



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

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: <small>(please print)</small>	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: <small>(please print)</small>	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	

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.

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		3-30-20	Date
		Owner's signature (required)		

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 used 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

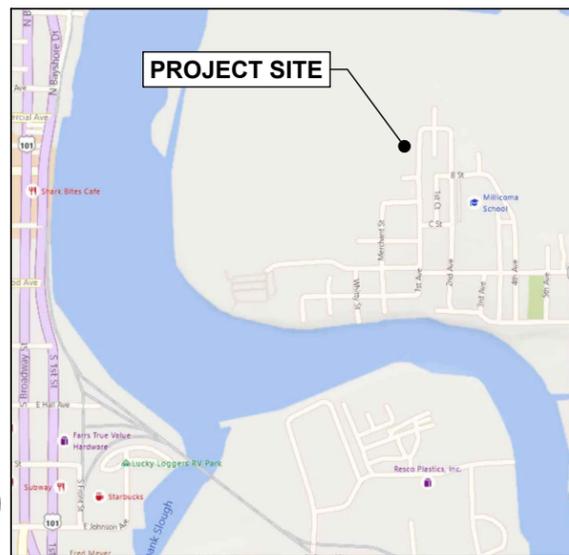


PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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

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	



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.

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

COVER SHEET

T-1

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.

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

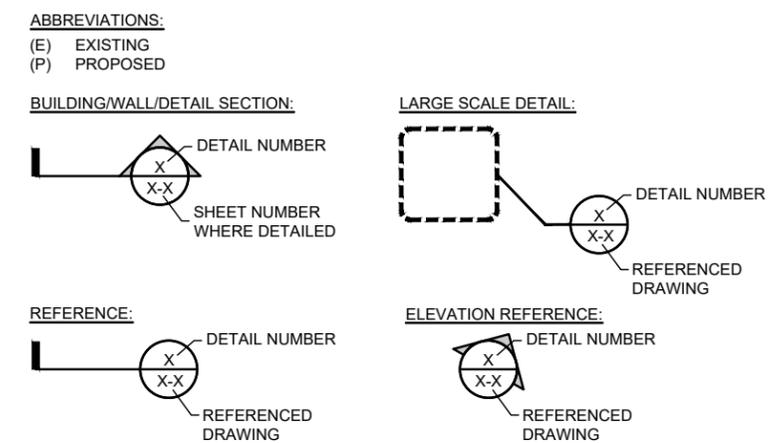
NO.	DATE	DRAWN	REVISION
A	09/17/19	RM	90% PZD REVIEW
B	02/26/20	RM	100% FZD SET
C		XX	
0		XX	
1		XX	
2		XX	



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



IMPORTANT NOTICE

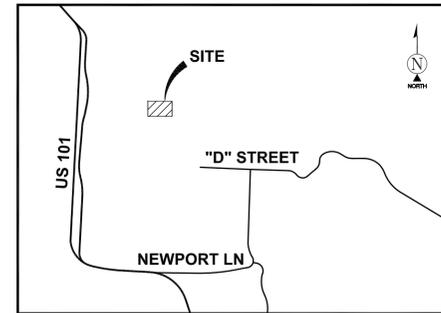
THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE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

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

**GENERAL NOTES
AND SYMBOLS**

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



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.

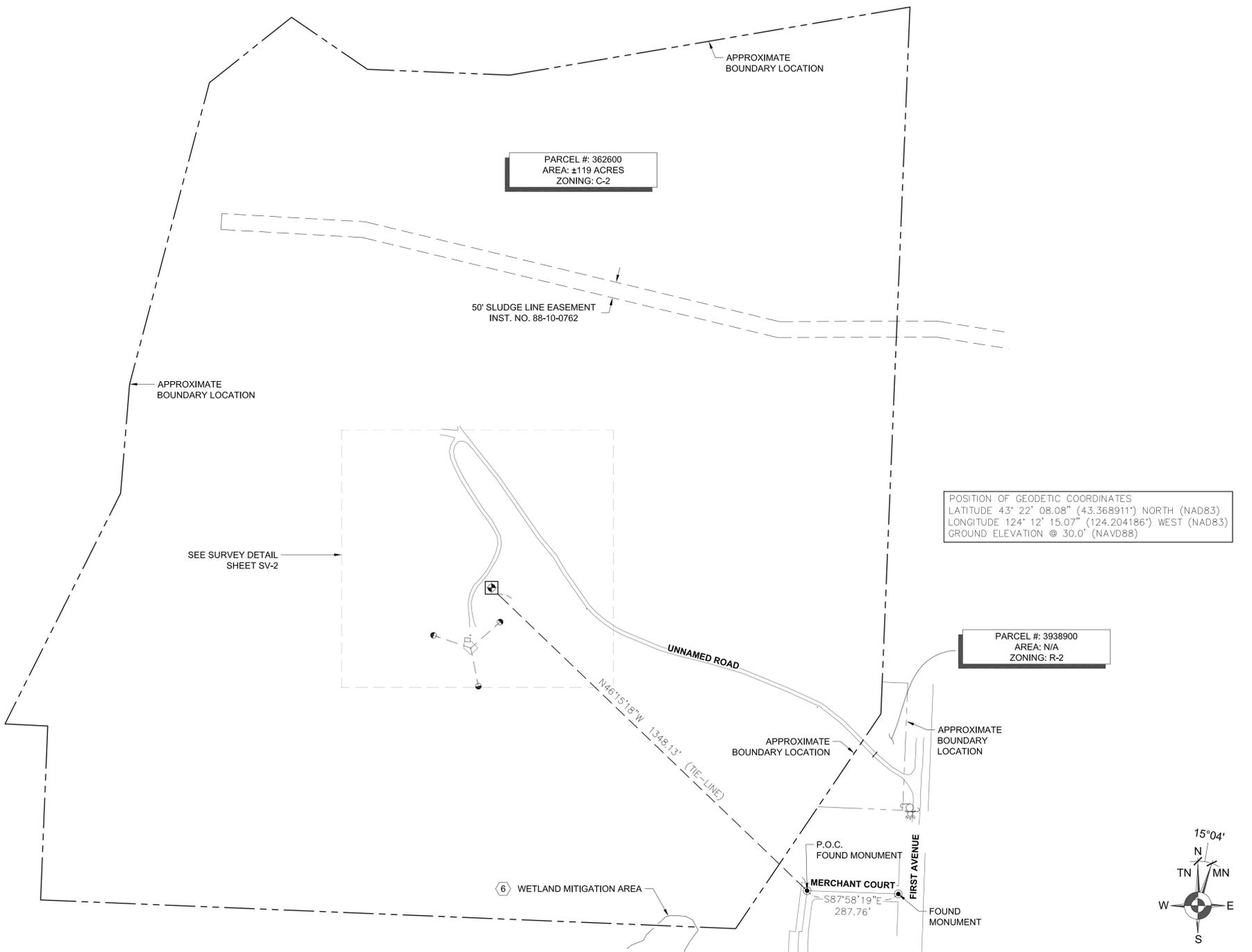
BEGINNING AT A POINT ON THE MEANDER LINE OF COOS BAY 3 CHAINS SOUTH 32° WEST FROM THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID POINT OF BEGINNING BEING THE MOST SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED 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	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



1 OVERALL

SCALE: 1" = 400'-0" (11X17)
SCALE: 1" = 200'-0" (22X34)

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



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)

CP PROJECT NO. xxx-xx-xxxx-xx

PRELIMINARY			
NO.	DATE	D/C	DESCRIPTION

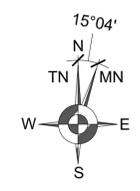
SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION

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)
6. 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.

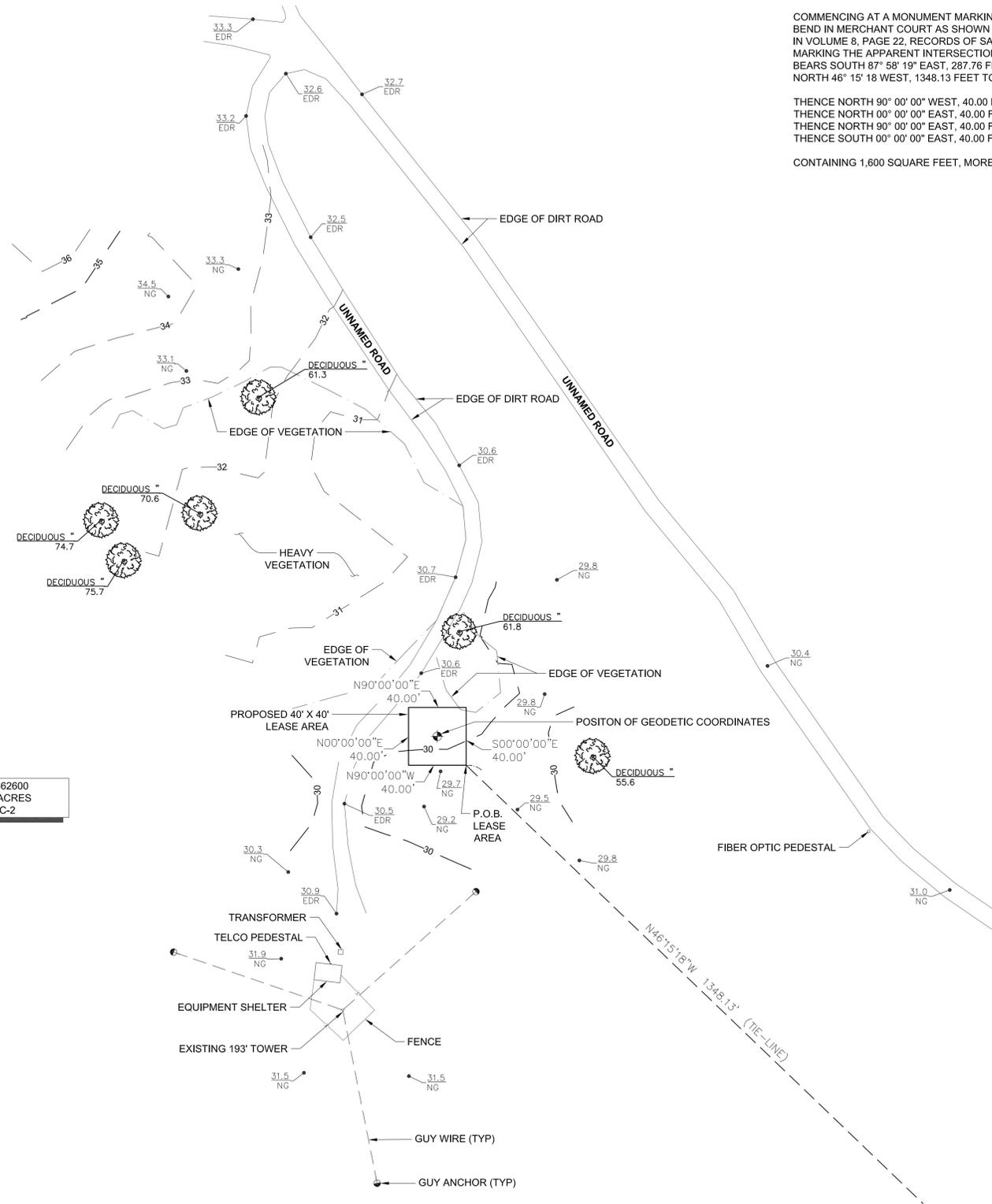
LEASE AREA LEGAL DESCRIPTION

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		SECTION LINES
	DECIDUOUS TREES		STREET CENTERLINES
	RIGHT OF WAY LINES		SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE		EASEMENT LINES
	TIE LINES		LEASE AREA LIMITS



ambit consulting
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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)

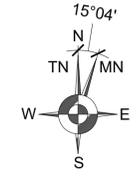
SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION

SITE NAME:
OR5 TELEGRAPH

SITE ADDRESS:
50 A STREET
COOS BAY, OR 97420

SHEET TITLE
SURVEY DETAIL

SHEET NO.
SV-2



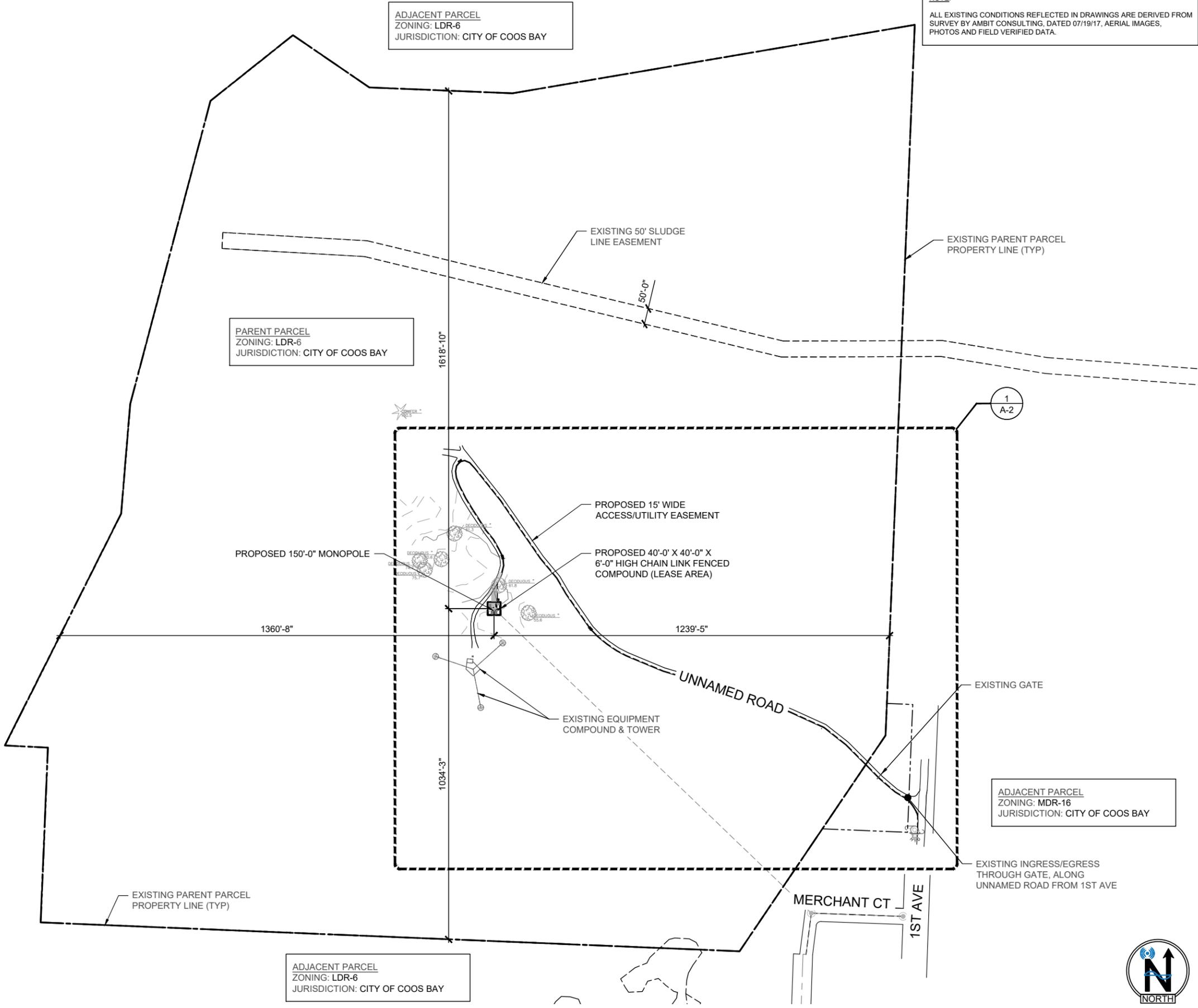
ADJACENT PARCEL
ZONING: LDR-6
JURISDICTION: CITY OF COOS BAY

NOTE:
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AMBIT CONSULTING, DATED 07/19/17, AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

