

October 24, 2024

Prini Lee McCord  
Project Coordinator  
Sheldon Development, Inc.  
Riverview Meadows Development, LLC  
Via email: bidsforrvm@gmail.com

**Re: Riverview Meadows Phases 2 and 3 Waterlines (PR#130-2024)  
City of Nehalem (PWS ID#00554)  
Conditional Approval**

Dear Prini:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the Riverview Meadows Phases 2 and 3 waterline project in the City of Nehalem. On September 18, 2024, our office received items received a plan review fee of \$4,125. Plans were received on September 25, 2024 and a land use compatibility statement was received on October 24, 2024.

The fee was meant to cover both waterlines and a reservoir, however, the reservoir project will be submitted separately. A refund of \$825 will be issued by our office.

The project includes installation of approximately 5,525 LF of 6" and 2,150 LF of 8" PVC water mains and associated appurtenances for the Riverview Meadows development. My understanding is that there will not be a master meter for the development and the City of Nehalem will bill the customers for their water use.

**The plans are approved with the following conditions:**

- All items in contact with potable water must meet NSF Standard 61 or equivalent.
- The design must allow for 20 psi to be maintained at all service meters.
- Piping must be provided with a cover of at least 30 inches.
- Air-relief valves, if needed, must be installed at high points where air can accumulate. The breather tube on air-relief valves must be extended above ground surface and provided with a screened, downward facing elbow.
- The distance between tracer wire lead access locations must not be more than 1,000

feet.

- Any sewer and water line crossings must conform to OAR 333-061-0050(9).
- Disinfection of the waterline must be completed according to AWWA C651. Results from the coliform sampling must be provided to our office.

**Until we receive verification that the conditions have been met and final approval has been issued, the facility is not approved for use.** Upon completion of the project, the engineer must verify in writing that construction was completed according to the submitted plans. If substantial changes are made, a set of as-built drawings must be submitted. Documentation demonstrating how the above conditions were met should reference Plan Review #130-2024 and can be emailed to me at [Carrie.L.Gentry@oha.oregon.gov](mailto:Carrie.L.Gentry@oha.oregon.gov).

If you have any questions, please feel free to call me at (971) 201-9794.

Sincerely,



Carrie Gentry, PE  
Regional Engineer  
OHA-Drinking Water Services  
[Carrie.L.Gentry@oha.oregon.gov](mailto:Carrie.L.Gentry@oha.oregon.gov)

cc: Nicole Alfafara, REHS, OHA/DWS  
Brian Moore, Public Works Director, City of Nehalem  
Jason Morgan, PE, Morgan Civil Engineering, Inc, [jason@morgancivil.com](mailto:jason@morgancivil.com)