



City of Tualatin

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June 5, 2018

ARCHITECTURAL REVIEW AND PUBLIC FACILITIES DECISION

AR-17-0010

**** APPROVAL WITH CONDITIONS ****

Case #:	AR-17-0010
Project:	POR Durham Wireless Communication Facility
Location:	10290 SW Tualatin Road, Tualatin, OR, 97062
Tax Map/Lot:	2S1 23B 000800
Applicant/Owner:	Acom Consulting, Inc./TOTE-N-STOW INC.
Applicant/Rep.:	Reid Stewart, Acom Consulting, Inc., Gresham, OR reid.stewart@acomconsultinginc.com

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.

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I. INTRODUCTION

A. Project Description

Acom Consulting, Inc. proposes to construct a new unmanned wireless communication facility (WCF) on behalf of Lendlease (US) Telecom Holdings LLC - c/o PI Tower Development LLC, Verizon Wireless, and the property owner, Tote 'N Stow, Inc. on the southwest corner of 10290 SW Tualatin Road. The proposed WCF would include a new 100-foot monopole support tower with antennas mounted at the top and opportunities for ancillary ground equipment including equipment cabinets, natural gas generator, cabling and ice bridge will be located below in a new 25' x 48' secure fenced lease area surrounding the tower. It is anticipated that the proposed WCF will generate approximately 1-2 visits per month from a site technician.

The proposed WCF also required a variance from the 1,500-separation provisions of Tualatin Development Code (TDC) Section 73.470(9) under a separate application process that was approved on appeal from the City Council on May 14, 2018.

B. Site Description

This site is an approximately 3.6-acre parcel, Washington County Tax Lot 2S1 23B 000800, and when combined with the approximately 5-acre parcel to the north (Washington County Tax Lot 2S1 23BB 00300) comprise the entire Tote 'N Stow property (see Figure I-1). The Tote 'N Stow provides a range of covered and open storage services for recreational vehicles with secure gated access from SW Tualatin Road to the north. The proposed WCF would be located on a paved area in the southwest corner of the project site and would not affect existing storage operations.

The subject lot and neighboring properties on all sides are located in the City of Tualatin's Light Manufacturing (ML) Planning District, which generally extends northward to SW Tualatin Road, eastward to SW 100th Court, southward to SW Herman Road, and westward to SW 108th Avenue.

There are no wetlands, greenways, or riverbanks located on-site, nor is the site located within any Natural Resources Protection Overlay District (NRPO) or floodplain.

C. Project Schedule

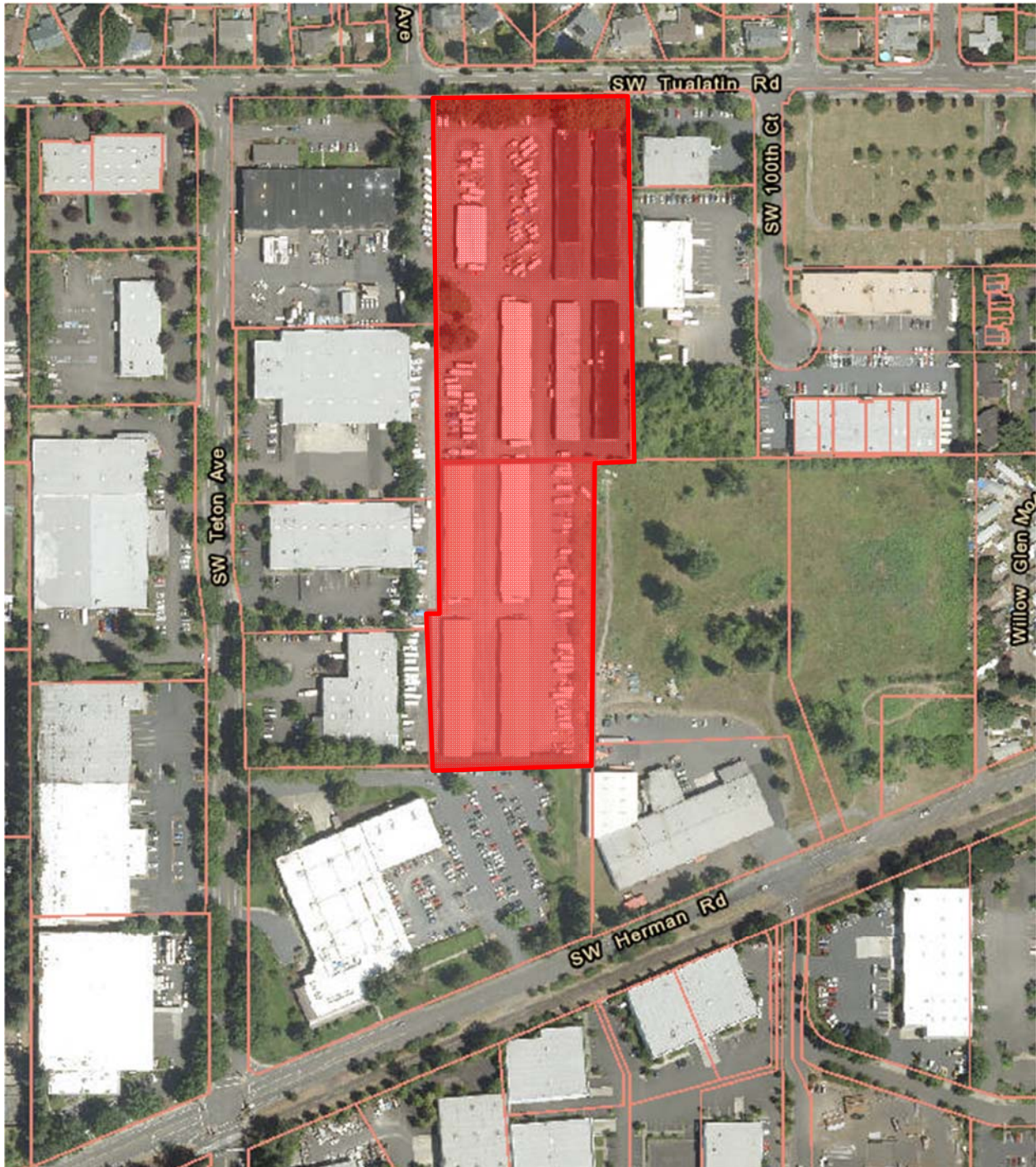
A pre-application conference for this project was held on March 23, 2017. A neighborhood/developer meeting—as required by Tualatin Development Code (TDC) 31.063—was held on May 10, 2017, commencing at 5:30 PM at the Juanita Pohl Center, 8513 SW Tualatin Road, Tualatin, OR 97062. Meeting attendees included members from the POR Durham WCF project team, one representative from the City of Tualatin, and 14 members from the community.

This AR application was originally submitted on October 17, 2017, and deemed complete on October 26, 2017. Per the 120-Day Rule—Oregon Revised Statute (ORS) 227.178-227.179—final City of Tualatin action/decision on this application must be completed on or before February 23, 2018. However, as noted above, the proposed WCF required a variance pursuant to separation provisions; this variance application was reviewed as VAR17-0001. As part of the VAR application, the applicant has invoked the "FCC Shot Clock Order" requiring a final decision on the complete WCF proposal within 150 days of application completeness. The variance needed to be approved prior to the final processing of the AR, as the variance needed to be approved in order to make the required findings needed to support the application. However, the approval from the Planning Commission was appealed to the City Council, delaying the process. The applicant agreed to extend the 120 day rule and the 150 day FCC rule to allow time to process the AR application after the variance was complete.

Tualatin Engineering indicated in a memo dated October 24, 2017 that they have no comments, and that no Public Facilities Report is required.

Staff last visited the site on October 26, 2017.

Figure I-1. Aerial Map of Subject Area



II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, staff recommends approval of AR-17-0010 subject to the following Architectural Features (AF) conditions:

CONDITIONS OF APPROVAL DOCUMENTATION:

AF-1 Prior to obtaining building permits on the subject site, the applicant shall submit 3 revised paper plan sets—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

AF-3 The applicant shall provide evidence for the file that the 20 foot access easement is recorded prior to certificate of occupancy (for 60.100, 73.340, 73.370(2), and 73.400).

PLEASE BE ADVISED (AS APPLICABLE):

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

III. PLANNING FINDINGS

The Planning Division findings in the following section are based on interpretive compliance with the Tualatin Development Code (TDC) and other applicable ordinances. All references are to sections in the TDC unless otherwise noted.

In the following section, planning staff comments, findings, and conditions of approval are in Italic font.

A. Previous Related Land Use Actions

The site was the subject of the following previous land use actions (excluding Minor Architectural Review):

AR-86-21: Tote 'N Stow Addition

B. Planning Districts and Adjacent Land Uses

The subject property is located in the Light Manufacturing (ML) Planning District where manufacturing, warehousing/distribution, and wholesaling uses are permitted pursuant to Tualatin Development Code (TDC) 60.020. Additionally, item 35 permits Wireless Communication Facilities in the ML District subject to an Architectural review.

Adjacent planning districts and land uses are:

North: Light Manufacturing Planning District (ML)

- One-story vehicle storage buildings on the Tote 'N Stow north parcel at 10290 SW Tualatin Road
- One-story Arrow Mechanical Building (HVAC Contractors) at 10330 SW Tualatin Road on the southeast corner of SW Tualatin Road and Teton Avenue
- Two-story Continental Marketing office building at 18175 SW 100th Court on the southwest corner of SW Tualatin Road and 100th Court

Low Density Residential Planning District (RL)

- One- to two-story single-family residences as part of the Apache Bluff and Martinazzi Century Estates subdivisions north of SW Tualatin Road

East: Light Manufacturing Planning District (ML)

- One-story Frito-Lay warehouse at 18205 SW 100th Court
- One-story vacant industrial building at 18240 SW 100th Court
- One-story industrial building at 18250-18260 SW 100 Court tenanted by Espresso Building Services, Raindrop Supply, and Universal Fire Equipment
- Three undeveloped parcels owned by Powin QBF LLC

South: Light Manufacturing Planning District (ML)

- One-story Huntsman Safe Company at 10005 SW Herman Road
- One-story multi-tenanted industrial building at 18600 SW Teton Avenue housing KAI-USA, Kershaw Knives, Shun Cutlery, and Zero Tolerance Knives on the northeast corner of SW Teton Avenue and Herman Road

West: Light Manufacturing Planning District (ML)

- One-story Precision Graphics at 18500 SW Teton Avenue
- One-story Warco Products Inc. at 18400 SW Teton Avenue
- One-story Pacific Industries Inc. at 18200 SW Teton Avenue

C. Planning District Uses

Section 60.020 Light Manufacturing (ML) Planning District Permitted Uses

No building, structure or land shall be used in this district, except for the following uses as restricted in TDC 60.021:

(35) Wireless communication facility.

Applicant Response: Proposal is for a new wireless communications facility, which is a permitted use in the ML planning district.

Staff finds that this standard is met.

D. Lot Sizes

Section 60.060 Lot Size

Except for lots for public utility facilities, natural gas pumping stations and wireless communication facility which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply:

- (1) The minimum lot area shall be 20,000 square feet.
- (2) The minimum average lot width shall be 100 feet.
- (3) The minimum lot width at the street shall be 100 feet.

Applicant Response: Does not apply – Proposal is for a new wireless communications facility not involving any changes to lot size.

Staff finds that this standard does not apply.

E. Setback Requirements

Section 60.070 Setback Requirements

- (1) **Front yard.** The minimum setback is 30 feet. When the front yard is across the street from a residential or Manufacturing Park (MP) district, a front yard setback of 50 feet is required. When a fish and wildlife habitat area is placed in a Tract and dedicated to the City at the City's option, dedicated in a manner approved by the City to a non-profit conservation organization or is retained in private ownership by the developer, the minimum setback is 10 – 30 feet, as determined in the Architectural Review process, with the exception of front yards across the street from a residential or MP District, provided the buildings are located farther away from fish and wildlife habitat areas.
- (2) **Side yard.** The minimum setback is 0 to 50 feet, as determined through the Architectural Review process. When the side yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) District, a side yard setback of 50 feet is required.
- (3) **Rear yard.** The minimum setback is 0 to 50 feet, as determined through the Architectural Review process. When the rear yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) District, a rear yard setback of 50 feet is required.
- (4) **Corner lot yards.** The minimum setback is the maximum setback prescribed for each yard for a sufficient distance from the street intersections and driveways to provide adequate sight distance for vehicular and pedestrian traffic at intersections and driveways, as determined through the Architectural Review process.
- (5) **The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or Residential or Manufacturing Park District, the minimum setback is 10 feet. No setback is required from lot lines within ingress and egress areas shared by abutting properties in accordance with TDC 73.400(2).**
- (6) **No spur rail trackage shall be permitted within 200 feet of an adjacent residential district.**
- (7) **No setbacks are required at points where side or rear property lines abut a railroad right-of-way or spur track.**
- (8) **No fence shall be constructed within 10 feet of a public right-of-way.**
- (9) **Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider TDC 73.510, shall be a minimum of 5 feet, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet.**

Applicant Response: Proposal is for a new wireless communication facility including a 100-foot monopole support tower. Proposed facility is in the Light Manufacturing (ML) Planning District as well as all abutting parcels and will meet minimum setback of 5 feet. See Attachment 01 – Zoning Drawings.

Staff finds that the above-referenced standards (1) through (7) do not apply. Staff finds that above-referenced standards (8) and (9) are met as shown in Sheets A-0—Site Plan and A-1—Proposed Equipment Plan, both dated March 6, 2017. Specifically, the property is comprised of two tax lots on one legal parcel. The tower sits near the southern portion of the property, on the southern tax lot. The property abuts an RL District on the north, across SW Tualatin Road. Because the tower is located to the far south of the long property, it is setback about 1,000 feet from the RL District. As such, the project complies with the setback requirements. See further setback discussion under TDC 73.510 below.

F. Structure Height

Section 60.090 Structure Height

- (1) Except as provided in TDC 60.090(2), (3) or (4), no structure shall exceed a height of 50 feet and flagpoles which display the flag of the United States of America either alone or with the State of Oregon flag shall not exceed 100 feet above grade provided that the setbacks are not less than a distance equal to one and one-half times the flagpole height.
- (2) The maximum permitted structure height provided in TDC 60.090(1) may be increased to no more than 85 feet, provided that all yards adjacent to the structure are not less than a distance equal to one and one-half times the height of the structure.
- (3) Height Adjacent to a Residential District. Where a property line, street or alley separates ML land from land in a residential district, a building, flagpole or wireless communication support structure shall not be greater than 28 feet in height at the required 50 foot setback line. No building or structure, including flagpoles, shall extend above a plane beginning at 28 feet in height at the required 50 foot setback line and extending away from and above the setback line at a slope of 45 degrees, subject always to the maximum height limitation set in TDC 60.090(1) and (2).
- (4) Wireless Communication Support Structure. The maximum structure height for a wireless communication support structure and antennas is 100 feet unless the wireless communication support structure and antennas are located within 300 feet of the centerline of I-5, in which case the maximum structure height is 120 feet.

Applicant Response: Proposal is for a new 100-foot monopole wireless communication support structure.

Staff finds that 60.090(4) standards are met as shown in Sheet A-2—Proposed Tower Elevations dated March 6, 2017. Staff finds that above-referenced standards (1), (2), and (3) do not apply.

G. Access

Section 60.100 Access

All lots created after September 1, 1979, shall abut a public street, except secondary condominium lots, which shall conform to the access provisions in TDC 73.400 and TDC Chapter 75. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Storm Water Quality Control Facilities identified by TDC Chapters 71, 72, Figure 3-4 of the Parks and Recreation Master Plan and the Surface Water Management Ordinance, TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street.

Staff notes that the subject parcel (2S1 23B 000800) does not abut a public street. However, the subject parcel and the adjacent parcel to the north (2S1 23BB 00300) are both under control and ownership of Tote 'N Stow, and the northern parcel abuts and provides sole access to SW Tualatin Road. The proposed WCF would include a 20-foot-wide access easement from SW Tualatin Road to the lease area on the subject parcel as shown in Sheet A-0—Site Plan (dated March 6, 2017); thus, staff finds that this standard is met. A condition of approval has been added to assure this easement is recorded.

H. Development Review Approval

Section 73.050 Criteria and Standards

- (1) In exercising or performing his or her powers, duties, or functions, the Planning Director shall determine whether there is compliance with the following:
 - (a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City

- ordinances insofar as the location, height, and appearance of the proposed development are involved;
- (b) The proposed design of the development is compatible with the design of other developments in the general vicinity; and
 - (c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.
- (2) In making his or her determination of compliance with the above requirements, the Planning Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.
 - (3) In determining compliance with the requirements set forth, the Planning Director shall consider the effect of his or her action on the availability and cost of needed housing...
 - (4) As part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree cutting permit shall be based on the criteria in TDC 34.230.
 - (5) **Conflicting Standards.** In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2).

Applicant Response: Proposal meets applicable site development standards as outlined and addressed below. Proposed wireless communication facility is compatible with design and other developments in surrounding industrial/manufacturing area. No trees are being removed as part of proposal. Applicable requirements of Chapter 73 are outlined and addressed below.

Staff notes that the proposed development would be consistent with existing and similarly developed industrial uses in the immediate vicinity, including the light manufacturing uses on all sides. Therefore, staff finds that above-referenced standard (1) is met. The applicant has provided visual simulations to show they meet the requirements of the code.

As the proposed development does not include any utility facilities or public utility facilities, staff finds that above-referenced standard (2) does not apply, confirmed by City Engineer memo dated October 24, 2017 (see Attachment A), that states Public Facilities Review (PFR) is not required for this proposal.

Staff finds that above-referenced standards (3), (4), and (5) do not apply.

I. Landscape and Building Maintenance

Section 73.100 Landscaping and Building Installation and Maintenance

- (1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

Staff concurs with the applicant's finding.

- (2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

Applicant Response: Does not apply – Proposal does not include the addition of landscaping as it is inside fenced storage facility. Proposal does not include building exterior improvements.

Staff concurs with the applicant's finding.

J. Site Planning

Section 73.160 Standards (Community Design)

(1) Pedestrian and Bicycle Circulation:

(a) For commercial, public and semi-public uses:

- (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;**
- (iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;**
- (v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.**
- (vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.**
- (vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

(b) For Industrial Uses:

- (i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.**
- (ii) Walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.**
- (iii) Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;**
- (iv) Accessways may be gated for security purposes;**
- (c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.**
- (d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private access-ways they shall be constructed of asphalt, concrete or a pervious surface such as**

pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.

- (e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's re-view and approval.
- (f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.
- (g) Accessways shall be constructed, owned and maintained by the property owner.

As the proposed WCF is classified as a use that does not require pedestrian and bicycle circulation amenities, staff finds these standards do not apply.

(2) Drive-up Uses

- (a) Drive-up uses shall provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:
 - (i) Banks--each lane shall provide a minimum capacity for five automobiles.
 - (ii) Restaurants--each lane shall provide a minimum capacity for eight automobiles.
 - (iii) Other Drive-Up Uses--each lane shall provide a minimum capacity for two to eight automobiles, as determined through the architectural review process.
 - (iv) For purposes of this Section, an automobile shall be considered no less than twenty feet in length. The width and turning radius of drive-up aisles shall be approved through the architectural review process.
- (b) Parking maneuvers shall not occur in the stacking area. The stacking area shall not interfere with safe and efficient access to other parking areas on the property.
- (c) Locate drive-up aisles and windows a minimum of 50 feet from residential planning districts to avoid adverse impacts. A wall or other visual or acoustic may be required through the architectural review process.

As no drive-up uses are proposed, staff finds that these standards do not apply.

(3) Safety and Security

- (a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.
- (b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.
- (c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.
- (d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
- (e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.
- (f) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.

As the proposed WCF does not include an occupiable structure, lighting, or other public or semi-public space, staff finds that these standards do not apply. Staff notes that the proposed lease area will be defined by six-foot-tall fencing topped with barbed wire for security purposes as illustrated in Sheet A-2—Proposed Tower Elevations (dated March 6, 2017), additionally it will be located within a secure storage facility with appropriate security.

(4) Service, Delivery and Screening

- (a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.**
- (b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.**
- (c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.**

Staff finds that the above-referenced TDC 73.160(4)(a) standard is met by a 6-foot-tall chain-link fence with vinyl slats as shown on Sheet A-2—Proposed Tower Elevations, dated March 6, 2017.

Staff finds that above-referenced standards (b) and (c) do not apply.

(5) The Federal Americans with Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.

As the proposed WCF is classified as a use that does not require ADA access, staff finds these standards do not apply. Staff notes that ADA and OSSC standards must be met during the building permit process.

- (6) (a) All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-5) shall provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.**
- (b) In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) shall:**
 - (i) locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;**
 - (ii) provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;**
 - (iii) provide a transit passenger landing pad accessible to disabled persons;**
 - (iv) provide an easement or dedication for a passenger shelter as determined by the City; and**
 - (v) provide lighting at the major transit stop.**

As the proposed WCF is not classified as an industrial, institutional, retail, or office development, staff finds these standards do not apply.

Applicant Response: Proposal is for a new unmanned wireless communication facility located inside an existing fenced storage facility. Proposed wireless communication facility will utilize existing storage facility access from SW Tualatin Road, which is restricted to tenants of the storage facility.

Staff notes that the applicant response above pertains to TDC 73.160 in its entirety.

Section 60.085 Sound Barrier Construction.

- (1) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway.
- (2) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.
- (3) Sound barrier construction shall consist of masonry walls or earth berms located so as to reflect sound away from, rather than toward, noise sensitive properties. This may include masonry "wing walls" attached to a building, detached masonry walls (such as at the perimeter of the site), earth berms, or combinations of the three.
- (4) Wing walls must be at least as tall as the tallest overhead door they are designed to screen at the point where they meet the building. The height of the wall may be reduced along a maximum incline formed by a horizontal distance twice the vertical change in height, or 26.5 degrees from horizontal.
- (5) "Straight-line lateral path" shall mean a direct line between two points as measured on a site plan. "Wing wall" shall mean a wall that is attached to a building on one side and meets the screening requirements of (1) and (2) of this section. "Building mechanical device" shall include, but is not necessarily limited to, heating, cooling and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building.
- (6) Where existing structures (on or off site) are located such that they will reflect sound away from residential areas and will function as a sound barrier, on-site sound barrier construction shall not be required, except that at the time such structures are removed, sound barrier construction shall be required.
- (7) New construction, including additions or changes to existing facilities, shall comply with the provisions of this section. When additions or changes to existing facilities are proposed, existing structures on the property may be required to comply with the provisions of this section, as determined through the Architectural Review process. Where buildings or outdoor use areas located on more than one parcel are all part of a single use as determined through the Architectural Review process, all of the parcels may be required to comply with the provisions of this section.

As there are no residential uses or residential planning districts within 450 feet of the project site (the nearest residential structure is greater than 1,200 feet north of the proposed WCF lease area), staff finds that these standards do not apply.

K. Structure Design

Section 73.220 Standards

The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.

- (1) Safety and Security
 - (a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas without shining into public rights-of-way or fish and wildlife habitat areas.

- (b) Provide an identification system which clearly identifies and locates buildings and their entries.
- (c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.

Applicant Response: Does not apply – Proposal does not include on-site surveillance lighting, buildings or shrubs.

As the proposed WCF does not include an occupiable structure, lighting, or other public or semi-public space, staff finds that these standards do not apply. Staff notes that the proposed lease area will be defined by six-foot-tall fencing topped with barbed wire for security purposes as illustrated in Sheet A-2—Proposed Tower Elevations (dated March 6, 2017).

L. Environmental Regulations

Section 63.051 Noise.

- (1) Except as otherwise provided in this section, all industrial development shall comply with the Oregon State Department of Environmental Quality standards relating to noise. From 9:00 p.m. to 7:00 a.m., a dBA reading from an industrial development, whether new or existing, shall not exceed an L-max of 60 dBA when measured from a noise sensitive property.
- (2) Method of measurement: sound or noise measurements procedures shall conform to the methods described in this section or to procedures approved by the Oregon Department of Environmental Quality.
 - (a) Measurements shall be made with a calibrated sound level meter in good operating condition, meeting the requirements of a Type I or Type II meter, as specified in ANSI Standards, Section 1.4 - 1971. For purposes of this section, a sound level meter shall contain at least an "A" weighting network, and both fast and slow response capability.
 - (b) Persons conducting sound level measurements shall have received training in the techniques of sound measurement and the operation of sound measuring instruments from the Department of Environmental Quality or other competent body prior to engaging in any enforcement activity.
 - (c) When sound measurements are made, they shall be made from a position no more than 25 feet away from the noise sensitive property.

Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. As such, as a condition of approval, the proposed development must comply with all applicable noise standards (see "The Following Code Requirements Apply to the Site in an On-Going Manner" section under "Conditions of Approval" above).

M. Mixed Solid Waste and Source Separated Recyclables Storage Areas

Section 73.227 Standards

The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (2), (3), (4) and (5) of this section.

- (1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public development.

(6) Location, Design and Access Standards for Storage Areas.

(a) Location Standards

- (i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.**
- (ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.**
- (iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.**
- (iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.**
- (v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.**
- (vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).**
- (vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.**

(b) Design Standards

- (i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.**
- (ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.**
- (iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.**
- (iv) Exterior storage areas shall have either a concrete or asphalt floor surface.**
- (v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.**

(c) Access Standards

- (i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.**
- (ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.**
- (iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.**

Applicant Response: Does not apply – Proposed facility does not generate any waste.

Staff finds that these standards do not apply.

N. Landscaping

Section 73.240 Landscaping General Provisions

- (1) The following standards are minimum requirements.**
- (2) The minimum area requirement for landscaping for conditional uses for RL, RML, RMH, RH and RH/HR Planning Districts, listed in TDC 40.030, 41.030, 42.030, 43.030 and 44.030, excluding 40.030(3), 40.030 (4)(j), 40.030 (4)(m), 40.030 (4)(n) and 41.030(2) shall be twenty-five (25) percent of the total area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping shall be twenty (20) percent of the total area to be developed as determined through the AR process.**

As the project site is not located in any of the planning districts mentioned above, staff finds that this standard does not apply.

- (3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total land area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.**

Staff notes that while the subject parcel is located in the ML Planning District, the proposed WCF and the lease area will occupy a paved portion of this 5 acre pre-developed storage site and will not include new landscaping or affect existing landscaping. The site of the project is the 5 acre storage facility, which features mature landscaping along Tualatin road, including trees that will screen the tower. The lease area, is 1,200 square feet. 15% landscaping would be 180 square feet. Because the site already features well over 180 square feet of mature landscaping, staff finds that this standard is met.

- (4) The minimum area requirement for landscaping for uses in IN, CN, CO/MR, MC and MP Planning Districts shall be twenty-five (25) percent of the total land area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.**

As the project site is not located in any of the planning districts mentioned above, staff finds that this standard does not apply.

- (5) The minimum area requirement for landscaping for uses in the Industrial Business Park Overlay Planning District and the Manufacturing Business Park Planning District shall be twenty (20) percent of the total land area to be developed.**

As the project site is not located in any of the planning districts mentioned above, staff finds that this standard does not apply.

- (6) The minimum area requirement for landscaping for approved Industrial Master Plans shall be 20% of the total land area to be developed.**

As the project site is not located in an approved Industrial Master Plan, staff finds that this standard does not apply.

- (7) For properties within the Hedges Creek Wetland Protection District which have signed the "Wetlands Mitigation Agreement", the improved or unimproved wetland buffer area may**

reduce the required landscaping to 12.5 percent as long as all other landscape requirements are met.

As the project site is not located within the Hedges Creek Wetland Protection District, staff finds that this standard does not apply.

- (8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning District, but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.**

As the project site is not located in either of the planning districts mentioned above, staff finds that this standard does not apply.

- (9) Yards adjacent to public streets, except as described in the Hedges Creek Wetlands Mitigation Agreement, TDC 73.240(7), shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.**

As the proposed WCF and the lease area will not be located in a yard adjacent to a public street, staff finds that this standard does not apply.

- (10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.**

The proposed WCF and the lease area will be located in an existing paved area on the subject site and will not affect any existing landscaping; therefore, staff finds that this standard does not apply.

- (11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.**

No landscaping is required; thus, staff finds this standard does not apply.

- (12) In the MP District, wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:**

- (a) The amount of wetland buffer area which may be counted as landscaping is limited to a maximum of two and one-half percent (2.5 percent) of the total land area to be developed.**
- (b) All portions of the required buffer area to be counted as landscape shall be within the boundaries of the subject property. No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel.**
- (c) Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer shall perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and the Unified Sewerage Agency.**
- (d) Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US**

Army Corps of Engineers, the developer shall include an enhanced mitigation plan approved by the Oregon Division of State Lands and the Unified Sewerage Agency as part of the Architectural Review submittal. The developer shall complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

As the project site is not located in the MP Planning District, staff finds that this standard does not apply.

- (13) Landscape plans for required landscaped areas that include fences should carefully integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.

As no landscaping is required, staff finds this standard does not apply.

Applicant Response: Proposed facility does not include the addition or removal of any landscaping or trees.

Staff notes that the applicant response above pertains to TDC 73.240 in its entirety.

73.260 Tree and Plant Specifications

- (1) The following specifications are minimum standards for trees and plants:
- (a) Deciduous Trees. Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1-1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.
 - (b) Coniferous Trees. Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.
 - (c) Evergreen and Deciduous Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.
 - (d) Groundcovers. Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (*Hedera helix*) is considered a high maintenance material which is detrimental to other landscape materials and buildings and is therefore prohibited.
 - (e) Lawns. Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.
- (2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).
- (3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:
- (a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.
 - (b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.
- (4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.
- (5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:
- (a) It will not interfere with designated pedestrian or vehicular access; and
 - (b) It will not constitute a traffic hazard because of reduced visibility.

Applicant Response: Proposed facility does not include any tree preservation.

As no trees or landscaping are required, staff finds that these standards do not apply.

Section 73.280 Irrigation System Required

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Applicant Response: Proposed facility does not include the addition or removal of any landscaping or trees.

As no landscaping is required, staff finds that this standard does not apply.

Section 73.290 Re-vegetation in Un-landscaped Areas

The purpose of this section is to ensure erosion protection, and in appropriate areas to encourage soil amendment, for those areas not included within the landscape percentage requirements so native plants will be established, and trees will not be lost.

- (1) Where vegetation has been removed or damaged in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, vegetation shall be replanted.**
- (2) Plant materials shall be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.**
- (3) The use of native plant materials is encouraged to reduce irrigation and maintenance demands.**
- (4) Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.**

Applicant Response: Proposed facility does not include the addition or removal of any landscaping or trees.

As the proposed development would not result in any un-landscaped areas, staff finds that this standard does not apply.

Section 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses

- (1) A minimum 5'-wide landscaped area must be located along all building perimeters which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.**
- (2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.**
- (3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.**

Applicant Response: Does not apply – proposed unmanned wireless communication facility does not include a building and is located within a fenced storage facility that has restricted access. Fenced ground equipment lease area will not be visible from the public right-of-way.

As the proposed WCF is not classified as an industrial, institutional, public or semi-public use, staff finds these standards do not apply.

Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.

- (1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking where this provision shall not apply.
- (2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas). For conditional uses in multifamily residential planning districts the landscape width shall be at least 10 feet except for uses allowed by TDC 40.030(3), 40.030(5)(j), 40.030(5)(m), 40.030(5)(n) and 41.030(2).
 - (a) The landscape area shall contain:
 - (i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of TDC 73.360(7).
 - (ii) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round.
 - (iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.
 - (iv) Native trees and shrubs are encouraged.
 - (b) Where off-street parking areas on separate lots are adjacent to one another and are connected by vehicular access, the landscaped strips required in subsection (2) of this section are not required.

Applicant Response: Does not apply – proposed facility is unmanned and does not include an off-street parking lot.

As the proposed WCF is not classified as an industrial, institutional, public or semi-public use, staff finds these standards do not apply. Staff notes that the proposed WCF does not include an off-street parking lot or loading area, and that parking for the site technician (anticipated to visit the site once or twice a month) would be accommodated in the proposed access easement area adjacent and east of the lease area. A condition of approval has been added to assure this easement is recorded.

Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.

- (1) A minimum of 25 square feet per parking stall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area [see TDC 73.380(3)]. They shall be planted with groundcover or shrubs that will completely cover the island area within 3 years. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.
- (2) Landscaped island areas with deciduous parking lot shade trees shall be a minimum of 5 feet in width (from inside of curb to curb).
- (3) A minimum of one deciduous shade tree shall be provided for every four (4) parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of TDC 73.360(7). Parking lot shade tree requirements shall not apply to parking structures and underground parking.

- (4) Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.
- (5) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.
- (6)
 - (a) Except as in (b) below, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development, except for parking structures and underground parking which shall be determined through the Architectural Review process.
 - (b) In the Central Design District where driveway access is on local streets, not collectors or arterials, and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 5 feet back from the property line, except for parking structures and underground parking which shall be determined through the Architectural Review process.
- (7) Deciduous shade trees shall meet the following criteria:
 - (a) Reach a mature height of 30 feet or more;
 - (b) Cast moderate to dense shade in summer;
 - (c) Long lived, i.e., over 60 years;
 - (d) Do well in an urban environment:
 - (i) Pollution tolerant.
 - (ii) Tolerant of direct and reflected heat.
 - (e) Require little maintenance:
 - (i) Mechanically strong.
 - (ii) Insect- and disease-resistant.
 - (iii) Require little pruning.
 - (f) Be resistant to drought conditions;
 - (g) Be barren of fruit production.

Applicant Response: Does not apply – proposed facility is unmanned and does not include an off-street parking lot.

As the proposed WCF is not classified as an industrial, institutional, public or semi-public use, staff finds these standards do not apply. Staff notes that the proposed WCF does not require an off-street parking lot.

Section 73.410 Street Tree Plan

A person who desires to plant a street tree shall comply with TDC 74.765, which comprises the street tree plan.

Applicant Response: Does not apply – proposal does not include any street trees.

As the subject site does not abut a public street and the proposal does not incorporate street trees as part of the development, staff finds these standards do not apply. Staff notes that street trees and other features of the public right-of-way are reviewed by City of Tualatin Engineering and Operations/Parks Maintenance Divisions.

O. Tree Removal and Preservation

Section 34.210 Application for Architectural Review, Subdivision or Partition Review, or Tree Removal Permit.

- (1) Architectural Review, Subdivision, or Partition.** When a property owner wishes to remove trees, other than the exemptions permitted under TDC 34.200(3), to develop property, and the development is subject to Architectural Review, Subdivision Review, or Partition Review approval, the property owner shall apply for approval to remove trees as part of the Architectural Review, Subdivision Review, or Partition Review application process.
 - (a) The application for tree removal shall include:**
 - (i) A Tree Preservation Site Plan, drawn to a legible scale, showing the following information: a north arrow; existing and proposed property lines; existing and proposed topographical contour lines; existing and proposed structures, impervious surfaces, wells, septic systems, and stormwater retention/detention facilities; existing and proposed utility and access locations/easements; illustration of vision clearance areas; and illustration of all trees on-site that are eight inches or more in diameter (including size, species, and tag i.d. number). All trees proposed for removal and all trees proposed for preservation shall be indicated on the site plan as such by identifying symbols, except as follows:**
 - (A) Where Clean Water Services (CWS) has issued a Service Provider Letter that addresses the proposed development currently under consideration, and**
 - (B) Where CWS has approved delineation of a “sensitive area” or “vegetated corridor” on the subject property, and**
 - (C) Where CWS has required dedication of an easement that prohibits encroachment into the delineated area, then**
 - (D) All trees located within the CWS-required easement need not be individually identified on the Tree Preservation Site Plan if the CWS-required easement boundary is clearly illustrated and identified on the Tree Preservation Site Plan.**
 - (ii) A tree assessment prepared by a qualified arborist, including the following information: an analysis as to whether trees proposed for preservation can in fact be preserved in light of the development proposed, are healthy specimens, and do not pose an imminent hazard to persons or property if preserved; an analysis as to whether any trees proposed for removal could be reasonably preserved in light of the development proposed and health of the tree; a statement addressing the approval criteria set forth in TDC 34.230; and arborist’s signature and contact information. The tree assessment report shall have been prepared and dated no more than one calendar year proceeding the date the development application is deemed complete by the City. Where TDC 34.210(1)(a)(i)(A) through (D) are applicable, trees located within the CWS-required easement need not be included in the tree assessment report.**
 - (iii) All trees on-site shall be physically identified and numbered in the field with an arborist-approved tagging system. The tag i.d. numbers shall correspond with the tag i.d. numbers illustrated on the site plan. Where TDC 34.210(1)(a)(i)(A) through (D) are applicable, trees located in the CWS-required easement need not be tagged.**
 - (b) The application for tree removal shall be approved or denied based on the criteria in TDC 34.230.**
 - (c) The approval or denial of an application to remove trees shall be a part of the Architectural Review, Subdivision Review, or Partition Review decision.**

Staff finds that these standards do not apply as there are no existing trees on the project site in the immediate vicinity of the proposed WCF and lease area and the proposal does not include the removal of any trees.

Section 34.230 Tree Removal Criteria

The Community Development Director shall consider the following criteria when approving, approving with conditions, or denying a request to cut trees.

- (1) An applicant must satisfactorily demonstrate that any of the following criteria are met:**
 - (a) The tree is diseased, and**
 - (i) The disease threatens the structural integrity of the tree; or**
 - (ii) The disease permanently and severely diminishes the esthetic value of the tree; or**
 - (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or esthetic value.**
 - (b) The tree represents a hazard which may include but not be limited to:**
 - (i) The tree is in danger of falling;**
 - (ii) Substantial portions of the tree are in danger of falling.**
 - (c) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.**

Staff finds that these standards do not apply as there are no existing trees on the project site in the immediate vicinity of the proposed WCF and lease area and the proposal does not include the removal of any trees.

Section 73.250 Tree Preservation

- (1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.**
- (2) During the construction process:**
 - (a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.**
 - (b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.**
 - (c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in TDC 31.060.**
 - (d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.**
 - (e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip-line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.**
 - (f) Tree root ends shall not remain exposed.**
- (3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.**
- (4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials. Native trees are encouraged**
- (5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.**
- (6) Except for impervious surface areas, one hundred percent (100%) of the area preserved under any tree or group of trees retained in the landscape plan (as approved through the Architectural Review process) shall apply directly to the percentage of landscaping required for a development.**

Applicant Response: Does not apply – proposal does not include any tree preservation.

Staff finds that these standards do not apply as there are no existing trees on the project site in the immediate vicinity of the proposed WCF and lease area and the proposal does not include the removal of any trees.

P. Grading

Section 73.270 Grading

- (1) After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.**
- (2) All planting areas shall be graded to provide positive drainage.**
- (3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.**
- (4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.**

Applicant Response: Does not apply – proposal does not include any grading.

The applicant proposes temporary construction trenching for underground electrical and telecommunication conduit via a 5-foot-wide utility easement from the WCF to SW Tualatin Road (see Sheet SV2, dated December 16, 2016), but no permanent re-grading; therefore, staff finds that these standards do not apply.

Q. Off-Street Parking and Loading

Section 73.370 Off-Street Parking and Loading

(1) General Provisions.

- (a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.**

Applicant Response: Does not apply – proposed facility is unmanned and does not include an off-street parking lot.

See staff responses to TDC 73.370(2) and (3) below.

(2) Off-Street Parking Provisions.

- (a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except for minimum parking requirements for the uses in TDC 73.370(2)(a) (Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv) within the Core Area Parking District (CAPD). Minimum standards for off-street motor vehicle parking for the uses in 73.370(2) (a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3. The following are exempt from calculation**

of maximum parking requirements: parking structures; fleet parking; parking for vehicles for sale, lease or rent; car/vanpool parking; dedicated valet parking; and user-paid parking.

Use	Minimum Motor Vehicle Parking Requirements	Maximum Motor Vehicle Parking Requirements	Bicycle Parking Requirements	Percentage of Bicycle Parking to be Covered
(xv) Wireless Communication Facility	1.0 space	None	N/A	N/A

Staff finds that this standard is met. Staff notes that parking for the site technician (anticipated to visit the site once or twice a month) would be accommodated in the proposed access easement area adjacent and east of the lease area as shown in Sheet A-1—Proposed Equipment Plan, dated March 6, 2017. A condition of approval has been added to assure this easement is recorded.

- (b) The following are the minimum requirements for off-street motor vehicle parking in the Core Area Parking District (CAPD) for the uses in TDC 73.370(2)(a)(Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: i, ii, iv; Commercial Amusements: i, ii; and Commercial: i, ii, xi, xii, xiv).
 - (i) Core Area Parking District (CAPD) off-street motor vehicle parking standards are required at 75% of the applicable off-street motor vehicle parking requirements identified in TDC 73.370(1)(h), 73.370(1)(m) and 73.370(2)(a).
 - (ii) Off-street motor vehicle parking requirements: (Refer to Core Area Parking District Ordinance TMC Chapter 11-3 for fee schedules and regulations regarding the Core Area Parking District.)
 - (A) Commercial, semi-public, and public uses except as outlined under TDC 73.370(2)(b)(ii)(B). A minimum of 75% of required CAPD off-street motor vehicle parking shall be provided for the first two floors of gross leasable area for commercial, semi-public, and public uses above grade, except as outlined under TDC 73.370(2)(b)(ii)(B).
 - (B) Development of a publicly-owned community center on Tract 8 of the Tualatin Commons shall be exempt from providing off-street motor vehicle parking and the impact fee within the CAPD.
 - (C) Residential Uses:
 - (1) Common-wall Dwellings including townhouses and condominiums. A minimum of 75% of required CAPD off-street motor vehicle parking shall be provided.
 - (2) Multi-Family Dwellings. A minimum of 75% of required CAPD off-street motor vehicle parking shall be provided for the first two floors of living units, above grade.
 - (3) Retirement Housing, Residential Homes and Residential Facilities. A minimum of 75% of required CAPD off-street motor vehicle parking shall be provided for the first two floors of dwelling units, above grade.
 - (iii) CAPD off-street motor vehicle parking required under TDC 73.370(2)(b)(i) shall be provided for residential uses and gross leasable area of commercial, semi-public, and public uses below grade and above the second floor, except as outlined under TDC 73.370(2)(b)(ii)(B).
 - (iv) At the time of enlargement of an existing structure or use there shall be no net loss of existing off-street motor vehicle parking in addition to providing new off-street motor vehicle parking required under TDC 73.370(2)(b).

- (v) **Outdoor dining facilities are exempt from providing off-street motor vehicle parking within the CAPD.**

As the proposed development is not located in the Core Area Parking District (CAPD), staff finds that this standard does not apply.

(3) Off-Street Vanpool and Carpool Parking Provisions.

The minimum number of off-street Vanpool and Carpool parking for commercial, institutional and industrial uses is as follows:

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

Staff finds that vanpool/carpool parking is not required pursuant to parking requirements identified in TDC 73.370(2) above; thus, this standard does not apply.

Section 73.380 Off-Street Parking Lots

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

- (1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section, except for parking structures and underground parking where stall length and width requirements for a standard size stall shall be reduced by .5 feet and vehicular access at the entrance if gated shall be a minimum of 18 feet in width.**
- (2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.**
- (3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking. For parking lots within the Central Design District that are designed to frame views of the central water feature or identified architectural focal elements as provided in TDC 73.350(3), this requirement shall not apply and the location of parking lot landscape islands shall be determined through the Architectural Review process.**
- (4) Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. Pervious surfaces such as pervious concrete, pavers and grasscrete, but not gravel or woody material, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or in a Clean Water Services Vegetated Corridor. Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.**
- (5) Except for parking to serve residential uses, parking areas adjacent to or within residential planning districts or adjacent to residential uses shall be designed to minimize disturbance of residents.**
- (6) Artificial lighting, which may be provided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.**

- (7) Groups of more than 4 parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.
- (8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety for pedestrians and vehicular traffic on the site.
- (9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.
- (10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.
- (11) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.

Applicant Response: Does not apply – proposed facility is unmanned and does not include an off-street parking lot.

Staff finds that these standards do not apply. Staff notes that WCFs are not required to have off-street parking lots, and that parking for the site technician (anticipated to visit the site once or twice a month) would be accommodated in the proposed access easement area adjacent and east of the lease area as shown in Sheet A-1—Proposed Equipment Plan, dated March 6, 2017.

Section 73.390 Off-Street Loading Facilities

- (1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:

Square Feet of Floor Area	Number of Berths
Less than 5,000	0
5,000 - 25,000	1
25,000 - 60,000	2
60,000 and over	3

- (2) Loading berths shall conform to the following minimum size specifications.
 - (a) Commercial, public and semi-public uses of 5,000 to 25,000 square feet shall be 12' x 25' and uses greater than 25,000 shall be 12' x 35'
 - (b) Industrial uses - 12' x 60'
 - (c) Berths shall have an unobstructed height of 14'
 - (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.
- (3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.
- (4) Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.
- (5) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of a school or child day care center having a capacity greater than 25 students.

- (6) The off-street loading facilities shall in all cases be on the same lot or parcel as the structure they are intended to serve. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.
- (7) Subject to Architectural Review approval, the Community Development Director may allow the standards in this Section to be relaxed within the Central Design District, where a dense mix of uses is desirable in close proximity, pedestrian circulation is strongly emphasized, and the orientation of structures around a central water feature virtually eliminates the possibility of reserving any side of a building solely for truck access. Adjustments may include, but are not limited to, reduction in the number of loading berths required, adjustment of loading berth size specifications and right-of-way restrictions, shared loading berths and maneuvering areas for use by more than one building, alteration or elimination of screening requirements, and requirements for maintenance of berths in a clean and visually appealing condition. The Community Development Director, their designee, or the Architectural Review Board may allow a loading area adjacent to or within a street right-of-way in the Central Design District where the loading and unloading operations meet all of the following criteria:
 - (a) short in duration (i.e., less than one hour);
 - (b) infrequent (fewer than three operations daily);
 - (c) does not obstruct traffic during peak traffic hours;
 - (d) does not interfere with emergency response services;
 - (e) is acceptable to the applicable roadway authority; and
 - (f) the design standards for the abut-ting road allow on-street parking.

Applicant Response: Does not apply – proposed facility is unmanned and does not include an off-street parking lot.

Staff finds that these standards do not apply. Staff notes that WCFs are not required to have off-street loading facilities.

R. Access

Section 73.400 Access

- (1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.

Applicant Response: Proposed wireless communication facility is located in the SW corner of an existing storage facility and will utilize existing storage facility access from SW Tualatin Road, which is restricted to tenants of the storage facility. Proposed WCF will be unmanned and will require 1-2 site visits per month from a site technician, who will park outside of the site. See Attachment 01 – Zoning Drawings.

Staff finds that access standards are met. As discussed in the response to TDC Section 60.100 above, ingress/egress from the proposed WCF would be provided by a 20-foot-wide access easement from SW Tualatin Road mapped on both Tote 'N Stow parcels (as shown in Sheet A-0—Site Plan dated March 6, 2017) and utilize the sole existing access point for the Tote 'N Stow site. A condition of approval has been added to assure this easement is recorded.

S. Wireless Communication Facility (WCF) Standards

Section 73.470 Standards

The following standards are minimum requirements for a wireless communication facility or wireless communication facility attached development. Development proposals shall meet or exceed these minimum requirements.

- (1) A wireless communication facility attached shall not be attached to buildings which are designed solely for single family residential use.

Applicant Response: Does not apply – Proposal is for a new monopole support tower and is not attached to a building.

Staff finds that this standard does not apply.

- (2) Attempt to locate wireless communication facility attached antennas to existing rooftop mechanical equipment before placement on the exterior wall of a building.

Applicant Response: Does not apply – Proposal is for a new monopole support tower and is not attached to a building.

Staff finds that this standard does not apply.

- (3) A wireless communication facility shall be located to take full advantage of existing site conditions such as surrounding vegetation and trees.

Applicant Response: Proposed wireless communication facility utilizes existing site conditions such as buildings and tall vegetation located throughout the 5 acre site to screen facility from public view. Proposed facility is located within fenced storage facility and is setback from the street.

Staff finds that this standard is met.

- (4) Mechanical and electrical equipment and the bottom 6' of the support structure for a wireless communication facility shall be screened from the public right-of-way and abutting property by the use of a minimum 6' tall security fence or wall consisting of chain link fencing with vinyl slats, solid wood fencing, concrete masonry unit block, or brick.

Applicant Response: Proposed ground equipment will be screened by a 6-foot-tall chain-link fence with vinyl slats. Proposed facility will also be surrounded by existing storage facility fencing and will not be visible from any neighboring property or public right-of-way. See Attachment 01 – Zoning Drawings.

Staff finds that this standard is met by a 6-foot-tall chain-link fence with vinyl slats as shown on Sheet A-2—Proposed Tower Elevations, dated March 6, 2017.

- (5) A wireless communication facility support structure shall be constructed to the minimum height necessary to serve the operational requirements of the facility.

Applicant Response: Proposed wireless communication facility support structure is designed to be the minimum height necessary to meet Applicants' operational requirements. Applicants would prefer a taller support structure, however are able meet objectives with the proposed 100-foot monopole tower.

