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**NOTICE OF PUBLIC HEARINGS
TILLAMOOK COUNTY PLANNING COMMISSION
RIVERVIEW MEADOWS PHASE 2**

Date of Notice: July 6, 2022

Public hearings will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, July 28, 2022, and at 7:00pm on Thursday, August 25, 2022, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

#851-21-000415-PLNG: Request for tentative subdivision plat approval of “Riverview Meadows Phase 2”, a 38-lot subdivision proposed on a property located within the City of Nehalem Urban Growth Boundary together with Geologic Hazard Report for Riverview Meadows Phase 2, #851-21-000414-PLNG. The subject property is zoned Nehalem Medium-Density Residential (NH_R1) and Nehalem Residential Trailer (NH_Rt). The subject property is accessed via Riverview Meadows Lane, a private road, and designated as Tax Lot 3600 of Section 23B, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application has been made at least 10 days prior to the date of the hearing.

The applicable criteria are contained within City of Nehalem Municipal Codes, Chapter 156: Subdivision of Land, Sections 156.015-156.021. Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. Oral testimony will be taken at the July 28, 2022, hearing for those who wish to testify. For instructions on how to provide oral testimony at the July 28, 2022 hearing, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> for instructions and protocol or email Lynn Tone, Office Specialist 2, at ltone@co.tillamook.or.us.

A virtual meeting link will be provided at the DCD homepage address as well as a dial in number for those who wish to participate via teleconference but are unable to participate virtually prior to the evening of the hearing.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the July 28, 2022, Planning Commission hearing. If submitted by 4:00 p.m. on July 20, 2022, the testimony will be included in the packet mailed to the Planning Commission the week prior to the July 28, 2022, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, ltone@co.tillamook.or.us as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

The documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection on July 21, 2022. Please contact Lynn Tone for additional information ltone@co.tillamook.or.us or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the City of Nehalem Subdivision Ordinance, City of Nehalem Zoning Ordinance, City of Nehalem Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3423, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, Office Specialist 2, at 1-800-488-8280 ext. 3423 or email ltone@co.tillamook.or.us.

Sincerely,
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

- Enc. Applicable City of Nehalem Subdivision Ordinance Criteria
- Maps
- Tips for Citizen Testimony & Procedures for Conduct at a Public Hearing

REVIEW CRITERIA

CITY OF NEHALEM SUBDIVISION ORDINANCE CRITERIA

156.018-156.021

<https://nehalem.municipal.codes/Code/156.016>

Chapter 156.015: Initial Submission. Tentative plan must be consistent with Chapters 156.018-156.021 of this Chapter.

Chapter 156.021: Preliminary City Staff/Planning Commission Determination. (A): The city staff shall determine whether the tentative plan, under an expedited land division process, is in conformity with the provisions of the Comprehensive Plan and this chapter. In the event of a quasi-judicial process application, the City Planning Commission shall determine whether the tentative plan is in conformity with the provisions of the Comprehensive Plan and this chapter. Applicable chapters below:

Chapter 156.017: Information in the Tentative Plan. The tentative plan shall contain the following information:

- (A) Proposed name, date, north-point and scale of drawing;
- (B) Tentative plans shall be to a scale of one-inch equals 50 feet or better, except tracts over ten acres which may be to a scale of one inch equals 100 feet and shall be clearly and legibly produced;
- (C) Location of the subdivision sufficient to define its location and boundaries, and a legal description as well;
- (D) Name and address of the owner and/or authorized agent;
- (E) Appropriate identification of the drawing as a tentative plan;
- (F) Names, business address and number of the registered engineer and licensed surveyor who prepared the plan of the proposed subdivision;
- (G) Location of natural features; such as streams, trees and rock outcroppings;
- (H) Contour lines at 20-foot contour intervals;
- (I) The locations, names, widths, approximate radii of the curves and grades of all existing and proposed streets and easements in the proposed subdivision and along the boundaries thereof, and the names of adjoining platted subdivisions and portions of the subdivisions as shall be necessary to show the alignment of the streets and alleys therein with the streets and alleys in the proposed subdivision;
- (J) Names of the record owners of all contiguous land;
- (K) The approximate location and character of all existing and proposed easements and public utility facilities including water and sewer lines in the subdivision or adjacent thereto, storm water drainage facilities and utility lines;

- (L) The location and approximate dimensions of each lot, with each lot numbered;
- (M) The outline of any existing buildings and their use showing those that will remain;
- (N) The location of at least one temporary benchmark within the subdivision boundaries;
- (O) City boundary lines crossing or bounding the subdivision;
- (P) Approximate location of all areas subject to inundation of storm water overflow and location, width, known high water elevation, flood flow and direction of flow of watercourses;
- (Q) If impracticable to show on the tentative plan, a key map showing the location of the tract in relationship to section and township lines and to adjacent property and major physical features such as streets, railroads and watercourses; and
- (R) The net density of the subdivision, the total acreage of land, square footage of each lot and square footage of open areas or common open space.

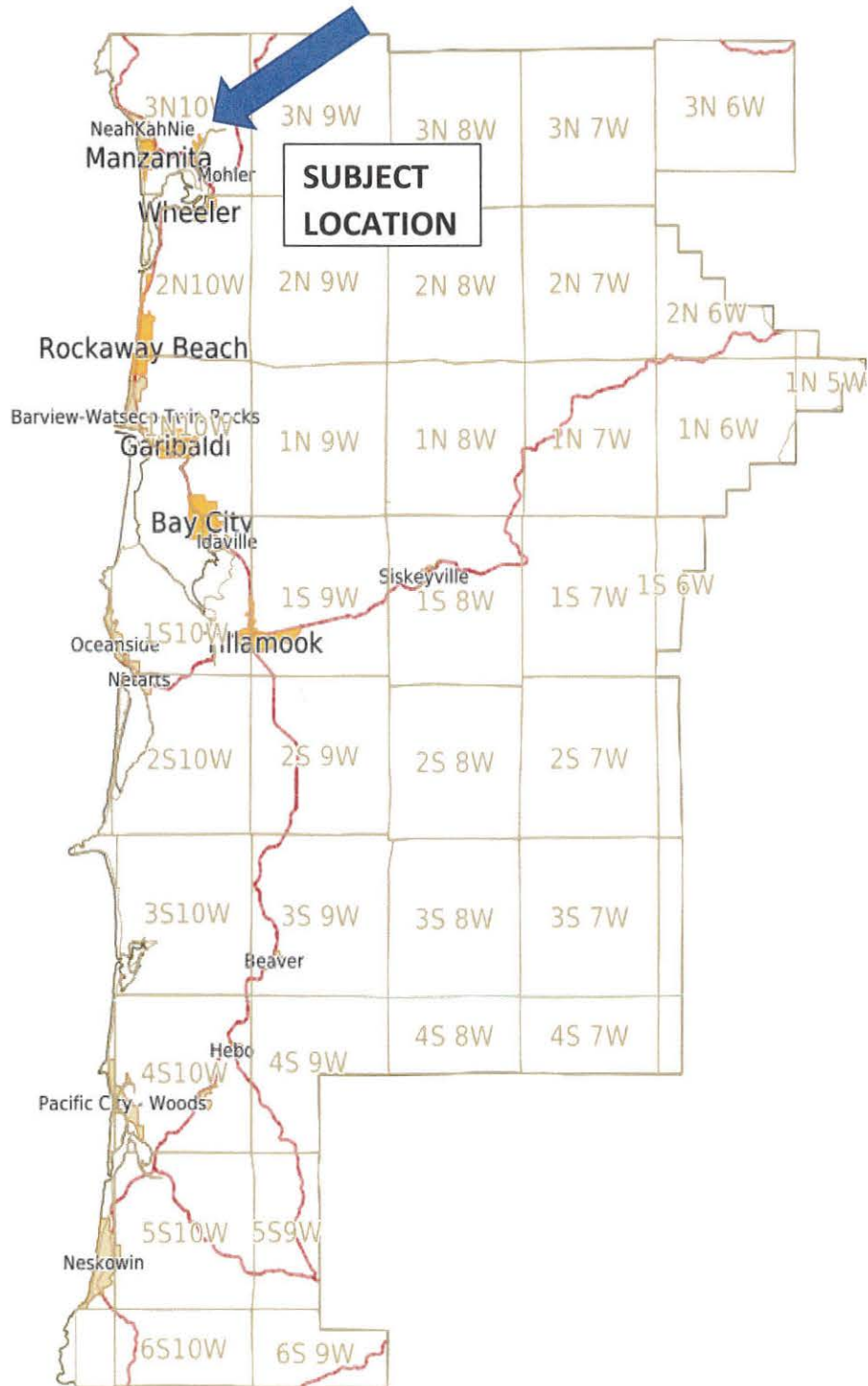
Chapter 156.019: Information in Statement.

- (A) A general explanation of the improvements and public utilities, including water supply and sewage disposal proposed to be installed;
- (B) Requested variances;
- (C) Public areas proposed;
- (D) Open space, landscaped areas, tree planting proposed and means of maintaining such improvements;
- (E) A preliminary draft of restrictive covenants proposed, if any; and
- (F) Information showing areas to be cut or filled.

Chapter 156.020: Supplemental Information: Any of the following may be required by the Planning Commission to supplement the plan of subdivision:

- (A) Approximate centerline profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and the nature and extent of street construction;
- (B) A plan for domestic water service lines and related water service facilities;
- (C) Approval for sewage disposal, storm water drainage or flood control;
- (D) Proposals for other improvements such as electric utilities and sidewalks, fire hydrants and street lights;
- (E) An engineering geologist or soils engineering report of the stability of slopes when the average slope of created parcels is 20% or greater; and
- (F) Other information as necessary.

VICINITY MAP



#851-21-000415-PLNG:

RIVERVIEW MEADOWS PHASE 2

Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

Know the Process

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
 - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
 - Questions to Applicant by the Decision-Maker
- Public Comment Period
 - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
 - No further public testimony accepted.
 - Decision-maker may ask questions of staff.
- Decision
 - Decision-makers vote on issue.
 - Notice of Decision mailed to all parties.

Understand the Issue

- Become familiar with the land use record (application, staff report and hearing materials) found on the [Land Use Applications page](#) under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).

Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria

- Decisions to approve or deny a request are based on the relevant criteria.

Know when, where and who you are speaking to

- Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

Check Department Website for Updates

- Visit the [Land Use Applications page](#).
 - Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
 - Review additional written testimony received during the open comment periods.
 - Review hearing packets and agendas if hearing process is ongoing.
 - Review Notice of Decision and remain informed on appeal dates.



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Sheldon Development, Inc. Phone: 503-805-8741
 Address: P.O. Box 883
 City: Fairview State: OR Zip: 97024
 Email: careysheldon17@yahoo.com

Property Owner

Name: Phone:
 Address:
 City: State: Zip:
 Email:

Location:

Site Address: Tract B Riverview Meadows Sub Phase 1, Document No. 2010-4288

Map Number:	3 North	10 West	23B	3600
	Township	Range	Section	Tax Lot(s)

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No:	851-____-____-PLNG

Land Division Type: Partition (Two or Three Lots, Type II) Subdivision (Four or More Lots, Type III)
 Preliminary Plat (Pages 1-2) Final Plat (Page 3)

PRELIMINARY PLAT (LDO 060(1)(B))

General Information

- | | | |
|--|--|--|
| <input type="checkbox"/> For subdivisions, the proposed name. | <input type="checkbox"/> Parcel zoning and overlays | <input type="checkbox"/> Fifteen (15) legible "to scale" hard copies |
| <input type="checkbox"/> Date, north arrow, scale of drawing. | <input type="checkbox"/> Title Block | <input type="checkbox"/> One digital copy |
| <input type="checkbox"/> Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site. | <input type="checkbox"/> Clear identification of the drawing as "Preliminary Plat" and date of preparation | |
| | <input type="checkbox"/> Name and addresses of owner(s), developer, and engineer or surveyor | |

Existing Conditions

- | | | |
|---|---|---|
| <input type="checkbox"/> Existing streets with names, right-of-way, pavement widths, access points. | <input type="checkbox"/> Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor | <input type="checkbox"/> Other information:

_____ |
| <input type="checkbox"/> Width, location and purpose of existing easements | <input type="checkbox"/> The location and elevation of the closest benchmark(s) within or adjacent to the site | |
| <input type="checkbox"/> The location and present use of all structures, and indication of any that will remain after platting. | <input type="checkbox"/> Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats | |
| <input type="checkbox"/> Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards | <input type="checkbox"/> For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps | |
| <input type="checkbox"/> Location of all existing subsurface sewerage systems, including drainfields and associated easements | | |

Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Profiles of proposed drainage ways
- Special studies of areas which appear to be hazardous due to local geologic conditions
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- FINAL PLAT (LDO 090(1))
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale


Certificates:

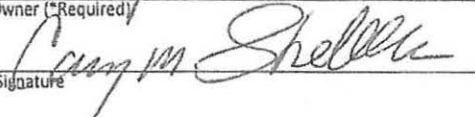
- Title interest & consent Water
- Dedication for public use Public Works
- Engineering/Survey

Additional Information:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

 Carey M. Sheldon 10-25-21
 Property Owner (*Required) Date

 Carey M. Sheldon 10-25-21
 Applicant Signature Date

RIVERVIEW MEADOWS PHASE 2 SUBDIVISION

I. Introduction

The proposed subdivision is part of the planned progression of land use planning for this area of Nehalem. The subject property is located within the urban growth boundary of the city of Nehalem but is currently outside the city limits. The applicant requests subdivision approval to construct a residential subdivision to include the following:

- 38 lots in Phase 2;
- Installation of underground public and franchise utilities;
- Platting a private tract and construction of a private outdoor recreation space.

A pre-application conference was held with Tillamook County to review the project on March 16, 2021.

II. General Project Description

The project site consists of a single parcel located at Township 3 North, Range 10 West, Section 23B, tax lot 3600. The property is Tract B of Riverview Meadows Subdivision Phase 1 recorded as Document No. 2010-4288. The site contains 21.88 acres and is vacant.

The property is zoned RT, Residential Trailer and the applicant proposes constructing single family detached dwellings on the proposed lots as permitted by this zone. Access to the proposed subdivision will be from Riverview Meadows Lane and an extension of existing street stubbed as part of Phase 1 improvements.

The applicant intends to record CC&R's with the subdivision final plat similar to this recorded with Phase 1.

II. Application Approval Requests

The applicant requests the following approvals with this application:

- Type II Preliminary Plat Subdivision Review

III. Items Submitted With This Application

Exhibit A - Land Use Application

Exhibit B - Project Narrative

Exhibit C - Civil Plans

- Sheet 1 - Tentative Plan - Phases 2 and 3
- Sheet 2 - Tentative Plan - Phase 2
- Sheet 3 - Utility Layout - Phase 2
- Sheet 4 - Phase 2 Profiles
- Sheet 5 - Tentative Plan - Phase 3
- Sheet 6 - Utility Layout - Phase 3
- Sheet 7 - Phase 3 Profiles

Exhibit D - Engineering Geologic Hazard Report

Exhibit E - Nehalem Bay Wastewater Agency
Exhibit G - Tillamook Peoples Utility District
Exhibit H - Nehalem Bay Fire

RIVERVIEW MEADOWS TENTATIVE PLAN

MAP 3N 100W SECTION 28B

GRAPHIC SCALE

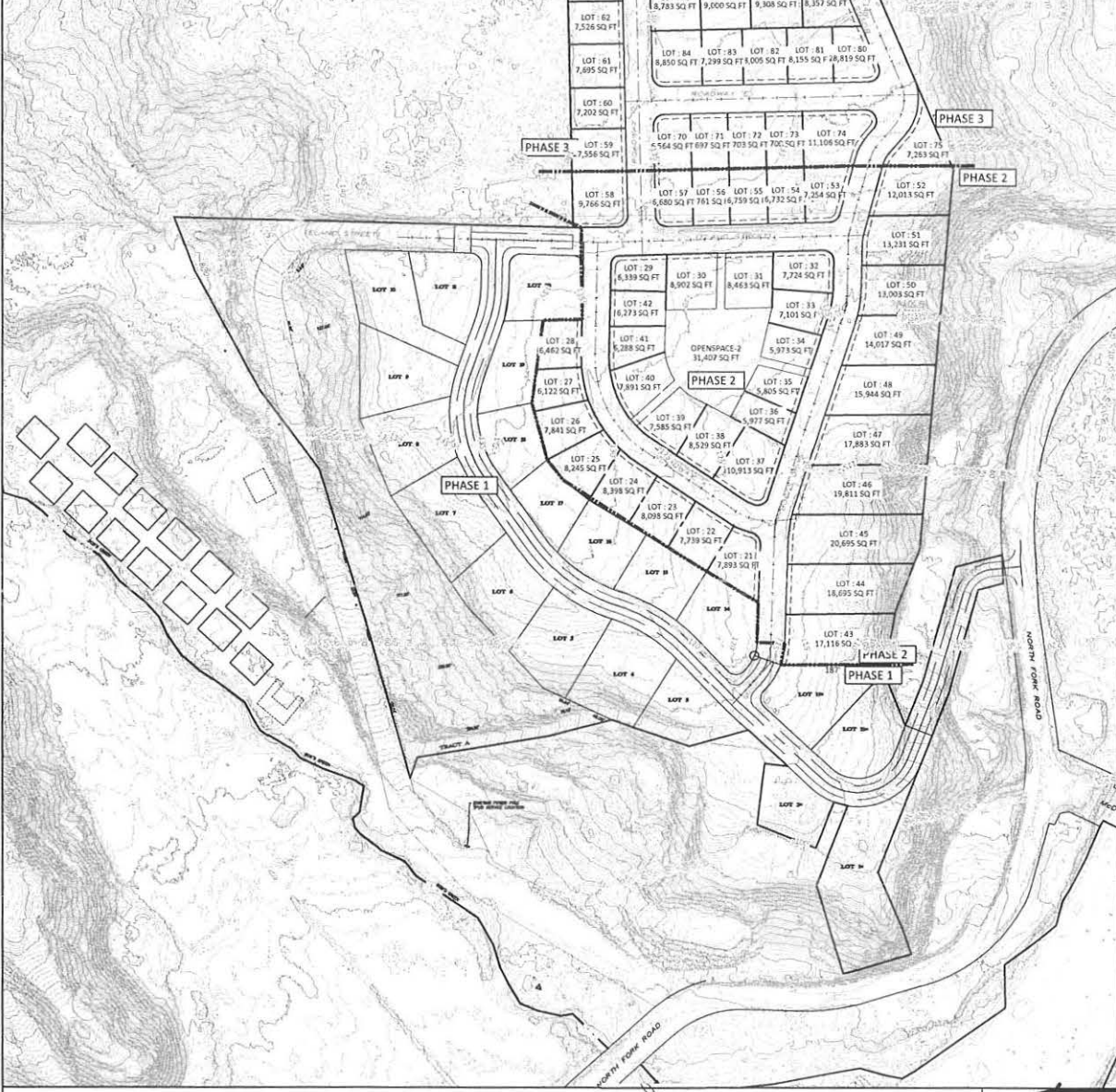


LEGEND

	PHASE BOUNDARY
	UTILITY EXHIBIT LINE
	EDGE OF PLANNING
	EXISTING CONTOUR LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING ST MANHOLE
	EXISTING WATER LINE
	PROPOSED WATERLINE
	FUTURE/PROPOSED HYDRANT

