



Coos County Planning Department
Land Use Application

Official Use Only

FEE: \$ 1,479
Receipt No. 209883
Check No./Cash 27951
Date 5/11/19
Received By JB
File No. ACU-19-016

Please place a check mark on the appropriate type of review that has been requested.

- Administrative Review Hearings Body Review
 Final Development Plan (BDR) Variance

An **incomplete** application **will not** be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: Amanda Nations, Crown Castle on behalf of T-Mobile Telephone: 206-336-2889
Address: 1505 Westlake Ave N, Suite 800
City: Seattle State: WA Zip Code: 98109

B. Owner:

Name: City of Coos Bay & City of North Bend Telephone: _____
Address: 500 Central Ave
City: Coos Bay State: OR Zip Code: 97420

C. As applicant, I am (check one): Please provide documentation.

- The owner of the property (shown on deed of record);
- The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
- A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
- The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 26S Range 14W Section 02 Tax Lot 02200
Tax Account 566301 Lot Size 1.13 acres Zoning District FMU

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. _____
- 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use wireless communications facility
- 4. Site Address 63927 Seven Devils Road, Coos Bay, OR 97420
- 5. Access Road Seven Devils Road
- 6. Is the Property on Farm/Forest Tax Deferral no
- 7. Current Land Use (timber, farming, residential, etc.) water district, WCF
- 8. Major Topography Features (streams, ditches, slopes, etc.) no
- 9. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
- 10. Identify any homes or development that exists on properties identified in #9.
- 11. A copy of the current deed of record.

F. Proposed use and Justification

Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

List of Applicable Criteria and Justification:

please see attached eligible facility request narrative and statement of code compliance

G. Authorization:

All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

Annemela Nations

Applicant(s) Original Signature

Applicant(s) Original Signature

ANNEMELA NATIONS

Print Name

Print Name



1505 Westlake Ave N
Seattle, WA 98109

Phone: (206) 336-2889
Fax:
www.crowncastle.com

April 30, 2019

COUNTY OF COOS, OR
225 N. Adams Street
Coquille, Oregon 97423

RE: Eligible Facilities Request to modify equipment on a communications tower located at:
63294 SEVEN DEVILS ROAD, CHARLESTON, OR, 97420
Crown Site Number: 857586 / Crown Site Name: CHARLESTON
Customer Site Number: PO01038B / Application Number: 454385

Crown Castle USA Inc. ("Crown Castle") on behalf of T-Mobile West LLC ("T-Mobile") is submitting the attached Eligible Facilities Request to add transmission equipment on a telecommunications tower located at 63294 SEVEN DEVILS ROAD, CHARLESTON, OR 97420 in COUNTY OF COOS, OR (the "CHARLESTON Tower").

The proposed modifications are non-substantial in nature and include the installation of (6) panel antenna, (7) RRUs, (1) microwave dish, and (1) platform mount on a 20' extension of the "CHARLESTON Tower". (3) Equipment cabinets are proposed on a new 8' x 15' concrete pad within the existing ground lease area (the Existing Site).

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (Pub. Law No. 112-96, 126 Stat 156), mandates that state and local governments "may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."

With respect to height, this law allows for an extension of the most recently approved height prior to the passing of section 6409 (a) by 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20-feet, whichever is greater. The proposal to increase the existing tower height by 20'-0" does not constitute a substantial change to the approved tower height of 100'-0" under this ruling.

Notwithstanding the preceding, the following materials for a conditional use permit application are being provided at the request of Coos County:

- Cover letter and certification of non-substantial changes (this letter)
- Conditional Use Application Form
- Redacted lease and first amendment authorizing scope of work
- Deed
- Statement of Code Compliance
- Construction drawings including site plan and elevations
- HBCU-02-06
- ACU-05-69

In processing the application as a conditional use under FCC rules for 6409 modifications ,“If reviewing State or local government determines that the application is incomplete” [they] “must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information.” Under federal law, an Eligible Facilities Request is deemed granted with written notification in sixty (60) days after an application is filed with a local jurisdiction, excluding tolling.

T-Mobile is committed to working cooperatively with all jurisdictions around the country to secure expeditious approval of requests to modify existing personal wireless service facilities. If you should require more information regarding the Spectrum Act, please do not hesitate to contact me with your questions.

Sincerely,



Amanda Nations

Amanda.Nations.Contractor@crowncastle.com

(206) 336-2889

**ELIGIBLE FACILITIES REQUEST CERTIFICATION FOR NON-SUBSTANTIAL
CHANGES
TO A WIRELESS TOWER NOT LOCATED WITHIN A PUBLIC RIGHT OF WAY**

1) Address of the Wireless Tower: 63294 Seven Devils Road, Charleston, OR 97420

2) The height (measured in feet above ground level) of the existing Tower as originally approved, including any modifications approved prior to February 22, 2012: 100'-0"

3) What is the height (measured in feet above ground level) at which the modifications to the Transmission Equipment will occur on the Tower? 105'-6"

4. What will be the height (measured in feet above ground level) of the existing Tower after the modifications to the Transmission Equipment are installed? 110'-6"

5) Effect of modifications of Transmission Equipment on Tower height:

(A) Will the modifications in Transmission Equipment (addition, removal or replacement of Transmission Equipment) result in increasing the height above ground level of the existing Tower?

Yes No

(B) Will the modifications in Transmission Equipment result in increasing the height above ground level of the existing Tower by more than: (i) 10% of the height of the existing Tower, as originally approved, including any modifications approved prior to February 22, 2012; or (ii) twenty feet above the height of the existing Tower, as originally approved, including any modifications approved prior to February 22, 2012, whichever height increase is greater?

Yes No

6) Will the modifications in Transmission Equipment (measured at the height above ground level where the Transmission Equipment will be attached to the tower) result in any Transmission Equipment protruding horizontally from the edge of tower by more than twenty (20) feet or by more than the existing width of the tower at that height, whichever of these dimensions is greater?

Yes No

7) Will the proposed changes in Transmission Equipment involve excavation or placement of new equipment outside the existing Tower site or outside any access or utility easements currently related to the site?

Yes No

8) Will the proposed modification in Transmission Equipment involve installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four?

Yes No

9) Will the proposed modification in Transmission Equipment defeat the existing concealment elements of the Tower?

Yes No

(10) Prior Conditions of Approval

(A) Will the proposed modification in Transmission Equipment comply with conditions of approval imposed on the Tower prior to February 22, 2012?

Yes No

(B) If the answer to 10(A) is "No," is the non-compliance due solely to any of the conditions addressed in questions 5-9 above?

Yes No

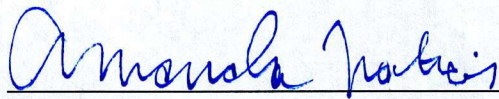
If the answer to either question 5A or 5B is "No", and the answers to questions 6-9 are "No", and the answer to either 10A or B is "Yes" then the proposed modifications do not substantially change the physical dimensions of the existing Tower. Please provide a brief explanation, if necessary, to clarify any answer.

Explanatory Comments (If Needed):

Question No. _____

Comment:

This certification is dated this 30 day of April, 2019.



Signature

Amanda Nations, Real Estate Specialist

Name & Title

**FIRST AMENDMENT TO
LEASE AGREEMENT**

THIS FIRST AMENDMENT TO LEASE AGREEMENT (the "First Amendment") is made effective this 28 day of December, 2018 ("Effective Date"), by and between COOS BAY-NORTH BEND WATER BOARD, a joint instrumentality of the Cities of Coos Bay and North Bend, Oregon, municipal corporations (hereinafter referred to as "Lessor") and NCWPCS MPL 30 – YEAR SITES TOWER HOLDINGS LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCATT LLC, a Delaware limited liability company (hereinafter referred to as "Lessee").

RECITALS

WHEREAS, Lessor and Edge Wireless LLC, an Oregon limited liability company ("Original Lessee") entered into a Lease Agreement dated May 9, 2002, a memorandum of which was recorded in the official records of Coos County, Oregon on May 17, 2002 at Instrument No. 2002-6442 (the "Lease") whereby Original Lessee leased certain real property, together with access and utility easements, located in Coos County, Oregon from Lessor (the "Premises"), all located within certain real property owned by Lessor ("Lessor's Property"); and

WHEREAS, NCWPCS MPL 30 – Year Sites Tower Holdings LLC is currently the Lessee under the Lease as successor in interest to the Original Lessee; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Lease had an initial term that commenced on September 1, 2002 and expired on August 31, 2007. The Lease provides for five (5) extensions of five (5) years each, three (3) of which were exercised by Lessee. According to the Lease, the final extension expires on August 31, 2032; and

WHEREAS, Lessor and Lessee desire to amend the Lease on the terms and conditions contained herein.

Site Name: Charleston
Business Unit #: 857586

1 By: (Initials) SL 11/6/19 F
BUN: 857586 Location 390289

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

4. First Additional Lease Area. Lessor and Lessee agree that the Premises, as described in the Lease, is hereby expanded in size to include additional space, which consists of a 400 square foot parcel of real property, more or less, adjacent to the existing Premises at a location approximately shown on the Site Plan attached hereto as Exhibit A (the "First Additional Lease

Area”) to be confirmed by a formal survey within one (1) year of the date of this First Amendment. Lessee reserves the right, at its discretion and at its sole cost, to obtain a survey (“Survey”) specifically describing the Premises, First Additional Lease Area and any access and utility easements associated therewith. Lessee shall be permitted to attach the Survey as an exhibit to this First Amendment and any related memorandum for recording, which shall update and replace the existing descriptions or depictions, at any time prior to or after execution of this First Amendment. The Survey shall be deemed to be incorporated into this First Amendment as Exhibit C even if not physically affixed hereto. Provided Lessee has transmitted the Survey to Lessor and Lessor has not provided any reasonable objection within fifteen (15) days of the date it is sent to Lessor, the Survey shall be deemed approved. Thereafter, Lessee is authorized to record an updated memorandum that attaches the Survey descriptions without Lessor’s signature. The description of the First Additional Lease Area set forth in Exhibit C shall control in the event of discrepancies between Exhibit A and Exhibit C.

7. Sublease and Modifications. In accordance with Section 14 of the Lease, Lessor hereby consents to the sublease of a portion of the Premises, as expanded by the First Additional Lease Area, to T-Mobile or an affiliated entity. Lessor further consents to the modifications, additions and improvements to the Premises required, in Lessee's discretion, in order to accommodate said subtenant or licensee, as more particularly shown on the drawings attached hereto as Exhibit B. Lessee will repair any damage to Lessor's Property, including any access area or roadway, caused by Lessee or its employees, contractors, or agents during the installation of the improvements shown on Exhibit B.

Lessor and Lessee have caused this First Amendment to be duly executed on the day and year first written above.

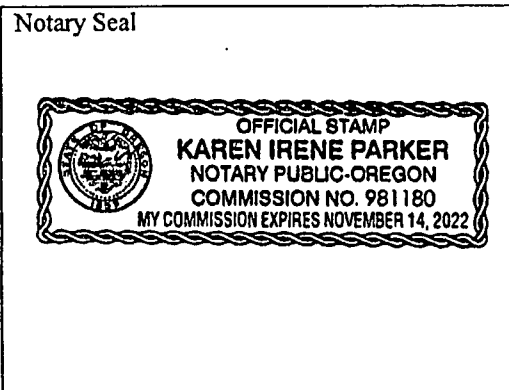
LESSOR:
COOS BAY-NORTH BEND WATER BOARD, a joint instrumentality of the Cities of Coos Bay and North Bend, Oregon, municipal corporations

By: [Signature]
Print Name: IVAN THOMAS
Title: GENERAL MANAGER

STATE OF Oregon)
COUNTY OF Coos) ss.

On this 21st day of December 2018, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Ivan D. Thomas, the General Manager of COOS BAY-NORTH BEND WATER BOARD, known or identified to me to be the person whose name is subscribed to the foregoing First Amendment to Lease Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



[Signature]
(Signature of Notary)
Admin Asst. / Notary Public for Oregon
Title of office
My Commission Expires: 11/14/2022


[Lessee Execution Page Follows]

This First Amendment is executed by Lessee as of the date first written above.

LESSEE:

NCWPCS MPL 30 – YEAR SITES TOWER HOLDINGS LLC, a Delaware limited liability company

By: CCATT LLC, a Delaware limited liability company
Its: Attorney In Fact

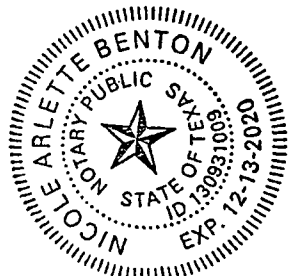
By: 
Print Name: Matthew Norwood
Title: Senior Transaction Manager

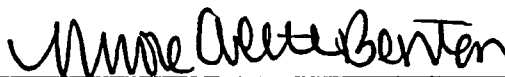
STATE OF Texas)
COUNTY OF Harris)ss.
)

On this 28 day of December 2018, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Matthew Norwood, the Senior Transaction Manager of CCATT LLC, known or identified to me to be the person whose name is subscribed to the foregoing First Amendment to Lease Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.

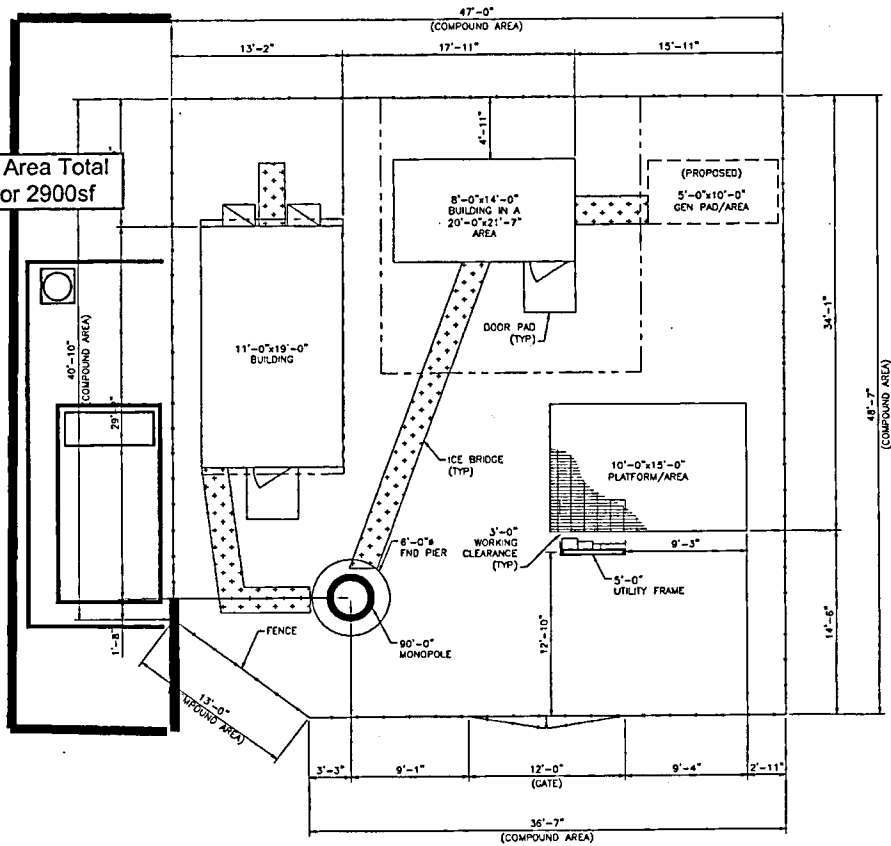
Notary Seal



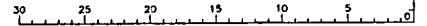

(Signature of Notary)
NOTARY PUBLIC STATE OF TEXAS
Title of office

My Commission Expires: _____

Leased Area Total
58'x50' or 2900sf



BUSINESS UNIT: 857586





T-MOBILE SITE NUMBER: PO01038B
 T-MOBILE SITE NAME: CHARLESTON
 SITE TYPE: MONOPOLE
 TOWER HEIGHT: 90'-0"

CROWN CASTLE BU #: 857586
 SITE ADDRESS: 63927 SEVEN DEVILS RD
 COOS BAY, OR 97420
 COUNTY: COOS
 JURISDICTION: COOS COUNTY
 LAT: 43° 20' 14.35" N
 LONG: 124° 20' 3.06" W

PO01038B_Charleston_ROB_PCD_Infinigy_09.11.18

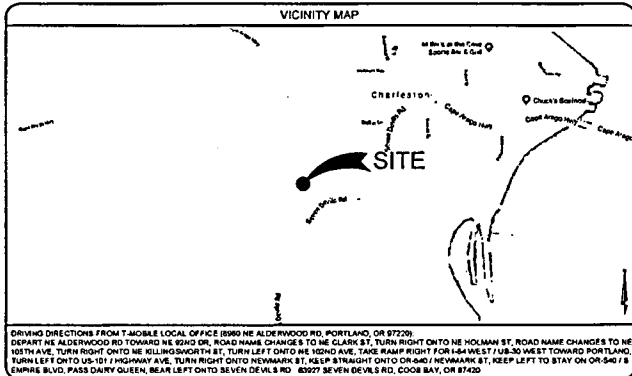


T-MOBILE SITE:
PO01038B
CHARLESTON
CROWN CASTLE SITE:
BU #: 857586
FREMONT AND 51ST
63927 SEVEN DEVILS RD
COOS BAY, OR 97420
COOS COUNTY
90'-0" MONOPOLE

