



CITY OF COOS BAY
Public Works & Community Development Department
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

ATTACHMENT A

Permit No. **187-ZON** - _____

Date Received: _____

LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT No(s).

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Appeal and Review | <input type="checkbox"/> Legislative/Text Amendment | <input type="checkbox"/> Temporary Use |
| <input type="checkbox"/> Architectural Design Review | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Vacation |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Partition | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Estuarine Use/Activities | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other _____ |

Pre-Application applications require a different application form available on the City website or at City Hall.

Site Location/Address: 50 A Street Coos Bay OR 97420	Assessor's Map No./Tax Lot(s): 25S1326D000100
	Zoning: LDR-6
	Total Land Area: 23.768 Acres

Detailed Description of Proposal:


Verizon Wireless proposes to install a 150' Monopole with (6) antennas within a 40' x 40' fenced compound. The compound will contain a concrete pad with placement of communication cabinets and a backup generator.

Applicant/Owner Name: (please print)	Oregon International Port of Coos Bay	Phone: (541) 267-7678
Address:	125 Central Avenue #303	Email: mbarber@portofcoosbay.com
City State Zip:	Coos Bay, OR 97420	
Applicant's Representative: (please print)	ACOM Consulting - Christine Bradford	Phone: 503-509-9034
Address:	2098 Allendale Way NE	Email: christine.bradford@acomconsulting inc.com
City State Zip:	Keizer OR 97303	

- Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
- Copy of the deed for the subject property.
- Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
- Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
- Type II requires three (3) **complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.
- Type III requires **Ten (10) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

Per City of Coos Bay Resolution 17-03, a 5% Technology Fee will be assessed on all permit and plan review fees.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature	Date	 Owner's signature (required)	3.30.20 Date
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**LAND USE APPLICATION
NARRATIVE**

**VERIZON WIRELESS
TELECOMMUNICATIONS
FACILITY AT**

50 A Street
Coos Bay, OR 97420

Prepared By



Date
October 6, 2020

Project Name
OR5 Telegraph



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Chapter 17.347 Conditional Uses

Chapter 17.220 LOW DENSITY RESIDENTIAL DISTRICTS (LDR-6, LDR-8.5)

Chapter 17.335 SUPPLEMENTARY DEVELOPMENT STANDARDS

Chapter 17.365 SITE PLAN REVIEW

Chapter 17.338 TELECOMMUNICATIONS FACILITIES

Chapter 17.372 VARIANCES

EXHIBIT LIST

- A. Pre-Application Conference Submittal and Report**
- B. Title Report including Deed and Easements**
- C. Letter of Authorization**
- D. Wetland Delineation Report**
- E. RF Engineering Justification Letter**
- F. Zoning Drawings**
- G. Topography Map with Contour**
- H. Fema Flood Plain Maps**
- I. Landscape Plan**
- J. Phase 1 Report**
- K. Parcel survey**
- L. FAA Airspace Study**



I. GENERAL INFORMATION

Applicant: Verizon Wireless
5430 NE 122nd Avenue
Portland, OR 97230

Representative: Acom Consulting, Inc.
Christine Bradford
2098 Allendale Way NE
Keizer, OR 97303

Property Owner: Oregon International Port of Coos Bay
125 Central Avenue #303
Coos Bay, OR 97420

Project Information:

Site Address: 50 A Street Coos Bay, OR 97420
Parcel: 25S13W26D100
Account Number: 362600
Parcel Area: 23.76 Acres
Zone Designation: LDR-6 (Low Density Residential)
Existing Use: Communication/Commercial
Project Area: 1600 Square Feet (40' x 40') accessed by a 15' access and utility easement

Site Address: N/A
Parcel: 25S13W25CC2300
Account Number: 3938900
Parcel Area: N/A
Zone Designation: R-2
Existing Use: N/A - Access
Project Area: 15' wide access and utility easement to adjacent parcel

II. PROJECT OVERVIEW

Acom Consulting, Inc. is submitting an application for Land Use Development Review for a new unmanned wireless telecommunications facility on behalf of the Applicants, Verizon Wireless and the property owner, Oregon International Port of Coos Bay. The site proposed herein is designed to improve the voice and data capacity for Verizon's customers in Coos Bay and the surrounding urban area.

The applicant proposes to build a new 150-foot monopole tower with antennas mounted at the top of the tower. Ancillary ground equipment including equipment cabinets, emergency diesel generator, cabling and ice bridge will be located below in a new 40' x 40' secure fenced lease area surrounding the tower.



The location of the proposed facility maximizes coverage while minimizing visual impacts by locating next to an existing communications facility while using the minimum height needed to meet coverage objectives, siting the tower as far away from developed residential properties as possible and exceeding required setbacks. The proposed antenna height, with an overall antenna tip height of 150 feet, is the minimum height necessary to provide the required coverage relative to nearby complementary wireless facilities. The facility will be unmanned, fenced, accessible by authorized personnel only and will not produce any hazardous waste. A site technician will visit the site 1-2 times a month.

The proposed facility will serve the surrounding community by providing additional cellular bandwidth in an area that is currently underserved. With the ever-increasing number of data-intensive mobile devices that are now being using for streaming, gaming, cloud computing, big data and the convergence of storage and data networks, the telecommunications industry is looking at a position of unprecedented demand for increased telecommunications bandwidth capacity.

III. PROPOSED PLAN

This request is for review of the Land Use Development of a proposed wireless communications facility. The subject property consists of approximately 23.76 acres with existing primary access over an unnamed road from 1st Avenue. The tract is surrounded by water to the North, West and South with the Coos River and Marshfield Channel to the North and the Isthmus Slough bordering the West and South. There is an existing 190-foot communications tower in operation on the parcel to the Southeast of the proposed Verizon Wireless facility.

The particulars of the proposed development pursuant to the City of Coos Bay Pre-Application Check List were provided to the City of Coos Bay, received and paid on October 29, 2019. The pre-application was accepted and referenced as 187-19-000079-PLNG. The pre-application meeting took place on Thursday, November 21, 2019 at 1:30 p.m. at the Coos Bay City Hall.

All materials required for the pre-application that were submitted as well as the Pre-Application Notes from the meeting are included herein as Exhibit A of this submittal.

IV. SITE SELECTION

Verizon seeks to improve a significant capacity deficiency in their coverage and capacity in Coos Bay. The proposed site location was chosen to improve the voice and data capacity for customers located along downtown and the East side of Coos Bay.

The Applicants site wireless communication facilities at carefully selected locations. The need for service in this particular geographic area was determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another. Once the need for additional coverage was established, Verizon's RF engineers performed a study to determine the approximate site location and antenna height required to provide service in the desired coverage area. Using a computer modeling program that accounts for the terrain within the service area and other variables, such as proposed antenna height, available radio frequencies and wireless equipment characteristics, the engineers identified a "search ring," wherein a site could be located to fill the coverage gap.



For this project, a significant deficiency in coverage and capacity was determined to exist in the proposed area on the Eastside of Coos Bay.

This determination was a result of a combination of customer complaints and service and preliminary design analysis. Terrain data within the service area is entered into a modeling program along with a series of variables, such as proposed antenna height, available radio frequencies and wireless equipment characteristics. Using this information, Verizon's RF engineers identified an area of optimum location for and height of a new wireless communication facility antenna to maximize the coverage objective.

When this technical analysis was completed, a search area map and a description of other requirements were provided to Verizon's site development specialists. To provide coverage in this area, it was necessary to locate a facility that would provide coverage to the necessary areas in need.

With this information in hand, Verizon ranked potential sites. When designing an existing or new area for coverage or capacity, Verizon will first attempt to utilize an existing tower or structure for collocation at the desired antenna height. If an existing tower or structure is not available or not attainable because of space constraints or unreliable structural design, Verizon will propose a new tower. In this instance, our real estate group with the help of outside consultants did several searches and concluded there is no existing cell towers nearby for collocation that meet the communication site objectives.

Coverage maps and the RF Engineering and Design justification are attached herein as Exhibit E for reference.

V. Applicable Law

Federal, state, and local laws will apply to this application.

In the City of Coos Bay, a new telecommunications facility at this Low Density Residential (LDR-6) location, but exceeds the height limit of the zone, which may be permitted via a conditional use and subject to the criteria per a Type III Conditional Use Permit application with the Planning Commission Review and a Variance due to the height standard being exceeded.

Federal law, primarily found in the Telecommunications Act, acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways. First, a local government must approve an application for a wireless communications site if three conditions are met: (1) there is a significant gap in service (coverage and or capacity); (2) the carrier has shown that the manner in which it proposes to provide service in the significant gap is the least intrusive on the values that the community seeks to protect as allowed by applicable law; and (3) there are no potentially available and technologically feasible alternatives that are less intrusive on the goals that the community seeks to protect as allowed by applicable law. 47 U.S.C Section 332(c)(7)(A) and (B)(i)(II); and T-Mobile USA, Inc. v. City of Anacortes, 572 P.3d 987 (9th Cir. 2009).

In addition, under the Telecommunications Act, a local jurisdiction is prohibited from considering the environmental effects (including health effects) of the proposed site if the site will operate in compliance



with federal regulations. 47 U.S.C. Section 332(c)(7)(B)(iv). Verizon has included with this application a statement from Hatfield & Dawson Consulting Electrical Engineers demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission's RF emissions regulations - a NIER report (Attachment 9). Therefore, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed site should be disregarded in this proceeding.

Furthermore, the Telecommunications Act requires jurisdictions not to discriminate amongst carriers (applicants) in the placement of Wireless facilities. The Telecommunications Act provides wireless carriers with important procedural due process protections, including the requirement that "the regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 U.S.C. § 332(c)(7)(B)(i)(II). That is if a significant gap in service is demonstrated (capacity and or coverage), a local jurisdiction cannot deny the new service facility.

Verizon, in this application via extensive evidence has demonstrated that there is a significant gap in coverage and capacity for customers in Coos Bay, Oregon, and that the proposed facility is designed to fulfill this service gap in this area. The City is required to defer to Verizon's coverage objectives. There are other similar style and height of wireless towers that have been approved and installed in the City of Coos Bay, including one on the same parcel as the proposed development. To deny or substantially condition this application would be a clear discrimination between carriers per the Telecom Act and Federal Law and deny Verizon's ability to provide similar service compared to other carriers.

The proposed facility will comply fully with all Federal Communications Commission (FCC) safety standards. The FCC developed those standards in consultation with numerous other agencies, including the Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects over decades of wireless usage.

The FCC explains that its standards "incorporate prudent margins of safety." It explains further that "radio frequency emissions from antennas used for cellular and PCS transmissions result in exposure levels on the ground that are typically thousands of times below safety limits." The FCC provides information about the safety of RF emissions from cellular base stations on its website at:

<http://www.fcc.gov/oet/rfsafety/rf-faqs.html>. Included in the is application is Evaluation of Compliance with FCC Guidelines for Human Exposure to Radiofrequency Radiation report (Attachment 9) prepared by Hatfield & Dawson, Consulting Electrical Engineers that are qualified to prepare the exposure report in compliance with FCC guidelines. This report demonstrates that Verizon's proposed facility will be no risk to human health for RF exposure and is in compliance with FCC requirements.



Once Verizon develops a new facility, they follow a comprehensive program to ensure that they remain in compliance with the FCC limits while in service, which will include actual tests to confirm these limits following the sites going into service.

Wireless Communication facilities have been designated by Homeland Security as critical infrastructure of the United States. During events such as natural disasters or acts of terrorism, cell reception has been critical for first responders and emergency personnel to have effective communications.



VI. APPLICATION FORM



VII. DEVELOPMENT APPROVAL CRITERIA: City of Coos Bay Development Code

Verizon proposal complies with the submittal and development requirements of the City of Coos Bay Development Code. These are addressed in the order laid out as follows: CMBC 17.220 LDR 6 & LDR 8.5 Low Density Residential Districts; CMBC 17.335 Supplementary Development Standards; CMBC CMBC 17.365 Site Plan Review; CBMC 17.372 Variance; CBMC 17.338 Telecommunication

Note: Verizon's responses to the applicable City of Coos Bay Development code is indicated in italicized, blue text.

Chapter 17.347

CONDITIONAL USES

Sections:

17.347.010 Purpose of a conditional use.

17.347.020 Pre-application review.

17.347.030 Application content and review processes.

17.347.040 Criteria for approval, minor modifications and revocation.

17.347.050 Ownership, transfer and cessation of use.

17.347.010 Purpose of a conditional use.

There are certain uses which may be generally similar and appropriate within a given zone, but which, due to the nature of their potential impacts on surrounding land uses and public facilities, require a case-by-case review and analysis. Uses subject to a conditional use review may also possess unique or special characteristics that necessitate certain requirements or “conditions” to review them to successfully be integrated into a particular zone. The intent of the conditional use process is to identify potential negative impacts of a proposal, if any, and determine whether conditions of approval should be imposed on the proposed use to mitigate potential negative impacts. Only if conditions of approval cannot be imposed to mitigate any identified impact should a conditional use be denied. [Ord. 506 § 1 (Exh. A), 2018].

Response: The proposed wireless communications facility is compatible with existing use of the parcel. There is an existing wireless communication facility with a 193’ guyed tower in operation on the same parcel as the proposed facility. The applicant’s proposed facility has been designed to meet the minimum height necessary to meet the coverage objective, while ensuring lighting and noise mitigation meets the CBMC requirements set forth in the development standards stated in CBM 17.335.

17.347.020 Pre-application review.

Applications for conditional use review or modification of a conditional use review is not subject to pre-application review unless requested by the applicant. Applications must be consistent with CBDC [17.130.020](#), Pre-application review. [Ord. 506 § 1 (Exh. A), 2018; Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.325.010].

Response: A Pre-Application review was requested by the application consistent with CBDC 17.130.020 and was held at the Coos Bay City Hall Conference Room on November 21, 2019. Application 187-19-079 was reviewed and the meeting notes are provided herein as Exhibit A for reference.

17.347.030 Application content and review processes.

An applicant for a conditional use review shall submit the requisite fee and the information required in CBDC [17.130.040](#), Application contents, and other information the director or their designee determines necessary to review the application.



Response: The fee due in the amount of \$577.50 was paid on April 6, 2020 under receipt 11384 along with the required application contents.

(1) Review of a technically complete application for conditional use review is subject to a Type III process. See CBDC [17.130.100](#), Type III procedure.

Response: Per the Pre-Application conference and direction provided by the City of Coos Bay, this application type will be subject to a Type III Conditional Use Process.

(2) Review of a technically complete application for a minor modification, alteration, intensification or expansion of a previously approved conditional use review is subject to a Type II process consistent with CBDC [17.130.090](#), Type II procedure. [Ord. 506 § 1 (Exh. A), 2018; Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.325.020].

Response: Per the Pre-Application conference and direction provided by the City of Coos Bay, the required conditional use review will fall under a Type III Procedure under CBDC 17.130.100

17.347.040 Criteria for approval, minor modifications and revocation.

(1) The planning commission shall approve or approve with conditions an application for conditional use review if it finds the applicant has sustained the burden of proving that:

(a) The proposed use complies with the applicable requirements of the zone except as otherwise approved by variance or other means consistent with this title;

Response: The proposed use of a communication facility is outlined in the narrative for the LDR district under the narrative provided for CBDC 17.220.

(b) The site size, dimensions, location, topography, and access characteristics of the site are suitable to accommodate the proposed use and necessary mitigation of potential adverse impacts considering size, shape, location, topography and natural features;

Response: All characteristics of the location for the project have been assessed and the proposed use and development of the site have been positioned in a location in which there is the least potential for any adverse impacts.

(c) All required public facilities (i.e., water, sanitary waste, drainage and roads) have adequate capacity and design to serve the proposed use either as they exist, or as they may be modified by conditions of approval;

Response: The applicant's proposal will include the installation of underground utilities and/or fiber to the proposed development area. The installation will follow an existing easement and road in place that is utilized by another operational wireless facility on the parcel.

(d) Any impacts related to building mass, parking, access, traffic, noise, vibration, exhaust and emissions, light, glare, erosion, odor, dust, heat, fire hazards, visibility, and safety are no greater than other uses permitted in the zone, or can be mitigated by imposing reasonable conditions of approval which specifically address the potential impact and are intended to reduce the impact to levels consistent with other uses permitted in the zone.

Response: There is an established existing use of a wireless telecommunication facility on the parcel and the applicants proposed use will not exceed that of other uses on the property.

(2) The planning commission may impose, in addition to regulations and standards expressly specified in this title, reasonable conditions of approval necessary to mitigate potential impacts. These conditions may include, but are not limited to, the following:

(a) Increased setbacks, lot size or yard dimensions;

Response: The setbacks of the proposed development exceed the requirements set forth in table 17.220.060

(b) Additional design features necessary to mitigate impacts related to building mass, parking, access, traffic, noise, vibration, exhaust and emissions, light, glare, erosion, odor, dust, heat, fire hazards, visibility, safety, and aesthetic considerations such as, but not limited to, the potential conditions listed below, such as noise, vibration, air pollution, glare, odor and dust;

Response: Applicant can provide additional design revisions to mitigate any identified impacts that may be of concern.

(c) Restrictions on the location, number and design of vehicular access points to the property;

Response: There will be no vehicle parking or loading where the public right of way adjoins the access. Vehicle parking will be within the proposed access/easement near the proposed facility as shown on the included zoning drawings; Sheet A-2.1

(d) Requirements of CBMC Title [12](#), Streets, Sidewalks and Public Places; CBMC Title [13](#), increases Public Utilities and Services; CBMC Title [15](#), Buildings and Construction; and CBMC Title [18](#), Engineering Design Standards;

Response: The applicant has taken all standards into consideration during the design; the applicant can provide additional mitigation measures for any potential impacts identified in this review.

(e) Increases in right-of-way dedication for street capacity warranted by increases in traffic generated or in turning movements that can be attributed to the project;

Response: The proposed project has not identified any need for an increase in the right-of-way or additional traffic generated outside of the initial construction period.

(f) Restrictions on the hours, days, place and manner of operations;

Response: Development of the site including all construction activities will not cause unreasonable noise to occur outside of the hours of 7:00am and 6:00pm as required by CBMC 9.20.010 (7).

(g) Additional requirements for drainage and surfacing of maneuvering, off-street parking and loading areas;

Response: Water and stormwater drainage on the subject property is expected to follow the downgradient topography of the parcel and no contaminated stormwater or nuisance water is expected to pool. The applicant can provide additional mitigation measures for any potential impacts identified in this review.

(h) Limits on the location and intensity of outdoor lighting;

Exterior lighting at the proposed site shall be for security or maintenance purposes and shielded or directed downward to comply with all required lighting standards as required in CBMC 17.335.040. No



beacon or strobe lights shall be included unless required by the Federal Aviation Administration (FAA) or other applicable authority.

(i) Requiring increased buffering between uses, including berming, screening, landscaping and/or fencing;

Response: The proposed landscape plan provides design that is consistent with the requirements of the Development Standards for landscaping as set forth in 17.335.060. The proposed landscape plan is attached for reference as Exhibit I.

The proposed height of the fenced area around the proposed facility is a 6' high chain link fence. There are no walls or hedges included in the proposed plan that will exceed 8'.

The applicant will provide additional landscaping or screening consistent with the requirements of CBMC 17.335.060 if the City requires.

(j) Arrangement of buildings and use areas on the site;

Response: The applicant has taken all standards into consideration during the design; the applicant can provide additional mitigation measures for any potential impacts identified in this review.

(k) Other conditions substantiated by state or federal regulations; and

Response: The applicant has taken all standards into consideration during the design; the applicant can provide additional mitigation measures for any potential impacts identified in this review.

(l) Mitigations for adverse impacts as further specified in Chapter [17.325](#) CBDC, Mitigation of Adverse Impacts.

Response: The proposed facility does not result in an appreciable increase in land use activity and intensity or create an additional significant impact due to the current existing use of a wireless facility on the parcel; the applicant can provide additional mitigation measures for any potential impacts identified in this review.

(3) Conditions may not be imposed that restrict the use to a specific person or group.

Response: The applicant does not impose any conditions that restrict use to a specific person or group.

(4) The review authority may approve a minor modification, alteration or expansion of an approved conditional use pursuant to a Type II process if:

Response: The proposed project is not a minor modification, alteration or expansion of a current approved Conditional Use

(a) The modification, alteration or expansion will result in less than a 20 percent cumulative enlargement or relocation of the structure, floor area, parking area or exterior improvement area, up to a total maximum of 5,000 square feet;

(b) The existing use is in compliance with all conditions of approval of the original review; and

(c) The proposed modification, alteration or expansion is not expressly prohibited by the zone or the conditional use review issued for the existing use.



(5) Revocation of an approved conditional use review is subject to a Type III process. Revocation shall be initiated by the director or their designee by scheduling a hearing and issuing the required notice. Revocation shall not be the exclusive remedy for violation.

The planning commission may revoke or amend a conditional use review pursuant to a Type III process if it finds:

(a) The conditional use is not being conducted consistent with the decision or conditions of approval authorizing the conditional use review or other applicable standards of this title; and

(b) The applicant has failed to remedy the alleged violation within a reasonable time required by the community development department or within 60 calendar days after the city mails notice of such alleged violations to the operator of the conditional use or owner of the property, whichever is first. [Ord. 506 § 1 (Exh. A), 2018; Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.325.040].

Response: This has been read and understood by the applicant

17.347.050 Ownership, transfer and cessation of use.

(1) An approved conditional use review is specific to the subject property and cannot be transferred to another property.

