



Nehalem Bay Fire & Rescue District

36375 Hwy 101 N.
Nehalem, OR 97131
(503) 368-7590 Bus.
(503) 368-7580 Fax
www.nehalembayfirerescue.org

7/7/2026

Jeremy Martineau
Macher Company
jeremymartineau@macherco.com

Re: Manzanita Highlands Subdivision Areas B, E & F (3N1029D000104)

The subdivision Manzanita Highlands Subdivision Areas B, E & F proposed by Jeremy Martineau complies with the Tillamook County Fire Defense Road Access Guidelines. Water supply needs are based on the structures to be constructed and will need individual letters of approval. Please contact me if any changes to road access or water supply sources are anticipated.

Respectfully,

Dan Weitzel
Captain/Fire Prevention
Nehalem Bay Fire & Rescue
d.weitzel@nbfrd.org



Captain Dan Weitzel
Nehalem Bay Fire & Rescue
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Nehalem, OR 97131
d.weitzel@nbfrd.org
Office 503-368-7590

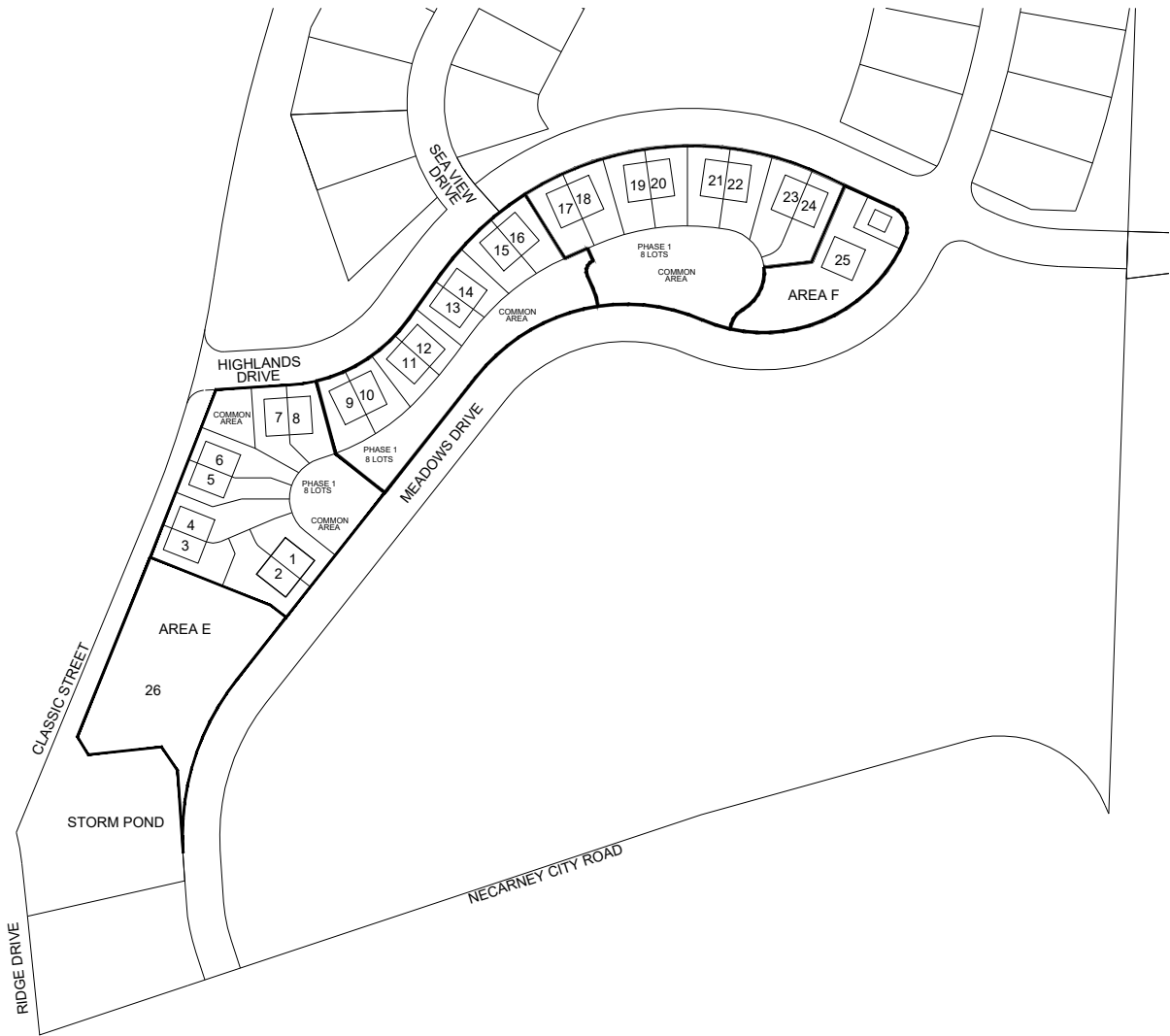
MANZANITA HIGHLANDS SUBDIVISION AREAS B, E & F

