



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

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-21-000047-PLNG:
MOCK & ONION PEAK DESIGN**

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

Date of Notice: April 9, 2021

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

#851-21-000047-PLNG: A partition request to create three (3) residential parcels. Located within the unincorporated community of Oceanside and accessed via Sunset Avenue, Chinook Avenue and Iris Street, all County roads, the subject property is designated as Tax Lot 11800 of Section 25AA, Township 1 South, Range 11 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Residential Oceanside (ROS). Property owners are Jason & Mandy Mock. The applicant is Onion Peak Design.

Written comments received by the Department of Community Development prior to 4:00p.m. on April 23, 2021 will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. 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 property 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. The decision will be rendered no sooner than April 26, 2021.

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: <http://www.co.tillamook.or.us/gov/ComDev/planning/default.htm> 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 x 3315 or arimoldi@co.tillamook.or.us.

Sincerely,


Angela Rimoldi, Planning Permit Technician
Sarah Absher, CFM, Director

Enc. Vicinity, Zoning, & Assessor Maps
Applicable Ordinance Criteria

REVIEW CRITERIA

TILLAMOOK COUNTY LAND USE ORDINANCE

SECTION 3.310: RESIDENTIAL OCEANSIDE (ROS) ZONE

(4) STANDARDS: Land divisions and development in the ROS zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size for permitted uses shall be 7,500 square feet where the slope averages less than 19 percent. Where the slope averages from 19 to 29 percent the minimum lot size shall be 10,000 square feet, and where the slope averages greater than 29 percent, the minimum lot size shall be 20,000 square feet, except that in both of these sloped areas and in unsewered or geologic hazard areas, a larger minimum may be required. **[Refer to Article V Exceptions for existing legally platted lots and parcels]**
- (b) The minimum lot width shall be 60 feet.
- (c) The minimum lot depth shall be 75 feet.
- (d) The minimum front yard setback shall be 20 feet.
- (e) The minimum side yard setback shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
- (f) The minimum rear yard setback shall be 20 feet; on a corner lot, it shall be 5 feet.
- (g) All setback standards may be subject to the exceptions in Tillamook County Land Use Ordinance Section 5.110.

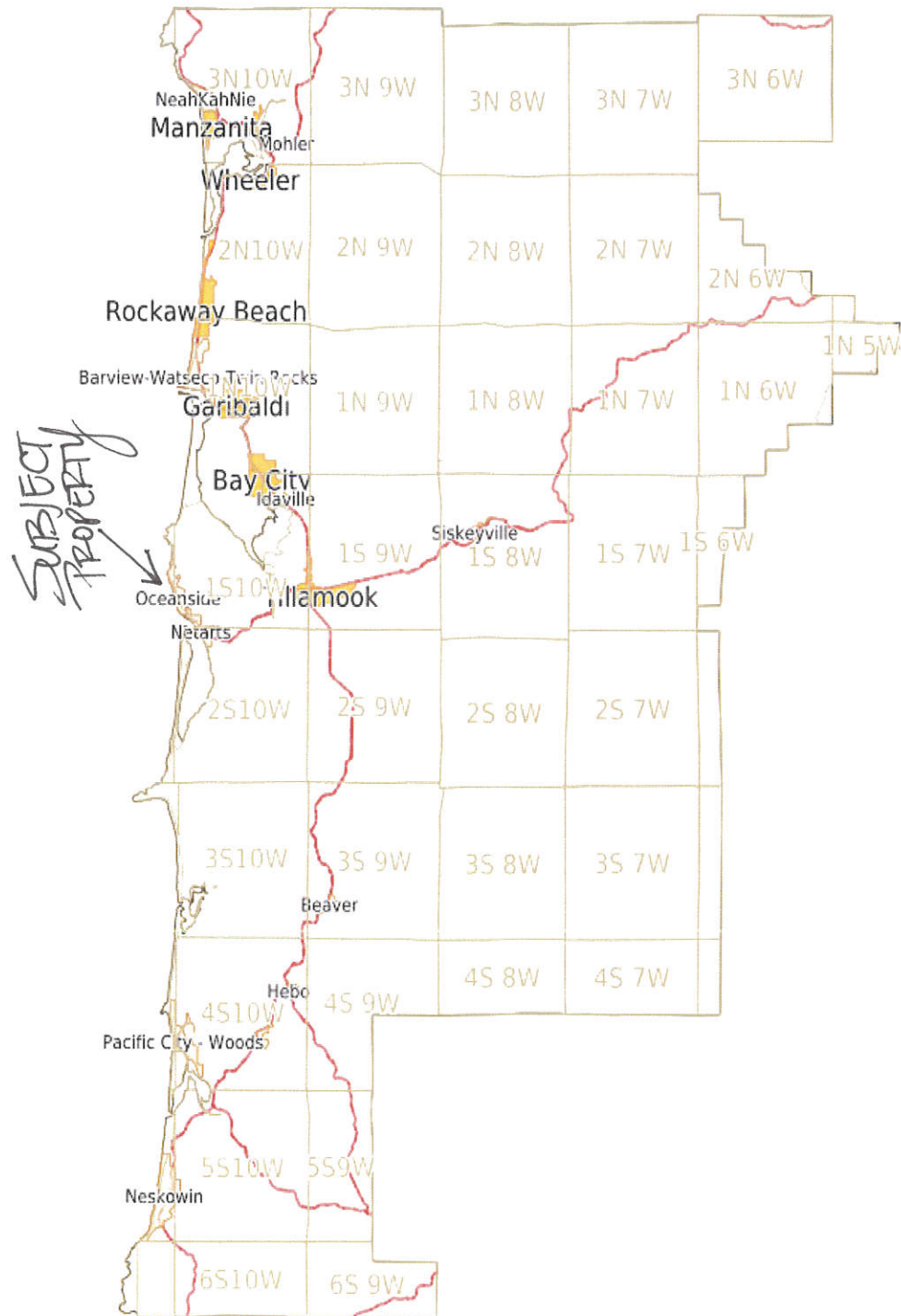
TILLAMOOK COUNTY LAND DIVISION ORDINANCE

