Wasco County Planning Department
"Service, Sustainability & Solutions"
2705 East Second St. • The Dalles, OR 97058
(541) 506-2560 • wcplanning@co.wasco.or.us
www.co.wasco.or.us/planning

LAND USE APPLICATION

FILE NUMBER: PLACUP-17-08-0009

FEE: CUP 2500 minus 500 for withdrawn preapp.

Date Received: 8/30 **Planner Initials:** RM mail **Date Complete:** **Planner Initials:**

APPLICANT INFORMATION

Name: Oregon RSA #2 Inc.
c/o Dan MacKinney, Wireless Site Technology, LLC
Address: 9323 N. Government Way #220
City/State/Zip: Hayden, ID 83835
Phone: 208.699.0237
Email: dan@wirelesssitetechnology.com

OWNER INFORMATION

Name: Randy W. Seibel and Dawna M Seibel
Address: 3351 Sandlin Road
City/State/Zip: The Dalles, OR 97058
Phone: 541.993.3141
Email: vtxter@yahoo.com

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
2N/13E/31B/500	1399	4.70	R-R (5) Rural Residential

Property address (or location): 3351 Sandlin Road
Zoning Designation: R-R(5) Rural Residential **Environmental Protection District:** EPD 8
Proposed Use: Utility Facility (Major) **Permitted Subject to Section:** 3.245 (F)
Water source: N/A **Sewage disposal method:** N/A
Name of road providing access: Sandlin Road
Current use of property: Residential **Use of surrounding properties:** Residential
Do you own neighboring property? ☒ NO ☐ YES (description)

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): Erection of a 150' painted monopole communication tower within a 48' x 48' x 7' chain link fenced enclosure topped by 3 strands of barbed wire. Place a pre-fabricated metal radio equipment platform on a new concrete slab. Finished surface in fenced area is 5/8" +/- gravel over a weed barrier. Gravel the existing 12' wide access driveway from Sandlin Road , as needed) to create an all-weather driveway. Extend underground electrical service to the facility from an existing utility pole on the parcel.

☒ **Additional description/maps/pictures attached**

LEGAL PARCEL STATUS
Partition, Subdivision, OR
***Most Recent* Pre-9/4/1974 Deed #:** Partition 92-0042 **Date Filed:** 12/30/92

Current Deed #: 971389 **Date Filed:** 4/10/1997

The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURES

Applicant(s): **Date:**

Dan MacKinney for Oregon RSA #2, Inc. **Date:** 8/29/17

Property Owner(s): **Date:**

Randy W Seibel Randy W. Seibel **Date:** 6/29/17

Dawna M Seibel Dawna M. Seibel **Date:** 6/29/17

Date:

Date:

PLEASE NOTE: Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- ☒ Application Fee – Cash or Check (credit cards now accepted with additional fee)
- ☒ Site Plan
- ☒ Elevation Drawing
- ☒ Fire Safety Self-Certification
- ☒ Other applicable information/application(s):
  - ☐ _____
  - ☐ _____
  - ☐ _____

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST *ALSO* INCLUDE:

- ☐ Scenic Area Application/Expedited Review
- ☐ Color and Material Samples
- ☐ Landscaping Plan
- ☐ Grading Plan
- ☐ Other applicable information/application(s):
  - ☐ _____
  - ☐ _____

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel ☐ NO ☐ YES
Deed/Land Use Action: _____

Previous Map and Tax Lot: _____

Past Land Use Actions: If yes, list file #(s) _____ ☐ NO ☐ YES

_____

_____
Subject to previous conditions? ☐ NO ☐ YES

Assessor Property Class: _____

Zoning: _____

Environmental Protection Districts – List applicable EPDs:

☐ EPD # _____

☐ EPD # _____

☐ EPD # _____

☐ EPD # _____

Water Resources
Are there bodies of water on property or adjacent properties? ☐ NO ☐ YES

Describe: _____
☐ Fish bearing (100/50 ft buffer) ☐ Non fish bearing (50 ft buffer) ☐ Not identified (25 ft buffer)
☐ Irrigation ditch (50 ft buffer)

Access:
County or ODOT approach permit on file? ☐ NO ☐ YES, # _____

Address:
Address exists and has been verified to be correct? ☐ NO ☐ YES
Address needs to be assigned after approval? ☐ NO ☐ YES

Fire District: _____

Fees (List Review Type and Cost): _____

_____

_____

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FILE NUMBER: _____

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

Utility Facility (Major): Erection of a 150' painted monopole communication tower within a 48'x48'x7' chain link fenced enclosure. Place a pre-fabricated metal radio equipment platform on a new concrete slab. Finished surface is 5/8"+/- gravel. Gravel existing driveway as needed. Extend underground electric and fiber utilities from nearby poles or R/W's.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED Improvements				
Structure/Development	**Length**	**Width**	**Height**	**Square Footage**
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
Utility Facility	48'	48'	150' tower	2,304
EXISTING Development				
Dwelling	48'	27'	11' +/-	1,296
Driveway	400' +/-	12'+		4,800

CONDITIONAL USE CRITERIA – LAND USE & DEVELOPMENT ORDINANCE (LUDO) CHAPTER 5

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and LUDO.

2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:
Parcels in the vicinity are zoned large lot rural residential. All abutting parcels, except one have developed uses. A utility facility with tower does not impair continued present uses on adjacent parcels or other potential future uses permitted outright per WC_LUDO 3.242. The tower has been located to utilize the adjacent tall trees for height compatibility and the tower structure along with its appurtenances will be painted brown for color compatibility with the surrounding environment. The facility is placed downslope from Sandlin Road at a lower ground elevation of approximately 35' which will buffer the view by the casual user, especially given the intervening trees.
(see supplemental document submitted with application for continued comments on this criteria.)

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

Facility is passive use and operates 24/7/365. No personnel maintain an ongoing presence at the site and visit only for quarterly or triannual maintenance and emergency repairs.

Describe the number of people/employees/customers associated with the proposed use:

A single, field technician

3. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services:

Roads: No impacts to existing roads due to minimal vehicular traffic associated with the proposal.

Fire & Police Protection: No significant burden for the facility is primarily metal and non-flammable, and the facility is secured with fencing topped by barbed wire remotely monitored 24 hrs/day. The present occupancy of the property owner's residence minimizes the likelihood for any criminal activity at the facility.

Sewer & Water:

None necessary to support the proposed use.

Electrical & Telephone:

Existing electrical infrastructure can meet the need of the facility with an extension to the facility at the applicant's expense. Likewise, a fiber optic line will be extended to the facility at the applicant's expense.

Solid Waste Disposal: None necessary to support the proposed use.

4. The proposed use will not unduly impair traffic flow or safety in the area. Does the subject property have a road approach permit from Public Works on file for the use? ☒ NO ☐ YES, Permit# _____

Describe the number of trips per day that will be generated by the proposed use: _____

Typically a vehicle trip 2x-3x per year after facility is operational.

5. How will you minimize the effects of noise, dust and odor on adjoining properties during development and operation?

The proposed use does not create dust once construction is completed. Water suppression methods will be used to control significant dust from construction. It does not create any odor or sound.

6. How will the proposed use affect sensitive wildlife habitat and riparian vegetation along streambanks? How will soil erosion be avoided? You may need to contact the Oregon Department of Fish & Wildlife.

The proposed use is in the existing developed area of the property. The space utilized by the facility has minimal value as wildlife habitat and is only 2,500 s.f. Best management practices will be used to prevent any potential erosion impacts during construction. Disturbed areas outside the fenced enclosure will be re-seeded. Existing surface water flows will not be adversely impacted resulting in increased erosion potential.

7. The proposed use will not adversely affect the air, water, or land resource quality of the area.

The use does not create dust or odor, nor does it use/discharge water, nor does it create waste.

8. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area. This may be done though siting, new vegetation, colors, materials or other.

The proposed utility facility is placed "downhill" from the existing road approximately 210' and thus at a 30' +/- lower ground elevation. It is located beyond existing trees on the slope and therefore largely buffering the view of the fenced area from the road. The tower is located as near as reasonable to two existing large coniferous trees and will be painted brown to facilitate blending into the natural setting. (see attached for more detailed discussion.)

9. The proposal will preserve areas of historic value, natural or cultural significance, including archaeological sites, or assets of particular interest to the community.

The proposed does not impact areas of historic value, natural or cultural significance, nor any assets of particular interest to the community.

10. The proposed use will not significantly increase the cost of, or force a significant change to, accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agriculture uses?

There will be no impacts from the facility that increase the cost of, or force a significant change to accepted farm or forest practices on surrounding lands. Within 0.7 miles, there are lands that with small orchards and field crops. A passive use utility facility in no way impacts these agricultural uses.

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FIRE SAFETY STANDARDS
SELF CERTIFICATION FORM

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: _____

PROJECT DESCRIPTION: Utility Facility (Major) including: a 150' painted, metal communication tower & a metal radio equipment platform on a concrete slab. All enclosed within 48' x 48' x 7'high chain link fence.

APPLICANT INFORMATION

Name: Oregon RSA #2, Inc.
c/o Dan MacKinney, Wireless Site Technology, LLC
Address: 9323 N. Government Way #220
City/State/Zip: Hayden, ID 838353
Phone: (208) 699-0237
Email: dan@wirelesssitetechnology.com

OWNER INFORMATION

Name: Randy W. and Dawna M. Seibel
Address: 3351 Sandlin Rd.
City/State/Zip: The Dalles, OR 97058
Phone: (541) 993-3141
Email: vtxter@yahoo.com

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
02N 13E 31B 500	1399	4.7	R-R(5)

Property address (or location): 3351 Sandlin Road, +/- 150' northwest of residence

***SITING* 10.110/11.110** – *Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following:* **NOTE: Select either B(1) or B(2).**

A. You have identified site(s) for your building(s) that are not steeper than 40%.

☒ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B(1). If your property is located in a Resource (A-1, F-1 or F-2) or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;

☒ Yes – Comment all structures are metal ☐ No, See Attached Fire Safety Plan

B(2). If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in **10.110(B)(2)/11.110(B)(2)** of the ordinance.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

***DEFENSIBLE SPACE* 10.120/11.120** – *Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following:* **NOTE: Select either A or B.**

A. You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;

☐ Yes – Comment no buildings are proposed; area around site perimeter is grass or gravel ☐ No, See Attached Fire Safety Plan

B. Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

***CONSTRUCTION STANDARDS* 10.130/11.130** – *Please provide the following information about construction details you will implement to increase the fire resistance of your proposed building(s):*

A(1). Fire resistant roofing will be installed to the manufacturers' specifications. Please confirm the type of roofing and that the rating of the roof material by Underwriter's Laboratory Classification system is Class A, B, or its equivalent.

☐ Yes – Comment N/A; no structure with roofing proposed

A(2). Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)

☐ Yes – Comment N/A; no structure with chimney or stove pipe proposed

B(1). Please verify the following for all decks: N/A, no decks proposed

Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

☐ Yes – Comment _____

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" or less in size.

☐ Yes – Comment _____

When required by standard **10.110(B)(2)/11.110(B)(2)** decks will be built of fire resistant material.

☐ Yes – Comment _____

All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

☐ Yes – Comment _____

B(2). Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of ¼" or less.

☐ Yes – Comment N/A, no building proposed

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

☒ Yes – Comment no trees overhang the site.

B(4). Please verify that the utilities will:

Be kept clear along their route if your private utility service lines are not underground

☒ Yes – Comment _____

Have a single point of access to the building if service is not provided underground.

☒ Yes – Comment No building proposed. Service is UG from pole to service rack.

Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

☒ Yes – Comment Disconnect at service rack at northeast corner of facility.

B(5). Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

☐ Yes – Comment N/A

***ACCESS* 10.140/11.140** – *Please confirm that access onto and through your property meets the following standards (Note: please show route, width, and alignment of access drives on the site plan):*

A(1). New or improved driveways will be built and maintained to all weather design standards. (2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)

☒ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

A(2). Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.

☒ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B(1). Corners will meet the minimum curve radius (20' or 48') required for large vehicles.

☒ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B(2). Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.

☐ Yes – Comment Fire safety services not required ☐ No, See Attached Fire Safety Plan

B(3). Turnouts 40' long by 20' wide will be provided at least every 400'.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

C(1). Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.

☒ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

C(2). Fire fuel break extending 10' both sides of driveway center line will be maintained.

☒ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

D. Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).

☐ Yes – Comment Facility is fire-resistant ☒ No, ~~See Attached Fire Safety Plan~~

E. Bridges and culverts will support 75,000 lbs gross vehicle weight.

☐ Yes – Comment N/A, none proposed ☐ No, See Attached Fire Safety Plan

F. Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.

☒ Yes – Comment _____

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.

☐ Yes – Comment N/A

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;

☒ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

_____

_____

All necessary improvements will be made and maintained to ensure basic access to the property.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

***ON-SITE WATER* 10.150/11.150** – *On site water requirements will be met in the following way:*
NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes. ONSITE WATER IS EXISTING AT RESIDENCE

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full **WC LUDO Chapter 10/NSA LUDO Chapter 11 – Fire Safety Standards** text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

Dan MacKenzie, Site Acquisition Consultant for Oregon RSA #2 Inc. August 29, 2017
Name, Title Date

_____
Name, Title Date

Land Use Request - Supplemental Information
US Cellular Site #385474 Chenoweth

August 2017

Applicant: Oregon RSA #2, Inc.
8410 West Bryn Mawr Ave. Suite 700
Chicago, IL 60631
[The applicant is more commonly known as "US Cellular"]

Representative for Applicant:
Dan Mac Kinney
Wireless Site Technology, LLC
9323 N. Government Way #220
Hayden, ID 83835
Phone: 208.699.0237
Fax: 208.689.9009

Property Owner(s): Randy W. and Dawna M. Seibel
3351 Sandlin Road
The Dalles, OR 97058

Proposed Use: Utility Facility (Major), WC LUDO Section 3.245 (F)

Project Location: 3351 Sandlin Road, The Dalles
Map 02N 13E 31B 500 Account 1399

Zoning District: R-R (5) Rural Residential, EPD-2, EPD-8

Applicant's Request: Approval to develop a utility facility (major) including a 150' brown monopole tower within a 48' x 48' fenced area.

Application Contents
The following have been submitted to support this Land Use request:
1. Land Use Application
2. Conditional Use Permit Service form
3. Fire Safety Standards Self Certification Form
4. Project Narrative and Zoning Compliance Statements
5. Site Plans by Tower Engineering Professionals
6. Parcel Map & ORMAP, Partition Plat and Warranty Deed copy
7. Site Survey by Stratton Surveying
8. FAA Determination of No Hazard
9. Geologic Hazard Report

NARRATIVE

Project & Site Description

The proposed site is located at the north side of the property downhill from Sandlin Road. It is accessed via an existing driveway east of the residence and approximately 150' from the residence. The parcel underlying the site abuts Sandlin Road and other R-R (5) zoned properties.

The project scope includes the following:

- Construct a utility facility in a 48' x 48' fenced area with a 150' brown monopole tower.
- Place an 8' x 12' metal radio equipment platform with overhead ice protection on a concrete slab.
- Utilize the existing approximately 404' driveway to the site from Sandlin Road, gravelling as necessary.
- Extend electric utilities via existing utility poles and underground conduits.
- Fencing facility with be 7' high chain link fencing with privacy slats and topped with 3 strands of barbed wire for public safety and security including a vehicular access gate.
- The ground within the facility will be covered with 5/8" minus crushed rock placed over a weed barrier fabric.

Typical painted monopole

Engineering Statements:
(Information provided by Aditya Khanolkar, RF Engineer for US Cellular)

1. **Statement of Site Need**

Chenoweth site is required to provide LTE coverage to the city of Chenoweth, USCC customers to the west, south and south-west to city of Chenoweth and along roads in south-west direction.

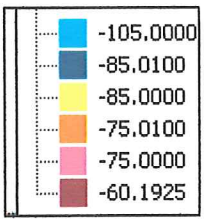
2. **Statement of Site Objective/Purpose**

Chenoweth site's prime objective is to provide LTE coverage to the customers in the city of Chenoweth. The area to the south and south-west of currently proposed site has very hilly terrain/valley which cannot be covered from any other location or site and has substantial population/ USCC customers currently residing. There will be LTE coverage available along Browns Creek Road which is in this valley area. The site will provide LTE coverage to the west of the town of Chenoweth which is currently not covered by any other site. Chenoweth site is required to successfully deploy Voice over LTE (VOLTE) in this area.