PARENT PARCEL
ZONING: LDR-6
JURISDICTION: CITY OF COOS BAY

ADJACENT PARCEL
ZONING: MDR-16
JURISDICTION: CITY OF COOS BAY

ADJACENT PARCEL
ZONING: LDR-6
JURISDICTION: CITY OF COOS BAY



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
OVERALL
SITE PLAN**

A-1

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

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:

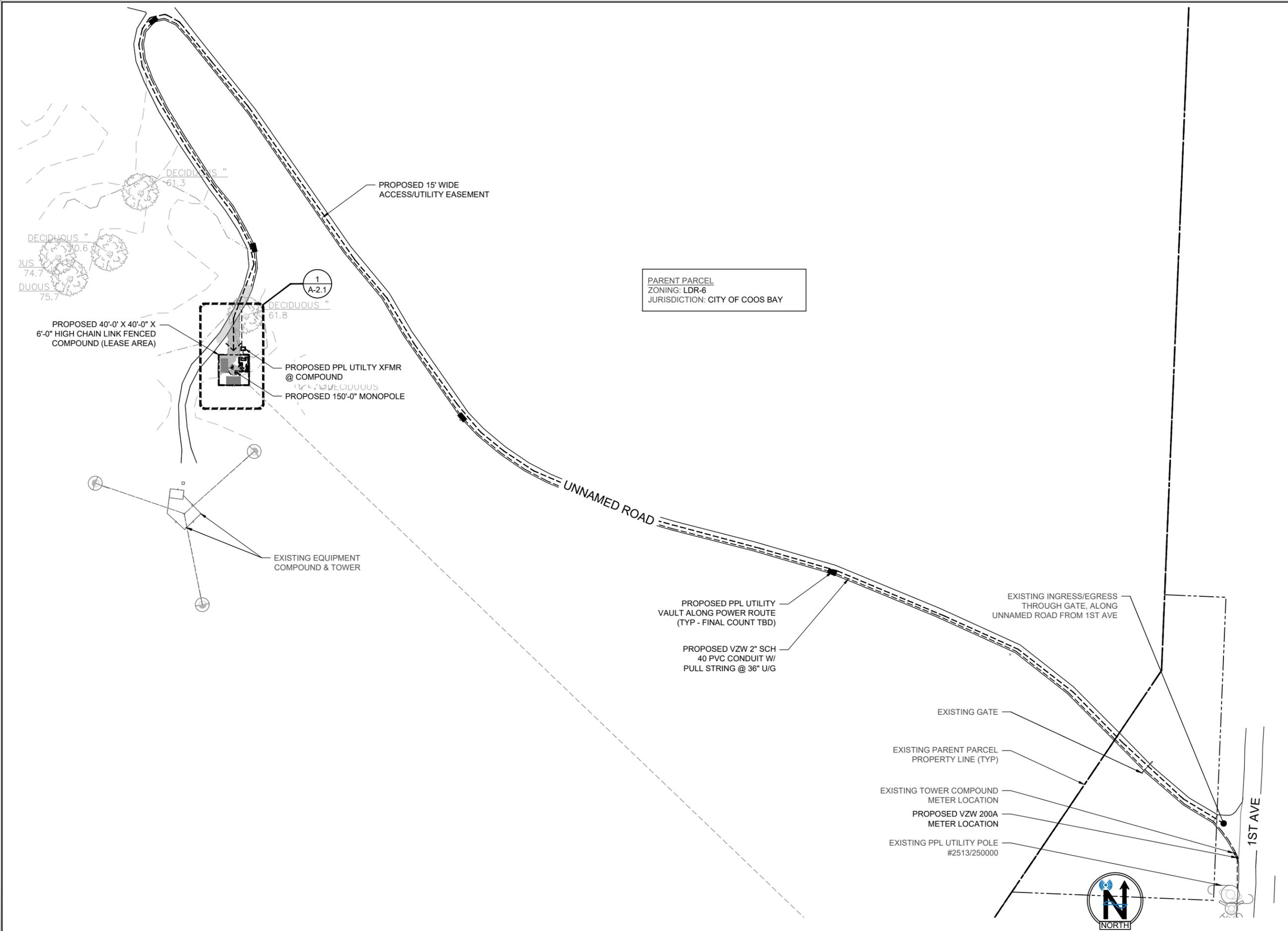





**OR5
TELEGRAPH - C**
50 A STREET
COOS BAY, OR 97420

**PROPOSED
ENLARGED
SITE PLAN**

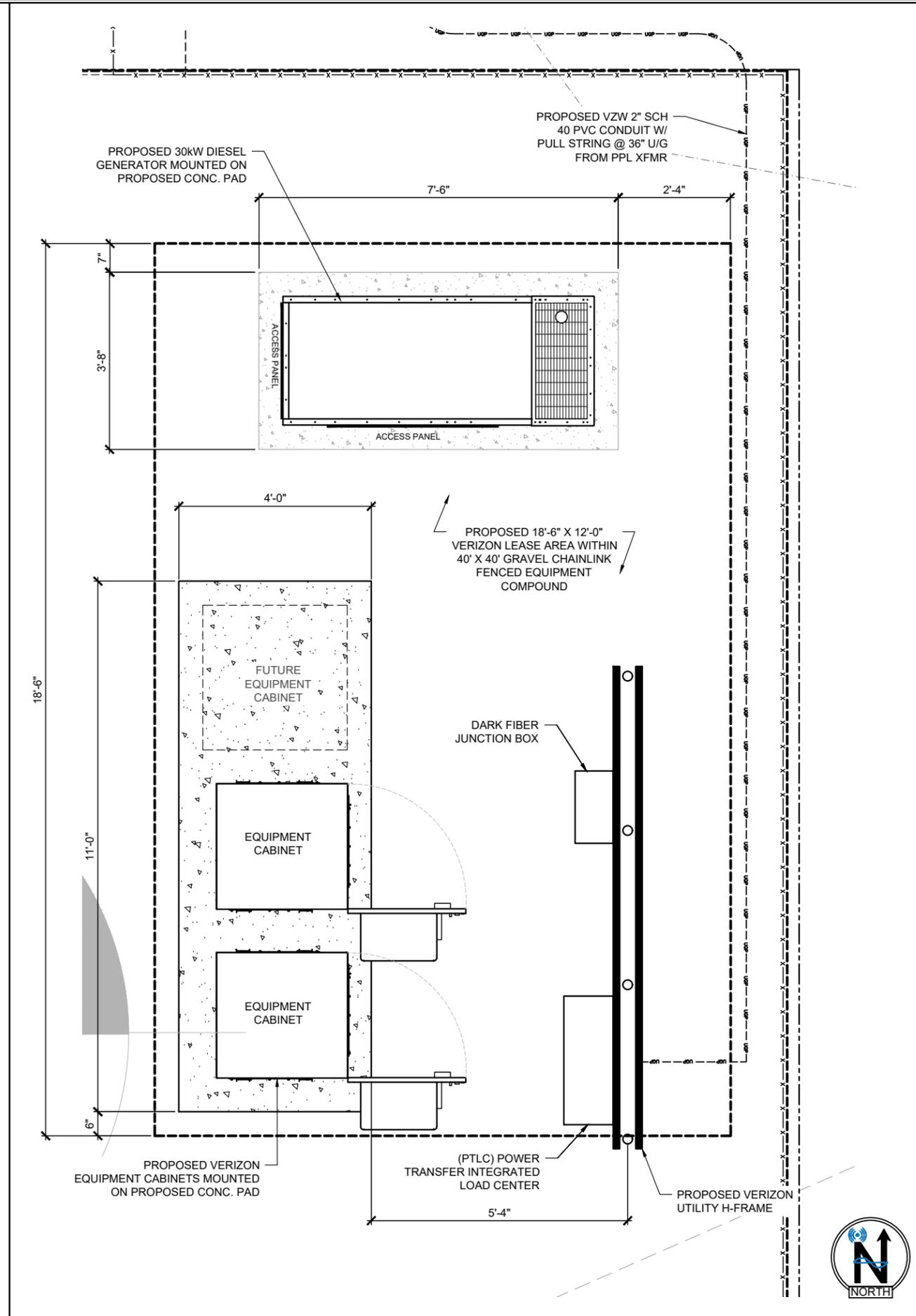
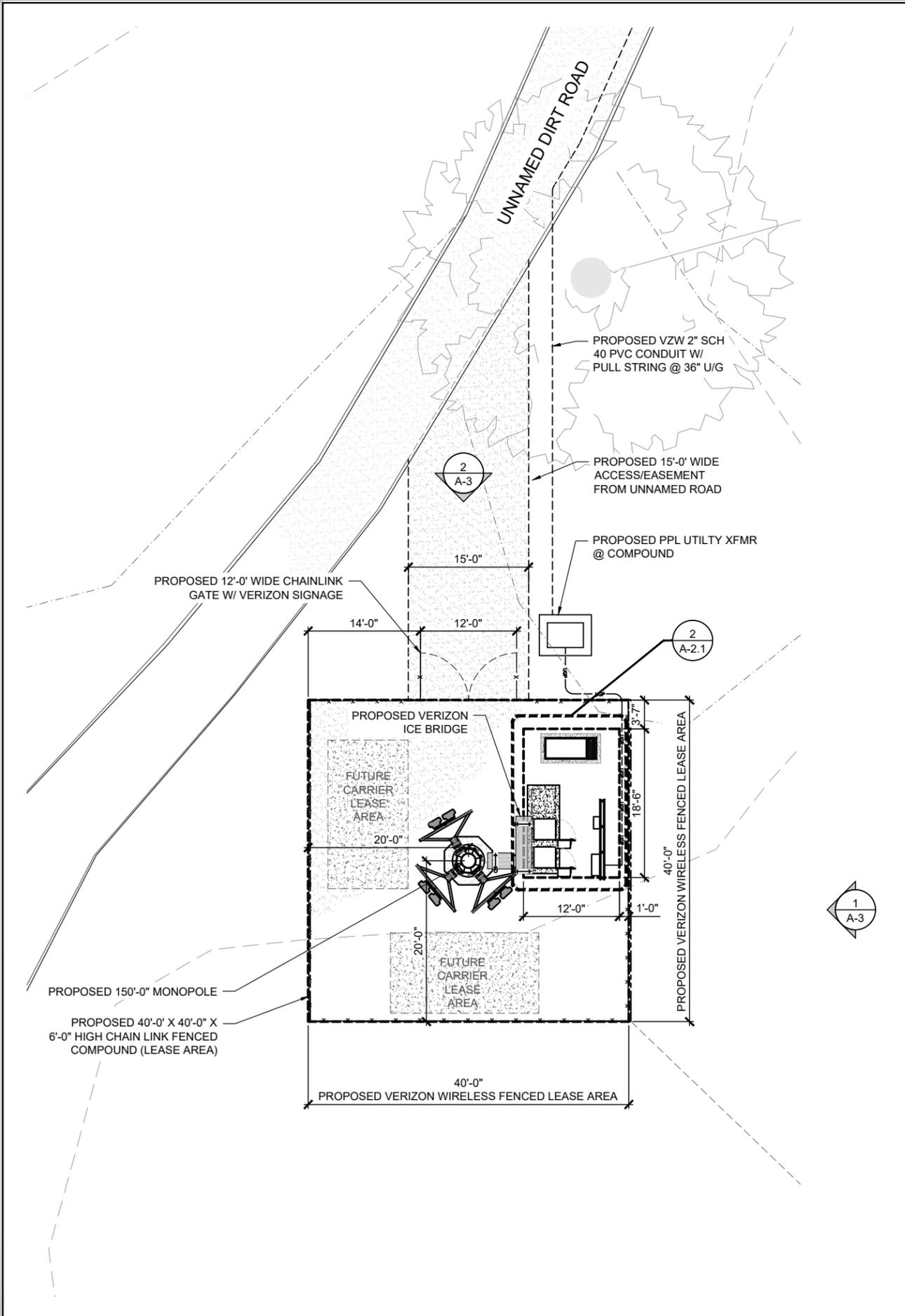
A-2



PARENT PARCEL
ZONING: LDR-6
JURISDICTION: CITY OF COOS BAY

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

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

PROPOSED COMPOUND PLAN 1

22"x34" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

PROPOSED EQUIPMENT PLAN 2



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

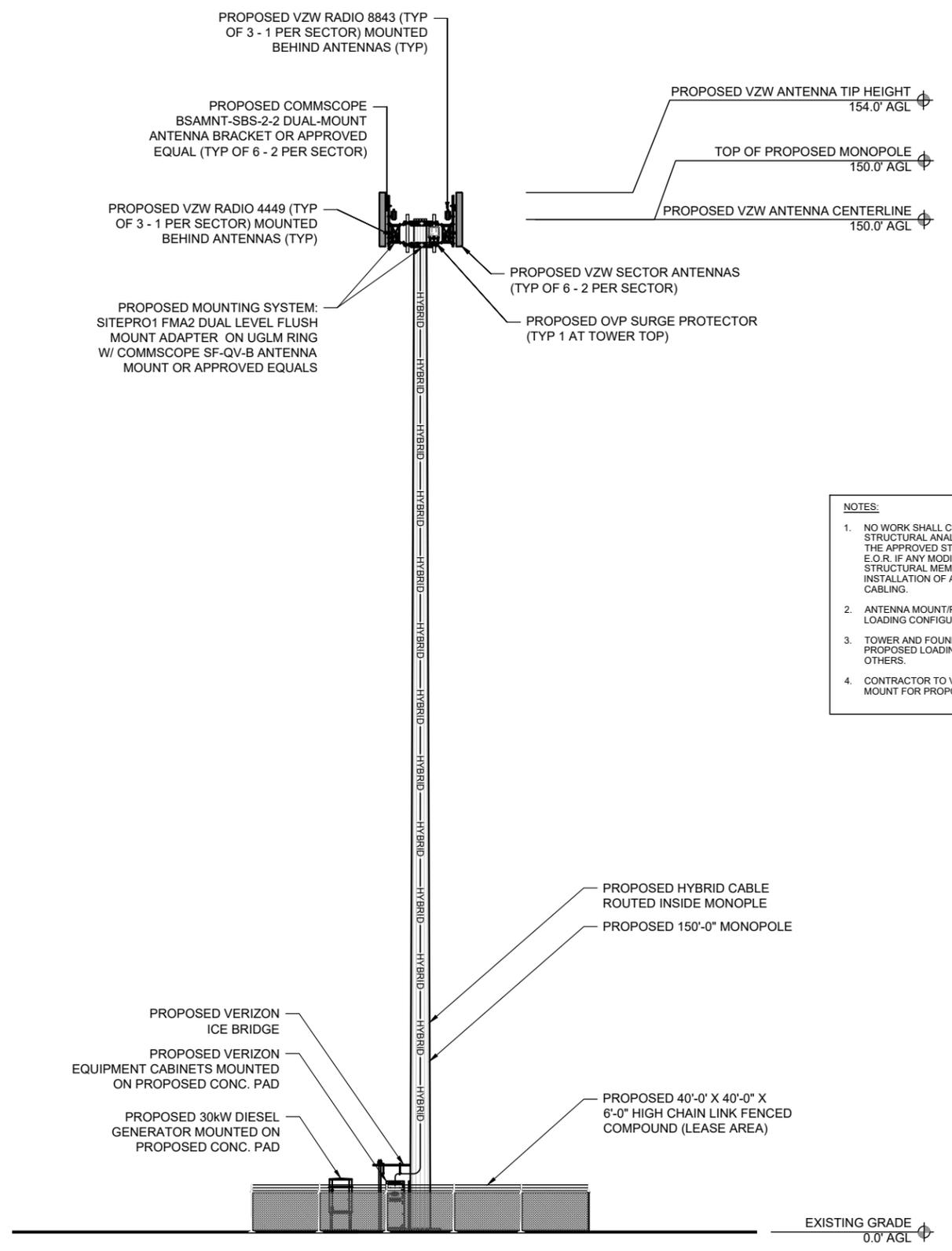
NO.	DATE	DRAWN	REVISION
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B	02/26/20	RM	100% FZD SET
C		XX	
0		XX	
1		XX	
2		XX	



