



EXHIBIT C

Sanitary Sewer Memo



DAVID EVANS
AND ASSOCIATES INC.

MEMORANDUM

DATE: June 29, 2018

TO: Dan Danicic
Del Boca Vista – Riverland, LLC
500 E. Hancock Street
Newberg, OR 97132

FROM: Brady Berry, PE

SUBJECT: Riverrun Subdivision – Sanitary Sewer Service

PROJECT: DBVC0000-0002
Riverrun Subdivision

CC: File

Narrative:

The purpose of this memorandum is to document the preliminary design for sanitary sewer service to the Riverrun subdivision in Newberg Oregon. The project team met with the City of Newberg to discuss sanitary sewer service to the property from the City Municipal system. At this meeting, the City brought up several issues relative to serving the property with municipal sanitary sewer service:

1. The City is currently completing a sanitary sewer master plan, which recommends a regional pump station near the project, which will serve a large basin within the City. The timing of the extension of the basin to this area is a "phase 4" project with a 20 year projected horizon and that an interim private pump station may be permissible, provided code allows. (No code determination has been made at the time of this memorandum)
2. A review of the master plan flows and elevations will need to be made, at a minimum, for sighting both the future and/or interim pump station.
3. SDC credits would be available for the improvements, but the regional station would presumably cost more to design and construct than SDC fees to be assessed to the project.
4. Future assessments were discussed, but not of interest to the developer, since the timing of the regional pump station is probably beyond the twilight of any "late comers" agreements.

A subsequent request by the City was to analyze the existing gravity line in College Street to determine if a gravity alternative was available. The manholes in College Street were surveyed and connecting at the last manhole (G146060) would require the site to be raised approximately 16 feet in order to serve all the lots. The original grading at the existing manhole would have left 31 lots without gravity service. This was not a practical solution.

In order to serve all but three of the lots by gravity sewer the existing sewer lines between manholes G146059 and G146060 would need to be lowered and installed at minimum grade of 0.004 ft/ft in order to provide a reasonable solution for the property.



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Conclusion:

The proposed development proposes a gravity solution with a connection in College Street. The alignment will utilize the ODOT right of way for the new sanitary line and the attached e-mail confirms initial discussions with ODOT.

Attachments/Enclosures: Sanitary Sewer Plans SS01-04, ODOT coordination memo.

File Path: P:\D\DBVC00000002\0600\INFO\EC\03_Sanitary Sewer\2018-06-29-SS Memo.docx