(2) The planning commission may limit the conditional use to a specific business or owner, if necessary, to help assure compliance with all conditions of the original conditional use approval; otherwise, a conditional use approval is for the use, not for the specific business, business name, or ownership which may change. However, all conditions of approval continue to apply.

(3) A conditional use approval is automatically revoked if the use is discontinued for a period of 24 months. [Ord. 506 § 1 (Exh. A), 2018; Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.325.050].

Response: This has been read and understood by the applicant

Chapter 17.220
LOW DENSITY RESIDENTIAL DISTRICTS (LDR-6, LDR-
8.5)

Sections:

- [17.220.010](#) Purpose.
- [17.220.020](#) Locational criteria.
- [17.220.030](#) Uses.
- [17.220.040](#) Height regulations.
- [17.220.050](#) Density requirements.
- [17.220.060](#) Lot coverage and dimensions.

17.220.010 Purpose.

The LDR districts are intended to implement the provisions of the Coos Bay comprehensive plan. In addition, these districts are intended to: recognize and maintain established low density residential areas, while encouraging appropriate infill and redevelopment; establish higher densities close to employment centers and transit corridors and lower densities in areas without urban services; create efficient residential areas which provide community services in a more economical manner, and facilitate utility-efficient design; and provide for additional related uses such as utility uses necessary to serve immediate residential areas. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016].

17.220.020 Locational criteria.

(1) The city shall zone land designated for low density residential use within the Coos Bay city limits as follows:

- (a) LDR-6(6,000-square-foot lots). New parcels in this area must average within 10 percent of 6,000 square feet as a total development and any phase within the development. Individual parcels may not be smaller than 5,000 square feet or larger than 7,500 square feet.

Response: Non-applicable for proposed development type

- (b) LDR-8.5(8,500-square-foot lots). New parcels in this area must average within 10 percent of 8,500 square feet as a total development and any phase within the development. Individual parcels may not be smaller than 6,000 square feet or larger than 15,000 square feet.

Response: Non-applicable for proposed development type

(2) Zoning of residential land upon annexation to the city:

The city shall incorporate newly annexed lands consistent with the comprehensive plan land use

map. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016].

17.220.030 Uses.

The following uses are permitted or excluded in the LDR district subject to the applicable provisions of this title. P = Permitted use; C = Conditional use; X = Prohibited use.

Table 17.220.030 – Uses

Use	LDR-6	LDR-8.5
Residential Uses		
Single-family detached dwelling units, including manufactured homes which are subject to special siting standards	P	P
Duplexes	P	P
Accessory living units (which are subject to special siting standards through a Type II land use process)	P	P
Group care facilities (more than five)	C	C
Foster care homes (five or fewer)	P	P
Planned unit development	C	C
Multifamily and zero lot line development – Only authorized in the LDR-6 overlay area	P	X
Accessory Buildings and Uses		
Private garages and carports	P	P
Accessory use or building on a separate lot or parcel, with compliance with Chapter 17.314 CBDC	P	P
Greenhouses, gardens, and orchards for private, noncommercial propagation and culture of plants, fruits, and vegetables	P	P
Swimming pools and other recreational facilities for the private use of the occupants. Swimming pools other than children's temporary wading pools shall not be located in front yards, and shall be set back at least three feet from all property lines.	P	P
Covered patio, freestanding or attached	P	P
Solar energy systems and structures solely designed to support solar energy systems	P	P

Nonresidential Uses		
Art galleries and museums	C	C
Bed and breakfast house	C	X
Bus shelters (subject to a Type II site plan review)	P	P
Child care facility (fewer than 13)	P	P
Religious assembly	C	C
Community recreation	C	C
Educational service	C	C
Lodge, club, fraternal or civic assembly	C	X
Home occupations	P	P
Occupied recreational vehicles	X	X
Public utilities	C	C
Public buildings and uses not otherwise listed as permitted in CBDC	C	C
Telecommunications facilities	C	C
All manufacturing and commercial uses or services not listed	X	X

Response: The proposed use for Wireless Telecommunication Facility requires a Type III Conditional Use Permit Application with a Planning Commission Review.

[Ord. 503 § 1 (Exh. B), 2018; Ord. 480 § 3, 2016; Ord. 473 § 3 (Exh. A), 2016].

17.220.040 Height regulations.

A maximum building height in all LDR districts shall be 35 feet measured from the lowest finished grade level to the highest point on the roof ridge. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016].

Response: A Variance under CBMC 17.372 is requested in association with this Conditional Use Permit Application as required by CBMC 17.372.020. The requested height of the facility is greater than 10 percent of the numerical standards referenced in this regulation and the materials for this request are in this application package and attached herein for reference.

17.220.050 Density requirements.

(1) New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for minimum and maximum density in Table 17.220.050, Density Requirements.

Response: Non-applicable for proposed development type

(2) Lots created for drainage facilities, parks, open space, wetlands and buffers, and utilities shall not be subject to maximum lot size requirements.

Response: Non-applicable for proposed development type

(3) Newly created lots in a proposed land division must average within 10 percent of the prescribed average lot size as a total development and any phase within the development.

Table 17.220.050 – Density Requirements

Zoning District	Average Lot Size (sq. ft.)	Minimum Lot Area (sq. ft.)	Minimum Net Density Per Acre ¹
LDR-6	6,000	5,000	6
LDR-8.5	8,500	6,000	4

Response: Non-applicable for proposed development type

1 Densities shall be calculated based on the gross area of the site minus any public rights-of-way. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016].

Response: Non-applicable for proposed development type

17.220.060 Lot coverage and dimensions.

(1) Maximum building lot coverage shall not exceed 65 percent.

Response: Non-applicable for proposed development type

(2) Front yard setbacks shall be measured as the distance between the primary street facade of the dwelling and the property line. Garage and/or carport setbacks shall be set back 20 feet from the property line to allow vehicles to park completely on the property.

Response: The setbacks of the proposed development exceed the requirements set forth in table 17.220.060

The setback may be reduced to 10 feet from a street or five feet from an alley if the entrance to the garage or carport is perpendicular to the street frontage and all of the required parking can be accommodated on private property.

Response: The setbacks of the proposed development exceed the requirements set forth in table 17.220.060

Exceptions:

(a) The measurement shall be made at either the front plane of the front porch or of the

dwelling if there is no front porch.

Response: Non-applicable for proposed development type

(b) Front yard setback requirements of this title shall not apply in any residential district where the average depth of front yards of existing dwellings within the same block, within 250 feet from exterior side lot lines of the lot, and fronting on the same street is less than the minimum required front yard. In such cases the front yard requirement on the lot shall not be less than the average existing front yard.

Response: Non-applicable for proposed development type

(c) An accessory building less than 120 square feet may be located within any required side or rear yard up to the property line if it is placed at least 20 feet from the front property line and is not more than eight feet in height at its highest point above grade, and is not a visual obstruction at driveways or intersections. An accessory building less than 120 square feet may be located closer than 20 feet to the front property line and less than 10 feet to a flanking street if it is not more than eight feet in height at its highest point above grade and is not a visual obstruction at driveways or street intersections.

Response: Non-applicable for proposed development type

(3) Setbacks shall be consistent with Table 17.220.060, unless otherwise expressly allowed by this title.

Table 17.220.060 – Lot Coverage and Dimensions

District	Average Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Street Side Yard (feet)	Minimum Rear Yard (feet)
LDR-6*	6,000	40	80	10	5	10	5
LDR-8.5	8,500	40	90	10	5	10	5

* For zero lot line projects, zero minimum side yard and minimum rear yard setbacks in the LDR-6 overlay; perimeter parent parcel setbacks are still required to be five feet.

[Ord. 503 § 1 (Exh. B), 2018; Ord. 480 § 4, 2016; Ord. 473 § 3 (Exh. A), 2016]

Response: The proposal is for a new 150 foot tall free standing monopole structure which meets the setback requirements from adjacent districts, property lines, streets and existing dwellings consistent with the requirements set forth in CBMC 17.220.060. All setback distances are shown on Sheet A-1 of Exhibit F; Zoning Drawings



Chapter 17.335

SUPPLEMENTARY DEVELOPMENT STANDARDS

Sections:

- 17.335.010 Generally.
- 17.335.020 Height of fences and hedges.
- 17.335.030 Solid waste.
- 17.335.040 Lighting.
- 17.335.050 Noise.
- 17.335.060 Landscaping.

17.335.010 Generally.

The standards in this chapter apply to development generally within the city of Coos Bay. They can be used in any review process where applicable to evaluate or to set conditions of approval of an application. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.362.010].

17.335.020 Height of fences and hedges.

(1) Fences, walls and hedges not greater than eight feet in height shall be permitted on or within all property lines which are not within any vision clearance area. For any fence greater than eight feet in height a setback from the property line of one foot shall be provided for each additional foot or fraction of a foot.

Response: The proposed height of the fenced area around the proposed facility is a 6' high chain link fence. There are no walls or hedges included in the proposed plan that will exceed 8'.

(2) Fences or walls located in the following areas shall only be allowed subject to approval of a Type III site plan review (Chapter 17.365 CBDC):

- (a) The bayside of Bayshore Drive between Elrod Avenue and Highland Avenue.
- (b) The bayside of Bayshore Drive north of Fir Avenue.
- (c) The bayside of South Empire Boulevard south of Newmark Avenue.
- (d) The bayside of 6th Avenue south of "F" Street. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.362.020].

Response: The proposed development is not located within any of the following areas listed above. The location of the proposed development is shown in relation to the identified areas listed in 17.335.020 (2) is indicated in the following illustration:



17.335.040 Lighting.

(1) Street lighting shall be a required component of all residential, commercial and industrial developments within the city of Coos Bay. Lighting plans shall be a required component of complete preliminary subdivision, partition and site plan applications. All lighting plans shall be approved by the director.

(2) Lighting, including permitted illuminated signs, shall be designed and arranged so as to not:

- (a) Reflect or cast glare into any residential zone;
- (b) Rotate, glitter, or flash; or
- (c) Conflict with the readability of traffic signs and control signals.

Response: Exterior lighting at the proposed site shall be for security or maintenance purposes and shielded or directed downward to comply with all required lighting standards as required in CBMC 17.335.040. No beacon or strobe lights shall be included unless required by the Federal Aviation Administration (FAA) or other applicable authority.

(3) Lighting on any site shall not cause more than one foot-candle measured at any property line. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.362.040].

Response: Exterior lighting at this site shall be for security or maintenance purposes and shielded or directed downward to comply with all required lighting standards as required in CBMC 17.335.040. No



beacon or strobe lights shall be included unless required by the Federal Aviation Administration (FAA) or other applicable authority.

17.335.050 Noise.

All development shall comply with the noise standards established in the city. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.362.050].

Response: Development of the site including all construction activities will not cause unreasonable noise to occur outside of the hours of 7:00am and 6:00pm as required by CBMC 9.20.010 (7). Ongoing operation of the facility shall not cause unreasonable noise to occur as established by noise standards established in the City.

17.335.060 Landscaping.

The following standards apply to landscaping and screening on private property required pursuant to this title. The city's public works department shall review and authorize landscaping and screening within public rights-of-way.

- (1) At a minimum, 15 percent of each new commercial or industrial zoned lot or development must be landscaped to the standards within this chapter.

Response: The majority of the parcel is undeveloped and contains natural vegetation that provides screening of the proposed development. A complete landscape design surrounding the compound area with a 5' wide planting zone is attached herein for reference as Exhibit "I".

- (2) Applicants are encouraged to provide flexible landscaping design that takes advantage of natural features and addresses the use and function of the proposed development. Landscaping choices should consider the aesthetic qualities of the existing site and provide attractive variety in tree and shrub species, texture, color, height and density.

Response: The natural vegetation that exists will aide in the visual impact of the ground equipment. The proposed landscape plan takes into consideration the existing vegetation while including a native and drought tolerant mixture of plants.

- (3) Existing vegetation may fulfill landscaping and screening requirements of this chapter if the existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.

Response: The proposed facility's ground equipment will be located within a fenced compound that will be obscured by a proposed 5' landscape buffer (see attached proposed landscape plan, Exhibit I). The existing vegetation surrounding the area of development will act as a natural buffer and provide screening from the proposed development.

- (4) As a condition of approval for a conditional use or PUD, the city may require an applicant to provide landscaping and screening that differs from the standards in this section where necessary to comply with the other applicable approval standards for the use or development.

Response: The applicant will provide additional landscaping or screening differing from the requirements of CBMC 17.335.060 if the City requires.

(5) Landscaped areas required for stormwater management purposes may be used to satisfy the landscaping area requirements of this chapter, even though those areas may be inundated by surface water. Required stormwater management facilities are not classified as areas inundated by water.

Response: The applicant will provide landscape requirements for stormwater management if the City requires this for approval.

(6) Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement, unless authorized by the city's public works department.

Response: With the given proximity of the facility from the Public Right of Way and property line, the existing vegetation across the parcel will provide adequate screening of the ground equipment for the facility. Vegetation shown is dense and provides screening of the equipment proposed within a 6' fenced compound. A landscape plan that includes a proposed 5' landscape buffer surrounding the proposed project will provide additional screening of any equipment or fencing. The landscape plan is attached as Exhibit I.



(7) Parking and loading areas shall be landscaped as follows:

(a) A minimum five-foot-wide landscaped strip shall be provided where vehicle parking or loading adjoins a public road right-of-way.

Response: Non-Applicable; There will be no vehicle parking or loading where the public right of way adjoins the access. Vehicle parking will be within the proposed access/easement near the proposed facility as shown on the included zoning drawings; Sheet A-2.1

(b) Parking areas that contain at least seven spaces are required to provide landscaping islands throughout the development. A landscape island shall contain at least 25 square feet, shall be at least four feet wide, and shall prevent vehicles from damaging trees by using a wheel stop or curb.



Response: The facility will not require at least seven parking spaces nor a landscape island.

(8) The applicant shall install required landscaping and screening consistent with the approved site plan or development, or an approved modification thereto, before the city issues an occupancy permit or final inspection for the development in question; provided, the city may defer installation of plant materials for up to six months after the city issues an occupancy permit or final inspection for the development in question if doing so increases the likely survival of plants.

Response: The applicant will provide additional landscaping or screening consistent with the requirements of CBMC 17.335.060 if the City requires.

(9) All required ground cover plants and shrubs must be of sufficient size and number to meet the required standards within three years of planting. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for living ground cover plants, lawn or approved flowers.

Response: The applicant will provide sufficient ground cover plants and shrubs consistent with the requirements of CBMC 17.335.060(9) if the City requires. The proposed landscape plan includes a mixture of varying shrubs, groundcover and ornamental grass clumps to complete the landscape composition.

(10) Shrubs shall be supplied in a minimum of two-gallon containers or equivalent burlap balls, with a minimum spread of three inches. Reduction in the minimum size may be permitted if certified by a registered landscape architect that the reduction shall not diminish the intended effect or the likelihood the plants will survive.

Response: The proposed landscape plan provides design that is consistent with the requirements of the Development Standards for landscaping as set forth in 17.335.060. The proposed landscape plan is attached for reference as Exhibit I.

(11) Trees shall be measured from the ground level at final planting to the top of the tree.

(a) Trees required for parking and loading areas shall be a minimum caliper of two inches and a minimum height of 10 feet at the time of planting.

Response: The proposed landscape plan provides design that is consistent with the requirements of the Development Standards for landscaping as set forth in 17.335.060. The proposed landscape plan is attached for reference as Exhibit I.

(b) Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of one and one-half inches and a minimum height of eight feet at the time of planting.

Response: The proposed landscape plan provides design that is consistent with the requirements of the Development Standards for landscaping as set forth in 17.335.060. The proposed landscape plan is attached for reference as Exhibit I.

(c) Required evergreen trees (other than street trees) shall be fully branched and a minimum of six feet high at the time of planting.

Response: The proposed landscape plan provides design that is consistent with the requirements of the Development Standards for landscaping as set forth in 17.335.060. The proposed landscape plan is attached for reference as Exhibit I.



(d) The review authority may reduce the minimum size of trees (other than street trees) if the applicant submits a written statement by a landscape architect registered in Oregon or expert in the growing of the tree(s) in question certifies that the reduction in size at planting will not decrease the likelihood the trees will survive.

Response: The proposed landscape plan provides design that is consistent with the requirements of the Development Standards for landscaping as set forth in 17.335.060. The proposed landscape plan is attached for reference as Exhibit I.

(12) Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, compatibility with existing native vegetation preserved on the site, water conservation where needed, and the impact of landscaping on visibility of the site for purposes of public safety and surveillance. Landscaping materials shall be selected in accordance with a list of plant materials adopted by reference as the Sunset Western Garden Book.

Response: The applicant has provided a design consistent with the requirements of CBMC 17.335.060(12) by a registered landscape architect inclusive of Landscape material requirements stated. The design includes plants with the consideration of existing vegetation and drought tolerant vegetation.

(13) The applicant shall demonstrate and comply with the following:

(a) Plant materials shall be installed to current nursery industry standards.

Response: The proposed landscape plan provides design that is consistent with the requirements of the Development Standards for landscaping as set forth in 17.335.060. The proposed landscape plan is attached for reference as Exhibit I.

(b) Plant materials shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement.

Response: The applicant has provided a design consistent with the requirements of CBMC 17.335.060(13)(b) by a registered landscape architect that include plans for sustainability of the plant materials. No guyed wires or stakes will be located outside of the development area, therefore will not interfere with vehicular or pedestrian movement.

(c) Existing trees and plant materials to be retained shall be protected during construction, such as by use of chain-link or other sturdy fence placed at the drip-line of trees to be retained. Grading, topsoil storage, construction material storage, vehicles and equipment shall not be allowed within the drip-line of trees to be retained.

Response: All existing trees and plant materials to be retained or deemed protected during the construction of the proposed facility, shall be identified and specified on the final construction scope of work and indicated on the final construction plans to ensure required protection as required by CBMC 17.335.060 (13)(c).

(14) Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants that die must be replaced with in-kind materials unless otherwise authorized by the review authority. Vegetation shall be controlled by pruning, trimming or



otherwise so that it will not interfere with the maintenance or repair of any public utility, restrict pedestrian or vehicular access, or obstruct sight distance at intersections.

Response: Any required landscaping or plan set forth will include an ongoing maintenance agreement between the applicant and a licensed landscape company. The maintenance will be in accordance with CBMC 17.335.060(14).

(15) Irrigation. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All required landscaped areas must comply with one of the following:

- (a) A permanent built-in irrigation system with an automatic controller will serve the landscape area in question, and the system will be installed and operational before the city grants an occupancy permit or final inspection for the development in question; or

Response: Refer to 17.335.060(15)(c)(ii).

- (b) A temporary irrigation system will be acceptable, provided the applicant must submit a statement from a landscape architect registered in Oregon or expert in the growing of the vegetation in question which certifies that the proposed temporary irrigation system will provide sufficient water to ensure that the plant materials to be planted will survive installation and, once established, will survive without watering other than natural rainfall; or

Response: Refer to 17.335.060(15)(c)(ii).

- (c) A permanent or temporary irrigation system will not serve the landscape area in question; provided the applicant submits the following:

- (i) A statement from a landscape architect registered in Oregon or expert in the growing of the vegetation in question certifying that the materials to be planted will survive without watering other than natural rainfall; and

Response: Refer to 17.335.060(15)(c)(ii).

- (ii) A plan for monitoring the survival of required vegetation on the approved site plan for at least one year and for detection and replacement of required vegetation that does not survive with like-kind material or other material approved by the city. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.362.060]

Response: Any landscaping that maybe identified as required by the City in accordance with CBMC 17.335.060 will include an irrigation plan by the applicant that will provide requirements consistent with CBMC 17.335.060(15)(c)(i) and 17.335.060(15)(c)(ii).

Chapter 17.365 SITE PLAN REVIEW

Sections:

- [17.365.010 Purpose.](#)
- [17.365.020 Applicability.](#)
- [17.365.030 Exemptions.](#)
- [17.365.040 Site plan review types and procedures.](#)
- [17.365.050 Submittal requirements.](#)
- [17.365.060 Criteria for site plan approval.](#)
- [17.365.070 Appeals.](#)
- [17.365.080 Final site plan approval.](#)
- [17.365.090 Modifications to approved site plan.](#)
- [17.365.100 Compliance required and expiration.](#)
- [17.365.110 Completion prior to occupancy.](#)

17.365.010 Purpose.

The purpose of site plan approval is to ensure compatibility between new developments, existing uses, and future developments in a manner consistent with the goals and objectives of the comprehensive plan. Site plan approval is required to promote developments that are harmonious with their surroundings, to maintain a high quality of life for area residents, to ensure that new developments are planned and designed to protect privacy, to determine appropriate lighting and noise mitigation measures, and to ensure adequate and safe access. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.320.010].

Response: The proposed wireless communications facility is compatible with existing use of the parcel. There is an existing wireless communication facility with a 193' guyed tower in operation located to the Southeast of the proposed facility. The applicant's proposed facility has been designed to meet the minimum height necessary to meet the coverage objective, while ensuring lighting and noise mitigation meets the CBMC requirements set forth in the development standards stated in CBM 17.335.

17.365.020 Applicability.

The provisions of this chapter shall apply to all changes of use, new construction and expansion or alteration of any use unless expressly exempted by this title. No use shall be established, no structure erected or enlarged, and no other improvement or construction undertaken except as shown upon an approved plan which is in conformance with the requirements set out in this title. Applications for site plan review are subject to CBDC [17.130.020](#), Pre-application review. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.320.020].