MANZANITA, OREGON

PREPARED FOR:
MANZANITA DEVELOPMENT GROUP LLC



VICINITY MAP
SCALE: NTS



SCALE
1" = 100'

PROJECT TEAM

DEVELOPER
MANZANITA DEVELOPMENT GROUP LLC
JERRY JONES
1051 NW BOND STREET, #205
BEND, OR 97703
PHONE: 541-668-4628

ARCHITECT/PLANNER
SAJ ARCHITECTURE
SETH ANDERSON
721 SW INDUSTRIAL WAY, SUITE 13
BEND, OR 97702

CIVIL ENGINEER
VANDO DEVELOPMENT LLC
JEFF VANDERDASSON
915 SW RIMROCK WAY, STE 201-230
REDMOND, OR 97756
PHONE: 503-407-2228

SURVEYOR
ONION PEAK DESIGN
ERICK WHITE
PO BOX 326
NEHALEM, OR 97131
PHONE: 541-336-6102

SHEET INDEX
C1 - COVER SHEET
C2 - EXISTING CONDITIONS PH 1 & AREA E
C3 - EXISTING CONDITIONS PH 2, 3 & AREA F
C4 - PH 1 & AREA E GRADING PLAN
C5 - PH 2, 3 & AREA F GRADING PLAN
C6 - PH 1 & AREA E PLAT
C7 - PH 1 & AREA E SITE PLAN
C8 - PH 1 & AREA E UTILITY PLAN
C9 - PH 2, 3 & AREA F PLAT
C10 - PH 2, 3 & AREA F SITE PLAN
C11 - PH 2, 3 & AREA F UTILITY PLAN



MANZANITA HIGHLANDS SUBDIVISION
AREAS B & E
Manzanita Development Group LLC
1051 NW Bond Street, #205
Bend, OR 97703

Vando Development LLC
915 SW Rimrock Way, Ste 201-230
Redmond, OR 97756
(C) 503-407-2228
vandodevelopment@gmail.com