SITE INFORMATION	
PROPERTY INFORMATION:	
BLK #/ACRES:	0001 SEVEN DEVILS RD COOS BAY, OR 97420 0.0000
LATITUDE/ANCRE:	43° 20' 14.35" N 124° 20' 3.06" W
LOAD/USE/ADDRESS:	130' 0" 130' 0" 130' 0" 130' 0" 130' 0" 130' 0"
ORGANIZATION/OWNER:	COOS COUNTY
JURISDICTION:	COOS COUNTY
ZONING:	2000 UNDEVELOPED
OCUPANCY CLASSIFICATION:	M
LEGAL DESCRIPTION:	SEE SHEET A-1
CONSTRUCTION INFORMATION:	
DATE OF CONSTRUCTION:	130' 0" 130' 0" 130' 0" 130' 0" 130' 0" 130' 0"
TYPE OF CONSTRUCTION:	N
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
INDUSTRY REQUIREMENTS:	FACILITY UNMANNED AND NOT FOR PUBLIC OPERATION. HANDCARRIED ACCESS NOT REQUIRED.
PROPERTY OWNER:	
Company:	COOS COUNTY
Address:	130' 0" 130' 0" 130' 0" 130' 0" 130' 0" 130' 0"
City, State, Zip:	COOS BAY, OR 97420
APPLICANT:	
Company:	T-MOBILE
Address:	130' 0" 130' 0" 130' 0" 130' 0" 130' 0" 130' 0"
City, State, Zip:	COOS BAY, OR 97420
Phone Number:	503-238-1111
Application ID:	09138

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	SPECIFICATIONS & NOTES
A-1	OVERALL SITE PLAN
A-2	ENLARGED PLANS
A-3	NEST ELEVATIONS
A-4	ANTENNA PLAN & RF SCHEDULE
A-4.1	RF PLUMBING DIAGRAM
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
A-9	GENERATOR DETAILS
A-10	FUEL TANK DETAIL
E-1	UTILITY ROUTING PLAN & DETAILS
G-1	SCHEMATIC GROUNDING PLANS & NOTES
G-2	GROUNDING DETAILS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



PROJECT TEAM	
ARCHITECTURAL & ENGINEERING:	
Company:	8870 SW BROADWAY
Address:	8870 SW BROADWAY, SUITE 200
City, State, Zip:	PORTLAND, OR 97205
Contract:	2008-01-15-18100
Phone:	503-238-1111
Email:	8870swbroadway@architect.com
SITE ACQUISITION:	
Company:	CROWN CASTLE
Address:	1300 WESTLAKE AVE N, SUITE 800
City, State, Zip:	SEATTLE, WA 98109
Contract:	2008-01-15-18100
Phone:	206-375-8000
Email:	206-375-8000@crowncastle.com
CONSTRUCTION MANAGEMENT:	
Company:	CROWN CASTLE
Address:	1300 WESTLAKE AVE N, SUITE 800
City, State, Zip:	SEATTLE, WA 98109

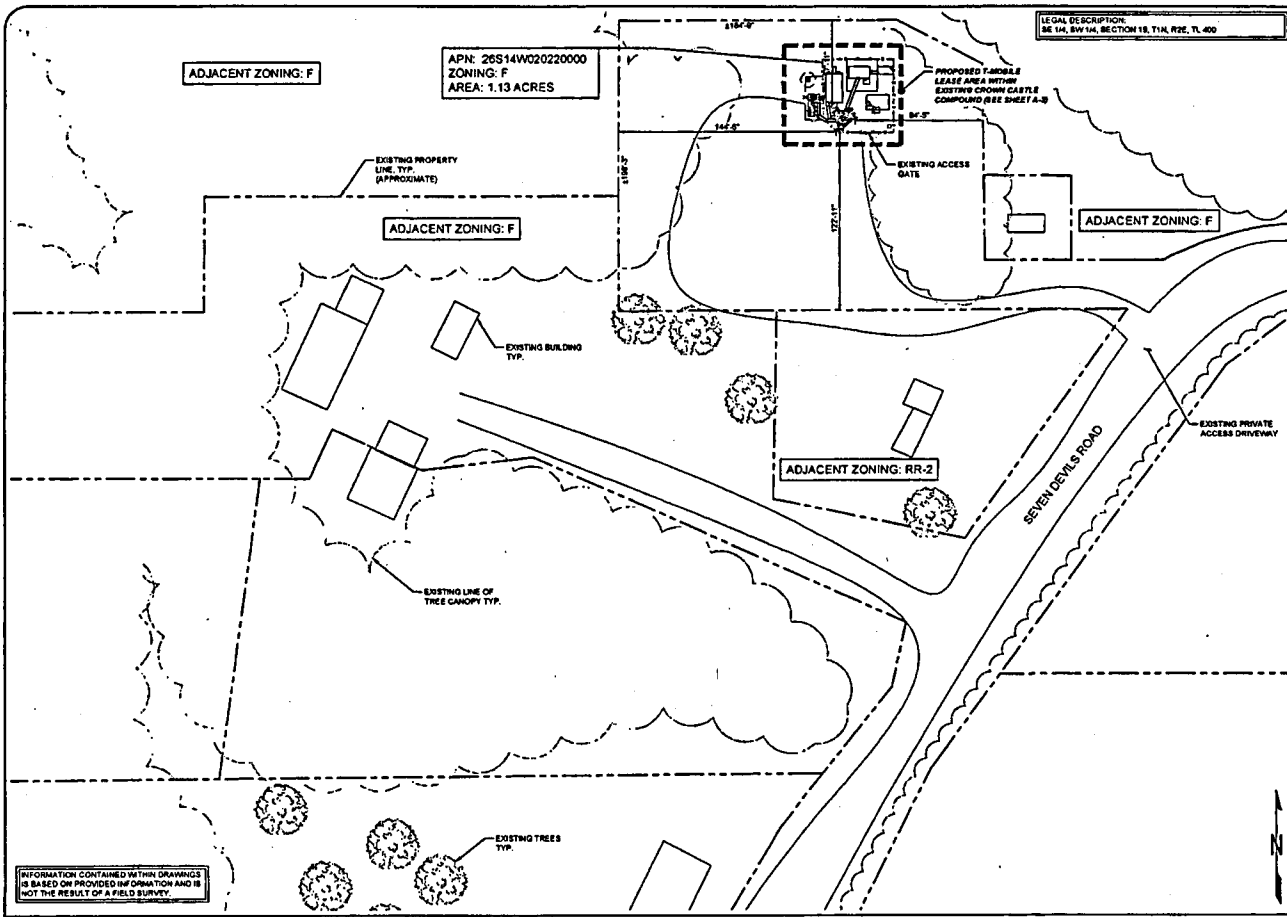
APPROVALS		
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THE DOCUMENTS AUTHORIZED BY THE SUBCONTRACTOR TO PROCEED WITH CONSTRUCTION AS SHOWN HEREON. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & ANY CHANGES OR MODIFICATIONS THEY MAY IMPOSE.		
APPROVAL:	SIGNATURE:	DATE:
PROPERTY OWNER OR REP		
LAND USE PLANNER		
T-MOBILE REP.		
OPERATIONS		
RF ENGINEER		
NETWORK		
BACKHAUL		
CONSTRUCTION MANAGER		

CODE COMPLIANCE
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THESE CODES.
1. 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2. 2014 OREGON MECHANICAL SPECIALTY CODE (OMSC)
3. 2014 OREGON FIRE CODE (OFI)
4. 2017 OREGON PLUMBING SPECIALTY CODE (OPSC)
5. 2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)
6. 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEECC)
7. TIA-EIA-222-G OR LATEST EDITION
8. NFPA 780 - LIGHTNING PROTECTION CODE
9. ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES, MOST RECENT EDITION
11. LOCAL AMENDMENTS TO THE ABOVE, WHERE APPLICABLE
12. CITY/COUNTY ORDINANCES
13. LIFE SAFETY CODE NFPA-101

PROJECT DESCRIPTION
T-MOBILE PROPOSES TO COLLOCATE ON AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY AS FOLLOWS:
TOWER SCOPE OF WORK:
• INSTALL (3) FFR-45503 (3) (3) CMA-BDR-HSH-100-A ANTENNAS
• INSTALL (1) 1/2" DIA. 11' INCONSPICUOUS ANTENNA WITH (1) COU
• INSTALL (1) ANCHOR, (2) FRI & (2) F3C RAILS
• INSTALL (1) 3/4" DIA. 11' HYBRID CABLE & (1) 3/4" MW COAX CABLE
• REMOVE EXISTING PLATFORM
• INSTALL A 6" DIA. 8" CONCRETE PAD
• INSTALL A CHAIN LINK FENCE
• INSTALL (2) CABINETS WITH (2) AMOR, (2) ABIA, (1) ASIA, (1) ASK, & (1) F3C
• INSTALL AN ANCE BRIDGE & (1) GPS ANTENNA
• INSTALL AN H-FRAME WITH UTILITY EQUIPMENT & LED LIGHT W/ TIMER
• INSTALL (1) COU
• INSTALL A GENERATOR & A FUEL TANK
DESIGN IS BASED ON CROWN APPLICATION ID 846385, REVISION #1 RFD3 VERSION 01, DATED 1/24/2018 (CONFIGURATION 8000K_RA, 8000K_R4)
THESE PLANS HAVE BEEN DEVELOPED FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY T-MOBILE IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY T-MOBILE. ANY CHANGES TO THIS SCOPE OF WORK IN THE FIELD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A LICENSED PROFESSIONAL ENGINEER STRUCTURAL ANALYSIS SHALL INCLUDE BOTH TOWER AND HULL.

THIS DOCUMENT AND THE DESIGN AND/OR SPECIFICATIONS THEREON ARE THE PROPERTY OF T-MOBILE AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF T-MOBILE. THE USER OF THIS DOCUMENT IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DOCUMENT.





T-Mobile
8900 NE ALDERWOOD RD
PORTLAND, OR 97229

CROWN CASTLE
1805 WESTLAKE AVE N, SUITE 800
SEATTLE, WA 98119

INFINIGY
FROM ZERO TO INFINIGY
The solutions are endless
84 115TH AVE SE, SUITE 810
BELLINGHAM, WA 98204
206.836.3111

T-MOBILE SITE:
P001038B
CHARLESTON

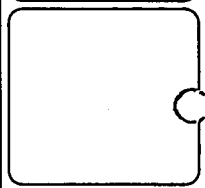
CROWN CASTLE SITE:
BU #: 857586
FREMONT AND 51ST

63927 SEVEN DEVILS RD
COOS BAY, OR 97420
COOS COUNTY

90'-0" MONOPOLE

DRAWINGS ISSUED FOR:

REV.	DATE	ISSUED	DESCRIPTION	SCALE
A	REVISED	ADD	PRELIMINARY REVIEW	AS SHOWN



PROJECT TITLE: OVERALL SITE PLAN

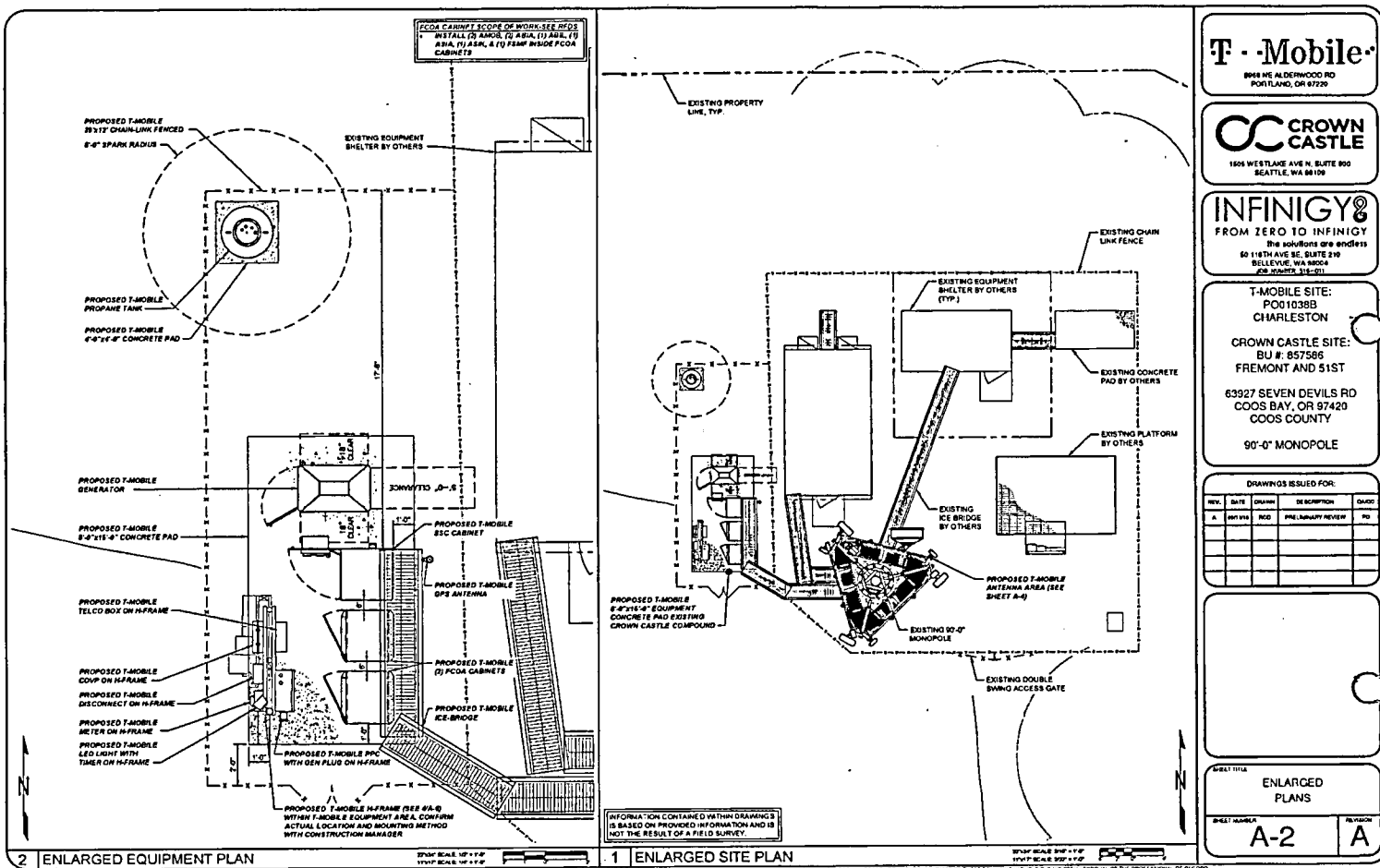
SHEET NUMBER: A-1

REVISION: A

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.

SCALE: 1" = 20'-0"
1/8" = 10'-0"

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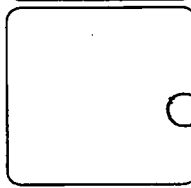
CROWN CASTLE
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 SEATTLE, WA 98119

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 50 118TH AVE SE, SUITE 210
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 JOB NUMBER: 316-011

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CROWN CASTLE SITE:
 BU #: 857586
 FREMONT AND 51ST
 63927 SEVEN DEVILS RD
 COOS BAY, OR 97420
 COOS COUNTY
 90'-0" MONOPOLE

DRAWINGS ISSUED FOR:

REV	DATE	DRAWN	DESCRIPTION	CLASS
1	09/15/08	RGS	PRELIMINARY REVIEW	NO

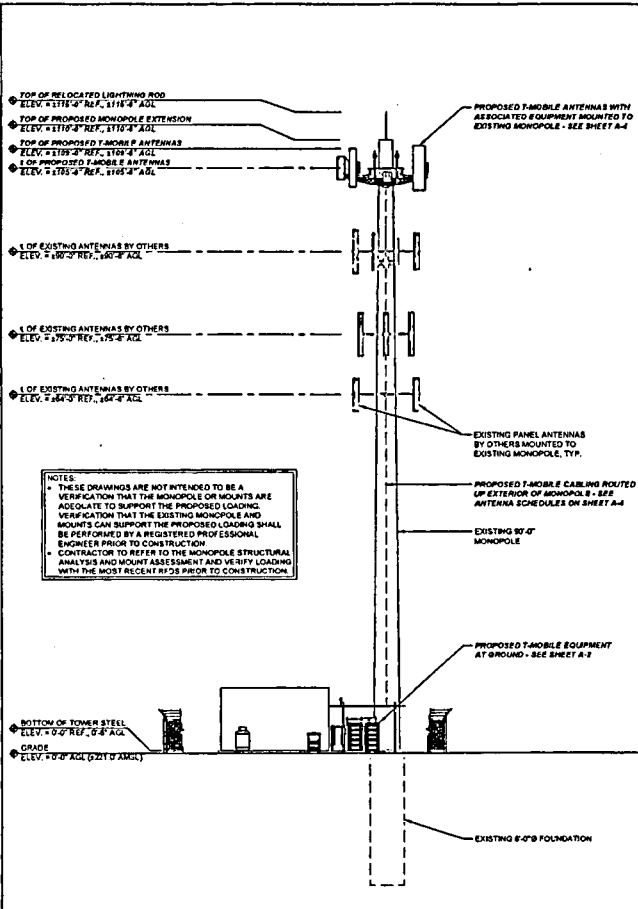
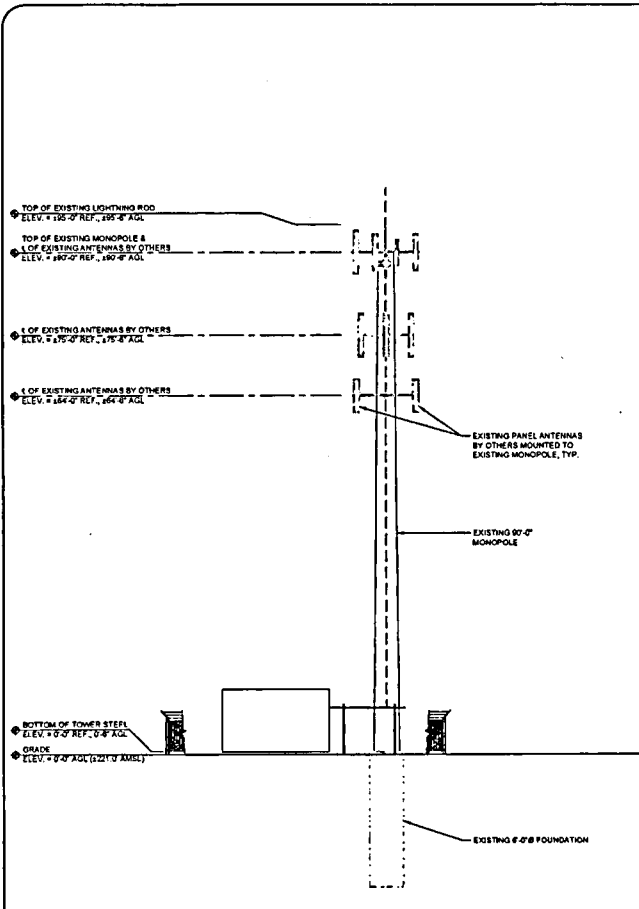


SHEET TITLE
 ENLARGED PLANS

SHEET NUMBER
 A-2

REVISION
 A

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NOTES:
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 90'-0" MONOPOLE

DRAWINGS ISSUED FOR:

REV.	DATE	ISSUED	DESCRIPTION	ISSUED
A	REVISED	REVISED	PRELIMINARY REVIEW	PD

SHEET TITLE:
WEST ELEVATIONS
 SHEET NUMBER: **A-3** REVISION: **A**

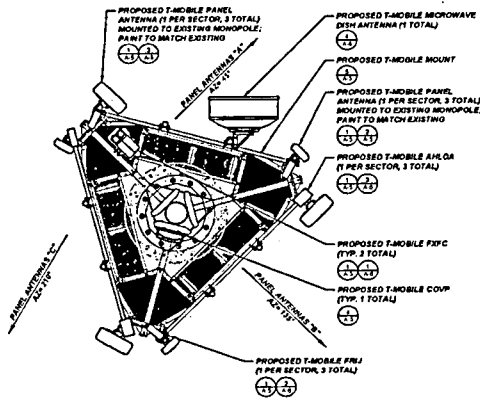
- NOTES
- CONTRACTOR IS TO VERIFY TO T-MOBILE WHAT CURRENT AND PROPOSED DATA SHEET PRIOR TO CONSTRUCTION.
 - CABLE LENGTHS APPROXIMATE. CONTRACTOR TO VERIFY CABLE LENGTHS FROM COORDINATE, PULLING, OR INSTALLATION OF CABLES.
 - PROPOSED EQUIPMENT IS INDICATED BY BULK TEXT.