Response: The required application for site plan review have been through the pre-application review in accordance with CBDC 17.130.020. The pre-application meeting with the applicant, property owner and the City of Coos Bay was held on November 21, 2019 in which the conference notes are included herein as Exhibit A.



17.365.030 Exemptions.

The following are exempt from the site plan review:

- (1) Residential proposals creating less than 10 new units in any zone;

Response: Non-applicable

- (2) Modifications to the interior of an existing structure that does not change the use or the intensity of a use;

Response: Non-applicable

- (3) Subdivisions or partitions;

Response: Non-applicable

- (4) The installation or replacement of underground utilities; and

Response: The applicant's proposal will include the installation of underground utilities and/or fiber to the proposed development area. The installation will follow an existing easement in place that is utilized by another operational wireless facility on the parcel.

- (5) Other development the director determines to be exempt because it does not result in an appreciable increase in land use activity and intensity and does not create an additional significant adverse impact. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.320.030].

Response: The proposed facility does not result in an appreciable increase in land use activity and intensity or create an additional significant impact due to the current existing use of a wireless facility on the parcel.

17.365.040 Site plan review types and procedures.

- (1) Site plan reviews are classified and processed as follows:

- (a) Permit Reviews. These site plan reviews are typically relatively minor in nature, consistent with the zoning of surrounding land uses, and do not have a substantial impact on the natural and built environment. The following are classified as Type II site plan reviews:

- (i) Changes in use of an existing structure or site;

Response: Non-applicable



(ii) New construction or expansions of existing construction which do not exceed:

(A) Four thousand square feet of additional floor area;

Response: Non-applicable

(B) Twenty new parking spaces; and

Response: Non-applicable

(C) Four new multifamily residential structures.

Response: Non-applicable

(b) Development Reviews. Any site plan review not listed as a Type II review in subsection (1)(a) of this section is classified as Type III site plan review.

Response: The City has verified the proposed project requires a Type III Conditional Use process with a Site Plan Review.

(2) If a site plan review is part of an overall application that is subject to a higher review process, e.g., conditional use, the city shall review all applications at the higher level of review. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.320.040].

Response: The City has verified the proposed project requires a Type III Conditional Use process with a Site Plan Review.

17.365.050 Submittal requirements.

(1) For a Type II site plan review application, the applicant shall submit the information required for a Type II application as set forth in CBDC [17.130.050](#), Review for technically complete status, and the following:

(a) A site plan meeting the standards of this chapter;

Response: The proposed project requires a Type III Conditional Use process with Site Plan review; A site plan meeting the standards of this chapter are included within the zoning drawings attached as Exhibit F.

(b) Written narrative description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries and construction schedule including project phasing, if known;



Response: The proposed project requires a Type III Conditional Use process; a written narrative with uses, proposed structures, hours of operation, abutting properties, proposed access, frequency of delivery and construction project details are included in the attached narrative provided herein. A detailed construction schedule can be provided at the time of the application for a building permit.

(c) A landscaping plan meeting the standards of CBDC [17.335.060](#), Landscaping; and

Response: A landscape plan meeting the standards of CBDC 17.335.060 has been completed and is attached as Exhibit I for reference. This design has been incorporated into the zoning drawings attached in Exhibit F.

(d) A lighting plan meeting the standards of CBDC [17.335.040](#), Lighting.

Response: All lighting for the proposed projects is inclusive of task lighting and has been designed per the standards of CBDC 17.335.040 as shown in the attached zoning drawings. Lighting specifics will be included on the construction drawing set at the time of the building permit application submittal.

(2) For Type III site plan review applications, the applicant shall submit the information required for a Type III application in CBDC [17.130.050](#), Review for technically complete status, and the following:

(a) Written narrative description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries and construction schedule, including project phasing, if known.

Response: A written narrative inclusive of the use, proposed structure, hours of operation, abutting properties, access and deliveries are included in the submittal herein and reference of detail provided in the zoning drawings provided. Specific delivery of materials and construction schedules with project phasing can be provided to the City at the time of application for a building permit if required.

(b) Current list of names and addresses of all property owners within a 300-foot radius as shown upon the Coos County assessor's records. The list shall be no older than 90 days. This list shall also be provided on self-adhesive mailing labels and shall include an area map showing parcels within one-quarter mile of the subject parcel.

Response: There are no property owners within a 300 foot radius of the proposed subject site. Distances are indicated on the zoning drawings attached as Exhibit F.

(c) Existing conditions plan drawn to a minimum scale of one inch equals 200 feet. The existing conditions plan shall at a minimum indicate the following:

Response: The zoning drawings provided include a plan that meets the minimum scale requirements set form as required in 17.365.050(2)(c). See Exhibit F



- (i) Vicinity map showing location of subject site within the city of Coos Bay and the surrounding existing street system;

Response: The Vicinity Map showing the location of the proposed subject site is indicated on the T-1 cover sheet of the zoning drawings provided.

- (ii) Property boundaries, dimensions and size of the subject site;

Response: The property boundaries, dimensions and size of the proposed subject site are shown on sheet A-1 of the zoning drawings provided; Exhibit F.

- (iii) Graphic scale of the drawing and the direction of true north;

Response: The Graphic scale of the proposed site and location is indicated on sheet A-1 of the zoning drawings provided. Exhibit F

- (iv) Zoning and uses of subject site and of properties within 100 feet of the subject site;

Response: The zoning and use of the proposed subject site and location inclusive of properties within 100 feet of the site is shown on sheet A-1 of the zoning drawings provided; Exhibit F

- (v) Current structural or landscaped setbacks;

Response: The zoning setbacks use of the proposed subject site are shown on sheet A-1 of the zoning drawings provided. The landscape setback proposed for the subject site are included in the landscape plan included in Exhibit I.

- (vi) Location of on-site driveways and access points within 100 feet of the subject site;

Response: The zoning and use of the proposed subject site and location inclusive of properties within 100 feet of the site is shown on sheet A-1 of the zoning drawings provided; Exhibit F

- (vi) Location of existing on-site structures and the approximate location of existing structures within 100 feet of the site;

Response: There are no on site structures within 100 feet of the proposed subject site. The nearest existing on-site structures on the parcel for the proposed project is indicated on sheet A-1 and A-2 of the zoning drawings provided; Exhibit F



- (vii) Location of existing aboveground electrical, telephone or utility poles and traffic control poles;

Response: All aboveground electrical, telephone or utility poles are indicated on sheet A-2 of the zoning drawings provided; Exhibit F

- (viii) Location of existing fire hydrants;

Response: There are no existing fire hydrants on the parcel in which the proposed project is planned

- (ix) Location of existing structures within 100 feet of the site;

Response: There are no on site structures within 100 feet of the proposed subject site. The nearest existing on-site structures on the parcel for the proposed project is indicated on sheet A-1 and A-2 of the zoning drawings provided; Exhibit F

- (x) Location, centerline and dimensions of existing public rights-of-way and easements on site and within 100 feet of the site;

Response: There is not an existing public right of way on within 100 feet of the site. The proposed easement and existing easement of another party that is proposed for shared use, is indicated as the "unnamed road" which is an unimproved road that is proposed for use to the site.

- (xi) Location, centerline and dimensions of existing private streets on site and within 100 feet of the site; and

Response: There is no existing private streets within 100 feet of the site. There is an existing access easement and unimproved road that is proposed for shared use within 100 feet of the site and is shown on sheet A-1 of the zoning drawings, Exhibit F

- (xii) Approximate on-site slopes and grades within 100 feet of the site.

Response: A complete Phase 1 report is attached as exhibit J for reference of slopes and grades within the vicinity of the proposed site location.

- (d) Site plan drawn to a minimum scale of one inch equals 200 feet. The site plan shall at a minimum indicate the following:

Response: A site plan drawn to the minimum scale required has been included on sheet A-1 of the attached zoning drawings; Exhibit F



- (i) Property boundaries, dimensions and size of the subject site;

Response: Property boundaries, dimensions and the size of the proposed subject site is shown on sheet A-1 of the attached zoning drawing; Exhibit F.

- (ii) Location, dimensions and height of proposed buildings;

Response: Property locations, dimensions and heights of the subject site are shown on sheets A-1, A-2, A-2.1 and A-3 of the attached zoning drawings; Exhibit F.

- (iii) Location of building accesses

Response: Location of building accesses are shown on sheet A-2.1 of attached zoning drawings; Exhibit F

- (iv) Proposed building and landscape setbacks;

Response: The zoning setbacks use of the proposed subject site are shown on sheet A-1 of the zoning drawings provided. The landscape setback proposed for the subject site are included in the landscape plan included in Exhibit I.

- (v) Proposed project-phasing boundaries, if applicable;

Response: Non-applicable

- (vi) Legend indicating total site area, the total square footage of proposed building or structures including percentage of total site area, the total square footage amount of impervious area square footage, including percentage of total site area, the total square footage amount of on-site landscaping, including percentage of total site area, the total amount of dedicated parking area, including percentage of total site area, the proposed number of parking spaces, including the number of standard parking spaces, the number of compact parking spaces and the number of handicapped-accessible parking spaces. The required number of parking spaces should also be indicated;

Response: A legend indicating the total site area detail is shown on sheet A-2.1 of the attached zoning drawings; Exhibit F

- (vi) Location of proposed access points including vehicular driveways and designated pedestrian access points, including the proposed depth of the vehicular driveway throats;



Response: The location of access points and driveways for vehicular access are indicated in the area detail shown on sheet A-2.1 of the attached zoning drawings; Exhibit F

- (vii) Location and dimensions of proposed on-site parking areas, including required parking landscaping islands and indicating whether proposed parking is standard, compact or handicapped-accessible. Demonstrate compliance with applicable state and federal guidelines, including, but not limited to, adequate sizing, the provision of handicapped access ramps and appropriate labeling and signing. On-site cross-aisles and circulation areas shall be indicated including their dimensions;

Response: The location of the driveway shown for on site parking and for vehicular access are indicated in the area detail shown on sheet A-2.1 of the attached zoning drawings; Exhibit F.

- (viii) Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, between on-site buildings and on-site or off-site parking areas;

Response: Non-applicable

- (ix) Location and size of off-site parking areas, if applicable, including details on the number and type of off-site parking spaces and existing or proposed cross-aisles and circulation areas including dimensions;

Response: Temporary staging and off site parking during the initial construction will be needed on a temporary basis. Permanent off site parking areas are not required for this proposed development and use.

- (x) Location, centerline and dimensions of proposed on-site public or private streets and public and private easements;

Response: There is not an existing public right of way on the proposed subject parcel. The proposed easement and existing easement of another party that is proposed for shared use, is indicated as the "unnamed road" which is an unimproved road that is proposed for use to the site. The location of the private easement is indicated on page A-1 and A-2 of the zoning drawings; Exhibit F

- (xi) Location, centerline and dimensions of proposed dedications, and identification of proposed frontage improvements, including roadway improvements, curb and gutter installation, landscaped planter strip installation and public sidewalk installation;

Response: Roadway use proposed for access is indicated on sheet A-1 and A-2 of the zoning drawings; Exhibit F. Details for the improvements and installation for the use and ongoing use of the road will be indicated within the full construction detail of the construction drawings at the time of building permit



submittal and provided to the City as requested. The specific landscape plan for the proposed project site is included as Exhibit I for reference here in. There are no public sidewalks proposed or needed for the use of the proposed project.

- (xii) The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, existing structures to be retained on the site and their distance from the property line, proposed structures (including signs, fences, etc.) and their distance from property lines and the size and location of solid waste and recyclable storage areas; and

Response: Sheet A-1 of the zoning drawings, Exhibit F, indicate all locations and structures that are proposed inside of a fenced compound. The distance from the property lines are indicated on the same sheet.

- (xiii) Specialized site treatments, including but not limited to pedestrian plazas, heavy-duty paving, concrete score patterns, bicycle parking and outdoor seating areas.

Response: non-applicable

- (e) Preliminary utilities plan indicating the proposed location, size, connection points to existing public systems, and terminus points for sanitary sewer, water and stormwater drainage and control. Public and private easements for sanitary sewer, water and stormwater shall also be indicated.

Response: Sewer use will not be required for the proposed site use. Water and stormwater drainage on the subject property is expected to follow the downgradient topography of the parcel and no contaminated stormwater or nuisance water is expected to pool.

- (f) Landscape plan indicating the location of proposed vegetation, the common and botanical name of the proposed vegetation, the initial planting size (height or gallon) and the mature planting size, and proposed methods of irrigation, if any. Landscaping proposed in and around buildings, on the perimeter of the site and within proposed parking areas shall be indicated. In addition, street trees or other forms of landscaping within the public rights-of-way shall be indicated.

Response: The applicant has provided a design consistent with the requirements of CBMC 17.335.060(12) by a registered landscape architect inclusive of Landscape material requirements stated. The design includes plants with the consideration of existing vegetation and drought tolerant vegetation. The landscape design is included as Exhibit I for reference.



(g) Architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions and structural heights.

Response: All elevations required, inclusive of dimension and heights are indicated on sheet A-3 of the zoning drawings; Exhibit F

(h) Lighting plan indicating the location, height and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted).

Response: All lighting for the proposed projects is inclusive of task lighting and has been designed per the standards of CBDC 17.335.040 as shown in the attached zoning drawings; Exhibit F. Lighting specifics will be included on the construction drawing set at the time of the building permit application submittal.

(i) Legal description for the parcel(s) in question.

Response: A complete survey with the legal description of the parent parcel can be referenced in Exhibit K

(j) Most recent conveyance document (deed) showing current ownership.

Response: The property deed for both the parent parcel and parcel in which access travels through are both attached herein as Exhibit B for reference.

(k) Traffic study if applicable.

Response: Non-applicable

(l) Sign plan(s) (if applicable).

Response: Non-applicable

(m) Copy of pre-application conference report and any other items requested in the pre-application conference report, if completed. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.320.050].

Response: A copy of the pre-application conference report are attached herein as Exhibit A.



Chapter 17.338

TELECOMMUNICATIONS FACILITIES

Sections:

- 17.338.010 Additional standards.
- 17.338.020 Expiration and extension.
- 17.338.030 Transfer prohibited.

17.338.010 Additional standards.

In addition to complying with other applicable standards and federal law, a telecommunications facility shall comply with the following siting and design standards:

- (1) A new telecommunications facility shall be reviewed and processed as a conditional use in all zones within the city.

Response: The proposed telecommunication facility is located in the LDR-6 zone and per the preapplication meeting held on November 21, 2019 with the City, a determination of a Type III CUP review was deemed necessary.

- (2) A telecommunications facility may exceed the height limit of the underlying zone, if any.

Response: The proposed telecommunication facility exceeds the height limit of underlying zone. The City has stated that it may exceed the height limit but will require the submittal of a variance since the height exceeds 10 percent of the numerical standards for the height.

- (3) The base of the tower for a telecommunications facility shall be set back from property lines a distance equal to or greater than one-half the height of the tower. All other structures and improvements associated with a telecommunications facility shall comply with applicable dimensional standards of the base zone or as otherwise provided by the approval authority.

Response: The base of the tower and all associated structures for the proposed telecommunication facility exceed the required distance equal to or greater than one-half the height of the tower. Reference to the distance from the property line to the tower are shown in the zoning drawings on sheet A-1 of Exhibit F.

- (4) The setback of a telecommunications facility shall include landscaping as provided in CBDC 17.335.060.

Response: A landscape plan meeting the standards of CBDC 17.335.060 has been completed and is attached as Exhibit I for reference. This design has been incorporated into the zoning drawings attached; Exhibit F.

- (5) Generators and other equipment associated with a telecommunications facility shall not cause noise in excess of limitations within the city.

Response: Development of the site including all construction activities will not cause unreasonable noise to occur outside of the hours of 7:00am and 6:00pm as required by CBMC 9.20.010 (7). Ongoing operation of the facility shall not cause unreasonable noise to occur as established by noise standards established in the City.



- (6) Lights associated with a telecommunications facility shall be the minimum necessary to provide for security and safety. Advertising or signage of any kind is prohibited on a telecommunications facility tower except for a sign identifying safety and emergency information. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.355.010]

Response: All lighting at the proposed site shall be for security or maintenance purposes and shielded or directed downward to comply with all required lighting standards as required in CBMC 17.335.040. No beacon or strobe lights shall be included unless required by the Federal Aviation Administration (FAA) or other applicable authority. Emergency contact information and safety signage will be present on the fence upon completion of the proposed site and will comply with the requirements set forth. Sign details will be included in the formal construction building plans upon submittal.

Exhibit L is attached herein for reference of the FAA study completed for the proposed tower.

17.338.020 Expiration and extension.

If a conditional use permit expires, it can be extended as provided in CBDC 17.347.040, Criteria for approval, minor modifications and revocation. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.355.020].

17.338.030 Transfer prohibited.

An approved conditional use permit is specific to the subject property and cannot be transferred to another property. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.355.030].

APPLICATION SUBMITTAL REQUIREMENTS

All Application Submittal Requirements listed below are included herein with Ten hard copy sets as required with the Application

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
2. Copy of the deed for the subject property.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Type II requires three (3) **complete hard-copy sets** (single sided) of application & submitted documents must be included with this application.
One (1) complete set of digital application materials must also be submitted electronically or on CD in Word format.
Additional copies may be required as directed by the Coos Bay Director of Community Development.
6. Type III requires **Ten (10) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application.



One (1) complete set of digital application materials must also be submitted electronically or on CD in Word format.

Additional copies may be required as directed by the Coos Bay Director of Community Development.

Exhibits Not Included in Packet

- A - Pre-Application Packet
- B - Title Report, Deed, Easements
- C - Letter of Authorization

Exhibits Attached Separately

- D - Wetland Report
- J - Environmental Report



March 24, 2020

5430 NE 122nd Avenue, Portland, OR 97230

City of Coos Bay
Community Development Department
500 Central Avenue
Coos Bay, OR 97420

I am writing to explain the criteria that were used in selecting our proposed cell site that Verizon Wireless calls "Telegraph". Verizon Wireless has built a communication network to provide wireless services, which include voice, data, and enhanced 911 emergency services in the area experiencing a significant gap in coverage in the town of Coos Bay as shown on the attached maps. Our objective for this site is to improve coverage in the areas especially Hwy 101.

Site Location, Coverage Objectives & Collocation Feasibility

Verizon Wireless is working on improving its existing wireless communications network. The new tower must be located within the applicant's search ring parameters to provide the required service to fulfill the applicant's gap in coverage. Verizon Wireless will try first if it can collocate on any existing tower within the search area. If the existing collocation is not a good candidate then Verizon will try to create a new tower.

Design Criteria

To analyze our network design, Verizon Wireless uses a proprietary Radio Frequency prediction tool to predict the signal strength and analyze our network design. Figure 1 shows the coverage of our current sites, as seen with our prediction tool. The green area on the maps represents a high RF signal strength, generally providing good service in vehicles and buildings. Yellow represents moderate RF signal strength that generally provides moderate service in vehicles and inside buildings. Red represents RF signal that generally offer a poor quality of service, especially having problems along Hwy or inside buildings or vehicles. Verizon Wireless needs a design throughout communities and highways to best serve our customers. To improve the quality of service we need a site that will provide good coverage along Hwy 101 where we have poor or hardly any coverage today.

Evaluation Results

When comparing Figure 2 to Figure 1 you can see the improved coverage along Hwy 101 in the town of Coos Bay. This will also improve coverage in the Mill Casino.

Summary

This design places the cell site in a location that will help to provide new coverage. Thus it will help to create a quality network that will have lower dropped calls and access failures with good voice and data quality as expected by Verizon Wireless customers. The proposed "Telegraph" site is an essential communication facility for public service as part of Verizon Wireless' communication network providing Enhanced 911 services as well as serving many governmental agencies and emergency responders.