Staff finds that this standard is met as discussed in the "RF Usage and Facility Justification—Durham" report (dated May 9, 2017) submitted with this application.

- (6) Obsolete or unused wireless communication support structures and associated equipment and antennas shall be removed within 12 months of cessation of operations at a site.

Applicant Response: Acknowledged.

Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards.

- (7) No new wireless communication support structure shall be permitted unless the applicant submits a co-location report showing whether or not any existing tower or support structure within one-half mile of the proposed site can accommodate the applicant's proposed antennae. The report shall address the following:**
- (a) Do existing towers or support structures, or approved but not yet constructed towers or support structures located within the geographic area meet the applicant engineering requirements;**
 - (b) Are existing towers or support structures of sufficient height to meet the applicant's engineering requirements;**
 - (c) Do existing towers or support structures have sufficient structural strength to support the applicants proposed antennae and related equipment;**
 - (d) Would the applicant's proposed antennae cause electromagnetic interference with the antennae on the existing tower or support structure, or would existing antennae cause interference with the applicant's proposed antennae; and**
 - (e) Are there other limiting factors that render existing towers and support structures unsuitable or unavailable.**

Applicant Response: The only existing or planned tower or support structure within one-half mile of the proposed site is the existing ATC monopole tower to the SW that is unsuitable due to interference with adjacent tall trees. See Attachment 02 – Co-location Report & Attachment 03 – RF Usage and Facility Justification.

Staff finds that this standard is met as discussed in the "POR Durham Co-Location Report" submitted with this application. Any possible alterations to the ATC tower are beyond the purview of this permit request. Additionally, any possible alteration to the ATC tower would be discretionary and therefore not guaranteed.

- (8) No new wireless communication support structure shall be permitted unless the applicant submits a coverage report inclusive of an overall system plan for the City, showing facilities presently constructed or approved and future expansion plans.**

Applicant Response: See Attachment 03 – RF Usage and Facility Justification.

Staff finds that this standard is met as discussed in the "RF Usage and Facility Justification—Durham" report (dated May 9, 2017) submitted with this application.

- (9) The minimum distance between WCF monopoles shall be 1500 feet. Separation shall be measured by following a straight line from one monopole to the next. For purposes of this section, a wireless communication facility monopole shall include wireless communication facility monopole for which the City has issued a development permit, or for which an application has been filed and not denied.**

Applicant Response: Applicants are seeking a variance to the separation requirement as there is an existing tower to the SW, however existing tower is unsuitable due to interference from adjacent tall trees.

As noted above, the proposed WCF required a variance. Said variance was approved on appeal by the City Council on May 14, 2018. With the approval of the variance, this standard is met (Resolution No. 5367-18).

Section 73.500 Standards

The following standards are minimum requirements for a wireless communication facility or wireless communication facility attached development. Development proposals shall meet or exceed these minimum requirements.

(1) Monopoles shall be used in all residential, institutional, and commercial planning districts.

As the project site is not located in any of the planning districts mentioned above, staff finds that this standard does not apply.

(2) Monopoles shall be used in all industrial planning districts.

Staff finds that this standard is met as shown on Sheet A-2—Proposed Tower Elevations, dated March 6, 2017.

(3) Equipment shelters, buildings or cabinets to house radio electronics equipment shall be concealed, camouflaged, vegetatively screened, or placed underground.

Staff finds that this standard is met by a 6-foot-tall chain-link fence with vinyl slats as shown on Sheet A-2—Proposed Tower Elevations, dated March 6, 2017.

(4) A wireless communication facility shall be designed to allow co-location of facilities.

Staff finds that this standard is met as shown on Sheet A-2—Proposed Tower Elevations, dated March 6, 2017.

(5) Wireless communication facility attached antennas shall be painted to match the color of the mechanical screen wall or building to which it is attached.

As the proposed WCF is not attached to a wall or building, staff finds that this standard does not apply.

(6) Antennas and platforms shall be designed to minimize their size and appearance to surrounding development.

Staff finds that this standard is met. With the exception of the monopole and attached antennae, all other equipment associated with the proposed WCF would be screened by a 6-foot-tall chain-link fence with vinyl slats as shown on Sheet A-2—Proposed Tower Elevations, dated March 6, 2017.

Applicant Response: Proposal is for a new 100-foot monopole in an industrial planning district. Equipment cabinets will be screened by a new 6-foot-tall chain-link fence with vinyl slats and will also utilize existing vegetative screening around perimeter of property in addition to existing buildings to conceal ground equipment from view. Proposed monopole tower is designed to accommodate the co-location of two future carriers in addition to Verizon Wireless. Antennas and platforms will be the minimum size necessary to meet objectives. See Attachment 01 – Zoning Drawings.

Staff notes that the applicant response above pertains to TDC 73.500 in its entirety.

Section 73.510 Setbacks

The Community Development Director shall, in making the determination of compliance for setbacks for Wireless Communication Facilities and Wireless Communication Support Structures, consider the following factors:

- (1) If the abutting property is in the Low Density Residential (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and if natural vegetation, such as evergreen trees, does not exist to act as a screen, then a greater setback than the minimum required may be appropriate. If such natural vegetation exists, then the minimum required setback may be appropriate.**
- (2) If the abutting property is in the Low Density Residential (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and it is vacant or its use is a single family dwelling, then a greater setback than the minimum required may be appropriate. If the use is not a single family dwelling, then the minimum required setback may be appropriate.**

- (3) If the abutting property is in the Low Residential Density (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and it is vacant or its use is a single family dwelling and it is at a lower elevation than the subject property, then a greater setback than the minimum required may be appropriate.**

Applicant Response: Proposal is on a property in the Light Manufacturing (ML) Planning District. All abutting properties are also in the ML Planning District, thus no minimum setbacks are required setbacks for the underlying planning district apply.

The project site includes two tax lots on one parcel. The proposed tower location is to the rear of the lot, in the southern tax lot. The property abuts the RL District on the north, across Tualatin Road. There are trees that screen the tower from the RL District, though they are not next to the tower. Either way, the tower is setback about 1,000 feet from the RL District, thus fully complying with the code requirement. As the project site does not abut any of the planning districts mentioned above, staff finds that these standards do not apply.

T. Signs

Except code required signs for street number, disabled parking and car/vanpool, no signs are proposed by this application and none are approved. The applicant shall submit separate sign permit applications for any future signage.

U. Time Limit on Approval

Section 73.056 Time Limit on Approval

Architectural Review approvals shall expire after two years unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:**
 - (a) The applicant submitted a written extension request prior to the original expiration date.**
 - (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
 - (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
 - (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
 - (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
 - (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party. then the ARB shall decide within sixty (60) days of receipt of**

the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on **June 20, 2018** unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., June 19, 2018. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Matt Straite
Contract Planner

Issued by:



Aquilla Hurd-Ravich
Community Development Director

Attachments:

- 101: Application Materials – October 17, 2017
- 102: Clean Water Services letter – November 8, 2017
- 103: Gloria Perez letter – April 12, 2018



City of Tualatin

www.tualatinoregon.gov

**"NECESSARY PARTIES"
MARKED BELOW**

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION CONDITIONAL USE PERMIT PLAN TEXT AMENDMENT
 ARCHITECTURAL REVIEW PLAN MAP AMENDMENT OTHER:

CASE/FILE: AR17-0010 (Community Development Dept.: Planning Division)

PROPOSAL	To construct a new wireless communication facility (WCF) consisting of a 100-foot-tall monopole and ground equipment at 10290 SW Tualatin Road east of SW Teton Avenue.
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PROPERTY	Name of Application	POR DURHAM				
	<input type="checkbox"/> n/a	Street Address	10290 SW Tualatin Rd			
		Tax Map and Lot No(s).	2S1 23B 000800			
		Planning District	Light Manufacturing (ML)	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input type="checkbox"/>
		Previous Applications	AR86-21; VAR17-0001	Additional Applications:		CIO INDUSTRIAL

DATES	Receipt of application	10/17/2017	Deemed Complete	10/26/2017	CONTACT	Name: Charles H. Benson III
	Notice of application submittal			10/26/2017		Title: ASSOCIATE PLANNER
	Project Status / Development Review meeting			03/23/2017		E-mail: CBENSON@tualatin.gov
	Comments due for staff report			11/09/2017		Phone: 503-691-3029
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input type="checkbox"/> n/a					Notes: You may view the application materials through this City web page: www.tualatinoregon.gov/projects
	City Council (CC)			<input type="checkbox"/> n/a		

City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Development Director
- Community Services Director
- Economic Development liaison
- Engineering Associate*
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director*
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Development Dept.
- Wilsonville Planning Division

Counties

- Clackamas County Dept. of Transportation and Development
- Washington County Dept. of Land Use and Transportation (ARs)
- Washington County Long Range Planning (LRP) (Annexations)

Regional Government

- Metro

School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Environmental Quality (DEQ)
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A
- ODOT Rail Division

- OR Dept. of Revenue

Utilities

- Republic Services
- Clean Water Services (CWS)
- Comcast [cable]*
- Frontier Communications [phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave.)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)

*Paper Copies

- 1.032: Burden of Proof
- 31.071 Architectural Review Procedure
- 31.074 Architectural Review Application Review Process
- 31.077 Quasi-Judicial Evidentiary Hearing Procedures
- Metro Code 3.09.045 Annexation Review Criteria
- 32.030 Criteria for Review of Conditional Uses
- 33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility
- 33.022 Criteria for Granting a Sign Variance
- 33.024 Criteria for Granting a Minor Variance
- 33.025 Criteria for Granting a Variance
- 34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited
- 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit
- 34.230 Criteria (tree removal)
- 35.060 Conditions for Granting Reinstatement of Nonconforming Use
- 36.160 Subdivision Plan Approval
- 36.230 Review Process (partitioning)
- 36.330 Review Process (property line adjustment)
- 37.030 Criteria for Review (IMP)
- 40.030 Conditional Uses Permitted (RL)
- 40.060 Lot Size for Conditional Uses (RL)
- 40.080 Setback Requirements for Conditional Uses (RL)
- 41.030 Conditional Uses Permitted (RML)
- 41.050 Lot Size for Conditional Uses (RML)
- 41.070 Setback Requirements for Conditional Uses (RML)
- 42.030 Conditional Uses Permitted (RMH)
- 42.050 Lot Size for Conditional Uses (RMH)
- 42.070 Setback Requirements for Conditional Uses (RMH)
- 43.030 Conditional Uses Permitted (RH)
- 43.060 Lot Size for Conditional Uses (RH)
- 43.090 Setback Requirements for Conditional Uses (RH)
- 44.030 Conditional Uses Permitted (RH-HR)
- 44.050 Lot Size for Conditional Uses (RH-HR)
- 44.070 Setback Requirements for Conditional Uses (RH-HR)
- 49.030 Conditional Uses (IN)
- 49.040 Lot Size for Permitted and Conditional Uses (IN)
- 49.060 Setback Requirements for Conditional Uses (IN)
- 50.020 Permitted Uses (CO)
- 50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)
- 50.040 Conditional Uses (CO)
- 52.030 Conditional Uses (CR)
- 53.050 Conditional Uses (CC)
- 53.055 Central Urban Renewal Area – Conditional Uses (CC)
- 54.030 Conditional Uses (CG)
- 56.030 Conditional Uses (MC)
- 56.045 Lot Size for Conditional Uses (MC)
- 57.030 Conditional Uses (MUCOD)
- 60.040 Conditional Uses (ML)
- 60.041 Restrictions on Conditional Uses (ML)
- 61.030 Conditional Uses (MG)
- 61.031 Restrictions on Conditional Uses (MG)
- 62.030 Conditional Uses (MP)
- 62.031 Restrictions on Conditional Uses (MP)
- 64.030 Conditional Uses (MBP)
- 64.050 Lot Size for Permitted and Conditional Uses (MBP)
- 64.065 Setback Requirements for Conditional Uses (MBP)
- 68.030 Criteria for Designation of a Landmark
- 68.060 Demolition Criteria
- 68.070 Relocation Criteria
- 68.100 Alteration and New Construction Criteria
- 68.110 Alteration and New Construction Approval Process
- 73.130 Standards
- 73.160 Standards
- 73.190 Standards – Single-Family and Multi-Family Uses
- 73.220 Standards
- 73.227 Standards
- 73.230 Landscaping Standards
- 73.300 Landscape Standards – Multi-Family Uses
- 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses
- 73.320 Off-Street Parking Lot Landscaping Standards
- 73.470 Standards
- 73.500 Standards



City of Tualatin


www.tualatinoregon.gov

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:		
Name: Reid Stewart	Title: Zoning Specialist	
Company Name: Acom Consulting, Inc.		
Current address: 4015 SW Battaglia Avenue		
City: Gresham	State: OR	ZIP Code: 97080
Phone: 503.720.6526	Fax: N/A	Email: reid.stewart@acomconsultinginc.com
Applicant		
Name: Brandon Olsen	Company Name: PI Tower Development LLC	
Address: 7411 Fullerton Street, Suite #110		
City: Jacksonville	State: FL	ZIP Code: 32256
Phone: 503.951.7515	Fax: N/A	Email: brandon.olsen@pitowers.com
Applicant's Signature: See attached letter of authorization		Date:
Property Owner		
Name: TOTE-N-STOW INC. - Joana Freedman		
Address: 10290 SW Tualatin Road		
City: Tualatin	State: OR	ZIP Code: 97062
Phone: 503.692.3930	Fax: N/A	Email: TBD
Property Owner's Signature: See attached letter of authorization		Date:
(Note: Letter of authorization is required if not signed by owner)		
Architect		
Name: Acom Consulting, Inc. - Rick Matteson		
Address: 5200 SW Meadows Road, Suite 150		
City: Lake Oswego	State: OR	ZIP Code: 97035
Phone: 425.209.6723	Fax: N/A	Email: rick.matteson@acomconsultinginc.com
Landscape Architect		
Name: N/A		
Address:		
City:	State:	ZIP Code:
Phone:	Fax:	Email:
Engineer		
Name: TBD		
Address:		
City:	State:	ZIP Code:
Phone:	Fax:	Email:
Project		
Project Title: POR Durham		
Address: 10290 SW Tualatin Road		
City: Tualatin	State: OR	ZIP Code: 97062
Brief Project Description: New WCF including a 100' monopole and ground equipment in new 25'x48' lease area.		
Proposed Use: New Wireless Communication Facility		

Value of Improvements: \$130,000

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:  Date: 10/17/17

Office Use		
Case No: AR17-0010	Date Received: 10/17/2017	Received by: GK
Fee: Complete Review :	Receipt No: R4473	
Application Complete as of:	ARB hearing date (if applicable):	
Posting Verification:	6 copies of drawings (folded)	
1 reproducible 8 1/2" X 11" vicinity map	1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan	
Neighborhood/Developer meeting materials		

GENERAL INFORMATION	
Site Address:	10290 SW Tualatin Road, Tualatin, OR 97062
Assessor's Map and Tax Lot #:	2S123B000800
Planning District:	ML
Parcel Size:	3.63 acres
Property Owner:	TOTE-N-STOW INC. - Joana Freedman
Applicant:	PI Tower Development LLC
Proposed Use:	New wireless communications facility

ARCHITECTURAL REVIEW DETAILS	
Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>	
Number of parking spaces:	
Square footage of building(s):	
Square footage of landscaping:	
Square footage of paving:	
Proposed density (for residential):	N/A

For City Personnel to complete:

Staff contact person:

APPLICATION FOR
ARCHITECTURAL REVIEW (AR)

**UNMANNED WIRELESS
TELECOMMUNICATIONS
FACILITY AT:**

10290 SW Tualatin Road
Tualatin, OR 97062

Prepared By



Date
May 17, 2017

Project Name
POR Durham

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I. GENERAL INFORMATION

Applicant: Lendlease (US) Telecom Holdings LLC
c/o PI Tower Development LLC
909 Lake Carolyn Parkway
Irving, TX 75039

Co-Applicant: Verizon Wireless (VAW), LLC dba, Verizon Wireless
5430 NE 122nd Avenue
Portland, OR 97230

Representative: Acom Consulting, Inc.
Reid Stewart
5200 SW Meadows Road, Suite 150
Lake Oswego, OR 97035

Property Owner: Tote ‘N Stow, Inc.
10290 SW Tualatin Road
Tualatin, OR 97062

Project Information:

Site Address: 10290 SW Tualatin Road, Tualatin, OR 97062
Parcel: 2S123B000800
Parcel Area: 3.63 acres
Zone Designation: ML (Light Manufacturing Planning District)
Existing Use: Storage Facility
Project Area: 1,200 square foot lease area (25’ x 48’ fenced equipment area)

II. PROJECT OVERVIEW

Acom Consulting, Inc. is submitting an application for a new unmanned wireless telecommunications facility on behalf of Lendlease (US) Telecom Holdings LLC - c/o PI Tower Development LLC, Verizon Wireless (VAW), LLC dba, Verizon Wireless and the property owner, Tote ‘N Stow, Inc. Lendlease will be the tower owner and Verizon Wireless will be the first tenant to lease space on the tower. The site proposed herein is designed to improve the voice and data capacity for Verizon’s customers along SW Tualatin Road and the surrounding residential area.

The applicant proposes to build a new 100-foot monopole support tower with antennas mounted at the top and two future co-location opportunities below. Ancillary ground equipment including equipment cabinets, natural gas generator, cabling and ice bridge will be located below in a new 25’ x 48’ secure fenced lease area surrounding tower.

The location of the proposed facility maximizes coverage while minimizing visual impacts by locating the site in the ML planning district, using the minimum height needed to meet coverage objectives, siting the tower behind existing tall trees and buildings and placing the ground equipment adjacent to the tower inside the fenced and



screened storage facility. The proposed antenna height, with an overall antenna tip height of 100 feet, is the minimum height necessary to provide the required coverage relative to nearby complementary wireless facilities. The facility will be unmanned, fenced, accessible by authorized personnel only and will not produce any waste. Facility will generate approximately 1-2 visits per month from a site technician.

The proposed facility will serve the surrounding community by providing additional cellular bandwidth in an area that is currently underserved. With the ever-increasing number of data-intensive mobile devices that are now being used for streaming, gaming, cloud computing, big data and the convergence of storage and data networks, the telecommunications industry is looking at a position of unprecedented demand for increased telecommunications bandwidth capacity.

III. APPLICABLE LAW

Federal, state and local laws apply to this application.

Federal law, primarily found in the Telecommunications Act, acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways. First, a local government must approve an application for a wireless communications site if three conditions are met: (1) there is a significant gap in coverage; (2) the carrier has shown that the manner in which it proposes to provide service in the significant gap is the least intrusive on the values that the community seeks to protect as allowed by applicable law; and (3) there are no potentially available and technologically feasible alternatives that are less intrusive on the goals that the community seeks to protect as allowed by applicable law. 47 U.S.C. Section 332(c)(7)(A) and (B)(i)(II); and *T-Mobile USA, Inc. v. City of Anacortes*, 572 P.3d 987 (9th Cir. 2009).

In addition, under the Telecommunications Act, the City of Tualatin is prohibited from considering the environmental effects (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. Section 332(c)(7)(B)(iv). Therefore, this issue is preempted under federal law and any testimony or documents introduced relating to the environment or health effects of the proposed site should be disregarded in this proceeding.

Pursuant to the FCC's In Re Petition for Declaratory Ruling, 94 FCC Rcd. 13934 (the "FCC Shot Clock Order") Applicants request the City of Tualatin to issue a written decision granting Applicants' request for a New Facility within one hundred fifty (150) days of the date this application is submitted. If applicable, within 30 days of the date the application is submitted, Applicants request the City of Tualatin to inform Applicants in writing of the specific reasons why the application is incomplete and does not meet the submittal requirements; and in doing so, the City of Tualatin specifically identify the code provision, ordinance, instruction or public procedure that requires the information to be submitted.

IV. DEVELOPMENT APPROVAL CRITERIA

Applicants' proposal complies with the submittal requirements of the Tualatin Development Code. These are addressed in the order laid out below.

Tualatin Development Code – Chapter 60: Light Manufacturing Planning District (ML)

- Section 60.020 – Permitted Uses.

- Section 60.060 – Lot Size.
- Section 60.070 – Setback Requirements.
- Section 60.090 – Structure Height.

Tualatin Development Code – Chapter 73: Community Design Standards

- Section 73.050 – Criteria and Standards.
- Section 73.100 – Landscaping Installation and Maintenance.
- Section 73.160 – Site Planning - Commercial, Industrial, Public and Semi-Public Uses: Standards.
- Section 73.220 – Structure Design - Commercial, Industrial, Public and Semi-Public Uses: Standards.
- Section 73.227 – Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Including Townhouses, Commercial, Industrial, Public and Semi-Public Development: Standards.¹
- Section 73.240 – Landscaping General Provisions.²
- Section 73.250 – Tree Preservation.³
- Section 73.260 – Tree and Plant Specifications.
- Section 73.270 – Grading.⁴
- Section 73.280 – Irrigation System Required.²
- Section 73.290 – Re-vegetation in Un-landscaped Areas.²
- Section 73.310 – Landscape Standards - Commercial, Industrial, Public and Semi-Public Uses.
- Section 73.330 – Parking Lot Landscaping - Multi-family Uses.⁵
- Section 73.340 – Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.⁵
- Section 73.350 – Off-Street Parking Lot Landscape Island Requirements - Multi-Family Uses.⁵
- Section 73.360 – Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.⁵
- Section 73.370 – Off-Street Parking and Loading.⁵
- Section 73.380 – Off-Street Parking Lots.⁵
- Section 73.390 – Off-Street Loading Facilities.⁵
- Section 73.400 – Access.
- Section 73.410 – Street Tree Plan.⁶
- Section 73.470 – Wireless Communication Facility and Wireless Communication Facility Attached Site Design: Standards.
- Section 73.500 – Wireless Communication Facility and Wireless Communication Facility Attached Structure Design: Standards.
- Section 73.510 – Wireless Communication Facility and Wireless Communication Facility Attached Structure Design: Setbacks.

¹ Does not apply – Proposed facility does not generate any waste.

² Does not apply – Proposed facility does not include the addition or removal of any landscaping or trees.

³ Does not apply – Proposal does not include any tree preservation.

⁴ Does not apply – Proposal does not include any grading.

⁵ Does not apply – Proposed facility is unmanned and does not include an off-street parking lot.

⁶ Does not apply – Proposal does not include any street trees.

Tualatin Development Code – Chapter 34: Special Regulations

- Section 34.210 – Application for Architectural Review, Sub-division or Partition Review, or Tree Removal Permit.²
- Section 34.230 – Tree Removal Criteria.²

Tualatin Development Code – Chapter 63: Manufacturing Planning Districts - Environmental Regulations⁷

Tualatin Development Code – Chapter 71: Wetlands Protection District (WPD)⁸

Tualatin Development Code – Chapter 72: Natural Resource Protection Overlay District (NRPO)⁹

Tualatin Development Code – Chapter 33: Variances

- Section 33.025 – Criteria for Granting a Variance for a Wireless Communication Facility.

Code provisions that are inapplicable to this proposed project have been omitted from the analysis below.

Chapter 60: Light Manufacturing Planning District (ML)

Section 60.020 – Permitted Uses.

No building, structure or land shall be used in this district, except for the following uses as restricted in TDC 60.021:

(35) Wireless communication facility.

Response: Proposal is for a new wireless communications facility, which a permitted use in the ML planning district.

Section 60.060 – Lot Size.

Except for lots for public utility facilities, natural gas pumping stations and a wireless communication facility which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply:

- (1) The minimum lot area shall be 20,000 square feet.*
- (2) The minimum average lot width shall be 100 feet.*
- (3) The minimum lot width at the street shall be 100 feet.*
- (4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).*
- (5) The minimum lot width at the street shall be 50 feet on a cul-de-sac street.*

Response: Does not apply – Proposal is for a new wireless communications facility not involving any changes to lot size.

⁷ Does not apply – Proposal does not include any Industrial Uses.

⁸ Does not apply – Proposal is not in a Wetlands Protection District (WPD).

⁹ Does not apply – Proposal is not in a Natural Resources Protection Overlay District (NRPO).

Section 60.070 – Setback Requirements.