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

VICINITY MAP



#851-21-000047-PLNG: Onion Peak & Mock



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Onion Peak Design Phone: 503-368-6102
 Address: PO Box 326
 City: Nehalem State: OR Zip: 97131
 Email: erick.opd@gmail.com

Property Owner

Name: Jason & Mandy Mock Phone: 503-799-3675
 Address: 2656 SW Fairmount Blvd
 City: Portland State: OR Zip: 97239
 Email: jasoncmock@yahoo.com

Location:

Site Address: 1680 Chinook Ave, Oceanside, OR 97134

Map Number:	1S	11W	25AA	11800
	Township	Range	Section	Tax Lot(s)

Land Division Type: Partition (Two or Three Lots, Type II) Subdivision (Four or More Lots, Type III)
 Preliminary Plat (Pages 1-2) Final Plat (Page 3)

PRELIMINARY PLAT (LDO 060(1)(B))

- For subdivisions, the proposed name.
- Date, north arrow, scale of drawing.
- Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- Existing streets with names, right-of-way, pavement widths, access points.
- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
- Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- Location of all existing subsurface sewerage systems, including drainfields and associated easements

General Information

- Parcel zoning and overlays
- Title Block
- Clear identification of the drawing as "Preliminary Plat" and date of preparation
- Name and addresses of owner(s), developer, and engineer or surveyor

Existing Conditions

- Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- The location and elevation of the closest benchmark(s) within or adjacent to the site
- Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

OFFICE USE ONLY

Date Stamp
RECEIVED
 FEB 11 2020
 BY: [Signature]
 Approved Denied
 Received by: [Signature]
 Receipt #:
 Fees: 409.00
 Permit No:
 851-21-000047-PLNG

Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- FINAL PLAT (LDO 090(1))**
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

Certificates:


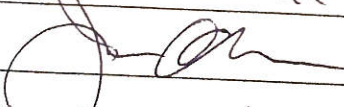
- Title interest & consent Water
- Dedication for public use Public Works
- Engineering/Survey

Additional Information:

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. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Mandy J Mock Jason C Mock 1/25/21
Property Owner (*Required) Date

  1/25/2021
Applicant Signature Date

Ed m wk (Orion Peak) 2-4-21

NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER TILLAMOOK COUNTY PLANNING DEPARTMENT PROCEDURES.
 AS DRAWN, PROPOSED PARCEL 3 WILL ONLY HAVE AN ACCESSORY STRUCTURE UPON COMPLETION OF THE PARTITION. HOWEVER, IT IS THE INTENT OF THE CLIENT TO SUBMIT PLANS FOR A BUILDING PERMIT UPON COMPLETION OF THE PARTITION. SAID PLANS WILL ALSO INCLUDE REVISIONS TO THE EXISTING GARAGE TO MEET MINIMUM SETBACKS BETWEEN PROPOSED PARCELS 2 AND 3.
 PUBLIC WATER AND SEWER ARE AVAILABLE THROUGH PUBLIC SYSTEMS LOCATED WITHIN PUBLIC RIGHT-OF-WAYS.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Erick M. White

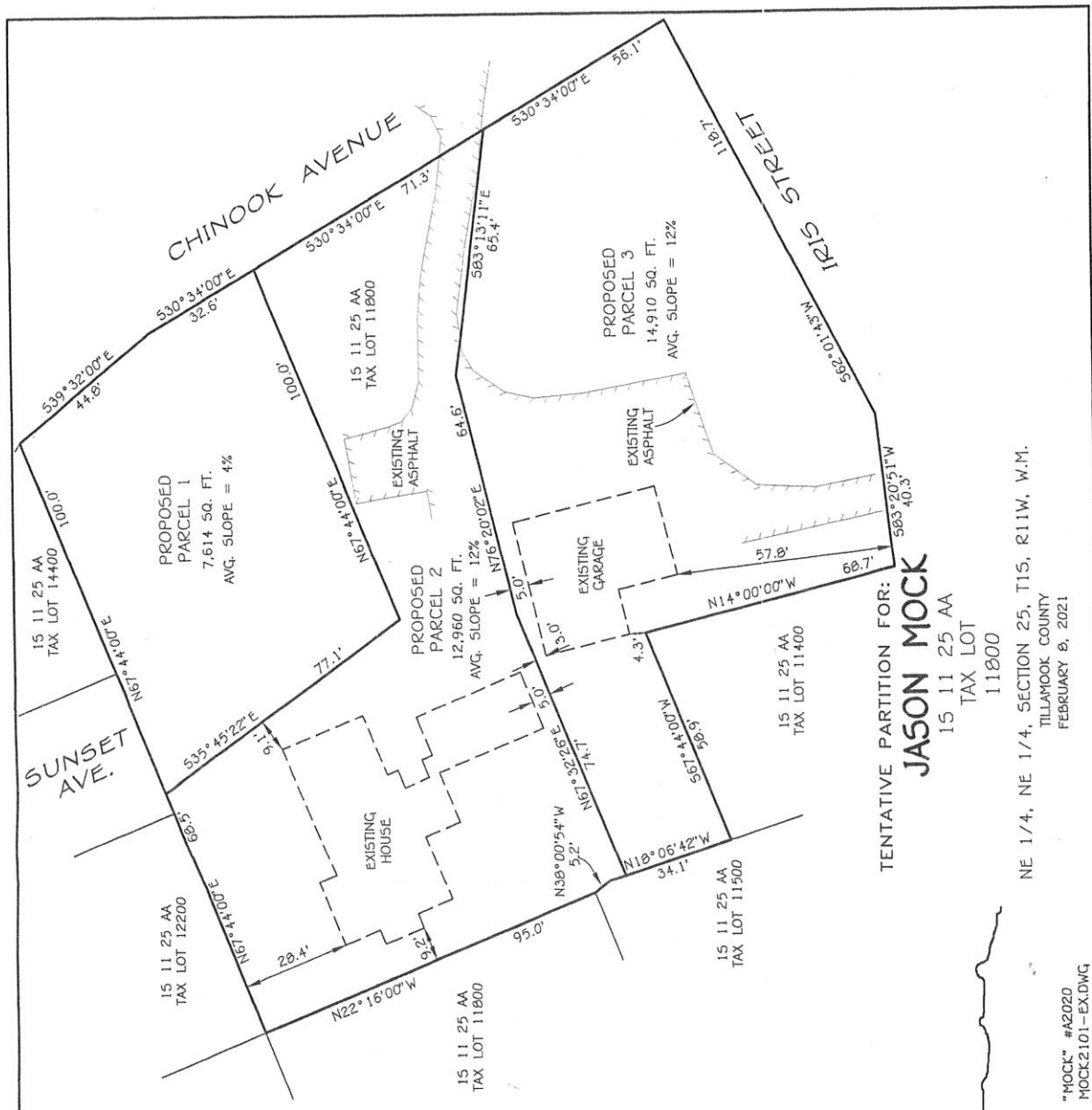
OREGON
 APRIL 28, 2014
 ERICK M. WHITE
 78572
 RENEWS 6/30/2022



