSS STREET. NO DEAD ENDS WILL BE CREATED.

TANK, PUMP STATION, AND PRESSURE VALVES WILL BE INSTALLED IN OPEN SPACE B.

LEGEND:

	PRE-DESIGN PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATER LINE
	ROAD
	CULVERT
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
NEW	
	PROPERTY LINE
	EASEMENT
	SEWER MAIN
	SEWER MANHOLE/CO
	SEWER SERVICE
	WATER MAIN
	WATER FEEDER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT
	ROCK DAM

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
CIVIL NOTES

SHEET
2
OF -41-



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JOB NO. #19-10-RV
DATE NOV. 21, 2025



REVISION DATE: DECEMBER 21, 2025

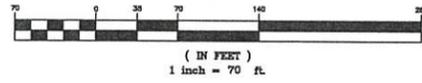
NEHALEM, MAP 3N RI0W 23B

RIVERVIEW MEADOWS PHASE 2

MAP 3N RI0W SECTION 23B



GRAPHIC SCALE



LEGEND:

- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW
- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH

1 ROAD ALIGNMENTS
3 SCALE: 1"=70'

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
ROAD ALIGNMENTS

SHEET
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OF -41-

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM



RENEWAL DATE: DECEMBER 31, 2025

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REHALEM, MAP 3N RI0W 23B



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RIVERVIEW MEADOWS PHASE 2

MAP 3N RI0W SECTION 23B



GRAPHIC SCALE

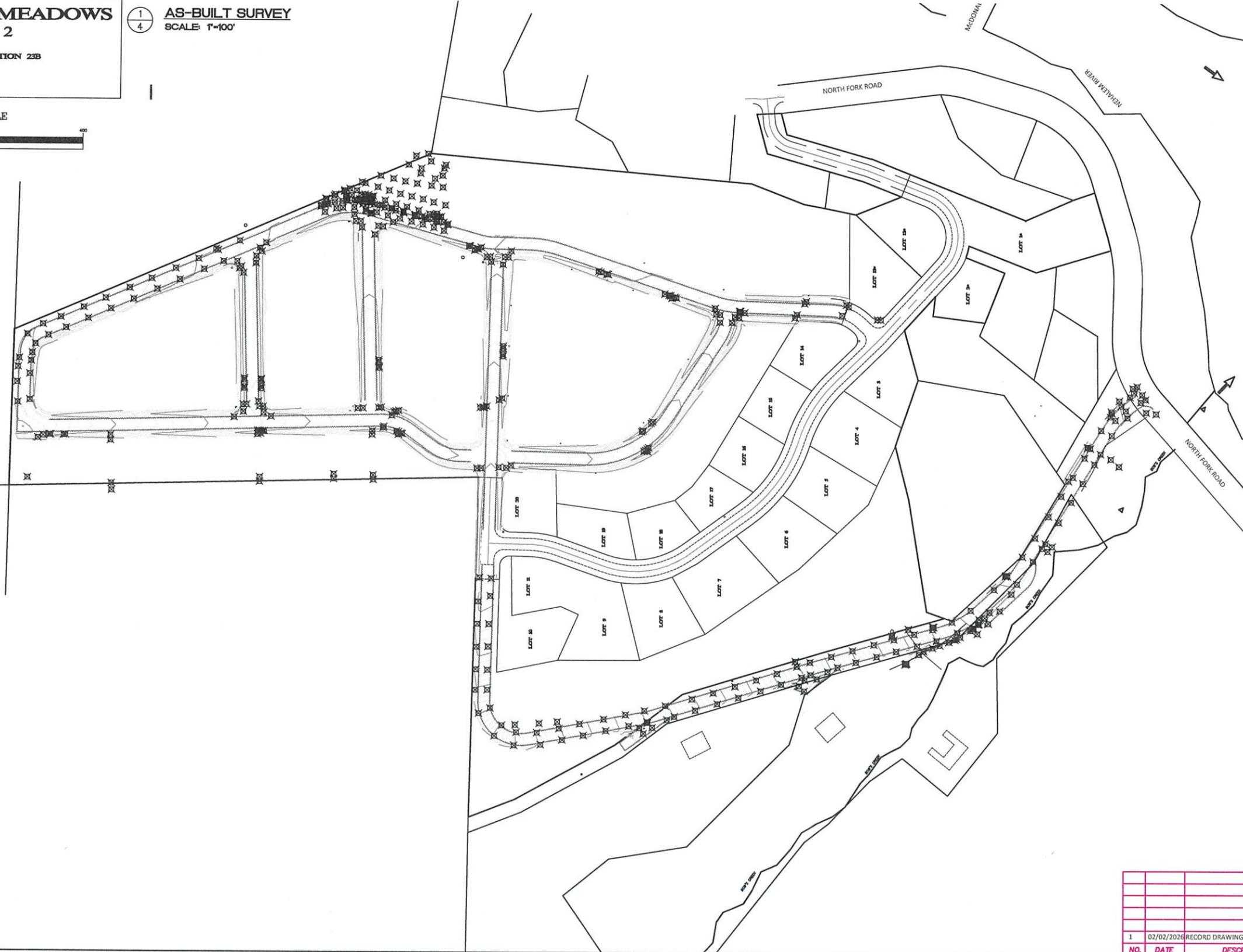


(IN FEET)
1 inch = 100 ft.

① AS-BUILT SURVEY
④ SCALE: 1"=100'

LEGEND:

- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW
- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH



NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENTS, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
AS-BUILT SURVEY

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OF -41-



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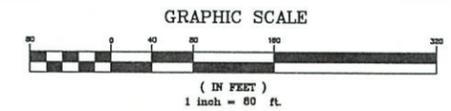
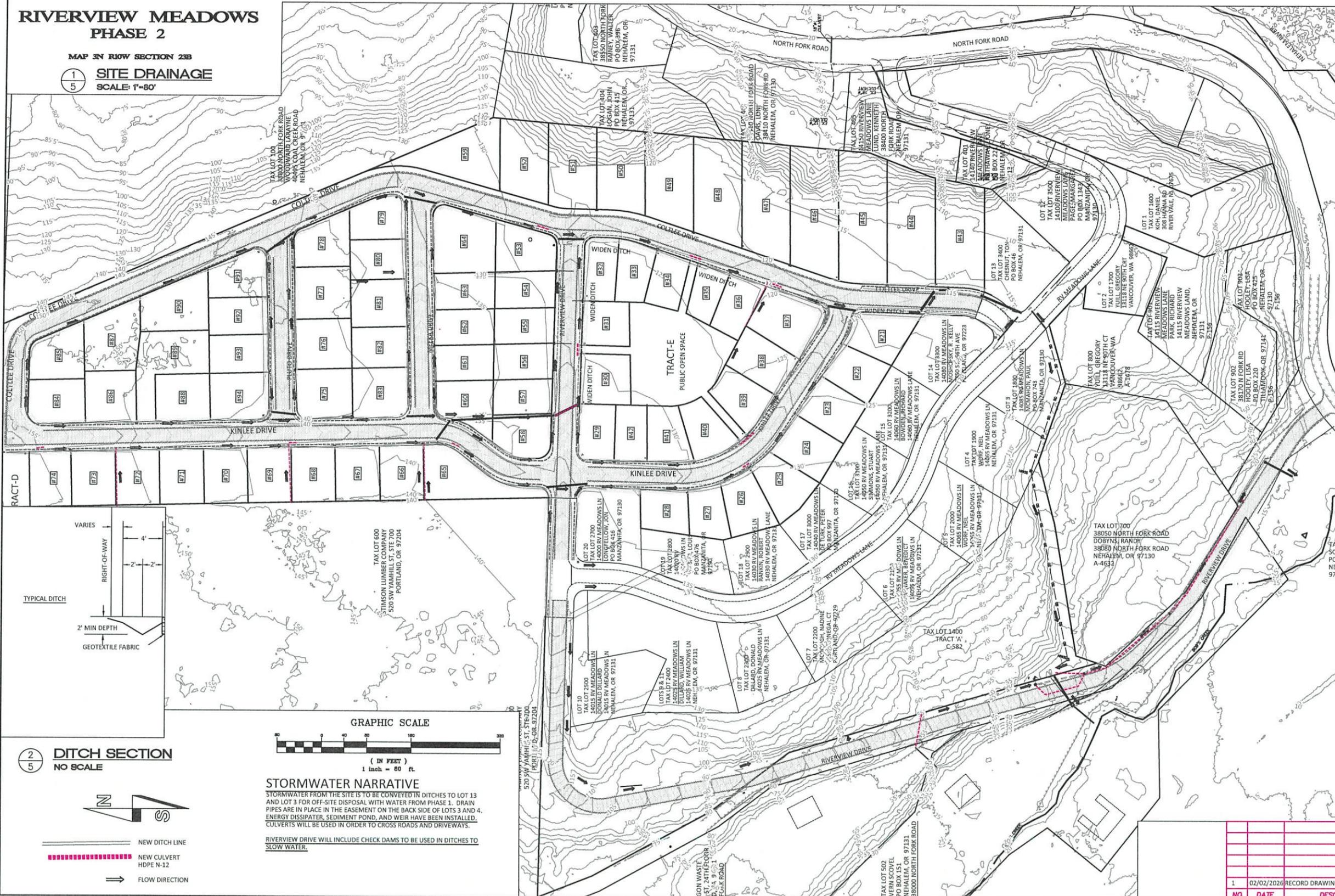
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• SURVEYING
• PLANNING

JOB NO. #19-10-RIV
DATE 10/12/2025



RIVERVIEW MEADOWS PHASE 2

MAP 3N 10W SECTION 23B
1 **5** **SITE DRAINAGE**
 SCALE: 1"=80'



STORMWATER NARRATIVE
 STORMWATER FROM THE SITE IS TO BE CONVEYED IN DITCHES TO LOT 13 AND LOT 3 FOR OFF-SITE DISPOSAL WITH WATER FROM PHASE 1. DRAIN PIPES ARE IN PLACE IN THE EASEMENT ON THE BACK SIDE OF LOTS 3 AND 4. ENERGY DISSIPATER, SEDIMENT POND, AND WEIR HAVE BEEN INSTALLED. CULVERTS WILL BE USED IN ORDER TO CROSS ROADS AND DRIVEWAYS.
 RIVERVIEW DRIVE WILL INCLUDE CHECK DAMS TO BE USED IN DITCHES TO SLOW WATER.

- 2** **5** **DITCH SECTION**
NO SCALE
- NEW DITCH LINE
- NEW CULVERT
HDPE N-12
- FLOW DIRECTION

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
 RIVERVIEW MEADOWS IMPROVEMENTS
 DRAINAGE LAYOUT

SHEET
5
 OF -41-

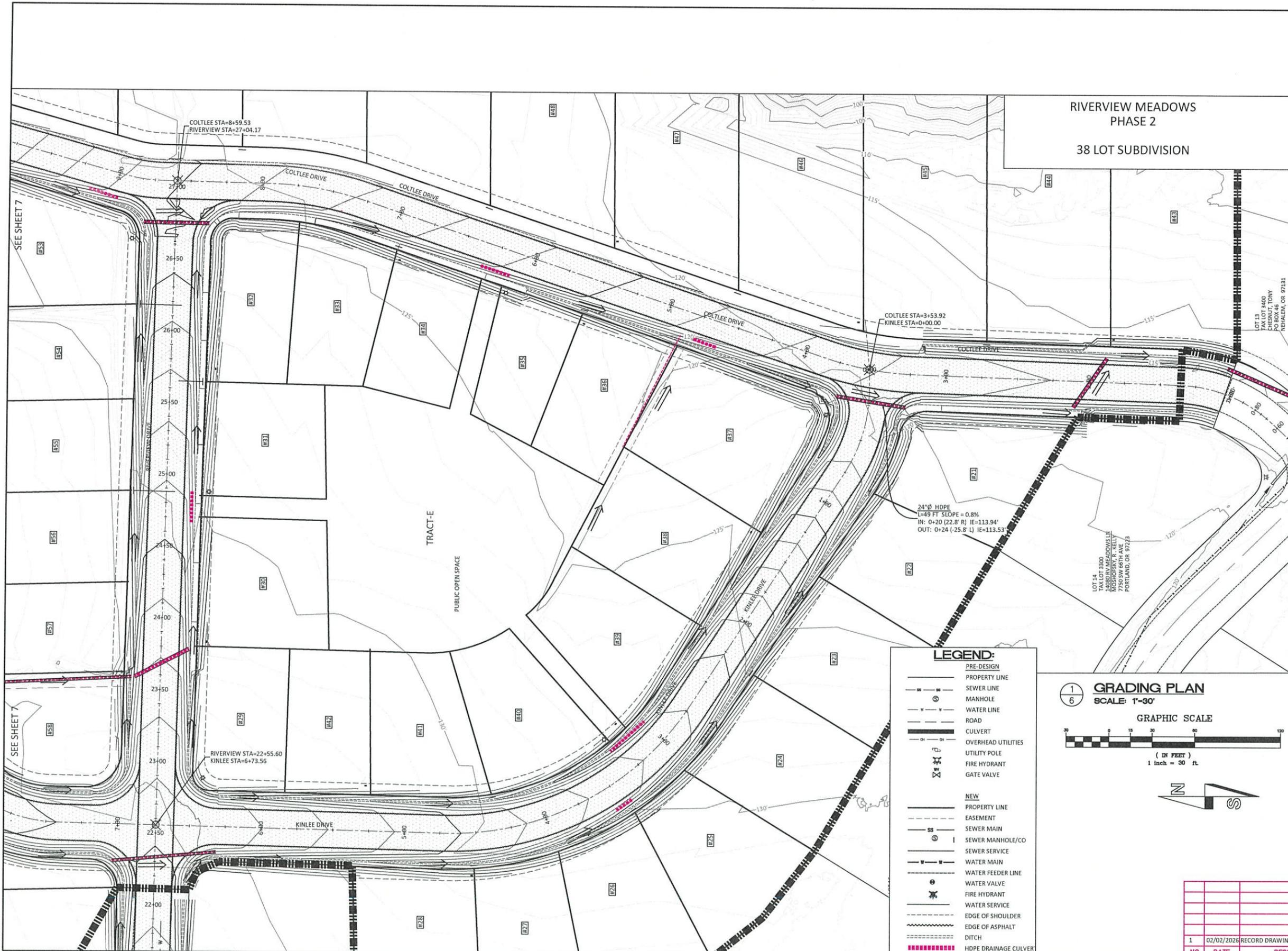
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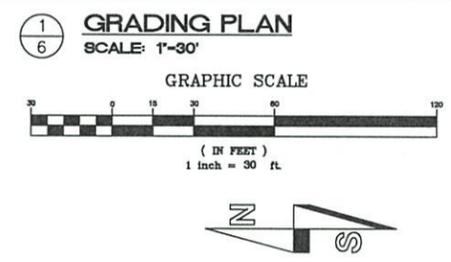
JOB NO.
 #19-10-RV
 DATE
 NOV. 22, 2025

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LEGEND:

	PRE-DESIGN PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATER LINE
	ROAD
	CULVERT
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
	NEW PROPERTY LINE
	EASEMENT
	SEWER MAIN
	SEWER MANHOLE/CO
	SEWER SERVICE
	WATER MAIN
	WATER FEEDER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT



NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENTS, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
GRADING PLAN - SOUTH

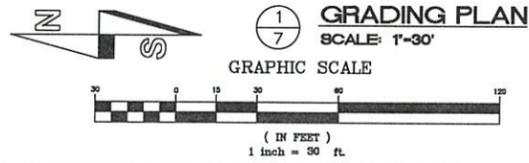
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JOB NO. #19-10-RIV
 DATE: 02/02/2025

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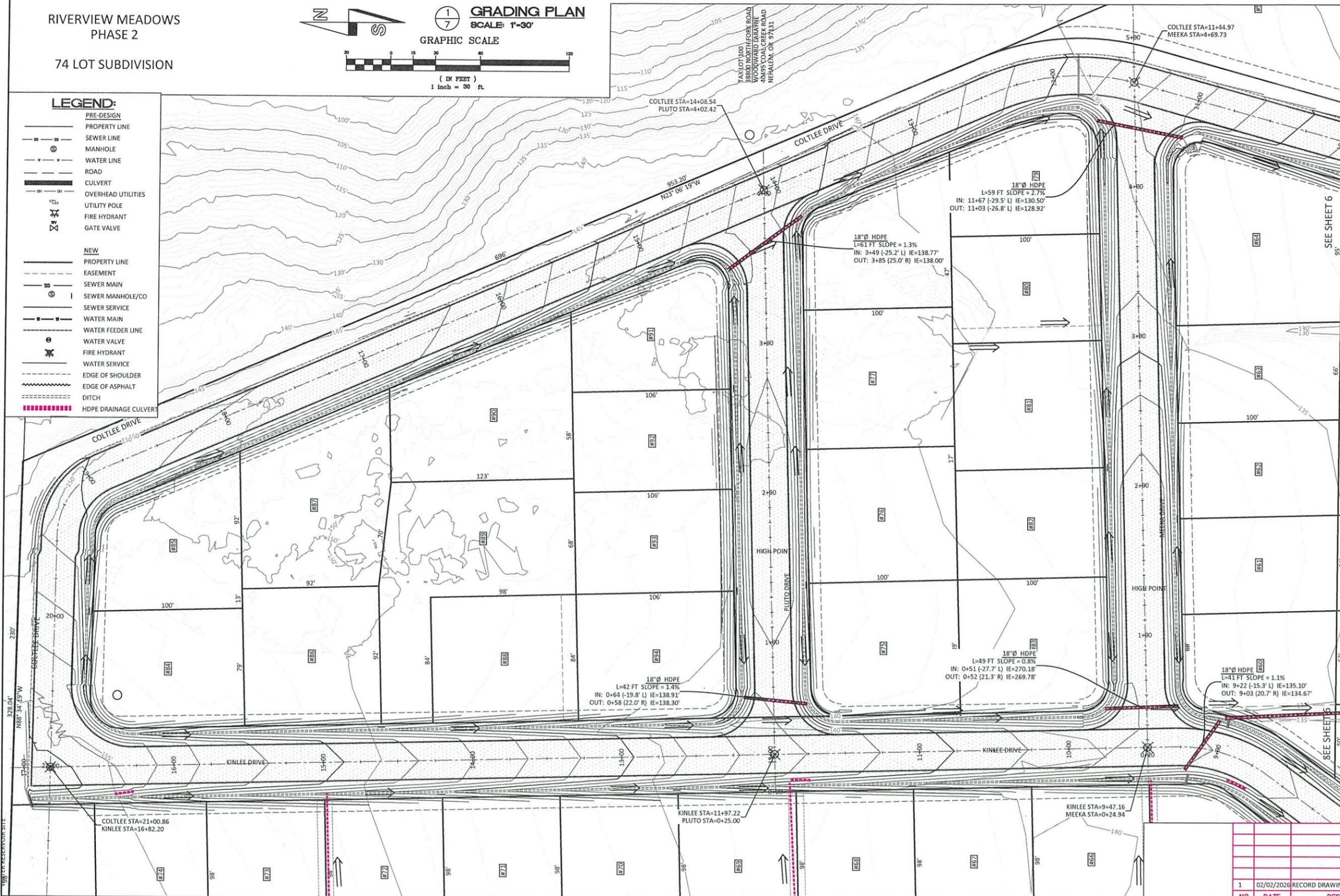
RIVERVIEW MEADOWS
PHASE 2
74 LOT SUBDIVISION



LEGEND:

- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE

- NEW
- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HDPE DRAINAGE CULVERT



RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
GRADING PLAN - NORTH

SHEET
7
OF -41-

NO.	DATE	DESCRIPTION	BY
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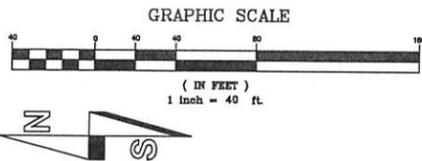
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REHALEM, MAP 3N 10W 23B

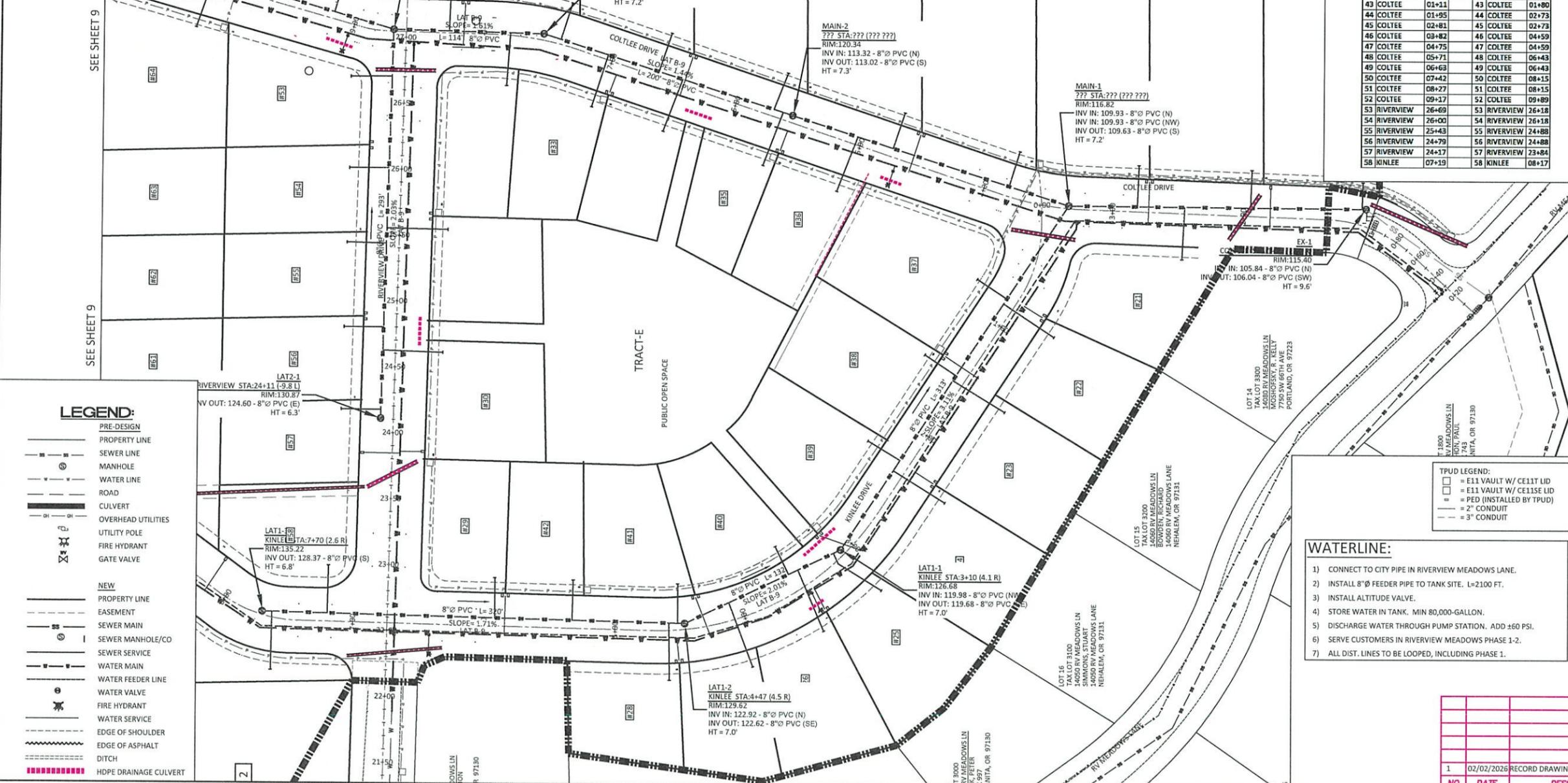
RIVERVIEW MEADOWS PHASE 2

MAP 3N RIOW SECTION 23B



UTILITIES LAYOUT
SCALE: 1" = 40'

SEWER SCHEDULE		WATER SCHEDULE	
LOT/ROAD	STA	LOT/ROAD	STA
21 COLTEE	02+25	21 KINLEE	00+77
22 KINLEE	00+71	22 KINLEE	00+77
23 KINLEE	01+54	23 KINLEE	02+28
24 KINLEE	02+36	24 KINLEE	02+28
25 KINLEE	03+16	25 KINLEE	03+46
26 KINLEE	03+46	26 KINLEE	03+46
27 KINLEE	04+09	27 KINLEE	04+53
28 KINLEE	04+59	28 KINLEE	04+53
29 KINLEE	05+92	29 KINLEE	05+84
30 RIVERVIEW	24+62	30 RIVERVIEW	23+86
31 RIVERVIEW	25+55	31 RIVERVIEW	25+65
32 COLTEE	07+80	32 RIVERVIEW	25+65
33 COLTEE	07+04	33 COLTEE	06+94
34 COLTEE	06+45	34 COLTEE	06+94
35 COLTEE	05+64	35 COLTEE	05+56
36 COLTEE	05+04	36 COLTEE	05+56
37 KINLEE	00+80	37 KINLEE	01+42
38 KINLEE	01+50	38 KINLEE	02+14
39 KINLEE	02+27	39 KINLEE	03+14
40 KINLEE	03+54	40 KINLEE	04+35
41 KINLEE	04+52	41 KINLEE	04+35
42 KINLEE	05+33	42 KINLEE	05+84
43 COLTEE	01+11	43 COLTEE	01+80
44 COLTEE	01+95	44 COLTEE	02+73
45 COLTEE	02+81	45 COLTEE	02+73
46 COLTEE	03+82	46 COLTEE	04+59
47 COLTEE	04+75	47 COLTEE	04+59
48 COLTEE	05+71	48 COLTEE	06+43
49 COLTEE	06+63	49 COLTEE	06+43
50 COLTEE	07+42	50 COLTEE	08+15
51 COLTEE	08+27	51 COLTEE	08+15
52 COLTEE	09+17	52 COLTEE	09+89
53 RIVERVIEW	26+69	53 RIVERVIEW	26+18
54 RIVERVIEW	26+00	54 RIVERVIEW	26+18
55 RIVERVIEW	25+43	55 RIVERVIEW	24+88
56 RIVERVIEW	24+79	56 RIVERVIEW	24+88
57 RIVERVIEW	24+17	57 RIVERVIEW	23+84
58 KINLEE	07+19	58 KINLEE	08+17



LEGEND:

	PRE-DESIGN PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATER LINE
	ROAD
	CULVERT
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
	NEW PROPERTY LINE
	EASEMENT
	SEWER MAIN
	SEWER MANHOLE/CO
	SEWER SERVICE
	WATER MAIN
	WATER FEEDER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT

- WATERLINE:**
- CONNECT TO CITY PIPE IN RIVERVIEW MEADOWS LANE.
 - INSTALL 8"Ø FEEDER PIPE TO TANK SITE. L=2100 FT.
 - INSTALL ALTITUDE VALVE.
 - STORE WATER IN TANK. MIN 80,000-GALLON.
 - DISCHARGE WATER THROUGH PUMP STATION. ADD ±60 PSI.
 - SERVE CUSTOMERS IN RIVERVIEW MEADOWS PHASE 1-2.
 - ALL DIST. LINES TO BE LOOPED, INCLUDING PHASE 1.

TPUD LEGEND:

	E11 VAULT W/ CE117 LID
	E11 VAULT W/ CE135 LID
	PED (INSTALLED BY TPUD)
	2"Ø CONDUIT
	3"Ø CONDUIT

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
UTILITY LAYOUT-SOUTH

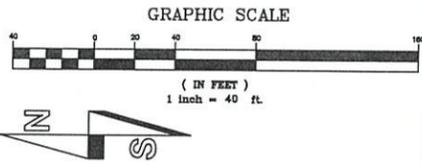
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8
OF -41-

MORGAN CIVIL ENGINEERING, INC.
 CIVIL ENGINEERING
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 PLANNING
 PO BOX 358
 MANZANITA, OR 97130
 (503) 801-6016
 www.morgancivil.com
 REG. NO. 119-15-RV
 DATE NOV. 22, 2025
 RENEWAL DATE: DECEMBER 31, 2026

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RIVERVIEW MEADOWS PHASE 2

MAP 3N RIOW SECTION 23B



UTILITIES LAYOUT
SCALE: 1" = 40'

SEWER SCHEDULE		WATER SCHEDULE	
LOT/ROAD	STA	LOT/ROAD	STA
59 COLTEE	10+08	59 COLTEE	09+89
60 MEEKA	01+07	60 MEEKA	00+68
61 MEEKA	01+71	61 MEEKA	01+77
62 MEEKA	02+35	62 MEEKA	01+77
63 MEEKA	02+90	63 MEEKA	03+06
64 COLTEE	10+12	64 MEEKA	03+06
65 KINLEE	07+62	65 KINLEE	09+47
66 KINLEE	09+63	66 KINLEE	09+47
67 KINLEE	10+34	67 KINLEE	11+05
68 KINLEE	11+13	68 KINLEE	11+05
69 KINLEE	11+93	69 KINLEE	12+63
70 KINLEE	12+71	70 KINLEE	12+63
71 KINLEE	13+50	71 KINLEE	14+21
72 KINLEE	14+29	72 KINLEE	14+21
73 KINLEE	15+08	73 KINLEE	15+79
74 KINLEE	15+88	74 KINLEE	15+79
75 KINLEE	10+80	75 PLUTO	01+38
76 PLUTO	02+20	76 PLUTO	01+38
77 PLUTO	03+13	77 PLUTO	03+21
78 COLTEE	12+92	78 PLUTO	03+21
79 COLTEE	12+10	79 MEEKA	03+69
80 MEEKA	03+61	80 MEEKA	03+69
81 MEEKA	02+85	81 MEEKA	02+13
82 MEEKA	02+05	82 MEEKA	02+13
83 MEEKA	01+32	83 MEEKA	00+76
84 KINLEE	15+60	84 KINLEE	19+96
85 COLTEE	18+10	85 COLTEE	19+96
86 KINLEE	14+69	86 KINLEE	14+61
87 COLTEE	16+99	87 COLTEE	17+95
88 KINLEE	13+37	88 KINLEE	14+16
89 KINLEE	13+33	89 KINLEE	14+61
90 COLTEE	15+68	90 COLTEE	16+86
91 COLTEE	14+82	91 PLUTO	02+70
92 PLUTO	02+62	92 PLUTO	02+70
93 PLUTO	01+95	93 PLUTO	01+35
94 PLUTO	01+27	94 PLUTO	01+35
D KINLEE	16+66	E KINLEE	14+35

- WATERLINE:**
- CONNECT TO CITY PIPE IN RIVERVIEW MEADOWS LANE.
 - INSTALL 8" Ø FEEDER PIPE TO TANK SITE. L=2100 FT.
 - INSTALL ALTITUDE VALVE.
 - STORE WATER IN TANK. MIN 80,000-GALLON.
 - DISCHARGE WATER THROUGH PUMP STATION. ADD ±60 PSI.
 - SERVE CUSTOMERS IN RIVERVIEW MEADOWS PHASE 1-2.
 - ALL DIST. LINES TO BE LOOPED, INCLUDING PHASE 1.

