



*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REVIEW REQUEST #851-23-000345-PLNG:  
MURAKAMI/L&C TREE FARMS, LLC**  
*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW**  
**Date of Notice: February 6, 2024**

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

**#851-23-000345-PLNG:** A Conditional Use request for the installation of a communication tower on property located off Highway 22, a State highway, and is designated as Tax Lot 400 in Section 28 of Township 5 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Forest (F). The applicant is the Tessie Murakami and property owners are L & C Tree Farms, LLC.

Written comments received by the Department of Community Development prior to 4:00p.m. on February 20, 2024, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, February 21, 2024.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3412 or [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Sincerely,

Melissa Jenck, Senior Planner, CFM

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

## REVIEW CRITERIA

### **TCLUO ARTICLE VI:**

#### SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

### **TCLUO ARTICLE III:**

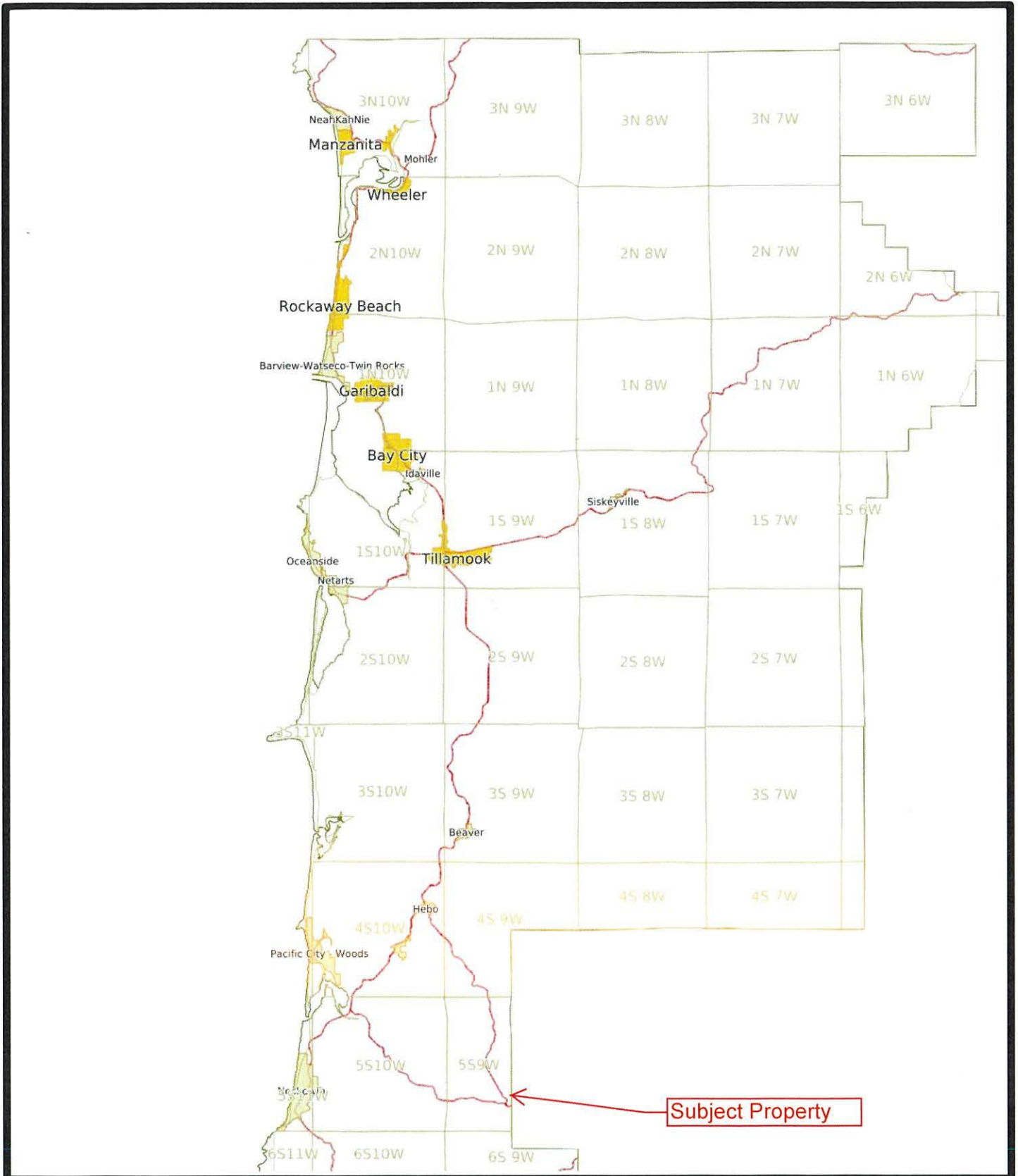
#### SECTION 3.004 FOREST ZONE (F)

(8) **CONDITIONAL USE REVIEW CRITERIA:** A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

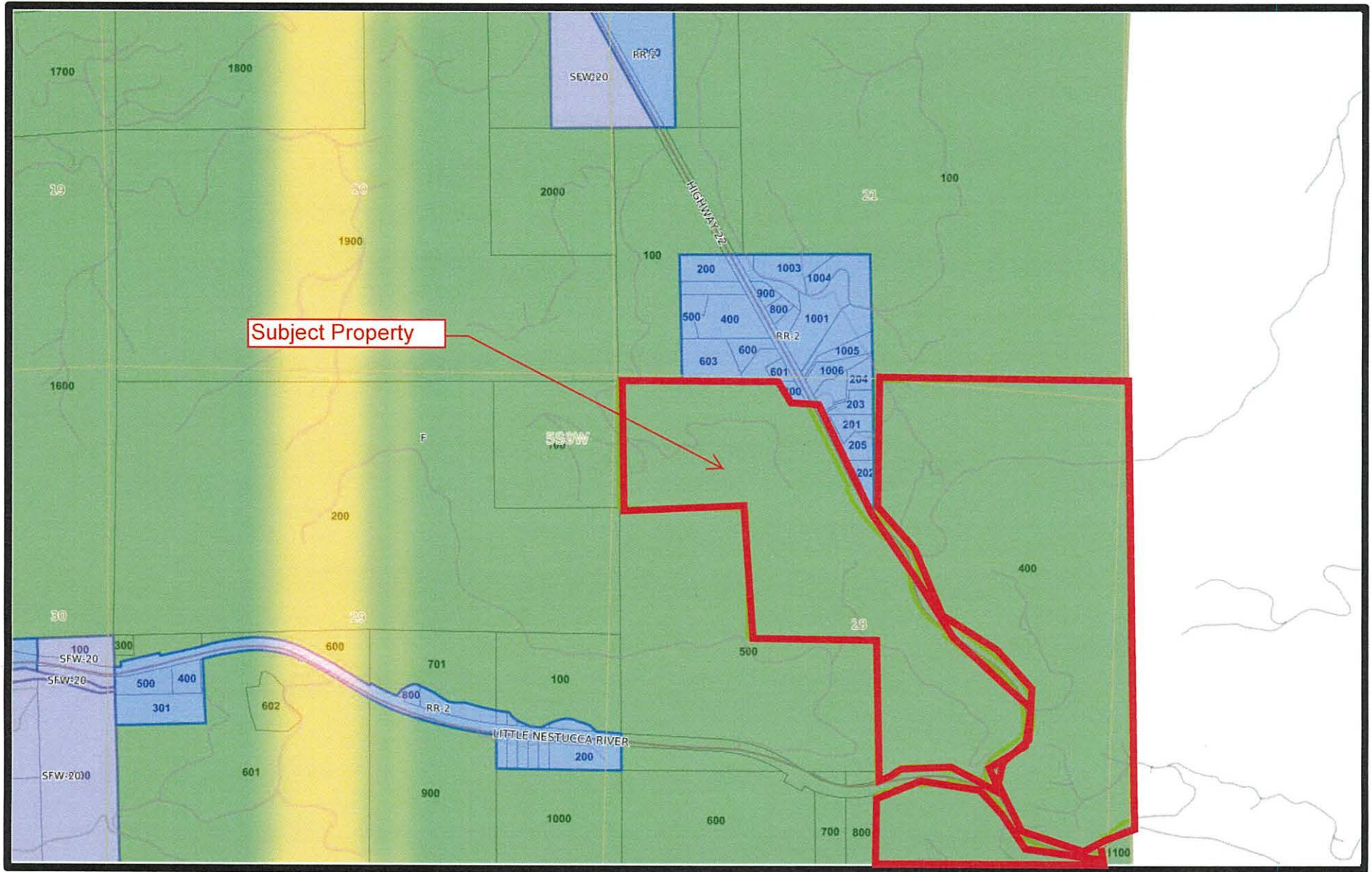
1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

# **EXHIBIT A**

# Vicinity Map



# Zoning Map



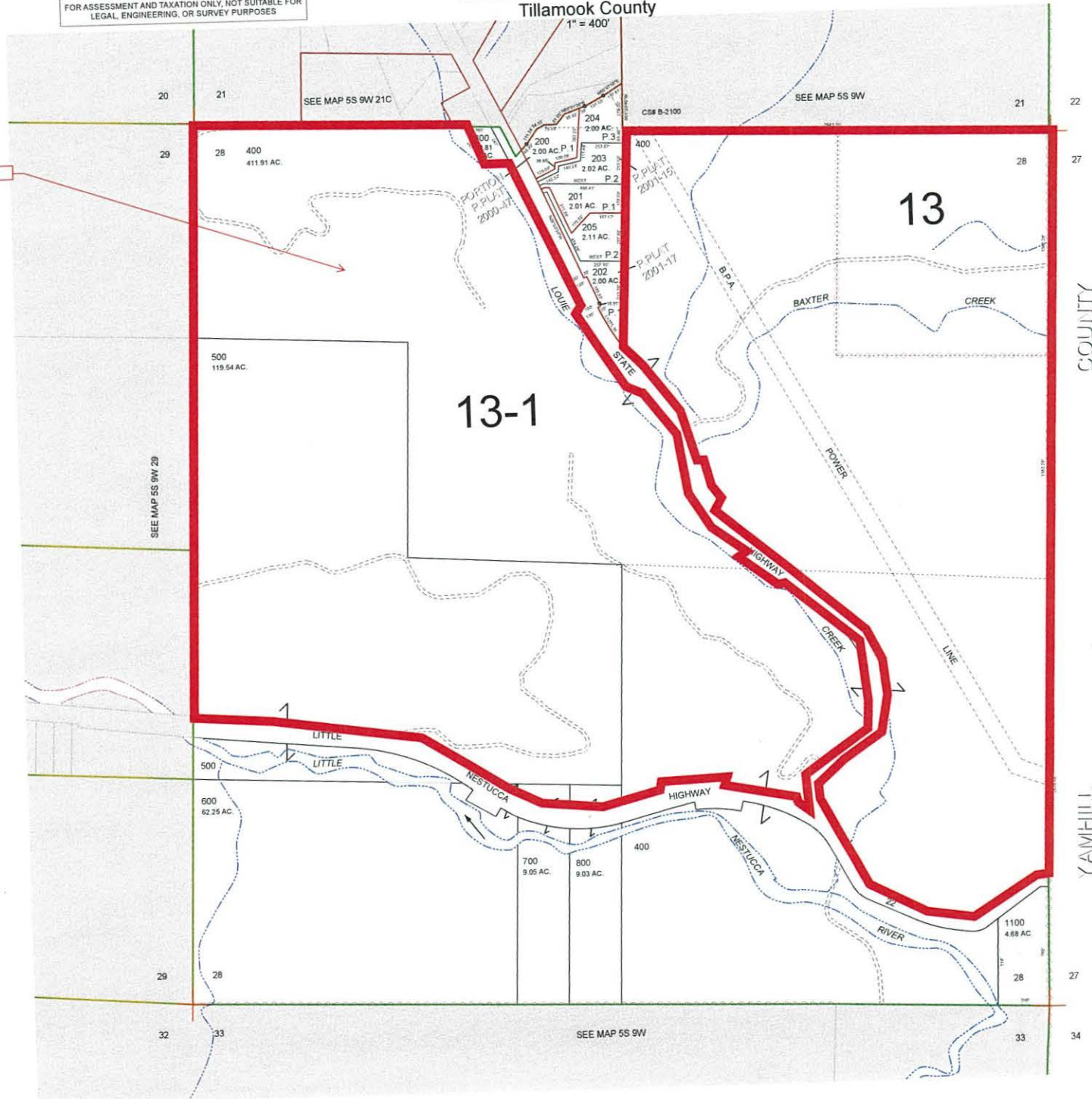
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 28 T.5S. R.9W. W.M.  
Tillamook County