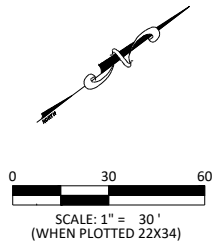
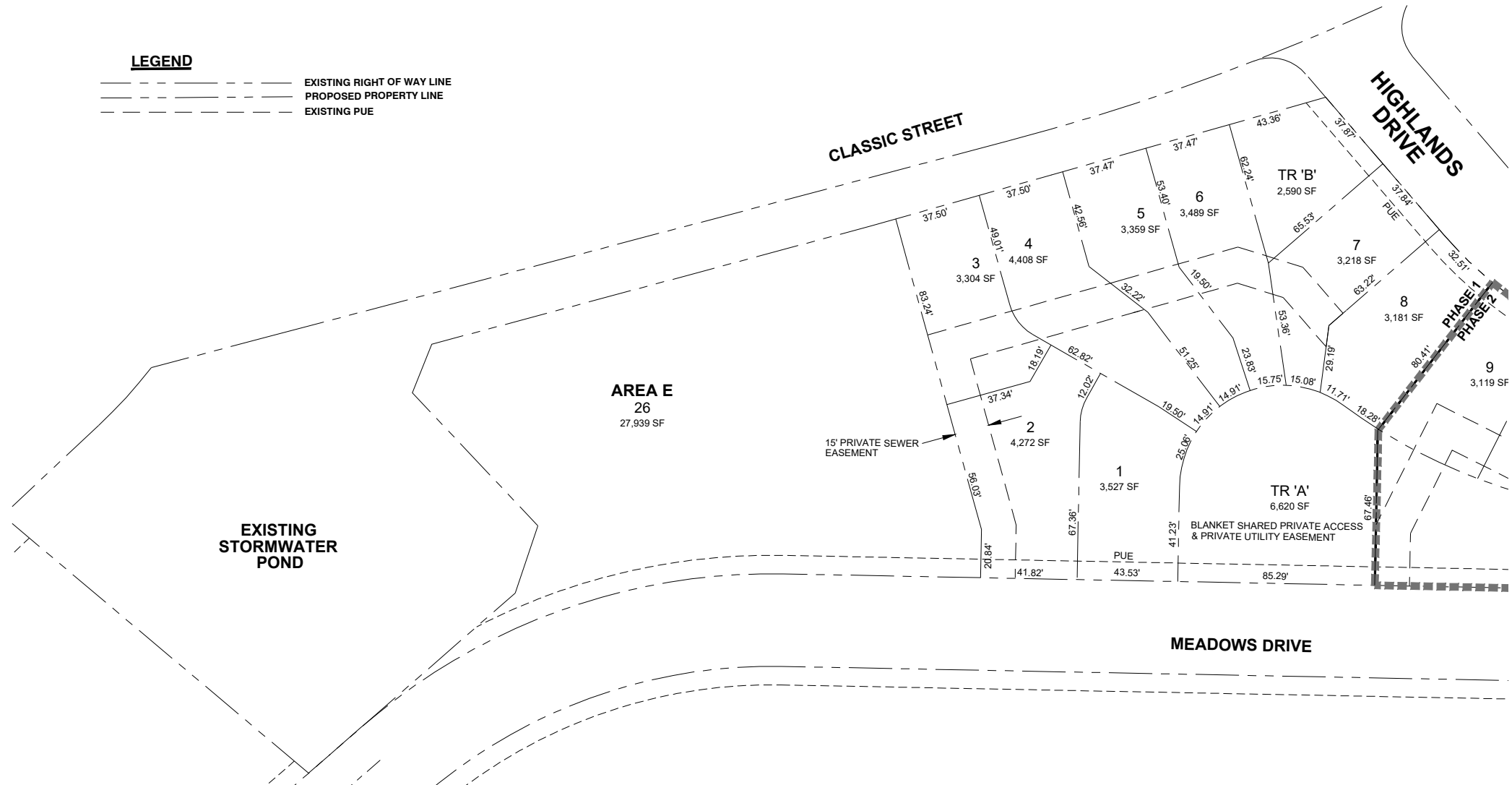
REVISIONS	MANZANITA HIGHLANDS AREA A C-1 COVER SHEET

DATE: 6/10/26
DRAWN BY:
PROJECT NO.:
DESIGNED BY:

C1
OF



EXISTING RIGHT OF WAY LINE
PROPOSED PROPERTY LINE
EXISTING PUE



**MANZANITA HIGHLANDS SUBDIVISION
AREA B & E**

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Redmond, OR 97756
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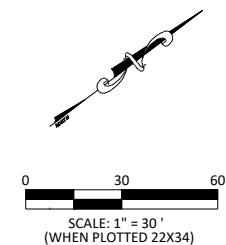
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DESIGNED BY:	DRAWN BY:	