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

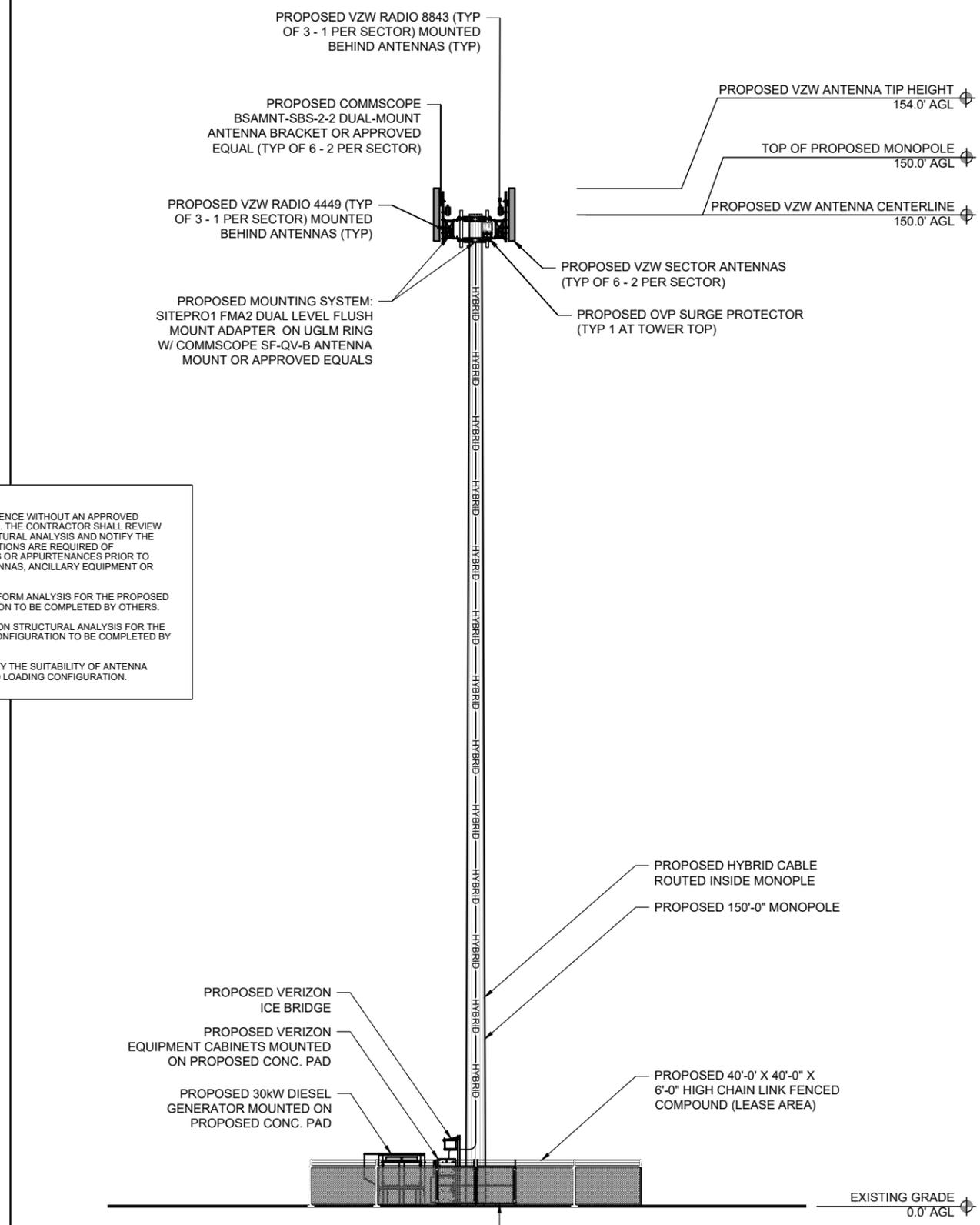
ELEVATIONS

A-3



PROPOSED EAST ELEVATION 1

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



PROPOSED NORTH ELEVATION 2

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



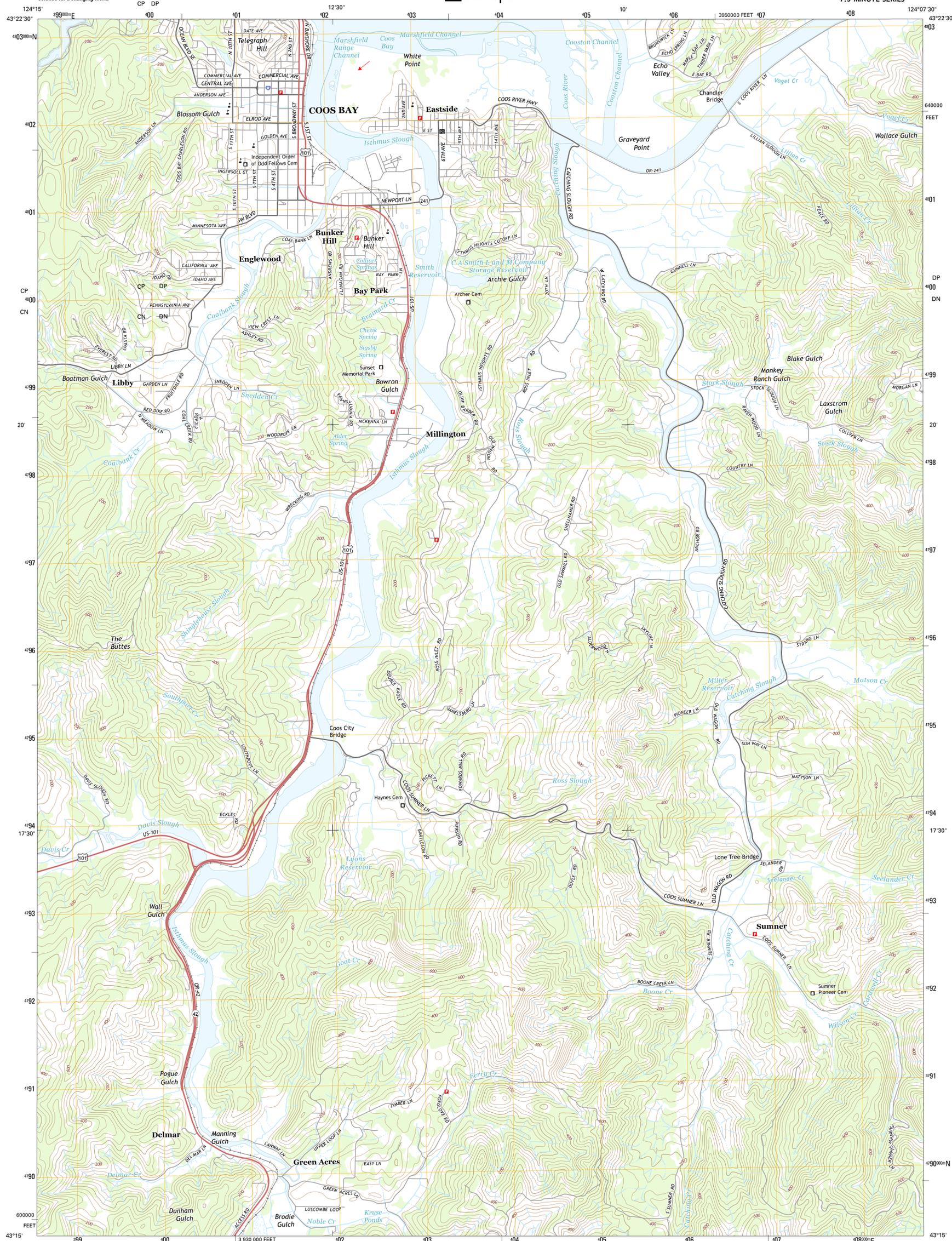
- NOTES:
1. NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND NOTIFY THE E.O.R. IF ANY MODIFICATIONS ARE REQUIRED OF STRUCTURAL MEMBERS OR APPURTENANCES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLING.
 2. 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.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



COOS BAY QUADRANGLE
OREGON-COOS CO.
7.5-MINUTE SERIES

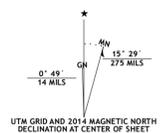


Produced by the United States Geological Survey

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)

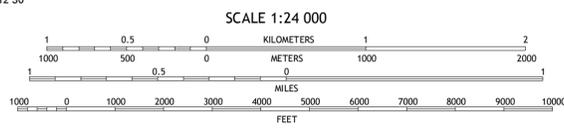
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, June 2012
Roads.....HERE, ©2013
Names.....GNS, 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



UTM GRID AND 2014 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
CP DP
CN DN
Grid Zone Designation
10T



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



ROAD CLASSIFICATION

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

ADJOINING QUADRANGLES

1	2	3
4	5	6
7	8	9

1 Empire
2 North Bend
3 Allegany
4 Charleston
5 Daniels Creek
6 Riverton
7 Coquille
8 McKinley

COOS BAY, OR
2014



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodway Limits have been determined, users are encouraged to consult the Flood Profiles and Floodway Limits Study Report (FFLS) for the community. The FFLS should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users should be aware that the Floodway Limits (M) zone in the horizontal datum was UTM 18Q UTM 18Q. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths shown on this map are for informational purposes only and are not intended for use for this jurisdiction. Floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. For information on flood control structures for this jurisdiction, consult the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18Q, datum of 1988. Users should be aware that the FIRM is based on the production of FIRM for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion from the datum of 1988 to the datum of 1929, consult the National Geospatial Intelligence Agency's National Geospatial Survey at the following address:
 NGS Information Services
 NOAA NINGS12
 National Geospatial Survey
 SSMC-3, #9202
 1315 East-West Highway
 Silver Spring, MD 20910-3282
 (301) 713-3242

To obtain current elevation, description, and/or location information for bench marks (BM) shown on this map, contact the National Geospatial Survey at the following address:
 National Geospatial Survey
 (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov>.

The topographic base map for this FIRM revision is derived from aerial lidar surveys conducted between June and August 2008. Orthophotography acquired in 2008 and earlier data coverage was unavailable for portions of eastern Coos County.

The profile baselines depicted on the map represent the hydraulic modeling baselines used to compute the flood elevations. The profile baselines may deviate significantly from the channel centerline or appear outside the SFHA.

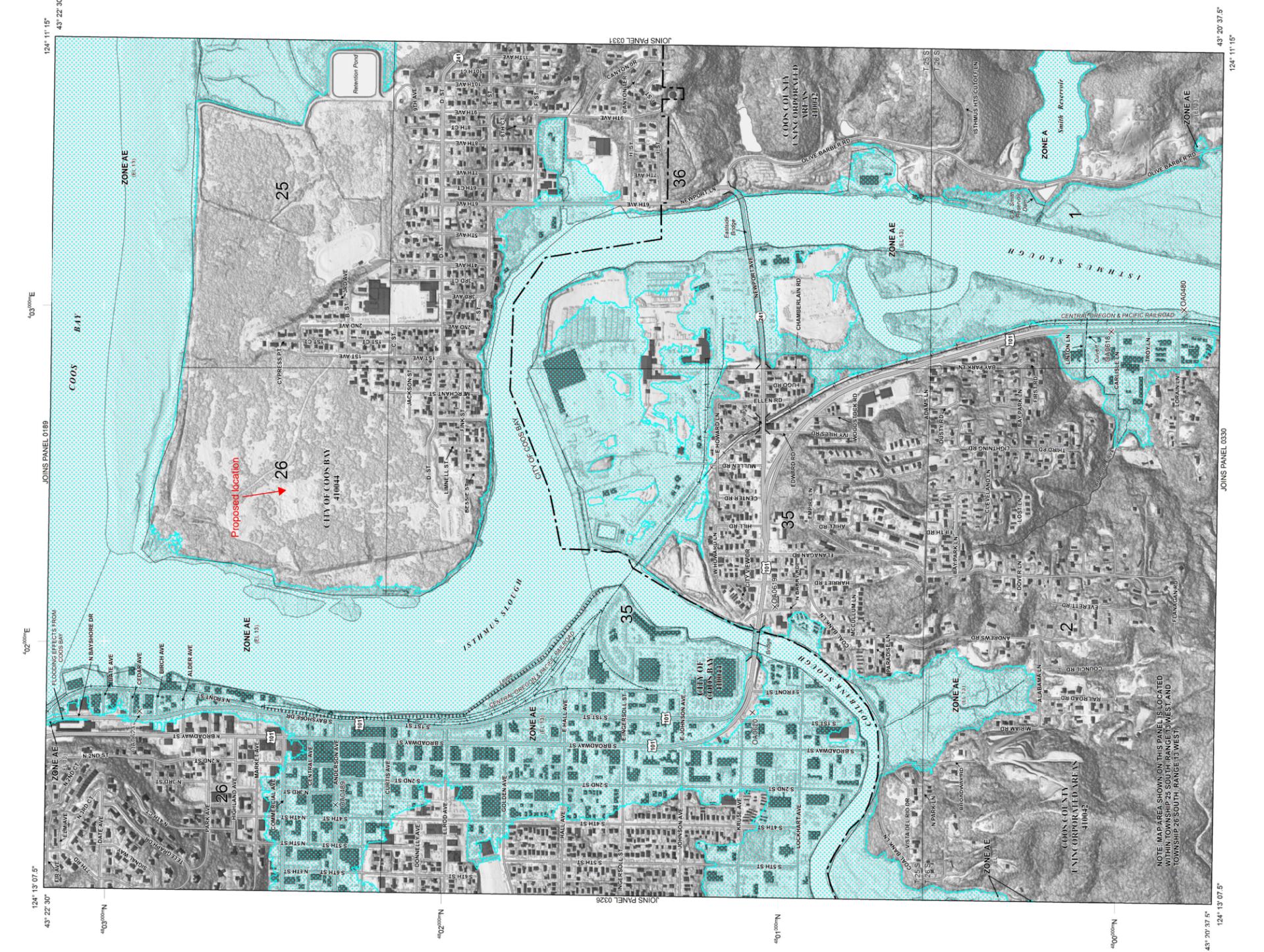
Based on updated topographic information, this map reflects more detailed and accurate information than the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect differences in stream centerlines, stream widths, and stream elevations. These differences may affect the accuracy of the FIRM.

Corporate limits shown on the map are based on the best data available at the time the map was published. Map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels containing National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center (MSC) via the FEMA Map Information eXchange (FMIX) at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change (LOMCs) and Flood Insurance Study Reports (FISRs). The MSC may also be reached by fax at 1-800-336-5620 and its website at <http://msc.fema.gov>.

If you have questions about this map or revisions concerning the National Flood Insurance Program, please contact the FEMA Map Service Center (MSC) at 1-877-336-2627 or visit the FEMA website at <http://www.fema.gov/business/ndp/>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO A 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD)
 The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas include Zone A, AE, AH, AD, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A
 No Base Flood Elevations determined.

ZONE AE
 Base Flood Elevations determined.

ZONE AH
 Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AD
 Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average flood depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR
 Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined to be inoperable. Areas are to be protected from the 1% annual chance of greater flood.

ZONE A99
 Areas to be protected from 1% annual chance flood by a Federal Flood protection system under construction; no base flood elevations determined.

ZONE V
 Areas subject to velocity hazard (wave action); no base flood elevations determined.

ZONE VE
 Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
 Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with average areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

OTHER AREAS
 Areas determined to be outside the 0.2% annual chance floodplain.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
 CBRS areas and CBRS are normally located within or adjacent to Special Flood Hazard Areas.

OTHERWISE PROTECTED AREAS (OPAs)
 1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations.