Regards,

Ertaz Islam

Ertaz Islam

RF Design

Verizon Wireless

Pacific Northwest Region

Figure 1: Before

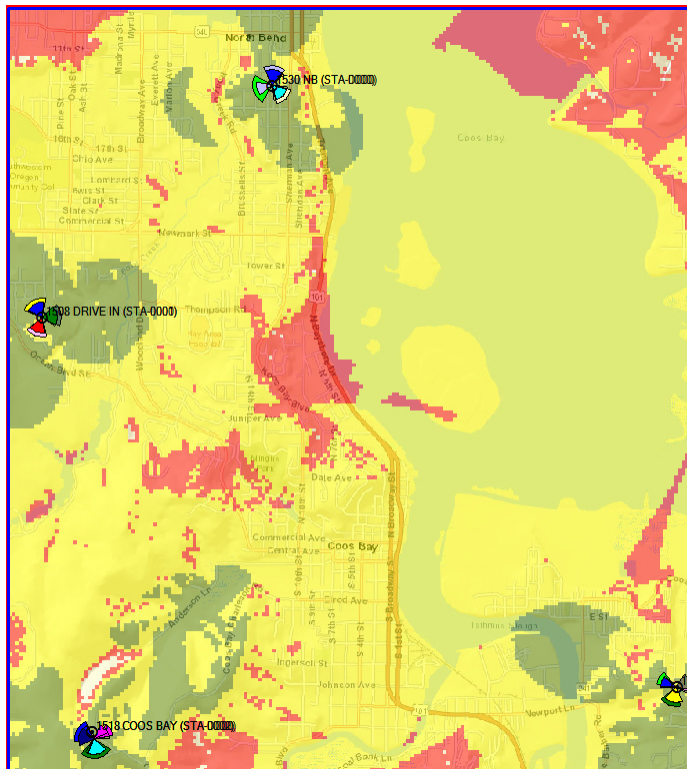
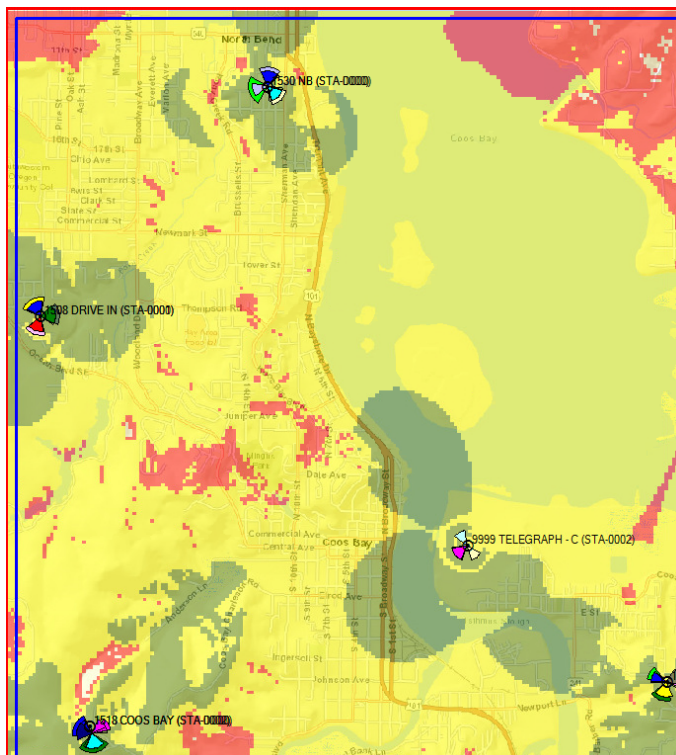


Figure 2: After



OR5
TELEGRAPH - C
50 A STREET
COOS BAY, OR 97420



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	09/17/19	RM	90% PZD REVIEW
B	02/26/20	RM	100% FZD SET
C		XX	
0		XX	
1		XX	
2		XX	

CLIENT:

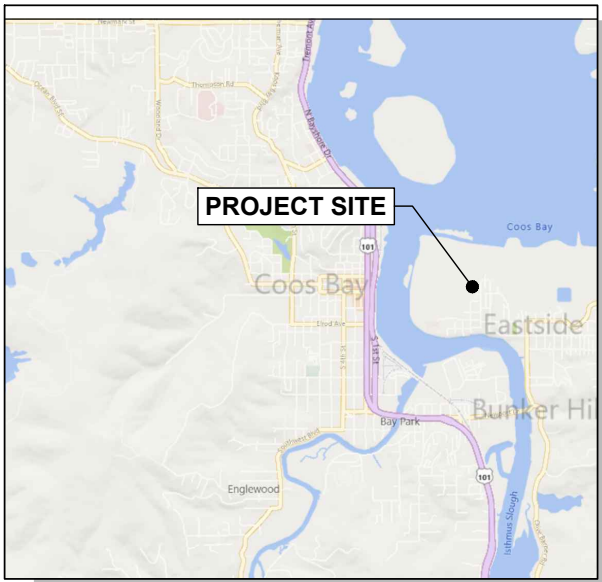
A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

OR5
TELEGRAPH - C
50 A STREET
COOS BAY, OR 97420

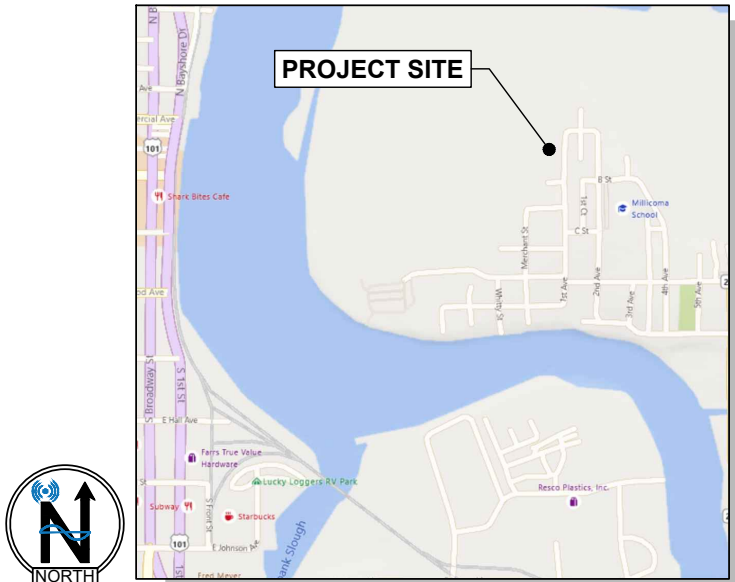
COVER SHEET

T-1

VICINITY MAP



AREA MAP



PROJECT CONTACT LIST

PROPERTY OWNER:

OREGON INTERNATIONAL
PORT OF COOS BAY
125 CENTRAL AVENUE #303
COOS BAY, OR 97420

IMPLEMENTATION CONTACT:

STEVE BODINE
VERIZON WIRELESS (VAW) LLC
(d/b/a VERIZON WIRELESS)
5430 NE 122ND AVENUE
PORTLAND, OR 97230
PHONE: (503) 544-9695
stephen.bodine1@verizonwireless.com

SITE ACQUISITION:

CHRISTINE BRADFORD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE : (503) 509-9034
christine.bradford@acomconsultinginc.com

ENGINEER OF RECORD:

WELLS L. HOLMES, S.E.
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: (801) 990-1775
WWW.VECTORSE.COM

APPLICANT:

VERIZON WIRELESS (VAW) LLC
(d/b/a VERIZON WIRELESS)
5430 NE 122ND AVENUE
PORTLAND, OR 97230

A&E CONSULTANT:

RICK MATTESON
ACOM CONSULTING, INC
5200 SW MEADOWS RD
SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (425) 209-6723
rick.matteson@acomconsultinginc.com

ZONING / PERMITTING:

CHRISTINE BRADFORD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE : (503) 509-9034
christine.bradford@acomconsultinginc.com

ELECTRICAL ENGINEER:

DEAN P. LEVORSEN, PE
459 E. WILLOW SPRINGS LANE
DRAPER, UT 84020
PHONE: (801) 243-0854

DRAWING INDEX

T-1	COVER SHEET
T-2	GENERAL NOTES AND SYMBOLS
SV-1	TOPOGRAPHICAL SURVEY
SV-2	TOPOGRAPHICAL SURVEY
A-1	PROPOSED OVERALL SITE PLAN
A-2	PROPOSED ENLARGED SITE PLAN
A-2.1	PROPOSED COMPOUND & EQUIPMENT PLANS
A-3	PROPOSED EAST & NORTH EXTERIOR ELEVATIONS

DRIVING DIRECTIONS

FROM VZW OFFICE LOCATED AT 185 MAPLE STREET, EUGENE, OR

DEPART MAPLE ST TOWARD ROOSEVELT BLVD.TURN LEFT ONTO ROOSEVELT BLVD. TURN LEFT ONTO OR-569 / BELTLINE RD . TURN RIGHT ONTO OR-126 / W 11TH AVE. TURN LEFT TO STAY ON OR-126. TURN LEFT ONTO US-101. BEAR LEFT ONTO OR-241 E / NEWPORT LN. TURN LEFT ONTO E ST. TURN RIGHT ONTO 2ND AVE. ROAD NAME CHANGES TO A ST.ARRIVE AT A ST AND TURN ONTO DIRT ROAD, THROUGH GATE. GO TOWARDS THE TOWER, AND PARK IN FRONT OF BUILDING.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

- 2018 IBC, STANDARDS AND AMENDMENTS - 2019 OSSC
- 2018 IMC, STANDARDS AND AMENDMENTS - 2019 OMSC
- 2018 IFC, STANDARDS AND AMENDMENTS - 2019 OFC
- 2015 UPC, STANDARDS AND AMENDMENTS - 2017 OPSC
- 2017 NEC, STANDARDS AND AMENDMENTS - 2017 OESC

PROJECT INFORMATION

CODE INFORMATION:

JURISDICTION: CITY OF COOS BAY
ZONING CLASSIFICATION: LDR-6
CONSTRUCTION TYPE: II-B
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):

GROUND ELEVATION: 30.0' AMSL
STRUCTURE HEIGHT: 150.0' (TOP OF MONOPOLE)

GEODETIC COORDINATES (NAD83):

LATITUDE: 43.368911° (43° 22' 08.08" N)
LONGITUDE: -124.204186° (124° 12' 15.07" W)

LEASE AREA SIZE:

1600 SF

PARCEL SIZE:

23.768 ACRES

PARCEL NUMBER:

MAP 2521326D000100

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL RADIO EQUIPMENT AND DIESEL GENERATOR ON A CONCRETE PAD WITHIN A NEW 40' x 40' FENCED WIRELESS FACILITY. PROPOSED INSTALLATION OF (6) ANTENNAS AND ANCILLARY EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO PROPOSED 150.0' MONOPOLE.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

GENERAL NOTES

1.

WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.

2.

ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.

3.

ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.

4.

THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.

5.

THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.

6.

THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.

7.

THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.

8.

DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.

9.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.

10.

THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.

11.

THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.

12.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

13.

WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.

14.

WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.

15.

THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

16.

VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.

17.

VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.

18.

IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.

19.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.

20.

THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.

21.

IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.

22.

IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.

23.

PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.

24.

IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.

25.

IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.

26.

THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LINE/ANTENNA NOTES

1.

ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.

2.

NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

3.

PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.

4.

THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.

5.

MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.

6.

FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS. USE A TWO-BOLT HOLE NEMA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.

7.

FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORN CHEMICAL COMPANY.

8.

REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING. USE ERICO T-319 GALVANIZING BAR/COLD GALVANIZING PAINT.

9.

SEAL ALL CONDUIT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL CONDUIT OPENINGS.

10.

ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY.

PROJECT INFORMATION

1.

THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.

2.

VERIZON WIRELESS CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEE SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY. THIS FACILITY IS UNOCCUPIED AND NOT DESIGNED FOR HUMAN OCCUPANCY THUS IT IS NOT OPEN TO THE PUBLIC.

3.

THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.

4.

NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.

5.

NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.

6.

NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

7.

VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

LEGEND

ABBREVIATIONS:

(E) EXISTING

(P) PROPOSED

BUILDING/WALL/DETAIL SECTION:

DETAIL NUMBER

X

X-X

SHEET NUMBER WHERE DETAILED

REFERENCE:

DETAIL NUMBER

X

X-X

REFERENCED DRAWING

LARGE SCALE DETAIL:

DETAIL NUMBER

X

X-X

REFERENCED DRAWING

ELEVATION REFERENCE:

DETAIL NUMBER

X

X-X

REFERENCED DRAWING

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	09/17/19	RM	90% PZD REVIEW
B	02/26/20	RM	100% FZD SET
C		XX	
0		XX	
1		XX	
2		XX	

CLIENT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

OR5
TELEGRAPH - C

50 A STREET
COOS BAY, OR 97420

GENERAL NOTES
AND SYMBOLS

T-2

SURVEYOR'S NOTES

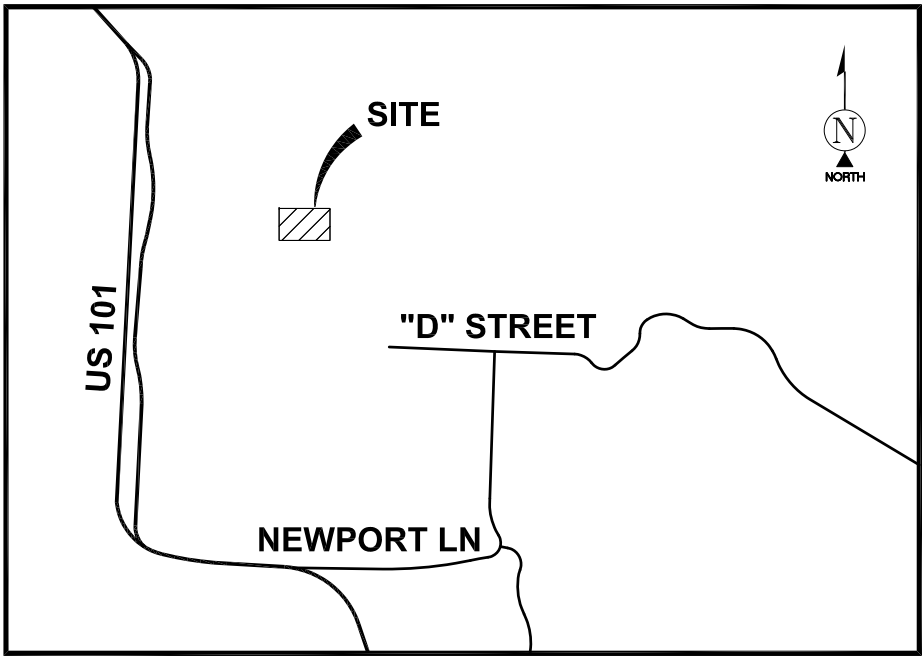
1. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

2. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN A STATUS OF RECORD TITLE REPORT, ORDER NO. 320981AM, PREPARED BY AMERITITLE, DATED SEPTEMBER 24, 2019. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 (2011) COORDINATE SYSTEM OREGON STATE PLANE COORDINATE SOUTH ZONE, DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE OREGON REFERENCE NETWORK (OSRN).
5. THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID # 41011C0327E, MAP REVISED MARCH 17, 2014.

6. PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE OREGON STATE REFERENCE NETWORK (OSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM. THE DATE OF SURVEY AND FIELD OBSERVATION USED FOR THIS SURVEY WERE TAKEN JULY 06, 2017
7. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A VERIZON WIRELESS LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

8. ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON STATE PLANE COORDINATE SOUTH ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99989382



VICINITY MAP
N.T.S.

PARENT PARCEL LEGAL DESCRIPTION

PARCEL 1:
BLOCKS 3 THROUGH 18, INCLUSIVE AND VACATED SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH AND THE EAST HALF OF NINTH STREETS AND MARSHFIELD AVENUE FRONTING AND ABUTTING UPON SAID BLOCKS, ACCORDING TO THE MAP AND PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF COOS COUNTY, OREGON, ALL LYING IN WATERFRONT ADDITION TO MARSHFIELD, COOS COUNTY, OREGON.

PARCEL 2:
LOTS 1 TO 11, INCLUSIVE, BLOCK 2; LOTS 1 TO 16, INCLUSIVE, BLOCK 3; LOTS 1 TO 16, INCLUSIVE, BLOCK 4; LOTS 1 TO 32, INCLUSIVE, BLOCK 5; LOTS 1 TO 28, INCLUSIVE, BLOCK 6; ALL OF VACATED SECOND STREET, ALL OF VACATED THIRD STREET, ALL OF VACATED FOURTH STREET; THE VACATED PORTION OF THE UNNAMED STREET LYING SOUTH OF BLOCKS 3, 4 AND 5 RUNNING FROM THE EAST BOUNDARY OF SECOND STREET TO A POINT 325 FEET EAST OF THE EAST BOUNDARY OF FOURTH STREET; THE VACATED PORTION OF THE UNNAMED STREET LYING NORTH OF BLOCKS 3, 4 AND 5 RUNNING FROM THE EAST BOUNDARY OF SECOND STREET TO A POINT 325 FEET EAST OF THE EAST BOUNDARY OF FOURTH STREET, ALL IN GARFIELD AND SENGSTACKEN ADDITION TO EAST MARSHFIELD, COOS COUNTY, OREGON, ACCORDING TO THE MAP AND PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF COOS COUNTY, OREGON.

PARCEL 3
BEGINNING AT A POINT ON THE MEANDER LINE OF COOS BAY SOUTH 31° 16' WEST 53.7 FEET FROM THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 31° 16' EAST 53.7 FEET TO SAID MEANDER CORNER; THENCE NORTH 18° EAST 90.42 FEET ALONG SAID MEANDER LINE; THENCE NORTH 78° 47' WEST 2,502.67 FEET TO U.S. HARBOR LINE OF COOS BAY; THENCE SOUTH 23° 49' WEST ALONG SAID HARBOR LINE 405.09 FEET; THENCE SOUTH 84° 28' EAST 2,574.7 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE MEANDER LINE OF COOS BAY SOUTH 31° 16' WEST 198 FEET FROM THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 31° 16' EAST 144.3 FEET ALONG SAID MEANDER LINE; THENCE NORTH 84° 28' WEST 2,574.7 FEET TO U.S. HARBOR LINE OF COOS BAY; THENCE SOUTH 23° 49' WEST ALONG SAID HARBOR LINE 405.09 FEET; THENCE EAST 2,649.40 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE MEANDER LINE OF COOS BAY 3 CHAINS SOUTH 32° WEST FROM THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID POINT OF BEGINNING BEING THE MOST SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO G. WEBSTER BY STATE OF OREGON ON FEBRUARY 13, 1875; THENCE SOUTH 32° WEST 0.34 CHAINS ALONG THE MEANDER LINE TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF TIDE LAND CONVEYED BY THE STATE OF OREGON TO GEORGE W. NORRIS ON JULY 27, 1874; THENCE WEST 33.7 CHAINS ALONG THE NORTH LINE OF SAID NORRIS TRACT TO THE LOW WATER LINE; THENCE NORTH 0.288 CHAINS ALONG LOW WATER LINE TO THE SOUTH LINE OF SAID WEBSTER TRACT; THENCE EAST 33.88 CHAINS TO THE POINT OF BEGINNING.

PARCEL 4:
BEGINNING 13.76 CHAINS NORTH OF THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, ON THE NORTH LINE OF THE TIDE LANDS OWNED BY G. W. WEBSTER; THENCE NORTH 58° WEST 30 CHAINS ALONG THE NORTHEAST LINE OF WEBSTER'S LAND TO THE LOW WATER LINE; THENCE EAST 6.50 CHAINS ALONG LOW WATER LINE; THENCE NORTH 78° EAST 19.37 CHAINS ALONG LOW WATER LINE; THENCE SOUTH 19.93 CHAINS TO POINT OF BEGINNING.

BEGINNING 393.8 FEET NORTH OF THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 436.2 FEET TO THE NORTHWEST CORNER OF BLOCK 57, EAST MARSHFIELD; THENCE SOUTH 60° EAST 640 FEET; THENCE NORTH 35° EAST 33 FEET; THENCE NORTH 58° WEST 2,970 FEET TO THE LOW WATER LINE OF COOS BAY; THENCE SOUTH 40° WEST 297 FEET ALONG LOW WATER LINE; THENCE SOUTH 12° 30' WEST 980 FEET TO CENTER OF EASTSIDE-LONG BRIDGE AND THE COUNTY ROAD; THENCE SOUTH 73° 58' EAST 2,061.6 FEET ALONG CENTER LINE OF SAID BRIDGE TO A POINT WHICH IS NORTH 73° WEST 438.1 FEET FROM THE WEST LINE OF BLOCK 7, EAST MARSHFIELD; THENCE NORTH 17° 04' EAST 148.8 FEET; THENCE SOUTH 72° 56' EAST 400 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 393.8 FEET NORTH OF THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 72° 56' WEST 400 FEET; THENCE SOUTH 17° 04' WEST 148.8 FEET TO THE CENTER OF THE EASTSIDE-LONG BRIDGE AND THE COUNTY ROAD; THENCE NORTH 73° 58' WEST 2,061.6 FEET, MORE OR LESS, ALONG CENTER OF SAID BRIDGE TO LOW WATER LINE OF COOS BAY; THENCE SOUTH 12° 30' WEST 64.7 FEET, MORE OR LESS, TO THE NORTH LINE OF GARFIELD & SENGSTACKEN ADDITION; THENCE SOUTH 72° 56' EAST 2,521.1 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID ADDITION TO A POINT ON THE SECTION LINE DUE SOUTH OF THAT POINT OF BEGINNING; THENCE NORTH 279.3 FEET TO THE POINT OF BEGINNING.