05S09W28

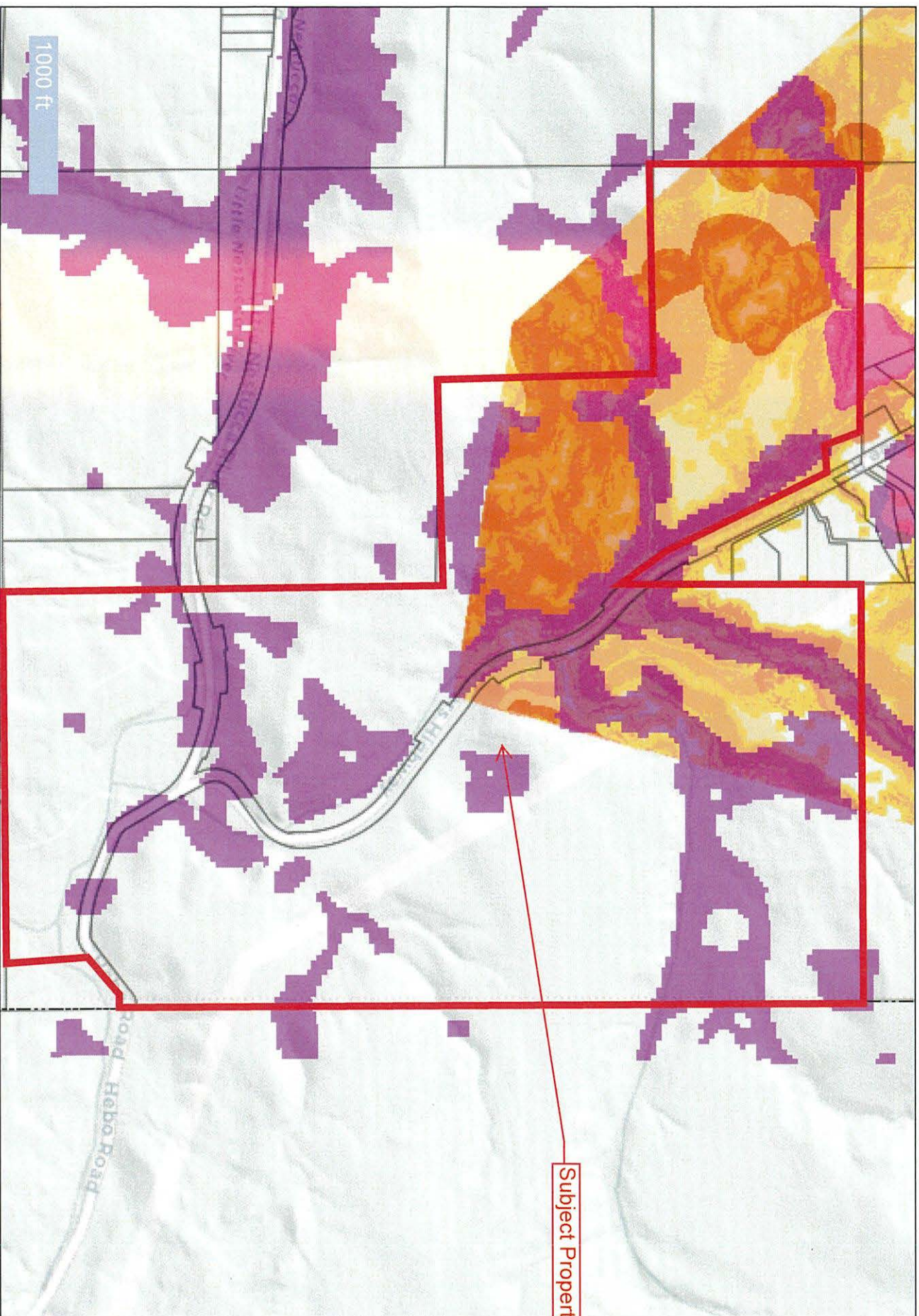
CANCELLED  
100  
900  
1000

subject Property



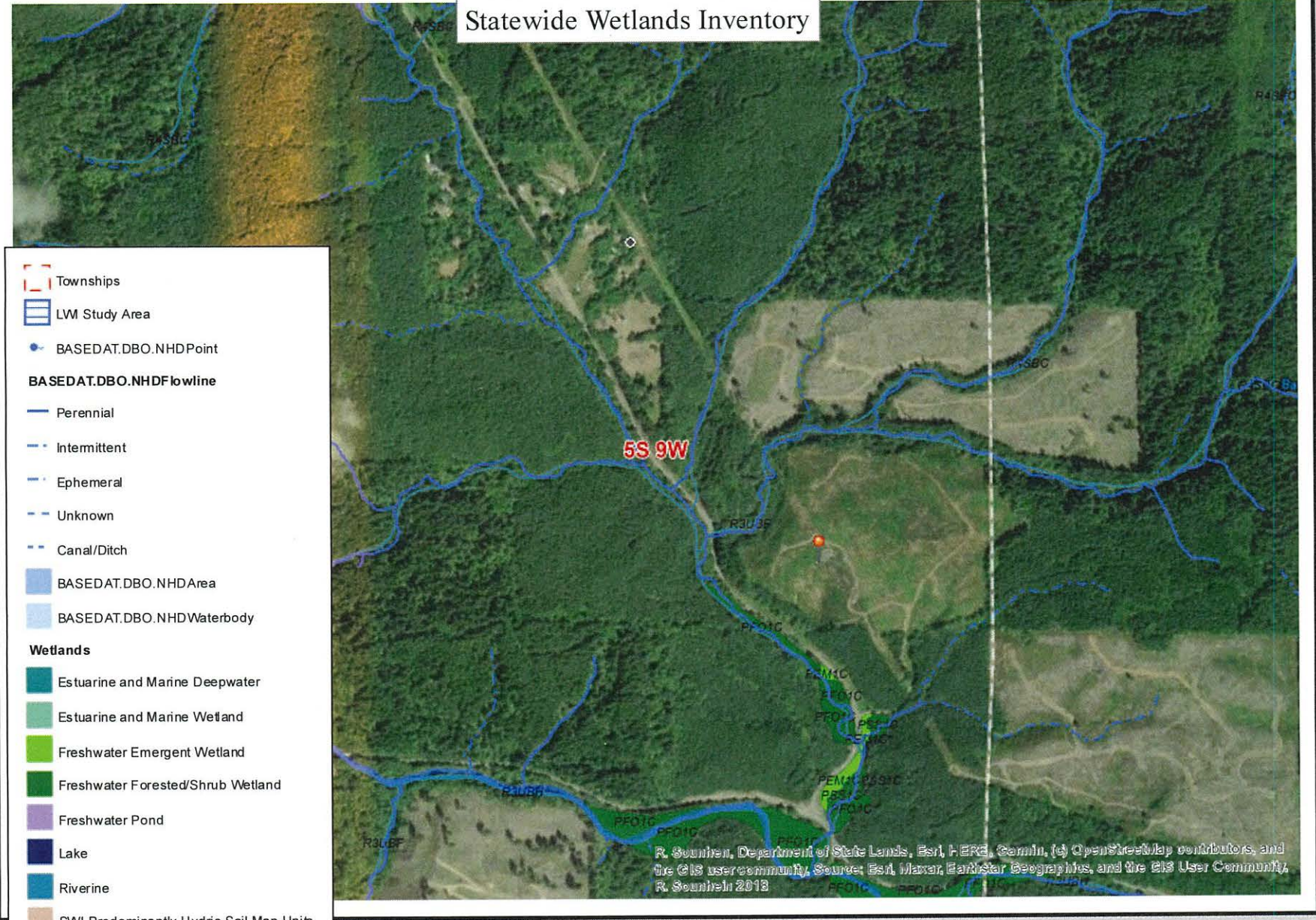
05S09W28  
REVISED 6/16/17, WS

# Hazard Map



**Disclaimer:** The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers, cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

# Statewide Wetlands Inventory



- Townships
- LWM Study Area
- BASEDAT.DBO.NHDPPoint
- BASEDAT.DBO.NHDF lowline**
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDWaterbody
- Wetlands**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Predominantly Hydric Soil Map Units
- SWI Agate-Winlo Soils

R. Sounthorn, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounthorn 2013



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

Date: 2/6/2024

State of Oregon  
Department of State Lands  
775 Summer Street NE, Ste 100  
Salem, OR 97301-1279  
(503) 986-5200



# National Flood Hazard Layer FIRMette



123°47'42"W 45°6'52"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/6/2024 at 2:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°47'5"W 45°6'26"N

# **EXHIBIT B**



Tillamook County Department of Community Development  
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: Tessie Murakami Phone: 310.483.5343

Address: 5200 SW Meadows Rd., Suite 150

City: Lake Oswego State: OR Zip: 97035

Email: tessie.murakami@acomconsultinginc.com

### Property Owner

Name: L & C Tree Farms, LLC Phone:

Address: PO BOX 9307

City: Portland State: OR Zip: 97207

Email:

OFFICE USE ONLY	
Date Stamp	RECEIVED SEP 01 11:3
	Mail
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	LT
Receipt #:	133709 & 133693
Fees:	\$2625.00
Permit No:	851-23-0035 PLNG

**Request:** Type II Conditional Use Review for a new wireless communications facility (with Verizon Wireless as tenant carrier) on forest parcel.

### Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

### Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

### Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

### Location:

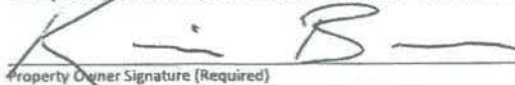
Site Address: 47405 HWY 22, Hebo, OR 97122 (Acct 31325)

Map Number: 5S	09	28	400
Township	Range	Section	Tax Lot(s)

Clerk's Instrument #: \_\_\_\_\_

### Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.



Property Owner Signature (Required)

Tessie V. Murakami

Digitally signed by Tessie V. Murakami  
 DN: cn=Tessie V. Murakami, o=ACOM Consulting Inc., ou=ACOM Consulting Inc., email=tessie.murakami@acomconsultinginc.com, c=US  
 Date: 2023.08.30 12:36:11 -0700

Applicant Signature

8/28/2023

Date

8/30/23

Date

LAND USE APPLICATION -  
NARRATIVE & STATEMENT  
OF CODE COMPLIANCE

VERIZON WIRELESS  
TELECOMMUNICATIONS  
FACILITY AT

47405 HWY 22  
Hebo, OR 97122

**Prepared By**



**Date**  
August 30, 2023

**Project Name**  
OR1 Nestucca



**I. GENERAL INFORMATION**

Applicants: The Towers, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487

Verizon Wireless  
5430 NE 122<sup>nd</sup> Avenue  
Portland, OR 97230

Representative: Acom Consulting, Inc.  
Tessie Murakami  
5200 SW Meadows Rd., Suite 150  
Lake Oswego, OR 97035

Property Owner: L & C Tree Farms LLC  
PO BOX 9307  
Portland, OR 97207

Project Information:

Site Address: 47405 Hwy 22, Hebo, OR 97122  
Parcel: 5S09280000400  
Account Number: 31325  
Parcel Area: 411 acres  
Zone Designation: F (Forest)  
Existing Use: Farming  
Project Area: 2500 Square Feet (50' x 50') accessed by a short 12' wide drive and 20' access and utility easement

**II. PROJECT OVERVIEW**

Acom Consulting is submitting an application on behalf of The Towers, LLC ("VB"), who will own and operate the tower and ground space; Cellco Partnership dba Verizon Wireless who will be locating on this facility and the property owner, L & C Tree Farms, LLC. The site proposed herein is designed to improve the voice and data capacity for its customers in Tillamook County and along Highway 22. Verizon has experienced an exponential increase in its network traffic over the last 6 years nationwide, with 43% of households choosing to use only wireless devices as their home telephone as of 2014. The proposed project is part of a Pacific Northwest network upgrade that addresses this growing reliance on wireless devices and would improve the quality and reliability of service in the immediate area around the proposed site and the greater Tillamook County network.



The applicant proposes to construct a new wireless communications facility ("WCF") within a 50' x 50' ground lease area. This proposal includes a 195-foot self-support tower with up to 12 antennas at an antenna tip-height of 195' and associated RRU's, future microwave antenna, radio equipment cabinets, backup generator, chain link fence and H-frame. The top of the lighting rod is 199' on the 195' self-support tower.

The self-support tower would be a non-reflective color to blend with the adjacent mature trees and sky and would be capable of accommodating a total of 3 carriers (Verizon, plus two future). It is the industry standard to allow collocation of multiple carriers on a single tower and is mandated under the Telecommunications Act. On August 8, 1996, the Federal Communications Commission adopted the first collocation rules designed to implement section 251(c)(6) of the Communications Act of 1934, as amended, ("the Act"), 47 U.S.C. § 251(c)(6). Section 251(c)(6) of the Act obligates carriers to provide, "on rates, terms, and conditions that are just, reasonable, and nondiscriminatory, for physical collocation of equipment necessary for interconnection or access to unbundled network elements." As such, VB will allow timely collocation by other users provided all structural, technological, and monetary requirements are satisfactory.

Associated ground equipment and emergency back-up generator are of a tan or grey color and would be located within the 50' x 50' fenced lease area. The pole, ground equipment and H-frame will be enclosed by a 6'-0" chain link fence with three strands of barbed wire. The site will be accessed via an existing driveway off of Highway 22, then to the site via an existing gravel road.

This site was chosen because of its remote location away from nearby residences and schools. This site sits at a higher elevation providing the necessary elevation needed for the site to work optimally. In addition, this site would have little impact on the property, is accessed by an existing road, and away from residential properties and schools. Other sites within the ring would require that the site be closer to residential homes and/or streets, thus being more visually impactful, any lower down on the hill would impact coverage. The topography in the area varies in elevation. At certain locations, especially closer in, the tower can't be seen because of the tall trees and hillside leading to the tower. The trees with the topography minimize the visual impact of the facility. The location of the proposed site maximizes coverage while minimizing visual impacts by utilizing the minimum height (195-foot to antenna tip height) needed to meet coverage objectives.

This facility is passive use and will produce no odors, glare, vibration, or fumes. The applicant has mitigated the potential visual impact of the facility by proposing the minimum height necessary to meet coverage objectives and utilizing a design that is fitting of the surrounding environment. Public utilities are sufficient for this use. The site proposed herein is an unmanned facility that requires only power and telephone services. It does not require sewer or surface water drainage. Exterior lighting is not proposed.

The proposed facility would not interfere with surrounding properties or their uses, nor create any significant risk to public health and safety, flood hazard or emergency response, and will not cause interference with any



electronic equipment, such as telephones, televisions, or radios. Non- interference is ensured by the Federal Communications Commission (FCC) regulation of radio transmissions. The proposed project may improve emergency response because it would improve wireless communication for citizens making emergency calls.

The site will meet or exceed all FCC requirements for non-ionizing electromagnetic radiation (NIER) emissions and will comply with all standards as required for Wireless Telecommunications Sites as regulated by Federal, State and the local jurisdiction.

At the termination of the Land Lease Agreement with the property owner, the facility will be removed within 120-days of termination of the lease and restored to its original condition, reasonable wear and tear and casualty excepted.

This facility has been located and designed to minimize the visual impact on the immediate surroundings and throughout the community and minimize public inconvenience and disruption while providing a desirable feature—reliable wireless service. Wireless service is critical today, with many people relying on their wireless devices for everything from information gathering, financial transactions to primary home phone service.