Base Flood Elevation line and value; elevation in feet*

Base Flood Elevation value where uniform within zone; elevation in feet*

Referenced to the North American Vertical Datum of 1988

Cross section line

Transect line

Culvert

Bridge

1000-year Universal Transverse Mercator grid values, zone 18Q

Bench mark (see explanation in notes to Users section of this FIRM)

Area of Map

MAP REPOSITORIES
 Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
 September 25, 2009

EFFECTIVE DATES OF REVISIONS TO THIS PANEL
 March 17, 2014 - to update corporate limits, to change Special Flood Hazard Areas, to change zone designations, to update map information, to add new and delete old areas, to incorporate Private Floodway Data, to reflect updated topographic information, to change boundary, and to advance map.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-336-5620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 100 200 METERS

NFIP

FIRM

FLOOD INSURANCE RATE MAP

COOS COUNTY, OREGON

AND INCORPORATED AREAS

PANEL 0327E

PANEL 327 OF 1200
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY:	COOS BAY CITY OF	NAME:	410044	PANEL:	0327	SHEET:	E
CODE:	COOS COUNTY	NAME:	410042	PANEL:	0327	SHEET:	E

Notice to User: The Map Number shown below should be used when making map requests. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 4101TC0327E

MAP REVISED
 MARCH 17, 2014

FEDERAL EMERGENCY MANAGEMENT AGENCY

43° 22' 30" 124° 11' 15" 43° 20' 37.5" 124° 11' 15"

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 25 SOUTH, RANGE 13 WEST AND TOWNSHIP 26 SOUTH, RANGE 13 WEST.

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/ living 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-desiccant 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 temperatures 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 data 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.
- Landscaped 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:



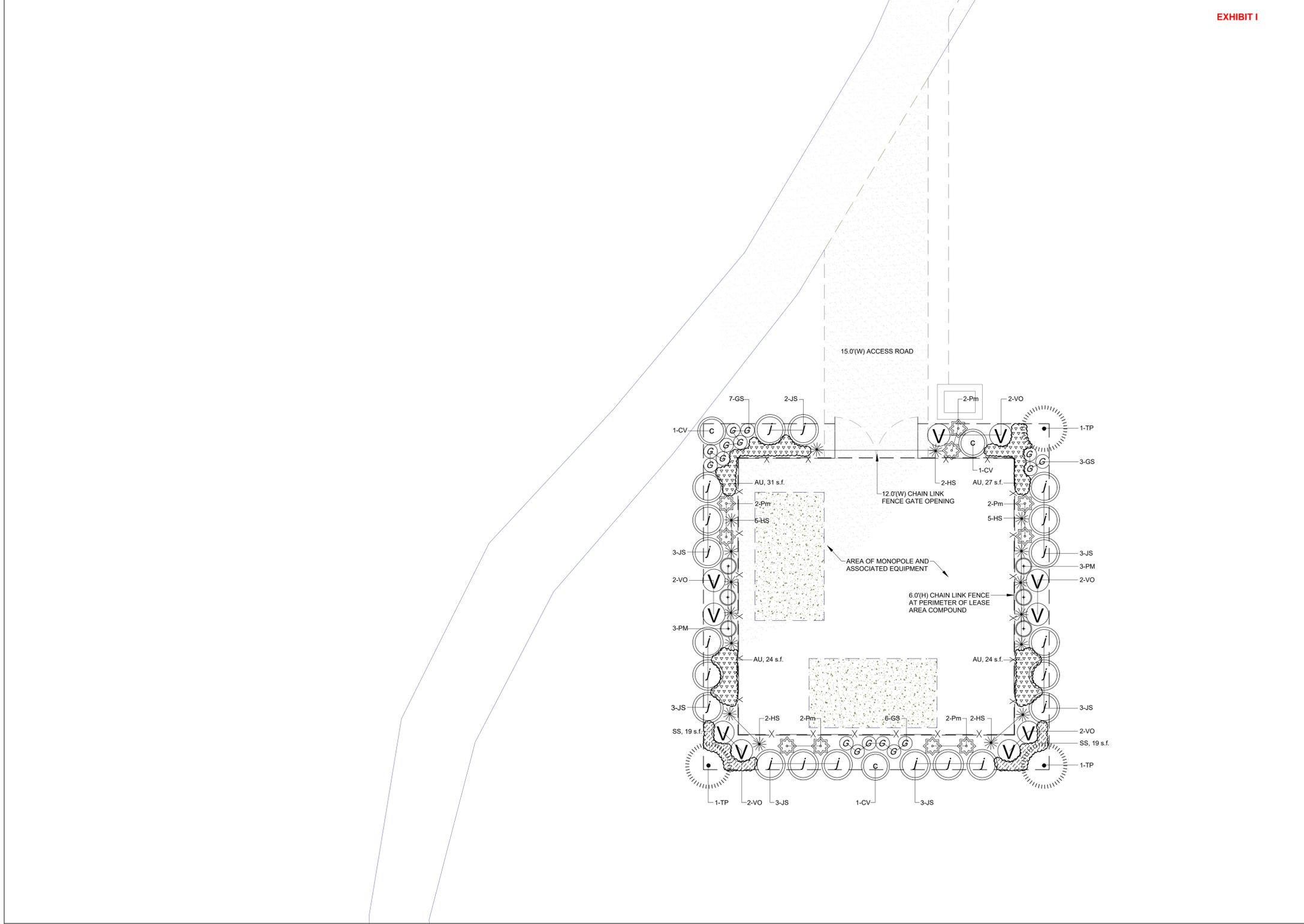
Design Consultant
ASPEN
 ASPEN DESIGN GROUP
 P.O. BOX 2394
 ISSAQUAH, WA 98027
 (425) 292-9845 (P)
 CONTACT: PAUL J. DIX

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
 Revision No: 0 Sheet No: L-1



LANDSCAPE SCHEDULE

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	DROUGHT	COMMENTS
j	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		ARCTOSTAPYLOS UVA-URSI 'POINT REYES'	POINT REYES KINKIKNICK	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		POLYSITICHUM 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.

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

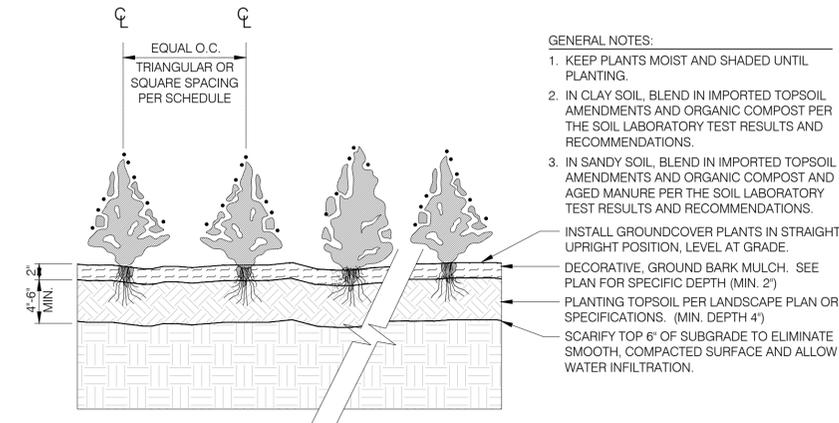
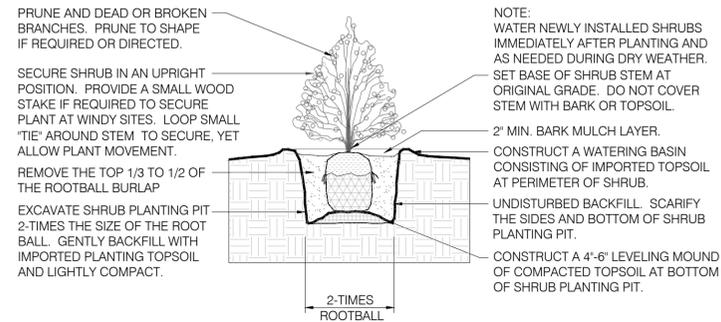
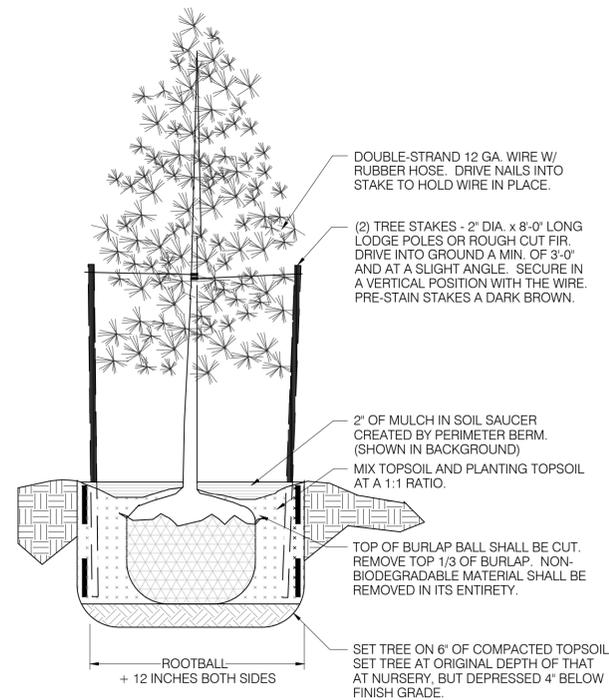
ADDRESS: 50 "A" STREET
 COOS BAY, OR 97420
 CURRENT ZONING: LDR-6 (CITY OF COOS BAY JURISDICTION)
 OCCUPANCY GROUP: UTILITY
 PROPOSED BLDG. USE: TELECOM
 TAX PARCEL I.D.: 2521326D000100
 SITE AREA: 23.768 ACRES
 LEASE AREA: 1,600 s.f.

CITY APPROVAL BLOCK



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

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.



- GENERAL NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - IN CLAY SOIL, BLEND IN IMPORTED TOPSOIL AMENDMENTS AND ORGANIC COMPOST PER THE SOIL LABORATORY TEST RESULTS AND RECOMMENDATIONS.
 - IN SANDY SOIL, BLEND IN IMPORTED TOPSOIL AMENDMENTS AND ORGANIC COMPOST AND AGED MANURE PER THE SOIL LABORATORY TEST RESULTS AND RECOMMENDATIONS.
- INSTALL GROUND COVER PLANTS IN STRAIGHT, UPRIGHT POSITION, LEVEL AT GRADE.
- DECORATIVE, GROUND BARK MULCH. SEE PLAN FOR SPECIFIC DEPTH (MIN. 2")
- PLANTING TOPSOIL PER LANDSCAPE PLAN OR SPECIFICATIONS. (MIN. DEPTH 4")
- SCARIFY TOP 6" OF SUBGRADE TO ELIMINATE SMOOTH, COMPACTED SURFACE AND ALLOW WATER INFILTRATION.

1 CONIFEROUS TREE PLANTING
L-1 L-2 SCALE: NOT TO SCALE

2 SHRUB PLANTING
L-1 L-2 SCALE: NOT TO SCALE

3 GROUND COVER PLANTING
L-1 L-2 SCALE: NOT TO SCALE

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

Client:

Design Consultant

ASPEN
LANDSCAPE ARCHITECTURE
SITE PLANNING

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

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OR - 5 TELEGRAPH - C
50 "A" STREET
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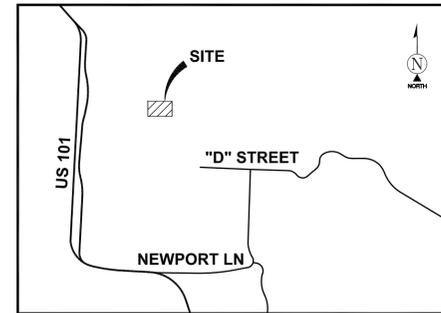
Drawing Title:

LANDSCAPE DETAILS

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
0	L-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.

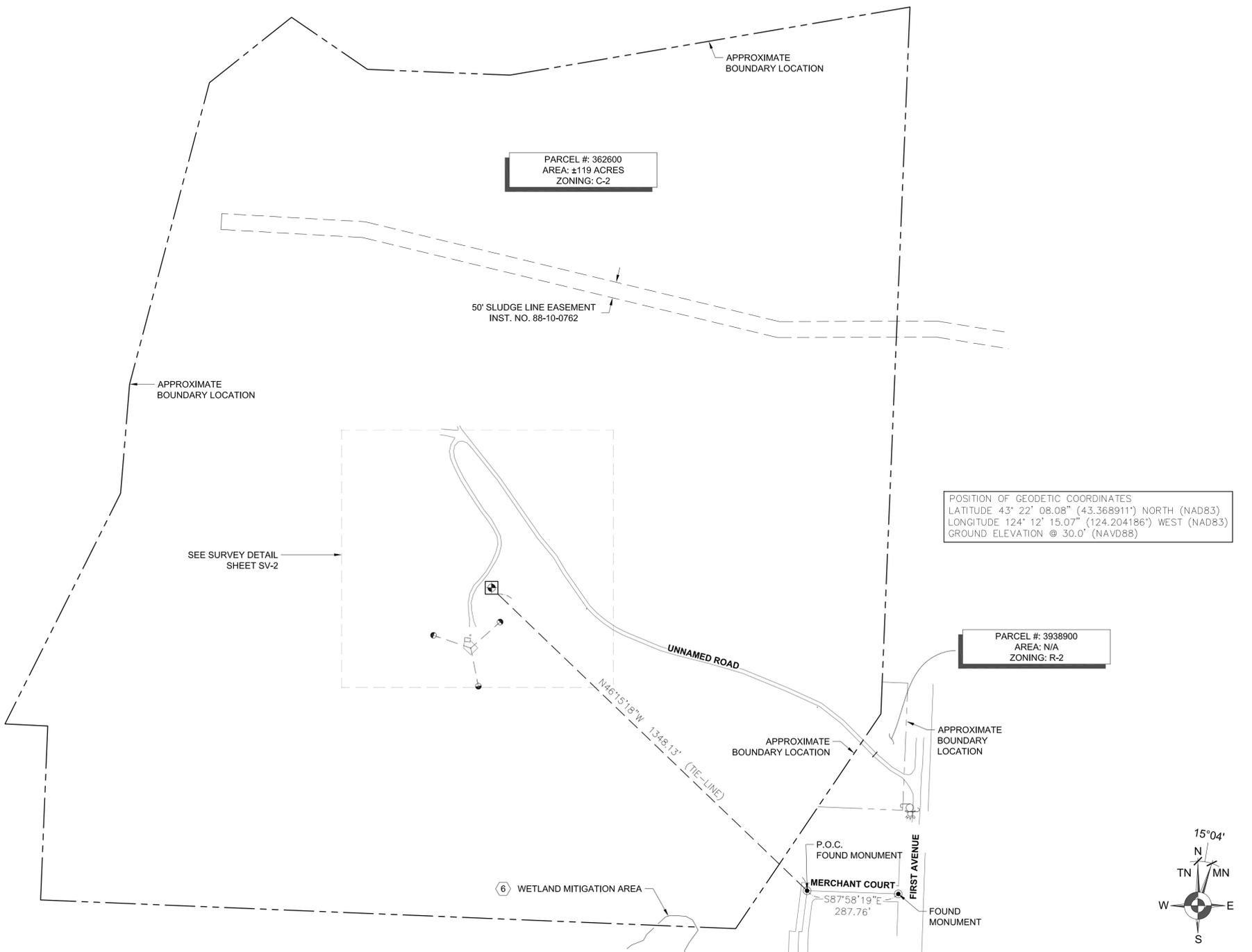
BEGINNING AT A POINT ON THE MEANDER LINE OF COOS BAY 3 CHAINS SOUTH 32° WEST FROM THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID POINT OF BEGINNING BEING THE MOST SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED 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	EDGE OF DIRT ROAD		POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE		SPOT ELEVATION
R/W	RIGHT OF WAY		SECTION LINES
	DECIDUOUS TREES		STREET CENTERLINES
	EASEMENT LINES		RIGHT OF WAY LINES
	SUBJECT PROPERTY LINE		ADJACENT PROPERTY LINE
	TIE LINES		LEASE AREA LIMITS



1 OVERALL

SCALE: 1" = 400'-0" (11X17)
SCALE: 1" = 200'-0" (22X34)



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

CP PROJECT NO. xxx-xx-xxxx-xx

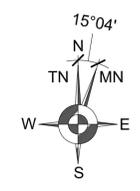
SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION

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)
6. 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.