LEGEND

EDR

NG

R/W

EDGE OF DIRT ROAD

NATURAL GRADE

RIGHT OF WAY

DECIDUOUS TREES

POSITION OF GEODETIC COORDINATES

SPOT ELEVATION

SECTION LINES

STREET CENTERLINES

RIGHT OF WAY LINES

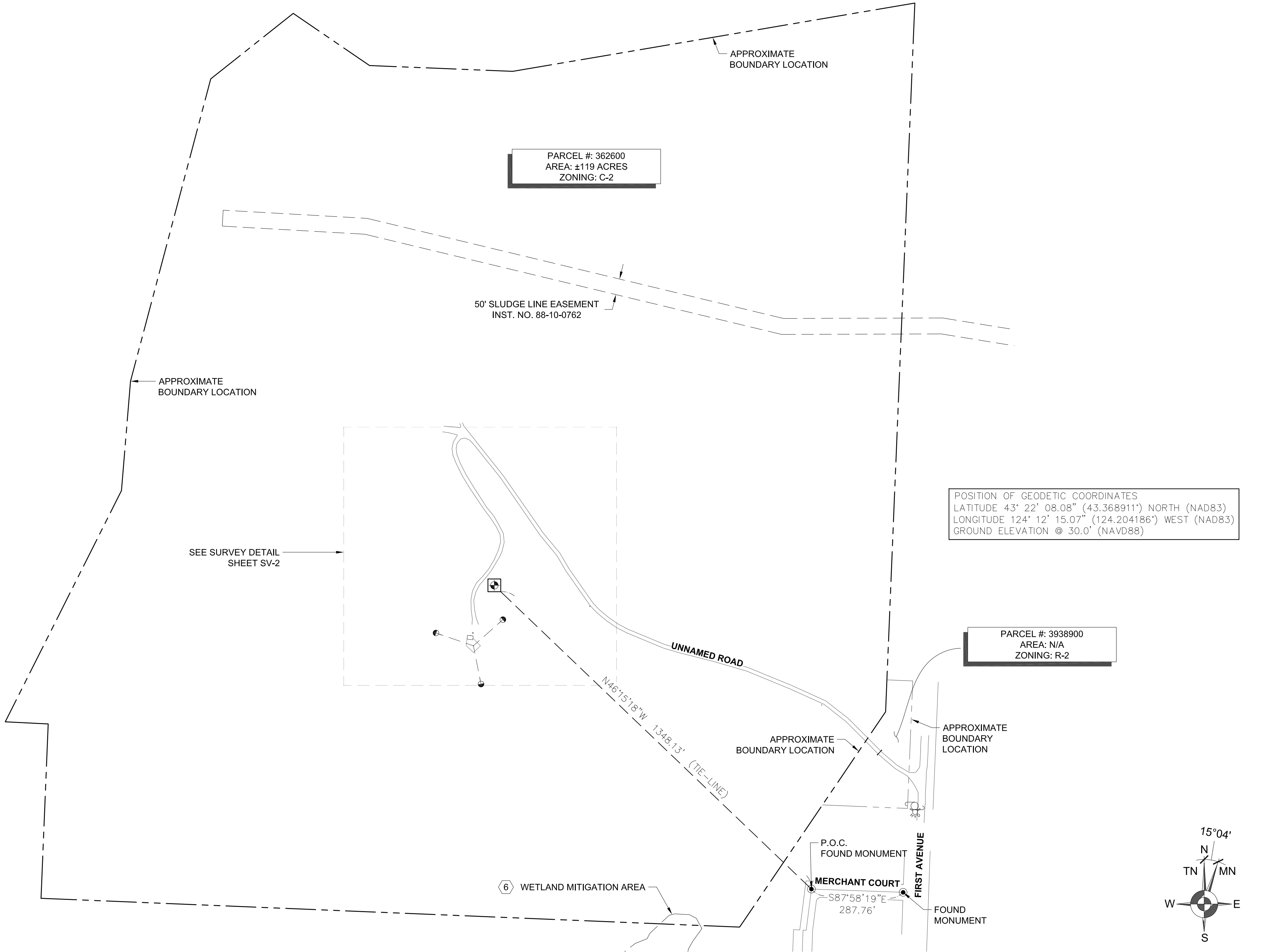
SUBJECT PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT LINES

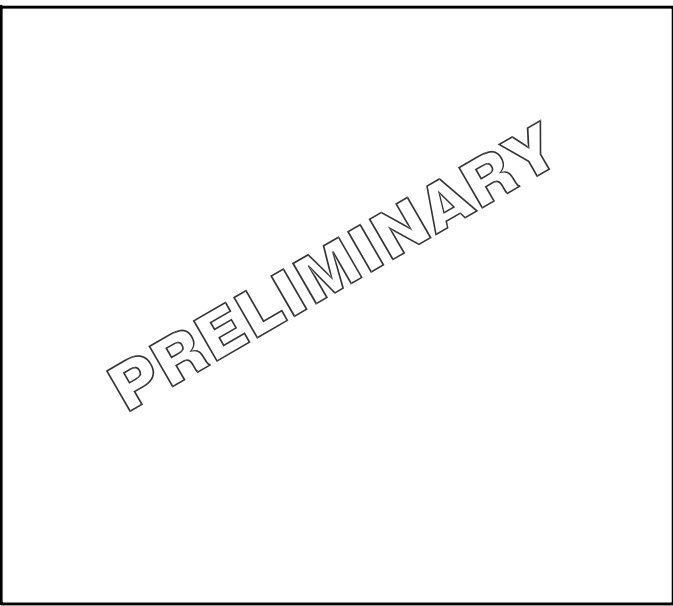
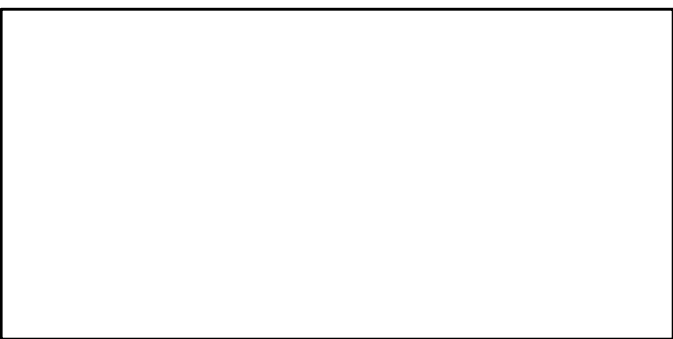
TIE LINES

LEASE AREA LIMITS



410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting



CP PROJECT NO. xxx-xx-xxxx-xx

PRELIMINARY			
NO.	DATE	D/C	DESCRIPTION
A	07/19/17	DH/SR	PRELIMINARY
1	10/03/19	RG/PD	TITLE / DESIGN
2	02/20/20	RG/PD	2ND TITLE (C)

SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION

SITE NAME:
OR5 TELEGRAPH

SITE ADDRESS:
50 A STREET
COOS BAY, OR 97420

SHEET TITLE

SITE SURVEY

SHEET NO.

SV-1

SCHEDULE "B" NOTE (PARENT PARCEL)

REFERENCE IS MADE TO THE STATUS OF RECORD TITLE REPORT ORDER #320981AM, ISSUED BY AMERITITLE, DATED SEPTEMBER 24, 2019. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

RECORD MATTERS NO. 1, 2, 3 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

ITEMIZED NOTES:

4. EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH AND MARSHFIELD STREET, AND AN UNNAMED STREET, NOW VACATED, IF ANY SUCH EXIST. (NOT PLOTTABLE WITH INFORMATION PROVIDED)
5. SPOIL DISPOSAL EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: NOVEMBER 1, 1960
BOOK: 281, PAGE: 615
INSTRUMENT NO.: 29593
(EXACT LOCATION INDETERMINATE, EASEMENT EXPIRED OCTOBER 26, 1961 - NOT SHOWN)
- DECLARATION OF COVENANTS AND RESTRICTIONS AND ACCESS EASEMENT FOR THE EASTSIDE MITIGATION SITE, NWP NO. 1992-810, DSL NO. 36414-FP, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED: JULY 31, 2015
INSTRUMENT NO.: 2015-06953
(AS SHOWN ON SURVEY)

ACCESS PARCEL LEGAL DESCRIPTION

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK 8, EAST MARSHFIELD, COOS COUNTY, OREGON.

PARCEL 2:
LOTS 17, 18, 19, 20 AND 21, BLOCK 8, EAST MARSHFIELD, COOS COUNTY, OREGON, ACCORDING TO THE MAP AND PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF COOS COUNTY, OREGON.

ALSO, THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON LYING IMMEDIATELY WEST OF LOT 21, BLOCK 8, EAST MARSHFIELD AND SOMETIMES DESCRIBED AS LOT 22, BLOCK 8, EAST MARSHFIELD, COOS COUNTY, OREGON, ACCORDING TO THE MAP AND PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF COOS COUNTY, OREGON.

RECORD MATTERS (ACCESS PARCEL)

REFERENCE IS MADE TO THE STATUS OF RECORD TITLE REPORT ORDER #349133AM, ISSUED BY AMERITITLE, DATED JANUARY 31, 2020.

THE SURVEYORS OPINION IS THAT NO RECORD MATTERS PROVIDED BY SAID REPORT AFFECT THE PROPOSED LEASE AND EASEMENT AREAS SHOWN HEREON.

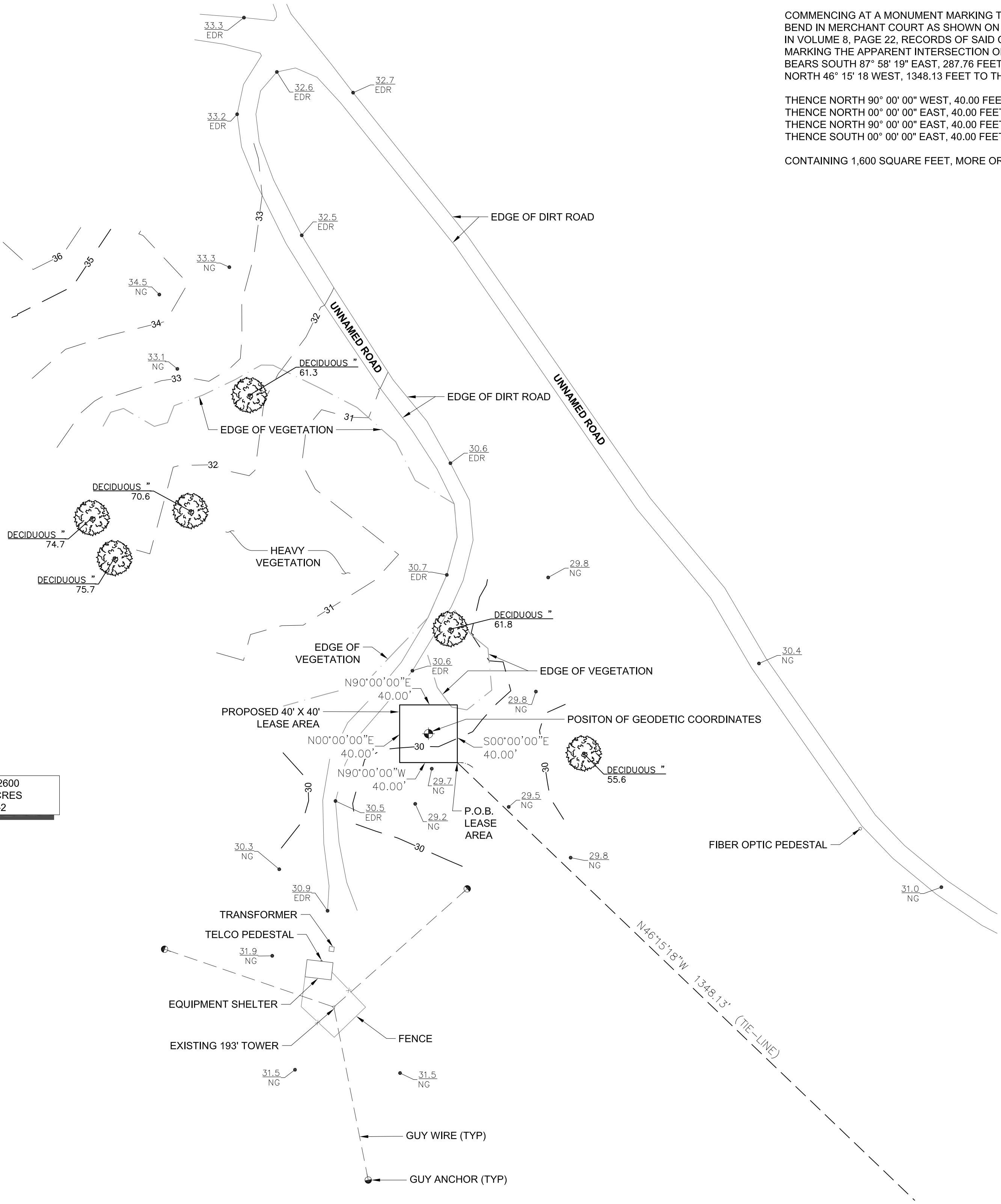
LEASE AREA LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT MARKING THE APPARENT CENTERLINE OF THE WEST BEND IN MERCHANT COURT AS SHOWN ON THE PLAT "ANTHONY ADDITION", RECORDED IN VOLUME 8, PAGE 22, RECORDS OF SAID COUNTY, FROM WHICH A MONUMENT MARKING THE APPARENT INTERSECTION OF FIRST AVENUE AND MERCHANT COURT BEARS SOUTH 87° 58' 19" EAST, 287.76 FEET; THENCE, FROM POINT OF COMMENCEMENT, NORTH 46° 15' 18 WEST, 1348.13 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90° 00' 00" WEST, 40.00 FEET;
THENCE NORTH 00° 00' 00" EAST, 40.00 FEET;
THENCE NORTH 90° 00' 00" EAST, 40.00 FEET;
THENCE SOUTH 00° 00' 00" EAST, 40.00 FEET RETURNING TO THE POINT OF BEGINNING.

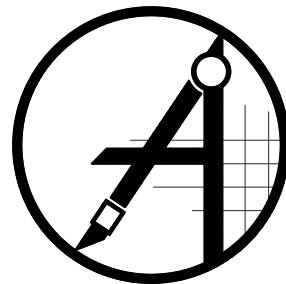
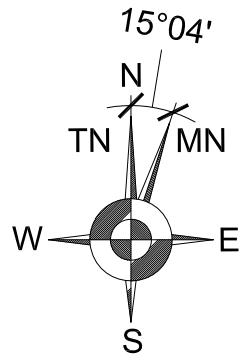
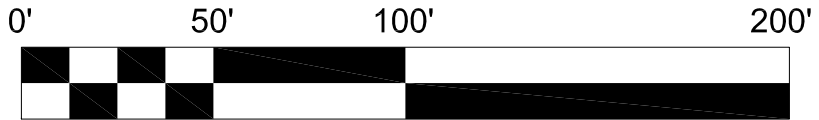
CONTAINING 1,600 SQUARE FEET, MORE OR LESS.



PARCEL #: 362600
AREA: ±119 ACRES
ZONING: C-2

LEGEND

EDR	EDGE OF DIRT ROAD		POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE		SPOT ELEVATION
R/W	RIGHT OF WAY		
	DECIDUOUS TREES		
---	SECTION LINES		
---	STREET CENTERLINES		
---	RIGHT OF WAY LINES		
---	SUBJECT PROPERTY LINE		
---	ADJACENT PROPERTY LINE		
---	EASEMENT LINES		
---	TIE LINES		
---	LEASE AREA LIMITS		



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PH. (480) 659-4072
www.ambitconsulting.us

PRELIMINARY

CP PROJECT NO. xxx-xx-xxxx-xx

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
A	07/19/17	DH/SR	PRELIMINARY
1	10/03/19	RG/PD	TITLE/DESIGN
2	02/20/20	RG/PD	2ND TITLE (C)

SUBMITTAL

NO.	DATE	D/C	DESCRIPTION

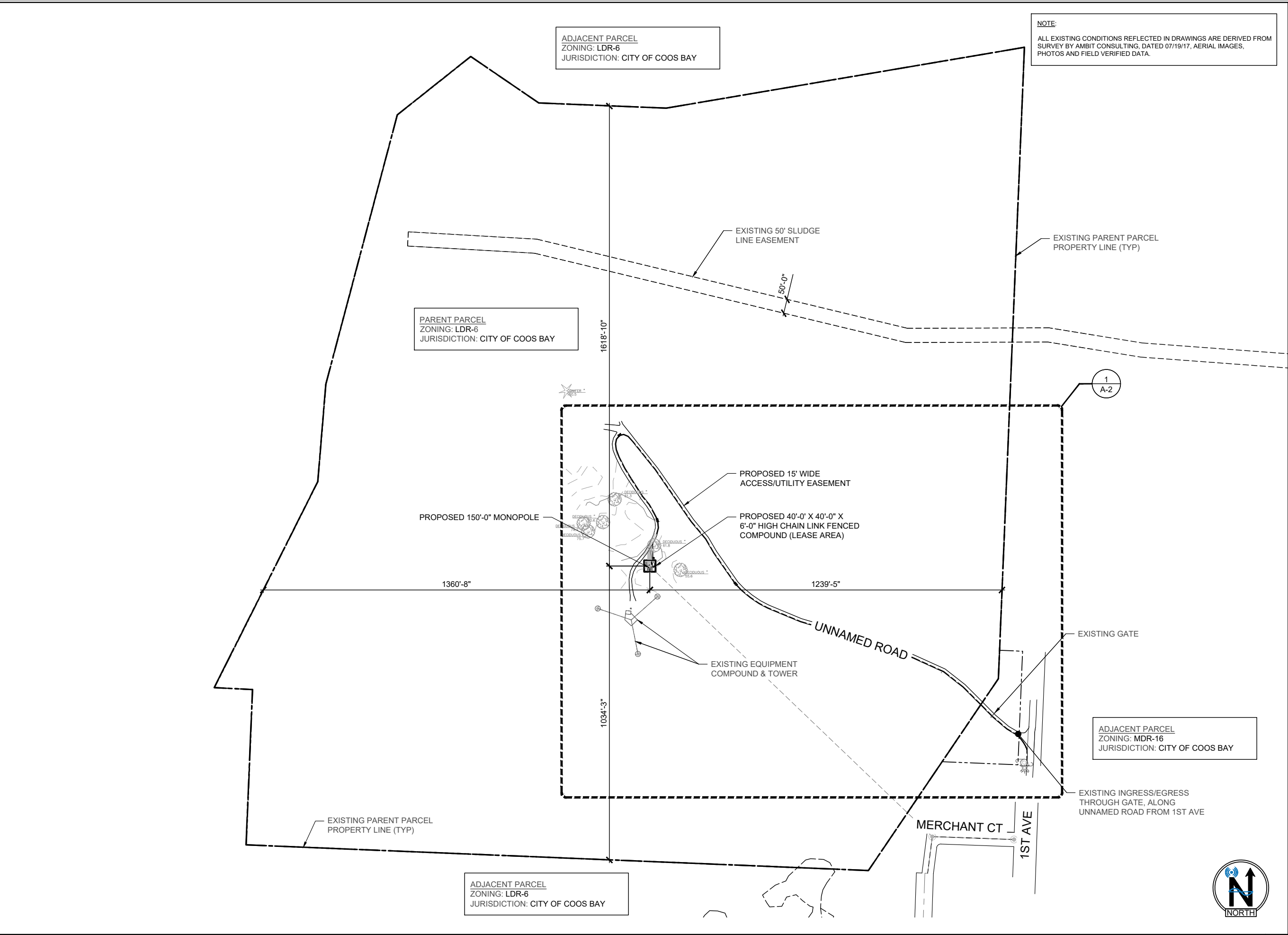
SITE NAME:
OR5 TELEGRAPH

SITE ADDRESS:
50 A STREET
COOS BAY, OR 97420

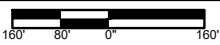
SHEET TITLE
SURVEY DETAIL

SHEET NO.