PROPOSED ANTENNA / CABLE SCHEDULE										NOTE: CABLES TO BE MOUNTED UP EXTERIOR OF MONOPOLE										
SECTOR	MODEL	ANTENNA			CITY	CITY	TWO INCHES OVERLAP			HYBRID CABLE TYPE										
		HTS	ADHESIVE	RAD CENTER			HTS	HTS	HTS	HTS	HTS	HTS	HTS	HTS						
A1	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
A2	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
A3	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
B1	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
B2	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
B3	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
B4	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
C1	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
C2	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
C3	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
C4	PROPOSED	36"	36"	36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

3 RF SCHEDULE

2 NOT USED

1 PROPOSED ANTENNA PLAN



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 COOS COUNTY
 90'-0" MONOPOLE

DRAWINGS ISSUED FOR:

NO.	DATE	DRAWN	DESCRIPTION	CHKD
A	REVISED	REVISED	PRELIMINARY REVIEW	PD

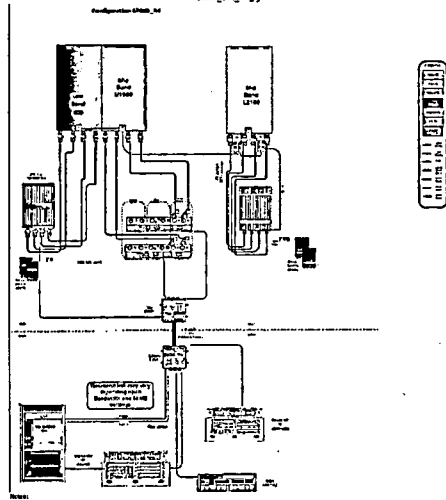
SHEET TITLE:
ANTENNA PLAN & RF SCHEDULE
 SHEET NUMBER: **A-4** REGION: **A**

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7/24/2018

PO010389_LACO_8_1_2018-07-24

Section 3 - Proposed Template Images



http://file.eng.t-mobile.com/Data/sect/PO010389/17704150

29

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 FOR NUMBER 313-2211

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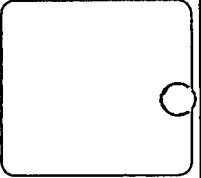
CROWN CASTLE SITE:
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 COOS COUNTY

90'-0" MONOPOLE

DRAWINGS ISSUED FOR:

REV.	DATE	ISSUED	DESCRIPTION	SCALE
A	08/01/18	PO	PRELIMINARY APPROVAL	PO



SHEET TITLE:
 RF PLUMBING
 DIAGRAM

SHEET NUMBER:
A-4.1

REVISION:
A

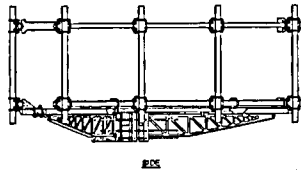
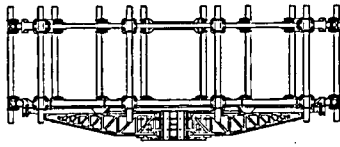
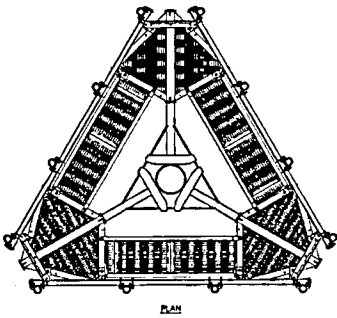
2 NOT USED

1 PROPOSED RF PLUMBING DIAGRAM

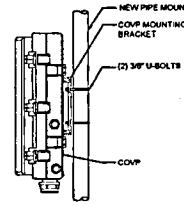
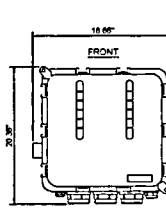
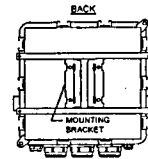
3 NOT USED

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MANUFACTURER: SITE PRO 1
MOUNT KIT: F3P12W
MANUAL KIT: F3P1WRK12



RAYCAP ASLUTY101 (RNSMDC-771-PF-48)
NOMINAL OPERATING VOLTAGE: 48VDC
NOMINAL DISCHARGE CURRENT: 20A @20%
MAXIMUM DISCHARGE CURRENT: 60A @20%
MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75VDC
VOLTAGE PROTECTION RATING: 400V
CLEARANCE: FRONT: 36"
TOTAL WEIGHT: 19 lbs.
DIMENSIONS: 20.3P" x 18.8P" x 5.87"



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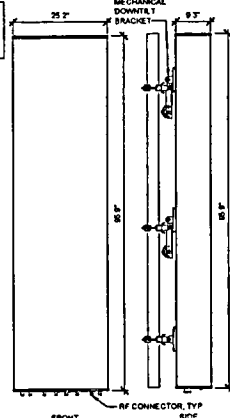
CROWN CASTLE SITE:
BU #: 857586
FREMONT AND 51ST

63927 SEVEN DEVILS RD
COOS BAY, OR 97420
COOS COUNTY

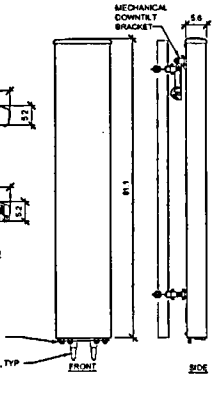
90'-0" MONOPOLE

5 ANTENNA MOUNT DETAIL

MANUFACTURER: COMSCOPE
MODEL: F3H-REC-93B
WEIGHT: 127.8 LBS; BRACKETS: 14.8 LBS
DIMENSIONS: 95.2" x 25.2" x 9.2"
FREQUENCY: REFER TO RF DATA SHEET

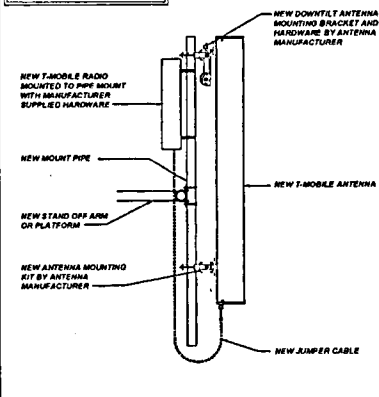


MANUFACTURER: CELLMAX
MODEL: CMA-B0H-M021-E0-6
WEIGHT: 16.8 LBS; BRACKETS: 11.8 LBS
DIMENSIONS: 8.1" x 14.7" x 3.2"
FREQUENCY: REFER TO RF DATA SHEET



4 COVP DETAIL

NOTE: CONTRACTOR TO ENSURE PIPE, CABLE, AND ALL APPURTENANCES DO NOT EXCEED ANTENNA TIP HEIGHT



3 ANTENNA SPECIFICATION

2 ANTENNA SPECIFICATION

1 MOUNTING DETAIL

DRAWINGS ISSUED FOR:

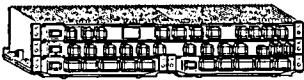
REV	DATE	BY	DESCRIPTION	QTY
A	01/11/18	MSD	PRELIMINARY REVIEW	10

EQUIPMENT DETAILS

SHEET NUMBER	REVISION
A-5	A

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MANUFACTURER: NOKIA
MODEL: FSMF (MODULE)
WEIGHT: TBD
DIMENSIONS: TBD



9 | FSMF DETAIL

NOT TO SCALE

MANUFACTURER: NOKIA
MODEL: ABIA UNIT
DIMENSIONS: 8.8" x 14.2" x 1.1" (UNIT ONLY)
WEIGHT: 4.4 LBS (UNIT ONLY)



8 | ABIA DETAIL

NOT TO SCALE

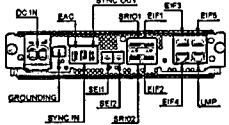
MANUFACTURER: NOKIA
MODEL: ABIL UNIT
DIMENSIONS: TBD (UNIT ONLY)
WEIGHT: TBD (UNIT ONLY)

NEED SPEC SHEET

7 | ABIL DETAIL

NOT TO SCALE

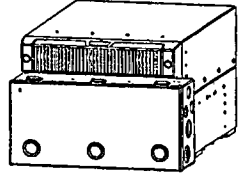
MANUFACTURER: NOKIA
MODEL: ASIA UNIT
DIMENSIONS: 8.8" x 14.2" x 1.1" (UNIT ONLY)
WEIGHT: 8.8 LBS (UNIT ONLY)



6 | ASIA DETAIL

NOT TO SCALE

MANUFACTURER: NOKIA
MODEL: AMOB UNIT
DIMENSIONS: 12.2" x 11.3" x 6.2" (UNIT ONLY)
WEIGHT: 50.7 LBS (UNIT ONLY)



5 | AMOB DETAIL

NOT TO SCALE

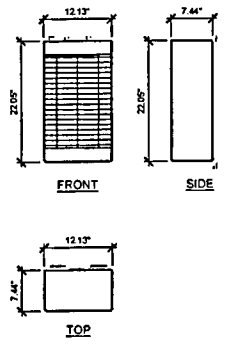
MANUFACTURER: NOKIA
MODEL: ASIK UNIT
DIMENSIONS: TBD (UNIT ONLY)
WEIGHT: TBD (UNIT ONLY)

NEED SPEC SHEET

4 | ASIK DETAIL

NOT TO SCALE

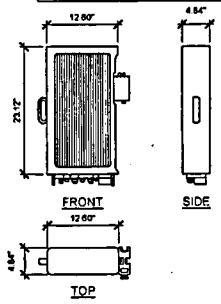
AHLOA RADIO MODULE
HEIGHT: 22.00"
WIDTH: 12.13"
DEPTH: 7.64"
WEIGHT: 83.8 LBS



3 | AHLOA DETAIL

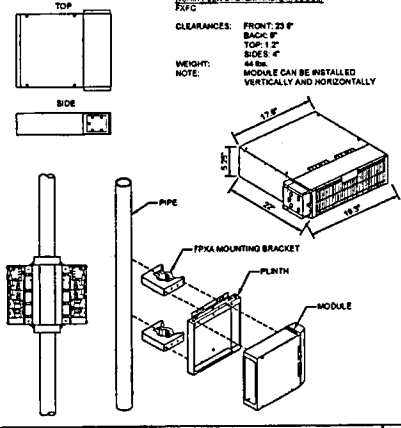
NOT TO SCALE

FRIJ RADIO MODULE
HEIGHT: 23.12"
WIDTH: 12.60"
DEPTH: 4.84"
WEIGHT: 44.1 LBS



2 | FRIJ DETAIL

NOT TO SCALE



1 | FXFC DETAIL

NOT TO SCALE

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CHARLESTON

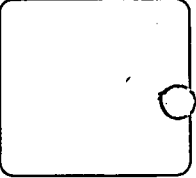
CROWN CASTLE SITE:
BU #: 857586
FREMONT AND 51ST

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COOS COUNTY

90'-0" MONOPOLE

DRAWINGS ISSUED FOR:

REV.	DATE	ISSUED BY	DESCRIPTION	CHECKED BY
A	08/14/10	ROD	PRELIMINARY REVIEW	JD

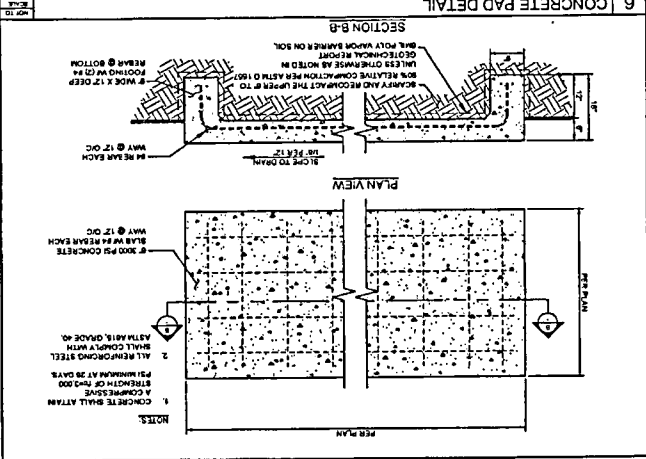
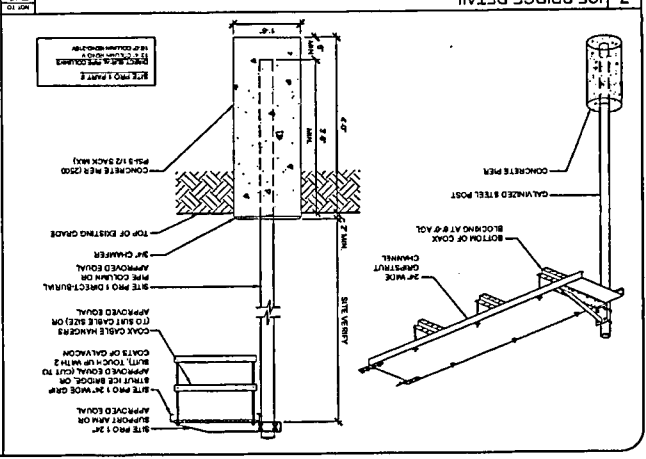
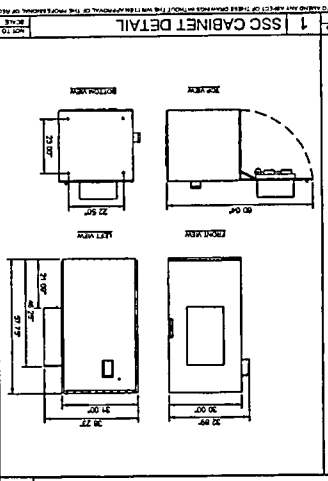
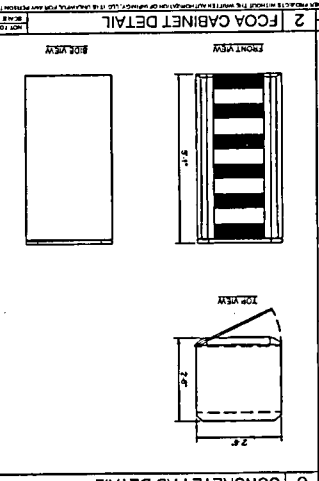
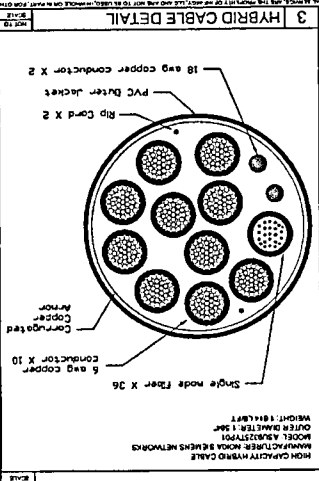
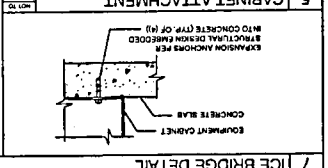
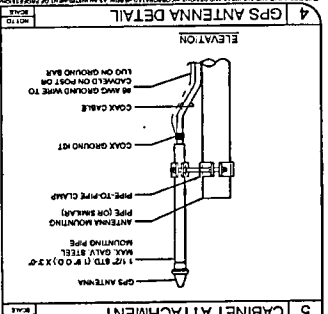


SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: A-6

REVISION: A

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A-7

EQUIPMENT DETAILS

NO.	DATE	DESCRIPTION	BY

ISSUES ISSUED FOR:

90-0 MONOPOLE

6927 SEVEN DEVILS RD

COOS BAY, OR 97420

DI # 85758

FREEMONT AND 91ST

CROWN CASTLE SITE:

CHARLESTON

FO10383

1 MOBILE SITE:

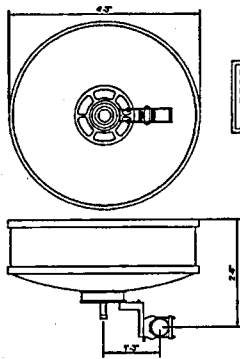
1508 WESTLIE WA 98150

FROM ZERO TO INFINITY

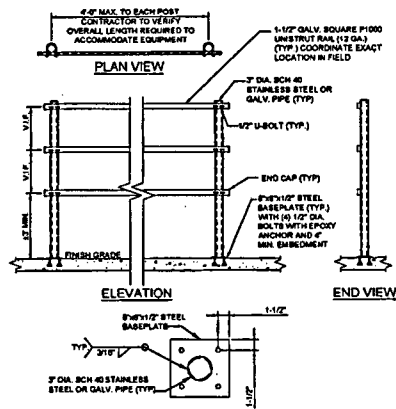
1508 WESTLIE WA 98150

CROWN CASTLE

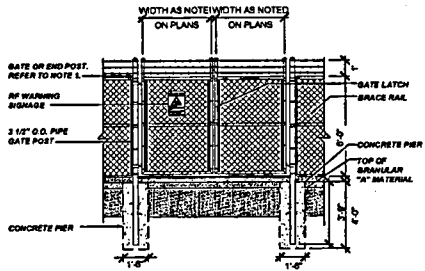
1 MOBILE



MANUFACTURER: ANDREW
PART # V16-P6-11
DIAMETER: 48" Ø
DEPTH: 38" Ø
OFFSET: 10"
WEIGHT: 90# ± LBS



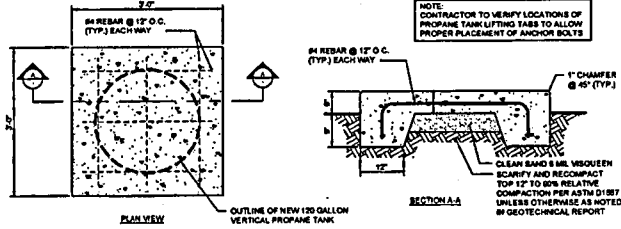
3 H-FRAME DETAIL



5 NOT USED

4 MICROWAVE DISH DETAIL

2 CHAIN LINK FENCE DETAIL



1 PROPANE TANK SLAB DETAIL

T-Mobile

888 NE ALDERWOOD RD
PORTLAND, OR 97228

CROWN CASTLE

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80 116TH AVE SE, SUITE 210
BELLEVUE, WA 98004
JOB NUMBER: 213-01

T-MOBILE SITE:
PCO1038B
CHARLESTON

CROWN CASTLE SITE:
BU #: 857588
FREMONT AND 81ST

63927 SEVEN DEVILS RD
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COOS COUNTY

90'-0" MONOPOLE

DRAWINGS ISSUED FOR:

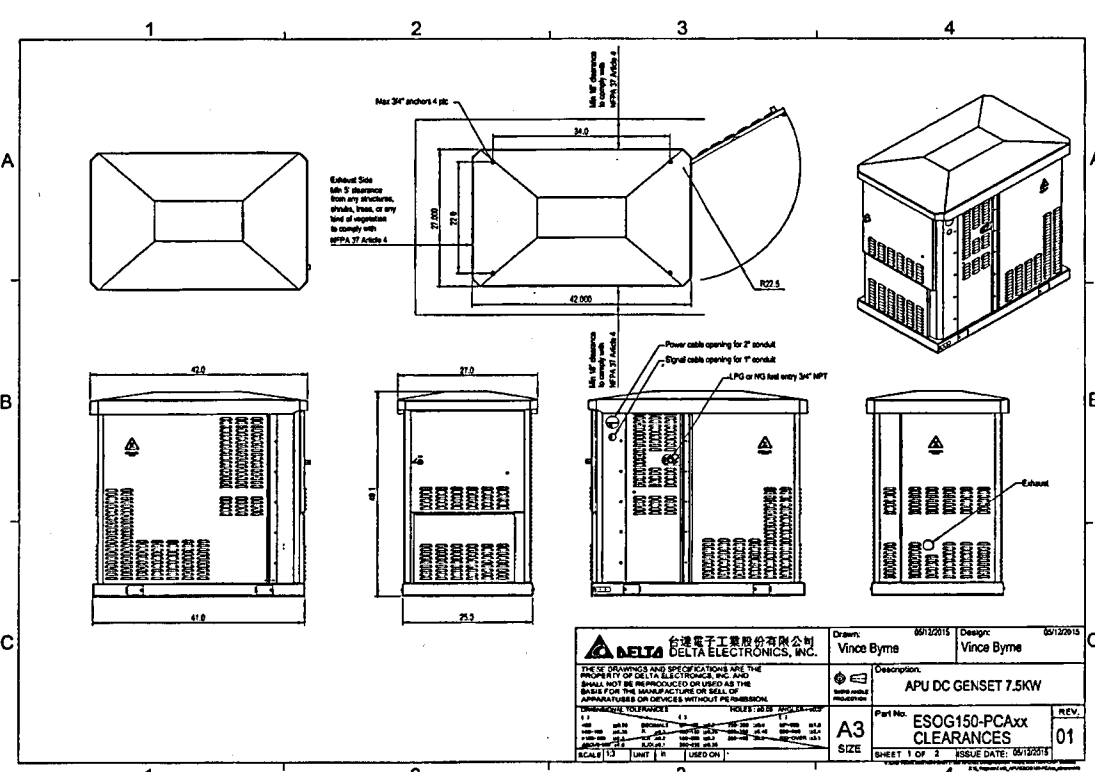
REV.	DATE	ISSUED	DESCRIPTION	SCALE
A	REVISED	REVISED	REVISED	REVISED

EQUIPMENT
DETAILS

SHEET NUMBER: A-8

REVISION: A

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DELTA 台湾电子工业股份有限公司
DELTA ELECTRONICS, INC.

Drawn: Vince Byrne
 Design: Vince Byrne

Description: APU DC GENSET 7.5KW

Part No: ESOG150-PCAxX
 CLEARANCES

REV. 01

SIZE: A3

SHEET 1 OF 2 ISSUE DATE: 06/12/2015

SCALE: 1:1 UNIT: IN USED ON: _____

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 CHARLESTON

CROWN CASTLE SITE:
 BU #: 857586
 FREMONT AND 51ST

63927 SEVEN DEVILS RD
 COOS BAY, OR 97420
 COOS COUNTY

80'-0" MONOPOLE

DRAWINGS ISSUED FOR:

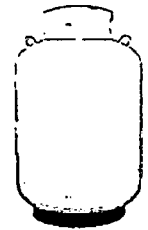
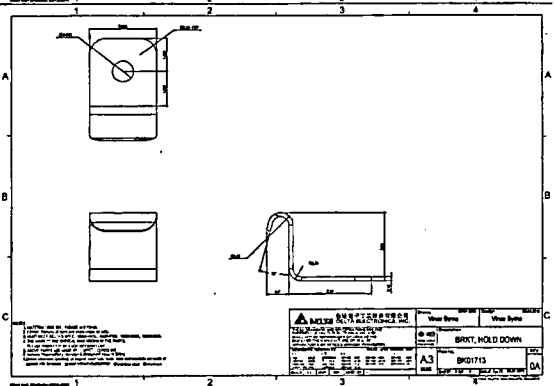
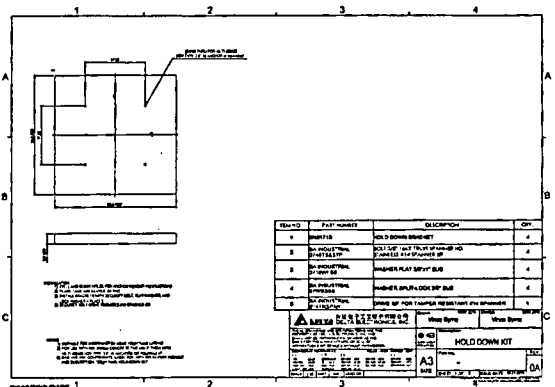
REV.	DATE	ISSUED	DESCRIPTION	SCALE
1	06/12/2015	ISSUED	FOR PERMIT REVIEW	1:1

REFERENCE ONLY

SHEET TITLE: GENERATOR DETAIL

SHEET NUMBER: A-9

REVISION: A



SPECIFICATIONS

STANDARD	
MODEL/SIZE (LBS)	420
HEIGHT (IN)	52
LPG CAPACITY (GAL)	99.1
WATER CAPACITY (LBS)	1,000
NOMINAL TARE WEIGHT (LBS)	271
CYLINDER DIAMETER (IN)	30
CYLINDER VOLUME (CU. IN)	27,680
COLLAR DIAMETER (IN)	16
COLLAR HEIGHT (IN)	6.9
FOOTRING DIAMETER (IN)	22
VALVE	CGA-518 NO DPD
STANDARD SPECIFICATION	DOT-4BW248

METRIC	
MODEL/SIZE (LBS)	420
HEIGHT (MM)	1,321
LPG CAPACITY (L)	370
WATER CAPACITY (KG)	450
NOMINAL TARE WEIGHT (KG)	122.9
CYLINDER DIAMETER (MM)	762
CYLINDER VOLUME (L)	450
COLLAR DIAMETER (MM)	406
COLLAR HEIGHT (MM)	175
FOOTRING DIAMETER (MM)	559
VALVE	CGA-518 NO DPD
STANDARD SPECIFICATION	DOT-4BW248

All dimensions are approximate.

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90'-0" MONOPOLE

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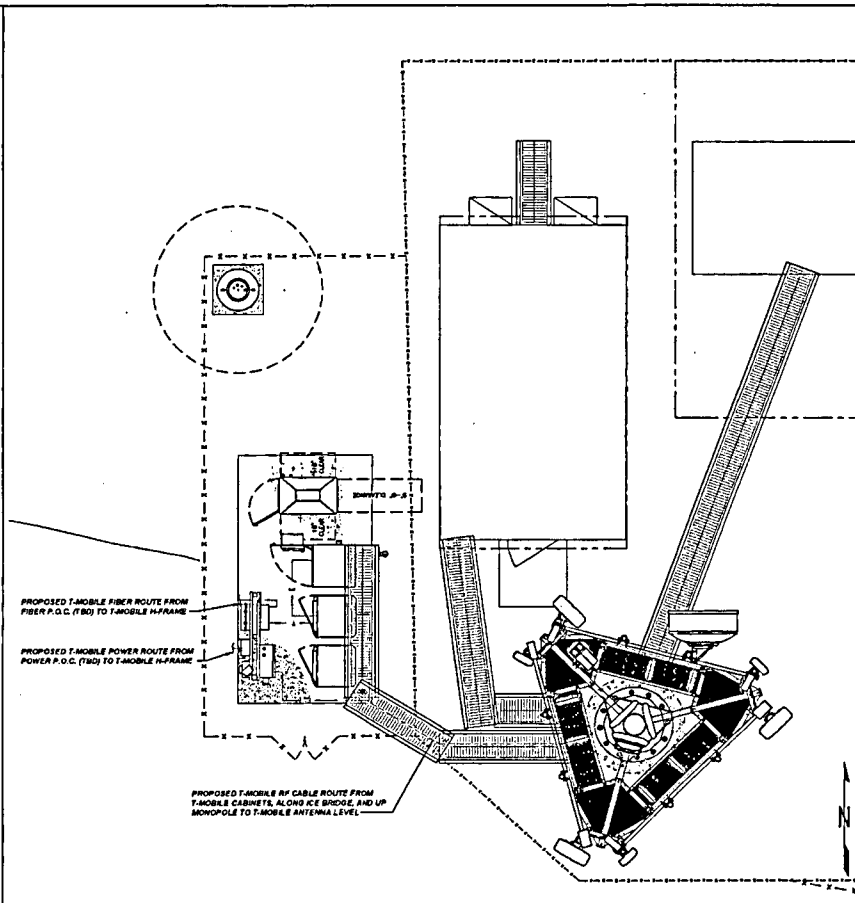
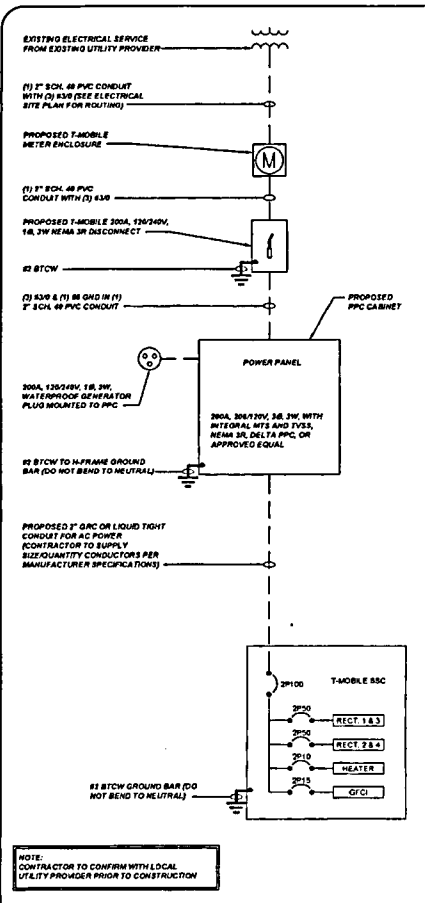
REV	DATE	ISSUED	DESCRIPTION	CHG
A	08/19/10	ISS	ISSUE FOR CONSTRUCTION	1

REFERENCE ONLY

SHEET TITLE: FUEL TANK DETAIL
SHEET NUMBER: A-10
REVISED: A

WORTHINGTON INDUSTRIES
11111 15TH AVE SE, SUITE 210
BILLETTE, WA 98004
TEL: 206-835-3111
FAX: 206-835-3111
WWW.WORTHINGTONINDUSTRIES.COM

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DRAWINGS ISSUED FOR:				
REV.	DATE	DRAWN BY	BY DESCRIPTION	CHECKED
A	REVISED	ADD	PRELIMINARY REVIEW	PD

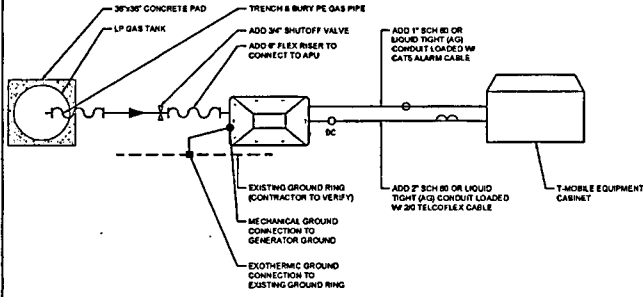
UTILITY ROUTING PLAN & DETAILS

SHEET NUMBER: **E-1** REVISION: **A**

GROUNDING SYMBOLS

- GROUND BAR
- ⊗ GROUND ROD WITH ACCESS
- ⊙ CHEMICAL GROUND ROD
- ⊕ GROUND ROD
- ⊖ CADWELDED TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUNDING WIRE

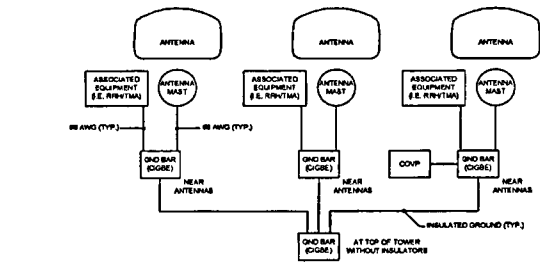
TYPICAL: #6 AWG FROM EQUIPMENT TO GROUND BAR, #2 FROM GROUND BAR TO GROUND RING, FROM METER TO GROUND RING, AND FOR GROUND RING.



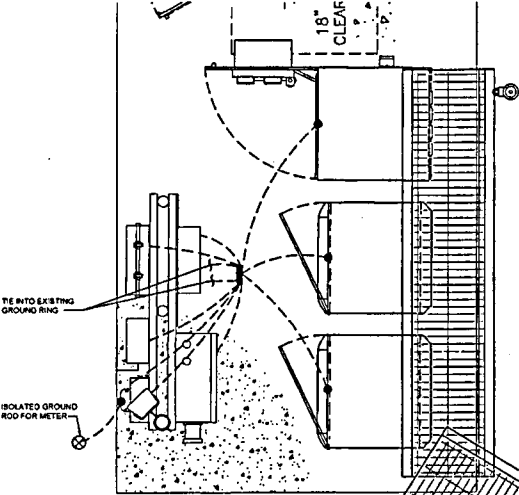
3 GENERATOR SCHEMATIC PLUMBING PLAN

GENERAL GROUNDING NOTES:

1. TO ENSURE PROPER BONDING, ALL CONNECTIONS SHALL BE AS FOLLOWS:
2. #20 BARE TINNED SOLID COPPER CONDUCTOR: CADWELDED TO RODS OR GROUND RING
3. LUGS AND BUS BAR (UNLESS NOTED OTHERWISE): BANGED CLEAN, COATED WITH OXIDE INHIBITOR AND BOLTED FOR MAXIMUM SURFACE CONTACT. ALL LUGS SHALL BE COPPER (NO ALUMINUM SHALL BE PERMITTED). PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
4. ALL GROUNDING CABLE IN CONCRETE OR THROUGH WALLS SHALL BE IN 3/4" PVC CONDUIT. SEAL AROUND CONDUIT THROUGH WALLS. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS.
5. OWNER'S REPRESENTATIVE WILL INSPECT CADWELDS AND CONDUCT MEGGER TEST PRIOR TO BURIAL. MAXIMUM OHMS RESISTANCE IS REQUIRED.
6. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS SHALL BE A MINIMUM 6" RADIUS AND NO GREATER THAN 90 DEGREES.
7. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN THE GROUNDING SYSTEM IS COMPLETE. THE CONSTRUCTION MANAGER SHALL INSPECT THE GROUNDING SYSTEM.
8. THE PREFERRED LOCATION FOR COAX GROUNDING IS AT THE BASE OF THE TOWER PRIOR TO THE COAX BEND. BONDING IS SHOWN ON THE ICE BRIDGE DUE TO DIFFICULTY WITH WELDING OR ATTACHING TO TOWER LEGS. CONTRACTOR SHALL ADVISE CONSTRUCTION MANAGER PRIOR TO PLACING ICE BRIDGE BRIDGE IF MOUNTING TO TOWER LEG IS POSSIBLE.
9. BONDING OF THE GROUNDING CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.