3. **Statement Regarding Height Need**

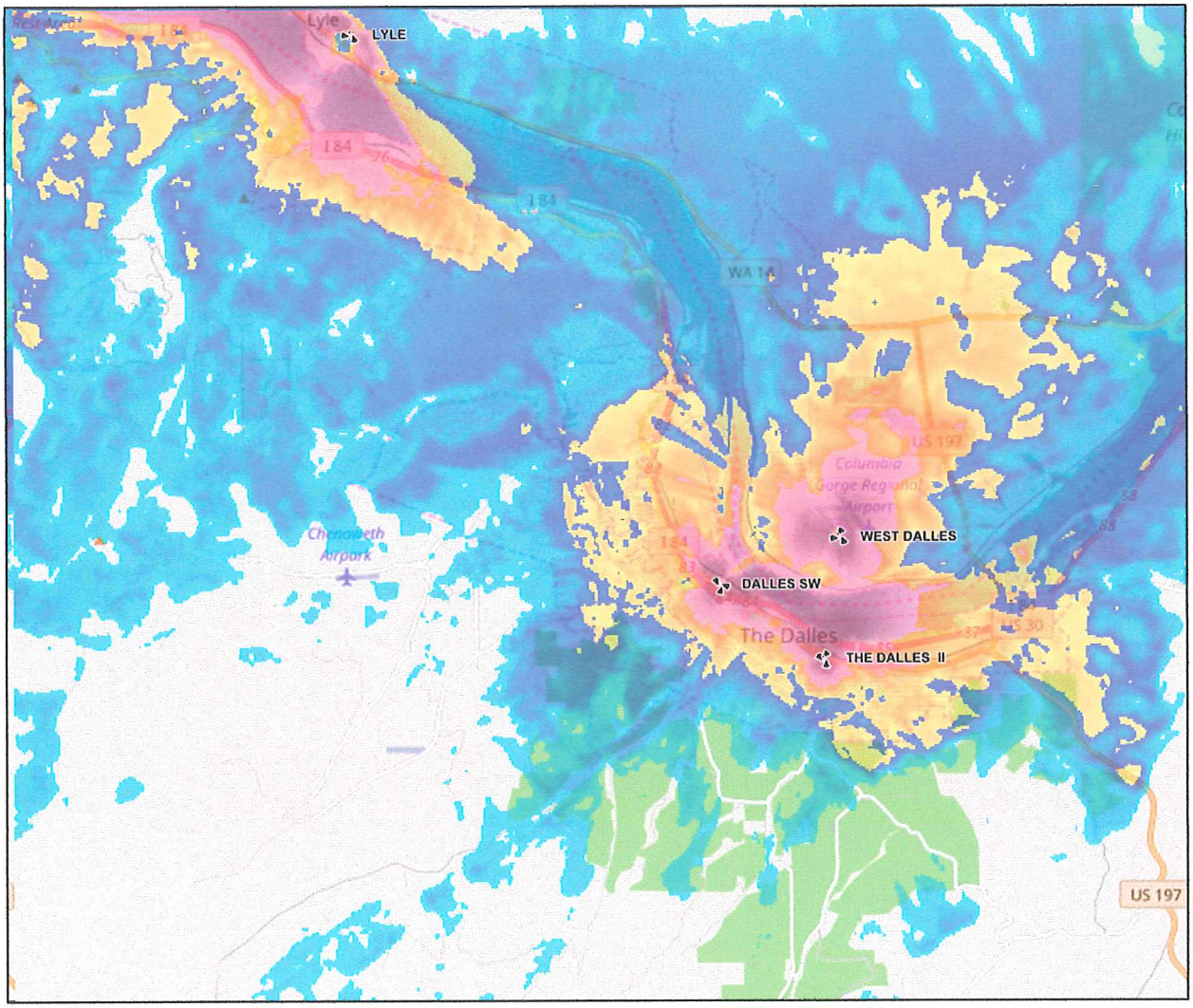
The proposed 150' height is essential to meet the objectives of the site. A shorter tower height will result in shadowing (blocked/loss of signal) due to terrain from the city of Chenoweth. As a result some customers in the city will have poor or no LTE signal reception. Similarly there will be shadowing in the area to the south and south-west of the site where there will be no/poor signal reception due to blocking from terrain. This will result in poor customer experience for the users in the form of low throughput, blocked calls/no service and dropped calls.

Service Area Signal Propagation plots
Below find signal maps to demonstrate the need and purpose served by the proposed facility.

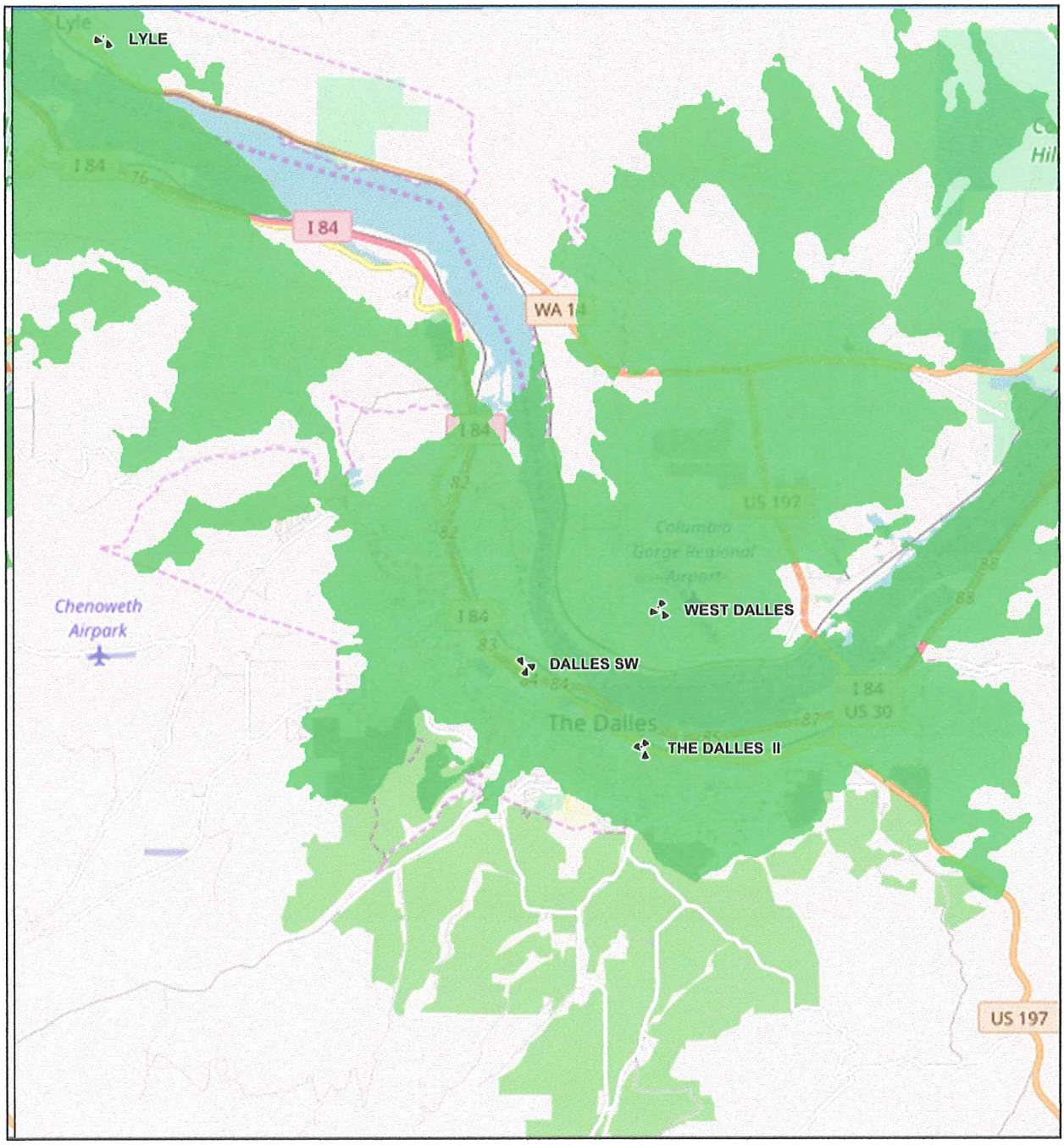


Currently there are 4 sites that serve area greater vicinity around the proposed Chenoweth site (Lyle, The Dalles, The Dalles II, Dalles SW). The legend for the RSRP prediction is shown above for outdoor RSRP prediction. The plot in green is a contour plot where coverage is better than -90.86 dBm which is the required RSRP to ensure there is indoor coverage for the customers.

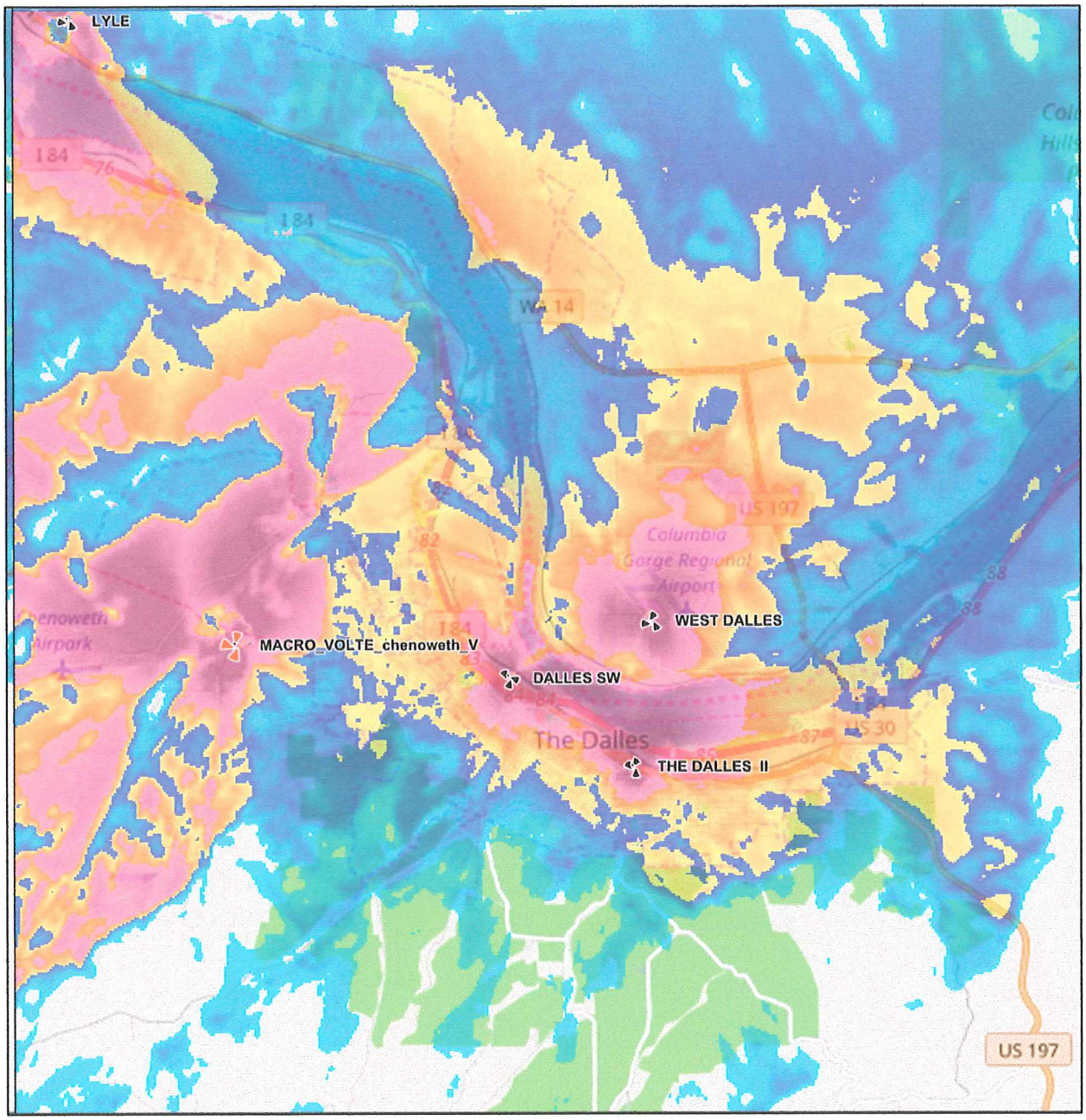
a. Network service in vicinity currently



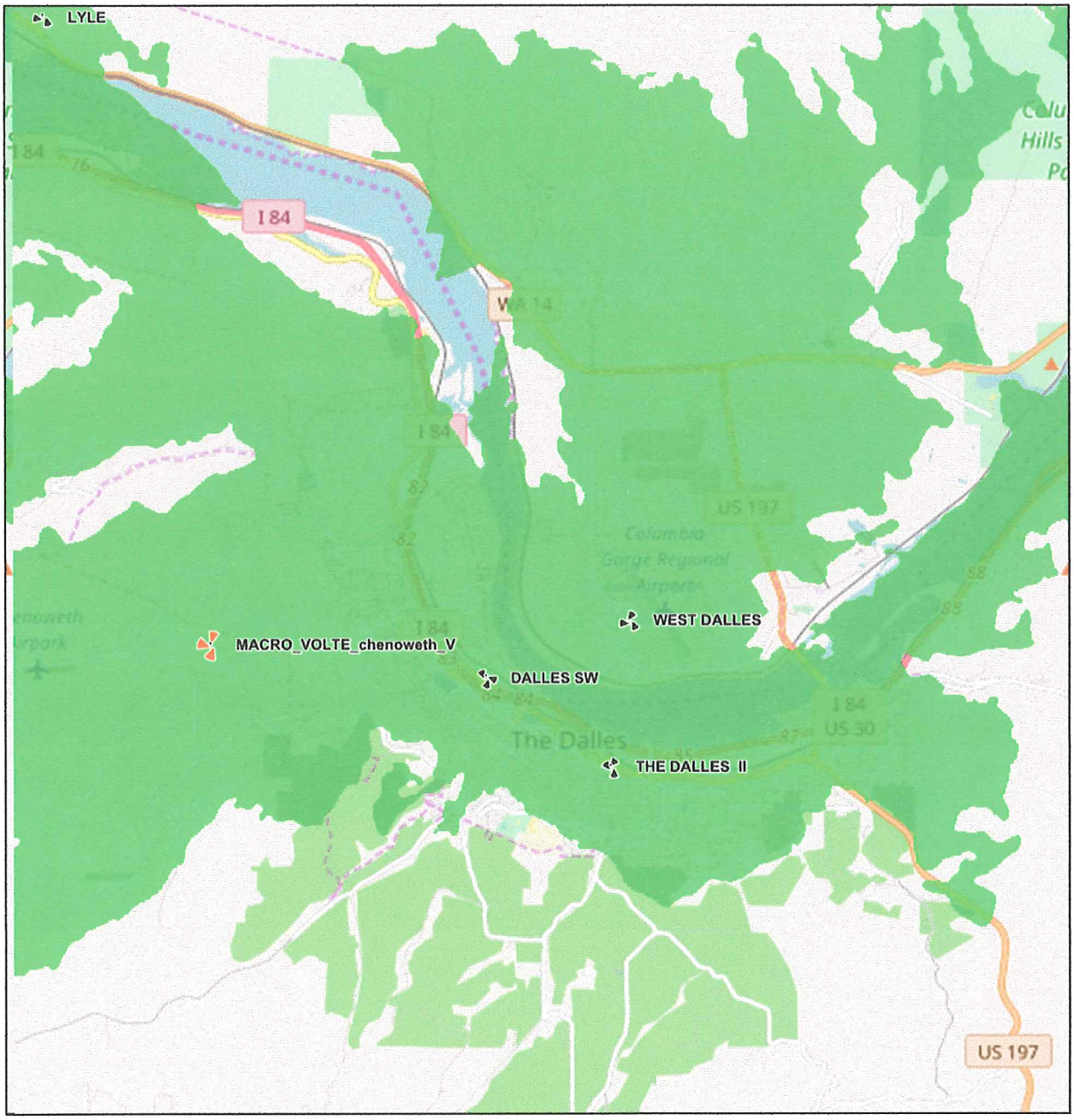
a. Network service in vicinity currently



b. Network service after site is operational



b. Network service after site is operational



ZONING COMPLIANCE STATEMENT

Wasco County Land Use and Development Ordinance
CHAPTER 3 BASIC PROVISIONS
Section 3.240 - R-R (5) Rural Residential
Section 3.241 - Purpose
To provide for low density residential and agricultural uses in a rural atmosphere, which will not conflict with commercial agricultural operations.

Response: The proposed use supports both residential and agricultural uses through the provision of current wireless technology for both voice and data functions.

Section 3.245 - Uses Permitted Subject to Conditional Use Review/Type II or Type III:
The following uses may be permitted on a legal parcel on lands designated (R-R (5)) Rural Residential zone subject to Section 3.246 - Property Development Standards, Chapter 5 - Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.

(F) Utility Facilities (Major)

Section 1.09 Definitions.
Utility Facility (Major) (Non-Resource Zones Only) - Any major facility owned or operated by a public, private or cooperative company for the generation, transmission, regional distribution or processing of its productions or for the disposal of cooling water, waste or by-products, and including, major trunk pipelines, water towers, sewage lagoons, sanitary landfills, structures over 75' in height, cell towers and similar facilities, and any utility facility that requires a Goal 11 Exception, but excluding electrical transmission facilities, & natural gas or petroleum product pipelines.

Response: The proposed use is a Utility Facility (Major).

Section 3.246 - Property Development Standards

A. Property Size: The minimum property size for new parcels is five (5) acres with a three hundred (300) foot minimum average lot width.

Response: The parcel is existing.

B. Setbacks

1. Front Yard: No structure other than a fence or sign shall be located closer than twenty five (25) feet from the right of way of a public road.

2. Side Yard: No structure other than a fence shall be located closer than fifteen (15) feet from side property lines for interior lots and twenty (20) feet from exterior side property lines of corner building sites.