SV-2



22"x34" SCALE: 1" = 160'-0"
11"x17" SCALE: 1" = 320'-0"



PROPOSED OVERALL SITE PLAN 1

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	09/17/19	RM	90% PZD REVIEW
B	02/26/20	RM	100% FZD SET
C		XX	
0		XX	
1		XX	
2		XX	

CLIENT:
verizon

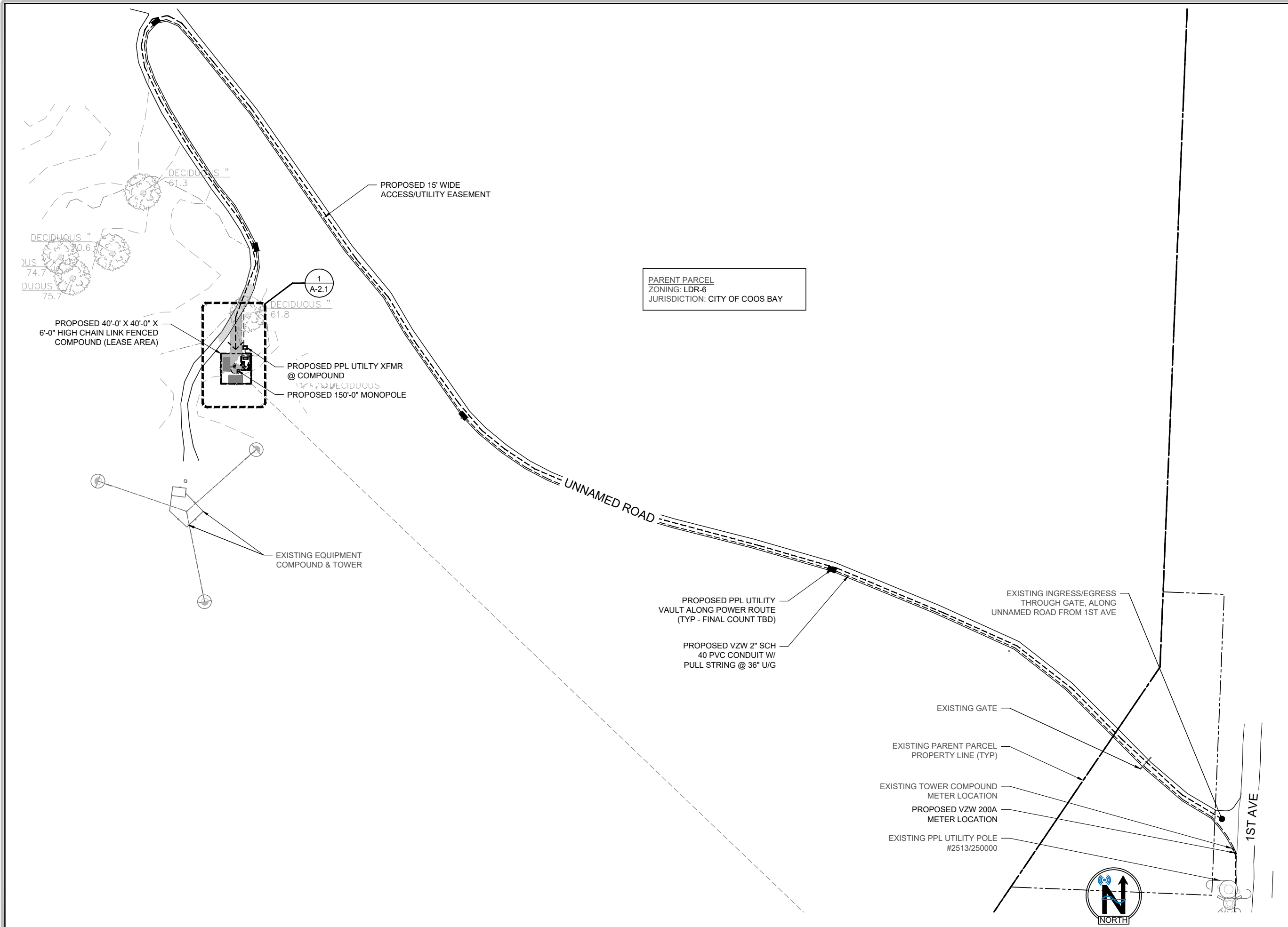
A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:
Acom
CONSULTING, INC

VECTOR
ENGINEERS

**OR5
TELEGRAPH - C**
50 A STREET
COOS BAY, OR 97420

**PROPOSED
OVERALL
SITE PLAN**

A-1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	09/17/19	RM	90% PZD REVIEW
B	02/26/20	RM	100% FZD SET
C		XX	
0		XX	
1		XX	
2		XX	

CLIENT:

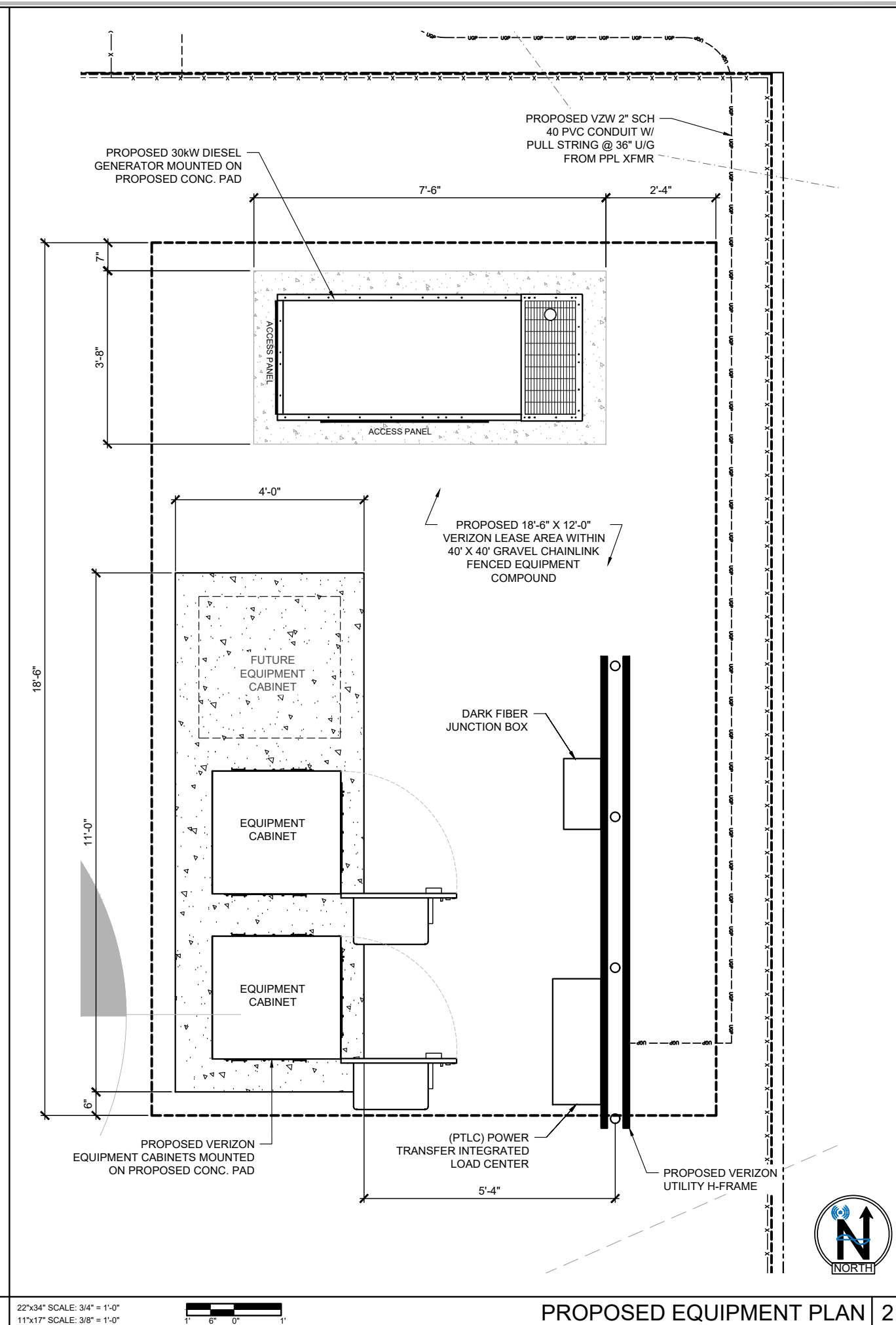
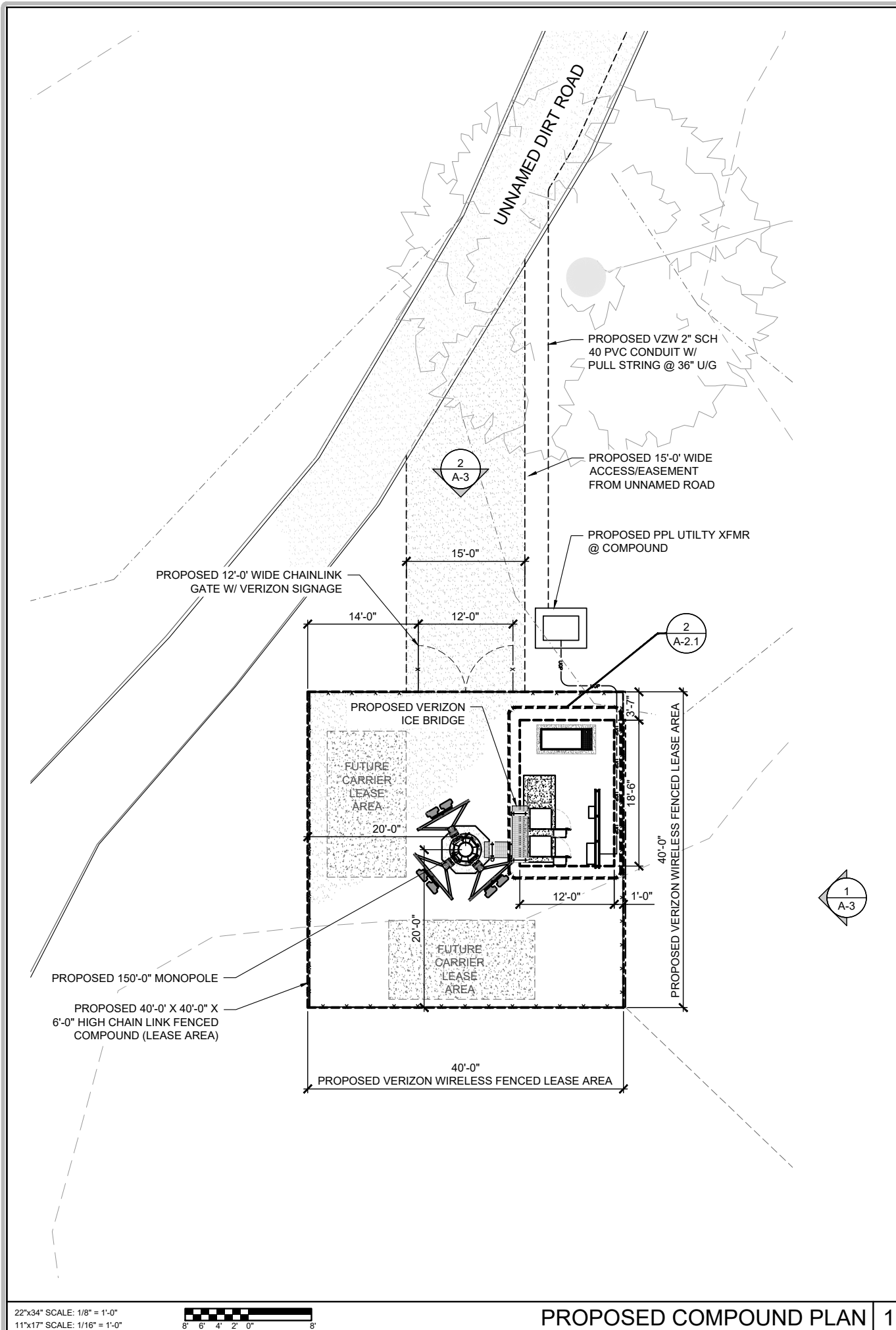
A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

**OR5
TELEGRAPH - C**
50 A STREET
COOS BAY, OR 97420

**PROPOSED
ENLARGED
SITE PLAN**

A-2

22"x34" SCALE: 1" = 60'-0"
11"x17" SCALE: 1" = 120'-0"
60' 30' 0' 60'



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	09/17/19	RM	90% PZD REVIEW
B	02/26/20	RM	100% FZD SET
C		XX	
0		XX	
1		XX	
2		XX	

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING



OR5
TELEGRAPH - C
50 A STREET
COOS BAY, OR 97420

PROPOSED EQUIPMENT PLAN

A-2.1

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	09/17/19	RM	90% PZD REVIEW
B	02/26/20	RM	100% FZD SET
C		XX	
0		XX	
1		XX	
2		XX	

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

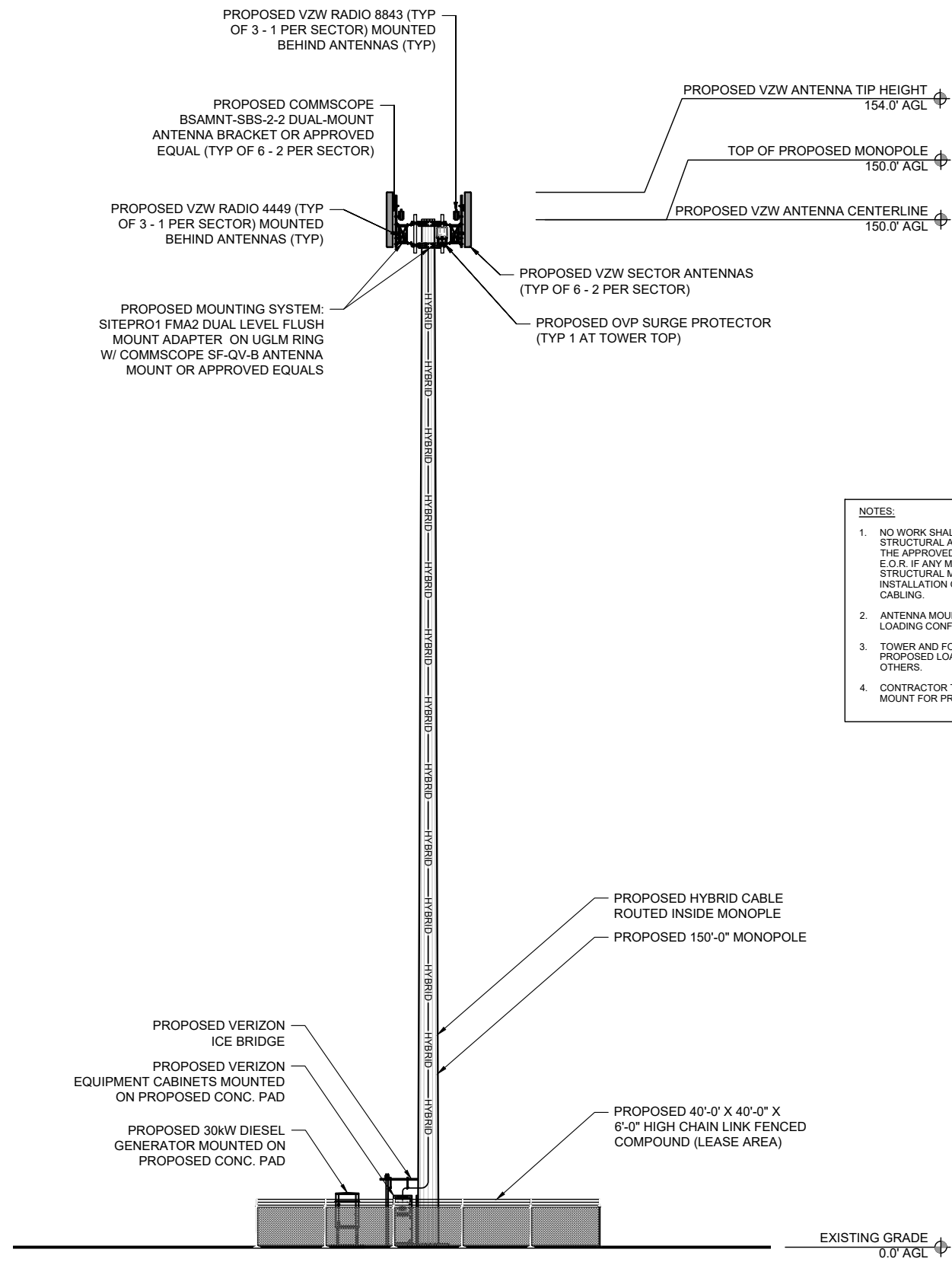


**OR5
TELEGRAPH - C**
50 A STREET
COOS BAY, OR 97420

ELEVATIONS

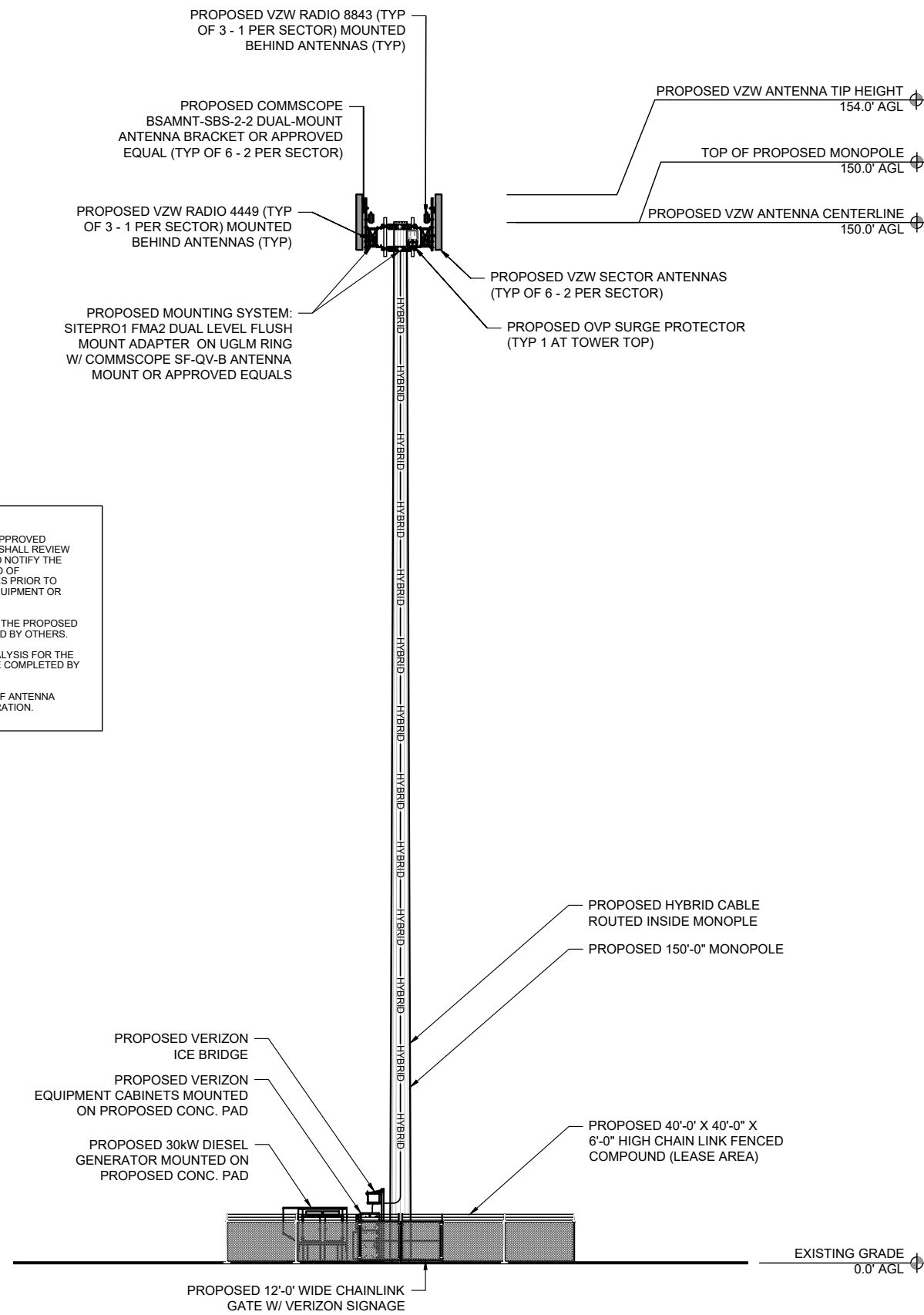
A-3

- NOTES:
1. NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND NOTIFY THE E.O.R. IF ANY MODIFICATIONS ARE REQUIRED OF STRUCTURAL MEMBERS OR APPURTENANCES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLING.
 2. ANTENNA MOUNT/PLATFORM ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 3. TOWER AND FOUNDATION STRUCTURAL ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 4. CONTRACTOR TO VERIFY THE SUITABILITY OF ANTENNA MOUNT FOR PROPOSED LOADING CONFIGURATION.