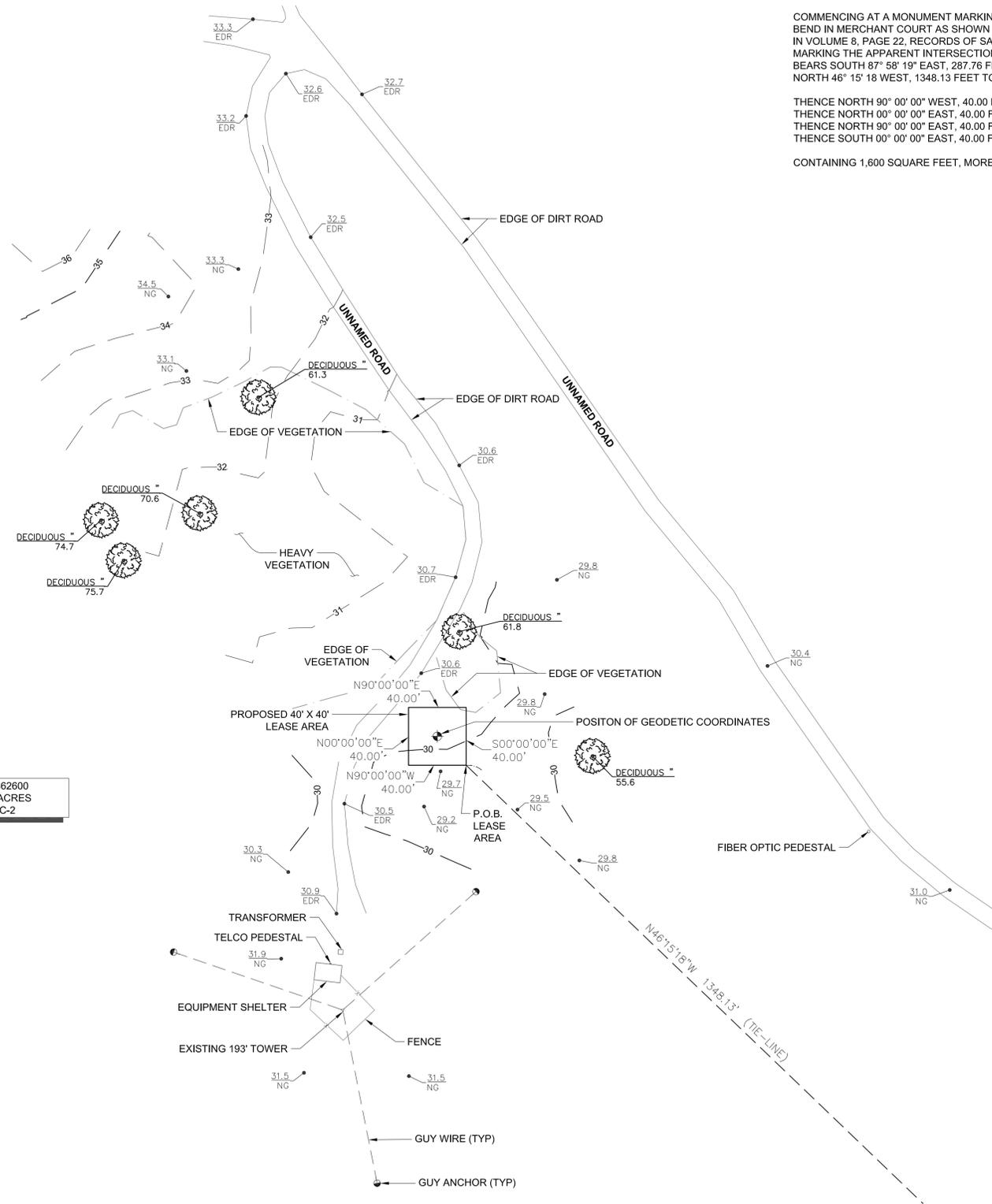
LEASE AREA LEGAL DESCRIPTION

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		



ambit consulting

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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)

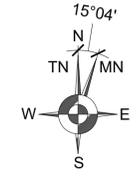
SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION

SITE NAME:
OR5 TELEGRAPH

SITE ADDRESS:
50 A STREET
COOS BAY, OR 97420

SHEET TITLE
SURVEY DETAIL

SHEET NO.
SV-2



* 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	FAA 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.

Airspace® Summary Version 19.9.543

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10-24-2019
14:19:40

Wetland Delineation Report

TAX PARCEL #
25S13W26D00100

PROJECT ADDRESS
50 A ST
COOS BAY, OR 97420

PREPARED FOR
ACOM Consulting Inc.
5200 SW MADOWS RD. STE 150
LAKE OSWEGO, OR 97035
503-708-5382
Contact: Christine Bradford
christine.bradford@acomconsultinginc.com

ON BEHALF OF
Verizon Wireless
ONE VERIZON WAY
BASKING RIDGE, NJ 07920

PREPARED BY
CRATER LAND USE CONSULTING
477 PARPALA RD.
NASELLE, WA 98638
509-942-9309
ryan@craterluc.com



Ryan E. Crater
Principal Consultant and Ecologist

March 8, 2020

Date



**CRATER LAND USE
CONSULTING**

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Appendices

Appendix A. Site Vicinity Maps (2)

Appendix B. USDA NRCS Soil Type Map

Appendix C. National Wetlands Inventory Map

Appendix D. Wetland Delineation Results Map

Appendix E. Wetland Information Table

Appendix F. Historic Photos

Appendix G. Upland Habitat Photos

Appendix H. Wetland Habitat Photos

Appendix I. Soil Test Site Photos

Appendix J. Wetland Determination Data Forms

Appendix K. Qualifications

Chapter 1. Introduction

Crater Land Use Consulting (CLUC) has been contracted by Verizon Wireless through ACOM Consulting Inc. to conduct a wetland delineation for the installation of a cellular transmission tower and associated equipment on property owned by the Port of Coos Bay, located within the City of Coos Bay, Oregon. The property is regulated under the Clean Water Act (CWA) by the U.S. Army Corps of Engineers (Army Corps), and under the Removal Fill Law by the Oregon Department of State Lands (DSL). This report is in compliance with the requirements and standards of the Oregon Administrative Rules (OAR) 141-090-0035 (1-22) for wetland delineation reports. The purpose of this report is to meet federal and state regulatory requirements for project permitting.

This report and wetland delineation is designed to identify the presence of potentially regulated wetlands and their boundaries. In this report are wetland delineation findings, conclusions and recommendations regarding the following:

- Background information, research and identification of regulated critical areas on-site and within the project vicinity;
- Site description, brief project description and areas of assessment;
- Identification, delineation and assessment of potentially regulated critical areas on or near the subject parcel;
- Existing conditions site maps of the subject property detailing critical areas identified on-site;
- Supplementary information necessary for regulatory review.

The tables below summarize the findings of this wetland delineation report:

Table 1. Summary of Results and Total Area Calculations

WETLAND NAME	WETLAND TYPE	HGM CLASS	COWARDIN CLASS	PARCEL AREA	STUDY SITE AREA	WETLAND AREA
A	Freshwater Emergent	Depressional /Flat	PEM1/SSCh	119 acres	6.76 acres	6.14 acres

Table 2. Summary of Associated Regulations from Applicable Agencies

REGULATION
Clean Water Act (US Army Corps of Engineers)
Removal Fill Law (Oregon Department of State Lands)
Oregon Administrative Rules 141-090-0035 (1-22)

Chapter 2. Methods

Crater Land Use Consulting investigated the parcel for the presence of regulated critical areas not already identified by outside sources. On February 16, 2020 the site was walked to identify potential jurisdictional wetlands regulated under the aforementioned state and federal agencies. Wetland determinations were made using observable hydrophytic vegetation, indicators of hydrology, and the determinations of hydric soil conditions. Additional resources and data utilized were from the U.S. Geographic Survey (USGS) topographic map, Natural Resources Conservation Service (NRCS) Soil Survey, U.S. Fish and Wildlife Service, (USFWS) National Wetlands Inventory (NWI), Oregon Department of Forestry (ODF) stream data, Coos County GIS data, local precipitation data, and numerous orthophoto graphic resources and similar GIS mapping resources available from Esri ArcGIS and Google Earth. Background data used for each map is included and cited in the appendices of this report.

The boundaries of each wetland were determined using the routine approach described within the U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (Environmental Laboratory, 1987) and as modified according to the guidelines established in the Regional Supplement to the Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0 (USACE, 2010). OAR 141-090 was also consulted in this process. The boundaries of the wetland were delineated based on information collected in the field using the Wetland Determination Data Form – Western Mountains, Valleys, and Coast Region (USACE, Version 2.0). See Appendix J: Wetland Determination Data Forms.

Orange flagging labeled “Wetland Boundary” was placed along the estimated boundary of the wetland within the project area. Additional soil test pits were dug in various locations as spot checks to determine if soil conditions were changing along the estimated wetland boundary, though these were not marked out or recorded; These locations were consistent with the documented survey points. The line of delineation for the wetland was driven by topography as the wetland areas appeared to be located within depressions fed by adjacent runoff. The line of delineation was placed just above the top of the depression areas and consistent with observed plant species and known soil conditions. For boundaries where the depression was not as defined as other areas, these boundaries were placed where the dominant plant communities were upland species based on the documented sample points.

Wetlands were classified using the Cowardin classification system and similar available resources. The following classification of the wetland was based on observed wetland features. Oregon Department of Forestry (ODF) stream maps show there are no streams present on the subject property. Visual observations were made using stationery and walking survey techniques to determine if a stream channel was located on-site and if any special habitat features or signs of fish and wildlife activity were present. CLUC found no defined stream channels on the property.

Chapter 3. Vicinity & Existing Conditions

3.1 Site Vicinity

The Port of Coos Bay property (subject parcel) is located at 50 A Street, Coos Bay, Oregon (parcel #25S13W26D00100) in Section 26, Township 25 South, Range 13 West. The subject parcel is 119 acres in size and is located in the Eastside portion of Coos Bay, within a peninsular floodplain that is protected by levees. The peninsula is surrounded by the confluences of the Coos River sections/tributaries Isthmus Slough, Marshfield Channel, and Catching Slough. Situated on the tip of this peninsula, the subject parcel is bounded by the Marshfield Channel to the north, Isthmus Slough to the west, a partially developed Port of Coos Bay property to the south, and an area of dense development, (mainly residential, with school district facilities as well) to the south and east. A 192.49 acre parcel of undeveloped Port of Coos Bay land abuts the northeast corner of the subject parcel. Directly across Isthmus Slough to the south is an over 100 acre industrial complex. See Appendix A for site vicinity maps.

Table 3. Site Information Summary

SITUS ADDRESS	50 A Street, Coos Bay, Oregon
TAX PARCEL #	25S13W26D00100
SECTION/TOWNSHIP/RANGE	SEC 26, TWP 25, RNG 13W
JURISDICTION	City of Coos Bay
ZONING	Low-Density Residential (Coos Bay LDR-6)
PARCEL SIZE	119 acres
PARCEL SHAPE	Irregular/vaguely square
SITE CONDITION	Majority of area is undeveloped. Existing development includes internal access roads, cell/radio infrastructure.
TERRAIN	Flat/Slightly Sloping
ELEVATION	32-37 feet (NAVD88)
WATERBODIES ON-SITE	Wetlands – Yes Streams – No
HYDROLOGIC UNIT CODE (HUC) #	171003040303
EPA ECOREGION	Level IV Coastal Lowlands

3.2 Site Conditions (Subject Parcel)

3.2.1 Development

The current state of the subject property is mainly undeveloped. Existing development includes a gravel/mud access road that enters the site from the east and forks near the study site, continuing through the site both southwest to a clearing and becoming a primitive access road heading southeast to an existing AM/FM tower and cellular transmission tower with associated equipment and security fence. Just northwest of center on the parcel is a large cleared area containing spoiled sandy material mixed with a variety of seashells and which has little to no vegetation aside from grasses.

3.2.2 Historical Use

Between 1994 and 2019, Google Earth historical imagery reveals that the site has remained in generally the same condition as it exists today, including the internal access road and sandy mound. An AM/FM tower was constructed around 2003, though photo quality is too poor to see this change at the time. In 2011, aerial imagery shows that a square area surrounding the AM/FM tower location was cleared. This clearing appears to have occurred sometime between 2005 and 2011. Existing cellular infrastructure was added in the same location as the AM/FM tower in 2018. See Appendix F to view photos.

3.2.3 Current Use

The existing unmanned cellular transmission site is typically serviced by one person, once a month, for approximately an hour. In addition, during the site visit, CLUC observed shoe prints and canine animal tracks. It is obvious that area residents frequent the lot for passive recreation and to walk their dogs, otherwise human activity on the site appears minimal. In addition, a piece of heavy equipment and large metal storage/shipping container are placed within the sandy mound.

3.2.4 Topography

The terrain on-site is slightly mounded within the center (including sandy area), gradually sloping downward toward the perimeter of the property. Elevation ranges from 32 to 37 feet in the North American Vertical Datum of 1988 (NAVD88).

3.2.5 Streams (ODF)

As previously mentioned in Chapter 2, ODF stream maps show there are no streams present on the subject property. This condition was verified by CLUC in the field.

3.2.6 Wetlands (NWI)

The National Wetland Inventory map classifies the majority of the subject property as Freshwater Emergent Wetland (see Appendix C). The sandy mound is excluded from this designation. Field verified wetlands on-site did appear to correspond closely with the NWI mapping. Below are details about the wetland complex on-site taken directly from the NWI (2020):

System Palustrine (P): *The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.*

Class Emergent (EM): Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass Persistent (1): Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

Split Class Scrub-Shrub (SS): Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Water Regime Seasonally Flooded (C): Surface water is present for extended periods especially early in the growing season but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Special Modifier Diked/Impounded (h): These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water.

3.2.7 Vegetation

The subject property is almost entirely covered by shrubland with immature forest patches. The property is largely vegetated by grasses and dense stands of shrubs and young trees. Outside of the soil test pit sample areas investigated by CLUC (covered in detail within Chapter 5), the predominant tree species found within the other wetland areas of the property are willows, including Hooker's (*Salix hookeriana*; FACW), Sitka (*S. sitchensis*; FACW), and Scouler's (*S. scouleriana*; FAC). A less prominent tree species is red alder (*Alnus rubra*; FAC). Other plant species associated with the wet areas on-site include Himalayan blackberry (*Rubus armeniacus*; FAC), California wax myrtle (*Morella californica*; FACW), slough sedge (*Carex obnupta*; OBL), velvetgrass (*Holcus lanatus*; FAC), pennyroyal (*Mentha pulegium*; OBL), bird's foot trefoil (*Lotus corniculatus*; FAC), and chairmaker's bulrush (*Schoenoplectus americanus*; OBL).

Plant species observed within the upland areas of the property include several grass species such as sweet vernalgrass (*Anthoxanthum odoratum*; FACU), creeping and colonial bentgrass (*Agrostis capillaris* and *A. stolonifera*; FAC) and orchard grass (*Dactylis glomerata*; FACU). The grasses are intermingled with weedy forbs including wild carrot (*Daucus carota*; FACU); English plantain (*Plantago lanceolata*; FACU), and hairy cat's ear (*Hypochaeris radicata*; FACU). Along the perimeter of upland areas, Scotch Broom (*Cytisus scoparius*; FACU) is present. Sporadic areas of western swordfern (*Polystichum munitum*; FACU) and Scouler's willow can also be found.