UTILITIES

WATER	CITY OF NICHOLAN
SEWER	NICHOLAN BAY WASTEWATER AGENCY
POWER	TILLAMOOK PUBLIC UTILITY DISTRICT
TELEPHONE	NICHOLAN TELECOMMUNICATIONS, INC.
CABLE	CHARTER COMMUNICATIONS
ROADS	PRIVATE ROADS PER NICHOLAN STANDARDS (SEE CORV)



1
SHEET
OF SEVEN

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
TENTATIVE PLAN



**MORGAN CIVIL
ENGINEERING, INC.**

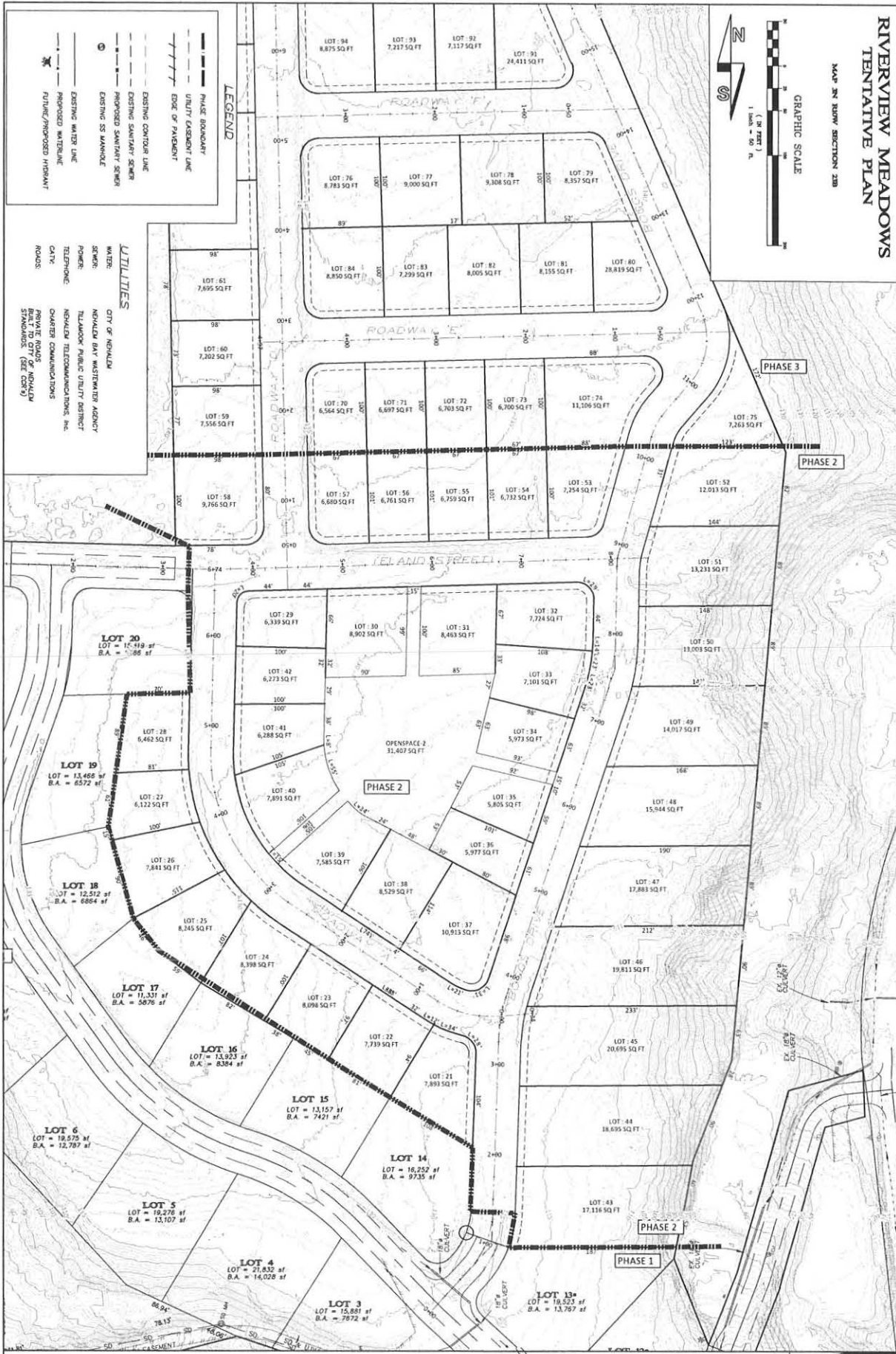
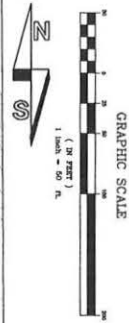
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MANZANITA, OR 97130
503.843.5676
www.morgancivil.com

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INSPECTION
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RIVERVIEW MEADOWS TENTATIVE PLAN

MAP 3N 10W SECTION 28B



LEGEND

- PHASE BOUNDARY
- UTILITY EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING 22 MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- FUTURE/PROPOSED HYDRANT

UTILITIES

- WATER: CITY OF NEHALEM
- SEWER: NEHALEM BAY WASTEWATER AGENCY
- POWER: NEHALEM PUBLIC UTILITY DISTRICT
- TELEPHONE: NEHALEM TELECOMMUNICATIONS, INC.
- CABLE: CHARTER COMMUNICATIONS
- ROADS: PRIVATE ROADS - NEHALEM STANDARDS (SEE CDS79)

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
TENTATIVE PLAN - PHASE 2

NEHALEM, MAP 3N 10W 28B

JOB NO. 19-104iv
DATE: NOV. 13, 2023
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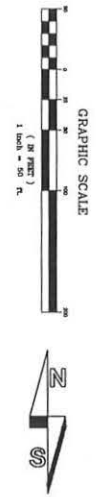
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503 802 6024

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- PLANNING

RIVERVIEW MEADOWS TENTATIVE PLAN

MAP 2ND BARR SECTION 28B



LEGEND

- PHASE BOUNDARY
- UTILITY EXISTENT LINE
- EDGE OF PARCELS
- EXISTING CONTOUR LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING 55 MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATERLINE
- FUTURE/PROPOSED HYDRANT

UTILITIES

- WATER: CITY OF NEHALEM
- SEWER: NEHALEM DAY WASTEWATER AGENCY
- POWER: TILLAMOOK PUBLIC UTILITY DISTRICT
- TELEPHONE: NEHALEM TELECOMMUNICATIONS, INC.
- CABLE: CHARTER COMMUNICATIONS
- ROADS: PRIVATE ROADS NEHALEM STANDARDS (SEE COPY)

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
PHASE 2 - UTILITY LAYOUT

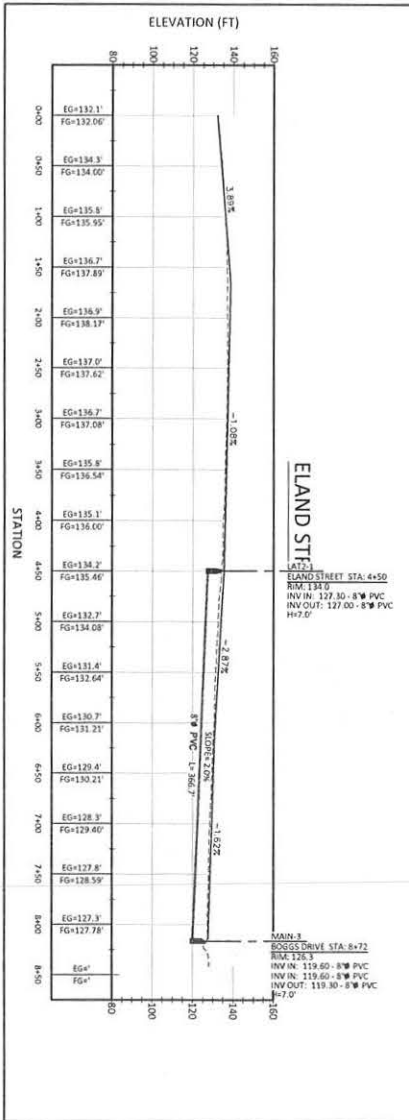
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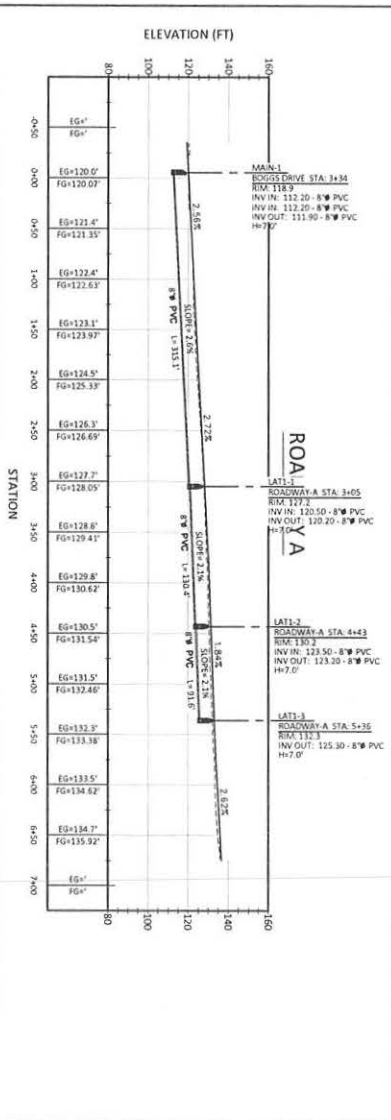
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● PLANNING

NEHALEM, MAP 3IN 10W 23B

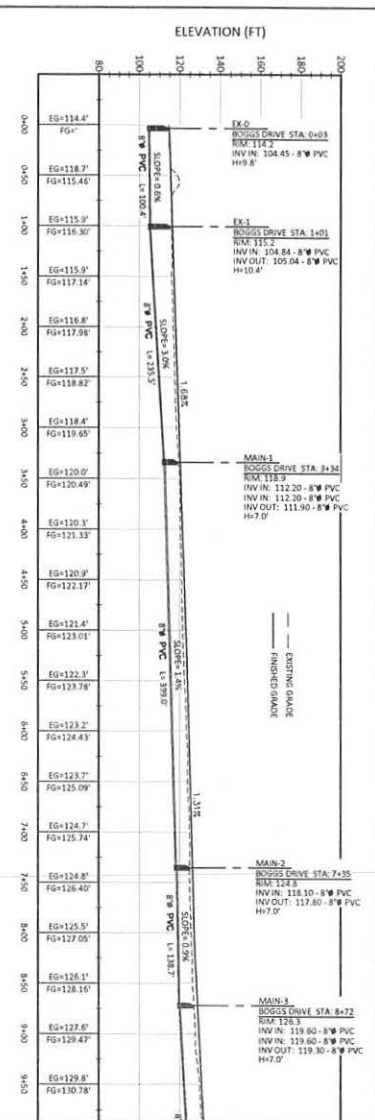
3
SHEET
OF SEVEN



3 ELAND STREET PROFILE
SCALE: H=40' VERT: V=30'



2 ROADWAY A PROFILE
SCALE: H=40' VERT: V=30'



1 BOGGS DRIVE PROFILE
SCALE: H=40' VERT: V=30'



RIVERVIEW MEADOWS TENTATIVE PLAN

MAP IN NORTH DIRECTION 288



5
SHEET
OF SEVEN

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
TENTATIVE PLAN - PHASE 3



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RIVERVIEW MEADOWS TENTATIVE PLAN

MAP IN BURN SECTION 28B

GRAPHIC SCALE



LEGEND

- PHASE BOUNDARY
- UTILITY EXISTENT LINE
- EDGE OF PARKING
- EXISTING CONTOUR LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING ST MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATERLINE
- FUTURE/PROPOSED HIGHWAY

UTILITIES

- WATER: CITY OF NEVADA
- SEWER: NEVADA BAY WASTEWATER AGENCY
- POWER: TULAKOOK PUBLIC UTILITY DISTRICT
- TELEPHONE: NEVADA TELECOMMUNICATIONS, INC.
- CABLE: CHARTER COMMUNICATIONS
- PRIVATE ROADS: NEVADA
- STANDARDS: (SEE CORV)



LOT 18
LOT 19
LOT 20
LOT 21

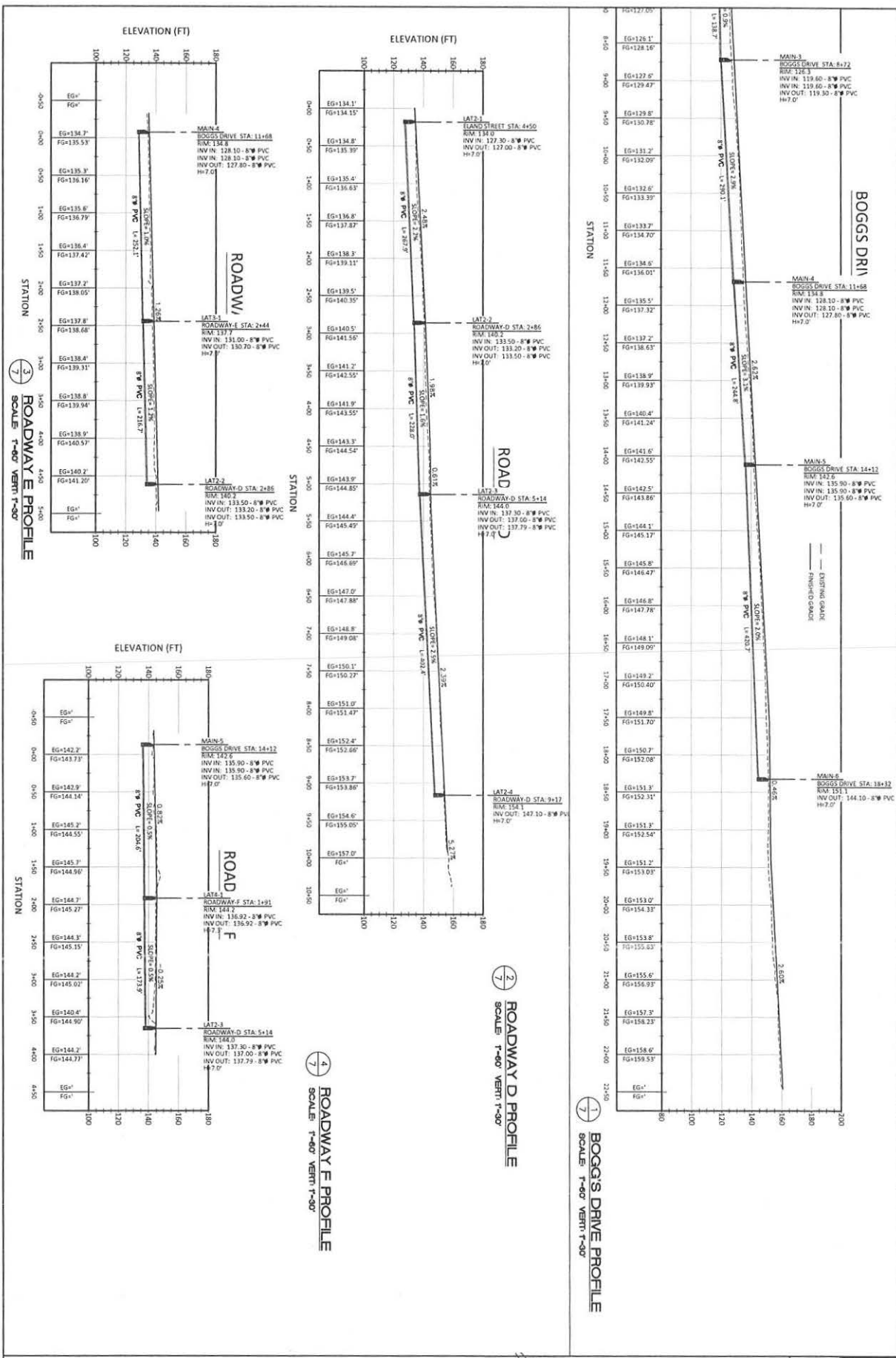
RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
PHASE 3 - UTILITY LAYOUT

**MORGAN CIVIL
ENGINEERING, INC.**

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(503) 801-5016
www.morgancivil.com

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PLANNING





*R. Warren Krager, R.G., C.E.G.
Consulting Engineering Geologist
Oregon CEG #E957
Washington LEG #314*

February 25, 2020

Alex Reverman

In care of Morgan Civil Engineering, Inc.
Phone: 503-801-6016
Email: jason@morgancivil.com

**Subject: Engineering Geologic Hazard Report
 Tax Lot 3600 Map 3N 10 23B
 Proposed Riverview Meadows Subdivision, Phase 2
 Tillamook County, Oregon**

Dear Mr. Reverman and Mr. Morgan:

As requested, I am pleased to submit my engineering geologic site investigation report for the proposed land division of Phase 2 of the Riverview Meadows residential subdivision. This geologic hazard report has been prepared in general accordance with the Tillamook County Land Use Ordinance (TCLUO) Section 4.130, Development Requirements for Geologic Hazard Areas. The property is mapped in inactive landslides, landslide topography and mass movement topography and has greater than 19 percent slope.

