



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-23-000179-PLNG:
WILD FLOWER CORP / GIDDINGS – PUBLIC UTILITY FACILITY FOR WATER TREATMENT**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: July 14, 2023**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-23-000179-PLNG: Conditional Use request for the construction of a public utility facility for water treatment in the residential zone of Tillamook County, located north of Pacific City, accessed off of Megans View, a private road and designated as Tax Lot 300 in Section 7B of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant is Ben Johnson and the property owner is Barbara Giddings.

Written comments received by the Department of Community Development prior to 4:00p.m. on July 28, 2023, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, June 29 2023.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3412 or ltone@co.tillamook.or.us.

Sincerely,

Sheila Shoemaker, Land use planner

Sarah Absher, Director, CFM

REVIEW CRITERIA

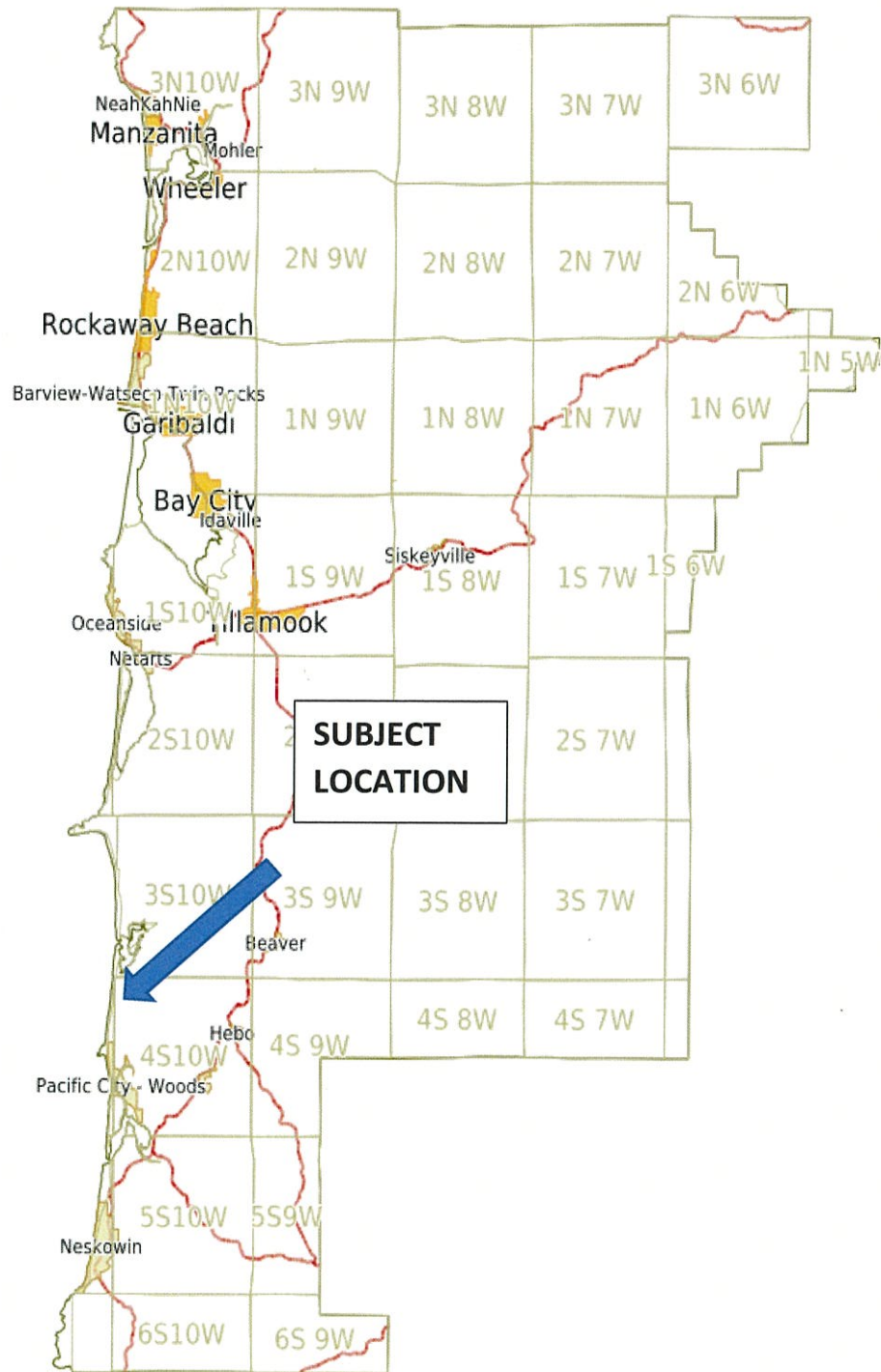
TCLUO ARTICLE VI:

SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

VICINITY MAP



#851-23-000179-PLNG:
Wild Flower Corp / Giddings

Map





PLANNING APPLICATION

NANTUCKET SHORES WATER TREATMENT

Applicant (Check Box if Same as Property Owner)

Name: BEN JOHNSON Phone: 503-801-0609
 Address: PO Box 908
 City: PACIFIC City State: OR Zip: 97135
 Email: bjohnsonco@gmail.com

Property Owner

Name: Wild Flower Corp Phone: 503-939-0260
 Address: PO Box 999
 City: PACIFIC City State: OR Zip: 97135
 Email: WILD FLOWER DON@AOL.COM

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	<u>152715</u>
Fees:	<u>1300</u>
Permit No:	<u>851-23-00079-PLNG</u>

Request: Build AN ADDITIONAL WATER TREATMENT PLANT BUILDING @ A better location for the longevity of the WATER SYSTEM. NANTUCKET SHORES WATER CO.

- | Type II | Type III | Type IV |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input checked="" type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance Amendment | |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address:

Map Number: 45 10 7B 300
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

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. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Barbara Skelley
 Property Owner Signature (Required)
Ben A. Johnson
 Applicant Signature

Date
5/24/2023
 Date

Sheila Shoemaker

From: Sheila Shoemaker
Sent: Wednesday, July 5, 2023 3:12 PM
To: 'bjohnsonco@gmail.com'; Nantucket Shores Water Co (wildflowerdon@aol.com)
Subject: 851-23-000179-PLNG - Conditional use

Good afternoon Ben and Barbara,

Thank you for the payment on your conditional use application. After review of your application submittal all required information has been provided. However, the department is recommending additional findings to support criterion #3 and #4. For #3 please describe the property and its suitability for the proposed treatment plant, specifically with regards to the size and topography. For #4 please describe how the use will not affect neighboring property uses, for instance access. Please let me know if your willing to provide additional information. We will notice the application upon your response.

Sincerely,



Sheila Shoemaker | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3123
sshoemak@co.tillamook.or.us

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Sheila – thanks for the note. Yes I will send you further information on those points in the next day or so.

Can I just email it to you?

Thank You,

Ben Johnson
503-801-0609
bjohnsonco@gmail.com

From: Sheila Shoemaker <sshoemak@co.tillamook.or.us>
Sent: Wednesday, July 5, 2023 3:12 PM
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CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all the following applicable criteria are satisfied.

- (1) The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.
 - a. As per the Zoning ordinance for RR, the use is a conditional use in the zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
 - a. Goal 11 in the comprehensive plan, Public Facilities, one of which is water. The main goal in this project is to bring the current system to the highest and best condition and redundancy possible. The existing 293,000 gallon water Reservoir (310' @ base Elevation) is currently fed from the original water treatment plant at the corner of Sand Lake Road and Ferry Street at an elevation of approximately 115', and the well is about 1 mile south on McPhillips drive at about the same elevation.
 - i. The new wells are at elevations as follows:
 1. Well #4 approx. 300'EL & 150' away from reservoir
 2. Well #5 Approx 250' EL & 300' away from reservoir
 3. Well #6 Approx 200'EL & 450' away from reservoir.

All three are significantly above the Tsunami Zone. Which in the occurrence of such an event, Nantucket Water Co will have water for our residents and neighbors and other local water districts as our system will be completely out of the Tsunami Zone.

To use our existing WTP , pumped water from all three wells would have to be pumped thru a new piping system back down to the existing WTP, the cost of which would render the project unattainable.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
 - a. The proposed location of the additional Water Treatment Plant (WTP) building is approximately 150' from the existing water storage reservoir, and very close to the 3 new wells.
 - b. The site is well suited for placement of the WTP, the site is gently sloping towards the west, & large enough to accommodate both the tank, piping and treatment plant, and tract "L" is outside the original property line of tax lot 300. Tract "L" is 1.15 acres or 50,292 sq ft.

- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- a. The location of the WTP will be to the East of any future development of tax lot 300 on Tract "L" which is outside the boundary of tax lot 300 to the east, and in the F Zone. All the property east of Tract L is in the F Zone.
 - b. Access will be provided by an existing gravel road with a gate at the north end of Megan's View Drive that accesses the upper area of tax lot 300, off of this to the east, there is an existing gravel road up the hill that provides access to Tract "L". There will be an access easement thru any future lots to the west of Tract L.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.
There are none of the above-mentioned systems in place in the subdivision.
- (5) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
- a. Currently our water system has 1 operating well, located approximately 1 mile south of the existing WTP. This well water has a high content of Iron. A few years ago our original well failed, it took two months to get the replacement well up and running, during this period we were buying water from PCJWSA and trucking it to the plant to be pumped up to the reservoir. This was prohibitively expensive. Recently we drilled 3 new wells near the reservoir. These three wells average about 60-80 gallons per minute of production, the water is Iron free, will need minimal treating (less Chlorine) which will thrill our water users.
 - b. The fact that the whole new system will be out of the Tsunami zone and have 3 wells will ensure our customers existing and future will have a safe, very clean water supply.

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- a. The proposed location of the additional Water Treatment Plant (WTP) building is approximately 150' from the existing water storage reservoir, and very close to the 3 new wells.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- a. The building will resemble a small house, with board and batten siding, painted a natural color to blend in with the trees.
 - b. There is a line of tree's separating it from the rest of the development which will additionally screen the building.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.
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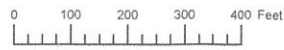
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

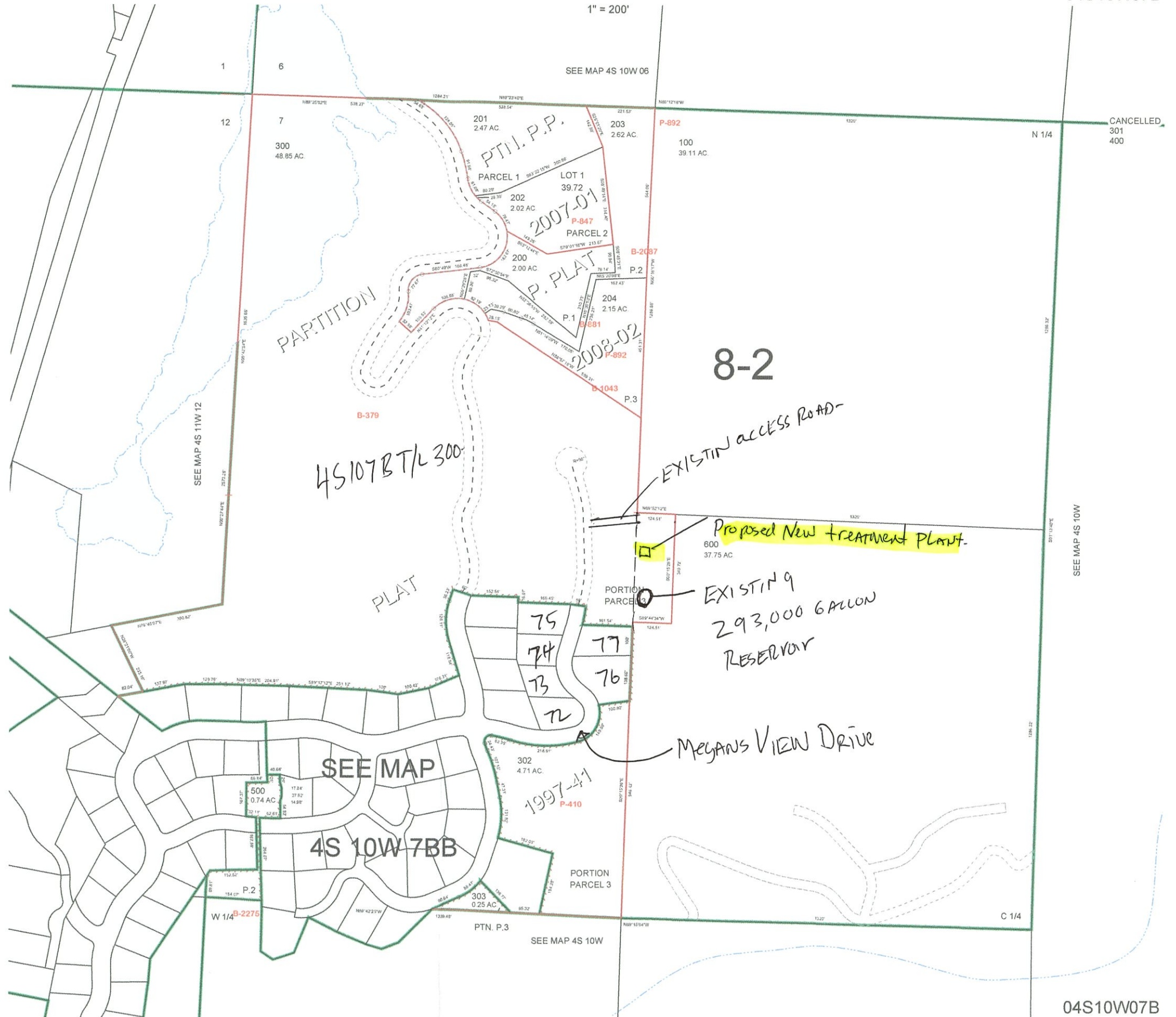


N.W. 1/4 SEC. 7 T. 4S. R. 10W. W.M.

TILLAMOOK COUNTY

1" = 200'

