
AGENDA

Benton County Planning Commission

Regular Session

September 3, 2024

6:00 P.M.

Kalapuya Building, 4500 SW Research Way, Corvallis

1st floor Meeting Room

<https://us06web.zoom.us/j/82408116441?pwd=a1Z6cVg4N2wvUTJIRU4wV25OaEdYQT09>

Meeting ID: 824 0811 6441

Passcode: 668580

- | | |
|-----------------------------------------------------------------|-------------------|
| I. CALL TO ORDER ROLL CALL | Vice Chair Hamann |
| II. MINUTES | Vice Chair Hamann |
| III. DELIBERATION | |
| Appeal St. Martins Church Expansion LU-23-24 | Vice Chair Hamann |
| IV. PUBLIC HEARING | |
| Telecommunications Tower Replacement Mary's Peak LU-24-13 | Inga Williams |
| V. PUBLIC HEARING | |
| Telecommunications Tower Replacement 11-06-19-0200 LU-24-22 | Inga Williams |
| VI. ADJOURN | Vice Chair Hamann |

Benton County will make reasonable accommodations for all alterable participants. Please notify Alyssa.thompson@bentoncounty.gov 72 hours before the meeting. All Planning Commission meetings are recorded and retained as required by ORS 166-200-0235.

***DRAFT* MEETING MINUTES**
Benton County Planning Commission
Public Hearing
August 13th, 2024

Benton County Planning Commission Vice Chair Hamann called the meeting to order at 6:10 pm. The meeting was open to the public virtually via a published Zoom link starting at 6:23 pm.

COMMISSION MEMBERS

Nicholas Fowler, *Chair*
Catherine Biscoe
John Wilson
Evelyn Lee
Andrew Struthers
Liz Irish

STAFF

Petra Schuetz, *Interim Director and
Planning Official*
Alyssa Thompson, *Recorder*
Inga Williams, *Associate Planner*
Gordon Kurtz, *Engineer*
Scott Kruger, *Environmental Health Director*

Absent: Sara Cash, Greg Hamman, Ed Fulford
Chair noted a **QUORUM** was reached.

MINUTES

Commissioner Wilson **MOVED** to **APPROVE** the June 6th, 2024; Minutes with a correction made to the vote of approval on the April 30, 2024 minutes. Minutes should read “**APPROVED AS WRITTEN 6-0**”

Commissioner Struthers: **SECOND**.
APPROVED with corrections **6-0**.

Commission correction, voting, and approval of minutes was done outside of the recording due to technical issues with Zoom. The meeting was paused until Zoom could record the remainder of the meeting at 6:23 pm.

PUBLIC HEARING: Appeal | St. Martin’s Church Expansion | LU-23-051

Chair Fowler called the public hearing to order at 6:25 pm by reading the quasi-judicial script for public hearing.

No **EX PARTE CONTACT** by commissioners in attendance.

STAFF REPORT: Inga Williams

Staff advised additional code was used under conditions of approval Code 53.215 and 53.220, which were not listed in the staff report. Staff provided verbal summary of written Staff Report and Staff Memo in response to Appellant’s requested additional conditions.

COMMISSIONER QUESTIONS & DISCUSSION:

Commissioners had questions regarding the pump test process, utilization of the facility, county fencing requirements, road improvement and current conditions, and Conditional Use Permit process. Commissioners asked Kurtz questions regarding road improvement requirements and what conditions would potentially need to be met.

STAFF RESPONSE:

Staff shared that all restrictions on occupancy is regulated by the Fire Code and is administered by the Fire Marshall as part of the building permit process. There are no requirements in the county code regarding fencing.

Kurtz shared typical requirements on county roadways, he also shared that Camellia and Wild Rose roads do not qualify as county roadways as they are public access roads. Public access roads are not held to the same standards and are cared for by the residents on such roads. Typical applications have deferred road improvement agreements with Public works for improvements to be made after construction has been completed.

APPLICANT TESTIMONY:

The questions regarding visual impact and the request of building the 8-foot fence would be mitigated by the construction of the new building. Currently have a temporary tent structure outside for Sunday services, funerals, and weddings. New building would be indoor heated space. Goal is to improve water detention, water treatment, a better parking lot to allow for better fire access to the only large source of water in the area. Church currently contributes \$1,000 each year for the maintenance of the roadway, as well as provided gravel, brush cutting, filling potholes.

TESTIMONY IN SUPPORT:

NONE as noted by Chair Fowler

TESTIMONY IN OPPOSITION:

Written testimony provided via email, See exhibit A

Dan Campbell, address 930 NW Camellia Dr. See exhibit B, handout provided by Campbell.

Ron Mullen, address 917 NW Wild Rose Dr. See exhibit C, handout provided by Mullen.

Carly McCarthy, address 950 NW Wild Rose Dr. See exhibit D, handout provided by McCarthy.

Donna Mullen, address 917 NW Wild Rose Dr. Shared concerns regarding care for the road and large pothole that hasn't been cared for by the church.

Daniel Campbell, address 940 Camellia Dr. Shared concerns regarding roadway safety and amount of traffic in the neighborhood. Concerns regarding the church growing larger than its current membership or another church taking over.

Theresa Stephens, address 935 NW Camellia Dr. Shared concerns regarding there being no visible barrier to the church property.

APPLICANT REBUTTAL:

Architect, Peter Owens: Roadway degradation comes from increase of amazon, UPS, other delivery trucks, and garbage trucks. The proposed plan is created in a way that follows county code and to be a better neighbor.

Applicant shared regarding the selling of the property, in 2017 church hosted a *Great Consecration*, due that investment by the church, they will never sell the property outside of the faith.

Owens shared that the site is maxed out on what is able to be built due to setbacks and other code.

Staff shared that change of use would not be required if the facility changed from one church to another. Only required with significant upgrade to the facilities.

Commissioners requested more information on road improvements from County Staff as well as Urban Growth Boundary (UGB) of Corvallis. Kurtz shared that bringing the roadways up to county standards would impact a large portion of the front yards on Camellia and Wild Rose. There would be substantial investment of \$50,000 to \$75,000, the reason being the considerable vegetation removal and pioneering a new road base outside the edges of the established roadway. There would also be impact to drainage patterns and unreliability of the new roadway. A UGB expansion would be extremely daunting and fiscally expensive for the neighborhood.

CONTINUANCE

Participants Mullen and Stephens request that the record be kept open for additional 7 days for written testimony.

Commissioner Wilson **MOVED** to **GRANT CONTINUANCE FOR 7 DAYS**.

Commissioner Biscoe: **SECONDED**

MOTION CARRIED, 6-0.

Chair Fowler shared with appellant August 20th, 2024, at 5:00 pm is the deadline for written submissions. Applicant will have additional 7 days to form a rebuttal, deadline of August 27th, 2024, at 5:00 pm.

DELIBERATIONS AND DECISION will be made at the next Planning Commission meeting held on September 3rd, 2024

PUBLIC HEARING CLOSED at **8:55 pm** by Chair Fowler.

Commissioners agreed to postpone training on the agenda for October 1st meeting. September 3rd meeting will have 2 additional public hearings on the agenda for review, Chair Fowler confirmed a QUORUM will be reached for next meeting.

Chair Fowler **ADJOURNED** at **9:03 pm**.



**Benton
County**

COMMUNITY DEVELOPMENT
DEPARTMENT

4500 SW Research Way
Corvallis, OR 97333-1192
(541) 766-6819

Persons Testifying at Benton County Planning Commission Hearing August 13, 2024

Regarding: LU-23-051

Name	Address	City	Zip Code
Hayden Wooten Emeris Design	1500 Valley River Dr. Eugene, OR 97404		
PETER OWENS	135 NW CAMMELLIA DR	Corvallis	97330
Dan Campbell	930 NW Camellia Dr	Corvallis	97330
Daniel Campbell	940 NW Corvallis Dr	Corvallis	97330
Ann Campbell	930 NW Camellia Dr	Corvallis	97330
ROALD E MULLER	917 NW Wild Rose Dr	Corvallis	97330
Maureen Kinesey	935 NW Wild Rose Dr	Corvallis	97330
Carol Mcleamy	950 NW Wild Rose Dr	Corvallis	97330
Donna Mullen	917 N.W. Wild Rose Dr.	Corvallis	97330
Theresa Stephens	935 NW Camellia Dr	Corvallis	97330

PUBLIC TESTIMONY APPEAL FOR CONDITIONAL USE PERMIT LU-23-51

8-13-2024

My name is Ron Mullen. My wife, Donna, and I live at 917 NW. Wild Rose Dr. and have lived in this community since 2000. Our community is a small quiet neighborhood with access on a single lane gravel loop with just one entrance off Highland Drive. The property owners living in our neighborhood are required to maintain the county gravel road at their own expense. This county road was never intended to be used for public travel to-and-from a publicly used building such as a church!

With the proposed expansion of church facilities, there will be increased traffic, additional activity, and noise around the loop – not just on Sundays – but on other days of the week. Those who live on the loop have noticed increased traffic on Saturday night and on Wednesday evenings, in addition to Sunday mornings. The increased size of the church building, parish hall, adding bathrooms, and extra parking area sounds like there will be an even larger/growing congregation using the church facilities in the future! The addition of a parsonage with residents living on the church property year-round will also bring changes to the neighborhood. Expanded facilities equals more programs, more uses, more noise, and more disturbance which will negatively impact our quiet neighborhood!

The additional increased traffic burden from vehicles going to-and-from the church property in our neighborhood currently more than doubles traffic volume on this narrow gravel road, which in some places allows only one vehicle to pass through at a time. It is obvious that with more vehicles creating pot holes in the winter season, we (as homeowners) will incur additional road maintenance expense!

I would like to make reference to the report prepared by the Reece Engineering and Survey Company which was submitted to Benton County Planning Division for this conditional use permit. This report is dated November 6,2023. In this report it states on page 6: "A typical Sunday has approximately 40 attendants". This report also states on page 4: "The applicant would like to emphasize that improvements discussed in this application are not expected to increase the number of people currently using these facilities".

If these statements are true — and there is no need to doubt them since they were submitted with the application for the conditional use permit — then the existing facilities are more than adequate to accommodate the number of people currently attending, and there is no need for further expansion. The church building (as it stands now) has 917 square feet of floor space. Both the International Building Code and the National Fire Protection Association recommends that a building's occupancy rating should be calculated based on 7 square feet per person. Dividing 917 square feet by 7 equates to a 131 person occupancy rating for the existing church building — that is more than adequate to accommodate 40 parishioners who currently attend! This conditional use permit application requests a 60% increase of the church building's square footage, expanding it to 2,284 square feet. That would increase the occupancy rating to 361 people! In addition the church wants to expand the current parish hall to 2,723 square feet which will accommodate even a larger overflow crowd!

We all have heard the expression: "If you build it — they will come". There is no doubt about it — it is just a matter of time — these enlarged facilities will unquestionably attract more parishioners, and these facilities will one day be utilized to their maximum capacity. The Benton County Planning Division staff must — THEY MUST — take into consideration this maximum capacity when reviewing, making staff recommendations, and approving this conditional use permit. The negative impact of such large gatherings on any day of the week for the small residential neighborhood like ours is obvious! More traffic — more noise — more activity — more disruption and distraction for those residents who purchased their property on the Wild Rose/Camellia loop seeking the quiet, peaceful tranquility in the neighborhood's country-like setting!

Can the narrow single lane gravel road accommodate the number of cars associated with a church congregation that has the potential to grow to more than 360 people? That's the obvious question here! I think not! A traffic engineer would conclude that transporting 360 people would require more than 100 vehicles arriving to find parking in an overfilled parking lot. That parking lot should be sized to accommodate the potential number of cars parked for maximum occupancy of the buildings. The current architectural plan has insufficient parking! Following the church services there will be a mass vehicle exodus. Can you imagine more than 100 vehicles threading to-and-from the church on the existing narrow one-lane, gravel road? It is totally unacceptable! It's too narrow, it's too crowded, it would cause traffic congestion, it poses a definite traffic safety hazard, and it's too dangerous!

Let me tell you about our neighborhood's little gravel road. It is used more for foot and bicycle traffic than for vehicular activity. Bicyclists use it as a shortcut from Vineyard Mountain and Crescent Valley to connect with the Hospital's forest trail to get to-and-from work! The hospital staff have discovered it to be a quiet, relaxing, nearby exercise loop to walk around (with no vehicular traffic) during their mid-morning and afternoon break times. We see families with kids, neighbors walking their dogs, or people just out for a jog. In the spring of the year the Crescent Valley High School track team uses it for their cross country training. In the winter when the snow falls, Wild Rose Drive becomes a ski slope or bobsled venue! Putting a large volume of vehicular traffic on this loop at anytime during the day, early evenings, or even at night would disrupt this foot-traffic we see every day (and sometimes at night) and it would pose a safety hazard — especially when the drivers of those vehicles are less familiar with our neighborhood. The church does sometime hold night vigils requiring those parishioners who attend these services to drive on the dangerously dark Wild Rose/Camellia loop which has no streetlights.

The current road improvements imposed by Benton County for this building permit require a mere 300 lineal feet in front of the church's property line. This is insufficient and will do little to address the single lane constriction of traffic flow on Camellia Drive during ingress and egress from the church's property to Highland Drive. At the very minimum, a traffic engineer would recommend that the roadway from Highland Drive to the church property meet the Benton County code for rural residential gravel road standards — requiring a 20 foot wide roadbed plus 2 foot shoulders on either side. This would allow two-way traffic for vehicles to pass one another safely. Even the Wild Rose Drive entrance section from Highland Drive is less than the 24 foot in width and pinches down to just 22 feet shoulder-to-shoulder. Church traffic also circulates around the loop on Wild Rose Drive, therefore improvements to this portion of the loop should also be imposed by the county for the approval of this conditional use permit.

Another concern in our neighborhood is water supply. The Reece report states on page 7: "There is currently an on-site well that produces approximately seven gallons per minute. This well will continue to serve the proposed development." The Benton County memorandum to the Planning Commission, dated July 31, 2024, states on page 2: "The pump test for the parsonage will need to show that there is a minimum of 10 gallons per minute, 5 for the parsonage and 5 for the church." According to the engineering report the existing well cannot meet the county's requirements. The issues of a shortage of water supply needs to be addressed before the approval of phase two of this conditional use permit.

We appreciate the opportunity to express to our neighborhood concerns — at least 7 of the residents who live on the Wild Rose/Camellia loop have previously written letters requesting that the county deny this conditional use building permit — and that is what we would like the county to do! The St. Martins church, according to their own testimony, admits that their congregation will not grow and it seems that their current facilities are more than adequate to accommodate the number of congregants that attend. My wife and I are appealing (along with other residents of the Wild Rose/Camellia loop) that the Benton County Planning Commission reconsider and amend its decision for the approval of the conditional use permit to expand the facilities of the St. Martins Orthodox Church.

August 13, 2024

Benton County Planning Commission,

Thank you for the opportunity to provide comment on the Conditional Use Permit submitted by Saint Martin Orthodox Church expansion aka, File Number LU-23-051.

In 1996, what is now called St Martin church was initially proposed to the Camellia and WildRose neighborhood to be a "private family chapel". Although it may have raised some eyebrows, it seemed fine as it was at the back and unused part of the "circle". After completion of construction in 2001, the family chapel leader changed direction and the family chapel became a public church for "25 non-family" members. The church building was 917 square feet. There was concern in the small quiet neighborhood since traffic was likely to increase (and it did). In 2011 the church received approval to add an 1827 sq/ft parish hall. There were **eight properties with single family dwellings on Camellia Drive and Wild Rose Dive at the time and six of owners asked Benton County to deny the expansion as it would negatively impact the quiet serene setting that had minimal traffic on an unimproved gravel road.** Not long thereafter attendance at the church increased to **80 members** as stated by the clergy in a Gazette Times article of October 22, 2017.

Now a proposal is before Benton County Planning to expand the "parish hall" to 4702 sq/ft, which would include more classrooms and a complete home. Included is increasing the church building to 2284 sq/ft. The negative impact the church traffic already has on this narrow, graveled, unimproved county road would be multiplied! The current traffic to and from the church is not only on Sunday mornings and Sunday nights but also on Wednesday and Saturday nights also! It is too much now!!! The County ITE findings indicated 80 trips on Sunday alone! That is more than the WHOLE NEIGHBORHOOD ALL WEEK. All this traffic goes by our homes on this narrow graveled road! This is NOT what the road was made for! **If this is not a negative impact to the character of the neighborhood, what is?**

The **addition to the facilities will increase traffic**, we all know that. The increased church traffic following the parish hall completion in 2014 was easily noticeable as attendance went towards the 80 people mentioned in the G-Times article. **This project will almost triple the current building size.** In addition the **Parsonage/house is yet another dwelling on the property.** We all know what comes with more classrooms and church space – more people and more traffic. Please, at least a paved road!

This proposed conditional use permit **does not meet the Criteria 53.215** on this legal, non-conforming property. The proposal **definitely interferes with the "character of the area" and the intended uses of the adjacent properties in this neighborhood** of 17 properties of single family dwellings.

While the current level of traffic is concerning, there are other realistic concerns. The neighborhood has struggled with sufficient water capacity from wells. Any increase in property use by the church plus adding an additional dwelling unit (parsonage) magnifies the stresses of the water issue for many.

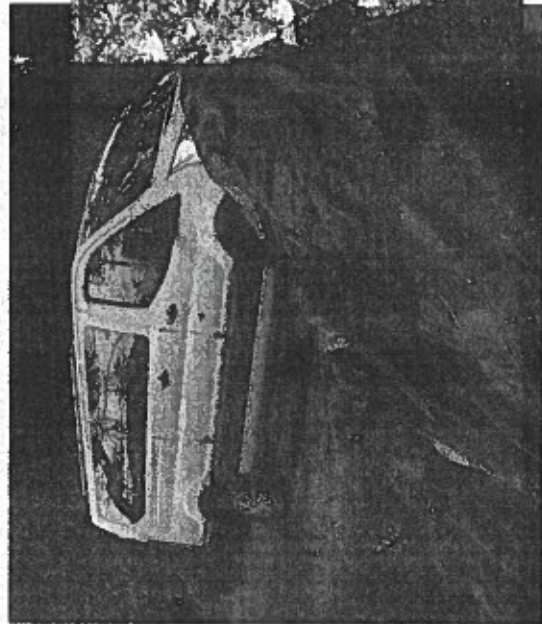
As property owners on Camellia Drive and Wild Rose Drive are opposed to ANY more expansion as was apparent by comments previous to the approval. At least require the road is paved for safety, environmental concerns (dust) and for the increased use related to the continued church growth alone.

Sincerely,

Dan and Ann Campbell
930 NW Camellia Drive

Handout Dan Campbell PZ

Narrow gravel road in place.



CameraName 55 F12 C 06-02-2024 09:26

CameraName 55 F12 C 06-02-2024 09:31:38

Kids, bikes, pedestrians, pets

Handout Carol McCarthy P. 1

To: Benton County Planning Commission
From: Carol McCarthy
Date: 13-Aug-2024

RE: Public Hearing Testimony re: LU-23-051

Hello, my name is Carol McCarthy. I appreciate having the opportunity to testify today against the application approval for the expansion of the St. Martin Orthodox Church, case LU-23-051.

I moved to 950 NW Wild Rose Drive in 1957 when my parents built our house there. It has been our home ever since, so I have deep roots in my neighborhood. The setting has a rural character with lots of trees and birds, and plenty of wildlife including deer, squirrels, chipmunks, possums, foxes, and an occasional bobcat. There is normally little traffic around the single-lane gravel road that forms a loop that connects the other residences. It was an idyllic place to grow up and it continues to be a wonderful place to live.

Over the years, the good relationships between my neighbors have contributed to the neighborhood sense of wellbeing. When the St. Martin Orthodox Church joined the neighborhood in as a private family chapel it was welcomed with open arms. And over the years, I have admired the Bagliens as civically minded, caring, and generous neighbors who have contributed to my sense of peace.

Unfortunately, the proposed expansion of the St. Martin Orthodox Church has disrupted that sense of peace. As documented in Inga William's staff report, seven of the 10 property owners who live full-time around the loop and who are not affiliated with the church have submitted letters expressing serious concerns about this expansion. Respectfully, I do not think that the staff report findings sufficiently address these concerns. I do not think the staff report provides adequate justification for approving the permit application. I urge the Commissioners to read the letters from the surrounding neighbors and then review the staff report's findings and conclusions before ruling on the appeal of the permit approval.

Most importantly, I am urging the Commissioners to deny granting the requested change of the property designation to a conforming use. Even though the church might have applied to be a conforming use at the time of the original construction, it was permitted as a conditional use and this is consistent with the current zoning code.

As the staff reports states, Chapter 64 was revised in 2014 to delete churches from conforming uses in UR zones. This code change was presumably done for a reason. Although the reason was not provided in the staff report, I am assuming that the concerns my neighbors and I have regarding impacts from traffic, noise, and groundwater consumption were likely recognized as significant enough to warrant the removal of churches as conforming uses from UR zones and to require a case-by-case review of permit applications. The continued "non-conforming" classification of the church guarantees the current code protections to the neighboring residents against development that may be in conflict with typical neighborhood activities.

Handwritten: Hannah Carol McCarthy

In my remaining time, I would like to quickly note the reasons that I found the staff report particularly lacking in its evaluation of the permit application with regards to the groundwater resources in our neighborhood.

I submitted the following testimony on January 22, 2024:

Groundwater wells supply the water in this neighborhood. In recent decades, development has resulted in a substantial increase in the number of houses drawing water from the underlying aquifer. In the time that I have lived here, the number of groundwater wells has increased on the lots around Camellia and Wild Rose Drives from two to at least ten. This includes three water wells that I am aware of that were drilled when existing wells went dry, including the new well at the church. In addition, there are three properties with new houses in the preliminary stages of construction and a fourth with construction plans for the near future.

*I worry that the aquifer cannot meet all of this demand that is already allowed outright by the zoning code and existing permits. The church expansion will likely add to the aquifer drawdown. **Granting the conditional use permit is dependent on adequate water supply that I do not think is available based on the well drilling history of the neighborhood.***

This was briefly summarized in the staff report as concerns that the expansion will lead to aquifer drawdown. The findings in the staff report state that a pump test will be required when the parsonage building permit is submitted showing that the existing church well will be adequate to service the church and parsonage.

This is a serious issue. I understand that requirements for a conditional use are more stringent than that the well only be adequate to provide for the needs of the church and parsonage, but also that the impacts to the conforming neighboring residences must also be considered.

I would like to bring it to the Commissioners attention that several years ago, some neighbors and I had the water levels in our wells measured by the State Water Master. I am requesting that we be granted time to arrange for these measurements to be repeated to evaluate the health of underling aquifers so that this might be included in the review of the permit application.

In addition, it is my understanding that several years ago, Groundwater Resources Inc., a Portland-based engineering firm, conducted a groundwater survey of our immediate area. I am requested that the County examine the groundwater implications of the church expansion in light of this study.

In summary, I am respectfully requesting that you deny the permit to expand the church until the serious concerns brought up by my neighbors and myself are adequately address. I also urge you to keep the church as a condition use.

Thank you,

Carol McCarthy
950 NW Wild Rose Dr.
Corvallis, OR 9733

MEMORANDUM

TO: Planning Commission
FR: Inga Williams, Associate Planner
DT: August 28, 2024
RE: Appeal of Planning Official's approval of the Conditional Use Permit application for St. Martin Orthodox Church

On August 13, 2024, the Planning Commission voted to hold the record open for further comments by the public and the applicant. The public was granted seven days to submit comments, due date of 5 PM on August 20th, and then the applicant was granted 7 days to respond, due date of August 27th.

The county received both public comment and the applicant's response, which follow this revised memo.

SUMMARY

The Planning Official approved a Conditional Use Permit application for the St. Martin Orthodox Church on May 21, 2024. The approved request makes the church a code compliant use in the Urban Residential zoning district (they were a legal, nonconforming use) and allows them to expand their church and parish hall as well as add a parsonage.

Staff mailed out the Notice of Decision with an Appeal-by date of June 4, 2024, at 5:00 PM. An appeal of the decision was submitted on June 4 by Theresa Stephens, along with other ten other households signing onto the appeal. The appeal of the Planning Official decision requires a public hearing in front of the Planning Commission.

Ms. Stephens lists 5 grounds for the appeal. The appeal does not state that the application should be denied, but requests additional mitigation by revising or including conditions in the Conditions of Preliminary Approval.

- 1) Ms. Stephens' first request is to revise Condition of Preliminary Approval #4 of the staff report to require the applicant to widen and improve both NW Camellia Drive and NW Wild Rose Drive

to local residential road standards, and that the improvements occur at the same time the parking lot is expanded.

- 2) The second request is to change Condition #3 to require an 8-foot fence along the north and east sides of the property instead of a 6-foot fence.
- 3) The third request is to add a condition to require a pump test for the church addition and the parsonage.
- 4) The fourth request is to add a condition requiring building code fire protection criteria be met as well as compliance with the Oregon Specialty Structural Code.
- 5) The fifth request is to require the church to apply for a conditional use permit if they intend to use the parish classrooms for school use and limit the days the property is used for religion classes.

PLANNING STAFF RESPONSE TO THESE REQUESTS:

- 1) The county can only require an applicant for a land use and/or building permit to provide improvements commensurate with their impacts or the improvements could be deemed unduly burdensome. Public Works calculated the improvements required based upon the impact of the church expansion. Public Works can address this further at the public hearing.
- 2) Staff has no comments on the second request. The applicant can choose to accept the revision.
- 3) The building permit process for residential development requires an applicant to provide a 4-hour pump test. Adding this as a condition to a land use permit is unnecessary and would be redundant. The timing would also be difficult. Pump tests are only valid for one year and the applicant must comply with conditions of approval prior to beginning development. The parsonage is the last piece of the development to occur and by the time the building permit is submitted, the pump test could be expired. The land development code requires a new public place of occupancy to provide a pump test, not expansions of existing. The pump test for the parsonage will need to show that there is a minimum of 10 gallons per minute, 5 for the parsonage and 5 for the church.
- 4) Additional fire protection is addressed through building permit review. The applicants already have two 10,000-gallon water storage tanks for fire suppression.
- 5) Per state statute and county code, the applicant cannot run a public or private school on the property without conditional use permit approval. It is unnecessary repeat this in the conditions of approval. As for the religion classes, the county cannot impose limits on when religion classes are held.

INFORMATION REGARDING RELIGIOUS USES

Please read the attached US Dept. of Justice letter on the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Oregon Land Use Board of Appeals (LUBA) cases

1) Corporation Presiding Bishop v. City of West Linn, 45 Or LUBA 77 (2003)

Subjective, discretionary conditional use and design review criteria are precisely the type of land use regulations that Congress intended to regulate, as applied to religious practices and institutions, in enacting the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Although such standards may be “generally applicable” in the sense that they apply broadly to a

number of secular and non-secular uses, their application to approve or deny a proposed church requires an “individualized assessment” and thus is subject to RLUIPA.

- 2) Tarr v. Multnomah County, 306 Or App 26, 473 P3d 603 (2020)**, Sup Ct review denied
County may not apply local land use standards, including compatibility standards, to proposed religious land use described by subsection (1) of this section, except as provided in subsection (2) of this section.

<https://law.justia.com/cases/oregon/court-of-appeals/2020/a173800.html>

Oregon Revised Statutes 215.441

Use of real property for religious activity

- (1)** If a church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship is allowed on real property under state law and rules and local zoning ordinances and regulations, a county shall allow the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including:
- (a)** Worship services.
 - (b)** Religion classes.
 - (c)** Weddings.
 - (d)** Funerals.
 - (e)** Meal programs.
 - (f)** Child care, but not including private or parochial school education for prekindergarten through grade 12 or higher education.
- (2)** A county may:
- (a)** Subject real property described in subsection (1) of this section to reasonable regulations, including site review or design review, concerning the physical characteristics of the uses authorized under subsection (1) of this section; **or**
 - (b)** Prohibit or restrict the use of real property by a place of worship described in subsection (1) of this section if the county finds that the level of service of public facilities, including transportation, water supply, sewer and storm drain systems is not adequate to serve the place of worship described in subsection (1) of this section.
- (3)** Notwithstanding any other provision of this section, a county may allow a private or parochial school for prekindergarten through grade 12 or higher education to be sited under applicable state law and rules and local zoning ordinances and regulations. [2001 c.886 §2; 2017 c.745 §7; 2019 c.640 §19; 2021 c.385 §4; 2021 c.446 §4]

STAFF REVISION TO THE CONDITIONS OF OPERATING APPROVAL.

In compliance with state and federal law, staff withdraws Conditions of Operating Approval #1 and #4

1. Church bells shall not ring before 7 AM or after 8 PM.
4. The church shall provide notice to all homeowners along NW Camellia Drive and NW Wild Rose Drive one week prior to any outdoor event occurring on the subject property.

From: [Dan Campbell](#)
To: [WILLIAMS Inga](#)
Subject: Letter and comments regarding St Martins Church for the Reord
Date: Tuesday, August 20, 2024 4:53:15 PM
Attachments: [August 16 Letter to Planning Commission- Dan & Ann.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

attached is our letter with comments to Benton County Planning and the Planning Commission in response to the Hearing last week Please submit for the record.

Thanks Inga.
Dan and Ann Campbell

August 16, 2024

Benton County Planning Officials:

We are submitting this letter as additional written documentation with reference to the appeal for the conditional use permit LU-23-51, as requested by the commissioners during the public hearing for the appeal which was held August 13, 2024. There were several comments by the applicant that could easily have been misconstrued or were just not accurate. We hope to clarify some of those issues in these comments.

This application should have been denied after staff reading of the comments from neighbors back in January. One after another, the comments revealed how the application failed to meet Section 53.215 Benton County Development Code *“Criteria. The decision to approve a conditional use permit shall be based on findings that: (1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone;*

The “character of the area” is single family dwellings on a quiet rural setting with one access point (Highland Drive). Even though most parcels are more than an acre the slope of the land and the code does not allow for parcel division for multiple dwellings. It is an area of quiet times, lots of animals, with a narrow gravel road used extensively by pedestrians, bikers, runners, and there is minimal traffic except for property owner’s normal activities. This all changed after St. Martins was built in 2002. The neighbors questioned the initial construction of a “prayer sanctuary” in 1996 but were promised by James Baglien, who donated the property that the facility was for “family use” -- then it became 27 people plus family! In 2012 a Parish Hall on the property was approved after almost every home owner on Wildrose and Camellia Drives asked the County to DENY the additional 2000 sq/ft building being added to the 917 sq/ft church. The repeated theme in the letters (that are part of the record) was that the serene, peaceful, character of the neighborhood was already impacted by the church traffic and activities. The 3000 square feet of church buildings was equal to or bigger than most of the existing dwellings. Now, it appears that the building sizes will grow to 6000 sq/ft and include building a 2700 sq/ft home! ANY MORE GROWTH of buildings continues to negatively impact the character of the area.

A building’s size and use determine how many people may occupy a building at any given time. This is called “maximum occupancy” and “occupant load”. This is not difficult as portrayed at the hearing! The church occupancy “type” is called an “Assembly” (A-3). The occupant load or maximum occupancy is determined by square footage and an “occupant load factor”. The building owner does NOT get to determine this number. The current St Martin church size of 917 sq/ft and using a load factor of 15 sq/ft per person, the MAXIMUM occupant load is 61 people. IF the church is allowed to expand to 2284 sq/ft they will have a MAXIMUM occupant load of 152 people. Similarly, the Parish Hall occupant load will expand from 121 to 181 people! While we know St Martins is not that size, yet their proposal will allow this potential and no one can stop it once approved. Our little gravel road is not fit for the current level of church traffic. Personally, we don’t care if they get big EXCEPT this traffic potential continues to erode the character of the neighborhood and this is not acceptable!

At the summer community meeting held by St Martins Ann and I suggested to Baglien the church look at different option to access the church that would not impact the small loop nor be so intrusive on the character of the neighborhood. Looking at the parcel map the James Baglien owns the property across from the church where he has a home as well as the parcel next to him that has common boundary with Satinwood Drive. If Baglien was to get an approved access driveway from the City of Corvallis, he could create an access thru his undeveloped parcel directly to his church. Church access could use Satinwood

and bypass Camellia and Wildrose altogether. One-way “breakaway” bollards (allowing emergency vehicle access) could be placed on Camellia to prevent the private access from becoming a shortcut between Satinwood and Highland Drive. The “breakaway” bollards have been successfully used on the Oregon State University campus and other places.

Looking back into the records on St Martins reveals interesting and worrisome issues that have come to fruition in findings identified by Benton County in previous applications by the church. One of particular interest was from Benton County Community Development Department dated August 13, 2001 to James Baglien. The “building code requirements” are identified as well as the capacity based on the size. The “road improvements” including the exploring of alternatives were addressed. Off-street parking was also a concern at the time, and it still is a huge issue. If the current application approval is upheld, the lack of roadway parking for overflow is expected to be an issue and will likely continue to get worse. This little road has no capacity for parking along the road. The current “no parking fire department access” is ignored every week with the current capacity. I am interested to see how staff figured parking space requirements and if it would address the parking issues we see every Sunday at the current capacity of people and square footage of buildings.

It was interesting to note in a Public Works Department Memorandum from an Engineering and Survey Technician dated **May 05, 2011** (note the date) that the County employee wrote in his “Facts and Findings” that *“a previous permit required that Camellia Drive be improve to a minimum county secondary road standard of 20 foot (wide) gravel surface along the entire frontage of the property.* He goes on to write, *“it does not appear from a site visit that the full 20 foot wide gravel road was placed along the entire frontage and/or maintained along the entire frontage.”* This kind of thing and others like it send a message that either the church will do what it wants after they get approval or those in charge do not have control over those who attend.

Finally, this has been stressful to the friendly neighborhood. In hindsight the neighborhood people should have pushed for DENIAL in our appeal, as we did in response to the initial application. However, as a neighborhood we thought if the church will address the traffic issues it may prevent hard feelings, so a compromise of fixing the road to standards would be the least the church should do address or correct this negative impact to our quiet area.

I hope to talk face to face with James about seeking access to the church via his other parcel that borders Satinwood. If this was accomplished the remaining issues seem to be pretty small for a church that has money for the proposed type of expansion they desire.

Thank you for reading this and hope you can understand how the proposed application increase in building sizes and associated traffic will have a negative impact on the Camellia and Wildrose community.

Dan and Ann Campbell
930 NW Camellia Drive

From: [Maureen Kinevey](#)
To: [WILLIAMS Inga](#)
Cc: cuhollow@gmail.com
Subject: Appeal for Conditional Use Permit LU-23-51. For St. Martin's Orthodox Church
Date: Friday, August 16, 2024 4:09:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Williams,

My name is Maureen Kinevey and I live at 935 NW Wild Rose Drive, Corvallis, north of the St Martin's Orthodox Church property.

My husband, Jeff, and I are asking the board to consider the important need for an opaque privacy fence around the church property perimeter.

Since the church is requesting a large expansion of the church facilities, which will enable the church to take in more parishioners, it is crucial and only fair that the church include an 8 foot opaque privacy fence around it's property perimeter. This will keep outside noise and visual intrusion to a minimum.

Considering the disturbance the church expansion would bring, the board must specify that a privacy fence be built.

If the church wanted to be a good neighbor an opaque privacy fence should have been part of the original expansion plan!

The addition of a perimeter fence should be a high priority requirement for the Conditional Use Permit LU-23-51.

The church has many outdoor activities. A fence would provide privacy not only to the neighbors who enjoy the serene atmosphere of the neighborhood, it would also afford privacy to the church members giving them the reassurance that no one is watching their activities.

For example the parishioner's children enjoy playing outside after church services. I think that the children would be much safer in an enclosed environment.

As stated in the meeting, many people use the Camelia - Wild Rose loop for walking and travel. We can't be certain that all the walkers and people who have visual access to the children playing outside on the playground equipment and on the grounds have good intentions.

The church must utilize preventive measures to keep their children safe. Please consider this before something tragic happens.

A perimeter fence would provide safety and privacy.

We are urging the Benton County commissioners to require that the church build an 8 foot opaque privacy fence or wall - at the church's expense - on all sides of the property to reduce noise, block church activities that can occur even at nighttime and simply shield a quiet neighborhood from church activities.

Thank you for your time.

Sincerely,
Maureen Kinevey and Jeffrey Gump

From: [Carol McCarthy](#)
To: [WILLIAMS Inga](#)
Subject: Please Add to the Record for LU-23-051: Groundwater is a Limited, Critical Resource
Date: Tuesday, August 20, 2024 3:51:37 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Benton County Planning Commission
From: Carol McCarthy
Date: 20-Aug-2024

RE: LU-23-051, Groundwater is a Limited, Critical Resource

I am writing to urge the Planning Commission to reverse the decision allowing the expansion of St. Martin's Orthodox Church. The church was originally granted a conditional use permit as a family chapel that was later expanded to a public church. This new expansion request would add a parsonage, essentially adding a single-family residence to the public church on the property.

Although a single-family residence is a permitted use in UR-5 zones, this proposed dual-use expansion would add an additional demand on the underlying groundwater aquifer that is already being seriously depleted by the existing permitted uses. That is, the projected water use of a church with a parsonage is greater than that of a single-family parsonage alone.

I submitted the following testimony on against the expansion on January 22, 2024 and again at the appeal hearing on August 13, 2024:

*Groundwater wells supply the water in this neighborhood. In recent decades, development has resulted in a substantial increase in the number of houses drawing water from the underlying aquifer. In the time that I have lived here, the number of groundwater wells has increased on the lots around Camellia and Wild Rose Drives from two to at least ten. This includes **three water wells that I am aware of that were drilled when existing wells went dry**, including the new well at the church. In addition, there are three properties with new houses in the preliminary stages of construction and a fourth with construction plans for the near future.*

*I worry that the aquifer cannot meet all of this demand that is already allowed outright by the zoning code and existing permits. The church expansion will likely add to the aquifer drawdown. **Granting the conditional use permit is dependent on adequate water supply that I do not think is available based on the well drilling history of the neighborhood.***

An investigation into the well installation records in this neighborhood would have revealed that groundwater supply is a critical issue in this neighborhood.

As stated in the Benton County Development Code 53.205:

Conditional uses are land uses which may have an adverse effect on surrounding permitted uses in a zone.

The potential adverse effects of the proposed church expansion on the critical groundwater resource should have been investigated thoroughly as part of the permit evaluation. This was not done. Instead, the findings in the staff report state merely that a pump test will be required when the parsonage building permit is submitted showing that the existing church well will be adequate to service the church and parsonage.

The requirements for a conditional use permit are more stringent than that the groundwater well only be adequate to provide for the needs of the church and parsonage. Potential adverse effects to

the permitted neighboring residences should have been considered. Objective criteria, including the aquifer's capacity to meet current residents' long-term needs, should have been evaluated before an additional demand on the aquifer was approved.

In summary, I am respectfully requesting that you reverse the approval of the conditional use permit to expand St. Martin's Orthodox Church.

Thank you,

Carol McCarthy
950 NW Wild Rose Dr.
Corvallis, OR 9733



Virus-free www.avast.com

From: [Carol McCarthy](#)
To: [WILLIAMS Inga](#)
Subject: Please Add to the Record for LU-23-051: Churches are Conditional Uses in UR-5 Zones
Date: Tuesday, August 20, 2024 3:48:37 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Benton County Planning Commission
From: Carol McCarthy
Date: 20-Aug-2024

RE: LU-23-051, Churches are Conditional Uses in UR-5 Zones

I am writing to urge the Planning Commission to maintain the current status of St. Martin's Orthodox Church (the Church) as a conditional use. I object to the staff report recommendation that the Church be designated as a permitted use, rather than a compliant non-conforming use. I found that this significant issue was inadequately addressed in the staff report and that the staff recommendation to no longer require a conditional-use permit for future development was unsupported. The staff report failed to recognize the importance of maintaining the protections that the conditional-use permit process affords the surrounding property owners.

The conditional-use permit process is a semi-judicial process that guarantees the right of adjoining property owners to provide testimony about potential development as part of the permit evaluation process. Removing this right is serious and should not happen without a compelling reason. The staff report does not present a compelling reason for removing the conditional use status of this property.

The staff report did not evaluate the particulars of this case against any objective criteria. Instead, it presents the spurious argument that **if** the original 1997 permit application had been for a public church, then it could have been granted as a permitted use. This describes a condition contrary to fact. Namely, the original permit was in fact for a conditional-use permit for a family chapel.

In addition, the staff report points out churches were deleted from the list of permitted uses in UR-5 zones in 2014. It stands to reason that traffic, noise, and groundwater concerns, such as those that have been raised by my neighbors and me, might have been some of the reasons that churches were excluded from the list of permitted uses. At a minimum, the staff report should have provided the reasons that churches are no longer permitted outright in UR-5 zones and it should have documented the evaluation of those factors in this case.

The Benton County Development Code 53.305 designates a use as a conditional use if it "*may have an adverse effect on surrounding permitted uses in a zone.*" My neighbors and I have provided ample testimony about adverse impacts that any future expansion of the Church will have on the permitted use of our properties. Please do not remove the designation of the Church use as a conditional use.

Thank you,

Carol McCarthy
950 NW Wild Rose Dr.
Corvallis, OR



Virus-free www.avast.com

From: [Carol McCarthy](#)
To: [WILLIAMS Inga](#)
Subject: Please Add to the Record for LU-23-051: Adverse Effects of Church Expansion
Date: Tuesday, August 20, 2024 4:54:59 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Benton County Planning Commission
From: Carol McCarthy
Date: 20-Aug-2024

RE: LU-23-051, Adverse Effects of Church Expansion

I am writing to urge you to reverse the approval of the expansion of St. Martin's Orthodox Church. The Benton County Development Code states that conditional uses are those that may have adverse effects on the surrounding permitted uses. In this case, the permit should not have been approved without considering the adverse effects that the expansion would have on the quiet and serene character of our neighborhood. The proposed expansion's traffic impact is of particular concern.

The Wild Rose/Camellia "loop" epitomizes the character of the neighborhood. It is a single-lane, mostly gravel road that connects us to each other. It is walkable and that means that I often see neighbors using it for exercise and to walk their dogs.

Others from adjoining areas also use the loop for exercise. It is common to see hospital staff chatting as they walk together during their breaks. And it is also used extensively by the abundant wildlife that lives on the loop: especially the deer and rabbits, but probably also by the elk that was recently sighted in a neighbor's yard! This neighborhood is more rural in character than suburban. It is a pearl that should be protected from overdevelopment.

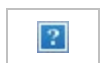
This loop road has been adequate to service the residential needs of this neighborhood since I first moved here in 1957. Widening and paving it will dramatically change the feel of the place. This road should not be widened or paved to accommodate a conditional use.

The benefit from widening and paving the road would be out of proportion to the harm it would cause. The increased traffic and traffic noise will diminish the calm we enjoy. The loop will be a less inviting place for people to talk to each other when they are out for a stroll. These intangibles are important and should be respected for the value they add to the lives of those of us who live on the loop.

In summary, I am respectfully requesting that you reverse the approval of the conditional use permit to expand St. Martin's Orthodox Church.

Thank you,

Carol McCarthy
950 NW Wild Rose Dr.
Corvallis, OR 9733



Virus-free www.avast.com

From: [Ron & Donna Mullen](#)
To: [WILLIAMS Inga](#)
Subject: Appeal for Conditional Use Permit — LU-23-51
Date: Friday, August 16, 2024 3:38:27 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Williams,

This letter is written to provide additional written documentation with reference to the appeal for the conditional use permit LU-23-51, as requested by the commissioners during the public hearing for the appeal which was held August 13, 2024.

During the public meeting, the issue of the road condition of Wild Rose Drive and Camellia Drive was discussed in depth. The commissioners questioned the County Development Department staff about the current road condition and how this rural gravel road could sustain the future growth for increased public traffic. Discussion was also held as to how the road could be upgraded to bring it up to Benton County's standards for rural residential gravel roads. The answers given to the commissioners were not complete, were quite vague, and somewhat misleading. The intent of this written submittal is to document the history of the Wild Rose/Camellia loop, clarify what the county has required from homeowners to do regarding road upgrades in the past, and explain what future road upgrades are needed with regard to maintaining the road conditions for public safety.

HISTORY

The Wild Rose/Camellia loop was initially known as the Highland Park Addition when it was developed back in the 1950's. This real estate development was outside the city limits of Corvallis, and the initial property plats for individual homesites were established along Northwest Avenue and Skyline Drive which were later renamed Wild Rose Drive and Camellia Drive respectively. These one-lane residential local roadways were built to provide access for the homes built at that time, and were never intended to be used for public traffic to-and-from public buildings (such as a church facility). In keeping with the rural, country-like, ambiance and setting, these simple gravel roads were constructed using a base layer of ungraded, various-sized, river-run round rock spread on top of the clay soil and overlaid with a thin layer of crushed gravel. Over the years the ubiquitous potholes have been filled and thin layers of gravel of mixed varieties (crushed quarry and river rock) have been spread over the roadbed as needed — resulting in a roadbed which 'is-what-it-is' today. These gravel roads are single lane, narrow (11 feet wide in some places), fragile to heavy traffic, susceptible to degradation (especially during the winter season), and fall far short of the rural residential gravel road county standards!

Both Wild Rose Drive and Camellia Drive are defined as 'privately maintained county roads' meaning that all maintenance and repair costs are the responsibility of the homeowners. The land owners in the neighborhood (including the St Martins Orthodox Church) established a Road Maintenance Agreement which was signed and notarized by all those living on the Wild Rose/Camellia loop in 2004. I, Ron Mullen, was designated to oversee the continuing road maintenance for the neighborhood. That responsibility included: collecting funding, maintaining the road in serviceable condition, employing contractors for road repair, and

making expenditures as needed to maintain the road. This responsibility for oversight, purchasing of materials, and contracting of labor and equipment for maintaining the loop was turned over to St Martins Church in 2019. St Martins also has the stewardship responsibilities for the neighborhood's Road Maintenance Fund. At that time the church volunteered to set up an on-going road maintenance account, and agreed to cover the annual fees for yearly grading maintenance, and to provide any additional cost for gravel needed in the future. In subsequent public meetings, Father James has stated openly that the church has budgeted \$1,000 per year for road maintenance; and since 2019 all the obligations for the entire road maintenance and repair has been the responsibility of St Martins Church.