1 ANTENNA SCHEMATIC GROUNDING SYSTEM & NOTES



2 EQUIPMENT SCHEMATIC GROUNDING PLAN

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COOS COUNTY

90'-0" MONOPOLE

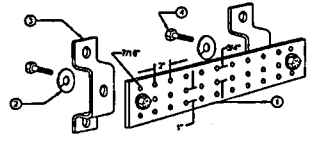
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A	REVISED	NO	PRELIMINARY REVIEW	PD

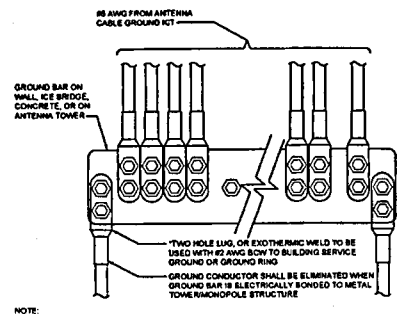
PROJECT TITLE:
SCHEMATIC GROUNDING PLANS & NOTES

DRAWING NUMBER: **G-1** REVISION: **A**

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- 1) COPPER GROUND BAR, 1/4" x 4" x 20", NEWTON INSTRUMENT CO. CAT. NO. 3-41-42 OR APPROVED EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
 - 2) 5/16" LOCK WASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3013-8 OR APPROVED EQUAL.
 - 3) WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. J4858 OR APPROVED EQUAL.
 - 4) 5/8" x 2" HEXES BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1 OR APPROVED EQUAL.
- NOTE:
GROUND BAR AT ANTENNA LEVEL TO BE BONDED DIRECTLY TO TOWER STRUCTURE; NO INSULATORS USED. GROUND BAR AT BASE OF TOWER STRUCTURE TO BE ATTACHED WITH INSULATORS. CONNECTION TO TOWER STRUCTURE SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.



NOTE:
GROUND BARS AT BOTTOM OF TOWER MONOPOLES SHALL ONLY USE EXOTHERMIC WELDS.

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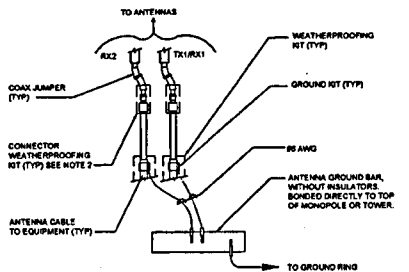
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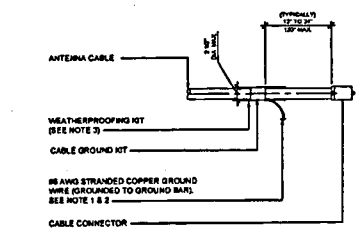
6 NOT USED

5 TYPICAL GROUND BAR

4 GROUND WIRE INSTALLATION



- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
 2. WEATHERPROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.



- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 3. WEATHERPROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

TYPE 6A	TYPE 6B	TYPE 6C	TYPE 6D
TYPE 6E	TYPE 6F	TYPE 6G	TYPE 6H
TYPE 6I	TYPE 6J	TYPE 6K	TYPE 6L

3 GROUND CABLE CONNECTIONS

2 CABLE GROUND KIT CONNECTION

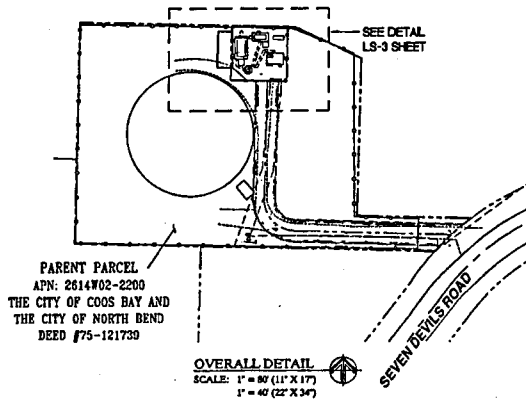
1 CADWELD GROUNDING CONNECTIONS

WORK TITLE
GROUNDING
DETAILS
SHEET NUMBER
G-2
REVISION
A

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SURVEYOR'S NOTES

1. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN A TITLE REPORT, ORDER NO. 206329M, ISSUED BY AMERTITLE, DATED OCTOBER 25, 2018. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 (2011) COORDINATE SYSTEM OREGON STATE PLANE COORDINATE ZONE SOUTH, DETERMINED BY GPS OBSERVATIONS.
5. THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #410100305E, DATED 03/17/2014.
6. PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF MGS "GEOID 128" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE OREGON STATE REFERENCE NETWORK (ORGN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.
7. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A CROWN CASTLE LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED BY TITLE AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. LEASE CORNERS WERE NOT FOUND OR SET AT THE TIME OF THE FIELD SURVEY. PER CROWN CASTLE REQUIREMENTS CORNERS WILL BE SET AT THE CLIENT'S DISCRETION UPON FINAL APPROVAL OF THE SURVEY.



LEGEND	
P.O.T.	POINT OF TERMINUS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE
AC	AIR CONDITIONER
⊙	UTILITY POLE
◆	POSITION OF GEODETIC COORDINATES
—	CHAIN LINK FENCE
---	LIMITS OF LESSOR'S PROPERTY
- - - -	LEASE AREA
- - - -	EASEMENT
-O/M -O/M	OVERHEAD POWER LINES

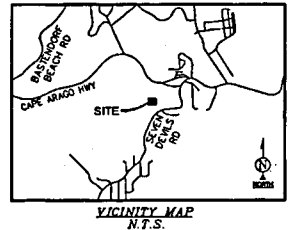
POSITION OF GEODETIC COORDINATES
 LATITUDE 43° 20' 34.04" NORTH (NAD83)
 LONGITUDE 124° 20' 03.23" WEST (NAD83)
 GROUND ELEVATION @ 220.7' (NAVD88)

SURVEY DATE
07/04/2018

CERTIFICATION
ALL VISIBLE SITE RELATED IMPROVEMENTS ARE CONTAINED WITHIN THE OVERALL LEASE AREA.

CERTIFIED TO:
CROWN CASTLE
AMERTITLE

REGISTRANT, RLS #XXXXX DATE



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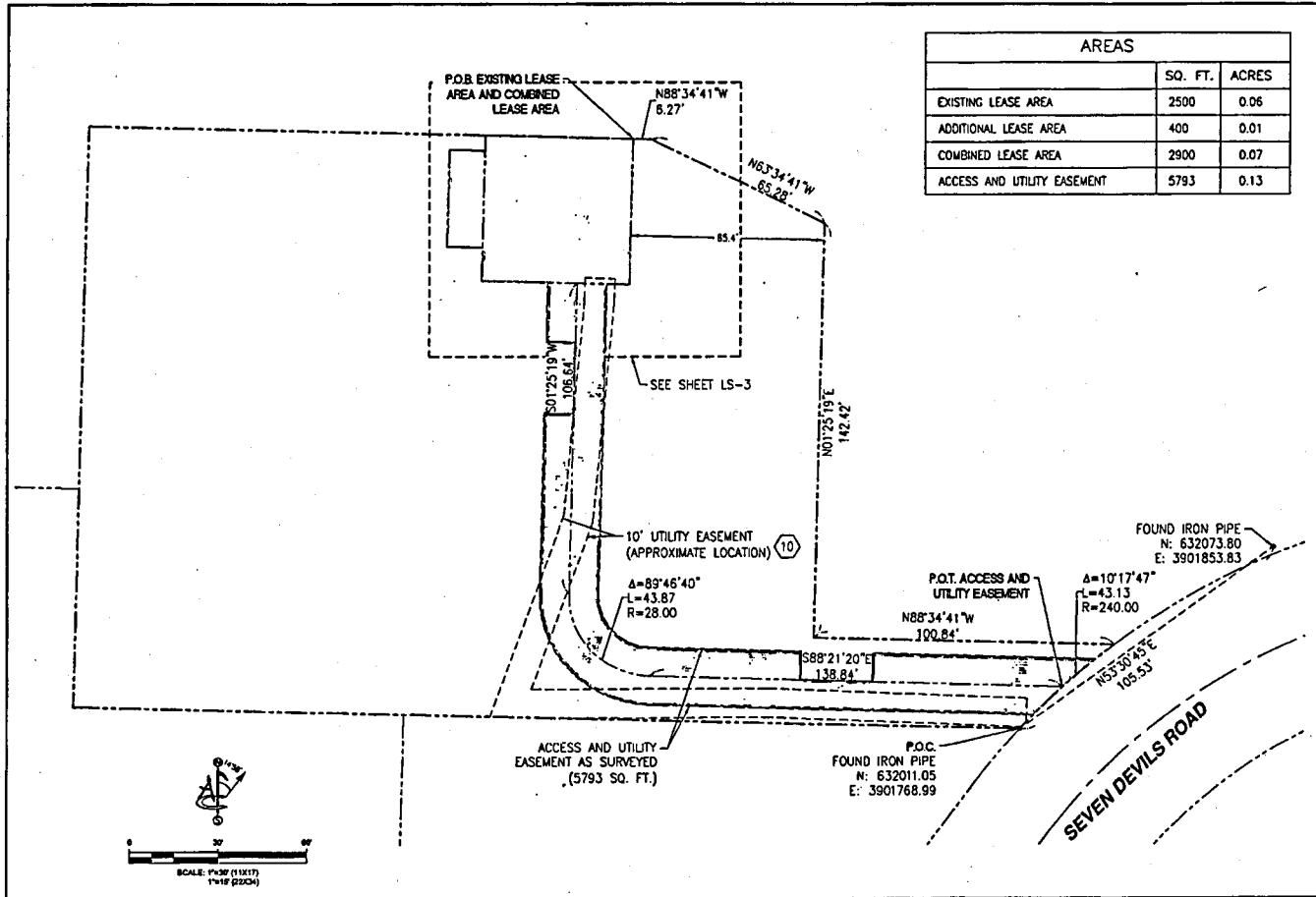
SITE ADDRESS
6329A SEVEN DEVILS ROAD
CHARLESTON, OR #7420
COOS COUNTY



NO.	DATE	DESCRIPTION	BY
1		ISSUED	AMERTITLE

SHEET TITLE
TITLE

SHEET NO.
LS-1



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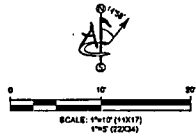
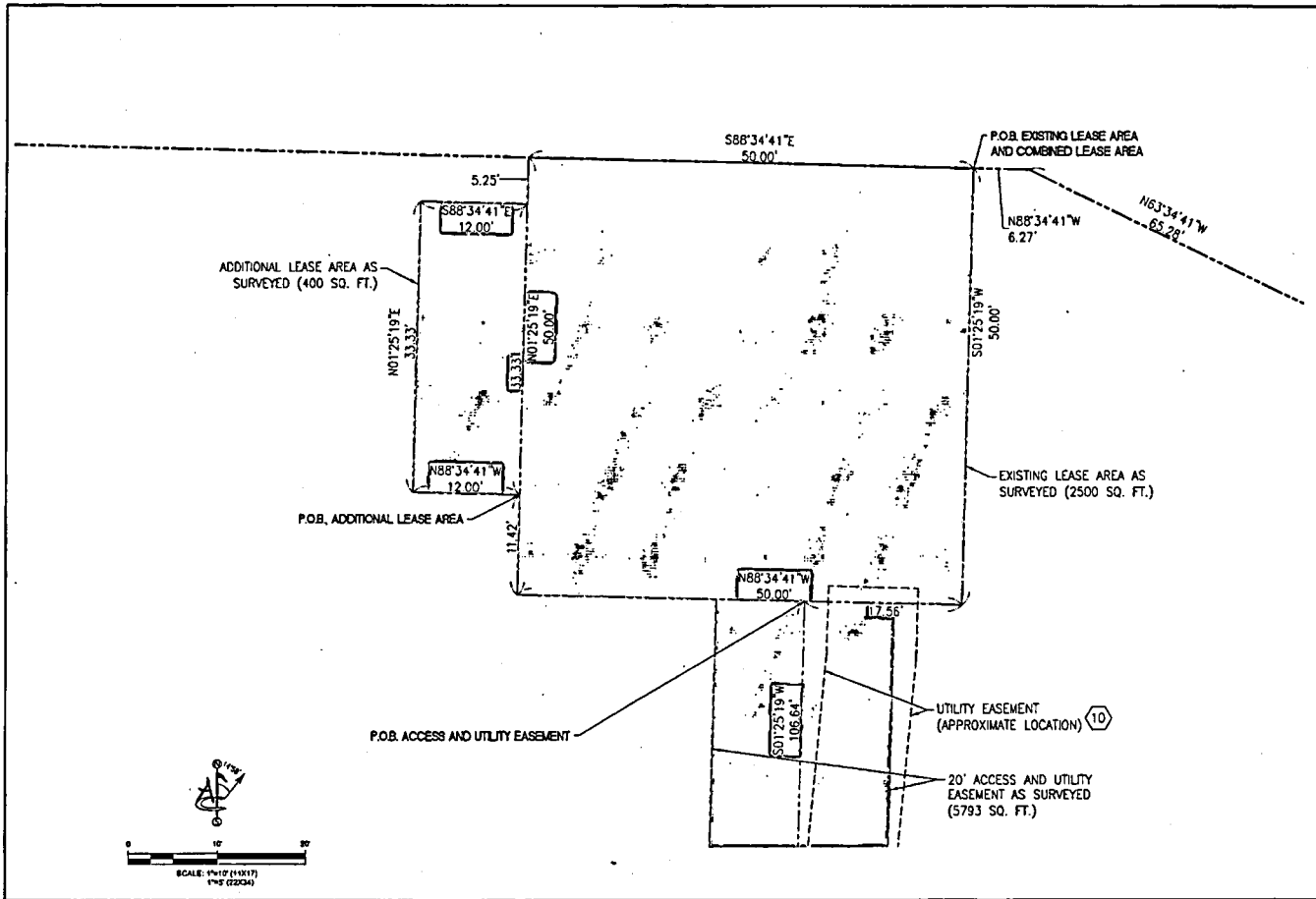
COUNTY
 COOS COUNTY



REV.	DATE	DESCRIPTION	BY

SHEET TITLE
 OVERALL
 DETAIL

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BLM
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 CHARLESTON, OR 97422
 COOS COUNTY



ambit consulting
 345 SAINT HELENS AVE. SUITE 5A
 TACOMA, WASHINGTON 98408
 PH: (253) 572-9181

REV.	DATE	DESCRIPTION	BY
1	11/20/17	Submittal	CR

SHEET TITLE
SITE
DETAIL

SHEET NO.
LS-3

PARENT PARCEL LEGAL DESCRIPTION

BEGINS AT A POINT ON THE SOUTH BOUNDARY OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN IN COOS COUNTY, OREGON, SAID POINT BEING NORTH 89° 12' EAST, A DISTANCE OF 375.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2.

THENCE NORTH 0° 48' WEST, A DISTANCE OF 200.00 FEET;
THENCE NORTH 89° 12' EAST, A DISTANCE OF 190.84 FEET;
THENCE SOUTH 63° 48' EAST, A DISTANCE OF 63.28 FEET;
THENCE SOUTH 0° 48' EAST, A DISTANCE OF 142.42 FEET;
THENCE NORTH 89° 12' EAST, A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THE SEVEN DEVILS COUNTY ROAD;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SEVEN DEVILS COUNTY ROAD TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 2;
THENCE SOUTH 89° 12' WEST, A DISTANCE OF 320.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXISTING LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN IN COOS COUNTY, OREGON, AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 75-121739, OFFICIAL RECORDS OF COOS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
NOTE: COORDINATES SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM OREGON STATE PLANE COORDINATE ZONE SOUTH.

COMMENCING AT A FOUND IRON PIPE AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL, HAVING A NORTHING OF 632011.05 AND AN EASTING OF 3910768.99; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SEVEN DEVILS ROAD AND BEING A POINT OF CURVE WHOSE CENTER POINT BEARS SOUTH 47°51'31" EAST, 240.00 FEET, AND FROM WHICH A FOUND IRON PIPE WITH A NORTHING OF 632073.80 AND AN EASTING OF 3901853.83 BEARS NORTH 53°30'45" EAST, 105.53 FEET;
THENCE FROM SAID POINT OF COMMENCEMENT NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 1017°47', AN ARC DISTANCE OF 43.13 FEET (CHORD NORTH 47°17'23" EAST, 43.07 FEET);
THENCE DEPARTING SAID RIGHT OF WAY, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING FOUR COURSES:

- 1) NORTH 88°34'41" WEST, 100.84 FEET;
- 2) NORTH 01°25'19" EAST, 142.42 FEET;
- 3) NORTH 83°34'41" WEST, 85.28 FEET;
- 4) NORTH 88°34'41" WEST, 6.27 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID BOUNDARY LINE SOUTH 01°25'19" WEST, 50.00 FEET;
THENCE NORTH 88°34'41" WEST, 50.00 FEET;

THENCE NORTH 01°25'19" EAST, 50.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL;
THENCE SOUTH 88°34'41" EAST, ALONG SAID BOUNDARY, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET, OR 0.06 ACRES, MORE OR LESS.