- (1) *Front yard. The minimum setback is 30 feet. When the front yard is across the street from a residential or Manufacturing Park (MP) district, a front yard setback of 50 feet is required. When a fish and wildlife habitat area is placed in a Tract and dedicated to the City at the City's option, dedicated in a manner approved by the City to a non-profit conservation organization or is retained in private ownership by the developer, the minimum setback is 10 – 30 feet, as determined in the Architectural Review process, with the exception of front yards across the street from a residential or MP District, provided the buildings are located farther away from fish and wildlife habitat areas.*
- (2) *Side yard. The minimum setback is 0 to 50 feet, as determined in the Architectural Review process. When the side yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) district, a side yard setback of 50 feet is required.*
- (3) *Rear yard. The minimum setback is 0 to 50 feet, as determined in the Architectural Review process. When the rear yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) district, a rear yard setback of 50 feet is required.*
- (4) *Corner lot yards. The minimum setback is the maximum setback prescribed for each yard for a sufficient distance from the street intersections and driveways to provide adequate sight distance for vehicular and pedestrian traffic at intersections and driveways, as determined in the Architectural Review process.*
- (5) *The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or residential or Manufacturing Park District, the minimum setback is 10 feet. No setback is required from lot lines in ingress and egress areas shared by abutting properties in accordance with TDC 73.400(2).*
- (6) *No spur rail trackage shall be permitted within 200 feet of an adjacent residential district.*
- (7) *No setbacks are required at points where side or rear property lines abut a rail-road right-of-way or spur track.*
- (8) *No fence shall be constructed within 10 feet of a public right-of-way.*
- (9) *Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider TDC 73.510, shall be a minimum of 5 feet, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet.*

Response: Proposal is for a new wireless communication facility including a 100-foot monopole support tower. Proposed facility is in the Light Manufacturing (ML) Planning District as well as all abutting parcels and will meet minimum setback of 5 feet. See Attachment 01 – Zoning Drawings.

Section 60.090 – Structure Height.

- (1) *Except as provided in TDC 60.090(2), (3) or (4), no structure shall exceed a height of 50 feet and flagpoles which display the flag of the United States of America either alone or with the State of Oregon flag shall not exceed 100 feet above grade provided that the setbacks are not less than a distance equal to one and one-half times the flagpole height.*

- (2) *The maximum permitted structure height provided in TDC 60.090(1) may be increased to no more than 85 feet, provided that all yards adjacent to the structure are not less than a distance equal to one and one-half times the height of the structure.*
- (3) *Height Adjacent to a Residential District. Where a property line, street or alley separates ML land from land in a residential district, a building, flagpole or wireless communication support structure shall not be greater than 28 feet in height at the required 50 foot setback line. No building or structure, including flagpoles, shall extend above a plane beginning at 28 feet in height at the required 50 foot setback line and extending away from and above the setback line at a slope of 45 degrees, subject always to the maximum height limitation set in TDC 60.090(1) and (2).*
- (4) *Wireless Communication Support Structure. The maximum structure height for a wireless communication support structure and antennas is 100 feet unless the wireless communication support structure and antennas are located within 300 feet of the centerline of I-5, in which case the maximum structure height is 120 feet.*

Response: Proposal is for a new 100-foot monopole wireless communication support structure.

Chapter 73: Community Design Standards

Section 73.050 – Criteria and Standards.

- (1) *In exercising or performing his or her powers, duties, or functions, the Community Development Director shall determine whether there is compliance with the following:*
 - (a) *The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;*
 - (b) *The proposed design of the development is compatible with the design of other developments in the general vicinity; and*
 - (c) *The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.*
- (2) *In making his or her determination of compliance with the above requirements, the Community Development Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.*
- (3) *In determining compliance with the requirements set forth, the Community Development Director shall consider the effect of his or her action on the availability and cost of needed housing. The Community Development Director shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Community Development Director from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this Code. As part of the Architectural Review process, the Community Development Director has no authority to reduce dwelling unit densities.*
- (4) *As part of Architectural Review, the property owner may apply for approval to remove trees, in addition to those exemptions allowed in TDC 34.200(3), by submitting information concerning proposed tree removal, pursuant to TDC 34.210(1). The granting or denial of a tree removal permit shall be based on the criteria in TDC 34.230.*

- (5) *Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2).*

Response: Proposal meets applicable site development standards as outlined and addressed below. Proposed wireless communication facility is compatible with design and other developments in surrounding industrial/manufacturing area. No trees are being removed as part of proposal. Applicable requirements of Chapter 73 are outlined and addressed below.

Section 73.100 – Landscaping Installation and Maintenance.

- (1) *All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.*
- (2) *All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.*

Response: Does not apply – Proposal does not include the addition of landscaping as it is inside fenced storage facility. Proposal does not include building exterior improvements.

Section 73.160 – Site Planning - Commercial, Industrial, Public and Semi-Public Uses: Standards.

The following standards are minimum requirements for commercial, industrial, public and semi-public development, and it is expected that development proposals shall meet or exceed these minimum requirements.

- (1) *Pedestrian and Bicycle Circulation.*
- (a) *For commercial, public and semi-public uses:*
- (i) *a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;*
- (ii) *walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;*
- (iii) *walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;*
- (iv) *accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;*

- (v) *fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.*
 - (vi) *bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.*
 - (vii) *Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.*
- (b) *For Industrial Uses:*
- (i) *a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.*
 - (ii) *Walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.*
 - (iii) *Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;*
 - (iv) *Accessways may be gated for security purposes;*
 - (v) *Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.*
- (c) *Curb ramps shall be provided wherever a walkway or accessway crosses a curb.*
- (d) *Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.*
- (e) *Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's re-view and approval.*
- (f) *Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.*
- (g) *Accessways shall be constructed, owned and maintained by the property owner.*
- (2) *Drive-up Uses.*
- (a) *Drive-up uses shall provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:*
 - (i) *Banks--each lane shall provide a minimum capacity for five automobiles.*
 - (ii) *Restaurants--each lane shall provide a minimum capacity for eight automobiles.*
 - (iii) *Other Drive-Up Uses--each lane shall provide a minimum capacity for two to eight automobiles, as determined through the architectural review process.*

- (iv) *For purposes of this Section, an automobile shall be considered no less than twenty feet in length. The width and turning radius of drive-up aisles shall be approved through the architectural review process.*
 - (b) *Parking maneuvers shall not occur in the stacking area. The stacking area shall not interfere with safe and efficient access to other parking areas on the property.*
 - (c) *Locate drive-up aisles and windows a minimum of 50 feet from residential planning districts to avoid adverse impacts. A wall or other visual or acoustic may be required through the architectural review process.*
- (3) *Safety and Security.*
 - (a) *Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.*
 - (b) *In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.*
 - (c) *Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.*
 - (d) *Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.*
 - (e) *Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.*
 - (f) *Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.*
- (4) *Service, Delivery and Screening.*
 - (a) *On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.*
 - (b) *Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.*
 - (c) *Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.*
- (5) *The Federal Americans with Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.*
- (6)
 - (a) *All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-5) shall provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.*
 - (b) *In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) shall:*
 - (i) *locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;*

- (ii) provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;
- (iii) provide a transit passenger landing pad accessible to disabled persons;
- (iv) provide an easement or dedication for a passenger shelter as determined by the City; and
- (v) provide lighting at the major transit stop.

Response: Proposal is for a new unmanned wireless communication facility located inside an existing fenced storage facility. Proposed wireless communication facility will utilize existing storage facility access from SW Tualatin Road, which is restricted to tenants of the storage facility.

Section 73.220 – Structure Design - Commercial, Industrial, Public and Semi-Public Uses: Standards.

The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.

(1) Safety and Security.

- (a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas without shining into public rights-of-way or fish and wildlife habitat areas.*
- (b) Provide an identification system which clearly identifies and locates buildings and their entries.*
- (c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.*

Response: Does not apply – Proposal does not include on-site surveillance lighting, buildings or shrubs.

Section 73.310 – Landscape Standards - Commercial, Industrial, Public and Semi-Public Uses.

(1) A minimum 5-foot-wide landscaped area must be located along all building perimeters which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.

(2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.

(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.

Response: Does not apply – proposed unmanned wireless communication facility does not include a building and is located within a fenced storage facility that has restricted access. Fenced ground equipment lease area will not be visible from the public right-of-way.

Section 73.400 – Access.

- (1) *The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.*
- (2) *Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use. Copies of said deeds, easements, leases or contracts shall be placed on permanent file with the City Recorder.*
- (3) *Joint and Cross Access.*

 - (a) *Adjacent commercial uses may be required to provide cross access drive and pedestrian access to allow circulation between sites.*
 - (b) *A system of joint use driveways and cross access easements may be required and may incorporate the following:*

 - (i) *a continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards.*
 - (ii) *a design speed of 10 mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;*
 - (iii) *stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive;*
 - (iv) *a unified access and circulation system plan for coordinated or shared parking areas.*
 - (c) *Pursuant to this section, property owners may be required to:*

 - (i) *Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;*
 - (ii) *Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;*
 - (iii) *Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners;*
 - (iv) *If (i-iii) above involve access to the state highway system or county road system, ODOT or the county shall be contacted and shall approve changes to (i-iii) above prior to any changes.*
- (4) *Requirements for Development on Less than the Entire Site.*

 - (a) *To promote unified access and circulation systems, lots and parcels under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be reviewed as one unit in relation to the access standards. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements,*

and stipulations shall be met. This shall also apply to phased development plans. The owner and all lessees within the affected area shall comply with the access requirements.

- (b) All access must be internalized using the shared circulation system of the principal commercial development or retail center. Driveways should be designed to avoid queuing across surrounding parking and driving aisles.
- (5) Lots that front on more than one street may be required to locate motor vehicle accesses on the street with the lower functional classification as determined by the City Engineer.
- (6) Except as provided in TDC 53.100, all ingress and egress shall connect directly with public streets.
- (7) Vehicular access for residential uses shall be brought to within 50 feet of the ground floor entrances or the ground floor landing of a stairway, ramp or elevator leading to dwelling units.
- (8) To afford safe pedestrian access and egress for properties within the City, a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design and in a manner approved by the City Engineer. Sidewalks approved by the City Engineer may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grades and alignment established by the City Engineer.
- (9) The standards set forth in this Code are minimum standards for access and egress, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.
- (10) Minimum access requirements for residential uses:
 - (a) Ingress and egress for single-family residential uses, including townhouses, shall be paved to a minimum width of 10 feet. Maximum driveway widths shall not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths shall be measured at the property line.
 - (b) Ingress and egress for multi-family residential uses shall not be less than the following:

Dwelling Units	Minimum Number Required	Minimum Width	Walkways, Etc.
2	1	16 feet	No walkways or curbs required
3-19	1	24 feet	No walkways or curbs required
20-49	1 or 2	24 feet 16 feet (one way)	6-foot walkway, 1 side only; curbs required
50-499	1 or 2	32 feet 24 feet	6-foot walkway, 1 side only; curbs required

Over 500	As required by City Engineer	As required by City Engineer	As required by City Engineer
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(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses.

In the Central Design District, when driveway access is on local streets, not collectors or arterials and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, ingress and egress shall not be less than 24 feet. In all other cases, ingress and egress for commercial uses shall not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-99	1	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
100-249	2	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
Over 250	As required by City Engineer	As required by City Engineer	As required by City Engineer

(12) Minimum Access Requirements for Industrial Uses.

Ingress and egress for industrial uses shall not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-250	1	36 feet for first 50' from ROW, 24' thereafter	No curbs or walkway required
Over 250	As required by City Engineer	As required by City Engineer	As required by City Engineer

(13) One-way Ingress or Egress.

When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements of Subsections (7), (8), and (9). However, the hard surfaced pavement of one-way drives shall not be less than 16 feet for multi-family residential, commercial, or industrial uses.

(14) Maximum Driveway Widths and Other Requirements.

- (a) Unless otherwise provided in this chapter, maximum driveway widths shall not exceed 40 feet.*
- (b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).*
- (c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.*

(15) Distance between Driveways and Intersections.

Except for single-family dwellings, the minimum distance between driveways and intersections shall be as provided below. Distances listed shall be measured from the stop bar at the intersection.

- (a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.*
- (b) At the intersection of two local streets, driveways shall be located a minimum of 30 feet from the intersection.*
- (c) If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway shall be constructed as far from the intersection as possible, while still maintaining the 5-foot setback between the driveway and property line as required by TDC 73.400(14)(b).*
- (d) When considering a public facilities plan that has been submitted as part of an Architectural Review plan in accordance with TDC 31.071(6), the City Engineer may approve the location of a driveway closer than 150 feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision. The written approval shall be incorporated into the decision of the City Engineer for the utility facilities portion of the Architectural Review plan under the process set forth in TDC 31.071 through 31.077.*

(16) Vision Clearance Area.

- (a) Local Streets - A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 10 feet from the intersection point of the right-of-way lines, as measured along such lines (see Figure 73-2 for illustration).*
- (b) Collector Streets - A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area shall be 10 feet (see Figure 73-2 for illustration).*
- (c) Vertical Height Restriction - Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction shall be permitted between 30 inches and 8 feet above the established height of the curb in the clear vision area (see Figure 73-2 for illustration).*

(17) Major driveways, as defined in 31.060, in new residential and mixed-use areas are required to connect with existing or planned streets except where prevented by topography, rail lines, freeways, pre-existing development or leases, easements or covenants, or other barriers.

Response: Proposed wireless communication facility is located in the SW corner of an existing storage facility and will utilize existing storage facility access from SW Tualatin Road, which is restricted to tenants of the storage facility. Proposed WCF will be unmanned and will require 1-2 site visits per month from a site technician, who will park outside of the site. See Attachment 01 – Zoning Drawings.

Section 73.470 – Standards.

The following standards are minimum requirements for a wireless communication facility or wireless communication facility attached development. Development proposals shall meet or exceed these minimum requirements.

- (1) A wireless communication facility attached shall not be attached to buildings which are designed solely for single family residential use.*

Response: Does not apply – Proposal is for a new monopole support tower and is not attached to a building.

- (2) Attempt to locate wireless communication facility attached antennas to existing rooftop mechanical equipment before placement on the exterior wall of a building.*

Response: Does not apply – Proposal is for a new monopole support tower and is not attached to a building.

- (3) A wireless communication facility shall be located to take full advantage of existing site conditions such as surrounding vegetation and trees.*

Response: Proposed wireless communication facility utilizes existing site conditions such as buildings and tall vegetation to screen facility from public view. Proposed facility is located within fenced storage facility and is setback from the street.

- (4) Mechanical and electrical equipment and the bottom 6' of the support structure for a wireless communication facility shall be screened from the public right-of-way and abutting property by the use of a minimum 6' tall security fence or wall consisting of chain link fencing with vinyl slats, solid wood fencing, concrete masonry unit block, or brick.*

Response: Proposed ground equipment will be screened by a 6-foot-tall chain-link fence with vinyl slats. Proposed facility will also be surrounded by existing storage facility fencing. See Attachment 01 – Zoning Drawings.

- (5) A wireless communication facility support structure shall be constructed to the minimum height necessary to serve the operational requirements of the facility.*

Response: Proposed wireless communication facility support structure is designed to be the minimum height necessary to meet Applicants' operational requirements. Applicants would prefer a taller support structure, however are able meet objectives with the proposed 100-foot monopole tower.

- (6) Obsolete or unused wireless communication support structures and associated equipment and antennas shall be removed within 12 months of cessation of operations at a site.*

Response: Acknowledged.

- (7) No new wireless communication support structure shall be permitted unless the applicant submits a co-location report showing whether or not any existing tower or support structure within one-half mile of the proposed site can accommodate the applicant's proposed antennae. The report shall address the following:*

- (a) *Do existing towers or support structures, or approved but not yet constructed towers or support structures located within the geographic area meet the applicant engineering requirements;*
- (b) *Are existing towers or support structures of sufficient height to meet the applicant's engineering requirements;*
- (c) *Do existing towers or support structures have sufficient structural strength to support the applicants proposed antennae and related equipment;*
- (d) *Would the applicant's proposed antennae cause electromagnetic interference with the antennae on the existing tower or support structure, or would existing antennae cause interference with the applicant's proposed antennae; and*
- (e) *Are there other limiting factors that render existing towers and support structures unsuitable or unavailable.*

Response: The only existing or planned tower or support structure within one-half mile of the proposed site is the existing ATC monopole tower to the SW that is unsuitable due to interference with adjacent tall trees. See Attachment 02 – Co-location Report & Attachment 03 – RF Usage and Facility Justification.

- (8) *No new wireless communication support structure shall be permitted unless the applicant submits a coverage report inclusive of an overall system plan for the City, showing facilities presently constructed or approved and future expansion plans.*

Response: See Attachment 03 – RF Usage and Facility Justification.

- (9) *The minimum distance between WCF monopoles shall be 1500 feet. Separation shall be measured by following a straight line from one monopole to the next. For purposes of this section, a wireless communication facility monopole shall include wireless communication facility monopole for which the City has issued a development permit, or for which an application has been filed and not denied.*

Response: Applicants are seeking a variance to the separation requirement as there is an existing tower to the SW, however existing tower is unsuitable due to interference from adjacent tall trees. See response below to Section 33.025 – Criteria for Granting a Variance for a Wireless Communication Facility.

Section 73.500 – Standards.

The following standards are minimum requirements for a wireless communication facility or wireless communication facility attached development. Development proposals shall meet or exceed these minimum requirements.

- (1) *Monopoles shall be used in all residential, institutional, and commercial planning districts.*
- (2) *Monopoles shall be used in all industrial planning districts.*
- (3) *Equipment shelters, buildings or cabinets to house radio electronics equipment shall be concealed, camouflaged, vegetatively screened, or placed underground.*
- (4) *A wireless communication facility shall be designed to allow co-location of facilities.*
- (5) *Wireless communication facility attached antennas shall be painted to match the color of the mechanical screen wall or building to which it is attached.*
- (6) *Antennas and platforms shall be designed to minimize their size and appearance to surrounding development.*

Response: Proposal is for a new 100-foot monopole in an industrial planning district. Equipment cabinets will be screened by a new 6-foot-tall chain-link fence with vinyl slats and will also utilize existing vegetative screening around perimeter of property in addition to existing buildings to conceal ground equipment from view. Proposed monopole tower is designed to accommodate the co-location of two future carriers in addition to Verizon Wireless. Antennas and platforms will be the minimum size necessary to meet objectives. See Attachment 01 – Zoning Drawings.

Section 73.510 – Setbacks.

The Community Development Director shall, in making the determination of compliance for setbacks for Wireless Communication Facilities and Wireless Communication Support Structures, consider the following factors:

- (1) If the abutting property is in the Low Density Residential (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and if natural vegetation, such as evergreen trees, does not exist to act as a screen, then a greater setback than the minimum required may be appropriate. If such natural vegetation exists, then the minimum required setback may be appropriate.*
- (2) If the abutting property is in the Low Density Residential (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and it is vacant or its use is a single family dwelling, then a greater setback than the minimum required may be appropriate. If the use is not a single family dwelling, then the minimum required setback may be appropriate.*
- (3) If the abutting property is in the Low Residential Density (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and it is vacant or its use is a single family dwelling and it is at a lower elevation than the subject property, then a greater setback than the minimum required may be appropriate.*

Response: Proposal is on a property in the Light Manufacturing (ML) Planning District. All abutting properties are also in the ML Planning District, thus minimum required setbacks for the underlying planning district apply.

Chapter 33: Variances

Section 33.025 – Criteria for Granting a Variance for a Wireless Communication Facility.

No variance to the separation or height requirements for wireless communication facilities shall be granted by the Planning Commission unless it can be shown that the following criteria are met. The criteria for granting a variance to the separation or height requirements for wireless communication facilities shall be limited to this section, and shall not include the standard variance criteria of Section 33.020, Conditions for Granting a Variance that is not for a Sign or a Wireless Communication Facility.

- (1) The City may grant a variance from the provisions of TDC 73.470(9), which requires a 1500-foot separation between WCFs, providing the applicant demonstrates compliance with (a) or (b) below.
 - (a) coverage and capacity.
 - (i) It is technically not practicable to provide the needed capacity or coverage the tower is intended to provide and locate the proposed tower on available sites more than 1,500 feet from an existing wireless communication facility or from the proposed location of a wireless communication facility for which an application has been filed and not***

- denied. The needed capacity or coverage shall be documented with a Radio Frequency report;*
 - (ii) The collocation report, required as part of the Architectural Review submittal, shall document that the existing WCFs within 1500 feet of the proposed WCF, or a WCF within 1500 feet of the proposed WCF for which application has been filed and not denied, cannot be modified to accommodate another provider; and,*
 - (iii) There are no available buildings, light or utility poles, or water towers on which antennas may be located and still provide the approximate coverage the tower is intended to provide.*
- (b) site characteristics. The proposed monopole location includes tall, dense evergreen trees that will screen at least 50% of the proposed monopole from the RL District or from a small lot subdivision in the RML District.*
- (2) The City may grant a variance to the maximum allowable height for a WCF if the applicant demonstrates:*
- (a) It is technically not practicable to provide the needed capacity or coverage the tower is intended to provide at a height that meets the TDC requirements. The needed capacity or coverage shall be documented with a Radio Frequency report; and,*
 - (b) The collocation report, required as part of the Architectural Review submittal, shall document that existing WCFs, or a WCF for which an application has been filed and not denied, cannot be modified to provide the capacity or coverage the tower is intended to provide.*

Response: Applicant is requesting a variance to the 1,500-foot tower separation requirement. There is an existing 146-foot ATC monopole support structure to the SW of proposed tower, located at 10699 SW Herman Road, however tower is not usable due to interference from the tall trees surrounding the tower. Existing tower already obtained a height variance once and would need to be extended much taller to avoid interference from trees. Proposed support tower is sited in the least intrusive location possible to cover the gap in capacity and will not be visible from residential districts to the North as tower will be screened by existing tall trees and buildings on property. T-Mobile has also indicated that they are interested in co-locating on proposed WCF as the existing ATC tower to the SW will not meet their requirements either. See Attachment 03 – RF Usage and Facility Justification.

V. CONCLUSION

As demonstrated within this application, Applicants’ proposal for a new support tower satisfies the applicable approval criteria of the Tualatin Development Code (to the extent that criteria are not preempted by Federal law). The proposed facility will improve the cellular and data capacity in the area and provide a benefit to the community. Applicants respectfully request that the City of Tualatin approve the facility as proposed, subject only to standard conditions of approval.

VI. EXHIBITS

- 01. Zoning Drawings**
- 02. Co-location Report**
- 03. RF Usage and Facility Justification**
- 04. Neighborhood Meeting Documentation**

- 05. CWS Sensitive Area Pre-Screening Site Assessment**
- 06. Photosims Views**

POR DURHAM
LETTER OF AUTHORIZATION

The undersigned ("Owner") represents that they are owner of the property commonly known as 10290 SW Tualatin Road, Tualatin, OR ("Property").

Owner hereby consents and agrees that PI Tower Development LLC, a Delaware limited liability company, and their agents and representatives may make and file applications on the Owner's behalf to such local, state, and federal governmental entities which approval PI Tower Development LLC may consider necessary or advisable to have the Property approved as to a wireless communications facility site, including governmental approvals for zoning applications, variances, building permits, and wetland permits. **In no event shall PI Tower Development LLC apply for a zoning change classification of the Property.** Owner hereby agrees that a copy of this signed authorization is as effective as the signed date below. However, if requested by PI Tower Development LLC, Owner agrees to execute such other and further documents as may be required by the governmental entity having jurisdiction to evidence Owner's consent to the application.

This authorization shall expire on May 16, 2018.

PROPERTY: 10290 SW Tualatin Road, Tualatin, OR 97062

TAX LOT: 2S123B000800

OWNERS: TOTE-N-STOW INC.