R. Warren Krager, R.G., C.E.G. (Oregon Licensed Engineering Geologist E-957) conducted the initial site visit with Jason Morgan, P.E. on Friday February 14, 2020. Approximately 2 hours was spent observing site conditions and discussing primarily the proposed building lots located on the break in slope along the eastern row of Lot 39 through 48. We discussed general slope setback considerations for home on lots, as well as allowances for specifically engineered foundation for homes that might use a daylight basement or other foundation system involving slopes. We observed exposed surface soils near slope crest areas and general drainage of existing manmade and natural soil drainage in internal roadway areas to be constructed to serve Phase 2 street access.

In preparing this report, available geologic hazard maps and reports, tax lot maps, design concept sketches and available topographic data and aerial photographic images were reviewed for detailed information pertinent to the subject property and vicinity. The following geologic reports, maps, aerial photos and other information were reviewed and used in preparation this report:

- Tillamook County Land Use Ordinance, Article 4, Section 4.130 Development Requirements for Geologic Hazard Areas.
- Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, Oregon Department of Geology and Mineral Industries (DOGAMI), Bulletin 74, 1972.

- Evaluation of Coastal Erosion Hazard Zones Along Dune and Bluff Backed Shorelines in Tillamook County, Oregon: Cascade Head to Cape Falcon, Oregon Department of Geology and Mineral Industries (DOGAMI), Open File Report O-01-03, 2001.
- Geologic Map of the Tillamook Highlands, Northwest Oregon Coast Range (Nehalem, 15-minute Quadrangle), United States Geological Survey (USGS), Open File Report 94-21, 1994.
- Google Earth Aerial photographs of the Nehalem area, photo dates: September 3, 1994, July 29, 2000, June 15, 2003, June 29, 2005, December 12, 2005, August 1, 2011, July 6, 2012, July 30, 2014, August 23, 2016, and June 22, 2017.
- Topographic survey and tentative Lot Plan, Riverview Meadows Phase 2 and 3, prepared by Morgan Civil Engineering, Inc. for the Dorado Group, LLC.
- Oregon Department of Geology and Mineral Industries, DOGAMI LIDAR Viewer <http://www.oregongeology.org/lidar/dataviewer/>.

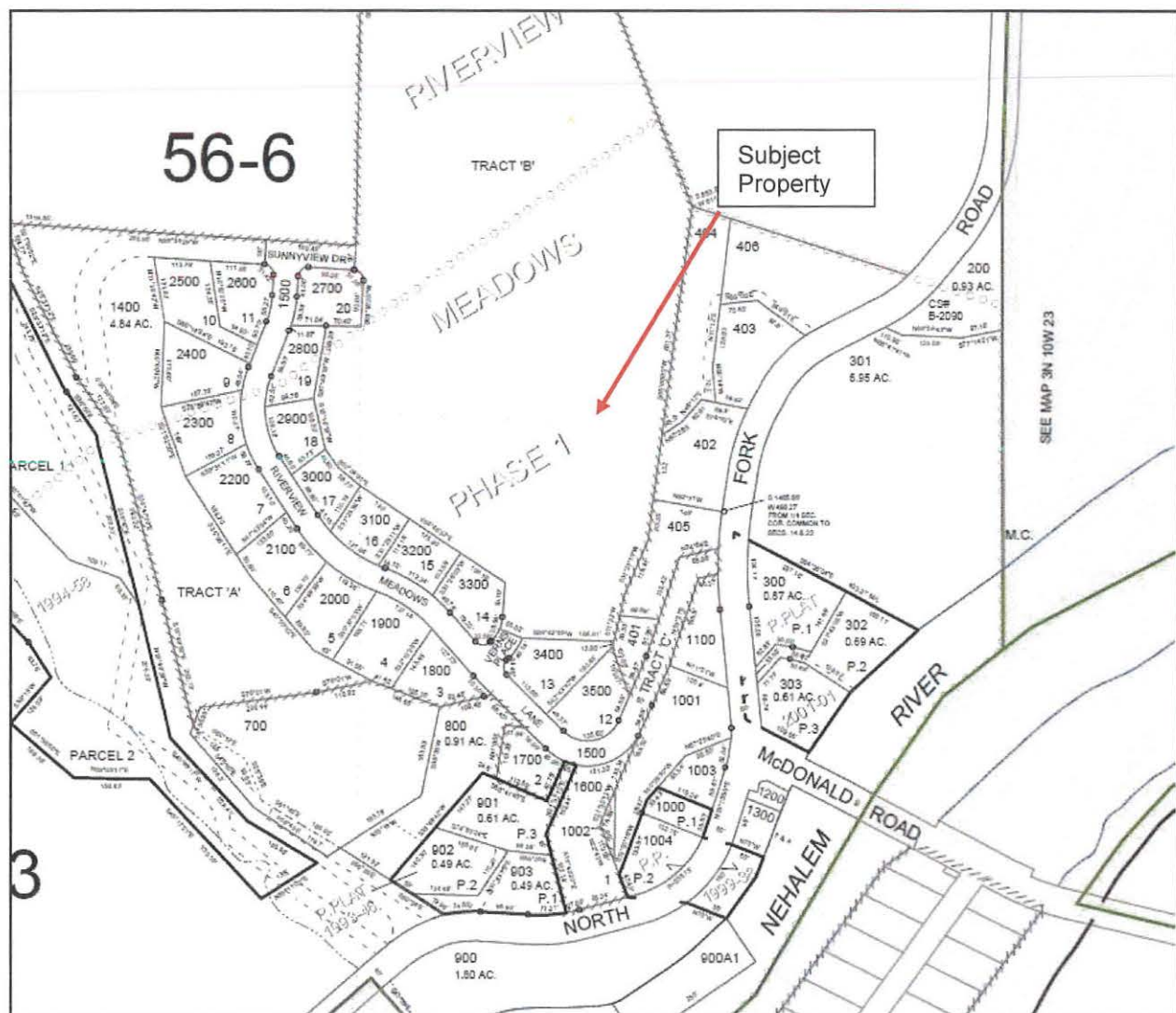


Figure 1- Portion of Tillamook County Tax Map 3N10W23B

Site Location and Project Description

The general location of the subject property is level-topped foothill located north of the confluence of main stem of the Nehalem River and the North Fork of the Nehalem River, east of in Tillamook County, Oregon. The subject property consists of Tract B, Lot 3600 of the Riverview Meadows Phase 1 Subdivision, Figure 1. It is my understanding that the vacant, undeveloped land in Tract B, will be further divided into approximately 33 new single-family residential building lots, ranging in size from about 8,000 to 14,000 square feet in area. The proposed land division will include construction of new paved streets and underground utilities.

Slope and Topography

Most of the proposed new phase of residential subdivision lies on a relatively level natural terrace at about 130 feet above mean sea level. Only along the eastern margins of proposed Lots 39 through 48 are slopes present that would create concern for slope instability or potential influence on home site location. Most of these proposed lots appear to have ample level area for conventional homes with shallow foundations to be placed well away from the crests of steep descending slopes. However, Lots 45, 46, and 47 are smaller and maybe limited in home footprint selection or foundation method because of steep slopes.

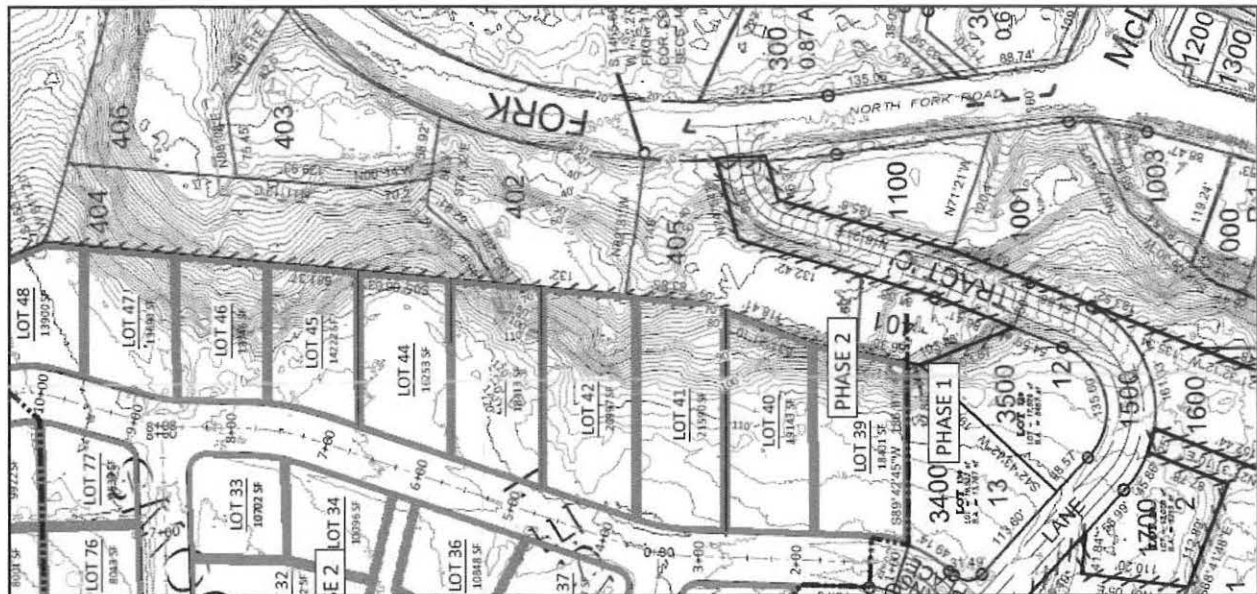


Figure 2 – North to left view, Sloped topography of proposed Riverview Meadows Phase 2 Subdivision. Site plan and LIDAR-based topography Provided by Morgan Civil Engineering, Inc.

From the level meadow, the eastern slope breaks abruptly downward at generally over 50 percent and as steep as 80 to 100 percent locally, based on the DOGAMI light detection and ranging (Lidar) derived topography, shown in Figure 2. The lowest elevations on the eastern margins of the lot are about 60 to 70 feet above sea level. The extremely steep slope gradients are generally at lower elevations. There appear to be several small block slide slope failures visible near the crest of the slope. Trails from residences at the base of the steep slope to the upper level meadow follow slump block slope terrain. During our slope reconnaissance, we

could hear but could not locate what sounded like springs or cascading drainage issuing from near the base of the steepest slopes.

Soils and Geology

Surface soils in the near level portion of the project area are mapped by the USDA NRCS Web Soil Survey of Tillamook County, Oregon as Chitwood-Hebo complex, 0 to 5 percent slopes. This soil is derived from mixed alluvium and/or fluvio-marine deposits derived from sedimentary rock. The USDA describes the contact with underlying bedrock at a depth of about 5 feet below the ground surface. The sloped soils at the eastern margin of the subject property are mapped as Templeton-Ecola medial silt loams, 30 to 60 percent slopes derived from colluvium and residuum of sedimentary rock.

Based on the DOGAMI geologic mapping, Figure 3, the subject property is located on a southern slope of coast range uplands composed of Tertiary age sedimentary deposits of Oligocene to Miocene age siltstone, geologic map symbol **Toms**. The blue triangle and stippled overprint pattern on the **Toms** geologic map unit indicates ancient landslide topography mapped by DOGAMI. The **Toms** tuffaceous siltstone geologic unit is typically highly weathered to decomposed and with closely spaced joints and fractures from the landsliding. Intact sedimentary bedding or bedrock dip angles are rarely observed in the hill slope colluvium. There were no apparent signs of sedimentary bedding in the hand auger explorations. In the landslide terrain it is unlikely that sedimentary bedding would be intact for any significant areal extent.

Younger Quaternary fluvial silt and clay deposits (**SC**) are present in embayments eroded into the older sedimentary rock at Bob's Creek, Anderson Creek and other drainages in the lower Nehalem Valley.

According to the USGS geologic mapping, Figure 4, the project site lies in an area of Tertiary Alsea Formation (**Tal**) tuffaceous siltstone of Lower Miocene to Oligocene age. The upper part of this unit is generally massive but has thin feldspathic sandstone interbeds. The USGS does not map the project area as landslide terrain, but the sedimentary strike and dip symbols shown on the map vary substantially in orientation and dip angles, suggesting substantial disturbance of the originally horizontally bedded marine sedimentary deposit. As with the DOGAMI mapping, Nehalem River valley and tributary creeks are covered by younger Quaternary fluvial and estuarine (Qf) fine-grained sedimentary deposits.

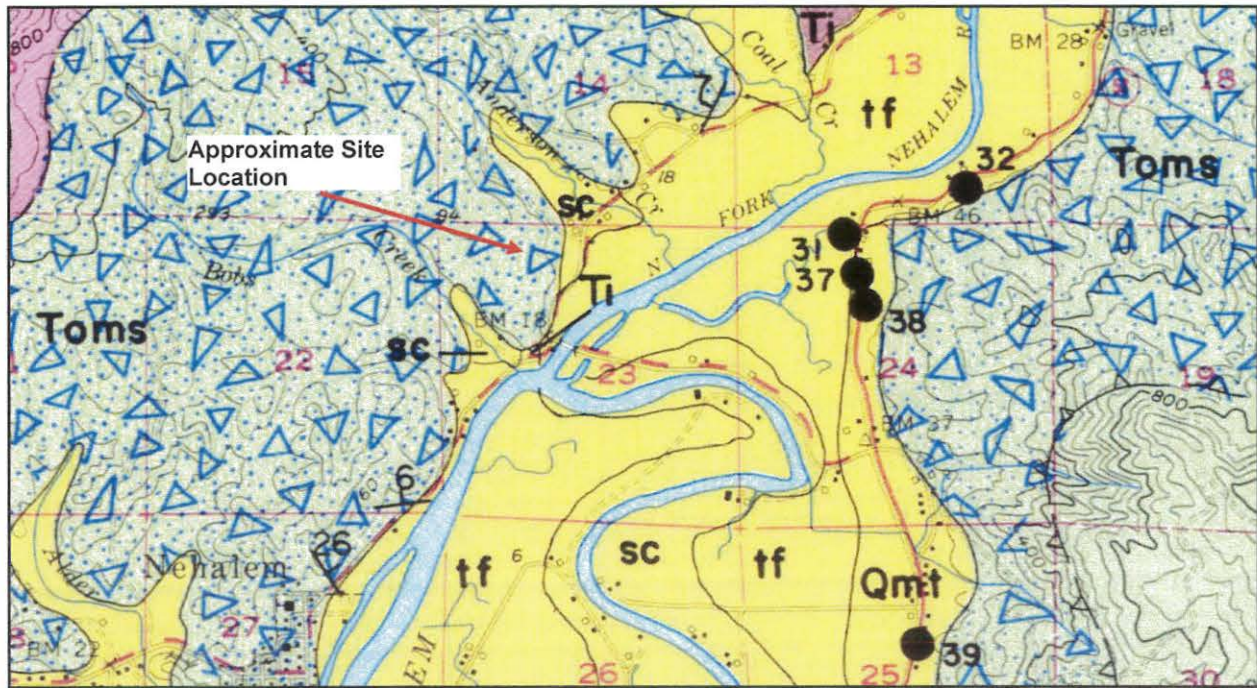


Figure 3- Portion of Geologic Map of Nehalem Quadrangle, DOGAMI Bulletin 74 (1972).