ADDITIONAL LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN IN COOS COUNTY, OREGON, AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 75-121739, OFFICIAL RECORDS OF COOS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
NOTE: COORDINATES SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM OREGON STATE PLANE COORDINATE ZONE SOUTH.

COMMENCING AT A FOUND IRON PIPE AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL, HAVING A NORTHING OF 632011.05 AND AN EASTING OF 3910768.99; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SEVEN DEVILS ROAD AND BEING A POINT OF CURVE WHOSE CENTER POINT BEARS SOUTH 47°51'31" EAST, 240.00 FEET; AND FROM WHICH A FOUND IRON PIPE WITH A NORTHING OF 632073.80 AND AN EASTING OF 3901853.83 BEARS NORTH 53°30'45" EAST, 105.53 FEET;
THENCE FROM SAID POINT OF COMMENCEMENT NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 1017°47', AN ARC DISTANCE OF 43.13 FEET (CHORD NORTH 47°17'23" EAST, 43.07 FEET);
THENCE DEPARTING SAID RIGHT OF WAY, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING FOUR COURSES:

- 1) NORTH 88°34'41" WEST, 100.84 FEET;
 - 2) NORTH 01°25'19" EAST, 142.42 FEET;
 - 3) NORTH 83°34'41" WEST, 85.28 FEET;
 - 4) NORTH 88°34'41" WEST, 6.27 FEET;
- THENCE DEPARTING SAID BOUNDARY LINE SOUTH 01°25'19" WEST, 50.00 FEET;
THENCE NORTH 88°34'41" WEST, 50.00 FEET;

THENCE NORTH 88°34'41" WEST, 12.00 FEET;
THENCE NORTH 01°25'19" EAST, 33.33 FEET;
THENCE SOUTH 88°34'41" EAST, 12.00 FEET;
THENCE SOUTH 01°25'19" EAST, 33.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET, OR 0.01 ACRES, MORE OR LESS.

COMBINED LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN IN COOS COUNTY, OREGON, AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 75-121739, OFFICIAL RECORDS OF COOS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
NOTE: COORDINATES SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM OREGON STATE PLANE COORDINATE ZONE SOUTH.

COMMENCING AT A FOUND IRON PIPE AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL, HAVING A NORTHING OF 632011.05 AND AN EASTING OF 3910768.99; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SEVEN DEVILS ROAD AND BEING A POINT OF CURVE WHOSE CENTER POINT BEARS SOUTH 47°51'31" EAST, 240.00 FEET; AND FROM WHICH A FOUND IRON PIPE WITH A NORTHING OF 632073.80 AND AN EASTING OF 3901853.83 BEARS NORTH 53°30'45" EAST, 105.53 FEET;
THENCE FROM SAID POINT OF COMMENCEMENT NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 1017°47', AN ARC DISTANCE OF 43.13 FEET (CHORD NORTH 47°17'23" EAST, 43.07 FEET);
THENCE DEPARTING SAID RIGHT OF WAY, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING FOUR COURSES:

- 1) NORTH 88°34'41" WEST, 100.84 FEET;
- 2) NORTH 01°25'19" EAST, 142.42 FEET;
- 3) NORTH 83°34'41" WEST, 85.28 FEET;
- 4) NORTH 88°34'41" WEST, 6.27 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID BOUNDARY LINE SOUTH 01°25'19" WEST, 50.00 FEET;
THENCE NORTH 88°34'41" WEST, 50.00 FEET;

THENCE NORTH 01°25'19" EAST, 11.42 FEET;
THENCE NORTH 88°34'41" WEST, 12.00 FEET;
THENCE NORTH 01°25'19" EAST, 33.33 FEET;
THENCE SOUTH 88°34'41" EAST, 12.00 FEET;
THENCE NORTH 01°25'19" EAST, 5.25 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL;
THENCE SOUTH 88°34'41" EAST, ALONG SAID BOUNDARY, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2900 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN IN COOS COUNTY, OREGON, AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 75-121739, OFFICIAL RECORDS OF COOS COUNTY, OREGON AND BEING A STRIP OF LAND 20.00 FEET WIDE, 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
NOTE: COORDINATES SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM OREGON STATE PLANE COORDINATE ZONE SOUTH.

COMMENCING AT A FOUND IRON PIPE AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL, HAVING A NORTHING OF 632011.05 AND AN EASTING OF 3910768.99; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SEVEN DEVILS ROAD AND BEING A POINT OF CURVE WHOSE CENTER POINT BEARS SOUTH 47°51'31" EAST, 240.00 FEET; AND FROM WHICH A FOUND IRON PIPE WITH A NORTHING OF 632073.80 AND AN EASTING OF 3901853.83 BEARS NORTH 53°30'45" EAST, 105.53 FEET;
THENCE FROM SAID POINT OF COMMENCEMENT NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 1017°47', AN ARC DISTANCE OF 43.13 FEET (CHORD NORTH 47°17'23" EAST, 43.07 FEET);
THENCE DEPARTING SAID RIGHT OF WAY, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING FOUR COURSES:

- 1) NORTH 88°34'41" WEST, 100.84 FEET;
 - 2) NORTH 01°25'19" EAST, 142.42 FEET;
 - 3) NORTH 83°34'41" WEST, 85.28 FEET;
 - 4) NORTH 88°34'41" WEST, 6.27 FEET;
- THENCE DEPARTING SAID BOUNDARY LINE SOUTH 01°25'19" WEST, 50.00 FEET;
THENCE NORTH 88°34'41" WEST, 17.56 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°25'19" WEST, 106.84 FEET TO A POINT OF TANGENT CURVE TO THE LEFT WHOSE CENTER POINT BEARS SOUTH 88°34'41" EAST, 20.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'40", AN ARC DISTANCE OF 43.87 FEET;
THENCE SOUTH 88°21'20" EAST, 138.84 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SEVEN DEVILS ROAD AND THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT ARE TO EXTEND TO OR TERMINATE AT SAID RIGHT OF WAY.

CONTAINING 5793 SQUARE FEET, OR 0.13 ACRES, MORE OR LESS.

CROWN CASTLE

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE. ANY USE OR REPRODUCTION OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED.

SITE NAME
CHARLESTON

B.U.N.
857586

SITE ADDRESS
83294 SEVEN DEVILS ROAD
CHARLESTON, OR 97403

COOS COUNTY

ambit consulting
245 SAINT MICHIGAN AVE. SUITE 5A
TACOMA, WASHINGTON 98403
PH. (206) 572-9181

REV.	DATE	DESCRIPTION	BY

SHEET TITLE
NOTES

SHEET NO.
LS-4

SCHEDULE "B" NOTES

REFERENCE IS MADE TO A TITLE REPORT, ORDER NO. 268329AM, ISSUED BY AMERITITLE, DATED OCTOBER 23, 2018. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

SCHEDULE "B" EXCEPTIONS 1-7 AND 11-12 ARE NOT SURVEY MATTERS AND CANNOT BE PLOTTED.

8. REMOVAL ORDER NO. 76-29, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: AUGUST 2, 1976 INSTRUMENT NO.: 76-8-11335 AFFECTS PARENT PARCEL - NOTHING TO PLOT

9. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON RECORDING THEREOF, LESSOR: THE COOS BAY - NORTH BEND WATER BOARD (A JOINT INSTRUMENTALTY OF THE CITIES OF COOS BAY AND NORTH BEND, OREGON, MUNICIPAL CORPORATIONS), LESSEE: EDGE WIRELESS LLC (AN OREGON LIMITED LIABILITY COMPANY), DISCLOSED BY: MEMORANDUM OF LEASE AND OPTION, DATE: MAY 9, 2002, RECORDED: MAY 17, 2002, INSTRUMENT NO.: 2002-8442 AFFECTS PARENT PARCEL - NOT DEFINED

10. MEMORANDUM OF EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: SEPTEMBER 8, 2014, INSTRUMENT NO.: 2014-07077 AFFECTS PARENT PARCEL - PLOTTED



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY TO CROWN CASTLE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE. © 2018 CROWN CASTLE. ALL RIGHTS RESERVED.

SITE NAME
CHARLESTON

B.U.M.
857586

SITE ADDRESS
8329A SEVEN DEVILS ROAD
CHARLESTON, OR 97422
COOS COUNTY



ambit consulting
245 SAINT HELENA AVE. SUITE 300
TACOMA, WASHINGTON 98408
PH. (253) 872-8188

REV.	DATE	DESCRIPTION	BY
1		SUBMITTAL	CC

SHEET TITLE
NOTES

SHEET NO.
LS-5

Charleston

LEASE AGREEMENT

This agreement is made and entered into by and between **Coos Bay-North Bend Water Board** (a joint instrumentality of the Cities of Coos Bay and North Bend, Oregon, municipal corporations), hereinafter called LESSOR, and **Edge Wireless LLC** (an Oregon limited liability company), hereinafter called LESSEE. The parties hereto agree as follows:

1. Leased Premises

In consideration of the rents, covenants, and agreements hereinafter reserved and contained on the part of the Lessee to be kept, observed, and performed, Lessor does hereby demise and lease unto Lessee, and the Lessee does hereby hire and take from Lessor on the terms and conditions set forth below, a portion of that certain property situated in Coos County, Oregon, (depicted on the attached Exhibit "A") and described as follows:


63924 Seven Devils Road, Charleston, Oregon; MAP # 26S14W2 TL2200; also described as a portion of the W/2 SW/4 of Section 2, T26S, R14WWM, County of Coos, State of Oregon.

2. Option to Lease

- a. Lessor hereby grants to Lessee an option (the "Option") to lease from Lessor that certain parcel described as the "Premises" in Exhibit "B", which is attached hereto and incorporated herein by reference, together with unrestricted access for Lessee's uses from nearest public right-of-way along the property.
- b. During the Option period and any extension thereof and during the term of this Lease, Lessee and its agents, engineers, surveyors, and other representatives will have the right to: (1) enter upon the Premises to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Premises (collectively the "Tests"); (2) apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Lessee's sole discretion for its use of the Premises, including without limitation applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively referred to as "Governmental Approvals"); and (3) otherwise do those things on or off the Premises that, in the opinion of Lessee, are necessary in Lessee's sole discretion to determine the physical condition of the Premises, the environmental history of the Premises, Lessor's title to the Premises, and the feasibility or suitability of the Premises for Lessee's permitted use, all at Lessee's expense. Lessee will not be liable to Lessor or any third party due to any pre-existing defect or condition on or with respect to the Premises, whether or not such defect or condition is disclosed by Lessee's inspection.
- c. In consideration of Lessor granting Lessee the Option, Lessee hereby agrees to pay Lessor the sum of [REDACTED] upon execution of this Lease. The Option will be for an initial term of twelve (12) months (the "Initial Option Term") and may be renewed by Lessee for an additional six (6) months upon written notification to Lessor prior to the expiration date of the

IN WITNESS WHEREOF, the parties have executed this agreement by their duly authorized officers this 9 day of MAY, 2002.

COOS BAY-NORTH BEND WATER BOARD

By 
Rob K. Schab, General Manager

EDGE WIRELESS, LLC

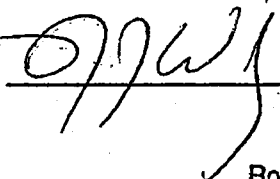
By 
Roy Willy
Director of Systems Development

EXHIBIT A

DESCRIPTION OF THE PROPERTY

The Property of which the Premises are a part is all that real property located in the State of Oregon, County of Coos, described as follows:

That certain real property located at 63924 Seven Devils Road, Charleston, Oregon. MAP # 26S14W2 TL2200, also described as a portion of the W/2 SW/4 of Section 2, T.26S., R.14W. WM, County of Coos, State of Oregon

EXHIBIT B

DESCRIPTION OF THE PREMISES

The Premises consist of a parcel of land as depicted below, together with a non-exclusive license and right of way in and over the Property to provide pedestrian and vehicular ingress and egress to and from the Premises from the nearest public road, and utilities between the Premises and suitable utility company service connection points; and, a temporary right to enter and rest upon the Property adjacent to the Premises for the purposes of installing, repairing, replacing, and removing Tenant's Facilities and any other improvements or personal property of Tenant upon the Premises, including the right to bring in and use all necessary tools and machinery. The Premises and the associated access and utility connections as depicted below, are approximate only, and may be adjusted or changed by Tenant at the time of construction to reasonably accommodate sound engineering criteria and the physical features of the Property.

Approximate dimensions: 50 feet by 50 feet.

Approximate square footage: 2500

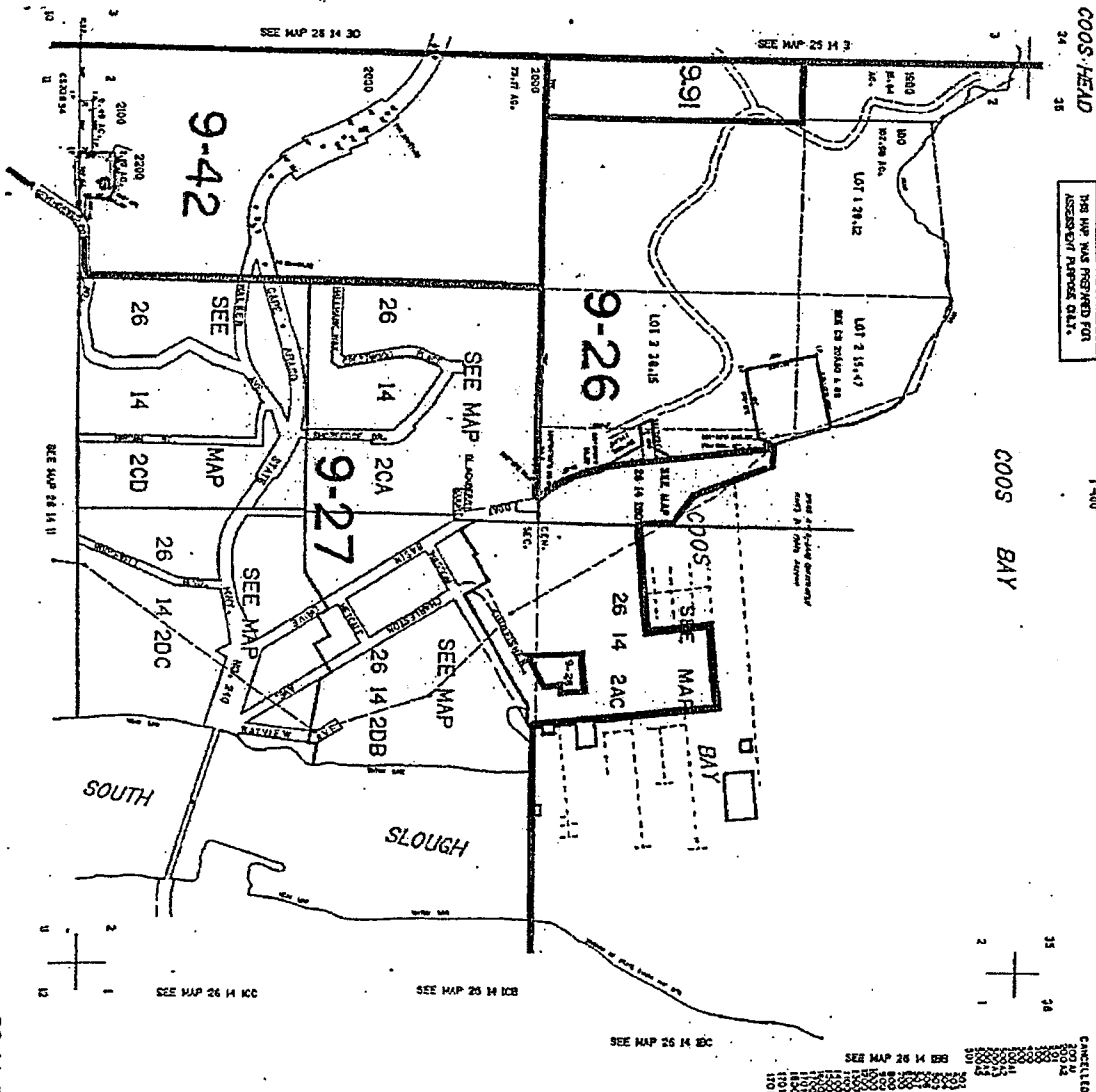
EXHIBIT "B"

LAYOUT _____ TRACED _____ CHECKED _____

TAX LOT 2200
 Proposed 50' x 50'
 COMMUNICATIONS
 SITE (NOT TO SCALE)

REDUCED COPY
 NOT TO SCALE

CHANGES UPDATED AS OF MAR 30 1995



SECTION 2 T26S, R14W, W4M
 COOS COUNTY
 1"=400'

26 14 2
 & INDEX

75 11-12-1975

WARRANTY DEED

M. G. SENGSTACKEN and DORIS L. BRINKMAN, Grantors, convey and warrant to the CITY OF COOS BAY, a municipal corporation of the State of Oregon, and to the CITY OF NORTH BEND, a municipal corporation of the State of Oregon, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Beginning at a point on the South boundary of Section 2, Township 26 South, Range 14 West, Willamette Meridian in Coos County, Oregon, said point being North 89° 12' East, a distance of 575.00 feet from the Southwest corner of said Section 2; thence North 0° 48' West, a distance of 200.00 feet; thence North 89° 12' East, a distance of 190.84 feet; thence South 65° 48' East a distance of 65.28 feet; thence South 0° 48' East a distance of 142.42 feet; thence North 89° 12' East, a distance of 102 feet more or less to a point on the Northwesterly boundary of the Seven Devils County Road; thence Southwesterly along the Northwesterly boundary of Seven Devils County Road to a point on the South boundary of said Section 2; thence South 89° 12' West, a distance of 320.00 feet more or less to the point of beginning, containing 1.187 acres.