This site can meet the Tillamook County criteria for siting of new wireless telecommunication facilities, including height, setbacks and design as demonstrated herein. As shown throughout this application, VB's and Verizon's proposal is the least intrusive means of meeting coverage objectives. The applicants respectfully request that Tillamook County approve the facility as proposed.

**III. PROPOSED PLAN**

This request is for review of the Land Use Development of a new proposed wireless communications facility. The subject property consists of approximately 411 acres of forested landscape and rugged terrain with existing primary access over an unnamed road off Highway OR-22. The subject property is surrounded by Forest and is improved with private logging roads.

**IV. SITE SELECTION**

Verizon seeks to improve a significant capacity deficiency in their coverage and capacity in Tillamook County. The proposed site location was chosen to improve the voice and data capacity for customers located along Hwy 22.

The Applicants site wireless communication facilities at carefully selected locations. The need for service in this specific 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 along Hwy 22.

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 for reference.

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

In Tillamook County, a new telecommunications facility at this Forest (F) location 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.

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 Tillamook County, Oregon, and that the proposed facility is designed to fulfill this service gap in this area. The County 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 Tillamook County, 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.



V. **APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS**

- A. TCLUO Section 3.004: Forest (F) Zone
- B. TCLUO Article VI: Conditional Use Procedures and Criteria

VI. **ANALYSIS**

TCLUO Section 3.004: Forest (F) Zone

(1) PURPOSE

(a) The purpose of the Forest (F) Zone is to protect and maintain forest lands for grazing, and rangeland use and forest use, consistent with existing and future needs for agricultural and forest products. The F zone is also intended to allow other uses that are compatible with agricultural and forest activities, to protect scenic resources and fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county.

(b) The F zone has been applied to lands designated as Forest in the Comprehensive Plan. The provisions of the F zone reflect the forest land policies of the Comprehensive Plan as well as the requirements of ORS Chapter 215 and OAR 660-006. The minimum parcel size and other standards established by this zone are intended to promote commercial forest operations.

*Applicant's response: The proposed WCF is located in the Forest (F) zone.*

(2) DEFINITIONS

Words used in the present tense include the future; the singular number includes the plural; and the word "shall" is mandatory and not directory. Whenever the term "this ordinance" is used herewith, it shall be deemed to include all amendments thereto as may hereafter from time to time be adopted.

For the purpose of this zone, the following definitions apply:

(dd) UTILITY FACILITIES NECESSARY FOR PUBLIC SERVICE: Unless otherwise specified in this Article, any facility owned or operated by a public, private or cooperative company for the transmission, distribution or processing of its products or for the disposal of cooling water, waste or by-products, and including, major trunk, pipelines, dams & and other hydroelectric facilities, water towers, sewage lagoons, cell towers, electrical transmission facilities (except transmission towers over 200' in height) including substations not associated with a commercial power generating facilities and other similar facilities.

*Applicant's response: The proposed WCF qualifies as a utility facility necessary for public service.*



TCLUO Article VI: Conditional Use Procedures and Criteria

(8) **CONDITIONAL USE REVIEW CRITERIA:**

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

*Applicant's response: The proposed WCF has been designed to be consistent with all applicable provisions of this section, including the development and design standards under Section 3.004 and Article 6. Please see Final Zoning Drawings included as an attachment.*

2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

*Applicant's response: This is an unmanned Wireless Communication Facility that will be run on primary electric power provided by the existing infrastructure at this location. The only fuel source will be a small diesel generator that will only be used in emergency operations. In addition, the applicant intends to comply with all fire break requirements per the County's code. Please see Final Zoning Drawings included as an attachment.*

3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

*Applicant's response: The applicant acknowledges and intends to comply with these provisions and is agreeable to this being included as a condition of approval.*



(9) SITING STANDARDS FOR DWELLINGS AND STRUCTURES IN FOREST ZONES

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest zones. These criteria are designed to make such uses compatible with forest operations, to minimize wildfire hazards and risks and to conserve values found on forest lands. The County shall consider the criteria in this section together with the requirements of Section (10) to identify the building site:

- (a) The minimum lot width and minimum lot depth shall be 100 feet.
- (b) The minimum front, rear, and side yards shall all be 30 feet.
- (c) The height of residential structures shall not exceed 35 feet.
- (d) Dwellings and structures shall be sited on the parcel so that:
  - 1. They have the least impact on nearby or adjoining forest or agricultural lands;

*Applicant's response: The proposed WCF has been designed to be consistent with all applicable provisions of this section, including the development and design standards under Section 3.004 and Article 6. Please see Final Zoning Drawings included as an attachment.*

- 2. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;

*Applicant's response: The proposed WCF has been designed to be consistent with all applicable provisions of this section, including the development and design standards under Section 3.004 and Article 6. The proposed location will not force a significant change in the forest practices on the property. Additionally, the proposed location is accessible by an existing gravel road which minimizes possible adverse impacts.*

- 3. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and

*Applicant's response: The proposed new WCF will only use a 50 ft. x 50 ft. lease area (plus 1,675 ft existing gravel access road) of forest land on 411 acre parcel. Additionally, the proposed location is accessible by an existing gravel road so no additional forest land will be utilized to construct an access road. The proposed WCF has been designed to be consistent with all applicable provisions of this section, including the development and design standards under Section 3.004 and Article 6. Please see Final Zoning Drawings included as an attachment.*

- 4. The risks associated with wildfire are minimized.

*Applicant's response: The proposed WCF has been designed to be consistent with all applicable provisions of this section, including the development and design standards under Section 3.004 and*



*Article VI. The proposed location will not force a significant change in the forest practices on the property. Please see Final Zoning Drawings included as an attachment.*

- (e) Siting criteria satisfying Subsection (d) may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

*Applicant's response: The proposed WCF is sited close to an existing gravel road as there are no existing wireless structures in the proximity of the parcel.*

- (f) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:
  1. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;
  2. A water use permit issued by the Water Resources Department for the use described in the application; or
  3. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

*Applicant's response: Not applicable. The proposed WCF is an unmanned facility that will not be connected to a water source.*

- (g) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

*Applicant's response: The applicant has negotiated and signed a lease agreement with the property owner for access to and use of the proposed lease area. The applicant respectfully asks that the County approve this WCF application with the understanding that the formal lease and easement agreements will be secured prior to commencement of construction. The applicant will apply for any road use permits required for the WCF. Finally, the applicant agrees to this being a condition of approval.*



- (h) Approval of a dwelling shall be subject to the following requirements:
1. Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules;
  2. The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;
  3. If the lot or parcel is more than 10 acres the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;
  4. Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and
  5. The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

*Applicant's response: Not applicable.*

(10) FIRE-SITING STANDARDS FOR DWELLINGS AND STRUCTURES:

The following fire-siting standards or their equivalent shall apply to all new dwelling or structures in a forest zone:

- (a) The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards that shall comply with the following:
  1. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;
  2. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;



3. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and
4. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

*Applicant's response: The proposed new structure is an unmanned wireless facility. The applicant will comply with all required applicable fire code requirements. Also, the applicant requests the County to determine that inclusion in a fire protection district or contracting for residential fire protection is impracticable and provide an alternative means for protecting the structure from fire hazards if such means are deemed necessary.*

- (b) Road access to the dwelling shall meet road design standards described in OAR 660-006-0040.

*Applicant's response: The proposed WCF has been designed to be consistent with all applicable provisions of this section, including the development and design standards under Section 3.004 and Article VI.*

- (c) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry and shall demonstrate compliance with Table (10)(c)1

*Applicant's response: The proposed WCF has been designed to be consistent with all applicable provisions of this section and Article VI, including the fuel break requirements noted in this Code section. Please see Final Zoning Drawings included as an attachment.*



## ARTICLE VI

### CONDITIONAL USE PROCEDURES AND CRITERIA

#### SECTION 6.010: PURPOSE

The purpose of a CONDITIONAL USE is to provide for uses that are not allowed by right in a certain zone because of potentially adverse impacts on uses permitted by right in that zone. Such uses may be made or deemed compatible through the review process contained in this Article, which subjects the proposed CONDITIONAL USE activity to specific requirements, criteria, and conditions. The location and operation of any CONDITIONAL USE listed in this Ordinance shall only be permitted according to the provisions of this Article.

#### SECTION 6.020: PROCEDURE

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request:

- (1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

*Applicant's response: The Applicant has submitted a Conditional Use application with supporting documents including a narrative and statement of Compliance for the proposed WCF.*

- (2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.
- (3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070.

#### SECTION 6.030: GENERAL REQUIREMENTS

A CONDITIONAL USE shall be authorized, pursuant to the procedures set forth in Section 6.020, if the applicant adequately demonstrates that the proposed use satisfies all relevant requirements of this Ordinance, including the review criteria contained in Section 6.040 or the Health Hardship provisions contained in Section 6.050, and the following general requirements:

- (1) A CONDITIONAL USE shall be subject to the standards of the zone in which it is located, except as those standards have been modified in authorizing the CONDITIONAL USE. The size of a lot to be used for a public utility facility may be reduced below the minimum required, provided that it will have no adverse effect upon adjacent uses.

*Applicant's response: The proposed WCF is located in and subject to the Forest (F) standards zone. The zone standards are addressed in the narrative and the Statement of Code Compliance.*





- (2) A CONDITIONAL USE may be enlarged or altered pursuant to the following:
  - (a) Major alterations of a CONDITIONAL USE, including changes to or deletion of any imposed conditions, shall be processed as a new CONDITIONAL USE application.
  - (b) Minor alterations of a CONDITIONAL USE may be approved by the Director according to the procedures used for authorizing a building permit, if such alterations are requested prior to the issuance of a building permit for the CONDITIONAL USE. Minor alterations are those which may affect the siting and dimensions of structural and other improvements relating to the CONDITIONAL USE, and may include small changes in the use itself. Any change which would affect the basic type, character, arrangement, or intent of the approved CONDITIONAL USE shall be considered a major alteration.
  - (c) The enlargement or alteration of a one- or two-family dwelling, mobile home, manufactured home, or recreational vehicle that is authorized as a CONDITIONAL USE under the provisions of this Ordinance shall not require further authorization, if all applicable standards and criteria are met.
- (3) Where the approval of a CONDITIONAL USE request is contingent upon an amendment to this Ordinance, and an application for such amendment has been recommended for approval by the Commission, the CONDITIONAL USE request may be approved upon the condition that the Board approves the Ordinance Amendment.

#### SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.

*Applicant's response: Per 3.004 (13) Use Table, television, microwave and radio communication facilities and transmission towers are permitted by a Type 2 CUP in the underlying Forest (F) zone (subject to 3.004(8) above). There is no applicable overlay zone for this location.*

- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

*Applicant's response: This is an unmanned cellular site that will provide essential 911 emergency response wireless capabilities to first responders. The site is located near an existing access road and will not directly impact the productivity of the ongoing forest operations on this land. Please see Final Zoning Drawings and RF Justification included as attachments.*

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

*Applicant's response: As noted, the proposed WCF will be sited in close proximity of an existing access road. Also, the property owners participated in selecting the site location that will not directly impact the productivity of the ongoing forest operations on this parcel. Please see Final Zoning Drawings included as an attachment.*



- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

*Applicant's response: As noted, the proposed WCF will be sited in close proximity of an existing access road. Also, the property owners participated in selecting the site location that will not directly impact the productivity of the ongoing forest operations on this parcel. Please see Final Zoning Drawings included as an attachment.*

- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

*Applicant's response: Not applicable. There are no solar energy systems, wind energy conversion systems, or wind mills in this area.*

- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

*Applicant's response: This proposed WCF is intended to fill a significant gap in coverage as shown in the attached RF Justification and maps. 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 Hebo (Tillamook County). Verizon's objective for this site is to improve these wireless services, offload a nearby capacity site that is currently providing coverage in this area and fill in new areas that do not have a strong enough signal strength to hold a call or access their network. This proposed site is an essential WCF for public service as part of Verizon Wireless; communication network providing enhanced 911 services as well as serving many governmental agencies and emergency responders. To get the quality service experience for their customers and others that count on their network in Hebo (Tillamook County), Verizon will need this new 195 ft. tower to provide adequate coverage in this area.*

# Nestucca

RF Design: Preeti Pathanjali

# Introduction

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Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway or a small community in a coverage hole.

Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download. Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

## Propagation Maps:

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There are several methods for determining where coverage gaps exist within a given network of wireless sites. One of these is through the use of propagation maps. The propagation map is a computer simulation of the strength of Verizon Wireless signals at a given height and location in the context of the network. Propagation maps are one tool for determining whether a proposed site will meet the coverage objective and what antenna height is needed to provide robust service for Verizon Wireless customers. The radio propagation tool is designed to take factors such as terrain, tree coverage, and existing buildings into account, so that it depicts a reliable estimate of coverage that would be provided by a proposed site. The propagation maps that follow show three levels of service, designated as the following colors:

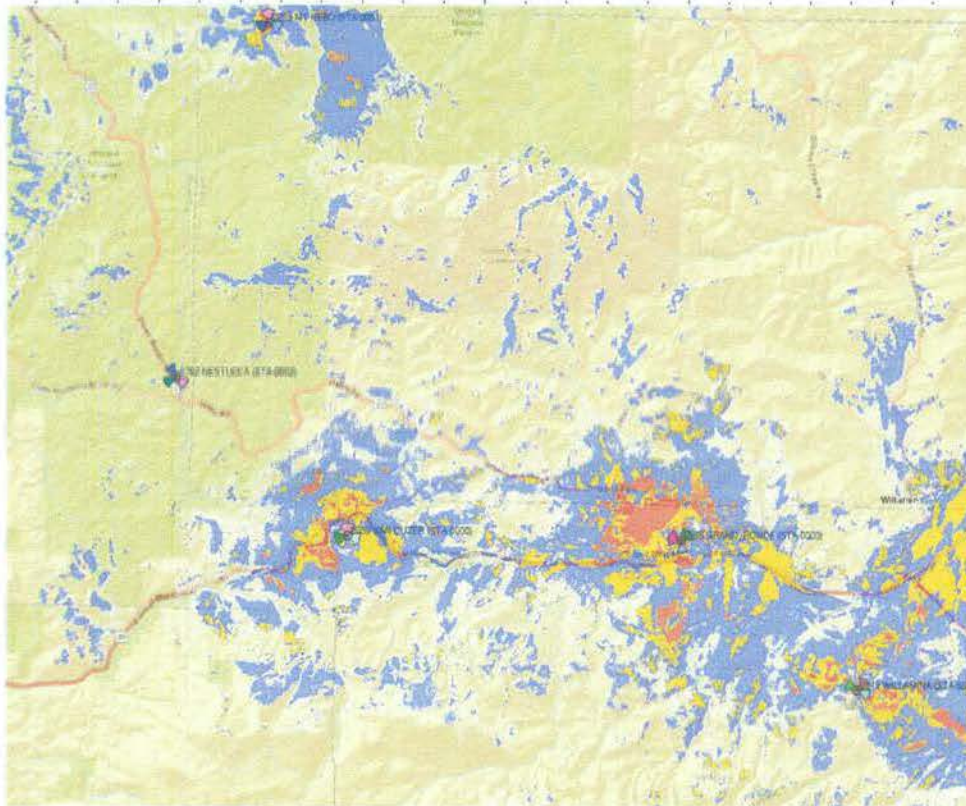
- Red - a level of service adequate for providing good indoor coverage and outdoor coverage.
- Yellow - a level of service adequate for providing good coverage outdoors but moderate indoor coverage/inside a car
- Blue - a level of service adequate for providing moderate outdoor coverage but unreliable indoor coverage/inside a car.
- No color: unreliable signal strength, may not be not capable of reliably making and holding a call depending on environment

### Propagation Maps:

In order to provide excellent 4G/5G service, the antenna height and site location need to provide a line of sight to the area intended to provide coverage (HWY 130 and HWY 22). Three multi-frequency antennas are being proposed in order to provide the necessary radio frequencies supporting all of Verizon Wireless voice and data services. The proposed antenna tip height of 194' is the minimum height needed for the three sectors at the selected candidate location.