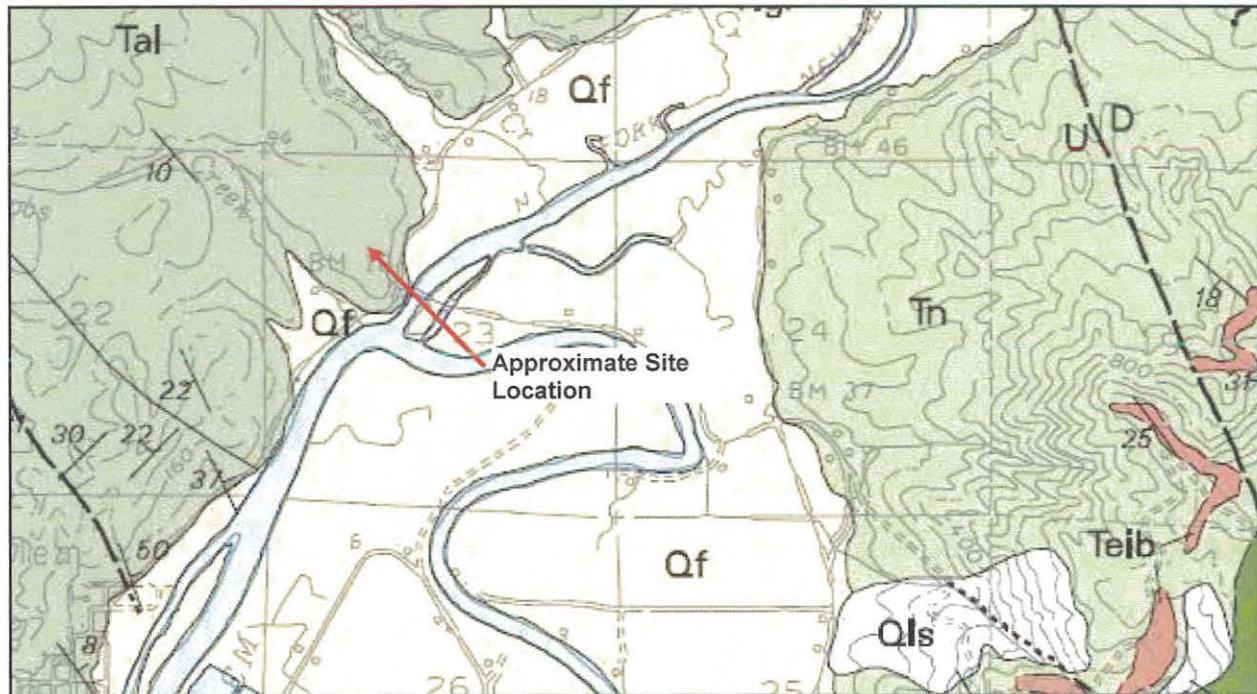


Figure 4 - Portion of Geologic Map of the Tillamook Highlands, Northwest Oregon Coast Range (Nehalem, 15-minute Quadrangle), United States Geological Survey (USGS), Open File Report 94-21, 1994.

Seismic Setting

The Oregon Coast is located near the western margin of the North American continental tectonic plate. The Pacific and Juan de Fuca Tectonic plates that form the ocean floor off the

northwest coast are converging and being subducted beneath the western edge of the North American Continental Plate. This zone of tectonic plate convergence, called the Cascadia Subduction Zone, has created a complex set of stress regimes that influence the tectonic and volcanic activity of the Pacific Northwest.

The Cascadia Subduction Zone, (CSZ), located approximately 50 miles to 60 miles off the Oregon coast, represents an immense thrust fault that has potential for earthquakes large enough to cause significant ground shaking throughout the Pacific Northwest Region. Geologic research over the past decades has shown that this offshore thrust fault zone has repeatedly produced large earthquakes every 300 to 700 years. Research of ancient Japanese tsunami records along with dendrochronology (tree ring dating techniques) have established that the last large CSZ earthquake occurred in January of 1700 AD. Although researchers do not agree on the likely magnitude of the next Cascadia Subduction Zone thrust fault earthquake, it is widely believed that earthquakes of moment magnitude (M_w) 8.5 to 9.5 are possible. The duration of strong ground shaking is estimated to be greater than 4 to 5 minutes, with minor shaking lasting several minutes longer. Possible aftershocks of magnitude 7 or greater may occur for hours or days after a major Cascadia Subduction Zone seismic rupture.

Other potential earthquake sources in this region include fault ruptures deep within the subducting oceanic plates and within the overlying continental crustal tectonic plate. However, the CSZ thrust fault earthquake mechanism is considered the greatest seismic hazard to the region and the seismic source which dictates building code design requirements for permitted habitable structures.

Geologic and Seismic Hazard Summary

The principal geologic hazard concern throughout western Oregon is an earthquake on the Cascadia Subduction Zone, CSZ. Based on the geologic record of CSZ Earthquake recurrence intervals, the next CSZ earthquake is potentially overdue and may occur within many of our lifetimes. In 2008 the United States Geologic Survey (USGS) released results of research that estimated 10% probability that a magnitude 8-9 Cascadia Subduction Zone earthquake would occur within 30 years.

During a CSZ earthquake, the local area will very likely experience a few minutes of very intense ground shaking. Steeper slopes on the eastern margin of the subdivision's Phase 2 lots may experience slope instability or landslides under seismic conditions.

Conclusions and Recommendations

It is our interpretation that the landslide topography likely formed many millennia ago when the lower Nehalem River Valley had greater topographic relief, steeper slopes and the river was actively eroding or cutting the base level. In general, the conditions that formed this mapped landslide topography are no longer active. However, in areas of steep slopes along the eastern margin of the project, the ancient landslide topography may be reactivated by heavy rainfall, changes in grading, drainage, or tree removal, or severe seismic ground motion.

Homes with shallow foundations should be designed with adequate slope setback for long-term slope stability and support of foundation soils. Any portions of proposed home footprints or site grading, including foundation backfill, on Lots 39 through 42 that extend east of the existing 110-foot elevation contour shown on Morgan Civil Engineering plans should be reviewed by an Engineering Geologist or Civil or Geotechnical Engineer for slope stability concerns. Similarly, any portions of proposed home sites on Lots 43 through 47 that extend east of the existing 120-foot elevation should be reviewed for slope stability concerns.

For home footprints that are designed specifically to extend east of the break in slope elevations noted above, it is expected that such homes would have either stepped or deep foundations and engineered retaining foundation walls. Release of storm water runoff from impermeable surface should be carefully managed such that concentrated stormwater does not flow over the crests of steep slopes.

In my opinion, firm, undisturbed silty clay soil or decomposed sedimentary bedrock is considered suitable for support of shallow spread foundations and retaining walls designed according to prescriptive building code methods outlined in the 2014 Oregon Structural Specialty Code (OSSC), Chapter 18 - Soils and Foundations. An allowable soil bearing capacity of 1,500 pounds per square foot would be appropriate for firm native undisturbed silty clay soil according to table 1806.2 of the OSSC. Any organic debris or fill should be removed from foundation areas.

Grading recommendations in accordance with OSSC Appendix J- Grading are considered generally appropriate for the general excavation and grading expected for construction on the generally level residential lots. The pertinent building code and sections should be referenced on final foundation construction plans for homes, noting assumed soil parameters used in the design.

For homes planned east of the 110-foot to 120-foot elevation contours slopes described above, It is recommended that the engineering geologist, civil engineer, or structural engineer be retained to observe and document foundation subgrade preparation, installation of drainage improvements, construction of engineered retaining walls, and structural fill placement and compaction.

Limitations

The engineering geologic reconnaissance and geologic hazard review performed for the proposed residential land partition have been conducted with that level of care and skill ordinarily exercised by members of the profession currently practicing in this discipline and area under similar budget and time constraints. No warranty, expressed or implied, is made regarding the interpretations and conclusions of this report.

This report may be used only by the client and their authorized agents for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on- and off-site), or other factors may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 24 months from its date of issue. If the project is delayed

by more than 24 months from the date of this report, I would happy to review site and design conditions and revise this report if appropriate or provide detailed site investigation reports for future lots and proposed homes.

If you have any questions regarding the information presented in this report, please do not hesitate to contact me at 360-903-4861 or warrenkrager@gmail.com.

Sincerely,



R. Warren Krager, R.G., C.E.G.
Oregon Licensed Engineering Geologist E-957



MORGAN CIVIL ENGINEERING, INC.

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

www.morgancivil.com

February 4, 2021

The Dorado Group LLC

Alex Reverman

areverman@gmail.com

**RE: Engineering Portion of Geologic Hazard Report for Road and Utility Development of a portion of Tax Lot 3600, Map 03N 10W 23B, Nehalem, Tillamook County, Oregon (Riverview Meadows, Phase 2)
Project #19-10-Riv**

Dear Mr. Reverman:

At your request, we have completed the investigation for construction on the subject property, referenced above. Available maps and previous reports of nearby properties were utilized in this investigation. This investigation also included an inspection of the property. Warren Krager, Certified Engineering Geologist, has investigated the site and addressed the geologic conditions of the site in his report. Morgan Civil Engineering, Inc. (MCE) has then developed the engineering recommendations related to construction on the site. These recommendations are prepared for use in the construction of the roadways and underground utilities on the property. The standards set forth herein should be incorporated into the development plans for that project.

This report is intended to address the overall adequacy of the site for residential development, as well as the construction of the required infrastructure (i.e., roads, utilities, etc.). The standards set forth herein should be incorporated into the final road and utility development plans. Recommendations for construction on the individual lots are also included.

MCE has prepared a detailed topographic map of the site, with 1-foot contours over the entire property. Site elevations noted in this report are based on the topographic information obtained from the Oregon Department of Geology and Mineral Industries (DOGAMI) LiDAR project. The LiDAR elevations are based on the NAVD88 datum, which is roughly sea level.

Engineering Geologic Hazard Report for
Tax Lot 3600, Map 3N 10W 23B
Nehalem, Oregon
Riverview Meadows, Phase 2

Plans

Preliminary parcel and road layout plans have been completed for this site. Rough grading for the roads has been completed. The preliminary site grading and parcel layout plans have been reviewed as part of this report.

At the time of individual lot construction, a Plot Plan and Foundation Plan should be developed for each property. The plans should be reviewed for compliance with this report and current construction requirements. For construction within 30 feet of a steep slope, an individual site-specific geologic hazard report should be prepared.

Recommendations for the development of individual lots are included in this report.

SITE CONDITIONS

The site and its geologic conditions are generally as described by the geologist in his report. Mr. Krager’s 8-page report, dated February 25, 2020, is attached for your use.

The approximately 33-acre parcel is located on a plateau to the east of the incorporated City of Nehalem, but inside of the Urban Growth Boundary. The property is located to the north of the North Fork Road. The property borders residential properties to the west (Phase 1 of Riverview Meadows), south, and east, and undeveloped land to the north.

The overall area to be developed is roughly triangular, and measures about 700 feet east to west, and 700 feet north to south. The property narrows to the west. See the attached portion of the assessor’s map for property orientation and dimensions.



The property is accessed from two temporary dead-end roads in Phase 1: Sunnyview Drive and Verns Place. Utilities are also located in each dead-end road.

*Engineering Geologic Hazard Report for
Tax Lot 3600, Map 3N 10W 23B
Nehalem, Oregon
Riverview Meadows, Phase 2*

Elevations in the building area vary from about 137 feet above sea level, at the northwestern corner, to about 113 feet, near the southeastern corner of the parcel. The property slopes gently to the southwest, with slopes varying from nearly flat to over 5 percent. Shallow ditches have been constructed along the rough graded roads in order to direct drainage off the site. The eastern edge of the development slopes down steeply to the east, at roughly 50 percent. At the southwestern property corner, the elevation is 120 feet.

Vegetation on the property is generally grass that is regularly maintained. Evergreen trees are located along the edges of the plateau. Throughout the property, there are occasional young trees, as well as blackberry vines and scotch broom. The eastern slope is heavily vegetated with blackberries, ferns, trees, and other species typical of a coastal forest.

The site is in a 135 miles per hour basic wind gust speed zone, setback from the ocean and bay winds (Exposure 'C' as per the 2017 State of Oregon Residential Specialty Code (ORSC)). Therefore, all buildings must be designed in order to withstand the minimum required lateral wind gust loads. In general, one- and two-story wood frame construction designed in order to withstand 135 miles per hour Exposure 'C' wind loading also will withstand even moderate earthquake loads.

FINDINGS AND HAZARDS ANALYSIS

The primary relevant geologic hazards on this site relate to: 1) steep eastern bank; 2) drainage control; 3) compressible surface soils, and; 4) regional seismicity.

Mitigation of these hazards is discussed in the Development Standards, addressed herein.

The North Oregon Coast is defined by the 2017 ORSC as lying within a D₂ Seismic Design Category. As such, structures built in this area must, at a minimum, comply with the structural requirements for the D₂ Seismic Design Category. Strong seismic acceleration will likely result in widespread landsliding. No slope can be considered immune from failure during these conditions.

LOCALIZED SLOPE INSTABILITY

The slope down to the east of the property will be subject to continued erosion. Construction should be avoided near this slope. The moderate and steep slopes in these areas will be subject to ongoing soil creep. Extra consideration should be taken when constructing in these areas.

*Engineering Geologic Hazard Report for
Tax Lot 3600, Map 3N 10W 23B
Nehalem, Oregon
Riverview Meadows, Phase 2*

SITE GRADING PLAN

The plans call for the final grading and construction of the existing roadways on the property. The flat property requires minimal grading for road construction or homes.

COMPRESSIBLE SOILS

The topsoil on the property consists of 1 to 2 feet of dark gray to black humic soils. This topsoil is compressible and should not be built upon. This soil has already been cleared from the roadways. This organic topsoil is not acceptable for backfill in engineered fills for the roadways nor is it acceptable for backfill behind retaining walls. This topsoil should be disposed of by hauling it off the site or using it on other portions of the property. The topsoil may be stockpiled temporarily and used for future landscaping.

Similarly, when constructing buildings on the individual parcels, this topsoil should be removed. The building footprint and driveway should have all organic soils excavated and removed before the foundation or road construction begins. Each homesite should be inspected by an engineer, or geologist, in order to ensure that adequate bearing soil is exposed for construction. Documentation of the inspection should be provided to the building official.

MANDATORY DEVELOPMENT STANDARDS

In addition to the required standards of Section 4.130 (2) of the Tillamook County Land Use Ordinance, the following site-specific standards should also be required:

A. Development Density – This property should be developed for uses consistent with current zoning (outright or conditional uses). All development should take place in conformance with all other requirements of the Tillamook County Land Use Ordinance or approved variances, as applicable.

The property is zoned as NH-RT, Residential Trailer. See Section 157.110 of the City Zoning Ordinance for more information.

*Engineering Geologic Hazard Report for
Tax Lot 3600, Map 3N 10W 23B
Nehalem, Oregon
Riverview Meadows, Phase 2*

B. Road Location and Road Base Support - Site access is proposed to take place from Verns Place and Sunnyview Drive. This is an acceptable layout.

The roadbed should rest on firm, silty clay soil. Any soft soils or clays will need to be excavated from the road or building area, and be replaced with engineered fill material. Use a loaded dump truck to conduct a proof-roll of the soil before beginning road construction. Remove all soft areas that are found.

C. Land Grading Practices - All excavations for road and utility construction should be done during reasonably dry weather (while it is not raining hard). All cut slopes should be retained using permanent means of stabilization. All excess excavated material should be used as non-structural fill by using it on flat areas, or disposed of by hauling it off the site. Native material will not be acceptable for use in engineered fills.

The site is flat so minimal grading for roads and homes is expected. Retaining walls will not be needed. No grading of the site, beyond that required for construction, should take place.

*Engineering Geologic Hazard Report for
Tax Lot 3600, Map 3N 10W 23B
Nehalem, Oregon
Riverview Meadows, Phase 2*

Foundation drains should be installed on the uphill side of all retaining walls and foundation footings. The use of a fabric covered, perforated drainage pipe, such as ADS DrainGuard®, or an equivalent, is recommended. The backfill around and above the foundation drains should be clean, washed, drain rock or angular ballast rock in order, to ensure good drainage. All drains should discharge toward the lowest point along the wall. All roof and surface area drainage piping should be separate from the foundation drainage.

SUMMARY FINDINGS AND CONCLUSIONS

1. The proposed use is infrastructure construction for future single-family residential parcels. There are no immediate adverse effects on adjacent properties from future house construction. Future development may result in increased stormwater runoff or decreased runoff quality on adjacent properties.
2. Hazards to life, public and private property, and the natural environment, which may be caused by the proposed use, are discussed herein and addressed in each of the Development Standards.
3. The methods for protecting the surrounding area from the adverse effects of the proposed development are set forth in each of the Development Standards.
4. Temporary and permanent stabilization programs and maintenance of new and existing vegetation are discussed in Development Standards "C" and "D".
5. The proposed development of this property according to the Mandatory Standards set out herein will result in the new parcels and future developments being adequately protected from the above described reasonably foreseeable ordinary hazards, although not necessarily from major earthquake, the possibility of which is discussed herein.
6. The proposed development of this property, according to the recommended standards, is designed to minimize the adverse environmental effects.

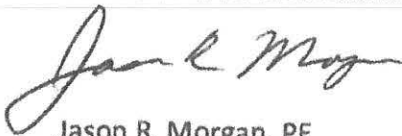
LIMITATION

This engineering report is based on site inspections of the property and vicinity and a review of the site topography. The engineering conclusions and recommendations in this engineering portion of the report are based upon the geologic conclusions presented in the geologic report prepared by Mr. Krager. The engineering conclusions and recommendations presented herein are believed to represent the site and are offered as professional opinions derived according to current standards of professional practice for a report of this nature. No warranty is expressed or implied.

Should you have any questions regarding my recommendations or this report, please contact me.