Unfortunately the promises made by the church to this neighborhood have not been fulfilled. Since the verbal agreements were made by Father James, not once (in the past five years) has the road been graded; minimal effort has been expended by the church to fill potholes completely around the loop; and absolutely no road maintenance or repair work has been done on the lower east end of the Wild Rose/Camellia loop. This leaves the neighborhood to wonder if Father James' assurances that the church will remain at its present congregational size and not grow in future years can be believed! Our neighborhood thinks not!

Neither our neighborhood, nor Benton County, can control the number of Garbage Trucks, Delivery vehicles, Emergency Vehicles, or Mail Delivery Services operating on the existing very narrow, one-way, gravel road. BUT Benton County can require the St Martins Church to improve the road (at the applicant's expense) to meet rural residential gravel road standards for the expected increase in public traffic during ingress and egress from Highland Drive to the church property when approving Conditional Use Permit LU-23-51. From the very standpoint of vehicular road capacity, and the necessity of two way traffic, and public safety issues, this should be a mandated priority requirement before the approval of any public building expansion in our neighborhood.

PAST REQUIREMENTS FOR ROAD UPGRADES

Benton County has set a precedent for all new construction on the Wild Rose/Camellia loop to upgrade road conditions to meet rural residential gravel road standards prior to issuing a building permit. This requirement was imposed when my wife Donna and I built our home in 2000. The entire roadbed along our property frontage plus 25 foot on either end had to be excavated shoulder-to-shoulder to a depth of 24 inches, 4-inch quarry rock was required to establish a 24 foot wide base, which was then overlaid with specified layers of crushed gravel, with every layer compacted and graded to establish the proper crown for the road's drainage profile. Drainage ditches were also graded on both sides of the roadway's shoulders. These road standards had to be met and be inspected by the county before we could obtain a building permit. It is our understanding that Benton County has required Dan and Ann Campbell, our neighbors, who are currently building a home on Camellia Drive, to do the same thing.

The Benton County Community Development Department has a golden opportunity to upgrade the eastern section of the Wild Rose/Camellia loop before building permits are issued for the two building sites which are currently being developed for new home construction. These properties have continuous road frontages which border the worst sections of the one-lane gravel road. This will also give opportunity to address the sediment and storm water runoff which drains down through both properties, and exits through a culvert under the roadway at the lower end. This will greatly improve the serviceable section of those portions of the Wild Rose/Camellia loop — leaving only short sections at the upper end of both Wild Rose Drive and Camellia Drive as narrow one-lane roadways.

FUTURE REQUIREMENTS FOR ROAD UPGRADES

In consideration of future increased public traffic ingress and egress to the St Martins Church (which will eventually grow to the expanded occupancy rating), it only makes common sense to require a road improvement to rural residential gravel road county standards between Highland Drive and the church property. This would allow two-way traffic on the 20 foot road width plus 2 foot shoulders, and would address the vehicular safety issues that are of everyone's concern.

When the St Martins Church submitted the LU-23-51 conditional use permit they fully expected the Benton County Community Development Staff to specify 'conditions' for its approval. As the congregation grows in number, and new uses of the expanded church facilities are initiated in the coming years, the church will utilize its full occupancy rating specified by the Fire Marshal for the 60% increase in building square footage. It is very obvious that there will be a dramatic increase in the volume of traffic — not just on Sunday morning, but for scheduled weekday events as well . The traffic pattern will also be concentrated during those times before services or events begin and after they end. The only reasonable decision the County Development Department staff can make is to impose the following requirement for conditional use permit LU-23-51: **“the road between the church property and Highland Drive must be upgraded to Benton County’s rural residential gravel road standards at the applicant’s expense”**. Benton County's new Erosion and Sediment Control Permit must also be in place prior to the start of any ground disturbance or excavating activity. If the applicant will not comply with this conditional use, the application must be denied.

Any clarification or questions regarding this submittal of written material may be requested of the undersigned.

Sincerely yours, Ron & Donna Mullen, 917 NW Wild Rose Dr. Corvallis, Or 97330

From: [Theresa Stephens](#)
To: [WILLIAMS Inga](#)
Cc: [THOMPSON Alyssa](#); [Theresa Stephens](#)
Subject: Written comments for Planning Commission
Date: Tuesday, August 20, 2024 4:14:32 PM
Attachments: [St Martin Transportation Evaluation.pdf](#)
[Stephens Written Testimony St. Martin.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Inga,

I respectfully request an email/notice of receipt of this email by 4:30 pm today so I have time to hand deliver if you do not respond.

Attached are two documents for review by the Planning Commission.

1. My written comments
2. Transportation Evaluation by Clemow Associates, LLC

Please let me know if you have any questions.

Regards,
Theresa Stephens
935 NW Camellia Dr, Corvallis, OR 97330
541 740-0987



August 19, 2024

Theresa Stephens
935 NW Camellia Drive
Corvallis, Oregon 97330

Sent via email to: theresa.m.stephens@gmail.com

Re: **St. Martin Orthodox Church Transportation Evaluation – Benton County, Oregon**
Transportation Engineering Evaluation

Benton County File Number File No. LU-23-051
C&A Project Number 20240804.00

Dear Ms. Stephens,

This letter provides an evaluation of the St. Martin Orthodox Church Conditional Use Permit application in Benton County, Oregon. The following items are specifically presented in this letter:

1. Property Description and Proposed Development
2. Trip Generation
3. Summary

1. PROPERTY DESCRIPTION AND PROPOSED DEVELOPMENT

The subject property is addressed 925 NW Camellia Drive, Corvallis, Oregon, it is described as tax lot 1400 on Benton County Assessor’s Map 11-5-23AB, and it is 1.42 acres. The property is served by NW Camellia Drive, part of a looped roadway system that connects to NW Highland Drive to the west. NW Camellia Drive serves nine developable parcels – six existing single-family residences, one single-family residence under construction, one vacant property, and the church.

The property is within the City of Corvallis’ Urban Growth Boundary (UGB) but is outside the City limits and is zoned Benton County Urban Residential – 5 (UR-5). The St. Martin Orthodox Church is an existing non-conforming use. The proposed land use actions increase the development size and also result in the church becoming a conditional, conforming use.

As described by the applicant, the existing church facility includes a 917-square-foot church, a 1,827-square-foot parish hall, and a 200-square-foot bathroom building for a total existing church facility size of 2,944 square feet. The proposed development includes a 1,367-square-foot church expansion, an 896-square-foot parish hall expansion, and a 2,675-square-foot parsonage (pastor’s residence). The resulting total proposed church size is 5,207 square feet with a 2,675-square-foot parsonage.

2. TRIP GENERATION

Development Assumptions

The Institute of Transportation Engineers (ITE) *Trip Generation Handbook*, 3rd Edition represents an ITE-recommended practice and provides guidance in the proper techniques for estimating development trip generation and how to best use the data contained in the ITE *Trip Generation Manual*.

Regarding trip generation estimating, the *Trip Generation Handbook* States, “The chosen independent variable should be stable for a particular land use type and not a direct function of actual site tenants. The values and measurements attributable to an independent variable should not change dramatically with changes in building tenants. Physical site characteristics (such as square feet of floor area or number of dwelling units) are preferable to tenant characteristics (such as employees or residents).”

The St. Martin Orthodox Church has a unique design, but the three existing buildings (church, parish hall, and bathroom) all function as a single church entity. It is also reasonable to assume that the proposed expansion will continue to function as a single church entity, noting that the parsonage is considered a separate residence.

The applicant’s narrative states that the proposed church expansion is not anticipated to increase the number of people using facilities; however, it is reasonable to expect that a (future) larger church will have an increased number of people using the facilities – resulting in a similar occupancy-to-size ratio. As such, the most accurate basis to evaluate transportation system impacts is to consider the size (square footage) of the existing and proposed facilities. As previously described, the existing development is a 2,944-square-foot church and the proposed development is a 5,207-square-foot church and a 2,675-square-foot parsonage (residence).

Development Trip Generation

Development trip generation for the existing and proposed developments is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and practices from the ITE *Trip Generation Handbook*, 3rd Edition. Trip generation is as follows:

TABLE 1 – DEVELOPMENT TRIP GENERATION ¹							
Development	ITE Code	Size	Trips per Weekday	Total Weekday Trips (5 Days)	Saturday Trips	Sunday Trips	Total Weekly Trips (7 Days)
Existing Development							
Church	560	2,944 SF	22	110	14	92	216
Proposed Development							
Church	560	5,207 SF	40	200	26	164	390
Parsonage	210	1 DU	9	45	9	8	62
Total Proposed Development			49	245	35	172	452
Change in Trip Generation with Proposed Development			27	135	21	80	236

¹ Trip generation estimated using the Average Rate per recommended practice in the ITE *Trip Generation Handbook*, 3rd Edition.

As the table above identifies, the proposed church development generates an additional 236 weekly trips over the existing church development.

Proportional Share Trip Generation

In the existing condition, NW Camellia Drive serves nine developable parcels – six existing single-family residences, one single-family residence under construction, one vacant property, and the church. In the proposed condition the roadway will serve the same properties; however, the church will be expanded and include an additional residence. Based on ITE trip generation rates, the proportional share trip generation for the current properties using NW Camellia Drive is as follows:

TABLE 2 – PROPORTIONAL SHARE TRIP GENERATION ¹								
Development	ITE Code	Size	Trips per Weekday	Total Weekday Trips (5 Days)	Saturday Trips	Sunday Trips	Total Weekly Trips (7 Days)	% Of Total Weekly Trips
Existing Single-Family Residences	210	6 DUs	57	285	57	51	393	47%
Proposed Church Development²	– ²	– ²	49	245	35	172	452	53%
Total Area Trip Generation with Proposed Development			106	530	92	223	845	100%

¹ Trip generation estimated using the *Average Rate* per recommended practice in the ITE *Trip Generation Handbook*, 3rd Edition.
² Refer to Table 1 above for detailed trip generation of the proposed church development.

As the table above identifies, the six existing single-family residential properties generate 47% of the total traffic on NW Camellia Drive and the proposed church development generates 53% of the total traffic. It is recommended that these proportional share impacts be considered when determining any future upgrades to NW Camellia Drive or when the neighbors are structuring maintenance agreements.

3. SUMMARY

The following conclusions are made based on the analysis contained in this letter.

1. The St. Martin Orthodox Church is an existing non-conforming use. The proposed land use actions increase the development size and also result in the church becoming a conditional, conforming use.
2. The property is served by NW Camellia Drive, part of a looped roadway system that connects to NW Highland Drive to the west. NW Camellia Drive serves nine developable properties – eight single-family residences (both developed and undeveloped) and the church.
3. Based on information contained in the ITE *Trip Generation Handbook*, 3rd Edition and the ITE *Trip Generation Manual*, 11th Edition, square feet of floor area is the most appropriate independent variable to use to estimate church trip generation.
4. The existing development is a 2,944-square-foot church and the proposed development is a 5,207-square-foot church and a 2,675-square-foot parsonage (residence).

5. The proposed church development generates an additional 236 weekly trips over the existing church development.
6. The six existing single-family residential properties generate 47% of the total traffic on NW Camellia Drive and the proposed church development generates 53% of the total traffic.
7. It is recommended that these proportional share impacts be considered when determining any future upgrades to Camellia Drive or when the neighbors are structuring maintenance agreements.

Sincerely,



Christopher M. Clemow, PE, PTOE
Transportation Engineer



RENEWS 31 DECEMBER 2025

August 20, 2024

Inga Williams, Associate Planner
c/o Benton County Planning Commission
5400 SW Research Way
Corvallis, OR 97333

RE: Additional Written Testimony for the St. Martin Church (LU-23-051)

Dear Planning Commissioners:

There was considerable discussion about road improvements and road maintenance contributions during the public hearing. This letter is intended to provide some additional clarification on those matters. It is fair to say that all the neighbors on Camellia and all but one on Wildrose fear what having a sizable church in our neighborhood will do the character of use. We have a very narrow road in many locations and while walking just today, a car had to wait for me to get to a driveway so I could duck out of the roadway. There was no room for both me (walking) and the car to pass.

Road Impacts and Proportional Share of Improvements

During the public hearing, it wasn't clear what the impact to Camellia Drive is from the church and the existing residents, as there was no traffic analysis done. After the Commissioners meeting, we neighbors discussed this and all felt the road situation needed a professional opinion. It was decided to retained the services of a licensed transportation engineer to conduct this analysis. You'll see in his attached evaluation letter that with the proposed church expansion, the weekly vehicle trips from the church will be higher than the weekly trips by the residents along Camellia Drive.

From the Transportation Evaluation Report:

There is roughly 1,380 lineal feet of paved gravel roadway along Camellia Drive. Camellia Drive serves a total of 9 lots, while Wild Rose Drive serves another 9 lots. Of the 9 lots along Camellia Drive, 6 contain existing single-family homes, 1 has a single-family home under construction, 1 contains a church and 1 is vacant. Currently only one 185-foot segment of Camellia Drive meets the current County residential local road standard which consists of two 10-foot gravel travel lanes and 2-foot gravel shoulders on either side. This was done as a frontage requirement for the new home currently under construction at 930 Camellia Drive. There is also a vacant parcel (TL 2500) at the end of the road that will be required to provide approximately 255-lineal feet of frontage improvements when that property is developed. These two properties will ultimately upgrade 440-lineal feet of frontage along Camellia Drive to residential local road standards. This leaves 940 lineal

feet of Camellia Drive as sub-standard with no additional development opportunities to widen the road.

The Transportation Evaluation found that between the 6 existing residences and the St. Martin church, that 47% of the weekly vehicle trips are done by existing residents and 53% of the weekly vehicle trips will be done by the church and its parsonage. The County's "proportional share" of road improvements resulting from the St. Martin's Conditional Use Permit can be found in the condition of approval on the following page.

- 4) The applicant shall work with Public Works to identify road improvements to Camellia Drive on a portion of the road between the existing approach and Highland Drive. The road improvements will amount to widening of Camellia Drive to the Residential Local Road standards identified in the Transportation System Plan for a length not to exceed 300 lineal feet.

The 300-feet of road improvements identified in the condition above would represent upgrades to only 32% of the remaining 940 lineal feet of sub-standard road, and not the churches 53% portion of vehicle trips along Camellia Drive. To ensure the expansion of the St. Martin church is providing their proportional share of road improvements (940 LF x .53% = 498), I request the Planning Commission consider modifying the condition of approval as follows:

- 4) The applicant shall work with Public Works to identify road improvements to Camellia Drive on a portion of the road between the existing approach ~~Highland Drive~~ and the western end of Camellia Drive. The road improvements will amount to widening of Camellia Drive to the Residential Local Road standards identified in the Transportation System Plan for a length ~~not to exceed 300 lineal feet~~ of 498-feet.

Roadway Maintenance

During the public hearing, it wasn't clear how much the neighbors and the church contributed toward roadway maintenance. I recognize this is outside the purview of the Planning Commission, but felt it was important to accurately describe everyone's recent financial contributions toward maintenance of Camellia Drive and Wild Rose Drive.

Landowners along Camellia Drive and Wild Rose Drive established a road maintenance agreement in 2004 that was signed by all residents at the time. Ron Mullen was designated to manage this effort.

In 2014 the 13 property owners (including the church) contributed \$20 per year to the road fund, so neighborhood volunteers could purchase and haul gravel, grade the road where needed, fill potholes, trim brush and cut grass.

In 2019, the property owners (including the church) contributed \$500 each to Benton County for brush cutting, additional gravel, and grading.

In 2019, St. Martin Church offered to cover the annual fees for road grading and maintenance. At the time, Ron Mullens let them take over management of the road maintenance fund. He passed on the remaining funds collected from the neighbors. Ron has always sent an update as to how much was in the fund, and what had been done and purchased. The road maintenance was very transparent. Then the church volunteered to set up an ongoing road maintenance account and agreed to cover the annual fees for yearly grading maintenance. Father James has stated that the church has budgeted up to \$1,000 annually for road maintenance. We have not seen that money spent on the road maintenance nor have we ever had an update from the church as to what gravel was purchased or what maintenance was performed.

Since the church took over road maintenance fund and responsibilities 5 years ago, the neighbors have seen very little road maintenance. There have been a few potholes that were filled (during the winter season) and one dump truck load of gravel spread on Camellia about a year ago.

Conclusion: We, the neighbors, feel that to obtain the approval and permit for the expansion, St. Martins should be required to:

- 1.) improve Camellia Dr. to support all the additional traffic all the way to where it meets Wild Rose Dr. even though the road report only requests 498' of improvements.
- 2.) put in an access driveway from Satinwood that is strictly for church access. Bagliens own the property across the road that, according to the maps, touches Satinwood Dr. If they were allowed to put in a lot line adjustment, put in the short gravel driveway from Satinwood to the church parking lot, it would keep their traffic off our narrow unimproved road.

The church is there, and we have all come to accept it as part of the neighborhood. The expansion pushes the limits of the road usage, water usage/water table and noise from the coming and going of the congregation.

Please note: We, the neighbors, ultimately hope that the permit will be denied based on the inability to force the church to improve the road and the road is incapable of handling this increased traffic, among other things. When we wrote the appeal, we thought that it, in itself, was a request to deny the permit.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Theresa Stephens". The signature is written in a cursive style with a large, stylized initial "T".

Theresa Stephens
935 NW Camellia Drive
Corvallis, OR 97330

From: [Theresa Stephens](#)
To: [WILLIAMS Inga](#)
Cc: [THOMPSON Alyssa](#)
Subject: Re: Written comments for Planning Commission
Date: Tuesday, August 20, 2024 4:50:47 PM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Inga. What is the next step? Will we hear something from you or the commissioners? When?

Theresa

On Tue, Aug 20, 2024 at 4:43 PM WILLIAMS Inga <Inga.Williams@bentoncountyor.gov> wrote:

Theresa,

Your comments have been received.

Inga



Inga Williams *she/her*
Community Development Dept.
Associate Planner

Phone: 541-766-6819
Email: Inga.Williams@BentonCountyOR.gov
Homepage: www.bentoncountyor.gov



We're located at [4500 SW Research Way, 2nd Floor](#).

From: Theresa Stephens <theresa.m.stephens@gmail.com>
Sent: Tuesday, August 20, 2024 4:14 PM
To: WILLIAMS Inga <Inga.Williams@bentoncountyor.gov>
Cc: THOMPSON Alyssa <alyssa.thompson@bentoncountyor.gov>; Theresa Stephens <theresa.m.stephens@gmail.com>
Subject: Written comments for Planning Commission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Inga,

I respectfully request an email/notice of receipt of this email by 4:30 pm today so I have time to hand deliver if you do not respond.

Attached are two documents for review by the Planning Commission.

1. My written comments
2. Transportation Evaluation by Clemow Associates, LLC

Please let me know if you have any questions.

Regards,

Theresa Stephens

935 NW Camellia Dr, Corvallis, OR 97330

541 740-0987

From: [Vincent Gimino](#)
To: [THOMPSON Alyssa](#)
Subject: RE: St. Martins Church expansion
Date: Tuesday, August 20, 2024 2:17:47 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings;

Thank you for reviewing this complex proposal. I would like to state/restate my family's serious concerns regarding this project. I refer you back to my prior email sent 8/13/24 at 11:03 AM for details, as this is edited:

- 1-It is without doubt, despite assertions otherwise, that the expansion will cause undue burden to the small road and neighborhood, with respect to traffic density, noise, road damage, and public safety.
- 2-It is without doubt, despite assertions otherwise, that the expansion *will result in a significant change to the character of the neighborhood*
- 3-the general argument proposed for expansion is circular and does not support itself:

-The main claim is that the expansion will not impact the neighborhood, an assertion that is central to the Church argument; however at the same time there are mandated road improvements to facilitate this expansion. If there truly is no impact to the neighborhood with the project, then why is the road being expanded for the same amount of traffic? Which is it -- impact or no impact?

4-Related to this is that these arguments are contradictory to the rationale proposed in section 53 -- it seems that the determinations can only be one of the following (and not both):

a. it is determined there is truly no impact to the neighborhood (no increase in volume of parishioners, no increase in events, no increase in traffic), then there should be no need for the road improvements (those improvements are not needed at this time with current residents and usage, *and the document indicates in more than one location that this usage will not change*).

OR

b. The project **is** changing something in the neighborhood (namely, usage by all of those metrics stated above are indeed expected to increase, etc), necessitating the associated requirement to improve the road. Therefore with the need for such significant road improvements, by definition the project would be expected to result in a significant impact on the neighborhood, and therefore meets the conditional criteria in section 53, and therefore the project should not be approved.

5-Another factor to consider with respect to meeting the terms of section 53: The project creates undue financial burden on the non-Church residents of the neighborhood *essentially to support the expansion and the long term operations of the Church:*

-Although there would be a mandate to the Church to expand the road, that is followed by the *lifelong unfunded mandate* to every other homeowner to maintain said road, that will be most heavily used and impacted by the greater Church traffic.

-Therefore, this financial encumbrance *in itself results in a materially a significant impact to the character of the neighborhood* as it negatively changes the inherent values of the properties & increases the responsibilities of the homeowners given this *infinite, undescribed, unbudgeted, financial burden.*

6-Lastly, there is the matter of water. In addition to the County, of course, there are others in my neighborhood that have more expertise in this area, but this project has the potential to significantly impact the water table, well functionality, and water supply.

-Several years ago (maybe as far back as ~2018), there was a neighborhood meeting called by Fr. James regarding the regional water supply. There was significant worry by the Church as their well had gone dry. This was not long after a new residential well was installed on an adjacent property. This concern raised by the Church was even accompanied by emails from the Fr. James asking everyone to conserve water, turn off sprinklers, don't water your lawns, etc. because of their faltering water table. The Church had to redrill a new well, going much deeper than the existing well (I would imagine that information is on record with the County). In addition, there was another email from Fr. James in 2019 (see screenshot) how he describes the effects of drought on their property with the seasonal creek drying up, and trees dying. It would seem the water situation is already touch-and-go in that area of the neighborhood.

-Therefore, our concern is that if a single residential well forced the Church to dig a new, much deeper well, just to sustain their current needs, what happens to the regional water table when an operation serving 10s-100s of people need even more water? And they dig another deeper well?

Thank you again for you consideration in this important matter.

Vincent Gimino



James Baglien

From: jbaglien@gmail.com

To: Maureen Kinevey Gump, Susanna Priest

Cc: Byer Family, Carol McCarthy, Dan & Ann Campbell, Dan Campbell, Jerry & Pat Allison and 6 more...

Wed, Aug 21, 2019 at 2:55 PM

Hi everyone,

As most are aware, the multi-year drought is taking its toll on the Douglas Firs in the valley.

Our property has been particularly hard-hit, due to our southern exposure, the loss of our Port Orford cedars (themselves weakened by the drought) to a virus, and the proximity of many of our trees to the seasonal creek below our property -- where their shallower root systems betrayed them, as the creek ran dry for longer and longer periods each year.

We have engaged an arborist to remove the dead trees from our property. The crew is scheduled to be on site September 17-19. Our current plan is to have the downed trees removed completely from our property (sound ones for lumber, unsound ones to be ground into chips and hauled away).

If any of you have dead or dying trees you'd like removed, this might be a good opportunity to do so, while the crew is at our site. The arborist is Josh Cantrell -- you can contact him directly at mwoodsman@gmail.com. Josh is a personable young man, who comes highly recommended from a friend of ours on Lewisburg road, where he did a project for them.

kind regards,

Jim Baglien

August 26, 2024

Benton County Planning Commission
4500 SW Research Way
Corvallis, Oregon 97333

RE: St. Martin Orthodox Church Conditional Use Permit
STM2001

Dear Commissioners,

From its initiation, this project has been developed with the intent to ‘do everything right’—from the church’s first consultations with staff in 2020, through the Preliminary Site Review, and then the Pre-Application Conference. At each step of the process, the church has worked closely with staff to address the relevant concerns in a timely and thorough manner.

The claims of the appellants are based on four arguments, none of which hold up under scrutiny:

1) *There are existing impacts.*

This is true, as is the case for any public assembly building. However, the church has been in this location for over 20 years. Only the proposed development is under consideration. With respect to this, the proposal reduces existing impacts by removing parking from the road, and putting people indoors who are currently outdoors.

2) *The increase in the size of the church will result in much higher attendance, and greater impacts.*

This is belied by the history of the church, which has had a stable census for thirteen (13) years.

3) *Even if it is admitted that the current church census is likely to remain the same, the property could change hands in the future.*

The church is a purpose-built, Eastern Orthodox place of worship, the interior of which is covered by world-class Orthodox iconography (see <https://www.youtube.com/watch?v=aYogHxunDM8> – also linked from the church website, stmartinorthodoxchurch.org – for the *Gazette-Times* video that illustrates the interior of the church). Moreover, the church has received its Great Consecration, which in the Orthodox tradition renders the site forever a holy and consecrated place. Given these factors, and the church’s 20-year history at this location, the prospects of a future sale are remote.

4) *The neighborhood aquifer is under pressure.*

The increase in water demand from the church expansion is negligible or non-existent, given the stable member census. Increased demands on the aquifer will be driven by the addition of single-family residences in the neighborhood, three (3) of which are currently under construction. Single-family residences are an outright permitted use in this zoning. The single family residence in the church’s proposal is included in the Conditional Use Application only because the design places two classrooms above it, as additions to the parish hall.

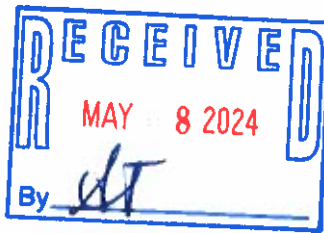
Each of these concerns have been asserted to contribute to the appellants' claim that the proposal does not comply with Benton County Code 53.215(1); however, as detailed in the applicant's responses above, these claims do not represent the factual intent, scale, or design elements of this project. As initially stated in the application narrative, substantiated in the Benton County staff report, and presented during the August 13th, 2024, Planning Commission meeting, the proposed project satisfies all applicable decision criteria including BCC 53.215(1).

Respectfully,
Emerio Design LLC



**Benton
County**

**COMMUNITY DEVELOPMENT
DEPARTMENT**



Community Development Department

Office: (541) 766-6819
360 SW Avery Avenue
Corvallis, OR 97333

co.benton.or.us/cd

APPLICATION

CONDITIONAL USE PERMIT

File # LV-24-013

Fee: \$ 2,603
(SEE CURRENT FEE SCHEDULE)

**ALL SECTIONS MUST BE COMPLETED. ATTACH ADDITIONAL SHEETS IF NECESSARY.
REVIEW WILL BEGIN ONLY WHEN THE APPLICATION IS DETERMINED TO BE COMPLETE**

I. Property Owner(s) Information

Name(s): USDA Forest Service City of Corvallis Phone #1: _____

Mailing Address: _____ Phone #2: _____

City: _____ State: _____ Zip: _____ Email: _____

II. Applicant Information

Name(s): Johnson Broderick Engineering Phone #1: 541-338-9488

Mailing Address: 325 W. 13th Avenue Phone #2: _____

City: Eugene State: OR Zip: 97401 Email: aaron@jbe.us.com

Other individuals to be notified of this application: Name, Address, City & Zip, or Email

Silke Communications, 680 Tyler Street, Eugene, OR 97402

City of Corvallis Public Works Department, P.O. Box 1083, Corvallis, OR 97339

III. Property Information

Site Address: Mary's Peak Road, Alsea, OR, Taxlot #~~12720000200~~ 12720C000100

Assessor's Map & Tax Lot Number: T 12 S, R 7 W, Section(s) 20 C, Tax Lot(s) ~~200~~ 100

Acreage: ~~56.8~~ Zoning: FC Forest Conservation Zone Fire District: _____

Water Supplied By: N/A Sewage Disposal Type: N/A

Existing Structures: Wood pole telecommunications tower, guyed telecommunications tower, 8' x 12' and 6' x 10' equipment shelters

Current use(s) of the property: Telecommunication Tower Site

IV. Request Summary (Example: "Conditional Use approval to operate a commercial kennel in the RR Zone.")

Conditional Use approval to construct and operate telecommunication tower in FC Zone

V. Attached Documentation: With all land use applications, the "burden of proof" is on the applicant. It is important that you provide ALL the information listed on the following pages at the time you submit your application. The processing of your application does not begin until the application is determined to be complete.

Conditional Use Criteria Please answer in detail on a separate sheet of paper.

1. Describe how the proposed use will not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.
2. Describe how the proposed use will not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.
3. If the property is zoned EFU or FC, describe how the proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.
4. If the property is zoned EFU or FC, describe how the proposed use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.
5. Will the proposed use involve the use of water (plumbing facilities, bathroom, water for processing, etc.)? No If yes:
 - a. Is there an existing well or spring on the proposed parcel(s)? No Please attach a copy of a well log or pump test, if available, which identifies the rated yield of this water source.
 - b. Is there an existing septic system on the proposed parcel(s)? No An evaluation by Environmental Health may be required of an existing system unless the system was recently installed or repaired. Please attach a copy of any septic system records you may have available.
6. Is the only access or proposed access to the property via a road that crosses a railroad? No
If yes, please draw the location on your map and explain here: _____

Mitigating Measures Please answer in detail on a separate sheet of paper.

1. Describe any special measures you propose to undertake in order to minimize the impacts on adjacent properties and public services, and to ensure compliance with the purpose of the zone. Consider such features as: location of the use on the parcel; road capacities in the area; driveway location; parking area; on-site traffic circulation; landscape or fencing separations; size of structures; signs; exterior lighting; noise; air emissions; drainage.

Attachments

1. A copy of deed(s) covering the subject property.
2. A copy of the easement granting access to any proposed parcel that does not have frontage on a public road.
3. An accurate scale drawing of the property, showing the locations of existing and proposed structures, roads, water supply, subsurface sewage system, easements, and driveways. Label all tax lots.

Signature(s)

I hereby certify that I am the legal owners(s) or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the requested conditional use permit would not violate any deed restrictions attached to the property.

[Signature]
Owner/Contract Purchaser Signature

4/10/2024
Date

[Signature]
Owner/Contract Purchaser Signature

4/10/2024
Date

For Office Use Only

Date Application Received: _____ Receipt Number: _____ By: _____

File Number Assigned: _____ Planner Assigned: _____

Date Application Deemed Complete: _____



Narrative for Conditional Use Permit Application for Silke Communications Solutions
Marys Peak Road, Alsea, Oregon

Proposed scope of work: This project seeks to obtain a conditional use permit for the installation of a new 100-foot self supporting tower at the existing tower site for Silke Communications Solutions on Marys Peak in Benton County, Oregon. This new tower will replace an existing wooden pole currently being used as a telecommunications tower. There is an existing guyed tower on this site that will also be demolished as part of this proposed work. The new tower will serve as a modern, upgraded facility to house new equipment as well as allowing equipment on the existing 2 towers to be consolidated onto the new tower. Existing structures will be used for the upgraded tower equipment. Please see attached photographs for depictions of the existing towers to be replaced.

The following list addresses questions contained in the application for a conditional use permit for Benton County. The numbers correspond to the numbers on the application. Please contact our office at the number above with any questions or for further discussion if necessary.

CONDITIONAL USE CRITERIA

1. This proposed use will enhance the existing nature of the site by consolidating existing equipment currently supported by older towers onto a new, properly designed tower. These older towers are derelict and in need of replacement and this new tower will accomplish this. The proposed tower will be properly designed and detailed to resist loads imposed by current building codes and should prove more resilient than the existing towers to be removed. This consolidation will not interfere with uses on adjacent properties, because adjacent properties are far from this site and this project is reducing the net presence of towers on this site from two to one.
2. The proposed tower will use existing infrastructure to provide services required for this site's operations. There will be minor modifications to the infrastructure as required to service the new tower location on the existing leased area. Any



reconfiguration of the public improvements, facilities, utilities or services to this site will be minor and will be performed only to service this new tower site. The burden on existing public infrastructure will be reduced by the removal of the two existing towers as discussed in (1).

3. There will be no impact to accepted farm or forest practices on surrounding land due to the fact that the existing leased area is already occupied by two towers and this is being reduced to one tower.
4. The proposed tower will not have an impact to any costs associated with accepted farm or forest practices on surrounding lands devoted to farm or forest use due to the proposal's consolidation of existing equipment and improvements onto one new facility.
5. See application.
6. See application.

MITIGATING MEASURES

1. This location will minimize impacts on adjacent properties and services by reducing the current inventory of affected towers from two to one. The proposed tower and associated equipment will be near existing facilities and will not expand the current area of use. No new roads are proposed, traffic is limited to service vehicles for tower maintenance operations. There is no impact to existing parking facilities, on-site circulation, landscaping or fencing. The size of the structure is in line with another tower on the overall property, but away from it. Current demands for signage, exterior lighting, noise and air emissions will not be impacted. Drainage will not be affected in a significant way. The foundation for the new tower will create a new impervious surface to be drained to the existing soil, but will be limited to that required by the tower's foundation needs and will be consistent with other approved conditional uses on this property.

KEYED NOTES THIS SHEET

- 1 EXISTING GUYED TOWER TO BE REMOVED
- 2 EXISTING WOOD POLE TOWER TO BE REMOVED
- 3 EXISTING STRUCTURE TO BE USED FOR EQUIPMENT FOR NEW TOWER



BK 98

Subscribed and sworn to before me, this 18th day of June A. D. 1941

(SEAL)

Geo. S. Jones, Clerk

By Jack Stutz Deputy Clerk.

STATE OF CALIFORNIA }
County of Marin } ss.

I, Geo. S. Jones, County Clerk of the County of Marin, State of California, and ex-officio Clerk of the Superior Court in and for said County, hereby certify the foregoing to be a full, true and correct copy of Letters Testamentary issued in the above entitled matter, as the same remains of record and on file in the office of said Clerk; I further certify that said Letters have not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 18th day of June A. D. 1941

(SEAL)

Geo. S. Jones Clerk

Jack Stutz Deputy County Clerk

Received for record and recorded
August 5, 1941 at 10:51 o'clock A.M.

A. J. Moore, COUNTY CLERK

BY: E. Wamborg Deputy

37001

WHEREAS, the City of Corvallis, a municipal corporation of the State of Oregon, is the owner of real property described as follows, to-wit:

The South half of the South half (S½S½) and the Northeast quarter of the Southeast quarter (NE¼SE¼) of Section Twenty (20), the Southwest quarter (SW¼) of Section Twenty-one (21), and the Northeast quarter of the Northeast quarter (NE¼NE¼) of Section Twenty-nine (29), all in Township Twelve (12) South, Range Seven (7) West of Willamette Meridian, in Benton County, Oregon,

which above described property was purchased by said City of Corvallis through the Water Commission of said City in connection with other lands in the watershed; and

WHEREAS, the above described property is not needed by the City of Corvallis for public use inconsistent with the grant thereof hereinafter made, ^{and} the public interest will be furthered by the leasing thereof to the United States Government under authority of Section 97-701 O.C.L.A., granting an easement for the use thereof for a public purpose by the United States Government for a period of forty (40) years; and

WHEREAS, the Water Commission of Corvallis, Oregon, has approved and directed the granting of such lease and easement;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the City of Corvallis, a municipal corporation of the State of Oregon, under authority of Section 97-701 O.C.L.A., and pursuant to ordinance duly adopted, has leased, demised and let, and by these presents does lease, demise and let to United States of America the following described real property, to-wit:

The South half of the South half (S½S½) and the Northeast quarter of the Southeast quarter (NE¼SE¼) of Section Twenty (20), the Southwest quarter (SW¼) of Section Twenty-one (21), and the Northeast quarter of the Northeast quarter (NE¼NE¼) of Section Twenty-nine (29), all in Township Twelve (12) South, Range Seven (7) West of Willamette Meridian, in Benton County, Oregon,

together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same for a period of forty (40) years from date hereof, together with an easement for the use thereof for said term to use the same for a public purpose and for the use of the public.

PROVIDED, HOWEVER, that this lease and easement is made and granted and accepted upon the

express condition that the above described premises shall be used, and continue to be used, for a public purpose by the grantee herein, and for the use of the public under reasonable rules and regulations to be imposed by the grantee herein, and that in the event of the breach of the foregoing condition this lease and easement shall become null and void, and the lease and easement hereby granted shall terminate.

IN WITNESS WHEREOF, the City of Corvallis, Oregon, grantor above named, under authority of Ordinance No. 1363, has caused these presents to be executed by its duly elected, qualified and acting Mayor and Municipal Judge this 30th day of June, 1941.

(SEAL)

CITY OF CORVALLIS, OREGON.

By H. W. Hand Mayor.

Attest: Ralph P. Schindler
Municipal Judge.

STATE OF OREGON, }
County of Benton. } ss.

On this 30th day of June, 1941, before me appeared H. W. Hand and Ralph P. Schindler, both to me personally known, who, being duly sworn, did say that he, the said H. W. Hand, is the Mayor, and he, the said Ralph P. Schindler, is the Municipal Judge of the City of Corvallis, Oregon, the within named municipal corporation of the State of Oregon, and the seal affixed to said instrument is the official seal of said City, and that said instrument was signed and sealed in behalf of said City of Corvallis by authority of the City Council of said City. And said H. W. Hand and Ralph P. Schindler acknowledged said instrument to be the free act and deed of said City of Corvallis, Oregon, a municipal corporation, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

(Notarial Seal)

Jay L Lewis
Notary Public for Oregon.
My commission expires Nov. 14, 1943.

Received for record and recorded
August 5, 1941 at 10:54 o'clock A.M.

A. J. Moore, COUNTY CLERK

BY: E. W. Vandenberg, Deputy

37002

\$2.75 in I. R. Stamps Affixed & Cancelled.

KNOW ALL MEN BY THESE PRESENTS, That Myrtle McWillis, a widow, (said Myrtle McWillis being the surviving widow of Stoton R. McWillis, now deceased.) in consideration of TEN Dollars to her paid by Ed. E. Burch and Dorothy G. Burch, his wife, does hereby grant, bargain, sell and convey unto said Ed. E. Burch and Dorothy G. Burch, his wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Benton and State of Oregon, bounded and described as follows, to-wit:

Lots five (5), six (6), seven (7), and eight (8) in Section Nine in Township fourteen (14) South of Range Eight (8) West of the Willamette Meridian, Oregon, excepting all that portion thereof lying North and West of the Alsea River and also excepting that portion thereof conveyed by Moses Miller and Viola Miller, his wife, to Charles A. Lundregan and Florence M. Lundregan by deed recorded at Page 635 of Volume 43 of the Deed Records of Benton County, Oregon, leaving in the tract hereby conveyed 90 acres, more or less, situated in Benton County, State of Oregon.

Also that certain roadway conveyed to Albert Harris and Nellie M. Harris, his wife, by Moses Miller and Viola Miller, his wife, by deed recorded on the 18th day of August, 1919, on Page 309 of Vol. 66 of the Deed Records of Benton County, Oregon, together with the right to travel said roadway, and all rights of every kind and nature which said Albert Harris and Nellie M. Harris have in connection therewith.

M-10311

CORPORATION EXCHANGE DEED - OREGON

The CITY OF CORVALLIS, an Oregon municipal corporation, Grantor, for and in consideration of an exchange of timber under the provisions of the Act of March 20, 1922 (42 Stat. 465, 49 Stat. 1090, 74 Stat. 205), which is of at least equal value to the land herein conveyed, the receipt of which is hereby acknowledged, conveys to the United States of America, Grantee, and its assigns, all of the following-described real property situate in the County of Benton, State of Oregon:

TOWNSHIP 12 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN

SECTION 20: E 1/4 SW 1/4
NE 1/4 SW 1/4
S 1/4 SW 1/4

SECTION 21: SW 1/4

SECTION 29: NE 1/4 NE 1/4

containing 340 acres, more or less.

SUBJECT TO:

1. Unrecorded lease, including the terms and provisions thereof, for a Federal Aviation Agency RMI Repeater Site and access road, from the City of Corvallis to the United States, dated March 22, 1960. Said lease is for a period of 20 years and expires June 30, 1980. All rentals and royalties accruing thereunder hereafter to be payable to the United States.
2. A lease, for use of the subject lands for public purposes, from the City of Corvallis to the United States by instrument dated June 30, 1941 and recorded August 5, 1941 in Book 98, page 154, Records of Benton County, Oregon. Said lease is for a period of forty years and includes other lands.
3. An easement, including the terms and provisions thereof, for a Forest Service road, from the City of Corvallis, to the United States, by instrument dated April 25, 1940 and recorded May 24, 1940 in Book 96, page 322, Records of Benton County, Oregon.
4. An easement, including the terms and provisions thereof, for a Forest Service road, from the City of Corvallis to the United States, by instrument dated June 27, 1957 and recorded July 9, 1957 in Book 160, page 268, Records of Benton County, Oregon.

(The acquiring agency is the Forest Service, Department of Agriculture.)

and covenants that Grantor is the owner of the above-described property free of all encumbrances and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 19th day of September, 1968.

(Seal)

CITY OF CORVALLIS
AN OREGON MUNICIPAL CORPORATION

By Kenneth H. McGregor
Title Mayor

ATTEST:

By George Simerville
Title Recorder

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF BENTON) SS:

On this day personally appeared Kenneth H. McGregor and George Simerville, who, being duly sworn, did say that they are the Mayor and City Recorder, respectively, of the City of Corvallis, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its City Council; and they acknowledged said instrument to be its voluntary act and deed.

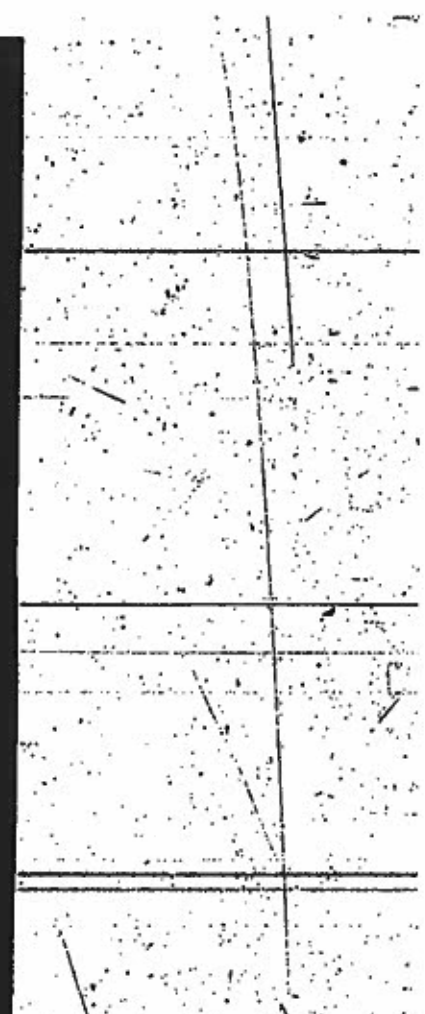
Before me this 19th day of September, 1968.

(Seal)

E. J. Hathaway
Notary Public in and for the
State of Oregon
My Commission Expires April 14 1970

(Checked as to consideration, acreage, description and conditions.
Dated this 4th day of September, 1968.

W. E. Fawcett



STATE OF OREGON)
County of Benton) SS.
I hereby certify that the within
Instrument was received for record
11 25
and assigned N^o 10311
In the Microfilm Records of said county
Witness My Hand and Seal of County Attest
PATRICIA P. SCHINDLER
COUNTY CLERK
By Southend Jackson
DEPUTY

County, Oregon, a municipal corporation its successors and assigns forever.

The Grantors for themselves alone reserve for a period of Ten (10) years from and after date hereof the right to use and occupy that part of the above described premises containing .59 of an acre and referred to as being that part of said description outside the existing right-of-way; such use and occupancy to be in conjunction with Grantors' use and occupancy of their adjoining property.

WITNESS our hands and seals this 23rd day of May, 1940.

C. R. Widmer (SEAL)

Martha Widmer (SEAL)

STATE OF OREGON, }
County of Benton } ss:

BE IT REMEMBERED, That on this 23rd day of May, A. D., 1940, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Chris R. Widmer and Martha Widmer, his wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.

H C Herron
County Judge

Received for record and recorded
May 24, 1940, 8:14 o'clock AM

A. J. Moore, COUNTY CLERK

By E. Wambert Deputy

32417

RIGHT-OF-WAY DEED
(Road or Trail)

E

THIS INDENTURE, made this 25th day of April in the year one thousand nine hundred and forty between the CITY OF CORVALLIS, Benton County, State of Oregon, a municipal corporation, grantor, party of the first part, and the Secretary of Agriculture of the United States Department of Agriculture for and in behalf of the United States of America, grantees, party of the second part.

WITNESSETH:

That for and in consideration of One Dollar (\$1) in hand paid, receipt whereof is hereby duly acknowledged, the party of the first part does hereby grant, bargain, sell, convey, and confirm unto the United States of America, an easement and right-of-way in gross over the following tract of land, situate, lying and being in the County of Benton State of Oregon, and bounded and particularly described as follows:

East half of Southeast quarter, Southwest quarter of Southeast quarter, and South half of Southwest quarter of Section 20; Southwest quarter of Section 21; Northwest quarter of Northwest quarter of Section 28 and Northeast quarter of Northeast quarter of Section 29, all in Township 12 South, Range 7 West of Willamette Meridian, in Benton County, Oregon.

The said right-of-way hereby granted is for the maintenance, and full, free, and quiet use and enjoyment by the United States of America for any and all purposes by them desired or deemed necessary or beneficial for and in connection with the control, administration, or use of the National Forests or the resources thereof, and, as far as may be with that enjoyment compatible, by the general public as a public highway being one

hundred (100) feet in width, and traversing the above described premises according to the following general course and direction, to-wit:

Beginning at a point near the southwest corner of said Section 20, running thence in an easterly direction across the south half of said section 20, thence in a southeasterly direction across the southwest quarter of said Section 21, to a point in the northwest quarter of said Section 23, as now surveyed and staked out by the Forest Service of the Department of Agriculture,

This grant shall be effective only so long as said easement shall be actually used for any of the purposes above specified, but all rights hereunder shall revert to the owner of the fee as soon as the said use thereof shall be abandoned and discontinued.

The grantee shall at all reasonable times have the right to enter for the purpose of construction, repairing, and patrolling said right-of-way, doing as little damage as possible.

IN WITNESS WHEREOF, the City of Corvallis, Benton County, State of Oregon, a municipal corporation, pursuant to a resolution of the Water Commission of said City duly and legally adopted, has caused these presents to be signed by its Mayor and attested by its Municipal Judge and its official seal to be hereunto affixed the day and year first hereinabove written.

(Corporate Seal)

CITY OF CORVALLIS, OREGON.

H. W. Hand,
Mayor

Ralph P. Schindler
Municipal Judge

STATE OF OREGON }
County of Benton } ss.