04S10W07B

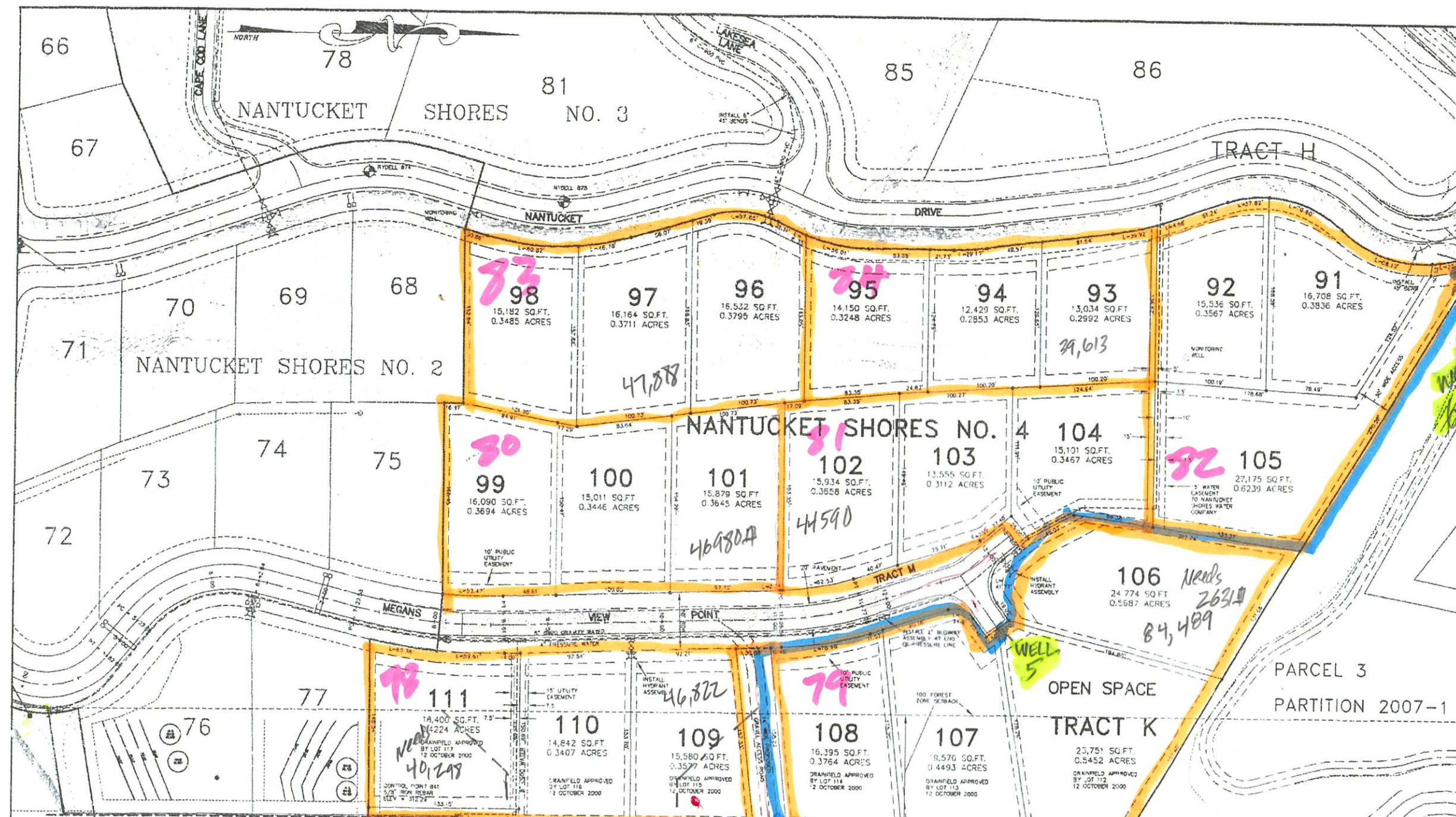


CANCELLED 301 400

SEE MAP 4S 10W

04S10W07B

Revised 1/18/19, WS



AREA SUMMARY

AREA	SQ. FT.	ACRES
LOTS 91-115	462,296.8	10.6588
PARK AT LAKE - TRACT J	130,382.4	2.9932
STREET - TRACT M	25,214.4	0.6029
TRACT L-WATER	50,212.3	1.1546
TRACT K-OPEN SPACE	23,721.1	0.5452
PLAT BOUNDARY	894,987.1	15.9547
15% ROAD REDUCTION	(104,248.1)	(2.3932)
NET DEVELOPABLE AREA	990,739.0	13.5615
ALLOWABLE LOTS	29.5	
ACTUAL LOTS	25.0	

DENSITY: .57 Units/Acre

F-ZONE
 124.51'
 589'44"34"W

F-ZONE
TRACT L
 TO BE RETAINED BY OWNER
 50,292 SQ. FT.
 1.1546 ACRES
 249.72'
 00° 15' 26" E
 349.72'

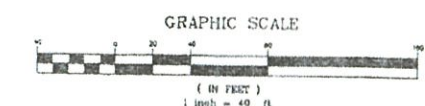
189° 52' 12" E
 124.51'
 F-ZONE

PROPOSED SETBACKS

10'	Front Yard
20'	Front (Garage)
5'	Side Yard
10'	Side Street Yard
10'	Rear Yard
10'	Between House

LEGEND

	Existing Gravity Water Line
	Proposed Gravity Water Line
	Proposed Pressure Water Line
	Proposed Pavement
	Proposed Easement Line
	Right-of-Way
	Survey Control Point (SAVE)



7 Lots @ 900 K EA

1 Acre = 43,560

87,120 \$

- Lot Lines?
- WATER LINES & POWER LINES
- WELLS 4-6
- WTP Building

LEONARD A. RYDELL, P.E., P.L.S.
 801 Phalaris Drive, Hillsboro, Oregon 97123
 Phone: (503) 536-7300
 Fax: (503) 965-7420
 License No. 1138
 State of Oregon
 Surveyor

TENTATIVE PLAT - LOTS 91-111 AND UTILITY PLAN
NANTUCKET SHORES NO. 4
 Located in Government Lots 2 and 3, Section 7, T.4S., R.10W., of the W.M.,
 Government Lots 2, 3 and 4 of Section 12, T.4S., R.10W., of the W.M.,
 and Government Lots 1, 2 and 3 of Section 13, T.4S., R.11W., of the W.M.,
 Tillamook County, Oregon

Prepared for:
 Wildflower, Inc.
 P. O. Box 999
 Pacific City, Oregon 97135
 Phone: (503) 965-7420
 Fax: (503) 965-7407

W.D. No. 49720
 Design: [Signature]
 Drawn: [Signature]
 Date: 12 October 2007
 Day: NS4-TP42.DWG

Sheet
 2 of 4

REVISIONS
 No. Description/Date By

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

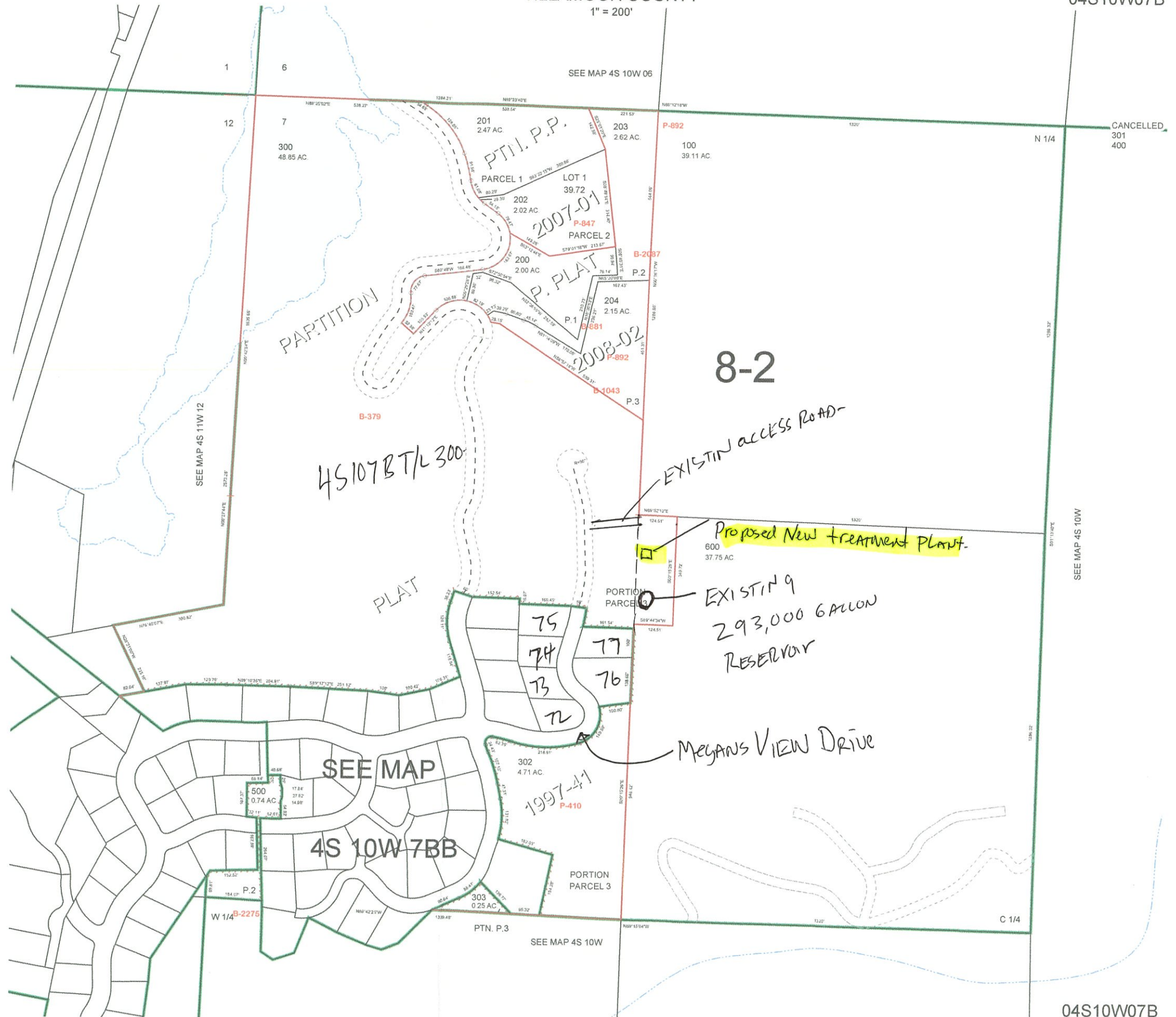


N.W.1/4 SEC.7 T.4S. R.10W. W.M.