PRINTED NAME: Rick Fogelman

TITLE: owner

SIGNED: [Signature] 5/22/17

PRINTED NAME: _____

TITLE: _____

SIGNED: _____

DATE: _____

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

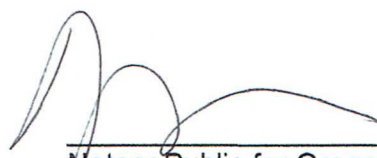
I, Reid A. Stewart, being first duly sworn, depose and say:

That on the 18th day of April, 2017, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

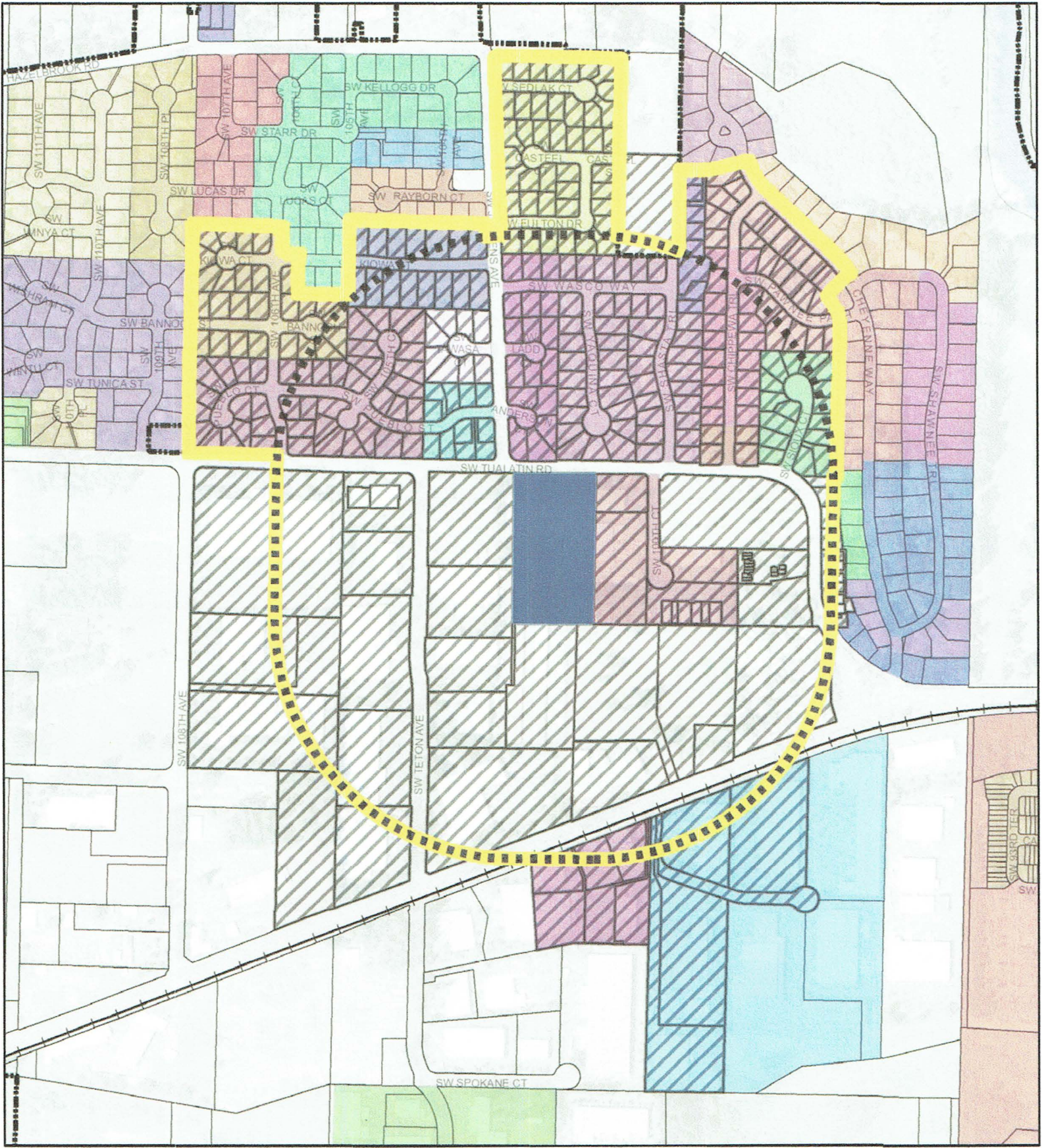

Signature

SUBSCRIBED AND SWORN to before me this 18 day of May, 2017.





Notary Public for Oregon
My commission expires: June 21 2017

RE: FOR Durham



 1000' Buffer

 1000' Buffer with Subdivisions

 Selected Taxlots



Exhibit B

Copy of the Notice of Neighborhood/ Developer Meeting



April 17, 2017

RE: POR Durham – Proposed Wireless Communications Facility at 10290 SW Tualatin Road

Dear Property Owner:

You are cordially invited to attend a meeting on May 10, 2017 at 5:30 P.M. at the Juanita Pohl Center - 8513 SW Tualatin Road, Tualatin, OR 97602. This meeting shall be held to discuss a proposed project located at 10290 SW Tualatin Road, Tualatin, OR 97602 (project location shown on map below). The proposal is to construct a new wireless communications facility including a 100' monopole and associated equipment.



The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Regards,

Reid Stewart
Acom Consulting, Inc.
503.720.6526 / reid.stewart@acomconsultinginc.com

April 17, 2017

RE: POR Durham – Proposed Wireless Communications Facility at 10290 SW Tualatin Road

Dear Property Owner:

You are cordially invited to attend a meeting on May 10, 2017 at 5:30 P.M. at the Juanita Pohl Center - 8513 SW Tualatin Road, Tualatin, OR 97602. This meeting shall be held to discuss a proposed project located at 10290 SW Tualatin Road, Tualatin, OR 97602 (project location shown on map below). The proposal is to construct a new wireless communications facility including a 100' monopole and associated equipment.



The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Regards,

Reid Stewart
Acom Consulting, Inc.
503.720.6526 / reid.stewart@acomconsultinginc.com

As the applicant for the POR Durham project, I hereby certify that on this day, 04/18/2017 notice of the Neighborhood / Developer meeting was mailed in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Reid Stewart
(PLEASE PRINT)

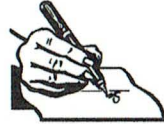
Applicant's Signature: 

Date: 18 May 2017

VAR17-0001

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER



0

PROJECT:

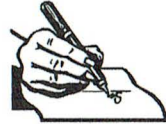
MEETING DATE:

PLEASE PRINT LEGIBLY!

NAME	MAILING ADDRESS & E-MAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE #
Roger W LAW				
Dan Zike				
Mae HEIDE				
Kathleen Graham				
Erin Engman				
STAN JERNBERG				
JAY WILCOX				
Connie LeBette				
JUSAN DeMouit				
Thomas Almy				

7

NEIGHBORHOOD MEETING ATTENDANCE ROSTER



PROJECT:

MEETING DATE: 5-10-2017

PLEASE PRINT LEGIBLY!

NAME	MAILING ADDRESS & E-MAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE #
Frank Biblowill	[REDACTED]			
Paul Morrison				
DAN GAUR				
CHRIS FUNSTAL				
Cori Conway				

Attn: Tammy Hamilton
ACOM Consulting Finc.
project Durham

503-236-4293

From: Rick Frandman

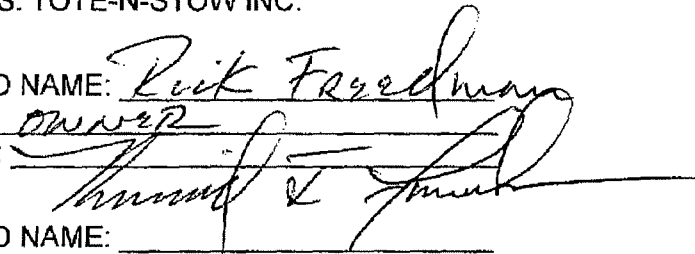
POR DURHAM LETTER OF AUTHORIZATION

The undersigned ("Owner") represents that they are the tower and or land owner of the property commonly known as identified below ("Property").

Owner hereby consents and agrees that Verizon Wireless (VZW) LLC, d/b/a/ Verizon Wireless and their agents and representatives may make and file applications on the Owner's behalf to such local, state, and federal governmental entities which approval Verizon Wireless may consider necessary or advisable to have the Property approved as to a wireless communicatins facility site, including, but not limited to governmental approvals for zoning applications, variances, building permits, and wetland permits.

Owner hereby agrees that a copy of this signed authorization is as effective as the original. However, if requested by Verizon Wireless, Owner agrees to execute such other and further documents as may be required by the governmental entity having jurisdiction to evidence Owner's consent to the application.

PROPERTY: 10290 SW Tualatin Road, Tualatin, OR 97062
TAX LOT: 2S123B000800
OWNERS: TOTE-N-STOW INC.

PRINTED NAME: Reik Freedman
TITLE: owner
SIGNED: 

PRINTED NAME: _____
TITLE: _____
SIGNED: _____
DATE: 3/7/17

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING


<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>	18"
24"	

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

FOR Durham - Proposed Wireless Communications Facility project, I hereby certify that on this day, 22 April 2017 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Reid Stewart
(PLEASE PRINT)

Applicant's Signature: 

Date: 22 April 2017

POR DURHAM
NEIGHBORHOOD MEETING NOTES

MEETING LOCATION: Juanita-Pohl Center: 8513 SW Tualatin Road, Tualatin, OR 97062

MEETING TIME: 5:30 P.M.

MAJOR POINTS DISCUSSED:

- Site location
- Site design/height
- Visibility from neighborhood
- Timeline
- Carriers/Coverage
- Tower owner/carriers
- No traffic
- RF safety concerns
- 1,500 foot tower separation variance
- Facility security

CONCERNS:

- Where is it located?
- Will it be visible?
- Is it safe?
- Which carriers are locating on tower?
- Will coverage improve?
- Who will own tower?
- Will it affect traffic?
- Is it gated/locked?

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): ~~2S123B0008000~~ 2S123B000800
 Site Address: 10290 SW Tualatin Road
 City, State, Zip: Tualatin, OR, 97602
 Nearest Cross Street: SW Teton Avenue

3. Owner Information

Name: Joana Freedman
 Company: TOTE-N-STOW Inc.
 Address: 10290 SW Tualatin Road
 City, State, Zip: Tualatin, OR, 97602
 Phone/Fax: 503.692.3930
 E-Mail: _____

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial
- Other New Wireless Communications Facility

5. Applicant Information

Name: Reid Stewart
 Company: ACOM Consulting Inc. for PI Tower Development LL
 Address: 4015 SW Battaglia Avenue
 City, State, Zip: Gresham, OR, 97080
 Phone/Fax: 503.720.6526
 E-Mail: reid.stewart@acomconsultinginc.com

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work _____

7. Additional comments or information that may be needed to understand your project _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Reid Stewart Print/Type Title Zoning Specialist

ONLINE SUBMITTAL

Date 3/29/2017

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Chuck Bartholomew Date 3/30/17

POR DURHAM

PARALLEL SITE ID #:

10290 SW TUALATIN ROAD
TUALATIN, OR 97602



PI TOWER DEVELOPMENT LLC

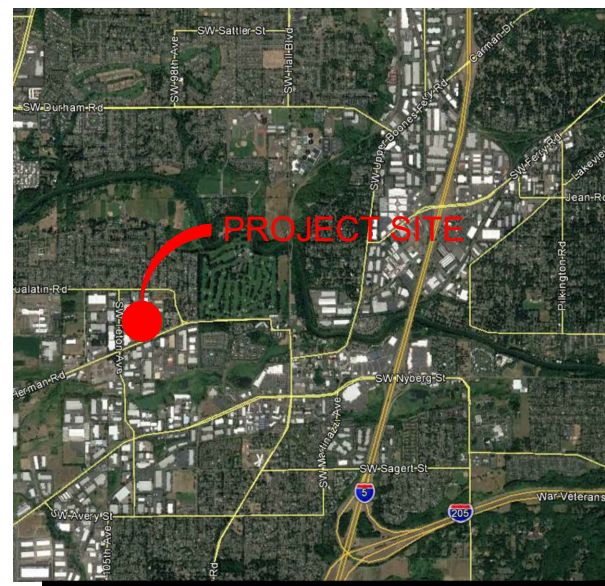
DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND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

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

No.	Date	Revision
A	01/09/17	90% ZD REVIEW SET
B	02/23/17	100% ZD REVIEW SET
C	02/23/17	100% ZD SET
0	-	-
1	-	-
2	-	-
3	-	-



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROJECT CONTACT LIST

PROPERTY OWNER:

JOANA FREEDMAN
10290 SW TUALATIN RD
TUALATIN, OR 97062
PHONE: (503) 692-3930

SURVEYOR CONTACT:

DUNCANSON COMPANY
145 SW 155TH STREET
SUITE 102
BURIEN, WA 98166
CONTACT: KEVIN WALKER
PHONE: (206) 244-4141

REAL ESTATE:

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

APPLICANT:

PI TOWER DEVELOPMENT LLC
7411 FULLERTON ST, SUITE 110
JACKSONVILLE, FL 32256
CONTACT: BRANDON OLSEN
PHONE: (503) 951-7515
brandon.olsen@pitowers.com

PROJECT CONSULTANT:

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

ARCHITECT:

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

ZONING / PERMITTING:

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

CO-APPLICANT:

VERIZON WIRELESS
5430 NE 122ND AVE
PORTLAND, OR 97230
CONTACT: NOAH GRODZIN
PHONE: (971) 334-0101
noah.grodzin@vzw.com

DRAWING INDEX

ARCHITECTURAL

T-1	TITLE SHEET
T-2	GENERAL NOTES & LEGEND
SV1	TOPOGRAPHICAL SITE SURVEY
SV2	TOPOGRAPHICAL SITE SURVEY
A-0	OVERALL SITE PLAN
A-1	PROPOSED EQUIPMENT PLAN
A-2	PROPOSED ELEVATIONS



DRIVING DIRECTIONS

(FROM PORTLAND INTERNATIONAL AIRPORT):

HEAD SOUTHWEST ON NE AIRPORT WAY. CONTINUE STRAIGHT TO STAY ON NE AIRPORT WAY. KEEP RIGHT TO STAY ON NE AIRPORT WAY. USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT ONTO THE INTERSTATE 205 S RAMP TO INTERSTATE 84/PORTLAND/SALEM. MERGE ONTO I-205 S. TAKE EXIT 21B TO MERGE ONTO I-84 W/US-30 W TOWARD PORTLAND. USE THE LEFT 2 LANES TO TAKE THE EXIT TOWARD SALEM. MERGE ONTO I-5 S. KEEP RIGHT AT THE FORK TO STAY ON I-5 S. FOLLOW SIGNS FOR INTERSTATE 5 S/SALEM. USE THE RIGHT LANE TO TAKE EXIT 289 TOWARD TUALATIN/SHERWOOD. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO SW NYBERG ST. CONTINUE STRAIGHT TO STAY ON SW NYBERG ST. KEEP LEFT TO CONTINUE ON SW TUALATIN-SHERWOOD RD. TURN RIGHT ONTO SW 90TH AVE. TURN LEFT ONTO SW TUALATIN RD. SITE WILL BE ON THE LEFT

CODE COMPLIANCE

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

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

- 2014 OREGON STRUCTURAL SPECIALTY CODE
- 2014 OREGON ELECTRICAL SPECIALTY CODE
- 2014 OREGON MECHANICAL SPECIALTY CODE
- 2014 OREGON FIRE CODE (OFC 105)

APPROVAL / SIGN OFF OF PRELIMINARY CONSTRUCTION DRAWINGS

CONSULTANT GROUP SIGN OFF	DATE	SIGNATURE	VERIZON WIRELESS SIGN OFF	DATE	SIGNATURE
PROJECT MANAGER			RF ENGINEER		
SITE ACQUISITION			IMPLEMENTATION		
CONSTRUCTION MANAGER			OPERATIONS		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

PROJECT INFORMATION

CODE INFORMATION:

JURISDICTION: CITY OF TUALATIN
ZONING CLASSIFICATION: ML
CONSTRUCTION TYPE: V-B
OCCUPANCY: U (TOWER)
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):

GROUND ELEVATION: 497.5' AMSL
STRUCTURE HEIGHT: 100'-0" (TOP OF PROPOSED MONOPOLE)

GEODETIC COORDINATES (NAD83):

LATITUDE: 45° 23' 11.53" N (45.386536°)
LONGITUDE: 122° 46' 57.03" W (-122.782508°)

PARCEL SIZE:

9.405 ACRES (409,661± SF)

PARCEL NUMBER:

2S123B0008000

LEGAL DESCRIPTION

REFER TO TOPOGRAPHICAL SURVEY SHEET SV-1 FOR LEGAL DESCRIPTION AND TITLE REPORT EXCEPTIONS

SCOPE OF WORK

THE PROJECT IS FOR THE INSTALLATION OF AN UNMANNED 100' TOWER WITHIN A 25'x48' PARALLEL INFRASTRUCTURE TOWER DEVELOPMENT LLC LEASE AREA.

Project Info:

POR
DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

Drawing Title:

COVER SHEET

Project Number:

Date:
03/06/17

Drafter:

Designer:

RM

KM

Project Manager:

Professional of Record:

AM

RJ

Revision No:

Sheet No:

C

T-1

GENERAL NOTES

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

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

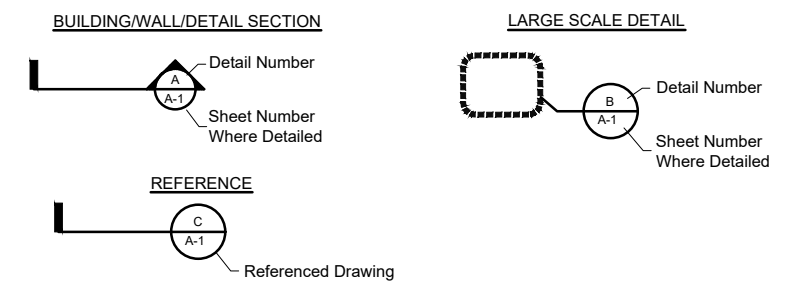
LINE/ANTENNA NOTES

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

PROJECT INFORMATION

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

LEGEND



IMPORTANT NOTICE

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

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

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

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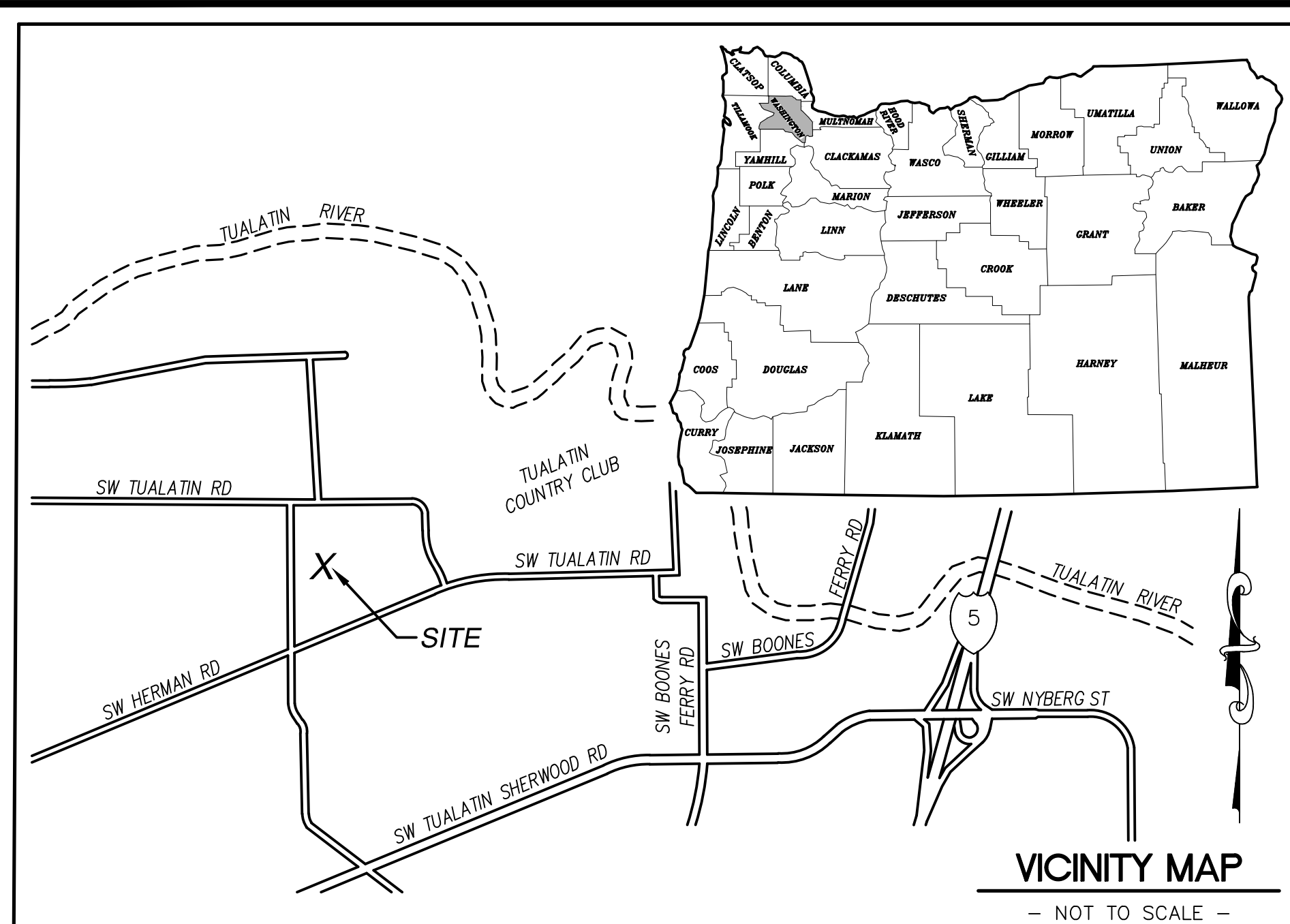
Project Info:

**POR
DURHAM**
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

Drawing Title:

**GENERAL NOTES
AND SYMBOLS**

Project Number:	Date:
	03/06/17
Drafter:	Designer:
RM	KM
Project Manager:	Professional of Record:
AM	RJ
Revision No:	Sheet No:
C	T-2



PARENT PARCEL LEGAL DESCRIPTION (PER WARRANTY DEED, DOC. NO. 89-35206)

PARCEL I:
ALL OF THE WEST ONE-HALF AND THE WEST 65 FEET OF THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON:

COMMENCING 80 RODS WEST OF THE ONE-QUARTER SECTION CORNER BETWEEN SECTIONS 14 AND 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE WEST ALONG THE SECTION LINE 40 RODS; THENCE SOUTH 40 RODS; THENCE EAST 40 RODS; THENCE NORTH 40 RODS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF S.W. TUALATIN ROAD.

PARCEL II:
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON:

BEGINNING AT A POINT IN THE CENTER OF CIPOLE ROAD (COUNTY ROAD NO. 489), WHICH POINT BEARS SOUTH 67°34' WEST 398.3 FEET FROM THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOSEPH HILLER, ET UX., AS RECORDED IN BOOK 375, PAGE 233, WASHINGTON COUNTY, OREGON DEED RECORDS; THENCE SOUTH 67°34' WEST ALONG THE CENTERLINE OF SAID ROAD 355.09 FEET TO THE EAST LINE OF THAT PARCEL CONVEYED TO ALMER E. KURTZ, ET UX., BY DEED RECORDED DECEMBER 22, 1969 IN BOOK 766, PAGE 929, WASHINGTON COUNTY RECORDS; THENCE NORTH 0°07' EAST ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN THE EXCEPTION IN SAID DEED TO JOSEPH HILLER, ET UX., 749.48 FEET TO THE NORTHEAST CORNER OF SAID EXCEPTED TRACT; THENCE ALONG THE BOUNDARY LINE OF SAID HILLER TRACT NORTH 89°56' EAST 19.85 FEET; THENCE NORTH 265 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT PARCEL CONVEYED TO TOTE 'N STOW, LTD., A LIMITED PARTNERSHIP, BY DEED RECORDED NOVEMBER 13, 1975 IN BOOK 1054, PAGE 39, WASHINGTON COUNTY RECORDS; THENCE NORTH 89°55' EAST 294.26 FEET, MORE OR LESS, TO A POINT NORTH 00°15' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00°15' WEST PARALLEL WITH THE EAST LINE OF SAID HILLER TRACT 884.56 FEET TO THE POINT OF BEGINNING.

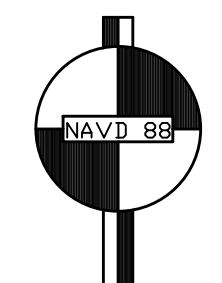
EXCEPTING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED TO JOSEPH HILLER, ET UX., BY DEED RECORDED NOVEMBER 02, 1955 IN BOOK 375, PAGE 233, WASHINGTON COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO GEORGIA FEDERAL BANK, F.S.B., A FEDERALLY CHARTERED STOCK SAVINGS BANK, BY WARRANTY DEED RECORDED DECEMBER 31, 1985 AS FEE NO. 85-052036, WASHINGTON COUNTY DEED RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY DOCUMENT RECORDED NOVEMBER 26, 1997 AS FEE NO. 97-111740, WASHINGTON COUNTY DEED RECORDS.

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83
LAT - 45°23'11.62" N NAVD 88
LONG - 122°46'56.99" W ELEV. = 134.2 FEET



BENCHMARK IS BASED ON ORGN REFERENCE NETWORK.

ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91:003.

CERTIFICATION:

TO: PI TOWER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY; PI TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY; DEUTSCHE BANK NATIONAL TRUST COMPANY, NOT IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR THE BENEFIT OF THE SECURED PARTIES, IT'S SUCCESSORS AND/OR ASSIGNS AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, JONATHAN M. BECKER, AN OREGON PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION; AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE OREGON STANDARDS OF PRACTICE; AND THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN ORS92.050.