Sincerely,

MORGAN CIVIL ENGINEERING, INC.

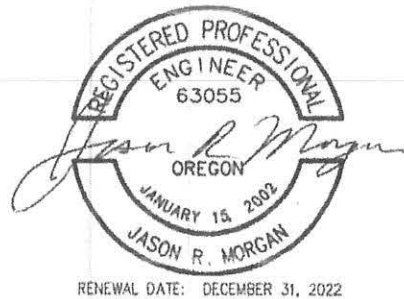


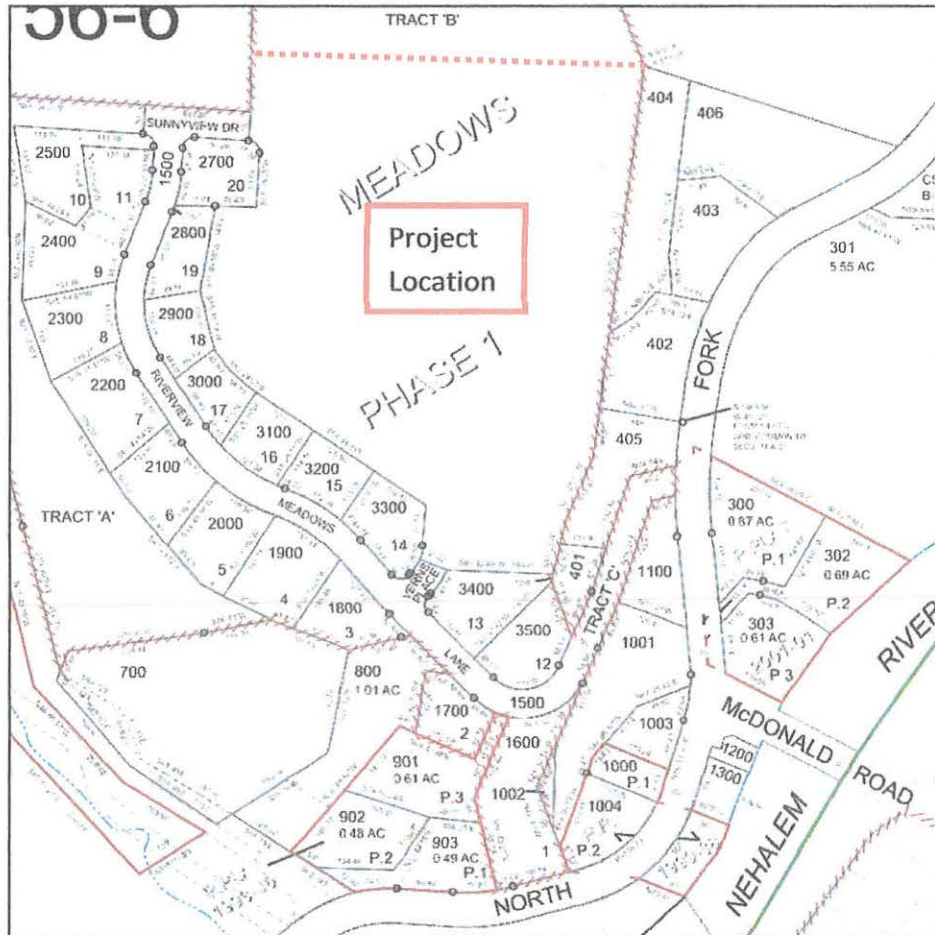
Jason R. Morgan, PE
Professional Engineer

JRM/st

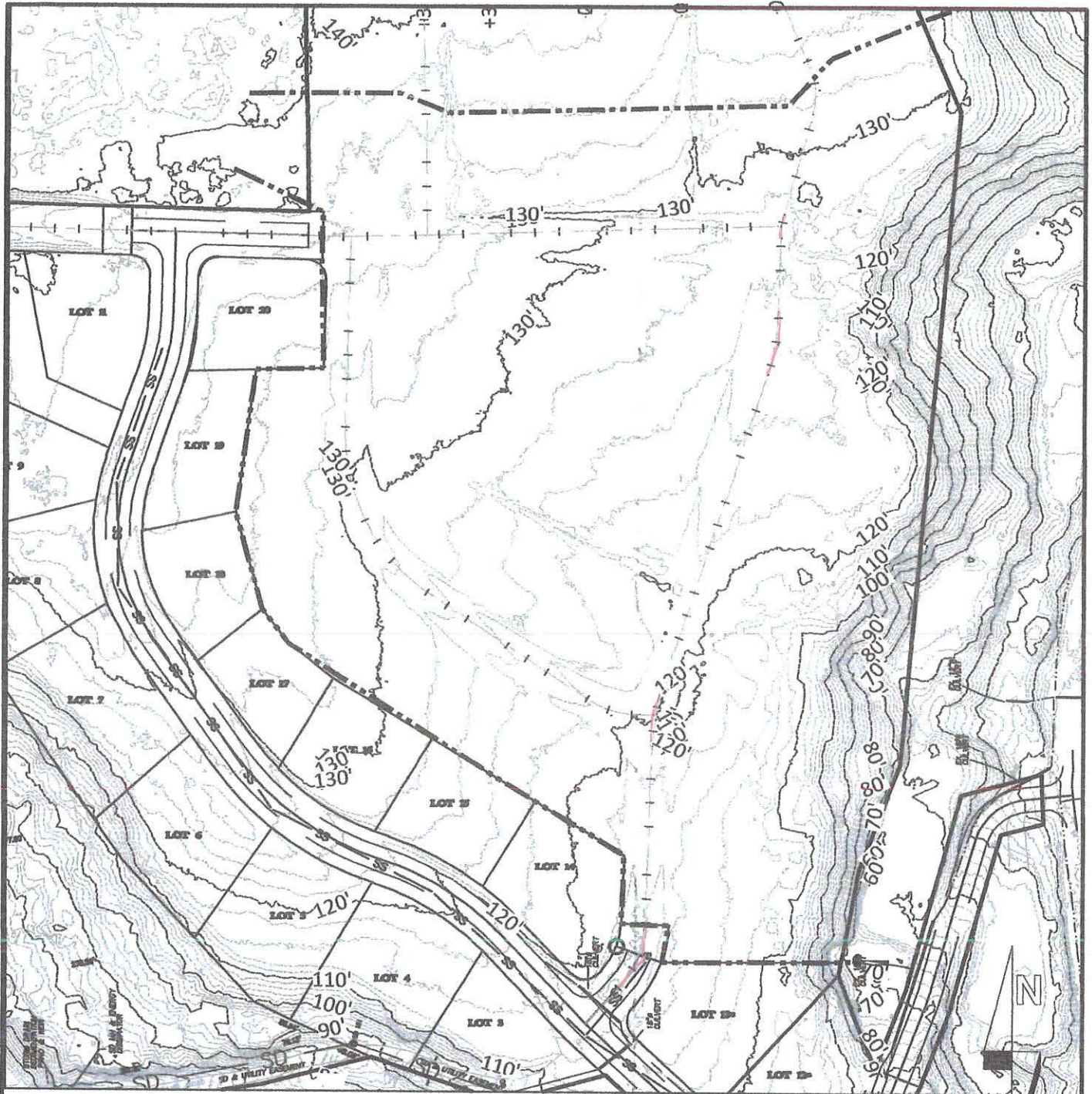
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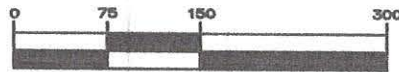




**Tax Lot 3600, Map 03N 10W 23B
Nehalem, Tillamook County, Oregon
(Riverview Meadows, Phase 2)**



SCALE



1 inch = 150 ft.

FEB. 4, 2021

THE DORADO GROUP
 RIVERVIEW MEADOWS
 PHASE 2 - TL 3600
 LIDAR TOPOGRAPHY

NEHAELM



**MORGAN CIVIL
 ENGINEERING, INC.**

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 (503) 801-6016
 www.morgancivil.com

- CIVIL ENGINEERING
- INSPECTION
- PLANNING



Nehalem Bay Wastewater Agency

Date: October 8, 2019

To: Tillamook County Building Department (Fax# 503-842-1819)

From: Nehalem Bay Wastewater Agency

Re: Sewer Availability

I confirm that sewer is available to the following lot within our district:

3N 10 23B Tax Lot # Rivernew Meadows Phase II
- Lower 1/2 TL 3600

Owner of Record (If Known): Vern Slovel

Other Information: Single Family/Duplex/Other - Explain 25 LOTS

This letter shall not create a liability on the part of Nehalem Bay Wastewater Agency, or by an officer, or employee thereof, for the services described above.

Ken Scott, NBWA

Signature of Authorized Representative

Office Manager

Title and Phone Number

Subject: Booster Pump Sizing

Vern,

Good talking to you. Please send me a sketch of your development with the preferred location for your booster pump so we can give Bruce a preliminary size/selection.

Thanks!



Aaron Wozniak, PE

Branch Manager

Jackola Web Site

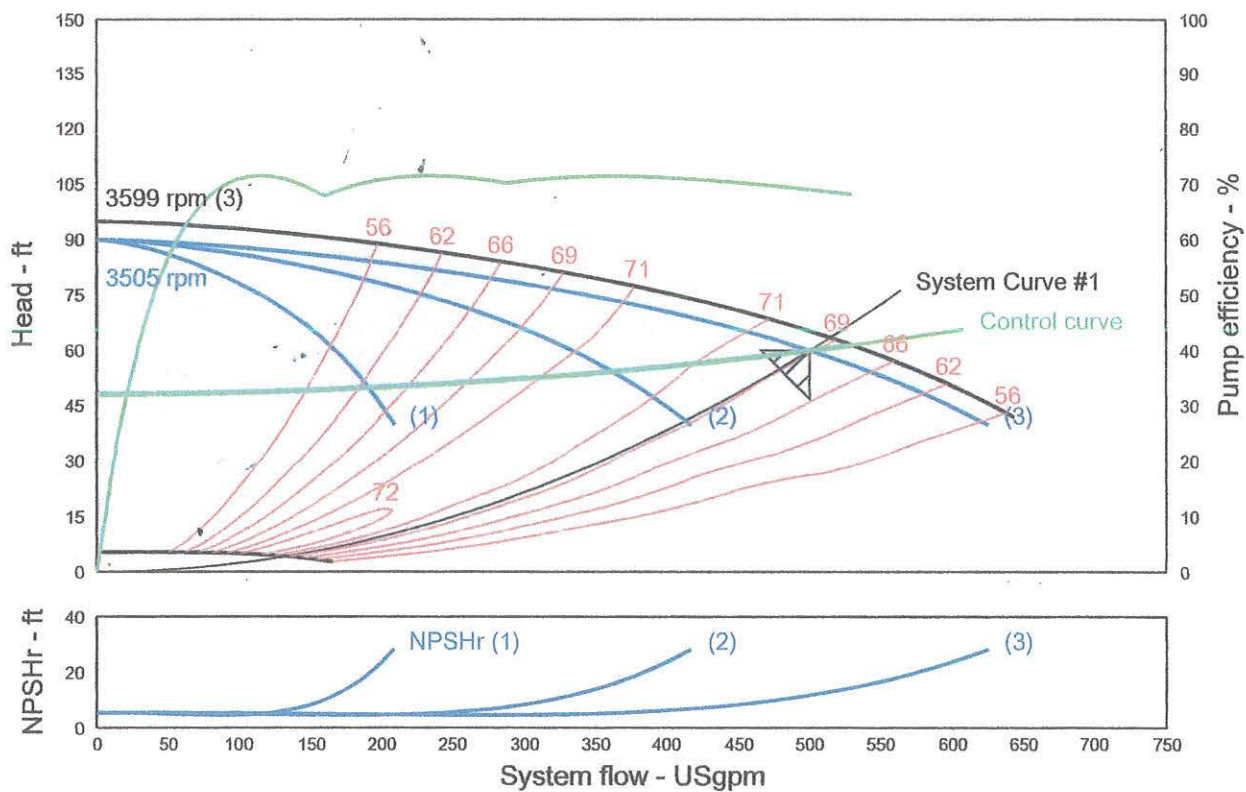
360-852-8746 Office

360-852-8514 Fax

[Click here to securely send me files](#)

Pump Performance Datasheet

Customer	:		Quote Number / ID	:	1324655
Customer ref. / PO	:		Model	:	Hydro MPC-E 3CRE 32-1 3x460V 60Hz
Tag Number	:	BP-1 AS DESIGNED BY HURLEY ENGINEERING	Part Number	:	99863892
Service	:	DOMESTIC WATER	Stages	:	1
Quantity	:	1	Based on curve number	:	RC10452
Quantity of pumps	:	3 active + 0 standby	Date last saved	:	02/05/2021 12:55 PM
Operating Conditions			Liquid		
System flowrate	:	500.0 USgpm	Liquid type	:	Cold Water
Flowrate per pump	:	166.7 USgpm	Additional liquid description	:	
Differential head / pressure, rated (requested)	:	60.08 ft	Temperature, max	:	68.00 deg F
Differential head / pressure, rated (actual)	:	60.09 ft	Fluid density, rated / max	:	1.000 / 1.000 SG
Suction pressure, min / max	:	80.00 / 80.00 psi.g	Viscosity, rated	:	1.00 cP
NPSH available, rated	:	Ample	Vapor pressure, rated	:	0.34 psi.a
Site Supply Frequency	:	60 Hz	Material		
Power Supply	:	3ph 460V	Material selected	:	Standard - Cast Iron / 304 Stainless Steel
Performance			Pressure Data		
Speed, rated	:	3505 rpm	Pump shut off pressure	:	119.0 psi.g
Speed, maximum	:	3599 rpm	Maximum allowable suction pressure	:	58.00 psi.g
Speed, minimum	:	904 rpm	Driver & Power Data (@Max density)		
Pump efficiency	:	69.17 %	Motor sizing specification	:	Max power (non-overloading)
NPSH required / margin required	:	11.70 / 0.00 ft	Margin over specification	:	0.00 %
nq (imp. eye flow) / S (imp. eye flow)	:	33 / 194 Metric units	Service factor	:	1.15
Head maximum, rated speed	:	90.13 ft	Rated power (based on duty point)	:	3 x 3.65 hp
Head rise to shutoff	:	50.01 %	Max power (non-overloading)	:	3 x 3.81 hp
Flow, best eff. point	:	137.5 USgpm	Nameplate motor rating	:	3 x 5.00 hp / 3.73 kW (Fixed)
Flow ratio, rated / BEP	:	121.18 %	Panel Max FLA *	:	20.6 A
Speed ratio (rated / max)	:	97.39 %	* addition of pilot pump, up-sizing HP, or 3x575V will affect System FLA		
Head ratio (rated speed / max speed)	:	91.84 %			
Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	:	1.00 / 1.00 / 1.00 / 1.00			
Selection status	:	Near miss			
Energy indexes					
PEI (VL)	:	0.40			
ER (VL)	:	60			





Tillamook People's Utility District

Directors
Harry E. Hewitt
David Burt
Doug Olson
Mike Gardner
Barbara A. Trout

A Customer-Owned Electric Utility

Office: 503.842.2535 • Toll-free: 800.422.2535 • Fax: 503.842.4161

www.tpud.org

Todd Simmons
GENERAL MANAGER

January 25, 2021

Vern Scovell
Alex Reverman
PO Box 151
Nehalem, OR 97131

RE: Work Order No. 151514
Property Located at Riverview Meadows Subdivision, Phases 1 and 2

Dear Mr. Scovell and Mr. Reverman:

This letter is to certify that the Tillamook People's Utility District will extend electrical service to the above referenced facility in accordance with PUD Policy 4-2 which is in effect at the time service is extended.

Sincerely,

TILLAMOOK PEOPLE'S UTILITY DISTRICT

Tony MacDonald
Engineering Field Representative
503-815-8629

TM:ja

Enclosure

VERM SCOVELL

From: "Chris Beswick" <c.beswick@nbfrd.org>
To: <nrd@nehalem.tel.net>
Sent: Wednesday, February 03, 2021 9:40 AM
Subject: Riverview Meadows water pressure

Mr. Scovell,

I apologize for the delay in getting back to you regarding the water pressure solutions for Riverview Meadows. You had asked me to determine what size water tank would be appropriate to boost the existing water system.

This is not my area of expertise, so I reached out to some other resources. The short answer is that any kind of boosting system needs to be designed by an engineer and approved by the city of Nehalem, and I am not qualified to give any sort of advice regarding this issue.

One expert I spoke with did suggest that researching a pumping system down at North Fork would be a much simpler and cost-effective solution than a water tower. He felt that it would not need to be a very large or elaborate pumping system.

I hope this helps you.

Thanks.

Chris Beswick

Fire Chief

Nehalem Bay Fire & Rescue
36375 Hwy 101 N
Nehalem, OR 97131
Phone (503) 368-7590



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2/3/2021

VERN SCOVELL

From: "Frank Knight" <f.knight@nbfrd.org>
To: <nrd@nehalem.tel.net>
Sent: Monday, January 25, 2021 2:11 PM
Subject: Building Sign Off Form 2020.pdf
Vern,

You called this afternoon asking about minimum water need at a fire hydrant to build a new development in Riverview Meadows. The minimum volume in 250 gallons per minute (GPM). The attached link is the form we use to inform the county of compliance regarding access and water supply.

I hope this information is helpful.