3.2.8 Soils

The NRCS soil survey for Coos County indicates that the mapped soil on-site is Udorthents (see Appendix B). The soil survey of Coos County indicates the presence of one mapped soil type on-site (USDA, Soil Survey of Coos County, Oregon, by John T. Haagen, Soil Conservation Service – 1989):

57-Udorthents, level. This map unit is on flood plains, marshes, and tidal flats along major streams, bays, and estuaries. It consists of areas that have been filled and leveled for commercial and industrial uses. Slopes are 0 to 1 percent. The areas of this unit on flood plains are made up of sandy, silty, or clayey material. The areas on marsh and tidal flats are made up of dredging spoil, dune sand, and wood chips. Drainage, permeability, and other physical properties vary considerably. Onsite investigation is needed to determine suitability of areas of this unit for the intended use. This unit is not placed in a capability subclass.

3.2.9 Precipitation

Precipitation data for the day fieldwork was completed, as well as the time period preceding that date has been reviewed in order to observe wetland hydrology conditions relative to the statistical baseline for precipitation. Rainfall levels that deviate from the normal range can potentially affect site conditions and impact observed hydrology indicators.

Daily precipitation data was obtained from the nearby Southwest Regional Airport Station online through Weather Underground (Table 4). According to this source, average daily precipitation for January 2020 was 0.26 inches and for February 2020 was 0.08 inches. Total monthly rainfall was 8.20 inches for January and 2.32 inches for February. Table 6 has average cumulative rainfall totals for each month of the year (data obtained from the National Weather Service online through Weather Atlas). According to the data indicated in Table 6, precipitation for the months of January and February 2020 were actually below average.

On the day preceding fieldwork (February 15) and into the early morning hours of February 16, it rained steadily. A total of 0.67 inches of precipitation were recorded for this period (Table 5). The weather was clear and dry while fieldwork was completed, though considerable areas of standing water remained. The 1.58 acre area of standing water indicated on the Wetland Delineation map (Appendix D) can likely be attributed in part to seasonal precipitation occurring in the month(s) prior to February 16. Though standing water may drain from this area in the warmer months, the presence of wetland vegetation and hydric soils still qualifies it as a wetland.

Table 4. Daily Precipitation January-February 2020



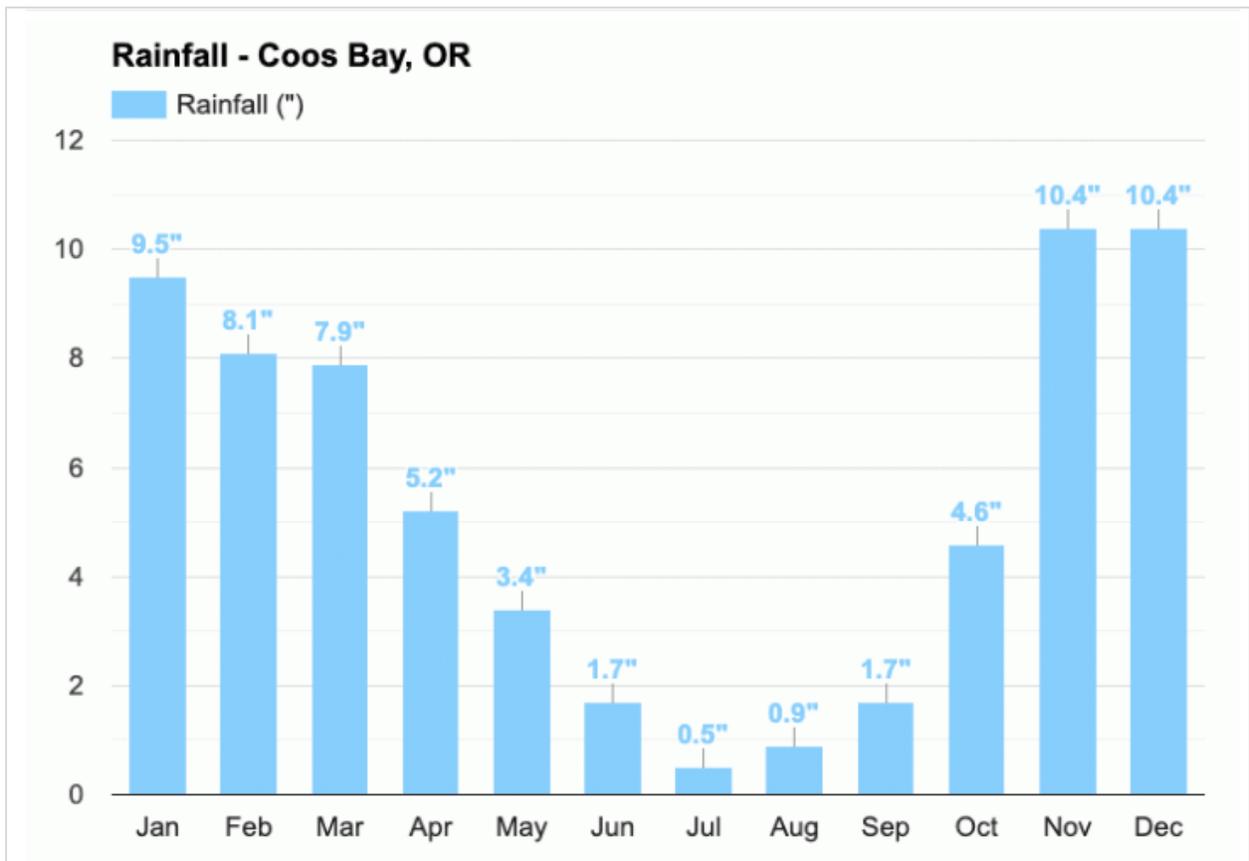
The red X is shown on February 16, 2020 – the day fieldwork was completed. The green X is shown on January 16, 2020, a month prior to completion of fieldwork. *Weather Underground table.*

Table 5. February 15-16, 2020 Precipitation



0.67 inches of precipitation were recorded within the 24 hours prior to fieldwork on February 16, 2020. *Weather Underground table.*

Table 6. Average Monthly Precipitation (NWS)



Rainfall amounts typical for every month of the year. Though the winter of 2019-2020 has been wetter than usual over the last several years, rain amounts were still below average in January and February 2020. *Weather Atlas table.*

Chapter 4. Proposed Project

The proposed project is for the installation of a cellular transmission tower with associated utility lines and equipment on the property. The proposed site for the project is approximately 125 feet to the north of the existing cellular site, and approximately 37.5 feet east of the existing primitive access road (see Appendix D). In this location, a 1600 square foot (40' x 40') area surrounded by a six (6) foot tall fence will contain a 150 foot monopole with six (6) antennas, in addition to radio equipment and diesel generator on a concrete pad. Utility easements are also proposed along the existing internal access road(s). For more information, please consult the detailed project plans being submitted along with the building permit.

The purpose of this wetland delineation and report was to determine the wetland boundaries within the area proposed for development. This information can be used by the City of Coos Bay to determine clearing and development limits. A 6.76 acre study area, including the existing and proposed cellular sites, was investigated for this report. Site analysis determined that approximately 6.14 acres of the study area are a wetland. 1.58 acres of the wetland area held standing water at the time the fieldwork was completed. 0.56 acres of the study area were classified as upland, including a portion of the sandy mound previously mentioned, as well as a mounded area where the existing cellular site is located.

Chapter 5. Wetland Delineation Results

5.1 Study Site

Site investigative work consisted of a walk-through survey of all accessible areas on the property within the study site and adjacent to it. The walk-through survey investigation was to determine potential wetland locations and to assess the habitats within and surrounding each potential wetland area. Based on the survey results it was determined that one upland survey point and three wetland survey points would be appropriate to determine the wetland's boundary. Additional soil test pits were dug in various locations as spot checks to determine if soil conditions were changing along the estimated wetland boundary, though these were not marked out or recorded; These locations were consistent with the documented survey points.

5.2 Wetland A

One wetland was delineated in connection to the study site – referred to as “Wetland A” in this report. Wetland A covers a sizable portion of the property outside of the study site. The wetland boundary appeared driven by topography, with the delineated boundary typically placed at the top of slope for each minor depressional area. The estimated total wetland area within the study site is 6.14 acres. The relevant wetland boundary was delineated in the field and marked out with orange flagging labeled “Wetland Boundary.” (see Appendix D: Wetland Delineation Results Map).

5.3 Topography

Wetland topography is sloping slightly to the north and west, where it is separated from the Marshfield Channel (Coos River) and Isthmus Slough by an earthen levee. The entire wetland appears to be contained within depressional areas having a distinct and abrupt change in elevation and plant communities between the upland and wetland areas along the line of delineation. The delineated boundary of this wetland generally followed these abrupt topographical and habitat changes.

5.4 Hydroperiod and Hydrology

The wetland hydrology appears to be driven by seasonal rain and associated runoff, and an occasionally high water table that saturates the soils within the first two feet. Approximately 1.58 acres of the delineated wetland areas appear to be occasionally flooded with the remaining 4.56 acres saturated (see Appendix D which contains a standing water layer over top of the total wetland layer). Hydrology appears to be flowing from the west of the study site in a northeasterly direction across the access road. The majority of the wetland appears to be saturated during the growing season with associated occasional ponding periods during heavy rain events in the lower areas. The wetland is separated above ground from the surrounding river by an earthen levee.

5.5 Soil Test Sites

Soil samples within the wetland area were generally made up of a sand with shallow organic layer within the first inch. Hydric indicators were "Sandy Redox" and "Depleted Matrix." Redox feature types were observed as being primarily "Concentration" and being located within the "Matrix" and "Pore Lining." See Appendix J for Wetland Determination Data Forms.

- **AW1**

Vegetation: Sapling/Shrub Stratum: *Salix sitchensis* – FACW, *Morella californica* – FACW, *Carex obnupta* – OBL and *Juncus tenuis* – FAC.

Soil: Redox features were observed between two (2) and 16 inches below the surface and were found to be concentration (Type) and located within the matrix and along the pore linings. Sandy redox identified as the hydric soil indicator.

Hydrology: Surface water was observed at a depth of two (2) inches with a high water table being located at a depth of three (3) inches. Saturation was present to the surface and oxidized rhizospheres along living roots were observed.

- **AW2**

Vegetation: *Alnus rubra* – FAC was the tree observed within the tree stratum. *Salix sitchensis* – FACW, *Morella californica* – FACW and *Picea sitchensis* – FAC was observed within the sapling/shrub stratum. Within the herb layer *Carex obnupta* – OBL and *Juncus tenuis* – FAC was observed.

Soil: Redox features were observed between two (2) and 16 inches in the form of sandy redox. Redox features type was concentration and was located within the matrix and along the pore lining of living roots.

Hydrology: Surface water was observed at a depth of one (1) inch with a high water table being located at the surface of the soil test pit. Saturation was also observed at the surface. Oxidized rhizospheres along living roots was also observed.

- **AW3**

Vegetation: *Salix sitchensis* – FACW and *Morella californica* – FACW were observed within the sapling/shrub stratum. *Carex obnupta* – OBL was the only species observed within the herb layer. Bare ground was observed to be approximately 80 percent of the sample area.

Soil: Redox features were observed between three (3) and 14 inches and were in the form of depletion and concentration. Redox features were located within the matrix and along pore linings. Hydric soil indicators observed were sandy redox and depleted matrix.

Hydrology: No surface water was observed within the sample area. A high water table was observed at two (2) inches with saturation being present to the surface. Oxidized rhizospheres along living roots was also observed.

- **AU1**

Vegetation: Vegetation was only observed within the herb stratum. The following species were recorded being within five (5) feet of the soil pit: *Agrostis capillaris* – FAC, *Anthoxanthum odoratum* – FACU, *Daucus carota* – FACU, *Festuca rubra* – FAC and *Holcus lanatus* – FAC.

Soil: A soil test pit was dug to a depth of 17 inches. No redox features were observed within the soil profile.

Hydrology: No wetland hydrology indicators were observed within the sampling area.

Chapter 6. Summary

Within the 119 acre Port of Coos Bay property, a 6.76 acre study area containing the proposed project site was investigated by CLUC on February 16, 2020. Site analysis determined that approximately 6.14 acres of the study area are a wetland based on soil conditions and vegetation. 1.58 acres of the wetland area held standing water at the time the fieldwork was completed. Standing water can likely be attributed to seasonal precipitation and may drain way in the warmer months. The presence of wetland vegetation and hydric soils within the ponded areas of the study site support the determination that these areas be included within the overall wetland area. 0.56 acres of the study area were classified as upland, including a portion of the large sandy mound within the study site, as well as a small mounded area where the existing cellular site is located.

Chapter 7. References & Resources

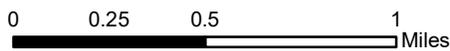
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- Weather Underground. 2020. Online Resource. <https://www.wunderground.com/history/monthly/us/or/north-bend/KOTH/date2020-2>

Appendix A. Site Vicinity Maps (2)

SITE VICINITY - A



CRATER LAND USE
CONSULTING



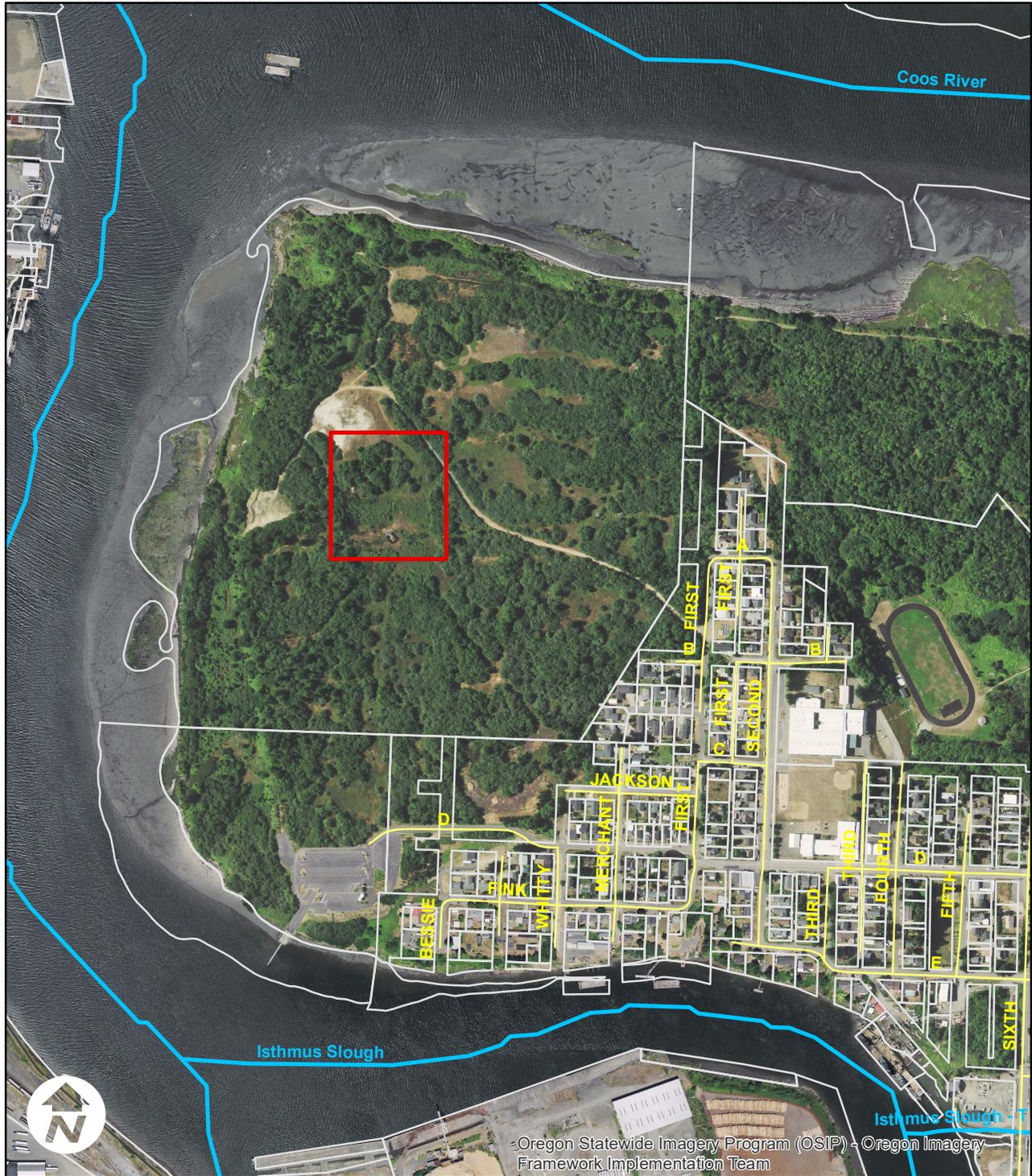
Client: Verizon Wireless Site Visit: 2/16/2020
Location: 50 A Street, Coos Bay, Oregon Tax Parcel: 25S13W26D00100