SCALE:
 1" = 30'

**ONION PEAK
 DESIGN**

PO BOX 326
 NEHALEM, OR 97131
 (503) 368-6102
 FAX (503) 368-6102



TENTATIVE PARTITION FOR:
JASON MOCK
 15 11 25 AA
 TAX LOT
 11800

NE 1/4, NE 1/4, SECTION 25, T1S, R11W, W.M.
 TILLAMOOK COUNTY
 FEBRUARY 8, 2021

MOCK #A2020
 MOCK2101-EX.DWG

RECORDING REQUESTED BY:



802 Main Ave.
Tillamook, OR 97141

GRANTOR'S NAME:
The Estate of Cecil B. Bunch

GRANTEE'S NAME:
Mandy J. Mock and Jason C. Mock

AFTER RECORDING RETURN TO:
Mandy J. Mock and Jason C. Mock
2656 SW Fairmount Blvd.
Portland, OR 97239

SEND TAX STATEMENTS TO:
Mandy J. Mock and Jason C. Mock
2656 SW Fairmount Blvd.
Portland, OR 97239

196950, 196996, 1S11 25AA 11800 and 1S11 25AA 11900
1680 Chinook Avenue, Oceanside, OR 97134

Tillamook County, Oregon
01/14/2021 12:54:00 PM **2021-00395**
DEED-DPERS
\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00
I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.
Tassi O'Neil, Tillamook County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Larry Bunch, the duly appointed, qualified and acting personal representative of the estate of Cecil B. Bunch, deceased, pursuant to proceedings filed in Circuit Court for Tillamook County, Oregon, Case No. **18PB04851**, Grantor, conveys to **Mandy J. Mock and Jason C. Mock, as tenants by the entirety**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is One Million Ten Thousand And No/100 Dollars (**\$1,010,000.00**).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

TICOR TITLE™ 360420007487

PERSONAL REPRESENTATIVE'S DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Estate of Cecil B. Bunch

By: Larry Bunch PR
Larry Bunch, Personal Representative

1/12/2021
Date

State of ARIZONA
County of MARICOPA

This instrument was acknowledged before me on 01/12/2021 by Larry Bunch as Personal Representative of the Estate of Cecil B. Bunch, deceased.

Joel Gose
Notary Public - State of Arizona

My Commission Expires: 01/21/2023

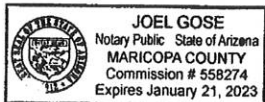


EXHIBIT "A"
Legal Description

Lots 10, 11, and 12, Block 15, and Lot 1, Block 14, THIRD ADDITION TO OCEANSIDE, in the County of Tillamook, State of Oregon; together with all of vacated 10 foot wide alley between said Lot 1 and said Lot 12.

ALSO: Beginning at a point which is North 67° 44' East 40.0 feet from the most Easterly corner of said Lot 12;
thence South 22° 16' East 10.0 feet;
thence South 14° 00' East 114.0 feet;
thence North 62° 04' East 119.0 feet;
thence North 30° 34' West 160.0 feet;
thence North 39° 32' West 44.5 feet, more or less, to a point on a line being the Northeasterly extension of the North line of said Lot 10;
thence South 67° 44' West along said extension to a point being 40.0 feet Northeasterly of and parallel with the Northeasterly line of said Block 15;
thence South 22° 16' East along said parallel line a distance of 90.00 feet, more or less, to the point of beginning.

ALSO: That portion of vacated Sunset Avenue from a line drawn from the Southeast corner of Lot 3, Block 14 to a point on the Easterly line of Sunset Avenue at the intersection with the Northerly line of Iris Street, and an Easterly extension of the Lot line between Lots 9 and 10, Block 15, Third Addition to Oceanside.

EXHIBIT "B"
Exceptions

Subject to:

Regulations, levies, liens, assessments, rights of way and easements of Netarts-Oceanside Sanitary District.
No liens found as of October 16, 2020.