DAVID EVANS
AND ASSOCIATES INC.
2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
INTEGRATED DESIGN PROCESS

PROJECT
RIVERRUN (A SUBDIVISION)
RIVERRUN SUBDIVISION LLC
NEWBERG, OREGON

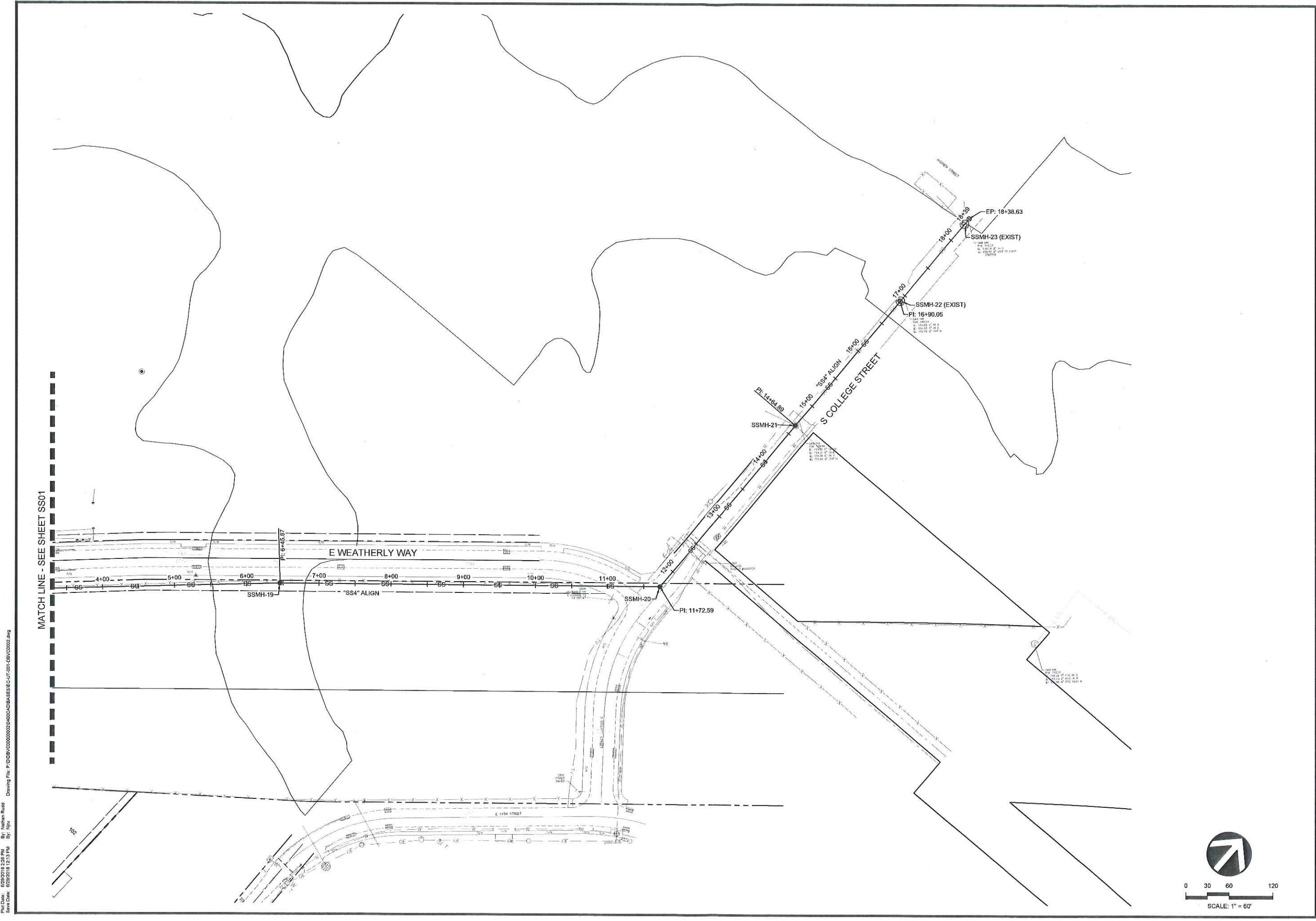
SHEET TITLE
SANITARY SEWER
PLAN

30% CD'S

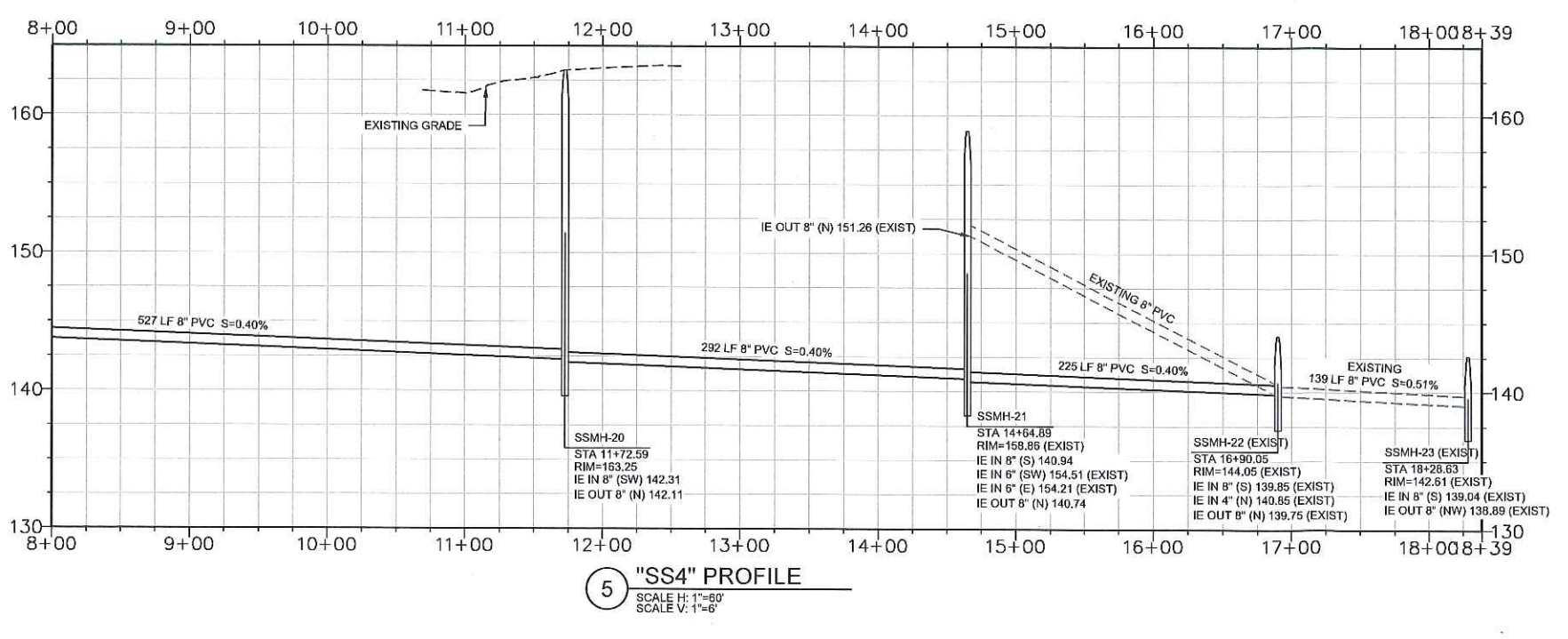