On this 25th day of April, in the year one thousand nine hundred and forty, before me appeared H. W. Hand and Ralph P. Schindler, both to me personally known, who, being duly sworn, did say that he, the said H. W. Hand, is the Mayor, and he, the said Ralph P. Schindler, is the Municipal Judge of the City of Corvallis, Oregon, the within named municipal corporation of the State of Oregon, and the seal affixed to said instrument is the official seal of said City, and that said instrument was signed and sealed in behalf of said City of Corvallis by authority of the Water Commission of said City. And said H. W. Hand and Ralph P. Schindler acknowledged said instrument to be the free act and deed of said City of Corvallis, Oregon, a municipal corporation, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

(Notarial Seal)

Jay L. Lewis,
Notary Public for Oregon.
My commission expires Nov. 14-1943.

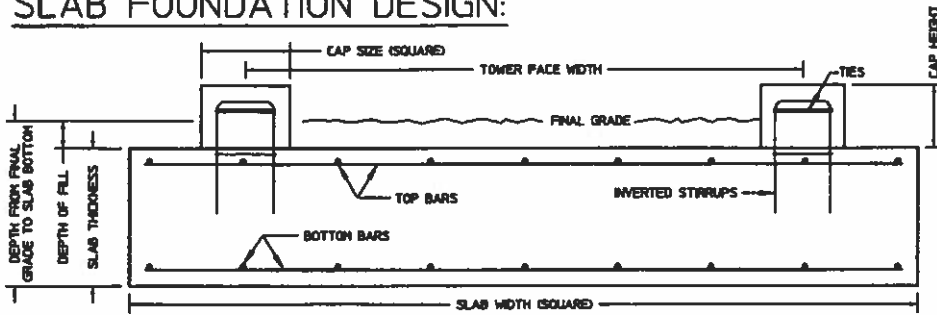
Received for record and recorded
May 24, 1940, 9:36 o'clock AM

A. J. Moore, COUNTY CLERK
By E. W. Lamborg, Deputy

32429

KNOW ALL MEN BY THESE PRESENTS, That LIZZIE GANTZ, single and unmarried, in consideration of TEN Dollars, to her paid by OERTIE GANTZ does hereby grant, bargain, sell and convey unto said OERTIE GANTZ her heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Benton

SLAB FOUNDATION DESIGN:



DIMENSIONS:

Slab width = 18.5 feet
 Slab thickness = 24.0 inches
 Cap height = 12.0 inches
 Cap size = 30.0 inches
 Tower face width = 11.0 feet
 Number of tower legs = 3
 Depth of fill = 6.00 inches
 Depth from final grade = 2.50 feet to slab bottom

MATERIAL PARAMETERS:

Ultimate net soil bearing pressure = 5.00 ksf
 Concrete compressive strength = 4500 psi
 Rebar yield strength = 60000 psi
 Density of concrete = 0.150 kcf
 Density of soil = 0.100 kcf
 Density of fill = 0.000 kcf
 Allowable stress increase factor = 1.00

TOWER BASE REACTIONS:

Overturning moment = 860 ft-kips
 Total tower shear = 15.6 kips
 Maximum leg shear = 10.1 kips
 Tower weight = 7.20 kips

NOTES:

1. This design methodology assumes a rigid slab (Ref. ACI 336.2 R-88).

OUTPUT SUMMARY:

Stability ratio = 1.03 OK
 Net soil bearing pressure = 165 ksf OK
 Volume of concrete = 26 cu. yds.
 Slab two-way shear: OK
 Slab beam shear: OK

REINFORCEMENT REQUIREMENTS: (ASTM A615 Gr. 60)

Minimum reinforcement areas: Top bars = 2.61 sq. inches, Bottom bars = 6.98 sq. inches.
 Top bars: Use 16-#6 (each way) @ 14.40 inch spacing, length = 18.00 ft., total weight = 865 lbs.
 Bottom bars: Use 16-#6 (each way) @ 14.40 inch spacing, length = 18.00 ft., total weight = 865 lbs.
 Use #4 Ties, 24 in. sq. @ 12 in. spc. (per cap), double @ top.
 Use 4-#5 Inverted Stirrups per Cap

SHEET 1 OF 1
 DWG. NO. 0586159

STRESS ANALYSIS
 SILKE COMMUNICATIONS
 SITE: MARY'S PEAK, OR

valmont
MICROFLECT

3575 25TH STREET SE. SALEM, OR 97302
 MAIN: (503)363-9267 FAX: (503)316-2040

BY	JG
CK	MF
DATE	03OCT23
S.O.	0586159

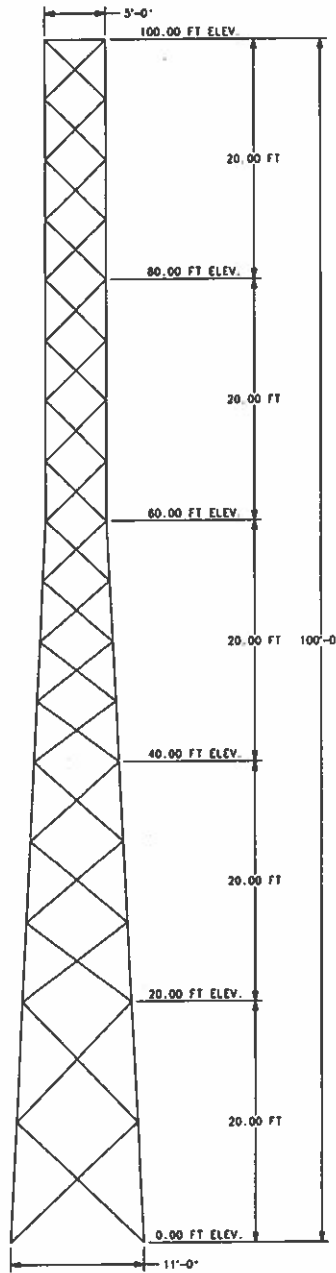
PRELIMINARY -- DO NOT USE
 FOR FINAL CONSTRUCTION

REVISIONS
 NEW DESCRIPTION DATE BY/OK

MEMBER TYPE & SIZE CHART

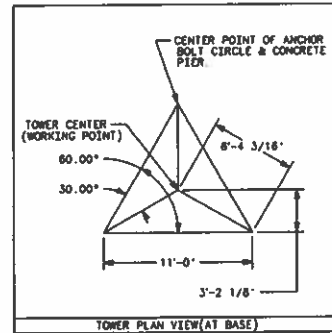
SECTION 1 ELEVATION = 80.00 FT TO 100.00 FT	
LEG	= PIPE 2.88 O.D. X 0.203 WALL THK.
DIAGONAL	= 4 1.75 X 1.75 X 0.188
HORIZONTAL	= 4 2.00 X 2.00 X 0.188
APPROXIMATE SECTION WEIGHT = 850#	
SECTION 2 ELEVATION = 60.00 FT TO 80.00 FT	
LEG	= PIPE 2.88 O.D. X 0.203 WALL THK.
DIAGONAL	= 4 1.75 X 1.75 X 0.188
APPROXIMATE SECTION WEIGHT = 800#	
SECTION 3 ELEVATION = 40.00 FT TO 60.00 FT	
LEG	= PIPE 3.50 O.D. X 0.216 WALL THK.
DIAGONAL	= 4 1.75 X 1.75 X 0.188
APPROXIMATE SECTION WEIGHT = 950#	
SECTION 4 ELEVATION = 20.00 FT TO 40.00 FT	
LEG	= PIPE 4.00 O.D. X 0.226 WALL THK.
DIAGONAL	= 4 1.75 X 1.75 X 0.188
APPROXIMATE SECTION WEIGHT = 1050#	
SECTION 5 ELEVATION = 0.00 FT TO 20.00 FT	
LEG	= PIPE 4.50 O.D. X 0.237 WALL THK.
DIAGONAL	= 4 2.50 X 2.50 X 0.188
APPROXIMATE SECTION WEIGHT = 1300#	

APPROXIMATE TOWER WEIGHT = 4950#



NOTES:

- MAXIMUM DESIGN REACTIONS AT BASE:
SHEAR = 10.05 KIPS/LEG
VERTICAL DOWNWARD = 92.83 KIPS/LEG
VERTICAL UPWARD = 87.91 KIPS/LEG
- TOWER DESIGN CRITERIA: EIA/TIA-222-C 2nd Ed
- THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
EXPOSURE CATEGORY = C
STRUCTURE CLASSIFICATION = II
TOPOGRAPHY CATEGORY = 3, HEIGHT OF CREST = 3200.00 FT
A. CASE 1 WIND = 75 MPH ICE = 0.00 IN (ASD)
CASE 2 WIND = 50 MPH ICE = 0.50 IN
CASE 3 WIND = 60 MPH ICE = 0.00 IN FOR TWIST & SWAY
- ANTENNA LOADING IS PER THE ANTENNA MOUNTING TABLE SHOWN BELOW.
- FINISH: GALVANIZED PER ASTM A-123
- THIS QUOTE/PERMIT DRAWING SHALL NOT BE USED FOR CONSTRUCTION.
- SITE NAME = MARY'S PEAK, OR
7. VOLT = 96 MPV, RISK CAT II.



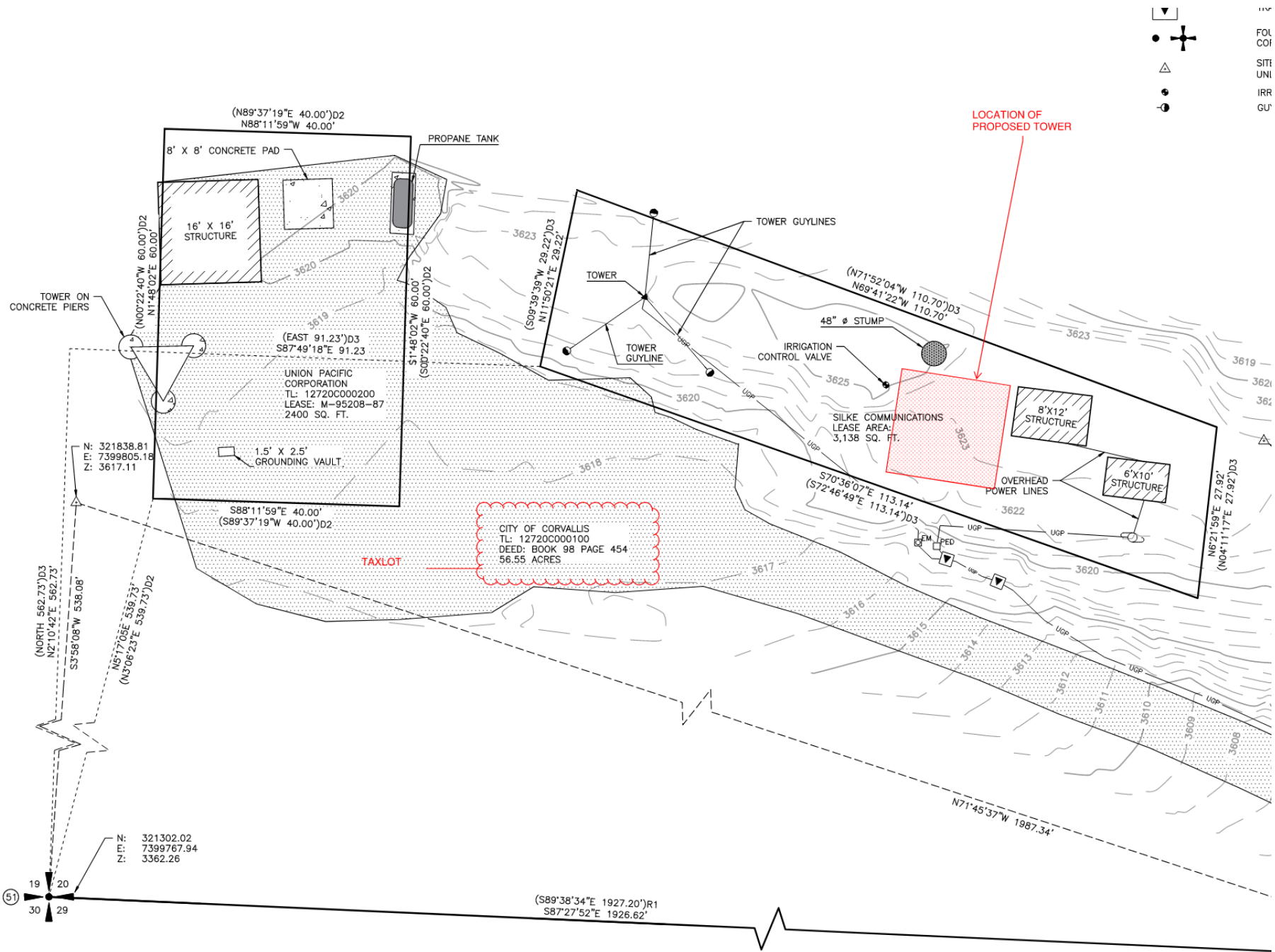
ANTENNA MOUNTING TABLE

ANTENNA TYPE & MODEL NO.	SIZE (DECIMAL FEET)	FREQUENCY	QTY.	MOUNTING HEIGHT (DECIMAL FEET)	MOUNTING AZIMUTH
1-1142-2AN		N/A		80.00 FT	N/A
2-WHIP (1.5' x 10')		N/A		100.00 FT	N/A
1-WHIP (1.5' x 8')		N/A		80.00 FT	N/A
1-WHIP (2.75' x 5')		N/A		100.00 FT	N/A
1-15' X 18' X 6' Box		N/A		100.00 FT	N/A
1-1142-2AN		N/A		80.00 FT	N/A
1-ARX-450B		N/A		100.00 FT	N/A
1-10' Dipole (2.88 #)		N/A		80.00 FT	N/A
1-CYL 2-26		N/A		80.00 FT	N/A
1-WHIP (2.75' x 5')		N/A		80.00 FT	N/A
3-3' Hinged Side Arm		N/A		100.00 FT	N/A
3-3' Hinged Side Arm		N/A		80.00 FT	N/A
3-3' Hinged Side Arm		N/A		80.00 FT	N/A
1-4' HIGH PERFORMANC		N/A		80.00 FT	N/A
1-4' HIGH PERFORMANC		N/A		80.00 FT	N/A

* = CENTERLINE OF ANTENNA, N/A = NOT AVAILABLE

ORDER NO.	DATE	SCALE	REV	APP
583190	08/15/02	WORK	10/03/23	JEG







File No. LU-24-013

**CONDITIONAL USE PERMIT
STAFF REPORT**

PROPOSED ACTION	Placement of a 100-foot self-supporting telecommunication tower on Mary’s Peak to replace an existing, wooden pole tower and a guyed tower.
PROPERTY LOCATION	T12S, R7W, Section 20C, Tax lot 100 Accessed from Mary’s Peak Road
APPLICABLE BENTON COUNTY CODE	Benton County Code Sections 51.605 through 51.725; 53.205 through 53.230; 60.215 and 60.220.
PROPERTY OWNER	City of Corvallis
APPLICANTS	Johnson Broderick Engineering, Silke Communications
ZONE DESIGNATION	Forest Conservation
COMPREHENSIVE PLAN DESIGNATION	Forestry
COMMUNITY ADVISORY COMMITTEE PLANNING AREA	Alsea
STAFF CONTACT	Inga Williams

I. STAFF RECOMMENDATION

Based on the findings and conclusions below, and information in the file, **the Planning Official recommends approval** of this application for a conditional use permit for a telecommunication tower. Staff recommends adoption of the Conditions of Preliminary Approval and Operating Conditions of Approval listed in Section III.

II. OPTIONAL PLANNING COMMISSION MOTIONS

I move that the Conditional Use Permit File No. LU-24-013 to establish a 100-foot tall telecommunication tower be:

- A. APPROVED based on Findings in Favor and Conclusions contained in the staff report [or as modified at the public hearing], which shall include the Recommended Conditions listed in Section III [as modified].
- B. DENIED based on the Findings of Opposition and Conclusions developed at the public hearing.

III. RECOMMENDED CONDITIONS OF APPROVAL and ADVISORIES

Conditions of Preliminary Approval

1. The applicant shall complete these Preliminary Conditions of Approval within two years from the date of decision.
2. The applicant shall sign a declaratory statement acknowledging the rights of adjacent and nearby property owners to conduct forest operations consistent with the Forest Practices Act and Rules prior to issuance of building permits.
3. The applicant shall sign a restrictive covenant requiring removal of the tower and all related structures upon discontinuation of the proposed use.

Operating Conditions of Approval

1. Development shall comply with the plans and narrative in the submitted application.
2. The exterior finish of the tower will be a matte coating.
3. No lighting shall be installed on the proposed tower unless required by the Federal Aviation Administration. Other outdoor lighting is required to be downcast, shielded, mounted at a height of no greater than 10 feet from the ground.
4. All non-tower lighting shall be turned off unless needed for inspection and maintenance.
5. To prevent osprey nesting, the applicant shall utilize the methods outlined in the brochure http://www.dfw.state.or.us/wildlife/living_with/docs/osprey.pdf, including three-dimensional cones, pinwheels that spin in the wind and PVC piping.
 - a. If nesting does occur, tower maintenance shall be conducted in a manner that does not disturb or result in take of an active osprey nest.
6. The tower shall have no openings that potentially could attract cavity nesting birds. If a situation arises with protected birds nesting at the project site, please contact ODFW to discuss.
7. The applicant shall maintain a 30-foot fire break around the lease area.

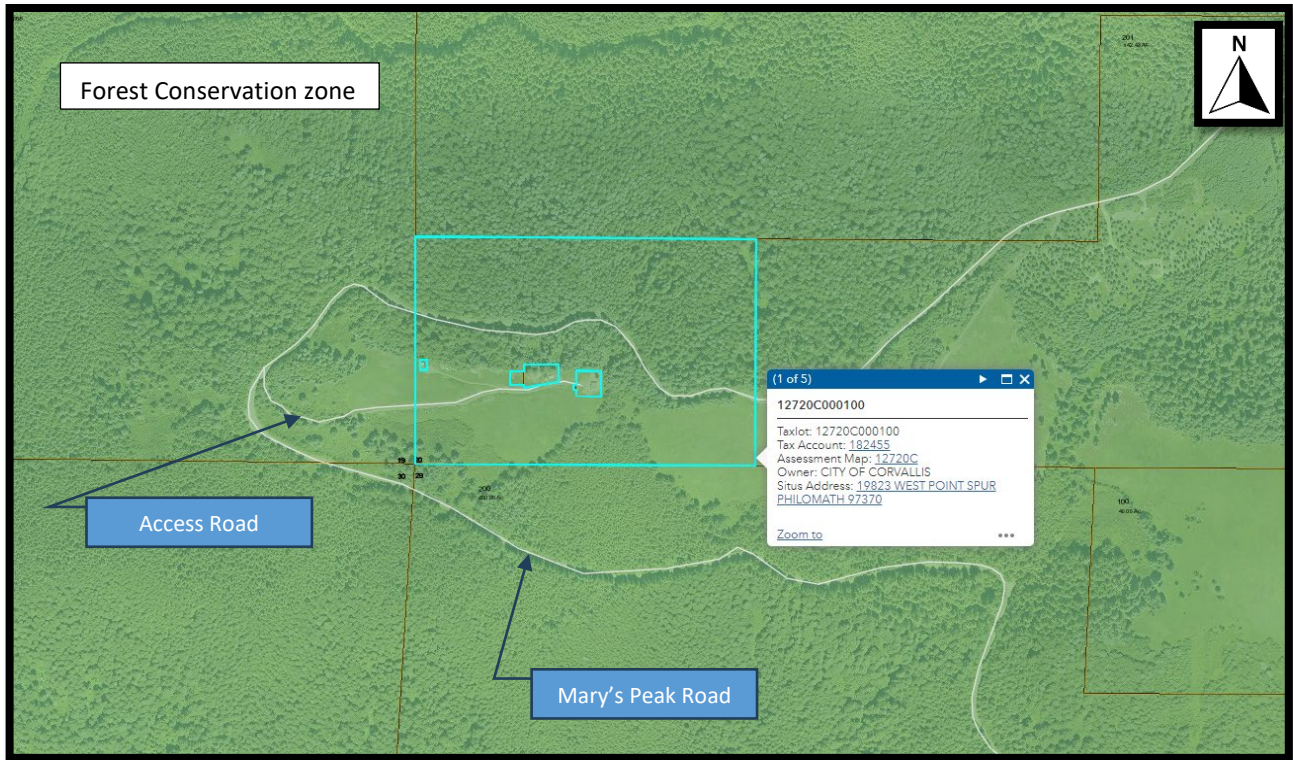
Advisories

1. Contact the USFWS' Migratory Bird Permit Office and ODFW if a bald eagle nest is discovered within 660 feet of the project site to discuss potential for disturbance and recommended avoidance measures. **Note: bald eagle nest locations and locations of other species of concern can be requested from ORBIC. Please go to: <https://inr.oregonstate.edu/orbic/data-requests>
2. With a few exceptions (e.g., English house sparrow, European starling and rock dove [pigeon]) all wild birds and their active nests are protected by state (OAR 635-044-0130) and federal (Migratory Bird Treaty Act) wildlife law. Any activity with the potential to result in "take" of protected birds and/or their active nests is to be conducted in a manner to avoid and minimize potential for "take".
 - A. ODFW recommends conducting vegetation removal activities outside the general bird nesting season (April 15 – July 15) to avoid potential conflicts with nesting birds. Please note that some bird species (e.g., eagles, owls, hawks) nest prior to this timeframe and that bird nests may be active beyond July 15.

- B. ODFW recommends conducting a pre-construction visual search for nesting bird species to avoid the potential for “take” of an active nest and/or fledgling. Contact the USFWS Migratory Bird Office and ODFW if active bird nests are present on or near the site. USFWS MBO, Tel. 503-872-2715.
3. If any other species of protected wildlife are discovered on the project site (now or during future maintenance activities), contact ODFW to determine potential for harm from the proposed project and next steps.
4. Construction stormwater discharge and shall conform to all current Oregon Department of Environmental Quality and Benton County erosion and sediment control standards using Oregon Department of Transportation erosion and sediment control details and best management practices. As of March 23, 2023, a Benton County Erosion and Sediment Control Permit is required for disturbance of 0.25 acres or more during the development process.
 - A. Post-construction stormwater quantity and quality standards shall conform to all current Oregon Department of Environmental Quality and Benton County stormwater requirements and the most recent edition of the Benton County’s
 - B. Stormwater Support Documents. As of March 23, 2023, a Benton County Post-Construction Stormwater Management Permit is required for at completion of the development process. This permit requires establishment of detention and water quality appurtenances, an operations and maintenance plan, and establishment of a Long-Term Maintenance Agreement. These requirements and the supporting calculations shall be prepared by an Engineer licensed in the State of Oregon.
5. If proposed construction activity or the proposed common plan of development results in land disturbance of one acre or more of the subject property, the applicant shall apply and obtain approval for an Oregon Department of Environmental Quality (DEQ) 1200-C Construction Stormwater Quality Permit. Upon issuance of the DEQ 1200-C Permit, the applicant must then apply for a Benton County Erosion and Sediment Control Permit. Land disturbing activities may not begin until these permits are approved and issued.
- 6.

IV. BACKGROUND AND PROPERTY INFORMATION

The subject property is 56.55± acres and zoned Forest Conservation. All surrounding land is zoned Forest Conservation and the site where the tower will be located is accessed from Mary’s Peak Road along a gravel road.



The guyed tower, outlined in the next picture, and a proximate wooden (power) pole used for telecommunication purposes will be demolished and replaced with a 100-foot telecommunication tower. For contrast, the tower to the left of the one to be demolished is 100 feet tall.



The site is currently occupied by three telecommunications towers besides the two that will be replaced.

1. 100-foot microwave repeater tower, which is a new facility. The site is owned by the City of Corvallis. Application # S-84-15.
2. 100-foot steel lattice tower, which was a replacement of a 50-foot tower. The site is owned by the City of Corvallis. Application # LU-13-012.
3. No land use application found



V. COMMENTS

Gordon Kurtz, Associate Engineer with Public Works, commented on the application. He stated that the proposed tower does not impact any Benton County road facilities. He recommends conditions regarding erosion and storm water.

Joseph Stack, Regional Habitat Biologist with the Oregon Department of Fish and Wildlife, indicated that protected wildlife can occur in the vicinity of the project site and the site is within major big game habitat. He lists some standard recommendations for the protection of wildlife.

VI. FINDINGS APPLYING CODE CRITERIA

The Benton County Development Code (BCC) states that certain uses “. . . **may be allowed in the Forest Conservation Zone by a conditional use permit approved by the Planning Commission in conformance with the criteria set forth in BCC 60.220, 53.215, and 53.220.**” These are uses that have the potential of creating adverse impacts on surrounding land. **“Television, microwave, and radio communication facilities and transmission towers”** is listed as a conditional use in the Forest Conservation zone, BCC Chapter 60, Subsection 60.215(12). Excerpts from applicable criteria from the BCC are addressed below.

CHAPTER 53 GENERAL REVIEW CRITERIA AND PROCEDURES

BCC 53.215 Criteria. The decision to approve a conditional use permit shall be based on findings that:

- (1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.

The purpose of the FC zone is, "The Forest Conservation Zone shall conserve forest lands, promote the management and growing of trees, support the harvesting of trees and primary processing of wood products, and protect the air, water, and wildlife resources in the zone. Resources important to Benton County and protected by this chapter include watersheds, wildlife and fisheries habitat, maintenance of clean air and water, support activities related to forest management, opportunities for outdoor recreational activities, and grazing land for livestock. ***Except for activities permitted or allowed as a conditional use***, non-forest uses shall be prohibited in order to minimize conflicts with forest uses, reduce the potential for wildfire, and protect this area as the primary timber producing area of the County."

Findings: The proposal is a consolidation of two older tower structures housing telecommunication equipment into one new tower. There are also three lattice style telecommunication towers on the same site; at least two of these towers are 100 feet high. No new or additional impacts are expected to the character of the area or the purpose of the zone from the addition of another tower of similar height and style. The use will also not create any interference to recreational uses or harvesting operations on adjacent property. The viewshed of the site from other areas may be negatively impacted, but these impacts exist regardless of this proposal.

Conclusion: The proposed project meets this criterion.

- (2) The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area; and

Findings: The most intense load placed on public facilities will occur during construction of the facility when crews are traveling to and from the site. and associated facilities are built, a maintenance technician will visit the site once a month. No undue burdens will be placed on public improvements, facilities, utilities, or services.

Conclusion: The proposed project meets this criterion.

- (3) The proposed use complies with any additional criteria which may be required for the specific use by this code.

Conclusion: The proposed project meets this criterion.

BCC 53.220 Conditions of Approval. The County may impose conditions of approval to mitigate negative impacts to adjacent property, to meet the public service demand created by the development activity, or to otherwise ensure compliance with the purpose and provisions of this code. On-site and off-site conditions may be imposed. An applicant may be required to post a bond or other guarantee pursuant to BCC 99.905 to 99.925 to ensure compliance with a condition of approval. Conditions may address, but are not limited to:

- (1) Size and location of site. **Not applicable.**
- (2) Road capacities in the area. **Not applicable.**
- (3) Number and location of road access points. **Not applicable.**
- (4) Location and amount of off-street parking. **Not applicable.**
- (5) Internal traffic circulation. **Not applicable.**

(6) Fencing, screening and landscape separations.

Findings: The site plan does not indicate that the new lease area will be fenced, and, from aerial review, the existing development does not appear to be fenced. Staff is not concerned about safety issues as the access road is only open to maintenance personnel. The site is screened by a dense plantation of Douglas fir trees.

(7) Height and square footage of a building.

Findings: The height of the tower will be commensurate with at least two other towers on site.

(8) Signs.

Findings: The site is not accessible to the public, so signage is not an issue.

(9) Exterior lighting. **Exterior lighting will be conditioned.**

(10) Noise, vibration, air pollution, and other environmental influences.

Findings: There are no residential uses in the area. Possible negative impacts to bird species will be conditioned. Viewsheds from other higher areas of Mary's Peak are currently impacted by the existing uses and the new use will not increase this impact.

(11) Water supply and sewage disposal. **Not applicable.**

(12) Law enforcement and fire protection. **Not applicable.**

CHAPTER 60 FOREST CONSERVATION

60.220 Conditional Use Criteria.

(1) A use allowed under BCC 60.205 or 60.215 may be approved only upon findings that the use:

- (a) Will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

Findings: The site is located on Mary's Peak among forested land. The site already contains telecommunications towers on property owned by the City of Corvallis. The towers are in a cleared location. There will be no increase in cost or significant change in farming or forest practices due to this project.

Conclusion: The proposed project meets this criterion.

- (b) Will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and

Findings: The Oregon Department of Forestry made no comments on this proposal. A tower and associated cabinetry will not create fire hazard issues.

Conclusion: The proposed project meets this criterion.

- (c) Complies with criteria set forth in BCC 53.215 and 53.220.

Findings: The findings presented above in response to applicable criteria from BCC 53.215 and 53.220 are incorporated here by reference as findings under this criterion.

(2) As a condition of approval of a conditional use permit, the owner shall sign the following declaratory statement to be recorded into the County Deed Records for the subject property on which the conditional use is located that recognizes the rights of adjacent and nearby land

owners to conduct forest operations consistent with the Forest Practices Act and Rules, and that recognizes the hazards associated with the area:

The property herein described is situated in the Forest Conservation Zone in Benton County, Oregon. The purpose of such zone is to conserve forest land, promote the management and growing of trees, support the harvesting of trees and primary processing of wood products, minimize conflicts with forest and farm uses, and protect the air, water, and wildlife resources in the zone. Residents may be subjected to customary forest or farm management practices which produce noise, dust, fumes, smoke, and other impacts. The resource nature of surrounding properties can result in herbicide and pesticide spraying, slash burning, timber cutting, farm operations, crown fires, hunting, use by big-game, bears, and cougar, and other accepted resource management practices. (Crown fires are fast-moving, high-intensity forest fires in which the fire spreads from one tree crown to the next rather than only along the ground.) Resource uses are the preferred uses in this zone. Activities by residents can create management difficulties or increased costs for nearby farm or forest operations. Grantee acknowledges the need to avoid activities that negatively impact nearby farm or forest uses.

In consideration for the approval by Benton County of the following use: _____, the grantee, including heirs, assigns and lessees, recognizes that such impacts are likely to occur, and agrees therefore that no action shall be brought at law or before any governmental body or agency involving the non-negligent utilization or continuation of accepted resource-management practices such as, but not limited to, the examples noted above. As used in this section, "accepted resource management practices" means a mode of operation that is authorized under the Forest Practices Act or necessary to a farm or forest operation to obtain a profit in money.

***Findings:* The applicant is required to provide this declaratory statement as a Condition of Preliminary Approval.**

***Conclusion:* With the Condition of Preliminary Approval, the proposed project meets this criterion.**

VI. NOTIFICATION

The applicant submitted the Conditional Use Permit application to the Community Development Department (department) on May 8, 2024. The department deemed the application sufficient and complete on June 27, 2024.

The department reviews this application type using the quasi-judicial process pursuant to Benton County Code (BCC, Code) Sections 51.610 through 51.625. In compliance with the BCC, the department sent a Notice of Public Hearing to property owners within 750 feet of the property subject to this application (subject property) on August 5th, 2024. A legal advertisement was placed in the Corvallis Gazette on August 8, 2024.

Once a decision is made, the department will send a Notice of Planning Commission Decision to the same property owners. The Notice of Planning Commission Decision will inform adjacent property owners that they have 14 calendar days from the date of the decision to appeal the Planning Commission's decision. As part of the staff review of the application, staff also sent a request for comments to relevant agencies and other county departments. No comments were received.



**Benton
County**

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Office: Kalapuya Building
4500 SW Research Way
Corvallis, OR 97333
(541) 766-6819
www.co.benton.or.us/cd

**LAND USE APPLICATION
CONDITIONAL USE PERMIT**

File # LU- 24-022
(OFFICE USE ONLY)

Fee: \$ 2603
(SEE CURRENT FEE SCHEDULE)

**ALL SECTIONS MUST BE COMPLETED BY OWNER, OWNER'S AGENT or APPLICANT. ATTACH ADDITIONAL SHEETS AS NECESSARY.
COUNTY REVIEW WILL BEGIN WHEN THE APPLICATION IS DETERMINED TO BE COMPLETE.**

I. Property Owner Information

Name(s): Starker Forest, Inc. Phone #1: 541-929-247
Mailing Address PO Box 809 Phone #2: _____
City: Corvallis State: OR Zip: 97339 Email: marc@starkerforests.com

II. Applicant Information (skip this section if Property Owner is Applicant)

Name(s): Harmoni Towers Phone #1: _____
Mailing Address: 11101 Anderson Dr., Suite 200 Phone #2: _____
City: Little Rock State: AR Zip: 97339 Email: _____

Other individuals to be notified of this application: Name, Address, City & Zip, or Email

Mike Unger, Acom Consulting 5200 SW Meadows Rd., Ste 150, Lake Oswego, OR 97035
mike.unger@acomconsultinginc.com / 206-604-5538

III. Property Information

Site Address: 22526 Hwy 20, Philomath, OR 97370
Assessor's Map & Tax Lot Number: T 11 S, R 6 W, Section(s) 1819 Tax Lot(s) 200
Acreage: 570 Zoning: Forest Conservation Fire District: Blodgett Summit
Water Supplied By: N/A Sewage Disposal Type: N/A
Existing Structures: None
Current use(s) of the property: Timber land

IV. **Request Summary** (Example: "Conditional Use approval to operate a commercial kennel in the RR Zone.")

Construction of a new wireless communication facility consisting of a 150' monopole within a 50' x 65' fenced compound. Verizon Wireless will install antennas on the new monopole and place equipment cabinets and a generator on a concrete pad in the compound

Attached Documentation: With all land use applications, the "burden of proof" is on the applicant to demonstrate how the proposal complies with the Benton County development code and other law. It is important that you provide **ALL** the information listed on the following pages at the time you submit your application. The processing of your application will not begin until the application is determined to be complete.

Conditional Use Criteria *Please answer each question in detail on a separate sheet of paper.*

1. Describe how the proposed use will not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.
2. Describe how the proposed use will not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.
3. If the property is zoned Exclusive Farm Use (EFU) or Forest Conservation (FC), describe how the proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.
4. If the property is zoned EFU or FC, describe how the proposed use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.
5. Will the proposed use involve the use of water (plumbing facilities, bathroom, water for processing, etc.)? No If yes:
 - a. Is there an existing well or spring on the proposed parcel(s)? _____ Please attach a copy of a well log or pump test, if available, which identifies the rated yield of this water source.
 - b. Is there an existing septic system on the proposed parcel(s)? _____ An evaluation by Environmental Health may be required of an existing system unless the system was recently installed or repaired. Please attach a copy of any septic system records you may have available.
6. Is the only access or proposed access to the property via a road that crosses a railroad? No
If yes, please draw the location on your map and explain here: _____

Mitigating Measures *Please answer in detail on a separate sheet of paper.*

1. Describe any special measures you propose to undertake in order to minimize impacts on adjacent properties and public services, and to ensure compliance with the purpose of the zone. Consideration may be given to such features as: location of the use on the parcel; road capacities in the area; driveway location; parking area; on-site traffic circulation; landscape or fencing separations; size of structures; signs; exterior lighting; noise; air emissions; drainage and more.

Attachments

1. A copy of deed(s) covering the subject property.
2. A copy of all easements or other instruments granting access to any proposed parcel that does not have frontage on a public road.
3. An accurate scale drawing of the property, showing the locations of existing and proposed structures, roads, water supply, subsurface sewage system, easements, and driveways. Label all tax lots.

Signature(s)

<p><i>Assessed Property Value Notice</i></p> <p><i>This action or any future related action(s), if approved, may result in a change to my property valuation, and therefore the tax amount I pay annually. I will contact the Assessor's Office at 541-766-6855 to discuss and understand potential property tax impacts.</i></p> <p style="text-align: center;"><input type="checkbox"/> I understand</p>

I hereby certify that I am the legal owner or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the requested conditional use permit would not violate any deed restrictions attached to the property.

Marc Vomocil For Starker Forests 2-19-24
Owner/Contract Purchaser Signature Date

Owner/Contract Purchaser Signature Date

For Office Use Only

Date Application Received: 2/1/24 Receipt Number: _____ By: JW

File Number Assigned: LU 24 022 Planner Assigned: _____

Date Application Deemed Complete: _____



Conditional Use Permit For a Wireless Communication Facility

Verizon Wireless and Harmoni Towers

22526 Hwy 20
Philomath, OR 97370
Parcel# 116180000200

June 21, 2024

Applicant Agent:

Mike Unger / Acom Consulting
5200 SW Meadows Road, Suite 150
Lake Oswego, OR 97035
206-604-5538
mikeunger@acomconsultinginc.com

Table of Contents

Table of Contents	2
I. General Information	3
II. Project Overview	4
III. Coverage Needs and Site Selection	4
IV. Applicable Regulations	7
Chapter 60 - Forest Conservation Zone	7
60.215 Conditional Uses Subject to Review by the Planning Commission.	7
60.220 Conditional Use Criteria.	8
60.405 Siting Standards and Requirements.	9
Chapter 53 - General Review Criteria and Procedures	11
53.215 Conditional Use Criteria.	11

Exhibits

1. Zoning Drawings
2. RF Coverage Analysis
3. Access and Fire Worksheet
4. Title Report/Deed
5. Site Photograph
6. Access Easement

I. General Information

Owner: Starker Forest, Inc.
PO Box 809, Corvallis, OR 97339

Site Address: 22526 Hwy 20
Philomath, OR 97370

Applicant: Harmoni Towers
11101 Anderson Dr., Ste 200
Little Rock, AR 72212

Co-Applicant: Verizon Wireless
5430 NE 122nd Ave
Portland, OR 97230

Tax Lot#: 116180000200

Acct#: 125298

Parcel Area: 570 Acres

Zoning: Forest Conservation (FC)

Request: Conditional Use Permit for a new wireless transmission tower.

Project Consultant: Acom Consulting, Inc. 5200 SW Meadows Rd., Ste 150
Lake Oswego, OR 97035

Contact: Mike Unger
206-604-5538
mike.unger@acomconsultinginc.com

II. Project Overview

Acom Consulting, Inc. is submitting a conditional use application for a new wireless telecommunications facility on behalf of the applicant, Harmoni Towers, co-applicant Verizon Wireless, and the property owners, Starker Forest, Inc. The proposed site is designed to resolve a significant gap in coverage and capacity for Verizon's customers in rural Benton County near the community of Blodgett Creek.

Harmoni Towers and Verizon Wireless propose constructing a 150-foot tall monopole within a 50' x 65" fenced communication compound. The tower will be designed for a minimum of two future collocators. The facility will be adjacent to an existing forest access road near Highway 20. The access easement is shown on Sheet LS-1 of the Zoning Drawings (Exhibit 1).

The proposed wireless communication facility is unstaffed. A technician will visit the site approximately once a month.

III. Coverage Needs and Site Selection

Verizon seeks to address a significant lack of voice and data coverage in rural Benton County. The proposed site location was chosen to improve coverage and capacity for customers in the area. Exhibit 2 is a Verizon Radio Engineering Analysis describing the current coverage deficiencies and how the proposed wireless facility will address Verizon's coverage needs.

Verizon constructs wireless communication facilities at carefully selected locations. The need for service was determined by market demand, coverage, and capacity requirements for a specific geographic area, as well as the need to provide continuous coverage from one site to another. The following factors are considered when identifying the need and location of a new wireless facility:

1. **Coverage.** An antenna site must be located where the radio frequency broadcasts provide adequate coverage within any significant coverage gap. The RF engineer must consider the coverage objectives for the site and the terrain in and around the area to be covered. Since radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, placing an antenna site near the center of the desired coverage area is generally best. However, in some instances, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features that might affect the radio frequency broadcasts, like buildings or sources of electrical interference.
2. **Capacity.** Capacity refers to the technological limitation of a wireless communication facility to provide communication. Mobile phones and wireless devices transmit to and receive radio frequency signals from antennas at wireless communication facilities. Antennas can transmit and receive a finite amount of signal – the capacity. When

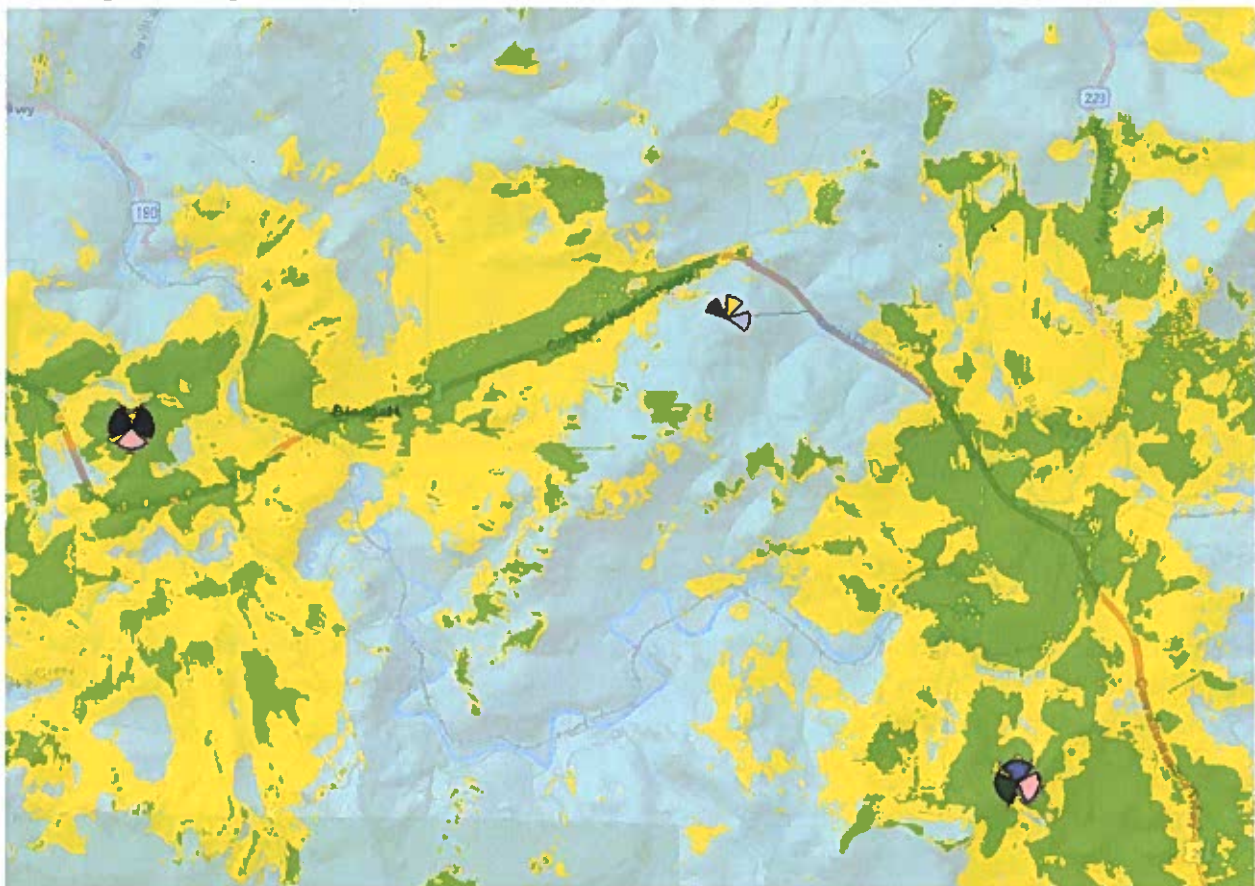
capacity is reached, busy signals on phones result, and data transmission is lost. Monitoring of each wireless facility is continuous, and the data collected is analyzed for planning to prevent overloading. Projections based on the data allow Verizon to plan, design, permit, and construct new facilities or modify existing wireless communication facilities before reaching or exceeding capacity, which can result in a loss of coverage.

3. **Clutter.** Verizon's antennas must "clear the clutter" in the area. Trees, buildings, and other natural and built obstacles adversely affect the radio frequencies used in Verizon's systems. Radio frequencies do not penetrate mountains, hills, rocks, or metal. Therefore, antennas must be installed above the "clutter" to provide high-quality communications services in the desired coverage areas. In addition, if the local code requires us to accommodate additional carriers on the structure, the structure must be even higher to allow the other carriers' antennas to clear the clutter.
4. **Call Handoff.** The antenna site must be located where the radio broadcasts from this site will allow seamless call handoff with adjacent sites. "Call handoff" is a feature of a wireless communications system that allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or time to support the handoff mechanism.
5. **Quality of Service.** Users of wireless communications services want to use their services where they live, work, commute, and play, including indoors. Verizon's coverage objectives include providing indoor coverage in areas with residences, businesses, and indoor recreational facilities.
6. **Radio Frequencies Used by System.** The designs of telecommunications systems will vary greatly based on the radio frequencies used by the carrier. If the carrier uses radio frequencies in the 850 MHz to 950 MHz range, the radio signals will travel further and penetrate buildings better than the radio frequencies in the 1900 MHz band. Thus, Verizon needs more antennas in a given area to support technologies that use the 1900 MHz band.
7. **Enhanced 911 (E911) Requirements.** In addition to providing improved service to Verizon customers, the proposed antenna location is needed to meet FCC requirements for Enhanced 911 (E911) service. The wireless E911 program is divided into two phases. Phase I requires wireless carriers, upon request from a local Public Safety Answering Point (PSAP), to report the telephone number of a wireless 911 caller and the location of the antenna that received the call. Phase II of the E911 program requires wireless carriers to provide far more precise location information, within 50 to 100 meters in most cases.

The propagation maps below show three levels of service, designated as the following colors:

- a) Green: until -85 dBm. This signal threshold represents a level of service adequate for providing reliable coverage inside a building. It provides good indoor and outdoor service.
- b) Yellow: until -95 dBm. This signal threshold represents a level of service adequate for providing reliable coverage outdoors or inside a car, but indoor or in-building coverage is unreliable. It provides good outdoor and in-car service but inadequate indoor service as QOS will be (or start getting) hampered.
- c) Light Grey: until -120 dBm. This signal threshold represents a signal quality that is unreliable for making and/or holding a call, with very slow latency and data speeds. Both outdoor and indoor service will be unreliable.