PROPOSED EAST ELEVATION

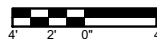
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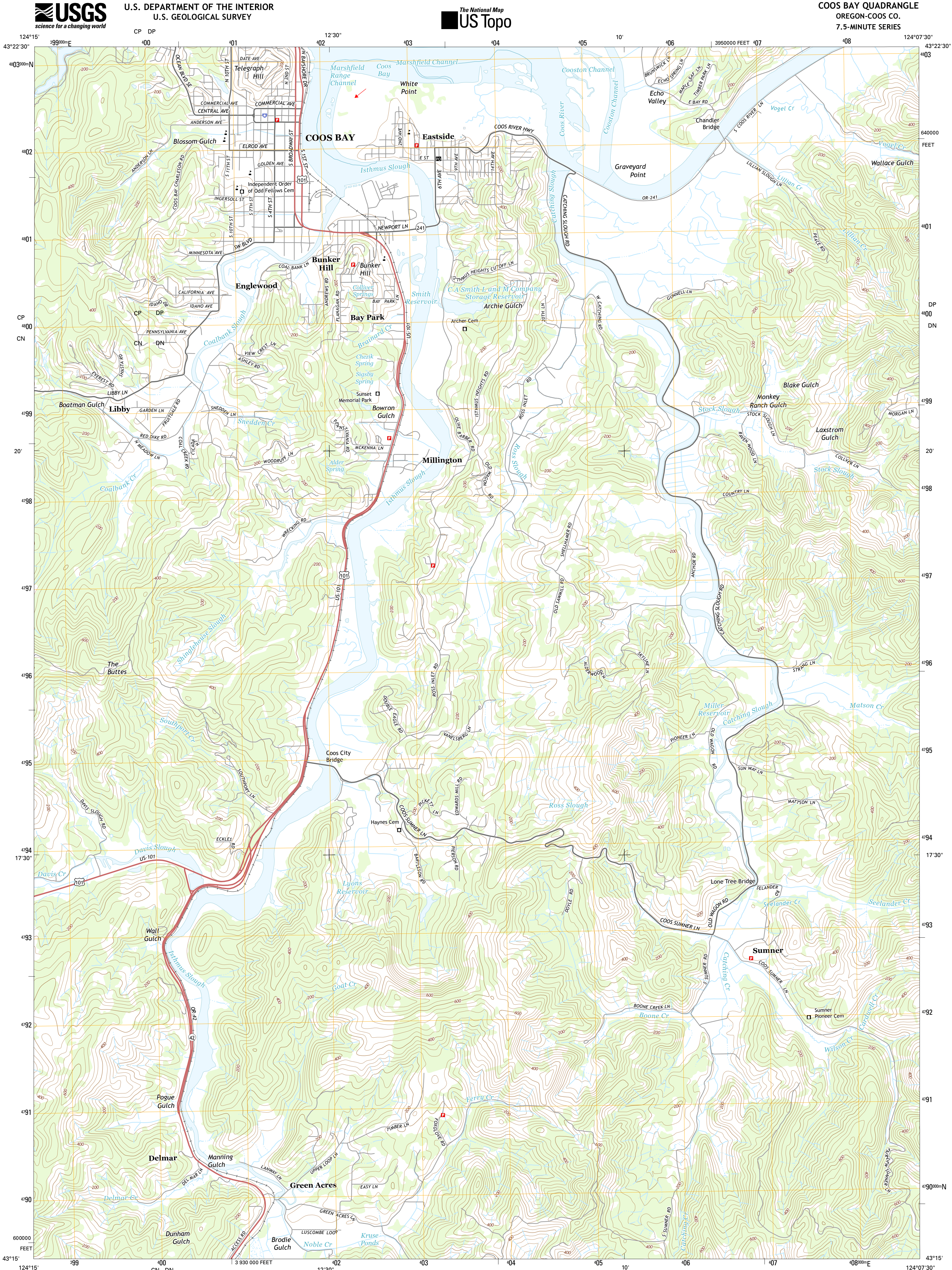


PROPOSED NORTH ELEVATION

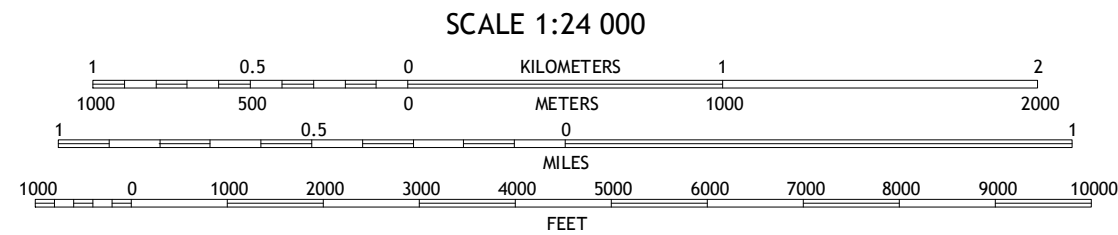
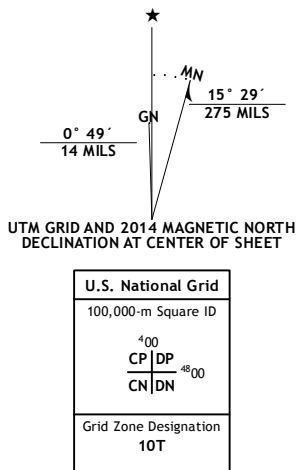
2

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"





Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 10T
10 000-foot ticks: Oregon Coordinate System of 1983 (south
zone)
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, June 2012
Roads.....HERE, ©2013
Names.....GNIS, 2013
Hydrography.....National Hydrography Dataset, 2012
Contours.....National Elevation Dataset, 1999
Boundaries.....Multiple sources; see metadata file 1972-2013
Public Land Survey System.....BLM, 2011



CONTOUR INTERVAL 40 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.16



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

COOS BAY, OR
2014



LANDSCAPE NOTES

- Plant material shall conform to guidelines established by the American Nurseryman's Association by the American Standard for Nursery Stock.
- Defective/dead plants shall be replaced w/in 6 months after notification from City w/iling plants of equal size to original plant. Plants are under a 1yr. warranty from date of Substantial Completion. Contractor shall maintain landscape under this contract for entire 1-year period to assure proper maintenance. Provide a written maintenance manual for a complete calendar year to the Owner to assure proper long-term maintenance of landscape and assist in transition of maintenance from Contractor to Owner and to assure landscape is continually maintained.
- The landscape contractor shall field locate all utility lines prior to the commencement of work. The use of on-site utility plans as a part of this contract are available for review.
- All plants shall be balled & burlapped or container grown as specified. No container grown stock will be accepted if it is deemed to be root bound. All plastic root wrapping material shall be removed. No bare root stock will be accepted unless submitted in writing for approval.
- Plants shall originate from established nurseries located w/in region of project. Plants that are not available in size specified or quantity may be secured from outside the region if submitted for review and approval.
- All plants shall meet the minimum size specified on the plan. One plant from each grouping shall be labeled, indicating the plant name and size. Tags shall then be removed after review.
- All plants shall be sprayed w/a anti-dessicant w/in the first 24 hours.
- All plants shall be installed per the planting details. Alternate staking methods may be proposed for review and approval.
- Stockpile plant material upon delivery to the site in a shady location, embedded in sawdust or mulch. Stockpile all plants near a source of water - water at least once a day to maintain healthy plant stock.
- A pre & post-emergent herbicide shall be applied to all planter beds. Herbicide shall be Surflan A.S. tank-mixed with Roundup at a rate of 4 quarts per acre. Adhere to all product manufacturer's directions and recommendations. Adhere to all environmental regulations. Do not apply in areas that drain directly into an environmentally sensitive area. Do not apply when wind speed is greater than 5 m.p.h.
- An insecticide and fungicide application shall be performed with the type to be selected by the contractor and submitted in writing for review and approval. Proof of purchase receipts shall be submitted.
- Planting beds shall have a mix of 3"(d) layer of medium-ground bark, or gravel rock mulch where indicated. Rake beds smooth. Tamp-down areas adjacent to conc. pads/walks to compact, then add additional bark to 1/4"-1/2" below finish grade of conc. surface, where occurring.
- Install all plant material during favorable weather and within seasonal planting limitations. Do not install plants when daily high temperatures exceed 90°(F) degrees or low tempratures are below 32°(F) degrees. Flowering fruit trees may need to be dug after 3 consecutive nights of temperatures less than 45°(F) degrees in the Fall or as determined by local nursery. Weather date will be from the nearest airport location to project site (Southwest Oregon Regional Airport, North Bend, OR)
- Apply fertilizer tablets as indicated in the following table:

1 gallon	Shrub	= 2 tablets
2-5 gallon	Shrub	= 3 tablets
1.5" cal. - 2.0" cal.	Deciduous tree	= 6 tablets
2.0" cal. - 4.0" cal.	Deciduous tree	= 8 tablets
6.0' - 8.0' + high	Evergreen tree	= 7 tablets
- A lack of maintenance shall constitute a violation of the local Municipal Development Code.
- Landscape areas on private property shall be reasonably maintained by Owner or Lessee of the property as to pruning, watering or other requirements to create an attractive, safe appearance for development.
- At tree locations that are 4.0' or less to a utility structure, pipe, curb sidewalk or asphalt, a root barrier panel shall be added on the side of the root ball that is closest to item that is to be protected. Barriers shall be Deep Root UB-24-2 24"(w)x24"(d) ribbed panels w/intermittent panel breaks as needed to allow groundwater to flow freely and not oversaturate rootball. Place root barrier panels in trench with vertical ribs facing toward rootball and align in a straight fashion. Keep top of root barrier's double-top edge at least 1/2" above finish grade.
- Landscape Contractor shall provide watering of plants every other day after installation for 2 weeks. Thereafter, Landscape Contractor shall water once a week for one year between April 15th - September 15th to coincide with the 1-year warranty period. New plants need to get fully established. There is no nearby water source - allow for a water truck.
- Construct water saucers at each large shrub & tree location to assist in capturing rainwater toward root zone. Add Soil-Moist polymers at plant pits at a rate recommended by manufacturer plus a Tree Gator Jr. at each tree location.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.

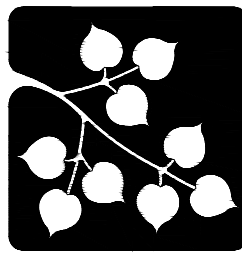


No.	Date	Revision
A	—	—
B	—	—
0	—	—
1	—	—
2	—	—

Client:



Design Consultant



ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA 98027
(425) 292-9845 (P)
CONTACT: PAUL J. DIX

LANDSCAPE
ARCHITECTURE
SITE PLANNING

Project Info:

OR-5
TELEGRAPH - C
50 "A" STREET
COOS BAY, OR 97420

Drawing Title:

PROPOSED
LANDSCAPE PLAN

Project Number:	Date: 01/06/20
Drafter: PD	Designer: PD
Project Manager: PD	Professional of Record PD
Revision No: 0	Sheet No: L-1

SOIL / COMPOST / MULCH ZONES

PLANTING BEDS

6" IMPORTED 3-WAY TOPSOIL (LOCAL SOURCE) ROTO-TILLED INTO SOIL BELOW TO PREVENT SOIL LAYERING.

2" COMPOST (LOCAL SOURCE) ROTO-TILLED 6" INTO UNDERLYING EXISTING SOIL.

ADD FERTILIZER / SOIL AMENDMENTS FOR ORNAMENTAL PLANTS.

TOP MULCH

3"(d) FINE TO MEDIUM FIR / CEDAR BARK MULCH.

TOP GRAVEL MULCH

2"(d) 3/8"(-) CRUSHED ROCK, LIGHT TAN / BEIGE IN COLOR.

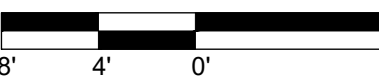
PROJECT DATA

ADDRESS: 50 "A" STREET
COOS BAY, OR 97420
CURRENT ZONING: LDR-6 (CITY OF COOS BAY JURISDICTION)
OCCUPANCY GROUP: UTILITY
PROPOSED BLDG. USE: TELECOM
TAX PARCEL I.D.: 2521326D000100
SITE AREA: 23.768 ACRES
LEASE AREA: 1,600 s.f.

CITY APPROVAL BLOCK



22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



PROPOSED LANDSCAPE PLAN

LANDSCAPE SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	DROUGHT	COMMENTS
	JUNIPERUS SCOP. 'SKYROCKET'	SKYROCKET JUNIPER	8.0'(h)	20	●●●●	FULL, DENSE, MATCH FORM & HEIGHT WHEN IN ROW. INSTALL AT-GRADE "TREE-GATOR JR." WATERING RING AT BASE OF TREE
	THUJA PLICATA 'VIRESCENS'	VIRESCENS RED CEDAR	8.0'(h)	3	●●●	FULL, DENSE. INSTALL AT-GRADE "TREE-GATOR JR." WATERING RING AT BASE OF TREE

DESIGN NARRATIVE

The designated planting area surrounding the new Verizon Compound area is surrounded by a 5.0' wide planting zone. The width of this zone limits new plant material to be tall and narrow in form. Upright Juniper & Columnar Cedar trees provide the tall screening with medium shrubs (Ceanothus, Huckleberry) small shrubs (Sword Fern, Mugo Pine, Salal). Groundcover and ornamental grass clumps complete the landscape composition. The intent is to not only provide visual screening, but a native or semi-native, drought-tolerant, colorful mix of plants.

SHRUBS & GROUNDCOVER

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	DROUGHT	COMMENTS
	AU	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES KINKINICK	1 Gal.	106 sf	●●●	NATIVE. TRIANGULAR SPACE @ 18" O.C.,
	CV	CEANOTHUS 'DARK STAR'	DARK STAR LILAC	5 Gal.	3	●●●●	EVERGREEN. IF NEED TO SUBSTITUTE, ASSURE HEIGHT WILL ACHIEVE 6.0' AND IS NARROW IN WIDTH, NOT WIDE SPREADING
	GS	GAULTHERIA SHALLON	SALAL	1 Gal.	16	●●●●	NATIVE
	HS	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 Gal.	16	●●●	EVERGREEN. SELECT GOOD BLUE TUFT. INFILL PLANT, NOT INTENDED FOR SCREENING PURPOSES.
	PM	PINUS MUGO 'PUMILLIO'	DWARF MUGO PINE	18"(w)	6	●●●	EVERGREEN. WELL-SHAPED PIN-CUSHION FORM, INFILL PLANT NOT INTENDED FOR SCREENING PURPOSES.
	Pm	POLYSITCHUM MUNITUM	WESTERN SWORD FERN	5 Gal.	10	●●	NATIVE
	SR	SEDUM SPATHULIFOLIUM 'CAPE BLANCO'	CAPE BLANCO SEDUM	1 Gal.	38 sf	●●●●	NATIVE. TRIANGULAR SPACE @ 12" O.C., PLANT HIGH IN 2"(d) GRAVEL BED.
	VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 Gal.	10	●●●	EVERGREEN.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.

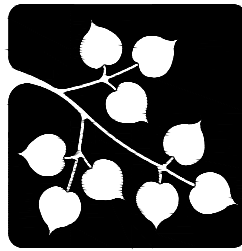


No.	Date	Revision
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0	—	—
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2	—	—

Client:



Design Consultant



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LANDSCAPE
ARCHITECTURE
SITE PLANNING

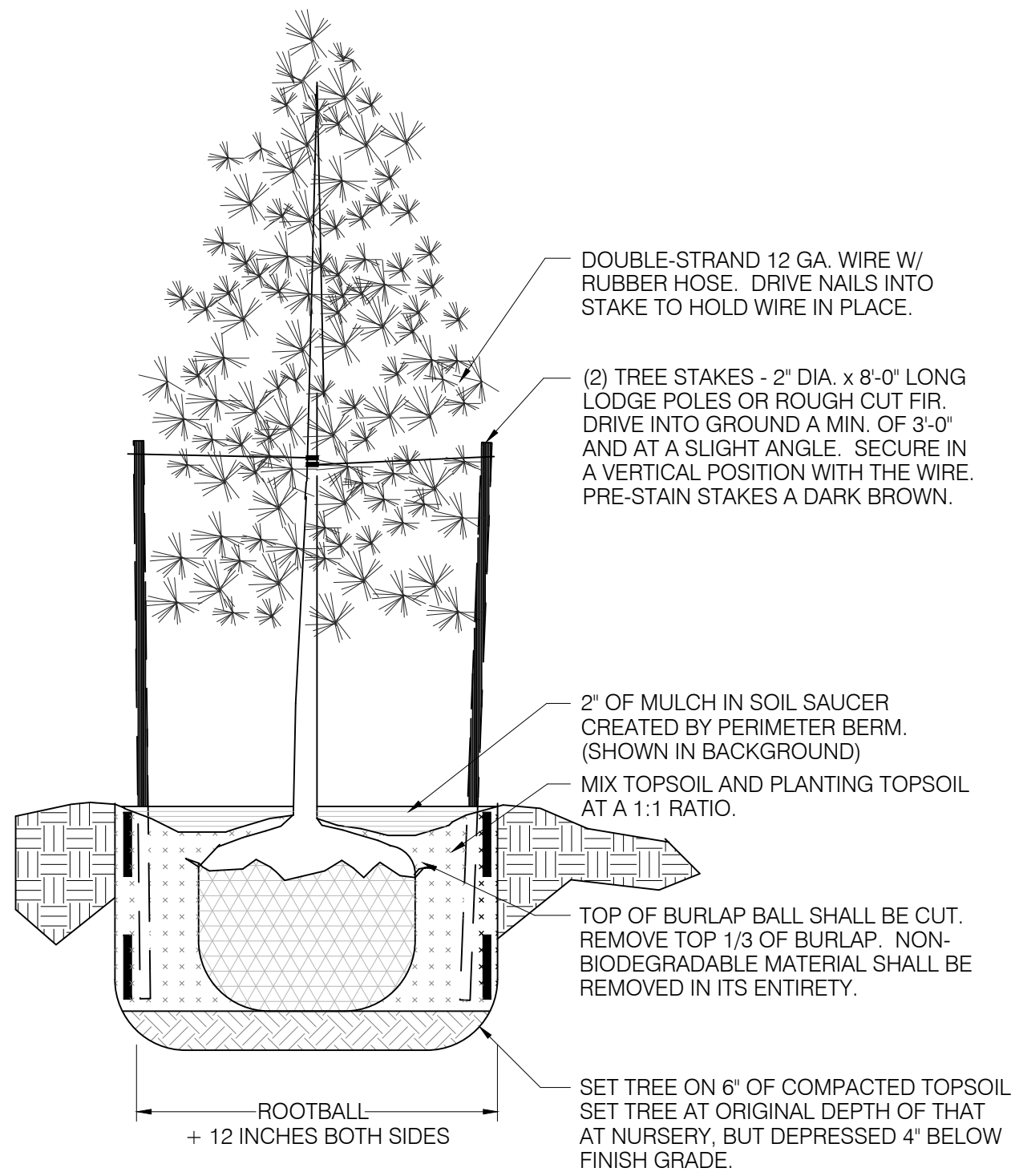
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OR - 5
TELEGRAPH - C
50 "A" STREET
COOS BAY, OR 97420

Drawing Title:

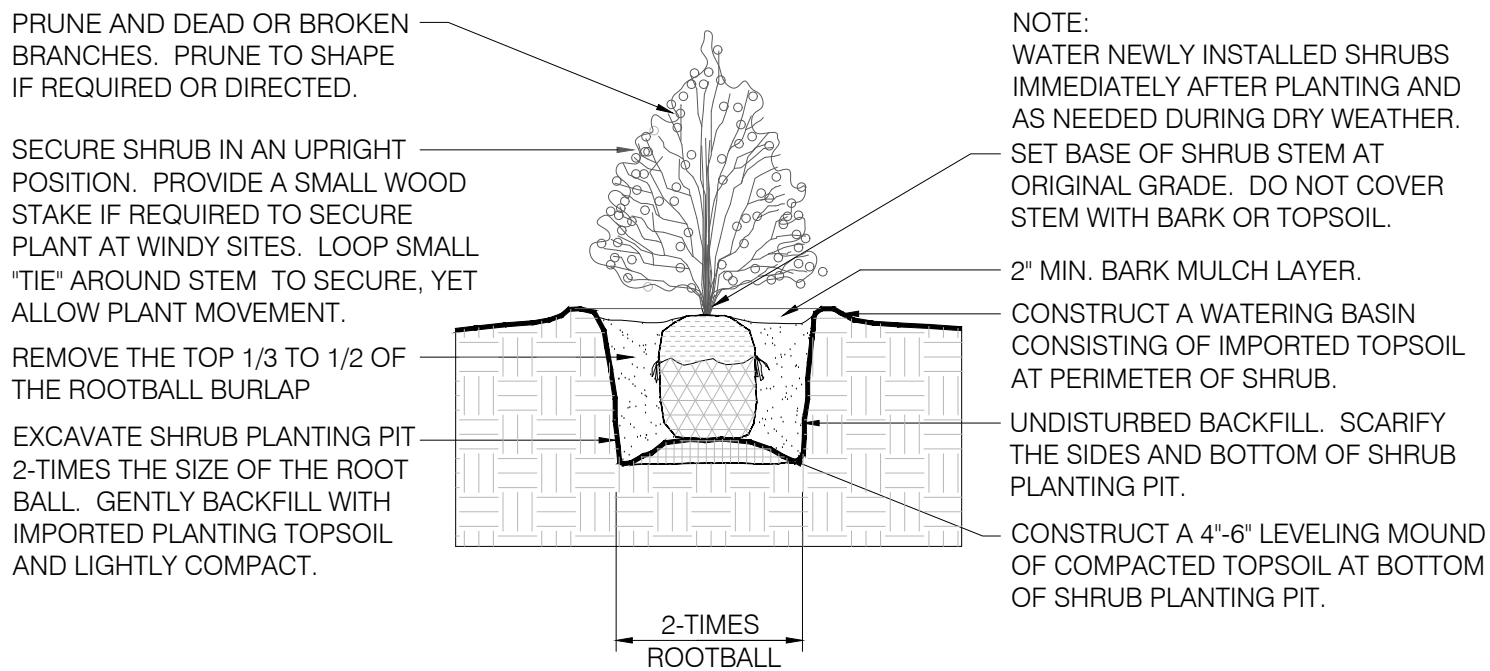
LANDSCAPE
DETAILS

Project Number:	Date: 01-06-20
Drafter: PD	Designer: PD
Project Manager: PD	Professional of Record PD
Revision No: 0	Sheet No: L-2