You can view "Building Sign Off Form 2020.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:5aba79fa-da86-494f-ae47-f17b296fb619>

Respectfully,

Frank E. Knight III
Captain/EMT
Nehalem Bay Fire & Rescue
36375 HWY 101 N
Nehalem, OR 97131
f.knight@nbfrd.org
Office 503-368-7590
Fax 503-368-7580
<https://nehalembayfireandrescue.org/>

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Sent with Adobe Document Cloud. Click on the link above to access the file online. No sign up or installation of Acrobat is required to access.

1/25/2021



Nehalem Bay Fire & Rescue District

36375 Hwy 101 N.

Nehalem, OR 97131

(503) 368-7590 Bus.

(503) 368-7580 Fax

www.nehalembayfirerescue.org

March 19, 2019

Re: Riverview Meadows Phase II

Dear Sarah Absher,

This letter is to acknowledge that I have reviewed the secondary access road for the proposed phase II development of Riverview Meadows and find it adequate for emergency access needs.

The water system is serviced by the City of Nehalem; however, prior to final plan approval the District would like to have input on the final placement of fire hydrants and any other emergency access requirements.

If you have any questions, please don't hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Beswick".

Chris Beswick
Fire Chief



Hydrant N-81

LOCATION
Hwy 53 & Fire Substation 37115 53 HWY Nehalem, OR 97131

LATITUDE	LONGITUDE	MAP PAGE	NATIONAL GRID	PARCEL NUMBER
45.725503799999998	-123.85360900000001			

ZONE	DISTRICT	STATION
R3	Nehalem	

Flow Tests for Hydrant N-81

Start Time	End Time	Static Pressure	Residual Pressure	Desired Pressure	Volume at Desired Pressure	Tested By
2020-08-04 10:52:25	2020-08-04 10:55:12	80.0	20.0	20.0	349.0	Knight III, Frankie
2015-11-10 16:33:06	2015-11-10 16:33:33	80.0	14.0	20.0	331.0	Walsh , Jesse H

Work Orders for Hydrant N-81

Title	Requested By	Assigned To	Complete
Annual Inspection	Walsh , Jesse H		No

Title	Requested By	Assigned To	Complete
Annual Inspection	Walsh , Jesse H		No

Title	Requested By	Assigned To	Complete
Annual Inspection	Walsh , Jesse H		No



Date: 05/23/2022

To: TILLAMOOK COUNTY BUILDING DEPARTMENT

Re: WATER SERVICE AVAILABILITY

Attn: Building Department

I confirm that the property listed below is within the City's water service area, and may be served water through the City's Water System under the Terms and Conditions governed by the latest version of the City's Water Ordinance. Please note: This Water Service Availability letter does not certify, approve or acknowledge any specific development plans, water or other utility installations that may be necessary for the subject property to actually physically connect to the City's water system to receive service. This letter only certifies that the subject property may receive (or may already receive) water from the City's Water System.

TOWNSHIP 3N RANGE 10 SECTION 23B TAX LOT(S) 03600

SITUS ADDRESS: Tract B of Riverview Meadows Subdivision Phase 1

NAME: Riverview Meadows Development LLC PHONE: 503.453.5599

MAILING ADDRESS: 23765 SE HWY 212

Damascus, OR 97089

Single Family Duplex/Multi-Family Other

Comments: SUBJECT TO ANY NECESSARY IMPROVEMENTS

Signed: Melissa Thompson Kujala City Manager
Name Title



CITY OF NEHALEM

35900 8TH STREET · P.O. BOX 143

NEHALEM, OR 97131

PH. (503) 368-5627

FX. (503) 368-4175

October 17, 2019

Vern Scovell
PO Box 151
Nehalem, OR 97131

Dear Mr. Scovell

With regard to Riverview Meadows Phase 2:

Due to flow and pressure issues in the City water system that would serve this new development, the City of Nehalem will not be able to supply any water to the proposed development until after we have completed an upgrade to our water system.

I spoke with our engineer and he is hoping to have the new line completed by the end of April 2020. However, that is only an estimate and not a hard date.

In addition, as the developer you will be responsible for additional upgrades to the City's system as discussed when you talked with Don Davidson.

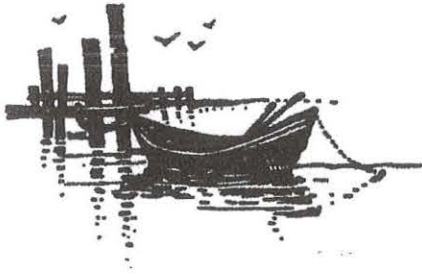
Also, after consulting with the Chief of the Nehalem Bay Fire & Rescue District and the City Engineer, any new construction will need a booster pump and in addition a fire sprinkler suppression system, which is required by Oregon Fire Code, as the road grade accessing Riverview Meadows exceeds 12%.

If you have any further questions please call me.

Sincerely,

Dale Shafer
City Manager

30



City of Nehalem

35900 8th Street - P.O. Box 143

Nehalem, OR 97131

Tel. (503) 368-5627

Fax. (503) 368-4175

April 8th, 2010

Tillamook County
Community Development
201 Laurel Avenue
Tillamook, OR 97141

Re: Approval of Riverview Meadows Water Lines

This letter is to inform you that the City of Nehalem has accepted in full, the installation of all main water lines and all related work performed for the Riverview Meadows subdivision. The City confirms that all main water line extensions successfully passed the required pressure and bacteriological testing.

If you have any questions, please call me at (503) 368-5627 at your earliest convenience. Thank you.

Sincerely,

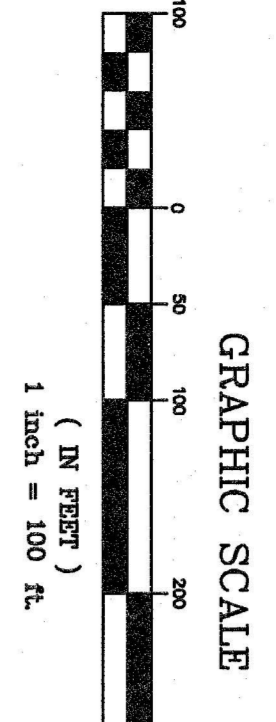
A handwritten signature in cursive script that reads "Michael A. Nitzsche".

Michael A. Nitzsche,
City Manager

c.c. Mr. Vern Scovell

RIVERVIEW MEADOWS TENTATIVE PLAN

MAP 3N 10W SECTION 23B



LEGEND

- PHASE BOUNDARY
- UTILITY EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SS MANHOLE
- EXISTING WATER LINE
- PROPOSED WATERLINE
- FUTURE/PROPOSED HYDRAULIC

UTILITIES

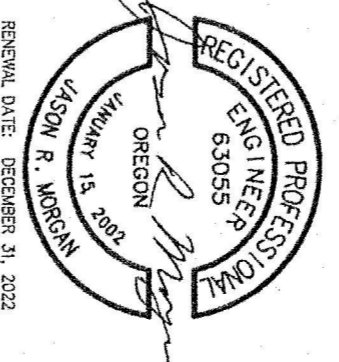
- WATER: CITY OF NEHALEM
- SEWER: NEHALEM BAY WASTEWATER AGENCY
- POWER: TILLAMOOK PUBLIC UTILITY DISTRICT
- TELEPHONE: NEHALEM TELECOMMUNICATIONS, Inc.
- CATV: CHARTER COMMUNICATIONS
- ROADS: PRIVATE ROADS BUILT TO CITY OF NEHALEM STANDARDS. (SEE CSR'S)



OF SEVEN
1
SHEET

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
TENTATIVE PLAN

NEHALEM, MAP 3N 10W 23B



**MORGAN CIVIL
ENGINEERING, INC.**

JOB NO. #19-10-RIV
DATE NOV. 10, 2021

PO BOX 358
MANZANITA, OR 97130
(503) 801-6016
www.morgancivil.com

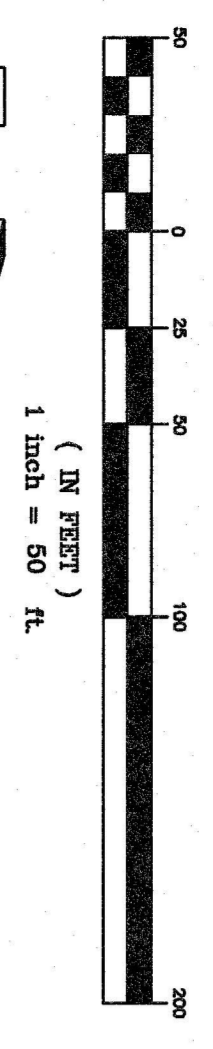
- CIVIL ENGINEERING
- INSPECTION
- PLANNING



RIVERVIEW MEADOWS TENTATIVE PLAN

MAP 3N 10W SECTION 23B

GRAPHIC SCALE

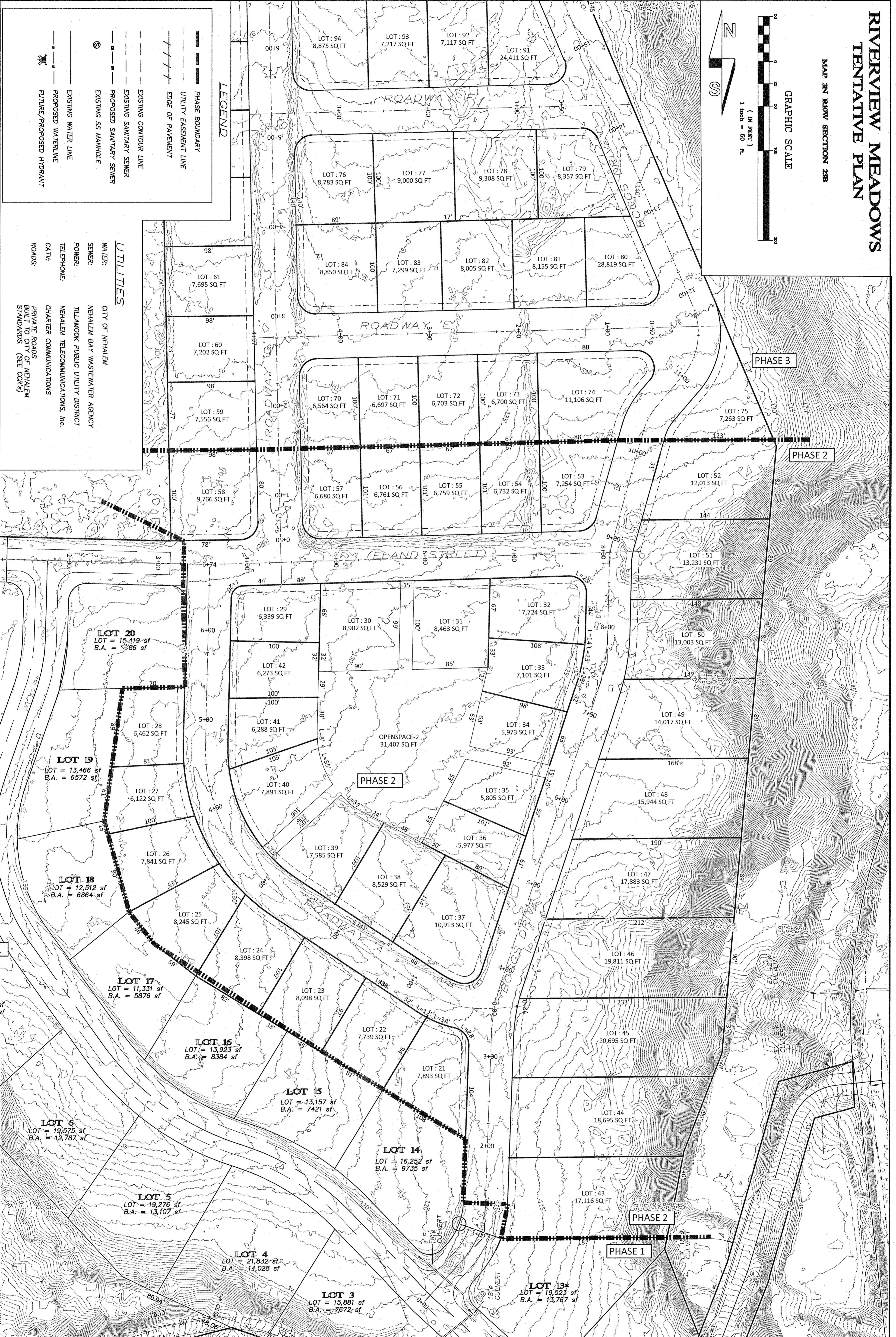


LEGEND

- PHASE BOUNDARY
- UTILITY EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SS MANHOLE
- EXISTING WATER LINE
- PROPOSED WATERLINE
- FUTURE/PROPOSED HYDRAVIT

UTILITIES

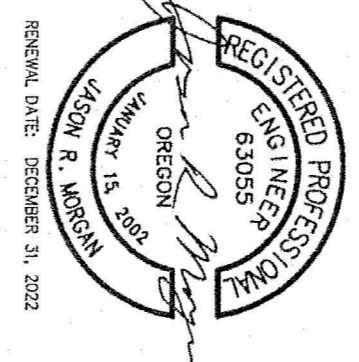
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SEWER:	NEHALEM BAY WASTEWATER AGENCY
POWER:	TILLAMOOK PUBLIC UTILITY DISTRICT
TELEPHONE:	NEHALEM TELECOMMUNICATIONS, Inc.
CATV:	CHARTER COMMUNICATIONS
ROADS:	PRIVATE ROADS BUILT TO CITY OF NEHALEM STANDARDS. (SEE COR'S)



OF SEVEN
2
SHEET

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
TENTATIVE PLAN - PHASE 2

NEHALEM, MAP 3N 10W 23B



MORGAN CIVIL ENGINEERING, INC.

JOB NO. #19-10-RIV
DATE NOV. 10, 2021

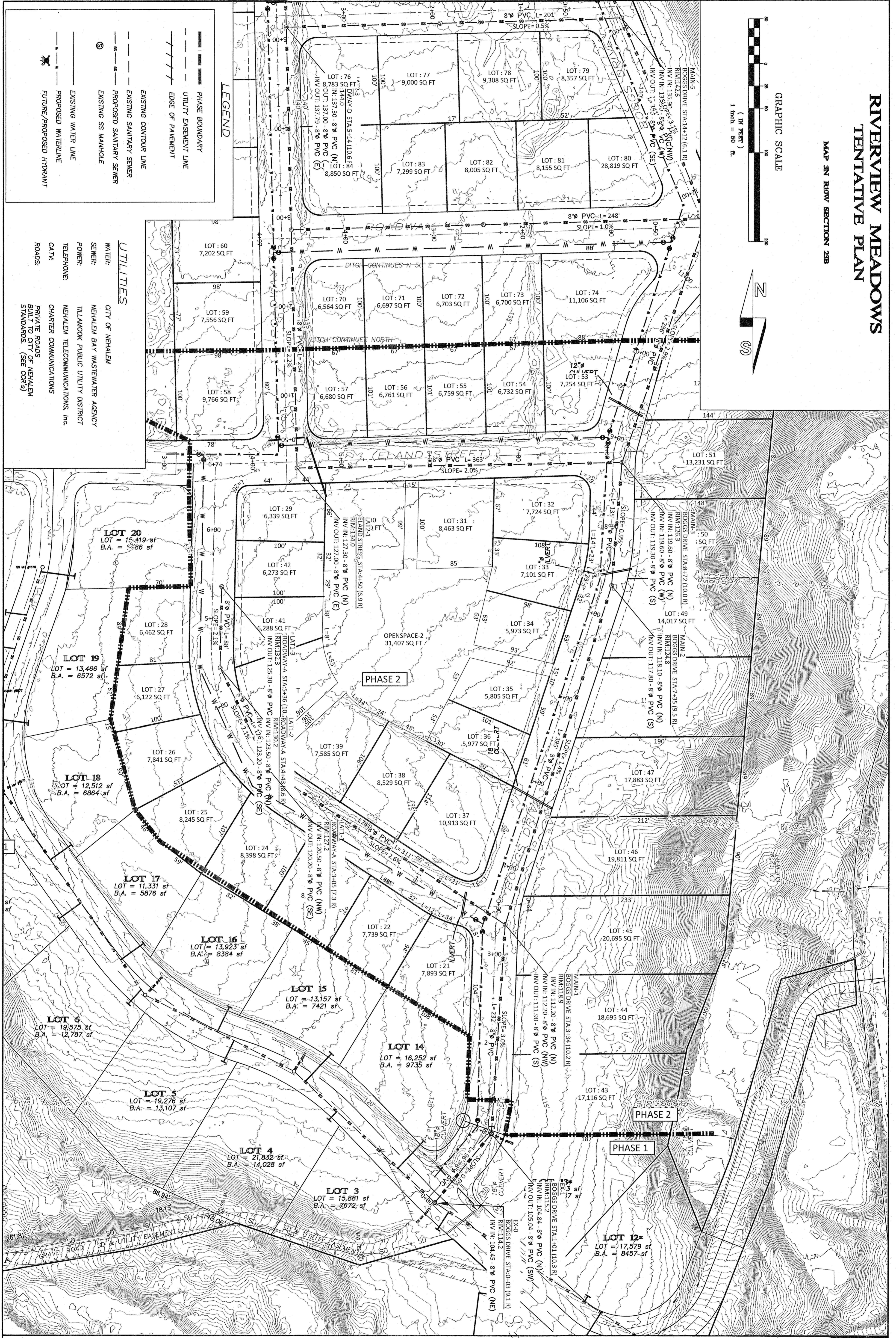
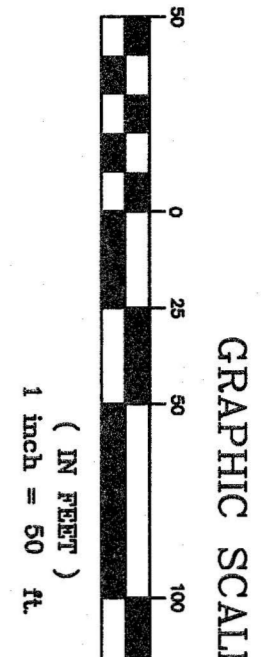
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RIVERVIEW MEADOWS TENTATIVE PLAN

MAP 3N R10W SECTION 28B



LEGEND

- PHASE BOUNDARY
- UTILITY EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SS MANHOLE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- FUTURE/PROPOSED HYDRANT

UTILITIES

CITY OF NEHALEM

NEHALEM BAY WASTEWATER AGENCY

TILLAMOOK PUBLIC UTILITY DISTRICT

NEHALEM TELECOMMUNICATIONS, Inc.