SHEET

OF

**PROPOSED PLAT
B1 & AREA E**

C6



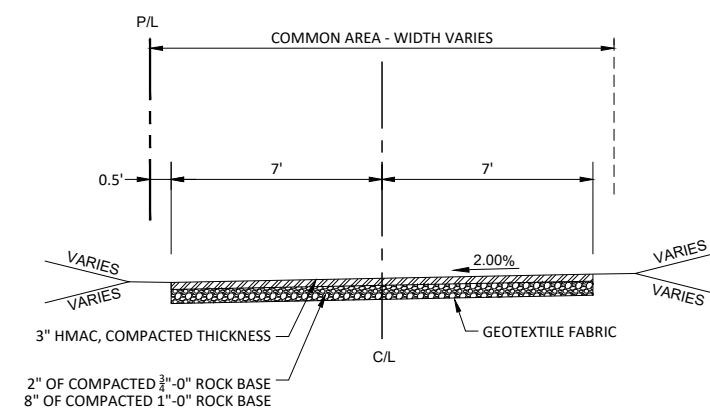
**MANZANITA HIGHLANDS SUBDIVISION
AREA B & E**

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vando.development@gmail.com



- 1 10' FRONT YARD SETBACK
- 2 5' SIDE YARD SETBACK
- 3 10' REAR SETBACK (TYP.)
- 4 14' WIDE SHARED ACCESS DRIVE
- 5 20' WIDE SHARED DRIVEWAY (TYP.)
- 6 END PAVEMENT (THIS PHASE)
- 7 6' PAVED PATH (BY OTHERS)
- 8 PROPOSED 6' PAVED PATH



CONSOLIDATED ACCESS



Captain Dan Weitzel
Nehalem Bay Fire & Rescue
36375 HWY 101 N
Nehalem, OR 97131
d.weitzel@nbfrd.org
Office 503-368-7590

REVISIONS

DATE- 6/10/26

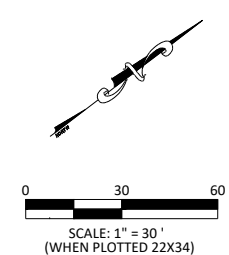
PROJECT NO.:

re

C

PROPOSED SITE PLAN B1 & AREA E

C7



- 1 EXISTING 8" SANITARY SEWER MAIN
- 2 PROPOSED PRIVATE SANITARY SEWER LINE
- 3 EXISTING 8" WATER MAIN
- 4 PROPOSED WATER SERVICE
- 5 EXISTING FIRE HYDRANT
- 6 EXISTING 8" PUE
- 7 CONNECT TO EXISTING 15" STORM SEWER MAIN W/ MANHOLE
- 8 PROPOSED FIRE HYDRANT
- 9 EXISTING 15" STORM MAIN
- 10 PROPOSED STORM LINE
- 11 PROPOSED STORM CATCH BASIN
- 12 PROPOSED STORM ROOF CONNECTION
- 13 CONNECT TO EXISTING 8" SANITARY SEWER MAIN W/ MANHOLE



**MANZANITA HIGHLANDS SUBDIVISION
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vandodevelopment@gmail.com

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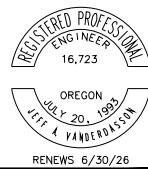
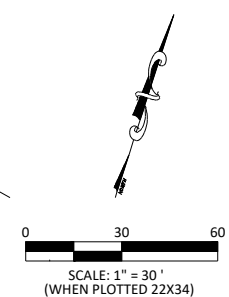
PROPOSED UTILITY PLAN