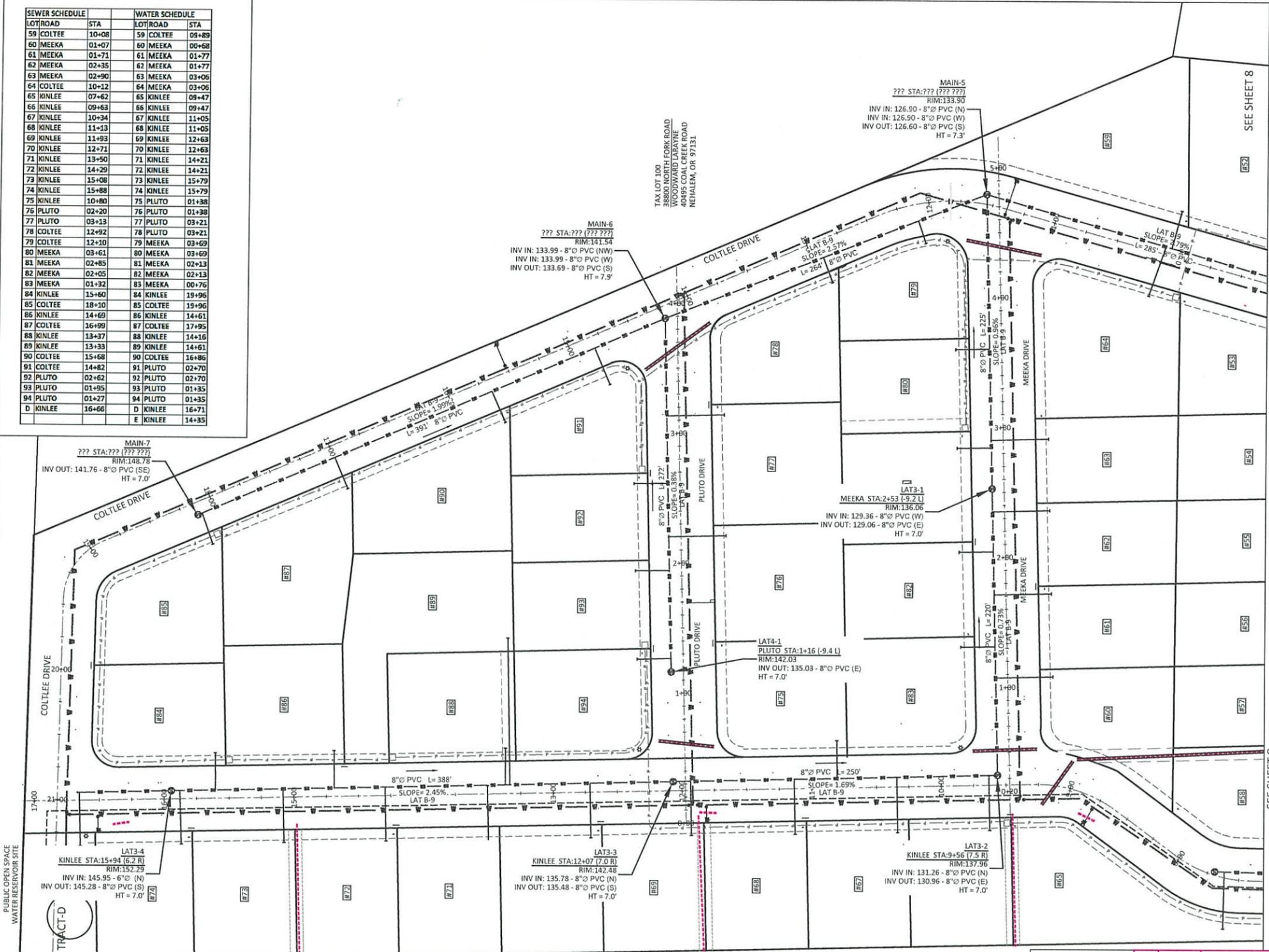
TPUD LEGEND:

	= E11 VAULT W/ CE11T LID
	= E11 VAULT W/ CE11SE LID
	= PED (INSTALLED BY TPUD)
	= 2" CONDUIT
	= 3" CONDUIT

LEGEND:

	PRE-DESIGN PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATER LINE
	ROAD
	CULVERT
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
	NEW PROPERTY LINE
	EASEMENT
	SEWER MAIN
	SEWER MANHOLE/CO
	SEWER SERVICE
	WATER MAIN
	WATER FEEDER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT

TAX LOT 700
3N 10W 14
WOODWARD LANE
40495 COAL CREEK ROAD
NEHALEM, OR 97131



SEE SHEET 8

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
UTILITY LAYOUT-NORTH



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PROFESSIONAL ENGINEER
JACOB R. MORGAN
RENEWAL DATE: DECEMBER 31, 2025

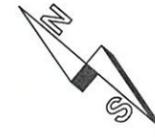
NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

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OF -41-

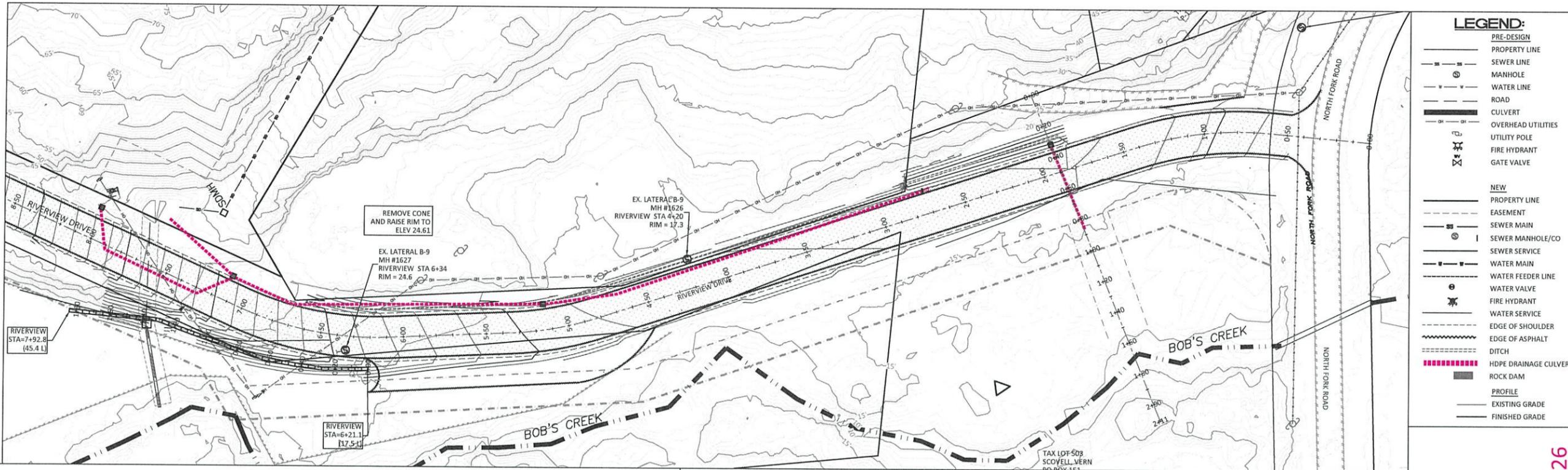
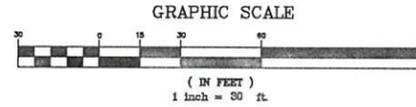
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**RIVERVIEW MEADOWS
SUBDIVISION
OFF-SITE IMPROVEMENTS**

MAP 3N 10W SECTION 23B



1 RIVERVIEW DRIVE GRADING
SCALE: 1"=30'



LEGEND:

- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HDPE DRAINAGE CULVERT
- ROCK DAM
- PROFILE
- EXISTING GRADE
- FINISHED GRADE



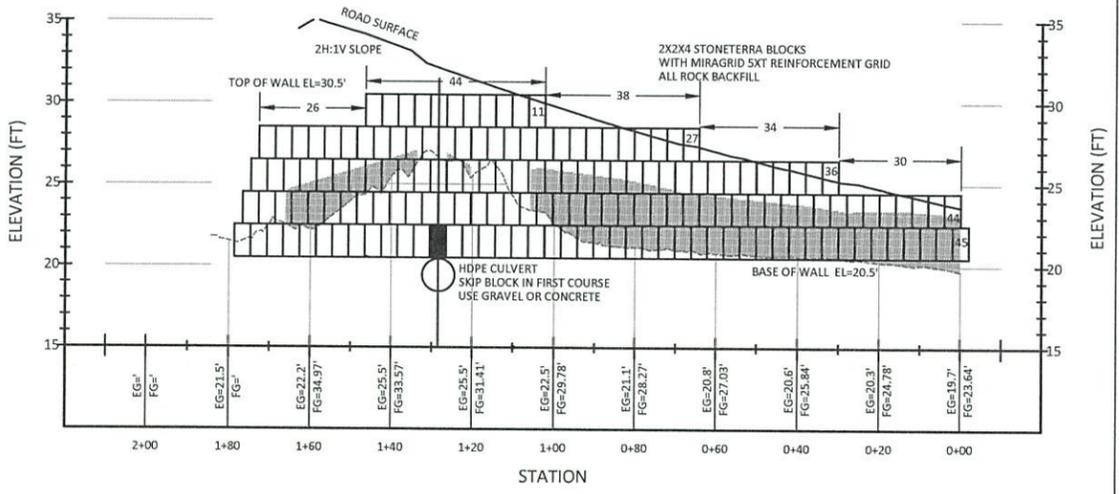
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MANZANITA, OR 97130
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DOB NO. #19-10-RV
DATE NOV. 22, 2025
REGISTERED PROFESSIONAL ENGINEER
63055
JANUARY 15, 2005
JASON R. MORGAN
RENEWAL DATE: DECEMBER 31, 2025

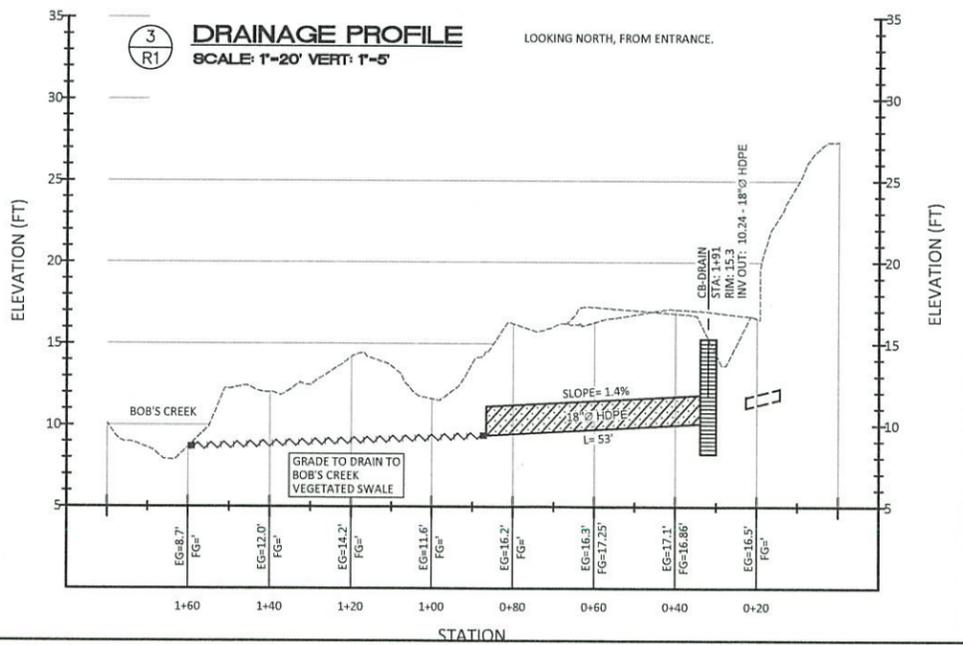
RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS OFF-SITE IMPROVEMENTS
ENTRANCE ROAD - GRADING

RECORD DRAWINGS - FEB. 2, 2026

2 WALL PROFILE
SCALE: 1"=20' VERT: 1"=5'



3 DRAINAGE PROFILE
SCALE: 1"=20' VERT: 1"=5'



ROADWAY NOTES

1. NEW MAIN ENTRANCE TO DEVELOPMENT.
 2. EXISTING GRAVEL ROAD. UPDATE TO COUNTY STANDARDS AND PAVE.
 3. PITCH ROADWAY TO EAST. BUILD FOR HEAVY LOADS TO LOGGING ROAD ENTRANCE (STA 13+20)
 4. RETAINING WALL. ECONO-BLOCK WITH GEO-FABRIC REINFORCING.
 5. GRADE DRIVEWAYS TO MATCH ROADWAY.
- ☐ UPDATE MANHOLES TO MATCH FINAL GRADE.

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

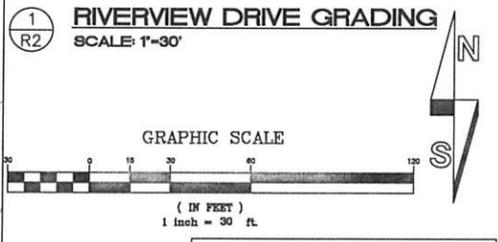
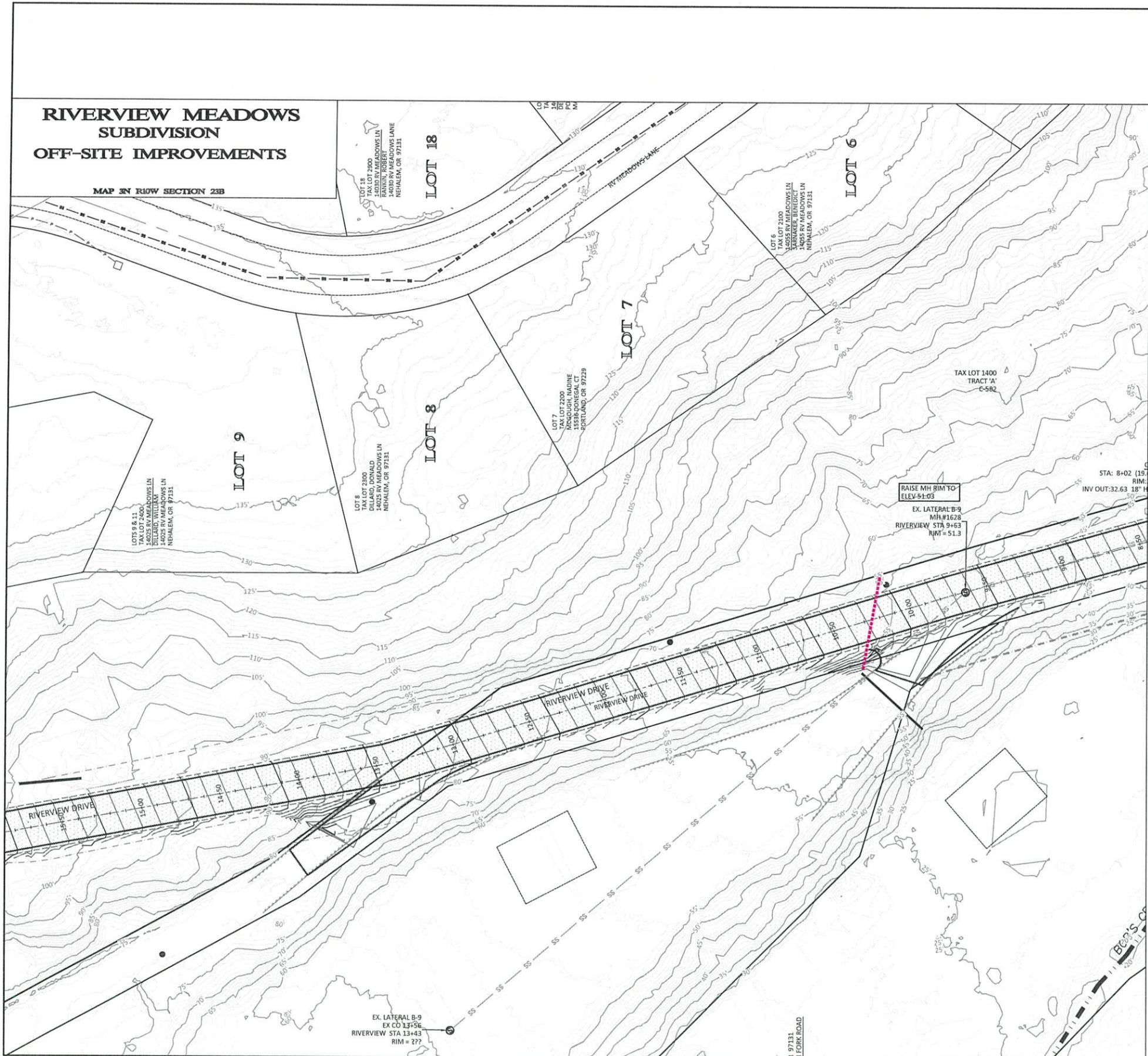
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OF -12-

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MEHALEM, MAP 3N 10W 23B

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LEGEND:

PRE-DESIGN	
	PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATER LINE
	ROAD
	CULVERT
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
NEW	
	PROPERTY LINE
	EASEMENT
	SEWER MAIN
	SEWER MANHOLE/CO
	SEWER SERVICE
	WATER MAIN
	WATER FEEDER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT
	ROCK DAM

- ROADWAY NOTES**
1. NEW MAIN ENTRANCE TO DEVELOPMENT.
 2. EXISTING GRAVEL ROAD. UPDATE TO COUNTY STANDARDS AND PAVE.
 3. PITCH ROADWAY TO EAST. BUILD FOR HEAVY LOADS TO LOGGING ROAD ENTRANCE (STA 13+20)
 4. RETAINING WALL. ECONO-BLOCK WITH GEO-FABRIC REINFORCING.
 5. GRADE DRIVEWAYS TO MATCH ROADWAY.
 6. UPDATE MANHOLES TO MATCH FINAL GRADE.

1 R2 RIVERVIEW DRIVE GRADING
SCALE: 1"=30'



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JOB NO. P19-10-RV
 DATE NOV. 22, 2025
 REGISTERED PROFESSIONAL ENGINEER
 63055
 OREGON
 JANUARY 15, 2008
 JASON R. MORGAN
 RENEWAL DATE: DECEMBER 31, 2026

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
 RIVERVIEW MEADOWS OFF-SITE IMPROVEMENTS
 ENTRANCE ROAD - GRADING

NO.	DATE	DESCRIPTION	BY
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R2
 OF -12-

RIVERVIEW MEADOWS PHASE 2

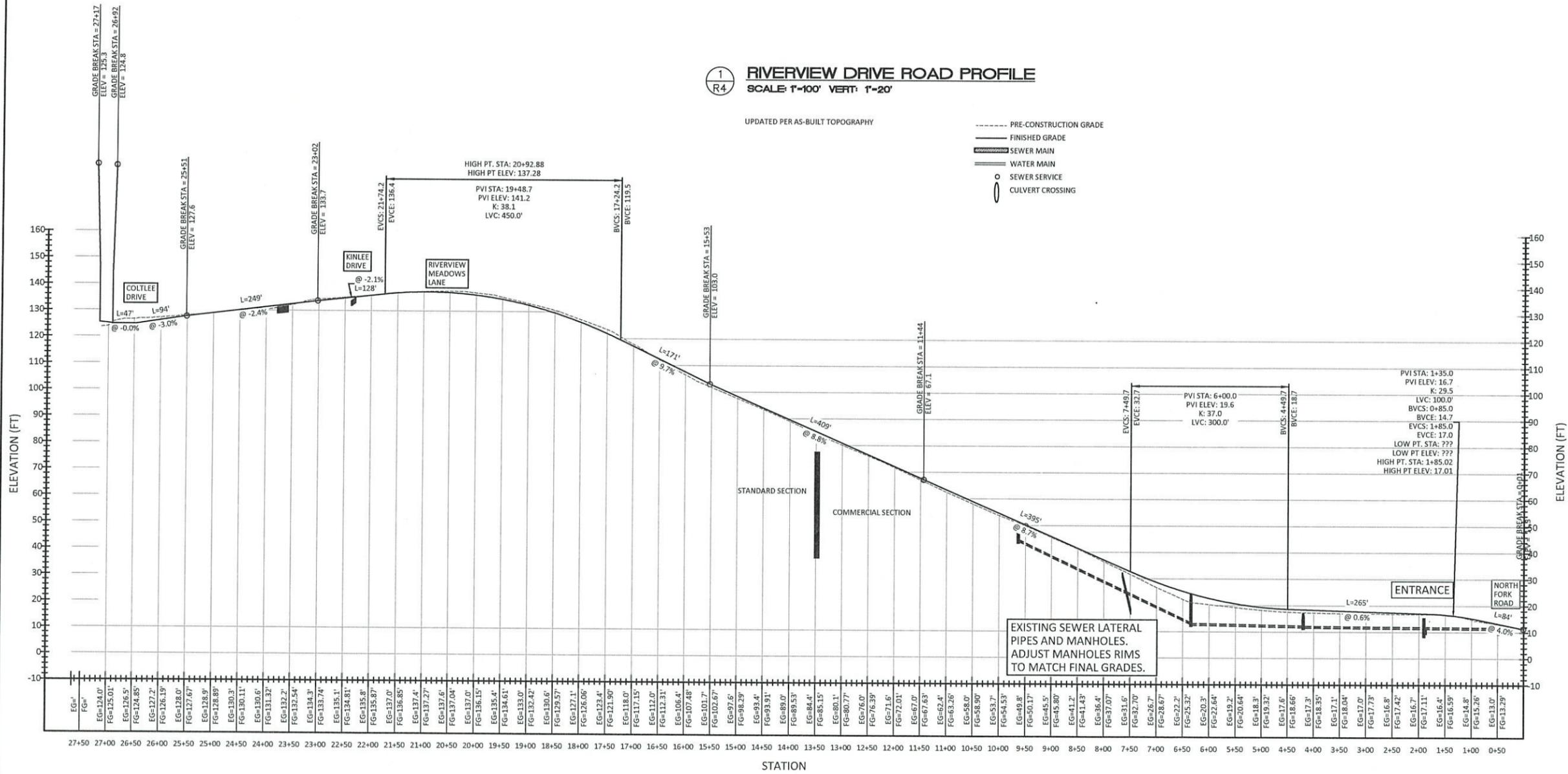
MAP 3N ROW SECTION 23B

1 R4 RIVERVIEW DRIVE ROAD PROFILE

SCALE: H=1"=100' VERT: 1"=20'

UPDATED PER AS-BUILT TOPOGRAPHY

- PRE-CONSTRUCTION GRADE
- FINISHED GRADE
- SEWER MAIN
- WATER MAIN
- SEWER SERVICE
- CULVERT CROSSING



RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS OFF-SITE IMPROVEMENTS
ENTRANCE ROAD PROFILE

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OF -12-

NO.	DATE	DESCRIPTION	BY
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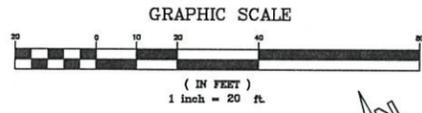
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MANEWAH, OR 97130
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DATE
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RIVERVIEW MEADOWS SUBDIVISION OFF-SITE IMPROVEMENTS

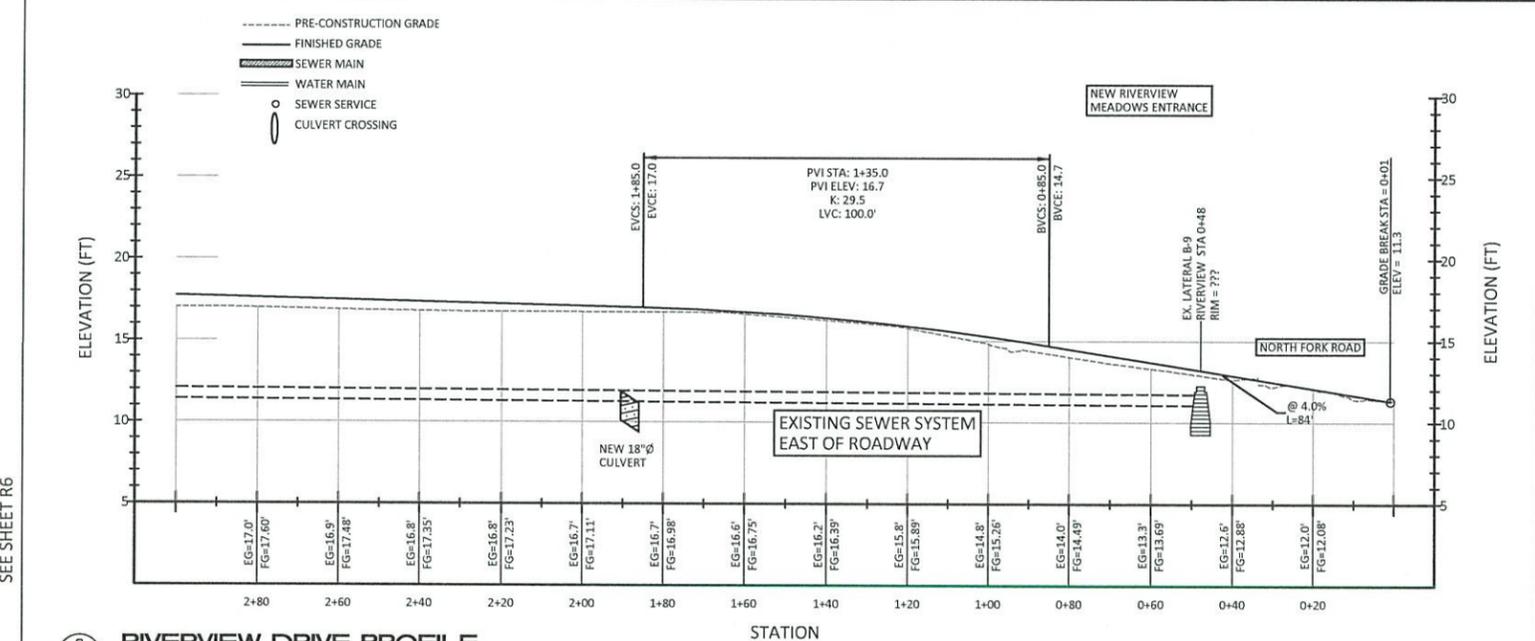
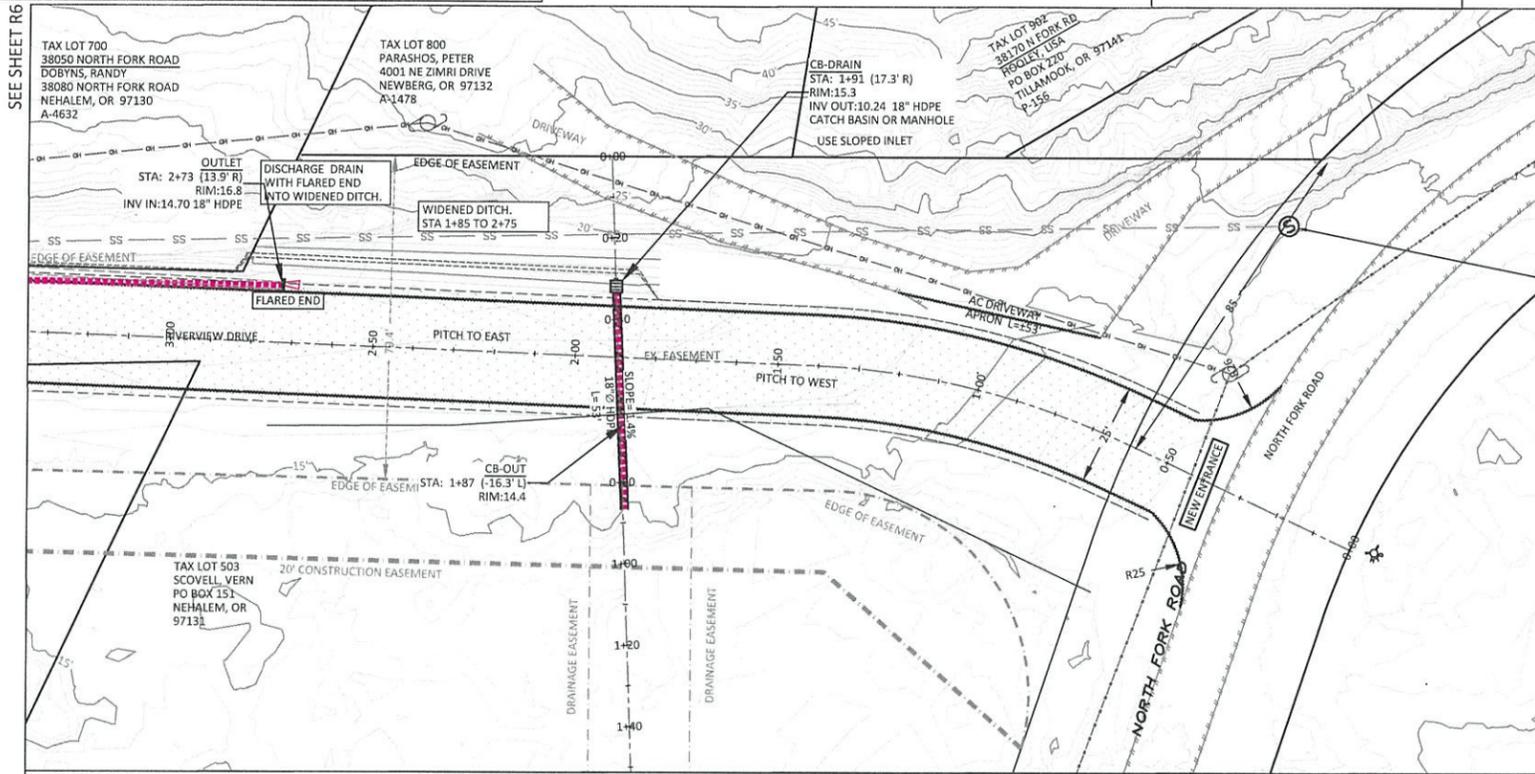
MAP 3N R10W SECTION 23B



1 R5 RIVERVIEW DRIVE SCALE: 1"=20'

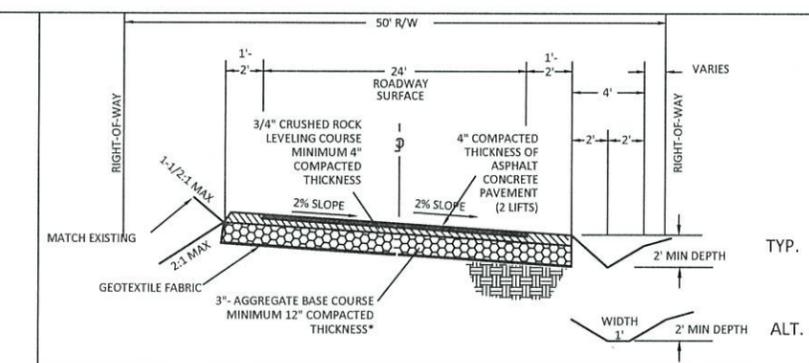
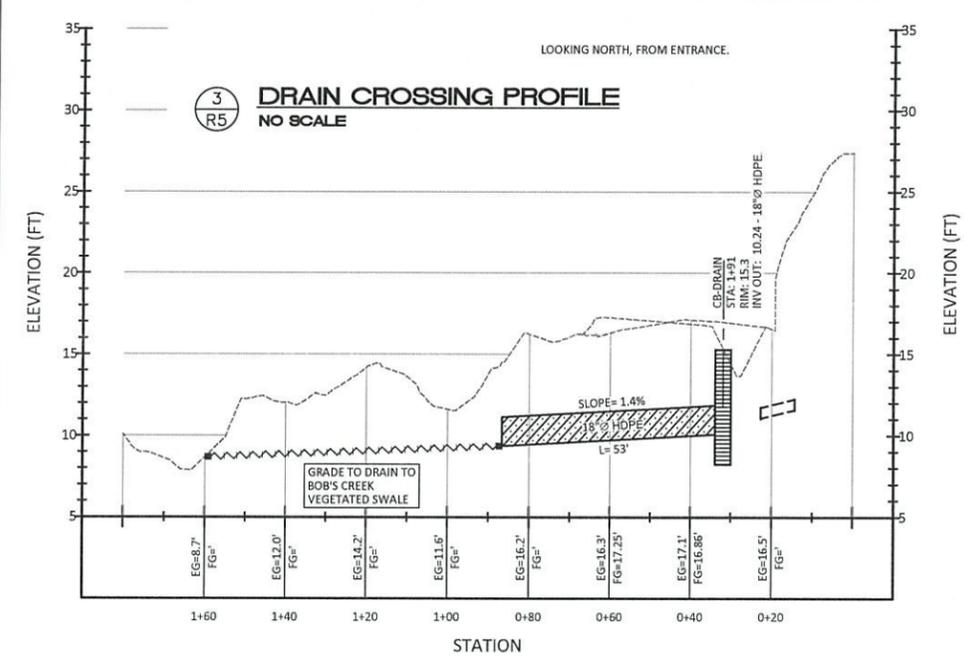
ROADWAY NOTES

1. NEW MAIN ENTRANCE TO DEVELOPMENT.
2. EXISTING GRAVEL ROAD. UPDATE TO COUNTY STANDARDS AND PAVE.
3. PITCH ROADWAY TO EAST. BUILD FOR HEAVY LOADS TO LOGGING ROAD ENTRANCE (STA 13+20)
4. RETAINING WALL. ECONO-BLOCK WITH GEO-FABRIC REINFORCING.
5. GRADE DRIVEWAYS TO MATCH ROADWAY.
6. UPDATE MANHOLES TO MATCH FINAL GRADE.



2 R5 RIVERVIEW DRIVE PROFILE SCALE: 1"=20' VERT: 1"=5'

UPDATED PER AS-BUILT TOPOGRAPHY



- ### LEGEND:
- PRE-DESIGN PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
 - NEW PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM
 - PROFILE
 - EXISTING GRADE
 - FINISHED GRADE

- ### STORM NOTES:
- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
 - COORDINATE WORK WITH COUNTY PUBLIC WORKS.
 - 300 24" Ø CULVERT
 - 301 18" Ø CULVERT
 - 302 ROADSIDE DITCH (STANDARD)
 - 303 ROADSIDE DITCH (WIDE)
 - 304 CONCRETE MANHOLE
 - 305 CONCRETE CATCH BASIN
 - 306 12" Ø CULVERT
- FOR SLOPED INLET, SET MID-POINT AT RIM ELEVATION

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM



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RIVERVIEW MEADOWS DEVELOPMENT, LLC
 RIVERVIEW MEADOWS OFF-SITE IMPROVEMENTS
 ENTRANCE ROAD

RECORD DRAWINGS - FEB. 2, 2026

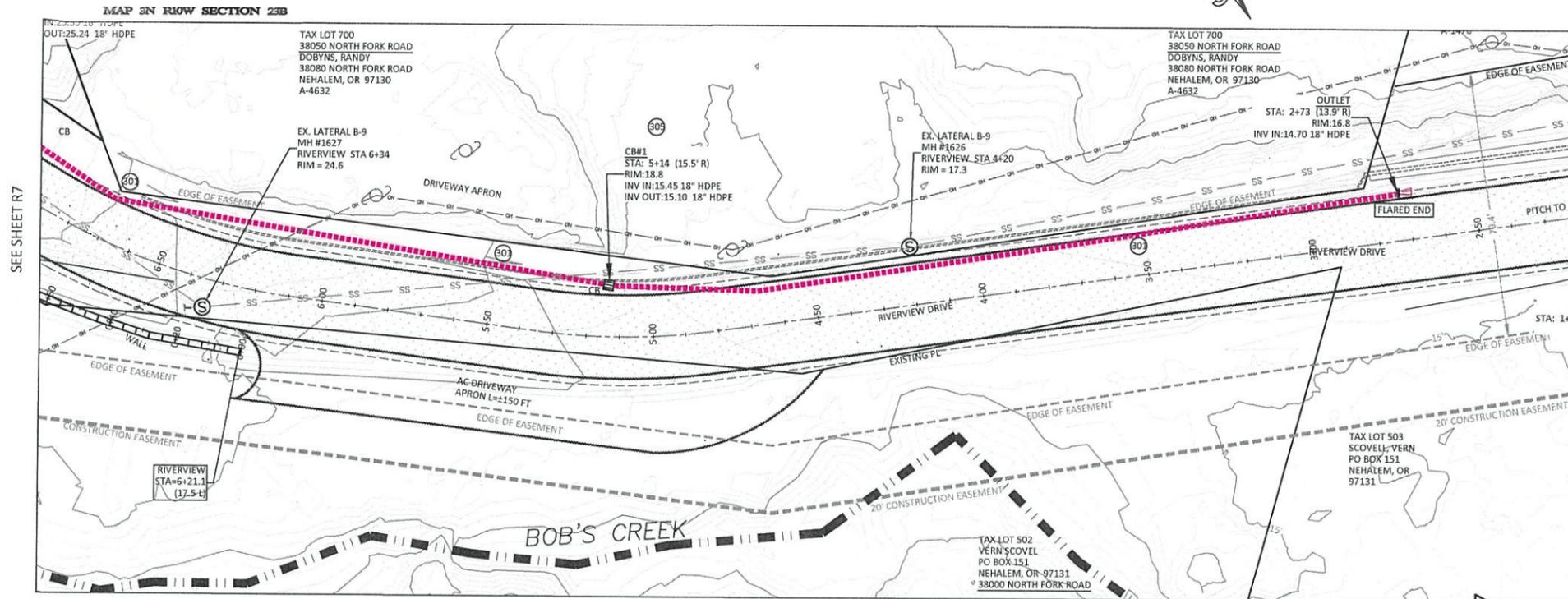
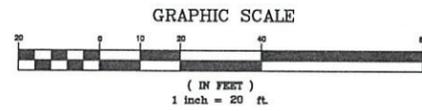
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**RIVERVIEW MEADOWS
SUBDIVISION
OFF-SITE IMPROVEMENTS**

1
R6 **RIVERVIEW DRIVE**
SCALE: 1"=20'



SEE SHEET R7

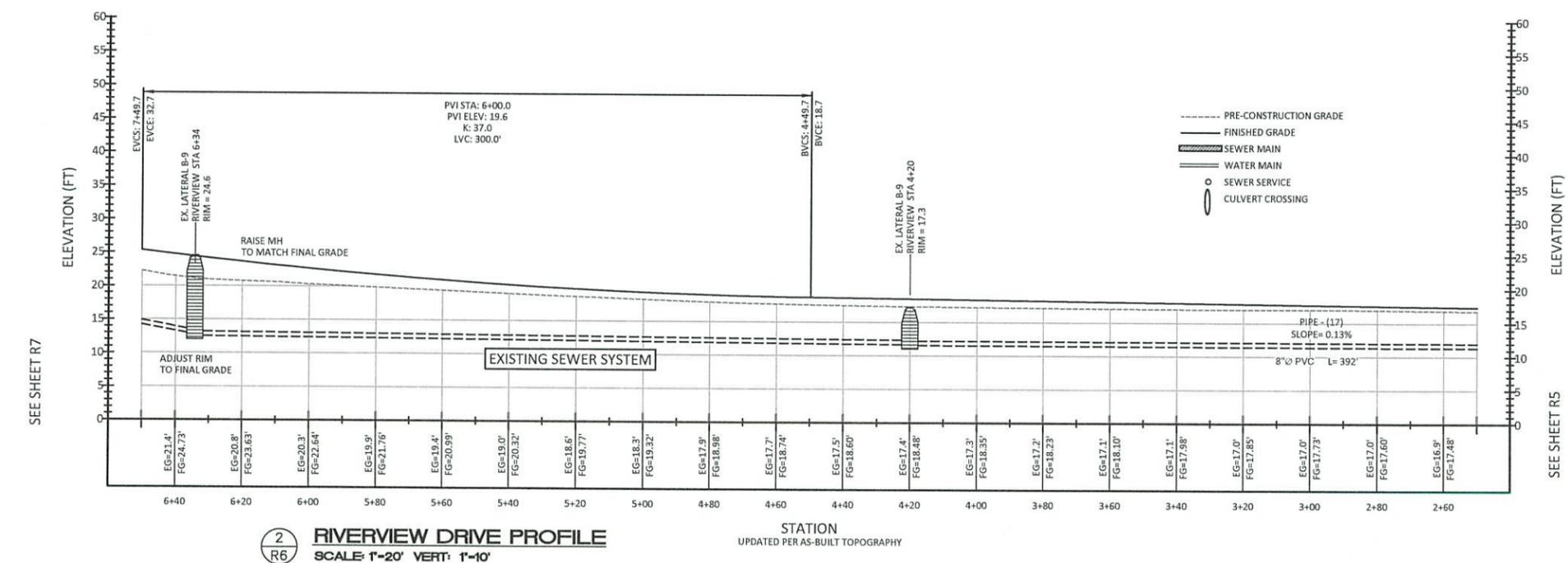
SEE SHEET R5

LEGEND:

PRE-DESIGN	
	PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATER LINE
	ROAD
	CULVERT
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
NEW	
	PROPERTY LINE
	EASEMENT
	SEWER MAIN
	SEWER MANHOLE/CO
	SEWER SERVICE
	WATER MAIN
	WATER FEEDER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT
	ROCK DAM

- ROADWAY NOTES**
- NEW MAIN ENTRANCE TO DEVELOPMENT.
 - EXISTING GRAVEL ROAD. UPDATE TO COUNTY STANDARDS AND PAVE.
 - PITCH ROADWAY TO EAST. BUILD FOR HEAVY LOADS TO LOGGING ROAD ENTRANCE (STA 13+20)
 - RETAINING WALL. ECONO-BLOCK WITH GEO-FABRIC REINFORCING.
 - GRADE DRIVEWAYS TO MATCH ROADWAY.
 - UPDATE MANHOLES TO MATCH FINAL GRADE.