Regulations, levies, liens, assessments, rights of way and easements of Oceanside Water District.
None found as of October 16, 2020.

Rights of the public to any portion of the Land lying within the area commonly known as Chinook Avenue and
Portland Avenue.

Easements for utilities over and across the premises formerly included within the boundaries of Sunset Avenue
and unnamed alley, now vacated, if any such exist.

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: J. H. Rosenberg, Dora Rosenberg, H. H. Rosenberg, and Dollie Rosenberg
Purpose: Utilities
Recording Date: July 27, 1934
Recording No: Book 69, page 269
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: J. H. Rosenberg, Dora Rosenberg, H. H. Rosenberg, and Dollie Rosenberg
Purpose: Utilities
Recording Date: October 19, 1937
Recording No: Book 74, page 539
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: J. H. Rosenberg, Dora Rosenberg, Dollie Rosenberg, Floyd Rosenberg, Helen Rosenberg,
Donald Rosenberg, and Jeraldine Rosenberg
Purpose: Utilities
Recording Date: July 14, 1941
Recording No: Book 81, page 132
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook People's Utility District
Purpose: Public utilities
Recording Date: February 4, 2011
Recording No: 2011-000710
Affects: Reference is hereby made to said document for full particulars

OCEANSIDE WATER DISTRICT

P.O. BOX 360

OCEANSIDE, OR 97134

PHONE (503) 842-0370

Oceansidewaterdistrict@gmail.com

OWD-Oregon.org

Tillamook Co. Department
of Community Development
1510 Third St., Suite B
Tillamook, OR. 97141

DATE: January 28, 2021

TO: TILLAMOOK CO. ONE-STOP PERMIT COUNTER

RE: WATER AVAILABILITY

I confirm that water service is available to the following lot(s) within our District:
Tax Lot 1S 11 25 AA 11800

This property is classified as a Single Family Dwelling. **If changing the classification of this dwelling, this Water Availability letter is null and void.**

Availability letter is void after 12 months from the date of issuance.

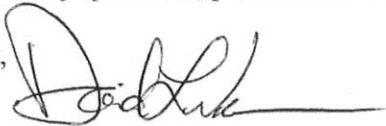
According to our records, the legal owner is:

Mandy & Jason Mock
2656 SW Fairmont Blvd
Portland, OR 97239
(503) 799-3675
jasoncmock@vahoo.com

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.

If you have any questions, please feel free to contact our office.

Sincerely,



David Nordman, District Manager
cc: Property owner

NETARTS-OCEANSIDE SANITARY DISTRICT
1755 CAPE MEARES LP. RD. W.
TILLAMOOK, OR. 97141
PHONE (503) 842-8231
FAX (503) 842-3759
TTY Relay Service: (800)-877-8973
www.n-o-s-d.com

Tillamook Co. Department
Of Community Development
1510 Third St., Suite B
Tillamook, OR 97141
(503) 842-3408

DATE: January 20, 2021

TO: TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER

RE: SEWER AVAILABILITY

I confirm that sanitary sewer service has been provided to **Tax Lot# 1S11 25AA 11800** since August 1978. Our records shows this property as a Multi-Family Dwelling.

According to our records, the legal owner is: Mandy & Jason Mock, 2656 SW Fairmount Blvd. Portland, OR. 97239

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.



Daniel A. Mello, District Superintendent
Cc: Property Owner

“This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, DC 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov”

NOTE: NO VERTICAL OR HORIZONTAL BENDS GREATER THAN 22-1/2° WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT (I.E. FROM MAINLINE TO CLEANOUT).

PRESSURE TREATED 2" X 4" WIRE TO INVERT AND EXTENDING ABOVE FINISH GRADE. STAKE SHALL BE CONTINUOUS AND REMAIN VERTICAL AFTER BACKFILLING. END SHALL BE PAINTED & LABELED (WHITE FOR SEWER), AND LABELED WITH DEPTH TO PIPE. EXTEND TONING WIRE TO SURFACE.