Said property shall be used only for a reservoir pumping station and related water distribution facilities.

Grantees agree to retain or maintain a screen of natural or planted vegetation near the boundaries of the above-described property sufficient to prevent the property from appearing unsightly to persons standing on adjacent property retained by Grantors or travelling on the public road passing near said property.

The true consideration for this conveyance is \$1,200.

DATED THIS 14 day of November, 1975.

M. G. Sengstacken
M. G. Sengstacken

Doris L. Brinkman
Doris L. Brinkman

75-11-121739A

STATE OF OREGON)
) ss.
COUNTY OF COOS)

BEFORE ME this 14 day of November, 1975, personally appeared the above-named M. G. SENGSTACKEN, and ACKNOWLEDGED the foregoing instrument to be her voluntary act and deed.

John Ording
Notary Public for Oregon
My Commission expires: May 7, 1975

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)



BEFORE ME this 7th day of November, 1975, personally appeared the above-named DORIS L. BRINKMAN, and ACKNOWLEDGED the foregoing instrument to be her voluntary act and deed.

Vicki L. Fisher
Notary Public for California
My Commission expires: 9-7-76

Until a change is requested, all tax statements shall be sent to the following: Coos Bay-North Bend Water Board
P. O. Box 539, Coos Bay, Oregon 97420

903 State of Oregon 175-11-121739
County of Coos
I hereby certify that the within instrument
was filed for record on 10 54 AM '75

and recorded in Book of Records
Microfilm Reel No.
75-11-121739-40
of said County.
WITNESS my hand and Seal of County
affixed Evelyn M. Elliott
Evelyn M. Elliott, Coos County Clerk
By Deputy
Return to J. & Todd
Fee 6.00

STATEMENT OF CODE COMPLIANCE

Eligible Facilities Request to modify equipment on a communications tower located at 63294 SEVEN DEVILS ROAD, CHARLESTON, OR, 97420

Crown Site Number: 857586 / Crown Site Name: CHARLESTON

Customer Site Number: PO01038B / Application Number: 454385

SECTION 4.6.110 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE: The uses and their accessory uses listed in this section may be permitted as an administrative conditional use subject to applicable development standards for Forest and Forest Mixed Use zone and the following criteria

1. Non Residential Uses
- b. Television, microwave and radio communication facilities and transmission towers.

Response: T-Mobile proposes to collocate on an existing transmission tower located in the FMU (Forest Mixed Use Zone). The proposed collocation includes the installation of (6) antennas, (7) RRUs, (1) microwave dish, and platform mount on a 20' extension of the Existing Tower. (3) Equipment cabinets are proposed on a new 8' x 15' concrete pad within an existing ground lease area (the Existing Site).

The proposed collocation meets criteria for an "eligible facility request" to modify an existing telecommunications site under Section 6409 (a) and its implementing rules found in the Federal Communications Commission's Final Rule, 47 CFR Parts 1 and 17. The proposed project does not "substantially change the physical dimensions" of the communications site, as defined in the Final Rule of p. 1269, Subpart CC (b)(7).

SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL ADMINISTRATIVE AND HEARINGS BODY APPLICATION REVIEW: All Conditional Use Applications (Administrative and Hearings Body) are subject to requirements that are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands as follows:

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.

Response: The subject wireless communication facility was previously approved by ACU-05-69 and HBCU-02-06. No change in use or intensity of use will result from the proposed collocation. As such, the proposed collocation will not force a significant change in, or significantly increase the cost of, accepted farming or 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.

Response: The subject wireless communication facility was previously approved by ACU-05-69 and HBCU-02-06. No change in use or intensity of use will result from the proposed collocation. No increase in fire hazard or increase in fire suppression cost or risk to fire suppression personnel shall result from the proposed collocation.

All uses must comply with applicable development standards and fires siting and safety standards.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA: This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. Setbacks: All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.

Response: The proposed collocation by T-Mobile will not result in any encroachment into required setbacks. Tower setbacks are provided on sheet A-1 of the construction drawings.

2. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:

Response: N/A. The proposed collocation by T-Mobile does not impact any Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps

3. Firebreak:

a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.

Response: The subject wireless communication facility was previously approved by ACU-05-69 and HBCU-02-06. The proposed T-Mobile collocation will not result in non-compliance with any established firebreaks.

b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

Response: The subject wireless communication facility was previously approved by ACU-05-69 and HBCU-02-06. The proposed T-Mobile collocation will not result in non-compliance with any established firebreaks.

c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

Response: N/A. The facility is unmanned.

d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land 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 Oregon Department of Forestry and shall demonstrate compliance with Table 1.

Response: the facility operates in compliance and will continue to operate 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 Oregon Department of Forestry and shall demonstrate compliance with Table 1.

Table 2 – Minimum Primary Safety Zone

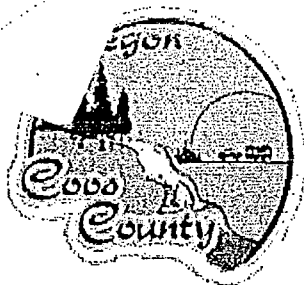
Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

4. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

Response: All new and replacement equipment proposed as part of this collocation are designed to be compliant with this section.

5. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).

Response: The existing facility is compliant with this section and the proposed modification will not result in any non-compliance.



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210
FAX (541) 396-2690 / TDD (800) 735-2900
e-mail PlanSec@co.coos.or.us

PATTY EVERNDEN

PLANNING DIRECTOR

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Coos County Planning Director rendered the following decisions on December 8, 2005:

ITEM 1: APPROVED a Site Plan (SP-05-09), to replace the existing facility used by resort caddies, a new reservation center building, a new housekeeping building, an office addition to the existing maintenance building, a new motor pool building, related infrastructure and a gatehouse structure to be located on Randolph Road in the Bandon Dunes Resort (BDR) zone, Township 27, Range 14, Section 32, Tax Lot 400. The applicant is Bandon Dunes L.P. and the owners of the property are Michael Keiser/Howard L McKee (agent). The application is subject to criteria set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Article 4.10. The property is located north of the City of Bandon off of W. Randolph Lane via Seven Devils Road and Hwy 101. The property is zoned Bandon Dunes Resort (BDR) and contains 249.72 acres.

ITEM 2: RECONSIDERED AND APPROVED an administrative conditional use (ACU-05-53/V-05-14) to relocate the previously authorized dwelling and reapply for a variance to the 130-foot firebreak setback in Forest Mixed Use (FMU) zone, Township 30, Range 14, Section 07, Tax Lot 301. The applicant is Brett Johnson and the owners are Jerry and Bonnie Hettenbach. The application is subject to criteria set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 5.8.250 Reconsideration of Administrative Decision, section 5.3.350 Criteria of approval of variances and Section 5.2.825 Authority to modify conditions of approval. The property is located south of the City of Bandon off of Lois Lane and Hwy 101. The property is zoned Forest Mixed Use (FMU) and contains 10.00 acres.

ITEM 3: APPROVED an administrative conditional use (ACU-05-65) to site a template dwelling within the Forest Mixed Use (FMU) zone, Township 27, Range 14, Section 08, Tax Lot 302. The applicant is Mel Garrett and the owners are William Barry and Kyong Harkins. The application is subject to criteria set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 4.8.525(B) "template dwelling". The property is located north of the City of Bandon off of a private roadway via Seven Devils Road. The property is zoned Forest Mixed Use (FMU) and contains 1.00 acre.

ITEM 4: **APPROVED** an administrative conditional use (ACU-05-66) to site a farm help relative dwelling in the Forest Mixed Use (FMU) and Exclusive Farm Use (EFU) zones, Township 27, Range 13, Section 17, Tax Lot 300 and 302. The applicants and owners of the property are William Grami, Maria Grami and Emily Grami. The application is subject to criteria set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 4.9.525(E). The property is located northwest of the City of Coquille off of Old Beaver Hill Road via North Bank Lane. The property is zoned Forest Mixed Use (FMU) and Exclusive Farm Use (EFU) and contains 178.16 acres.

ITEM 5: **APPROVED** an administrative conditional use (ACU-05-69) to site a telecommunications facility within the Forest Mixed Use (FMU) zone, Township 26, Range 14, Section 02, Tax Lot 2200. The applicant is Verizon Wireless and the owner is Coos Bay North/North Bend Water Board. The application is subject to criteria set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 4.8.400 Review Criteria for Conditional Uses in Section 4.8.300 and Section 4.8.350. The property is located south of the Urban Community of Charleston off of Seven Devils Road via Cape Arago Hwy. The property is zoned Forest Mixed Use (FMU) and contains 1.13 acres.

Additional information concerning these items may be obtained by contacting **Staci Leep, Planner II** at (541) 396-3121 or 756-2020 extension 210. A copy of the application(s), all documents and evidence relied upon by the applicant(s), the applicable criteria, and staff report(s) are available for inspection at the Planning Department and copies will be provided for a reasonable fee of \$.25 per page.

These decisions may be appealed to the Coos County Hearings Body by filing a written "NOTICE OF INTENT TO APPEAL" and the required filing fee with the Planning Director pursuant to Section 5.8.200 of the Coos County Zoning & Land Development Ordinance by **December 23, 2005**. These decisions will not become final until the period for filing an appeal has expired. These decisions cannot be appealed directly to the Land Use Board of Appeals pursuant to ORS.197.830.

JUDY NORRIS, ADMINISTRATIVE AIDE

POSTING DATE:

COOS COUNTY PLANNING DEPARTMENT

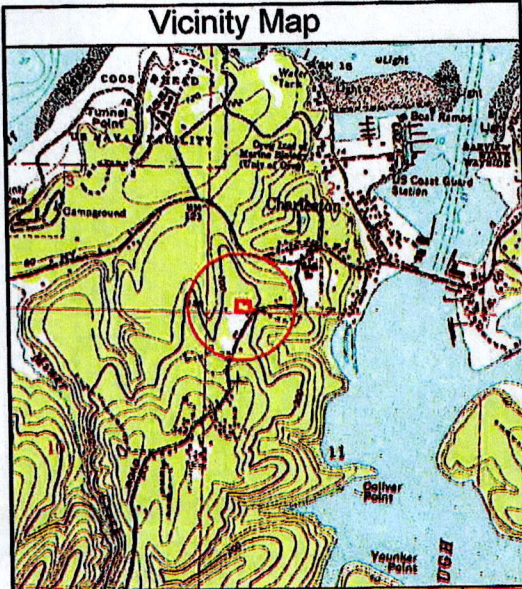
December 8, 2005

PLEASE LEAVE POSTED THROUGH

December 23, 2005

COOS COUNTY PLANNING DEPARTMENT

Coos County Courthouse Annex, 290 N. Central
 Coquille, Oregon 97423
 (541) 396-3121 Ext. 210 Fax (541) 396-2690

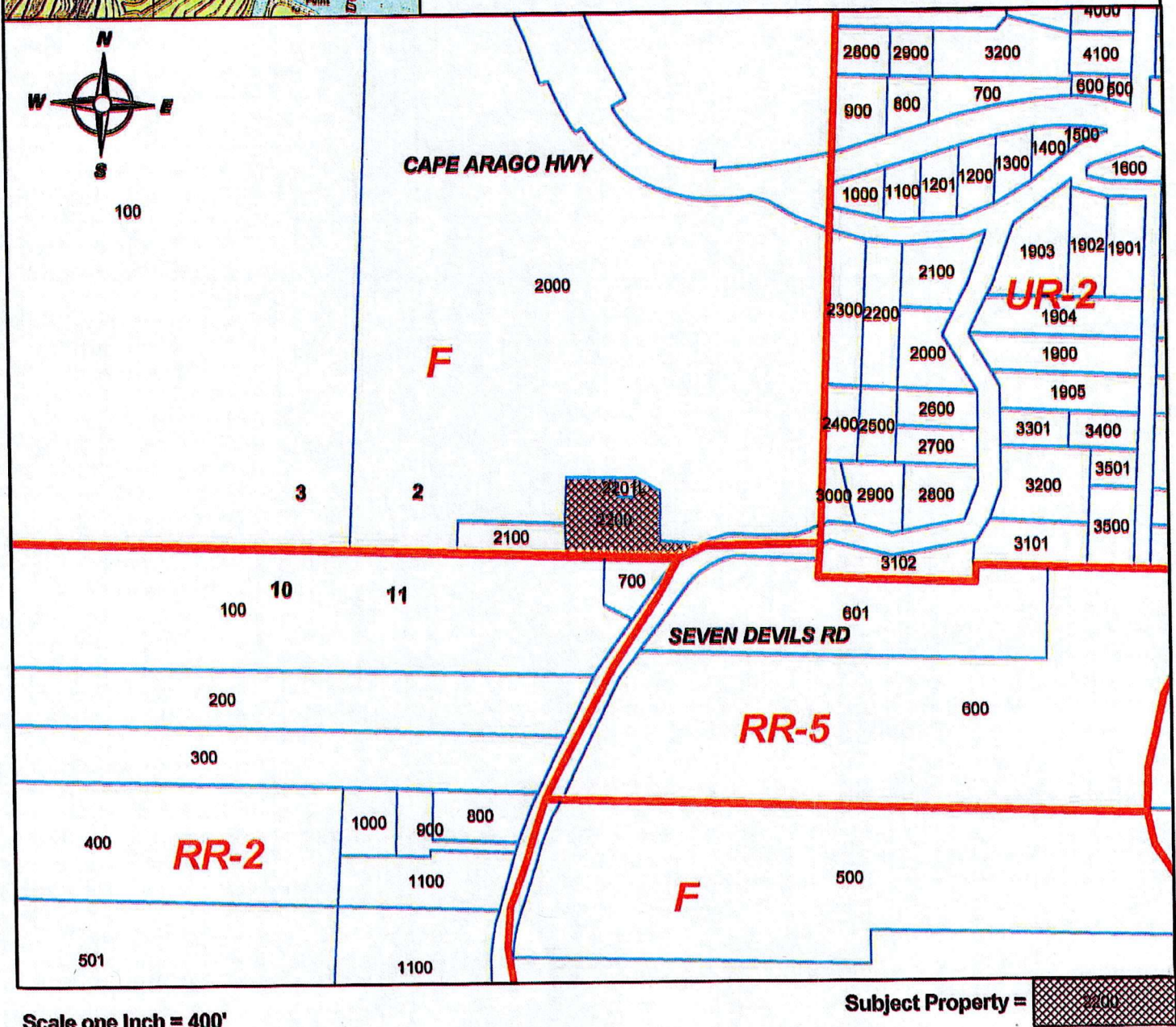



File Number: ACU-05-69

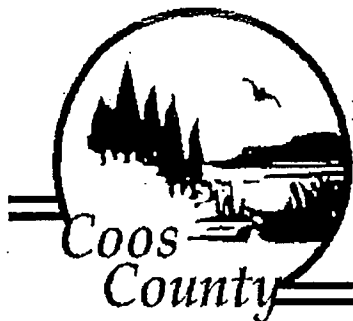
Applicant: Verizon Wireless
 Owner: Coos Bay - North Bend Water Board
 12815 133rd Place NE
 Kirkland, WA 98034

Location: T26 R14 Sec.02 TL 2200

Proposal: Telecommunications Facility



Subject Property = 



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210

FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

NOTICE OF PLANNING DIRECTOR'S DECISION

December 8, 2005

Verizon Wireless
C/o Ted McLean -RealCom Associates,LLC
12815 133rd Place NE
Kirkland, Washington 98034

Coos Bay/North Bend Water Board
500 Central
Coos Bay, Oregon 97420

Coos Bay/North Bend Water Board
63924 Seven Devils Road
Coos Bay, Oregon 97420

REQUEST(S) : To site a telecommunications facility within the Forest Mixed Used (FMU) zone

FILE : ACU-05-69

OWNER/APPLICANT(S) : Verizon Wireless

LEGAL DESCRIPTION(S) : T.26, R.14, S.02, Tax Lot(s) 2200

LOCATION : The subject property is located south of the Urban Community of Charleston off of Seven Devils Road via Cape Arago Hwy

ZONE(S) : Forest Mixed Use (FMU)

ACREAGE : 1.13 acres

Notice is hereby given that the Planning Director has approved the above referenced application request, subject to reasons stated in the staff report attached*.

REVIEW CRITERIA: The subject application must meet criteria set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 4.8.400 Review Criteria for Conditional Uses in Section 4.8.300 and Section 4.8.350.

REVIEW OF APPLICATION MATERIALS/STAFF REPORT: A copy of the application, all documents and evidence relied upon by the applicant(s), staff report and the applicable criteria

are available for review at the Planning Department. You may purchase these documents for a fee of \$.25 per page.

The decision may be appealed to the Coos County Hearings Body pursuant to Article 5.8 of the Ordinance within 15 days of the date notice of decision is mailed by filing a written "NOTICE OF INTENT TO APPEAL" and the required filing fee with the Planning Director. Therefore, appeals filed after December 23, 2005 are not timely and will not be considered. This decision will not be final until the period for filing an appeal has expired. This decision cannot be appealed directly to the Land Use Board of Appeals under ORS.197.830.

Detailed information about the appeal process, filing fees and additional information may be obtained by contacting Staci Leep, Planner II, at (541) 396-3121 or 756-2020, Extension 210.

Sincerely,

COOS COUNTY PLANNING DEPARTMENT

Judy Norris

Judy Norris, Administrative Aide

JN/js

*Attachment-Staff Report

- c:
- *David Perry, DLCD
 - *Larry Van Elsberg, Roadmaster
 - *Charleston RFPD
 - *Del Cline, DEQ
 - *Ruben Kretzschmar, DEQ
 - * Oregon International Port of Coos Bay
 - *City of Coos Bay
 - *Charleston Sanitary District
 - *Arrow Coyote, Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians
- Adjacent property owners within 750' required notification
Planning Commission
File

Staff Report

File #: ACU-05-69

Date: December 8, 2005

Staff: Staci Leep, Planner II

Applicant: Verizon Wireless
c/o Ted McLean – RealCom Associates, LLC
12815 133rd Place NE
Kirkland, Washington 98034

Owner: Coos Bay/North Bend Water Board
500 Central
Coos Bay, Oregon 97420

Coos Bay/North Bend Water Board
63924 Seven Devils Road
Coos Bay, Oregon 97420

Request: To site a telecommunications facility within the Forest Mixed Use (FMU) zone.