(Signature)
JONATHAN M. BECKER, PLS #84870

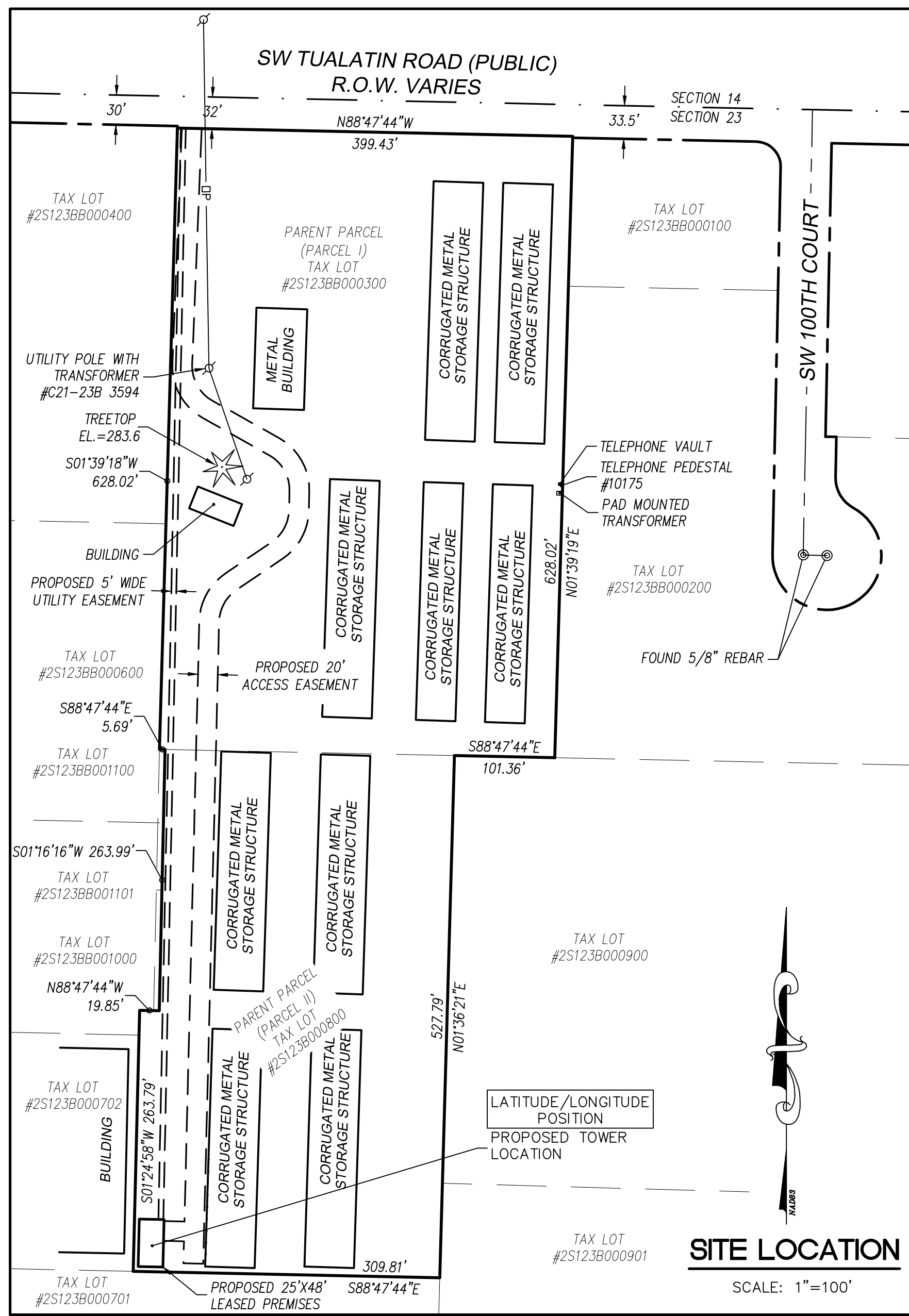
DATED: MARCH 3, 2017

SITE INFORMATION

PARENT PARCEL TAX LOT NUMBER 25123B000800
SITE ADDRESS 10290 SW TUALATIN ROAD TUALATIN, OR 97062
SITE CONTACT JOANA FREEDMAN 503-692-3930
PHONE NUMBER TOTE 'N STOW, INC. 10290 SW TUALATIN ROAD TUALATIN, OR 97062
FEE OWNER WARRANTY DEED DOC. NO. 89-35206
DEED REFERENCE 409,661 S.F.± (9.405 AC.)
TOTAL PARENT PARCEL AREA ML (LIGHT MANUFACTURING) (CITY OF TUALATIN)
ZONING 600 S.F. (0.014 AC.)
LEASED PREMISES ACCESS EASEMENT TO BE DETERMINED
UTILITY EASEMENT PORTLAND GENERAL ELECTRIC P.O. BOX 4438 PORTLAND, OR 97208
ELECTRIC SERVICE 800-542-8818 VERIZON 800-257-4646
TELEPHONE SERVICE

NOTES

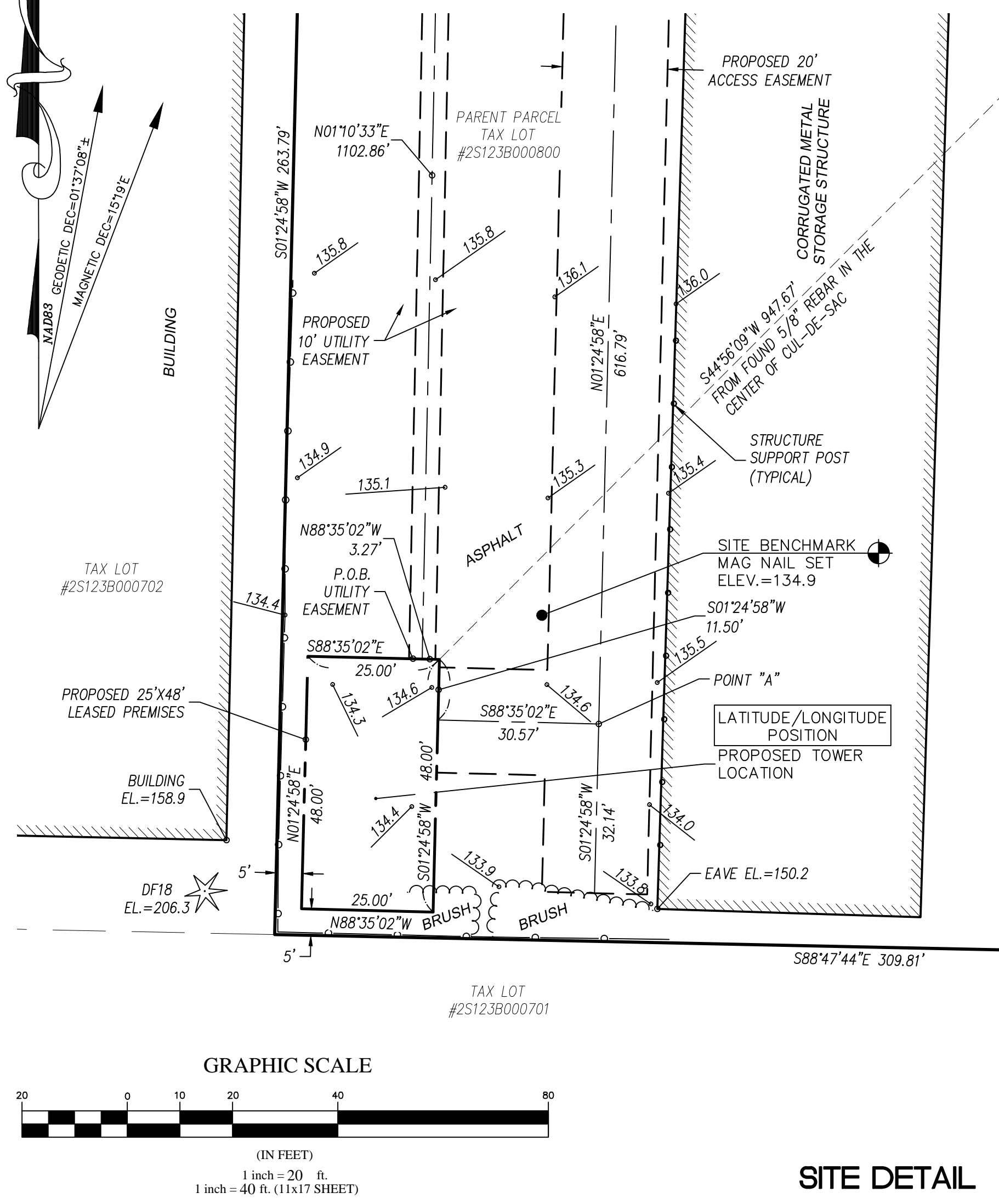
- TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. 24218845, DATED NOVEMBER 21, 2016.
- FIELD WORK CONDUCTED IN DECEMBER, 2016.
- BASIS OF BEARING: OREGON COORDINATE SYSTEM, NORTH ZONE (NAD83).
- UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE 'X', COMMUNITY PANEL NUMBER 4106700543E, DATED NOVEMBER 4, 2016.
- NO WETLANDS AREAS, STREAMS, DITCHES, PIPES OR RIVERS RUNNING THROUGH OR BORDERING THE PARENT PARCEL, LEASED PREMISES AND NEW EASEMENTS, OTHER THAN INDICATED HEREON, WERE INVESTIGATED BY THIS SURVEY.
- THE PARENT PARCEL ZONING DESIGNATION IS LIGHT MANUFACTURING (ML), PER WASHINGTON COUNTY UNIFIED DEVELOPMENT CODE; TOWER HEIGHT RESTRICTION: 100'; TOWER SETBACKS: FRONT: 30', SIDE: 5', REAR: 5'
- THE BOUNDARY DEPICTED HEREON WAS DERIVED FROM STATUTORY DEED PER DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY.
- THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENTS, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE SOUTH RIGHT OF WAY LINE OF SW TUALATIN ROAD, AND THAT THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.



SPECIAL EXCEPTIONS Δ CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

DUNCANSON COMPANY HAS RECEIVED AND REVIEWED THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 21, 2016, BEING COMMITMENT NO. 24218845, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

NO EASEMENTS DISCLOSED PER PROVIDED TITLE REPORT



LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- DP --- OVERHEAD POWER LINE
- UP --- BURIED POWER LINE
- G --- BURIED GAS LINE
- OT --- OVERHEAD TELEPHONE LINE
- UT --- BURIED TELEPHONE LINE
- W --- BURIED WATER LINE
- SS --- BURIED SANITARY SEWER
- SD --- BURIED STORM DRAIN
- --- DITCH LINE/FLOW LINE
- --- ROCK RETAINING WALL
- --- VEGETATION LINE
- --- CHAIN LINK FENCE
- --- WOOD FENCE
- --- BARBED WIRE/WIRE FENCE
- Δ TRANSFORMER
- ⊗ LIGHT STANDARD
- P POWER VAULT
- ⊠ UTILITY BOX
- ⊠ UTILITY POLE
- ← POLE GUY WIRE
- ⊠ GAS VALVE
- ⊠ GAS METER
- T TELEPHONE VAULT
- ⊙ TEL. MANHOLE
- ⊠ TELEPHONE RISER
- ⊗ FIRE HYDRANT
- ⊠ GATE VALVE
- ⊠ WATER METER
- ⊗ FIRE STAND PIPE
- ⊠ IRRIGATION CONTROL
- ⊠ CATCH BASIN, TYPE I
- ⊠ CATCH BASIN, TYPE II
- ⊠ SIGN
- ⊙ BOLLARD
- ⊠ MAIL BOX
- ⊠ TELEPHONE RISER
- ⊠ SPOT ELEVATION

NOTE:
1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

- DECIDUOUS TREE
- AL=ALDER
 - MP=MAPLE
 - DS=DECIDUOUS
 - MA=MADRONA
 - OK=OAK
 - CH=CHERRY
- EVERGREEN TREE
- CE=CEDAR
 - DF=DOUGLAS FIR
 - HE=HEMLOCK
 - PI=PINE
 - EVG=EVERGREEN
- AL12 ← TRUNK DIAMETER (IN)
TYPE
DF18 195.2 ← HEIGHT AGL IF MEASURED

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER 25123B000800
SITE ADDRESS 10290 SW TUALATIN ROAD TUALATIN, OR 97062
SITE CONTACT JOANA FREEDMAN 503-692-3930
PHONE NUMBER TOTE 'N STOW, INC. 10290 SW TUALATIN ROAD TUALATIN, OR 97062
ZONING ML (CITY OF TUALATIN)
TOTAL LOT AREA 409,661± S.F.(9.40 AC.)
PROJECT AREA 1,200 S.F.

SURVEY REFERENCE

- RECORD OF SURVEY NO. 23287, RECORDS OF WASHINGTON COUNTY.
- SIJOTA INDUSTRIAL PARK PER BOOK 53, PAGE 35, RECORDS OF WASHINGTON COUNTY.

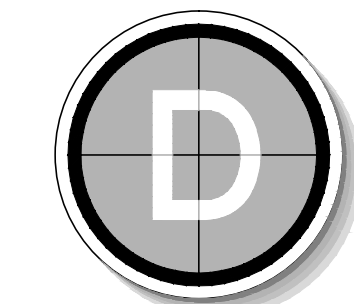
BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555



DUNCANSON
Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

SITE

POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062
WASHINGTON COUNTY

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FLD. CREW:	JA/JAR
FLD. BOOK:	427/135
DRAWN BY:	LAC
JOB #:	99544.1432
DATE:	12/16/16

REVISIONS

DATE	DESCRIPTION	BY
03/03/17	ADD EASEMENTS, REVISE LEASE PREMISES	LAC
12/28/16	ADD TITLE INFORMATION	LAC

REGISTERED PROFESSIONAL LAND SURVEYOR

(Signature)
MARCH 3, 2017
OREGON
MAY 10, 2011
JONATHAN MARLO BECKER
84870
RENEWS: 12/31/2017

SHEET TITLE
SURVEY PLAT
SEC 23, TWP 2 S, RNG 1 W, WM

SHEET NUMBER
SV1

15
22
23

SW TUALATIN ROAD

SW 100TH COURT

PARENT PARCEL BOUNDARY

ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 20 FOOT WIDE STRIP OF LAND LYING 10' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE NORTHEAST CORNER OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT;
THENCE SOUTH 01°24'58" WEST 11.50 FEET ALONG THE EAST LINE THEREOF, TO THE POINT OF BEGINNING;
THENCE SOUTH 88°35'02" EAST 30.57 FEET TO POINT "A";
THENCE SOUTH 01°24'58" WEST 32.14 FEET TO THE END OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A 20 FOOT WIDE STRIP OF LAND LYING 10' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "A";
THENCE NORTH 01°24'58" EAST 616.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 47.58 FEET THROUGH A CENTRAL ANGLE OF 54°31'09";
THENCE NORTH 60°43'27" WEST 77.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 47.58 FEET THROUGH A CENTRAL ANGLE OF 54°31'09";
THENCE NORTH 01°24'58" EAST 19.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 54.23 FEET THROUGH A CENTRAL ANGLE OF 62°08'25";
THENCE NORTH 60°43'27" WEST 77.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 55.00 FEET THROUGH A CENTRAL ANGLE OF 63°01'27";
THENCE NORTH 02°17'59" EAST 238.46 FEET TO A POINT ON THE SOUTH MARGIN OF SW TUALATIN ROAD AND THE END OF THIS CENTERLINE DESCRIPTION;

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH EACH OTHER AND TERMINATE AT THE EAST LINE OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT AND THE SOUTH MARGIN OF SW TUALATIN ROAD.

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 5 FOOT WIDE STRIP OF LAND LYING 2.5' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE NORTHEAST CORNER OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 88°35'02" WEST 3.27 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 01°10'33" EAST 1102.86 FEET TO A POINT ON THE SOUTH MARGIN OF SW TUALATIN ROAD AND THE END OF THIS CENTERLINE DESCRIPTION;

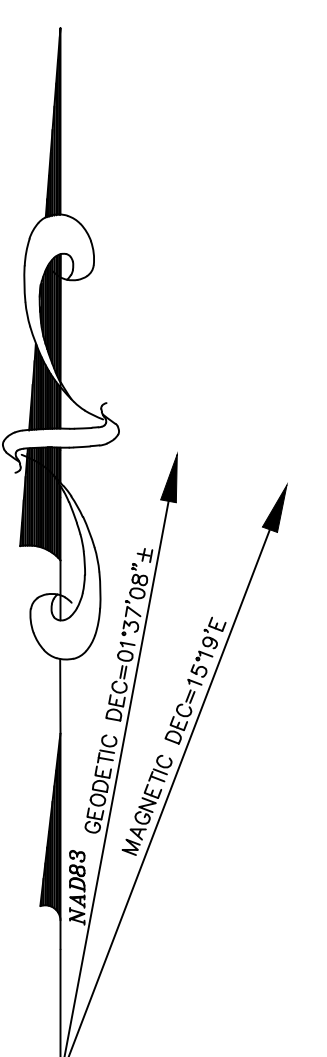
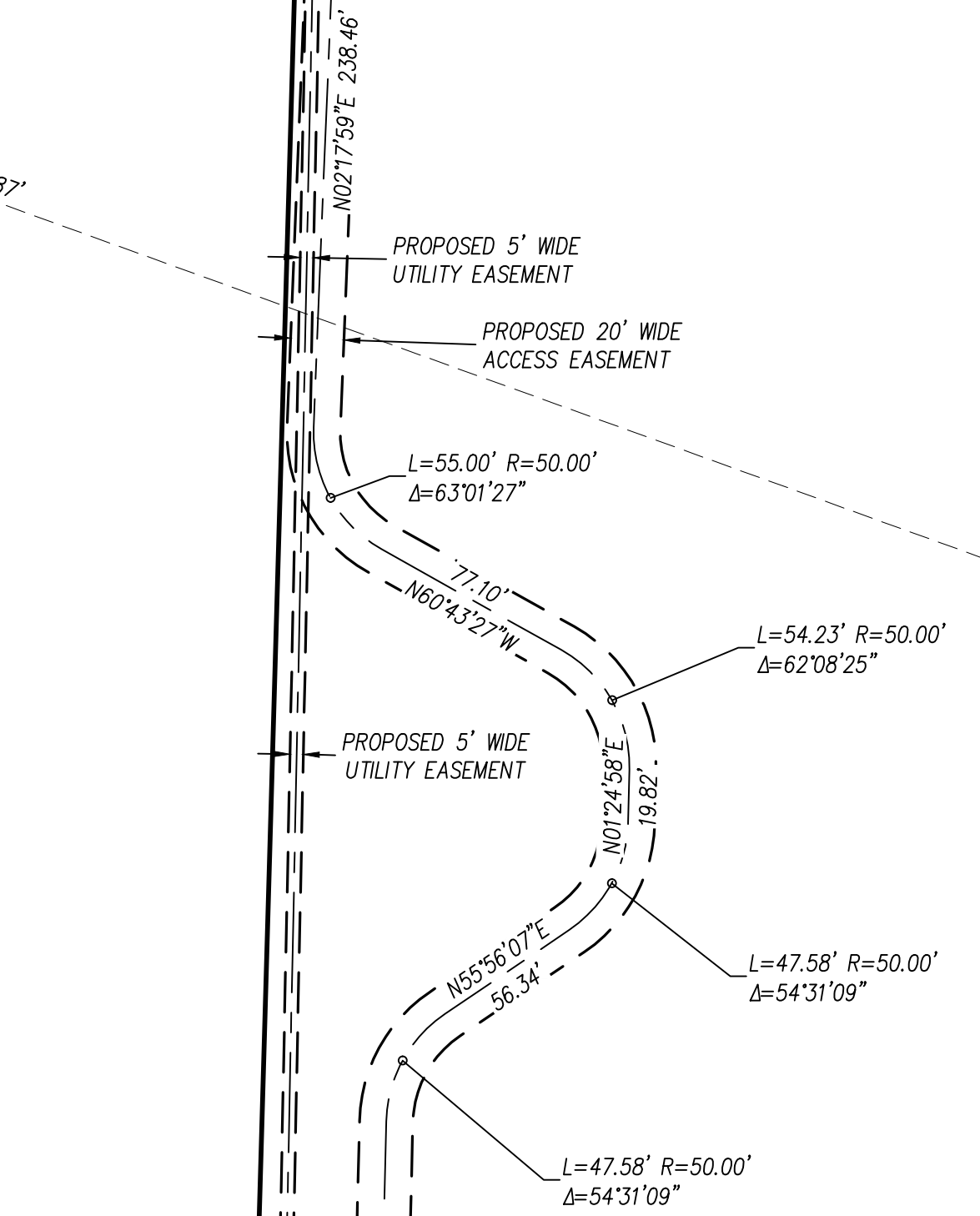
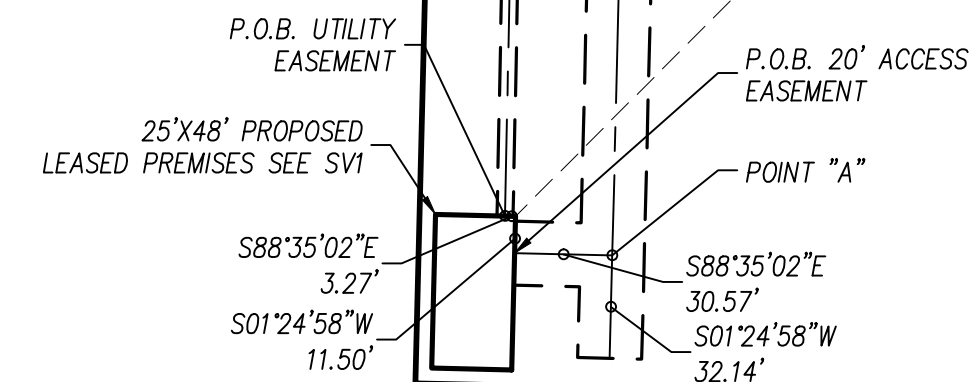
THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH EACH OTHER AND TERMINATE AT THE NORTH LINE OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT AND THE SOUTH MARGIN OF SW TUALATIN ROAD.

LEASED PREMISES LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°24'58" WEST 48.00 FEET;
THENCE NORTH 88°35'02" WEST 25.00 FEET;
THENCE NORTH 01°24'58" EAST 48.00 FEET;
THENCE SOUTH 88°35'02" EAST 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,200 SQUARE FEET, MORE OR LESS.



EASEMENT DETAIL

LEGEND

- SUBJECT BOUNDARY LINE
- - - RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- OP OVERHEAD POWER LINE
- UP BURIED POWER LINE
- G BURIED GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT BURIED TELEPHONE LINE
- V BURIED WATER LINE
- SS BURIED SANITARY SEWER
- SD BURIED STORM DRAIN
- - - DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- △ TRANSFORMER
- ⊗ LIGHT STANDARD
- P POWER VAULT
- ⊠ UTILITY BOX
- ⊖ UTILITY POLE
- ⊙ POLE GUY WIRE
- ⊕ GAS VALVE
- ⊕ GAS METER
- T TELEPHONE VAULT
- ⊙ TEL. MANHOLE
- TELEPHONE RISER
- ⊙ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊕ WATER METER
- ⊙ FIRE STAND PIPE
- ⊕ IRRIGATION CONTROL
- ⊕ CATCH BASIN, TYPE I
- ⊕ CATCH BASIN, TYPE II
- ⊕ SIGN
- ⊙ BOLLARD
- MAIL BOX
- ⊕ SPOT ELEVATION

NOTE:
1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

- DECIDUOUS TREE
 - AL=Alder
 - MP=Maple
 - DS=Deciduous
 - MA=Madrona
 - OK=Oak
 - CH=Cherry
- EVERGREEN TREE
 - CE=Cedar
 - DF=Douglas Fir
 - HE=Hemlock
 - PI=Pine
 - EVG=Evergreen

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER	2S123B000800
SITE ADDRESS	10290 SW TUALATIN ROAD TUALATIN, OR 97062
SITE CONTACT	JOANA FREEDMAN
PHONE NUMBER	503-692-3930
ZONING	ML (CITY OF TUALATIN)
TOTAL LOT AREA	409,661± S.F.(9.40 AC.)
PROJECT AREA	1,200 S.F.

SURVEY REFERENCE

- RECORD OF SURVEY NO. 23287, RECORDS OF WASHINGTON COUNTY.
- SIJOTA INDUSTRIAL PARK PER BOOK 53, PAGE 35, RECORDS OF WASHINGTON COUNTY.