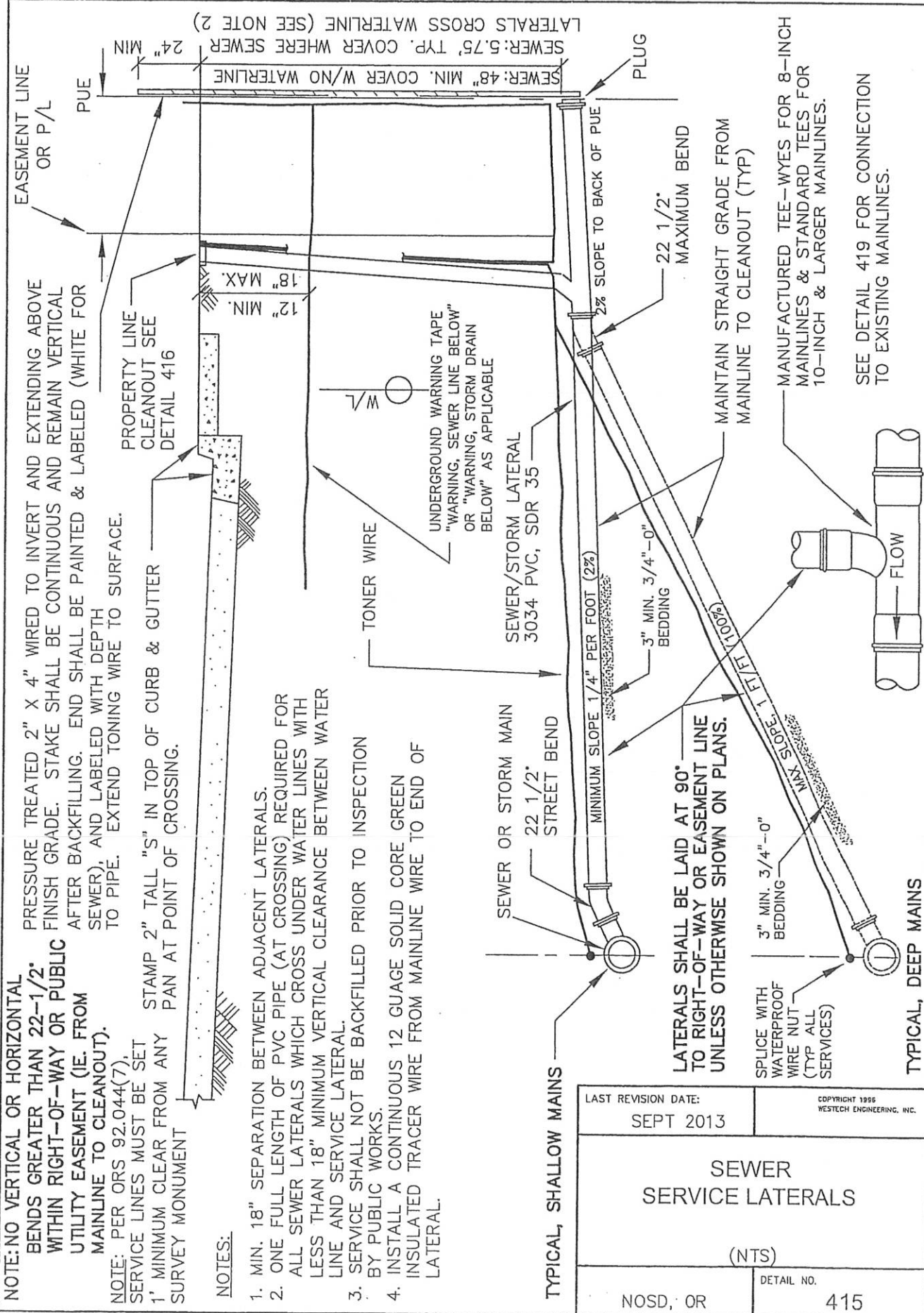
NOTE: PER ORS 92.044(7), SERVICE LINES MUST BE SET 1' MINIMUM CLEAR FROM ANY SURVEY MONUMENT

STAMP 2" TALL "S" IN TOP OF CURB & GUTTER PAN AT POINT OF CROSSING.

PROPERTY LINE CLEANOUT SEE DETAIL 416

NOTES:

1. MIN. 18" SEPARATION BETWEEN ADJACENT LATERALS.
2. ONE FULL LENGTH OF PVC PIPE (AT CROSSING) REQUIRED FOR ALL SEWER LATERALS WHICH CROSS UNDER WATER LINES WITH LESS THAN 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINE AND SERVICE LATERAL.
3. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION BY PUBLIC WORKS.
4. INSTALL A CONTINUOUS 12 GAUGE SOLID CORE GREEN INSULATED TRACER WIRE FROM MAINLINE WIRE TO END OF LATERAL.



LAST REVISION DATE:
SEPT 2013

COPYRIGHT 1996
WESTTECH ENGINEERING, INC.

SEWER SERVICE LATERALS

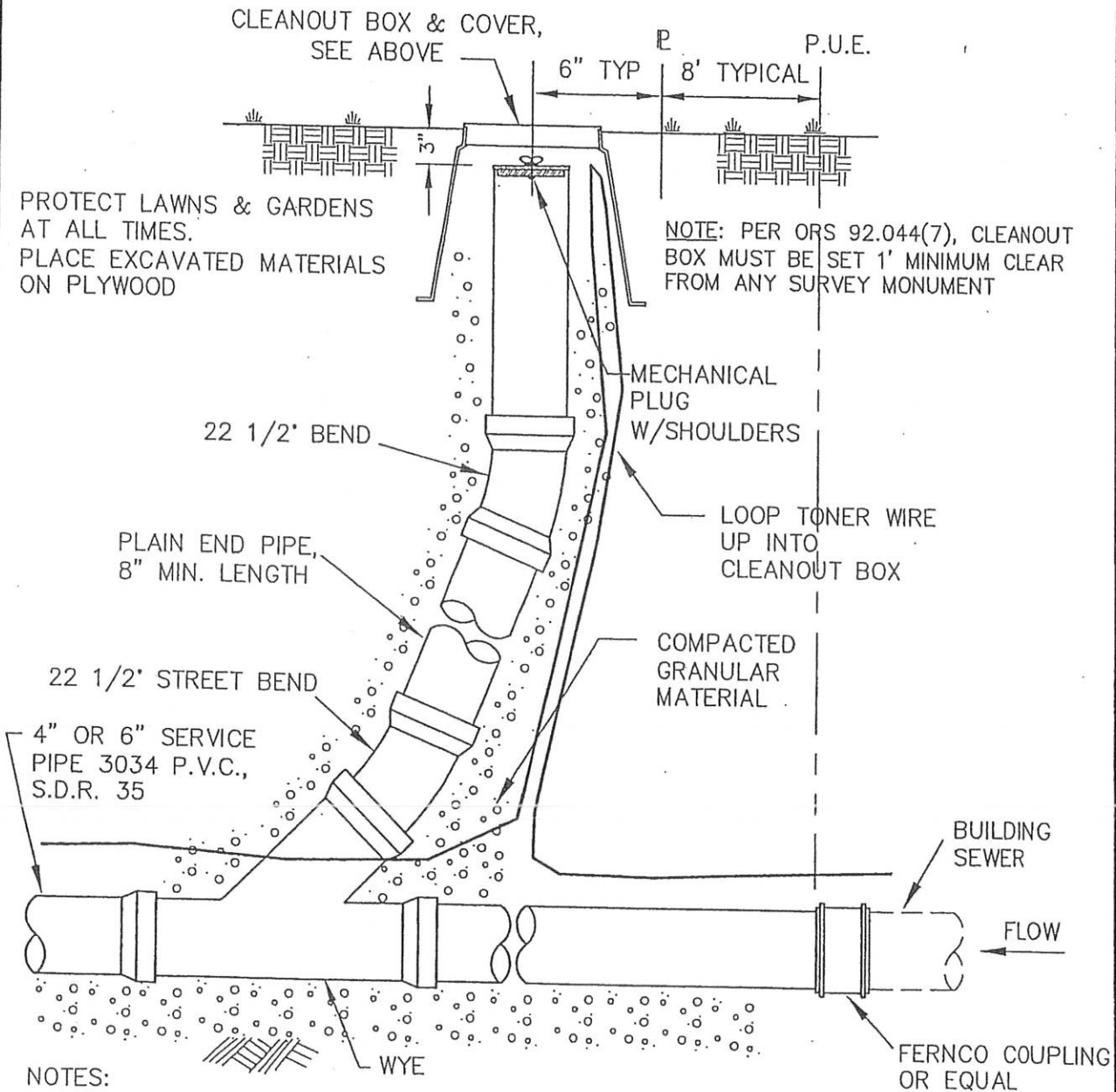
(NTS)