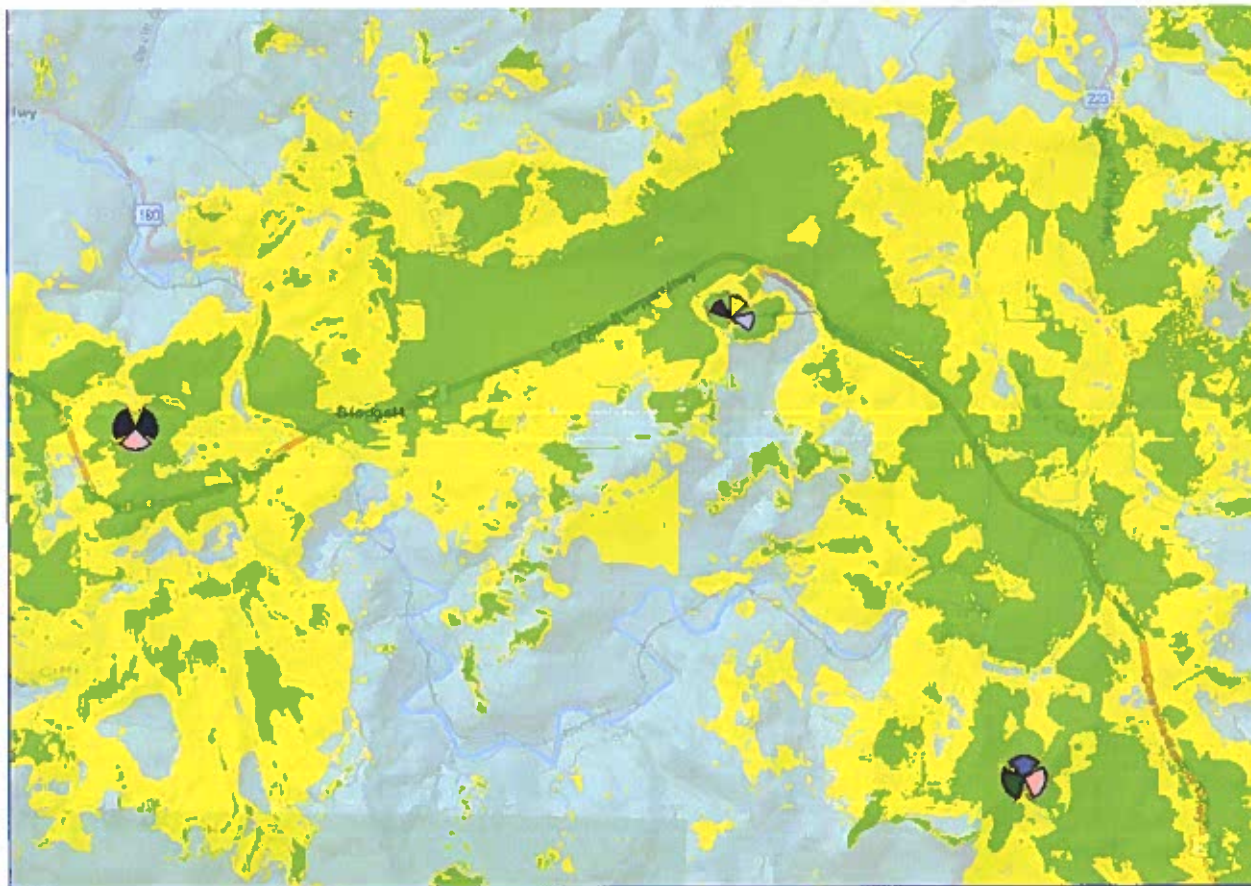
Existing Coverage



There is a large coverage hole between Verizon sites on Highway 20. According to ODOT's 2020 Traffic Flow Map, Highway 20 near Blodgett Creek had over 6,200 daily trips. The proposed site will provide connectivity and help improve the customer's overall quality of service with respect to session drops, ineffective attempts, upload/download speeds, and battery life.

As shown below, the proposed new wireless facility will significantly improve voice and data coverage along the Highway 20 corridor and the wider region.

Coverage with the Proposed Site



IV. Applicable Regulations

The proposal is subject to the provisions of Benton County's land use regulations, including Chapter 60 - Forest Conservation Zone, Chapter 53 - General Review Criteria, and Chapter 99 - General Development Standards.

Chapter 60 - Forest Conservation Zone

60.215 Conditional Uses Subject to Review by the Planning Commission.

The following uses may be allowed in the Forest Conservation Zone by a conditional use permit approved by the Planning Commission in conformance with the criteria set forth in BCC 60.220, 53.215, and 53.220.

(12) Television, microwave, and radio communication facilities and transmission towers.

Response: The applicant is seeking a conditional use permit consistent with the permitted and conditional uses in the FC district.

60.220 Conditional Use Criteria.

(1) A use allowed under BCC 60.205 or 60.215 may be approved only upon findings that the use:

- (a) Will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;
- (b) Will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and
- (c) Complies with criteria set forth in BCC 53.215 and 53.220.

Response: The proposed wireless communication will not force a change in or increase the cost of accepted forest practices. The facility will be located in a previously cleared area adjacent to an existing road and gravel area. Access is from an existing forest access road. No timber lands will be taken out of production for the facility. Exhibit 5 is a photograph of the proposed compound area.

The proposed wireless communication facility will not increase fire hazards or increase the cost of fire suppression. The facility is unstaffed. A technician will visit the site approximately once a month. The ground-mounted cabinets and emergency generator are located on a concrete pad. The applicant will maintain a primary and secondary fuel-free fire-break surrounding the structure on land in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads," dated March 1, 1991, and published by the Oregon Department of Forestry. The primary and secondary firebreaks are shown on the zoning drawings (Sheet A-1 Overall Site Plan, Exhibit 1).

The Blodgett Creek Rural Fire District has reviewed the proposal. Chief Dave Fineberg conducted a site visit. Chief Fineberg signed off on the Access and Water Worksheet without conditions. The Access and Fire Worksheet is attached as Exhibit 3.

The WCF is an essential utility that is critical to public health and safety by providing cellular reception for emergencies, first responders, and public safety officials.

Compliance with the criteria set forth in BCC 53.215 is addressed below.

(2) As a condition of approval of a conditional use permit, the owner shall sign the following declaratory statement to be recorded into the County Deed Records for the subject property on which the conditional use is located that recognizes the rights of adjacent and nearby land

owners to conduct forest operations consistent with the Forest Practices Act and Rules, and that recognizes the hazards associated with the area.

Response: The owner will sign the required forest practices letter.

60.405 Siting Standards and Requirements.

All new structures allowed in the Forest Conservation Zone shall be sited in compliance with BCC Chapter 99 and the following standards 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:

- (1) The owner of any new structure shall maintain a primary and secondary fuel-free fire-break surrounding the structure on land that is owned or controlled by the owner, in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991 and published by the Oregon Department of Forestry.

Response: Primary and secondary fire breaks will be provided in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads," dated March 1, 1991, and published by the Oregon Department of Forestry. The fire breaks are shown on the zoning drawings (Exhibit 1).

The facility will use the existing forest access road from Highway 20, which meets fire design standards. An emergency turnaround will be provided for the wireless communication facility.

The Blodgett Creek Rural Fire District has reviewed the proposal. Chief Dave Fineberg conducted a site visit. Chief Fineberg signed off on the Access and Water Worksheet without conditions. The Access and Fire Worksheet is attached as Exhibit 3.

- (2) Non-residential structures shall be located at least twenty (20) feet from a parcel or lot line, except no setback is required for a structure of 120 square feet or less. A required side or rear setback for a non-residential structure may be reduced to three (3) feet if the structure:
 - (a) Is detached from other buildings by five (5) feet or more;
 - (b) Does not exceed a height of twenty (20) feet; and
 - (c) Does not exceed an area of 500 square feet.

Response: The facility will be setback 460' from the nearest property line. The setbacks are shown on Sheet A-1 Overall Site Plan of the Zoning Drawings (Exhibit 1). The facility will meet the setback requirements.

(3) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.

Response: There are no waterways within 50' of the proposed facility.

(4) All new development approved by Benton County shall have a site specific development plan addressing emergency water supplies for fire protection which is approved by the local fire protection agency. The plan shall address:

- (a) Emergency access to the local water supply in the event of a wildfire or other fire-related emergency;
- (b) Provision of an all-weather road or driveway to within 10 feet of the edge of identified water supplies which contain 4,000 gallons or more and exist within 100 feet of the driveway or road at a reasonable grade (e.g. 12 percent or less); and
- (c) Emergency water supplies shall be clearly marked along the access route with a Fire District approved sign.

Response: The applicant has provided the proposed WCF plan with the Blodgett Creek Fire District. The Fire District concluded that the proposed development meets its fire safety requirements (see Exhibit 3).

(5) All buildings shall have roofs constructed of materials defined under the Uniform Building Code as either Class A or Class B (such as but not limited to composite mineral shingles or sheets, exposed concrete slab, ferrous or copper sheets, slate shingles, clay tiles or cement tiles).

Response: No buildings are proposed. The WCF will have metal equipment cabinets on a concrete slab.

(6) All new structures shall be sited on the lot or parcel so that: (a) They have the least impact on forest operations and accepted farming practices on nearby or adjoining lands; (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized; (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and (d) The risks associated with wildfire are minimized.

Response: The WCF will be located adjacent to an existing access road in a non-forested area. The WCF will use the existing paved forest access road. No timber lands will be removed from forest production.

(7) To satisfy the criteria in BCC 60.405(6), the Planning Official may require that new structures be sited close to existing roads, clustered near existing structures, and sited on that portion of the parcel least suited for growing trees.

Response: The WCF has been located near the existing access road.

Chapter 53 - General Review Criteria and Procedures

53.215 Conditional Use Criteria.

The decision to approve a conditional use permit shall be based on findings that:

(1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone;

Response: The proposed wireless communication facility (WCF) will not interfere with neighboring properties. It will be on a large parcel next to an existing road and gravel area. The WCF is a passive, unstaffed facility that will not adversely impact nearby properties. A photo of the proposed communication compound can be found in Exhibit 5.

The wireless facility is a crucial utility that will provide vital public health and safety benefits. This utility will ensure cellular reception for emergency situations, allowing first responders and public safety officials to communicate effectively.

(2) The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area;

Response: The use will not impose an undue burden on public facilities. The local Fire District has reviewed and approved the facility (see Exhibit 3). The facility will only require power and telco. Power and telco will be delivered underground from Highway 20. The facility will utilize the existing access road.

(3) The proposed use complies with any additional criteria which may be required for the specific use by this code. [Ord 90-0069]

Response: The applicant will comply with any additional criteria that may be required.

March 5th, 2024

Benton County

Site Analysis - Verizon Wireless – Blodgett Creek

Overview and Service Area:

Verizon Wireless strives to provide excellent wireless service with a network of cell sites that allows our customers to reliably place calls and use it for data services. In this particular case, we are trying to remedy the coverage challenges on HWY 20 which is one of the major traffic routes from Corvallis to Oregon coast

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

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

Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors. When a tall cell site serves a large area, it serves more customers. If the customers are far away at cell edge (low SINR), the communication between the cell site and mobile devices takes place in a low-speed mode transmission (transmit diversity), which ensures redundant copies of the same data stream is sent by each antenna port to ensure that the mobile is able to decode at least one of them. Also, the customer experiences low battery life because the phone now has to transmit above higher noise floor to reach the cell site. The customer experiences difficulty reaching the cell site that culminates to an ineffective attempt. Assuming that the customers are near with full signal bars in the mobile, the spectrum is still fixed/limited. When more customers share a fixed resource, they are allotted less resource/grants at a given transmission time interval. There is a large coverage hole between existing sites on HWY 20. Blodgett creek will provide connectivity and help improve customer's overall QOS with respect to session drops, ineffective attempts, DL/UL speed and battery life.

Search Ring: The below figure (Fig.1) shows the search ring issued to look for suitable candidate to provide service on HWY 20, which is one of the major traffic routes from Corvallis to Oregon coast.

FIG 1. SEARCH RING



Propagation Maps:

There are several methods for determining where coverage gaps exist within a given network of wireless sites. One of these is through the use of propagation maps. The propagation map is a computer simulation of the strength of Verizon Wireless signals at a given height and location in the context of the network. Propagation maps are one tool for determining whether a proposed site will meet the coverage objective and what antenna height is needed to provide robust service for Verizon Wireless customers. The radio propagation tool is designed to take factors such as terrain, tree coverage, and existing buildings into account, so that it depicts a reliable estimate of coverage that would be provided by a proposed site. Our propagation model uses Above Mean Sea Level to compute the plots. The Above Ground Level (AGL) is only used to show the location of our antennas in terms of centerline and/or tip height with respect to ground level.

The coverage plots we have provided for this site displays signal strengths for the low-band frequency (coverage handling band). Lower bands travel further than mid-bands and high-bands. Hence, are called

coverage bands. They are meant to serve rural areas, sites on high elevation meant to cover a large area, large coverage holes on busy HWYs, cell edge users and deep in-building users.

We will be deploying 6 bands as follows:

700 block: C BLOCK, B13, 5230-10MHz (coverage)

AWS1: B1, B2, C, 2125-15MHz (capacity)

AWS3: DLJ1, DLJ2, 67086-10MHz (capacity)

PCS: BLOCK E AND F, 1000-10 MHz (capacity)

850 block: B1, B2, 2559- 10MHz (coverage)-5G nationwide and 4G LTE

C-Band: Block A1-A3, B1-B5-160MHz (capacity)- 5G

We will be using 3 multi-frequency antennas and 3 dual band radios per sector (total of 3 sectors).

The propagation maps that follow show three levels of service, designated as the following colors:

- a) Green: until -85 dBm. This signal threshold represents a level of service adequate for providing reliable coverage inside a building. It provides good indoor and outdoor service.

- b) Yellow: until -95 dBm. This signal threshold represents a level of service adequate for providing reliable coverage outdoors or inside a car, but indoor or in-building coverage is unreliable. It provides good outdoor and in-car service but inadequate indoor service as QOS will be (or start getting) hampered.

- c) Light Grey: until -120 dBm. This signal threshold represents a signal quality that is unreliable to make and/or hold a call. Very slow latency and data speeds. Both outdoor and indoor QOS will be unreliable.

FIG 2: Before Blodgett Creek

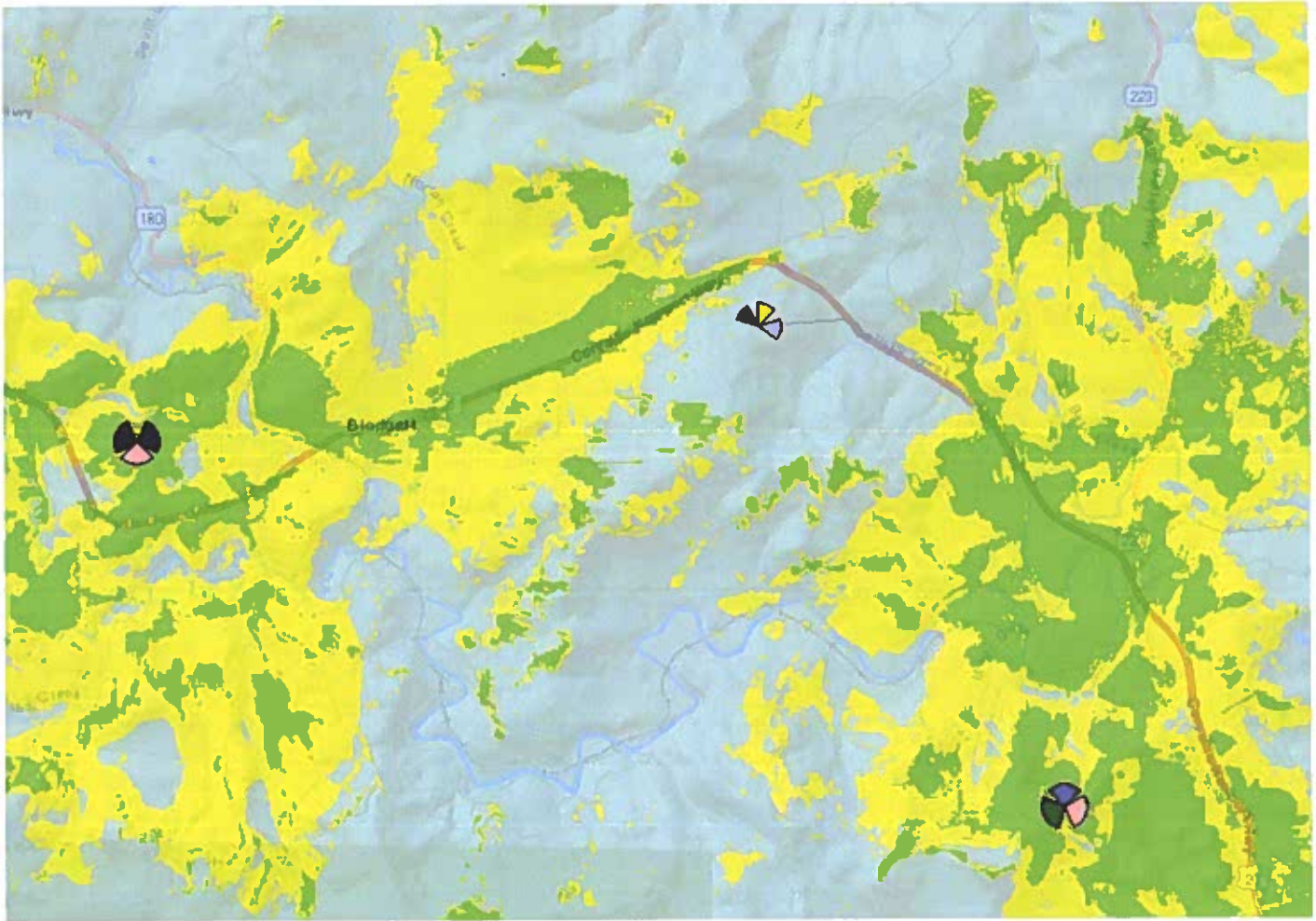
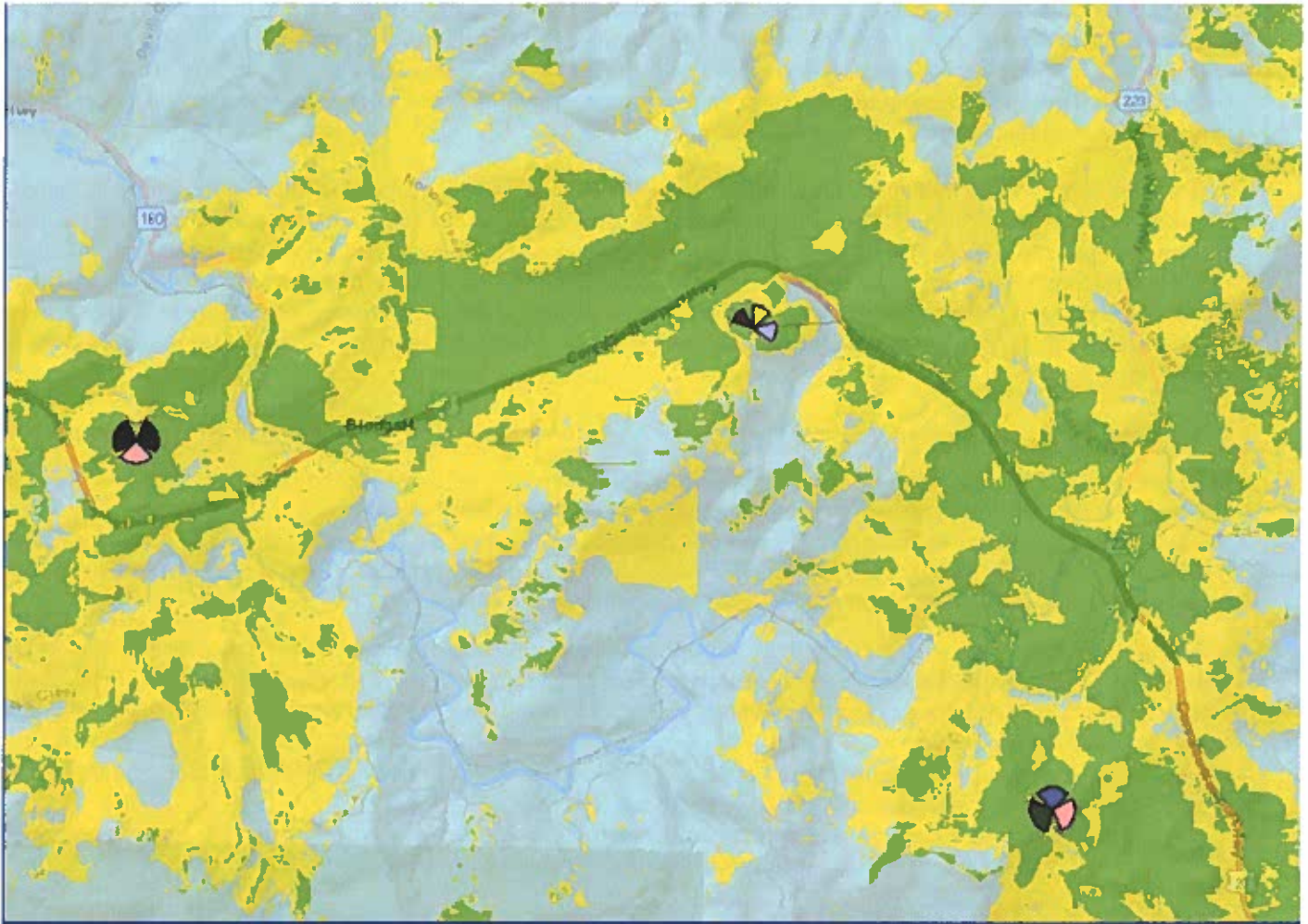


FIG 3: After Blodgett Creek



FIRE DEPARTMENT EMERGENCY RESPONSE VEHICLE ACCESS AND WATER SUPPLY WORKSHEET

THIS SECTION IS MEANT TO SERVE AS INFORMATION IN THE COMPLETION OF THE WORKSHEET

Residential, Commercial, and Agricultural structures SHALL provide reliable water and sufficient access to responding emergency vehicles. This code requirement falls under the Authority Having Jurisdiction (AHJ) being the Fire Department (FD) which has the heaviest and longest emergency response vehicles. Fire Safety & Life Safety is afforded to all within the State of Oregon, and FD Access & Water Supply is the minimal standard before any project begins. Access and Water Supply is required during the Land Development stage and addressed before designing the site and structure. The Fire Department has weight, length, height, width, and elevation requirements for their vehicles.

Water is the tool of choice for fighting fires. Firefighters require a reliable source of water for firefighting activities that protect them from fire, support life rescue operations, minimize property losses, and protects the community from fire spread. Reliable water sources are normally in the form of fire hydrants; however, some projects are outside of a municipal water grid. In support of allowing structures out of reach from the grid, the fire department allows for a source of water to be established on the property to supply the firefighters and equipment, for a minimum amount of time, based upon the location and size of the fire area. Well water can be used to supply the amount of water required even though their gallons per minute is insufficient to supply firefighting equipment directly.

This water supply is required for the entire life of the structure, or until a reliable water source or grid becomes available near-by.

All projects receive an access and water supply review, in which requirements may be made by the local Fire Authority. Alternate methods and materials (AM&M) may be submitted to the local Fire Authority for consideration. AM&M's for lots created on or after July 2, 2001 will require the Building Official's approval during building permit plans review. Make sure all AM&M's effecting the building plans are reflected accurately and included in the building design. Any changes to the project after the plans review has been completed must be resubmitted and reviewed for compliance and approval.

When filling out the worksheet, please be thorough with the requested information as the information will aid the local Fire Authority in the access and water supply review of the project. Each project is reviewed independently and is in no way precedent-setting on future projects. Please consult your local Fire Authority if you have any questions. Please include the following documents with this worksheet:

- A site plan that clearly identifies road width and segment lengths (as applicable), grades, turnout(s) as applicable, turnaround as applicable, and location of any bridge/culvert.
- A floor plan for the dwelling indicating total sq. ft. of living area, covered porch(es) or deck(s), attached garage/shop, attic/basement, etc. If using a separation wall, indicate proposed location(s) and specifications.

LINN-BENTON FIRE PROTECTION GUIDE:

<https://www.philomathfire.com/files/3d01309ce/Access+Water+Supply+Worksheet+20230316.pdf>

FIRE AUTHORITY NOTES/CONDITIONS:

None.



Building Department Use Only

Permit number: _____

Date: _____

LINN-BENTON
FIRE AUTHORITY

ACCESS AND WATER SUPPLY WORKSHEET

APPLICANT INFORMATION

NAME: Mike Unger, Acom on behalf of Verizon Wireless

MAILING ADDRESS: 5200 SW Meadows Rd., Ste 150

CITY/STATE/ZIP: Lake Oswego, OR 97035

PHONE NUMBER: 206-604-5538

EMAIL ADDRESS: mike.unger@acomconsultinginc.com

PERMIT INFORMATION

TAX LOT
NUMBER: 116180000200

PROJECT ADDRESS:
22526 Hwy 20, Philomath, OR 97370

Fire Area-The total area that can be affected by fire. Fire Area includes: living space, covered porches and decks, attached garage/shop, and basement and/or attic space if capable of storage or future living area.

NEW CONSTRUCTION N/A

LIVING AREA: None SQFT

COVERED PORCH OR DECK: None SQFT

GARAGE/SHOP (ATTACHED): None SQFT

OTHER SPACE (ATTIC/BASEMENT): None SQFT

TOTAL FIRE AREA: None SQFT

ADDITION/REMODEL N/A

EXISTING FIRE AREA: _____ SQFT

NEW LIVING AREA: _____ SQFT

NEW COVERED PORCH OR DECK: _____ SQFT

NEW GARAGE/SHOP (ATTACHED): _____ SQFT

NEW OTHER SPACE (ATTIC/BASEMENT): _____ SQFT

UPDATED FIRE AREA: _____ SQFT

ACCESS

NUMBER OF BUILDINGS ON ACCESS: None

APPROACH IS 8 PERCENT OR LESS YES NO

WIDTH: 20' FT (MIN PER AHJ: _____ FT)

LENGTH: 1,700 FT HEIGHT: _____ FT

GRADE: 10% % (As measured at 25' increments)

TURN OUTS REQD (>400')? YES NO

75,000 # LOAD? ROCK? PAVED?

TURN AROUND WITHIN 50FT OF THE BUILDING

YES NO N/A

TURN AROUND DESIGN

Y T MOD T CULDESAC LOOP

IS THERE A BRIDGE OR CULVERT WITHIN THE ACCESS?

NO YES Oregon Engineer #: _____

WATER SUPPLY

Building Construction Type-The type of framing or support members

Building Construction Types:

1-Fire Resistive 2-Non-Combustible

3-Ordinary (Masonry) 4-Heavy Timber

5-Wood Framed (Typical Residential Home)

BUILDING CONSTRUCTION TYPE: II-B

OTHER BUILDINGS CLOSER THAN 50FT? YES NO

IF YES: USE? _____ CU FT: _____

BUILDING HEIGHT TO THE PEAK: NA FT

BUILDING HEIGHT TO THE EAVES: NA FT

CEILING HEIGHT: NA FT. ATTIC HEIGHT: NA FT.

ATTIC TYPE: STANDARD GAMBREL/MANSARD

RESIDENTIAL FIRE SPRINKLERS PROPOSED IN BUILDING

PLAN? YES NO

FIRE AUTHORITY USE ONLY

RECEIVED: 6/14/24 SITE VISIT? 6/17/24 1142 CALCULATED GALLONS: NA

AM&M: YES NO CONDITIONAL: YES NO FIRE AUTHORITY SIGNATURE: Don Fenby Chief 86



320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

To: Old Republic Title Residential Information
Services
530 S Main St., Ste. 1061
Akron, OH 44311
Attn: Kaana Lewis

Date: February 8, 2023
Order No. 579322AM
Reference: 11619 0200 / 125298,
22526 Highway 20
Philomath, OR 97370

Your File No.: 01-23003588-01T

We have enclosed our Preliminary Title Report pertaining to order number 579322AM.

Thank you for the opportunity to serve you. Your business is appreciated!

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

Teri Due

teri.due@amerititle.com
Title Officer

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.



AmeriTitle, LLC
 320 Church St. NE, Salem, OR 97301
 PHONE (503)581-1431 FAX (503)364-8716

February 8, 2023
 File Number: 579322AM
 Report No.: 1
 Title Officer: Teri Due Email: teri.due@amerititle.com

PRELIMINARY TITLE REPORT

Property Address: 11619 0200 / 125298, 22526 Highway 20, Philomath, OR 97370

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD LEASEHOLD COVERAGE	\$250,000.00	\$825.00
Proposed Insured: PI Tower Development LLC, a Delaware Limited Liability Company		

Local Government Lien Search \$25.00

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of Old Republic National Title Insurance Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 3rd day of February, 2023 at 7:30 a.m., title is vested in:

Starker Forests Inc., an Oregon corporation

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

Tax Information:

Taxes assessed under Code No. 1702 Account No. 125298 Map No. 116190000200

NOTE: The 2022-2023 Taxes: \$4,272.62, are Paid

6. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the Land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
7. The property lies within and is subject to the levies and assessments of the Benton Soil and Water Conservation District.
8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
9. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Gellatly Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Gellatly Creek.

All matters arising from any shifting in the course of Gellatly Creek including but not limited to accretion, reliction and avulsion.

10. Conditions and reservations in deed from State of Oregon, by and through its Department of Transportation, Recorded: August 18, 1994
Instrument No.: M-188731-94
11. The company will require the following document in order to insure a conveyance, lease, exchange, other disposition or encumbrance by the corporation named below:
Corporation: Starker Forests, Inc., a Oregon corporation. An original or certified copy of the resolution of the Board of Directors authorizing the subject transaction.
12. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of Starker Forests Inc., an Oregon corporation.
13. The Company will require a copy of the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of **PI Tower Development, LLC** for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

14. Before issuing its policy of title insurance, the Company will require evidence, satisfactory to the Company, that Thor Financeco LLC
 - (a) Is validly formed on the date when documents in this transaction are to be signed;
And
 - (b) Is in good standing and authorized to do business in the state or country where the entity was formed.
15. The Company will require a copy of the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of **Thor Financeco, LLC** for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

16. Before issuing its policy of title insurance, the Company will require evidence, satisfactory to the Company, that Thor Financeco II LLC
 - (a) Is validly formed on the date when documents in this transaction are to be signed;
And
 - (b) Is in good standing and authorized to do business in the state or country where the entity was formed.
17. The Company will require a copy of the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of **Thor Financeco II LLC** for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

18. Before issuing its policy of title insurance, the Company will require evidence, satisfactory to the Company, that Thor Parent Holdings, LLC
 - (a) Is validly formed on the date when documents in this transaction are to be signed;
And
 - (b) Is in good standing and authorized to do business in the state or country where the entity was formed.

19. The Company will require a copy of the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of Thor Parent Holdings LLC for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

20. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

INFORMATIONAL NOTES:

It is our understanding that the proposed transaction will involve insurance of a lease. The full lease instrument, together with all amendments, must be submitted for review prior to closing, even if only a memorandum or short form thereof is to be recorded.

NOTE: The ALTA (06/17/2006) Policy(ies) to be issued will include the appropriate ALTA 213-06 or ALTA 213.1-06 Endorsement.

NOTE: Our examination of the title to the subject property discloses no open Deeds of Trust or Mortgages of record. The accuracy of this conclusion should be confirmed in writing prior to closing of the proposed transaction.

NOTE: This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering timber on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.

NOTE: Personal Property Taxes, if any.

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

PI Tower Development, LLC, an Oregon limited liability company

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

NOTE: The following is the last deed of record affecting said Land,

Document: Bargain and Sale Deed

Grantor: Starker Forests, an Oregon Partnership, et al

Grantee: Starker Forests Inc., an Oregon corporation

Recorded: September 29, 1981

Instrument No.: M-32409-81

NOTE: THIS IS A TITLE ONLY ORDER, and as such this office will not be performing any escrow functions such as document preparation, wiring or payoff information, signings, closing protection letters and/or sub-escrows. For questions pertaining to your escrow, Please contact: Kaana Lewis at Old Republic Title
Address: 530 S Main St., Ste. 1061, Akron, OH 44311
Phone No.: (866) 235-4326
Reference: 01-23003588-01T

(If full escrow functions are needed on this transaction by this office, please contact us immediately.) (To

release recordings for title only files, please contact our recording desk at (503)581-1431 or email salemrecorder@amerititle.com)

- NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

All of the following described property lying in Township 11 South, Range 6 West and Section 19 of the Willamette Meridian, Benton County, State of Oregon:

The Northwest quarter; the Northeast quarter of the Southwest quarter; all of the Northeast quarter lying south and west of the State Highway No. 20; the north half of the Southeast quarter; and Lots 3 and 4 of Section 19, Township 11 South, Range 6 West, W.M.

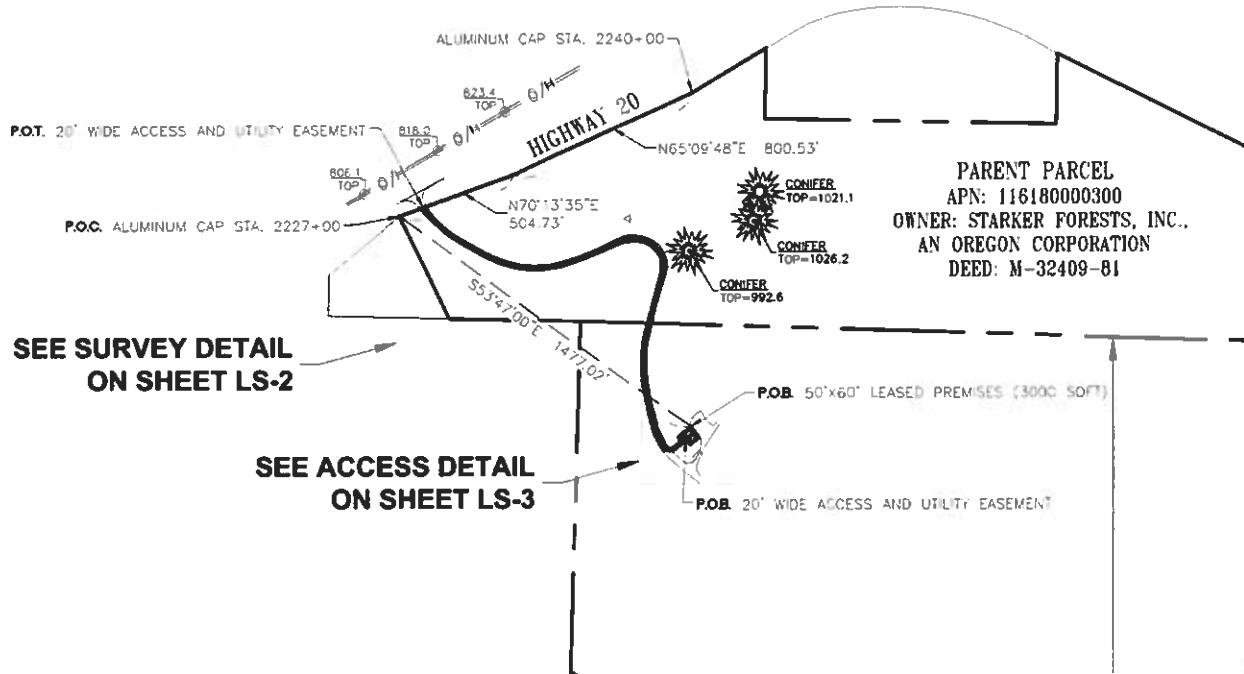
Together with the permanent non-exclusive easement for road purposes granted to Bruce Starker, et ux, in final judgment in that certain condemnation case in the Circuit Court of the State of Oregon for the County of Benton entitled "State of Oregon vs Bruce Starker, et ux", Case No. 23-933 dated December 31, 1970, and except from the above all parts thereof appropriated by the State of Oregon by said final judgment.

The Northwest quarter of the Southwest quarter and Lots 1 and 2, Section 19, Township 11 South, Range 6 West, W.M.

Exhibit 5 - Photograph of Proposed Compound Area



Exhibit 6 - Access and Utility Easement

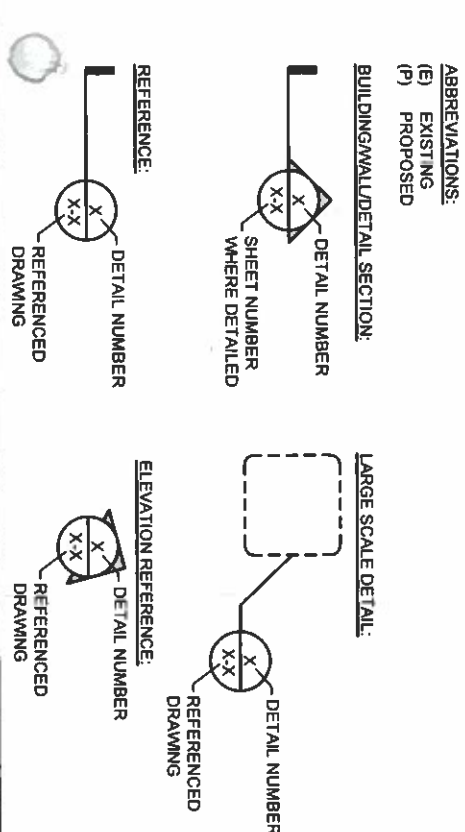


GENERAL NOTES

- WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
- ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFIED TO THE CONSULTANT OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE, AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
- THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS, WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL SYSTEMS ARE ADDED OR MODIFIED. THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED. THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND, WHERE CONCRETE CONSTRUCTION IS MODIFIED. THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

- VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
- VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
- IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER (LIMITED TO UPON AWARD OF CONTRACT). THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
- THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
- IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNERS' REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE GENERAL CONTRACTOR CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
- IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 18, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
- PART OF THIS SET ARE COMPLEMENTARY INFORMATION IS NOT LIMITED TO ONE PLAN, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
- IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
- IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
- THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LEGEND



LINE/ANTENNA NOTES

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

PROJECT INFORMATION

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

IMPORTANT NOTICE

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

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% F2D REVIEW SET
B	06/18/24	KM	SURVEY UPDATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CLIENT

ARC CONSULTANT SITE ACQUISITION AND PERMITTING

HARMONITOWERS

VECTOR ENGINEERS

HARMONI SITE ID:
OR0005303

**BLODGETT
BLODGETT CREEK**

22526 HWY 20
PHILOMATH, OR 97370

GENERAL NOTES
AND SYMBOLS

T-2

GENERAL STRUCTURAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SITE OR LAID OUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF VECTOR STRUCTURAL ENGINEERING, LLC PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES.
- NO FIELD MODIFICATIONS MAY BE MADE WITHOUT EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY, COORDINATE AND PROVIDE ALL NECESSARY BLOCKING, BRACKING, FRAMING, HANGERS, OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME, WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORMWORK, ETC., AND SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES, IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR TO HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT.
- WEATHER PROOFING AND/OR FLASHING TO BE PROVIDED BY CONTRACTOR AS REQUIRED.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED.
- THESE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
- ALL STRUCTURAL MEMBERS, HARDWARE, & FASTENERS TO BE STEEL, U.N.O.
- CONTRACTOR TO VERIFY SUITABILITY OF EQUIPMENT AND CLIENT TOLERANCE FOR ANTICIPATED DIFFERENTIAL MOVEMENT OF STRUCTURES DUE TO FROST HEAVE, SETTLEMENT, AND OTHER FACTORS.
- ALL ASPECTS OF THE EXISTING STRUCTURE ARE ASSUMED TO BE IN GOOD CONDITION, FREE FROM DAMAGE OR DETERIORATION. CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND INFORM VECTOR OF ANY DAMAGED STRUCTURAL MEMBERS.

DESIGN CRITERIA

- THE DESIGN CRITERIA FOR THIS STRUCTURE IS AS FOLLOWS:
 - STANDARDS AND DESIGN CODES: BUILDING CODE INTERNATIONAL BUILDING CODE 2021 EDITION (2021 IBC)
 - FOUNDATION ANALYSIS/DESIGN IS BY OTHERS AND IS TO BE BASED ON SITE-SPECIFIC GEOTECHNICAL RECOMMENDATIONS OR CODE PRESCRIBED PRESUMPTIVE SOIL PARAMETERS AS APPROVED BY THE JURISDICTION.

STRUCTURAL STEEL

- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:
 - WIDE FLANGE:
 - ASTM A500 GR. B (48 ksi)
 - ASTM A500 GR. B (48 ksi)
 - PIPE:
 - ASTM A53 GR. B
 - ANGLES, CHANNELS, PLATES:
 - ASTM A36
 - STEEL TO STEEL BOLTS:
 - ASTM F3129 GR. A325N
 - ASTM A307
 - BOLTS FOR GRATING CLIPS:
 - SAE GR. 5 (OR EQUIVALENT)
 - ASTM A36
 - SCREWS:
 - ASTM A36
 - PLATES:
 - ASTM A36
- ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM F2329. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.
- ALL WELDING TO BE PERFORMED USING E70XX ELECTRODES AND SHALL CONFORM TO AISC. WHERE FILLET WELDS SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC MANUAL OF STEEL CONSTRUCTION. PAINTED SURFACES SHALL BE TOUCHED UP. ALL WELDING SHALL BE PERFORMED IN AN APPROVED SHOP BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1. NO FIELD WELDING PERMITTED.
- ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE TURN OF THE NUT METHOD AS DEFINED BY AISC. HOLES TO RECEIVE BOLTS SHALL BE 1/8" LARGER THAN NOMINAL BOLT DIAMETER, U.N.O.

SPECIAL INSPECTION

- CONTRACTOR SHALL PROVIDE REQUIRED SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY CARRIER AND THE GOVERNING JURISDICTION, AS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING:
 - A. PERIODIC THIRD PARTY SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING:
 - A.A. PERIODIC FOR HIGH STRENGTH (A325 AND A490) BOLT INSTALLATIONS, IF UTILIZED
 - A.B. PERIODIC SPECIAL INSPECTION OF CONCRETE FORMS AND CONCRETE AND REINFORCEMENT PLACEMENT
 - A.C. CONTINUOUS FOR ALL RETROFIT ANCHORS IN CONCRETE
- PROVIDE SPECIAL INSPECTIONS FOR OTHER ITEMS NOTED ON DRAWINGS TO CONFIRM COMPLIANCE WITH CONTRACT DOCUMENTS.
- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.
- STRUCTURAL OBSERVATION NOT REQUIRED.

