



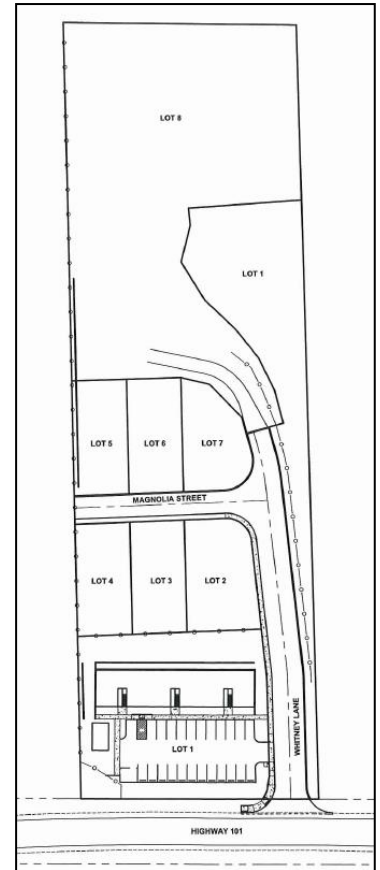
May 26, 2023

Roy Hankins, PE  
Emerio Design, LLC  
6445 SW Fallbrook Place, Ste 100  
Beaverton, OR 97008  
Letter sent via email to: [roy@emeriodesign.com](mailto:roy@emeriodesign.com)  
503-746-8882

**Re: Miami Cove Subdivision Waterlines (PR#72-2023)  
Garibaldi Water System (PWS ID# [00311](#))  
Conditional Approval**

Dear Mr. Hankins

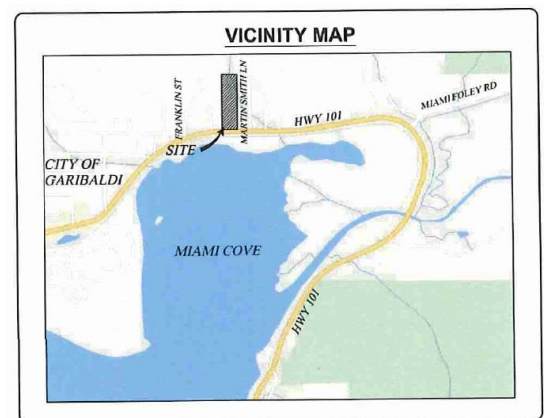
Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the *Miami Cove* 8-lot single-family subdivision and 18-unit apartment building to be served by the Garibaldi Water System (PWS ID# 00311). Our office received the plans, land use approval documents, and \$825 plan review fee payment on May 22, 2023.



The project includes subdividing and developing a 3.62-acre property (Tillamook County Assessor's map #1N 10 22BB, tax lot 100) located at 501 Garibaldi Avenue, along Oregon Coast Highway 101 to accommodate 8 single-family homes and an 18-unit apartment complex. Roughly 346-LF of new 8" C-900 PVC waterline will extend from the existing 10" AC main at HWY 101 to the end of Whitney Lane and an additional 180-LF of new 8" C-900 PVC waterline will extend from a tee on Whitney Lane to the end of Magnolia Street, both terminating in dead ends equipped with hydrants.

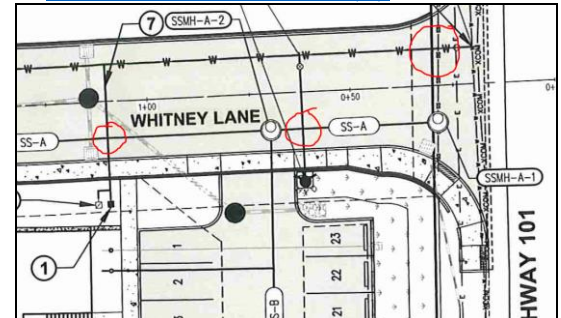
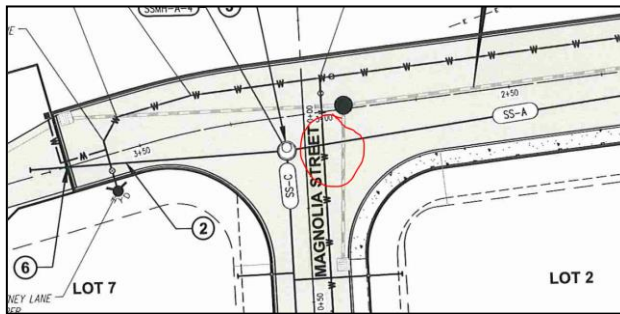
The plans are approved for construction with the following conditions:

1. New facilities are disinfected and tested per the latest AWWA standards and [OAR 333-061-0050\(10\)](#).
2. Design ensures pressures be less than 20 psi at the meter to the apartment complex and at each single-family dwelling per [OAR 333-061-0050\(8\)\(e\)](#).



Miami Cove Subdivision Waterlines served by the Garibaldi Water System (41-00311)  
 Conditional Approval – PR #72-2023

3. The bottom of the waterline is at least 1.5-ft above the top of the sewer line where they cross (4 locations circled below) in conformance with [OAR 333-061-0050\(9\)](#).



4. Air relief valves are located at high points (e.g., at the end of Whitney Ln & Magnolia St) with screened downward turned air vents according to [OAR 333-061-0050\(8\)\(i\)](#).
5. No. 18 AWG (minimum) solid copper tracer wire with blue colored insulation is installed according to [OAR 333-061-0050\(8\)\(k\)](#).

Upon completion of the project, you must verify in writing that construction was completed according to the submitted plans and conditions above by e-mailing the [Project Final Plan Approval Request](#) form and record drawings to me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov). Documentation demonstrating how the above conditions were met should reference Plan Review #72-2023. For reference, [construction standards for distribution systems are online beginning on pdf page 22 under OAR 333-061-0050\(8\), \(9\), & \(10\)](#). **Until we receive verification that the conditions listed above have been met and Final Approval has been issued, the waterlines are not approved for use.** If you have any questions, please feel free to contact me at 971-200-0288 or via e-mail at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov).

Sincerely,

Evan Hofeld, PE  
 Regional Engineer  
 Drinking Water Services

cc: Paul Daniels, Coastal Housing Solutions, LLC  
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