3. Rear Yard: No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property line.

Response: Proposed facility as proposed complies with this standard. Reference the project plans provided with this application, specifically the "Tower Setbacks" table on sheet Z-1 and Compound Detail on sheet Z-2.

C. Vision Clearance: Vision clearance on corner properties shall be a minimum of thirty (30) feet.

Response: Proposed use is not on a corner parcel.

D. Height: Maximum height for structures shall be thirty five (35) feet. Height is measured from average grade.

Response: Proposed facility includes a 150' communication tower which is necessary. Section 4.070 exempts communication towers from the height standards of an underlying zone.

E. Stream Setbacks: All structures or similar permanent fixtures (except hydroelectric facilities) shall be setback from the high water line or mark along all streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.

Response: Project is not located near a stream or lake.

F. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).

Response: Project is not located in a designated flood zone.

G. Signs: Signs shall not extend over a public right of way or project beyond the property line.

1. Signs shall not be illuminated or capable of movement.

Response: No illuminated or moving signs are proposed.

2. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property which the sign is located.

Response: Fence-attached signage will not exceed 12 square feet and is for the purposes of site identification, regulatory compliance and public safety.

3. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right of way of public road.

Response: The signage proposed is not of this nature.

H. Parking: Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.

Response: The proposed project is a passive use facility infrequently visited by a technician, approximately 1x on a 3-4 month interval. Off street parking for the use is provided adjacent to the north side of the fenced enclosure.

I. Lighting: Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways. The exterior of shielding and hooding materials shall be composed of non-reflective, opaque materials.

Response: There is no lighting on the tower. Lighting of the equipment platform is activated manually, is of limited intensity and is pointed down only to illuminate the area of the equipment platform. The shielding/hooding materials shall be non-reflective and opaque.

J. New Driveways: All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.

Response: There existing approach to be utilized for access was reviewed with Arthur Smith, Wasco County Public Works. No road approach permit was found on file. He confirmed that "It looks like a good spot for your operations". A road approach permit application will be submitted and a permit received prior to commencement of site construction.

Section 3.750 - Geologic Hazards Overlay (EPD-2)

Response: The project area has been determined to be within a Geologic Hazards Overlay District.

B. Approval Standards

Prior to development, the following measures shall be utilized:

2. Any proposed development in an identified geologic hazard area shall be preceded by a written report by an engineering geologist or an engineer who certifies he is qualified to evaluate soils for suitability. For purposes of this section, development shall include any

excavation or change in topography, such as home construction, associated roads, driveways, septic tank disposal fields, wells and water tanks. The written report of the engineering geologist or engineer shall certify that the development proposed may be completed without threat to public safety or welfare and shall be used in ministerially reviewing the development proposal.

Response: A Site Specific Geological Hazard Report has been provided with this application. The applicant will consider reasonable conditions to further the purpose of this section.

3. In approval of a development permit, whether ministerial or through the Administrative Action procedures of Chapter 2 of this Ordinance, the following conditions may be imposed at the time of approval to ensure site and area stability:

a. Maintain vegetation and eliminate widespread destruction of vegetation.

b. Carefully design new roads and buildings with respect to:
(1) placement of roads and structures on the surface topography.
(2) surface drainage on and around the site.
(3) drainage from buildings and road surfaces.
(4) placement of septic tank disposal fields.

c. Careful construction of roads and buildings.
(1) avoid cutting toeslopes of slump blocks.
(2) careful grading around the site, especially avoiding over steepened cut banks.
(3) Re-vegetating disturbed areas as soon as possible.

d. Other conditions may be imposed to reasonably assure that the development is protected from damage by mass movement.

Response: The applicant will accept reasonable conditions of development pursuant to this section.

Section 3.920 - Sensitive Wildlife Habitat Overlay (EPD-8)
Response: The project area has been determined to be within a Wildlife Overlay Area.

Section 3.923 - Exempt Areas
The following areas are exempt from these provisions:

A. Rural Service Centers.

B. Areas designated as Impacted Areas in the Transition Lands Study Area.

Response: The proposed site is in an Impacted Low Elevation Big Game Winter Range and in a Transition Lands Study Area; therefore, the standards under Section 3.920 are not applicable.

CHAPTER 4 SUPPLEMENTAL PROVISIONS

Section 4.070 General Exceptions to Building Height Requirements (Amended 4-12)

Necessary roof structures, housing elevators, stairways, tanks, fans and ventilators and towers, steeples, flagpoles, smokestacks, silos, grain elevators, uses specified in Chapter 19 - Energy Facilities (meteorological towers, transmission towers and lines, and commercial, net-metering, and non-commercial/standalone power generating facilities), communication towers, water tanks and skylights and fire or parapet walls may be erected above the height limits of the zone in which they are located provided no usable floor space is provided in such structures above the required height limits. All structures over 200 feet in height require a Conditional Use Permit for aviation safety.

Response: The proposed utility facility includes a 150' communication tower which is an allowed structure exempt from the height standards. As demonstrated in the Engineering statements above the communication tower at the proposed height is necessary to provide the service and meet the objectives for which it is designed and proposed. An FAA Determination of No Hazard has been provided with the application documents.

CHAPTER 5 - CONDITIONAL USE REVIEW

Section 5.020 - Authorization to Grant or Deny Conditional Uses, and Standards and Criteria Used

In judging whether or not a conditional use proposal shall be approved or denied, the Administrative Authority shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed, and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable.

Response: Applicant has responded to all criteria on the Wasco County Conditional Use Permit form. Below find additional responses to these two criteria.

B. Taking into account location, size, design and operational characteristics of the proposed use, the proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses.

Response: The tower is approximately setback from each of the parcel lines as follows: 230' to the south, 280' to the west, 65' to the north and 269' to the east. The nearest off parcel dwellings are approximately 390' to the northwest, 250'to the north, 395' to the east, 575' to the southeast, 425' to the south, and 1,165' to the southwest. These setbacks are significant-placing the proposed use far from adjacent residential uses. The tower is the minimum height necessary to serve the applicant's purposes. The 2,304 sf. fenced enclosure is small relative

to the size of the overall parcel. A monopole design is used being deemed compatible with a natural environment containing trees. The site is infrequently visited yielding no measurable increase in traffic on or off parcel and is effectively silent operationally. Development of permitted uses on adjacent parcels can be compatible with the proposed utility facility.

H. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area.

Response:
As noted above the tower and enclosure have substantial setbacks from adjacent residential structures. The tower has been located to utilize the adjacent tall trees for height compatibility and the tower structure along with its appurtenances will be painted brown for color compatibility with the surrounding environment. Privacy slats will be placed in the chain link fencing to shield the view of the radio equipment platform and the interior of the facility. Generally speaking, there are trees surrounding the structures on adjacent parcels that are at southerly orientations from the tower. A monopole tower has less visual mass compared to the adjacent trees and therefore visually subordinate to a degree. Through the use of color, tower type, location, existing topography and vegetation the proposed use will not detract from the visual character of the rural nature of the surrounding area.

Section 5.030 - Conditions
Such reasonable conditions as are necessary to ensure the compatibility of a conditional use to surrounding permitted uses as are necessary to fulfill the general and specific purposes of this Ordinance may be imposed in approving an application, pursuant to Section 2.110(D).

Response: Applicant will consider reasonable conditions of approval placed by the Administrative Authority.

Wasco County Comprehensive Plan

Below find discussion on Goals that applicant deemed may be deemed to have some applicability to the proposed use including responses supporting a "no conflict" with the Wasco County Comprehensive Plan determination.

GOAL # 5 - OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES
To conserve open space and protect natural and scenic resources.

Policy 9 - Fish and Wildlife

Policy 10 - Historic, Cultural, And Archeological Resources Preserve the historical, archaeological, and cultural resources of the County

Response: Project site is located in the EPD-8 Sensitive Wildlife Habitat Overlay but it is categorized as an Impacted Area in the Transition Lands Study Area. Applicant conducts a

NEPA including biological assessment, cultural resource survey, SHPO, Tribal consultation. Given the project location in a previously disturbed in a developed area, no impacts that cannot be mitigated are expected upon the conclusion of the NEPA review process. A Cultural Resource Survey has been completed concluding no effect on historic properties from the proposed project.

GOAL # 6 - AIR, WATER AND LAND RESOURCES QUALITY
To maintain and improve the quality of the air, water and land resources of the County.

Response: The proposed use does not impact air, water or land resource quality.

GOAL #10 - HOUSING
To provide for the housing needs of the citizens of Wasco County

Policy 2 A variety of housing types, locations and densities shall be encouraged.

Implementation

B. Residential developments shall be protected from encroachment of incompatible land uses.

Response: Utility facilities are not an incompatible land use with residential development in rural areas and are allowed by conditional use per WCLUDO. Applicant has responded to the applicable WCLUDO criteria.

GOAL #11 - PUBLIC FACILITIES AND SERVICES
To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Policy 1 Provide an appropriate level of fire protection, both structural and wildfire, for rural areas.

Policy 2 Provide an appropriate level of police protection for rural areas.

Policy 3 Minimize adverse impacts resulting from power line corridor and utility development.

Policy 5 Future provision of public facilities and services shall be adequate to meet the needs of Wasco County citizens and be provided efficiently and economically.

Implementation

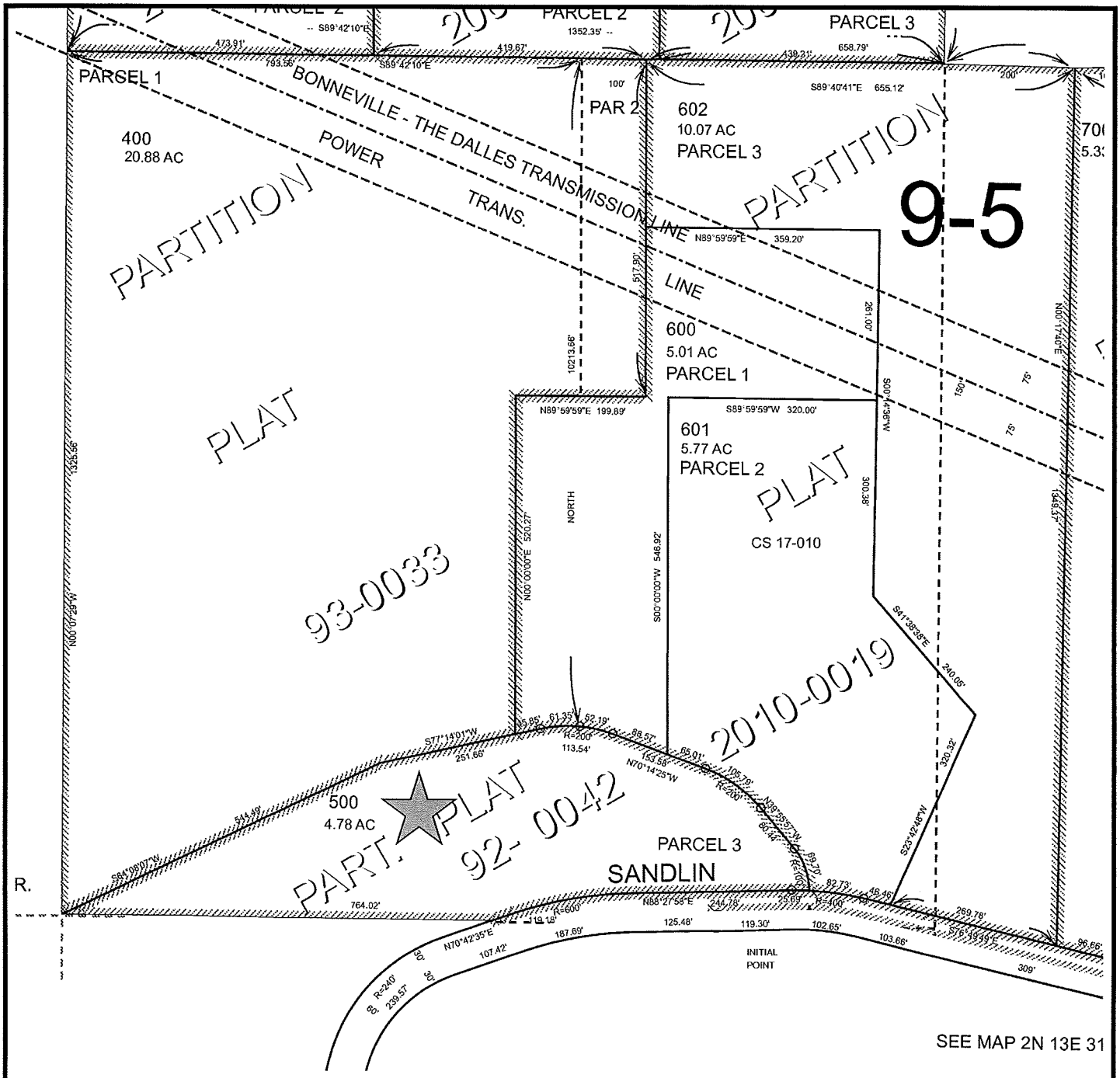
H. The facilities and services provided shall be appropriate for, but limited to, the needs and requirements of the areas to be served.

I. Facilities and services provided to areas designated Rural Residential and Rural Service Center shall be at levels appropriate to and necessary for rural uses only and shall not support urban uses.

Response: A utility facility of the type proposed supports emergency services by providing both the general public and public safety agencies a means of communication and data gathering/process separate from the restrictions of landline communication.

Concluding remarks:

On behalf of Oregon RSA #2 Inc., we thank you for consideration of this proposal that we deem a use that is compatible with the permitted uses in a zone and consistent with the general and specific purposes of the Wasco County Land Use Development Ordinance, supports the Goals and Policies of the Wasco County Comprehensive Plan, and is, in our opinion, in the interests of the community.



AmeriTitle

3351 Sandlin Road
The Dalles, OR 97058

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

2N 13E 31B 500

Seibel

Copyright 2011 ORMAP. All rights reserved. Sat Dec 3 2016 11:46:38 AM.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RUSS L. BROWN AND ANN KRISTINA BROWN, AS TENANTS BY THE ENTIRETY, *Grantor* s *in consideration of* EIGHTY FIVE THOUSAND FORTY DOLLARS AND NO/100 *Dollars, to* them *paid by the Grantee* s *herein, do* *hereby grant, bargain, sell and convey unto* RANDY W. SEIBEL AND DAWNA M SEIBEL, HUSBAND AND WIFE

Grantee s *the following described real property, situate in the County of* WASCO *and State of Oregon, to wit:*

SEE ATTACHED

To Have and to Hold the granted premises unto the said Grantee s, their *Heirs and Assigns forever.*

And the Grantor s *do* *covenant that* they are *lawfully seized in fee simple of the above granted premises free from all encumbrances,* Except those of record if any

and that they *will and* their *heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.*

Witness our *hand* s *and seal* sd *this* 8th *day of* April, 19 97.

Russ L. Brown (SEAL)
RUSS L. BROWN

Ann Kristina Brown (SEAL)
ANN KRISTINA BROWN

(SEAL)

(SEAL)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON
County of WASCO } *ss.*

BE IT REMEMBERED, That on this 8th *day of* April, 19 97, *before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named* RUSS L. BROWN AND ANN KRISTINA BROWN

known to me to be the identical individual s *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 affixed my official seal the day and year last above written.