- STORM NOTES:**
- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
- COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24" Ø CULVERT
 - 301 18" Ø CULVERT
 - 302 ROADSIDE DITCH (STANDARD)
 - 303 ROADSIDE DITCH (WIDE)
 - 304 CONCRETE MANHOLE
 - 305 CONCRETE CATCH BASIN
 - 306 12" Ø CULVERT
- FOR SLOPED INLET, SET MID-POINT AT RIM ELEVATION



SEE SHEET R7

SEE SHEET R5

2
R6 **RIVERVIEW DRIVE PROFILE**
SCALE: 1"=20' VERT: 1"=10'

STATION
UPDATED PER AS-BUILT TOPOGRAPHY



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PRO. NO. #19-10-RV
DATE NOV. 22, 2025

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RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS OFF-SITE IMPROVEMENTS
ENTRANCE ROAD

RECORD DRAWINGS - FEB. 2, 2026

NO.	DATE	DESCRIPTION	BY
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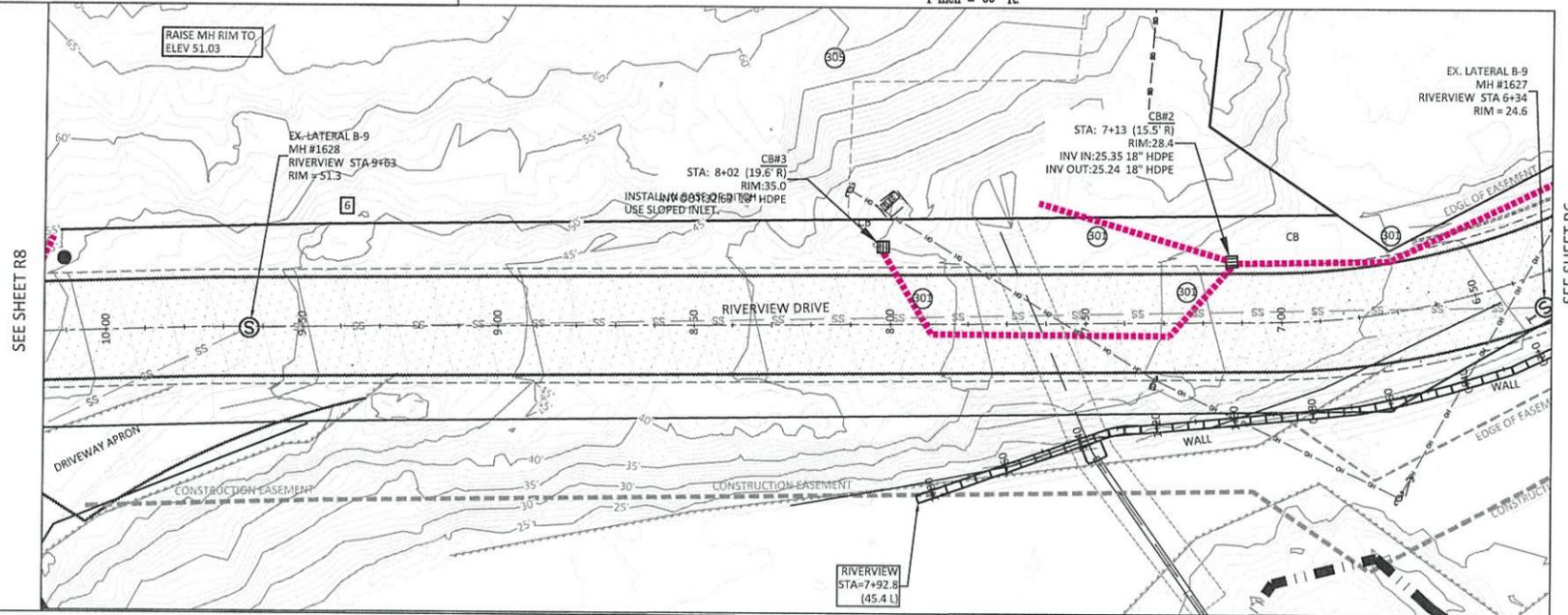
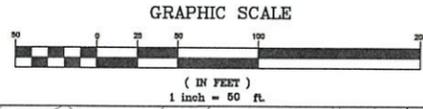
SHEET
R6
OF -12-

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**RIVERVIEW MEADOWS
SUBDIVISION
OFF-SITE IMPROVEMENTS**

1
R7

**RIVERVIEW DRIVE
SCALE: 1"=20'**



SEE SHEET R8

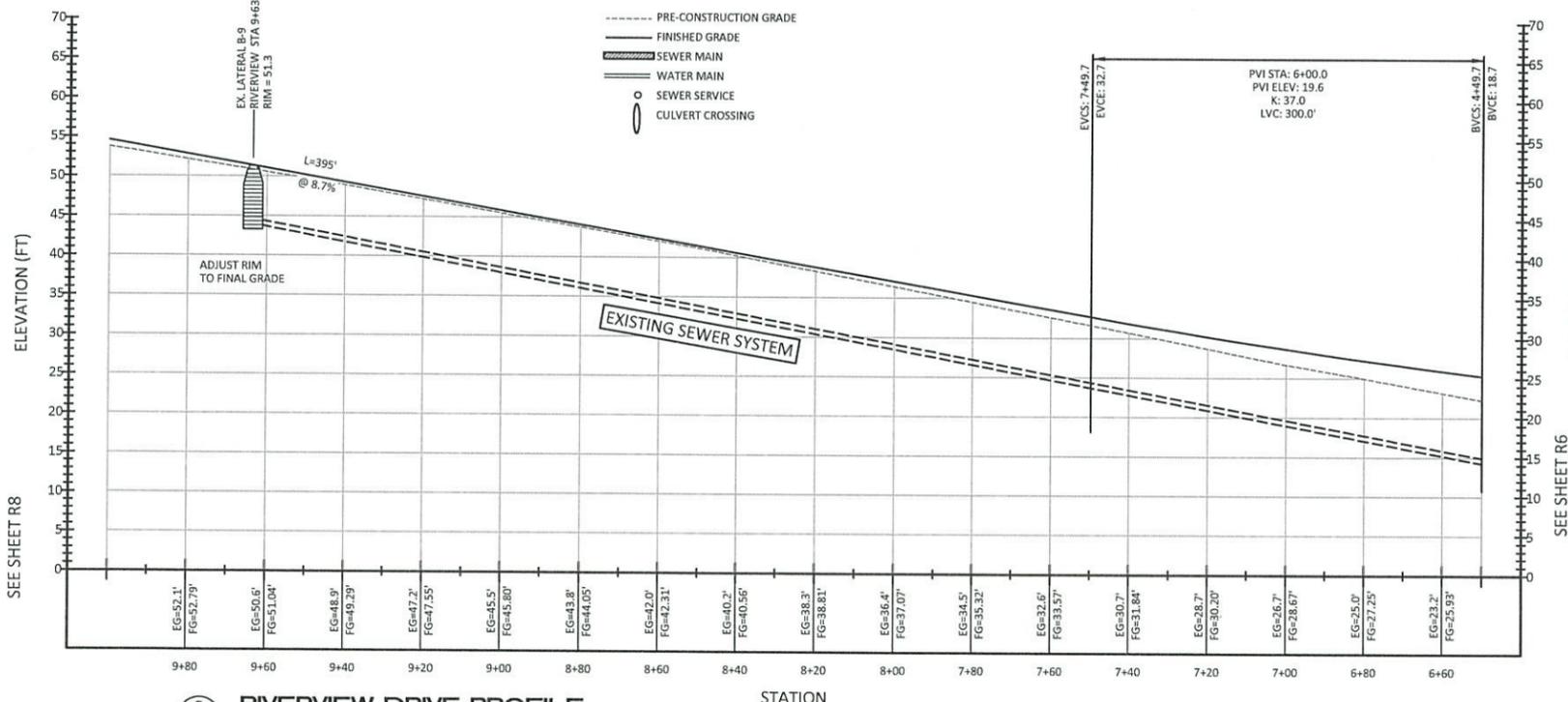
SEE SHEET R6

LEGEND:

PRE-DESIGN	
	PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATER LINE
	ROAD
	CULVERT
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
NEW	
	PROPERTY LINE
	EASEMENT
	SEWER MAIN
	SEWER MANHOLE/CO
	SEWER SERVICE
	WATER MAIN
	WATER FEEDER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT
	ROCK DAM

- ROADWAY NOTES**
- NEW MAIN ENTRANCE TO DEVELOPMENT.
 - EXISTING GRAVEL ROAD. UPDATE TO COUNTY STANDARDS AND PAVE.
 - PITCH ROADWAY TO EAST. BUILD FOR HEAVY LOADS TO LOGGING ROAD ENTRANCE (STA 13+20)
 - RETAINING WALL. ECONO-BLOCK WITH GEO-FABRIC REINFORCING.
 - GRADE DRIVEWAYS TO MATCH ROADWAY.
 - UPDATE MANHOLES TO MATCH FINAL GRADE.

- STORM NOTES:**
- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
- COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24" Ø CULVERT
 - 301 18" Ø CULVERT
 - 302 ROADSIDE DITCH (STANDARD)
 - 303 ROADSIDE DITCH (WIDE)
 - 304 CONCRETE MANHOLE
 - 305 CONCRETE CATCH BASIN
 - 306 12" Ø CULVERT
- FOR SLOPED INLET, SET MID-POINT AT RIM ELEVATION



SEE SHEET R8

SEE SHEET R6

2
R7 **RIVERVIEW DRIVE PROFILE**
SCALE: 1"=20' VERT: 1"=10'

STATION
UPDATED PER AS-BUILT TOPOGRAPHY

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS OFF-SITE IMPROVEMENTS
ENTRANCE ROAD



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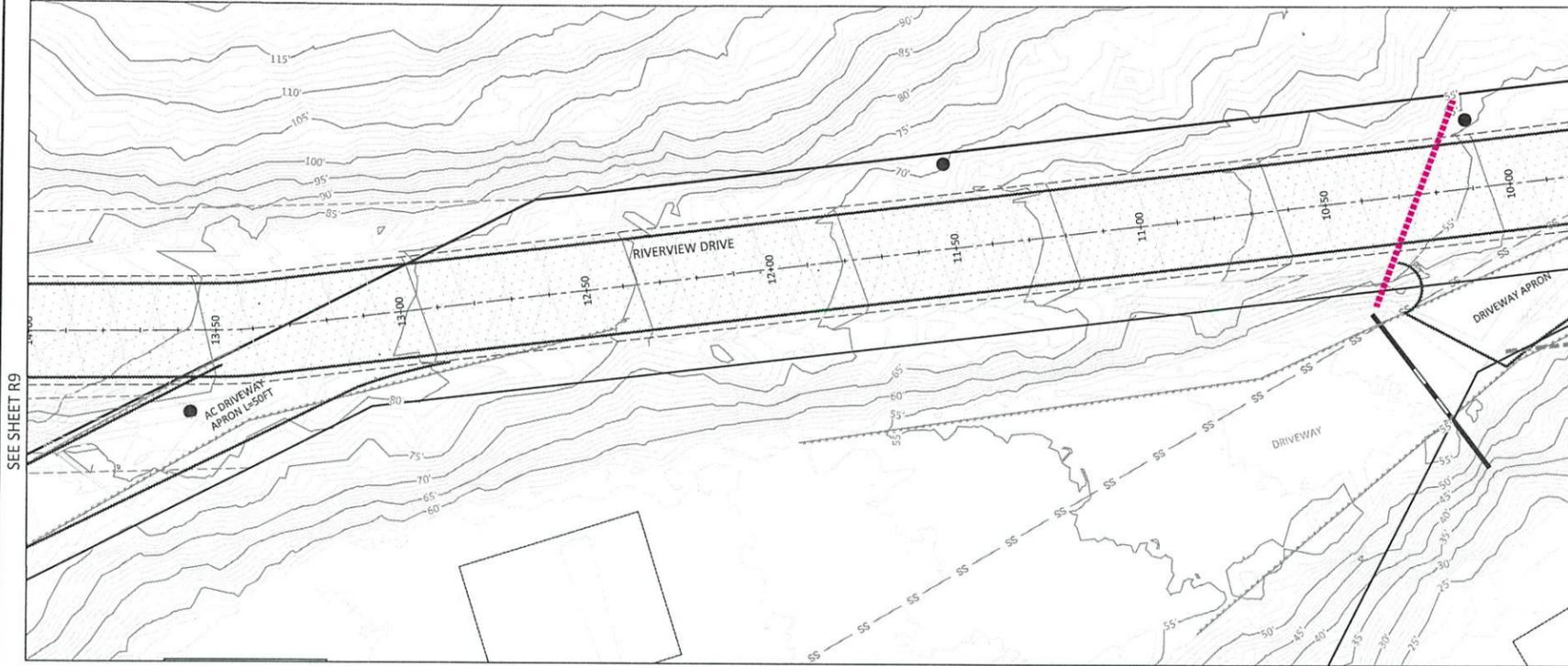
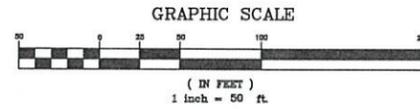
SHEET
R7

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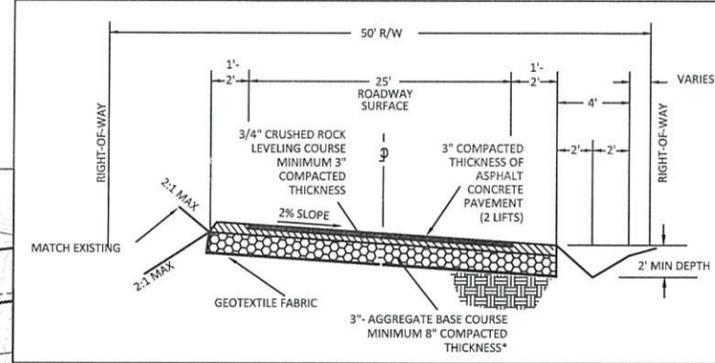
**RIVERVIEW MEADOWS
SUBDIVISION
OFF-SITE IMPROVEMENTS**

MAP 3N R10W SECTION 23B

**2 RIVERVIEW DRIVE
SCALE: 1"=20'**



**1 ENTRANCE ROAD (TYP)
SCALE: 1"=20'**



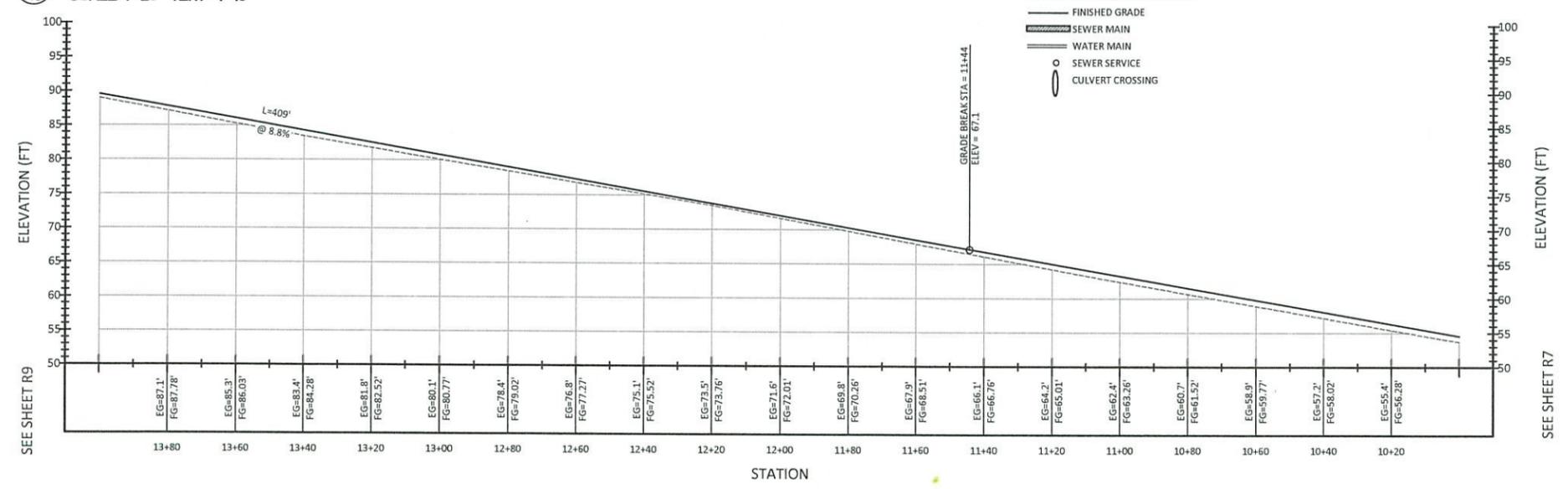
LEGEND:

- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW
- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HDPE DRAINAGE CULVERT
- ROCK DAM

ROADWAY NOTES

1. NEW MAIN ENTRANCE TO DEVELOPMENT.
2. EXISTING GRAVEL ROAD. UPDATE TO COUNTY STANDARDS AND PAVE.
3. PITCH ROADWAY TO EAST. BUILD FOR HEAVY LOADS TO LOGGING ROAD ENTRANCE (STA 13+20)
4. RETAINING WALL. ECONO-BLOCK WITH GEO-FABRIC REINFORCING.
5. GRADE DRIVEWAYS TO MATCH ROADWAY.
6. UPDATE MANHOLES TO MATCH FINAL GRADE.

**2 RIVERVIEW DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=10'**



UPDATED PER AS-BUILT TOPOGRAPHY



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JOB NO. #19-10-RV
DATE NOV-22-2025



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ENTRANCE ROAD**

RECORD DRAWINGS - FEB. 2, 2026

REHALEM, MAP 3N 10W 23B

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
R8

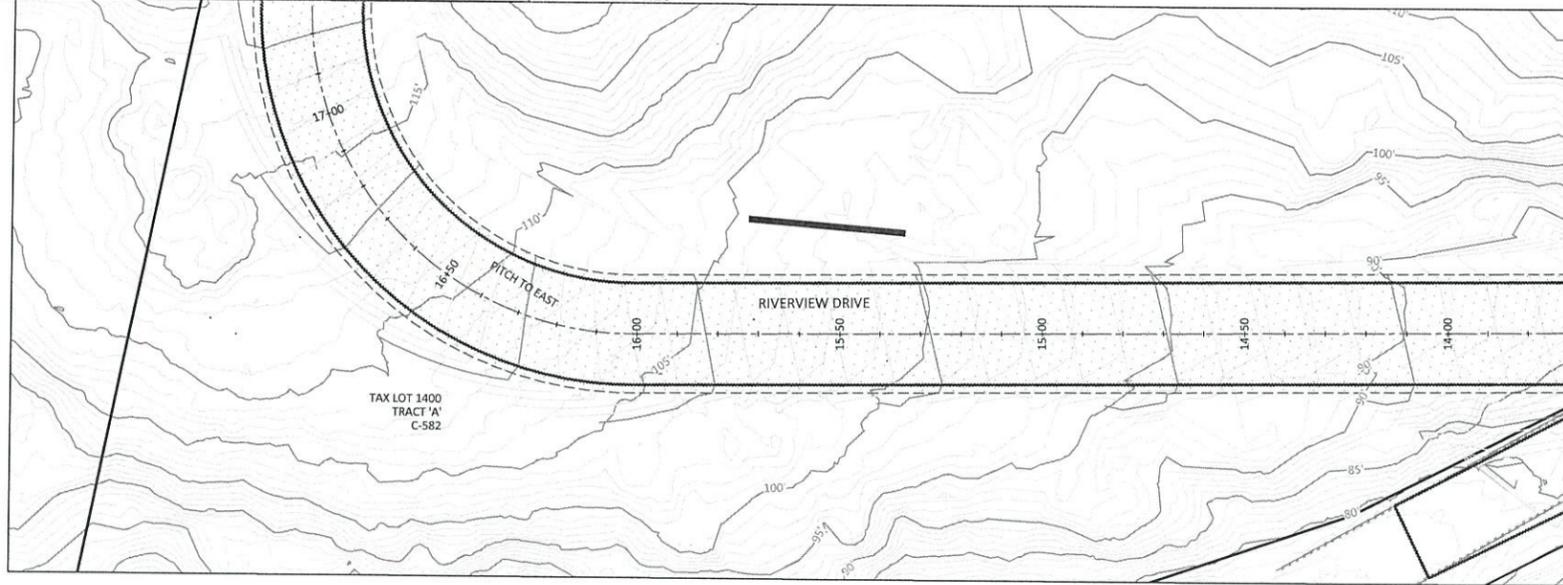
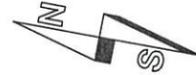
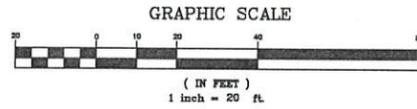
OF -12-

**RIVERVIEW MEADOWS
SUBDIVISION
OFF-SITE IMPROVEMENTS**

MAP 3N 10W SECTION 23B

SEE SHEET R10

1
R9 **RIVERVIEW DRIVE**
SCALE: 1"=20'



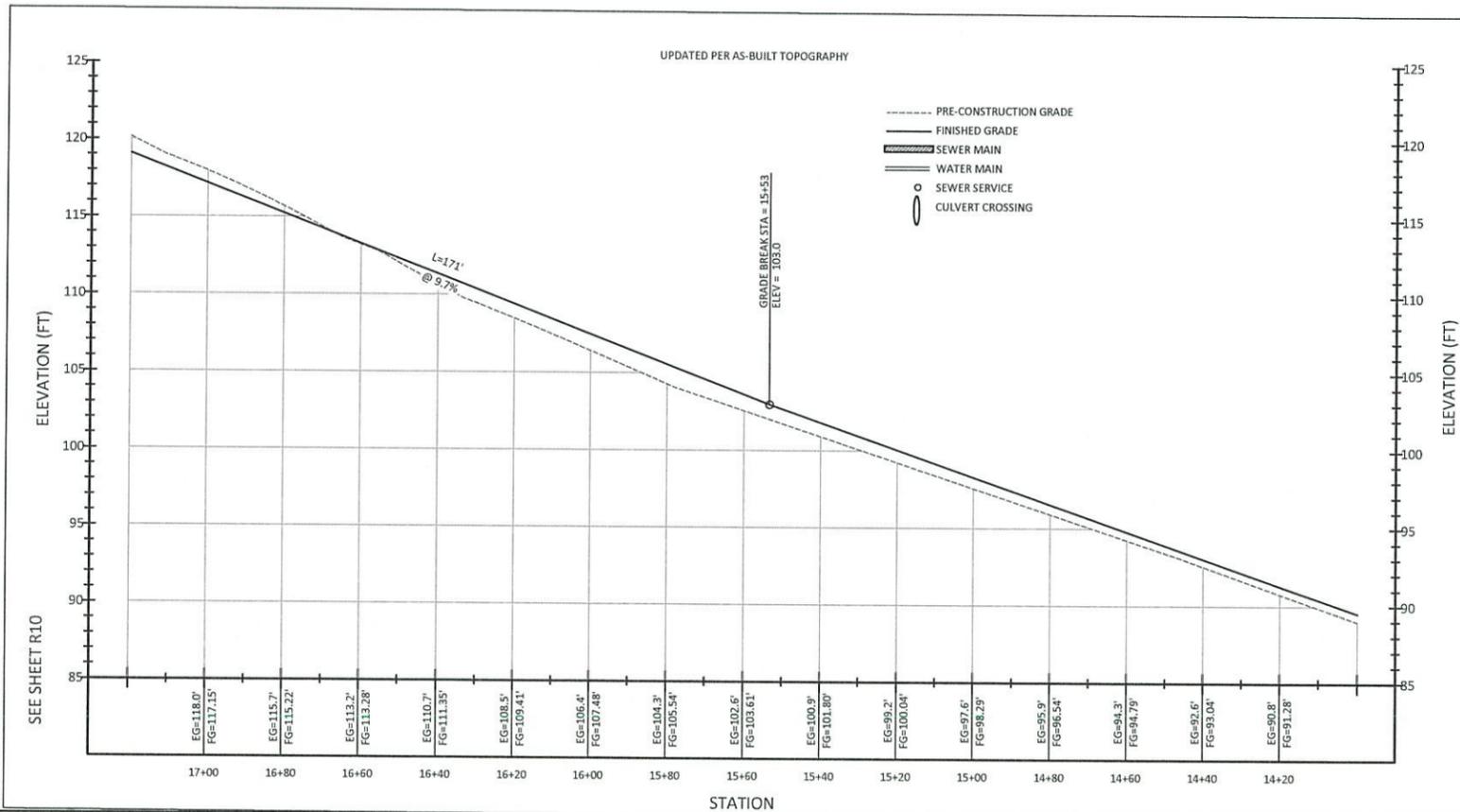
SEE SHEET R8

ROADWAY NOTES

1. NEW MAIN ENTRANCE TO DEVELOPMENT.
 2. EXISTING GRAVEL ROAD. UPDATE TO COUNTY STANDARDS AND PAVE.
 3. PITCH ROADWAY TO EAST. BUILD FOR HEAVY LOADS TO LOGGING ROAD ENTRANCE (STA 13+20)
 4. RETAINING WALL. ECONO-BLOCK WITH GEO-FABRIC REINFORCING.
 5. GRADE DRIVEWAYS TO MATCH ROADWAY.
- 6** UPDATE MANHOLES TO MATCH FINAL GRADE.

LEGEND:

- PRE-DESIGN**
- PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
- NEW**
- PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM



SEE SHEET R8

2
R9 **RIVERVIEW DRIVE PROFILE**
SCALE: 1"=20' VERT: 1"=5'

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS OFF-SITE IMPROVEMENTS
ENTRANCE ROAD

SHEET
R9
OF -12-



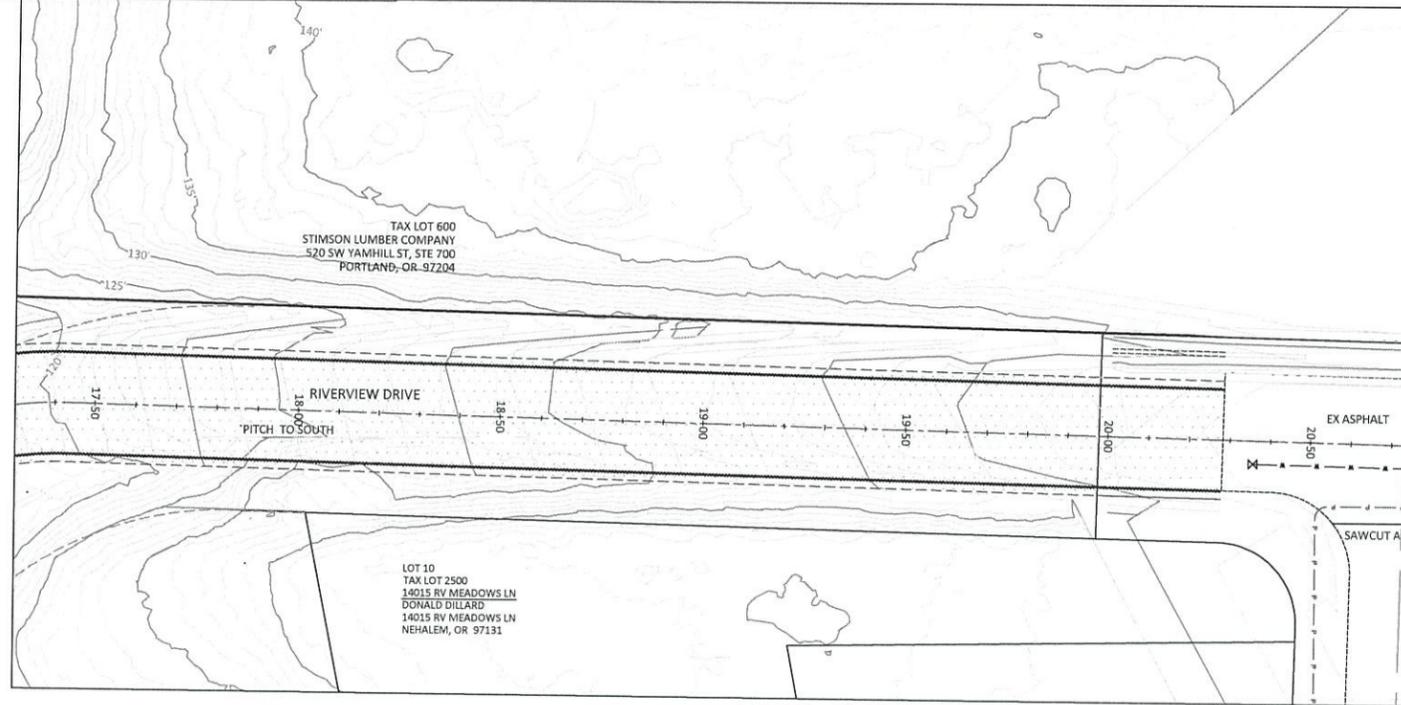
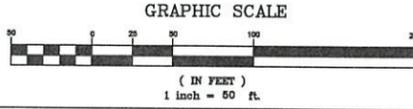
**MORGAN CIVIL
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PROF. NO. #19-10-RIV
DATE NOV. 22, 2025
RENEWAL DATE: DECEMBER 31, 2025
REGISTERED PROFESSIONAL ENGINEER
63055
OREGON
JACOB R. MORGAN

**RIVERVIEW MEADOWS
PHASE 2**

MAP 3N R10W SECTION 23B

1
R10
RIVERVIEW DRIVE
SCALE: 1"=20'



SEWER NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION. SEE DETAILS SHEET 23.

COORDINATE WORK WITH NBWA.

101 CONNECT TO EXISTING STUB
102 INSTALL NEW MANHOLE
103 INSTALL NEW 8" SEWER PIPE
104 INSTALL NEW SEWER SERVICE ASSEMBLY

DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.

VACUUM TEST OF MANHOLES REQUIRED.

LEGEND:

PRE-DESIGN	
---	PROPERTY LINE
—○—	SEWER LINE
—○—	MANHOLE
—○—	WATER LINE
—	ROAD
—	CULVERT
—	OVERHEAD UTILITIES
—	UTILITY POLE
—	FIRE HYDRANT
—	GATE VALVE
NEW	
---	PROPERTY LINE
---	EASEMENT
—○—	SEWER MAIN
—○—	SEWER MANHOLE/CO
—	SEWER SERVICE
—	WATER MAIN
—	WATER FEEDER LINE
—	WATER VALVE
—	FIRE HYDRANT
—	WATER SERVICE
---	EDGE OF SHOULDER
---	EDGE OF ASPHALT
---	DITCH
---	HDPE DRAINAGE CULVERT
---	ROCK DAM

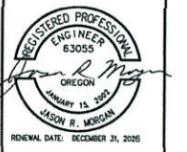


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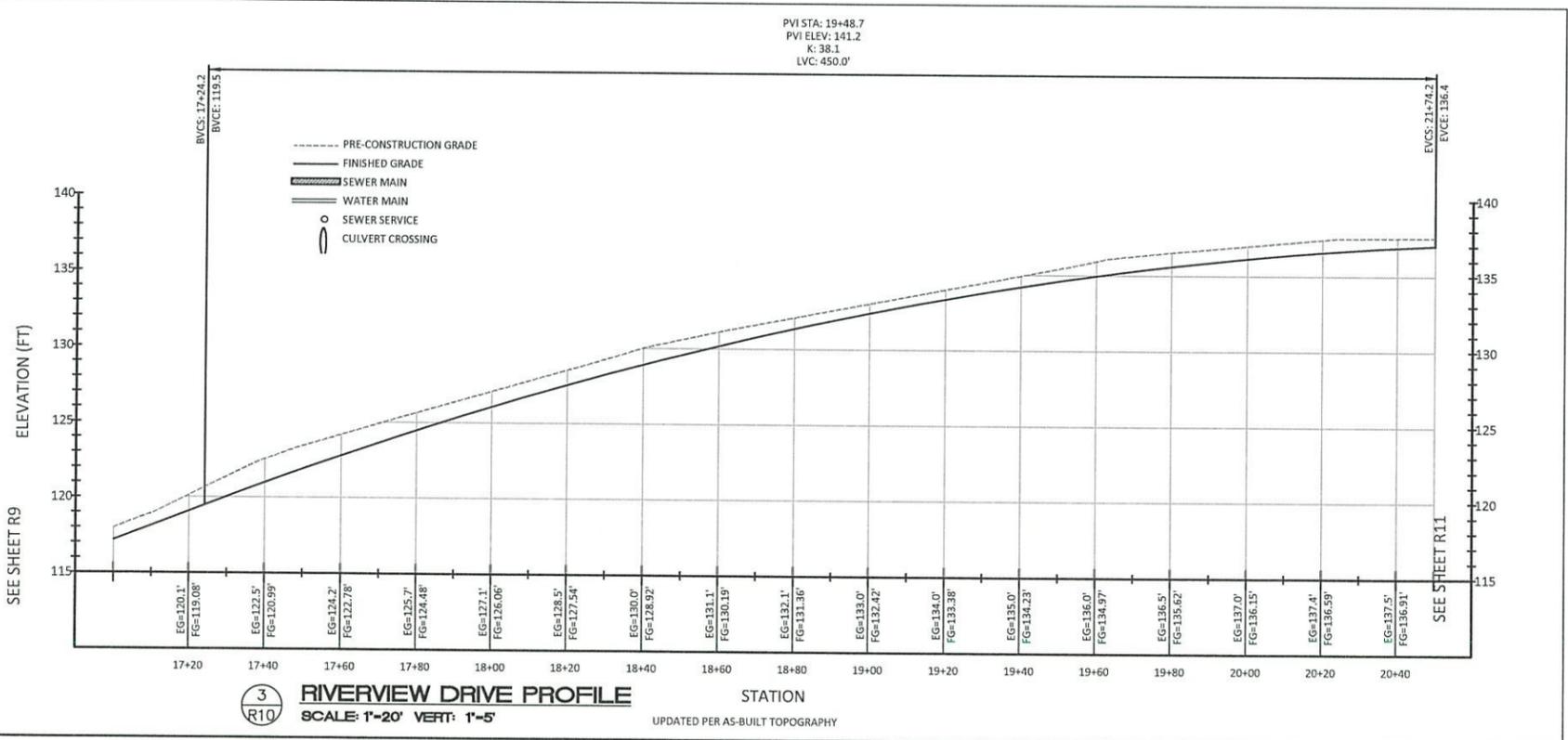
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RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
ENTRANCE ROAD

NEHALEM, MAP 3N 10W 23B

RECORD DRAWINGS - FEB. 2, 2026



3
R10
RIVERVIEW DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

STATION
UPDATED PER AS-BUILT TOPOGRAPHY

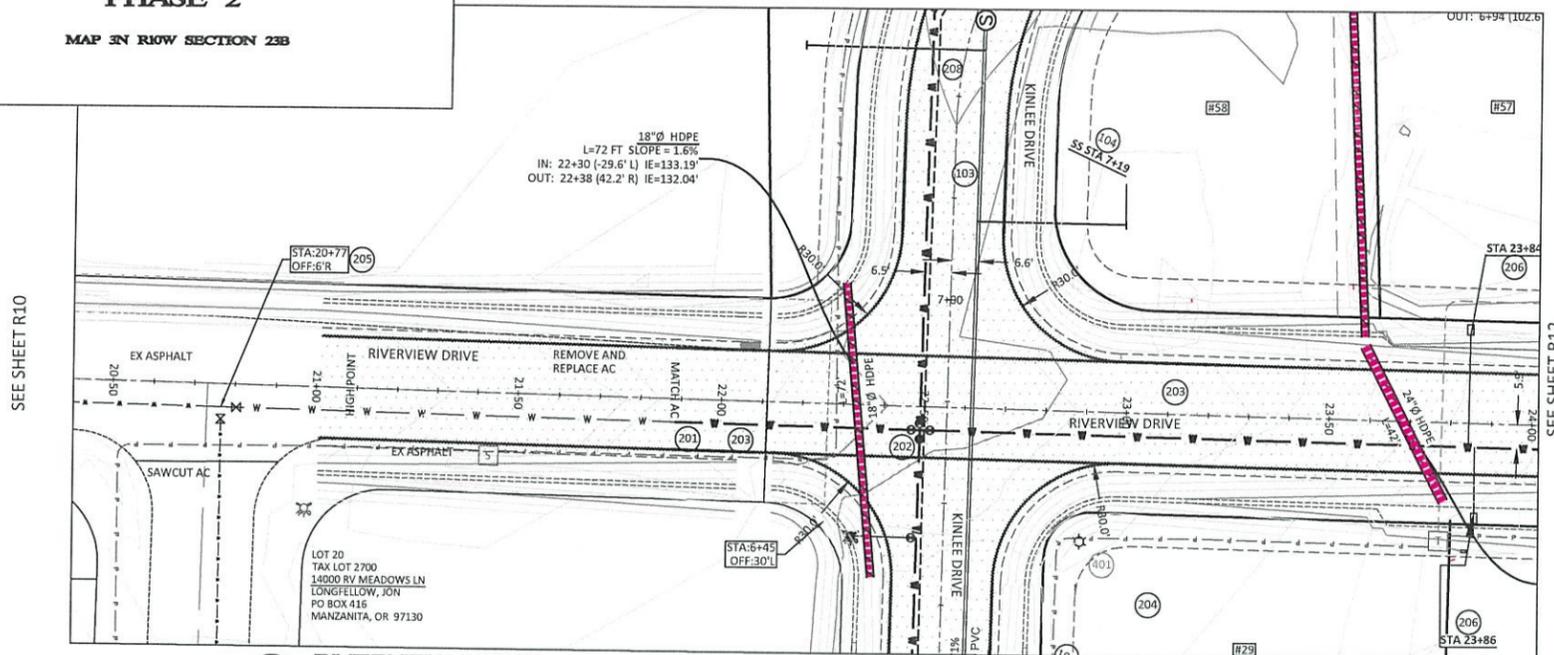
NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
R10

OF -12-

RIVERVIEW MEADOWS PHASE 2

MAP 3N R10W SECTION 23B

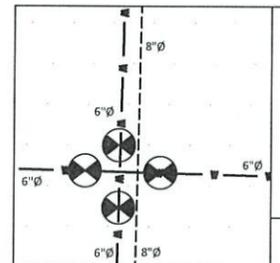
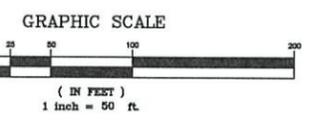


1
R11
RIVERVIEW DRIVE
SCALE: 1"=20'

SEWER NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.
COORDINATE WORK WITH NBWA.
101 CONNECT TO EXISTING STUB
102 INSTALL NEW MANHOLE
103 INSTALL NEW 8" SEWER PIPE
104 INSTALL NEW SEWER SERVICE ASSEMBLY
DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
VACUUM TEST OF MANHOLES REQUIRED.