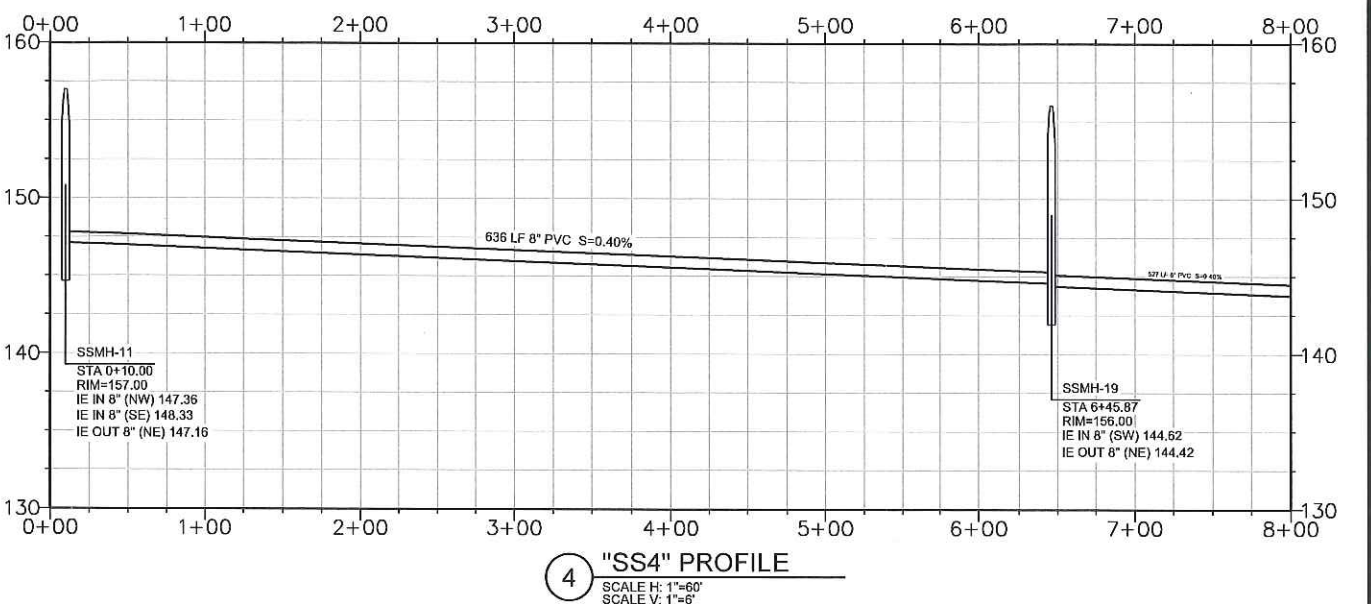
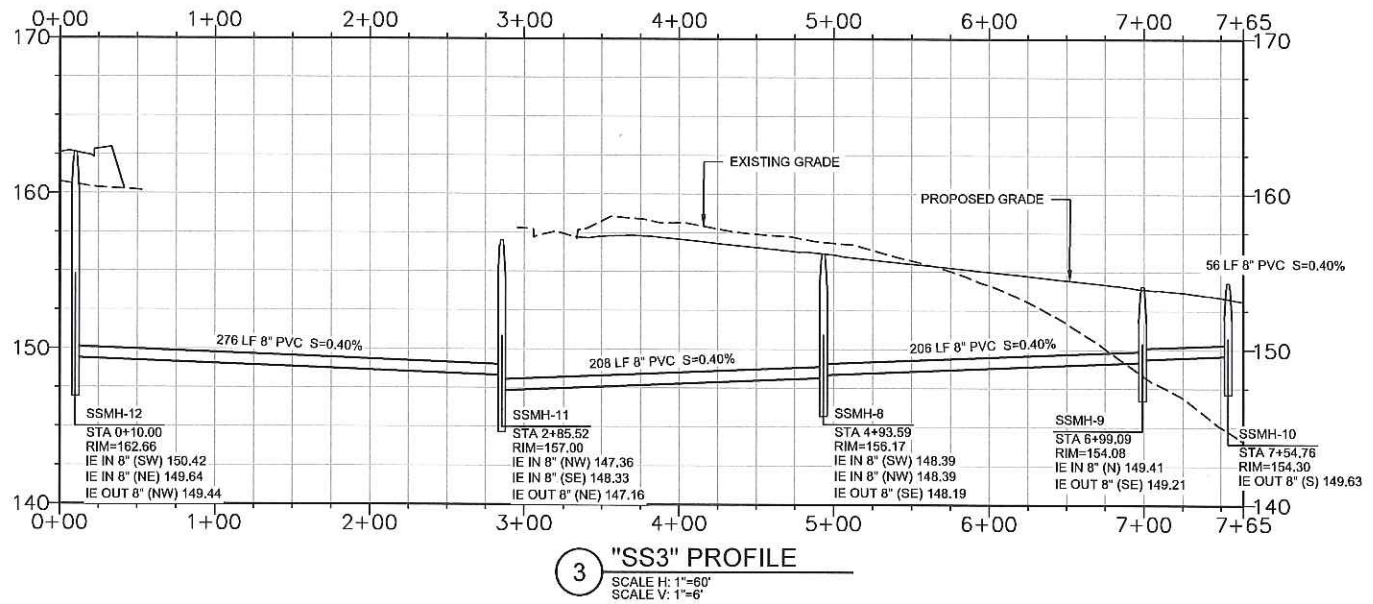
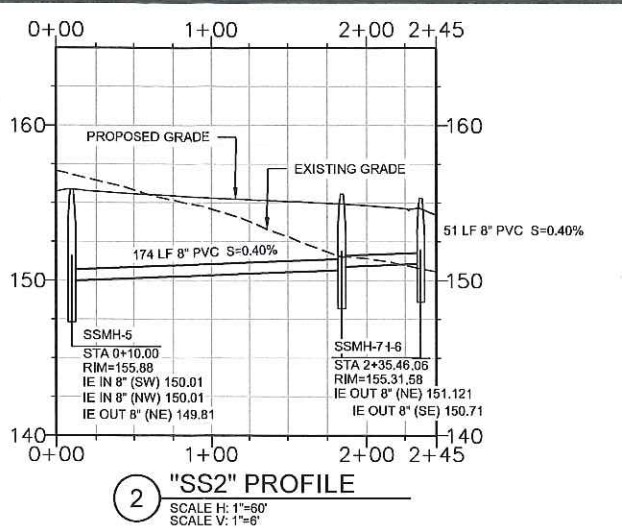
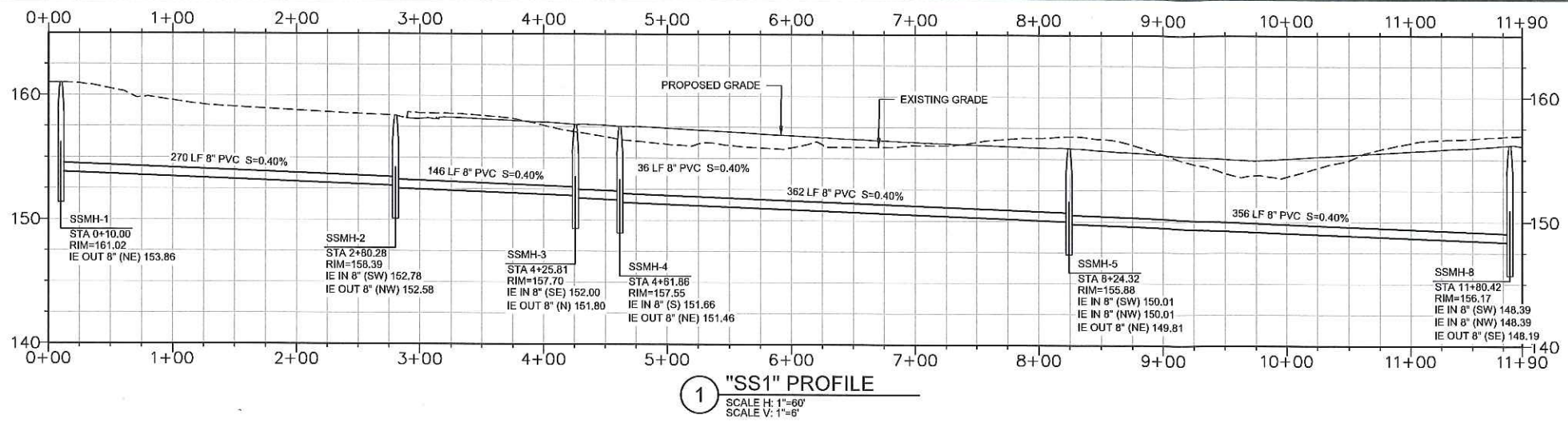
PRELIMINARY