Patrice A. Delaney
Notary Public for Oregon.
My Commission expires 9-8-98

OFFICIAL SEAL
PATRICE A. DELANEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 037685
MY COMMISSION EXPIRES SEPT. 8, 1998

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

RANDY W. SEIBEL
3351 SANDLIN ROAD
THE DALLES, OR 97058

Return to:

RANDY W. SEIBEL
3351 SANDLIN ROAD
THE DALLES, OR 97058

Microfilm No. 971389 (2)

FILED WASCO CTY
THE DALLES OR.
APR 10 11 12 AM '97
KAREN LEBRETON
COUNTY CLERK

STATE OF OREGON, County of Wasco, } ss
I certify that this document was received and recorded in the DEED records
Karen LeBreton, County Clerk SC Deputy
A+T 20 LC 10 Recording 10

By _____ Deputy

AmeriTitle

971389 (2)

AD 12644

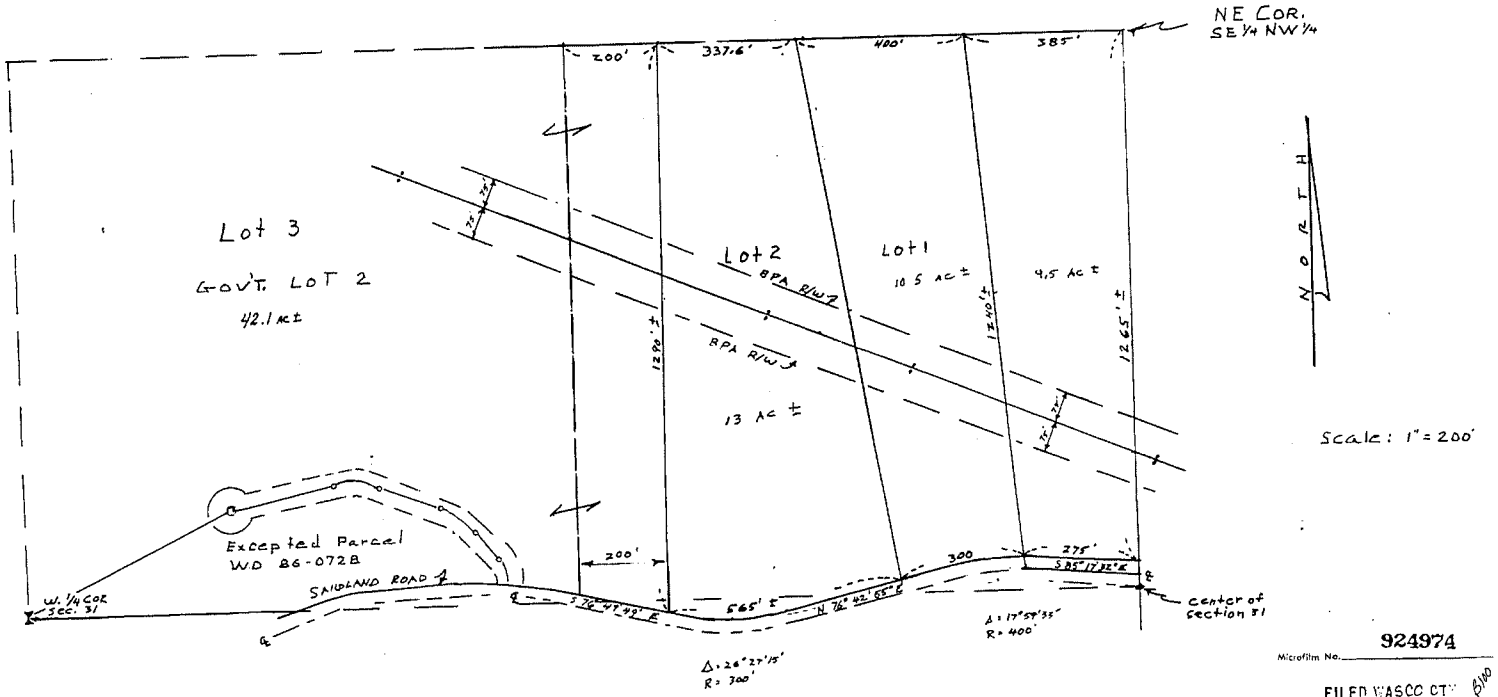
EXHIBIT A

Parcel 3 of Partition Plat No. 920042, according to the Plat thereof recorded as MF No. 924974, Wasco County Microfilm Records, also described as a tract of land located in the West half of Section 31, Township 2 North, Range 13 East of the Willamette Meridian, County of Wasco and State of Oregon, more particularly described as follows:

Beginning at the West quarter corner of Section 31, Township 2 North, Range 13 East of the Willamette Meridian; thence South 89 degrees 43' 30" East 764.02 feet to the centerline of Sandlin County Road; thence along said center along a 600 foot radius curve to the right with a central angle of 11 degrees 22' 50" a distance on the curve of 119.18 feet; thence along said centerline North 88 degrees 27' 58" East 244.78 feet; thence along said centerline on a 400 foot radius curve to the right with a central angle of 3 degrees 40' 48" a distance on the curve 25.69 feet to the point of intersection with the centerline of an existing gravel road; thence leaving the centerline of Sandlin County Road and along the centerline of the existing gravel road North 30.96 feet; thence continuing along said centerline on a 100 foot radius curve to the left with a central angle of 39 degrees 55' 57" a distance on the curve of 69.70 feet; thence North 39 degrees 55' 57" West 80.44 feet; thence continuing along said centerline along a 200 foot radius curve to the left with a central angle of 30 degrees 18' 28" a distance on the curve of 105.79 feet; thence continuing along said centerline North 70 degrees 14' 25" West 153.58 feet; thence continuing along said centerline along a 200 foot radius curve to the left with a central angle of 32 degrees 31' 34" a distance of 113.54 feet; thence along said centerline South 77 degrees 14' 01" West 251.66 feet to the center of a 50 foot radius cul-de-sac; thence South 64 degrees 08' 07" West 544.49 feet to the point of beginning.

971389 (2)

PARTITION PLAT



LEGAL DESCRIPTION LOT 3

Government lot 2 of section 31 T. 2 N., R. 13 E and a 200 foot wide strip of land lying east of and contiguous to said Gov't. lot 2, the north line of said 200 foot strip being the south line of the N ½ of the N ½ of said section 31, the south line of said 200 foot strip being the northerly right of way line of Sandland Road. Excepting therefrom that parcel of land described in that Warranty Deed file No. 86-0728 Wasco County deed records.

LEGAL DESCRIPTION LOT 1

Commencing at the NE corner of the SE1/4 NW1/4 of section 31, T. 2 N.,R. 13 E. WM. Wasco County Oregon; thence west 385.0 feet to the true point of beginning. Thence continuing west 400.0 feet; thence southerly to a point on the northerly right of way line of Sandland road said point lying 575 feet westerly of the east line of the SE1/4 NW1/4 of said section 31; thence easterly along said right of way line 300.0 feet; thence northerly to the true point of beginning.

LEGAL DESCRIPTION LOT2

Commencing at the NE corner of Government lot 2 of section 31, T. 2 N. R. 13 E. WM. Thence east along the north line of the SE/4 NW1/4 of said section 31 200 feet to the true point of beginning; thence south and parallel with the east line of said Government lot 2 to the intersection with the northerly right of way line of Sandland road; thence easterly along said right of way line 565 feet, more or less, to a point which lies westerly a distance of 575 feet (when measured along the northerly right of way line of Sandland road) from the east line of the SE1/4 NW1/4 of said section 31; thence northwesterly to a point on the north line of the SE1/4 NW1/4 of section 31, said point lying 785 feet westerly of the NE corner of the SE1/4 NW1/4 of said section 31; thence westerly 337.6 feet to the true point of beginning.

ZONE RR5

Water Rights. Parcels have no water rights filed with the State of Oregon.

WHISPERING PINE RANCH CORP
612 LIBERTY ST.
THE DALLES, OR 97058

NOTE: LOTS 1-2 & 3 ARE SERVED BY A WELL LOCATED ON LOT 1.

Microfilm No. 924974

FILED WASCO CTY
THE DALLES, OR
DEC 30 4 30 PM 92
KAR...
COUNTY ...

STATE OF OREGON, County of Wasco, } ss

I certify that this document was received and recorded in the ... records.

Karen R. LeBreton, County Clerk

by ... DH Deputy

Return to Deed & Plat records

DECLARATION:

I C. DENNIS KRAMER, REGISTERED OREGON LAND SURVEYOR No. 856, DO HEREBY DECLARE THAT THIS PARTITION PLAT WAS DRAWN BY ME FROM DEED RECORDS AND SURVEYS PERFORMED BY OTHERS.

924974 (1)

FILED WASCO CTY
THE ...
DEC 30 4 30 PM '92
KAR...
COUNTY CLERK

RECORDING INFORMATION

File Number 92-0042
Instrument received on the 30th day of December, 1992 at 4:30 PM.

Dee Holt Deputy
Wasco County Clerk

We, the owners of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires, as is a legal plat.

Whispering Pines Ranch Corp
OWNER DATE

By: Norma W. Buhman Pres
OWNER DATE

STATE OF Oregon }
COUNTY OF Wasco } ss.

Subscribed and sworn before me on this 5 day of October, 1992

by C. Dennis Kramer

Notary Public for the state of Oregon

My commission expires 5-11-93.

I hereby certify this partition was examined and approved as of this 6th day of October, 1992.

C. Dennis Kramer
Wasco County Surveyor

I hereby certify this partition was examined and approved as of this 17 day of December, 1992

Kimberly J. Jacobsen
Planning Director

A F F I D A V I T

STATE OF OREGON)
)SS.
COUNTY OF WASCO)

I, C. Dennis Kramer, being first duly sworn on oath do depose and say:

That in or about October 1992, I prepared a partition plat, which is recorded in the County Clerk's partition plat file No. 92-0042.

That through inadvertence and oversight an exepted parcel was not shown on said partition plat.

Said excepted parcel has, as of this date 9 - 2 - 93, been added to said partition plat.

C. Dennis Kramer
C. Dennis Kramer

Subscribed and sworn to before me this 2nd day of September, 1993

OFFICIAL SEAL
DIANNE L. TEAS
NOTARY PUBLIC - OREGON
COMMISSION NO. 002213
MY COMMISSION EXPIRES NOV. 09, 1994

Dianne L. Teas
Notary Public for Oregon
My Commission Expires 11-9-94

Microfilm No. 933723(1)

Fees

Return to:
C. Dennis Kramer C.S.

SEP 2 2 20 PM '93

933723(1)

STATE OF OREGON, } ss
County of Wasco, }

I certify that this document was recieved and recorded in the
Deed
records.

Karen R. Lebreton, County Clerk

by CA Deputy

Return to

Returned

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-ANM-1106-OE

Issued Date: 04/21/2017

Kacey Jones
US Cellular Corporation - OK
1210 South Detroit Ave
Tulsa, OK 74120

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower 385474 - Chenoweth
Location:	Chenoweth, OR
Latitude:	45-36-50.35N NAD 83
Longitude:	121-15-00.37W
Heights:	803 feet site elevation (SE)
	160 feet above ground level (AGL)
	963 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 10/21/2018 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination does not constitute authority to transmit on the frequency(ies) identified in this study. The proponent is required to obtain a formal frequency transmit license from the Federal Communications Commission (FCC) or National Telecommunications and Information Administration (NTIA), prior to on-air operations of these frequency(ies).

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (907) 271-5491. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ANM-1106-OE.

Signature Control No: 327687271-329208527 (DNE)
Gayle Ellsworth
Technician

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

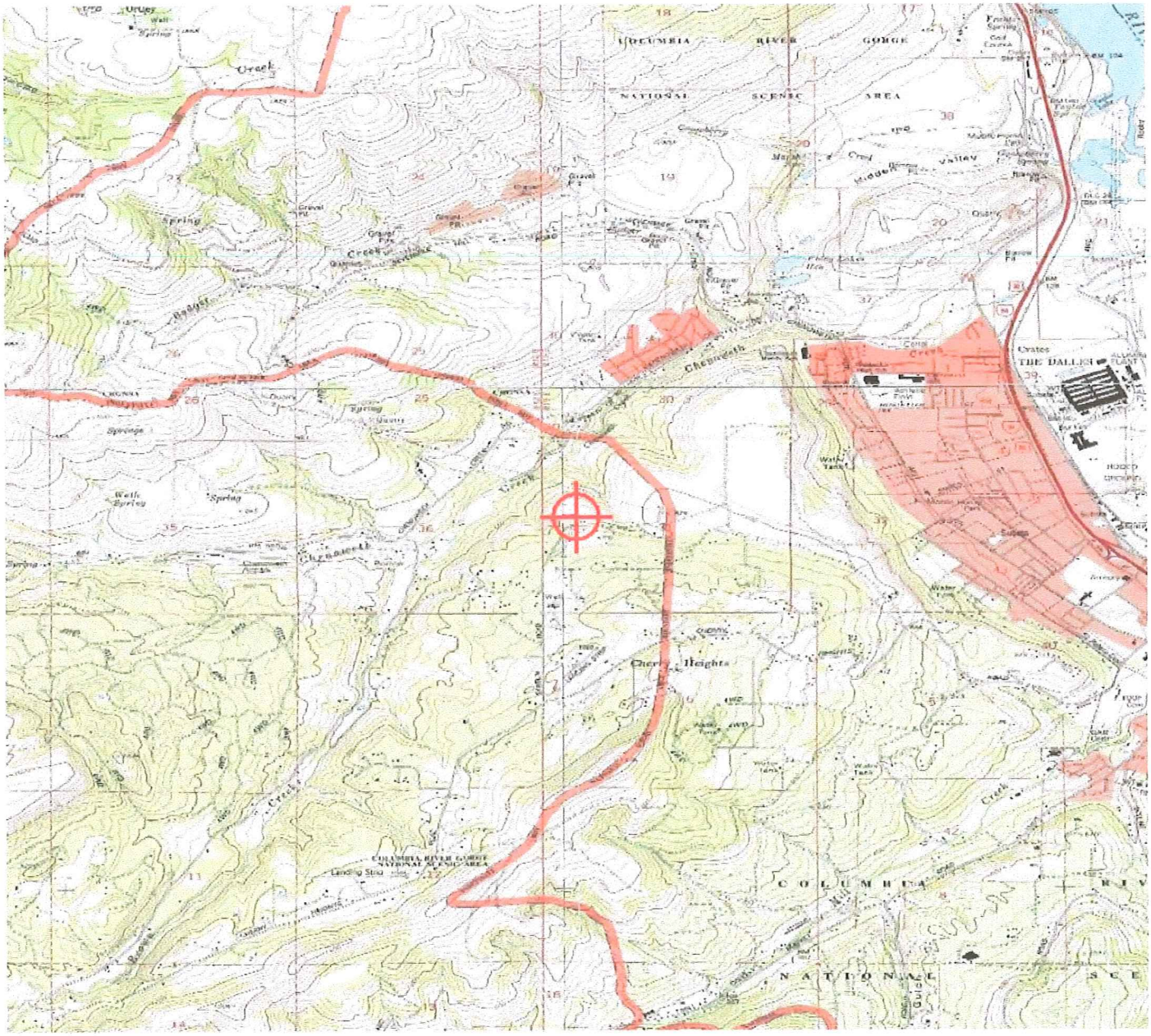
Case Description for ASN 2017-ANM-1106-OE

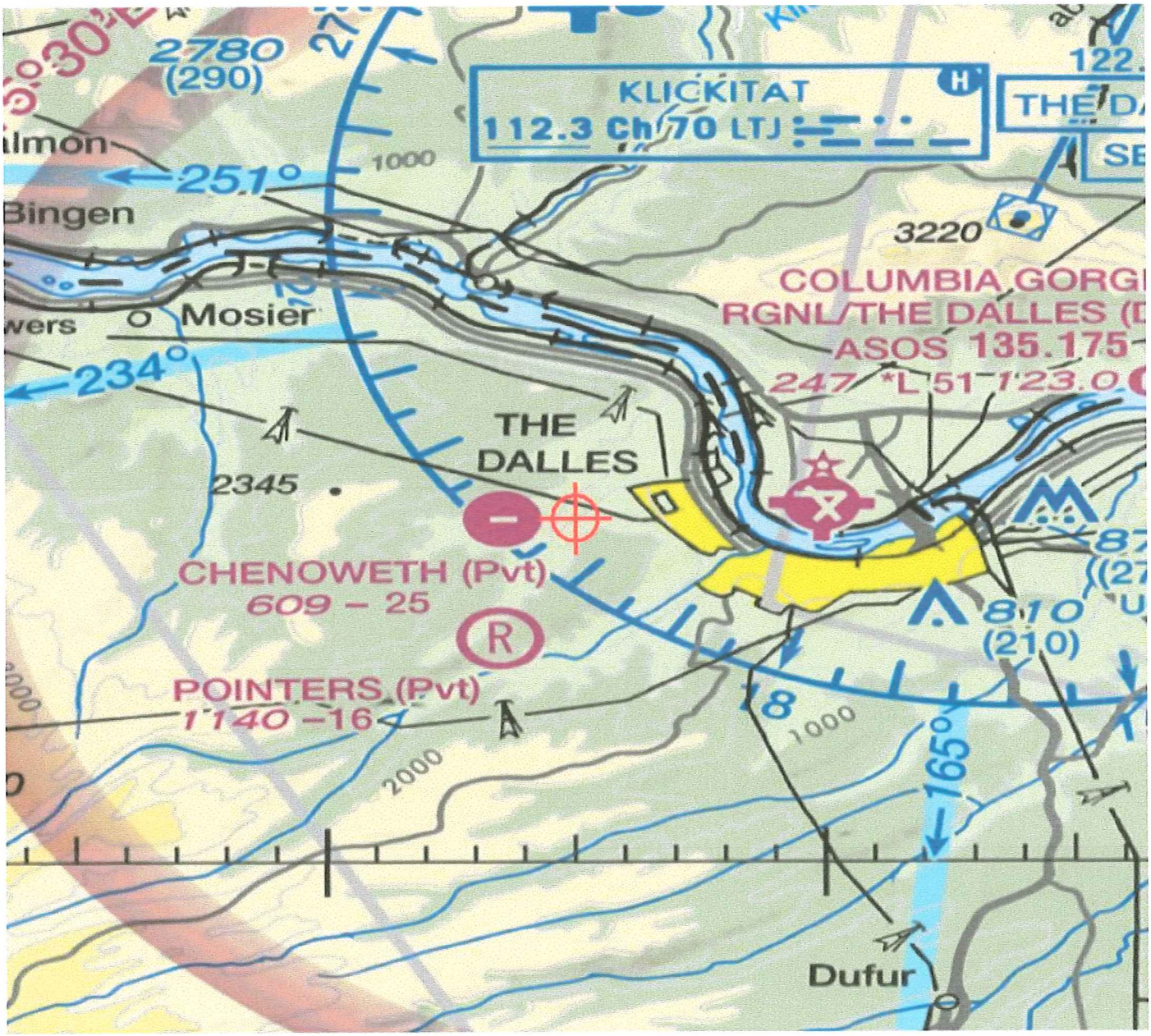
Proposed 160 ft AGL Tower, including all top-mounted appurtenances.