CONCRETE

- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
- REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD" (ACI 318-(LATEST EDITION))
- SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:
 - LOCATION IN STRUCTURE: 3000
 - STRENGTH PSI: 3000
 - FOOTINGS: 3000
- CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL WITH THE FOLLOWING REQUIREMENTS:
 - a. COMPRESSIVE STRENGTH AT AGE 28 DAYS AS SPECIFIED ABOVE.
 - b. LARGE AGGREGATE HARDROCK, ¾" MAXIMUM SIZE CONFORMING TO ASTM C-33
 - c. CEMENT-ASTM C-150, TYPE II PORTLAND CEMENT
 - d. MAXIMUM SLUMP 5-INCHES, MAX WATER CEMENT RATIO, 0.45
 - e. AIR ENTRAINING AGENT TO BE USED FOR CONCRETE EXPOSED TO FREEZING TEMPERATURES. TOTAL AIR CONTENT TO BE 6%
 - f. NO ADMIXTURES, EXCEPT FOR ENTRAINED AIR, AND AS APPROVED BY THE ENGINEER
- CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94
- PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 514 AND PROJECT SPECIFICATIONS.
- CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS: CONCRETE POURED DIRECTLY AGAINST EARTH - 3 INCHES CLEAR, STRUCTURAL SLABS - 3/4 INCHES CLEAR (TOP AND BOTTOM), FORMED CONCRETE WITH EARTH BACK FILL - 2 INCHES CLEAR. CLEAR COVER FOR ALL REINFORCEMENT IN PRECAST CONCRETE MEMBERS FABRICATED IN A PLANT CONTROLLED ENVIRONMENT TO BE 1-1/2" MIN. FOR UP TO # 4 REINFORCING BARS, UNLESS NOTED OTHERWISE

- ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING THAT MAY CONFLICT CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING. UNLESS SPECIFICALLY DETAILED OTHERWISE CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
- PRECAST CONCRETE SHALL BE FABRICATED IN AN APPROVED SHOP IN A PLANT CONTROLLED ENVIRONMENT. REINFORCEMENT SPECIFIED IS MINIMUM ONLY. DESIGN AND VERIFICATION OF PRECAST MEMBERS, INCLUDING EMBEDS, FOR LOADS TO BE LIFTING AND TRANSPORTATION IS THE RESPONSIBILITY OF THE PRECASTER.
- MODULUS OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-489, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
- SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.0004 INCHES/INCH.
- CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE IN ACCORDANCE WITH ACI 308 (LATEST EDITION)

REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 80.
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD
- MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.
- ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
- REBAR SPICES ARE TO BE: CLASS "B"
- REINFORCING SPICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
- DOVELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

POST-INSTALLED ANCHORS

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

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO	DATE	DRAWN	REVISION
A	06/05/24	JL	90% F2D REVIEW SET
B	06/18/24	KM	SURVEY UPDATE

NO	DATE	DRAWN	REVISION
A	06/05/24	JL	90% F2D REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
BLODGETT
BLODGETT CREEK
22526 HWY 20
PHIL OMAATH, OR 97370

GENERAL
NOTES

T-3

P.O.C. ALUMINUM CAP STA. 2227+00

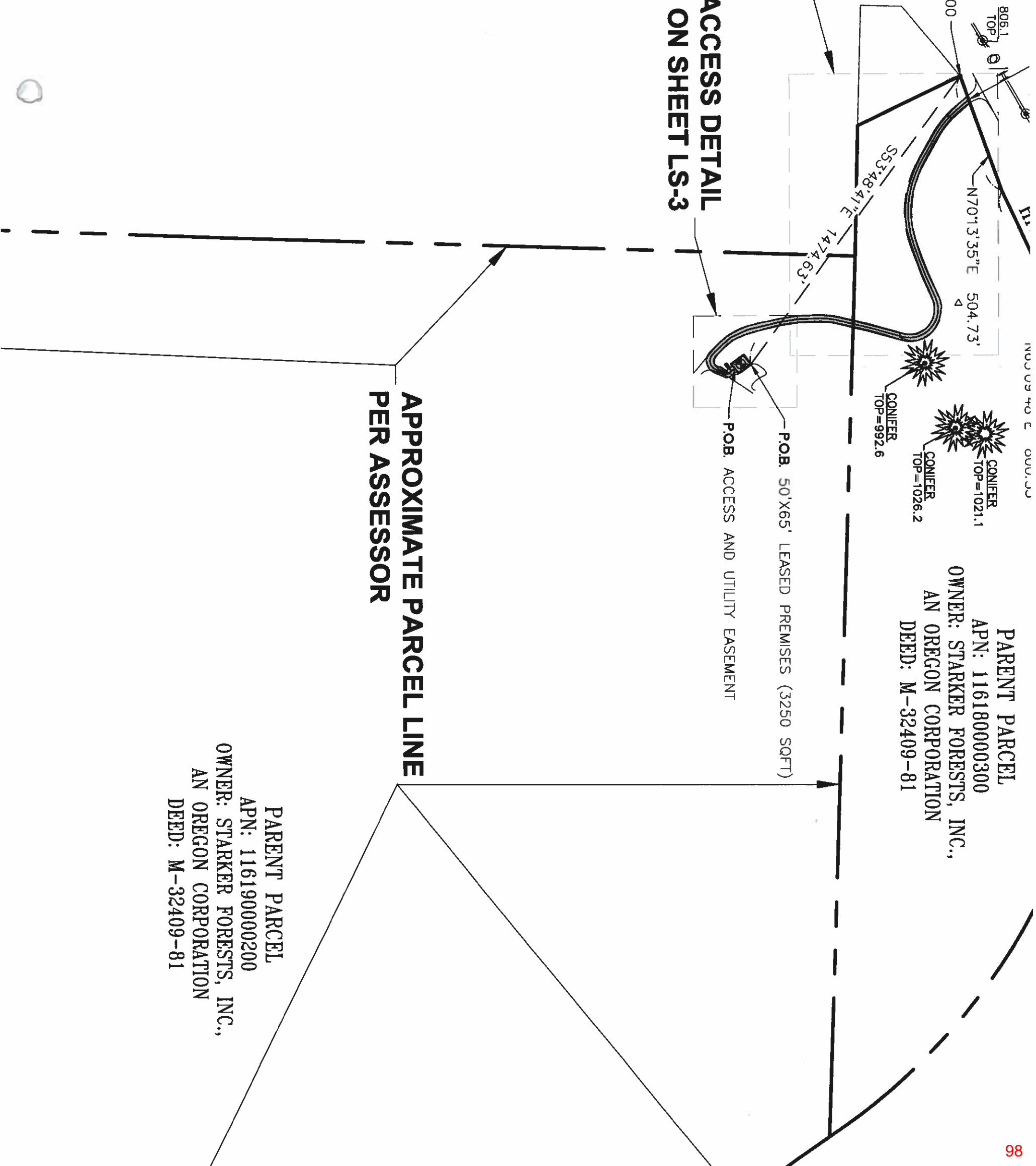
PARENT PARCEL
APN: 116180000300
OWNER: STARKER FORESTS, INC.,
AN OREGON CORPORATION
DEED: M-32409-81

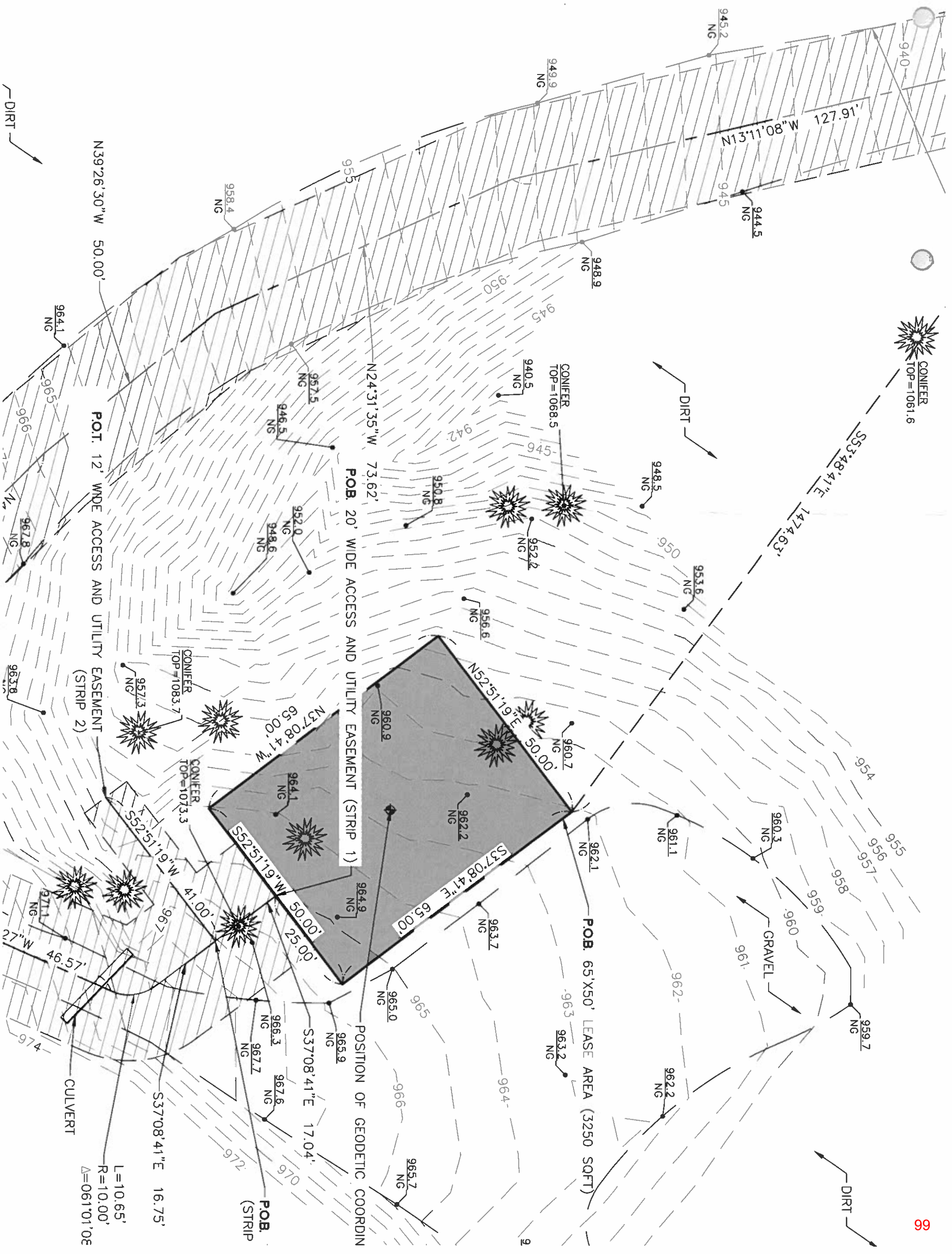
PARENT PARCEL
APN: 116190000200
OWNER: STARKER FORESTS, INC.,
AN OREGON CORPORATION
DEED: M-32409-81

SEE SURVEY DETAIL
ON SHEET LS-2

SEE ACCESS DETAIL
ON SHEET LS-3

APPROXIMATE PARCEL LINE
PER ASSESSOR





N39°26'30"W 50.00'

P.O.T. 12' WIDE ACCESS AND UTILITY EASEMENT (STRIP 2)

P.O.B. 20' WIDE ACCESS AND UTILITY EASEMENT (STRIP 1)

P.O.B. 65'X50' LEASE AREA (3250 SQFT)

POSITION OF GEODETIC COORDIN

L=10.65'
R=10.00'
Δ=061°01'0E

DIRT

DIRT

DIRT

GRAVEL

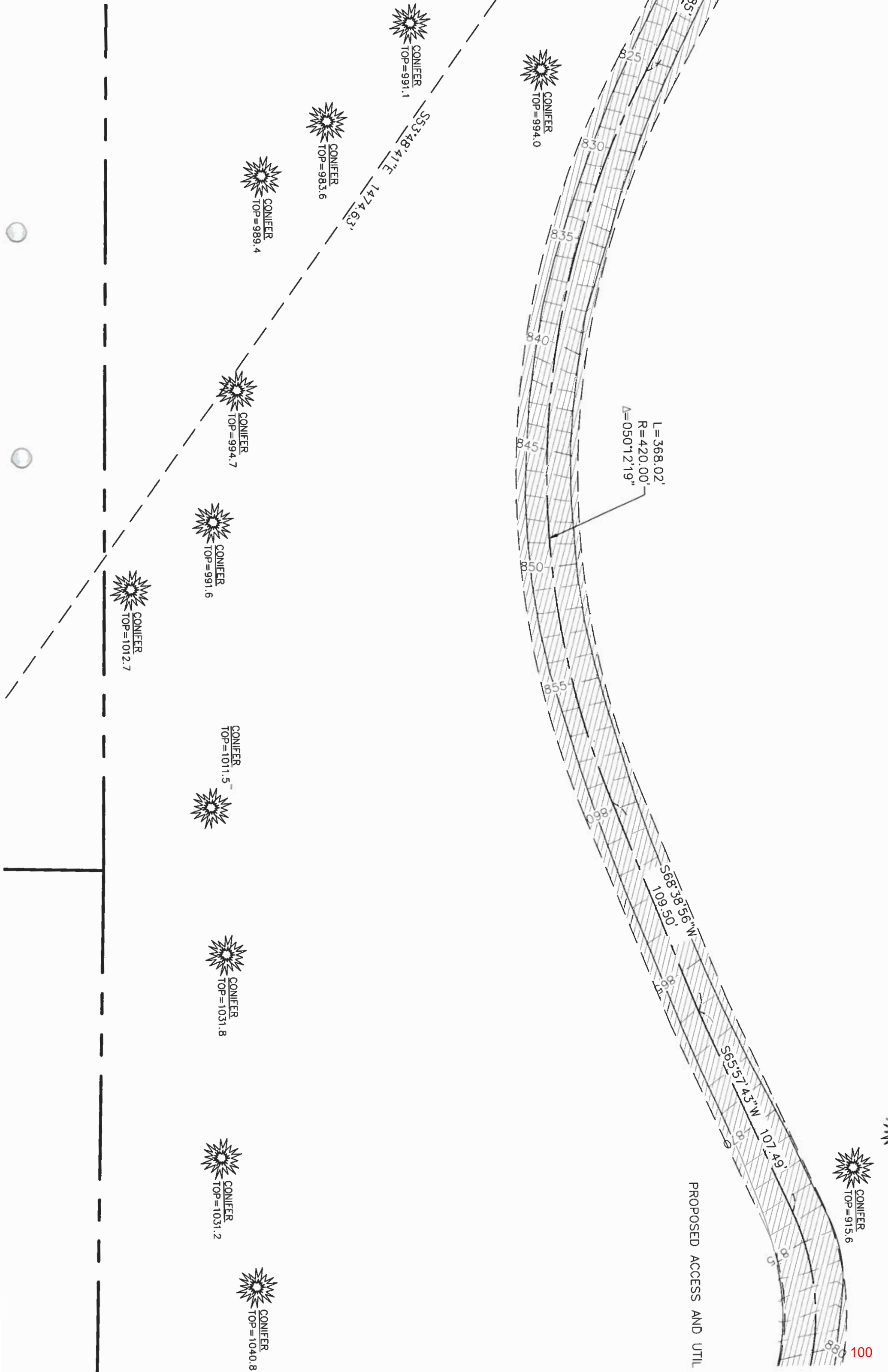
CULVERT

CONIFER
TOP=1061.6

CONIFER
TOP=1068.5

CONIFER
TOP=1083.7

CONIFER
TOP=1073.3



- CONIFER
TOP=991.1
- CONIFER
TOP=983.6
- CONIFER
TOP=989.4
- CONIFER
TOP=994.7
- CONIFER
TOP=991.6
- CONIFER
TOP=1012.7
- CONIFER
TOP=1011.5
- CONIFER
TOP=1031.8
- CONIFER
TOP=1031.2
- CONIFER
TOP=1040.8

CONIFER
TOP=994.0

CONIFER
TOP=915.6

PROPOSED ACCESS AND UTIL

L=368.02'
R=420.00'
Δ=050°12'19"

20. UNRECORDED LEASEHOLD² OF ANY, AND THE RIGHTS OF VENDOR³ AND HOLDERS OF SECURITY INTEREST IN PERSONAL PROPERTY OF TENANTS TO REMOVE SAID PERSONAL PROPERTY AT THE EXPIRATION OF THE TERM. (NOTHING TO PLOT)

LESSOR'S LEGAL DESCRIPTION (APN: 116190000200)

ALL OF THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 11 SOUTH, RANGE 6 WEST AND SECTION 19 OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, STATE OF OREGON:

THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALL OF THE NORTHEAST QUARTER LYING SOUTH AND WEST OF THE STATE HIGHWAY NO. 20; THE NORTH HALF OF THE SOUTHEAST QUARTER; AND LOTS 3 AND 4 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 6 WEST, W.M.

TOGETHER WITH THE PERMANENT NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES GRANTED TO BRUCE STARKER, ET UX, IN FINAL JUDGMENT IN THAT CERTAIN CONDEMNATION CASE IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF BENTON ENTITLED "STATE OF OREGON VS BRUCE STARKER, ET UX", CASE NO. 23-933 DATED DECEMBER 31, 1970, AND EXCEPT FROM THE ABOVE ALL PARTS THEREOF APPROPRIATED BY THE STATE OF OREGON BY SAID FINAL JUDGMENT.

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND LOTS 1 AND 2, SECTION 19, TOWNSHIP 11 SOUTH, RANGE 6 WEST, W.M.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION
A PORTION OF PARCEL NUMBER 116190000200, BEING THE SAME PROPERTY DESCRIBED IN DEED M-32409-81, RECORDED IN BENTON COUNTY, OREGON. SAID PARCEL BEING OWNED BY STARKER FOREST, INC. SAID PARCEL BEING A PORTION OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON AND SECTION 13, TOWNSHIP:

ALSO BEING A PORTION OF PARCEL NUMBER 116180000300, BEING THE SAME PROPERTY DESCRIBED IN DEED M-32409-81, RECORDED IN BENTON COUNTY, OREGON. SAID PARCEL BEING OWNED BY STARKER FOREST, INC. SAID PARCEL BEING A PORTION OF THE BRITTON WOOD AND WIFE DONATION LAND CLAIM NO. 64, IN TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN AND DONATION LAND CLAIM NO. 37 IN TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON BEING 2 STRIPS OF LAND, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

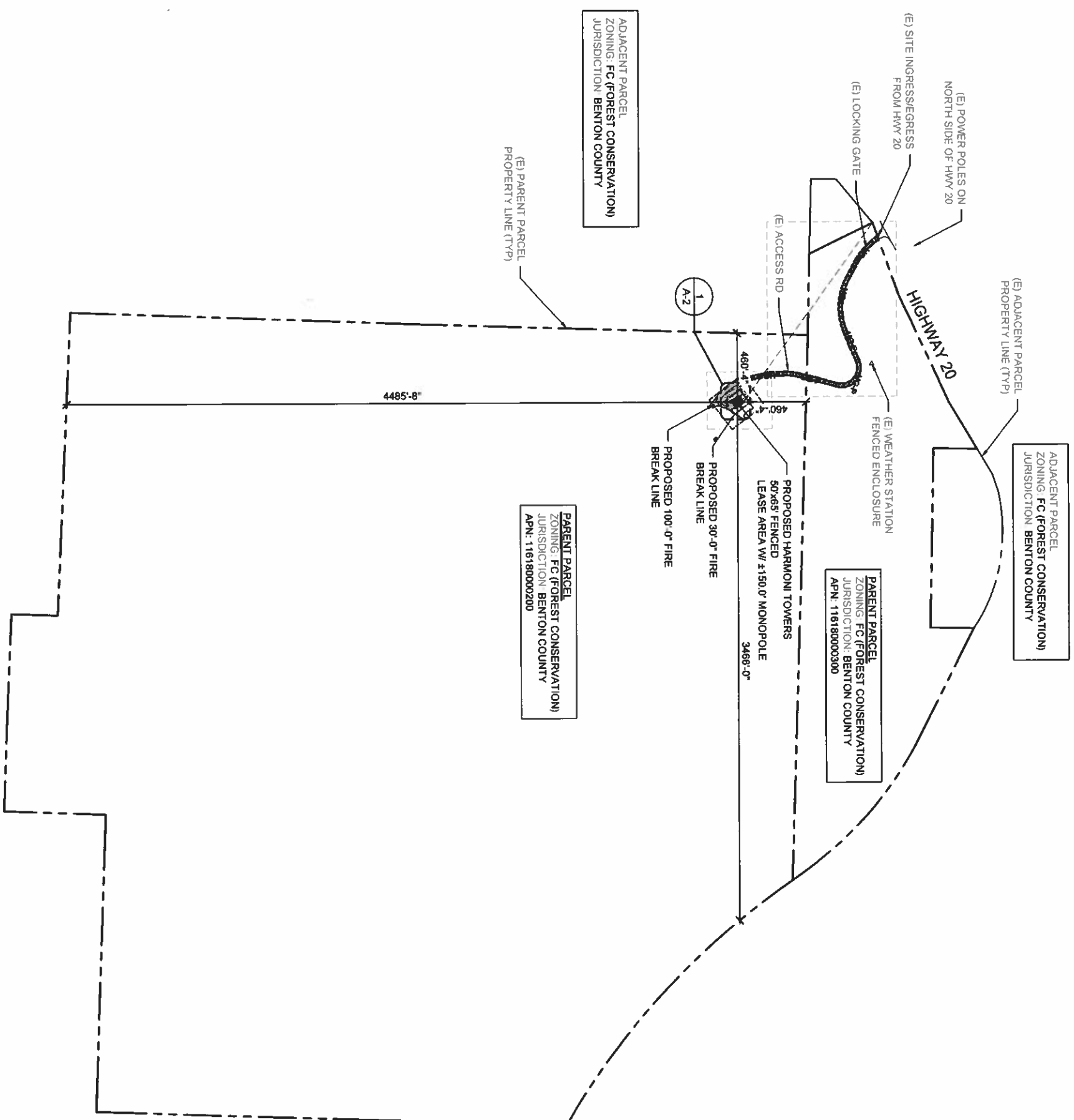
NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON ZONE NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.999990233

STRIP 1:
BEING A 30.00 FOOT WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN AS STA. 22227+00 ON THE LINE POSTING SURVEY FOR STARKER FORESTS, INC RECORDED AS CS9873 ON MARCH 18, 2004 IN BOOK 94 OF MAPS, PAGE 67, FROM WHICH AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN ON SAID SURVEY AS STA. 2240+00 BEARS NORTH 70°13'35" EAST, 504.73 FEET; THENCE NORTH 65°09'48" EAST, 800.53 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 53°48'41" EAST, 1474.63; THENCE SOUTH 37°08'41" EAST, 65.00 FEET; THENCE SOUTH 52°51'19" WEST, 25.00 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 37°08'41" EAST, 17.04 FEET TO A POINT HEREINAFTER REFEREED TO AS POINT "A"; THENCE CONTINUING SOUTH 37°08'41" EAST, 16.75 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°01'08", A DISTANCE OF 10.65 FEET; THENCE SOUTH 23°52'27" WEST, 46.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°56'08", A DISTANCE OF 78.15 FEET; THENCE NORTH 44°11'24" WEST, 54.52 FEET; THENCE NORTH 39°26'30" WEST, 50.00 FEET; THENCE NORTH 24°31'35" WEST, 73.62 FEET; THENCE NORTH 13°11'08" WEST, 127.91 FEET; THENCE NORTH 09°20'30" WEST, 80.46 FEET; THENCE NORTH 02°10'57" WEST, 86.71 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'18", A DISTANCE OF 92.39 FEET; THENCE NORTH 13°24'21" EAST, 135.12 FEET; THENCE NORTH 15°51'22" EAST, 130.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 118.00 FEET;

22x34" SCALE: 1" = 400'-0"
11x17" SCALE: 1" = 800'-0"



NOTE
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AMBIT, DATED 05/20/24. PREVIOUS AS-BUILT DRAWINGS AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	08/18/24	KJM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

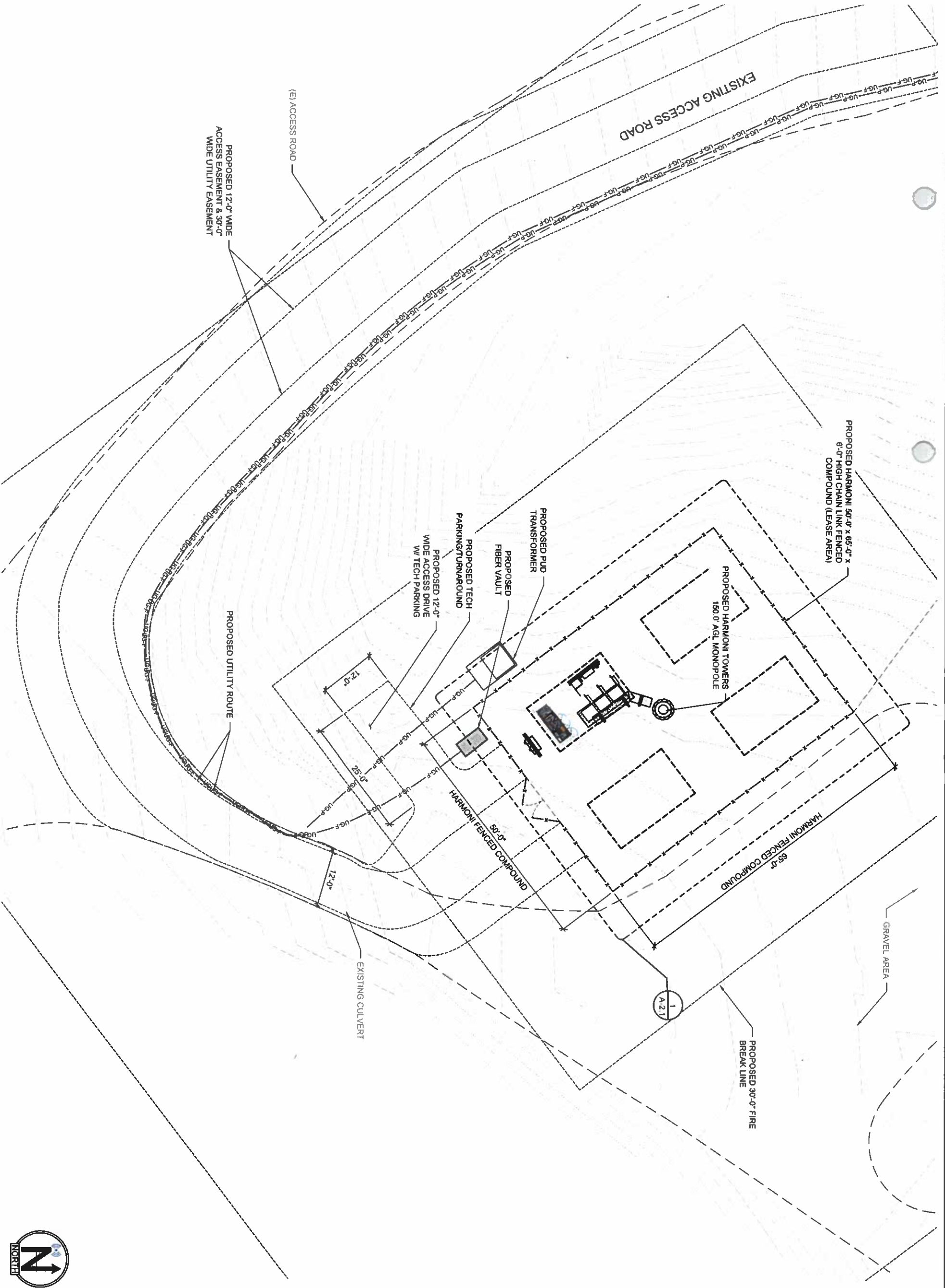
**PROPOSED
OVERALL
SITE PLAN**

A-1

PROPOSED OVERALL SITE PLAN 1



200% SCALE 1" = 10'-0"
100% SCALE 1" = 20'-0"

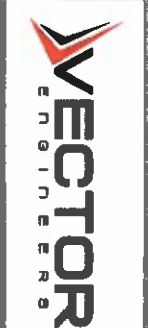


PROPOSED ENLARGED SITE PLAN 1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE

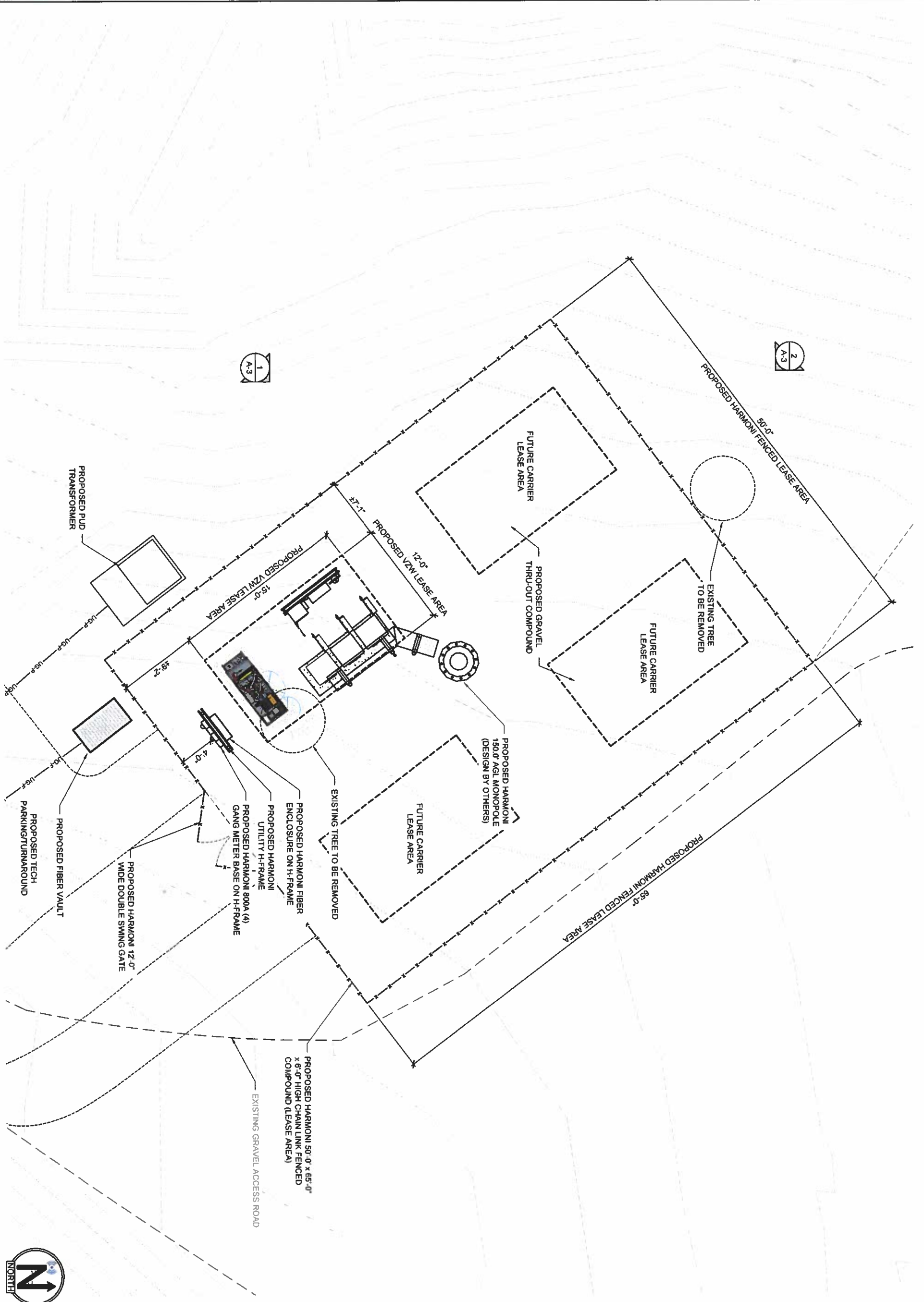


HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILLOMATH, OR 97370

**PROPOSED
ENLARGED
SITE PLAN**

A-2

27'x36" SCALE 3/16" = 1'-0"
11'x17" SCALE 3/32" = 1'-0"



PROPOSED COMPOUND PLAN 1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

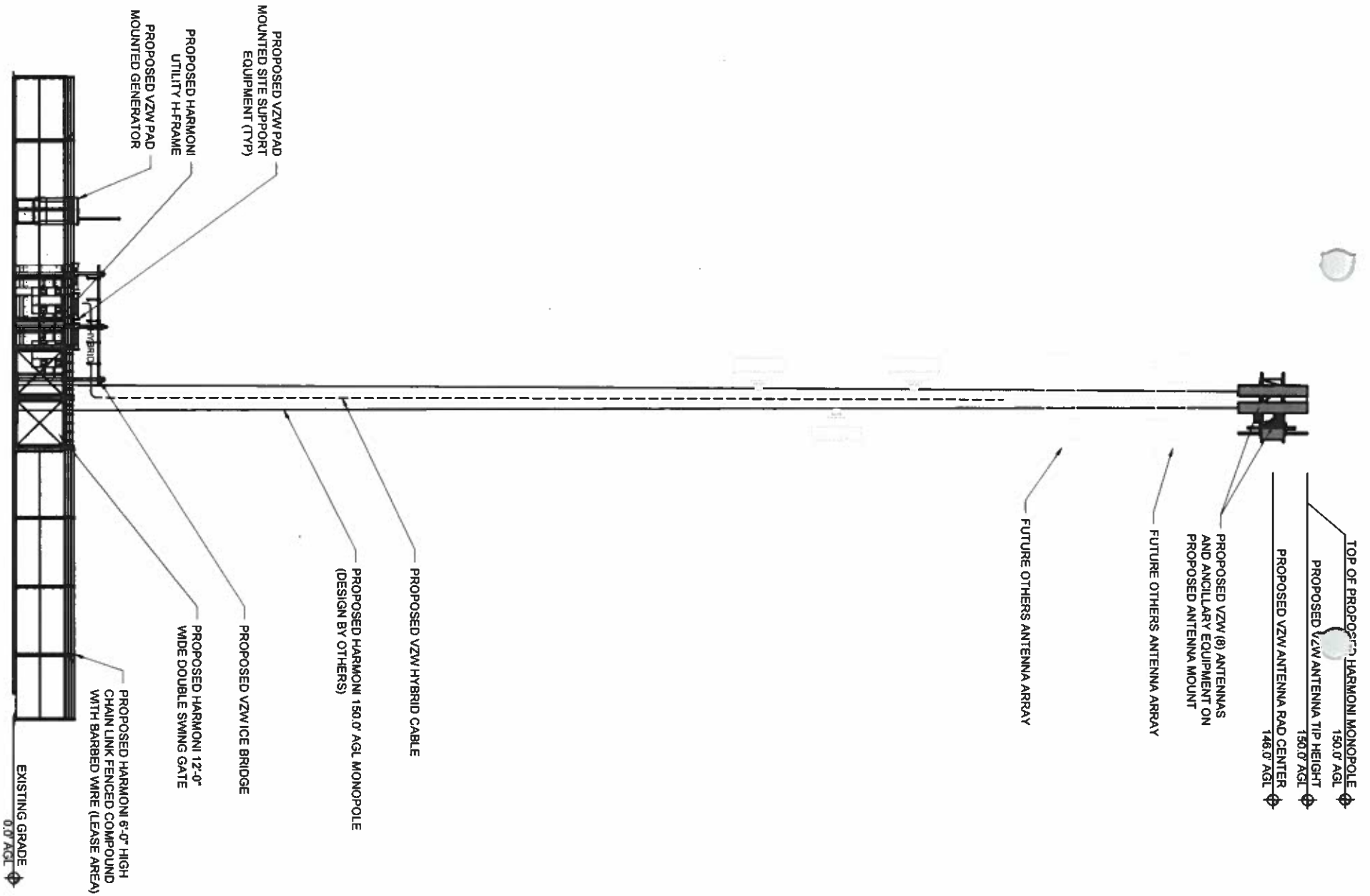
**PROPOSED
EQUIPMENT PLAN**

A-2.1

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



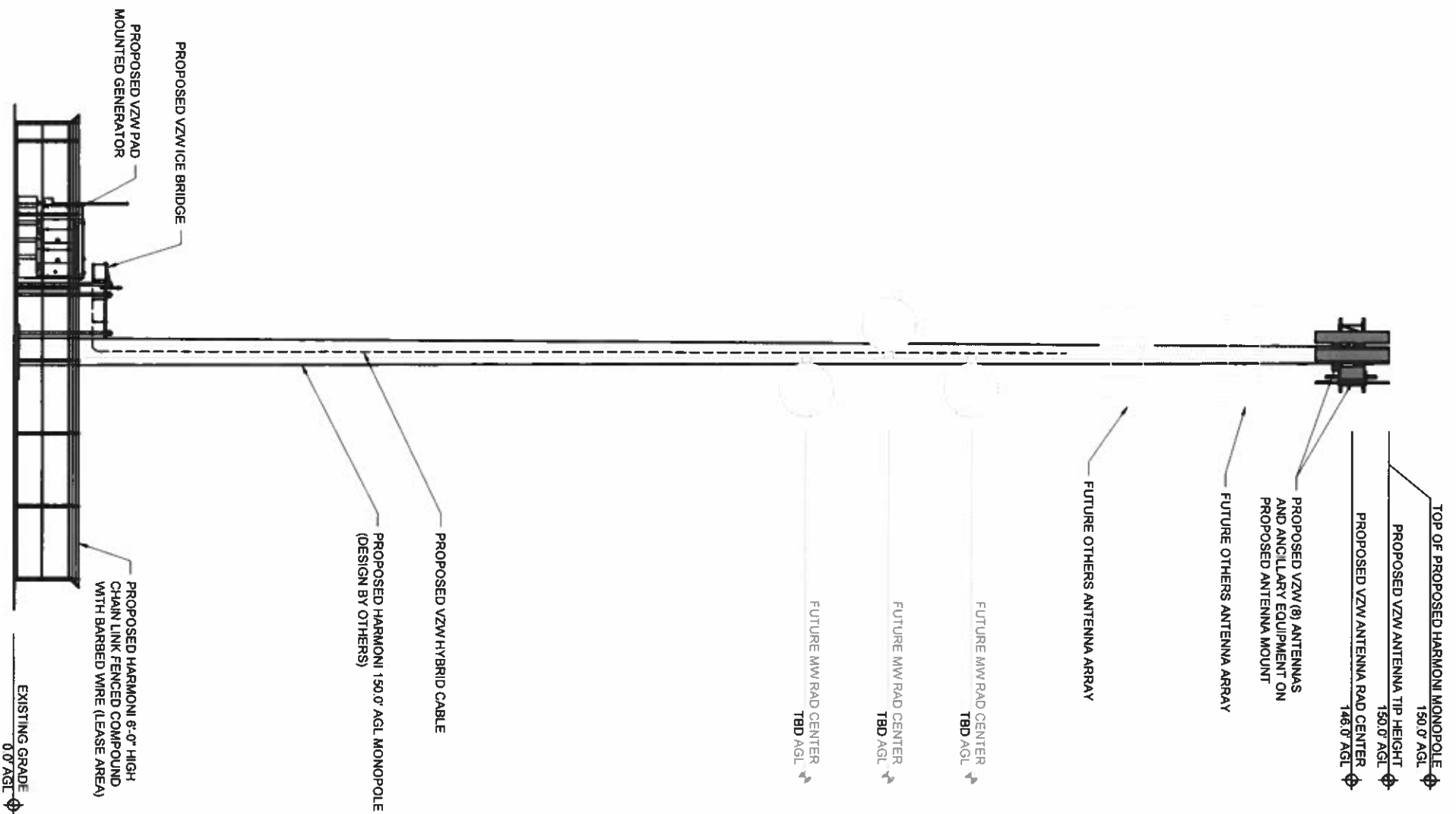
PROPOSED SOUTHWEST ELEVATION 1



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



PROPOSED NORTHWEST ELEVATION 2



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO	DATE	DRAWN	REVISION
A	06/06/24	JL	90% P2D REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

**PROPOSED
ELEVATIONS**

A-3

HARMONI SITE ID:
OR0005303

BLODGETT BLODGETT CREEK

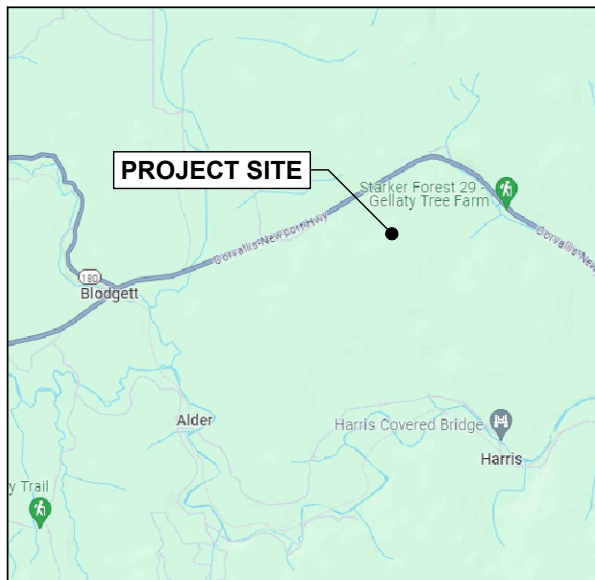
22526 HWY 20
PHILOMATH, OR 97370

VERIZON SITE ID:
MDG LOCATION ID: 5000907624 / PROJECT ID: 50449

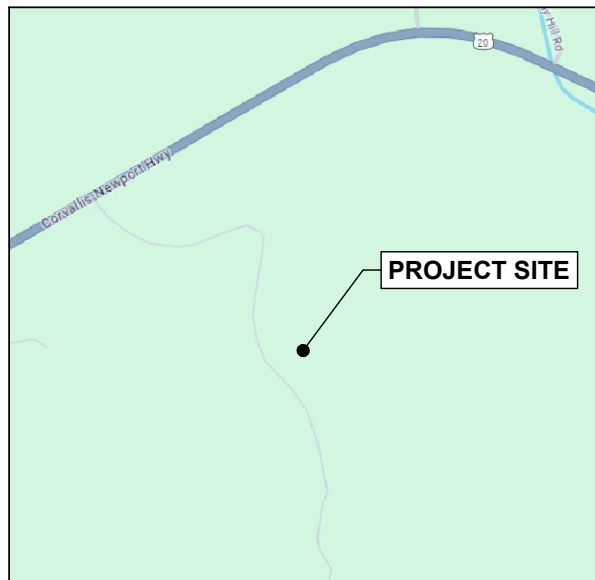


PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

VICINITY MAP



AREA MAP



PROJECT CONTACT LIST

PROPERTY OWNER:
STARKER FOREST INC
PO BOX 809
CORVALLIS, OR 97339

TOWER OWNER
HARMONI TOWERS
11101 ANDERSON DR, SUITE 200
LITTLE ROCK, AR 72212
PHONE: 501.621.0521

IMPLEMENTATION CONTACT:
NATE KUHNS
VERIZON WIRELESS
5430 NE 122ND AVENUE
PORTLAND, OR 97230
PHONE: (971) 808-8187
nathaniel.kuhns@verizonwireless.com

SITE ACQUISITION:
SARAH BLANCHARD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-0544
sarah.blanchard@acomconsultinginc.com

STRUCTURAL ENGINEER:
WELLS L. HOLMES, S.E.
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775

APPLICANT:
HARMONI TOWERS
11101 ANDERSON DR, SUITE 200
LITTLE ROCK, AR 72212
PHONE: 501.621.0521

CO-APPLICANT:
CELLCO PARTNERSHIP
(d/b/a VERIZON WIRELESS)
5430 NE 122ND AVENUE
PORTLAND, OR 97230

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

ZONING / PERMITTING:
SARAH BLANCHARD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-0544
sarah.blanchard@acomconsultinginc.com

ELECTRICAL ENGINEER:
DEAN P. LEVORSEN, P.E.
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775

DRAWING INDEX

T-1	COVER SHEET
T-2	GENERAL NOTES AND SYMBOLS
T-3	GENERAL STRUCTURAL NOTES
LS-1	TOPOGRAPHICAL SURVEY
LS-2	TOPOGRAPHICAL SURVEY
LS-3	TOPOGRAPHICAL SURVEY
LS-4	TOPOGRAPHICAL SURVEY
A-1	PROPOSED OVERALL SITE PLAN
A-2	PROPOSED ENLARGED SITE PLAN
A-2.1	PROPOSED COMPOUND PLAN
A-3	PROPOSED SOUTHWEST AND NORTHWEST ELEVATIONS

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:
HEAD SOUTHWEST ON NE 122ND AVE TOWARD NE WHITAKER WAY. TURN RIGHT ONTO NE FREMONT ST. TURN LEFT ONTO NE 102ND AVE. TAKE THE RAMP ON THE RIGHT FOR I-84 WEST / US-30 WEST AND HEAD TOWARD PORTLAND. TAKE THE RAMP ON THE LEFT FOR I-5 SOUTH AND HEAD TOWARD SALEM. KEEP LEFT, HEADING TOWARD BEAVERTON / SALEM. AT EXIT 228, HEAD RIGHT ON THE RAMP FOR OR-34 TOWARD CORVALLIS / LEBANON. TURN RIGHT ONTO OR-34 / CORVALLIS-LEBANON HWY TOWARD CORVALLIS / LINN-BENTON / OREGON STATE / OR-34. TURN LEFT ONTO OR-34 BYP. KEEP STRAIGHT TO GET ONTO US-20 W / OR-34 / SW PHILOMATH BLVD. TURN RIGHT LEFT ONTO PRIVATE ROAD WITH LOCKED GATE. SITE IS UP ROAD ON LEFT SIDE.

CODE COMPLIANCE

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

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
2021 IBC, STANDARDS AND AMENDMENTS - 2022 OSSC
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2021 IFC, STANDARDS AND AMENDMENTS - 2022 OFC
2021 UPC, STANDARDS AND AMENDMENTS - 2021 OPSC
2020 NEC, STANDARDS AND AMENDMENTS - 2021 OESC

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED.

PROJECT INFORMATION

CODE INFORMATION:
JURISDICTION: BENTON COUNTY
ZONING CLASSIFICATION: FC (FOREST CONSERVATION)
CONSTRUCTION TYPE: II-B
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):
GROUND ELEVATION: 962.7' AMSL
STRUCTURE HEIGHT: 150.0' (TOP OF MONOPOLE)

GEODETTIC COORDINATES (NAD83):
LATITUDE: 44.606133° (44° 36' 22.08" N)
LONGITUDE: -123.474086° (123° 28' 26.71" W)

LEASE AREA SIZE:
3,250 S.F. (HARMONI), 240 S.F. (VZW)

PARCEL SIZE: ±570 ACRES
PARCEL NUMBER: 116190000200

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL RADIO EQUIPMENT AND DIESEL GENERATOR ON A CONCRETE SLAB WITHIN A NEW 50' x 65' HARMONI TOWERS FENCED WIRELESS FACILITY UTILIZING EXISTING 12' WIDE GRAVEL ACCESS DRIVE. PROPOSED INSTALLATION OF (8) PANEL ANTENNAS AND ANCILLARY EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO A NEW HARMONI 150.0' MONOPOLE.

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

HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

COVER SHEET

T-1

GENERAL NOTES

1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
2. ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
3. ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
7. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
8. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
11. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
13. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
14. WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
15. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

16. VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
17. VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
18. IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
20. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
21. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
22. IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
23. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
24. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
25. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
26. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LINE/ANTENNA NOTES

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

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

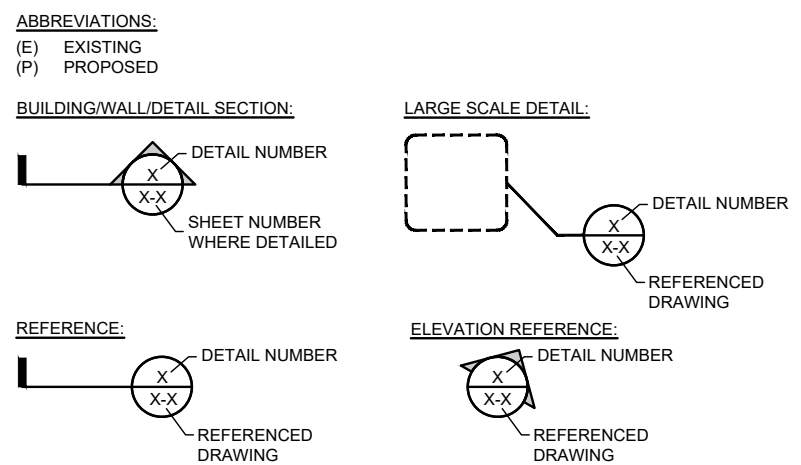
NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



PROJECT INFORMATION

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

LEGEND



IMPORTANT NOTICE

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

HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

GENERAL NOTES
AND SYMBOLS

BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% PZD_06-18-24.DWG

BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG

GENERAL STRUCTURAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SITE OR LAYOUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF VECTOR STRUCTURAL ENGINEERING, LLC PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES.
- NO FIELD MODIFICATIONS MAY BE MADE WITHOUT EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME, WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORMWORK, ETC., AND SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES, IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR TO HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT.
- WEATHER PROOFING AND/OR FLASHING TO BE PROVIDED BY CONTRACTOR AS REQUIRED.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ARCHITECT/ ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED.
- THESE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
- ALL STRUCTURAL MEMBERS, HARDWARE, & FASTENERS TO BE STEEL, U.N.O.
- CONTRACTOR TO VERIFY SUITABILITY OF EQUIPMENT AND CLIENT TOLERANCE FOR ANTICIPATED DIFFERENTIAL MOVEMENT OF STRUCTURES DUE TO FROST HEAVE, SETTLEMENT, AND OTHER FACTORS.
- ALL ASPECTS OF THE EXISTING STRUCTURE ARE ASSUMED TO BE IN GOOD CONDITION, FREE FROM DAMAGE OR DETERIORATION. CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND INFORM VECTOR OF ANY DAMAGED STRUCTURAL MEMBERS.

DESIGN CRITERIA

- THE DESIGN CRITERIA FOR THIS STRUCTURE IS AS FOLLOWS:
 - STANDARDS AND DESIGN CODES:**
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2021 EDITION (2021 IBC)
 - FOUNDATION ANALYSIS/DESIGN IS BY OTHERS AND IS TO BE BASED ON SITE-SPECIFIC GEOTECHNICAL RECOMMENDATIONS OR CODE PRESCRIBED PRESUMPTIVE SOIL PARAMETERS AS APPROVED BY THE JURISDICTION.