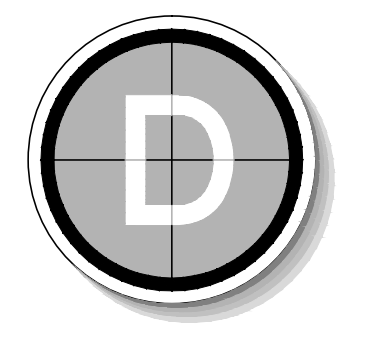
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1-800-424-5555



Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

SITE
POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062
WASHINGTON COUNTY

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FLD. CREW:	JA/JAR
FLD. BOOK:	427/135
DRAWN BY:	LAC
JOB #:	99544.1432
DATE:	12/16/16

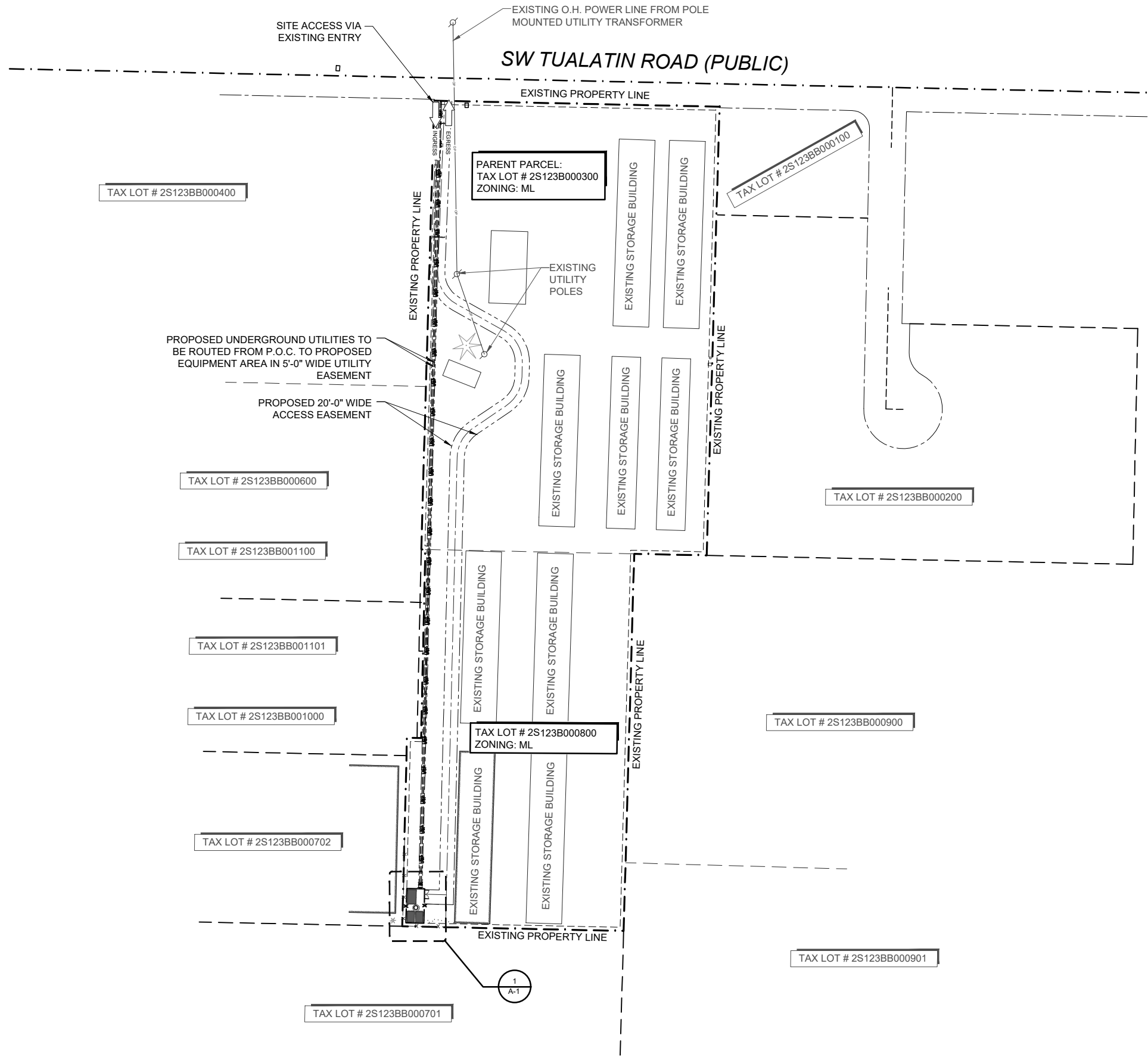
REVISIONS

DATE	DESCRIPTION	BY
03/03/17	ADD EASEMENTS, REVISE LEASE PREMISES	LAC
12/28/16	ADD TITLE INFORMATION	LAC

REGISTERED PROFESSIONAL LAND SURVEYOR
MARCH 3, 2017
OREGON
MAY 10, 2011
JONATHAN MARLO BECKER
84870
RENEWS: 12/31/2017

SHEET TITLE
SURVEY PLAT
SEC 23, TWP 2 S, RNG 1 W, WM

SHEET NUMBER
SV2



ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 20 FOOT WIDE STRIP OF LAND LYING 10' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
 THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE NORTHEAST CORNER OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT;
 THENCE SOUTH 01°24'58" WEST 11.50 FEET ALONG THE EAST LINE THEREOF, TO THE POINT OF BEGINNING;
 THENCE SOUTH 88°35'02" EAST 30.57 FEET TO POINT "A";
 THENCE SOUTH 01°24'58" WEST 32.14 FEET TO THE END OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A 20 FOOT WIDE STRIP OF LAND LYING 10' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE FOREMENTIONED POINT "A";
 THENCE NORTH 01°24'58" EAST 616.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
 THENCE ALONG SAID CURVE 47.58 FEET THROUGH A CENTRAL ANGLE OF 54°31'09";
 THENCE NORTH 55°56'07" EAST 56.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;
 THENCE ALONG SAID CURVE 47.58 FEET THROUGH A CENTRAL ANGLE OF 54°31'09";
 THENCE NORTH 01°24'58" EAST 19.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING RADIUS OF 50.00 FEET;
 THENCE ALONG SAID CURVE 54.23 FEET THROUGH A CENTRAL ANGLE OF 62°08'25";
 THENCE NORTH 60°43'27" WEST 77.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
 THENCE ALONG SAID CURVE 55.00 FEET THROUGH A CENTRAL ANGLE OF 63°01'27";
 THENCE NORTH 02°17'59" EAST 238.46 FEET TO A POINT ON THE SOUTH MARGIN OF SW TUALATIN ROAD AND THE END OF THIS CENTERLINE DESCRIPTION;

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH EACH OTHER AND TERMINATE AT THE EAST LINE OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT AND THE SOUTH MARGIN OF SW TUALATIN ROAD.

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 5 FOOT WIDE STRIP OF LAND LYING 2.5' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
 THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE NORTHEAST CORNER OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT;
 THENCE ALONG THE NORTH LINE THEREOF, NORTH 88°35'02" WEST 3.27 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°10'33" EAST 1102.86 FEET TO A POINT ON THE SOUTH MARGIN OF SW TUALATIN ROAD AND THE END OF THIS CENTERLINE DESCRIPTION;

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH EACH OTHER AND TERMINATE AT THE NORTH LINE OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT AND THE SOUTH MARGIN OF SW TUALATIN ROAD.

LEASED PREMISES LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
 THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 01°24'58" WEST 48.00 FEET;
 THENCE NORTH 88°35'02" WEST 25.00 FEET;
 THENCE NORTH 01°24'58" EAST 48.00 FEET;
 THENCE SOUTH 88°35'02" EAST 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,200 SQUARE FEET, MORE OR LESS.

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

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

No.	Date	Revision
A	01/09/17	90% ZD REVIEW SET
B	02/23/17	100% ZD REVIEW SET
C	02/23/17	100% ZD SET
0	-	-
1	-	-
2	-	-
3	-	-



Project Info:
POR DURHAM
 10290 SW TUALATIN ROAD
 TUALATIN, OR 97062

Drawing Title:
SITE PLAN

Project Number:	Date:
RM	03/06/17
Project Manager:	Designer:
AM	KM
Revision No:	Professional of Record:
C	RJ
	Sheet No:
	A-0

22"x34" SCALE: 1" = 80'-0"
 11"x17" SCALE: 1" = 160'-0"



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

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3	-	-

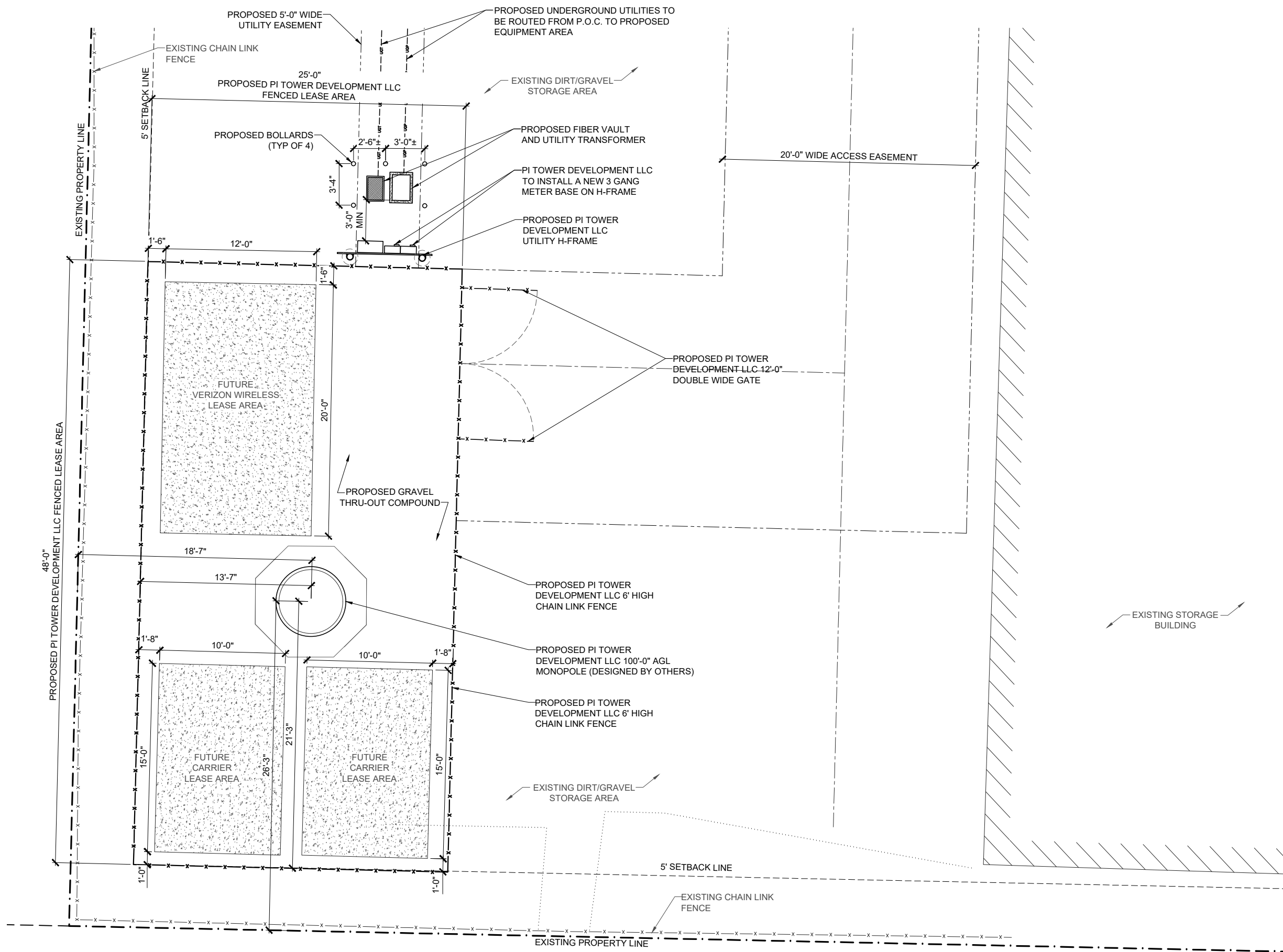


Project Info:
POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

Drawing Title:
PROPOSED EQUIPMENT PLAN

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

C A-1



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



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

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C	02/23/17	100% ZD SET
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3	-	-



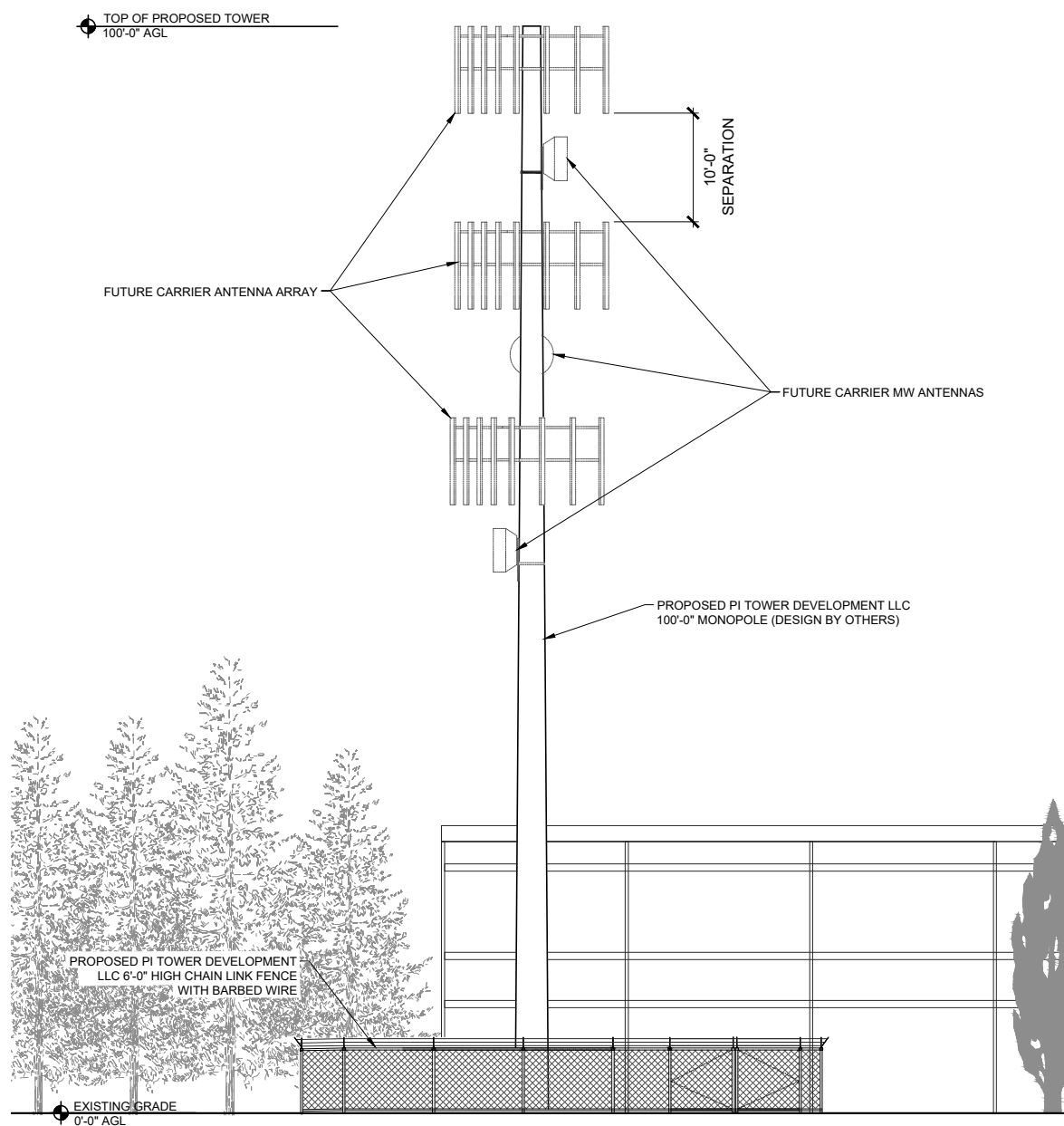
Project Info:
POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

Drawing Title:
PROPOSED TOWER ELEVATIONS

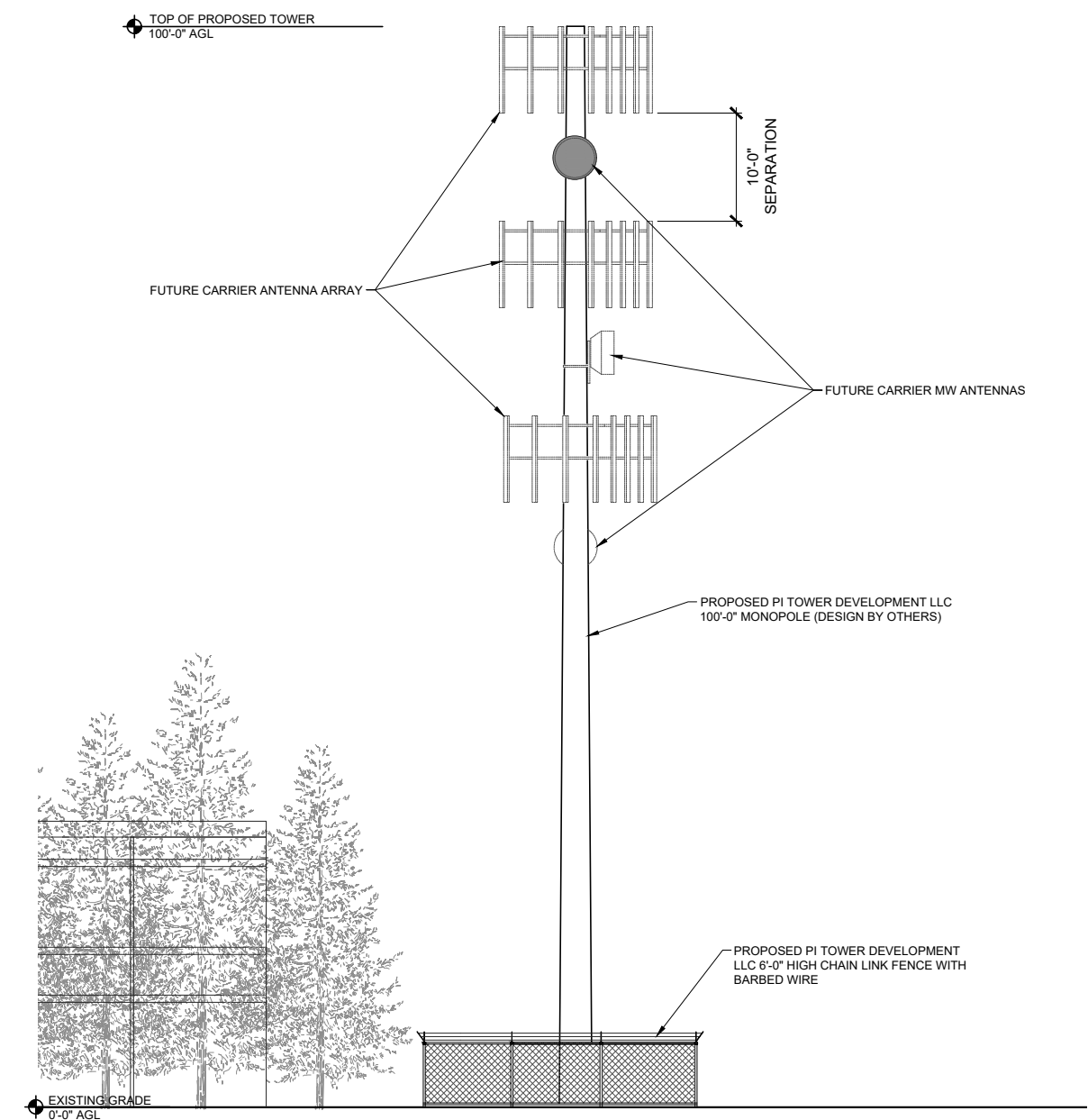
Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:

C

A-2



PROPOSED EAST ELEVATION 2



PROPOSED SOUTH ELEVATION 1

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



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

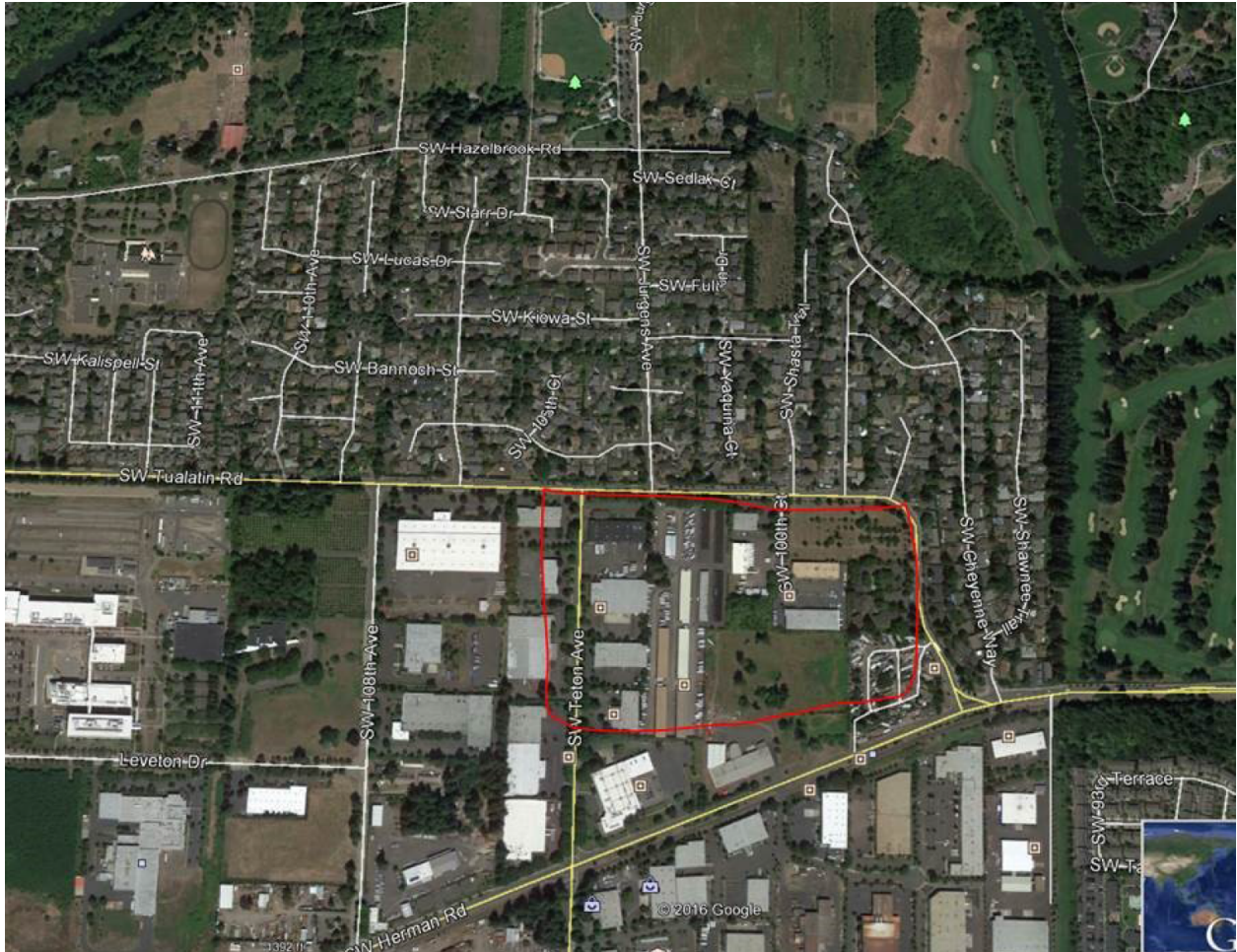


POR DURHAM
CO-LOCATION REPORT

SITE LOCATION: 10290 SW Tualatin Road, Tualatin, OR 97062

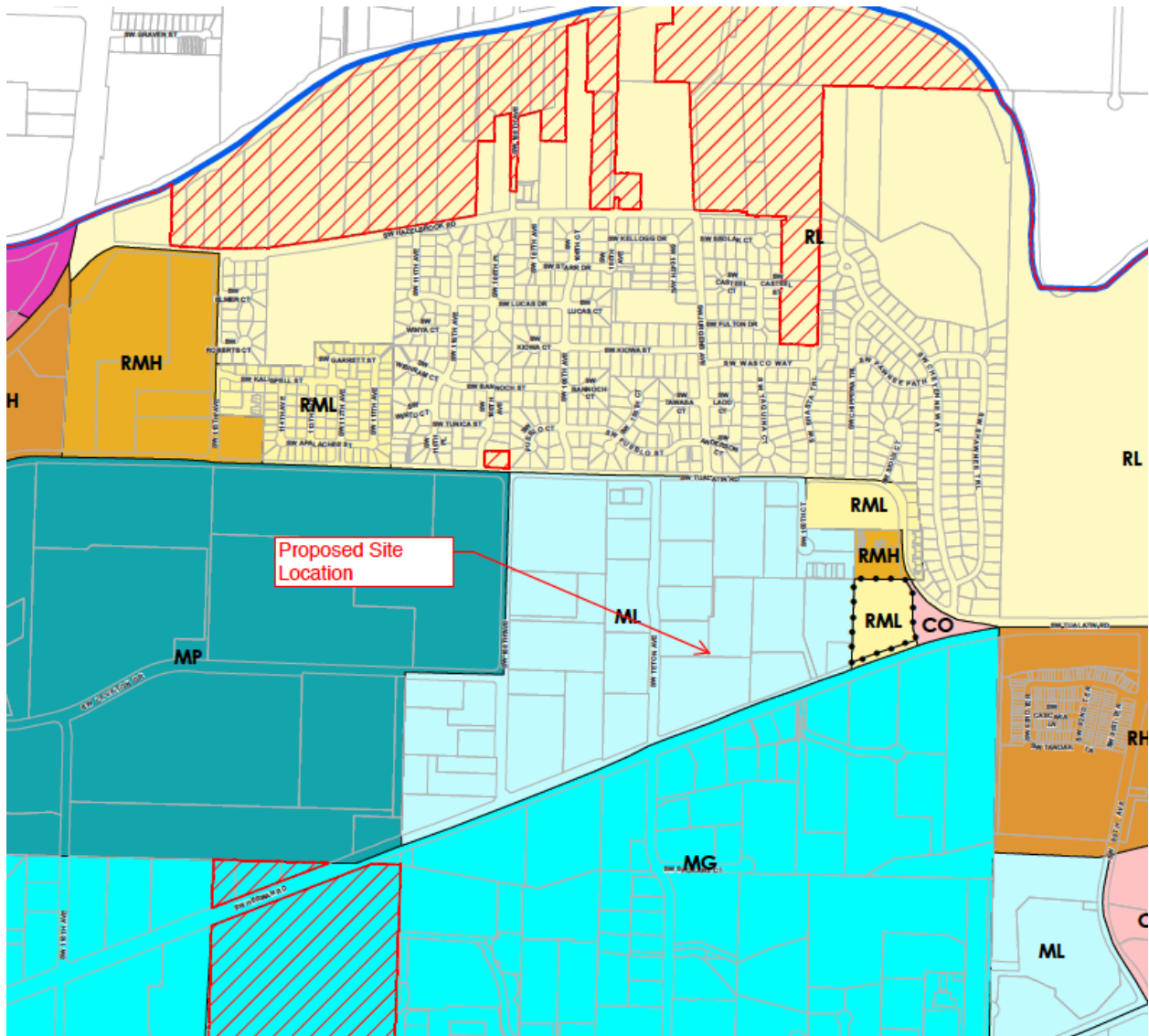
COVERAGE OBJECTIVE: Capacity offload of existing Verizon sites.