Frequency Data for ASN 2017-ANM-1106-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2017-ANM-1106-OE

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REDMOND GEOTECHNICAL SERVICES

August 25, 2017

Mr. Dan Mackinney
Wireless Site Technology, LLC
9323 N. Government Way, #220
Hayden, Idaho 83835

Dear Mr. Mackinney:

Re: Site Specific Geologic Hazard Report, Proposed Chenoweth Cellular Communications Site #385474, Tax Lot No. 500, 3351 Sandlin Road, The Dalles (Wasco County), Oregon

Introduction

In accordance with your request and as required by Wasco County Land Use and Development Ordinance (Chapter 3, Section 3.750), we have completed our Site Specific Geologic Hazards assessment at the above subject proposed new Chenoweth cellular communications site.

The following report outlines the potential geologic hazards both on and near the subject property of Mr. Randy W. and Mrs. Dawna M. Seibel located at 3351 Sandlin Road, The Dalles (Wasco County), Oregon and further identified as Tax Lot 2N-13E-31B500 lying in Section 31, Township 1 North, Range 13E of the Willamette Meridian. The subject property is located on the north side of Sandlin Road and approximately 5,500 lineal feet to the north of the intersection with Cherry Heights Road (see Site Vicinity Map, Figure No. 1). The parcel is approximately 4.70 acres in size.

The current plans call for the construction of a new 150-feet tall steel mono-pole cellular communications tower and equipment pad which will be located within a 50-feet by 50-feet lease parcel. Very little grading is proposed for construction of the cellular communications site. However, site excavations will be required to construct the mono-pole cell tower foundation which should generally result in a foundation excavation of about five (5) to six (6) feet in depth and some twenty (20) to twenty-five (25) feet in width in which a reinforced concrete mat-type footing will be constructed.

Site Reconnaissance

On August 10, 2017, a site visit and geologic reconnaissance was performed. The following describes the results of the site reconnaissance and review of available geologic literature as well as our findings and recommendations.

Property Description

The subject property is presently developed and contains an existing residential home as well as one (1) or more outbuildings. Surface vegetation in the area of the proposed cellular communications tower site generally consists of a sparse growth of native grasses and weeds. However, several small to medium size trees (oak and pine) are located to the south of the proposed cell tower site. Topographically, the subject site is characterized as relatively flat-lying to gently sloping terrain (i.e., less than 10 percent) descending downward towards the north with overall topographic relief across the lease area of about six (6) to seven (7) feet.

The subject property is generally bounded by some agricultural land and/or developed with single-family residential homes. Sandlin Road, which borders the southerly portion of the subject property, is currently paved and was observed to be in relatively good condition.

Geologic Setting

According to the report entitled "Geologic Hazards of Parts of Northern Hood River, Wasco and Sherman Counties" (Bulletin 91) prepared by John D. Beaulieu and the State of Oregon Department of Geologic and Mineral Industries (DOGAMI) and dated 1977, the subject property is located within an area containing deep bedrock slides.

A review of the Geologic Map of The Dalles Quadrangle, Oregon, the subject property and surrounding area is underlain by volcanic bedrock deposits comprised of the Chenoweth Formation and/or The Dalles Formation of Pleistocene age. Characteristics include thickly bedded andesitic ash-flows, tuffs, tuff breccia, agglomerale, and flow rock with interbedded conglomerate south of Mosier and The Dalles; grading eastward into thinner stream-deposited sands and silts with minor volcanic rock; interbedded with Columbia River conglomerates locally; thick soils east of The Dalles including eolian and lucustrine deposits with large deep bedrock slumps in places; slump and earth flow potential locally, especially in areas of changing land use.

Deep bedrock landslides involving the Chenoweth Formation have been documented and studied in The Dalles area. Frequently, the slippage plane coincides with the contact surface between the Chenoweth Formation and the underlying Columbia River basalts. An example of this is the Kelly Avenue Slide located within the City of The Dalles which is approximately 3-1/2 miles to the east of the subject property. The subject site is surfaced with topsoil and inturn underlain by sandstone to a depth of about 6 to 8 feet. Within the area of the subject cellular communications site, there is no evidence of basalt outcroppings.

Geologic Hazards

The following geologic hazards were considered as art of this geologic hazards assessment:

Landslides - The bedrock beneath the subject property is the Chenoweth Formation. Under certain conditions the Chenoweth Formation may be prone to landsliding. Activities that increase the risk of landsliding include:

. Oversteepening of slopes due to cuts and fills,
. Hydrostatic pressure due to perched groundwater, and
. Additional load due to fills and structures

Residential development has been occurring in the vicinity of the subject property for many years with no apparent and/or reported problems with landslides. Additionally, Sandlin Road is currently paved and in relatively good condition with only minimal surface damage most likely due to the age of the pavement as well as the long-term effects of freeze/thaw cycles. Based on these factors, it is our professional opinion that that there has been no significant ground movement at the site and/or in the immediate area.

Rockfall - There is no potential risk associated with large scale rockfall occurring at and/or in the vicinity of the site due to the planned construction of the proposed new cellular communications tower.

Soil Movement - The ground surface at the subject site slopes gently downward to the north. The soil at and/or near the subject property appears to be well drained and stable with some surface vegetation helping to secure the surface material. No soil fractures (scarps) were observed on and/or near the site. Additionally, the asphalt pavement on Sandlin Road was found to be in relatively good condition and did not show any evidence of differential soil movement.

Earthquake - The potential for liquefaction of the underlying bedrock deposits is considered to be negligible. Additionally, the potential for major rockfalls that will threaten the proposed cellular communications site as a result of an earthquake is considered negligible.

Erosion - There are no waterways located on and/or near the subject property. As such, soil erosion does not appear to pose a risk to the subject property. Additionally, the proposed cellular communications site will be covered with compacted crushed aggregate base rock following construction at the site.

Findings and Recommendations

Based on the above, we are of the opinion that there are no geologic hazards that require special design considerations with regard to the proposed construction of the Chenoweth cellular communications site provided that the proposed cellular communications tower and its associated site and/or structural improvements are constructed in accordance with current local building codes and/or the IBC.

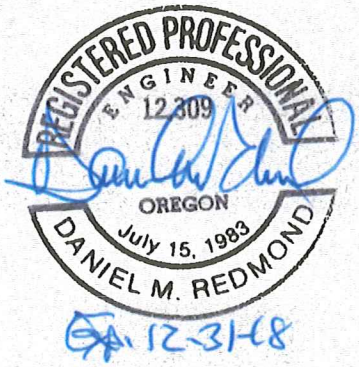
Certification

I, Daniel M. Redmond, Oregon Registered Professional Engineer No. 12309, hereby certify that this report accurately identifies the known and anticipated geologic hazards for the proposed cellular communications site development described above. It is my professional opinion that if the aforedescribed recommendations are followed and any unanticipated soil conditions are brought immediately to my attention, that the proposed cellular communications site development will not pose a threat to the safety and/or welfare of the public and may be used in the ministerial review of this development proposal. This report is within my area of competence and/or expertise as a registered professional and geotechnical engineer.

We appreciate this opportunity to be of service to you at this time and trust that the above information is suitable to your present needs. Should you have any questions regarding the above information and/or recommendations, please do not hesitate to call.

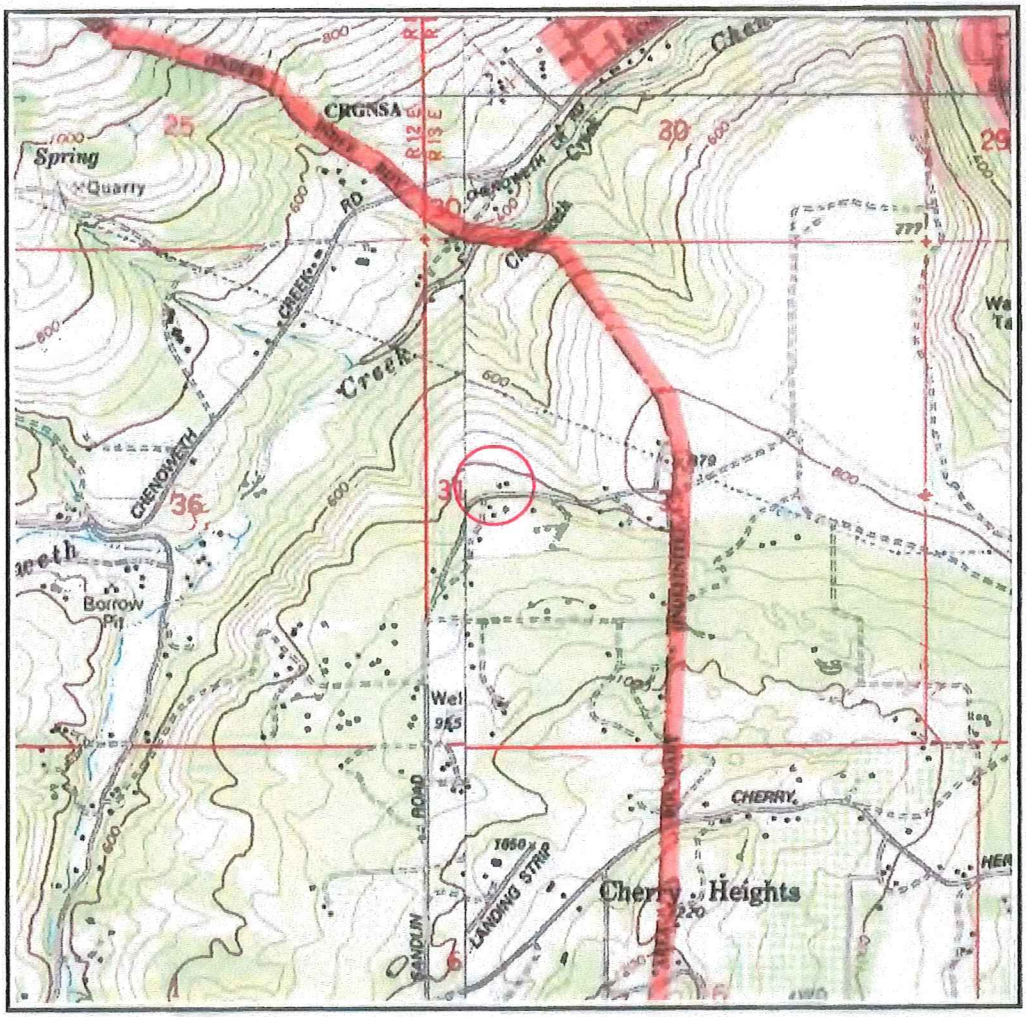
Sincerely,

Daniel M. Redmond, P.E., G.E.
President/Principal Engineer



Attachments:

Figure No. 1 - Site Vicinity Map
Figure No. 2 - Site Development Plan



THE DALLES SOUTH QUADRANGLE
OREGON–WASHINGTON
7.5 MINUTE SERIES (TOPOGRAPHIC)

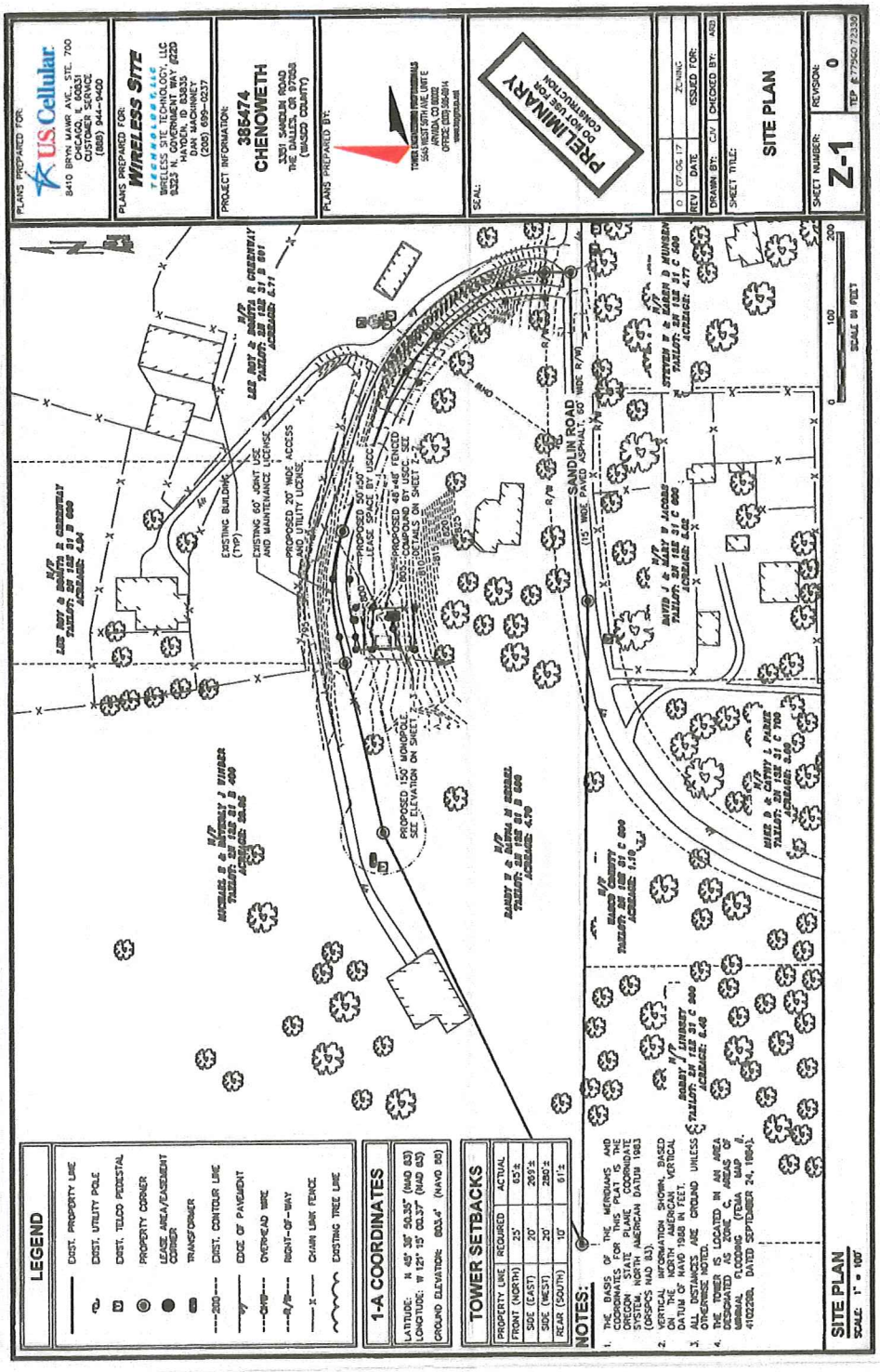
SCALE 1:24 000

1 .5 0 KILOMETERS 1 2
1000 0 METERS 1000 2000
1 .5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10 000
FEET

CONTOUR INTERVAL 40 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

SITE VICINITY MAP

Project No. 1015.087.G	**CHENOWETH CELL SITE #385474** **3351 SANDLIN ROAD**	Figure No. 1

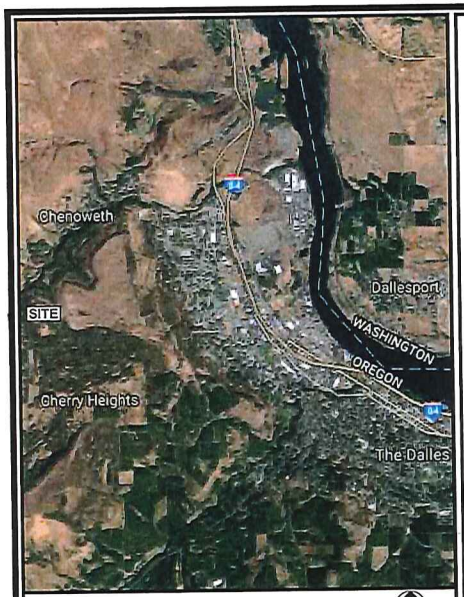


SITE DEVELOPMENT PLAN

CHENOWETH CELL SITE #385474
3351 SANDLIN ROAD

Project No. 1015.087.G

Figure No. 2



LOCATION MAP

PROJECT INFORMATION:

PROPOSED TELECOMMUNICATIONS FACILITY

SITE NAME:

CHENOWETH

USCC SITE #:

385474

SITE ADDRESS:

3351 SANDLIN ROAD
THE DALLES, OR 97058
(WASCO COUNTY)

PROPOSED 150' MONOPOLE

PLANS PREPARED FOR:

U.S. Cellular

U.S. CELLULAR CORPORATION
8410 BRYN MAWR AVE. STE 700
CHICAGO, IL 60831
CUSTOMER SERVICE
(888) 944-9400

WIRELESS SITE TECHNOLOGY, LLC

WIRELESS SITE TECHNOLOGY, LLC
9323 N GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E 84TH AVE, SUITE C10
THORNTON, CO 80209
OFFICE: (303) 566-9914
www.tepgroup.net

REV	DATE	ISSUED FOR:
2	08-09-17	ZONING
1	07-27-17	ZONING
0	07-06-17	ZONING

DRAWN BY: MJE | CHECKED BY: ARB

CIVIL SEAL:

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

LATITUDE N 45° 36' 50.35" (NAD '83)*
LONGITUDE W 121° 15' 00.37" (NAD '83)*

*INFORMATION PROVIDED IN 1A CERTIFICATION BY STRATTON SURVEYING & MAPPING, PC, DATED MARCH 31, 2017.