TILLAMOOK COUNTY

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04S10W07B



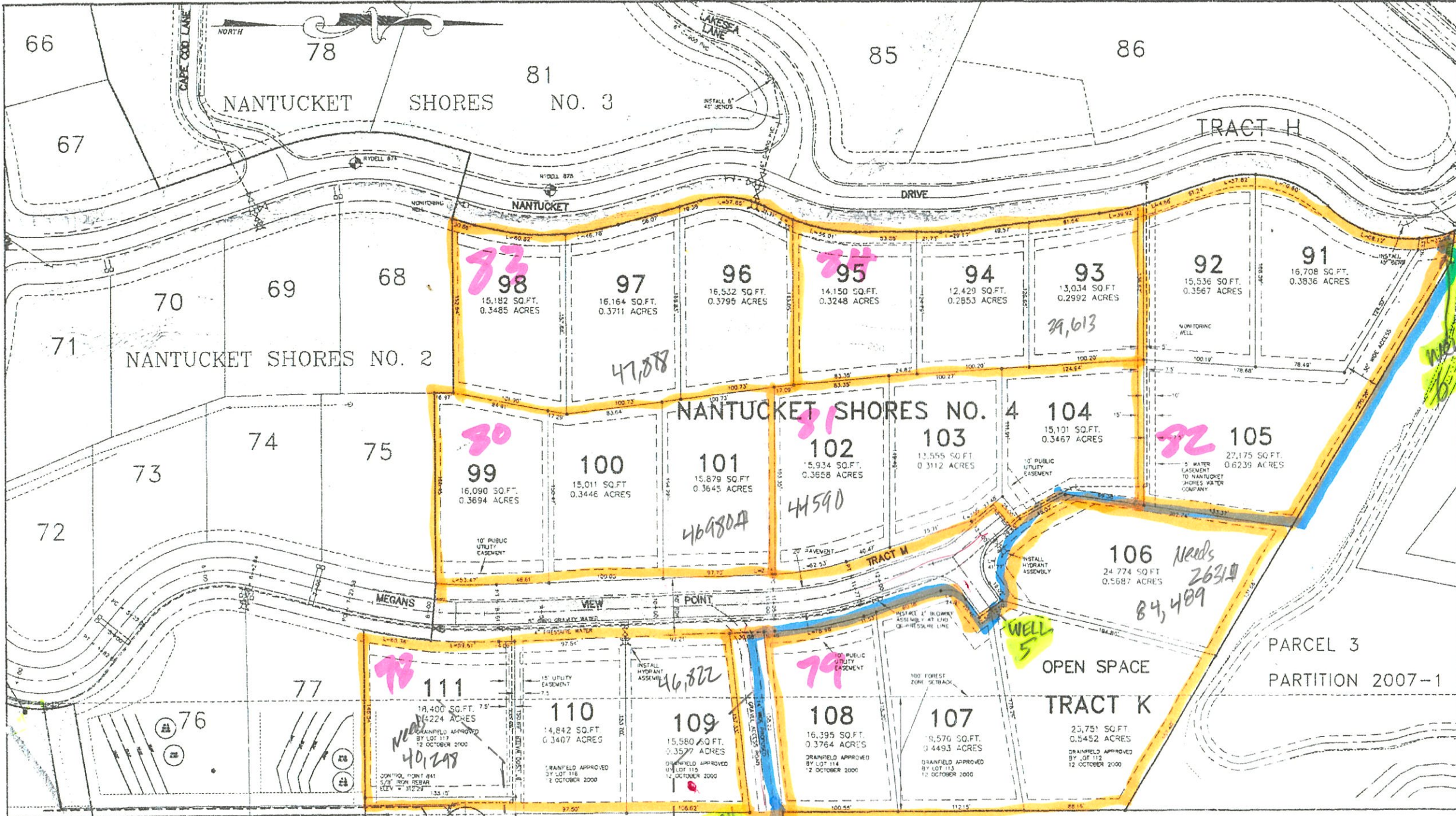
CANCELLED
301
400

SEE MAP 4S 10W

C 1/4

04S10W07B

Revised 1/18/19, WS



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PARK AT LAKE - TRACT J	130,352.4	2.9932
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TRACT L - WATER	50,212.3	1.1546
TRACT K - OPEN SPACE	23,751.1	0.5452
PLAT BOUNDARY	834,957.1	19.0547
15% ROAD REDUCTION (104,248.1)	(2,393.2)	
NET DEVELOPABLE AREA	590,739.0	13.5615
ALLOWABLE LOTS	29.5	
ACTUAL LOTS	29.0	
DENSITY	57 Units/Acre	

F-ZONE
 124.51'
 589' 44" 34" W

F-ZONE TRACT L
 TO BE RETAINED BY OWNER
 50,292 SQ FT
 1.1546 ACRES
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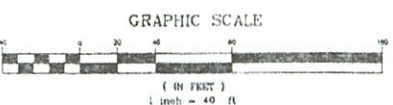
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5'	Side Yard
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10'	Rear Yard
10'	Between House

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---	Existing Gravity Water Line
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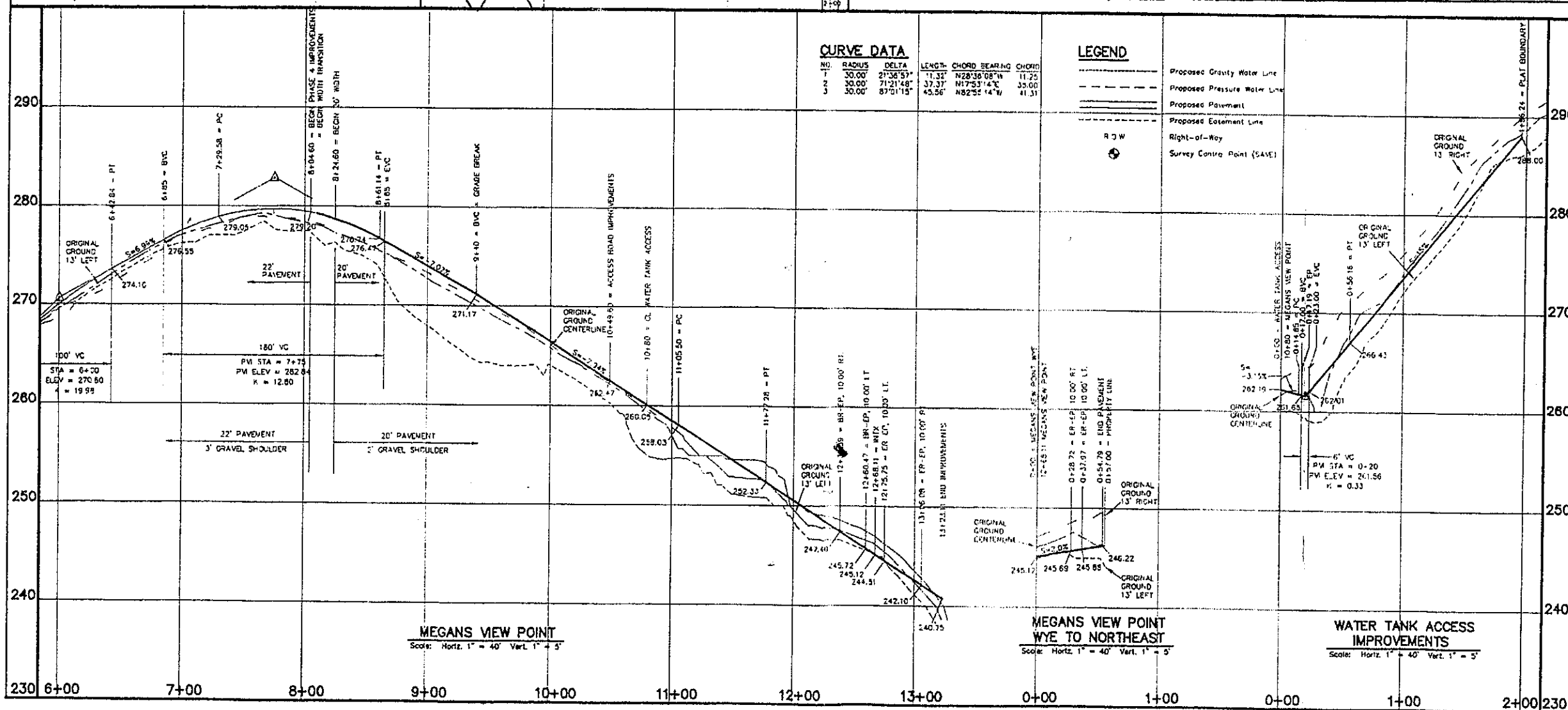
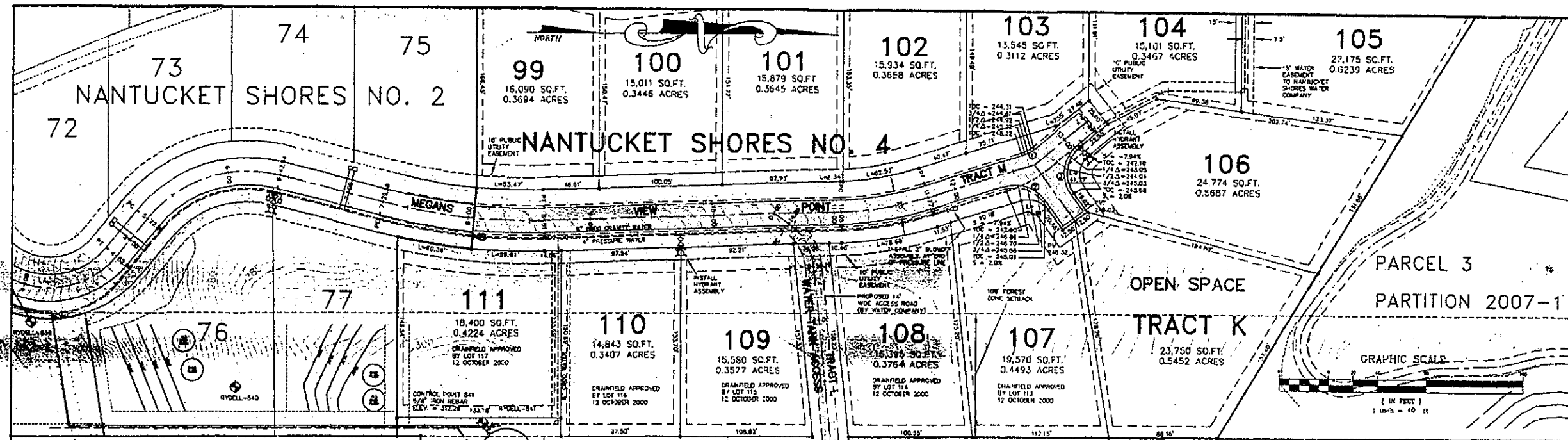
PREPARED FOR:
 Wildflower, Inc.
 P. O. Box 999
 Pacific City, Oregon 97135
 Phone: (503) 965-7420
 Fax: (503) 965-7407