Legend

- Study Site
- Streets
- Streams

Layer Sources:
Oregon Department of Transportation (Streets)
Oregon Department of Forestry (Streams)

SITE VICINITY - B



0 0.05 0.1 0.2
Miles

Client: Verizon Wireless Site Visit: 2/16/2020
Location: 50 A Street, Coos Bay, Oregon Tax Parcel: 25S13W26D00100

Legend

-  Study Site
-  Streets
-  Streams
-  Parcel Boundaries

Layer Sources:
Oregon Department of Transportation (Streets) 2017
Oregon Department of Forestry (Streams) 2020
Coos County Parcel Boundaries February 2019

Appendix B. USDA NRCS Soil Type Map

USDA NRCS Soil Type Map

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>



Map Unit Legend			
Coos County, Oregon (OR011)			
Coos County, Oregon (OR011)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Fluvaquents-Histosols complex	4.5	1.5%
57	Udorthents, level	146.0	50.1%
63B	Wintley silt loam, 0 to 8 percent slopes	31.8	10.9%
63C	Wintley silt loam, 8 to 15 percent slopes	8.2	2.8%
W	Water	101.2	34.7%
Totals for Area of Interest		291.6	100.0%

Coos County, Oregon

57—Udorthents, level

Map Unit Composition

- *Udorthents and similar soils*: 100 percent
- *Estimates are based on observations, descriptions, and transects of the map unit.*

Description of Udorthents

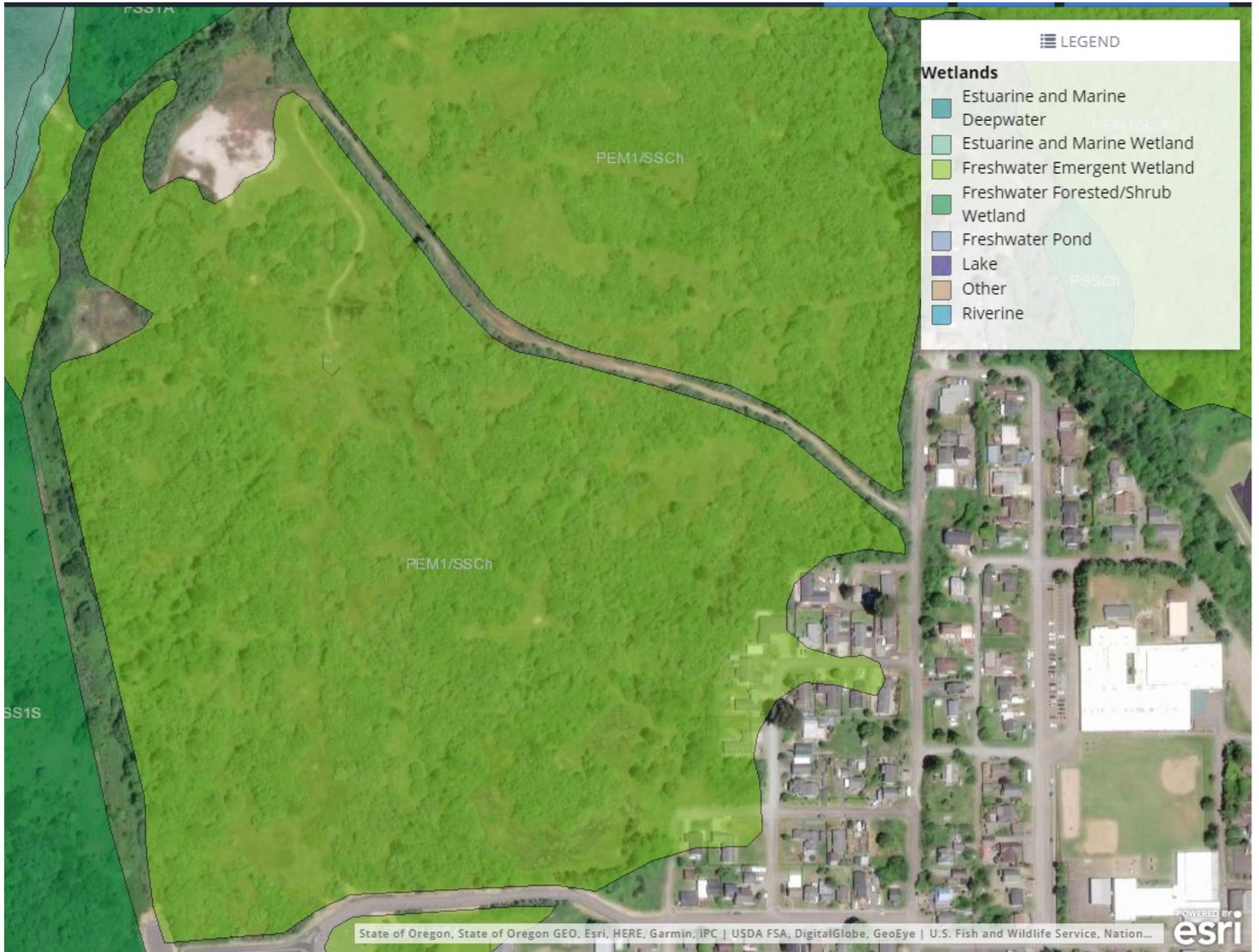
Setting

- *Landform*: Flood plains, tidal flats, marshes
- *Landform position (three-dimensional)*: Tread, talf
- *Down-slope shape*: Linear
- *Across-slope shape*: Linear
- *Parent material*: Alluvium, dredging spoil, dune sand, and wood chips

Properties and qualities

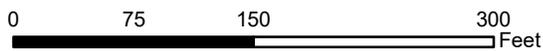
- *Slope*: 0 to 1 percent
- *Depth to restrictive feature*: More than 80 inches
- *Natural drainage class*: Poorly drained
- *Depth to water table*: More than 80 inches
- *Frequency of flooding*: None
- *Frequency of ponding*: None

Appendix C. National Wetlands Inventory Map



Appendix D. Wetland Delineation Results Map

Wetland Delineation Results



Client: Verizon Wireless Site Visit: 2/16/2020
Location: 50 A Street, Coos Bay, Oregon Tax Parcel: 25S13W26D00100

Approximate Area	Acres
Study Site	6.76
Wetland	6.14
Standing Water	1.58
Upland	0.56

Legend

- Study Site
- Soil Test Pits
- Wetland Area
- Proposed_Project_Area
- Standing Water
- Upland Area
- Existing Equipment Compound and Tower
- Access Road
- Primitive Access Road

Appendix E. Wetland Information Table

Wetland Information	
Wetland Type	Freshwater Emergent
HGM Class	Depressional/Flat
Cowardin Classification	PEM1/SSCh
- System	Palustrine (P)
- Class	Emergent (EM)
- Subclass	Persistent (1)
- Split Class	Scrub-Shrub (ss)
- Water Regime	Seasonally Flooded (C)
- Special Modifier	Diked/Impounded (h)
Watershed	Isthmus Slough
- HUC No.	171003040303



Description Summary of Site Observations (Sample Points)

Vegetation	<i>Alnus rubra</i> - FAC, <i>Agrostis capillaris</i> - FAC, <i>Festuca rubra</i> - FAC, <i>Holcus lanatus</i> - FAC, <i>Juncus tenuis</i> - FAC, <i>Carex obnupta</i> - OBL, <i>Salix sitchensis</i> - FACW, <i>Morella californica</i> - FACW and <i>Picea sitchensis</i> - FAC.
Soils	Sand with shallow organic layer within the first inch. Hydric indicators were "Sandy Redox" and "Depleted Matrix." Redox feature types were observed as being primarily "Concentration" and being located within the "Matrix" and "Pore Lining."
Hydrology	Surface Water - 1 to 2 inches / High Water Table - surface to 3 inches deep / Saturation - surface / Oxidized Rhizospheres along Living Roots.

Picture Source: State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, iPC | USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS | U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

Appendix F. Historic Photos

Google Maps/Google Earth Historic Photos 50 A St., Coos Bay, OR



May 1994



June 2003



August 2011



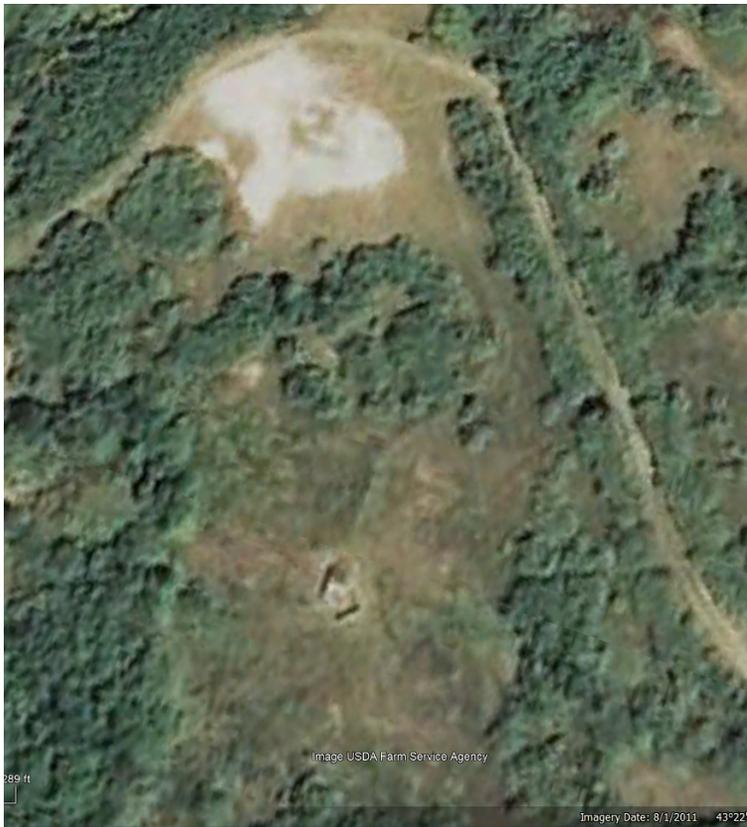
May 2019



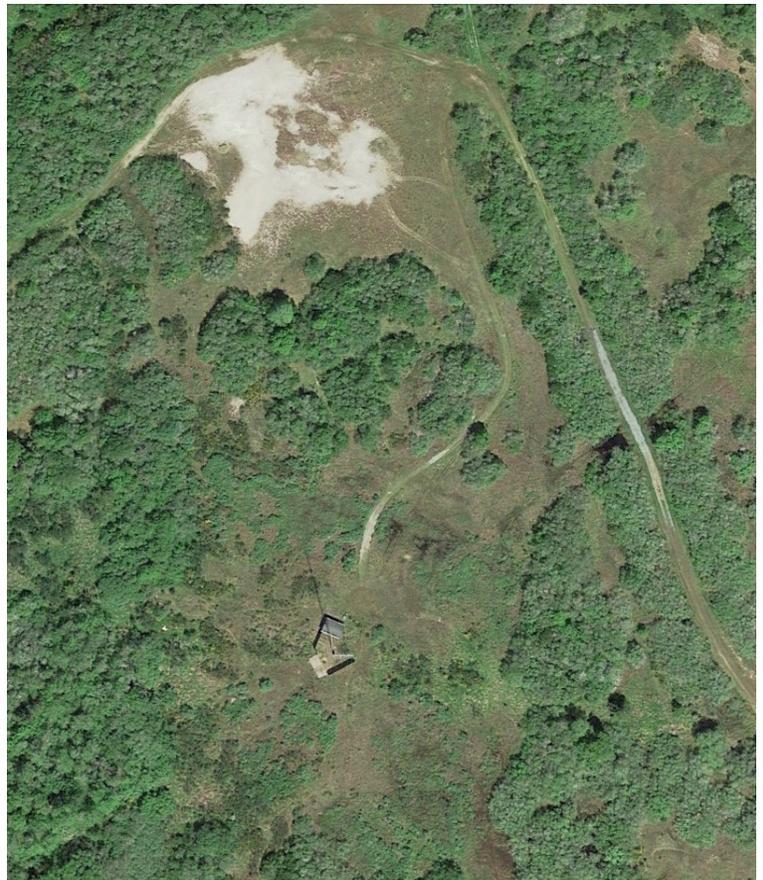
May 1994



June 2005



August 2011



May 2019

Appendix G. Upland Habitat Photos



Upland habitat surrounding sample location AU1 and the delineated wetland boundary between sample locations AU1 and AW3.

Appendix H. Wetland Habitat Photos



Wetland habitat surrounding sample location AW1.



Wetland habitat surrounding sample location AW1.



Wetland habitat surrounding sample location AW1.



Wetland habitat surrounding sample location AW3.