1-A COORDINATES

FROM PORTLAND INTERNATIONAL AIRPORT HEAD SOUTHWEST ON NW AIRPORT WAY FOR 2.5 MILES, THEN USE THE 2 RIGHT LANES TO TURN ONTO I-205 HEADING TOWARDS I-84. AFTER 1.5 MILES TAKE EXIT 22 FOR I-84 TOWARDS THE DALLES. FOLLOW I-84 FOR 74 MILES, AND THEN TAKE EXIT 83. AFTER EXITING TURN LEFT ONTO W 6TH ST, AND AFTER 0.5 MILES TURN RIGHT ONTO CHERRY HEIGHTS ROAD. AFTER 3.5 MILES TURN RIGHT ONTO SANDLIN RD. 3351 SANDLIN ROAD WILL BE ON YOUR LEFT IN 1.1 MILES. CONTINUE PAST THE HOUSE AND TURN LEFT ONTO THE DIRT ROAD IMMEDIATELY AFTER IT. THE SITE IS LOCATED BEHIND THE HOUSE, APPROXIMATELY 140' NORTHEAST OF THE NORTHEAST CORNER OF THE HOUSE.

DRIVING DIRECTIONS

AREA OF CONSTRUCTION:	2500± SQ FT. (LEASE AREA)
LAND USE CODE:	RESIDENTIAL
CURRENT ZONING:	R-R(5)
PARCEL ID:	2N 13E 31 B 500
JURISDICTION:	WASCO COUNTY
ACCESS INSTRUCTIONS:	N/A

SITE INFORMATION

GENERAL SCOPE:

PROPOSE NEW TELECOMMUNICATIONS FACILITY, COMPOUND, SHELTER AND 150' MONOPOLE.

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS 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 THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE, 2012 EDITION
2. LOCAL BUILDING CODE
3. CITY/COUNTY ORDINANCES
4. NATIONAL ELECTRIC CODE (2014 EDITION)
5. ANSI/TIA/EIA-222-G

CODE COMPLIANCE

811 Know what's below. Call before you dig.

BEFORE YOU DIG... CALL 811

IT'S THE LAW!

CIVIL ENGINEER:

NAME:	TOWER ENGINEERING PROFESSIONALS
ADDRESS:	326 TRYON ROAD
CITY, STATE, ZIP:	RALEIGH, NC 27603
CONTACT:	GRAHAM M. ANDRES, P.E.
PHONE:	(919) 661-6351

SURVEYOR:

NAME:	STRATTON SURVEYING & MAPPING, P.C.
ADDRESS:	313 N. MORAIN STREET
CITY, STATE, ZIP:	KENNEWICK WA, 99336
CONTACT:	AARON A. DYCK, P.L.S.
PHONE:	(509) 735-7364

SITE ACQUISITION CONSULTANT:

NAME:	WIRELESS SITE TECHNOLOGY, LLC
ADDRESS:	9323 N GOVERNMENT WAY #220
CITY, STATE, ZIP:	HAYDEN, ID 83835
CONTACT:	DAN MACKINNEY
PHONE:	(208) 699-0237

UTILITIES:

POWER COMPANY:	WASCO ELECTRIC COOP
CONTACT:	CUSTOMER SERVICE
PHONE:	(800) 341-8580
TRANSFORMER #:	6578
TELEPHONE COMPANY:	UNKNOWN
CONTACT:	N/A
PHONE:	N/A
PEDESTAL # NEAR SITE:	N/A
LOCATION:	UNKNOWN

PROPERTY OWNER:

NAME:	RANDY W & DAWNA M SEIBEL
ADDRESS:	3351 SANDLIN ROAD THE DALLES, OR 97058
PHONE:	(541) 993-3141

TOWER OWNER:

NAME:	US CELLULAR
ADDRESS:	8410 BRYN MAWR AVE. STE 700 CHICAGO, IL 60831
PHONE:	(208) 699-0237
SITE #:	385474

SITE TECH CONTACT:

MARKET: OR

PROJECT TEAM

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
N1	GENERAL NOTES	2
Z1	SITE PLAN	2
Z2	COMPOUND DETAIL	2
Z3	TOWER ELEVATION	2
Z4	FENCE DETAILS	2
Z5	SOIL & EROSION CONTROL PLAN	2

INDEX OF SHEETS

SHEET NUMBER: T-1

REVISION: 2

TEP #:77960.72338

GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED US CELLULAR OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF OREGON.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2009, LOAD. THIS CONFORMS TO THE THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE RESPONSIBLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.
   B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
   C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
   D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE – STEEL.

PLANS PREPARED FOR:

U.S. Cellular
8410 BRYN MAWR AVE., STE. 700
CHICAGO, IL 60831
CUSTOMER SERVICE
(888) 944-9400

PLANS PREPARED FOR:

WIRELESS SITE TECHNOLOGY, LLC
WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PROJECT INFORMATION:

385474
CHENOWETH
3351 SANDLIN ROAD
THE DALLES, OR 97058
(WASCO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E 84TH AVE, SUITE C10
THORNTON, CO 80209
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
2	08-09-17	ZONING
1	07-28-17	ZONING

DRAWN BY: ZWT | CHECKED BY: ARB

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: **N-1**

REVISION: 2

TEP #: 77960.72338

LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- LEASE AREA/EASEMENT CORNER
- TRANSFORMER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE
- XX' EXISTING TREE HEIGHT

1-A COORDINATES

LATITUDE: N 45° 36' 50.35" (NAD 83)
LONGITUDE: W 121° 15' 00.37" (NAD 83)
GROUND ELEVATION: 803.4' (NAVD 88)

TOWER SETBACKS

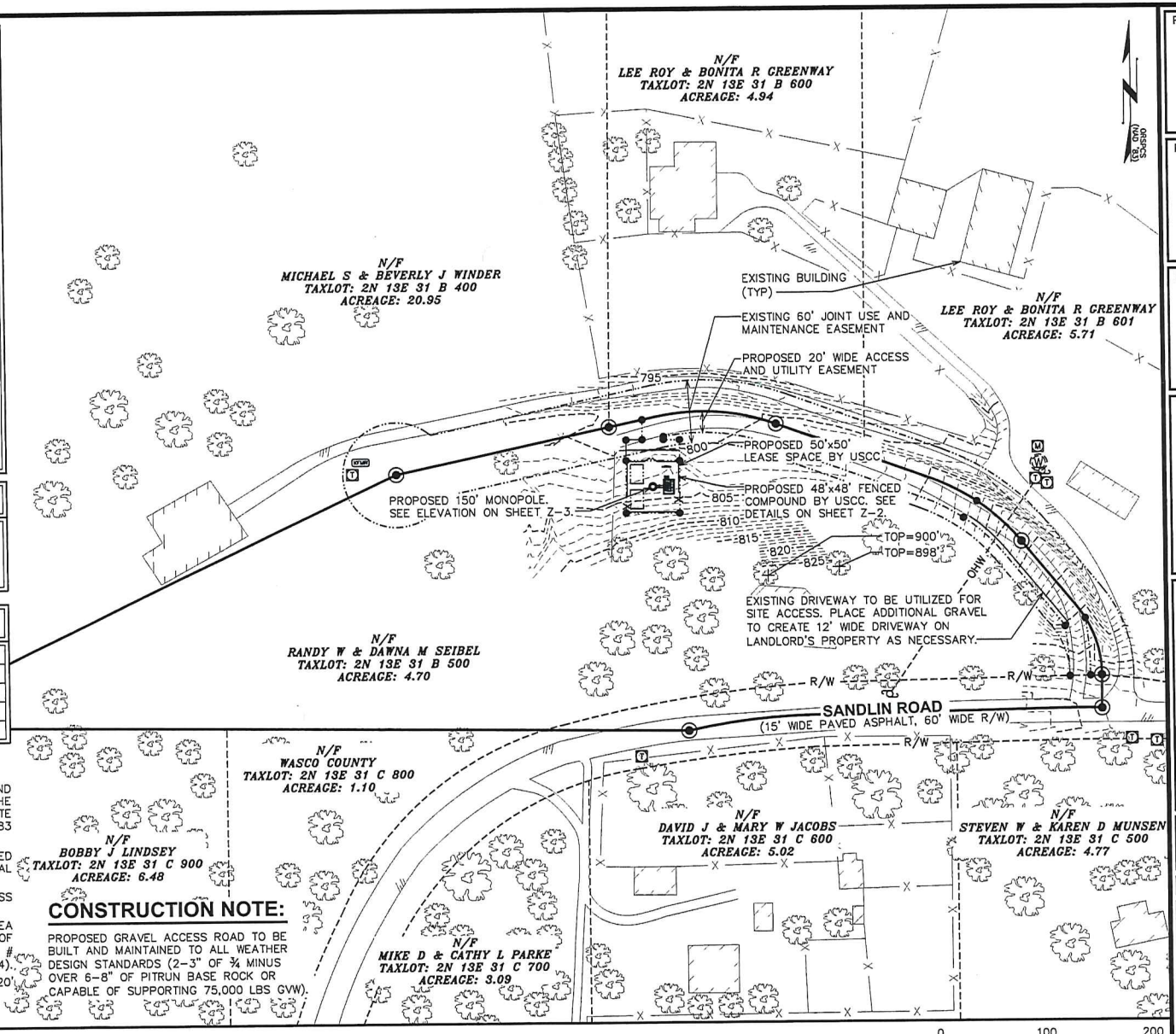
PROPERTY LINE	REQUIRED	ACTUAL
FRONT (NORTH)	25'	65'±
SIDE (EAST)	20'	269'±
SIDE (WEST)	20'	280'±
REAR (SOUTH)	10'	230'±

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE OREGON STATE PLANE COORNIDATE SYSTEM, NORTH AMERICAN DATUM 1983 (ORSPCS NAD 83).
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN AN AREA DESIGNATED AS ZONE C, AREAS OF MINIMAL FLOODING (FEMA MAP # 410229B, DATED SEPTEMBER 24, 1984).
5. GRAVEL ACCESS ROAD WIDENS TO 20' FOR A LENGTH OF 40' EVERY 400'

CONSTRUCTION NOTE:

PROPOSED GRAVEL ACCESS ROAD TO BE BUILT AND MAINTAINED TO ALL WEATHER DESIGN STANDARDS (2-3" OF ¾ MINUS OVER 6-8" OF PITRUN BASE ROCK OR CAPABLE OF SUPPORTING 75,000 LBS GVW).



SITE PLAN

SCALE: 1" = 100'

PLANS PREPARED FOR:

U.S. Cellular
8410 BRYN MAWR AVE., STE. 700
CHICAGO, IL 60831
CUSTOMER SERVICE
(888) 944-9400

PLANS PREPARED FOR:

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2	08-09-17	ZONING
1	07-28-17	ZONING

DRAWN BY: MJE | CHECKED BY: ARB

SHEET TITLE:

SITE PLAN

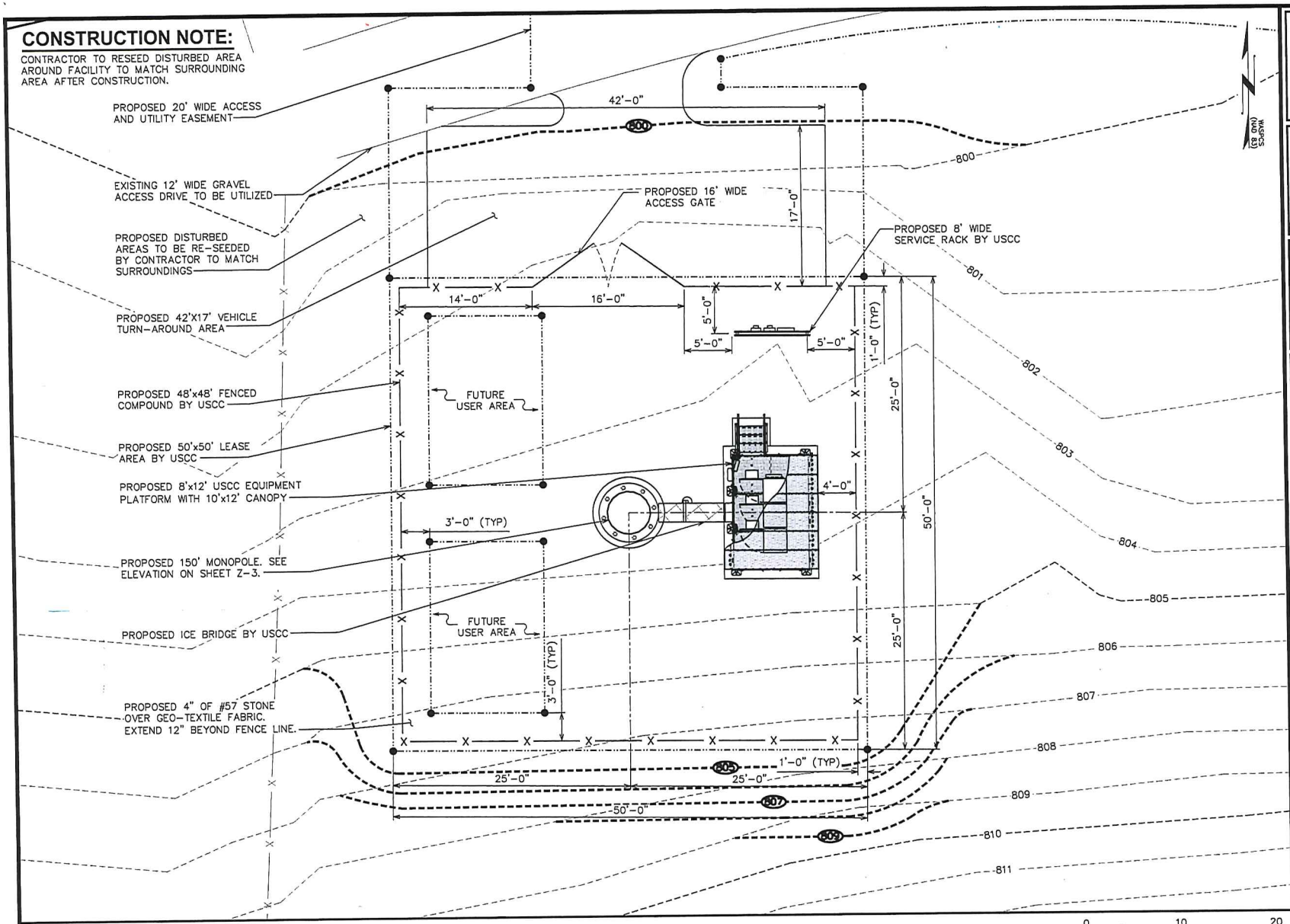
SHEET NUMBER: **Z-1**

REVISION: 2

TEP #: 77960.72338

CONSTRUCTION NOTE:

CONTRACTOR TO RESEED DISTURBED AREA AROUND FACILITY TO MATCH SURROUNDING AREA AFTER CONSTRUCTION.



COMPOUND DETAIL

SCALE: 1" = 10'

0 10 20

SCALE IN FEET

PLANS PREPARED FOR:

U.S. Cellular

8410 BRYN MAWR AVE., STE. 700
CHICAGO, IL 60831
CUSTOMER SERVICE
(888) 944-9400

PLANS PREPARED FOR:

WIRELESS SITE TECHNOLOGY, LLC

WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PROJECT INFORMATION:

385474
CHENOWETH

3351 SANDLIN ROAD
THE DALLES, OR 97058
(WASCO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E 84TH AVE, SUITE C10
THORNTON, CO 80209
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
2	08-09-17	ZONING
1	07-28-17	ZONING

DRAWN BY: MJE CHECKED BY: ARB

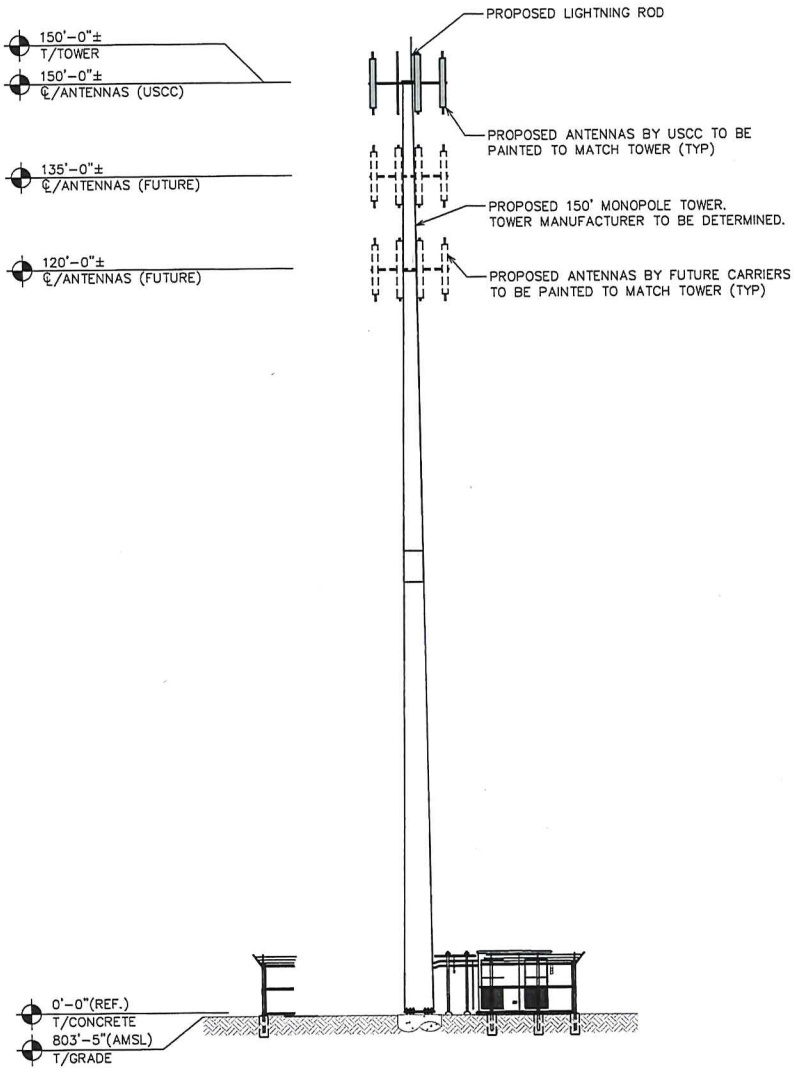
SHEET TITLE:

COMPOUND DETAIL

SHEET NUMBER: **Z-2**

REVISION: **2**

TEP #: 77960.72338



PROPOSED TOWER ELEVATION

SCALE: 1" = 20'-0"

0 20 40

SCALE IN FEET

TOWER NOTES:

1. TOWER, ANTENNAS, EQUIPMENT AND MOUNTS TO BE PAINTED TO MATCH SURROUNDINGS.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FCC OR FAA.
3. PROPOSED COAX TO BE RUN UP THE INSIDE OF PROPOSED POLE USING HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.