B1 & AREA E

SHEET

C8

OF



**MANZANITA HIGHLANDS SUBDIVISION
AREA B & F**

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MANZANITA HIGHLANDS AREA B C-9 PROPOSED PLAT.DWG

PROJECT NO.:	DATE:	6/10/26
DESIGNED BY:	DRAWN BY:	

**PROPOSED PLAT
PH B2, B3 & AREA F**

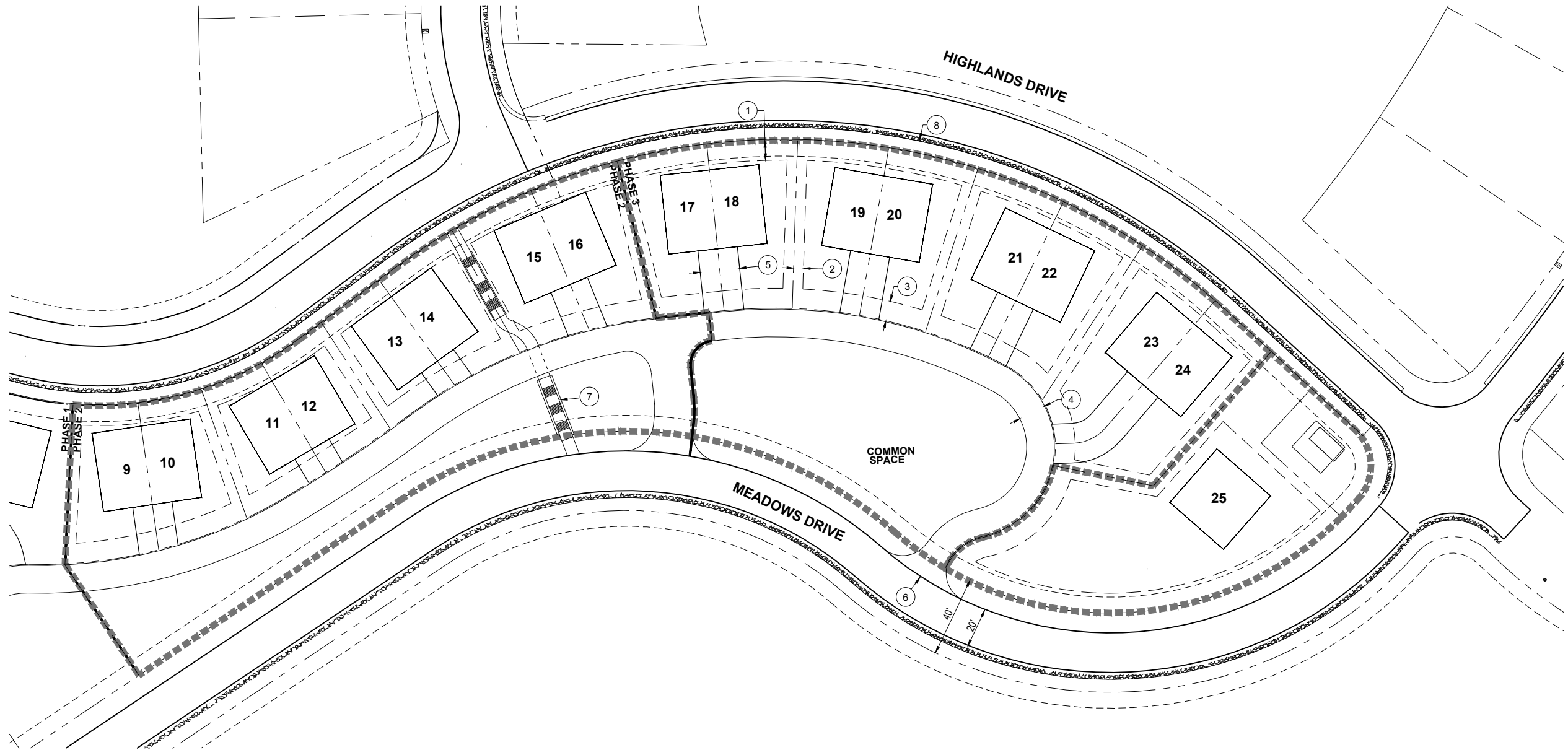
SHEET

C9

OF



Captain Dan Weitzel
Nehalem Bay Fire & Rescue
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Nehalem, OR 97131
d.weitzel@nbfrd.org
Office 503-368-7590