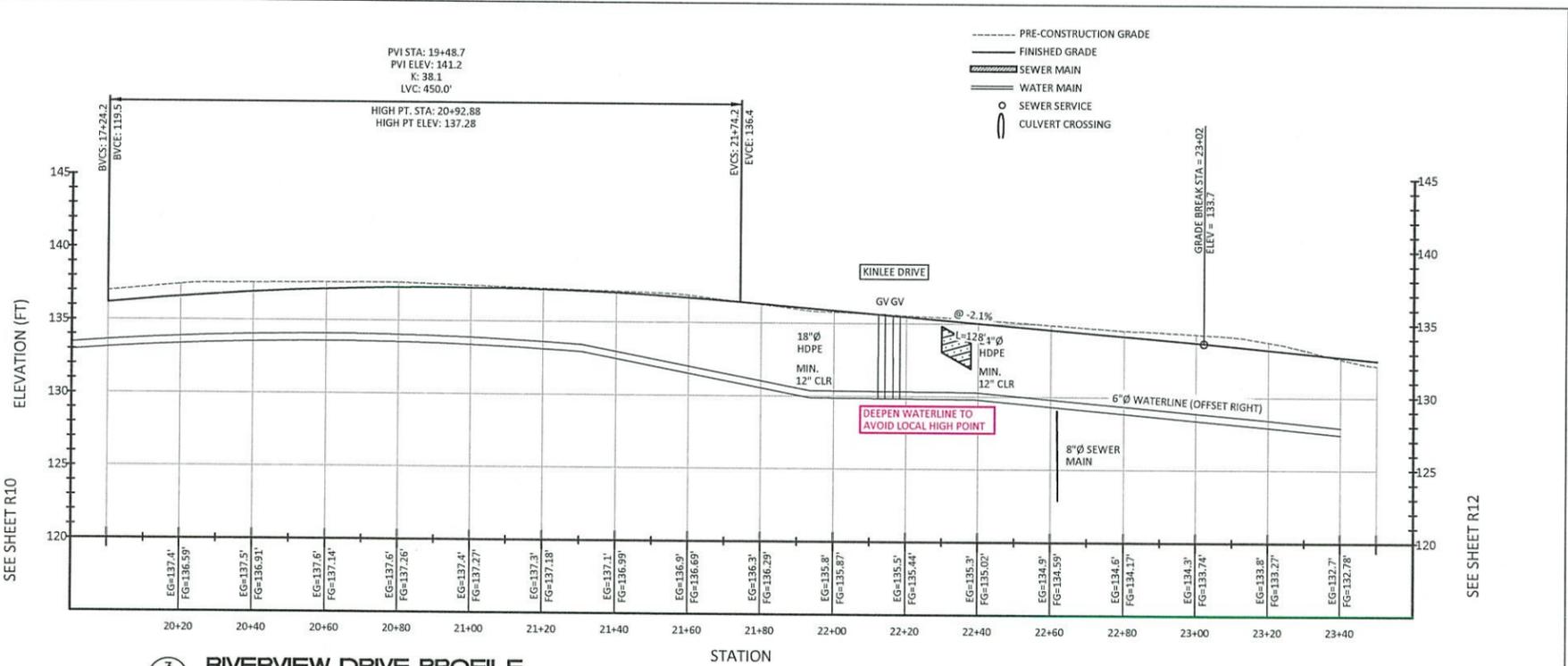
LEGEND:

PRE-DESIGN	NEW
PROPERTY LINE	PROPERTY LINE
SEWER LINE	EASEMENT
MANHOLE	SEWER MAIN
WATER LINE	SEWER MANHOLE/CO
ROAD	SEWER SERVICE
CULVERT	WATER MAIN
OVERHEAD UTILITIES	WATER FEEDER LINE
UTILITY POLE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
GATE VALVE	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT
	ROCK DAM



ELECTRICAL NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION IN RIGHT-OF-WAY.
COORDINATE WORK WITH TPUD.
401 LIGHT POLE
TPUD LEGEND:
□ = E11 VAULT W/ CE11T LID
□ = E11 VAULT W/ CE11SE LID
□ = PED (INSTALLED BY TPUD)
— = 2" CONDUIT
— = 3" CONDUIT

WATER NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET D2.
COORDINATE WORK WITH CITY OF NEHALEM.
30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.
201 LOCATE AND CONNECT TO EXISTING WATER
202 INSTALL 6"Ø TEE WITH GATE VALVES AND BEND, AS NEEDED.
USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
203 INSTALL 6"Ø PVC PIPE
204 INSTALL FIRE HYDRANT ASSEMBLY
205 INSTALL D.I. BENDS, AS NEEDED
206 INSTALL WATER SERVICE ASSEMBLY
207 INSTALL 6"Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
208 INSTALL 8"Ø PVC PIPE
209 INSTALL 8"Ø GATE VALVE
210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
XX PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE
PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.



3
R11
RIVERVIEW DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

STATION
UPDATED PER AS-BUILT TOPOGRAPHY

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
ENTRANCE ROAD



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PROF. NO. #19-10-RV
DATE NOV. 22, 2025
REGISTERED PROFESSIONAL ENGINEER
63055
OREGON
JACOB R. MORGAN
RENEWAL DATE: DECEMBER 31, 2025

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
R11

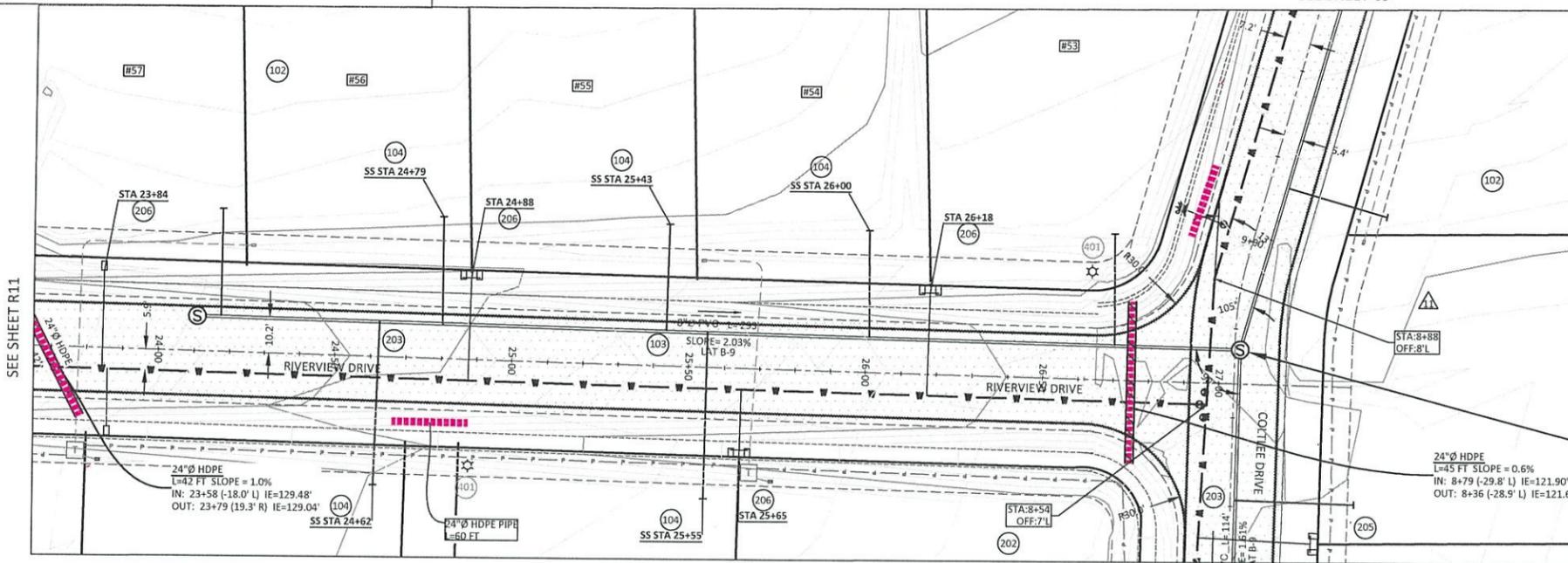
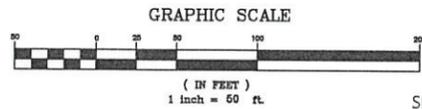
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**RIVERVIEW MEADOWS
PHASE 2**

MAP 3N RI0W SECTION 23B

1
R12 RIVERVIEW DRIVE (PHASE 2)
SCALE: 1"=20'



LEGEND:

PRE-DESIGN	
---	PROPERTY LINE
---	SEWER LINE
○	MANHOLE
---	WATER LINE
---	ROAD
---	CULVERT
---	OVERHEAD UTILITIES
○	UTILITY POLE
○	FIRE HYDRANT
○	GATE VALVE
NEW	
---	PROPERTY LINE
---	EASEMENT
---	SEWER MAIN
---	SEWER MANHOLE/CO
---	SEWER SERVICE
---	WATER MAIN
---	WATER FEEDER LINE
---	WATER VALVE
○	FIRE HYDRANT
○	WATER SERVICE
---	EDGE OF SHOULDER
---	EDGE OF ASPHALT
---	DITCH
---	HDPE DRAINAGE CULVERT
---	ROCK DAM

WATER NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET D2.

COORDINATE WORK WITH CITY OF NEHALEM. 30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.

201 LOCATE AND CONNECT TO EXISTING WATER
202 INSTALL 6" TEE WITH GATE VALVES AND BEND, AS NEEDED.
USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
203 INSTALL 6" PVC PIPE
204 INSTALL FIRE HYDRANT ASSEMBLY
205 INSTALL D.I. BENDS, AS NEEDED
206 INSTALL WATER SERVICE ASSEMBLY
207 INSTALL 6" TEE WITH 6" GATE VALVE AND 5x8 REDUCER.
208 INSTALL 8" PVC PIPE
209 INSTALL 8" GATE VALVE
210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN

XX PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.

PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

ELECTRICAL NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION IN RIGHT-OF-WAY.

COORDINATE WORK WITH TPUD.

401 LIGHT POLE

TPUD LEGEND:
 □ = E11 VAULT W/ CE11T LID
 □ = E11 VAULT W/ CE11SE LID
 ○ = PED (INSTALLED BY TPUD)
 --- = 2" CONDUIT
 --- = 3" CONDUIT

SEWER NOTES:

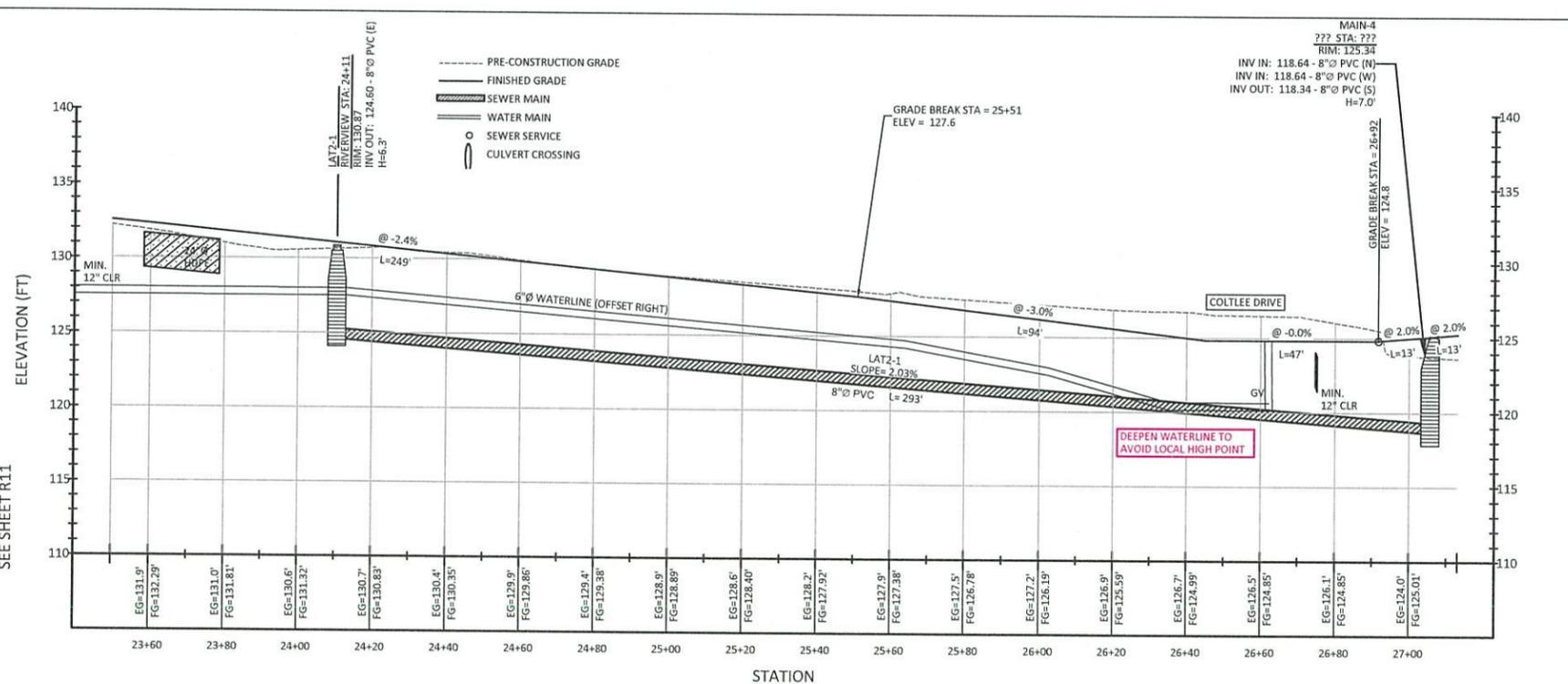
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.

COORDINATE WORK WITH NBWA.

101 CONNECT TO EXISTING STUB
102 INSTALL NEW MANHOLE
103 INSTALL NEW 8" SEWER PIPE
104 INSTALL NEW SEWER SERVICE ASSEMBLY

DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
VACUUM TEST OF MANHOLES REQUIRED.

2
R12 RIVERVIEW DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'



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1	02/02/2026	RECORD DRAWINGS	JRM

RECORD DRAWINGS - FEB. 2, 2026

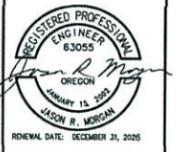


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PROFESSIONAL ENGINEER
REGISTRATION NO. 11000
PLANNING

DATE: NOV. 22, 2025

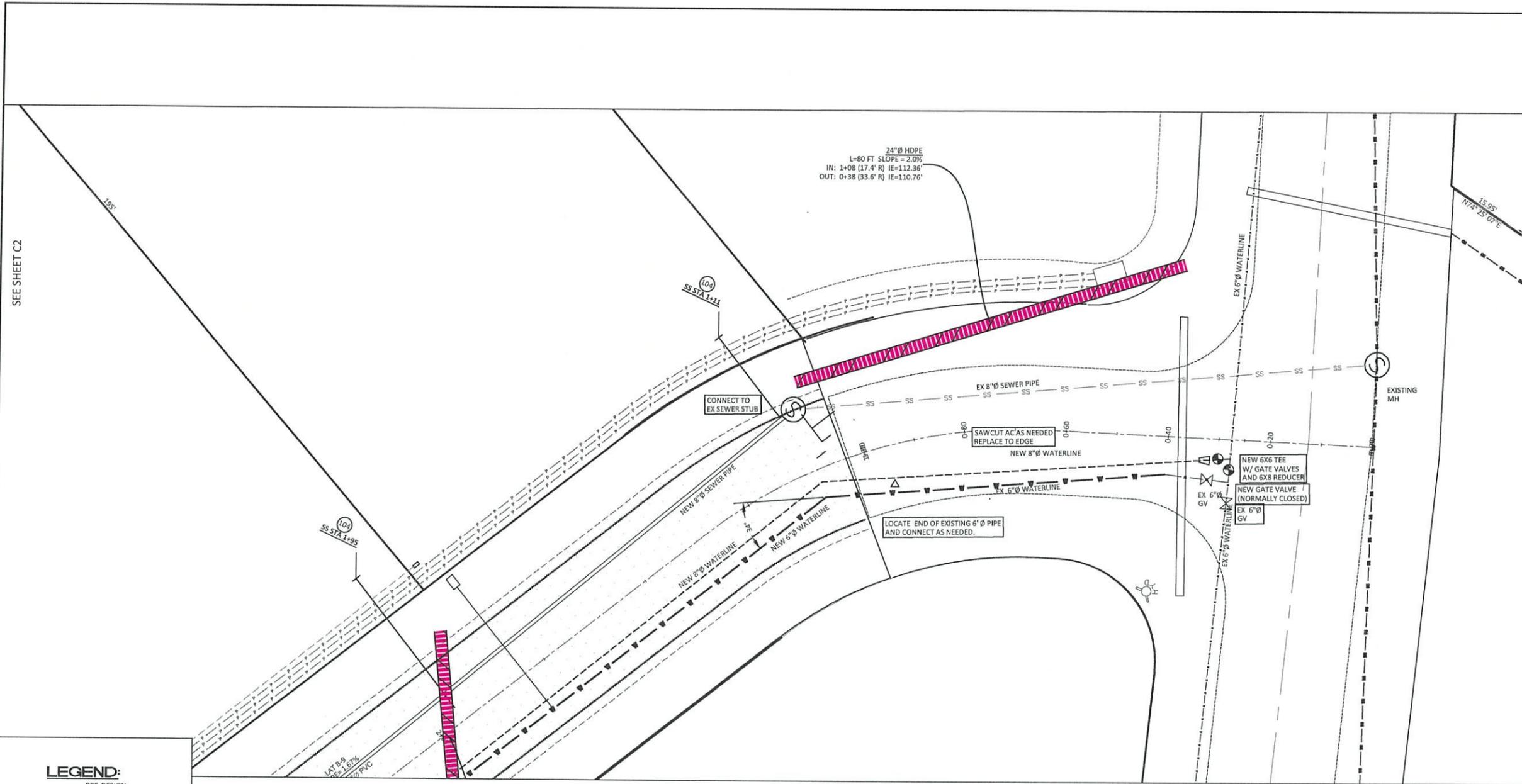


RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
ENTRANCE ROAD

SHEET
R12
OF -12-

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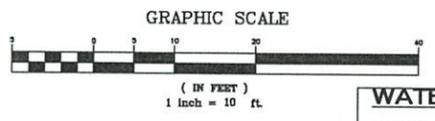
	PRE-DESIGN PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATER LINE
	ROAD
	CULVERT
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
NEW	
	PROPERTY LINE
	EASEMENT
	SEWER MAIN
	SEWER MANHOLE/CO
	SEWER SERVICE
	WATER MAIN
	WATER FEEDER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER SERVICE
	EDGE OF SHOULDER
	EDGE OF ASPHALT
	DITCH
	HDPE DRAINAGE CULVERT

ELECTRICAL NOTES:
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 □ = E11 VAULT W/ CE11SE LID
 □ = PED (INSTALLED BY TPUD)
 — = 2" CONDUIT
 — = 3" CONDUIT

STORM NOTES:
 ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
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 300 24"Ø CULVERT
 301 18"Ø CULVERT
 302 ROADSIDE DITCH (STANDARD)
 303 ROADSIDE DITCH (WIDE)
 304 CONCRETE MANHOLE
 305 CONCRETE CATCH BASIN
 306 12"Ø CULVERT

WATER NOTES:
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 203 INSTALL 6"Ø PVC PIPE
 204 INSTALL FIRE HYDRANT ASSEMBLY
 205 INSTALL D.J. BENDS, AS NEEDED
 206 INSTALL WATER SERVICE ASSEMBLY
 207 INSTALL 6"Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
 208 INSTALL 8"Ø PVC PIPE
 209 INSTALL 8"Ø GATE VALVE
 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
 △△ PIPE D.J. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.
 PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

SEWER NOTES:
 ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.
 COORDINATE WORK WITH NBWA.
 101 CONNECT TO EXISTING STUB
 102 INSTALL NEW MANHOLE
 103 INSTALL NEW 8" SEWER PIPE
 104 INSTALL NEW SEWER SERVICE ASSEMBLY
 DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
 VACUUM TEST OF MANHOLES REQUIRED.



1 COLTLEE DRIVE
 SCALE: 1"=10'

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
 RIVERVIEW MEADOWS IMPROVEMENTS
 COLTLEE DRIVE

SHEET
C1

OF -8-

MORGAN CIVIL ENGINEERING, INC.
 CIVIL ENGINEERING
 INSPECTION
 PLANNING
 PO BOX 358
 MANZANITA, OR 97130
 (503) 801-6016
 www.morgancivil.com
 OR. NO. #19-10-REV
 DATE NOV. 22, 2025

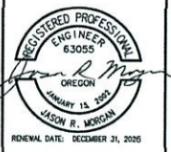


MORGAN CIVIL ENGINEERING, INC.

• CIVIL ENGINEERING
• INSPECTION
• PLANNING

PO BOX 558
MANZANITA, OR 97130
(503) 801-6016
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FOR NO. 119-10-RV
DATE NOV. 22, 2025



RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
COLTLEE DRIVE
NEHALEM, MAP 3N 10W 23B

RECORD DRAWINGS - FEB. 2, 2026

STORM NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL 95% COMPACTION.
COORDINATE WORK WITH COUNTY PUBLIC WORKS.

ELECTRICAL NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL 95% COMPACTION IN RIGHT-OF-WAY.
COORDINATE WORK WITH TPUD.

SEWER NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL 95% COMPACTION. SEE DETAILS SHEET 23.
COORDINATE WORK WITH NBWA.

WATER NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL 95% COMPACTION. SEE DETAILS SHEET D2.
COORDINATE WORK WITH CITY OF NEHALEM. 30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.

201 LOCATE AND CONNECT TO EXISTING WATER
202 INSTALL 6" TEE WITH GATE VALVES AND BEND, AS NEEDED
USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
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205 INSTALL D.I. BENDS, AS NEEDED
206 INSTALL WATER SERVICE ASSEMBLY
207 INSTALL 6" TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
208 INSTALL 8" PVC PIPE
209 INSTALL 8" GATE VALVE
210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN

△△ PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.
PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

LEGEND:

PRE-DESIGN

- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE

NEW

- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HDPE DRAINAGE CULVERT
- ROCK DAM

PROFILE

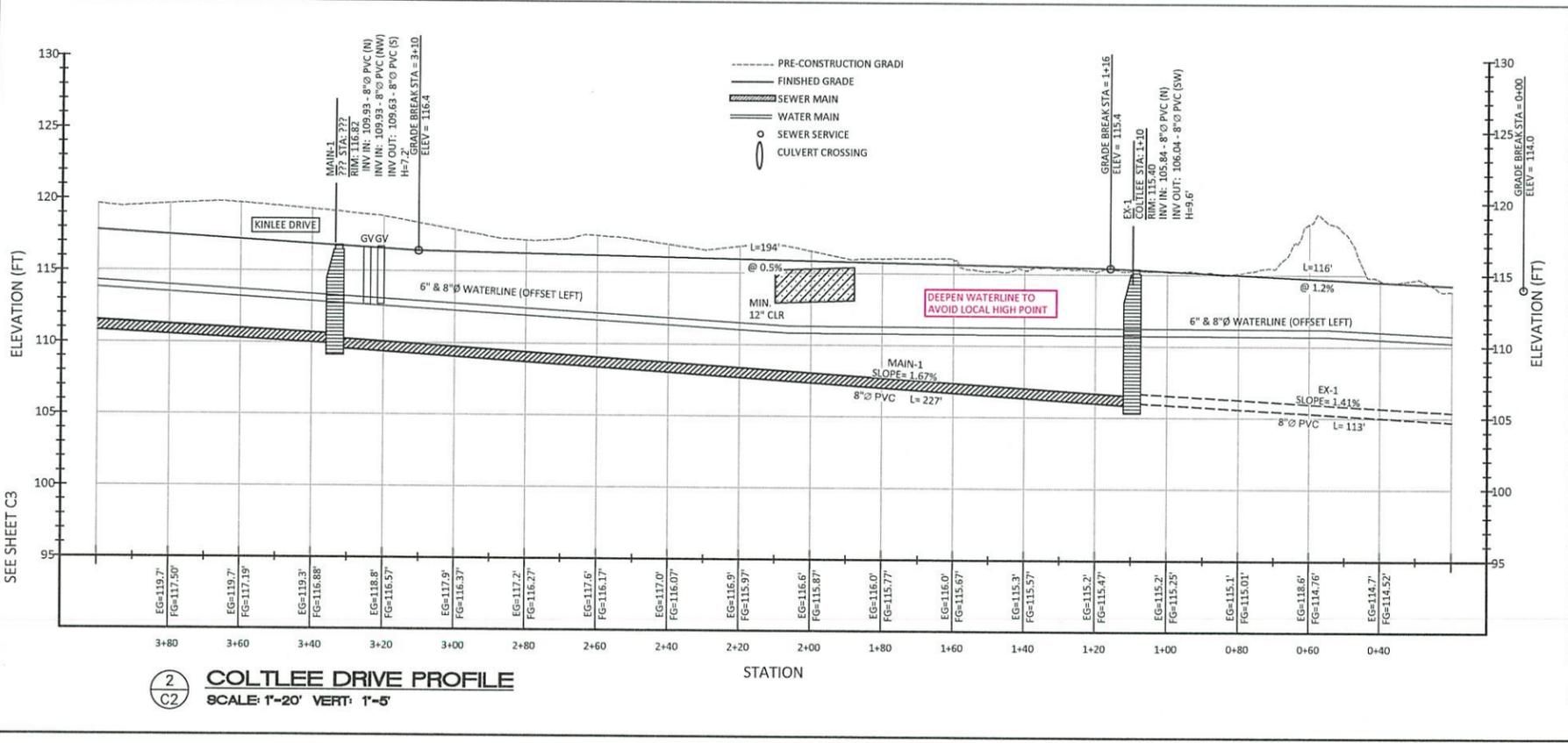
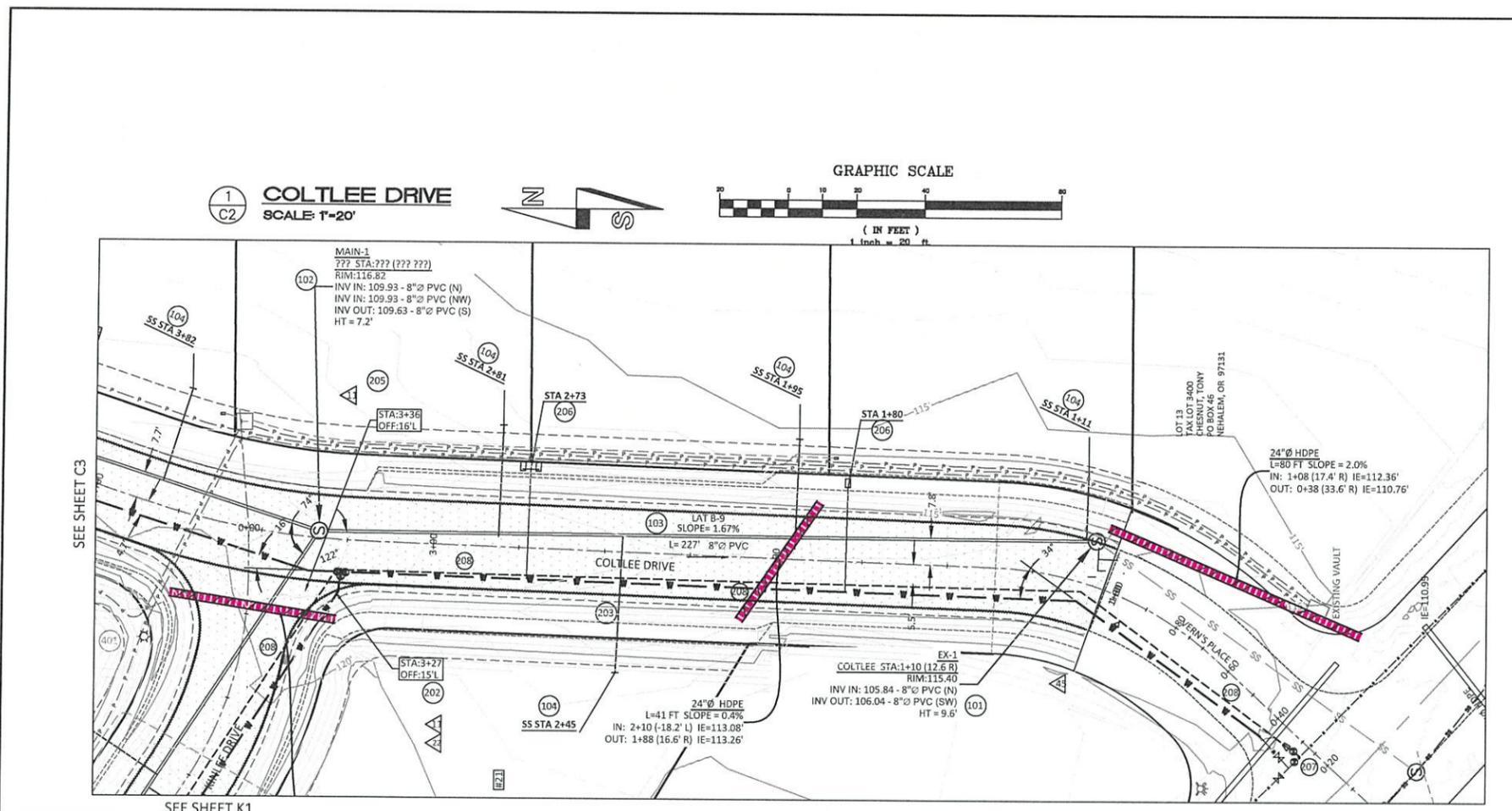
- EXISTING GRADE
- FINISHED GRADE

TPUD LEGEND:

- = E11 VAULT W/ CE11T LID
- = E11 VAULT W/ CE11SE LID
- = PED (INSTALLED BY TPUD)
- = 2" CONDUIT
- = 3" CONDUIT

DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.

VACUUM TEST OF MANHOLES REQUIRED.



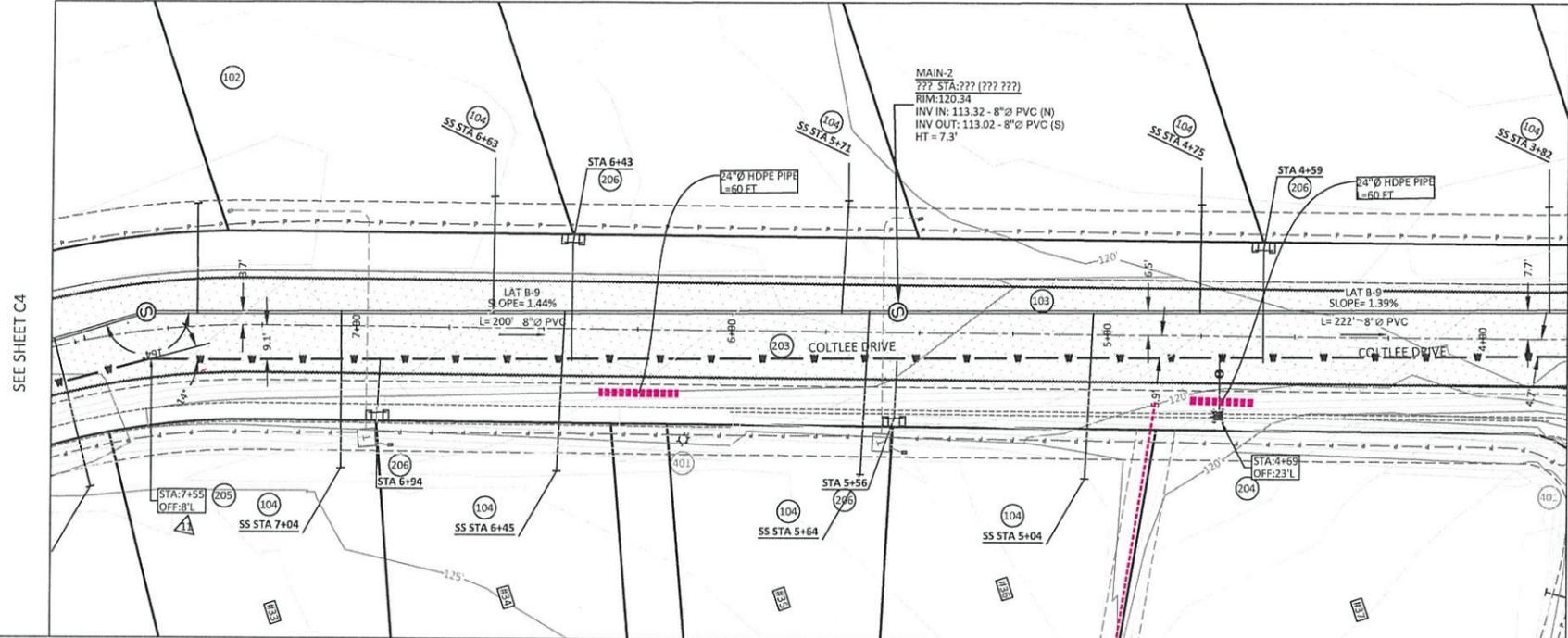
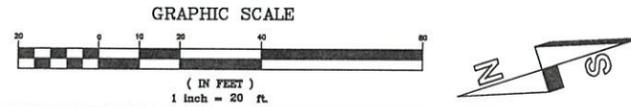
NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
C2
OF -8-

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1
C3 COLTLEE DRIVE
SCALE: 1"=20'

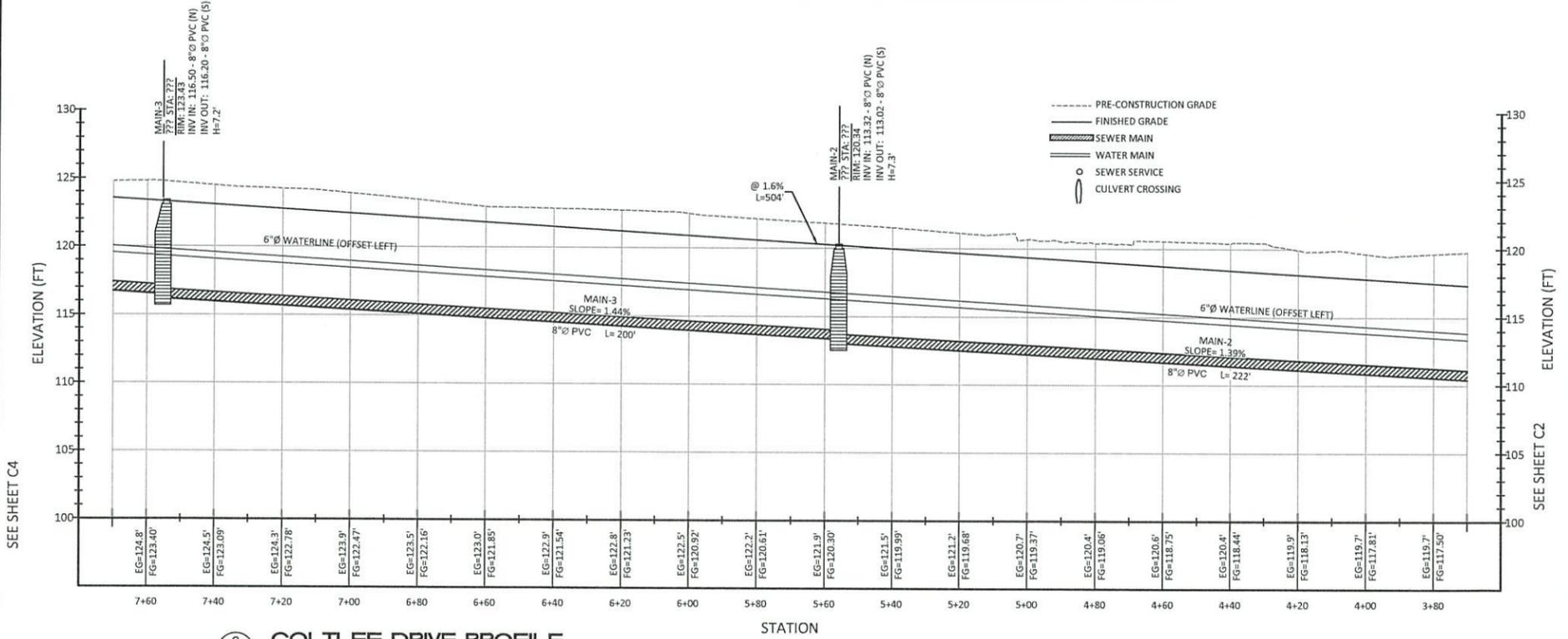


- STORM NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION.
COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24"Ø CULVERT
 - 301 18"Ø CULVERT
 - 302 ROADSIDE DITCH (STANDARD)
 - 303 ROADSIDE DITCH (WIDE)
 - 304 CONCRETE MANHOLE
 - 305 CONCRETE CATCH BASIN
 - 306 12"Ø CULVERT
- ELECTRICAL NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION IN RIGHT-OF-WAY.
COORDINATE WORK WITH TPUD.
- 401 LIGHT POLE
- TPUD LEGEND:
 □ = E11 VAULT W/ CE11T LID
 □ = E11 VAULT W/ CE11SE LID
 ○ = PED (INSTALLED BY TPUD)
 --- = 2" CONDUIT
 --- = 3" CONDUIT
- ROADWAY NOTES**
PITCH ROADWAY TO WEST.