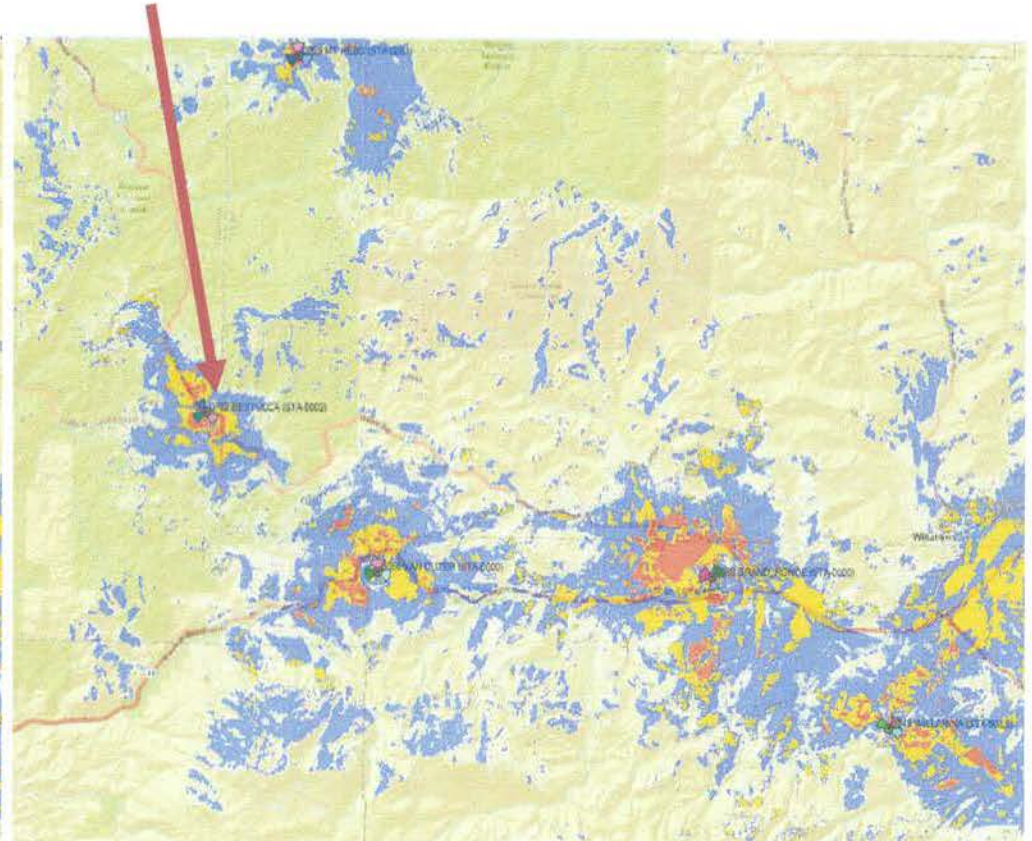
# Low-Band Signal Strength in dBm.

Now



After: Nestucca at 190'

New Site: Nestucca

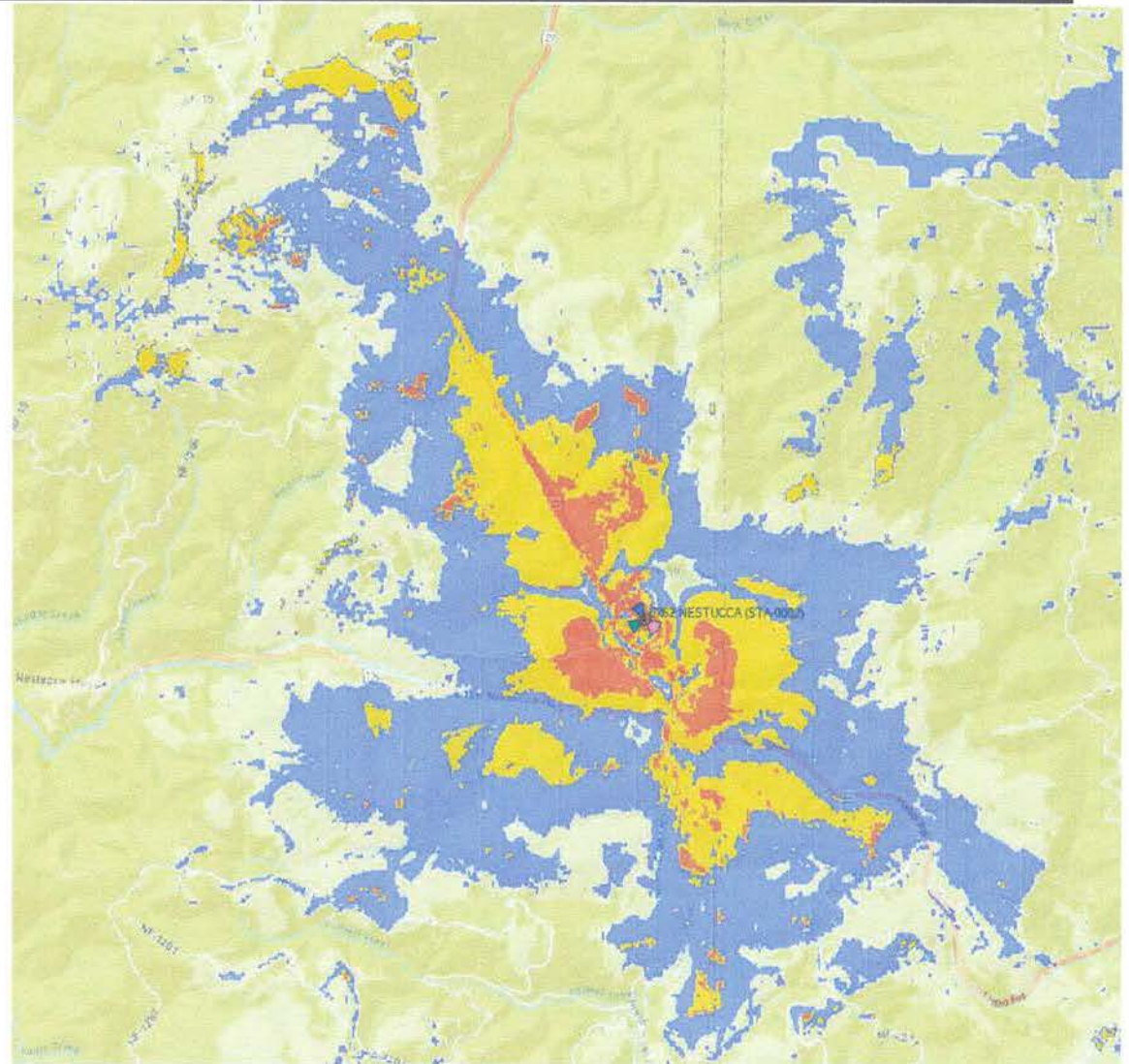


Copy of LTE\_NW-Mobility\_RSRP-dBm (0)

- Good
- Moderate
- Degraded

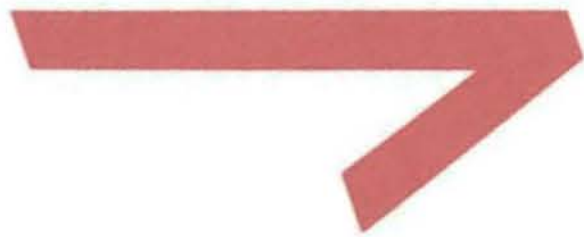
# Summary

- HWY 22 and HWY 130 is in a coverage hole with no 4g and/or 5G coverage to serve Verizon customers.
- The lack of existing cell towers in the area contributes to lack of LTE/5G coverage. The new cell site Nestucca will provide the needed coverage and capacity.
- This site will help will not only improve customer experience but also help public safety/emergency services.



Copy of LTE\_NW-Mobility\_RSRP-dBm (0)







# TOWAIR Determination Results

### \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

#### DETERMINATION Results

**Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.**

#### Your Specifications

##### NAD83 Coordinates

Latitude	45-06-40.4 north
Longitude	123-47-27.0 west

##### Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	175.4

##### Structure Type

LTOWER - Lattice Tower

#### Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

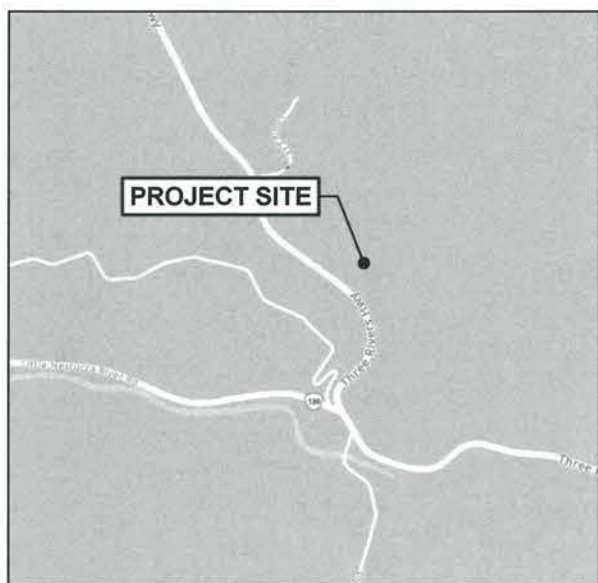
# OR1 NESTUCCA

47405 HWY 22  
HEBO, OR 97122

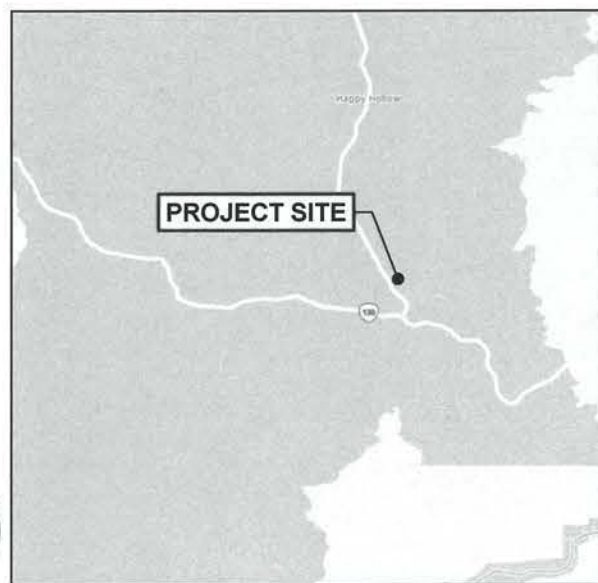


VERTICAL BRIDGE SITE # US-OR-5093

### VICINITY MAP



### AREA MAP



### DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:  
TAKE I-5 SOUTH AND HEAD TOWARD SALEM. AT EXIT 278, HEAD RIGHT ON THE RAMP FOR EHLEN RD. TOWARD AURORA / NAT'L HISTORIC DIST. BEAR RIGHT ONTO EHLEN RD NE TOWARD CHAMPOEG STATE PARK / DONALD. ROAD NAME CHANGES TO YERGEN RD NE. ROAD NAME CHANGES TO MCKAY RD NE. TURN RIGHT ONTO OR-219 / RIVER RD NE. TURN LEFT ONTO OR-18 / NEWBERG DUNDEE BYP. TURN RIGHT ONTO OR-99W / OR-18 / N HIGHWAY 99W. TURN LEFT ONTO OR-233 / OR-18 / SE DAYTON BYP. KEEP LEFT TO STAY ON OR-18 / SALMON RIVER HWY. TURN RIGHT ONTO OR-22 / HEBO RD. KEEP RIGHT TO STAY ON OR-22 / HIGHWAY 22. ARRIVE AT OR-22 / HIGHWAY 22 ON THE RIGHT. THE ACCESS IS NORTH OF OR-130 / LITTLE NESTUCCA RIVER RD. THRU LOCKED GATE.

### 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  
2019 IFC, STANDARDS AND AMENDMENTS - 2018 OFC  
2015 UPC, STANDARDS AND AMENDMENTS - 2017 OPSC  
2017 NEC, STANDARDS AND AMENDMENTS - 2017 OESC

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.