DESIGNED BY:
 LUDWIG A. RYDOLL P.E., P.L.L.C.
 800 Piedmont Drive, Medford, Oregon 97531
 Phone: (503) 538-5700
 Fax: (503) 538-5887
 E-mail: larry@larryrydollar.com
 License No. 17301
 License State: OREGON
 License Type: PROFESSIONAL ENGINEER
 License Category: CIVIL ENGINEER - LAND SURVEYOR - WRE
 REVISION DATE: 12/31/2008

TENTATIVE PLAT - LOTS 91-111 AND UTILITY PLAN
NANTUCKET SHORES NO. 4
 Located in Government Lots 2 and 3, Section 7, T4S, R10W, of the W.M.,
 Government Lots 2, 3 and 4, of Section 12, T4S, R11W, of the W.M.,
 and Government Lots 1, 2 and 3 of Section 13, T4S, R11W of the W.M.
 Tillamook County, Oregon

Sheet 2 of 4

No.	Description/Date	By

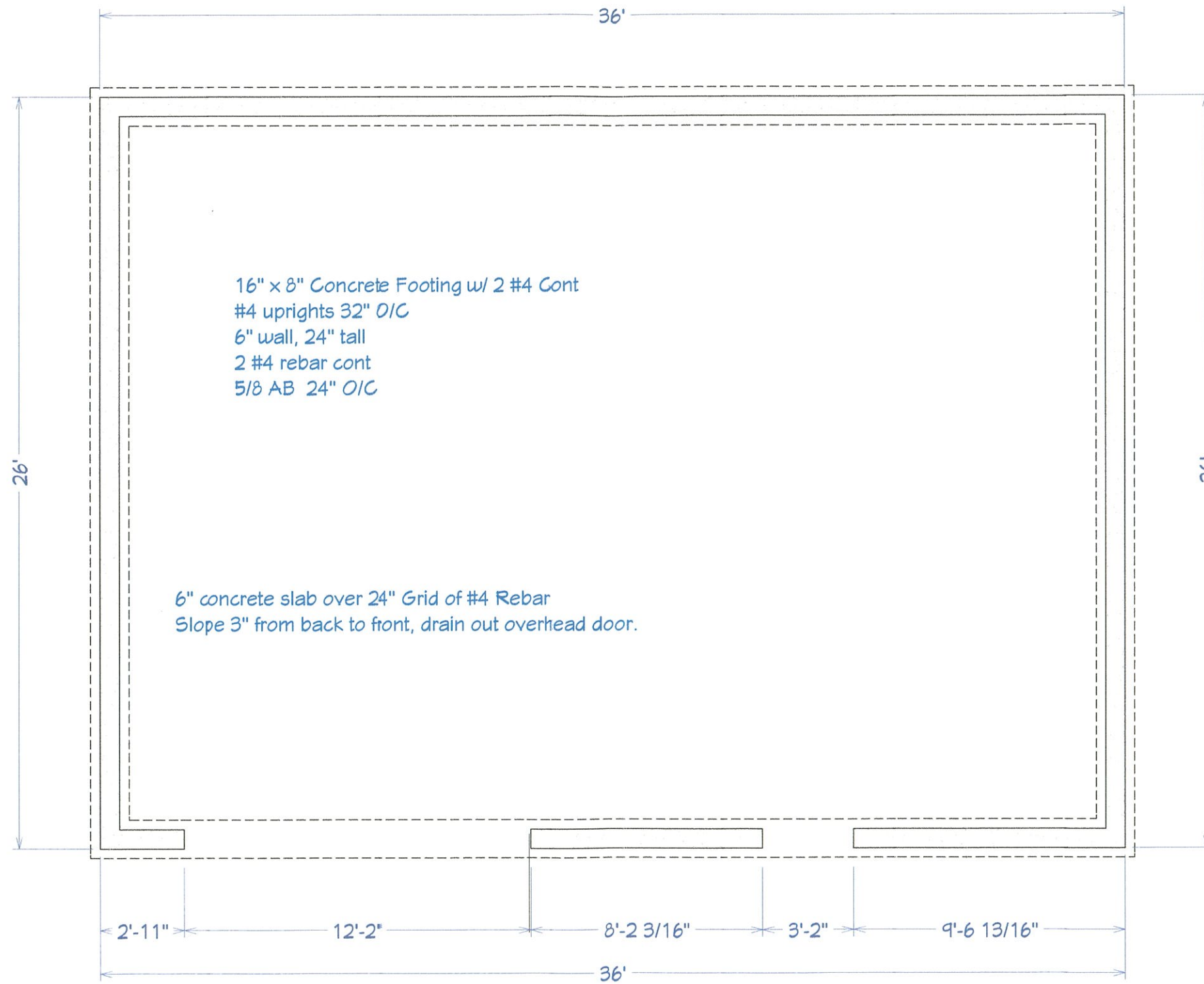


MEGANS VIEW POINT IMPROVEMENTS
NANTUCKET SHORES NO. 4
Located in Government Lots 2 and 3, Section 7, T4S, R10W, of the W.M., and Government Lots 2, 3 and 4 of Section 12, T4S, R11W, of the W.M., and Government Lots 1, 2 and 3 of Section 13, T4S, R11W of the W.M.
Tillamook County, Oregon

Prepared for:
Wildflower, Inc.
P. O. Box 999
Pacific City, Oregon 97135
Phone: (503) 965-7420
Fax: (503) 965-7407

Sheet	4 of 4
REVISIONS	
No. Description/Date	By
1 Lots 2 Jan. 2008	Jerr

LEONARD A. RYBELL, P.E., P.L.S.
Professional Engineer
No. 12345
Wildflower, Inc.
P.O. Box 999
Pacific City, Oregon 97135
Phone: (503) 965-7420
Fax: (503) 965-7407
Contracting Civil Engineer - Land Surveyor - 0012
RENEWAL DATE: 12/31/2008



FOUNDATION PLAN
 936 sq ft

Foundation

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

NEW WATER TREATMENT PLANT BLDG
 NANTUCKET SHORES WATER CO
 PO BOX 999
 PACIFIC CITY, OR 97135

DATE:

5/24/2023

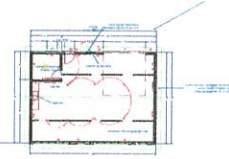
SCALE:

SHEET:

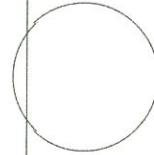


EXISTING ACCESS ROAD

PROPOSED
NEW WATER
TREATMENT
PLANT
36' X 26'



TRACT L
portion of 45 10 TB tax lot 300



EXISTING
WATER
RESERVOIR
293,000
GALLONS

Existing Gravel portion of Megan's View Drive

REVISION TABLE	
NUMBER	DATE

NEW WATER TREATMENT PLANT BLDG
MANTUCKET SHORES WATER CO
PO BOX 999
PACIFIC CITY, OR 97135

DATE:

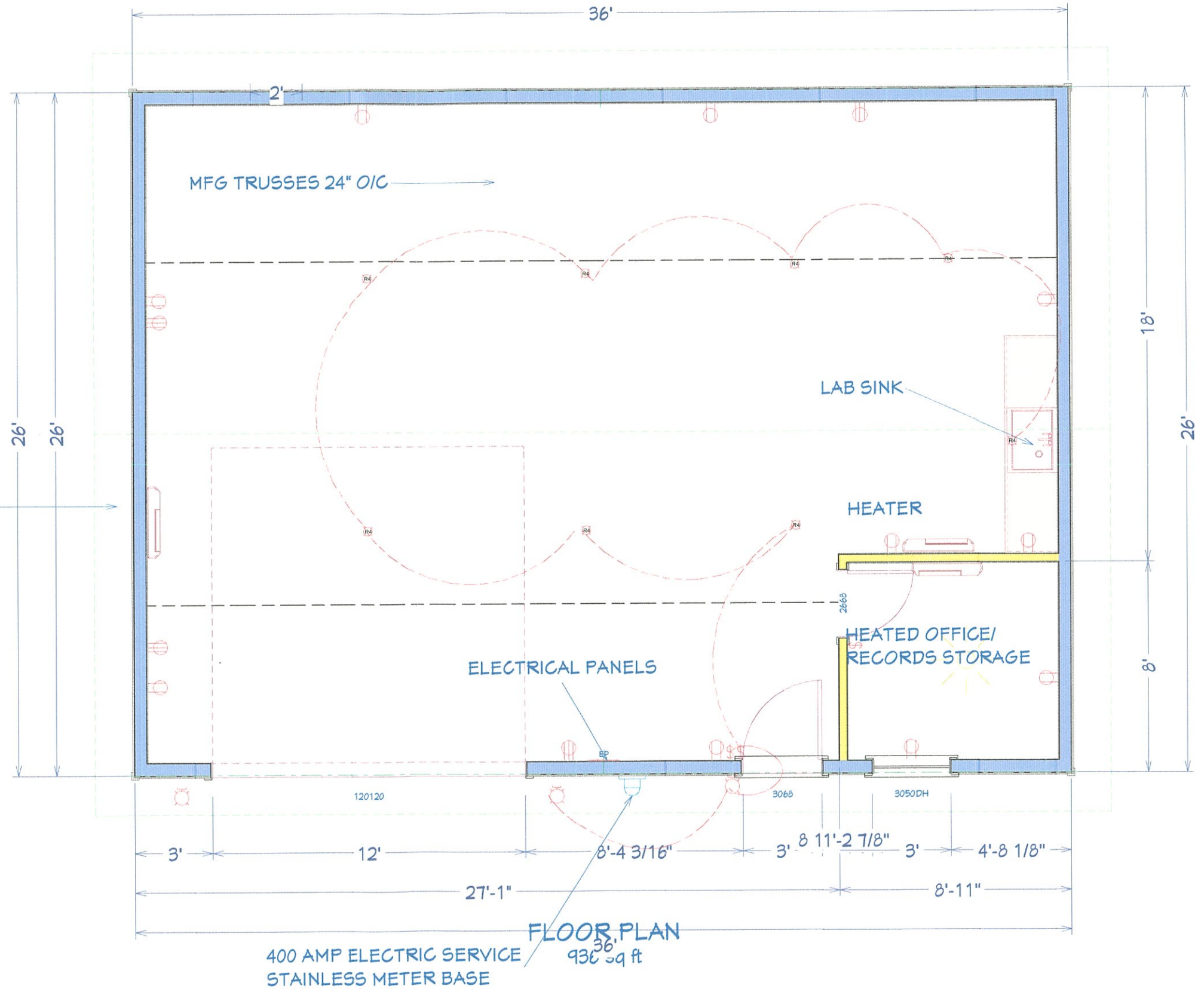
5/24/2023

SCALE:

SHEET:



2 X 6 AT 16" O/C EXTERIOR WALLS
R-21 FIBERGLASS INSULATION
FIRETAPED SHEETROCK PAINTED WHITE.



REVISION TABLE	
NUMBER	DATE

REVISION TABLE
NUMBER DATE

PAGE TITLE

NEW WATER TREATMENT PLANT BLDG
NANTUCKET SHORES WATER CO
PO BOX 999
PACIFIC CITY, OR 97135

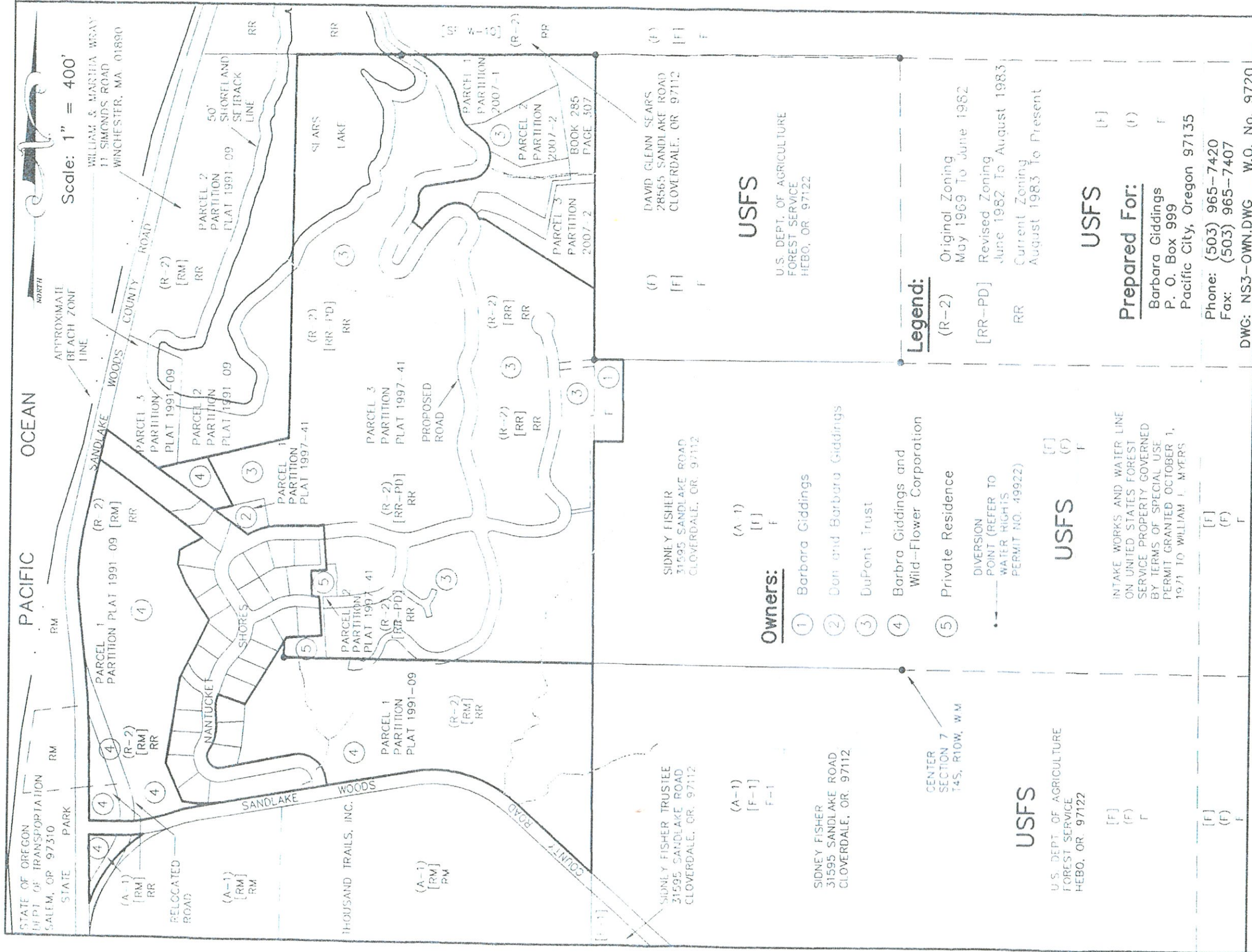
DATE:

5/24/2023

SCALE:

SHEET:

A#



ZONING/DEVELOPMENT HISTORY - OWNERSHIP MAP

NANTUCKET SHORES

Located in Government Lots 1, 2 and 3
Section 7, T4S, R10W of the W.M. and
Government Lots 2 and 3, Section 12, T4S, R11W of the W.M.