DATE: 04/16/18
DESIGN: NJRU
DRAWN: NJRU

SHEET NO.
SS02
PROJECT NO. DBVX0000-0002



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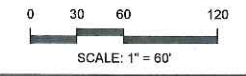
PROJECT: RIVERRUN (A SUBDIVISION)
 RIVERRUN SUBDIVISION LLC
 NEWBERG, OREGON

SHEET TITLE: SANITARY SEWER PROFILES

30% CD'S

PRELIMINARY

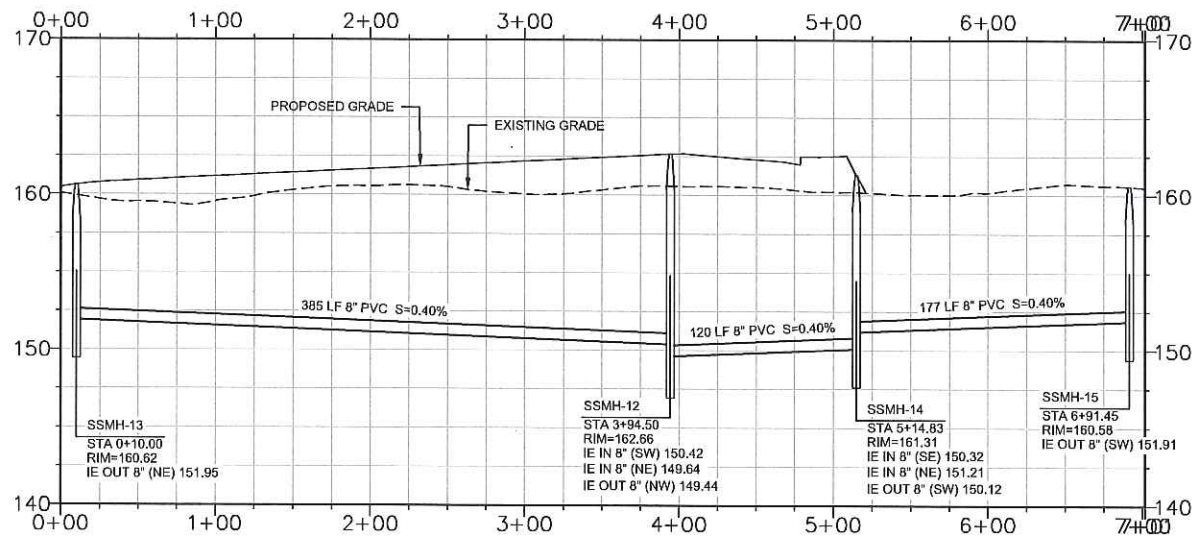
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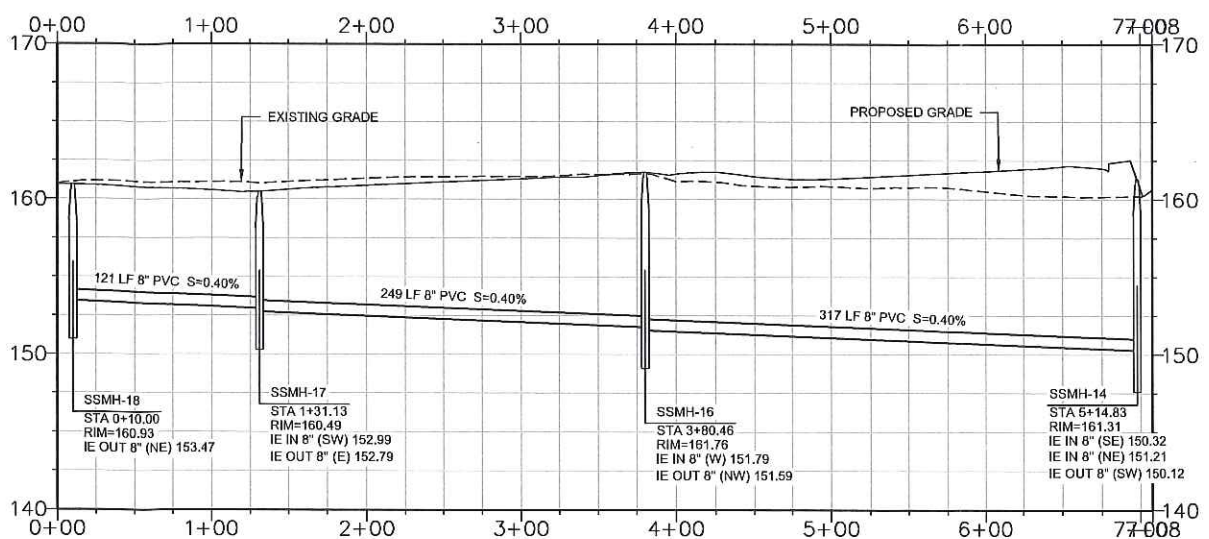