### PROJECT CONTACT LIST

#### PROPERTY OWNER:

L & C TREE FARMS, LLC  
PO BOX 9307  
PORTLAND, OR 97207

#### TOWER OWNER:

VERTICAL BRIDGE VBTS, LLC  
750 PARK OF COMMERCE DRIVE,  
SUITE 200  
BOCA RATON, FL 33487  
STEVE HEDGES  
PHONE: (773) 988-1715  
shedges@verticalbridge.com

#### IMPLEMENTATION CONTACT:

GREG BAKER  
VERIZON WIRELESS  
12730 E MIRIBEAU PARKWAY, SUITE 500  
SPOKANE, WA 99216  
PHONE: (503) 307-0035  
greg.baker@verizonwireless.com

#### SITE ACQUISITION:

SARAH BLANCHARD  
ACOM CONSULTING, INC  
5200 SW MEADOWS RD, SUITE 150  
LAKE OSWEGO, OR 97035  
PHONE: (503) 310-5538  
sarah.blanchard@acomconsultinginc.com

#### STRUCTURAL ENGINEER:

ROGER T. ALWORTH, S.E.  
VECTOR STRUCTURAL ENGINEERING  
651 W GALENA PARK BLVD, SUITE 101  
DRAPER, UT 84020  
PHONE: 801.990.1775

#### APPLICANT:

VERTICAL BRIDGE VBTS, LLC  
750 PARK OF COMMERCE DRIVE,  
SUITE 200  
BOCA RATON, FL 33487  
STEVE HEDGES  
PHONE: (773) 988-1715  
shedges@verticalbridge.com

#### CO-APPLICANT:

CELLCO PARTNERSHIP  
(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  
VECTOR STRUCTURAL ENGINEERING  
651 W GALENA PARK BLVD, SUITE 101  
DRAPER, UT 84020  
PHONE: 801.990.1775

### PROJECT INFORMATION

#### CODE INFORMATION:

JURISDICTION: TILLAMOOK COUNTY  
ZONING CLASSIFICATION: F (FOREST)  
CONSTRUCTION TYPE: II-B  
OCCUPANCY: UTILITY  
PROPOSED BUILDING USE: TELECOM

#### SITE LOCATION (NAVD88):

GROUND ELEVATION: ±575.5' AMSL  
STRUCTURE HEIGHT: ±195.0' (TOP OF SELF-SUPPORT TOWER)  
±199.0' (TOP OF LIGHTNING ROD)

#### GEODETIC COORDINATES (NAD83):

LATITUDE: 45.790778° (45° 06' 40.37" N)  
LONGITUDE: -123.790778° (123° 47' 26.80" W)

#### LEASE AREA SIZE:

3,600 S.F. (V.B.), 186 S.F. (VZW)

#### PARCEL SIZE:

±411.0 ACRES (TOTAL)

#### PARCEL NUMBER:

31325 / 5S0928000400

### DRAWING INDEX

T-1	COVER SHEET
T-2	GENERAL NOTES AND SYMBOLS
T-3	GENERAL STRUCTURAL NOTES
A-1	PROPOSED OVERALL SITE PLAN
A-2	PROPOSED ENLARGED SITE PLAN
A-2.1	PROPOSED COMPOUND PLAN
A-3	PROPOSED ELEVATIONS
LS-1	SITE SURVEY (BY OTHERS)
LS-2	SURVEY DETAIL (BY OTHERS)
LS-3	SURVEY NOTES (BY OTHERS)

NO.	DATE	DRAWN	REVISION
A	02/13/23	YK	90% PZD REVIEW
B	03/01/23	DO	REVISED DESIGN
C	03/10/23	YK	CLIENT COMMENTS
D	07/10/23	DO	FINAL ZD SET

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



OR1  
NESTUCCA

47405 HWY 22  
HEBO, OR 97122

COVER SHEET

T-1

### SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL RADIO EQUIPMENT AND DIESEL GENERATOR ON A CONCRETE SLAB WITHIN A NEW 50' x 50' VERTICAL BRIDGE FENCED WIRELESS FACILITY UTILIZING EXISTING GRAVEL ACCESS ROAD. PROPOSED INSTALLATION OF (9) ANTENNAS AND ANCILLARY EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO A NEW ±195.0' SELF-SUPPORT TOWER.

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

## GENERAL NOTES

1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
2. ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
3. ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
7. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
8. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
11. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
13. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
14. WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
15. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.
16. VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
17. VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
18. IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
20. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
21. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
22. IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
23. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
24. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
25. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
26. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

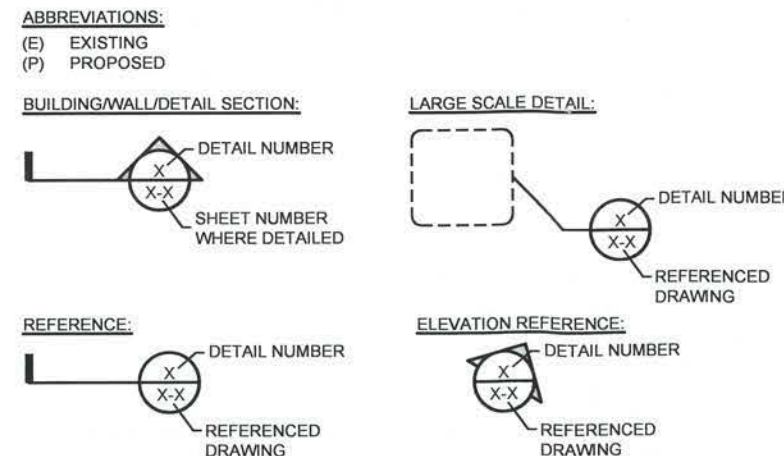
## LINE/ANTENNA NOTES

1. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
2. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
3. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
4. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
5. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.
6. FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS. USE A TWO-BOLT HOLE NEMA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
7. FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORN CHEMICAL COMPANY.
8. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING. USE ERICO T-319 GALVANIZING BAR/COLD GALVANIZING PAINT.
9. SEAL ALL CONDUIT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL CONDUIT OPENINGS.
10. ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY.

## PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. VERIZON WIRELESS CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEE SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY. THIS FACILITY IS UNOCCUPIED AND NOT DESIGNED FOR HUMAN OCCUPANCY THUS IT IS NOT OPEN TO THE PUBLIC.
3. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

## LEGEND



## 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.

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**GENERAL NOTES  
AND SYMBOLS**

**T-2**

## CONCRETE

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR THE REINFORCED CONCRETE" (ACI 318 LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS
2. REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318 - (LATEST EDITION)
3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:
  - A. MONOPOLE FOUNDATION: 4,500 PSI
  - B. SLABS: 3,000 PSI (MIN.)
  - C. PIERS: 2,000 PSI (MIN.)
4. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL WITH THE FOLLOWING REQUIREMENTS:
  - A. COMPRESSIVE STRENGTH AT AGE 28 DAYS AS SPECIFIED ABOVE
  - B. LARGE AGGREGATE-HARDROCK, 3/4" MAXIMUM SIZE CONFORMING TO ASTM C-33
  - C. CEMENT-ASTM C-150, TYPE TYPE II PORTLAND CEMENT
  - D. MAXIMUM SLUMP 5-INCHES, MAX WATER CEMENT RATIO: 0.45
  - E. AIR ENTRAINING AGENT TO BE USED FOR CONCRETE EXPOSED TO FREEZING TEMPERATURES. TOTAL AIR CONTENT TO BE 6%
  - F. NO ADMIXTURES, EXCEPT FOR ENTRAINED AIR, AND AS APPROVED BY THE ENGINEER.
5. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94
6. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 514 AND PROJECT SPECIFICATIONS
7. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS: CONCRETE POURED DIRECTLY AGAINST EARTH - 3 INCHES CLEAR, STRUCTURAL SLABS - 3/4 INCHES CLEAR (TOP AND BOTTOM), FORMED CONCRETE WITH EARTH BACK FILL - 2 INCHES CLEAR. CLEAR COVER FOR ALL REINFORCEMENT IN PRECAST CONCRETE MEMBERS FABRICATED IN A PLANT CONTROLLED ENVIRONMENT TO BE 1-1/2" MIN. FOR UP TO #4 REINFORCING BARS, UNLESS NOTED OTHERWISE.
8. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
9. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING THAT MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
10. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUIT OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
11. PRECAST CONCRETE SHALL BE FABRICATED IN AN APPROVE SHOP IN A PLANT CONTROLLED ENVIRONMENT. REINFORCEMENT SPECIFIED IS MINIMUM ONLY. DESIGN AND VERIFICATION OF PRECAST MEMBERS, INCLUDING EMBEDS, FOR LOADS TO DUE LIFTING AND TRANSPORTATION IS THE RESPONSIBILITY OF THE PRECASTER.
12. MODULES OF ELASTICITY IF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-460, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
13. SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.0004 INCHES/INCH.
14. CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE IN ACCORDANCE WITH ACI 306 (LATEST EDITION)

## POST-INSTALLATION ANCHORS

1. USE, INSTALLATION, EMBEDMENT DEPTH, AND DIAMETER OF EXPANSION/WEDGE OF ADHESIVE ANCHORS IN HARDENED CONCRETE OR CMU SHALL CONFORM TO ICC REPORT & MANUFACTURER'S RECOMMENDATIONS.
2. MAINTAIN CRITICAL EDGE DISTANCE SPECIFIED IN ICC REPORT AS A MINIMUM, U.N.O. IN THESE DRAWINGS
3. LOCATE AND AVOID CUTTING EXISTING REBAR OR TENDONS WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS, CONCRETE WALLS, OR CMU.

## SPECIAL INSPECTIONS

1. IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. THE INDEPENDENT SPECIAL INSPECTOR SHALL COMPLY WITH ALL CITY SPECIAL INSPECTOR REQUIREMENTS:
  - A. CONTINUOUS DURING THE DURING THE INSTALLATION OF EXPANSION AND/OR ADHESIVE ANCHORS, IF UTILIZED. INSPECT HOLE SIZE, DEPTH, CLEANLINESS AND INSTALLATION PER ICC REPORT.
  - B. PERIODIC FOR HIGH STRENGTH (A325) BOLT INSTALLATION, IF UTILIZED.
2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THEIR REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL AS EACH TEST IS COMPLETED. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
3. ANY MATERIAL WHICH FAILS TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER, SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER-DESIGNED COMPONENTS.
4. INSPECTION FOR PREFABRICATED CONSTRUCTIONS SHALL BE THE SAME AS FOR THE MATERIAL USED IF THE CONSTRUCTION TOOK PLACE ON SITE, CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATED IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY BOTH THE INSPECTOR AND THE INSPECTOR'S SUPERVISOR WHETHER THE WORK REQUIRED SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
6. STRUCTURAL OBSERVATION NOT REQUIRED.

## REINFORCING STEEL

1. REINFORCING REBARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60
2. ALL REINFORCING REBAR BENDS SHALL BE MADE COLD.
3. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVEN IS GREATER.
4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
5. REBAR SPLICES ARE TO BE: CLASS "B"
6. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS
7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

## STRUCTURAL STEEL

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:
  - WIDE FLANGE: ASTM A992 GR. 50
  - RECT/SQ. HSS: ASTM A500 GR B (46 ksi)
  - PIPE: ASTM A53 GR. B
  - ANGLES, CHANNELS, PLATES: ASTM A36
  - STEEL TO STEEL BOLTS: ASTM F3125 GR. A325N
  - FRP TO STEEL BOLTS: ASTM A307
  - BOLTS FOR GRATING CLIPS: ASTM A307
  - SCREWS: SAE GR. 5 (OR EQUIVALENT)
2. ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM F2329. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.
3. ALL WELDING TO BE PERFORMED USING E70XX ELECTRODES AND SHALL CONFORM TO AISC. WHERE FILLET WELDS SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC MANUAL OF STEEL CONSTRUCTION. PAINTED SURFACES SHALL BE TOUCHED UP. ALL WELDING SHALL BE PERFORMED IN AN APPROVED SHOP BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1.
4. ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD AS DEFINED BY AISC. HOLES TO RECEIVE BOLTS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER, U.N.O.

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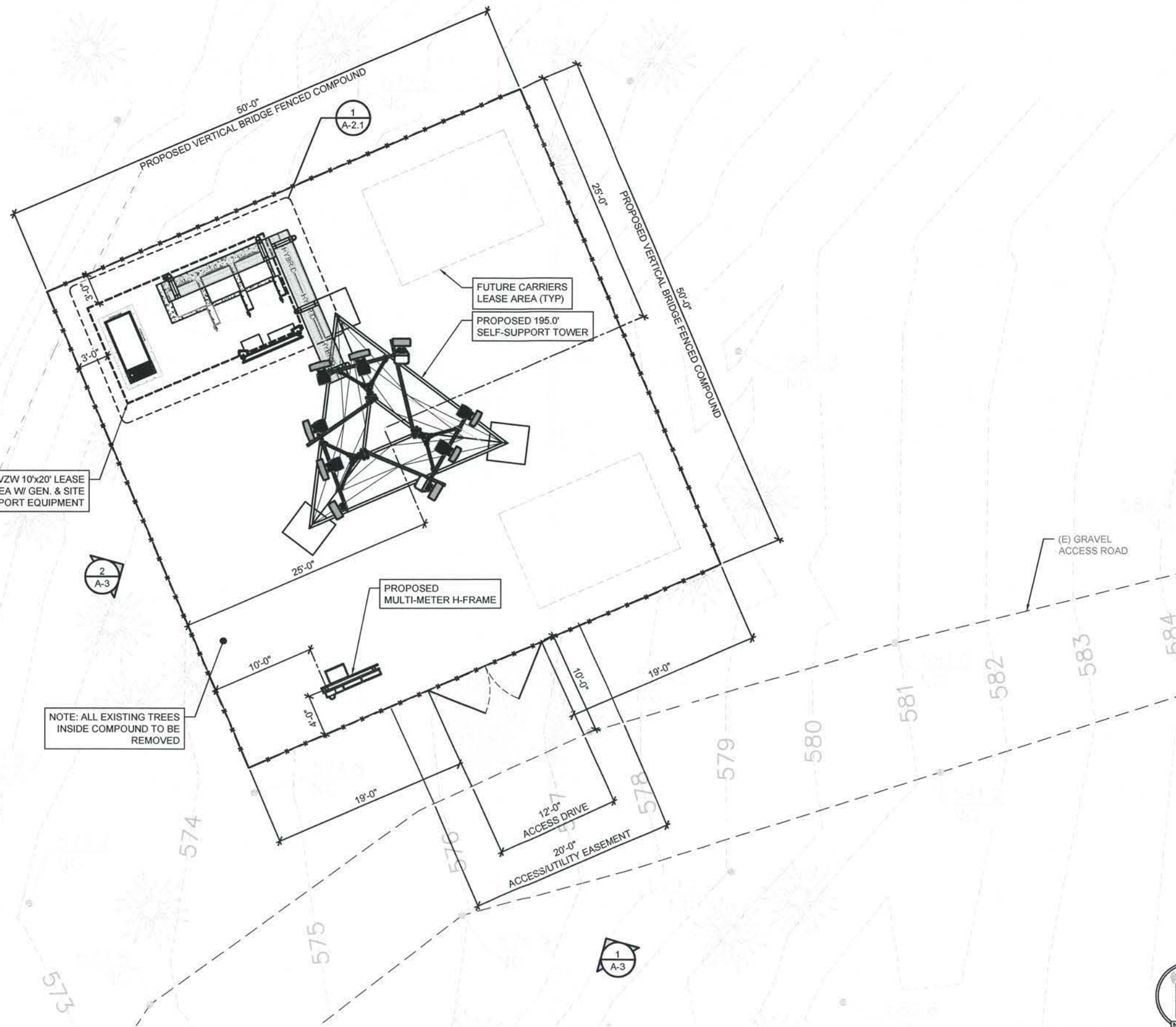
ARE CONSULTANT, SITE ACQUISITION AND PERMITTING:



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**GENERAL  
STRUCTURAL  
NOTES**

T-3



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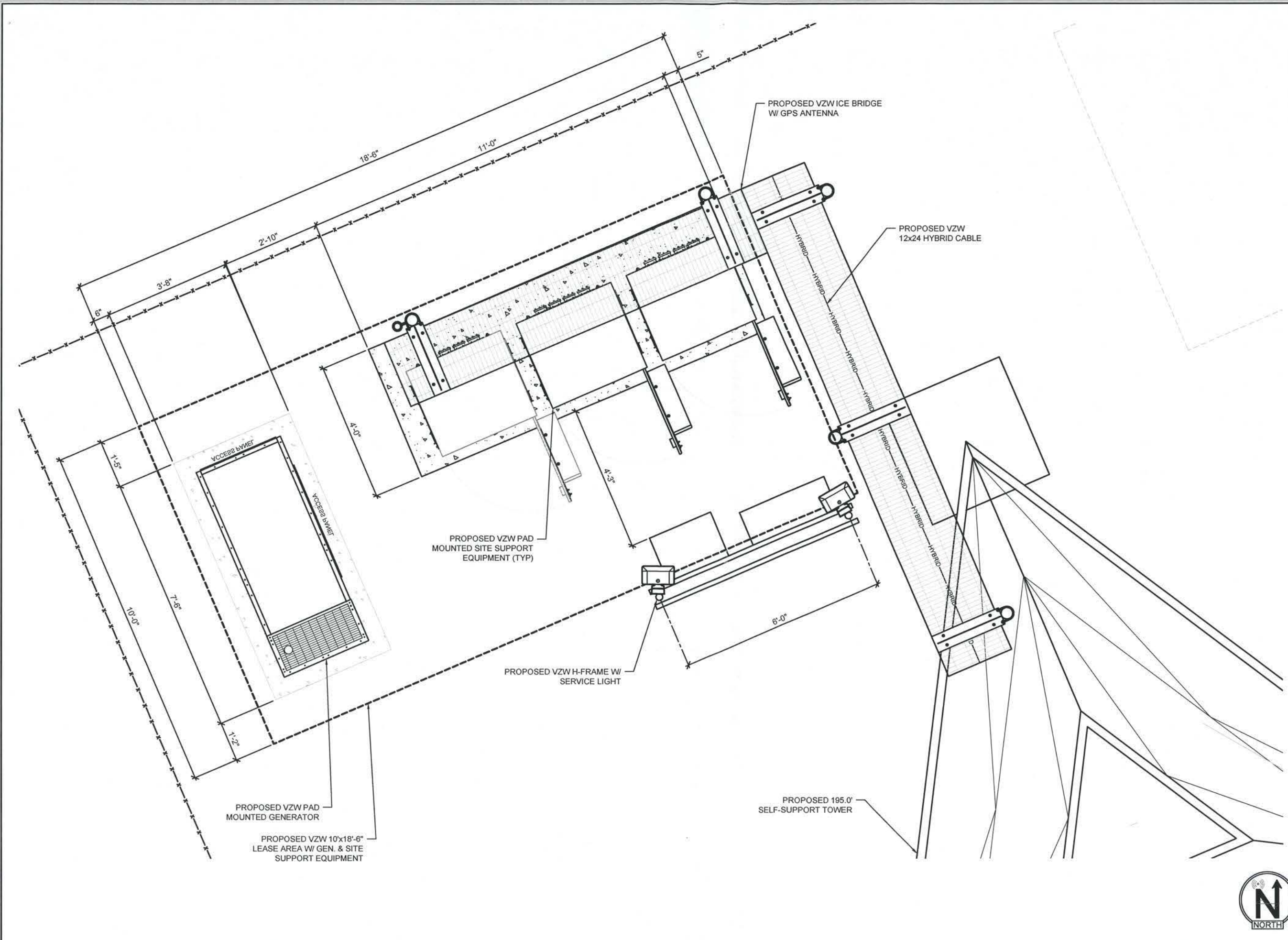
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**ENLARGED  
SITE PLAN**

**A-2**

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





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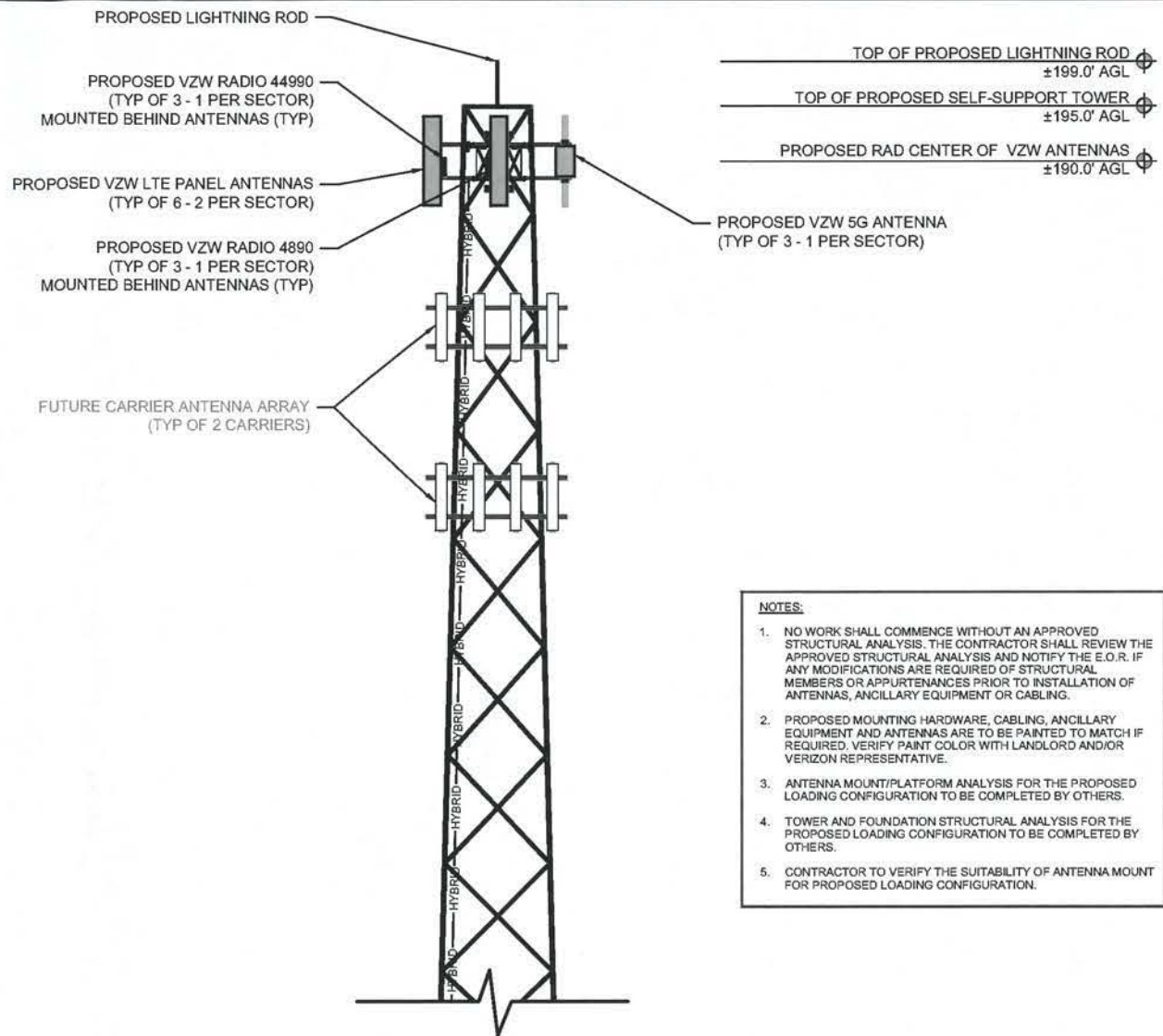
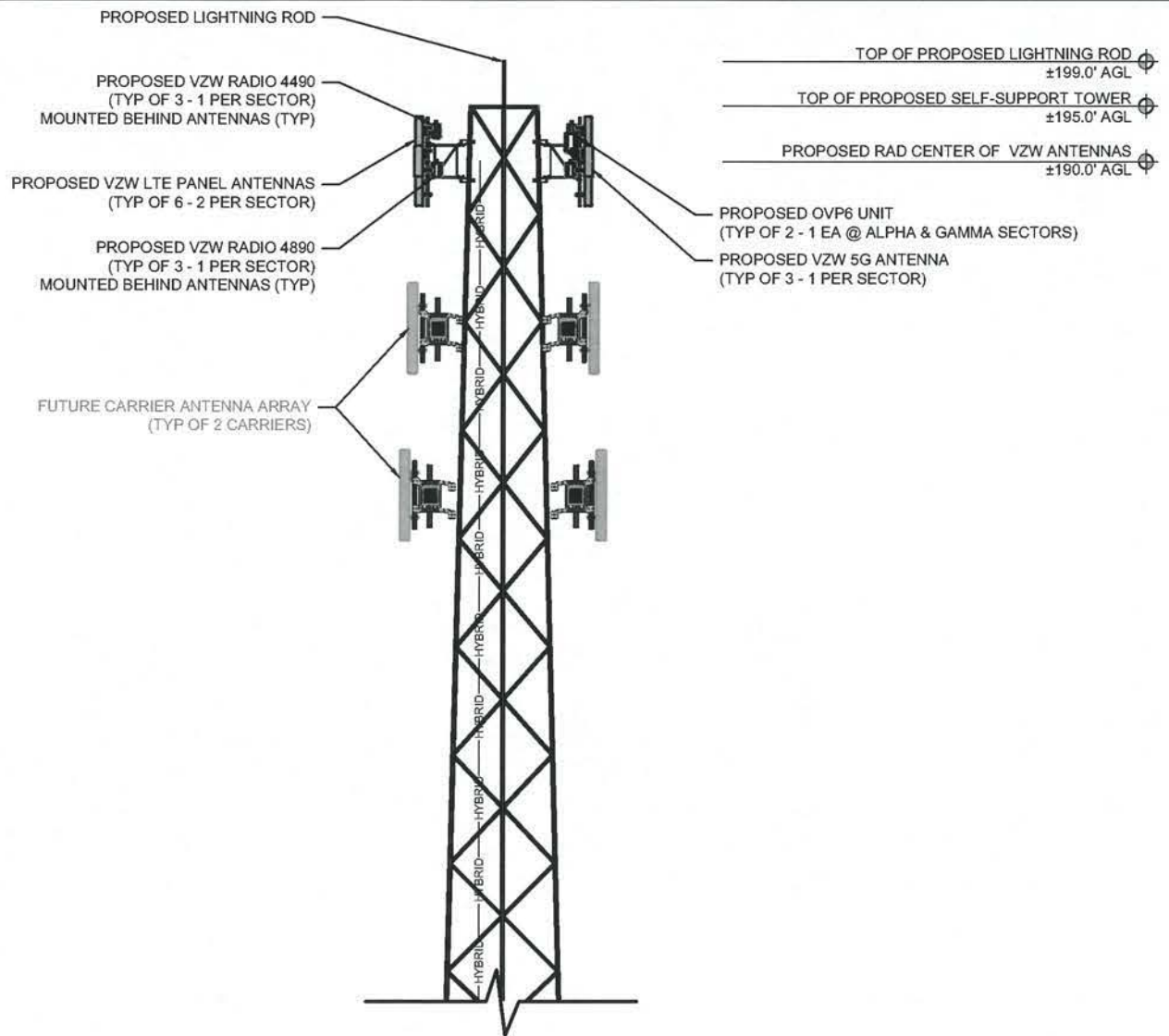
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**PROPOSED  
COMPOUND PLAN**