- LEGEND:**
- PRE-DESIGN
 - PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
- NEW**
- PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM
- PROFILE**
- EXISTING GRADE
 - FINISHED GRADE

- SEWER NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION. SEE DETAILS SHEET 23.
COORDINATE WORK WITH NBWA.
- 101 CONNECT TO EXISTING STUB
 - 102 INSTALL NEW MANHOLE
 - 103 INSTALL NEW 8" SEWER PIPE
 - 104 INSTALL NEW SEWER SERVICE ASSEMBLY
- DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
VACUUM TEST OF MANHOLES REQUIRED.

- WATER NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION. SEE DETAILS SHEET D2.
COORDINATE WORK WITH CITY OF NEHALEM, 30" COVER OVER PIPES, 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.
- 201 LOCATE AND CONNECT TO EXISTING WATER
 - 202 INSTALL 6"Ø TEE WITH GATE VALVES AND BEND, AS NEEDED.
 - 203 USE VC212 VALVE BOX SELF-CENTERING GLUIDE ON ALL VALVES.
 - 203 INSTALL 6"Ø PVC PIPE
 - 204 INSTALL FIRE HYDRANT ASSEMBLY
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 - 206 INSTALL WATER SERVICE ASSEMBLY
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 - 208 INSTALL 8"Ø PVC PIPE
 - 209 INSTALL 8"Ø GATE VALVE
 - 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
- △△ PIPE D.I. ANGLE BEND, NOMINAL ANGLE. MATCH PIPE SIZE.
- PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.



2
C3 COLTLEE DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'



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 CIVIL ENGINEERING
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 MANASSETTA, OR 97130
 503.325.1000
 www.morgancivil.com

REGISTERED PROFESSIONAL ENGINEER
 63055
 OREGON
 JANUARY 15, 2002
 JASON R. MORGAN
 RENEWAL DATE: DECEMBER 31, 2025

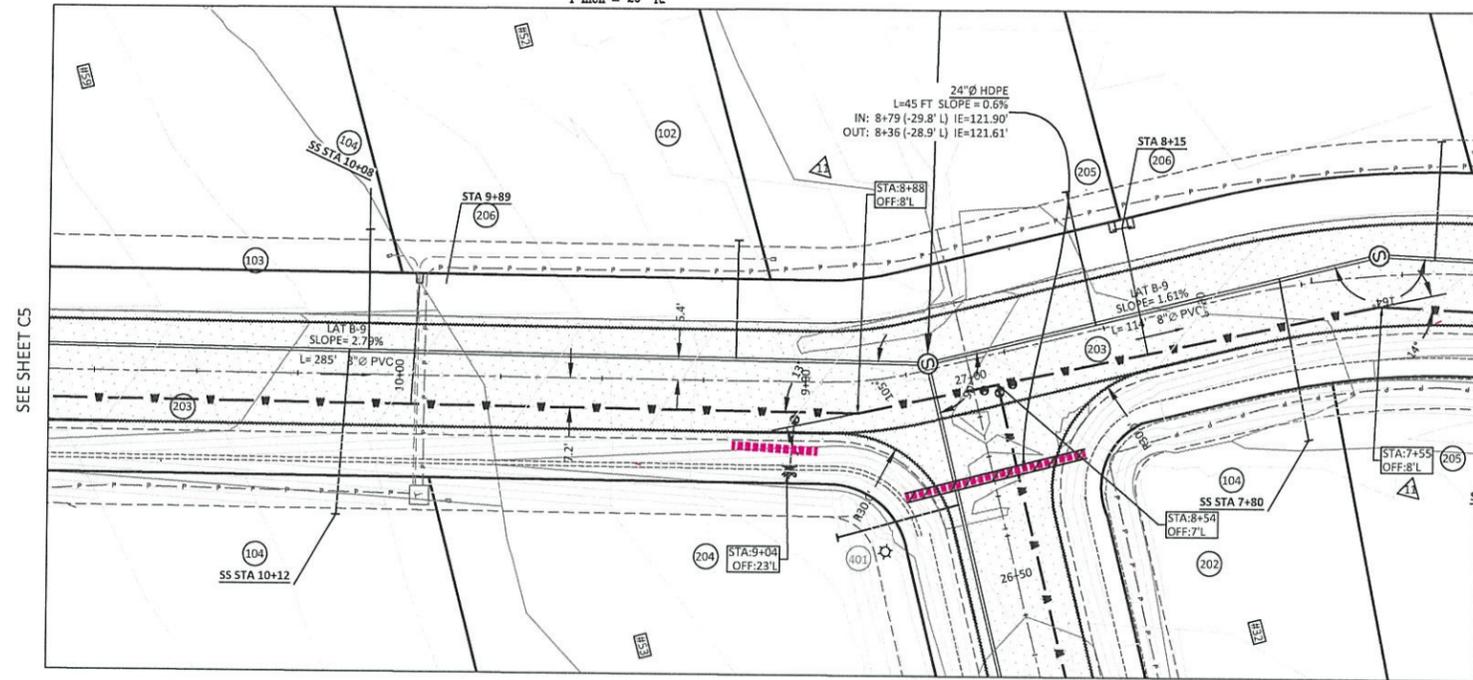
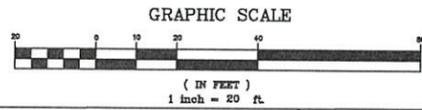
RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
COLTLEE DRIVE
 NEHALEM, MAP 3N 10W 23B

RECORD DRAWINGS - FEB. 2, 2026

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
C3
OF 8

1
C4 COLTLEE DRIVE
SCALE: 1"=20'



- STORM NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
COORDINATE WORK WITH COUNTY PUBLIC WORKS.
300 24" Ø CULVERT
301 18" Ø CULVERT
302 ROADSIDE DITCH (STANDARD)
303 ROADSIDE DITCH (WIDE)
304 CONCRETE MANHOLE
305 CONCRETE CATCH BASIN
306 12" Ø CULVERT
- ELECTRICAL NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION IN RIGHT-OF-WAY.
COORDINATE WORK WITH TPUD.
401 LIGHT POLE
TPUD LEGEND:
□ = E11 VAULT W/ CE11T LID
□ = E11 VAULT W/ CE11SE LID
○ = PED (INSTALLED BY TPUD)
— = 2" CONDUIT
— = 3" CONDUIT
- ROADWAY NOTES**
PITCH ROADWAY TO WEST.

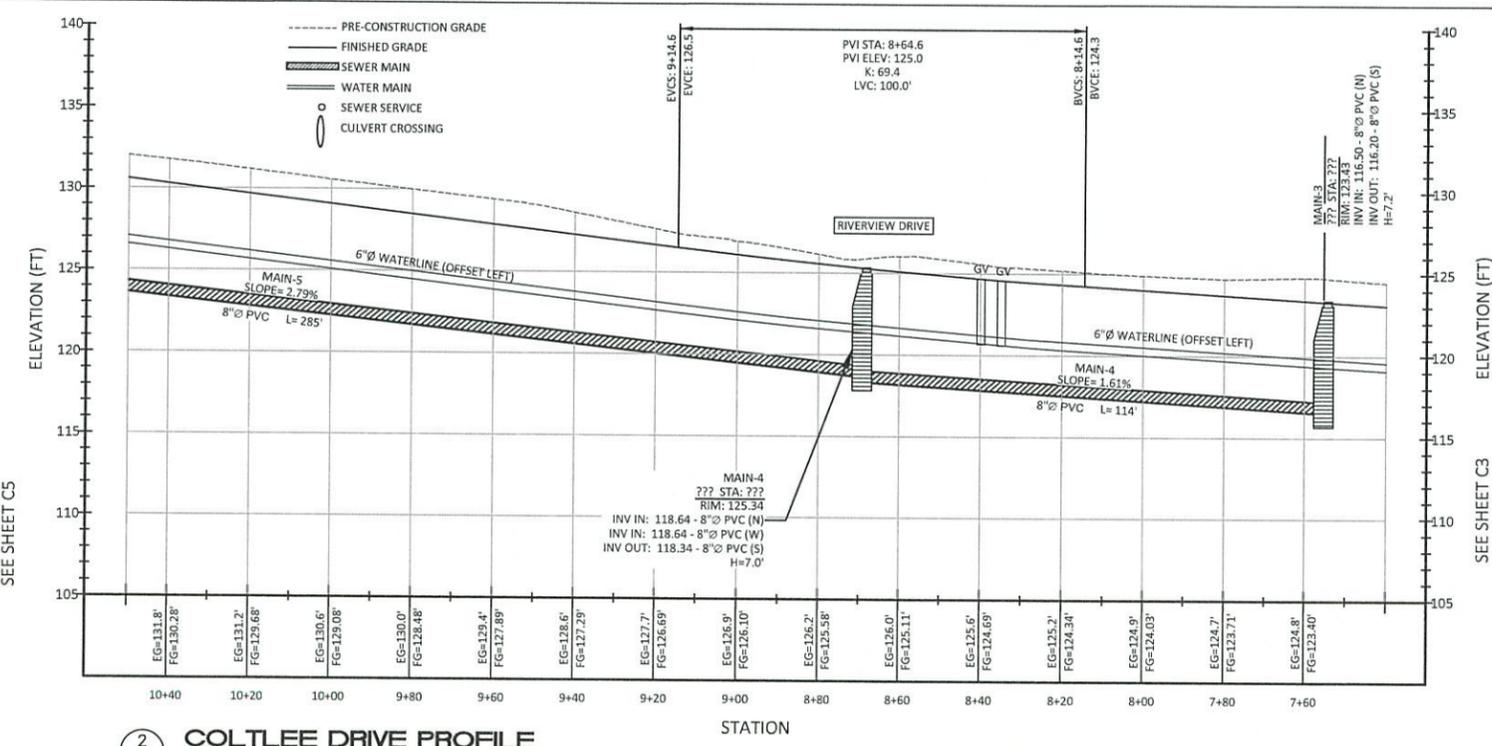
LEGEND:

PRE-DESIGN
PROPERTY LINE
SEWER LINE
MANHOLE
WATER LINE
ROAD
CULVERT
OVERHEAD UTILITIES
UTILITY POLE
FIRE HYDRANT
GATE VALVE

NEW
PROPERTY LINE
EASEMENT
SEWER MAIN
SEWER MANHOLE/CO
SEWER SERVICE
WATER MAIN
WATER FEEDER LINE
WATER VALVE
FIRE HYDRANT
WATER SERVICE
EDGE OF SHOULDER
EDGE OF ASPHALT
DITCH
HDPE DRAINAGE CULVERT
ROCK DAM

- WATER NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET D2.
COORDINATE WORK WITH CITY OF NEHALEM.
30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.
201 LOCATE AND CONNECT TO EXISTING WATER
202 INSTALL 6" Ø TEE WITH GATE VALVES AND BEND, AS NEEDED.
USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
203 INSTALL 6" Ø PVC PIPE
204 INSTALL FIRE HYDRANT ASSEMBLY
205 INSTALL D.I. BENDS, AS NEEDED
206 INSTALL WATER SERVICE ASSEMBLY
207 INSTALL 6" Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
208 INSTALL 8" Ø PVC PIPE
209 INSTALL 8" Ø GATE VALVE
210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
△ PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE
PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

- SEWER NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.
COORDINATE WORK WITH NBWA.
101 CONNECT TO EXISTING STUB
102 INSTALL NEW MANHOLE
103 INSTALL NEW 8" SEWER PIPE
104 INSTALL NEW SEWER SERVICE ASSEMBLY
DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
VACUUM TEST OF MANHOLES REQUIRED.



2
C4 COLTLEE DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
COLTLEE DRIVE



MORGAN CIVIL ENGINEERING, INC.
PO BOX 358
MANZANITA, OR 97130
(503) 801-6016
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PROF. NO. #19-10 REV
DATE NOV. 22, 2025



NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
C4

OF -8-

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(503) 805-6016
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JOB NO. #19-10-BV
DATE NOV. 22, 2025



RENEWAL DATE: DECEMBER 31, 2025

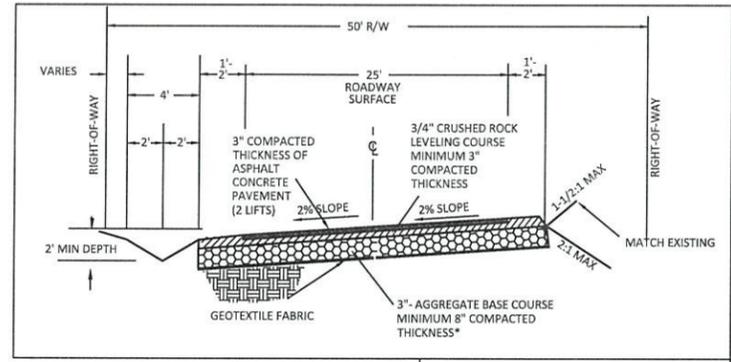
RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
COLTLEE DRIVE
NEHALEM, MAP 3N 10W 23B

RECORD DRAWINGS - FEB. 2, 2026

SHEET
C5

OF -8-

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM



1
C5 COLTLEE ROAD SECTION
NO SCALE

WATER NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET D2.
COORDINATE WORK WITH CITY OF NEHALEM. 30\"/>

201 LOCATE AND CONNECT TO EXISTING WATER
202 INSTALL 6\"/>

203 INSTALL 6\"/>

204 INSTALL FIRE HYDRANT ASSEMBLY
205 INSTALL D.I. BENDS, AS NEEDED
206 INSTALL WATER SERVICE ASSEMBLY
207 INSTALL 6\"/>

208 INSTALL 8\"/>

209 INSTALL 8\"/>

210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN

△ PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE

PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

STORM NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
COORDINATE WORK WITH COUNTY PUBLIC WORKS.

300 24\"/>

301 18\"/>

302 ROADSIDE DITCH (STANDARD)
303 ROADSIDE DITCH (WIDE)
304 CONCRETE MANHOLE
305 CONCRETE CATCH BASIN
306 12\"/>

ROADWAY NOTES

PITCH ROADWAY TO WEST.

ELECTRICAL NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION IN RIGHT-OF-WAY.
COORDINATE WORK WITH TPUD.

401 LIGHT POLE

TPUD LEGEND:
□ = E11 VAULT W/ CE11T LID
□ = E11 VAULT W/ CE11SE LID
■ = PED (INSTALLED BY TPUD)
— = 2\"/>

LEGEND:

- PRE-DESIGN
- PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
- NEW
- PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM
- PROFILE
- EXISTING GRADE
 - FINISHED GRADE

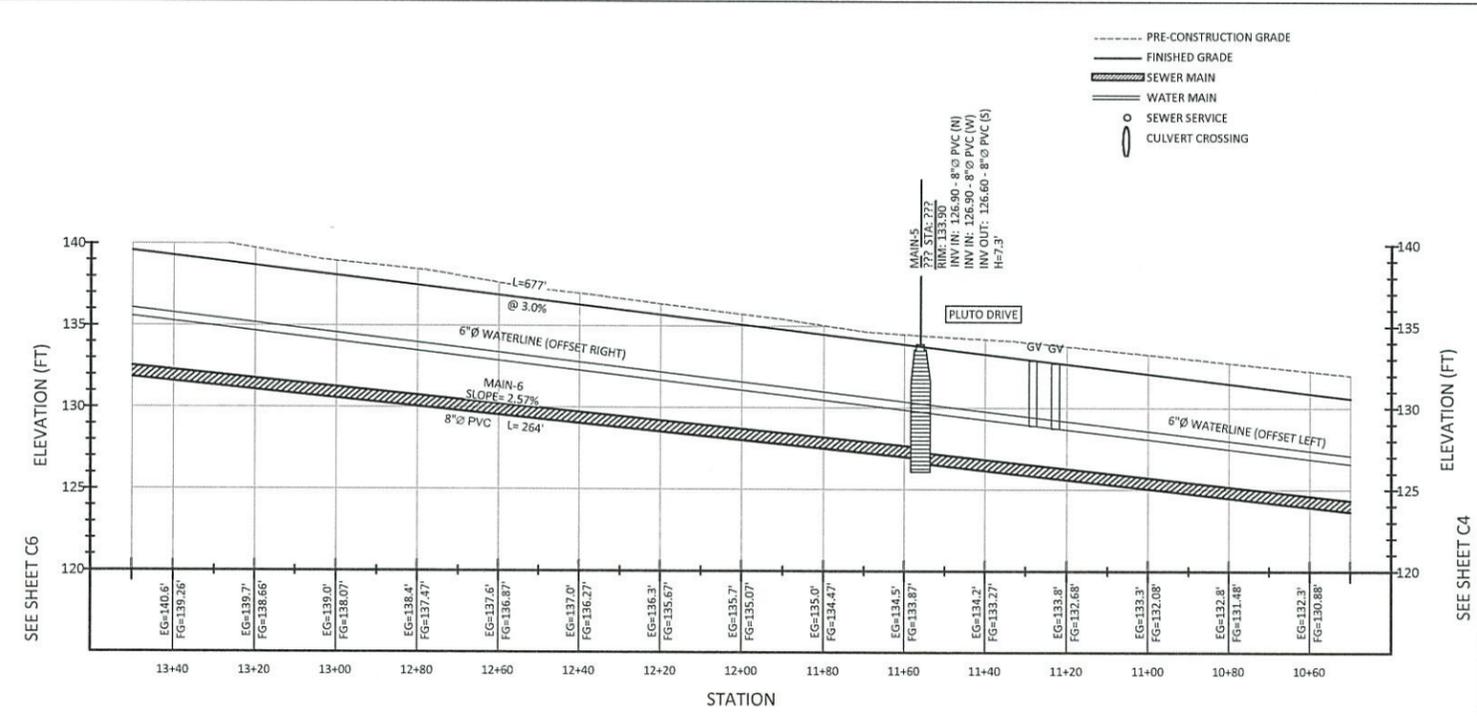
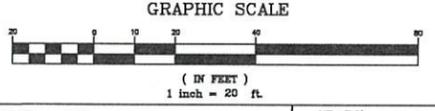
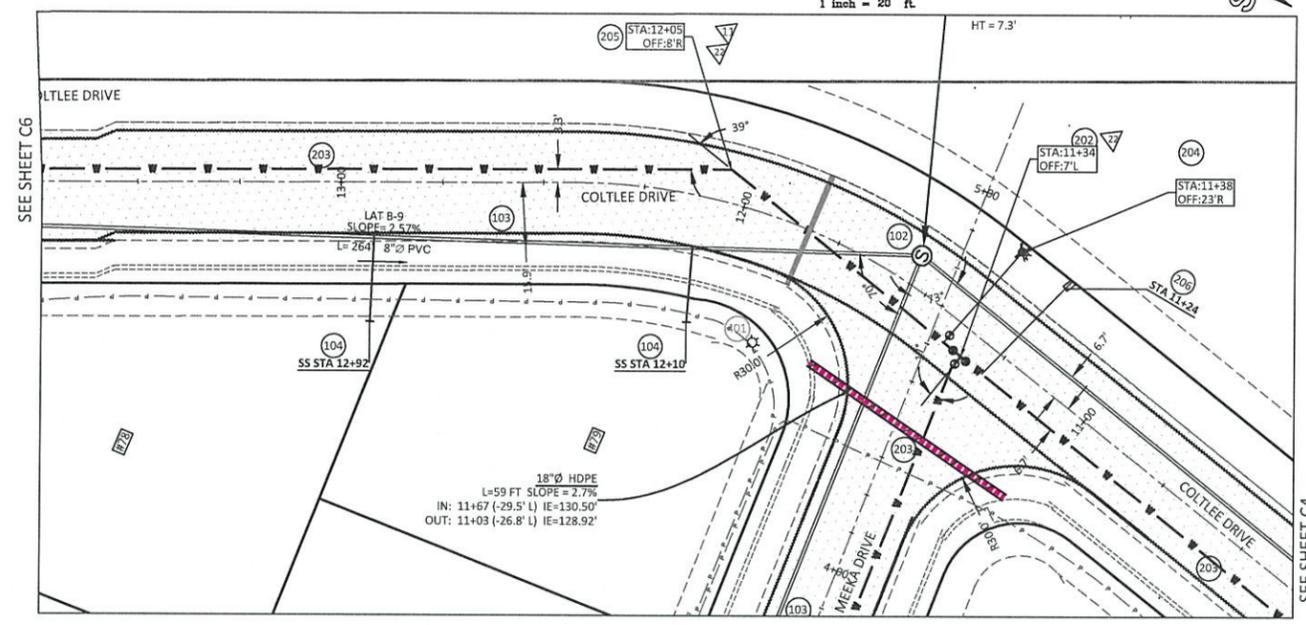
SEWER NOTES:

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COORDINATE WORK WITH NBWA.

101 CONNECT TO EXISTING STUB
102 INSTALL NEW MANHOLE
103 INSTALL NEW 8\"/>

DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
VACUUM TEST OF MANHOLES REQUIRED.

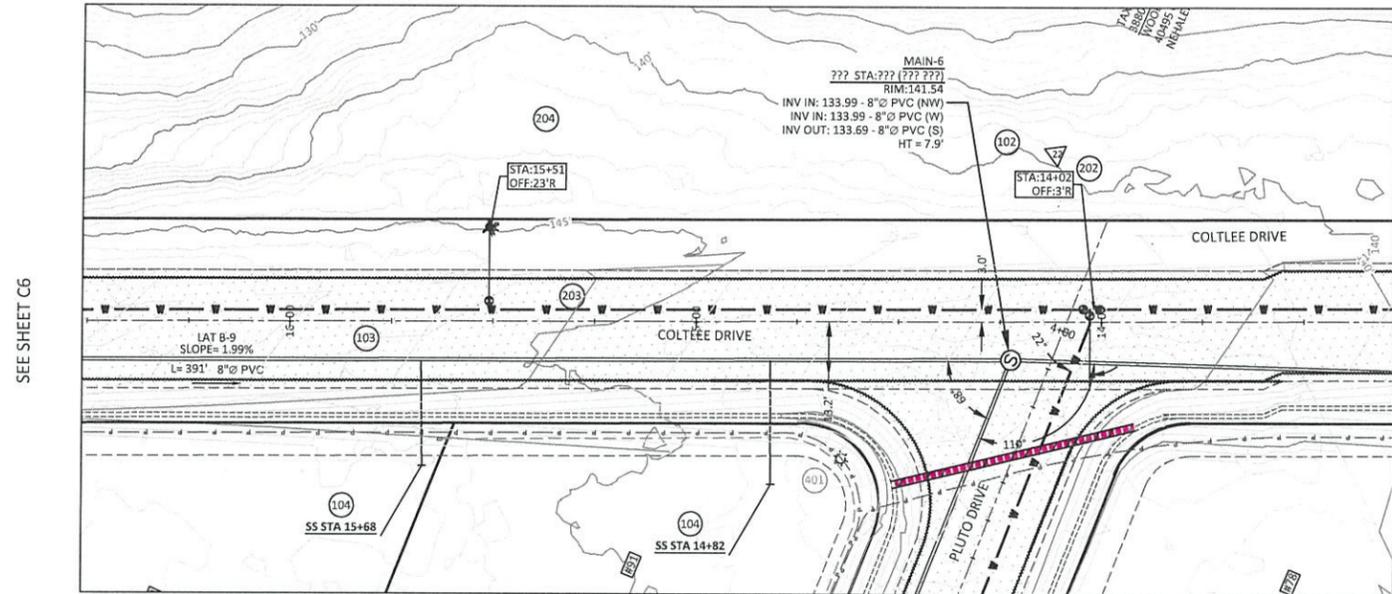
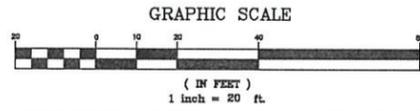
2
C5 COLTLEE DRIVE
SCALE: 1\"/>



3
C5 COLTLEE DRIVE PROFILE
SCALE: 1\"/>

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1
C6 COLTLEE DRIVE
SCALE: 1"=20'



SEE SHEET C6

SEE SHEET C5

- STORM NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
COORDINATE WORK WITH COUNTY PUBLIC WORKS.
300 24" Ø CULVERT
301 18" Ø CULVERT
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TPUD LEGEND:
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□ = E11 VAULT W/ CE11SE LID
○ = PED (INSTALLED BY TPUD)
— = 2" CONDUIT
— = 3" CONDUIT
- ROADWAY NOTES**
PITCH ROADWAY TO WEST.

- LEGEND:**
- PRE-DESIGN**
— PROPERTY LINE
— SEWER LINE
— MANHOLE
— WATER LINE
— ROAD
— CULVERT
— OVERHEAD UTILITIES
— UTILITY POLE
— FIRE HYDRANT
— GATE VALVE
- NEW**
— PROPERTY LINE
— EASEMENT
— SEWER MAIN
— SEWER MANHOLE/CO
— SEWER SERVICE
— WATER MAIN
— WATER FEEDER LINE
— WATER VALVE
— FIRE HYDRANT
— WATER SERVICE
— EDGE OF SHOULDER
— EDGE OF ASPHALT
— DITCH
— HDPE DRAINAGE CULVERT
— ROCK DAM
- PROFILE**
— EXISTING GRADE
— FINISHED GRADE

- SEWER NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.
COORDINATE WORK WITH NBWA.
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201 LOCATE AND CONNECT TO EXISTING WATER
202 INSTALL 6" Ø TEE WITH GATE VALVES AND BEND, AS NEEDED
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PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

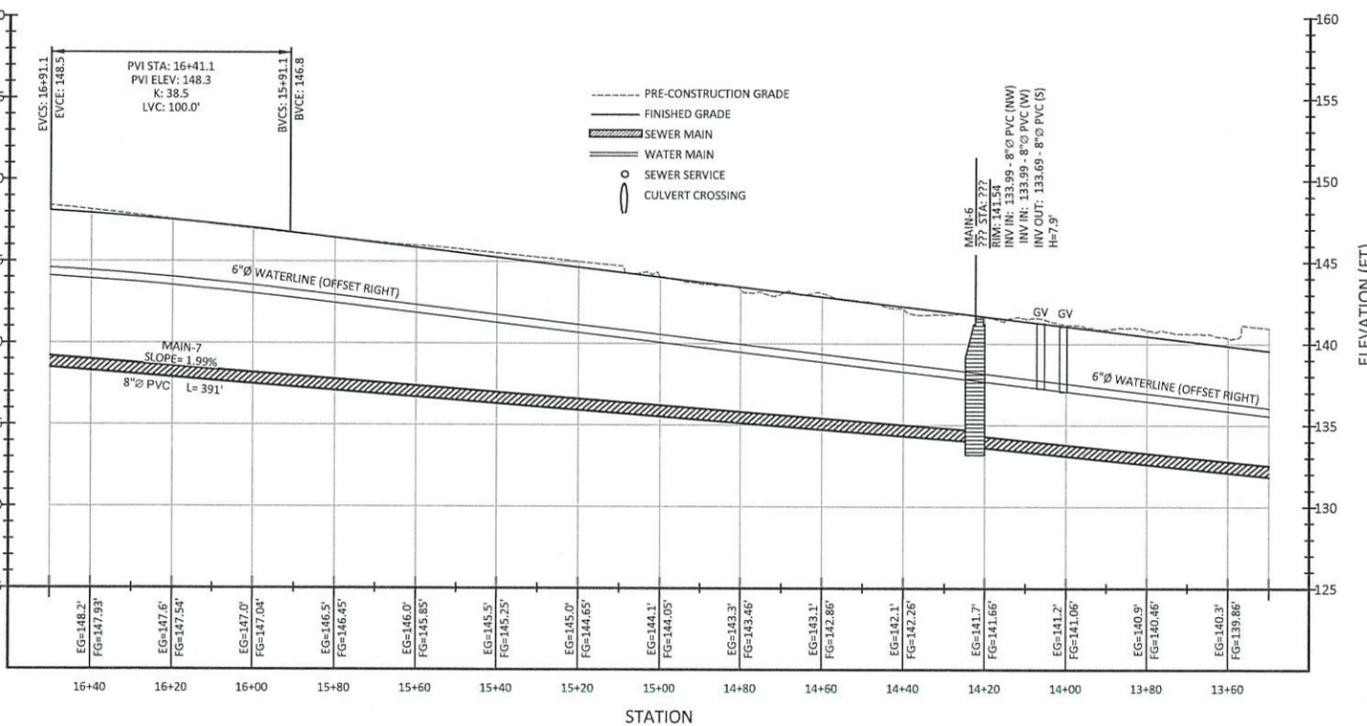


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CIVIL ENGINEERING
SURVEYING
PLANNING
PO BOX 358
MANZANITA, OR 97130
(503) 805-6036
www.morgancivil.com

JOB NO. 419-10-RV
DATE NOV. 22, 2025
REGISTERED PROFESSIONAL ENGINEER
63055
JANUARY 13, 2009
JASON R. MORGAN
RENEWAL DATE: DECEMBER 31, 2025

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
COLTLEE DRIVE
NEHALEM, MAP 3N 10W 23B

RECORD DRAWINGS - FEB. 2, 2026



2
C6 COLTLEE DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

SEE SHEET C6

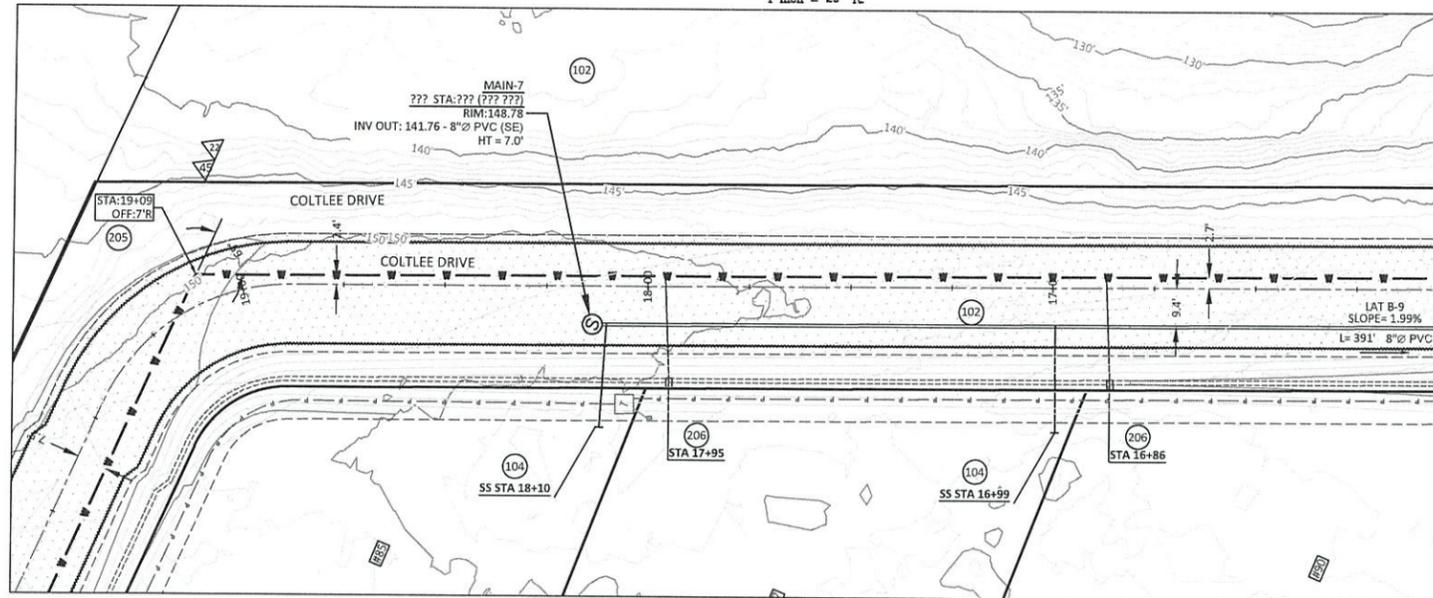
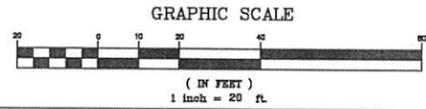
SEE SHEET C5

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
C6
OF 8

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1
C7
COLTLEE DRIVE
SCALE: 1"=20'



SEE SHEET C8

SEE SHEET C6

STORM NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL.
95% COMPACTION.
- COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24" CULVERT
 - 301 18" CULVERT
 - 302 ROADSIDE DITCH (STANDARD)
 - 303 ROADSIDE DITCH (WIDE)
 - 304 CONCRETE MANHOLE
 - 305 CONCRETE CATCH BASIN
 - 306 12" CULVERT

ELECTRICAL NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL.
95% COMPACTION IN RIGHT-OF-WAY.
- COORDINATE WORK WITH TPUD.
- 401 LIGHT POLE
- TPUD LEGEND:
- = E11 VAULT W/ CE11T LID
 - = E11 VAULT W/ CE11SE LID
 - = PED (INSTALLED BY TPUD)
 - = 2" CONDUIT
 - = 3" CONDUIT

ROADWAY NOTES

PITCH ROADWAY TO WEST.