PLANS PREPARED FOR:

U.S. Cellular

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PROJECT INFORMATION:

385474
CHENOWETH

3351 SANDLIN ROAD
THE DALLES, OR 97058
(WASCO COUNTY)

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THORNTON, CO 80209
OFFICE: (303) 566-9914
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SEAL:

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
2	08-09-17	ZONING
1	07-28-17	ZONING

DRAWN BY: MJE | CHECKED BY: ARB

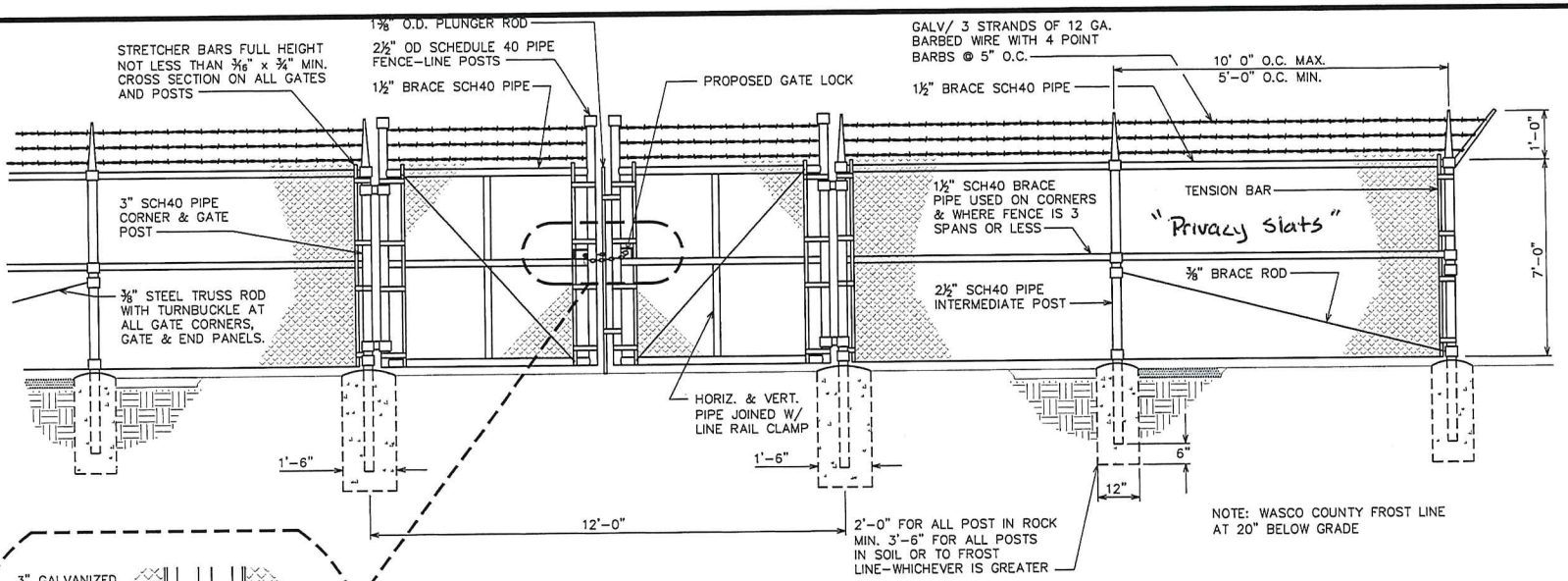
SHEET TITLE:

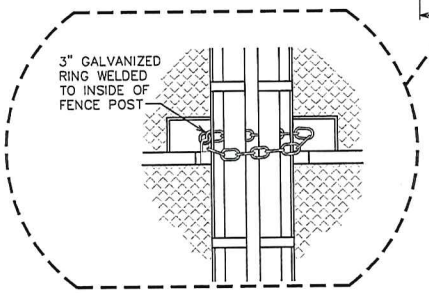
TOWER ELEVATION

SHEET NUMBER: **Z-3**

REVISION: 2

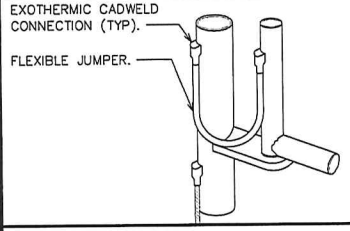
TEP #:77960.72338





TYPICAL FENCE ELEVATION

SCALE: N.T.S.

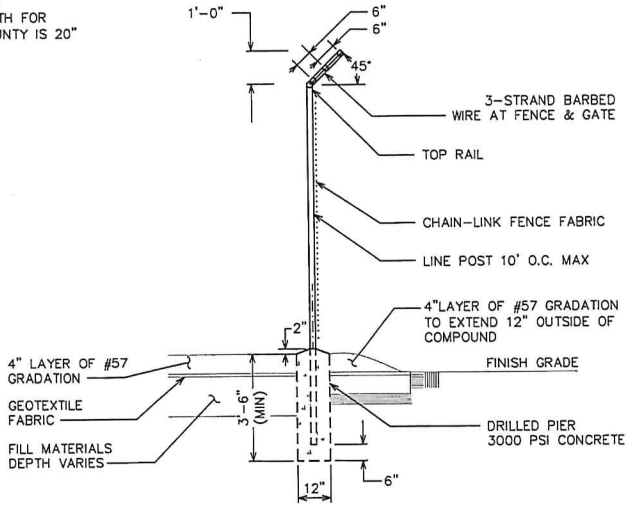


GROUNDING AT GATE POST

SCALE: N.T.S.

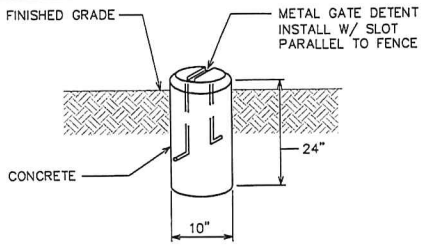
NOTE:

FROST DEPTH FOR WASCO COUNTY IS 20"



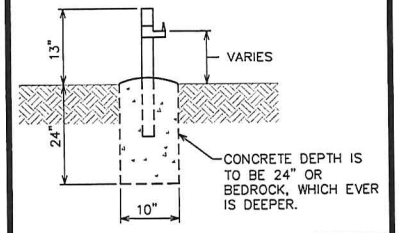
FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.



GATE DETENT DETAIL

SCALE: N.T.S.



GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

U.S. Cellular

8410 BRYN MAWR AVE., STE. 700
CHICAGO, IL 60831
CUSTOMER SERVICE
(888) 944-9400

PLANS PREPARED FOR:

WIRELESS SITE TECHNOLOGY, LLC

WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PROJECT INFORMATION:

385474
CHENOWETH

3351 SANDLIN ROAD
THE DALLES, OR 97058
(WASCO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E 84TH AVE, SUITE C10
THORNTON, CO 80209
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
2	08-09-17	ZONING
1	07-28-17	ZONING

DRAWN BY: CJV | CHECKED BY: ARB

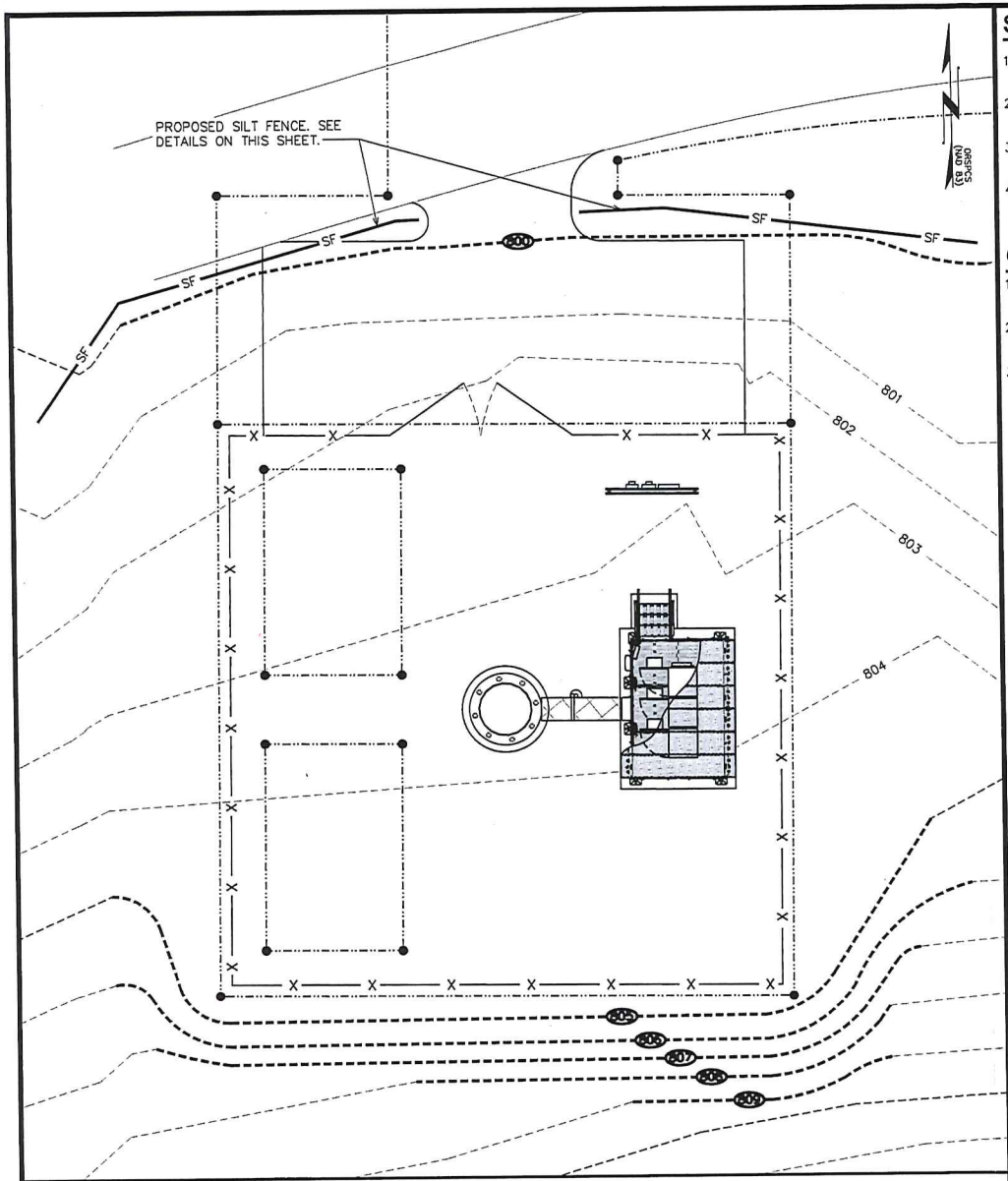
SHEET TITLE:

FENCE DETAILS

SHEET NUMBER: **Z-4**

REVISION: 2

TEP #:77960.72338



SOIL AND EROSION CONTROL PLAN

SCALE: 3/32" = 1'-0"

0 8 16

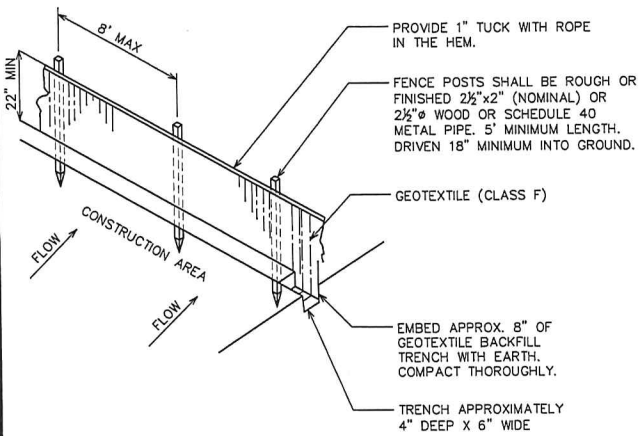
SCALE IN FEET

SITE GRADING NOTES:

1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION, INCLUDING GRAVEL COVER ON ANY NEW ACCESS ROAD, WILL FOLLOW IMMEDIATELY AFTER GRADING.
3. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
4. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY E&S CONTROLS WILL BE CLEANED UP AND REMOVED.

GEOTEXTILE FABRIC NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' (MINIMUM).
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF ½ ACRE OR MORE.



SILT FENCE DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:
U.S. Cellular
8410 BRYN MAWR AVE., STE. 700
CHICAGO, IL 60831
CUSTOMER SERVICE
(888) 944-9400

PLANS PREPARED FOR:
WIRELESS SITE TECHNOLOGY, LLC
WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PROJECT INFORMATION:

385474
CHENOWETH

3351 SANDLIN ROAD
THE DALLES, OR 97058
(WASCO COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
500 E 84TH AVE, SUITE C10
THORNTON, CO 80209
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
2	08-09-17	ZONING
1	07-28-17	ZONING

DRAWN BY: CJV | CHECKED BY: ARB

SHEET TITLE:

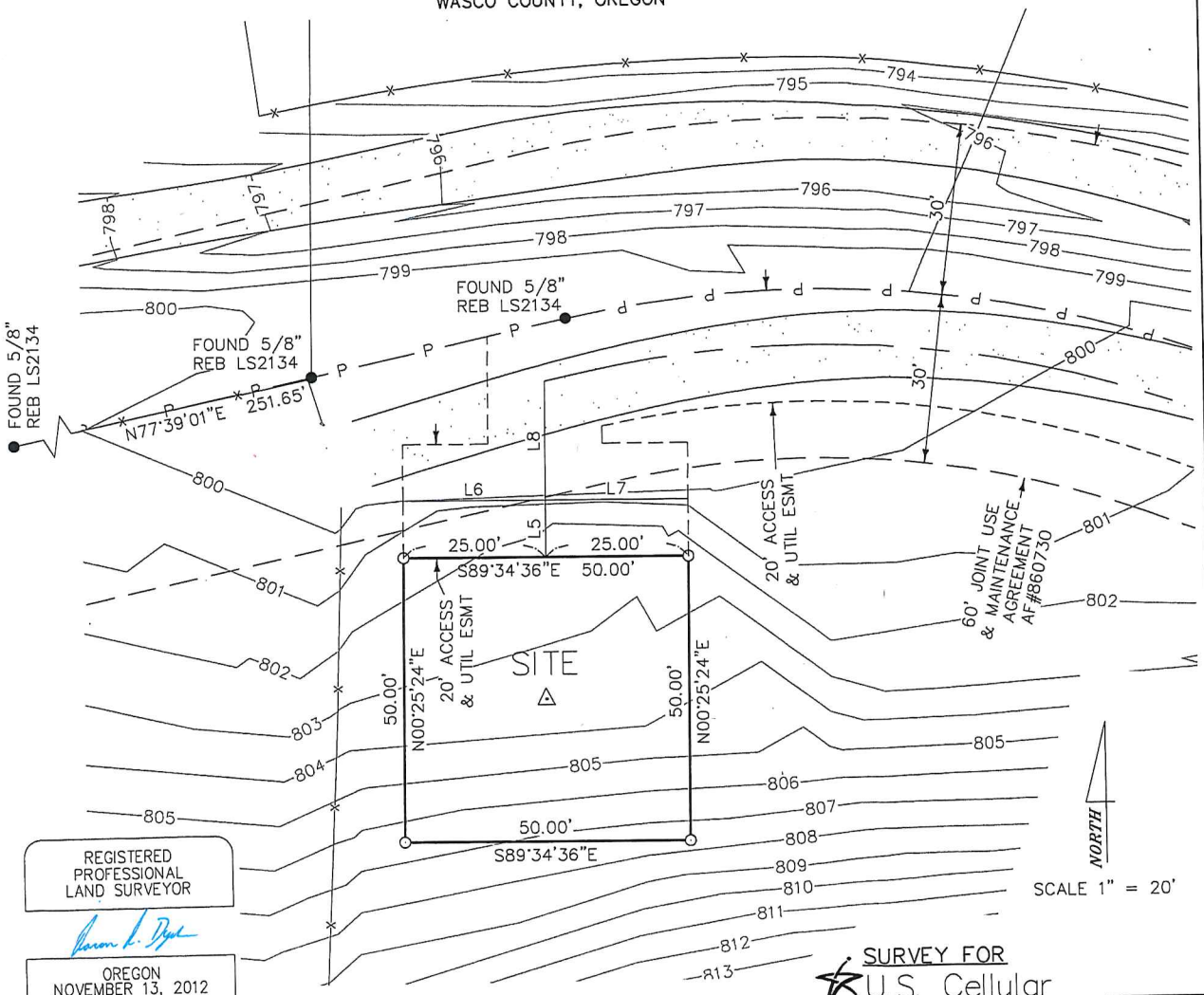
SOIL AND EROSION CONTROL PLAN

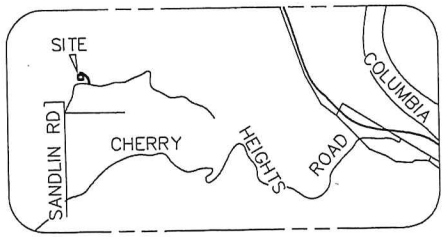
SHEET NUMBER: **Z-5**

REVISION: 2

TEP #:77960.72338

S.W. 1/4 OF THE N.W. 1/4 OF SEC.31, T02N, R13E, W.M.
WASCO COUNTY, OREGON





VICINITY SKETCH
NOT TO SCALE

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

PROPOSED TOWER CENTER
PROPOSED TOWER CENTER (STAKED)
NAD 83(91)
LAT 45°36'50.35" N
LONG 121°15'00.37" W
NAVD 88 ORTHOMETRIC GROUND ELEV.= 803.4 FEET

NOTE

1. BASED ON AMERITITLE TITLE REPORT 145036AM DATED DECEMBER 12, 2016.

2. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH A COMMUNICATIONS SITE THAT WILL NOT CREATE A SEPARATE PARCEL.