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Phone: 503.223.6663

DESIGN STUDIO
Incorporated in the State of Oregon



1 "SS5" PROFILE
SCALE H: 1"=60'
SCALE V: 1"=6'



2 "SS6" PROFILE
SCALE H: 1"=60'
SCALE V: 1"=6'

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PROJECT
RIVERRUN (A SUBDIVISION)
RIVERRUN SUBDIVISION LLC
NEWBERG, OREGON

SHEET TITLE
SANITARY SEWER
PROFILES

30% CD'S

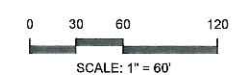
PRELIMINARY

DATE: 04/16/18
DESIGN: NJRU
DRAWN: NJRU

SHEET NO.

SS04

PROJECT NO. DBVX0000-0002



Brady Berry

From: SAGERS Thomas E * Tom <Thomas.E.SAGERS@odot.state.or.us>
Sent: Friday, April 27, 2018 12:17 PM
To: Brady Berry
Cc: EARL Robert; ECK Steven F; SWIFT Timothy E
Subject: FW: Riverrun Subdivision - ODOT Easements
Attachments: EC-SS-001-DBVC0002-Layout1.pdf; New Permit Packet.pdf

Brady,

I have been told that for this project it won't be necessary to acquire any easements. We will need to have you apply for a Permit to work within the ODOT Right of Way and for you to bore your Sanitary Sewer line under the bypass. I will be happy to assist you in any way possible through the process. I am attaching a permit packet that outlines what is necessary for the permit. Please provide me with a complete set of plans for what you are going to accomplish in the right of way as soon as you have them. I will need to route them through our engineers for approval. If I can be of assistance at any point in the process, please feel free to contact me. Thank you,

Tom Sagers
District 3 Permits Specialist
Oregon Dept of Transportation
885 Airport Rd SE, Bldg P
Salem, OR 97301
503-986-2876

From: ECK Steven F
Sent: Tuesday, April 24, 2018 4:10 PM
To: EARL Robert <Robert.Earl@odot.state.or.us>; SAGERS Thomas E * Tom <Thomas.E.SAGERS@odot.state.or.us>
Subject: FW: Riverrun Subdivision - ODOT Easements

Hi Robert and Tom – looks like I was sending this to the wrong person.

Would it be possible for one of you to help Brady with this request? We won't be selling any easements, but it looks like a permit may be possible?

If you could please either copy me in on your response or otherwise let me know that you have made contact, I would be most appreciative.

Thanks!
Steve

From: ECK Steven F
Sent: Thursday, April 19, 2018 7:44 AM
To: BROWER Kevin
Subject: FW: Riverrun Subdivision - ODOT Easements