LEGEND:

- PRE-DESIGN**
- PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
- NEW**
- PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM
- PROFILE**
- EXISTING GRADE
 - FINISHED GRADE

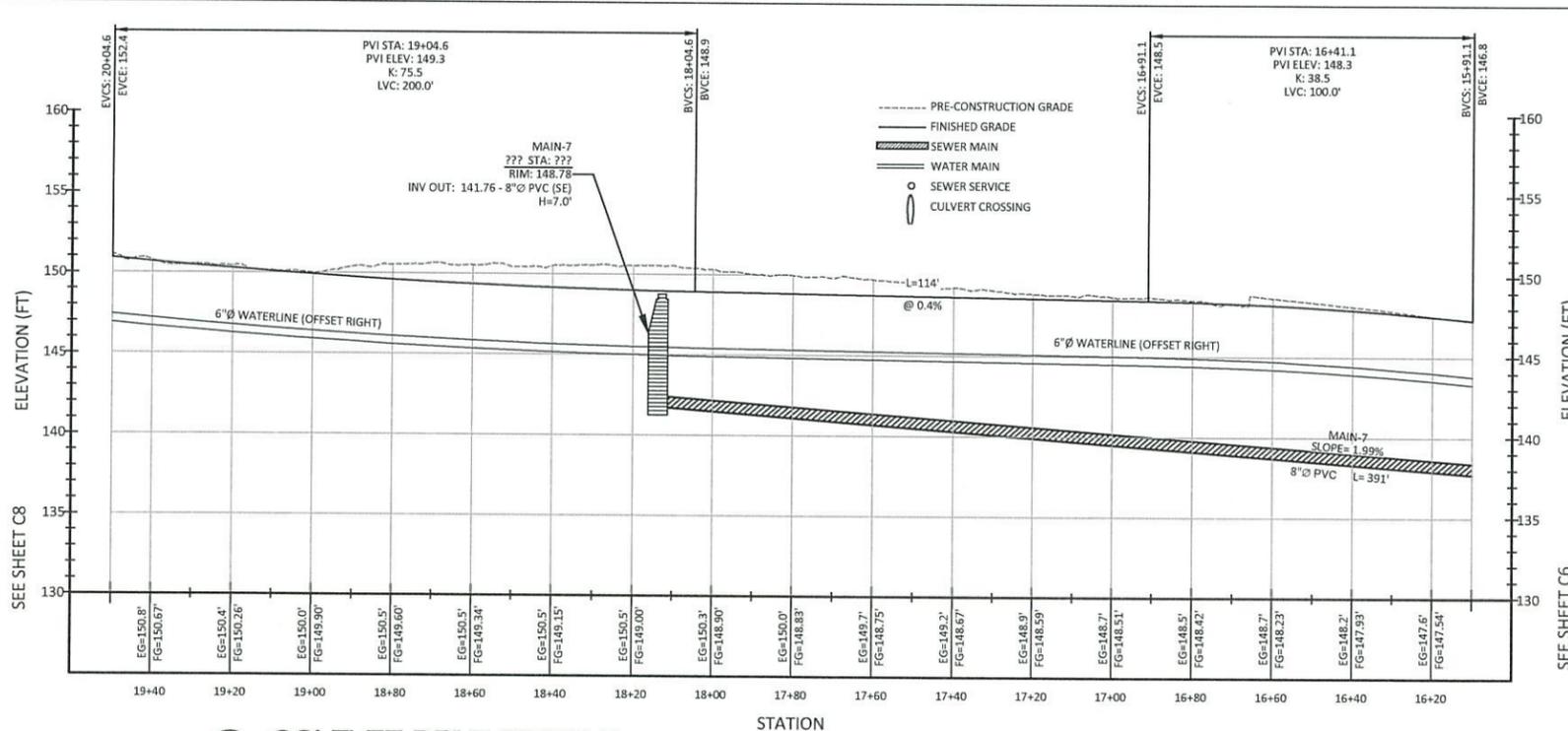
SEWER NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL.
95% COMPACTION. SEE DETAILS SHEET 23.
- COORDINATE WORK WITH NBWA.
- 101 CONNECT TO EXISTING STUB
 - 102 INSTALL NEW MANHOLE
 - 103 INSTALL NEW 8" SEWER PIPE
 - 104 INSTALL NEW SEWER SERVICE ASSEMBLY
- DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
- VACUUM TEST OF MANHOLES REQUIRED.

WATER NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL.
95% COMPACTION. SEE DETAILS SHEET D2.
- COORDINATE WORK WITH CITY OF NEHALEM.
30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.
- 201 LOCATE AND CONNECT TO EXISTING WATER
 - 202 INSTALL 6" TEE WITH GATE VALVES AND BEND, AS NEEDED.
 - 203 USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
 - 204 INSTALL 6" PVC PIPE
 - 205 INSTALL FIRE HYDRANT ASSEMBLY
 - 206 INSTALL D.J. BENDS, AS NEEDED
 - 207 INSTALL WATER SERVICE ASSEMBLY
 - 208 INSTALL 6" TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
 - 209 INSTALL 8" PVC PIPE
 - 210 INSTALL 8" GATE VALVE
 - 211 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
- △△ PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.
- PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

2
C7
COLTLEE DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'



SEE SHEET C8

SEE SHEET C6



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CIVIL ENGINEERING
SURVEYING
PLANNING

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(503) 861-6616
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PROF. NO. #19-10-RV
DATE NOV. 22, 2025

REGISTERED PROFESSIONAL ENGINEER
63055
OREGON
JANUARY 15, 2005
JASON R. MORGAN

RENEWAL DATE: DECEMBER 31, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
COLTLEE DRIVE

NEHALEM, MAP 3N-10W-23B

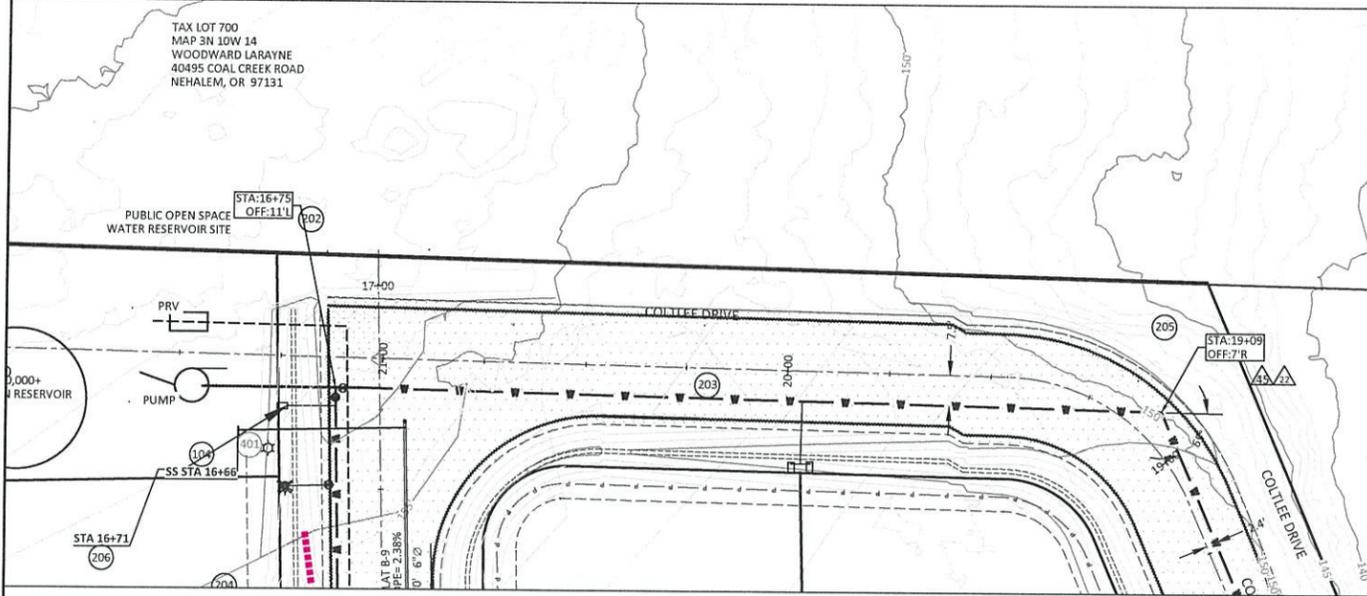
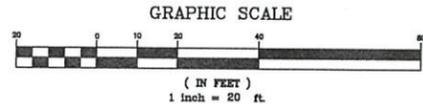
RECORD DRAWINGS - FEB. 2, 2026

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
C7
OF -8-

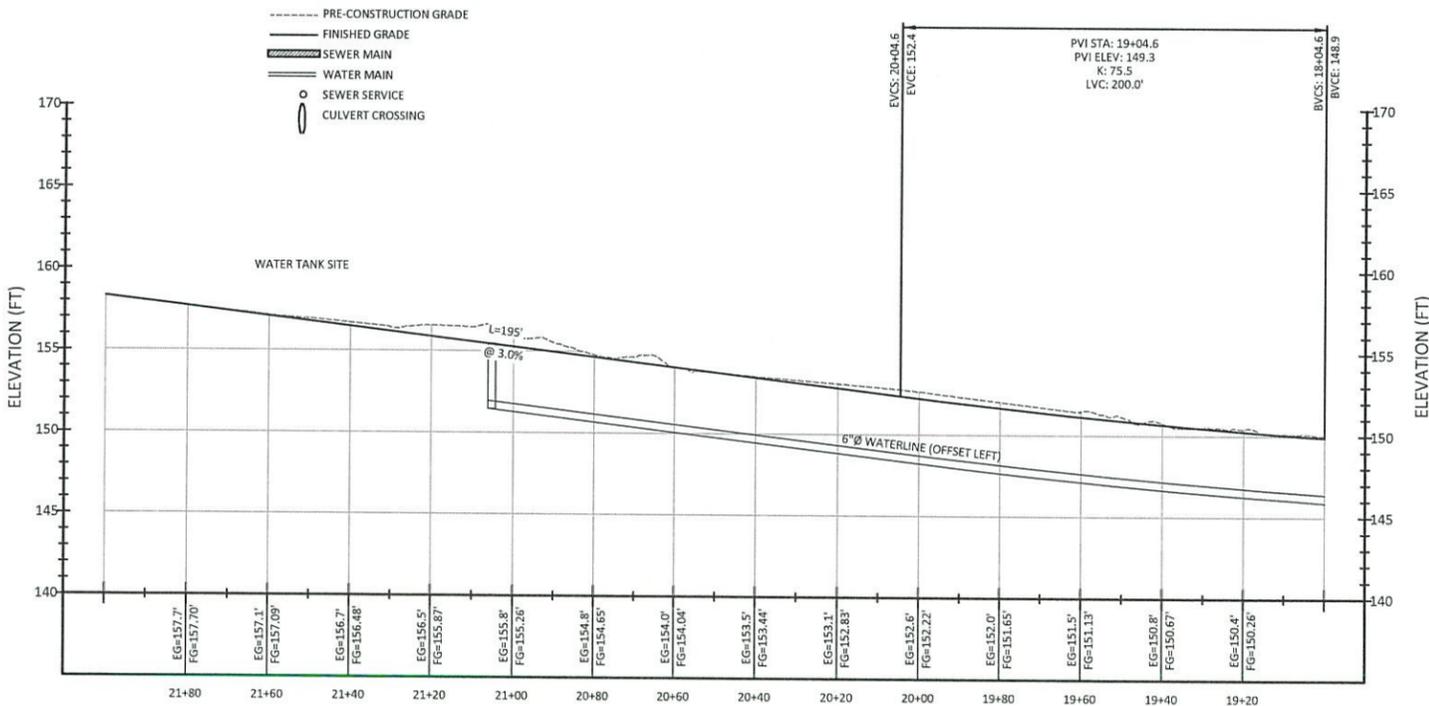
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1 COLTLEE DRIVE
SCALE: 1"=20'



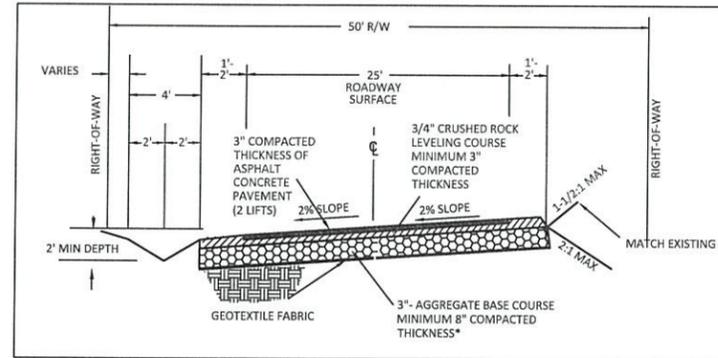
SEE SHEET K4

SEE SHEET C7



3 COLTLEE DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

SEE SHEET C7



2 COLTLEE ROAD SECTION
NO SCALE

ROADWAY NOTES

PITCH ROADWAY TO WEST.

ELECTRICAL NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION IN RIGHT-OF-WAY.

COORDINATE WORK WITH TPUD.

401 LIGHT POLE

TPUD LEGEND:

- = E11 VAULT W/ CE11T LID
- = E11 VAULT W/ CE15E LID
- = PED (INSTALLED BY TPUD)
- = 2" CONDUIT
- = 3" CONDUIT

WATER NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET D2.

COORDINATE WORK WITH CITY OF NEHALEM. 30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.

- 201 LOCATE AND CONNECT TO EXISTING WATER
- 202 INSTALL 6" TEE WITH GATE VALVES AND BEND, AS NEEDED.
- USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
- 203 INSTALL 6" PVC PIPE
- 204 INSTALL FIRE HYDRANT ASSEMBLY
- 205 INSTALL D.I. BENDS, AS NEEDED
- 206 INSTALL WATER SERVICE ASSEMBLY
- 207 INSTALL 6" TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
- 208 INSTALL 8" PVC PIPE
- 209 INSTALL 8" GATE VALVE
- 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN

△ PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE

PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

LEGEND:

- PRE-DESIGN PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HOPE DRAINAGE CULVERT
- ROCK DAM
- PROFILE EXISTING GRADE
- FINISHED GRADE

RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
COLTLEE DRIVE
NEHALEM, OR 97131



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SHEET
C8

OF 8



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JOB NO. #19-10-RIV
 DATE 10/12/2025



RENEWAL DATE: DECEMBER 31, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
 RIVERVIEW MEADOWS IMPROVEMENTS
 KINLEE DRIVE
 NEHALEM, MAP 3N.10V.23B

RECORD DRAWINGS - FEB. 2, 2026

SHEET
K1

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

STORM NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL.
 95% COMPACTION.
 COORDINATE WORK WITH COUNTY PUBLIC WORKS.

300 24" Ø CULVERT
 301 18" Ø CULVERT
 302 ROADSIDE DITCH (STANDARD)
 303 ROADSIDE DITCH (WIDE)
 304 CONCRETE MANHOLE
 305 CONCRETE CATCH BASIN
 306 12" Ø CULVERT

ELECTRICAL NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL.
 95% COMPACTION IN RIGHT-OF-WAY.
 COORDINATE WORK WITH TPUD.

401 LIGHT POLE

TPUD LEGEND:
 □ = E11 VAULT W/ CE11T LID
 □ = E11 VAULT W/ CE11SE LID
 ○ = PED (INSTALLED BY TPUD)
 --- = 2" CONDUIT
 --- = 3" CONDUIT

WATER NOTES:

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 206 INSTALL WATER SERVICE ASSEMBLY
 207 INSTALL 6" Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
 208 INSTALL 8" Ø PVC PIPE
 209 INSTALL 8" Ø GATE VALVE
 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN

△△ PIPE D.J. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.

PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

LEGEND:

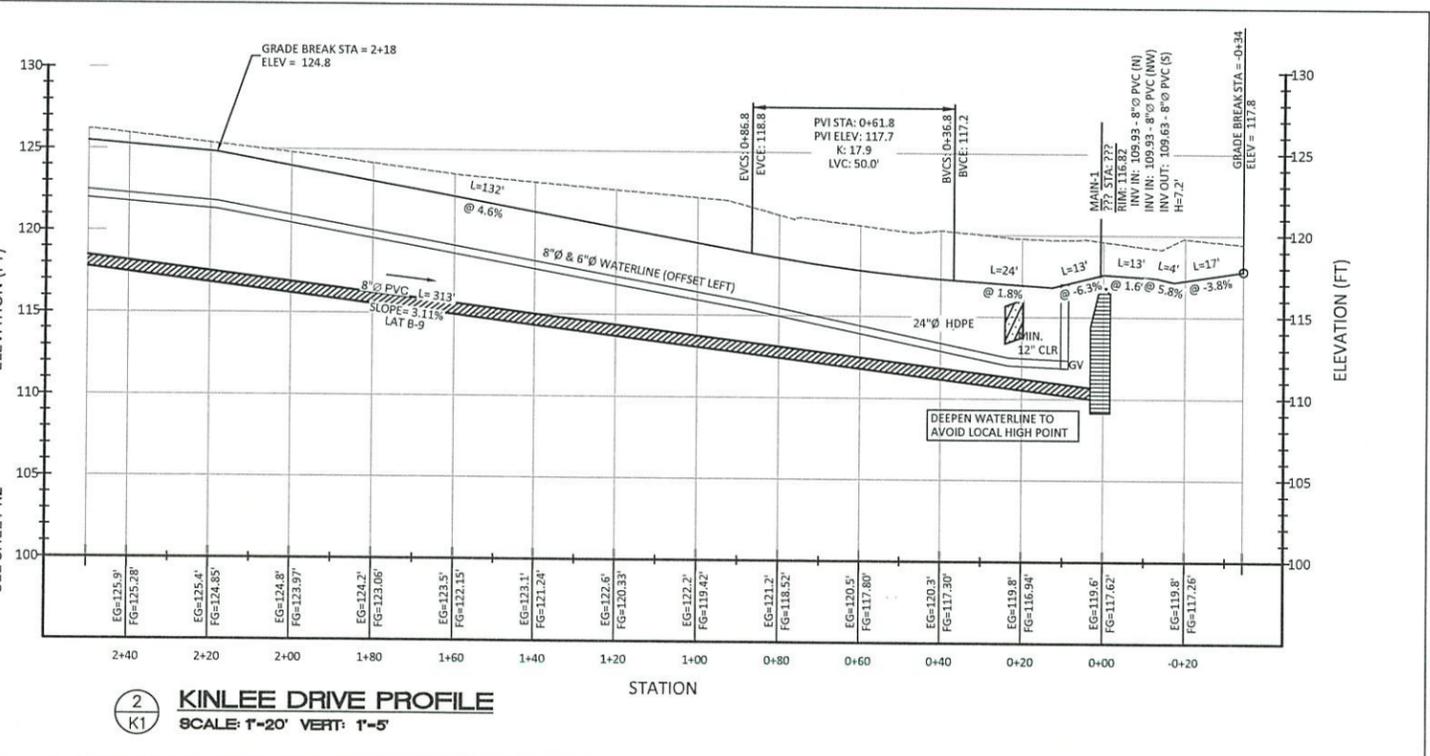
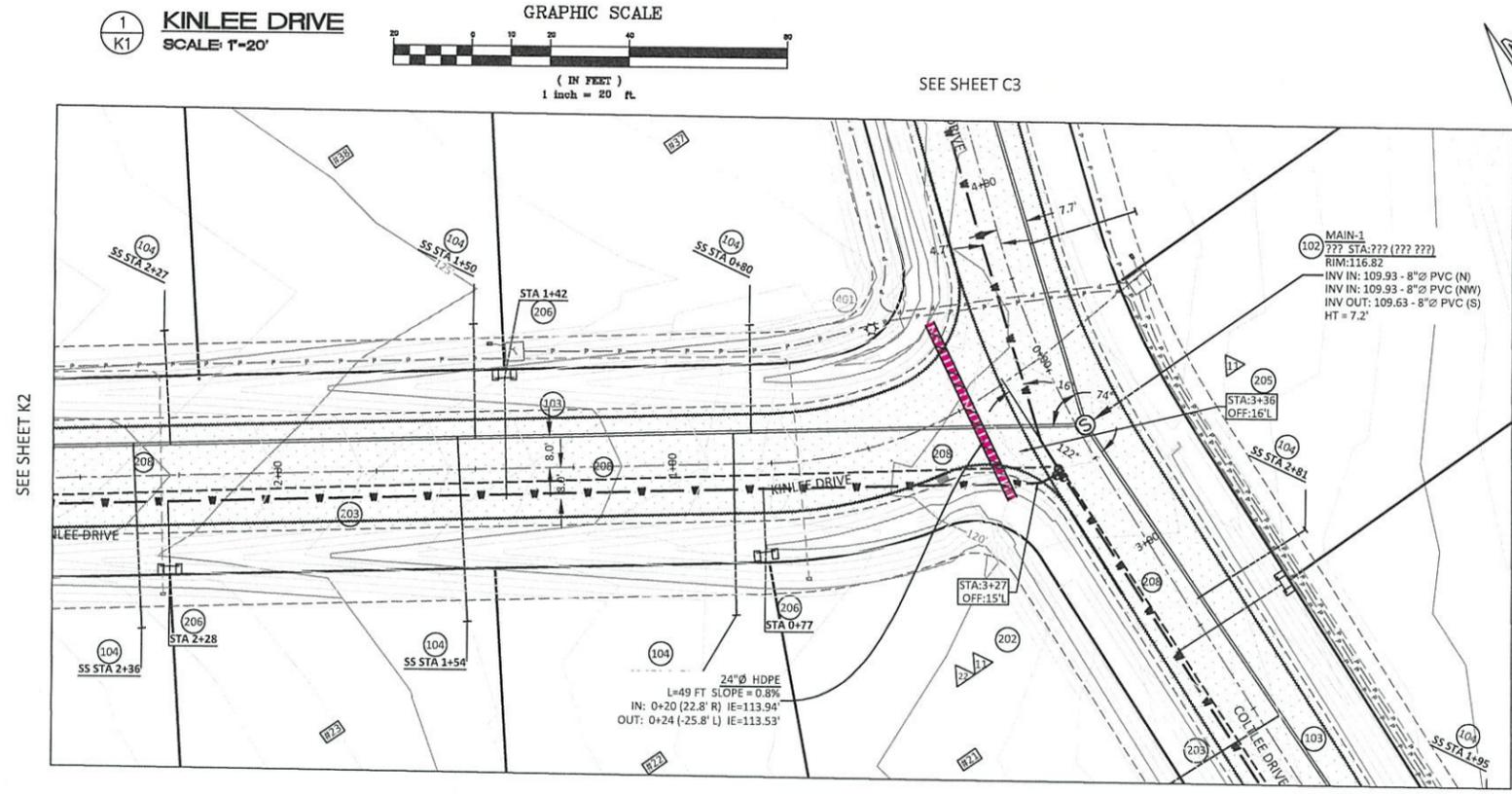
- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW
- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HDPE DRAINAGE CULVERT
- ROCK DAM
- PROFILE
- EXISTING GRADE
- FINISHED GRADE

SEWER NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL.
 95% COMPACTION. SEE DETAILS SHEET Z3.
 COORDINATE WORK WITH NBWA.

101 CONNECT TO EXISTING STUB
 102 INSTALL NEW MANHOLE
 103 INSTALL NEW 8" SEWER PIPE
 104 INSTALL NEW SEWER SERVICE ASSEMBLY

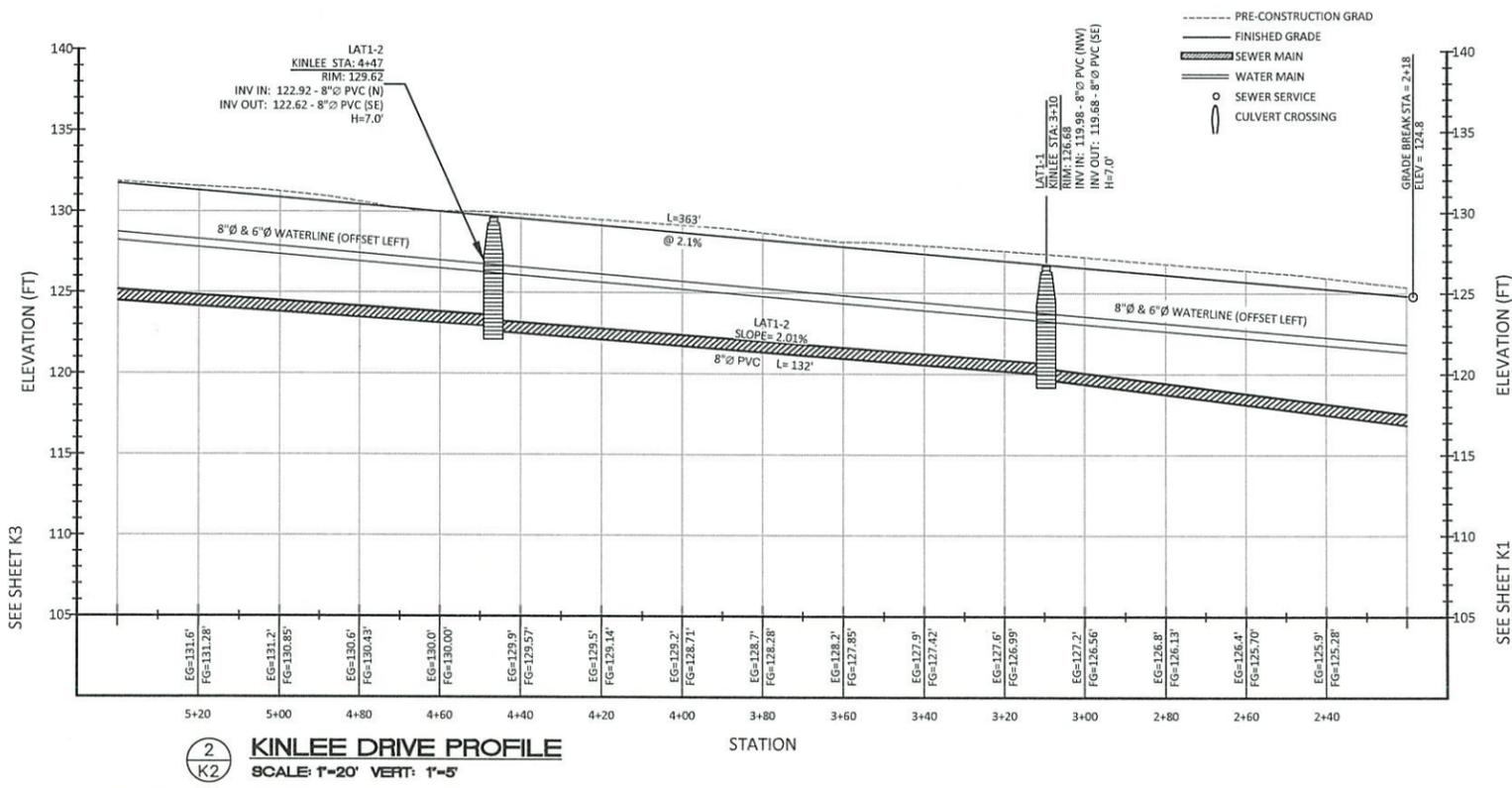
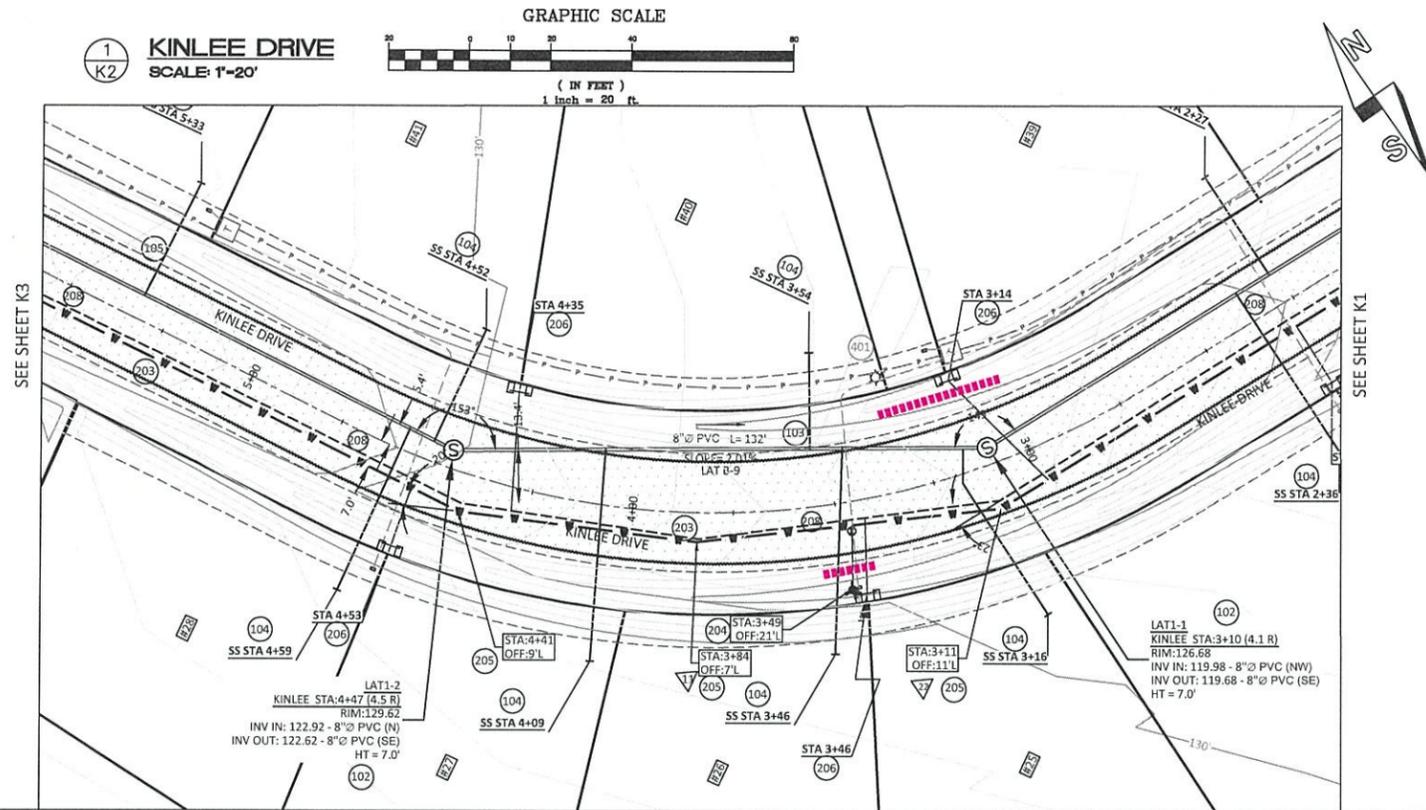
DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
 VACUUM TEST OF MANHOLES REQUIRED.



- PRE-CONSTRUCTION GRADE
- FINISHED GRADE
- SEWER MAIN
- WATER MAIN
- SEWER SERVICE
- CULVERT CROSSING

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STORM NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
- COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24" Ø CULVERT
- 301 18" Ø CULVERT
- 302 ROADSIDE DITCH (STANDARD)
- 303 ROADSIDE DITCH (WIDE)
- 304 CONCRETE MANHOLE
- 305 CONCRETE CATCH BASIN

ELECTRICAL NOTES:

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- COORDINATE WORK WITH TPUD.
- 401 LIGHT POLE
- TPUD LEGEND:
 □ = E11 VAULT W/ CE11T LID
 □ = E11 VAULT W/ CE11SE LID
 □ = PED (INSTALLED BY TPUD)
 ○ = 2" CONDUIT
 ○ = 3" CONDUIT

WATER NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET D2.
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- 201 LOCATE AND CONNECT TO EXISTING WATER
- 202 INSTALL 6" Ø TEE WITH GATE VALVES AND BEND, AS NEEDED. USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
- 203 INSTALL 6" Ø PVC PIPE
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- 206 INSTALL WATER SERVICE ASSEMBLY
- 207 INSTALL 6" Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
- 208 INSTALL 8" Ø PVC PIPE
- 209 INSTALL 8" Ø GATE VALVE
- 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
- XX PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.