REGISTERED PROFESSIONAL
ENGINEER
16,723
OREGON
JULY 20, 1995
JEFF A. VANDERKAMEN
RENEWS 6/30/26

ROPOSED SITE PLAN
AREA B & F
Manzanita Development Group LLC
1051 NW Bond Street, #205
Bend, OR 97703

Vando Development LLC
915 SW Rimrock Way, Ste 201-230
Redmond, OR 97756
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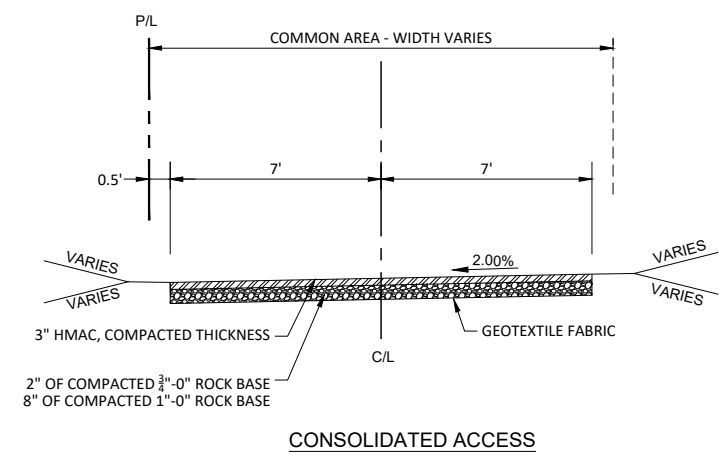


REVISIONS

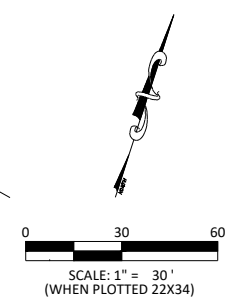
PROJECT NO.:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:
**PROPOSED SITE PLAN
PH B2, B3 & AREA F**

SHEET
C10
OF

**Captain Dan Weitzel**
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- SITE NOTES**
- 1 10' FRONT YARD SETACK
 - 2 5' SIDE YARD SETBACK
 - 3 10' REAR SETBACK (TYP.)
 - 4 14' WIDE SHARED CONSOLIDATED ACCESS DRIVE
 - 5 20' WIDE SHARED DRIVEWAY
 - 6 END PAVEMENT (THIS PHASE)
 - 6 MATCH EXISTING PAVEMENT
 - 7 CONCRETE PATH AND STAIRS
 - 8 PROPOSED 6' PAVED PATH



**MANZANITA HIGHLANDS SUBDIVISION
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MANZANITA HIGHLANDS AREA A C11 UTILITY PLAN.DWG

PROJECT NO.:	DATE:
DESIGNED BY:	DRAWN BY:

SHEET
C11
OF



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36375 HWY 101 N
Nehalem, OR 97131
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UTILITY NOTES

- 1 EXISTING 8" SANITARY SEWER MAIN
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- 3 EXISTING 8" WATER MAIN
- 4 PROPOSED WATER SERVICE
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- 8 PROPOSED FIRE HYDRANT
- 9 EXISTING 15" STORM MAIN
- 10 PROPOSED STORM LINE
- 11 PROPOSED STORM CATCH BASIN
- 12 PROPOSED STORM ROOF CONNECTION
- 13 CONNECT TO EXISTING 8" SANITARY SEWER MAIN W/ MANHOLE