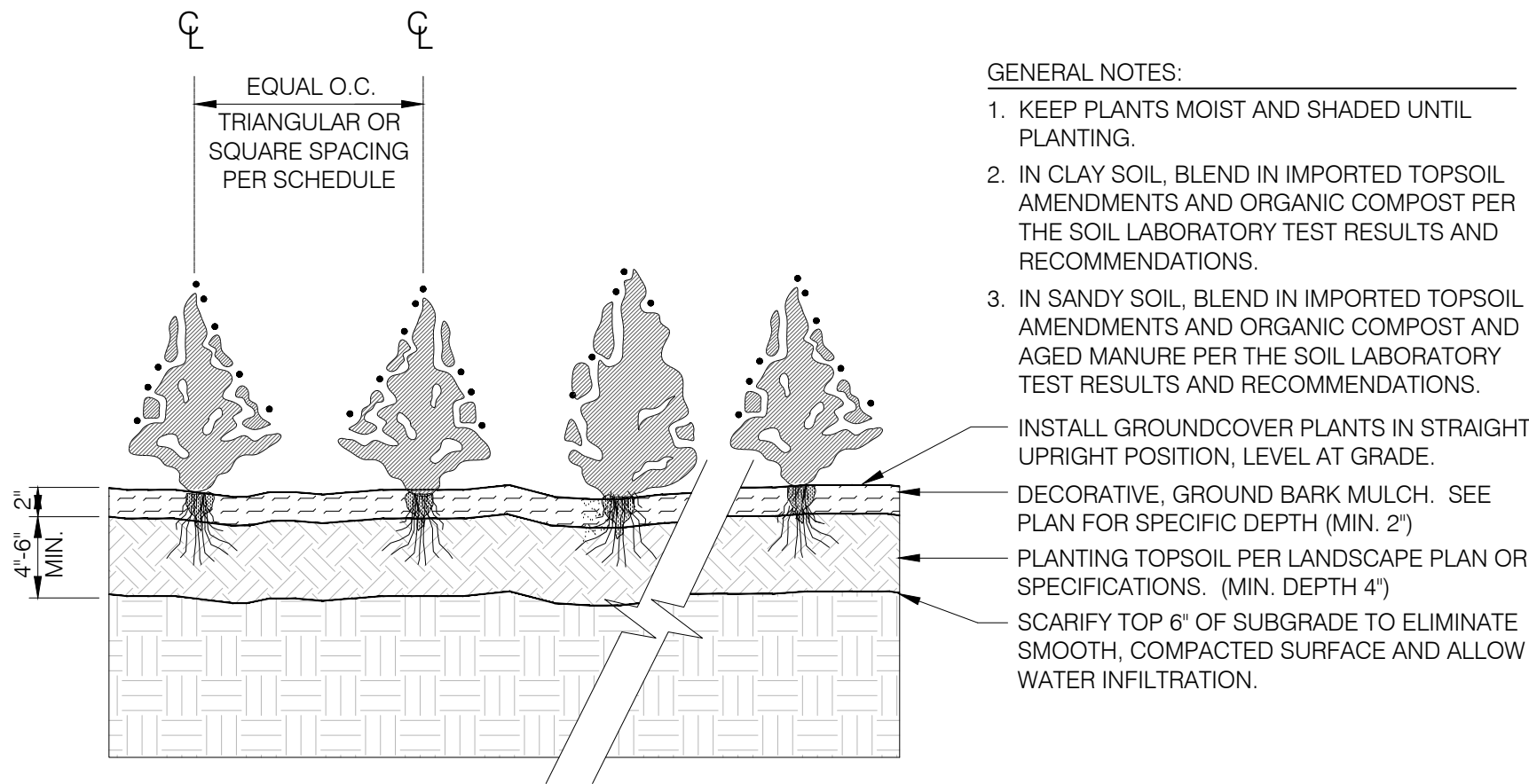
1 CONIFEROUS TREE PLANTING

SCALE: NOT TO SCALE



2 SHRUB PLANTING

SCALE: NOT TO SCALE



3 GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

SURVEYOR'S NOTES

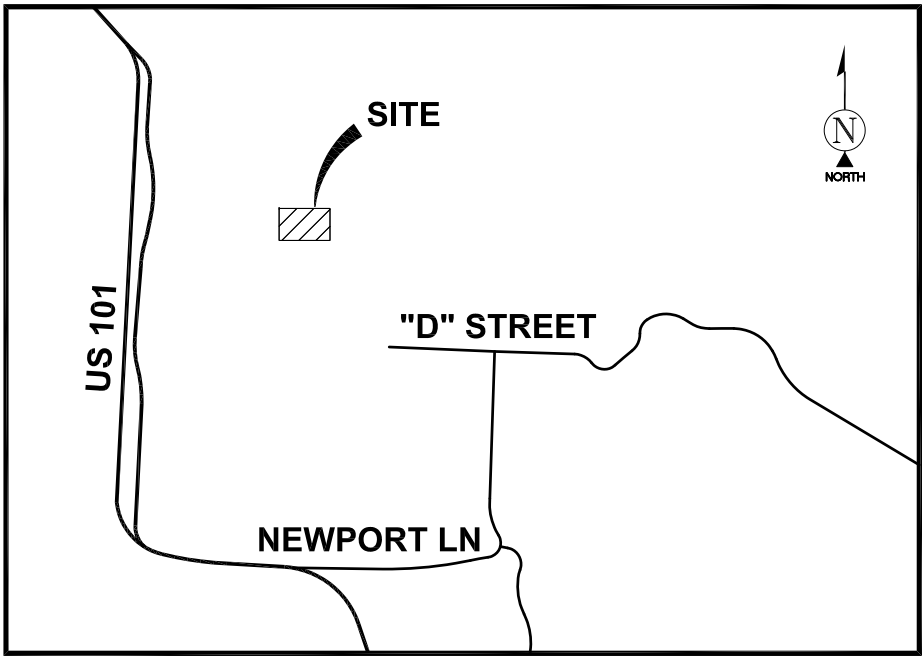
1. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

2. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN A STATUS OF RECORD TITLE REPORT, ORDER NO. 320981AM, PREPARED BY AMERITITLE, DATED SEPTEMBER 24, 2019. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 (2011) COORDINATE SYSTEM OREGON STATE PLANE COORDINATE SOUTH ZONE, DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE OREGON REFERENCE NETWORK (OSRN).
5. THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID # 41011C0327E, MAP REVISED MARCH 17, 2014.

6. PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE OREGON STATE REFERENCE NETWORK (OSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM. THE DATE OF SURVEY AND FIELD OBSERVATION USED FOR THIS SURVEY WERE TAKEN JULY 06, 2017
7. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A VERIZON WIRELESS LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

8. ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON STATE PLANE COORDINATE SOUTH ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99989382



VICINITY MAP
N.T.S.

PARENT PARCEL LEGAL DESCRIPTION

PARCEL 1:
BLOCKS 3 THROUGH 18, INCLUSIVE AND VACATED SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH AND THE EAST HALF OF NINTH STREETS AND MARSHFIELD AVENUE FRONTING AND ABUTTING UPON SAID BLOCKS, ACCORDING TO THE MAP AND PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF COOS COUNTY, OREGON, ALL LYING IN WATERFRONT ADDITION TO MARSHFIELD, COOS COUNTY, OREGON.

PARCEL 2:
LOTS 1 TO 11, INCLUSIVE, BLOCK 2; LOTS 1 TO 16, INCLUSIVE, BLOCK 3; LOTS 1 TO 16, INCLUSIVE, BLOCK 4; LOTS 1 TO 32, INCLUSIVE, BLOCK 5; LOTS 1 TO 28, INCLUSIVE, BLOCK 6; ALL OF VACATED SECOND STREET, ALL OF VACATED THIRD STREET, ALL OF VACATED FOURTH STREET; THE VACATED PORTION OF THE UNNAMED STREET LYING SOUTH OF BLOCKS 3, 4 AND 5 RUNNING FROM THE EAST BOUNDARY OF SECOND STREET TO A POINT 325 FEET EAST OF THE EAST BOUNDARY OF FOURTH STREET; THE VACATED PORTION OF THE UNNAMED STREET LYING NORTH OF BLOCKS 3, 4 AND 5 RUNNING FROM THE EAST BOUNDARY OF SECOND STREET TO A POINT 325 FEET EAST OF THE EAST BOUNDARY OF FOURTH STREET, ALL IN GARFIELD AND SENGSTACKEN ADDITION TO EAST MARSHFIELD, COOS COUNTY, OREGON, ACCORDING TO THE MAP AND PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF COOS COUNTY, OREGON.

PARCEL 3
BEGINNING AT A POINT ON THE MEANDER LINE OF COOS BAY SOUTH 31° 16' WEST 53.7 FEET FROM THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 31° 16' EAST 53.7 FEET TO SAID MEANDER CORNER; THENCE NORTH 18° EAST 90.42 FEET ALONG SAID MEANDER LINE; THENCE NORTH 78° 47' WEST 2,502.67 FEET TO U.S. HARBOR LINE OF COOS BAY; THENCE SOUTH 23° 49' WEST ALONG SAID HARBOR LINE 405.09 FEET; THENCE SOUTH 84° 28' EAST 2,574.7 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE MEANDER LINE OF COOS BAY SOUTH 31° 16' WEST 198 FEET FROM THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 31° 16' EAST 144.3 FEET ALONG SAID MEANDER LINE; THENCE NORTH 84° 28' WEST 2,574.7 FEET TO U.S. HARBOR LINE OF COOS BAY; THENCE SOUTH 23° 49' WEST ALONG SAID HARBOR LINE 405.09 FEET; THENCE EAST 2,649.40 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE MEANDER LINE OF COOS BAY 3 CHAINS SOUTH 32° WEST FROM THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID POINT OF BEGINNING BEING THE MOST SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO G. WEBSTER BY STATE OF OREGON ON FEBRUARY 13, 1875; THENCE SOUTH 32° WEST 0.34 CHAINS ALONG THE MEANDER LINE TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF TIDE LAND CONVEYED BY THE STATE OF OREGON TO GEORGE W. NORRIS ON JULY 27, 1874; THENCE WEST 33.7 CHAINS ALONG THE NORTH LINE OF SAID NORRIS TRACT TO THE LOW WATER LINE; THENCE NORTH 0.288 CHAINS ALONG LOW WATER LINE TO THE SOUTH LINE OF SAID WEBSTER TRACT; THENCE EAST 33.88 CHAINS TO THE POINT OF BEGINNING.

PARCEL 4:
BEGINNING 13.76 CHAINS NORTH OF THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, ON THE NORTH LINE OF THE TIDE LANDS OWNED BY G. W. WEBSTER; THENCE NORTH 58° WEST 30 CHAINS ALONG THE NORTHEAST LINE OF WEBSTER'S LAND TO THE LOW WATER LINE; THENCE EAST 6.50 CHAINS ALONG LOW WATER LINE; THENCE NORTH 78° EAST 19.37 CHAINS ALONG LOW WATER LINE; THENCE SOUTH 19.93 CHAINS TO POINT OF BEGINNING.

BEGINNING 393.8 FEET NORTH OF THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 436.2 FEET TO THE NORTHWEST CORNER OF BLOCK 57, EAST MARSHFIELD; THENCE SOUTH 60° EAST 640 FEET; THENCE NORTH 35° EAST 33 FEET; THENCE NORTH 58° WEST 2,970 FEET TO THE LOW WATER LINE OF COOS BAY; THENCE SOUTH 40° WEST 297 FEET ALONG LOW WATER LINE; THENCE SOUTH 12° 30' WEST 980 FEET TO CENTER OF EASTSIDE-LONG BRIDGE AND THE COUNTY ROAD; THENCE SOUTH 73° 58' EAST 2,061.6 FEET ALONG CENTER LINE OF SAID BRIDGE TO A POINT WHICH IS NORTH 73° WEST 438.1 FEET FROM THE WEST LINE OF BLOCK 7, EAST MARSHFIELD; THENCE NORTH 17° 04' EAST 148.8 FEET; THENCE SOUTH 72° 56' EAST 400 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 393.8 FEET NORTH OF THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 72° 56' WEST 400 FEET; THENCE SOUTH 17° 04' WEST 148.8 FEET TO THE CENTER OF THE EASTSIDE-LONG BRIDGE AND THE COUNTY ROAD; THENCE NORTH 73° 58' WEST 2,061.6 FEET, MORE OR LESS, ALONG CENTER OF SAID BRIDGE TO LOW WATER LINE OF COOS BAY; THENCE SOUTH 12° 30' WEST 64.7 FEET, MORE OR LESS, TO THE NORTH LINE OF GARFIELD & SENGSTACKEN ADDITION; THENCE SOUTH 72° 56' EAST 2,521.1 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID ADDITION TO A POINT ON THE SECTION LINE DUE SOUTH OF THAT POINT OF BEGINNING; THENCE NORTH 279.3 FEET TO THE POINT OF BEGINNING.

LEGEND

EDR

NG

R/W

EDGE OF DIRT ROAD

NATURAL GRADE

RIGHT OF WAY

DECIDUOUS TREES

POSITION OF GEODETTIC COORDINATES

SPOT ELEVATION

SECTION LINES

STREET CENTERLINES

RIGHT OF WAY LINES

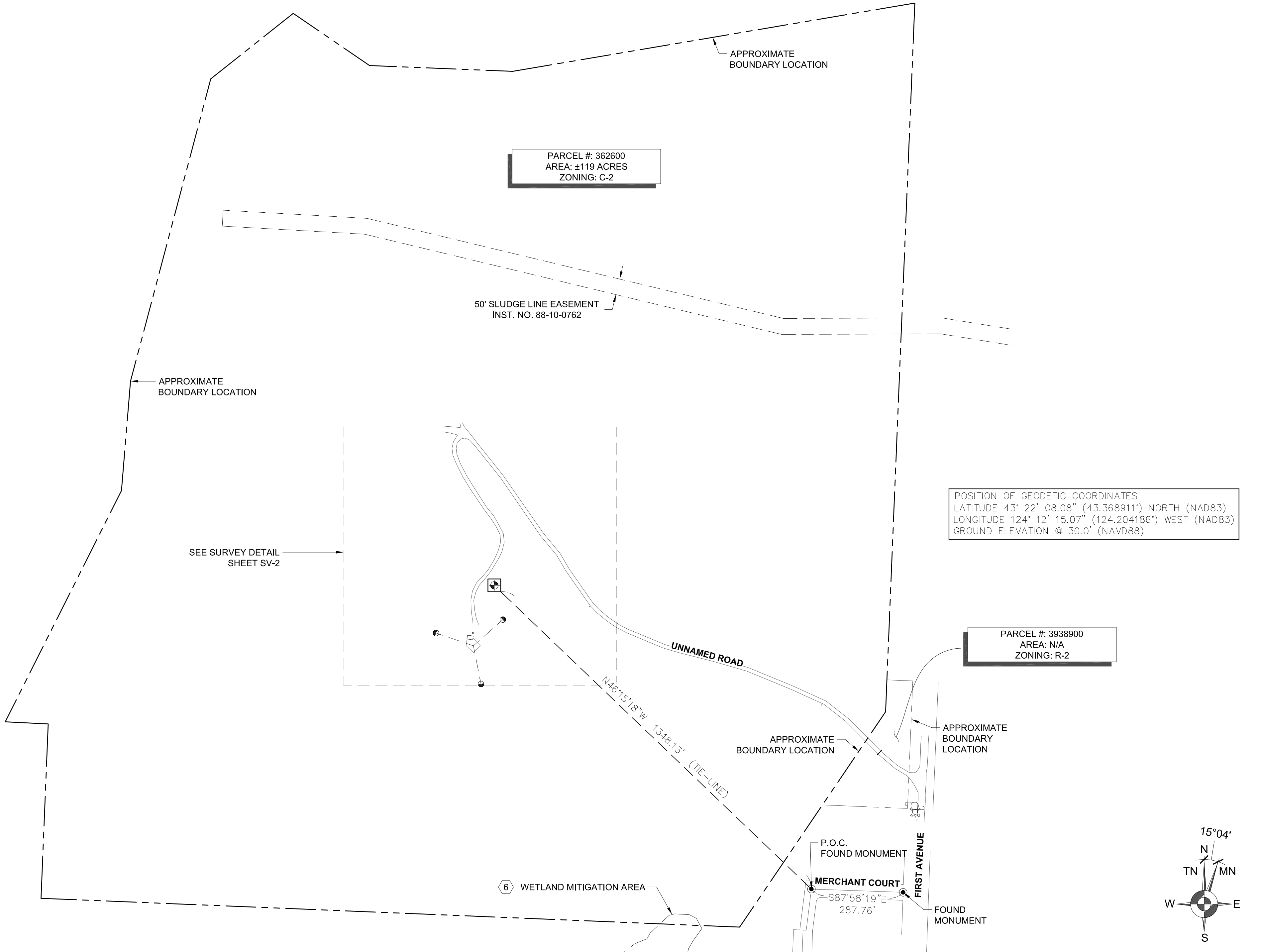
SUBJECT PROPERTY LINE

ADJACENT PROPERTY LINE

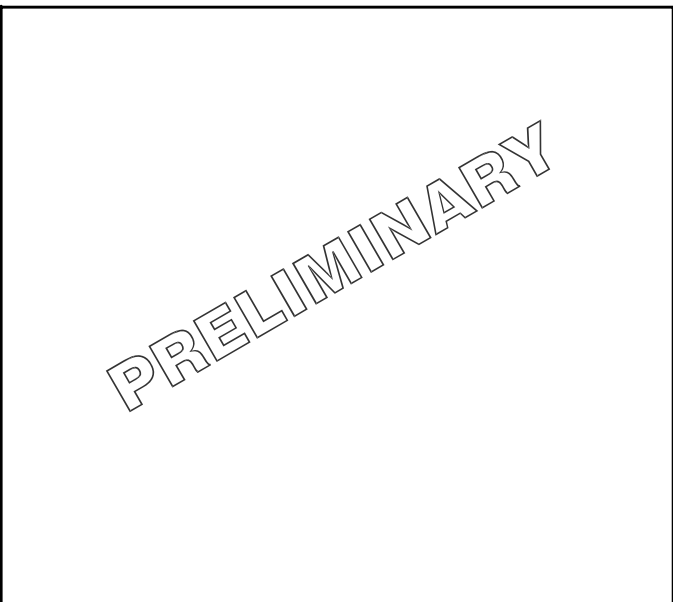
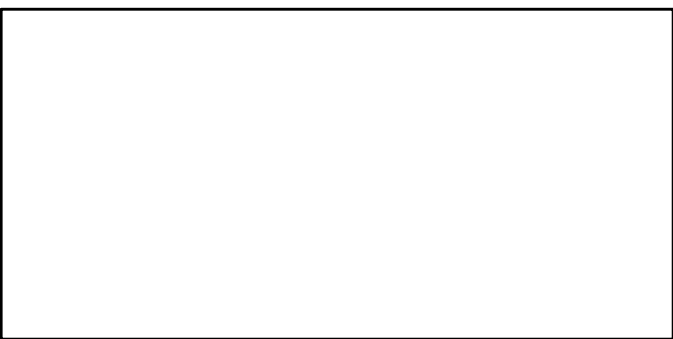
EASEMENT LINES

TIE LINES

LEASE AREA LIMITS



410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us



CP PROJECT NO. xxx-xx-xxxx-xx

PRELIMINARY			
NO.	DATE	D/C	DESCRIPTION
A	07/19/17	DH/SR	PRELIMINARY
1	10/03/19	RG/PD	TITLE / DESIGN
2	02/20/20	RG/PD	2ND TITLE (C)

SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION

SITE NAME:
OR5 TELEGRAPH

SITE ADDRESS:
50 A STREET
COOS BAY, OR 97420

SHEET TITLE

SITE SURVEY

SHEET NO.

SV-1

REFERENCE IS MADE TO THE STATUS OF RECORD TITLE REPORT ORDER #320981AM, ISSUED BY AMERITITLE, DATED SEPTEMBER 24, 2019. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

CONTAINING 1,600 SQUARE FEET, MORE OR LESS.

```
*****
*           Federal Airways & Airspace           *
*           Summary Report: New Construction       *
*           Antenna Structure                     *
*****
```

Airspace User: POOJA JAIN

File: TELEGRAPH

Location: Coos Bay, OR

Latitude: 43°-22'-8.08" Longitude: 124°-12'-15.07"

SITE ELEVATION AMSL.....30 ft.
STRUCTURE HEIGHT.....154 ft.
OVERALL HEIGHT AMSL.....184 ft.
SURVEY HEIGHT AMSL.....184 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for OTH
FAR 77.9: NNR (No Expected TERPS® impact 9S3)
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at bottom
of this report.

Notice to the FAA is not required at the analyzed location and height for
slope, height or Straight-In procedures. Please review the 'Air Navigation'
section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL
FAR 77.17(a)(2): DNE - Airport Surface
FAR 77.19(a): DNE - Horizontal Surface
FAR 77.19(b): DNE - Conical Surface
FAR 77.19(c): DNE - Primary Surface
FAR 77.19(d): DNE - Approach Surface
FAR 77.19(e): DNE - Approach Transitional Surface
FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: OTH: SOUTHWEST OREGON RGNL

Type: A RD: 17207.9 RE: 17.4

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.

VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

The structure is within VFR - Traffic Pattern Airspace Runway Side Area.
Structures that exceed horizontal, conical, and/or 500' AGL will receive
a hazard determination from the FAA.

The structure is within VFR - Traffic Pattern Airspace Climb/Descent Area.
Structures exceeding the greater of 350' AAE, 77.17(a)(2), or VFR horizontal
and conical surfaces will receive a hazard determination from the FAA.
Maximum AMSL of Climb/Descent Area is 367 feet.

VFR TRAFFIC PATTERN AIRSPACE FOR: 9S3: LAKESIDE MUNICIPAL

Type: A RD: 76922.65 RE: 28
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): Does Not Apply.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
The Maximum Height Permitted is 2000 ft AMSL

PRIVATE LANDING FACILITIES

FACIL IDENT TYP NAME	BEARING To FACIL	RANGE IN NM	DELTA ARP ELEVATION IFR
OR49 HEL BAY AREA HOSPITAL No Impact to Private Landing Facility Structure is beyond notice limit by 4053 feet.	304.68	1.49	+91
1OR2 HEL MENASHA PAD No Impact to Private Landing Facility Structure is beyond notice limit by 9947 feet.	345.71	2.46	+170

AIR NAVIGATION ELECTRONIC FACILITIES

FAC IDNT	TYPE	ST AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA	ST	LOCATION	GRND ANGLE	APCH BEAR
OTH	VOR/DME	R	112.1	29.18	19451	-523	OR	NORTH BEND	-1.54	
OTH	LOCALIZER	I	108.5	334.61	21949	+172	OR	RWY 04 SOUTHWEST	.45	46
OT	NDB	I	37	288.3	29695	+151	OR	EMIRE	.29	

OTH LOM I 288.3 29695 +151 OR RWY 04 SOUTHWEST .29

CFR Title 47, §1.30000-§1.30004

AM STUDY REQUIRED: Structure is within specified wavelength(s) of a FCC licensed AM radio station. AM Study is required for new construction or significantly modify an existing tower within the FCC mandated critical distance. Notice to the AM station is required at least 30 days prior to the start of construction. Movement Method Proof specified in §73.151(c) is required to determine if the proposed construction would have a negative impact to the AM station. Please review AM Station Report for details.

Nearest AM Station: KMHS @ 64 meters.

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