LEGEND:

- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW
- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HDPE DRAINAGE CULVERT
- ROCK DAM
- PROFILE
- EXISTING GRADE
- FINISHED GRADE

SEWER NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.
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- DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
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RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
KINLEE DRIVE
NEHALEM, MAP 3N 10W 23B



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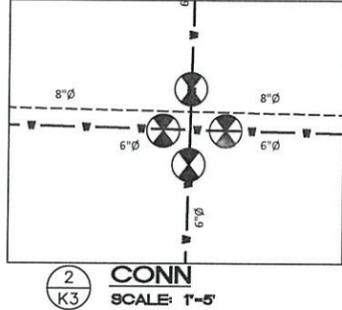
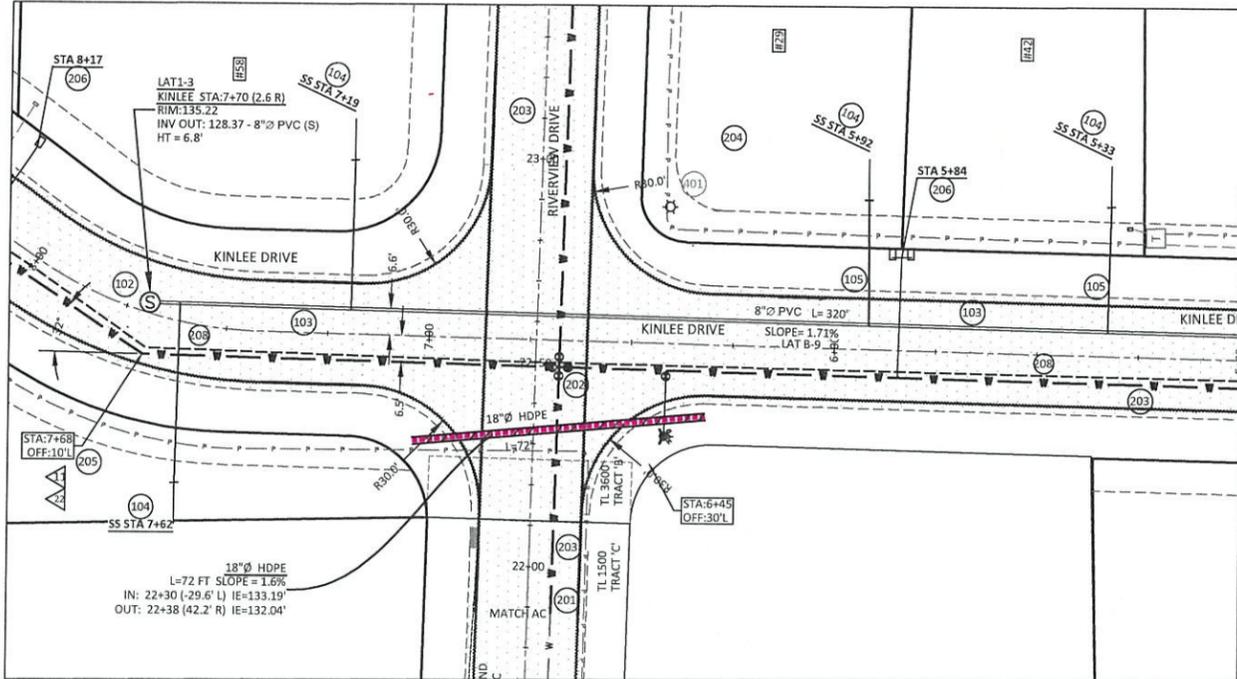
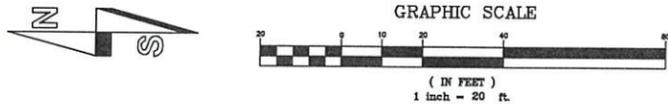
PROFESSIONAL ENGINEER
 JASON R. MORGAN
 OREGON
 JANUARY 14, 2005
 RENEWAL DATE: DECEMBER 31, 2025

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
K2
OF 6

V:\19-10-Riv\DWG\Riverview Meadows Plans.dwg, Kinlee-1, 2/2/2026, 11:02:39 AM

1
K3
KINLEE DRIVE
SCALE: 1"=20'



STORM NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
- COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24"Ø CULVERT
- 301 18"Ø CULVERT
- 302 ROADSIDE DITCH (STANDARD)
- 303 ROADSIDE DITCH (WIDE)
- 304 CONCRETE MANHOLE
- 305 CONCRETE CATCH BASIN
- 306 12"Ø CULVERT

ELECTRICAL NOTES:

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- COORDINATE WORK WITH TPUD.
- 401 LIGHT POLE
- TPUD LEGEND:
- = E11 VAULT W/ CE11T LID
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- = 2" CONDUIT
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WATER NOTES:

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- 202 INSTALL 6"Ø TEE WITH GATE VALVES AND BEND, AS NEEDED. USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
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LEGEND:

- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW
- PROPERTY LINE
- EASEMENT
- SEWER MAIN
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- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
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- PROFILE
- EXISTING GRADE
- FINISHED GRADE

SEWER NOTES:

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PROJ NO: #19-10-RIV
 DATE: NOV. 22, 2025

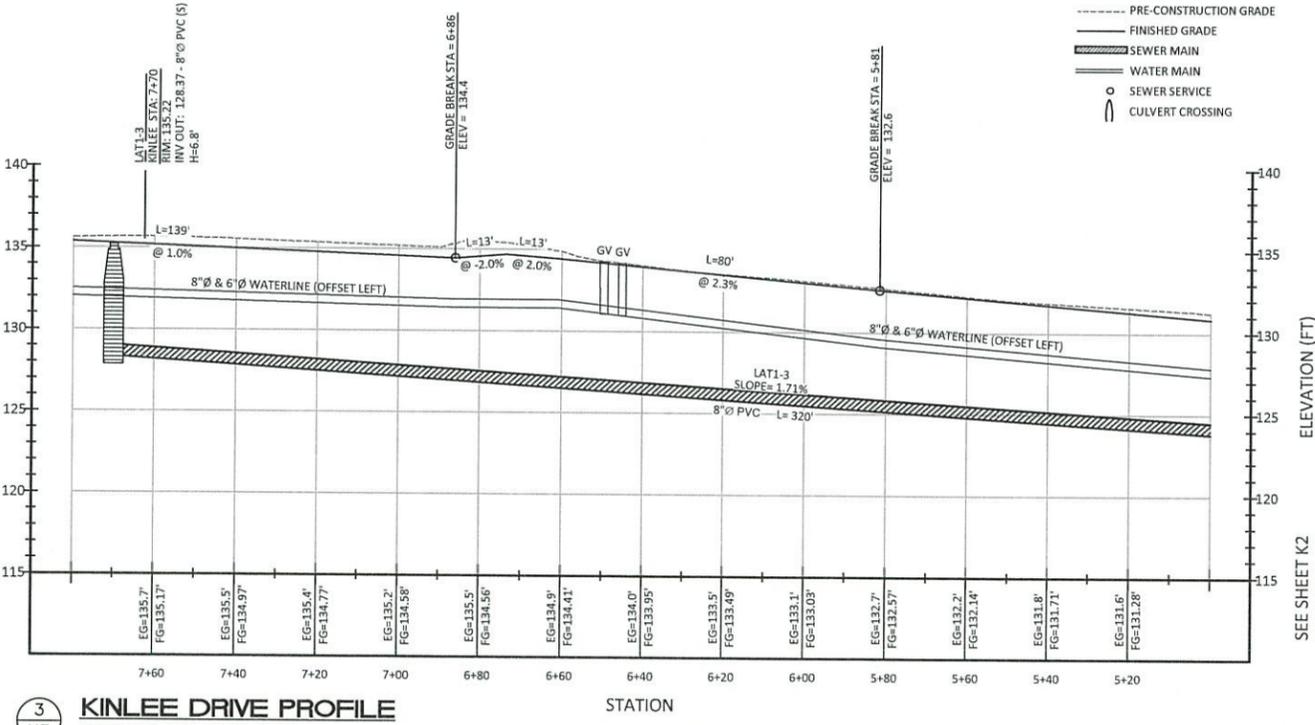


RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
KINLEE DRIVE

RECORD DRAWINGS - FEB. 2, 2026

SHEET
K3

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM



3
K3
KINLEE DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

STATION

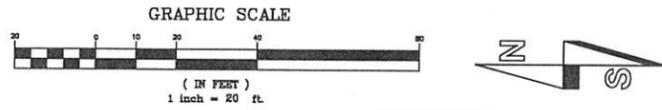
ELEVATION (FT)

- PRE-CONSTRUCTION GRADE
- FINISHED GRADE
- SEWER MAIN
- WATER MAIN
- SEWER SERVICE
- CULVERT CROSSING

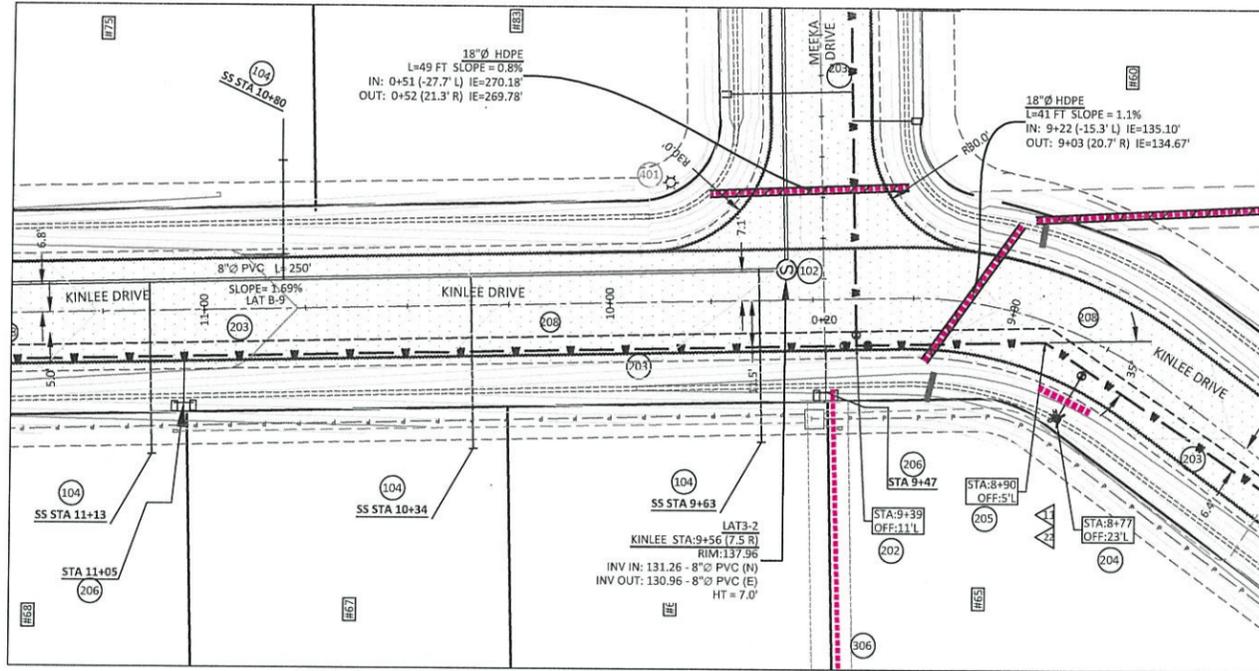
ELEVATION (FT)

ELEVATION (FT)

1
K4 **KINLEE DRIVE**
SCALE: 1"=20'



SEE SHEET M1



- STORM NOTES:**
- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
 - COORDINATE WORK WITH COUNTY PUBLIC WORKS.
 - 300 24" Ø CULVERT
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- ELECTRICAL NOTES:**
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 - 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
- PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.**
- PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.**

- LEGEND:**
- PRE-DESIGN
 - PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
- NEW**
- PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM
 - PROFILE
 - EXISTING GRADE
 - FINISHED GRADE

- SEWER NOTES:**
- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.
 - COORDINATE WORK WITH NBWA.
 - 101 CONNECT TO EXISTING STUB
 - 102 INSTALL NEW MANHOLE
 - 103 INSTALL NEW 8" SEWER PIPE
 - 104 INSTALL NEW SEWER SERVICE ASSEMBLY
- DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
- VACUUM TEST OF MANHOLES REQUIRED.



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PROF. NO. 1919-10-REV
DATE NOV. 22, 2025



RENEWAL DATE: DECEMBER 31, 2025

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
KINLEE DRIVE
NEHALEM, MAP 3N J0W 23B

RECORD DRAWINGS - FEB. 2, 2026

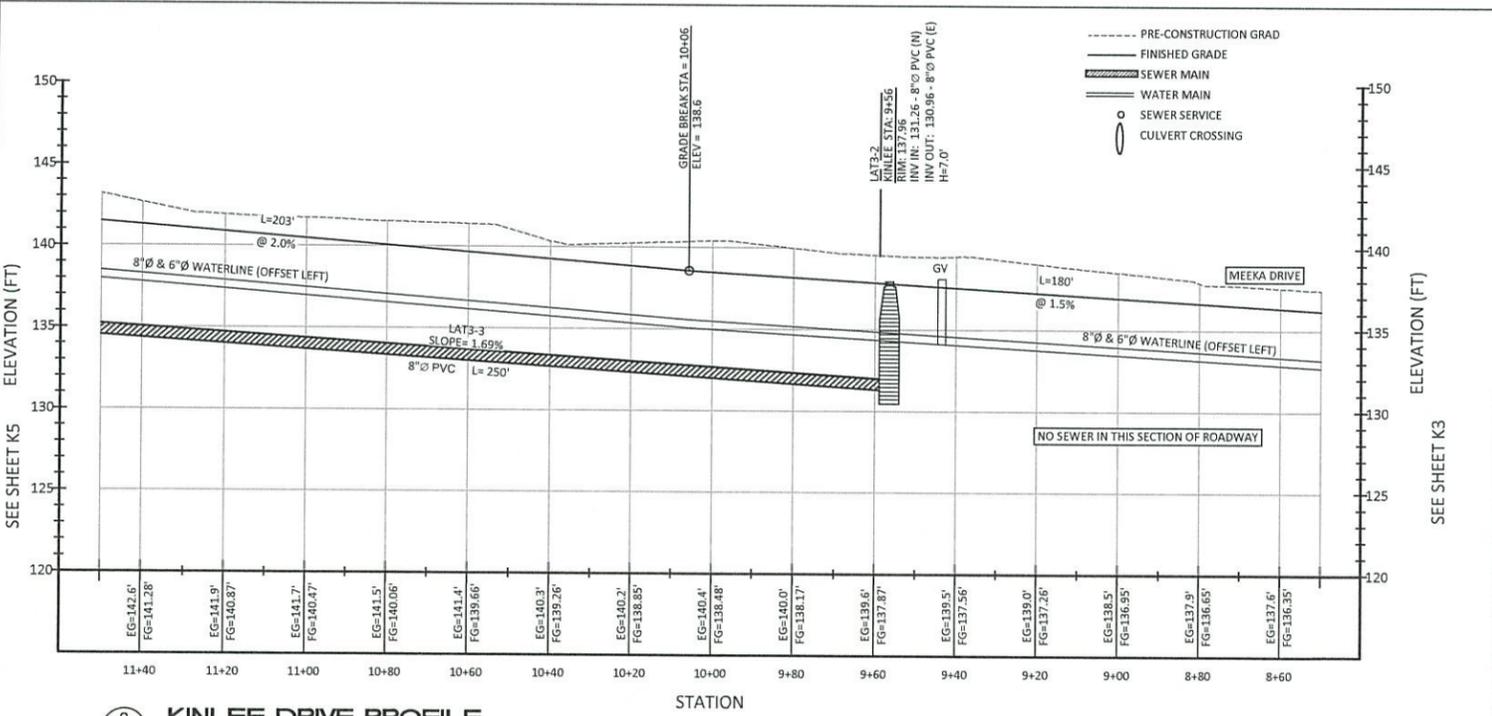
SHEET
K4

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

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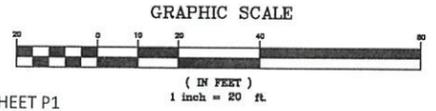
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K4 **KINLEE DRIVE PROFILE**
SCALE: 1"=20' VERT: 1"=5'



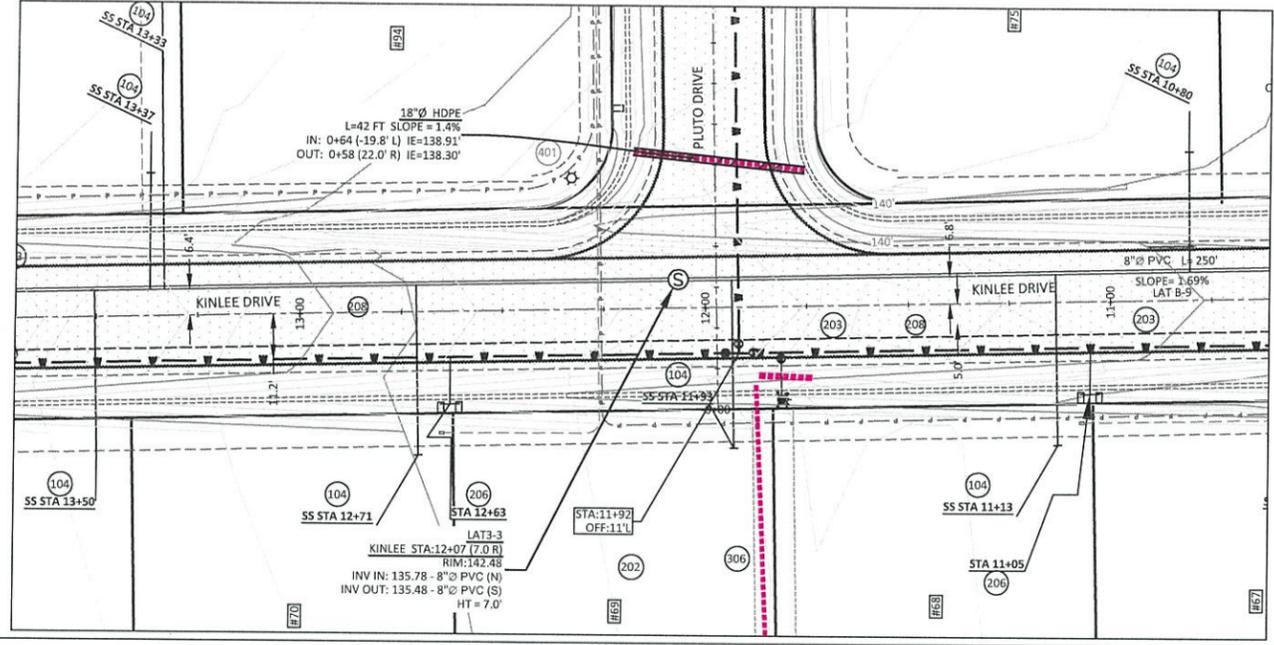
SEE SHEET K3

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1
K5
KINLEE DRIVE
SCALE: 1"=20'



SEE SHEET P1



SEE SHEET K6

SEE SHEET K4

- STORM NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION.
COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24"Ø CULVERT
 - 301 18"Ø CULVERT
 - 302 ROADSIDE DITCH (STANDARD)
 - 303 ROADSIDE DITCH (WIDE)
 - 304 CONCRETE MANHOLE
 - 305 CONCRETE CATCH BASIN
 - 306 12"Ø CULVERT
- ELECTRICAL NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION IN RIGHT-OF-WAY.
COORDINATE WORK WITH TPUD.
- 401 LIGHT POLE
- TPUD LEGEND:
 □ = E11 VAULT W/ CE11T LID
 □ = E11 VAULT W/ CE11SE LID
 ○ = PED (INSTALLED BY TPUD)
 --- = 2" CONDUIT
 --- = 3" CONDUIT

- LEGEND:**
- PRE-DESIGN**
- PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
- NEW**
- PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM
- PROFILE**
- EXISTING GRADE
 - FINISHED GRADE

- SEWER NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION. SEE DETAILS SHEET 23.
COORDINATE WORK WITH NBWA.
- 101 CONNECT TO EXISTING STUB
 - 102 INSTALL NEW MANHOLE
 - 103 INSTALL NEW 8" SEWER PIPE
 - 104 INSTALL NEW SEWER SERVICE ASSEMBLY
- DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
VACUUM TEST OF MANHOLES REQUIRED.

- WATER NOTES:**
ALL CRUSHED ROCK BEDDING AND BACKFILL, 95% COMPACTION. SEE DETAILS SHEET D2.
COORDINATE WORK WITH CITY OF NEHALEM. 30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.
- 201 LOCATE AND CONNECT TO EXISTING WATER
 - 202 INSTALL 6"Ø TEE WITH GATE VALVES AND BEND, AS NEEDED.
 - 203 USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
 - 204 INSTALL 6"Ø PVC PIPE
 - 205 INSTALL FIRE HYDRANT ASSEMBLY
 - 206 INSTALL D.I. BENDS, AS NEEDED
 - 207 INSTALL WATER SERVICE ASSEMBLY
 - 208 INSTALL 6"Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
 - 209 INSTALL 8"Ø PVC PIPE
 - 210 INSTALL 8"Ø GATE VALVE
 - 211 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
- △XX PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE
PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

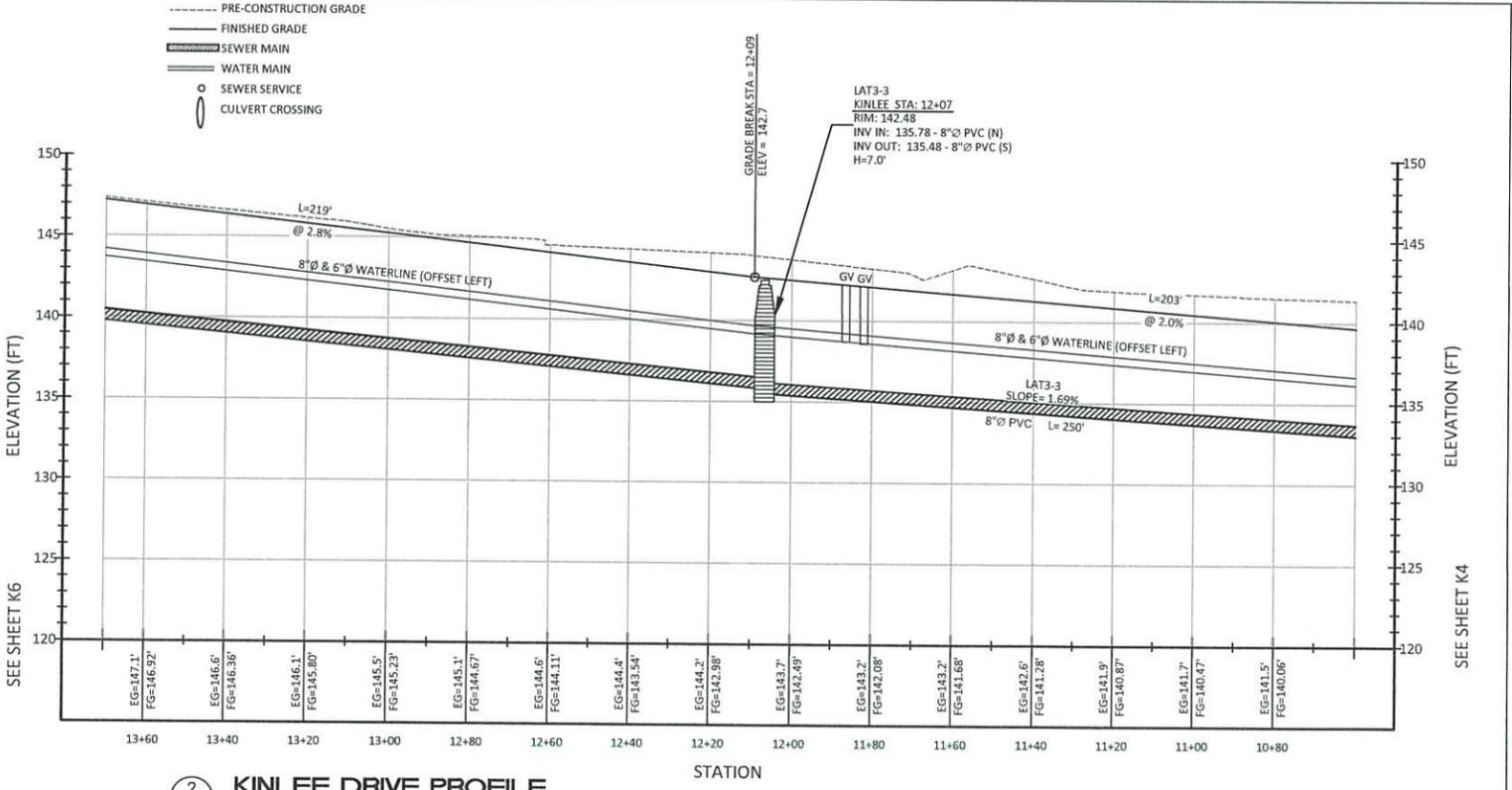
RECORD DRAWINGS - FEB. 2, 2026

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
KINLEE DRIVE



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PROF. NO. #19-10-RIV
DATE NOV. 22, 2025



2
K5
KINLEE DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

SEE SHEET K6

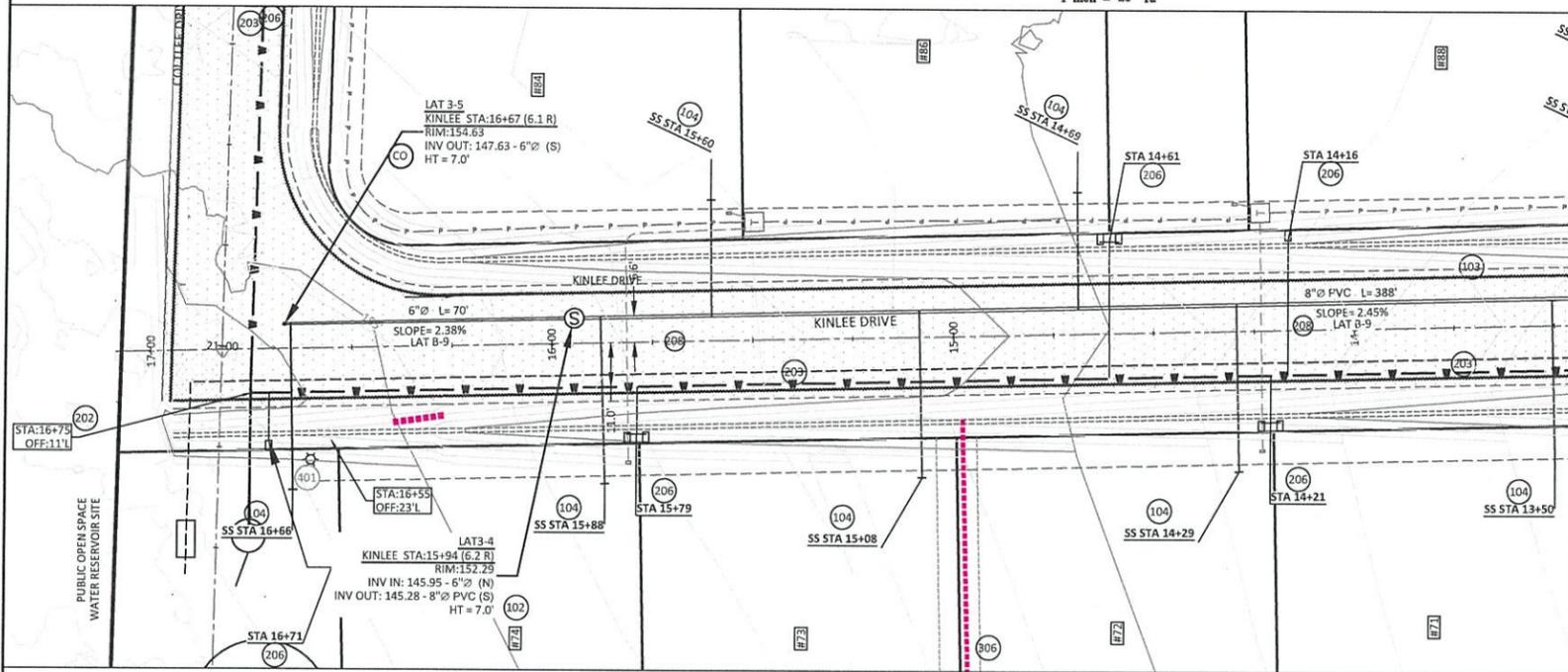
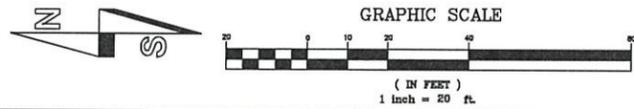
SEE SHEET K4

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

SHEET
K5

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SEE SHEET C8
1
K6 **KINLEE DRIVE**
SCALE 1"=20'



SEE SHEET K5

SEWER NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL 95% COMPACTION. SEE DETAILS SHEET 23.
- COORDINATE WORK WITH NBWA.
- 101 CONNECT TO EXISTING STUB
- 102 INSTALL NEW MANHOLE
- 103 INSTALL NEW 8" SEWER PIPE
- 104 INSTALL NEW SEWER SERVICE ASSEMBLY
- DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
- VACUUM TEST OF MANHOLES REQUIRED.

ELECTRICAL NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL 95% COMPACTION IN RIGHT-OF-WAY.
- COORDINATE WORK WITH TPUD.
- 401 LIGHT POLE
- TPUD LEGEND:
 - = E11 VAULT W/ CE11T LID
 - = E11 VAULT W/ CE11SE LID
 - = PED (INSTALLED BY TPUD)
 - = 2" CONDUIT
 - = 3" CONDUIT

STORM NOTES:

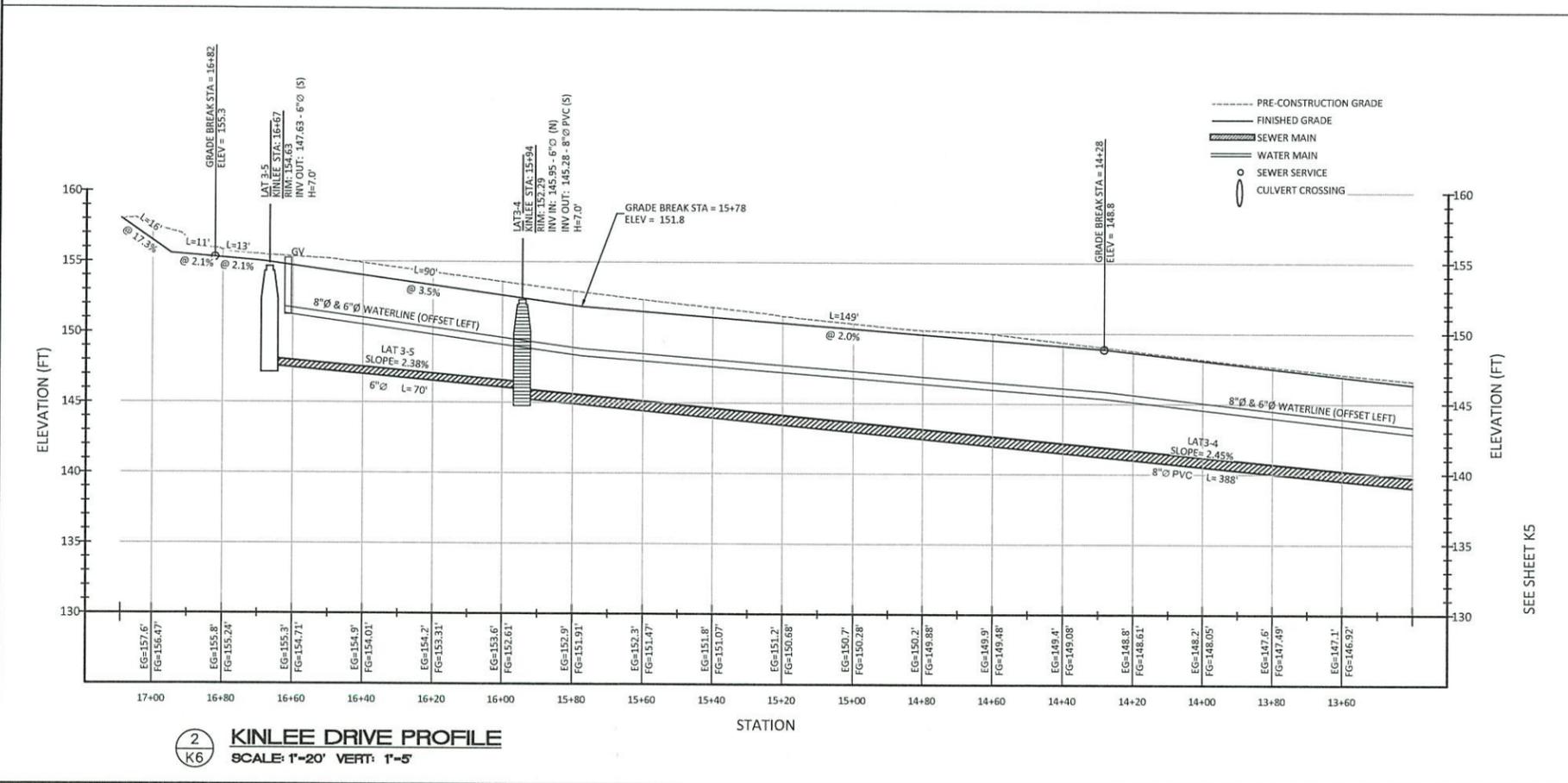
- ALL CRUSHED ROCK BEDDING AND BACKFILL 95% COMPACTION.
- COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24"Ø CULVERT
- 301 18"Ø CULVERT
- 302 ROADSIDE DITCH (STANDARD)
- 303 ROADSIDE DITCH (WIDE)
- 304 CONCRETE MANHOLE
- 305 CONCRETE CATCH BASIN
- 306 12"Ø CULVERT

LEGEND:

- PRE-DESIGN
 - PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
- NEW
 - PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM
 - PROFILE
 - EXISTING GRADE
 - FINISHED GRADE

WATER NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL 95% COMPACTION. SEE DETAILS SHEET D2.
- COORDINATE WORK WITH CITY OF NEHALEM. 30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.
- 201 LOCATE AND CONNECT TO EXISTING WATER
- 202 INSTALL 6"Ø TEE WITH GATE VALVES AND BEND, AS NEEDED.
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- 204 INSTALL FIRE HYDRANT ASSEMBLY
- 205 INSTALL D.I. BENDS, AS NEEDED
- 206 INSTALL WATER SERVICE ASSEMBLY
- 207 INSTALL 6"Ø TEE WITH 6" GATE VALVE AND 6x8 REDUCER.
- 208 INSTALL 8"Ø PVC PIPE
- 209 INSTALL 8"Ø GATE VALVE
- 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
- XX PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE
- PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.



SEE SHEET K5

2
K6 **KINLEE DRIVE PROFILE**
SCALE: 1"=20' VERT: 1"=5'

RECORD DRAWINGS - FEB. 2, 2026

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RIVERVIEW MEADOWS IMPROVEMENTS
KINLEE DRIVE



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JOB NO. 189-10-RV
 DATE NOV. 22, 2025



RENEWAL DATE: DECEMBER 31, 2026

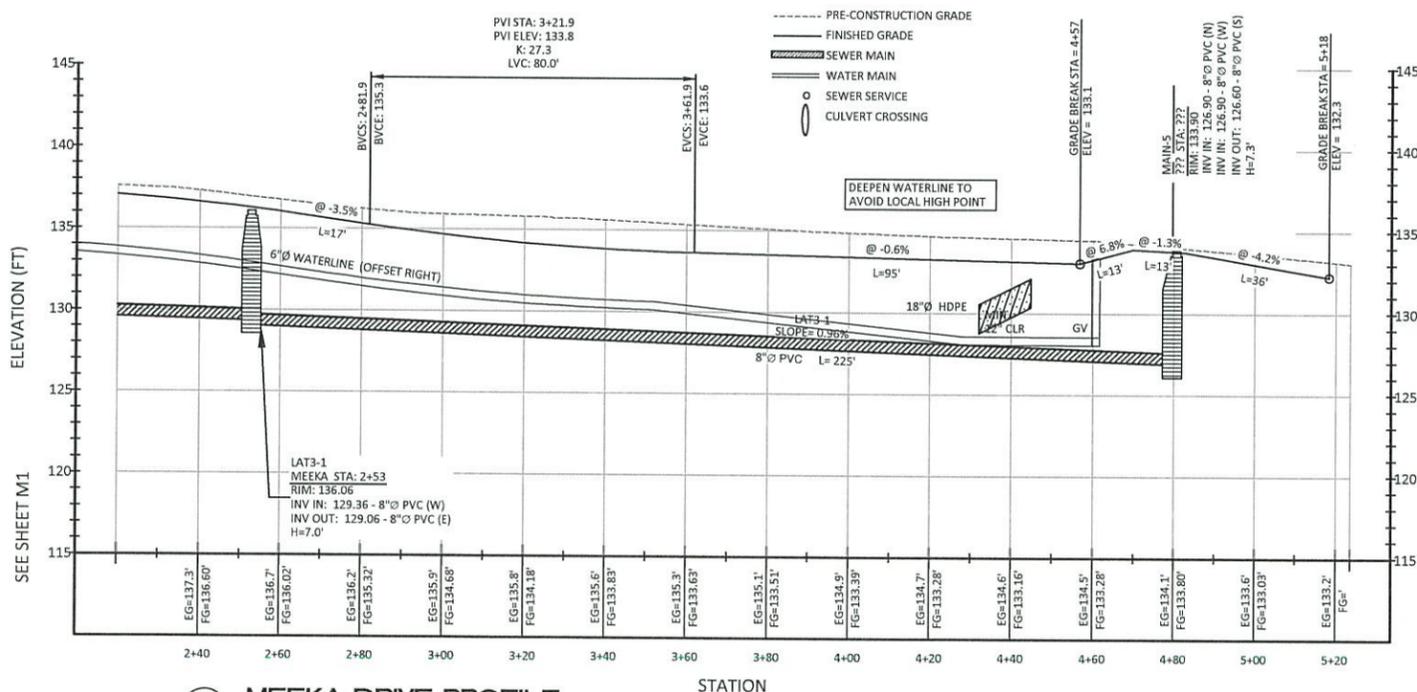
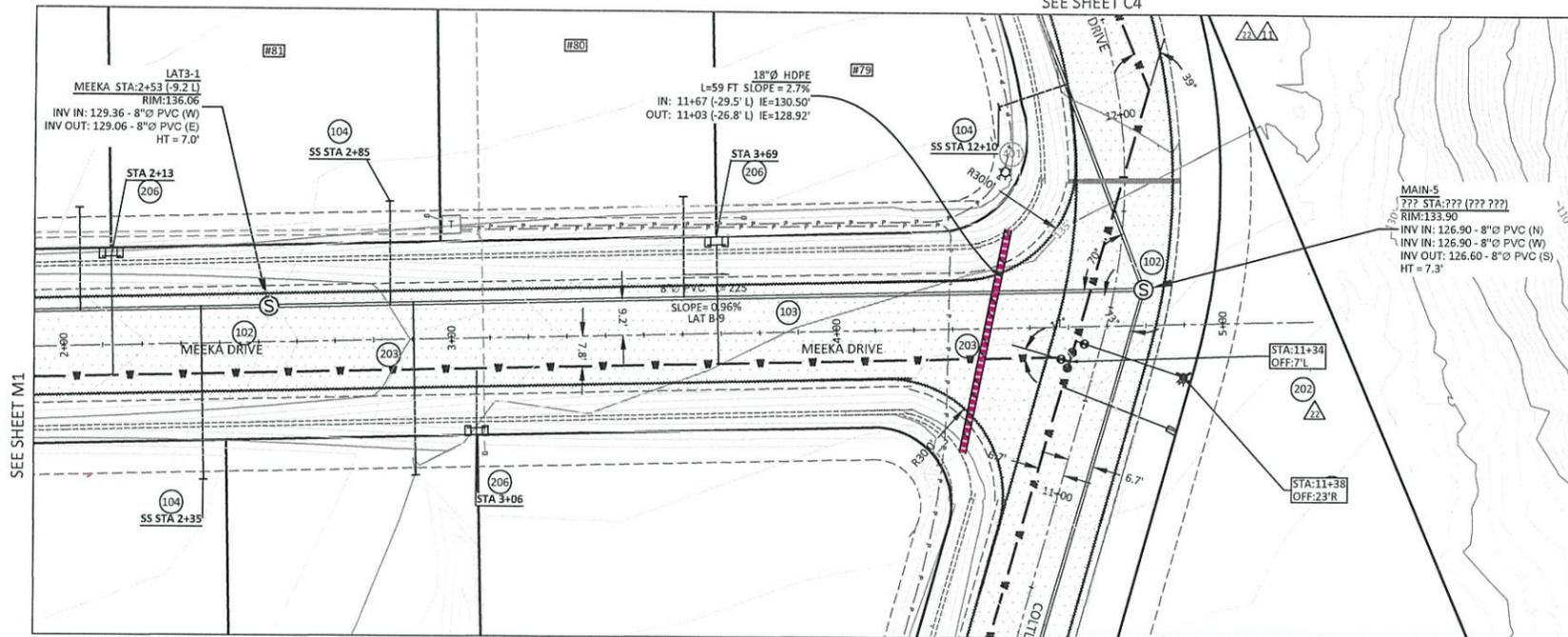
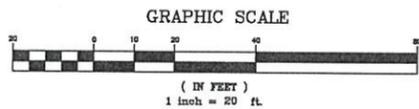
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K6

OF 6

NO.	DATE	DESCRIPTION	BY
1	02/02/2026	RECORD DRAWINGS	JRM

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1
M2
MEEKA DRIVE
SCALE: 1"=20'



2
M2
MEEKA DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

STORM NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL.
95% COMPACTION.
COORDINATE WORK WITH COUNTY PUBLIC WORKS.