Tillamook County, Oregon



601 Pinehurst Drive, Newberg, Oregon 97132
(503) 538-5700
Mobile (503) 781-4158
FAX (503) 538-9167
lorydell@teleport.com

NORTH

OREGON STATE PARKS

RM

OREGON STATE PARKS

RM

PACIFIC OCEAN

MCPHILLIPS DRIVE

RR

RR

500 No. 1 SHORE LANE

RR

SANDLAKE WOODS COUNTY ROAD

RR

VICINITY MAP
Scale: 1" = 5200'

THOUSAND TRAILS, INC.

THOUSAND TRAILS, INC.

NANTUCKET SHORES

SEARS LAKE
5.6827 ACRES

TIERRA DEL MAR

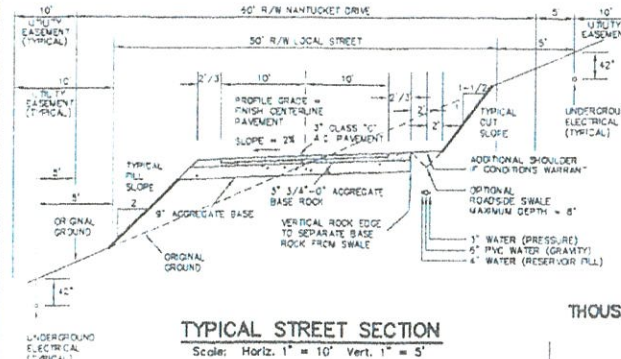
13

12

18

7

F



TYPICAL STREET SECTION
Scale: Horiz. 1" = 10' Vert. 1" = 5'

THOUSAND TRAILS, INC.

RR

RR

RR

RR

F

RR

PHASE PLAN

NANTUCKET SHORES LOTS 1-24
PHASE 2 LOTS 25-77
PHASE 3 LOTS 78-90
PHASE 4 LOTS 91-115

APPLICANT/DEVELOPER

Wildflower, Inc.
P. O. Box 999
Pacific City, Oregon 97135
Phone: (503) 965-7420
E-Mail: wildflower@pacnet.com

OWNER

Guport Trust
Barbara Gedings Trustee
P. O. Box 999
Pacific City, Oregon 97135
Phone: (503) 965-7420
E-Mail: wildflower@pacnet.com

UTILITY PROVIDERS

ELECTRICAL - Tillamook PUD
TELEPHONE - EMBARG
T.V. CABLE - Charter Cable
WATER - Nantucket Shores Water System
SEWER - Nantucket Shores Home Owners Association and Individual Owners with Maintenance Contracts

INDEX OF DRAWINGS

TENTATIVE PLAN DRAWINGS
Sheet 1 of 4 Tentative Plat-Master Plan
Sheet 2 of 4 Tentative Plat-Lots 101-111 and Utility Plan
Sheet 3 of 4 Tentative Plat-Lots 112-115 and Utility Plan
Sheet 4 of 4 Major Low Point Improvements

F-1

F-1

MILES LAKE

F-1

F-1

F-1

SIDNEY E. FISHER

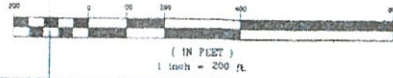
SIDNEY E. FISHER

F

U.S.F.S.

U.S.F.S.

GRAPHIC SCALE



1 inch = 200 ft.

SEWER SYSTEM

All lots will be served by individual septic tanks with effluent pumped to an Orange Advanced Secondary treatment system and either an individual or community drainfield.

DRAINAGE

Sheet flow drainage will be utilized to provide water quality benefits and reduce peak flows resulting from the increase in impervious area. Culverts will be provided at road crossings at established drainage ways. Existing drainage ways to be maintained in their existing natural state where possible.

STREETS

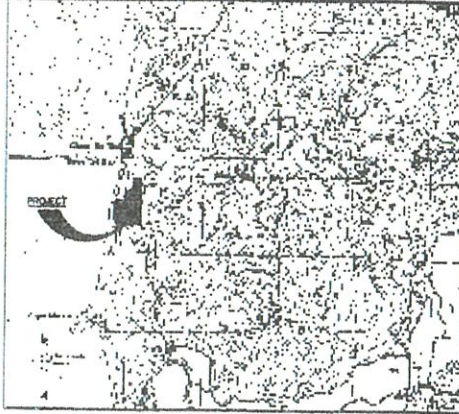
Streets to be privately owned, operated and maintained by the Nantucket Shores Homeowners Association.

WATER SYSTEM

Water will be supplied by the Nantucket Shores Water Company, an Oregon Corporation, and currently a Non-Community Public Water System as it currently serves less than 15 lots or 25 year around residents. The system currently consists of an existing well capable of 100 gpm, a water treatment plant, a 294,000 gallon storage reservoir, a pressure system for lots above 240 feet and a gravity distribution system. All new lots will be served by the existing or proposed extensions to the gravity or pressure systems. All fire hydrants will be served by gravity.

GEO-TECHNICAL ENGINEER

P.B.S. Environmental
John Mahney, P.E.
442 S.W. Corbett Avenue
Portland, Oregon 97201
Phone: (503) 248-1939
Fax: (503) 248-2223
E-Mail: john_mahney@pbsenv.com



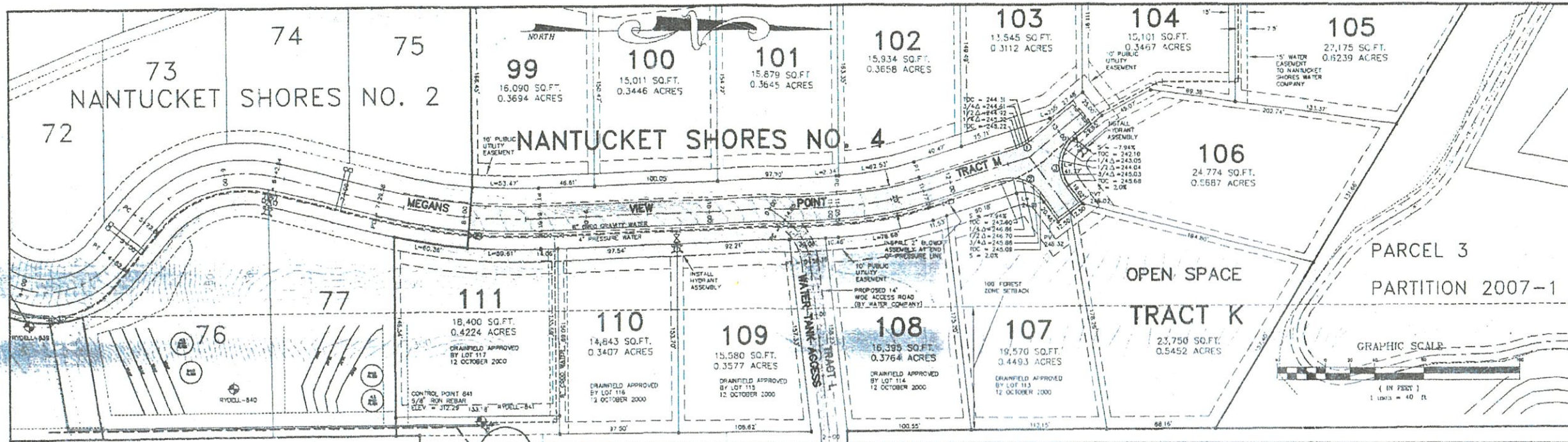
LEONARD A. ROELL, P.E., P.L.S.
501 Pleasant Drive, N. Portland, Oregon 97228
(503) 536-3300
Mobile: (503) 536-3147
Fax: (503) 536-3147
le@leapfrog.com
www.leapfrog.com
Professional Engineer - Land Surveyor - R.R.E.
MINIMUM LATE 1/23/2008

TENTATIVE PLAT - MASTER PLAN
NANTUCKET SHORES NO. 4
Located in Government Lots 2 and 3, Section 7, T.4S., R.10W., of the W.M., Government Lots 2, 3 and 4 of Section 12, T.4S., R.11W., of the W.M., and Government Lots 1, 2 and 3 of Section 13, T.4S., R.11W. of the W.M.
Tillamook County, Oregon