3. LATITUDE, LONGITUDE AND ELEVATION VALUES DEPICTED HEREON ARE IN COMPLIANCE WITH 1A POSITIONAL STANDARDS PER FCC GUIDELINES.

4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
AARON A. DYCK
86050

RENEWS: 12/31/2017
05/16/2017

SURVEY FOR
U.S. Cellular
CHENOWETH, OR SITE
SITE # 385474

STRATTON SURVEYING & MAPPING, PC
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7354
FAX: (509) 735-0580
stratton@strattonsurvey.com

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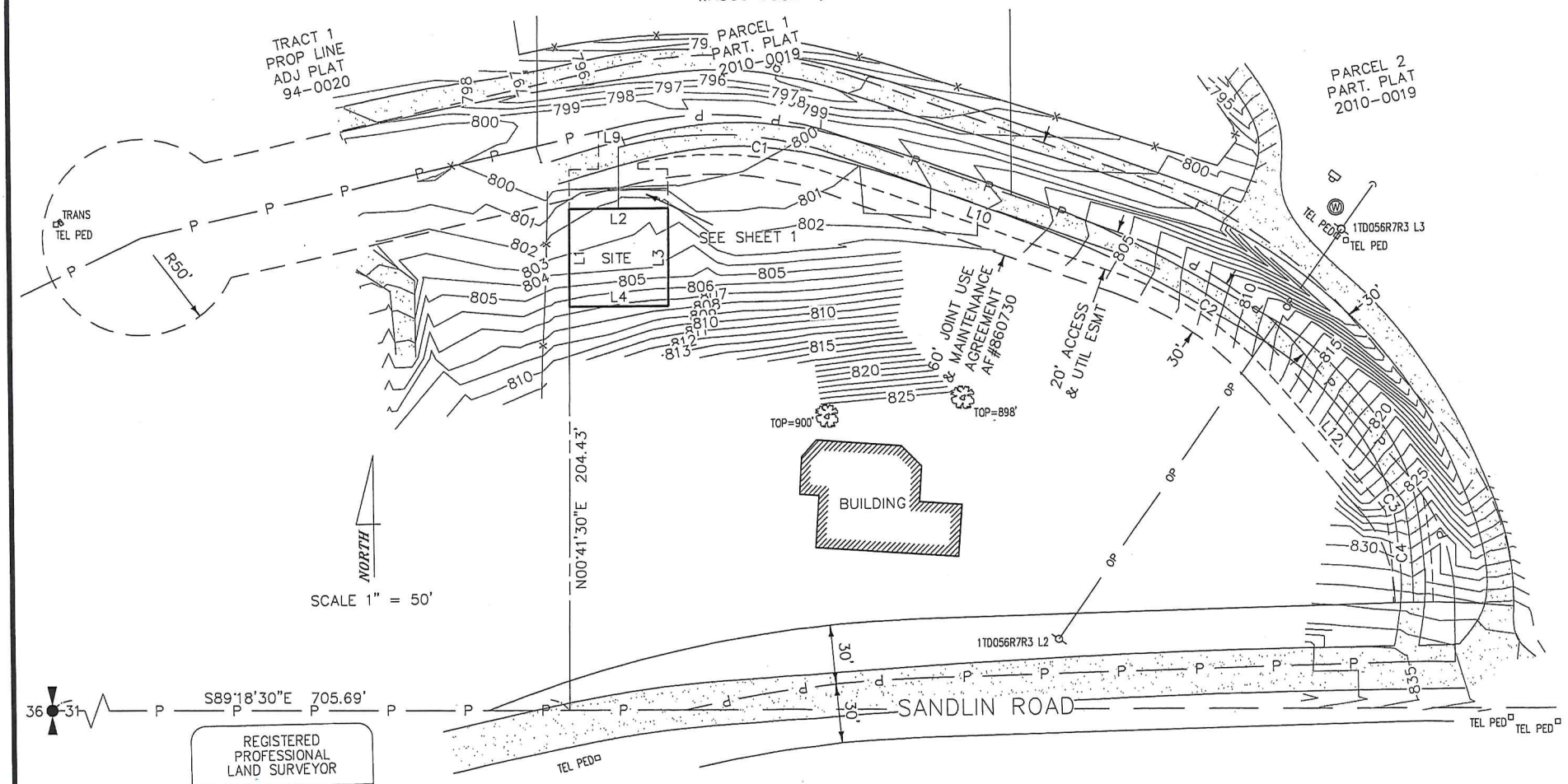
DRAWN BY: DCI	JOB # 5278

S.W. 1/4 OF THE N.W. 1/4 OF SEC.31, T02N, R13E, W.M.
WASCO COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
AARON A. DYCK
86050

RENEWS: 12/31/2017
05/16/2017

SURVEY FOR
U.S. Cellular
CHENOWETH, OR SITE
SITE # 385474

STRATTON SURVEYING & MAPPING, PC
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7384
FAX (509) 735-6580
stratton@strattonsurvey.com

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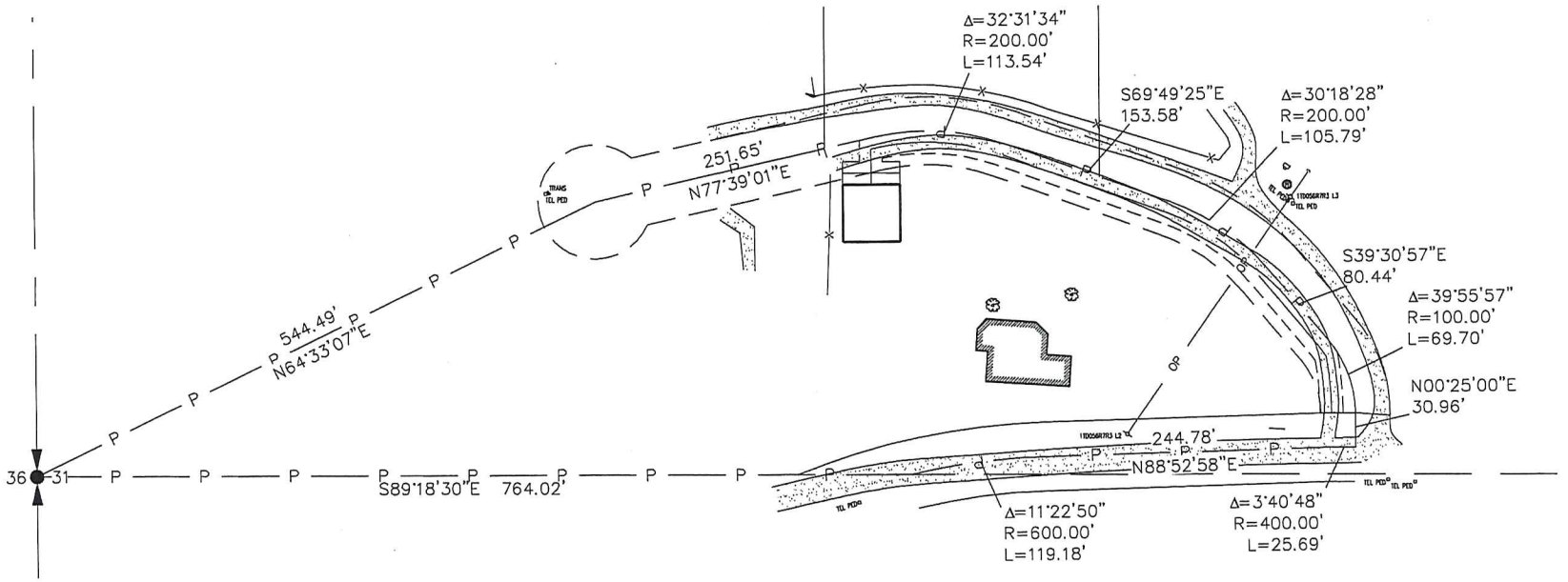
S.W. 1/4 OF THE N.W. 1/4 OF SEC.31, T02N, R13E, W.M.
WASCO COUNTY, OREGON



NORTH

SCALE 1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
AARON A. DYCK
86050

RENEWS: 12/31/2017
05/16/2017

SURVEY FOR
U.S. Cellular
CHENOWETH, OR SITE
SITE # 385474

STRATTON SURVEYING & MAPPING, PC
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
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S.W. 1/4 OF THE N.W. 1/4 OF SEC.31, T02N, R13E, W.M.
WASCO COUNTY, OREGON

DESCRIPTION–PARENT

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF WASCO, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°43'30" EAST 764.02 FEET TO THE CENTERLINE OF SANDLIN COUNTY ROAD; THENCE ALONG SAID CENTER ALONG A 600 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 11°22'50" A DISTANCE ON THE CURVE OF 119.18 FEET; THENCE ALONG SAID CENTERLINE NORTH 88°27'58" EAST 244.78 FEET; THENCE ALONG SAID CENTERLINE ON A 400 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 3°40'48" A DISTANCE ON THE CURVE 25.69 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF AN EXISTING GRAVEL ROAD; THENCE LEAVING THE CENTERLINE OF SANDLIN COUNTY ROAD AND ALONG THE CENTERLINE OF THE EXISTING GRAVEL ROAD NORTH 30.96 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A 100 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 39°55'57" A DISTANCE ON THE CURVE OF 69.70 FEET; THENCE NORTH 39°55'57" WEST 80.44 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ALONG A 200 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 30°18'28" A DISTANCE ON THE CURVE OF 105.79 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 70°14'25" WEST 153.58 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ALONG A 200 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 32°31'34" A DISTANCE OF 113.54 FEET; THENCE ALONG SAID CENTERLINE SOUTH 77°14'01" WEST 251.66 FEET TO THE CENTER OF A 50 FOOT RADIUS CUL–DE–SAC; THENCE SOUTH 64°08'07" WEST 544.49 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	50.00	N00°25'24"E
L2	50.00	S89°34'36"E
L3	50.00	N00°25'24"E
L4	50.00	S89°34'36"E
L5	10.00	N00°25'24"E
L6	25.00	S89°34'36"E
L7	25.00	S89°34'36"E
L8	21.01	N00°25'24"E
L9	6.07	S77°39'01"W
L10	153.58	N69°49'25"W
L12	80.44	N39°30'57"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	107.86	190.00	32°31'34"	N86°05'12"W	106.42
C2	100.50	190.00	30°18'28"	N54°40'11"W	99.34
C3	10.24	90.00	6°31'13"	N36°15'20"W	10.24
C4	50.48	288.25	10°02'01"	N04°22'10"W	50.41

LEGEND

- ○ = SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "STRATTON AAD 86050"
- ● = FOUND AS INDICATED
- △ = CENTER OF PROPOSED TOWER
- = POWER METER
- = POWER POLE W/ GUY WIRE
- = POWER TRANSFORMER
- TEL PED = TELEPHONE PEDESTAL
- Ⓦ = WATER WELL
- = TREE
- = FENCE
- = EASEMENT
- = SITE BOUNDARY
- = PARENT PARCEL BOUNDARY
- = CENTERLINE
- OP = POWER LINE OVERHEAD
- = BUILDING
- = GRAVEL ROAD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
AARON A. DYCK
86050

RENEWS: 12/31/2017
05/16/2017

SURVEY FOR
U.S. Cellular
CHENOWETH, OR SITE
SITE # 385474

STRATTON SURVEYING & MAPPING, PC
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

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DRAWN BY: DCI	JOB # 5278

S.W. 1/4 OF THE N.W. 1/4 OF SEC.31, T02N, R13E, W.M.
WASCO COUNTY, OREGON

DESCRIPTION–SITE

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 13 EAST, W.M., WASCO COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 89°18'30" EAST ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER 705.69 FEET; THENCE NORTH 00°41'30" EAST ALONG A RANDOM LINE 204.43 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°25'24" EAST 50.00 FEET;
THENCE SOUTH 89°34'36" EAST 50.00 FEET;
THENCE SOUTH 00°25'24" WEST 50.00 FEET;
THENCE NORTH 89°34'36" WEST 50.00 FEET TO THE SAID TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT 20.00 FEET IN WIDTH FOR ACCESS AND UTILITIES AFFECTING THAT PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, WASCO COUNTY, STATE OF OREGON, THENCE CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ABOVE SAID SITE THENCE SOUTH 89°34'36" EAST 25.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°25'24" EAST 10.00 FEET;
THENCE NORTH 89°34'36" WEST 25.00 FEET;
THENCE SOUTH 89°34'36" EAST 50.00 FEET;
THENCE NORTH 89°34'36" WEST 25.00 FEET;
THENCE NORTH 00°25'24" EAST 21.01 FEET;
THENCE NORTH 77°39'01" EAST 6.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 12°20'59" EAST 190.00 FEET, THENCE EASTERLY ALONG SAID CURVE 107.86 FEET THROUGH A DELTA ANGLE OF 32°31'34";
THENCE SOUTH 69°49'25" EAST 153.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 20°10'35" WEST 190.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 100.50 FEET THROUGH A DELTA ANGLE OF 30°18'28";
THENCE SOUTH 39°30'57" EAST 80.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 50°29'03" WEST 90.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 10.24 FEET THROUGH A DELTA ANGLE OF 06°31'13" TO THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 80°36'50" WEST 288.25 FEET, THENCE SOUTHERLY ALONG SAID CURVE 50.48 FEET THROUGH A DELTA ANGLE OF 10°02'01" TO THE NORTHERLY RIGHT–OF–WAY LINE OF SANDLIN ROAD AND THE POINT OF TERMINUS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
AARON A. DYCK
86050

RENEWS: 12/31/2017
05/16/2017

SURVEY FOR
U.S. Cellular
CHENOWETH, OR SITE
SITE # 385474

STRATTON SURVEYING & MAPPING, PC
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DRAWN BY: DCI	JOB # 5278

WIRELESS SITE
TECHNOLOGY, LLC

Procurement Management
Site Development

August 29, 2017

Wasco County Planning Dept.
Attn: Dawn Baird
2705 East Second St.
The Dalles, OR 97058

RE: Oregon RSA #2 Inc. (aka US Cellular)
Land Use Application
Utility Facility (Major)
3351 Sandlin Road, The Dalles
Parcel 02N 13E 31B 500 Account 1399

Enclosed you will find:

1. Land Use Application
2. Conditional Use Permit form
3. Fire Safety Standards Self Certification form
4. Narrative and Zoning Compliance Statement
5. Site Plans by Tower Engineering Professionals
6. Parcel Map & ORMAP, Partition Plat and Warranty Deed copy
7. Site Survey by Stratton Surveying
8. FAA Determination of No Hazard
9. Site Specific Geologic Hazard Report
10. Check for $2000 ($500 previously paid) for the cell tower application review Fee

Please direct all questions and documents to Dan MacKinney at

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If you require any additional information to process, please let me know.

With regards,

Dan MacKinney
Site Acquisition Consultant for Oregon RSA #2 Inc.