- 300 24"Ø CULVERT
- 301 18"Ø CULVERT
- 302 ROADSIDE DITCH (STANDARD)
- 303 ROADSIDE DITCH (WIDE)
- 304 CONCRETE MANHOLE
- 305 CONCRETE CATCH BASIN

ELECTRICAL NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL.
95% COMPACTION IN RIGHT-OF-WAY.
COORDINATE WORK WITH TPUD.

- 401 LIGHT POLE

TPUD LEGEND:
 □ = E11 VAULT W/ CE11T LID
 □ = E11 VAULT W/ CE11SE LID
 = PED (INSTALLED BY TPUD)
 = 2" CONDUIT
 = 3" CONDUIT

WATER NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL.
95% COMPACTION. SEE DETAILS SHEET D2.
COORDINATE WORK WITH CITY OF NEHALEM.
30" COVER OVER PIPES. 18" MIN VERTICAL
SEPARATION FROM SEWER LINE AT CROSSINGS.

- 201 LOCATE AND CONNECT TO EXISTING WATER
- 202 INSTALL 6"Ø TEE WITH GATE VALVES AND BEND, AS NEEDED.
USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
- 203 INSTALL 6"Ø PVC PIPE
- 204 INSTALL FIRE HYDRANT ASSEMBLY
- 205 INSTALL D.I. BENDS, AS NEEDED
- 206 INSTALL WATER SERVICE ASSEMBLY
- 207 INSTALL 6"Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
- 208 INSTALL 8"Ø PVC PIPE
- 209 INSTALL 8"Ø GATE VALVE
- 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN

XX PIPE D.I. ANGLE BEND. NOMINAL ANGLE.
MATCH PIPE SIZE

PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

LEGEND:

- PRE-DESIGN**
- PROPERTY LINE
 - SEWER LINE
 - MANHOLE
 - WATER LINE
 - ROAD
 - CULVERT
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - FIRE HYDRANT
 - GATE VALVE
- NEW**
- PROPERTY LINE
 - EASEMENT
 - SEWER MAIN
 - SEWER MANHOLE/CO
 - SEWER SERVICE
 - WATER MAIN
 - WATER FEEDER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SERVICE
 - EDGE OF SHOULDER
 - EDGE OF ASPHALT
 - DITCH
 - HDPE DRAINAGE CULVERT
 - ROCK DAM
- PROFILE**
- EXISTING GRADE
 - FINISHED GRADE

SEWER NOTES:

ALL CRUSHED ROCK BEDDING AND BACKFILL.
95% COMPACTION. SEE DETAILS SHEET 23.
COORDINATE WORK WITH NBWA.

- 101 CONNECT TO EXISTING STUB
- 102 INSTALL NEW MANHOLE
- 103 INSTALL NEW 8" SEWER PIPE
- 104 INSTALL NEW SEWER SERVICE ASSEMBLY

DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
VACUUM TEST OF MANHOLES REQUIRED.

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JRM
02/19/2026
DATE



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RIVERVIEW MEADOWS IMPROVEMENTS
MEEKA DRIVE

RECORD DRAWINGS - FEB. 2, 2026

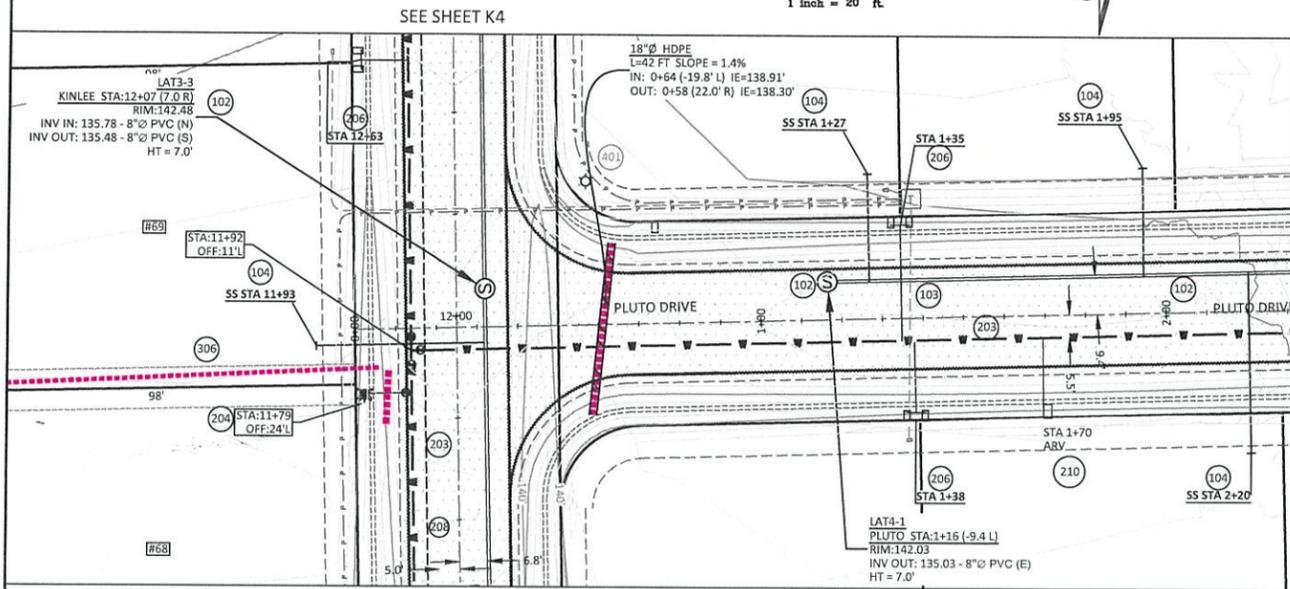
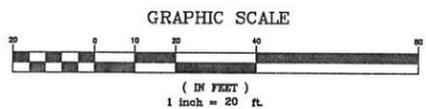
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M2

OF -2-

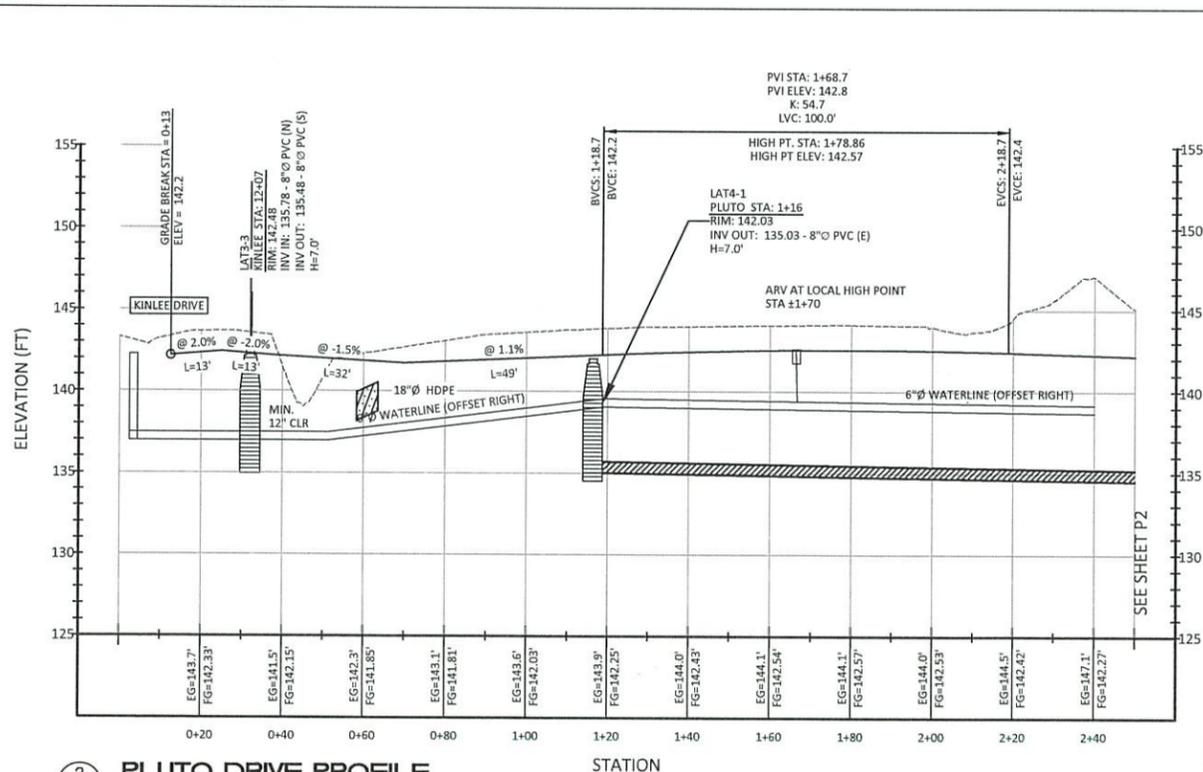
NEHALEM, MAP 3N, T0W 23E

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1
P1
PLUTO DRIVE
SCALE: 1"=20'



SEE SHEET K3



2
P1
PLUTO DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'

STORM NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
- COORDINATE WORK WITH COUNTY PUBLIC WORKS.
- 300 24"Ø CULVERT
- 301 18"Ø CULVERT
- 302 ROADSIDE DITCH (STANDARD)
- 303 ROADSIDE DITCH (WIDE)
- 304 CONCRETE MANHOLE
- 305 CONCRETE CATCH BASIN
- 306 12"Ø CULVERT

ELECTRICAL NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION IN RIGHT-OF-WAY.
- COORDINATE WORK WITH TPUD.
- 401 LIGHT POLE
- TPUD LEGEND:
 - = E11 VAULT W/ CE11T LID
 - = E11 VAULT W/ CE11SE LID
 - = PED (INSTALLED BY TPUD)
 - = 2" CONDUIT
 - = 3" CONDUIT

SEWER NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.
- COORDINATE WORK WITH NBWA.
- 101 CONNECT TO EXISTING STUB
- 102 INSTALL NEW MANHOLE
- 103 INSTALL NEW 8" SEWER PIPE
- 104 INSTALL NEW SEWER SERVICE ASSEMBLY
- DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
- VACUUM TEST OF MANHOLES REQUIRED.

LEGEND:

- PRE-DESIGN
- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- NEW
- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HDPE DRAINAGE CULVERT
- ROCK DAM
- PROFILE
- EXISTING GRADE
- FINISHED GRADE

WATER NOTES:

- ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET D2.
- COORDINATE WORK WITH CITY OF NEHALEM. 30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.
- 201 LOCATE AND CONNECT TO EXISTING WATER
- 202 INSTALL 6"Ø TEE WITH GATE VALVES AND BEND, AS NEEDED. USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
- 203 INSTALL 6"Ø PVC PIPE
- 204 INSTALL FIRE HYDRANT ASSEMBLY
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- 207 INSTALL 6"Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
- 208 INSTALL 8"Ø PVC PIPE
- 209 INSTALL 8"Ø GATE VALVE
- 210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
- XX PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.
- PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

- PRE-CONSTRUCTION GRADE
- FINISHED GRADE
- SEWER MAIN
- WATER MAIN
- SEWER SERVICE
- CULVERT CROSSING



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NOV. 22, 2025



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RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
PLUTO DRIVE

NEHALEM, MAP 3N 10W 23B

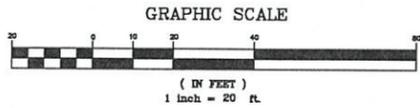
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SHEET
P1

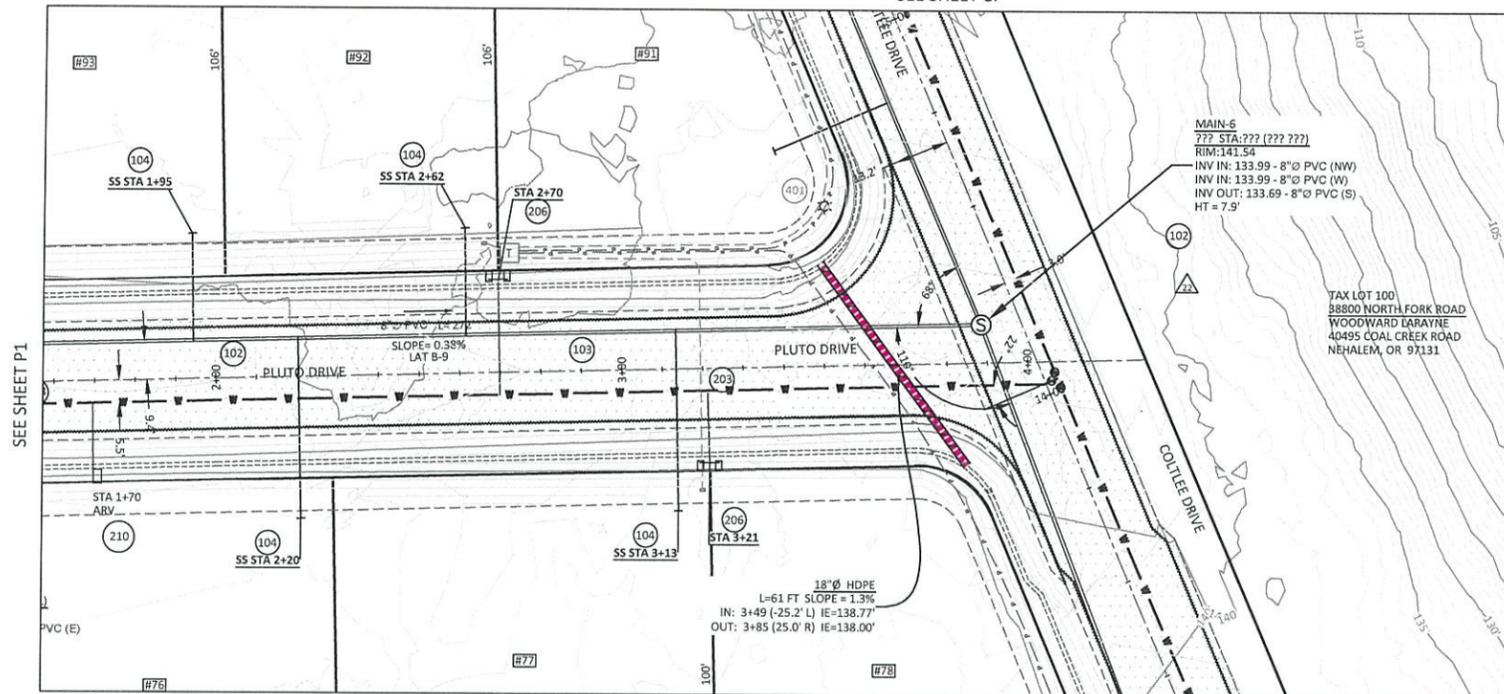
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1
P2
PLUTO DRIVE
SCALE: 1"=20'

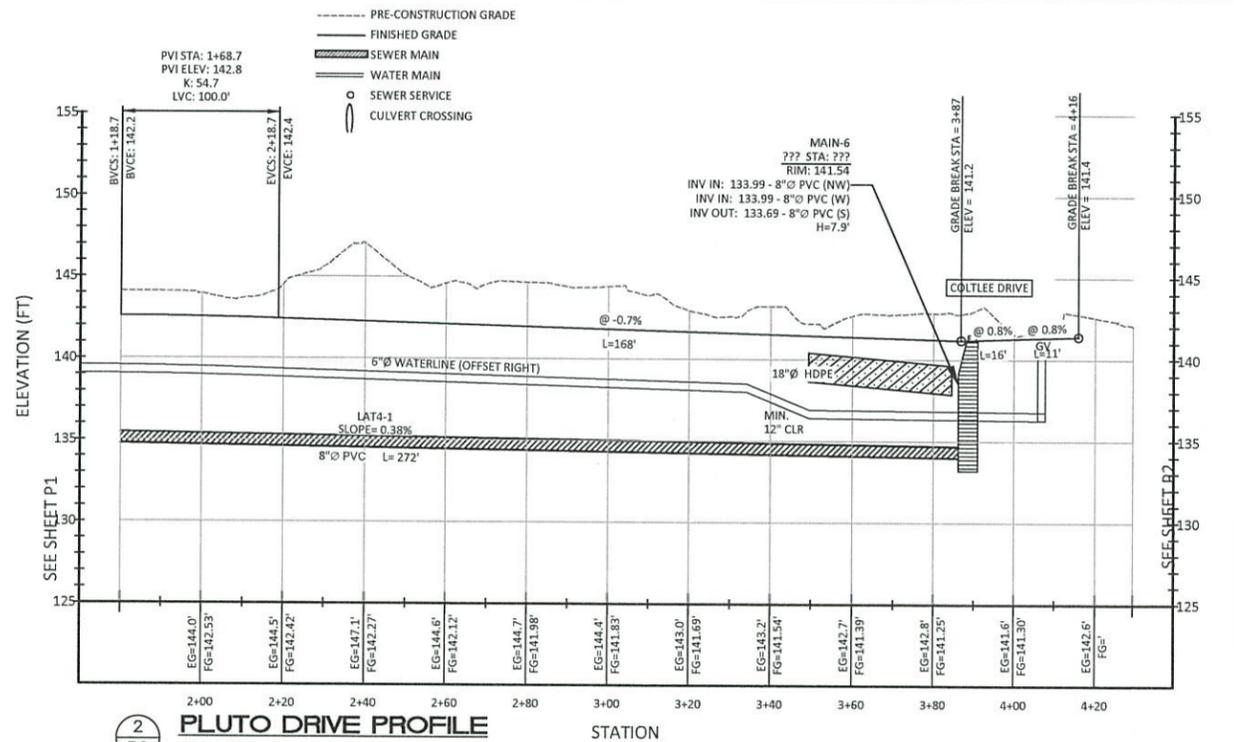


SEE SHEET C7



SEE SHEET C6

2
P2
PLUTO DRIVE PROFILE
SCALE: 1"=20' VERT: 1"=5'



STORM NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION.
COORDINATE WORK WITH COUNTY PUBLIC WORKS.
300 24"Ø CULVERT
301 18"Ø CULVERT
302 ROADSIDE DITCH (STANDARD)
303 ROADSIDE DITCH (WIDE)
304 CONCRETE MANHOLE
305 CONCRETE CATCH BASIN
306 12"Ø CULVERT

ELECTRICAL NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION IN RIGHT-OF-WAY.
COORDINATE WORK WITH TPUD.
401 LIGHT POLE
TPUD LEGEND:
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□ = E11 VAULT W/ CE11SE LID
□ = PED (INSTALLED BY TPUD)
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— = 3" CONDUIT

SEWER NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET 23.
COORDINATE WORK WITH NBWA.
101 CONNECT TO EXISTING STUB
102 INSTALL NEW MANHOLE
103 INSTALL NEW 8" SEWER PIPE
104 INSTALL NEW SEWER SERVICE ASSEMBLY
DEFLECTION TESTING, PRESSURE TESTING, AND VIDEO INSPECTION OF PIPE REQUIRED.
VACUUM TEST OF MANHOLES REQUIRED.

LEGEND:

PRE-DESIGN

- PROPERTY LINE
- SEWER LINE
- MANHOLE
- WATER LINE
- ROAD
- CULVERT
- OVERHEAD UTILITIES
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE

NEW

- PROPERTY LINE
- EASEMENT
- SEWER MAIN
- SEWER MANHOLE/CO
- SEWER SERVICE
- WATER MAIN
- WATER FEEDER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EDGE OF SHOULDER
- EDGE OF ASPHALT
- DITCH
- HDPE DRAINAGE CULVERT
- ROCK DAM

PROFILE

- EXISTING GRADE
- FINISHED GRADE

WATER NOTES:
ALL CRUSHED ROCK BEDDING AND BACKFILL. 95% COMPACTION. SEE DETAILS SHEET D2.
COORDINATE WORK WITH CITY OF NEHALEM. 30" COVER OVER PIPES. 18" MIN VERTICAL SEPARATION FROM SEWER LINE AT CROSSINGS.
201 LOCATE AND CONNECT TO EXISTING WATER
202 INSTALL 6"Ø TEE WITH GATE VALVES AND BEND, AS NEEDED. USE VC212 VALVE BOX SELF-CENTERING GUIDE ON ALL VALVES.
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205 INSTALL D.I. BENDS, AS NEEDED
206 INSTALL WATER SERVICE ASSEMBLY
207 INSTALL 6"Ø TEE WITH 6" GATE VALVE AND 6X8 REDUCER.
208 INSTALL 8"Ø PVC PIPE
209 INSTALL 8"Ø GATE VALVE
210 INSTALL ARV - CONNECT TO WATER PIPE AT HIGH POINT, AS SHOWN
XX PIPE D.I. ANGLE BEND. NOMINAL ANGLE. MATCH PIPE SIZE.
PRESSURE TESTING, AND BACTERIOLOGICAL TESTING REQUIRED.

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115 S. 10th St.
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NOV. 22, 2025



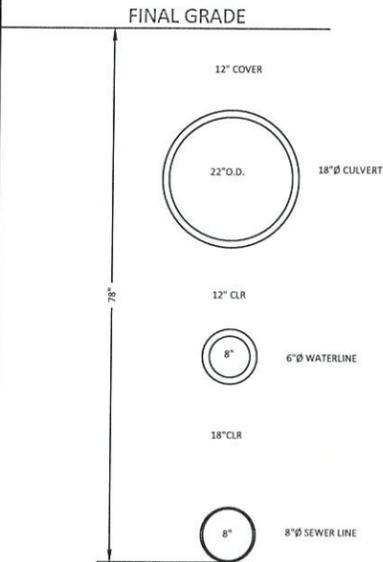
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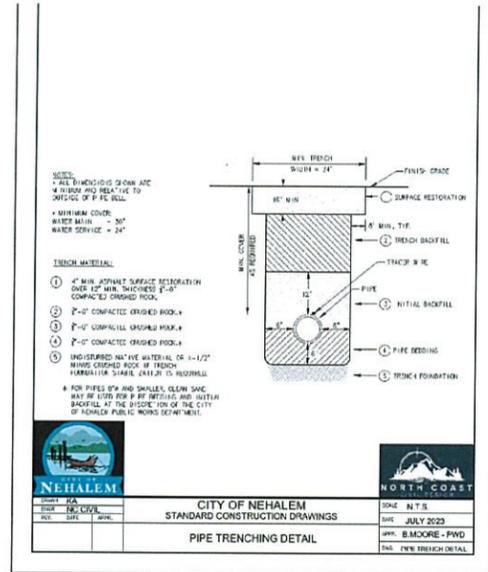
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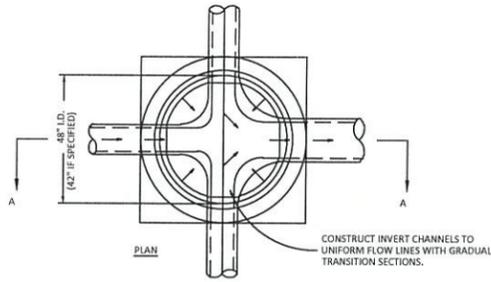
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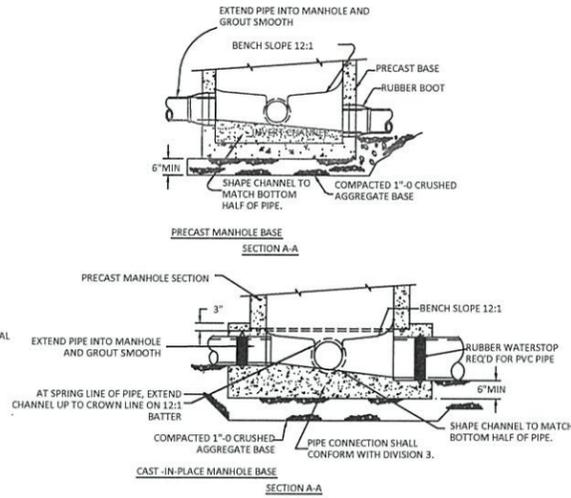
1
D1
PIPE CLEARANCES
NO SCALE



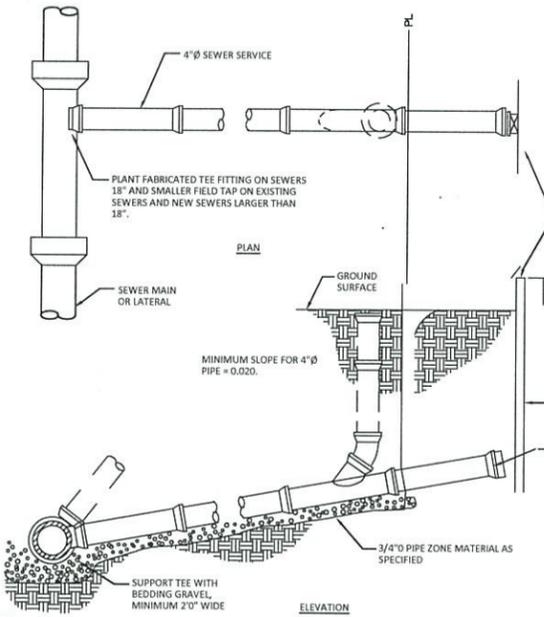
2
D1
SEWER MAIN TRENCH DETAIL
NO SCALE



3
D1
MANHOLE BASE PLAN
NO SCALE

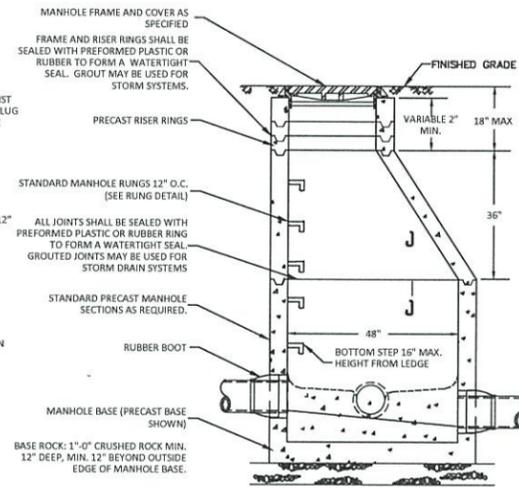


4
D1
MANHOLE BASE SECTION
NO SCALE



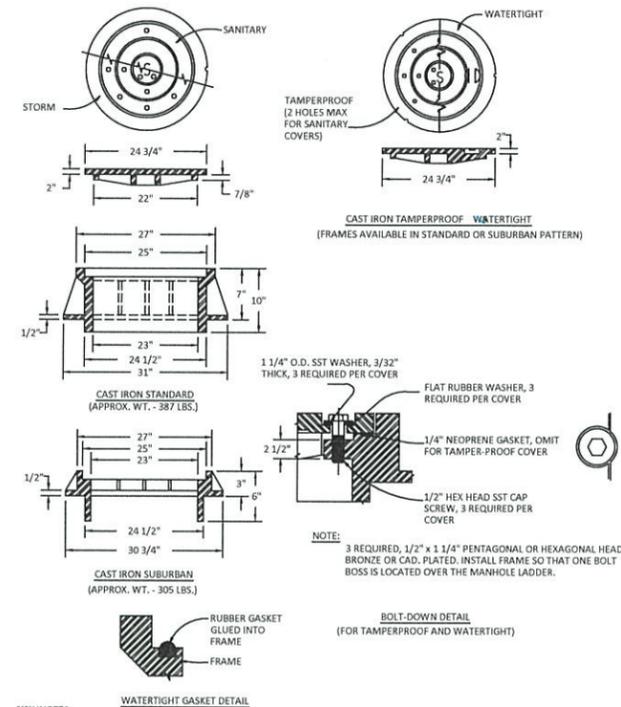
- NOTES:
- PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED.
 - MINIMUM DEPTH AT RIGHT OF WAY OR EASEMENT LINE SHALL BE 4'-6"
 - MARKER POSTS AND BLOCKING SHALL BE TREATED WOOD. POST SHALL BE 2" x 4" FIR. POST TO EXTEND 12" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED WHITE
 - LAY BUILDING SEWER AT MAX. 45° FROM HORIZONTAL TO ACHIEVE REQUIRED DEPTH AT PROPERTY LINE WHEN MINIMUM SLOPE RESULTS IN EXCESSIVE DEPTH.

5
D1
SANITARY SEWER SERVICE CONNECTION
NO SCALE



- NOTES:
- STANDARD PRECAST MANHOLE SECTION DIAMETER SHALL BE 48"
 - ALL CONNECTING PIPES SHALL HAVE A FLEXIBLE RUBBER BOOT AT THE PIPE / MANHOLE WALL CONNECTION. BOOTS MAY BE KOR-N-SEAL OR EQUIVALENT.
 - SEE MANHOLE BASE SECTION DRAWING FOR BASE DETAILS.
 - MANHOLE STEPS SHALL BE PROVIDED AS SPECIFIED.

6
D1
STANDARD SANITARY SEWER MANHOLE
NO SCALE



- %%NOTES:
- TAMPERPROOF COVERS REQ'D ON SANITARY OR STORM DRAIN MANHOLE WHERE LOCATED IN PEDESTRIAN WAYS OR EASEMENT AREAS. TAMPERPROOF COVERS FOR SANITARY MANHOLES SHALL HAVE 2 HOLES MAXIMUM.
 - WATERTIGHT COVERS REQUIRED IF LOCATED WHERE COVER MAY BE SUBMERGED.
 - FRAMES AND COVERS SHALL BE STAMPED WITH MANUFACTURER'S INITIALS, HEAT NUMBER AND POINT OF ORIGIN.

7
D1
MANHOLE COVER AND FRAME DETAIL
NO SCALE

SPECIFICATIONS	
PIPE AND FITTINGS - USE ALL PVC	
PIPE	PVC, ASTM D-3034
STRUCTURES	
MANHOLES	CONCRETE PRE-CAST, 48"Ø MANHOLE, OR APPROVED EQUAL STEEL COVER.
SURFACE	3/4" CRUSHED ROCK.
SURFACE	ASPHALT-CLASS B, 3" THICK.



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NEHALEM, MAP 3N 10W 23B

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OR REG. NO. 819-10-RV
 DATE NOV. 22, 2025

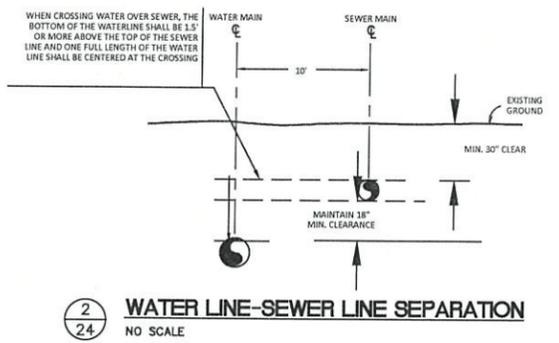
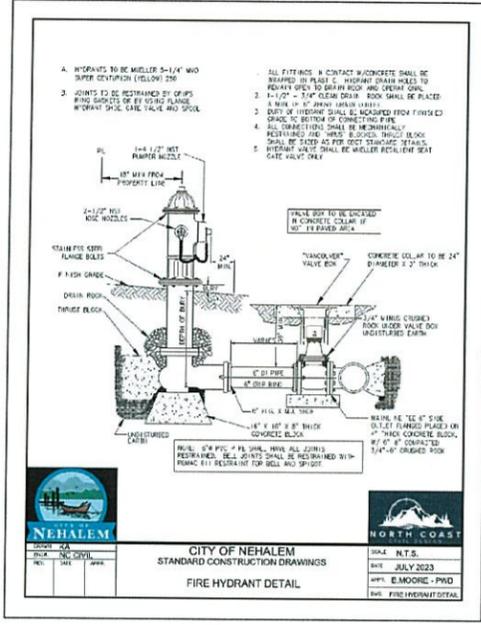


RENEWAL DATE: DECEMBER 31, 2025

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WATER SYSTEM DETAILS

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(HORIZONTAL) BEARING AREA OF THURST BLOCKS IN SQUARE FEET

FITTING SIZE	TEE, WYE, DEAD END AND HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22-1/2° BEND	11-1/4° BEND
4	2.0	3.2	2.8	3.8	2.8	2.0	---
6	4.2	7.4	6.0	8.6	6.0	3.2	2.0

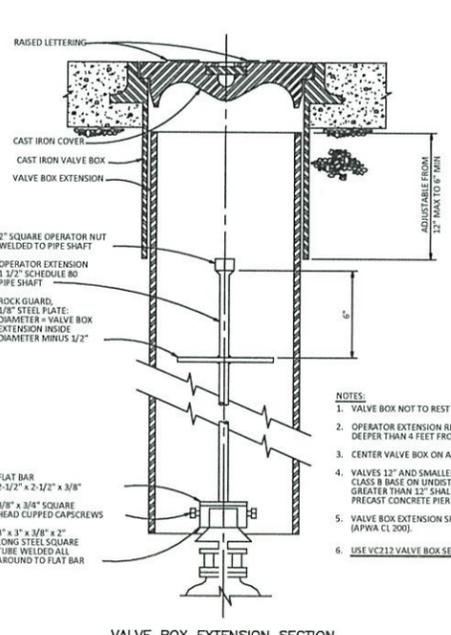
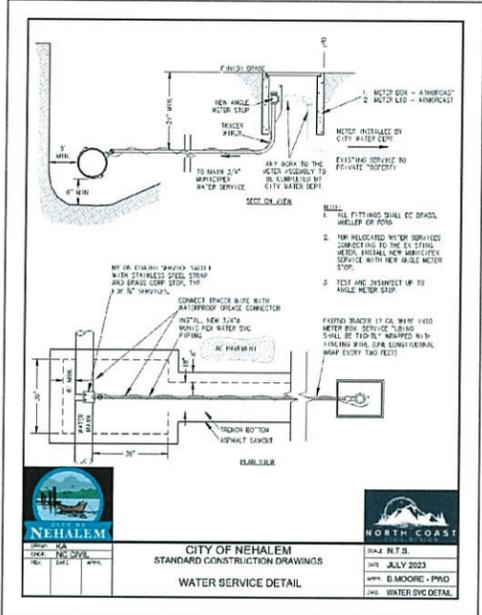
NOTES:
 1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 1000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:
 $BEARING AREA = (TEST PRESSURE / 150) \times (1000 / SOIL BEARING STRESS) \times (TABLE VALUE)$
 2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 150 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:
 $VOLUME = (TEST PRESSURE / 150) \times (TABLE VALUE)$



261.4.02 Pressure Test:

261.4.02A Pre test After each valved section of pipe has been laid and partially backfilled, the Contractor shall perform a hydrostatic pressure test as outlined below. The maximum length for testing shall be confined to each block of the project (the project is divided into four blocks). The results shall be given to the Engineer prior to complete backfill of the pipe. If the test indicates materials or workmanship that does not meet design requirements, defective material and/or workmanship shall be corrected and the test re run until specifications are fulfilled.

261.4.02B Pressure Test of Completed Waterline All mains, hydrants and fittings shall be subjected to a pressure test in the presence of the inspector after all pre testing has been completed. All water services shall be installed with service saddle, corporation stop, water serviced tubing and angle meter prior to all testing and disinfection. A separate test shall be made on each section of the project whenever any section of the work is installed in such a manner as to permit its segregation as a unit. The maximum length for testing shall be confined to each block of the project (the project is divided into four blocks). Each section of pipe shall be completely filled with water and care shall be taken to insure that all air is expelled from the pipe line. The specified test pressure shall be applied by means of a pump connected to the main through a corporation stop and service tubing. The test pressure, measured at the point of lowest elevation, shall be 150% of the working pressure at that point. The test pressure shall be held for two hours during which time, all exposed pipe, fittings, valves and couplings will be carefully examined for leaks. The portion of main being tested shall be considered "acceptable" for the purposes of this test if the pressure does not decrease more than 5 p.s.i. in 1 hour. All leaks shall be repaired. The test shall be repeated until satisfactory.



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