Legal Description: T.26, R.14, S.02, Tax Lot #2200

Location: The subject property is located south of the Urban Community of Charleston off of Seven Devils Road via Cape Arago Hwy.

Legal Lot of Record: Pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 3.3.800(1) all lots or parcels created lawfully prior to January 1, 1986 are legal lots or parcels. According to assessment records tax lot 2200 was created in 1975 (deed #75-12179); therefore, the subject property is a legal lot of record.

Acreage: 1.130 acres

Zone: Forest Mixed Use (FMU)

Decision: Approved with Conditions

CCZLDO Review Criteria

Section 4.8.400 Review Criteria for Conditional Uses in Section 4.8.300 and Section 4.8.350.

A use authorized by Section 4.8.300 and Section 4.8.350 may be allowed provided the following requirements are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands.

- A. 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; and
- B. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

Finding: The proposal is to install a telecommunication facility that will consist of a 100-foot monopole, 11'8" x 26' equipment shelter and a propane tank on the subject property with an established commercial/industrial use. The site is a heavily wooded area, where other communication facilities have been sited. The proposed site is located in the northwest corner of the property to minimize the visual impact to the residences located to the west of the property. The applicant stated the site should not be visible from Seven Devils Road. Because the location of the telecommunication facility is within an existing fenced area no additional landscaping or screening will be necessary.

The subject property consist of 1.130 acres with an exiting water reservoir for Coos Bay/North Bend Water Board and other wireless communication facilities. The subject property contains an existing concrete water reservoir in the center of the property, a wireless communication facility and shelter. The proposed location has an existing six (6) foot high chain link fence with a locked gate. Access to the subject property and proposed location is from an existing panhandle off of Seven Devils Road.

Analysis:

The applicant is requesting approval of a conditional use application to site a telecommunication facility on the subject property. After review of the submitted documentation and evidence, the Planning Department has determined the applicants demonstrated the proposed facility would be consistent with the pattern of development in the area. The submitted conditional use application is therefore approved, subject to conditions listed below.

Please note all applications are subject to review of all applicable review criteria in the Coos County Comprehensive Plan (CCCP), the Coos County Zoning and Land Development Ordinance (CCZLDO), and all land use regulations.

Please be aware the burden of proof rests with the applicant pursuant to Section 5.7.300(4) of the CCZLDO. Pursuant to Section 5.2.900 all conditional uses, except for land divisions, remain valid for the period set forth in ORS 215.417. Any conditional use not initiated within said time frame may be granted one extension as specified in ORS 214.417.

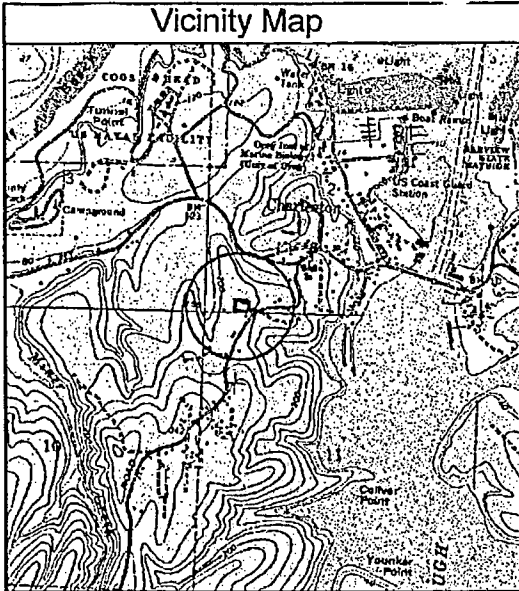
Requirements of approval:

1. Construction activities that disturb one or more acres of land are subject to Department of Environmental Quality (DEQ) review. Less than one acre may be subject to review if part of a larger common plan. Please direct all questions to DEQ.
2. The applicant must obtain a Zoning Compliance Letter (ZCL) from the Planning Department in order to obtain any required development permits from the Department on Environmental Quality (DEQ) and State Building Codes Agency.
3. The permit shall run with the land and may be transferred to a new landowner when the property is conveyed. However, the "seller" or "grantor" shall by acting upon this permit agree to notify the "buyer" or "grantee" of the terms and conditions of the permit.
4. The telecommunication facility shall be located as shown on the applicant(s) submitted plot plan, subject to applicable setbacks of the zoning district.

C:	David Perry, DLCD	Coos Bay School District #9
	Larry Van Elsberg, Roadmaster	Oregon International Port of Coos Bay
	Watermaster	City of Coos Bay
	Del Cline, DEQ	Charleston Sanitary District
	Ruben Kretzschmar, DEQ	Arrow Coyote, Confederated Tribes
	Charleston RFPD	File

COOS COUNTY PLANNING DEPARTMENT

Coos County Courthouse Annex, 290 N. Central
Coquille, Oregon 97423
(541) 396-3121 Ext. 210 Fax (541) 396-2690

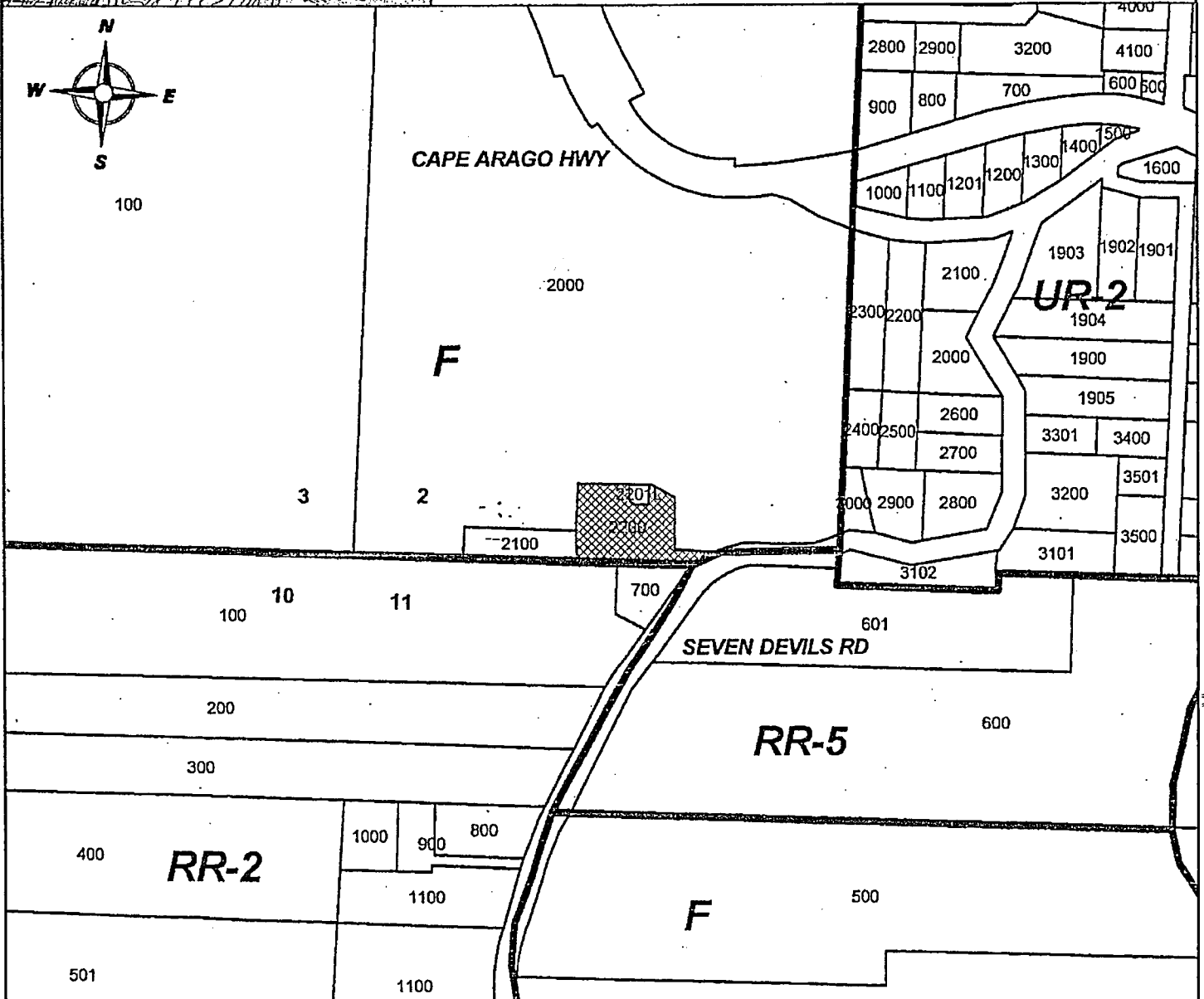


File Number: ACU-05-69

Applicant: Verizon Wireless
Owner: Coos Bay - North Bend Water Board
12815 133rd Place NE
Kirkland, WA 98034

Location: T26 R14 Sec.02 TL 2200

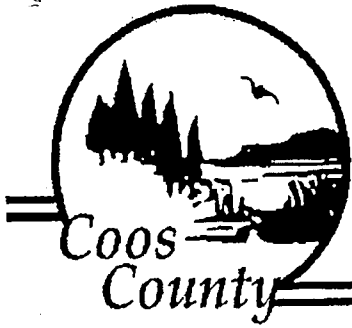
Proposal: Telecommunications Facility



Scale one Inch = 400'

Subject Property =





Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210
FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

September 12, 2002

NOTICE OF HEARINGS BODY DECISION

RE: Conditional Use Application to allow a telecommunication facility

File No.: HBCU-02-06

Location: T.26, R.14, S.02, TL#2200

City of Coos Bay &
City of North Bend
500 Central
Coos Bay, Oregon 97420

Edge Wireless L.L.C.
Olivier Fontana, Agent
600 SE Columbia Suite 7200
Bend, Oregon 97702

Dear City of Coos Bay/City of North Bend & Mr. Fontana:

On September 5, 2002 the Hearings Body unanimously approved your application.

The Hearings Body found the review criteria had been based satisfied upon the evidence included with the staff report and applicants' presentation at the hearing.

The Hearings Body decision is final unless it is appealed in writing to the Board of Commissioners within 15 days of the date the final action was reduced to writing and mailed. This means that appeals filed after September 27, 2002 are not timely and will not be considered. Any notice of appeal pursuant to Section 5.8.200 of the Coos County Zoning and Land Development Ordinance shall include the appeal fee (\$500) and state:

- i. how the Hearings Body erred in this decision;
and
- ii. the issues the petitioner seeks to have reviewed; and

- iii. the facts establishing the petitioner has "standing to appeal" pursuant to Article 5.8 of the Coos County Zoning and Land Development Ordinance.

Please note: If appealed to the Board of Commissioners, the hearing will be de novo and new testimony and evidence will be considered.

All conditional uses remain valid for a period of two (2) years from date of final action. Any conditional use not established or vested within two (2) years from this date may be eligible for an extension period of up to 12 months.

You must obtain a zoning compliance letter from the Planning Department in order to obtain any required development permits from the State Building Codes Agency or the Department of Environmental Quality. If you wish to obtain a compliance letter prior to the termination of the appeal period, you will be required to sign a "Waiver of Vested Rights" form.

If you have any questions, please feel free to contact the Department at (541) 396-3121 or 756-2020, extension 210.

Sincerely,
COOS COUNTY PLANNING DEPARTMENT



Patty Evernden, Planning Director
PE/jb

c. David Perry, DLCD
Rob Schab, Coos Bay/North Bend Water Board
City of North Bend
Planning Commission
Dept. of Forestry
Assessor's Office
State Aeronautics
File

Oregon International Port of Coos Bay
Gary Le Tiller, North Bend Airport Manager
Charleston Rural Fire Protection Dist.
Coos Bay School Dist. #9
Confederated Tribe

COOS COUNTY PUBLIC HEARING
FOR ZONING ADMINISTRATION
PLANNING DEPARTMENT CONFERENCE ROOM
September 5, 2002
7:00 P.M.

TO : Coos County Planning Commission
FROM : Coos County Planning Department
DATE : August 16, 2002
PROPOSAL : Telecommunication facility
APPLICANT : Edge Wireless L.L.C.
600 SW Columbia
Suite 7200
Bend, Oregon 97702
OWNER : City of Coos Bay &
City of North Bend
500 Central
Coos Bay, Oregon 97420
FILE NO. : HBCU-02-06
PRESENT USE
OF PROPERTY : water tank
SURROUNDING
PROPERTIES : North : Forest mixed use
South : Rural Residential-2
East : Forest mixed use
West : Forest mixed use

APPLICABLE STANDARDS AND CRITERIA

I. Coos County Zoning and Land Development Ordinance

A. Chapter 3, Section 3.2.700 Process for Tribe(s) Review and Response of Proposed Development within Acknowledged Archaeological Sites.

B. Chapter 4

i. Section 4.8.300 (B) Television, microwave and radio communication facilities and transmission towers.

ii. Section 4.8.400 Review Criteria for Conditional Uses in Section 4.8.300...

BASIC FINDINGS

- A. LOCATION: The subject property is located at 63294 Seven Devils, Coos Bay. Coos County Assessor's Map No. 26-14-02 identifies the property as Tax Lot 2200.
- B. LOT OF RECORD: The site is a legal lot of record because it was created prior to January 1, 1986 per Section 3.3.800 (A) of the Ordinance.
- C. ZONING: The subject property is zoned Forest. The Comprehensive Plan designation is Forest and the property lies within the "mixed use" overlay. The site lies approximately 5 miles west of the City of Coos Bay.
- D. SITE DESCRIPTION: The subject property is assessed as 1.130 acres in size. The proposed lease area is approximately 2496 square feet. The property is located east of Seven Devils County Road near Charleston. There is a water tank on the property.

CONCLUSIONS

I. Coos County Zoning and Land Development Ordinance

A. Chapter 3

- i. Section 3.2.700 Process for Tribe(s) Review and Response of Proposed Development Acknowledged Archaeological Sites.

- 1. The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s).

The subject property lies within an acknowledged archaeological area. Staff complied with the above criteria by providing the required information to the appropriate Tribe on July 5, 2002. Pursuant to this Section the Tribe has up to 30 days to respond. On August 8, 2002, the Department notified the applicant that the Tribe did not respond.

B. Chapter 4

- i. Section 4.8.300 (B) Television, microwave and radio communication facilities and transmission towers.

The proposed use is a cellular wireless communication facility to include an 8' x 14' communications equipment shelter, 90' high laminated wood pole, and a 6' high chain link fence. The proposed use fits this use classification in the forest zone.

- ii. Section 4.8.400 Review Criteria for Conditional Uses in Section 4.8.300...
A use authorized by Section 4.8.300...may be allowed provided the following requirements are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands.

- A. 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; and

The applicant states that the proposed use is an unmanned wireless communication facility. The proposed tower and structure will be sited next to an existing water tank. The site will be self-supporting except for routine maintenance which will occur monthly.

- B. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and

The area is cleared around the existing water tank and will be overlaid with weed barrier fabric and covered with 6 inches of gravel. All structural elements and other site improvements will be constructed of non-combustible and/or fire retardant materials consistent with Section 4.8.700 Fire Siting and Safety Standards.

- C. All uses must comply with Section 4.8.600, Section 4.8.700 and Section 4.8.750.

Section 4.8.600 Mandatory Siting Standards Required for Dwellings and Structures in the Forest Zone. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands.

Structures shall be sited on the parcel so that:

1. They have the least impact on nearby or adjoining forest or agricultural lands; and
2. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized; and
3. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
4. The risks associated with wildfires are minimized.

Section 4.8.700 Fire Siting and Safety Standards:

1. A fire break shall be established and maintained around all structures...for a distance of at least 30 feet in all directions.
2. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
3. A secondary fuel-free fire break of at least 100 feet radius around the primary safety zone shall be established and maintained.

A variance will not be required if the parcel's configuration does not allow the primary or secondary fire break to be met.

All structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

Section 4.8.750 Development Standards. If approved, the structures and development must comply with setback criteria of this section.

- D. A "Forest Management Covenant", which recognized the right of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules, shall be recorded in the deed records of the County prior to any final County approval for uses authorized in Section 4.8.300 H, J, and Q and Section 4.8.350 D, J. and Q.

This criteria does not apply to the proposed use.

See the applicants' submitted findings at Attachment "A".

STAFF ANALYSIS

Based upon the applicant's submitted findings it appears that the proposed tower and structure would have minimal impact to the resource lands in the area. Because the criteria requires addressing issues of resource lands impacts and compatibility, comments from adjacent and nearby property owners will need to be considered.

The Hearings Body may require the Federal Aviation Administration's aeronautical study be provided prior to rendering a decision. Or, as a condition of approval, zoning clearance to site the tower will not be issued until comments from ODOT Aeronautics Division are provided and those comments included as development conditions.

Please call if you have questions prior to the hearing.

Sincerely,
COOS COUNTY PLANNING DEPARTMENT


Patty Evernden, Director

Attachment A – Applicant's submitted evidence

- c: David Perry, DLCD
- Rob Schab, Coos Bay/North Bend Water Board
- City of North Bend
- Dept. of Forestry
- Assessor's office
- State Aeronautics
- Oregon International Port of Coos Bay
- Gary LeTillier, North Bend Airport Manager
- Charleston Rural Fire Protection Dist.
- Coos Bay School Dist. #9
- File