STRUCTURAL STEEL

- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:

WIDE FLANGE:	ASTM A992 GR. 50
RECT/SQ. HSS:	ASTM A500 GR B (46 ksi)
PIPE:	ASTM A53 GR. B
ANGLES, CHANNELS, PLATES:	ASTM A36
STEEL TO STEEL BOLTS	ASTM F3125 GR. A325N
BOLTS FOR GRATING CLIPS:	ASTM A307
SCREWS:	SAE GR. 5 (OR EQUIVALENT)
PLATES:	ASTM A36
- ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM F2329. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.
- ALL WELDING TO BE PERFORMED USING E70XX ELECTRODES AND SHALL CONFORM TO AISC. WHERE FILLET WELDS SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC MANUAL OF STEEL CONSTRUCTION. PAINTED SURFACES SHALL BE TOUCHED UP. ALL WELDING SHALL BE PERFORMED IN AN APPROVED SHOP BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1. NO FIELD WELDING PERMITTED.
- ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD AS DEFINED BY AISC. HOLES TO RECEIVE BOLTS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER, U.N.O.

SPECIAL INSPECTION

- CONTRACTOR SHALL PROVIDE REQUIRED SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY CARRIER AND THE GOVERNING JURISDICTION, AS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING:
 - PERIODIC THIRD PARTY SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING:
 - PERIODIC FOR HIGH STRENGTH (A325 AND A490) BOLT INSTALLATIONS, IF UTILIZED
 - PERIODIC SPECIAL INSPECTION OF CONCRETE FORMS AND CONCRETE AND REINFORCEMENT PLACEMENT
 - CONTINUOUS FOR ALL RETROFIT ANCHORS IN CONCRETE
- PROVIDE SPECIAL INSPECTIONS FOR OTHER ITEMS NOTED ON DRAWINGS TO CONFIRM COMPLIANCE WITH CONTRACT DOCUMENTS.
- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.
- STRUCTURAL OBSERVATION NOT REQUIRED.

CONCRETE

- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
- REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-(LATEST EDITION)
- SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH PSI
GRADE BEAMS	3000
FOOTINGS	3000
- CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL WITH THE FOLLOWING REQUIREMENTS:
 - COMPRESSIVE STRENGTH AT AGE 28 DAYS AS SPECIFIED ABOVE.
 - LARGE AGGREGATE-HARDROCK, 3/4" MAXIMUM SIZE CONFORMING TO ASTM C-33
 - CEMENT-ASTM C-150, TYPE II PORTLAND CEMENT
 - MAXIMUM SLUMP 5-INCHES, MAX WATER CEMENT RATIO: 0.45
 - AIR ENTRAINING AGENT TO BE USED FOR CONCRETE EXPOSED TO FREEZING TEMPERATURES. TOTAL AIR CONTENT TO BE 6%
 - NO ADMIXTURES, EXCEPT FOR ENTRAINING AIR, AND AS APPROVED BY THE ENGINEER.
- CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94
- PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 514 AND PROJECT SPECIFICATIONS.
- CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS: CONCRETE POURED DIRECTLY AGAINST EARTH - 3 INCHES CLEAR, STRUCTURAL SLABS - 3/4 INCHES CLEAR (TOP AND BOTTOM), FORMED CONCRETE WITH EARTH BACK FILL - 2 INCHES CLEAR. CLEAR COVER FOR ALL REINFORCEMENT IN PRECAST CONCRETE MEMBERS FABRICATED IN A PLANT CONTROLLED ENVIRONMENT TO BE 1-1/2" MIN. FOR UP TO # 4 REINFORCING BARS, UNLESS NOTED OTHERWISE.

- ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING THAT MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
- PRECAST CONCRETE SHALL BE FABRICATED IN AN APPROVED SHOP IN A PLANT CONTROLLED ENVIRONMENT. REINFORCEMENT SPECIFIED IS MINIMUM ONLY. DESIGN AND VERIFICATION OF PRECAST MEMBERS, INCLUDING EMBEDS, FOR LOADS TO DUE LIFTING AND TRANSPORTATION IS THE RESPONSIBILITY OF THE PRECASTER.
- MODULUS OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-460, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
- SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.0004 INCHES/INCH.
- CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE IN ACCORDANCE WITH ACI 306 (LATEST EDITION)

REINFORCING STEEL

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

POST-INSTALLED ANCHORS

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

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE

CLIENT:

verizon

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

Acom
CONSULTING, INC

HARMONITOWERS

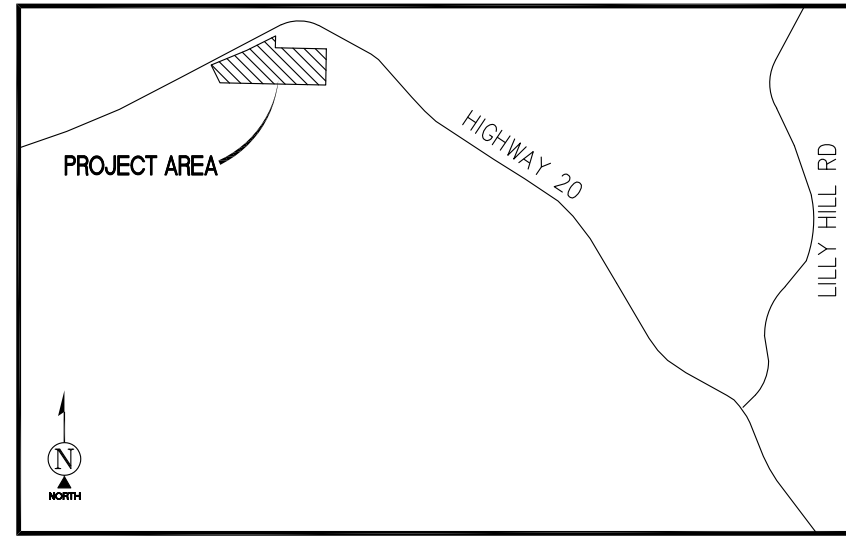
VECTOR
ENGINEERS

HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

GENERAL
NOTES

T-3

108



VICINITY MAP
N.T.S.

SURVEY DATE
05/14/2024

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

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE OREGON REAL-TIME GNSS NETWORK (ORGN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON ZONE NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990233

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #41003C0175F, DATED 06/02/2011

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

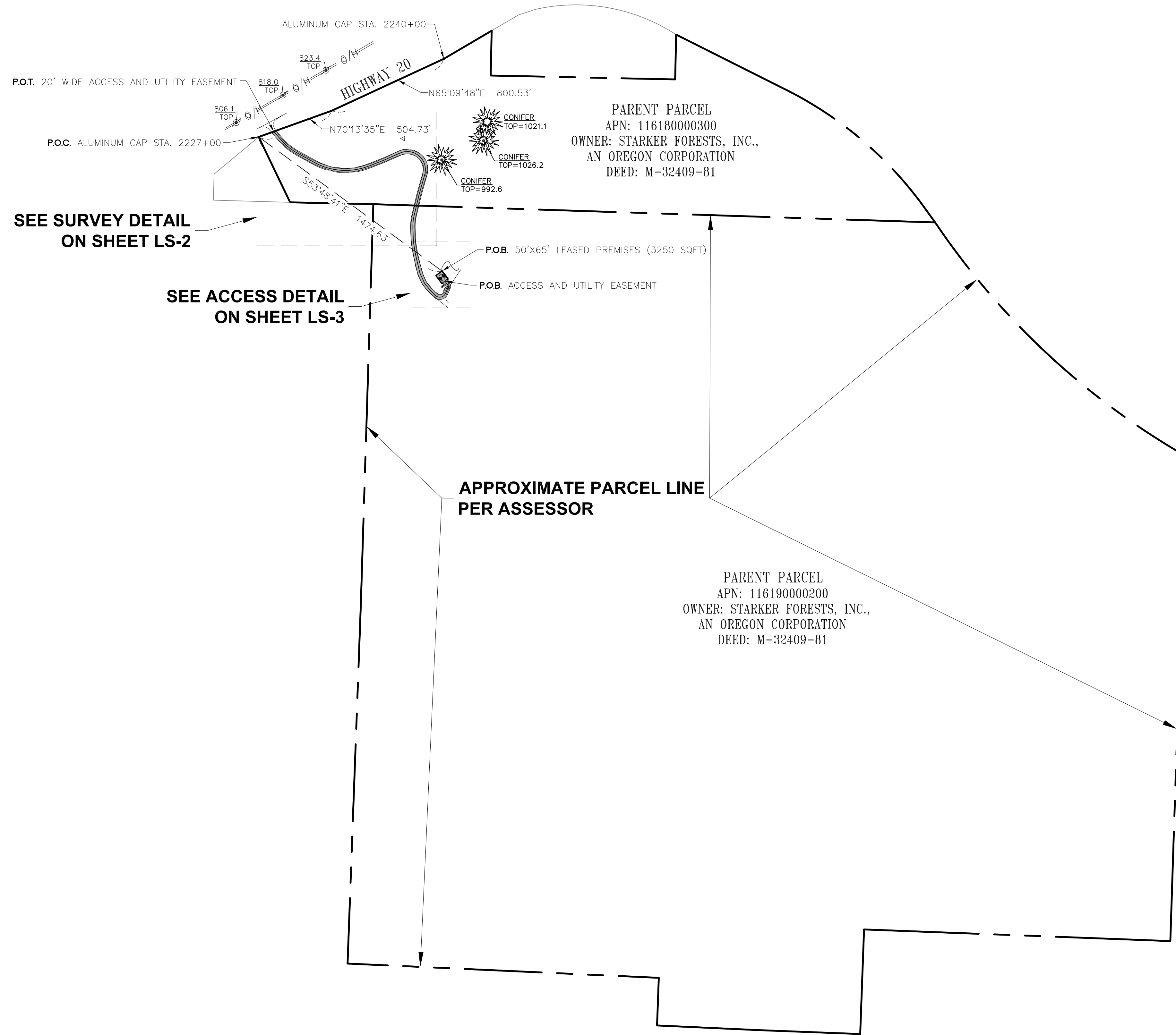
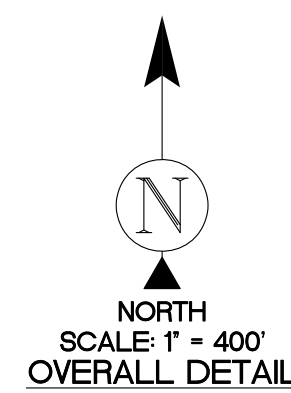
SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

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

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

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

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE HIGHWAY 20 PUBLIC RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.



PROJECT INFORMATION:

BLODGETT CREEK

22526 HWY 20
PHILOMATH, OR 97370
BENTON COUNTY

ORIGINAL ISSUE DATE:

05/20/2024

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	05/20/24	PRELIMINARY	AC
0	05/23/24	ADDITIONAL TITLE (C)	CK
1	06/05/24	DESIGN/LEGALS (C)	AC
2	06/14/24	DESIGN (C)	AC

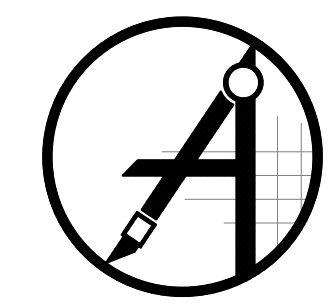
PROJECT COORDINATION:



PLANS PREPARED BY:



CONSULTANT:



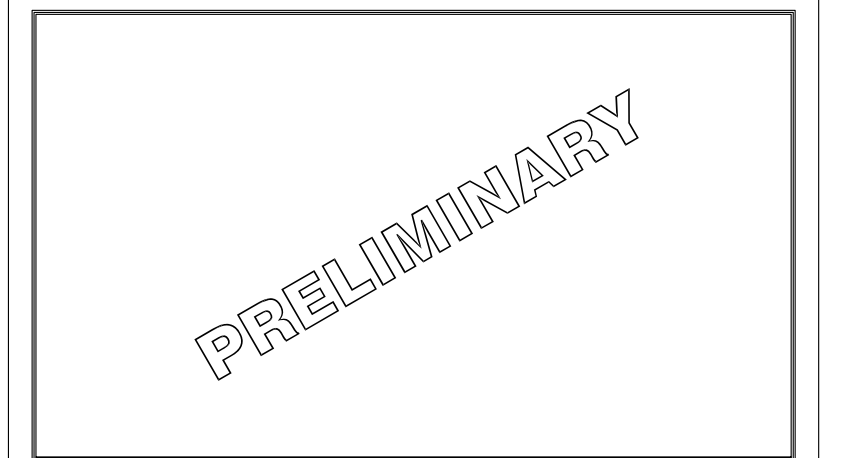
1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

DRAWN BY: CHK.: APV.:

AC	SB(2)	XX
----	-------	----

LICENSER:



SHEET TITLE:

SURVEY PLAT

SHEET NUMBER:

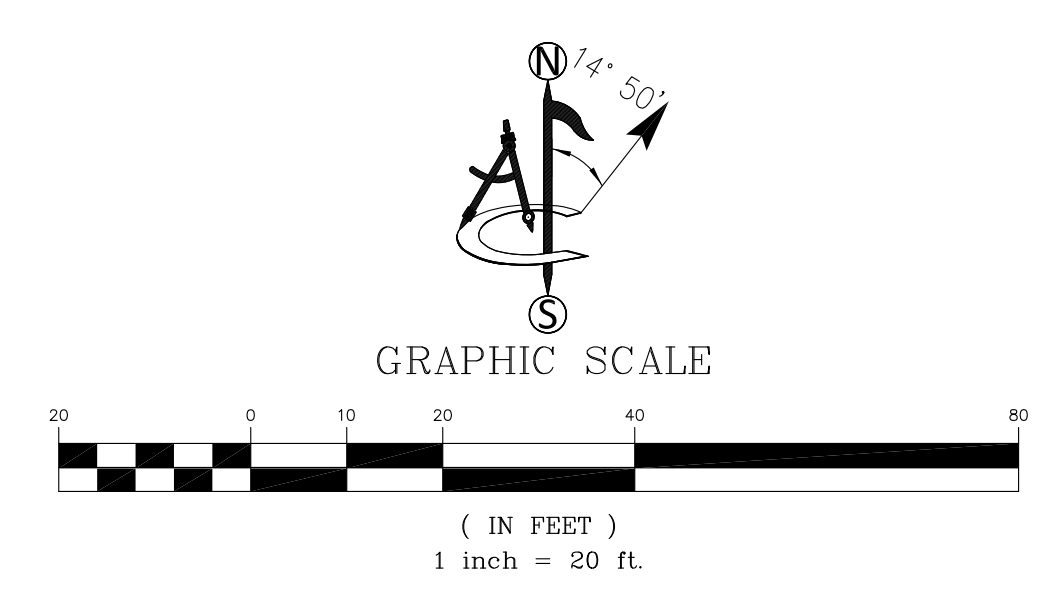
LS-1

LEGEND

AP	ASPHALT	○	UTILITY POLE
CLF	CHAIN LINK FENCE	⊕	POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE	⊙	SPOT ELEVATION
PP	TOP OF UTILITY POLE	☼	PINE TREES
P.O.C.	POINT OF COMMENCEMENT		
P.O.B.	POINT OF BEGINNING		

○—○—○	CHAIN LINK FENCE
—○—○—○	OVERHEAD LINES
—	STREET CENTERLINES
—	SUBJECT PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	LEASE AREA LIMITS
—	MAJOR CONTOUR INTERVAL
—	MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
 LATITUDE 44° 36' 22.08" (44.606133°) NORTH (NAD83)
 LONGITUDE 123° 28' 26.71" (123.474086°) WEST (NAD83)
 GROUND ELEVATION @ 962.7' (NAVD88)



PROJECT INFORMATION:
BLODGETT CREEK
 22526 HWY 20
 PHILOMATH, OR 97370
 BENTON COUNTY

ORIGINAL ISSUE DATE:
 05/20/2024

REV.:	DATE:	DESCRIPTION:	BY:
A	05/20/24	PRELIMINARY	AC
0	05/23/24	ADDITIONAL TITLE (C)	CK
1	06/05/24	DESIGN/LEGALS (C)	AC
2	06/14/24	DESIGN (C)	AC

PROJECT COORDINATION:

PLANS PREPARED BY:

CONSULTANT:

 1229 CORNWALL AVE.
 SUITE 301
 BELLINGHAM, WA 98225
 PH. (480) 659-4072
 www.ambitconsulting.us

DRAWN BY: _____ CHK.: _____ APV.: _____
 AC SB(2) XX

LICENSER:
 PRELIMINARY

SHEET TITLE:
 SURVEY DETAIL

SHEET NUMBER:
 LS-2

PROJECT INFORMATION:

BLODGETT CREEK

22526 HWY 20
PHILOMATH, OR 97370
BENTON COUNTY

ORIGINAL ISSUE DATE:

05/20/2024

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	05/20/24	PRELIMINARY	AC
0	05/23/24	ADDITIONAL TITLE (C)	CK
1	06/05/24	DESIGN/LEGALS (C)	AC
2	06/14/24	DESIGN (C)	AC

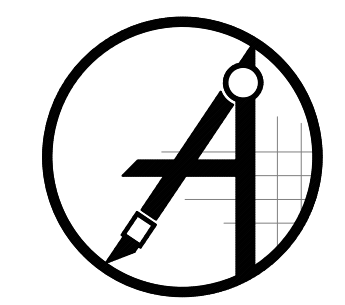
PROJECT COORDINATION:



PLANS PREPARED BY:



CONSULTANT:



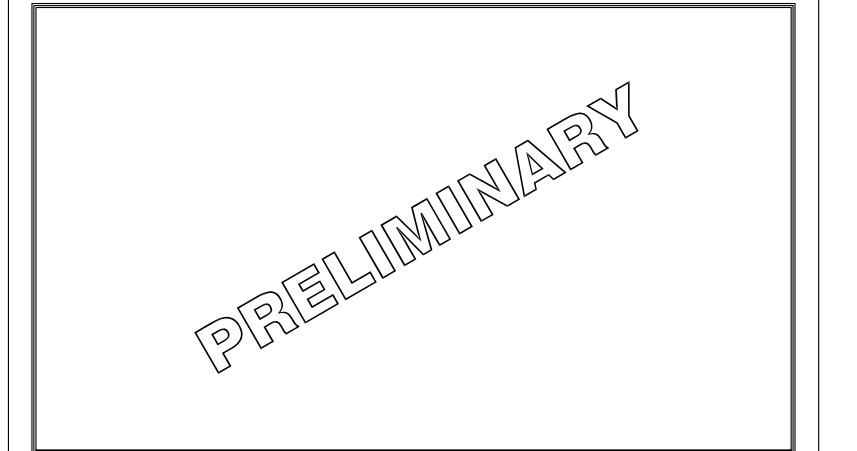
1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

DRAWN BY: CHK.: APV.:

AC	SB(2)	XX
----	-------	----

LICENSER:

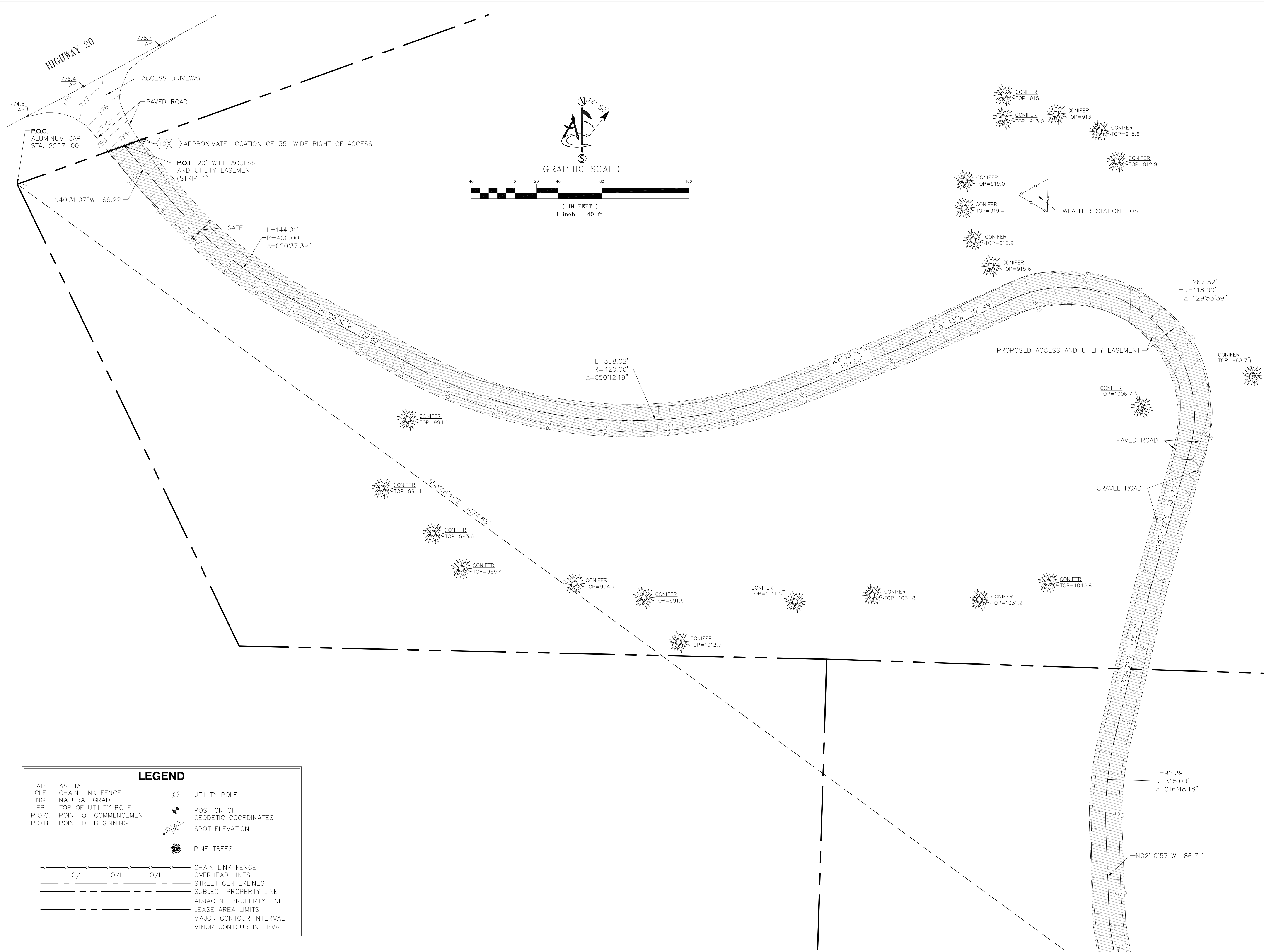


SHEET TITLE:

ACCESS DETAIL

SHEET NUMBER:

LS-3



STATUS OF RECORD TITLE (APN: 116180000300)

REFERENCE IS MADE TO THE TITLE REPORT ORDER #620050AM, ISSUED BY AMERITITLE, DATED FEBRUARY 1, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: EXCEPTION ITEMS 1-5 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE SHOWN HEREON. EXCEPTION ITEMS 6-7 AND 13-18 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN HEREON

ITEMIZED NOTES:

8. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION OF SAID PREMISES NOW OR AT ANY TIME LYING BELOW THE HIGH WATER LINE OF UNNAMED CREEK, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON AS TO ANY PORTION NOW OR AT ANY TIME LYING BELOW THE ORDINARY HIGH WATER LINE. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY NOW OR AT ANY TIME LYING BENEATH THE WATERS OF UNNAMED CREEK. ALL MATTERS ARISING FROM ANY SHIFTING IN THE COURSE OF UNNAMED CREEK INCLUDING BUT NOT LIMITED TO ACCRETION, RELICTION AND AVULSION. (NOTHING TO PLOT)

9. RIGHT, TITLE AND INTEREST OF THE PUBLIC IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN ROADS, STREETS OR HIGHWAYS. (NOTHING TO PLOT)

10. LIMITED ACCESS PROVISIONS CONTAINED IN "FINAL JUDGMENT AND ORDER OF TAKING" TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ADJUTTING PROPERTY, FILED: DECEMBER 31, 1970 CASE NO.: 23-933 CIRCUIT COURT FOR: BENTON (APPROXIMATE LOCATION SHOWN ON SURVEY)

11. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: FILED: DECEMBER 31, 1970 CASE NO.: 23-933 CIRCUIT COURT FOR: BENTON (APPROXIMATE LOCATION SHOWN ON SURVEY)

12. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDED: AUGUST 18, 1994 INSTRUMENT NO.: M188731-94 (EXACT LOCATION IS INDETERMINATE - NOT PLOTTED)

LESSOR'S LEGAL DESCRIPTION (APN: 116180000300)

ALL THAT PART OF THE BRITTON WOOD AND WIFE DONATION LAND CLAIM NO. 64, IN TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN AND DONATION LAND CLAIM NO. 37 IN TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, LYING SOUTH OF THE CORVALLIS-NEWPORT STATE HIGHWAY AS THE SAME EXISTED JUNE 14, 1951, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE HIRAM WOOD D.L.C. NO. 68 IN SECTION 18, TOWNSHIP 11 SOUTH, RANGE 6 WEST, W.M.; THENCE SOUTH 0'06' WEST ALONG THE EASTERLY LINE OF THE BRITTON WOOD D.L.C. NO. 64, A DISTANCE OF 662 FEET; THENCE NORTH 89'54' WEST A DISTANCE OF 730 FEET, THENCE NORTH 0'06' EAST A DISTANCE OF 454 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE PRESENT CORVALLIS-NEWPORT HIGHWAY; THENCE ALONG THE SAID RIGHT OF WAY LINE NORTH 67'19' EAST A DISTANCE OF 635 FEET, THENCE IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.8 FEET, A DISTANCE OF 165 FEET TO THE PLACE OF BEGINNING, IN BENTON COUNTY, STATE OF OREGON.

ALSO EXCEPTING: BEGINNING AT THE SOUTHEAST CORNER OF PREVIOUS STATE LAND WHICH IS SOUTH 0'06' WEST ALONG THE EASTERLY LINE OF CLAIM NO. 64 A DISTANCE OF 662 FEET FROM THE SOUTHWEST CORNER OF CLAIM NO. 68 IN TOWNSHIP 11 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 0'06' WEST ALONG THE EASTERLY LINE OF SAID D.L.C. 64, 300 FEET; THENCE NORTH 89'54' WEST 550 FEET; THENCE NORTH 0'06' EAST 300 FEET TO THE SOUTH LINE OF SAID STATE OF OREGON PROPERTY; THENCE SOUTH 89'54' EAST 550 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED RECORDED IN BOOK 78, PAGE 160, BENTON COUNTY DEED RECORDS; THENCE ALONG THE LINES OF SAID TRACT SOUTH 0'06' WEST 454.0 FEET, AND SOUTH 89'54' EAST 180.0 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 147, PAGE 372, BENTON COUNTY DEED RECORDS; THENCE SOUTH 0'06' WEST ALONG THE WEST LINE OF THE LAST MENTIONED TRACT 300.0 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89'54' WEST ALONG THE SOUTH LINE OF LAST MENTIONED TRACT EXTENDED WESTERLY 647.94 FEET; THENCE NORTH 0'06' EAST PARALLEL TO THE WEST LINES OF SAID TRACTS, 557.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CORVALLIS-NEWPORT HIGHWAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY, 507.47 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: BEGINNING AT THE SOUTHWEST CORNER OF THE BRITTON WOODS D.L.C. NO. 37, TOWNSHIP 11 SOUTH, RANGE 7 WEST, W.M.; THENCE SOUTH 89'55' EAST 498.21 FEET ALONG THE SOUTH LINE OF SAID D.L.C. TO A 3/4" PIPE; THENCE NORTH 27'10' WEST 471.19 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CORVALLIS-NEWPORT HIGHWAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY SIDE OF SAID HIGHWAY TO THE INTERSECTION OF THE WEST LINE OF SAID D.L.C.; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID D.L.C. 169.69 FEET TO THE POINT OF BEGINNING.

ALL OF THAT PORTION OF LOTS 2 AND 3 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND WEST OF THE STATE HIGHWAY, IN SECTION 18, TOWNSHIP 11 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, EXCEPTING THEREFROM ABOUT 0.92 OF AN ACRE SOLD AND DEEDED TO THE STATE OF OREGON BY DEED RECORDED SEPTEMBER 16, 1926 IN BOOK 78, PAGE 102.

STATUS OF RECORD TITLE (APN: 116190000200)

REFERENCE IS MADE TO THE TITLE REPORT ORDER #579322AM, ISSUED BY AMERITITLE, DATED FEBRUARY 8, 2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: EXCEPTION ITEMS 1-5 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE SHOWN HEREON. EXCEPTION ITEMS 6-7 AND 11-19 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN HEREON

ITEMIZED NOTES:

8. RIGHT, TITLE AND INTEREST OF THE PUBLIC IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN ROADS, STREETS OR HIGHWAYS. (NOTHING TO PLOT)

9. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION OF SAID PREMISES NOW OR AT ANY TIME LYING BELOW THE HIGH WATER LINE OF UNNAMED CREEK, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON AS TO ANY PORTION NOW OR AT ANY TIME LYING BELOW THE ORDINARY HIGH WATER LINE. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY NOW OR AT ANY TIME LYING BENEATH THE WATERS OF UNNAMED CREEK. ALL MATTERS ARISING FROM ANY SHIFTING IN THE COURSE OF UNNAMED CREEK INCLUDING BUT NOT LIMITED TO ACCRETION, RELICTION AND AVULSION. (NOTHING TO PLOT)

10. CONDITIONS AND RESERVATIONS IN DEED FROM STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, RECORDED: AUGUST 18, 1994 INSTRUMENT NO.: M-188731-94 (BLANKET IN NATURE)

20. UNRECORDED LEASEHOLDS, IF ANY, AND THE RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTEREST IN PERSONAL PROPERTY OF TENANTS TO REMOVE SAID PERSONAL PROPERTY AT THE EXPIRATION OF THE TERM. (NOTHING TO PLOT)

LESSOR'S LEGAL DESCRIPTION (APN: 116190000200)

ALL OF THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 11 SOUTH, RANGE 6 WEST AND SECTION 19 OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, STATE OF OREGON:

THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALL OF THE NORTHEAST QUARTER LYING SOUTH AND WEST OF THE STATE HIGHWAY NO. 20; THE NORTH HALF OF THE SOUTHEAST QUARTER; AND LOTS 3 AND 4 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 6 WEST, W.M.

TOGETHER WITH THE PERMANENT NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES GRANTED TO BRUCE STARKER, ET UX, IN FINAL JUDGMENT IN THAT CERTAIN CONDEMNATION CASE IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF BENTON ENTITLED "STATE OF OREGON VS BRUCE STARKER, ET UX", CASE NO. 23-933 DATED DECEMBER 31, 1970, AND EXCEPT FROM THE ABOVE ALL PARTS THEREOF APPROPRIATED BY THE STATE OF OREGON BY SAID FINAL JUDGMENT.

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND LOTS 1 AND 2, SECTION 19, TOWNSHIP 11 SOUTH, RANGE 6 WEST, W.M.

LEASED PREMISES LEGAL DESCRIPTION

A PORTION OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON ZONE NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990233

COMMENCING AT AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN AS STA. 2227+00 ON THE LINE POSTING SURVEY FOR STARKER FORESTS, INC RECORDED AS CS9873 ON MARCH 18, 2004 IN BOOK 94 OF MAPS, PAGE 67, FROM WHICH AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN ON SAID SURVEY AS STA. 2240+00 BEARS NORTH 70'13'35" EAST, 504.73 FEET; THENCE NORTH 65'09'48" EAST, 800.53 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 53'48'41" EAST, 1474.63 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 37'08'41" EAST, 65.00 FEET; THENCE SOUTH 52'51'19" WEST, 50.00 FEET; THENCE NORTH 37'08'41" WEST, 65.00 FEET; THENCE NORTH 52'51'19" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3250 SQUARE FEET (0.075 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF PARCEL NUMBER 116190000200, BEING THE SAME PROPERTY DESCRIBED IN DEED M-32409-81, RECORDED IN BENTON COUNTY, OREGON, SAID PARCEL BEING OWNED BY STARKER FOREST, INC, SAID PARCEL BEING A PORTION OF THE BRITTON WOOD AND WIFE DONATION LAND CLAIM NO. 64, IN TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN AND DONATION LAND CLAIM NO. 37 IN TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON BEING 2 STRIPS OF LAND, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

ALSO BEING A PORTION OF PARCEL NUMBER 116180000300, BEING THE SAME PROPERTY DESCRIBED IN DEED M-32409-81, RECORDED IN BENTON COUNTY, OREGON, SAID PARCEL BEING OWNED BY STARKER FOREST, INC, SAID PARCEL BEING A PORTION OF THE BRITTON WOOD AND WIFE DONATION LAND CLAIM NO. 64, IN TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN AND DONATION LAND CLAIM NO. 37 IN TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON BEING 2 STRIPS OF LAND, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON ZONE NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990233

STRIP 1: BEING A 30.00 FOOT WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN AS STA. 2227+00 ON THE LINE POSTING SURVEY FOR STARKER FORESTS, INC RECORDED AS CS9873 ON MARCH 18, 2004 IN BOOK 94 OF MAPS, PAGE 67, FROM WHICH AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN ON SAID SURVEY AS STA. 2240+00 BEARS NORTH 70'13'35" EAST, 504.73 FEET; THENCE NORTH 65'09'48" EAST, 800.53 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 53'48'41" EAST, 1474.63; THENCE SOUTH 37'08'41" EAST, 65.00 FEET; THENCE SOUTH 52'51'19" WEST, 25.00 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 37'08'41" EAST, 17.04 FEET TO A POINT HEREINAFTER REFEREED TO AS POINT "A"; THENCE CONTINUING SOUTH 37'08'41" EAST, 16.75 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61'01'08", A DISTANCE OF 10.65 FEET; THENCE SOUTH 23'52'27" WEST, 46.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111'56'08", A DISTANCE OF 78.15 FEET; THENCE NORTH 44'11'24" WEST, 54.52 FEET; THENCE NORTH 39'26'30" WEST, 50.00 FEET; THENCE NORTH 24'31'35" WEST, 73.62 FEET; THENCE NORTH 13'11'08" WEST, 127.91 FEET; THENCE NORTH 09'20'30" WEST, 80.46 FEET; THENCE NORTH 02'10'57" WEST, 86.71 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16'48'18", A DISTANCE OF 92.39 FEET; THENCE NORTH 13'24'21" EAST, 135.12 FEET; THENCE NORTH 15'51'22" EAST, 130.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 118.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129'53'39", A DISTANCE OF 267.52 FEET; THENCE SOUTH 65'57'43" WEST, 107.49 FEET; THENCE SOUTH 68'38'56" WEST, 109.50 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50'12'19", A DISTANCE OF 368.02 FEET; THENCE NORTH 61'08'46" WEST, 123.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20'37'39", A DISTANCE OF 144.01 FEET; THENCE NORTH 40'31'07" WEST, 66.22 FEET TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 AND THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED NORTHERLY TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20.

STRIP 2: BEING A 12.00 FOOT WIDE STRIP OF LAND, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 52'51'19" WEST, 41.00 FEET TO THE POINT OF TERMINUS.



PROJECT INFORMATION:

BLODGETT CREEK
22526 HWY 20
PHILOMATH, OR 97370
BENTON COUNTY

ORIGINAL ISSUE DATE:

05/20/2024

REV.: -DATE: DESCRIPTION: BY:

A	05/20/24	PRELIMINARY	AC
0	05/23/24	ADDITIONAL TITLE (C)	CK
1	06/05/24	DESIGN/LEGALS (C)	AC
2	06/14/24	DESIGN (C)	AC

PROJECT COORDINATION:

PLANS PREPARED BY:

CONSULTANT:



1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

AC	SB(2)	XX
----	-------	----

LICENSER:

PRELIMINARY

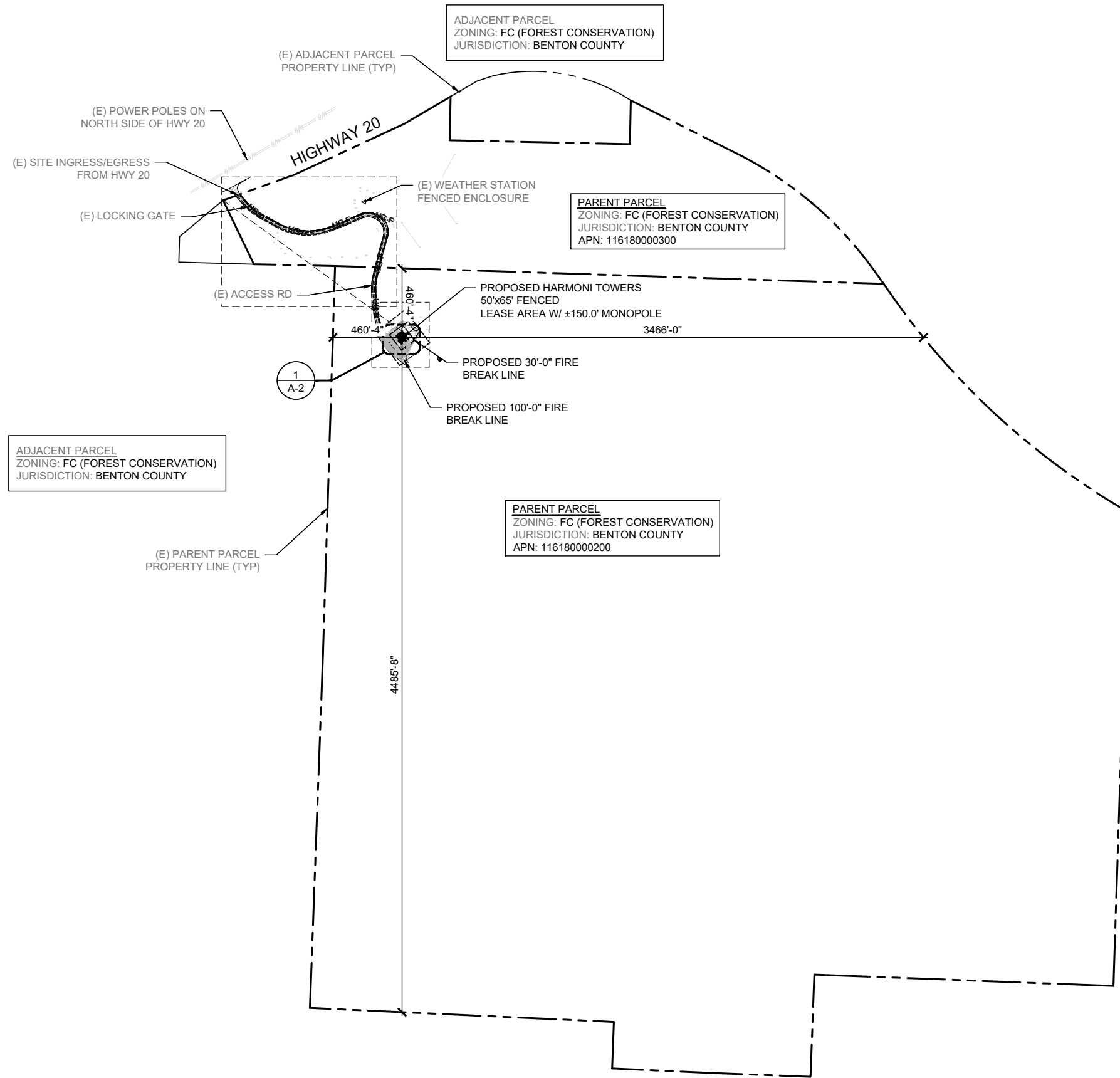
SHEET TITLE:

NOTES

SHEET NUMBER:

LS-4

NOTE:
 ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AMBIT, DATED 05/20/24, PREVIOUS AS-BUILT DRAWINGS, AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.



PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
 OR0005303
**BLODGETT
 BLODGETT CREEK**
 22526 HWY 20
 PHILOMATH, OR 97370

PROPOSED
 OVERALL
 SITE PLAN

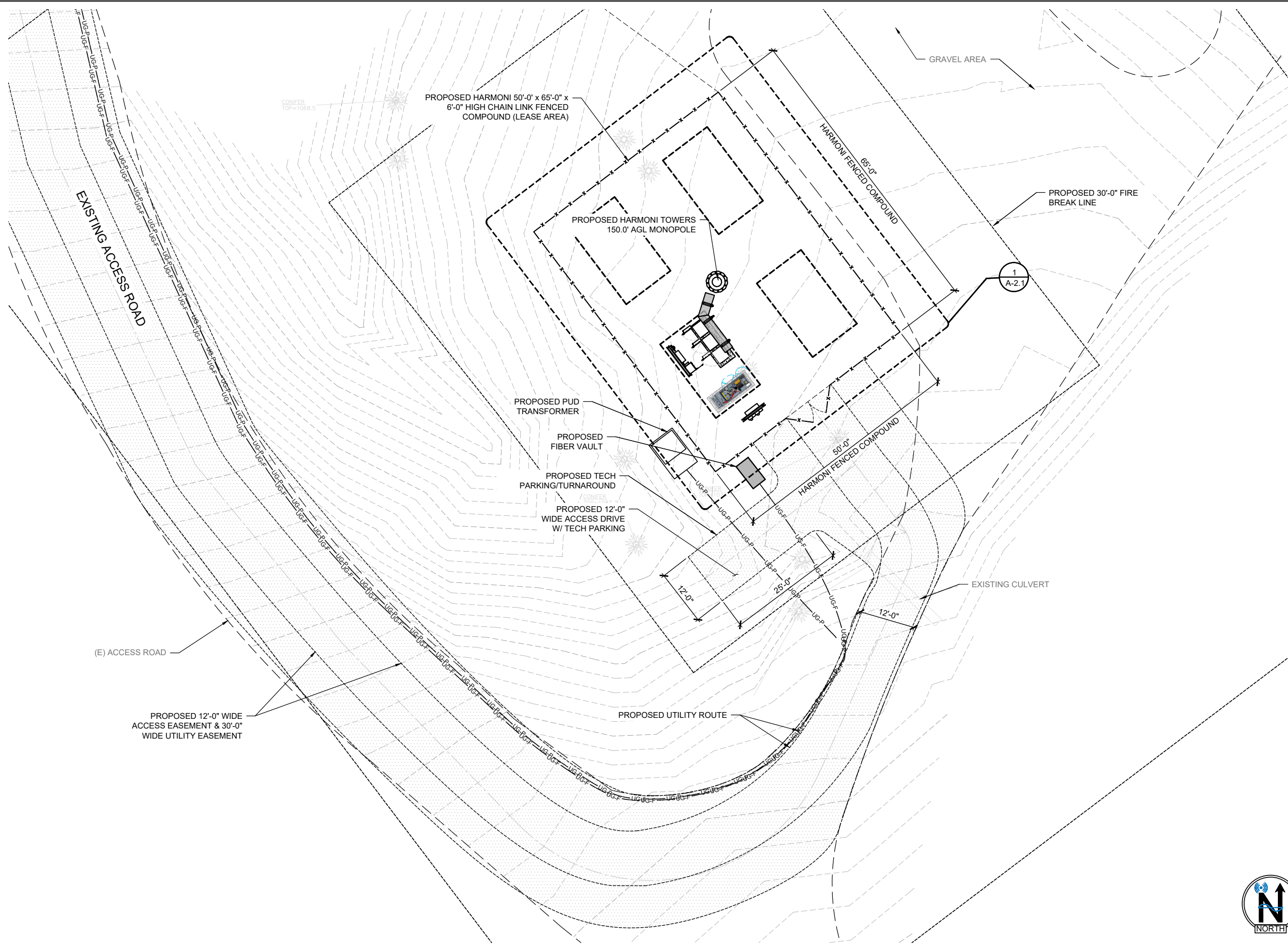
A-1 113

BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG

22"x34" SCALE: 1" = 400'-0"
 11"x17" SCALE: 1" = 800'-0"



BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

PROPOSED
ENLARGED
SITE PLAN

A-2 114

22"x34" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"



BOT V:NEW SITE BUILDSAE -OR BLODGETT-BLODGETT CREEK (HARMONI)OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



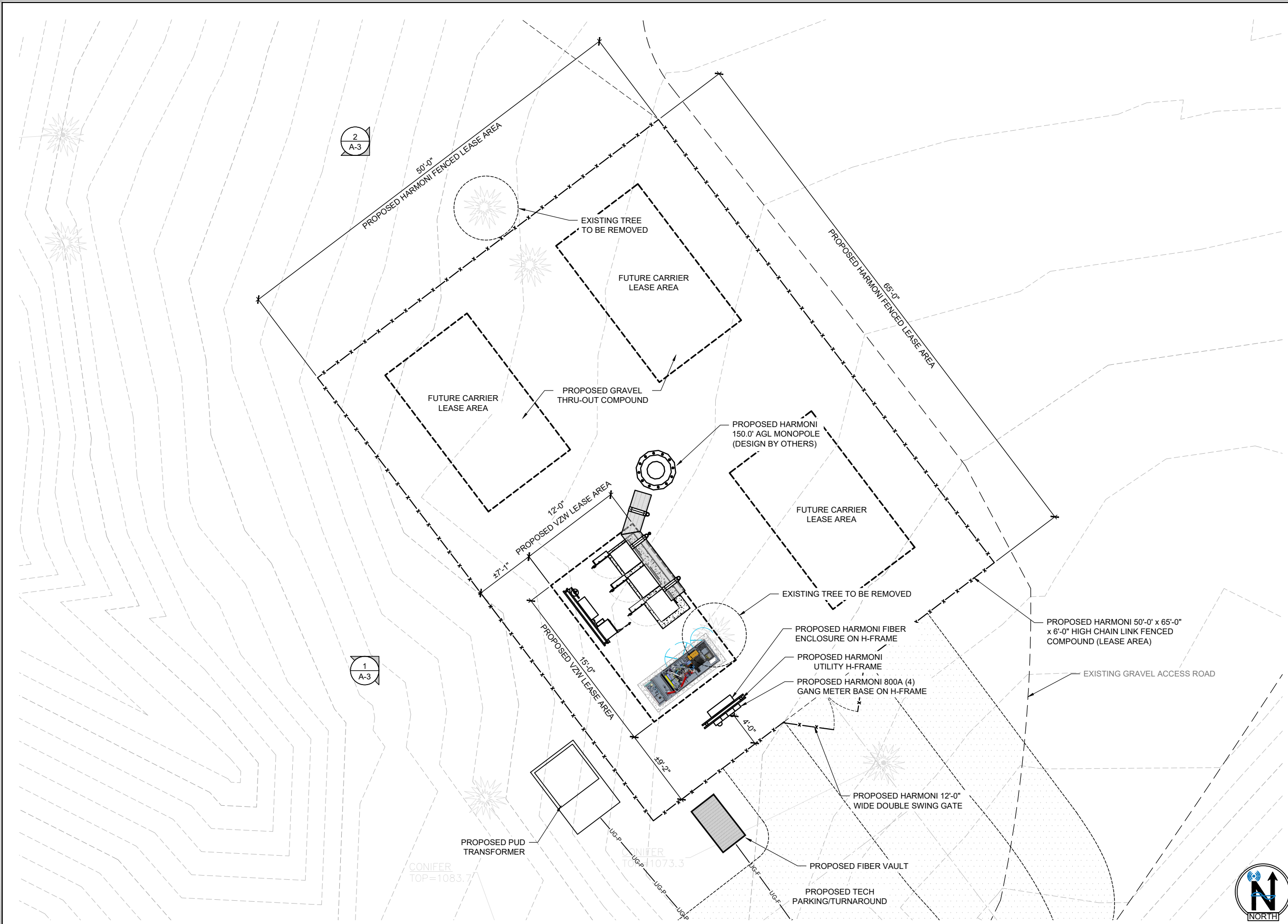


HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370


**PROPOSED
EQUIPMENT PLAN**

A-2.1

115



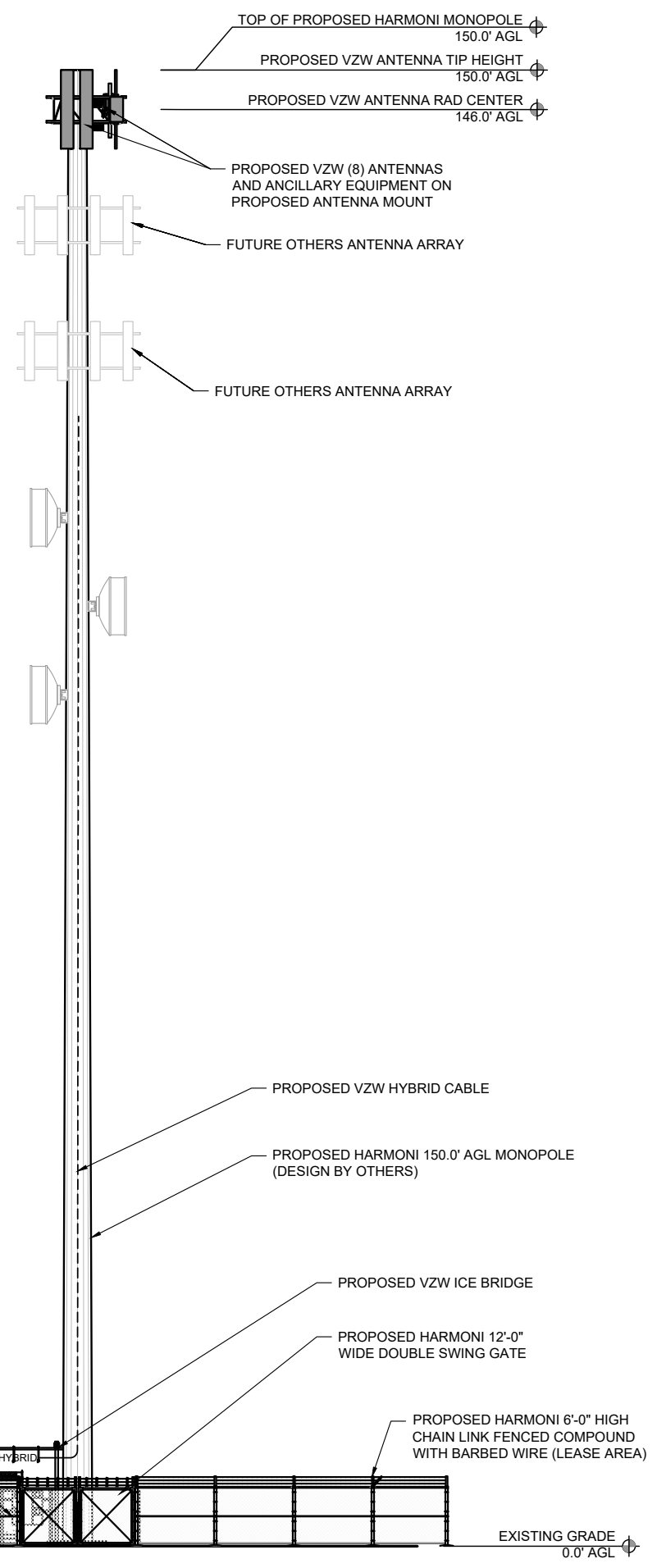
22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



PROPOSED COMPOUND PLAN | 1

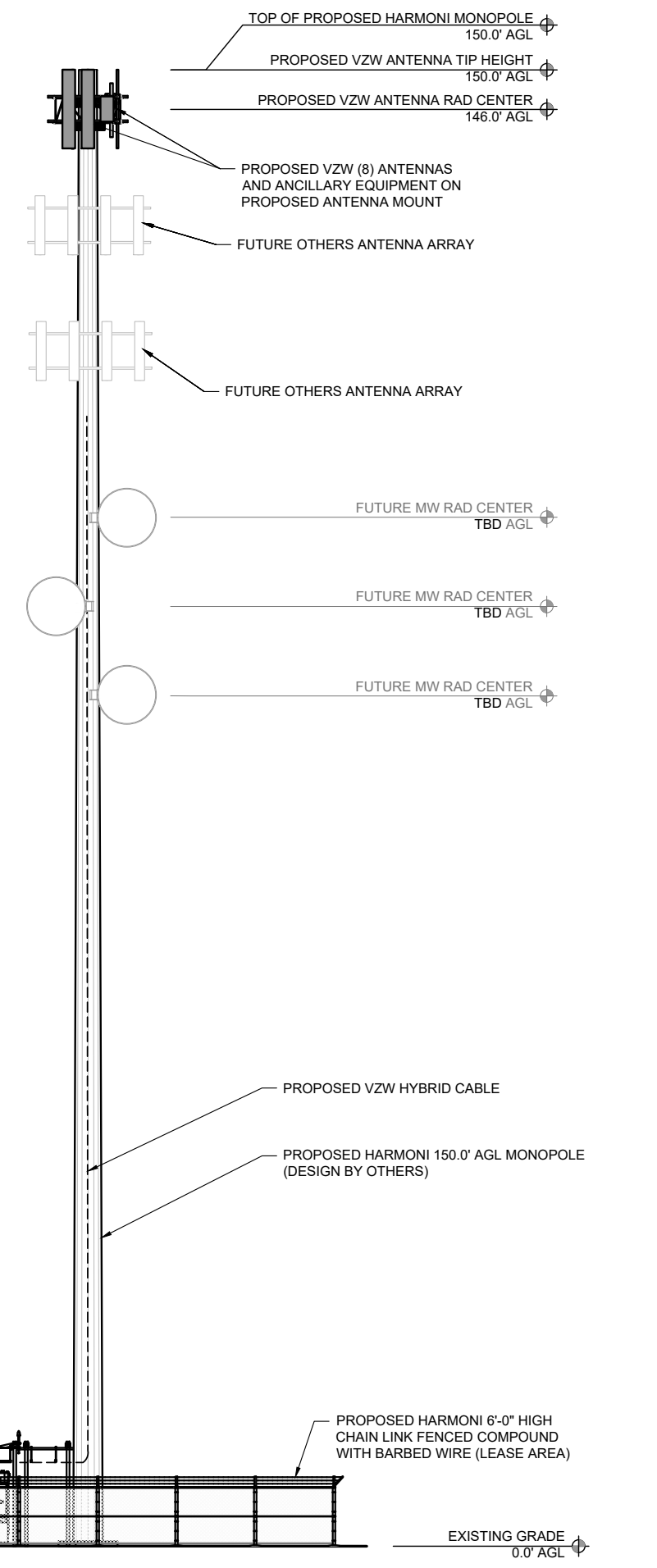


BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG



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

PROPOSED SOUTHWEST ELEVATION 1



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

PROPOSED NORTHWEST ELEVATION 2

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

**PROPOSED
ELEVATIONS**

A-3 116

HARMONI SITE ID:
OR0005303

BLODGETT BLODGETT CREEK

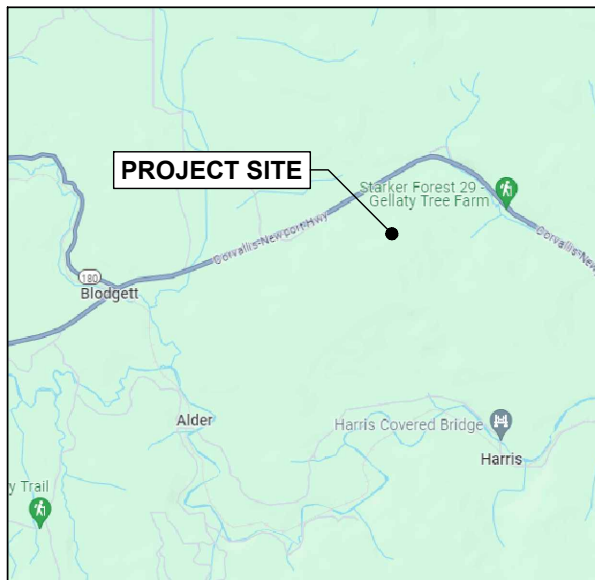
22526 HWY 20
PHILOMATH, OR 97370

VERIZON SITE ID:
MDG LOCATION ID: 5000907624 / PROJECT ID: 50449

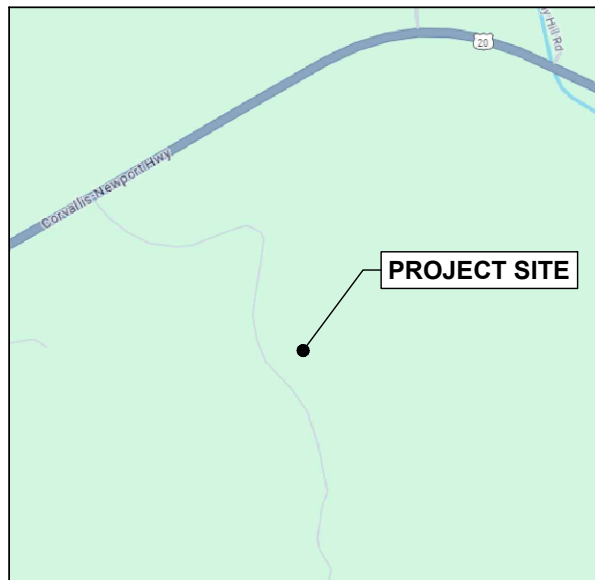


PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

VICINITY MAP



AREA MAP



PROJECT CONTACT LIST

PROPERTY OWNER:
STARKER FOREST INC
PO BOX 809
CORVALLIS, OR 97339

TOWER OWNER
HARMONI TOWERS
11101 ANDERSON DR, SUITE 200
LITTLE ROCK, AR 72212
PHONE: 501.621.0521

IMPLEMENTATION CONTACT:
NATE KUHNS
VERIZON WIRELESS
5430 NE 122ND AVENUE
PORTLAND, OR 97230
PHONE: (971) 808-8187
nathaniel.kuhns@verizonwireless.com

SITE ACQUISITION:
SARAH BLANCHARD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-0544
sarah.blanchard@acomconsultinginc.com

STRUCTURAL ENGINEER:
WELLS L. HOLMES, S.E.
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775

APPLICANT:
HARMONI TOWERS
11101 ANDERSON DR, SUITE 200
LITTLE ROCK, AR 72212
PHONE: 501.621.0521

CO-APPLICANT:
CELLCO PARTNERSHIP
(d/b/a VERIZON WIRELESS)
5430 NE 122ND AVENUE
PORTLAND, OR 97230

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

ZONING / PERMITTING:
SARAH BLANCHARD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-0544
sarah.blanchard@acomconsultinginc.com

ELECTRICAL ENGINEER:
DEAN P. LEVORSEN, P.E.
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775

DRAWING INDEX

T-1	COVER SHEET
T-2	GENERAL NOTES AND SYMBOLS
T-3	GENERAL STRUCTURAL NOTES
LS-1	TOPOGRAPHICAL SURVEY
LS-2	TOPOGRAPHICAL SURVEY
LS-3	TOPOGRAPHICAL SURVEY
LS-4	TOPOGRAPHICAL SURVEY
A-1	PROPOSED OVERALL SITE PLAN
A-2	PROPOSED ENLARGED SITE PLAN
A-2.1	PROPOSED COMPOUND PLAN
A-3	PROPOSED SOUTHWEST AND NORTHWEST ELEVATIONS

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303

BLODGETT BLODGETT CREEK

22526 HWY 20
PHILOMATH, OR 97370

DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:
HEAD SOUTHWEST ON NE 122ND AVE TOWARD NE WHITAKER WAY. TURN RIGHT ONTO NE FREMONT ST. TURN LEFT ONTO NE 102ND AVE. TAKE THE RAMP ON THE RIGHT FOR I-84 WEST / US-30 WEST AND HEAD TOWARD PORTLAND. TAKE THE RAMP ON THE LEFT FOR I-5 SOUTH AND HEAD TOWARD SALEM. KEEP LEFT, HEADING TOWARD BEAVERTON / SALEM. AT EXIT 228, HEAD RIGHT ON THE RAMP FOR OR-34 TOWARD CORVALLIS / LEBANON. TURN RIGHT ONTO OR-34 / CORVALLIS-LEBANON HWY TOWARD CORVALLIS / LINN-BENTON / OREGON STATE / OR-34. TURN LEFT ONTO OR-34 BYP. KEEP STRAIGHT TO GET ONTO US-20 W / OR-34 / SW PHILOMATH BLVD. TURN RIGHT LEFT ONTO PRIVATE ROAD WITH LOCKED GATE. SITE IS UP ROAD ON LEFT SIDE.

CODE COMPLIANCE

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

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
2021 IBC, STANDARDS AND AMENDMENTS - 2022 OSSC
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2021 IFC, STANDARDS AND AMENDMENTS - 2022 OFC
2021 UPC, STANDARDS AND AMENDMENTS - 2021 OPSC
2020 NEC, STANDARDS AND AMENDMENTS - 2021 OESC

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED.

PROJECT INFORMATION

CODE INFORMATION:
JURISDICTION: BENTON COUNTY
ZONING CLASSIFICATION: FC (FOREST CONSERVATION)
CONSTRUCTION TYPE: II-B
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):
GROUND ELEVATION: 962.7' AMSL
STRUCTURE HEIGHT: 150.0' (TOP OF MONOPOLE)

GEODETTIC COORDINATES (NAD83):
LATITUDE: 44.606133° (44° 36' 22.08" N)
LONGITUDE: -123.474086° (123° 28' 26.71" W)

LEASE AREA SIZE:
3,250 S.F. (HARMONI), 240 S.F. (VZW)

PARCEL SIZE: ±570 ACRES
PARCEL NUMBER: 116190000200

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL RADIO EQUIPMENT AND DIESEL GENERATOR ON A CONCRETE SLAB WITHIN A NEW 50' x 65' HARMONI TOWERS FENCED WIRELESS FACILITY UTILIZING EXISTING 12' WIDE GRAVEL ACCESS DRIVE. PROPOSED INSTALLATION OF (8) PANEL ANTENNAS AND ANCILLARY EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO A NEW HARMONI 150.0' MONOPOLE.

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

COVER SHEET

T-1

GENERAL NOTES

1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
2. ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
3. ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
7. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
8. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
11. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
13. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
14. WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
15. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

16. VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
17. VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
18. IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
20. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
21. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
22. IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
23. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
24. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
25. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
26. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LINE/ANTENNA NOTES

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

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

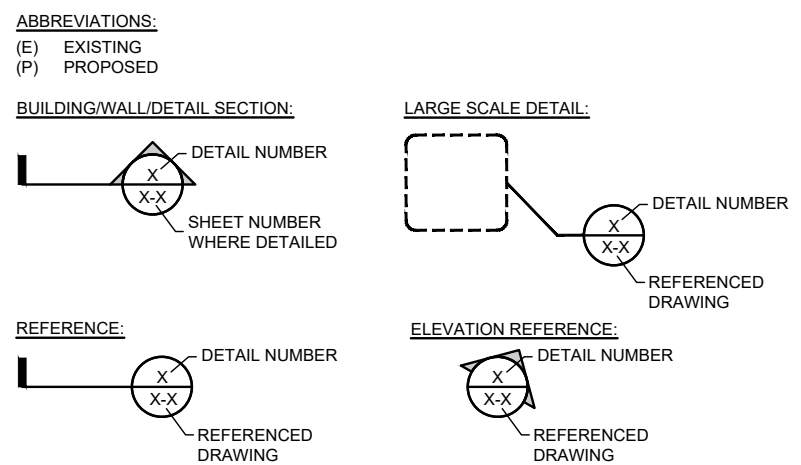
NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



PROJECT INFORMATION

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

LEGEND



IMPORTANT NOTICE

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

HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

GENERAL NOTES
AND SYMBOLS

BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT-CREEK_100% PZD_06-18-24.DWG

BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG

GENERAL STRUCTURAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SITE OR LAYOUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF VECTOR STRUCTURAL ENGINEERING, LLC PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES.
- NO FIELD MODIFICATIONS MAY BE MADE WITHOUT EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME, WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORMWORK, ETC., AND SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES, IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR TO HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT.
- WEATHER PROOFING AND/OR FLASHING TO BE PROVIDED BY CONTRACTOR AS REQUIRED.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ARCHITECT/ ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED.
- THESE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
- ALL STRUCTURAL MEMBERS, HARDWARE, & FASTENERS TO BE STEEL, U.N.O.
- CONTRACTOR TO VERIFY SUITABILITY OF EQUIPMENT AND CLIENT TOLERANCE FOR ANTICIPATED DIFFERENTIAL MOVEMENT OF STRUCTURES DUE TO FROST HEAVE, SETTLEMENT, AND OTHER FACTORS.
- ALL ASPECTS OF THE EXISTING STRUCTURE ARE ASSUMED TO BE IN GOOD CONDITION, FREE FROM DAMAGE OR DETERIORATION. CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND INFORM VECTOR OF ANY DAMAGED STRUCTURAL MEMBERS.

DESIGN CRITERIA

- THE DESIGN CRITERIA FOR THIS STRUCTURE IS AS FOLLOWS:
 - STANDARDS AND DESIGN CODES:
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2021 EDITION (2021 IBC)
 - FOUNDATION ANALYSIS/DESIGN IS BY OTHERS AND IS TO BE BASED ON SITE-SPECIFIC GEOTECHNICAL RECOMMENDATIONS OR CODE PRESCRIBED PRESUMPTIVE SOIL PARAMETERS AS APPROVED BY THE JURISDICTION.

STRUCTURAL STEEL

- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:

WIDE FLANGE:	ASTM A992 GR. 50
RECT/SQ. HSS:	ASTM A500 GR B (46 ksi)
PIPE:	ASTM A53 GR. B
ANGLES, CHANNELS, PLATES:	ASTM A36
STEEL TO STEEL BOLTS	ASTM F3125 GR. A325N
BOLTS FOR GRATING CLIPS:	ASTM A307
SCREWS:	SAE GR. 5 (OR EQUIVALENT)
PLATES:	ASTM A36
- ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM F2329. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.
- ALL WELDING TO BE PERFORMED USING E70XX ELECTRODES AND SHALL CONFORM TO AISC. WHERE FILLET WELDS SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC MANUAL OF STEEL CONSTRUCTION. PAINTED SURFACES SHALL BE TOUCHED UP. ALL WELDING SHALL BE PERFORMED IN AN APPROVED SHOP BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1. NO FIELD WELDING PERMITTED.
- ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD AS DEFINED BY AISC. HOLES TO RECEIVE BOLTS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER, U.N.O.

SPECIAL INSPECTION

- CONTRACTOR SHALL PROVIDE REQUIRED SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY CARRIER AND THE GOVERNING JURISDICTION, AS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING:
 - PERIODIC THIRD PARTY SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING:
 - PERIODIC FOR HIGH STRENGTH (A325 AND A490) BOLT INSTALLATIONS, IF UTILIZED
 - PERIODIC SPECIAL INSPECTION OF CONCRETE FORMS AND CONCRETE AND REINFORCEMENT PLACEMENT
 - CONTINUOUS FOR ALL RETROFIT ANCHORS IN CONCRETE
- PROVIDE SPECIAL INSPECTIONS FOR OTHER ITEMS NOTED ON DRAWINGS TO CONFIRM COMPLIANCE WITH CONTRACT DOCUMENTS.
- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.
- STRUCTURAL OBSERVATION NOT REQUIRED.

CONCRETE

- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
- REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-(LATEST EDITION)
- SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH PSI
GRADE BEAMS	3000
FOOTINGS	3000
- CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL WITH THE FOLLOWING REQUIREMENTS:
 - COMPRESSIVE STRENGTH AT AGE 28 DAYS AS SPECIFIED ABOVE.
 - LARGE AGGREGATE-HARDROCK, ¾" MAXIMUM SIZE CONFORMING TO ASTM C-33
 - CEMENT-ASTM C-150, TYPE II PORTLAND CEMENT
 - MAXIMUM SLUMP 5-INCHES, MAX WATER CEMENT RATIO: 0.45
 - AIR ENTRAINING AGENT TO BE USED FOR CONCRETE EXPOSED TO FREEZING TEMPERATURES. TOTAL AIR CONTENT TO BE 6%
 - NO ADMIXTURES, EXCEPT FOR ENTRAINING AIR, AND AS APPROVED BY THE ENGINEER.
- CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94
- PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 514 AND PROJECT SPECIFICATIONS.
- CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS: CONCRETE POURED DIRECTLY AGAINST EARTH - 3 INCHES CLEAR, STRUCTURAL SLABS - 3/4 INCHES CLEAR (TOP AND BOTTOM), FORMED CONCRETE WITH EARTH BACK FILL - 2 INCHES CLEAR. CLEAR COVER FOR ALL REINFORCEMENT IN PRECAST CONCRETE MEMBERS FABRICATED IN A PLANT CONTROLLED ENVIRONMENT TO BE 1-1/2" MIN. FOR UP TO # 4 REINFORCING BARS, UNLESS NOTED OTHERWISE.

- ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING THAT MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
- PRECAST CONCRETE SHALL BE FABRICATED IN AN APPROVED SHOP IN A PLANT CONTROLLED ENVIRONMENT. REINFORCEMENT SPECIFIED IS MINIMUM ONLY. DESIGN AND VERIFICATION OF PRECAST MEMBERS, INCLUDING EMBEDS, FOR LOADS TO DUE LIFTING AND TRANSPORTATION IS THE RESPONSIBILITY OF THE PRECASTER.
- MODULUS OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-460, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
- SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.0004 INCHES/INCH.
- CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE IN ACCORDANCE WITH ACI 306 (LATEST EDITION)

REINFORCING STEEL

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

POST-INSTALLED ANCHORS

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

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

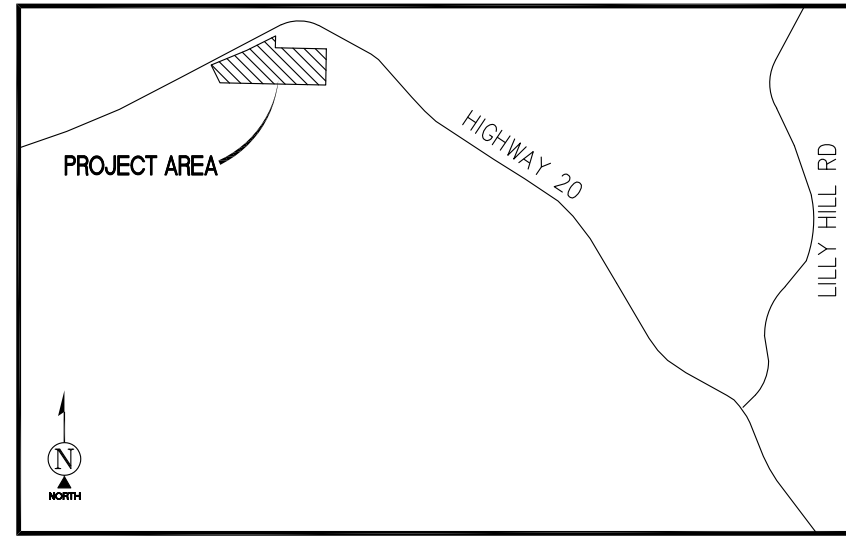




HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

GENERAL
NOTES

T-3



VICINITY MAP
N.T.S.

SURVEY DATE
05/14/2024

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

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE OREGON REAL-TIME GNSS NETWORK (ORGN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON ZONE NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990233

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #41003C0175F, DATED 06/02/2011

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

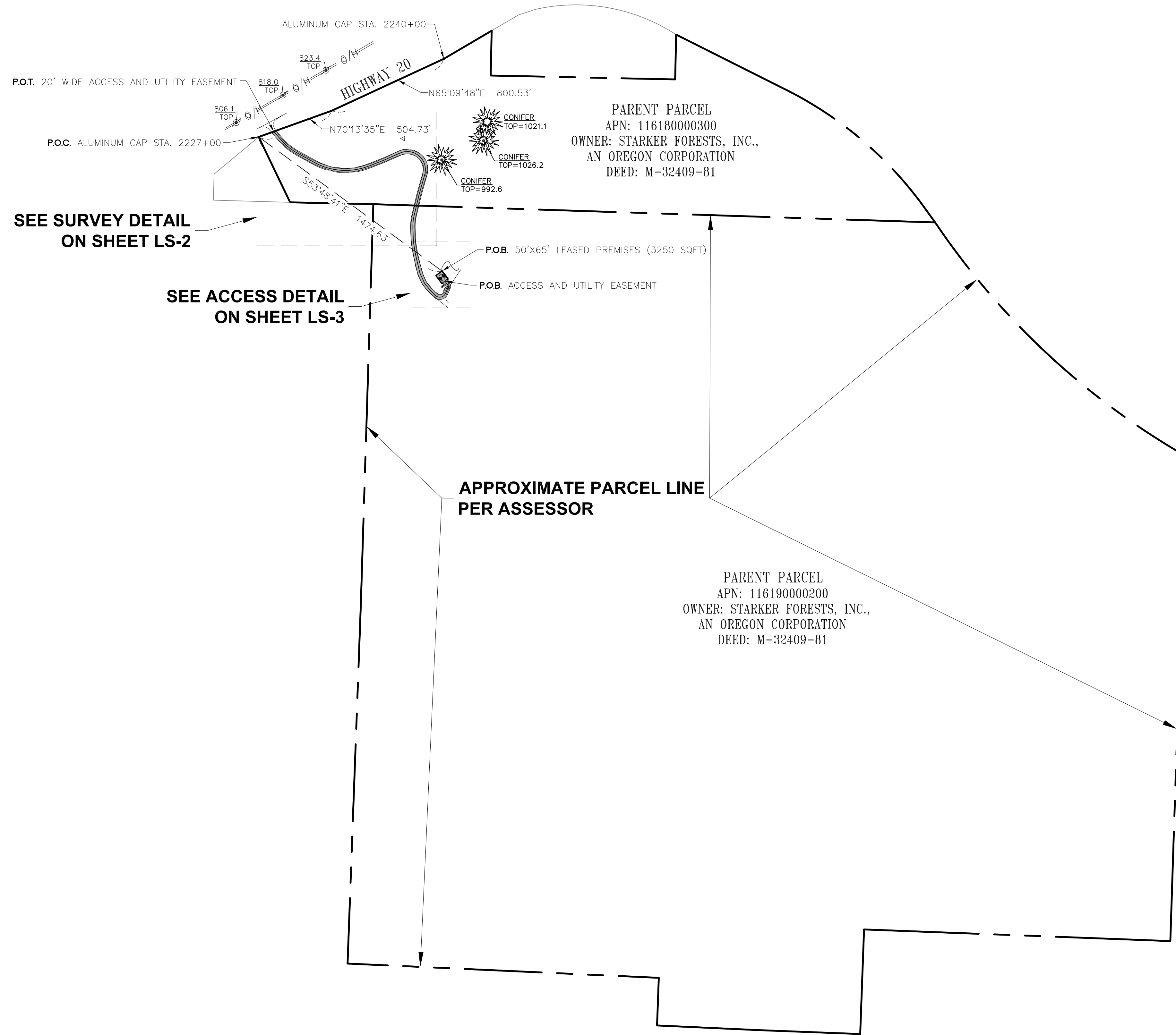
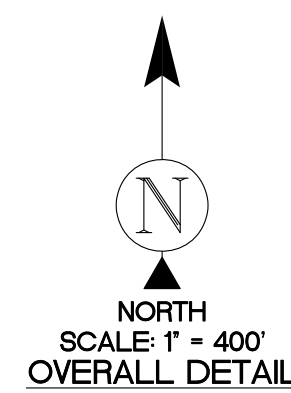
SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

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

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

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

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE HIGHWAY 20 PUBLIC RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.



PROJECT INFORMATION:

BLODGETT CREEK

22526 HWY 20
PHILOMATH, OR 97370
BENTON COUNTY

ORIGINAL ISSUE DATE:

05/20/2024

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	05/20/24	PRELIMINARY	AC
0	05/23/24	ADDITIONAL TITLE (C)	CK
1	06/05/24	DESIGN/LEGALS (C)	AC
2	06/14/24	DESIGN (C)	AC

PROJECT COORDINATION:

Blank area for project coordination notes.

PLANS PREPARED BY:

Blank area for plans prepared by.

CONSULTANT:

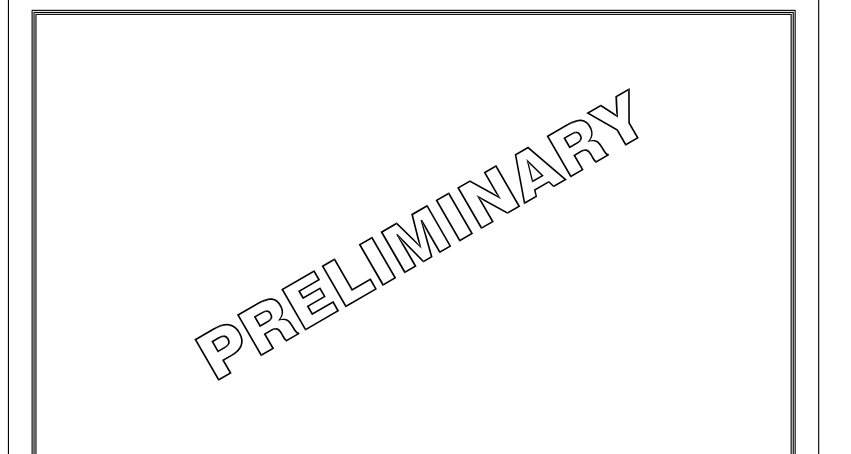


ambit consulting

DRAWN BY: CHK.: APV.:

AC	SB(2)	XX
----	-------	----

LICENSER:



SHEET TITLE:

SURVEY PLAT

SHEET NUMBER:

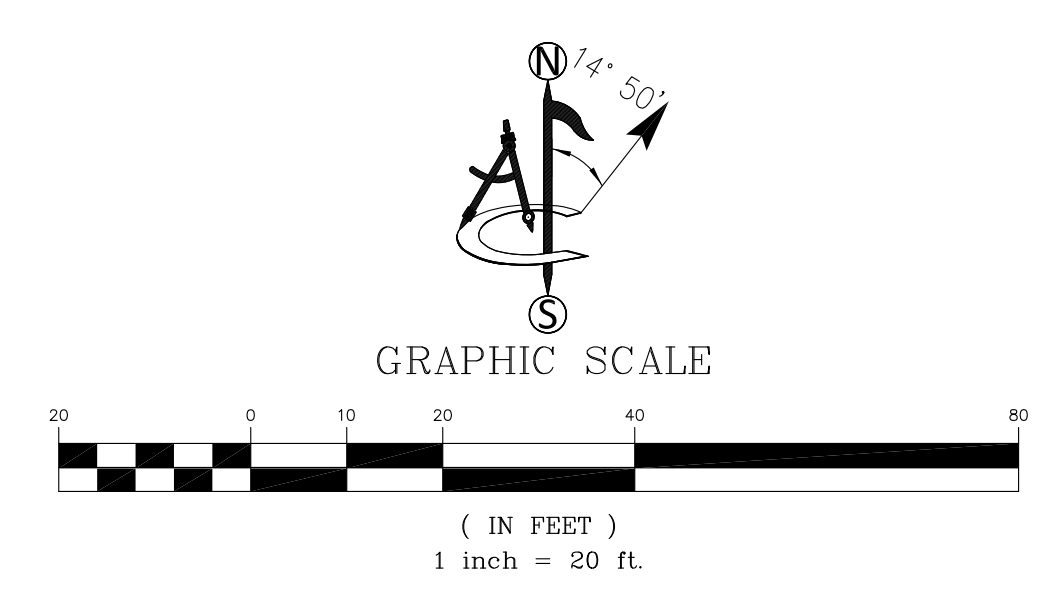
LS-1

LEGEND

AP	ASPHALT	○	UTILITY POLE
CLF	CHAIN LINK FENCE	⊕	POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE	⊙	SPOT ELEVATION
PP	TOP OF UTILITY POLE	☼	PINE TREES
P.O.C.	POINT OF COMMENCEMENT		
P.O.B.	POINT OF BEGINNING		

○—○—○	CHAIN LINK FENCE
—○—○—○	OVERHEAD LINES
—○—○—○	STREET CENTERLINES
—	SUBJECT PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
- - -	LEASE AREA LIMITS
- - -	MAJOR CONTOUR INTERVAL
- - -	MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
 LATITUDE 44° 36' 22.08" (44.606133°) NORTH (NAD83)
 LONGITUDE 123° 28' 26.71" (123.474086°) WEST (NAD83)
 GROUND ELEVATION @ 962.7' (NAVD88)



PROJECT INFORMATION:
BLODGETT CREEK
 22526 HWY 20
 PHILOMATH, OR 97370
 BENTON COUNTY

ORIGINAL ISSUE DATE:
 05/20/2024

REV.:	DATE:	DESCRIPTION:	BY:
A	05/20/24	PRELIMINARY	AC
0	05/23/24	ADDITIONAL TITLE (C)	CK
1	06/05/24	DESIGN/LEGALS (C)	AC
2	06/14/24	DESIGN (C)	AC

PROJECT COORDINATION:

PLANS PREPARED BY:

CONSULTANT:



1229 CORNWALL AVE.
 SUITE 301
 BELLINGHAM, WA 98225
 PH. (480) 659-4072
 www.ambitconsulting.us

DRAWN BY: _____ CHK.: _____ APV.: _____
 AC SB(2) XX

LICENSER:

PRELIMINARY

SHEET TITLE:
 SURVEY DETAIL

SHEET NUMBER:
 LS-2

PROJECT INFORMATION:

BLODGETT CREEK

22526 HWY 20
PHILOMATH, OR 97370
BENTON COUNTY

ORIGINAL ISSUE DATE:

05/20/2024

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	05/20/24	PRELIMINARY	AC
0	05/23/24	ADDITIONAL TITLE (C)	CK
1	06/05/24	DESIGN/LEGALS (C)	AC
2	06/14/24	DESIGN (C)	AC

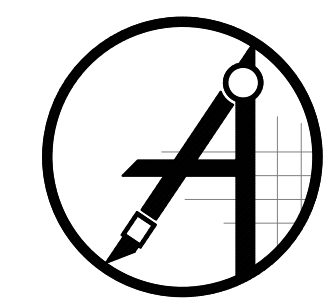
PROJECT COORDINATION:



PLANS PREPARED BY:



CONSULTANT:



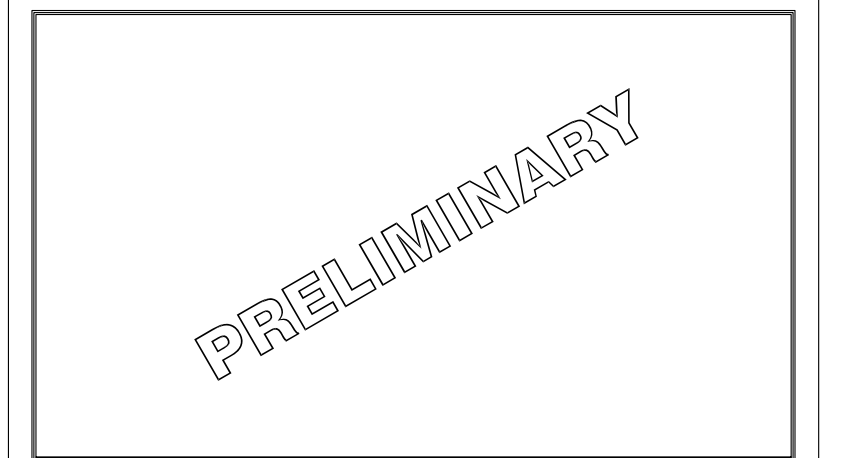
1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

DRAWN BY: CHK.: APV.:

AC	SB(2)	XX
----	-------	----

LICENSER:

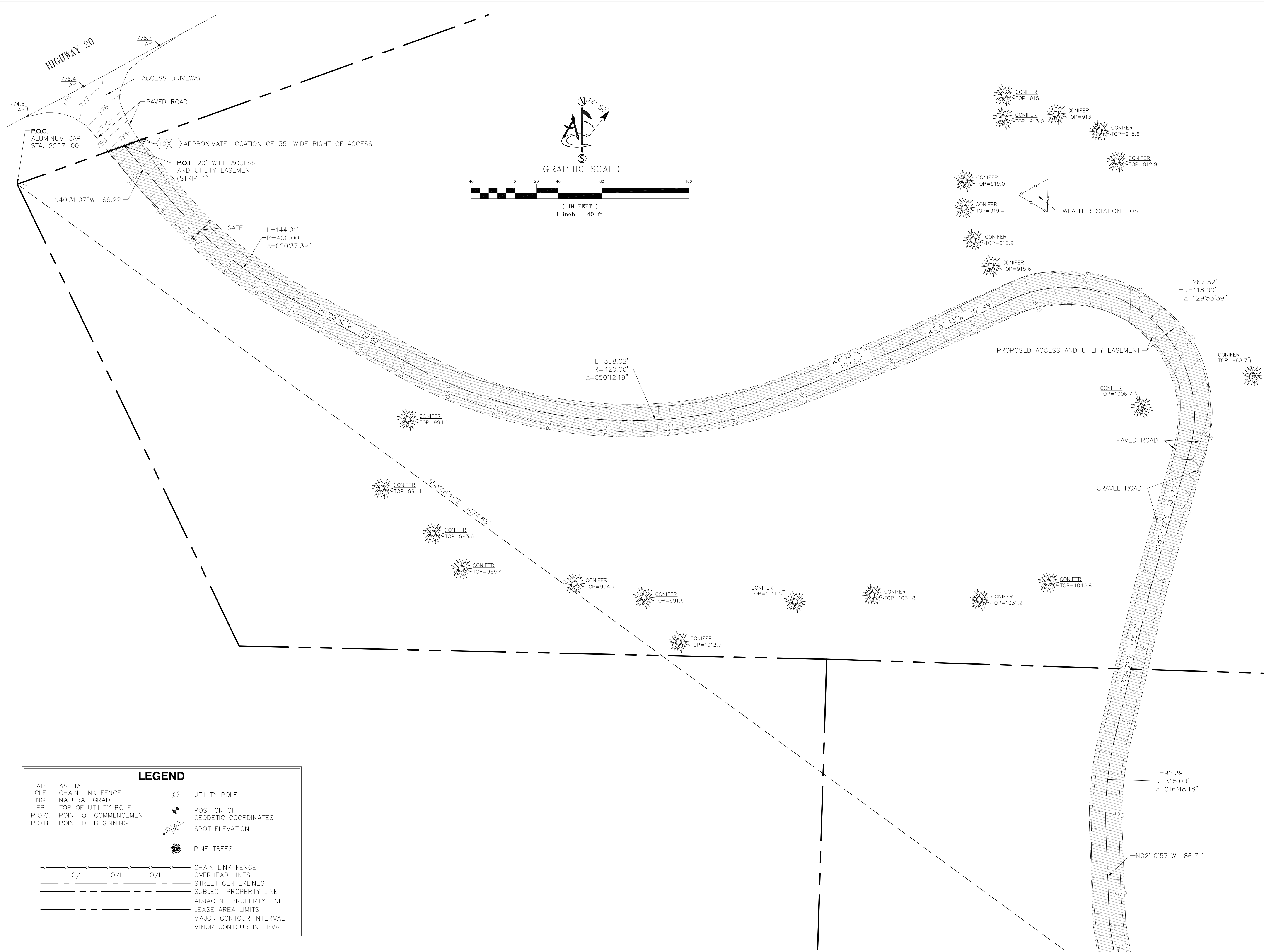


SHEET TITLE:

ACCESS DETAIL

SHEET NUMBER:

LS-3



STATUS OF RECORD TITLE (APN: 116180000300)

REFERENCE IS MADE TO THE TITLE REPORT ORDER #620050AM, ISSUED BY AMERITITLE, DATED FEBRUARY 1, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: EXCEPTION ITEMS 1-5 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE SHOWN HEREON. EXCEPTION ITEMS 6-7 AND 13-18 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN HEREON

ITEMIZED NOTES:

8. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION OF SAID PREMISES NOW OR AT ANY TIME LYING BELOW THE HIGH WATER LINE OF UNNAMED CREEK, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON AS TO ANY PORTION NOW OR AT ANY TIME LYING BELOW THE ORDINARY HIGH WATER LINE. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY NOW OR AT ANY TIME LYING BENEATH THE WATERS OF UNNAMED CREEK. ALL MATTERS ARISING FROM ANY SHIFTING IN THE COURSE OF UNNAMED CREEK INCLUDING BUT NOT LIMITED TO ACCRETION, RELICTION AND AVULSION. (NOTHING TO PLOT)

9. RIGHT, TITLE AND INTEREST OF THE PUBLIC IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN ROADS, STREETS OR HIGHWAYS. (NOTHING TO PLOT)

10. LIMITED ACCESS PROVISIONS CONTAINED IN "FINAL JUDGMENT AND ORDER OF TAKING" TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ADJUTTING PROPERTY, FILED: DECEMBER 31, 1970 CASE NO.: 23-933 CIRCUIT COURT FOR: BENTON (APPROXIMATE LOCATION SHOWN ON SURVEY)

11. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: FILED: DECEMBER 31, 1970 CASE NO.: 23-933 CIRCUIT COURT FOR: BENTON (APPROXIMATE LOCATION SHOWN ON SURVEY)

12. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDED: AUGUST 18, 1994 INSTRUMENT NO.: M188731-94 (EXACT LOCATION IS INDETERMINATE - NOT PLOTTED)

LESSOR'S LEGAL DESCRIPTION (APN: 116180000300)

ALL THAT PART OF THE BRITTON WOOD AND WIFE DONATION LAND CLAIM NO. 64, IN TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN AND DONATION LAND CLAIM NO. 37 IN TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, LYING SOUTH OF THE CORVALLIS-NEWPORT STATE HIGHWAY AS THE SAME EXISTED JUNE 14, 1951, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE HIRAM WOOD D.L.C. NO. 68 IN SECTION 18, TOWNSHIP 11 SOUTH, RANGE 6 WEST, W.M.; THENCE SOUTH 0'06' WEST ALONG THE EASTERLY LINE OF THE BRITTON WOOD D.L.C. NO. 64, A DISTANCE OF 662 FEET; THENCE NORTH 89'54' WEST A DISTANCE OF 730 FEET, THENCE NORTH 0'06' EAST A DISTANCE OF 454 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE PRESENT CORVALLIS-NEWPORT HIGHWAY; THENCE ALONG THE SAID RIGHT OF WAY LINE NORTH 67'19" EAST A DISTANCE OF 635 FEET, THENCE IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.8 FEET, A DISTANCE OF 165 FEET TO THE PLACE OF BEGINNING, IN BENTON COUNTY, STATE OF OREGON.

ALSO EXCEPTING: BEGINNING AT THE SOUTHEAST CORNER OF PREVIOUS STATE LAND WHICH IS SOUTH 0'06' WEST ALONG THE EASTERLY LINE OF CLAIM NO. 64 A DISTANCE OF 662 FEET FROM THE SOUTHWEST CORNER OF CLAIM NO. 68 IN TOWNSHIP 11 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 0'06' WEST ALONG THE EASTERLY LINE OF SAID D.L.C. 64, 300 FEET; THENCE NORTH 89'54' WEST 550 FEET; THENCE NORTH 0'06' EAST 300 FEET TO THE SOUTH LINE OF SAID STATE OF OREGON PROPERTY; THENCE SOUTH 89'54' EAST 550 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED RECORDED IN BOOK 78, PAGE 160, BENTON COUNTY DEED RECORDS; THENCE ALONG THE LINES OF SAID TRACT SOUTH 0'06' WEST 454.0 FEET, AND SOUTH 89'54' EAST 180.0 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 147, PAGE 372, BENTON COUNTY DEED RECORDS; THENCE SOUTH 0'06' WEST ALONG THE WEST LINE OF THE LAST MENTIONED TRACT 300.0 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89'54' WEST ALONG THE SOUTH LINE OF LAST MENTIONED TRACT EXTENDED WESTERLY 647.94 FEET; THENCE NORTH 0'06' EAST PARALLEL TO THE WEST LINES OF SAID TRACTS, 557.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CORVALLIS-NEWPORT HIGHWAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY, 507.47 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: BEGINNING AT THE SOUTHWEST CORNER OF THE BRITTON WOODS D.L.C. NO. 37, TOWNSHIP 11 SOUTH, RANGE 7 WEST, W.M.; THENCE SOUTH 89'55' EAST 498.21 FEET ALONG THE SOUTH LINE OF SAID D.L.C. TO A 3/4" PIPE; THENCE NORTH 27'10' WEST 471.19 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CORVALLIS-NEWPORT HIGHWAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY SIDE OF SAID HIGHWAY TO THE INTERSECTION OF THE WEST LINE OF SAID D.L.C.; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID D.L.C. 169.69 FEET TO THE POINT OF BEGINNING.