CHARTER COMMUNICATIONS

PRIVATE ROADS BUILT TO CITY OF NEHALEM STANDARDS. (SEE COR'S)

3 OF SEVEN

SHEET

RIVERVIEW MEADOWS DEVELOPMENT, LLC

RIVERVIEW MEADOWS PHASE 2 & 3

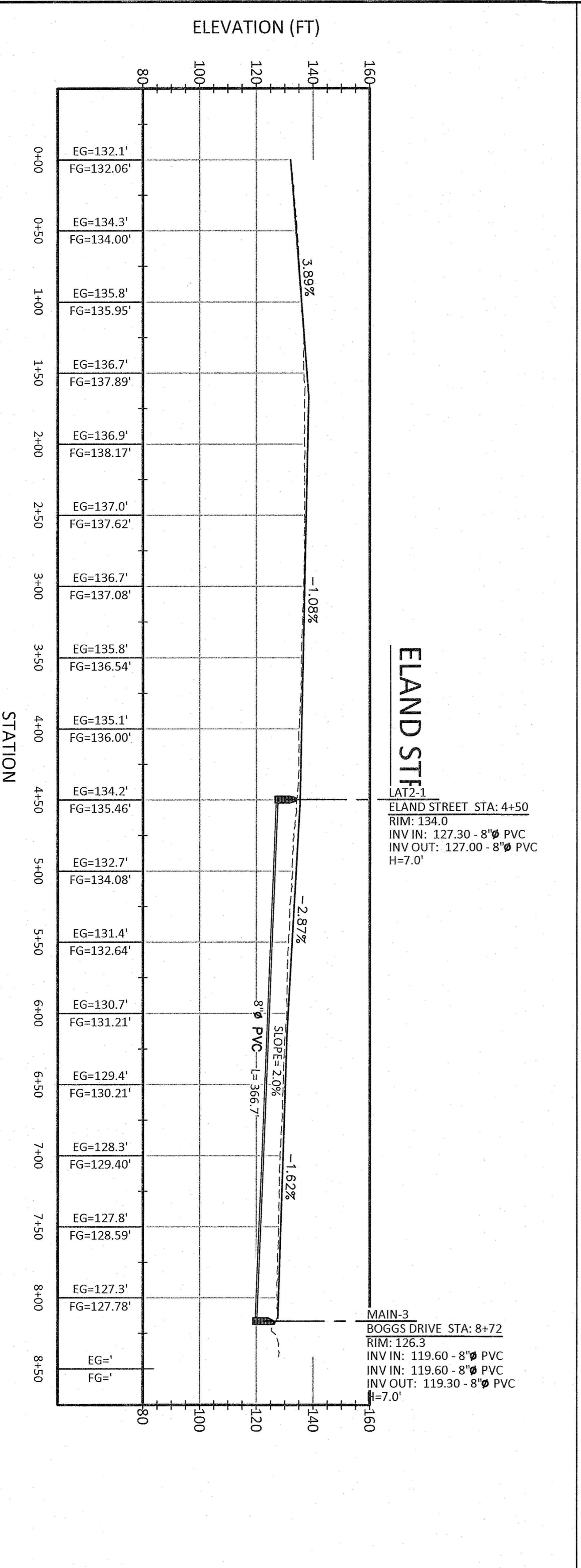
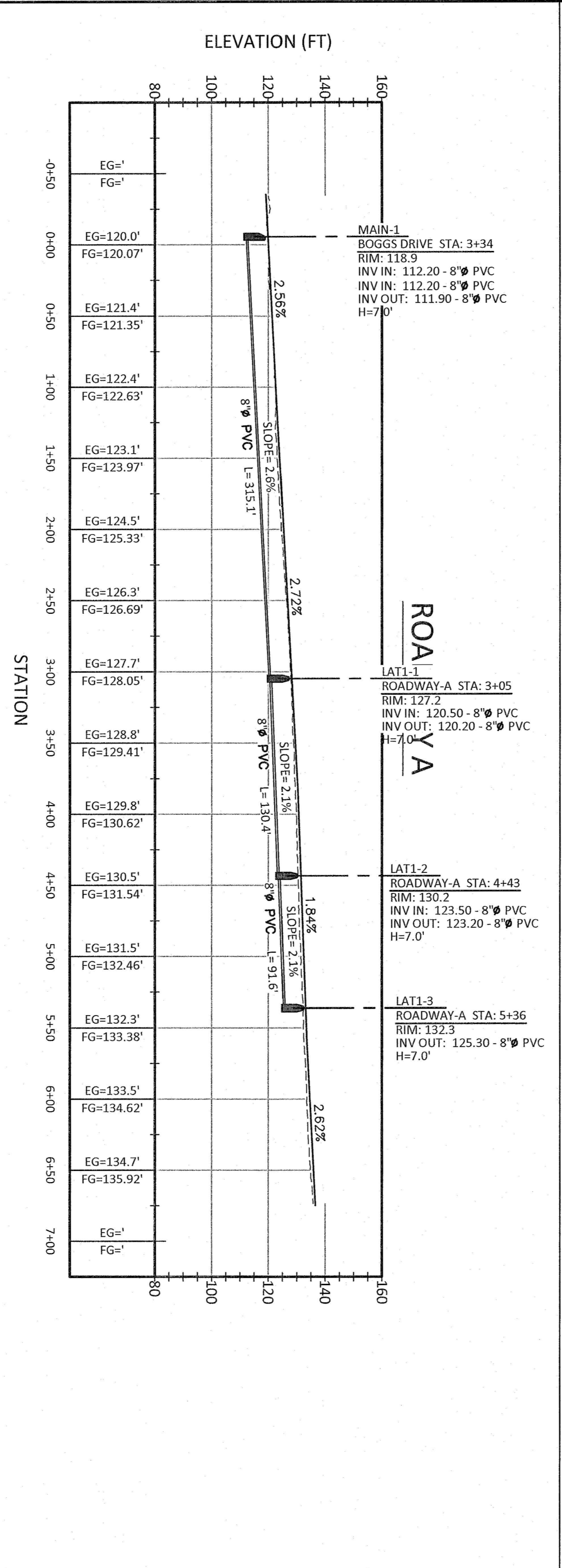
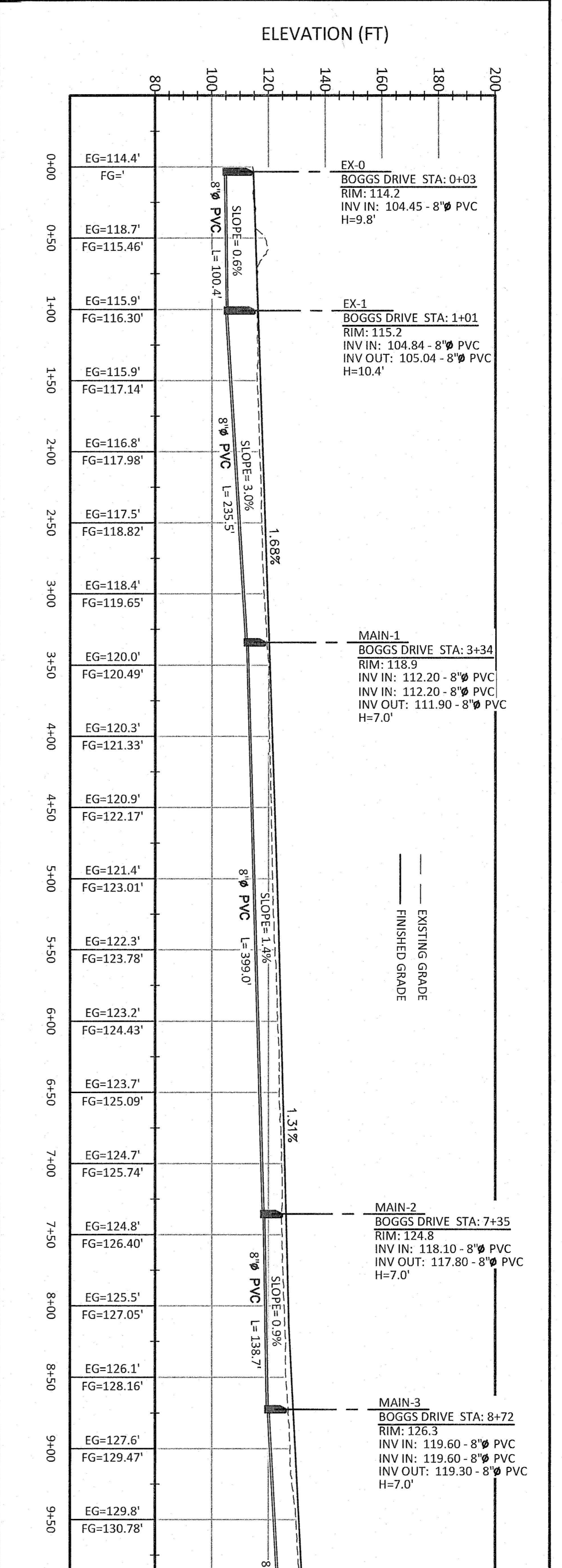
PHASE 2 - UTILITY LAYOUT

NEHALEM, MAP 3N 10W 23B

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- INSPECTION
- PLANNING



1 BOGGS DRIVE PROFILE
SCALE: 1"=60' VERT: 1"=30'

2 ROADWAY A PROFILE
SCALE: 1"=60' VERT: 1"=30'

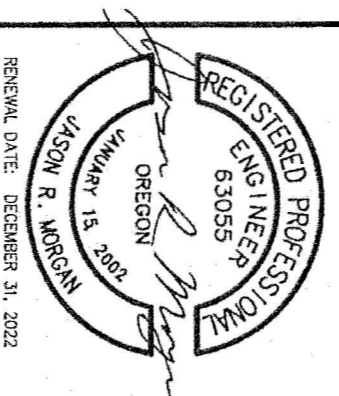
3 ELAND STREET PROFILE
SCALE: 1"=60' VERT: 1"=30'



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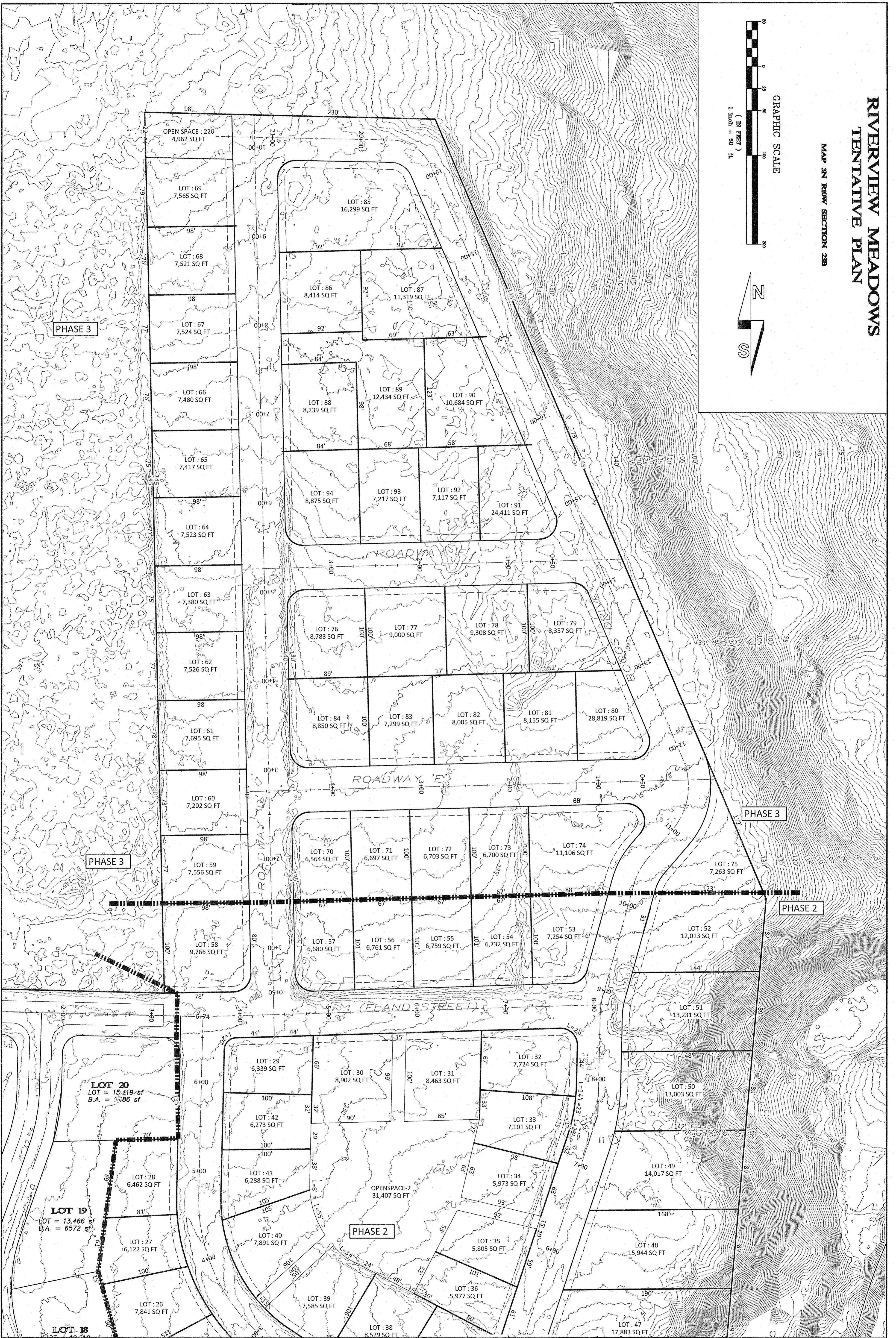
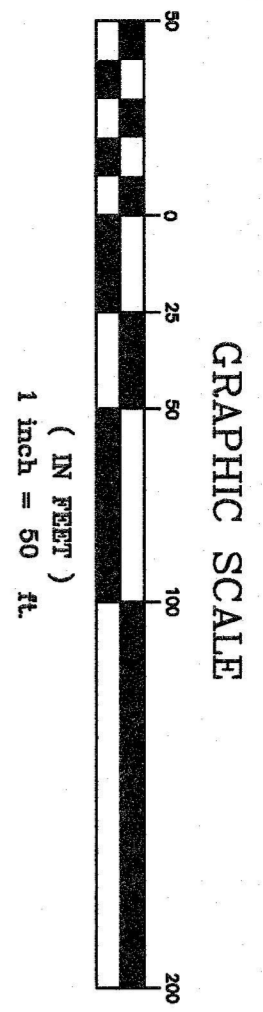
JOB NO. #19-10-RIV
DATE NOV. 10, 2021

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
PHASE 2 PROFILES

NECHALEM, MAP 3N 10W 23B

RIVERVIEW MEADOWS TENTATIVE PLAN

MAP 3N ROW SECTION 23B



OF SEVEN
SHEET
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RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
TENTATIVE PLAN - PHASE 3

NECHALEM, MAP 3N 10W 23B



**MORGAN CIVIL
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JOB NO. #19-10-RIV
DATE NOV. 10, 2021

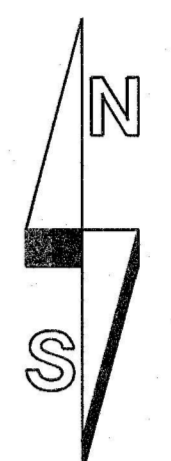
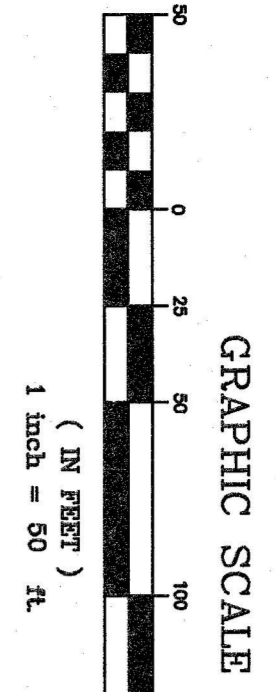
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RIVERVIEW MEADOWS TENTATIVE PLAN