NOSD, OR

DETAIL NO.
415

CLEANOUT COVERS: ALL SEWER CLEANOUT LIDS TO READ "SEWER"

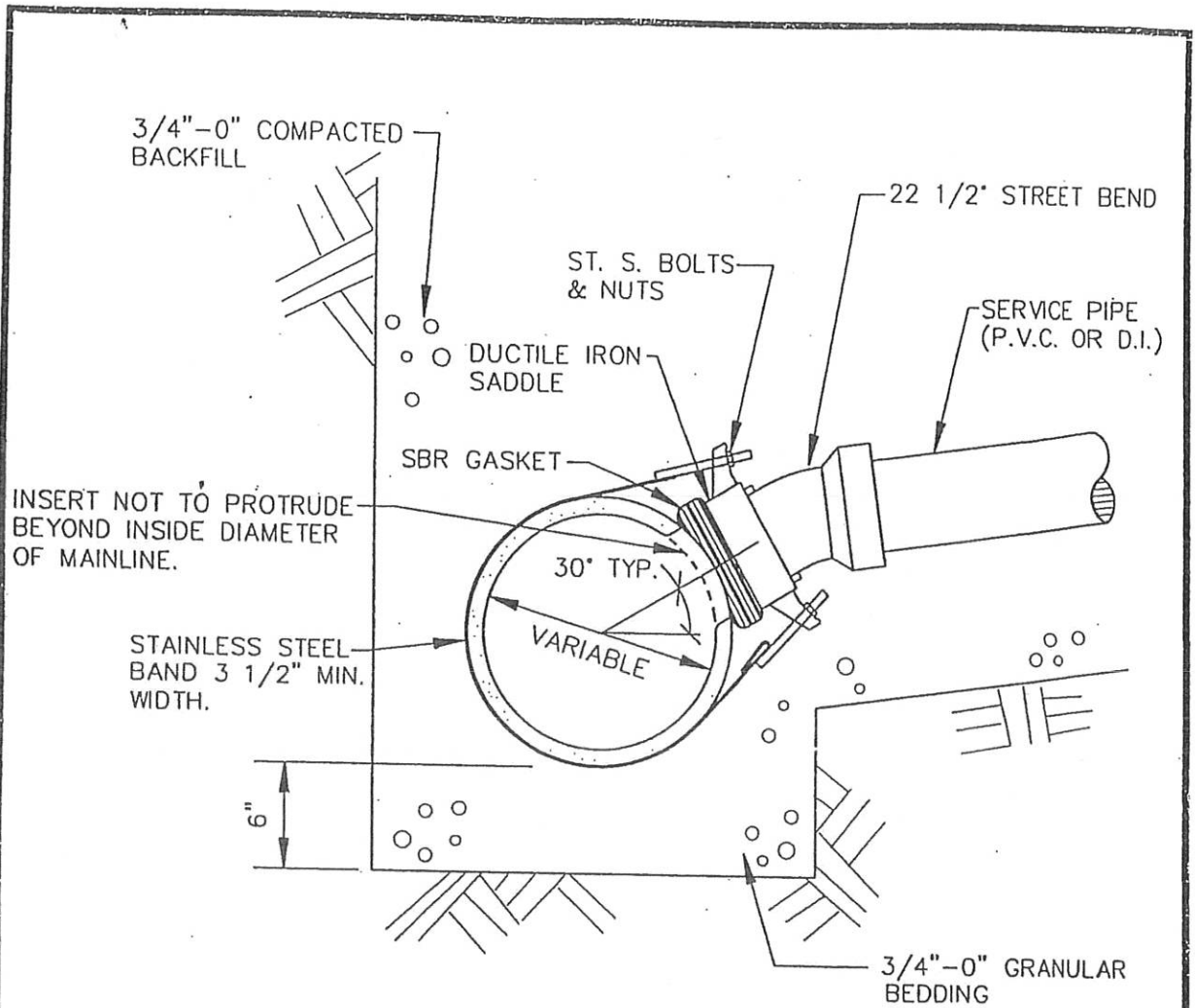
1. NON-TRAFFIC AREAS:
CARSON MODEL 910 T-COVER OR EQUAL (GREEN FOR SEWER, GREY FOR STORM).
2. TRAFFIC AREAS, INCLUDING DRIVEWAYS:
8" X 4" CAST IRON FRAME & COVER, OLYMPIC M1007 OR EQUAL.