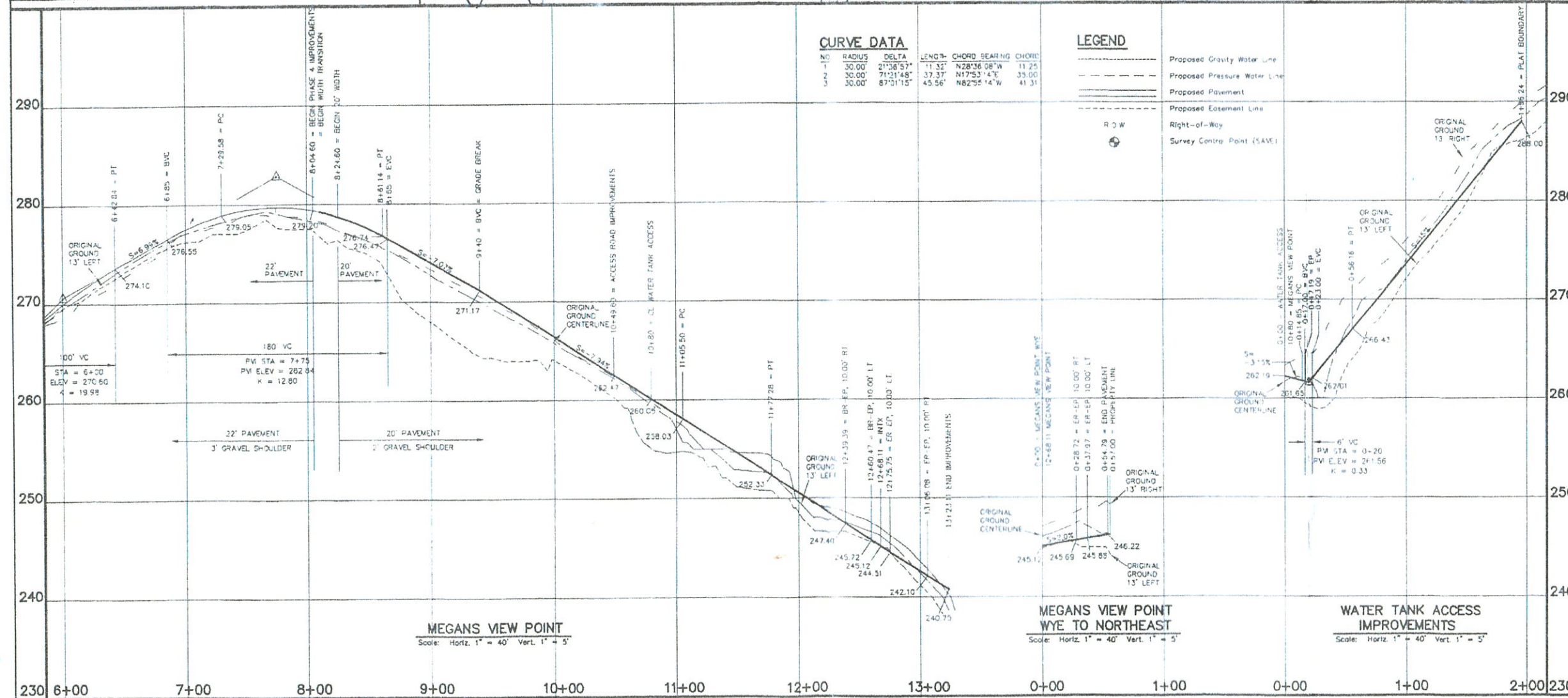
Prepared for:
Wildflower, Inc.
P. O. Box 999
Pacific City, Oregon 97135
Phone: (503) 965-7420
Fax: (503) 965-7407

W.O. No. 9720
Design: [Signature]
Drawn: [Signature]
Date: 12 October 2007
Dwg: NS4-TPA1.DWG
Sheet 1 of 4

REVISIONS
No. Description/Date By
1 LOTS 2 Jan 08 JRY



EDWARD A. ROELL, P.E., P.L.S.
 801 Phosphate Drive, Hillsboro, Oregon 97132
 Phone: (503) 536-9188
 Fax: (503) 536-9187
 E-mail: edward@edwardroell.com
 Consulting Civil Engineer - Land Surveyor - WLEC
 REG. NO. 12751/2006



MEGANS VIEW POINT IMPROVEMENTS
NANTUCKET SHORES NO. 4
 Located in Government Lots 2 and 3, Section 7, T4S, R10W, of the W.M., Government Lots 2, 3 and 4 of Section 12, T4S, R11W, of the W.M., and Government Lots 1, 2 and 3 of Section 13, T4S, R11W of the W.M., Tillamook County, Oregon

Prepared for:
 Willflower, Inc.
 P. O. Box 999
 Pacific City, Oregon 97135
 Phone: (503) 965-7420
 Fax: (503) 965-7407

W.O. No.	8720	
Design	for	
Drawn		
Date	12 Oct 2007	
Desc	NS4-TPA4.0WG	
Sheet		
4 of 4		
REVISIONS		
No.	Description/Date	By
1	Lots 2 Jan. 2008 JFY	

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

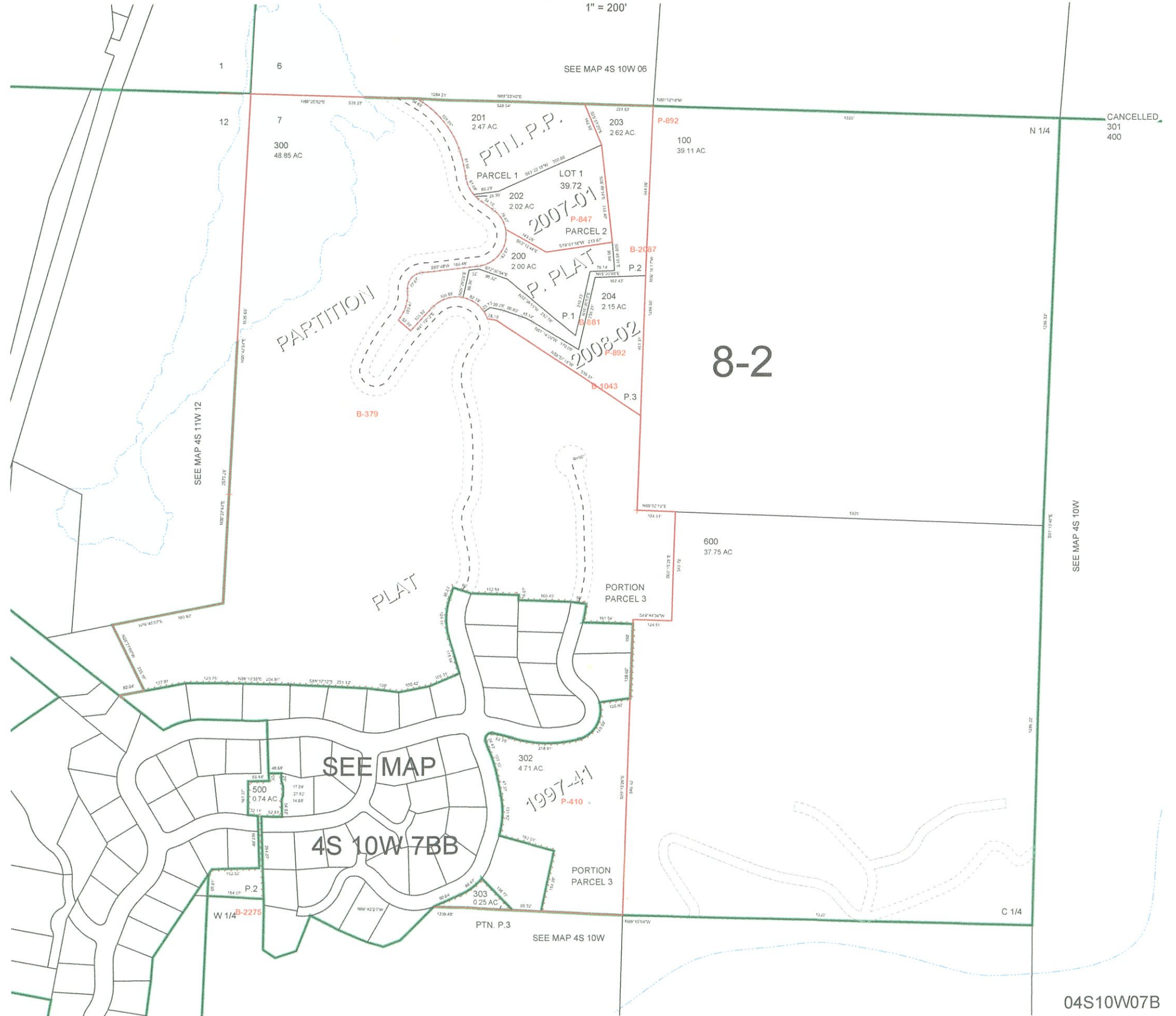


N.W. 1/4 SEC. 7 T. 4S. R. 10W. W.M.

TILLAMOOK COUNTY

1" = 200'

04S10W07B



SEE MAP 4S 10W

04S10W07B

Revised 1/18/19, WS