MAP 3N 10W SECTION 23B

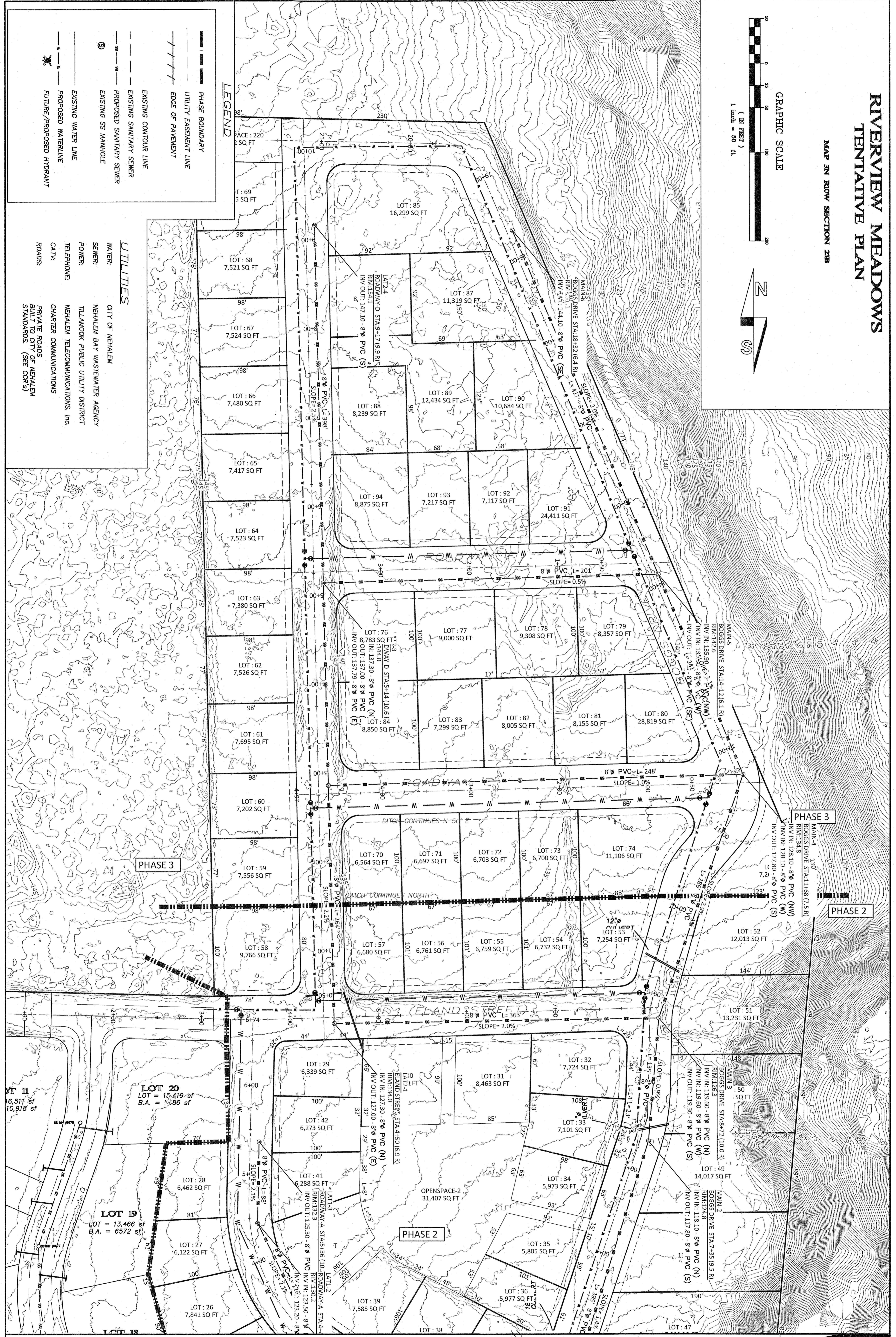


LEGEND

- PHASE BOUNDARY
- UTILITY EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SS MANHOLE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- FUTURE/PROPOSED HYDRANT

UTILITIES

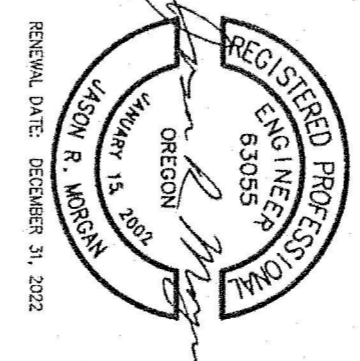
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RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
PHASE 3 - UTILITY LAYOUT

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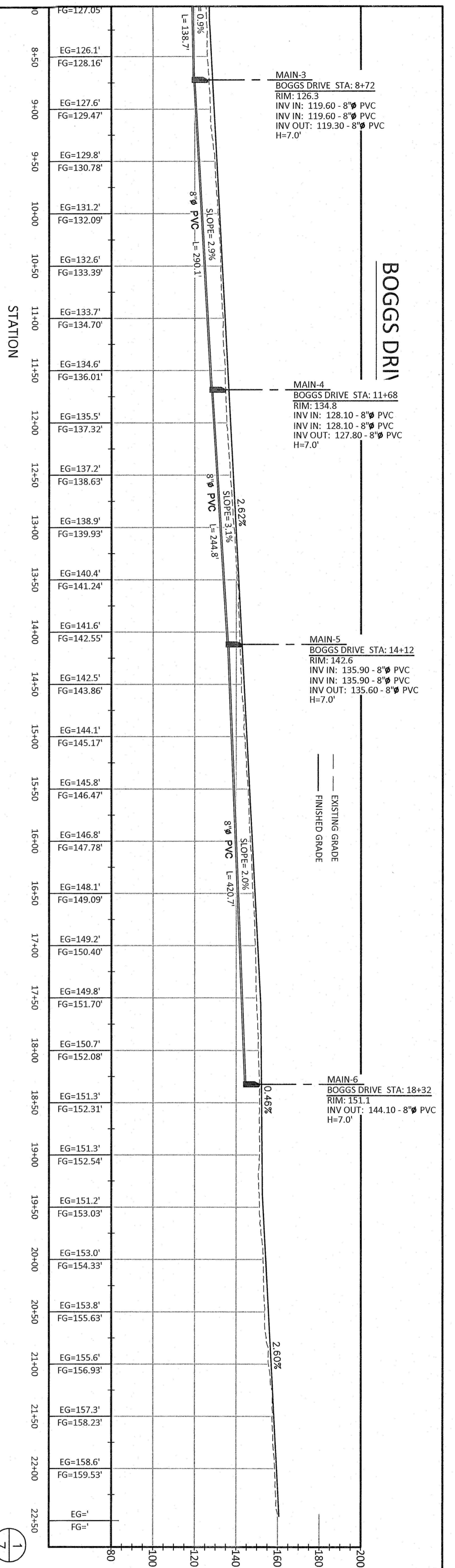


SHEET
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OF SEVEN

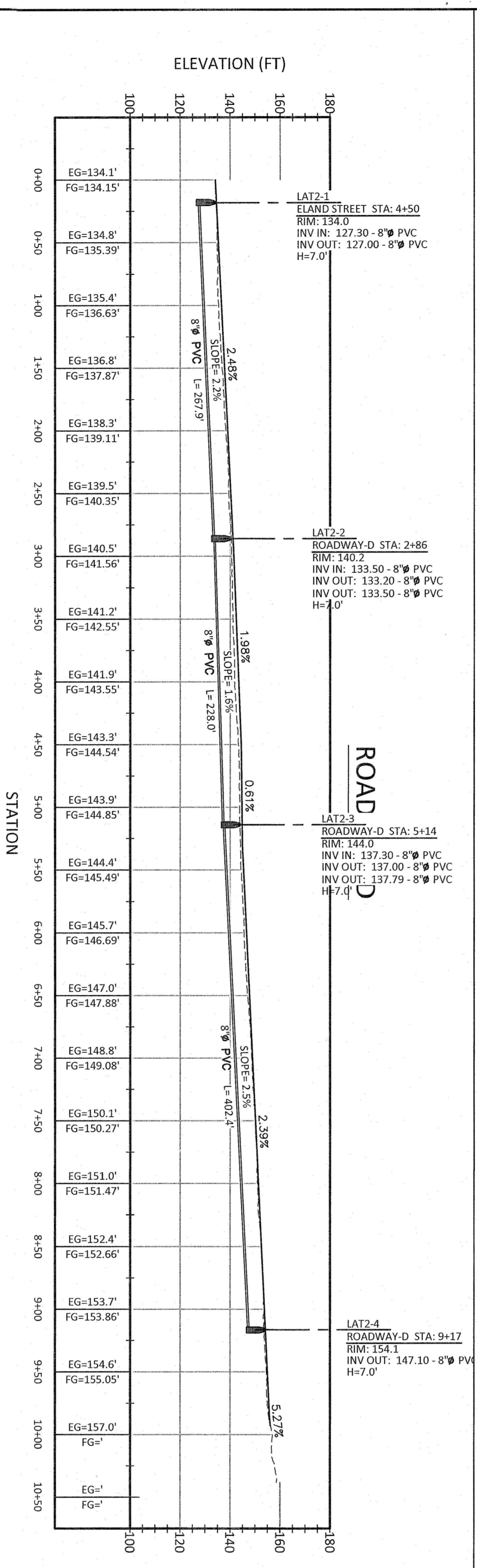
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DATE NOV. 10, 2021

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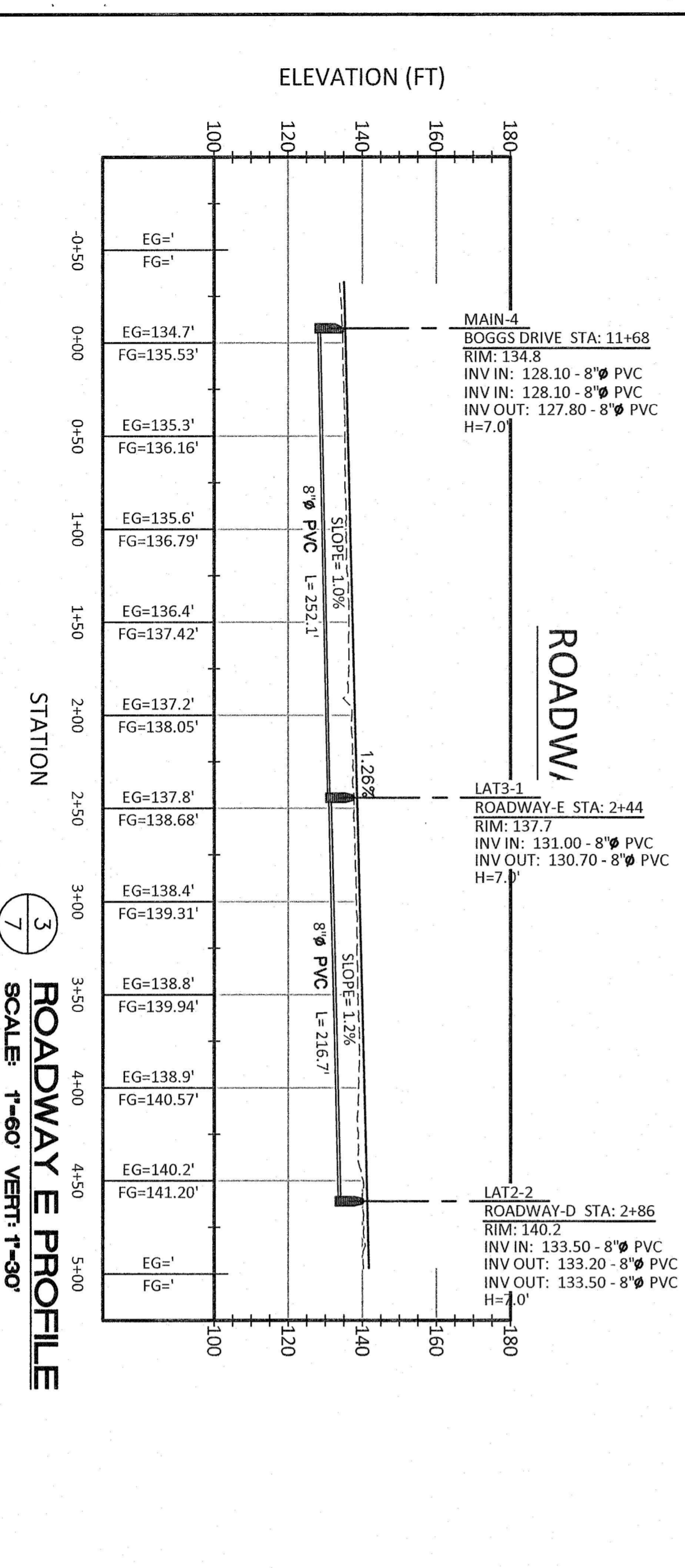


1
BOGGS DRIVE PROFILE
SCALE: 1"=60' VERT: 1"=30'

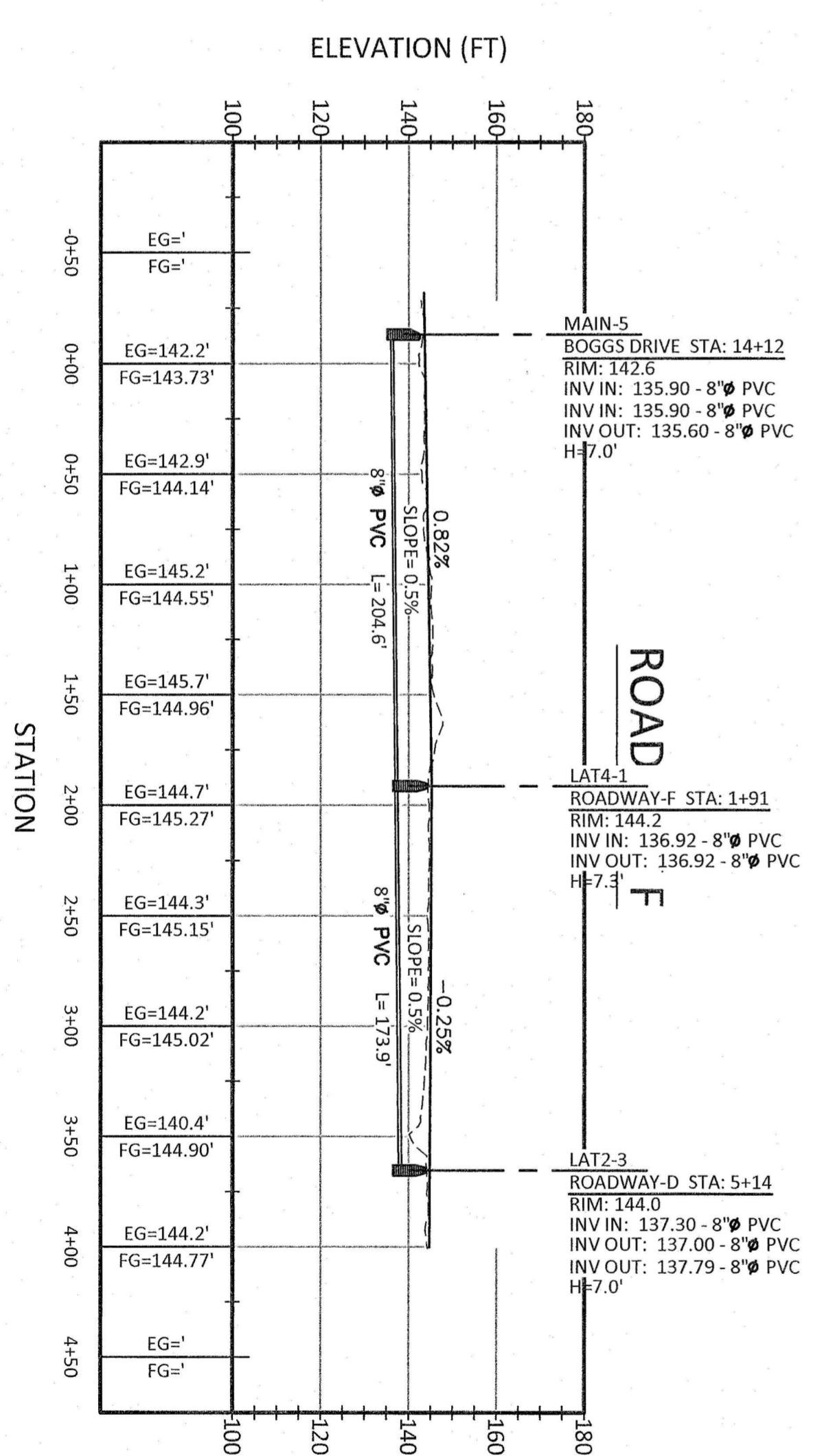


2
ROADWAY D PROFILE
SCALE: 1"=60' VERT: 1"=30'

4
ROADWAY F PROFILE
SCALE: 1"=60' VERT: 1"=30'



3
ROADWAY E PROFILE
SCALE: 1"=60' VERT: 1"=30'

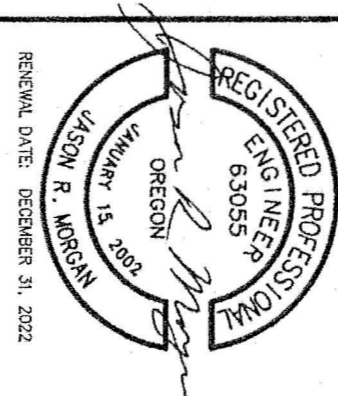


4
ROADWAY F PROFILE
SCALE: 1"=60' VERT: 1"=30'

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RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS PHASE 2 & 3
PHASE 3 - PROFILES

NECHALEM, MAP 3N 10W 23B

SHEET

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OF SEVEN