NOTES:

1. CLEANOUT RISER SHALL BE SAME SIZE AND MATERIAL AS LATERAL PIPE.
2. PROVIDE CASTING FOR CLEANOUTS LOCATED IN DRIVEWAYS.
3. CLEANOUT PIPE SHALL BE LEFT A MINIMUM OF 18" ABOVE EXISTING GRADE UNTIL ALL CURBING IS INSTALLED AND ALL PRIVATE UTILITY TRENCHES ARE BACKFILLED. CLEANOUTS SHALL THEN BE SET FLUSH WITH FINISH GRADE.

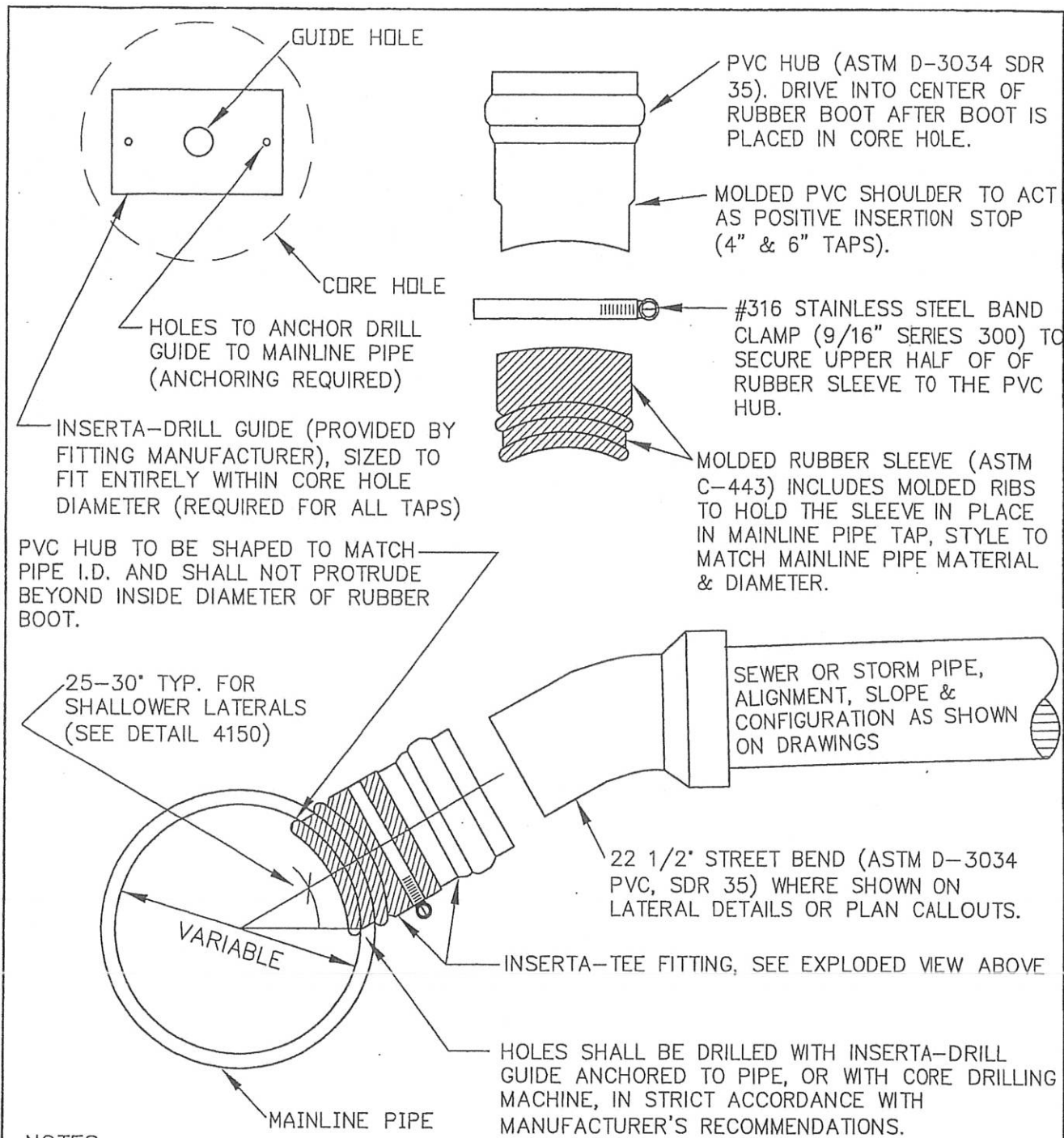
LAST REVISION DATE: MAR 2008	COPYRIGHT 1996 WESTECH ENGINEERING, INC.
STANDARD SERVICE LATERAL CLEANOUT	
(NTS)	
NOSD, OR	DETAIL NO. 416



NOTES:

1. SERVICE SADDLES ALLOWED ON EXISTING SEWER MAINS ONLY. MANUFACTURED TEE-WEES FITTINGS SHALL BE USED ON ALL NEW MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A DISTRICT INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT DISTRICT APPROVAL.
3. SERVICE SADDLES SHALL BE ROMAC STYLE "CB" OR EQUAL W/ VIRGIN SBR GASKET PER ASTM D2000 MBA 710.
4. HOLE IN MAIN SHALL BE CORE DRILLED.
5. C OF TAP SHALL BE ABOVE SPRINGLINE.