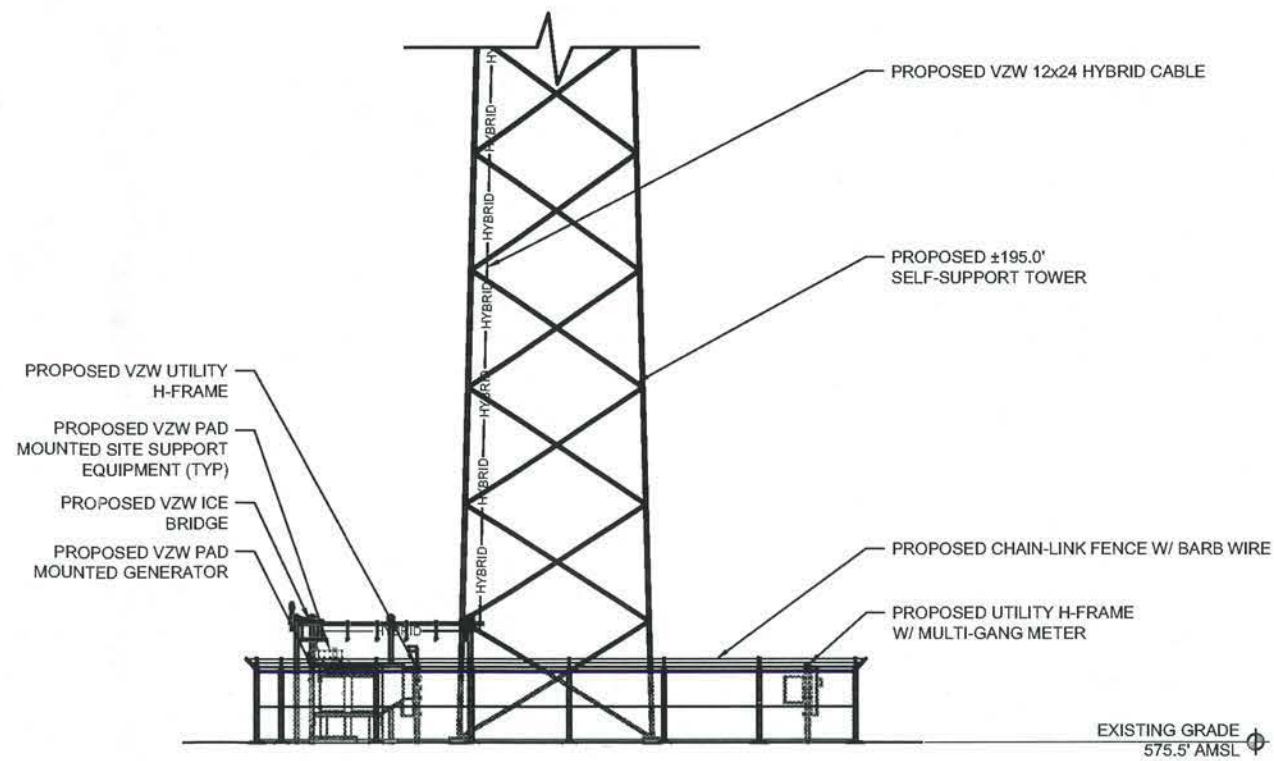
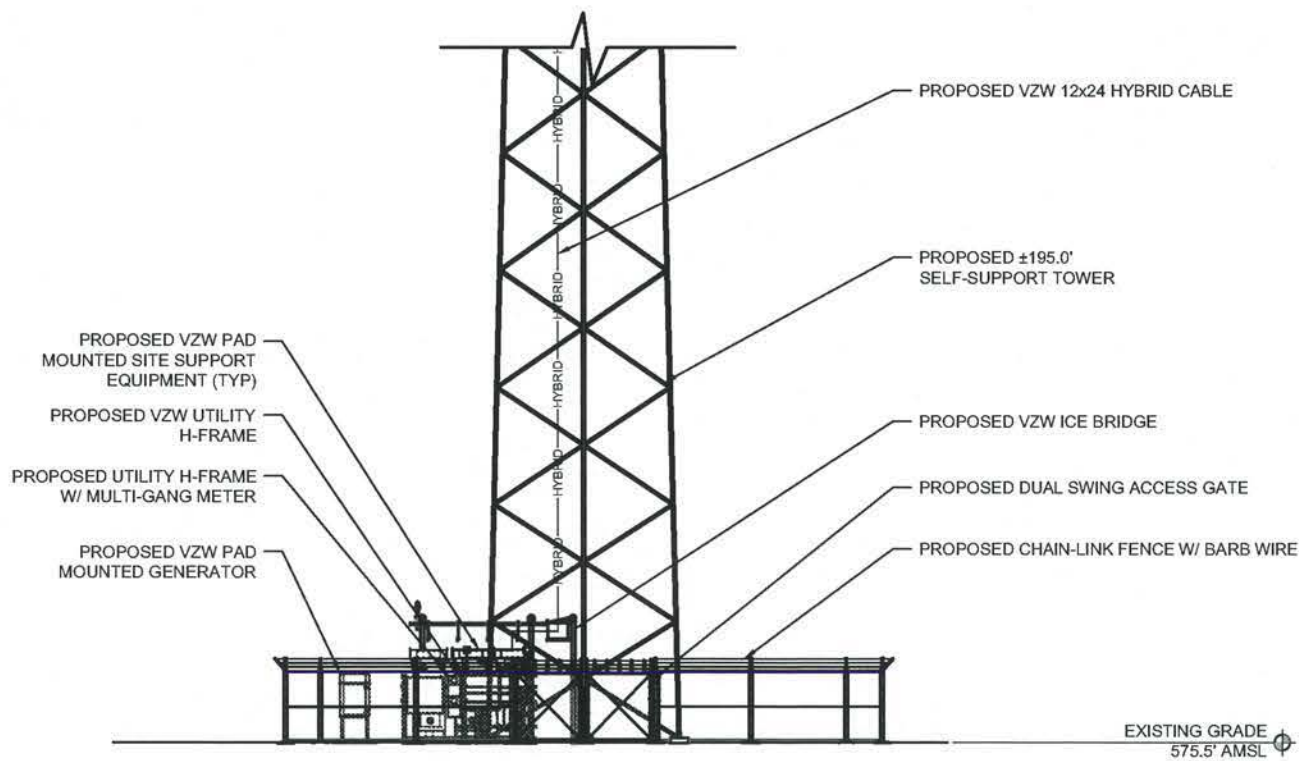
**A-2.1**

22"x34" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 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. PROPOSED MOUNTING HARDWARE, CABLING, ANCILLARY EQUIPMENT AND ANTENNAS ARE TO BE PAINTED TO MATCH IF REQUIRED. VERIFY PAINT COLOR WITH LANDLORD AND/OR VERIZON REPRESENTATIVE.
  3. ANTENNA MOUNT/PLATFORM ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
  4. TOWER AND FOUNDATION STRUCTURAL ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
  5. CONTRACTOR TO VERIFY THE SUITABILITY OF ANTENNA MOUNT FOR PROPOSED LOADING CONFIGURATION.



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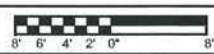


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**PROPOSED ELEVATIONS**

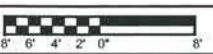
**A-3**

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

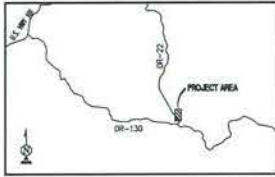


**PROPOSED SOUTHEAST ELEVATION 1**

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



**PROPOSED SOUTHWEST ELEVATION 2**



VICINITY MAP  
N.T.S.

**SURVEY DATE**  
01/04/2022

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED UPON THE OREGON ZONE NORTH STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2010.00), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT OBSERVATIONS ON THE OREGON REAL-TIME GNSS NETWORK (ORGN).

**BENCHMARK**

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GOOD 12S" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE OREGON REAL-TIME GNSS NETWORK (ORGN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

**GRID-TO-GROUND SCALE FACTOR NOTE**

ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99987097

**FLOOD ZONE**

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "D", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #41057C1005F, DATED 8/28/2018

**UTILITY NOTES**

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 B11 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**SURVEYOR'S NOTES**

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

AT THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCRICHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS

LEASE AREA AND ACCESS EASEMENT IS ENTIRELY WITHIN PARENT PARCEL.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE ACCESS AND UTILITY EASEMENT GOES TO A DEDICATED PUBLIC RIGHT OF WAY.

THIS SURVEY WAS PREPARED FOR VB B1S II, LLC.

**LESSOR'S LEGAL DESCRIPTION**

THE EAST HALF, THE NORTH HALF OF THE NORTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHWESTERLY OF THE HIGHWAY, ALL IN SECTION 28, TOWNSHIP 5 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, COUNTY OF TILLAMOOK, STATE OF OREGON.

EXCEPTING THEREFROM THAT TRACT DESCRIBED IN DEED RECORDED JULY 9, 1948 IN BOOK 113, PAGE 470, TILLAMOOK COUNTY RECORDS.

ALSO EXCEPTING THEREFROM BEGINNING IN THE WEST LINE OF THE STATE HIGHWAY WITH ITS INTERSECTION WITH THE NORTH LINE OF SECTION 28, THENCE WEST ALONG THE SECTION LINE A DISTANCE OF 165 FEET; THENCE SOUTH PARALLEL WITH THE ROAD A DISTANCE OF 247 FEET; THENCE EAST PARALLEL WITH THE SECTION LINE TO THE WEST LINE OF THE ROAD; THENCE NORTHERLY ALONG THE ROAD TO THE POINT OF BEGINNING.

**LEASE AREA LEGAL DESCRIPTION**

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHWESTERLY OF THE HIGHWAY, SECTION 28, TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF TILLAMOOK AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP STAMPED LS816, ON THE EAST LINE OF SAID SECTION 28, FROM WHICH A FOUND BRASS CAP STAMPED LS816 ON THE EAST LINE OF SAID SECTION 28 BEARS SOUTH 01°47'00" WEST, 499.09 FEET AS SHOWN ON THE U.S. GOVERNMENT SURVEY DATED SEPTEMBER 1971, RECORDED AS FILE NO. B-610 IN THE COUNTY OF TILLAMOOK; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE EAST LINE OF SAID SECTION 28, SOUTH 01°47'00" WEST, 428.90 FEET; THENCE DEPARTING SAID LINE, NORTH 88°13'00" WEST, 1640.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 66°51'25" WEST, 50.00 FEET;  
THENCE NORTH 23°08'35" WEST, 50.00 FEET;  
THENCE NORTH 66°51'25" EAST, 50.00 FEET;  
THENCE SOUTH 23°08'35" EAST, 50.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET (0.06 ACRES) OF LAND, MORE OR LESS.

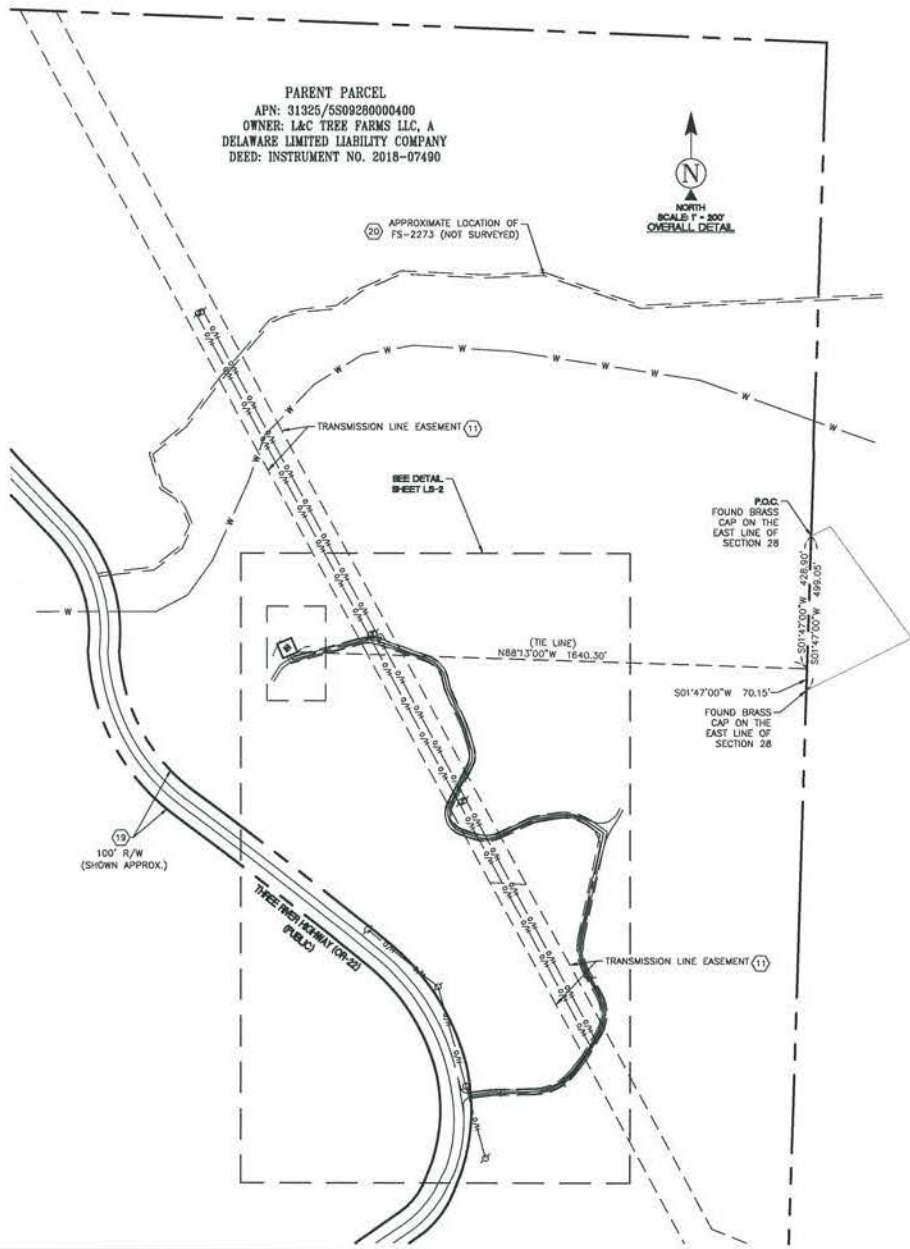
**ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION**

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHWESTERLY OF THE HIGHWAY, SECTION 28, TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF TILLAMOOK AND STATE OF OREGON, BEING A STRIP OF LAND 20.00 FEET WIDE, LAYING 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