ALL OF THAT PORTION OF LOTS 2 AND 3 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND WEST OF THE STATE HIGHWAY, IN SECTION 18, TOWNSHIP 11 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, EXCEPTING THEREFROM ABOUT 0.92 OF AN ACRE SOLD AND DEEDED TO THE STATE OF OREGON BY DEED RECORDED SEPTEMBER 16, 1926 IN BOOK 78, PAGE 102.

STATUS OF RECORD TITLE (APN: 116190000200)

REFERENCE IS MADE TO THE TITLE REPORT ORDER #579322AM, ISSUED BY AMERITITLE, DATED FEBRUARY 8, 2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: EXCEPTION ITEMS 1-5 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE SHOWN HEREON. EXCEPTION ITEMS 6-7 AND 11-19 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN HEREON

ITEMIZED NOTES:

8. RIGHT, TITLE AND INTEREST OF THE PUBLIC IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN ROADS, STREETS OR HIGHWAYS. (NOTHING TO PLOT)

9. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION OF SAID PREMISES NOW OR AT ANY TIME LYING BELOW THE HIGH WATER LINE OF UNNAMED CREEK, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON AS TO ANY PORTION NOW OR AT ANY TIME LYING BELOW THE ORDINARY HIGH WATER LINE. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY NOW OR AT ANY TIME LYING BENEATH THE WATERS OF UNNAMED CREEK. ALL MATTERS ARISING FROM ANY SHIFTING IN THE COURSE OF UNNAMED CREEK INCLUDING BUT NOT LIMITED TO ACCRETION, RELICTION AND AVULSION. (NOTHING TO PLOT)

10. CONDITIONS AND RESERVATIONS IN DEED FROM STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, RECORDED: AUGUST 18, 1994 INSTRUMENT NO.: M-188731-94 (BLANKET IN NATURE)

20. UNRECORDED LEASEHOLDS, IF ANY, AND THE RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTEREST IN PERSONAL PROPERTY OF TENANTS TO REMOVE SAID PERSONAL PROPERTY AT THE EXPIRATION OF THE TERM. (NOTHING TO PLOT)

LESSOR'S LEGAL DESCRIPTION (APN: 116190000200)

ALL OF THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 11 SOUTH, RANGE 6 WEST AND SECTION 19 OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, STATE OF OREGON:

THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALL OF THE NORTHEAST QUARTER LYING SOUTH AND WEST OF THE STATE HIGHWAY NO. 20; THE NORTH HALF OF THE SOUTHEAST QUARTER; AND LOTS 3 AND 4 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 6 WEST, W.M.

TOGETHER WITH THE PERMANENT NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES GRANTED TO BRUCE STARKER, ET UX, IN FINAL JUDGMENT IN THAT CERTAIN CONDEMNATION CASE IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF BENTON ENTITLED "STATE OF OREGON VS BRUCE STARKER, ET UX", CASE NO. 23-933 DATED DECEMBER 31, 1970, AND EXCEPT FROM THE ABOVE ALL PARTS THEREOF APPROPRIATED BY THE STATE OF OREGON BY SAID FINAL JUDGMENT.

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND LOTS 1 AND 2, SECTION 19, TOWNSHIP 11 SOUTH, RANGE 6 WEST, W.M.

LEASED PREMISES LEGAL DESCRIPTION

A PORTION OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON ZONE NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990233

COMMENCING AT AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN AS STA. 2227+00 ON THE LINE POSTING SURVEY FOR STARKER FORESTS, INC RECORDED AS CS9873 ON MARCH 18, 2004 IN BOOK 94 OF MAPS, PAGE 67, FROM WHICH AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN ON SAID SURVEY AS STA. 2240+00 BEARS NORTH 70'13'35" EAST, 504.73 FEET; THENCE NORTH 65'09'48" EAST, 800.53 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 53'48'41" EAST, 1474.63 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 37'08'41" EAST, 65.00 FEET; THENCE SOUTH 52'51'19" WEST, 50.00 FEET; THENCE NORTH 37'08'41" WEST, 65.00 FEET; THENCE NORTH 52'51'19" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3250 SQUARE FEET (0.075 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF PARCEL NUMBER 116190000200, BEING THE SAME PROPERTY DESCRIBED IN DEED M-32409-81, RECORDED IN BENTON COUNTY, OREGON, SAID PARCEL BEING OWNED BY STARKER FOREST, INC, SAID PARCEL BEING A PORTION OF THE BRITTON WOOD AND WIFE DONATION LAND CLAIM NO. 64, IN TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN AND DONATION LAND CLAIM NO. 37 IN TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON BEING 2 STRIPS OF LAND, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

ALSO BEING A PORTION OF PARCEL NUMBER 116180000300, BEING THE SAME PROPERTY DESCRIBED IN DEED M-32409-81, RECORDED IN BENTON COUNTY, OREGON, SAID PARCEL BEING OWNED BY STARKER FOREST, INC, SAID PARCEL BEING A PORTION OF THE BRITTON WOOD AND WIFE DONATION LAND CLAIM NO. 64, IN TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN AND DONATION LAND CLAIM NO. 37 IN TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON BEING 2 STRIPS OF LAND, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON ZONE NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990233

STRIP 1: BEING A 30.00 FOOT WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN AS STA. 2227+00 ON THE LINE POSTING SURVEY FOR STARKER FORESTS, INC RECORDED AS CS9873 ON MARCH 18, 2004 IN BOOK 94 OF MAPS, PAGE 67, FROM WHICH AN ALUMINUM CAP ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 SHOWN ON SAID SURVEY AS STA. 2240+00 BEARS NORTH 70'13'35" EAST, 504.73 FEET; THENCE NORTH 65'09'48" EAST, 800.53 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 53'48'41" EAST, 1474.63; THENCE SOUTH 37'08'41" EAST, 65.00 FEET; THENCE SOUTH 52'51'19" WEST, 25.00 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 37'08'41" EAST, 17.04 FEET TO A POINT HEREINAFTER REFEREED TO AS POINT "A"; THENCE CONTINUING SOUTH 37'08'41" EAST, 16.75 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61'01'08", A DISTANCE OF 10.65 FEET; THENCE SOUTH 23'52'27" WEST, 46.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111'56'08", A DISTANCE OF 78.15 FEET; THENCE NORTH 44'11'24" WEST, 54.52 FEET; THENCE NORTH 39'26'30" WEST, 50.00 FEET; THENCE NORTH 24'31'35" WEST, 73.62 FEET; THENCE NORTH 13'11'08" WEST, 127.91 FEET; THENCE NORTH 09'20'30" WEST, 80.46 FEET; THENCE NORTH 02'10'57" WEST, 86.71 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16'48'18", A DISTANCE OF 92.39 FEET; THENCE NORTH 13'24'21" EAST, 135.12 FEET; THENCE NORTH 15'51'22" EAST, 130.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 118.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129'53'39", A DISTANCE OF 267.52 FEET; THENCE SOUTH 65'57'43" WEST, 107.49 FEET; THENCE SOUTH 68'38'56" WEST, 109.50 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50'12'19", A DISTANCE OF 368.02 FEET; THENCE NORTH 61'08'46" WEST, 123.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20'37'39", A DISTANCE OF 144.01 FEET; THENCE NORTH 40'31'07" WEST, 66.22 FEET TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 AND THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED NORTHERLY TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20.

STRIP 2: BEING A 12.00 FOOT WIDE STRIP OF LAND, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 52'51'19" WEST, 41.00 FEET TO THE POINT OF TERMINUS.



PROJECT INFORMATION:

BLODGETT CREEK

22526 HWY 20
PHILOMATH, OR 97370

BENTON COUNTY

ORIGINAL ISSUE DATE:

05/20/2024

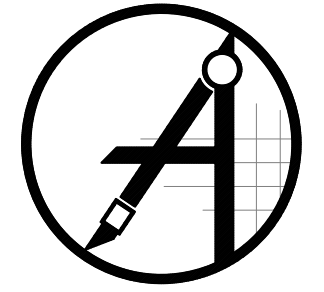
REV.: -DATE: DESCRIPTION: BY:

A	05/20/24	PRELIMINARY	AC
0	05/23/24	ADDITIONAL TITLE (C)	CK
1	06/05/24	DESIGN/LEGALS (C)	AC
2	06/14/24	DESIGN (C)	AC

PROJECT COORDINATION:

PLANS PREPARED BY:

CONSULTANT:



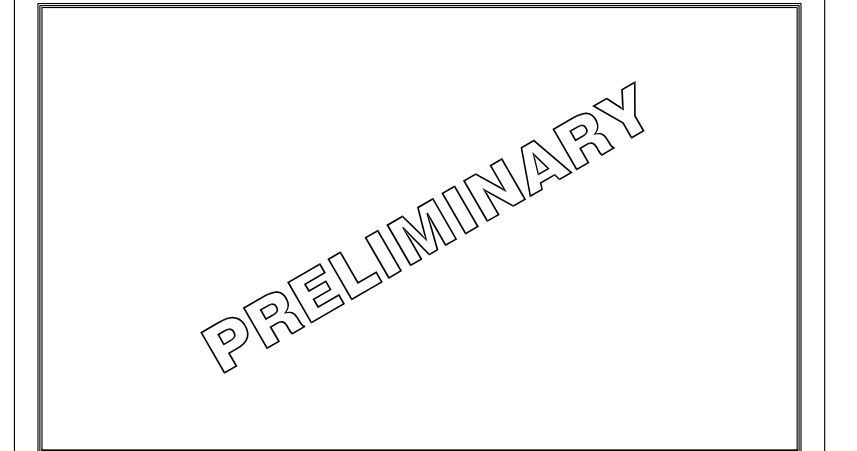
ambit consulting

1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

AC	SB(2)	XX
----	-------	----

LICENSER:



SHEET TITLE:

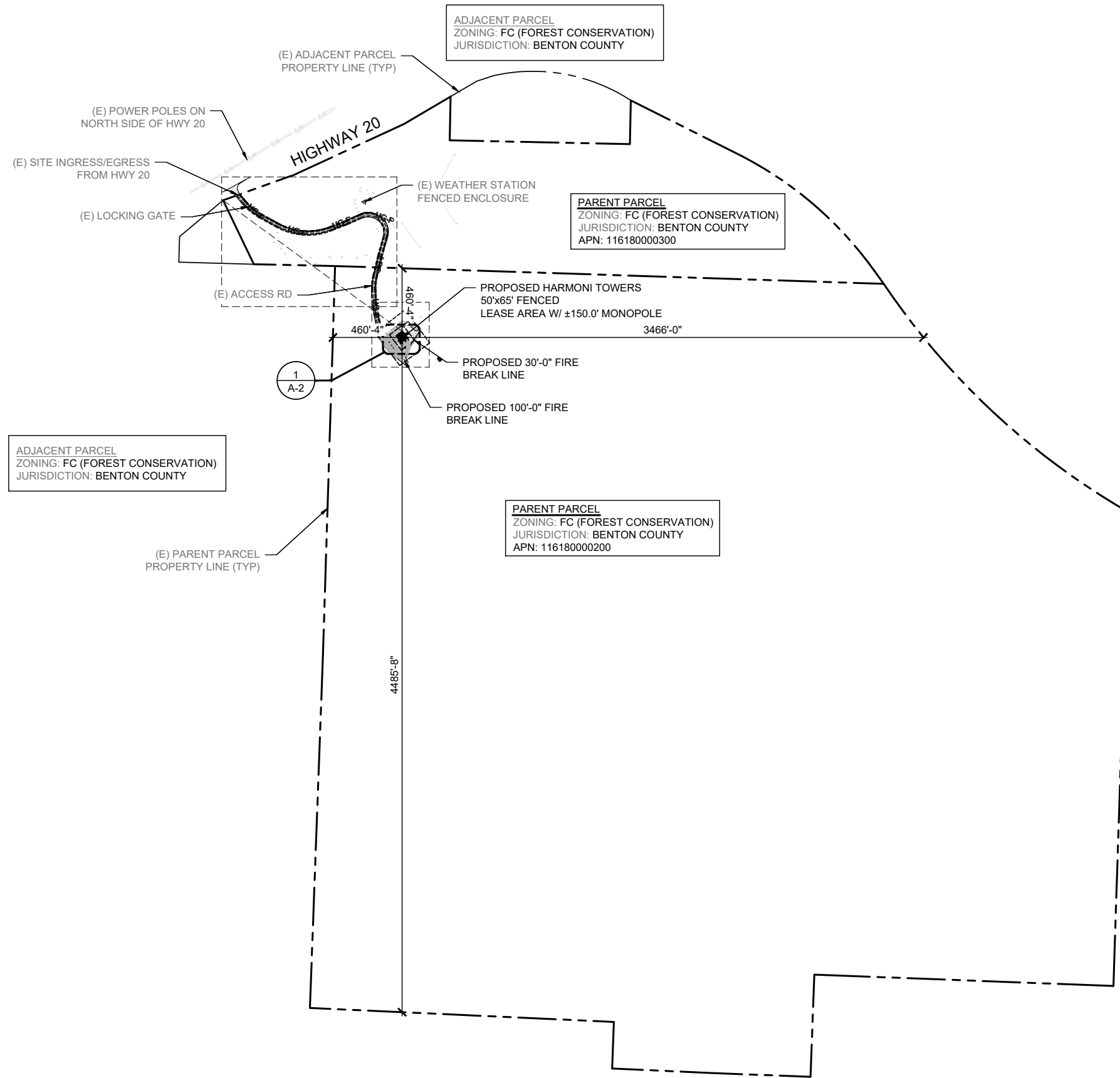
NOTES

SHEET NUMBER:

LS-4

BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG

NOTE:
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AMBIT, DATED 05/20/24, PREVIOUS AS-BUILT DRAWINGS AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

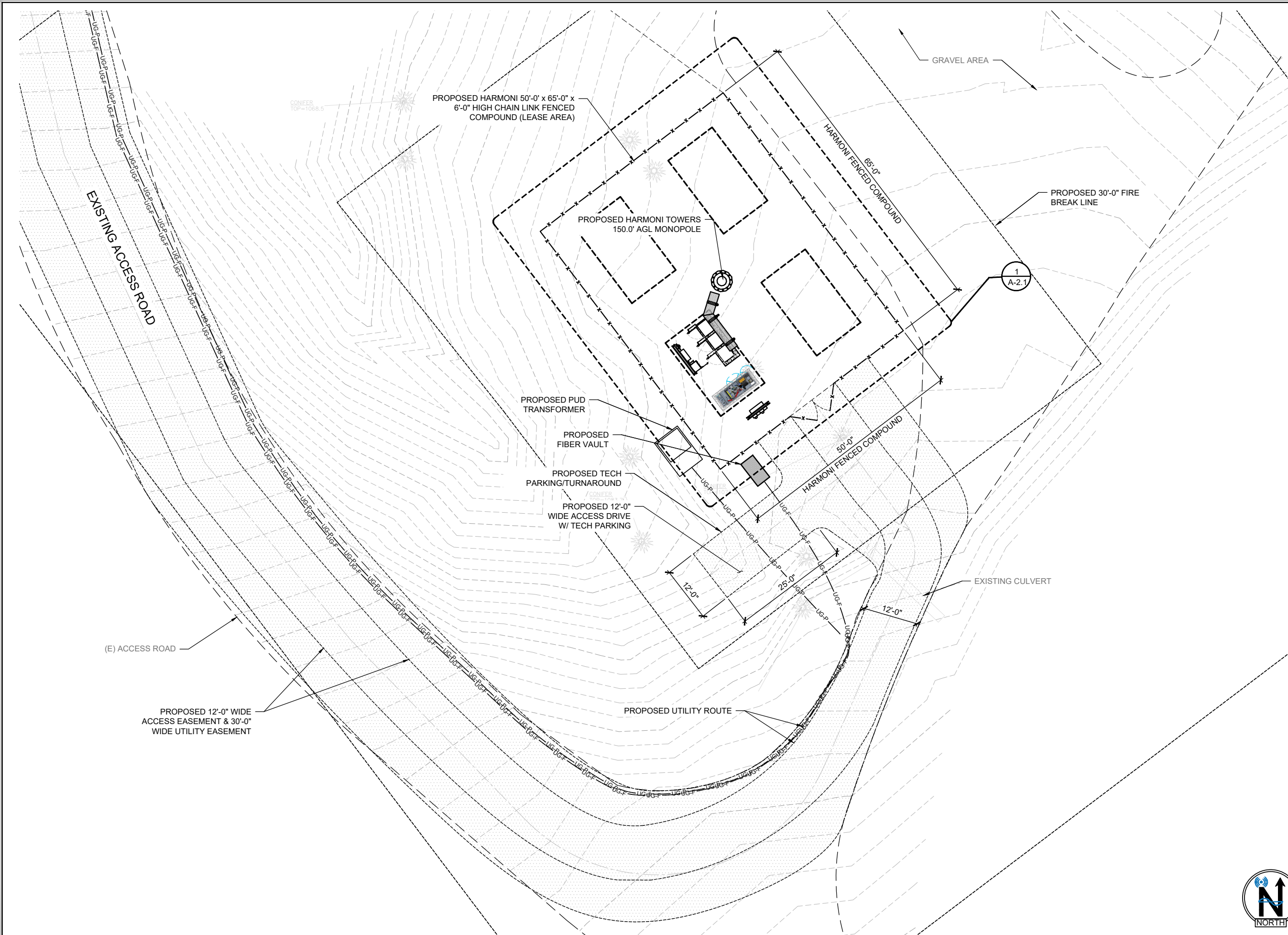
PROPOSED
OVERALL
SITE PLAN

A-1 124

22"x34" SCALE: 1" = 400'-0"
11"x17" SCALE: 1" = 800'-0"
400' 200' 0' 400'



BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

PROPOSED
ENLARGED
SITE PLAN

A-2 125

22"x34" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0' 10'

BOT V:NEW SITE BUILDSAE -OR BLODGETT-BLODGETT CREEK (HARMONI)OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



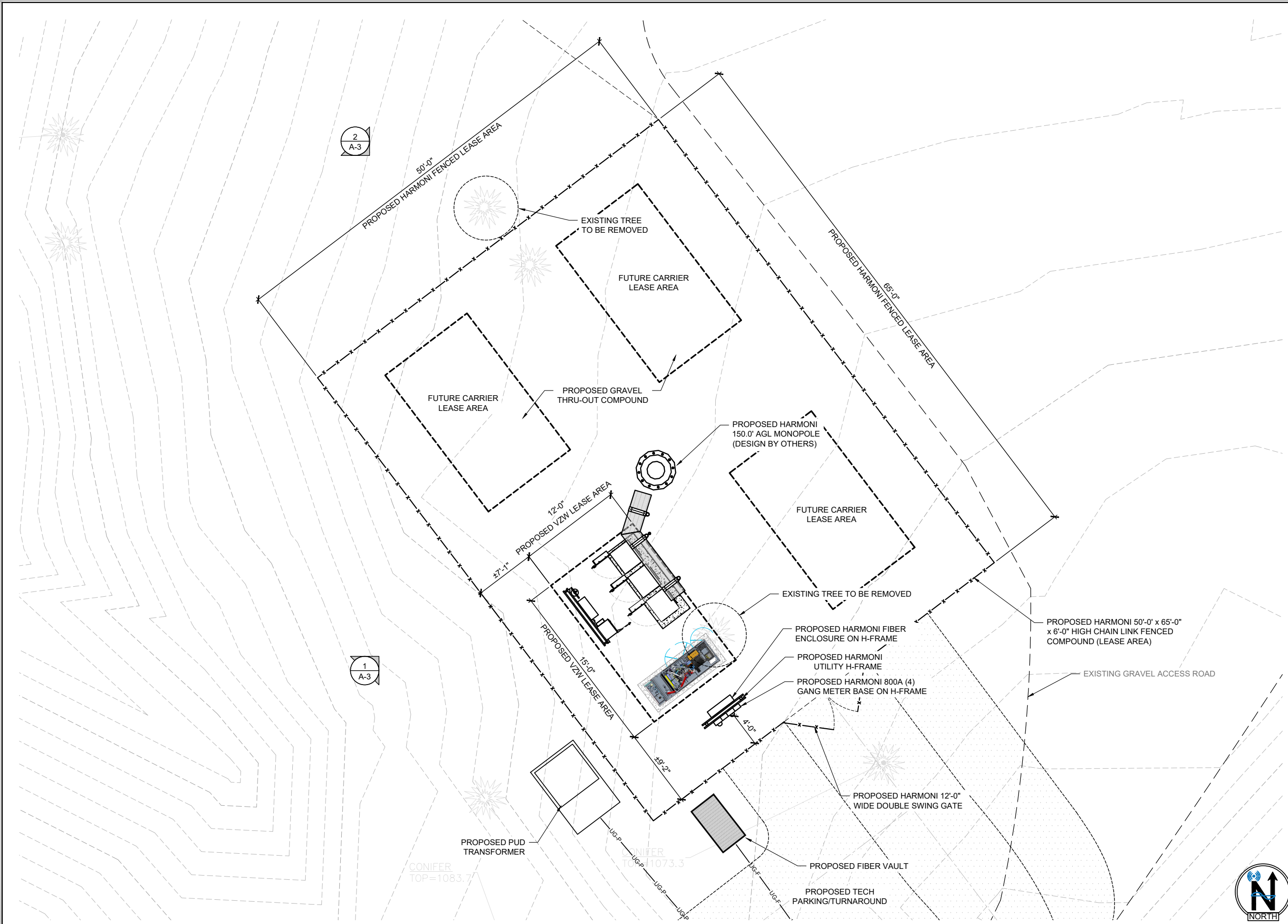


HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370


**PROPOSED
EQUIPMENT PLAN**

A-2.1

126

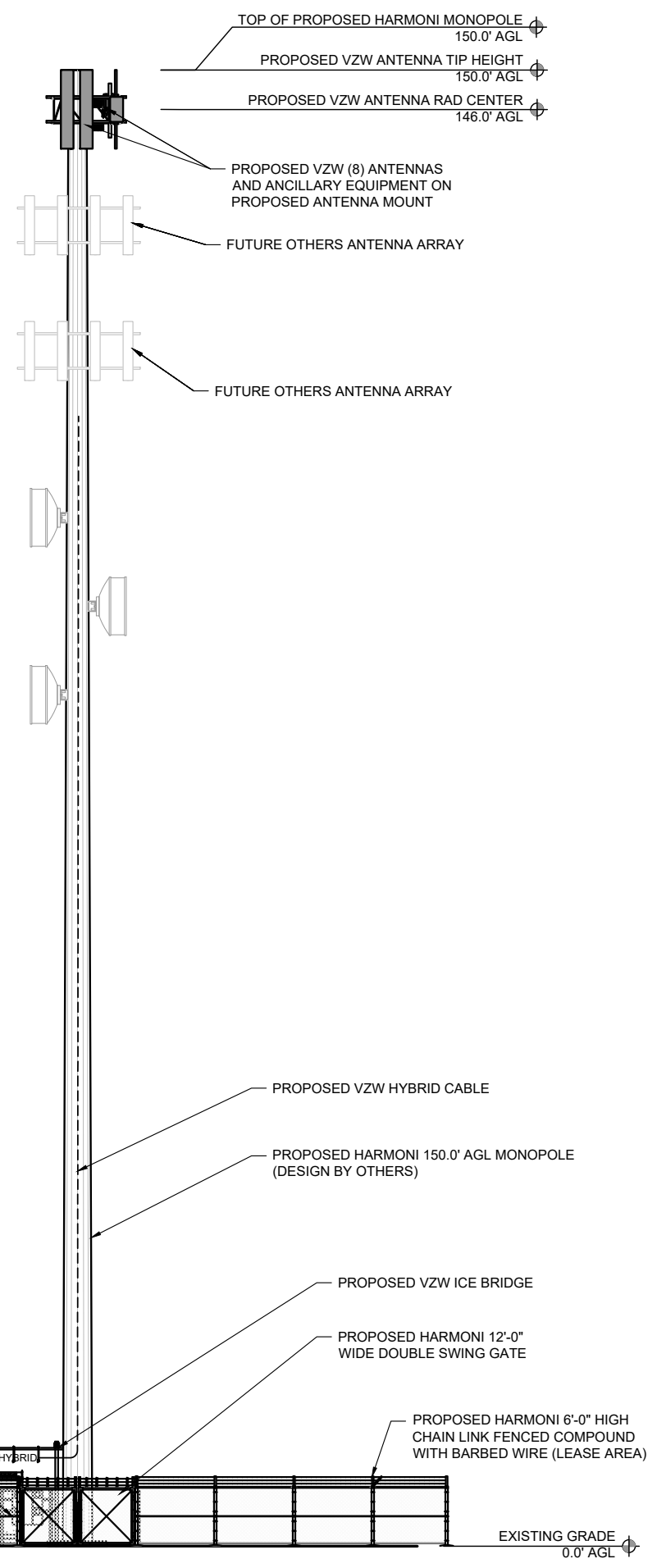


22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



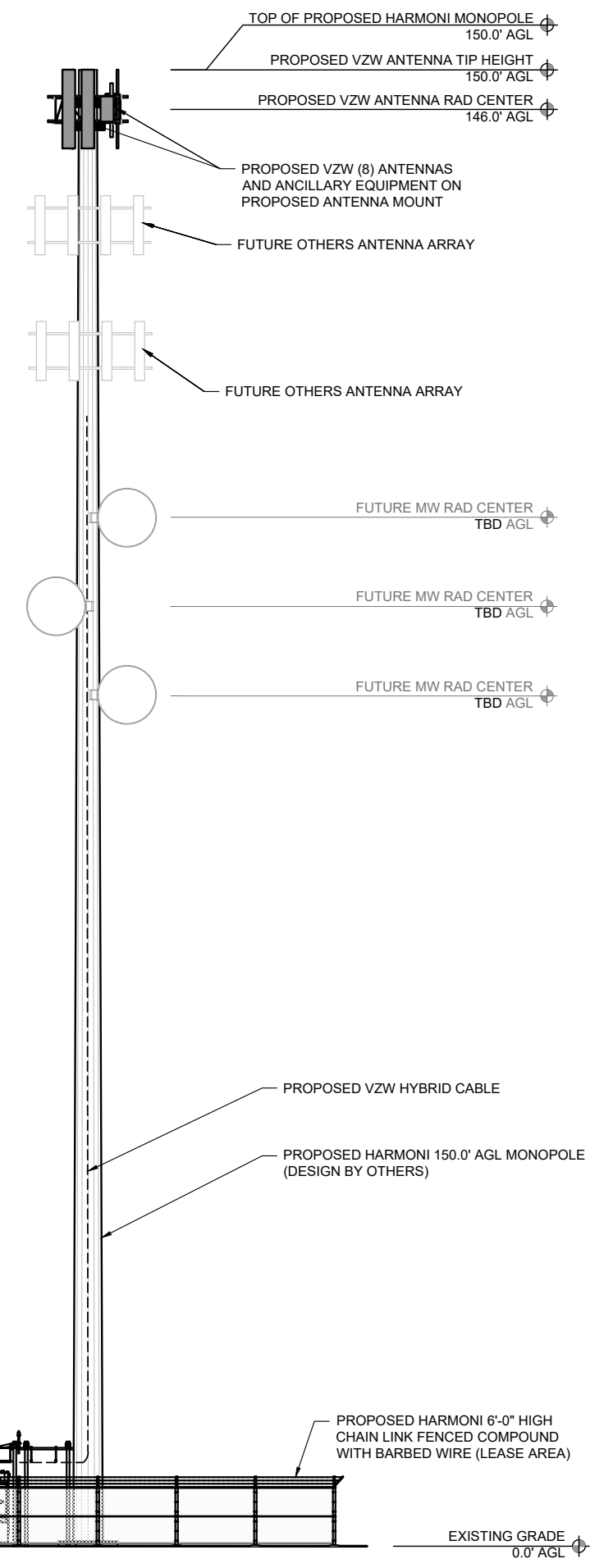
PROPOSED COMPOUND PLAN | 1

BOT V:\NEW SITE BUILDS\AE - OR BLODGETT-BLODGETT CREEK (HARMONI)\OR-BLODGETT-BLODGETT CREEK_100% FZD_06-18-24.DWG



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

PROPOSED SOUTHWEST ELEVATION 1



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

PROPOSED NORTHWEST ELEVATION 2

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	06/06/24	JL	90% PZD REVIEW SET
B	06/18/24	KM	SURVEY UPDATE



HARMONI SITE ID:
OR0005303
**BLODGETT
BLODGETT CREEK**
22526 HWY 20
PHILOMATH, OR 97370

**PROPOSED
ELEVATIONS**

A-3 127



**CONDITIONAL USE PERMIT
STAFF REPORT**

PROPOSED ACTION	Placement of a new 150-foot tall monopole telecommunication tower.
PROPERTY LOCATION	T11S, R6W, Section 19, Tax lot 200
APPLICABLE BENTON COUNTY CODE	Benton County Code Sections 51.605 through 51.725; 53.205 through 53.230; 60.215 and 60.220.
PROPERTY OWNER APPLICANTS	Starker Forest, Inc. Harmoni Towers, Acom Consulting
ZONE DESIGNATION	Forest Conservation
COMPREHENSIVE PLAN DESIGNATION	Forestry
COMMUNITY ADVISORY COMMITTEE PLANNING AREA	Wren
STAFF CONTACT	Inga Williams

I. STAFF RECOMMENDATION

Based on the findings and conclusions below, and information in the file, **the Planning Official recommends approval** of this application for a conditional use permit for a telecommunication tower. Staff recommends adoption of the Conditions of Preliminary Approval and Operating Conditions of Approval listed in Section III.

II. OPTIONAL PLANNING COMMISSION MOTIONS

I move that the Conditional Use Permit File No. LU-24-022 to establish a 150-foot tall telecommunication tower be:

- A. APPROVED based on Findings in Favor and Conclusions contained in the staff report [or as modified at the public hearing], which shall include the Recommended Conditions listed in Section III [as modified].
- B. DENIED based on the Findings of Opposition and Conclusions developed at the public hearing.

III. RECOMMENDED CONDITIONS OF APPROVAL and ADVISORIES

Conditions of Preliminary Approval

1. The applicant shall complete these Preliminary Conditions of Approval within two years from the date of decision.
2. The applicant shall sign a declaratory statement acknowledging the rights of adjacent and nearby property owners to conduct forest operations consistent with the Forest Practices Act and Rules prior to issuance of building permits.
3. The applicant shall sign a restrictive covenant requiring removal of the tower and all related structures upon discontinuation of the proposed use.

Operating Conditions of Approval


1. Development shall comply with the plans and narrative in the submitted application.
2. The exterior finish of the tower will be a matte coating.
3. No lighting shall be installed on the proposed tower unless required by the Federal Aviation Administration. Other outdoor lighting is required to be downcast, shielded, mounted at a height of no greater than 10 feet from the ground.
4. All non-tower lighting shall be turned off unless needed for inspection and maintenance.
5. To prevent osprey nesting, the applicant shall utilize the methods outlined in the brochure http://www.dfw.state.or.us/wildlife/living_with/docs/osprey.pdf, including three-dimensional cones, pinwheels that spin in the wind and PVC piping.
 - a. If nesting does occur, tower maintenance shall be conducted in a manner that does not disturb or result in take of an active osprey nest.
6. The tower shall have no openings that potentially could attract cavity nesting birds. If a situation arises with protected birds nesting at the project site, please contact ODFW to discuss.
7. The applicant shall maintain a 30-foot fire break around the lease area.

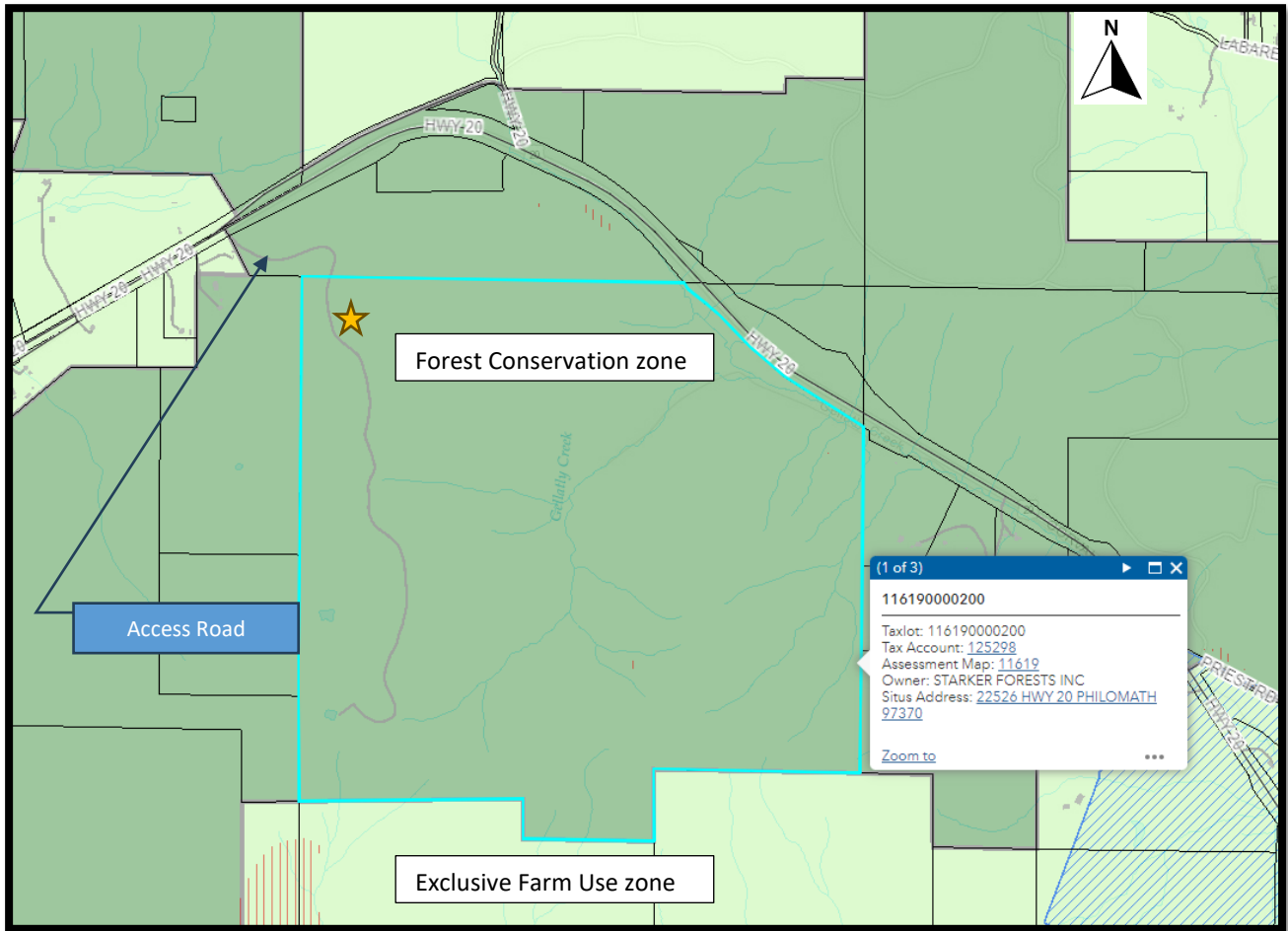
Advisories

1. Contact the USFWS' Migratory Bird Permit Office and ODFW if a bald eagle nest is discovered within 660 feet of the project site to discuss potential for disturbance and recommended avoidance measures. **Note: bald eagle nest locations and locations of other species of concern can be requested from ORBIC. Please go to: <https://inr.oregonstate.edu/orbic/data-requests>
2. With a few exceptions (e.g., English house sparrow, European starling and rock dove [pigeon]) all wild birds and their active nests are protected by state (OAR 635-044-0130) and federal (Migratory Bird Treaty Act) wildlife law. Any activity with the potential to result in "take" of protected birds and/or their active nests is to be conducted in a manner to avoid and minimize potential for "take".
 - a. ODFW recommends conducting vegetation removal activities outside the general bird nesting season (April 15 – July 15) to avoid potential conflicts with nesting birds. Please note that some bird species (e.g., eagles, owls, hawks) nest prior to this timeframe and that bird nests may be active beyond July 15.

- b. ODFW recommends conducting a pre-construction visual search for nesting bird species to avoid the potential for “take” of an active nest and/or fledgling. Contact the USFWS Migratory Bird Office and ODFW if active bird nests are present on or near the site. USFWS MBO, Tel. 503-872-2715.
3. If any other species of protected wildlife are discovered on the project site (now or during future maintenance activities), contact ODFW to determine potential for harm from the proposed project and next steps.
4. Construction stormwater discharge and shall conform to all current Oregon Department of Environmental Quality and Benton County erosion and sediment control standards using Oregon Department of Transportation erosion and sediment control details and best management practices. As of March 23, 2023, a Benton County Erosion and Sediment Control Permit is required for disturbance of 0.25 acres or more during the development process.
 - a. Post-construction stormwater quantity and quality standards shall conform to all current Oregon Department of Environmental Quality and Benton County stormwater requirements and the most recent edition of the Benton County’s
 - b. Stormwater Support Documents. As of March 23, 2023, a Benton County Post-Construction Stormwater Management Permit is required for at completion of the development process. This permit requires establishment of detention and water quality appurtenances, an operations and maintenance plan, and establishment of a Long-Term Maintenance Agreement. These requirements and the supporting calculations shall be prepared by an Engineer licensed in the State of Oregon.
5. If proposed construction activity or the proposed common plan of development results in land disturbance of one acre or more of the subject property, the applicant shall apply and obtain approval for an Oregon Department of Environmental Quality (DEQ) 1200-C Construction Stormwater Quality Permit. Upon issuance of the DEQ 1200-C Permit, the applicant must then apply for a Benton County Erosion and Sediment Control Permit. Land disturbing activities may not begin until these permits are approved and issued.

IV. BACKGROUND AND PROPERTY INFORMATION

The subject property is 570± acres and zoned Forest Conservation. All land surrounding the proposed tower site () is zoned Forest Conservation. The property is managed for timber by Starker Forest. Starker Forest also owns the parcel where the access road connects to Highway 20 and the entire length of the access road is on Starker Forest land. The tower site is a cleared area adjacent to the access road.



V. COMMENTS

Gordon Kurtz, Associate Engineer with Public Works, commented on the application. He stated that the proposed tower does not impact any Benton County road facilities. He recommends conditions regarding erosion and storm water.

Joseph Stack, Regional Habitat Biologist with the Oregon Department of Fish and Wildlife, indicated that protected wildlife can occur in the vicinity of the project site and the site is within major big game habitat. He lists some standard recommendations for the protection of wildlife.

VI. FINDINGS APPLYING CODE CRITERIA

The Benton County [Development] Code (BCC) states that certain uses “. . . **may be allowed in the Forest Conservation Zone by a conditional use permit approved by the Planning Commission in conformance with the criteria set forth in BCC 60.220, 53.215, and 53.220.**” These are uses that have the potential of creating adverse impacts on surrounding land. **“Television, microwave, and radio communication facilities and transmission towers”** is listed as a conditional use in the Forest Conservation zone, BCC Chapter 60, Subsection 60.215(12). Excerpts from applicable criteria from the BCC are addressed below.

CHAPTER 53 GENERAL REVIEW CRITERIA AND PROCEDURES

BCC 53.215 Criteria. The decision to approve a conditional use permit shall be based on findings that:

- (1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.

The purpose of the FC zone is, “The Forest Conservation Zone shall conserve forest lands, promote the management and growing of trees, support the harvesting of trees and primary processing of wood products, and protect the air, water, and wildlife resources in the zone. Resources important to Benton County and protected by this chapter include watersheds, wildlife and fisheries habitat, maintenance of clean air and water, support activities related to forest management, opportunities for outdoor recreational activities, and grazing land for livestock. ***Except for activities permitted or allowed as a conditional use***, non-forest uses shall be prohibited in order to minimize conflicts with forest uses, reduce the potential for wildfire, and protect this area as the primary timber producing area of the County.”

Findings: The proposed tower will be placed on a leased, 50' X 65' (3,250 sq. ft.) piece of land owned by Starker Forests, Inc. Starker Forests is a lumber company and would not permit this use on their land if the use conflicted with the management, growing, and harvesting of trees. The tower site is surrounded by land owned by Starker Forest and accessed by a Starker Forest logging road and so will not impact any adjacent property forest operations. No impacts are expected to the character of the area or the purpose of the zone and the use will not interfere with uses on adjacent property.

Conclusion: The proposed project meets this criterion.

- (2) The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area; and

Findings: The most intense use of public facilities will occur during construction of the facility when construction crews are traveling to and from the site using Hwy 20. After the tower and

associated facilities are built, a maintenance technician will visit the site once a month. No undue burdens will be placed on public improvements, facilities, utilities, or services.

Conclusion: The proposed project meets this criterion.

(3) The proposed use complies with any additional criteria which may be required for the specific use by this code.

Conclusion: The proposed project meets this criterion.

BCC 53.220 Conditions of Approval. The County may impose conditions of approval to mitigate negative impacts to adjacent property, to meet the public service demand created by the development activity, or to otherwise ensure compliance with the purpose and provisions of this code. On-site and off-site conditions may be imposed. An applicant may be required to post a bond or other guarantee pursuant to BCC 99.905 to 99.925 to ensure compliance with a condition of approval. Conditions may address, but are not limited to:

(1) Size and location of site.

Findings: The fenced-in lease area is sufficient to hold the tower and four areas for radio support equipment.

(2) Road capacities in the area.

Findings: Access to the site is on an approximately 12-foot-wide gravel road that serves forestry related traffic. It is sufficient to serve as access to the communication tower.

(3) Number and location of road access points. **Not applicable.**

(4) Location and amount of off-street parking. **Not applicable.**

(5) Internal traffic circulation. **Not applicable.**

(6) Fencing, screening and landscape separations.

Findings: The lease area will be enclosed with a 6-foot-high chain link fence for safety. Landscaping and screening are not required.

(7) Height and square footage of a building. **Not applicable.**

(8) Signs.

Findings: No signage specifications are required for this project. The access road is gated and serves only Starker Forest, Inc. and the site will not be visible to any person except those accessing the site.

(9) Exterior lighting.

Findings: As a condition of approval, the applicant is prohibited from installing any lighting on the tower unless required by the Federal Aviation Administration, and other outdoor lighting is required to be downcast, shielded, and mounted at a height of not greater than 10 feet.

(10) Noise, vibration, air pollution, and other environmental influences.

Findings: The closest residential use is 1,200 feet away and the expanse between is heavily forested. Possible negative impacts to bird species will be conditioned.

(11) Water supply and sewage disposal. **Not applicable.**

(12) Law enforcement and fire protection.

Findings: The applicant will create a 30-foot-wide fire break around the lease area. In addition, the applicant will provide an emergency turn-around for fire vehicles. Chief Fineberg with the Blodgett-Kings Valley Fire Department reviewed the proposal and signed off on the plans with no conditions.

CHAPTER 60 FOREST CONSERVATION

60.220 Conditional Use Criteria.

(1) A use allowed under BCC 60.205 or 60.215 may be approved only upon findings that the use:

- (a) Will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

Findings: There are no agricultural practices adjacent to the tower site.

As noted in prior review, the telecommunication tower lease area is a very small part of the subject parcel. The owner of the subject parcel is a lumber company and is allowing this use on their property, indicating by their approval that the use will not interfere with forestry practices. The proposed use is not expected to significantly change accepted forest practices or increase the cost of those practices.

Conclusion: The proposed project meets this criterion.

- (b) Will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and

Findings: The Blodgett-Kings Valley Rural Fire Protection District reviewed the proposal and had no concerns.

Conclusion: The proposed project meets this criterion.

- (c) Complies with criteria set forth in BCC 53.215 and 53.220.

Findings: The findings presented above in response to applicable criteria from BCC 53.215 and 53.220 are incorporated here by reference as findings under this criterion.

(2) As a condition of approval of a conditional use permit, the owner shall sign the following declaratory statement to be recorded into the County Deed Records for the subject property on which the conditional use is located that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules, and that recognizes the hazards associated with the area:

The property herein described is situated in the Forest Conservation Zone in Benton County, Oregon. The purpose of such zone is to conserve forest land, promote the management and growing of trees, support the harvesting of trees and primary processing of wood products, minimize conflicts with forest and farm uses, and protect the air, water, and wildlife resources in the zone. Residents may be subjected to customary forest or farm management practices which produce noise, dust, fumes, smoke, and other impacts. The resource nature of surrounding properties can result in herbicide and pesticide spraying, slash burning, timber cutting, farm operations, crown fires, hunting, use by big-game, bears, and cougar, and other accepted resource management practices. (Crown fires are fast-moving, high-intensity forest fires in which

the fire spreads from one tree crown to the next rather than only along the ground.) Resource uses are the preferred uses in this zone. Activities by residents can create management difficulties or increased costs for nearby farm or forest operations. Grantee acknowledges the need to avoid activities that negatively impact nearby farm or forest uses.

In consideration for the approval by Benton County of the following use: _____, the grantee, including heirs, assigns and lessees, recognizes that such impacts are likely to occur, and agrees therefore that no action shall be brought at law or before any governmental body or agency involving the non-negligent utilization or continuation of accepted resource-management practices such as, but not limited to, the examples noted above. As used in this section, "accepted resource management practices" means a mode of operation that is authorized under the Forest Practices Act or necessary to a farm or forest operation to obtain a profit in money.

Findings: The applicant is required to provide this declaratory statement as a Condition of Preliminary Approval.

Conclusion: With the Condition of Preliminary Approval, the proposed project meets this criterion.

VI. NOTIFICATION

The applicant submitted the Conditional Use Permit application to the Community Development Department (department) on July 1, 2024. The department deemed the application sufficient and complete on July 1, 2024.

The department reviews this application type using the quasi-judicial process pursuant to Benton County Code (BCC, Code) Sections 51.610 through 51.625. In compliance with the BCC, the department sent a Notice of Public Hearing to property owners within 750 feet of the property subject to this application (subject property) on August 5th, 2024. A legal advertisement was placed in the Corvallis Gazette on August 8, 2024.

Once a decision is made, the department will send a Notice of Planning Commission Decision to the same property owners. The Notice of Planning Commission Decision will inform adjacent property owners that they have 14 calendar days from the date of the decision to appeal the Planning Commission's decision. As part of the staff review of the application, staff also sent a request for comments to relevant agencies and other county departments. No comments were received.