LAST REVISION DATE:		COPYRIGHT 1996	
FEBRUARY 1997		WESTECH ENGINEERING, INC.	
SERVICE SADDLE CONNECTION TO EXISTING SEWERS			
CITY:		DRAWING NO.	
NOSD, OR		418	



NOTES:

1. SANITARY SEWERS - INSERTA-TEES ALLOWED ON EXISTING PVC OR DUCTILE IRON SEWER MAINS. USE ON OTHER PIPE TYPES IS SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION. MANUFACTURED TEE-WYE FITTINGS SHALL BE USED ON ALL NEW SEWER MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A NOSD INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT NOSD APPROVAL.
3. CENTERLINE OF TAP SHALL BE ABOVE SPRINGLINE.

INSERTA-TEE "FATBOY" FITTING SHALL BE USED FOR ALL 4" & 6" TAPS, IN ORDER TO ALLOW 95% MANDREL TESTING OF MAINLINES.

LAST REVISION DATE: DEC 2012	JO # STANDARD
INSERTA-TEE CONNECTION TO EXISTING SEWER	
(NTS)	
NOSD, OR	DETAIL NO. 419

ONION PEAK DESIGN

PO Box 326 Nehalem OR 97131

Ph. & Fax 503-368-6102



Transmittal Letter

Transmitted Via

- Mail
- Fax
- Email

Date: February 8, 2021
 Project: Mock Partition
 To: Tillamook County Comm. Dev.
 Address:

Item(s) Being Sent

- Drawings
- Plans
- Letter
- Legal Description
- RFI
- Inspection Report
- Flood Elevation Certificate
- Other

Transmitted

- For Approval
- As Requested
- For Your Use
- For Comment

Copies Pages. Description

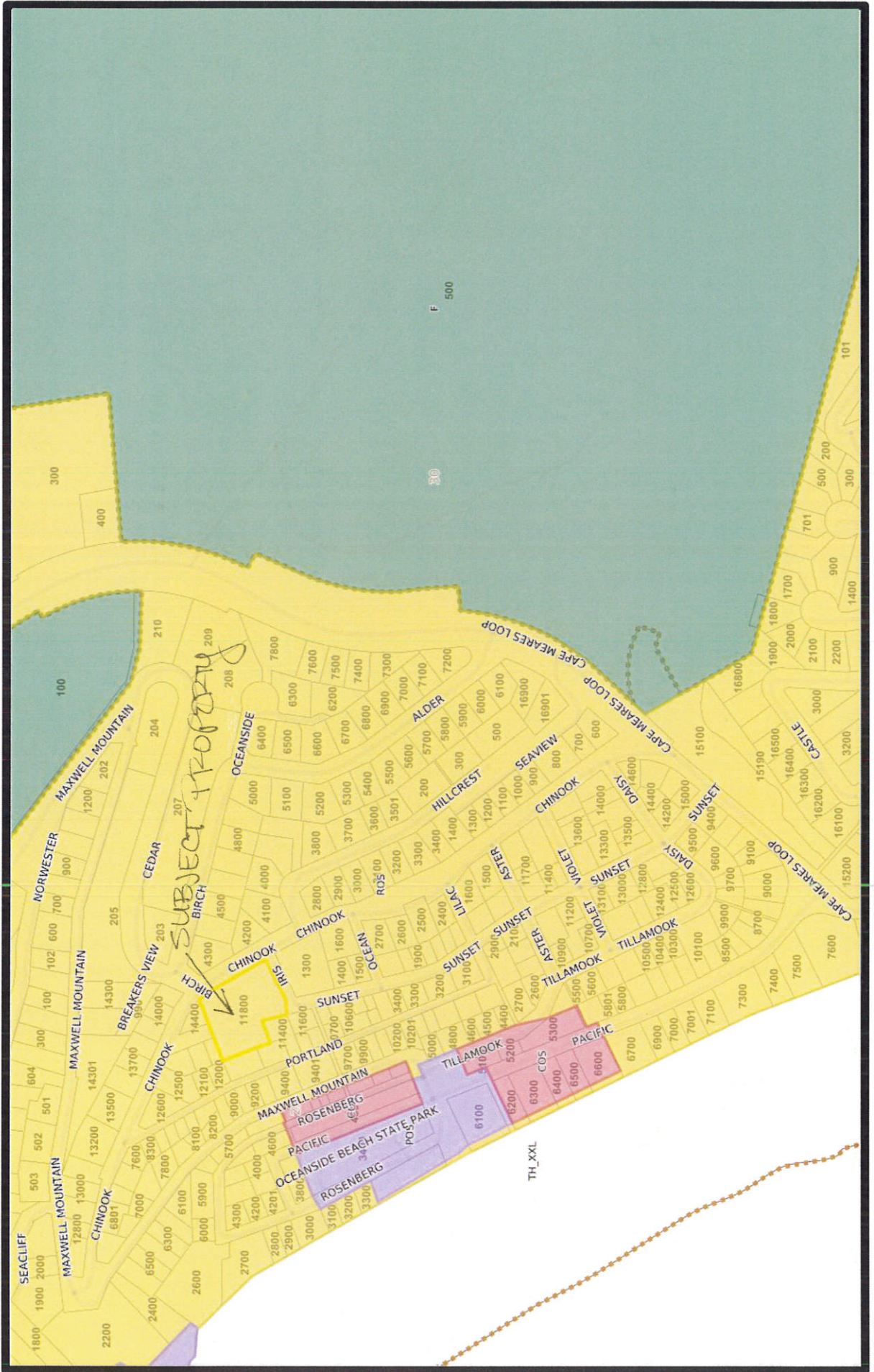
1	1	<i>Tentative Partition</i>
1	3	<i>Land Division Application</i>
1	4	<i>Current Deed – Inst#2021-00395</i>
1	1	<i>Water Availability Letter</i>
1	1 S	<i>Sewer Availability Letter</i>
1	1	<i>Check #2961 for \$409.00 review fee</i>

Comments

From Erick White
 CC

Surveying ● Engineering ● Planning

Map



Map