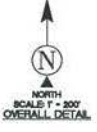
COMMENCING AT A FOUND BRASS CAP STAMPED LS816, ON THE EAST LINE OF SAID SECTION 28, FROM WHICH A FOUND BRASS CAP STAMPED LS816 ON THE EAST LINE OF SAID SECTION 28 BEARS SOUTH 01°47'00" WEST, 499.09 FEET AS SHOWN ON THE U.S. GOVERNMENT SURVEY DATED SEPTEMBER 1971, RECORDED AS FILE NO. B-610 IN THE COUNTY OF TILLAMOOK; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE EAST LINE OF SAID SECTION 28, SOUTH 01°47'00" WEST, 428.90 FEET; THENCE DEPARTING SAID LINE, NORTH 88°13'00" WEST, 1640.30 FEET; THENCE SOUTH 66°51'25" WEST, 25.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 24°31'18" EAST, 16.43 FEET; THENCE NORTH 74°38'15" EAST, 228.87 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'49", AN ARC DISTANCE OF 80.84 FEET; THENCE SOUTH 70°28'57" EAST, 162.02 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°45'01" AN ARC DISTANCE OF 90.71 FEET; THENCE SOUTH 12°41'58" EAST, 31.60 FEET; THENCE SOUTH 24°37'14" EAST, 138.18 FEET; THENCE SOUTH 16°27'17" EAST, 73.67 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°31'19", AN ARC DISTANCE OF 49.37 FEET; THENCE SOUTH 27°04'02" WEST, 141.44 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°51'34", AN ARC DISTANCE OF 112.15 FEET; THENCE SOUTH 71°47'32" EAST, 48.34 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°14'07", AN ARC DISTANCE OF 75.46 FEET; THENCE NORTH 64°58'21" EAST, 120.17 FEET; THENCE NORTH 79°28'31" EAST, 73.66 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°55'54" AN ARC DISTANCE OF 118.50 FEET; THENCE SOUTH 84°42'56" EAST, 51.91 FEET; THENCE SOUTH 12°08'18" WEST, 343.52 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°03'31", AN ARC DISTANCE OF 118.24 FEET; THENCE SOUTH 28°57'12" EAST, 83.43 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 127.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°42'38", AN ARC DISTANCE OF 132.35 FEET; THENCE SOUTH 30°45'25" WEST, 88.29 FEET; THENCE SOUTH 37°52'44" WEST, 58.10 FEET TO A POINT OF TANGENT CURVE HAVING A RADIUS OF 165.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°53'03", AN ARC DISTANCE OF 146.54 FEET; THENCE SOUTH 88°45'47" WEST, 134.14 FEET; THENCE SOUTH 82°27'40" WEST, 69.18 FEET MORE LESS TO A POINT ON THE EASTERLY RIGHT OF WAY OF THREE RIVER HIGHWAY, A PUBLIC RIGHT OF WAY, AND THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT, SO AS NOT TO CAUSE ANY GAPS OR OVERLAPS AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID EAST LINE OF THREE RIVER HIGHWAY.



**PARENT PARCEL**  
APN: 31325/5S09280000400  
OWNER: L&C TREE FARMS LLC, A  
DELAWARE LIMITED LIABILITY COMPANY  
DEED: INSTRUMENT NO. 2018-07490



**PROJECT INFORMATION:**

**SITE NAME:**  
**NESTUCCA**

**SITE ID:**  
**US-OR-5093**

**SITE ADDRESS:**  
(NO 5151)  
HEAD, OR 87122  
TILLAMOOK COUNTY

Rev.	Date:	Description:	By:
A	1/06/2023	PRELIMINARY	CK
0	2/16/2023	TITLE	RR
1	3/29/2023	DESIGN	TA
2	4/20/2023	ACCESS EASEMENT (C)	CK
3	06/16/2023	TITLE (C)	SB

**LAND SURVEY PREPARED BY:**

1239 CORNWALL AVE.  
SUITE 301  
MILLIAMAMA, WA 98225  
PH: (425) 659-4572  
www.ambitconsulting.us

**LICENSURE NO.:**

REGISTERED PROFESSIONAL LAND SURVEYOR

*Matthew R. Ford*

OREGON  
SEPTEMBER 14, 2021  
MATTHEW R. FORD  
8039  
RENEW'S 12-31-2025

ALL SCALES ARE SET FOR 22"x34" SHEET

<b>DRAWN BY:</b>	<b>CHK BY:</b>	<b>APV BY:</b>
CK	SB	MF

Sheet Title:

**SITE SURVEY**

Sheet Number:  
**LS-1**





750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487

PROJECT INFORMATION:

**SITE NAME:**  
**NESTUCCA**  
**SITE ID:**  
**US-OR-5093**

**SITE ADDRESS:**  
(NO 315)  
RISB, OR 8722  
TULAMOCK COUNTY

Rev.	Date:	Description:	By:
A	1/06/2023	PRELIMINARY	CK
0	2/16/2023	TITLE	RR
1	3/29/2023	DESIGN	TA
2	4/26/2023	ACCESS EASEMENT (C)	CK
3	06/16/2023	TITLE (C)	SB

LAND SURVEY PREPARED BY:

1328 CORNWALL LANE  
SUITE 101  
BELLINGHAM, WA 98225  
PH: (425) 694-6272  
www.ambitconsulting.com

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF WASHINGTON  
EXPIRES 12/31/2023

ALL SCALES ARE SET FOR 27.5" X 36" SHEET

DRAWN BY: CK BY: APV BY:

CK SB MF

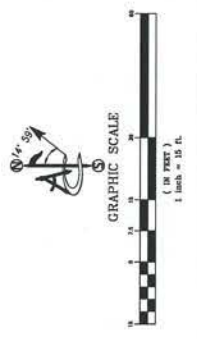
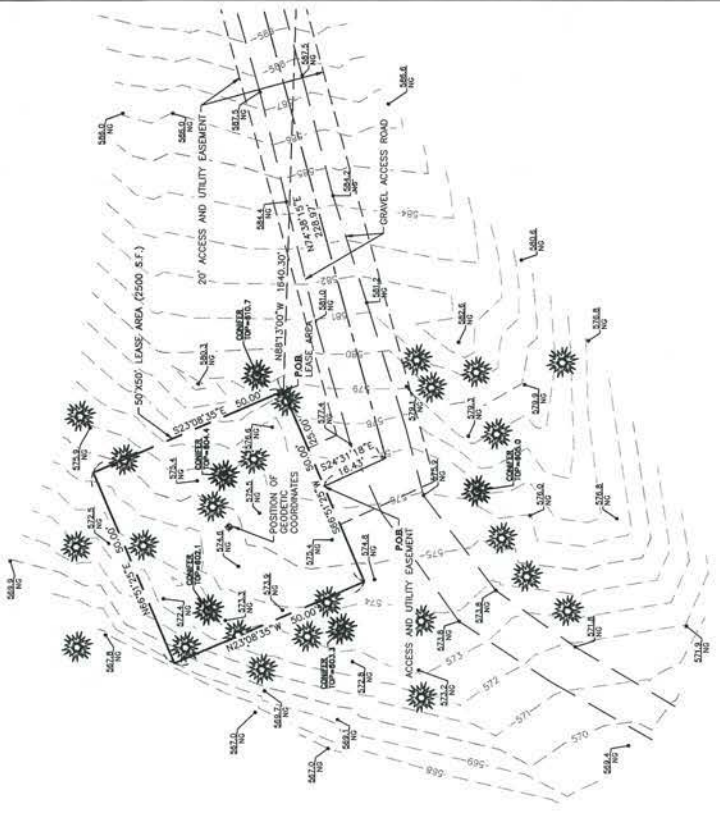
Sheet Title:

**SURVEY DETAIL**

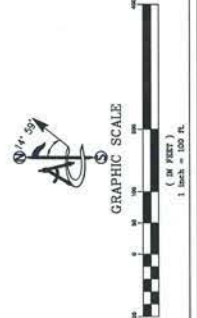
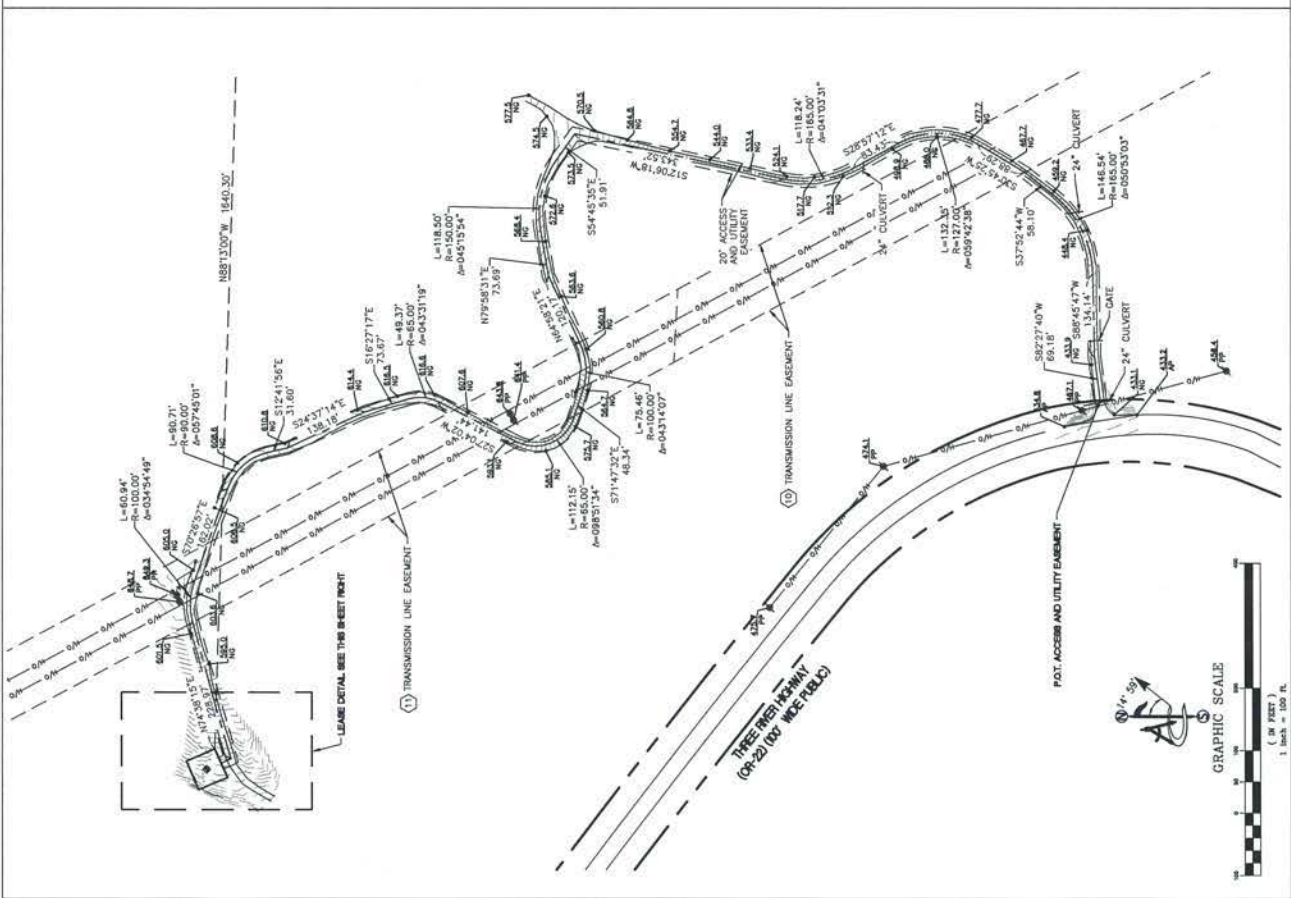
Sheet Number:  
**LS-2**

**LEGEND**

AP	ASPHALT
NG	NATURAL GRADE
PP	UTILITY POLE
UT	UTILITY POLE
CD	POSTED CENTER
GC	GEODETIC COORDINATES
SP	SPOT ELEVATION
PT	PINE TREES
OL	OVERHEAD LINES
SL	SUBJECT PROPERTY LINE
AL	ADJACENT PROPERTY LINE
LA	LEASE AREA LIMITS
MA	MAJOR CONTOUR INTERVAL
MI	MINOR CONTOUR INTERVAL



POSITION OF GEODETIC COORDINATES  
LATITUDE 45° 05' 40.42" (45.11228) NORTH (NAD83)  
LONGITUDE 123° 47' 26.83" (123.790786) WEST (NAD83)  
GROUND ELEVATION @ 574.7 (NAVD88)







August 30, 2023

Tillamook County Department of Community Development  
1510-B Third Street  
Tillamook, OR 97141

**RE: Wireless Facility Application – Conditional Use Type II (OR1 Nestucca)  
at 47405 HWY 22, Hebo, OR 97122 (Acct 31325)**

To Whom It May Concern:

Please find enclosed a check in the amount of **\$2,200** for the land use fees relating to the land use submittal package.

Please contact me should you have any questions.

Best Regards,

*Tessie Murakami*

Tessie Murakami  
Real Estate Contractor for Verizon Wireless  
Phone 310-483-5343  
Email [tessie.murakami@acomconsultinginc.com](mailto:tessie.murakami@acomconsultinginc.com)



SEP 01 2023  
mail

August 30, 2023

**Tillamook County Department of Community Development  
1510-B Third Street  
Tillamook, OR 97141**

**RE: Wireless Facility Application**  
Site location: **47405 HWY 22, Hebo, OR 97122 (Acct 31325)**  
Site Name: **OR Nestucca**

To Whom It May Concern:

On behalf of The Towers, LLC and L & C Tree Farms, I am submitting the following information to seek approval for a new Wireless Communications Facility.

Please find enclosed the following land use information:

- Conditional Use Permit Application - Type II
- 3 copies of narrative, site plans, and other submittal items.

A separate check will be mailed out in the amount of \$2,200 for the zoning fees.

Please contact me for any questions at (310) 483-5343 or at [tessie.murakami@acomconsultinginc.com](mailto:tessie.murakami@acomconsultinginc.com)

Sincerely,

*Tessie Murakami*

Tessie Murakami  
Real Estate Contractor for Verizon Wireless