Appendix I. Soil Test Site Photos



Sample Location AU1 (Upland Sample)



Sample Location AW1 (Wetland Sample)



Sample Location AW2 (Wetland Sample)

Appendix J. Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Verizon City/County: Coos Bay / Coos County Sampling Date: 2/16/20
 Applicant/Owner: Oregon INT'L Port of Coos Bay State: OR Sampling Point: AU1
 Investigator(s): Ryan E. Crater Section, Township, Range: S26, T25S, R13W
 Landform (hillslope, terrace, etc.): Floodplain / Flat Local relief (concave, convex, none): none Slope (%): 0 – 1%
 Subregion (LRR): A Lat: 43°22.179 Long: 124°12.288 Datum: WGS 3
 Soil Map Unit Name: Udorhents, level NWI classification: PEM1/SSCh
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Remarks:

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	
<u>Tree Stratum</u>	(Plot size: <u>15'</u>)				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. _____					
2. _____					
3. _____					
4. _____					
_____ = Total Cover					Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>65</u> x 3 = <u>195</u> FACU species <u>45</u> x 4 = <u>180</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>110</u> (A) <u>375</u> (B) Prevalence Index = B/A = <u>3.41</u>
<u>Sapling/Shrub Stratum</u>	(Plot size: <u>10'</u>)				
1. _____					
2. _____					
3. _____					
4. _____					
5. _____					
_____ = Total Cover					
<u>Herb Stratum</u>	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Agrostis capillaris</u>		<u>15</u>	<u>No</u>	<u>FAC</u>	
2. <u>Anthoxanthum odoratum</u>		<u>40</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Daucus carota</u>		<u>5</u>	<u>No</u>	<u>FACU</u>	
4. <u>Festuca rubra</u>		<u>20</u>	<u>No</u>	<u>FAC</u>	
5. <u>Holcus lanatus</u>		<u>30</u>	<u>Yes</u>	<u>FAC</u>	
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
_____ = Total Cover					
<u>Woody Vine Stratum</u>	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
1. _____					
2. _____					
_____ = Total Cover					
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: AU1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 1	10YR 3/2	100					Sand w/organics	
1 -17	2.5Y 4/3	100					Sand	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Verizon City/County: Coos Bay / Coos County Sampling Date: 2/16/20
 Applicant/Owner: Oregon INT'L Port of Coos Bay State: OR Sampling Point: AW1
 Investigator(s): Ryan E. Crater Section, Township, Range: S26, T25S, R13W
 Landform (hillslope, terrace, etc.): Floodplain / Flat Local relief (concave, convex, none): none Slope (%): 0 – 1%
 Subregion (LRR): A Lat: 43°22.179 Long: 124°12.288 Datum: WGS 3
 Soil Map Unit Name: Udorhents, level NWI classification: PEM1/SSCh
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hydic Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:			

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	
<u>Tree Stratum</u>	<u>(Plot size: 15')</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. _____					
2. _____					
3. _____					
4. _____					
		<u>0</u>	= Total Cover		Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>70</u> x 1 = <u>70</u> FACW species <u>35</u> x 2 = <u>70</u> FAC species <u>40</u> x 3 = <u>120</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>145</u> (A) <u>260</u> (B) Prevalence Index = B/A = <u>1.79</u>
<u>Sapling/Shrub Stratum</u>	<u>(Plot size: 10')</u>				
1. <u>Salix sitchensis</u>		<u>30</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Morella californica</u>		<u>5</u>	<u>No</u>	<u>FACW</u>	
3. _____					
4. _____					
		<u>35</u>	= Total Cover		
<u>Herb Stratum</u>	<u>(Plot size: 5')</u>				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex obnupta</u>		<u>70</u>	<u>Yes</u>	<u>OBL</u>	
2. <u>Juncus tenuis</u>		<u>40</u>	<u>Yes</u>	<u>FAC</u>	
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		<u>110</u>	= Total Cover		
<u>Woody Vine Stratum</u>	<u>(Plot size: 5')</u>				
1. _____					
2. _____					
		<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>					
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
Remarks:					

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Verizon City/County: Coos Bay / Coos County Sampling Date: 2/16/20
 Applicant/Owner: Oregon INT'L Port of Coos Bay State: OR Sampling Point: AW2
 Investigator(s): Ryan E. Crater Section, Township, Range: S26, T25S, R13W
 Landform (hillslope, terrace, etc.): Floodplain / Flat Local relief (concave, convex, none): none Slope (%): 0 – 1%
 Subregion (LRR): A Lat: 42°22.159 Long: 124°12.239 Datum: WGS 3
 Soil Map Unit Name: Udorhents, level NWI classification: PEM1/SSCh
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hydic Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:				

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	Worksheet
Tree Stratum	<u>15'</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u><i>Alnus rubra</i></u>		<u>5</u>	<u>Yes</u>	<u>FAC</u>	
2. _____					
3. _____					
<u>5</u> = Total Cover					Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>50</u> x 1 = <u>50</u> FACW species <u>100</u> x 2 = <u>200</u> FAC species <u>60</u> x 3 = <u>180</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>210</u> (A) <u>430</u> (B) Prevalence Index = B/A = <u>2.05</u>
Sapling/Shrub Stratum	<u>10'</u>				
1. <u><i>Salix sitchensis</i></u>		<u>50</u>	<u>Yes</u>	<u>FACW</u>	
2. <u><i>Morella californica</i></u>		<u>50</u>	<u>No</u>	<u>FACW</u>	
3. <u><i>Picea sitchensis</i></u>		<u>5</u>	<u>No</u>	<u>FAC</u>	
<u>105</u> = Total Cover					
Herb Stratum	<u>5'</u>				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u><i>Carex obnupta</i></u>		<u>50</u>	<u>Yes</u>	<u>OBL</u>	
2. <u><i>Juncus tenuis</i></u>		<u>50</u>	<u>Yes</u>	<u>FAC</u>	
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
<u>100</u> = Total Cover					
Woody Vine Stratum	<u>5'</u>				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. _____					
2. _____					
<u>0</u> = Total Cover					
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Verizon City/County: Coos Bay / Coos County Sampling Date: 2/16/20
 Applicant/Owner: Oregon INT'L Port of Coos Bay State: OR Sampling Point: AW3
 Investigator(s): Ryan E. Crater Section, Township, Range: S26, T25S, R13W
 Landform (hillslope, terrace, etc.): Floodplain / Flat Local relief (concave, convex, none): none Slope (%): 0 – 1%
 Subregion (LRR): A Lat: 43°22.170 Long: 124°12.281 Datum: WGS 3
 Soil Map Unit Name: Udorhents, level NWI classification: PEM1/SSCh
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:				

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	Worksheet
<u>Tree Stratum</u>	<u>(Plot size: 15')</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. _____					
2. _____					
3. _____					
4. _____					
		<u>5</u>	= Total Cover		
<u>Sapling/Shrub Stratum</u>	<u>(Plot size: 10')</u>				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>20</u> x 1 = <u>20</u> FACW species <u>160</u> x 2 = <u>320</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>180</u> (A) <u>340</u> (B) Prevalence Index = B/A = <u>1.89</u>
1. <u>Salix sitchensis</u>		100	Yes	FACW	
2. <u>Morella californica</u>		60	No	FACW	
3. _____					
4. _____					
5. _____					
		105	= Total Cover		
<u>Herb Stratum</u>	<u>(Plot size: 5')</u>				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex obnupta</u>		20	Yes	OBL	
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		100	= Total Cover		
<u>Woody Vine Stratum</u>	<u>(Plot size: 5')</u>				
1. _____					
2. _____					
		0	= Total Cover		
% Bare Ground in Herb Stratum <u>80</u>					
Remarks:					

Hydrophytic Vegetation Present? Yes No

Appendix K. Qualifications

All field inspections, wetland delineation determinations, habitat assessments, and supporting documentation, including this Wetland Delineation Report were prepared by, or under the direction of Ryan E. Crater.

Ryan E. Crater

Principal Consultant and Ecologist

Professional Experience: 15 years

Ryan Crater is a professional land use planner and ecologist with a diverse background including but not limited to land use regulations, critical area regulations, performing fish surveys, habitat assessments, habitat monitoring, stream habitat assessments, plant surveys, wetland delineations, biological evaluations, and habitat management plans. Ryan also has approximately 10 years of experience as a municipal planner reviewing wetland delineation and other reports and verifying their results in the field.

Ryan earned a Bachelor of Science degree in Ecology from the Evergreen State College in 2005 and an associate degree in Environmental Science from Clover Park Technical College in 2003. While attending Clover Park, he received formal wetland delineation training both in the classroom and in the field. In October 2019, he completed the 2-day Coastal Training Program Course entitled "Using the Revised Washington State Wetland Rating System (2014) in Western Washington". Ryan also received additional wetland delineation training while he was a Wetland Biologist Intern for the Washington State Department of Transportation. He has taken additional graduate level courses in salmonid behavior and life history from the Evergreen State College.

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/ living 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-desiccant 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 temperatures 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 data 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
 LANDSCAPE ARCHITECTURE
 SITE PLANNING
 ASPEN DESIGN GROUP
 P.O. BOX 2394
 ISSAQUAH, WA 98027
 (425) 292-9845 (P)
 CONTACT: PAUL J. DIX

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

Drawing Title:
PROPOSED LANDSCAPE PLAN

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
0	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.

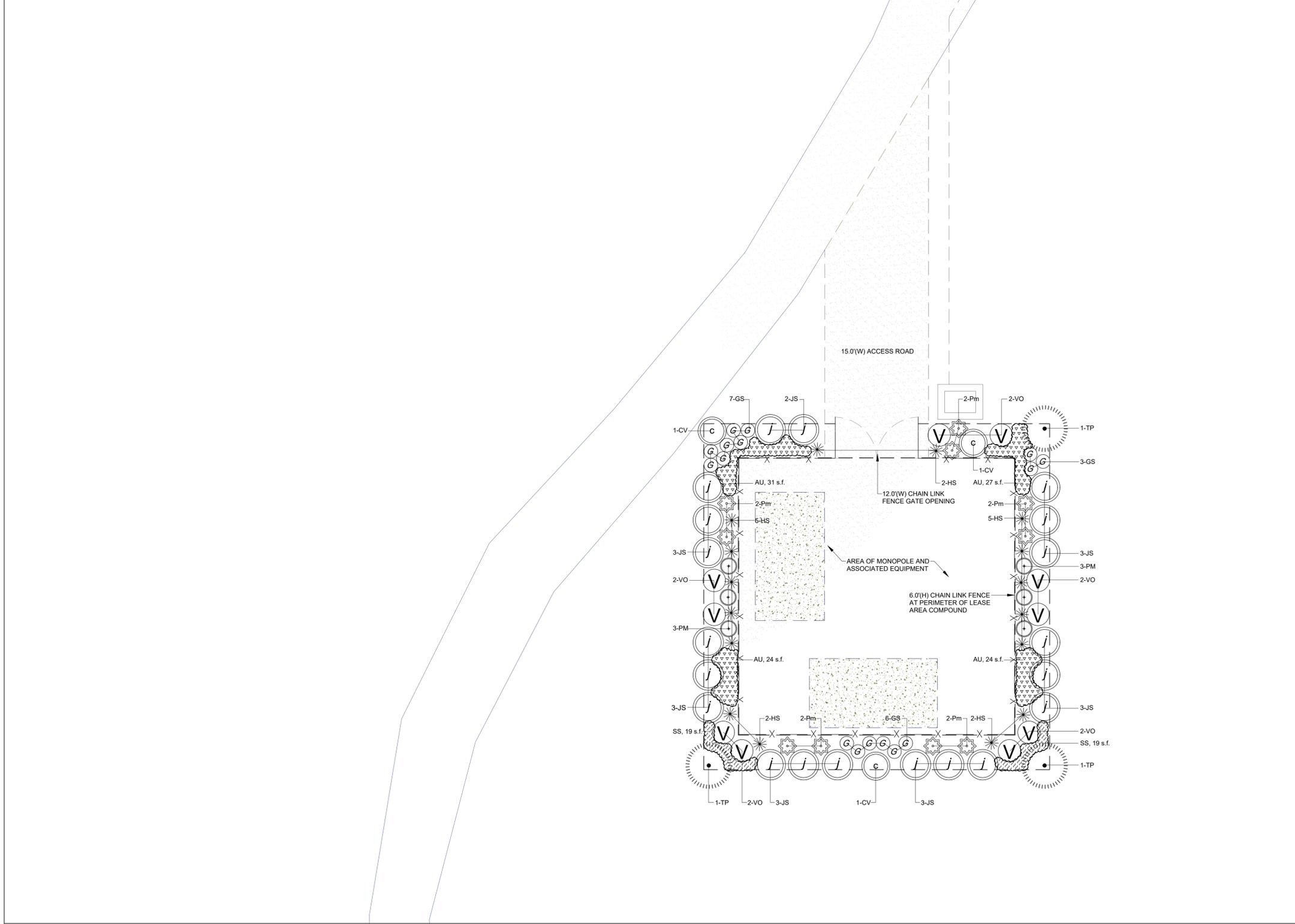
PROJECT DATA

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

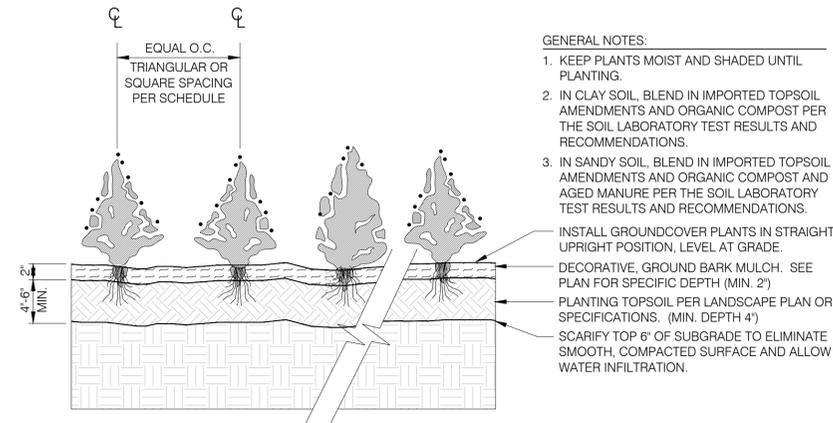
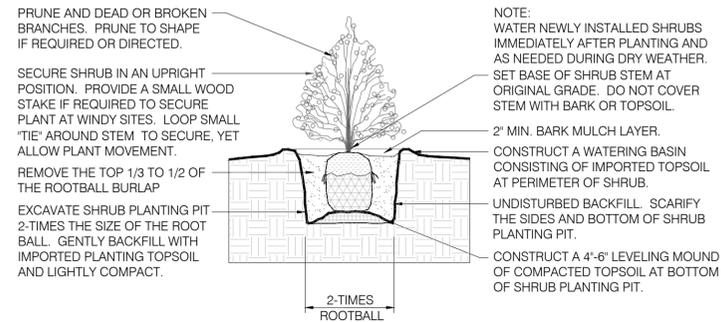
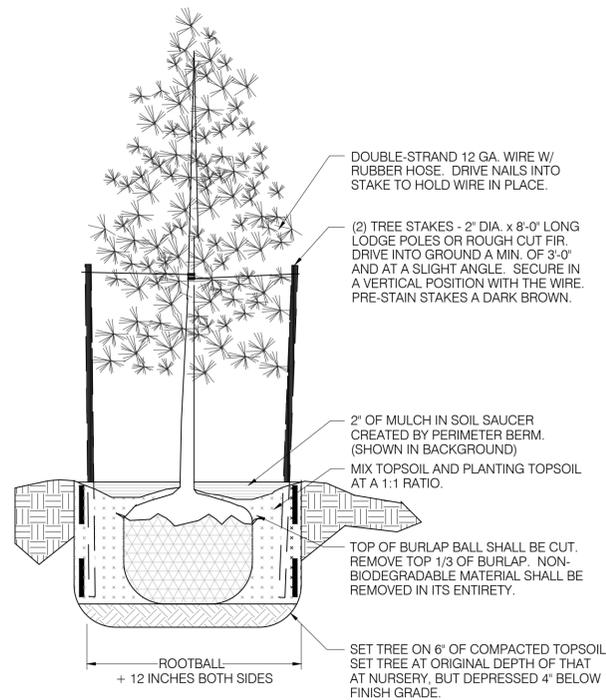
TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	DROUGHT	COMMENTS
j	JUNIPERUS SCOP. 'SKYROCKET'	SKYROCKET JUNIPER	8.0'(h)	20	●●●●	FULL, DENSE, MATCH FORM & HEIGHT WHEN IN ROW. INSTALL AT-GRADE "TREE-GATOR JR." WATERING RING AT BASE OF TREE
•	THUJA PLICATA 'VIRESCENS'	VIRESCENS RED CEDAR	8.0'(h)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

SHRUBS & GROUNDCOVER							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	DROUGHT	COMMENTS
AU		ARCTOSTAPYLOS UVA-URSI 'POINT REYES'	POINT REYES KINNIKINNICK	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		POLYSITICHUM 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.

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.

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.



- GENERAL NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - IN CLAY SOIL, BLEND IN IMPORTED TOPSOIL AMENDMENTS AND ORGANIC COMPOST PER THE SOIL LABORATORY TEST RESULTS AND RECOMMENDATIONS.
 - IN SANDY SOIL, BLEND IN IMPORTED TOPSOIL AMENDMENTS AND ORGANIC COMPOST AND AGED MANURE PER THE SOIL LABORATORY TEST RESULTS AND RECOMMENDATIONS.

1 CONIFEROUS TREE PLANTING
L-1 L-2 SCALE: NOT TO SCALE

2 SHRUB PLANTING
L-1 L-2 SCALE: NOT TO SCALE

3 GROUND COVER PLANTING
L-1 L-2 SCALE: NOT TO SCALE

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

Client:

Design Consultant

ASPEN

LANDSCAPE ARCHITECTURE
SITE PLANNING

ASPEN DESIGN GROUP
P.O. BOX 2394
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OR - 5 TELEGRAPH - C
50 "A" STREET
COOS BAY, OR 97420

Drawing Title:

LANDSCAPE DETAILS

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