VERIZON ISSUED SEARCH RING:



POR DURHAM
CO-LOCATION REPORT

ZONING MAP WITH PROPOSED SITE:



SEARCH AREA: To meet the coverage objective for this area, Verizon’s need for a facility was constrained to the polygon area as shown on the map above (Verizon Issued Search Ring). Properties within the search area and immediate surrounding area were considered and evaluated for the proposed facility. The search area is composed entirely of the ML zone. The minimum required antenna tip height for Verizon is 100 feet due to the code height restraint. There are no rooftops or utility towers in the area that meet this height requirement.

POR DURHAM
CO-LOCATION REPORT

REJECTED CANDIDATE/PROPERTIES as follows. All the following candidates were considered for a new wireless facility.



1. **Site Address: 10699 SW Herman Road, Tualatin, OR 97062**
Existing ATC Monopole at City Ops – Tower is unsuitable due to interference from adjacent tall trees.

CONCLUSION: The proposed site was selected based on its location within the coverage objective area, the zoning regulations of the property and the landlord willingness to lease area to Applicants. In addition, the proposed location is in a manufacturing district and will be screened by existing tall trees and buildings on property that will minimize visual impact to residential area to the North. Other potential site candidates were disqualified due to lack of 1) a viable location and or height that will meet Verizon’s required coverage objectives and zoning requirements; 2) space and other environmental constraints; 4) a viable existing structure with collocation opportunity; and or 5) an owner willing to lease property for a proposed facility.

POR DURHAM

SITE ID #:

10290 SW TUALATIN ROAD
TUALATIN, OR 97062



Lendlease (US) Telecom Holdings LLC c/o PI TOWER DEVELOPMENT LLC

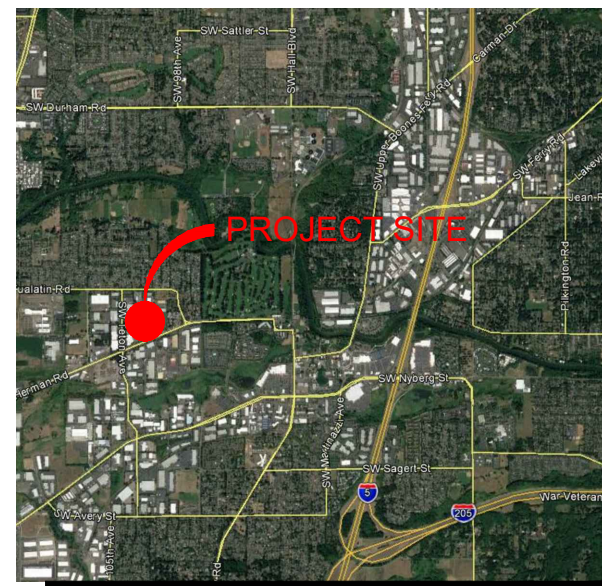
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NOT FOR CONSTRUCTION

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0	-	-
1	-	-
2	-	-
3	-	-



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROJECT CONTACT LIST

PROPERTY OWNER:

JOANA FREEDMAN
10290 SW TUALATIN RD
TUALATIN, OR 97062
PHONE: (503) 692-3930

SURVEYOR CONTACT:

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145 SW 155TH STREET
SUITE 102
BURIEN, WA 98166
CONTACT: KEVIN WALKER
PHONE: (206) 244-4141

REAL ESTATE:

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5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-0544
sarah.blanchard@acomconsultinginc.com

APPLICANT:

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c/o PI TOWER DEVELOPMENT LLC
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brandon.olsen@pitowers.com

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ARCHITECT:

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ZONING / PERMITTING:

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CO-APPLICANT:

VERIZON WIRELESS
5430 NE 122ND AVE
PORTLAND, OR 97230
CONTACT: NOAH GRODZIN
PHONE: (971) 334-0101
noah.grodzin@vzw.com

DRAWING INDEX

ARCHITECTURAL

T-1	TITLE SHEET
T-2	GENERAL NOTES & LEGEND
SV1	TOPOGRAPHICAL SITE SURVEY
SV2	TOPOGRAPHICAL SITE SURVEY
A-0	OVERALL SITE PLAN
A-1	PROPOSED EQUIPMENT PLAN
A-2	PROPOSED ELEVATIONS



DRIVING DIRECTIONS

(FROM PORTLAND INTERNATIONAL AIRPORT):

HEAD SOUTHWEST ON NE AIRPORT WAY. CONTINUE STRAIGHT TO STAY ON NE AIRPORT WAY. USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT ONTO THE INTERSTATE 205 S RAMP TO INTERSTATE 84/PORTLAND/SALEM. MERGE ONTO I-205 S. TAKE EXIT 21B TO MERGE ONTO I-84 W/US-30 W TOWARD PORTLAND. USE THE LEFT 2 LANES TO TAKE THE EXIT TOWARD SALEM. MERGE ONTO I-5 S. KEEP RIGHT AT THE FORK TO STAY ON I-5 S. FOLLOW SIGNS FOR INTERSTATE 5 S/SALEM. USE THE RIGHT LANE TO TAKE EXIT 289 TOWARD TUALATIN/SHERWOOD. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO SW NYBERG ST. CONTINUE STRAIGHT TO STAY ON SW NYBERG ST. KEEP LEFT TO CONTINUE ON SW TUALATIN-SHERWOOD RD. TURN RIGHT ONTO SW 90TH AVE. TURN LEFT ONTO SW TUALATIN RD. SITE WILL BE ON THE LEFT

CODE COMPLIANCE

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

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

- 2014 OREGON STRUCTURAL SPECIALTY CODE
- 2014 OREGON ELECTRICAL SPECIALTY CODE
- 2014 OREGON MECHANICAL SPECIALTY CODE
- 2014 OREGON FIRE CODE (OFC 105)

APPROVAL / SIGN OFF OF PRELIMINARY CONSTRUCTION DRAWINGS

CONSULTANT GROUP SIGN OFF	DATE	SIGNATURE	VERIZON WIRELESS SIGN OFF	DATE	SIGNATURE
PROJECT MANAGER			RF ENGINEER		
SITE ACQUISITION			IMPLEMENTATION		
CONSTRUCTION MANAGER			OPERATIONS		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

PROJECT INFORMATION

CODE INFORMATION:

JURISDICTION: CITY OF TUALATIN
ZONING CLASSIFICATION: ML
CONSTRUCTION TYPE: V-B
OCCUPANCY: U (TOWER)
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):

GROUND ELEVATION: 497.5' AMSL
STRUCTURE HEIGHT: 100'-0" (TOP OF PROPOSED MONOPOLE)

GEODETIC COORDINATES (NAD83):

LATITUDE: 45° 23' 11.53" N (45.386536°)
LONGITUDE: 122° 46' 57.03" W (-122.782508°)

PARCEL SIZE:

3.63 ACRES (158,122 ± SF)

PARCEL NUMBER:

2S123B000800

LEGAL DESCRIPTION

REFER TO TOPOGRAPHICAL SURVEY SHEET SV-1 FOR LEGAL DESCRIPTION AND TITLE REPORT EXCEPTIONS

SCOPE OF WORK

THE PROJECT IS FOR THE INSTALLATION OF AN UNMANNED 100' TOWER WITHIN A 25'x48' PARALLEL INFRASTRUCTURE TOWER DEVELOPMENT LLC LEASE AREA.

Project Info:

POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

Drawing Title:

COVER SHEET

Project Number:	Date:
RM	05/10/17
Project Manager:	Designer:
AM	KM
Revision No:	Professional of Record:
	RJ
	Sheet No:

C

T-1

GENERAL NOTES

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

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

LINE/ANTENNA NOTES

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

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

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

No.	Date	Revision
A	01/09/17	90% ZD REVIEW SET
B	02/23/17	100% ZD REVIEW SET
C	05/10/17	100% FINAL ZD SET
0	-	-
1	-	-
2	-	-
3	-	-



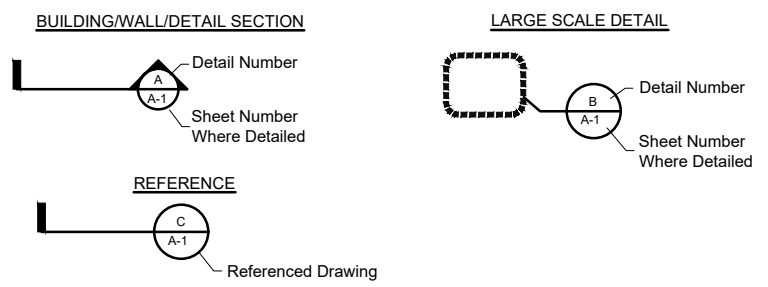
PROJECT INFORMATION

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



Project Info:
**POR
DURHAM**
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

LEGEND

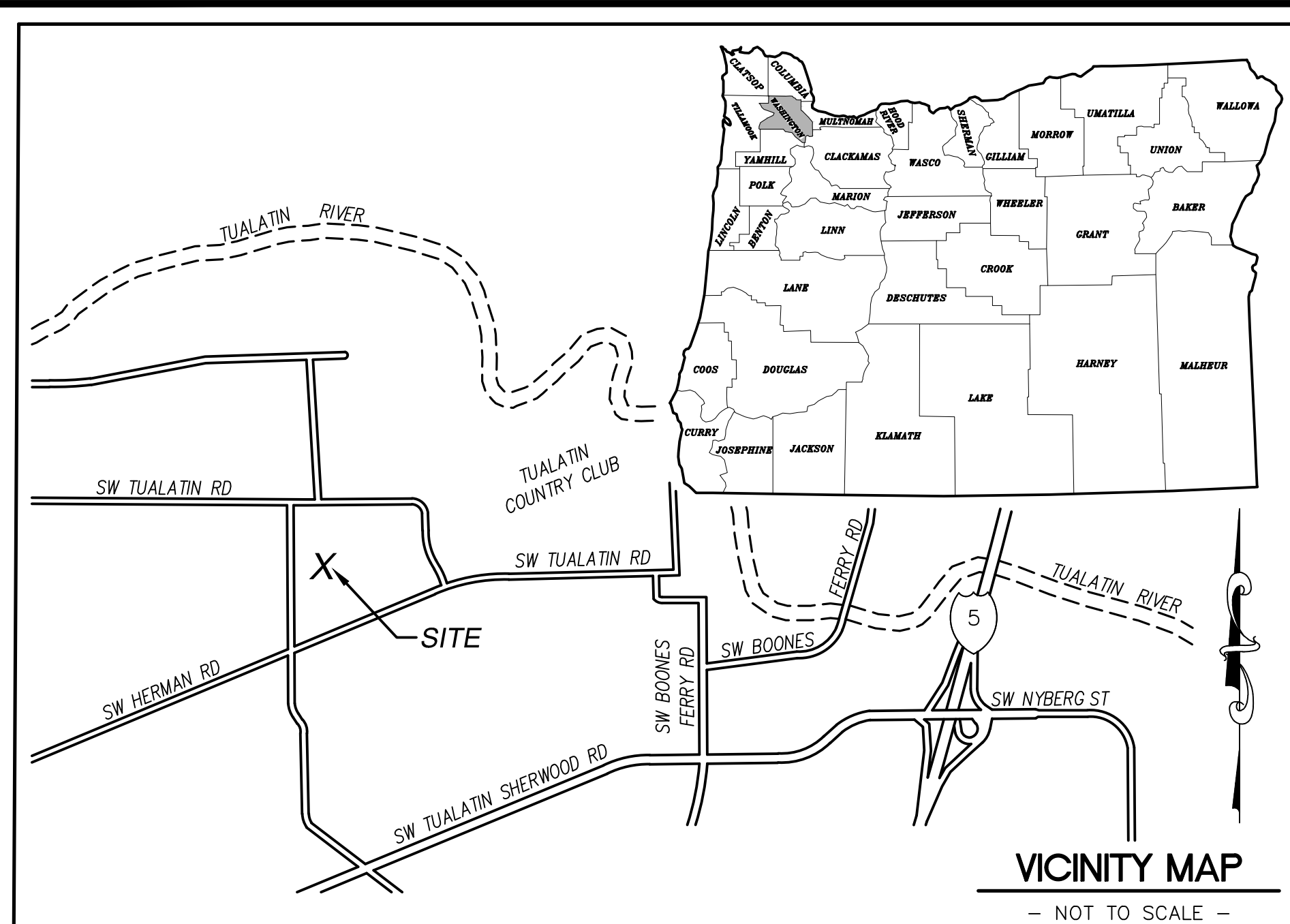


IMPORTANT NOTICE

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

Drawing Title:
**GENERAL NOTES
AND SYMBOLS**

Project Number: RM	Date: 05/10/17
Drafter: AM	Designer: KM
Project Manager: AM	Professional of Record: RJ
Revision No: C	Sheet No: T-2



PARENT PARCEL LEGAL DESCRIPTION (PER WARRANTY DEED, DOC. NO. 89-35206

PARCEL I:
ALL OF THE WEST ONE-HALF AND THE WEST 65 FEET OF THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON:

COMMENCING 80 RODS WEST OF THE ONE-QUARTER SECTION CORNER BETWEEN SECTIONS 14 AND 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE WEST ALONG THE SECTION LINE 40 RODS; THENCE SOUTH 40 RODS; THENCE EAST 40 RODS; THENCE NORTH 40 RODS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF S.W. TUALATIN ROAD.

PARCEL II:
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON:

BEGINNING AT A POINT IN THE CENTER OF CIPOLE ROAD (COUNTY ROAD NO. 489), WHICH POINT BEARS SOUTH 67°34' WEST 398.3 FEET FROM THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOSEPH HILLER, ET UX., AS RECORDED IN BOOK 375, PAGE 233, WASHINGTON COUNTY, OREGON DEED RECORDS; THENCE SOUTH 67°34' WEST ALONG THE CENTERLINE OF SAID ROAD 355.09 FEET TO THE EAST LINE OF THAT PARCEL CONVEYED TO ALMER E. KURTZ, ET UX., BY DEED RECORDED DECEMBER 22, 1969 IN BOOK 766, PAGE 929, WASHINGTON COUNTY RECORDS; THENCE NORTH 0°07' EAST ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN THE EXCEPTION IN SAID DEED TO JOSEPH HILLER, ET UX., 749.48 FEET TO THE NORTHEAST CORNER OF SAID EXCEPTED TRACT; THENCE ALONG THE BOUNDARY LINE OF SAID HILLER TRACT NORTH 89°56' EAST 19.85 FEET; THENCE NORTH 265 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT PARCEL CONVEYED TO TOTE 'N STOW, LTD., A LIMITED PARTNERSHIP, BY DEED RECORDED NOVEMBER 13, 1975 IN BOOK 1054, PAGE 39, WASHINGTON COUNTY RECORDS; THENCE NORTH 89°55' EAST 294.26 FEET, MORE OR LESS, TO A POINT NORTH 00°15' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00°15' WEST PARALLEL WITH THE EAST LINE OF SAID HILLER TRACT 884.56 FEET TO THE POINT OF BEGINNING.

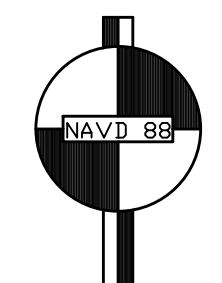
EXCEPTING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED TO JOSEPH HILLER, ET UX., BY DEED RECORDED NOVEMBER 02, 1955 IN BOOK 375, PAGE 233, WASHINGTON COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO GEORGIA FEDERAL BANK, F.S.B., A FEDERALLY CHARTERED STOCK SAVINGS BANK, BY WARRANTY DEED RECORDED DECEMBER 31, 1985 AS FEE NO. 85-052036, WASHINGTON COUNTY DEED RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY DOCUMENT RECORDED NOVEMBER 26, 1997 AS FEE NO. 97-111740, WASHINGTON COUNTY DEED RECORDS.

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83
LAT - 45°23'11.62" N NAVD 88
LONG - 122°46'56.99" W ELEV. = 134.2 FEET



BENCHMARK IS BASED ON ORGN REFERENCE NETWORK.

ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91:003.

CERTIFICATION:

TO: PI TOWER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY; PI TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY; DEUTSCHE BANK NATIONAL TRUST COMPANY, NOT IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR THE BENEFIT OF THE SECURED PARTIES, IT'S SUCCESSORS AND/OR ASSIGNS AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, JONATHAN M. BECKER, AN OREGON PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION; AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREON WERE CONDUCTED IN ACCORDANCE WITH THE OREGON STANDARDS OF PRACTICE; AND THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN ORS92.050.

(Signature)
JONATHAN M. BECKER, PLS #84870

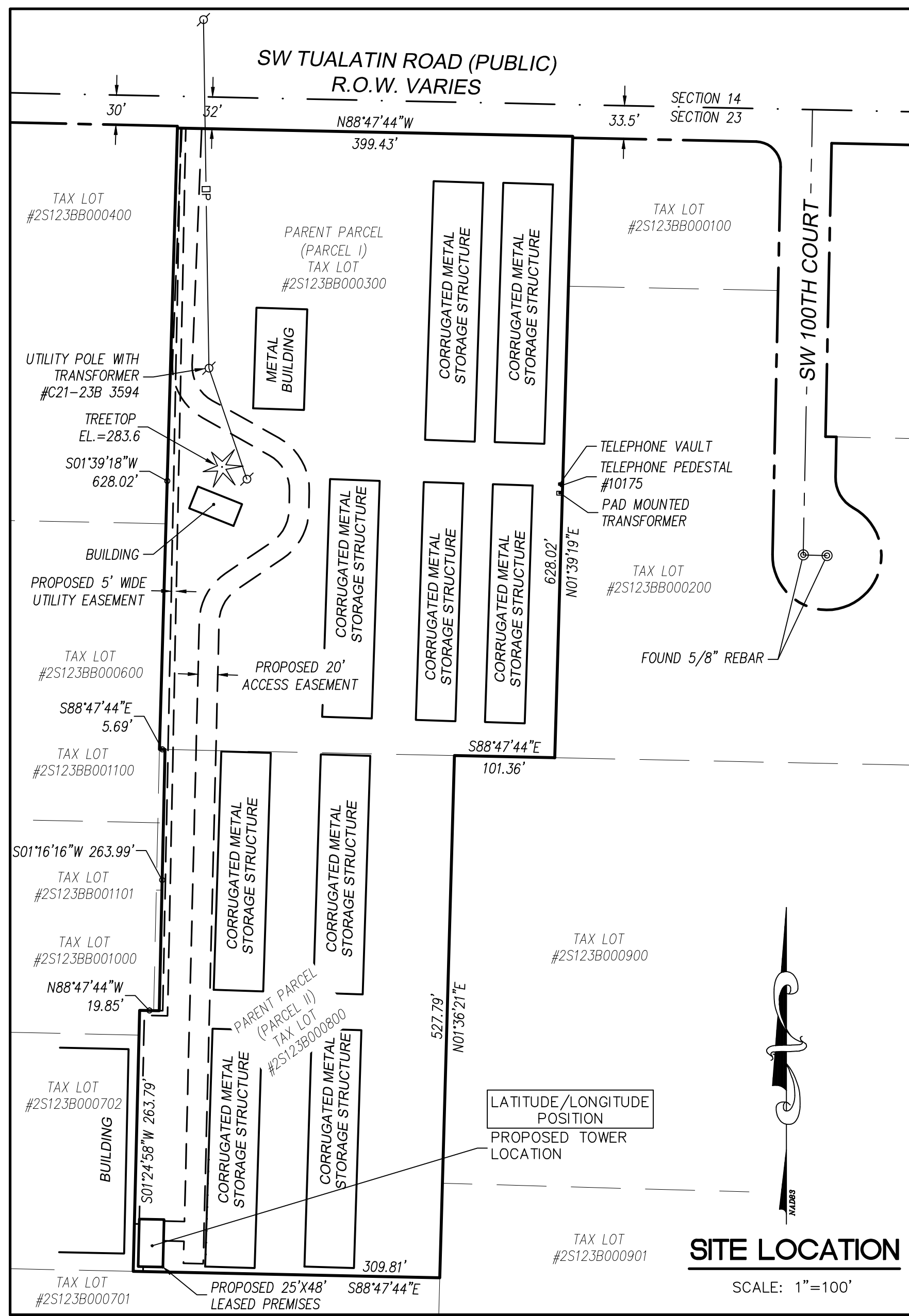
DATED: APR 19, 2017

SITE INFORMATION

PARENT PARCEL TAX LOT NUMBER	25123B000800
SITE ADDRESS	10290 SW TUALATIN ROAD TUALATIN, OR 97062
SITE CONTACT	JOANA FREEDMAN
PHONE NUMBER	503-692-3930
FEE OWNER	TOTE 'N STOW, INC. 10290 SW TUALATIN ROAD TUALATIN, OR 97062
DEED REFERENCE	WARRANTY DEED DOC. NO. 89-35206
TOTAL PARENT PARCEL AREA	409,661 S.F.± (9.405 AC.)
ZONING	ML (LIGHT MANUFACTURING) (CITY OF TUALATIN)
LEASED PREMISES	1,200 S.F. (0.028 AC.)
ACCESS EASEMENT	25,310 S.F. (0.581 AC.)
UTILITY EASEMENT	5,656 S.F. (0.130 AC.)
ELECTRIC SERVICE	PORTLAND GENERAL ELECTRIC P.O. BOX 4438 PORTLAND, OR 97208 800-542-8818 VERIZON 800-257-4646
TELEPHONE SERVICE	

NOTES

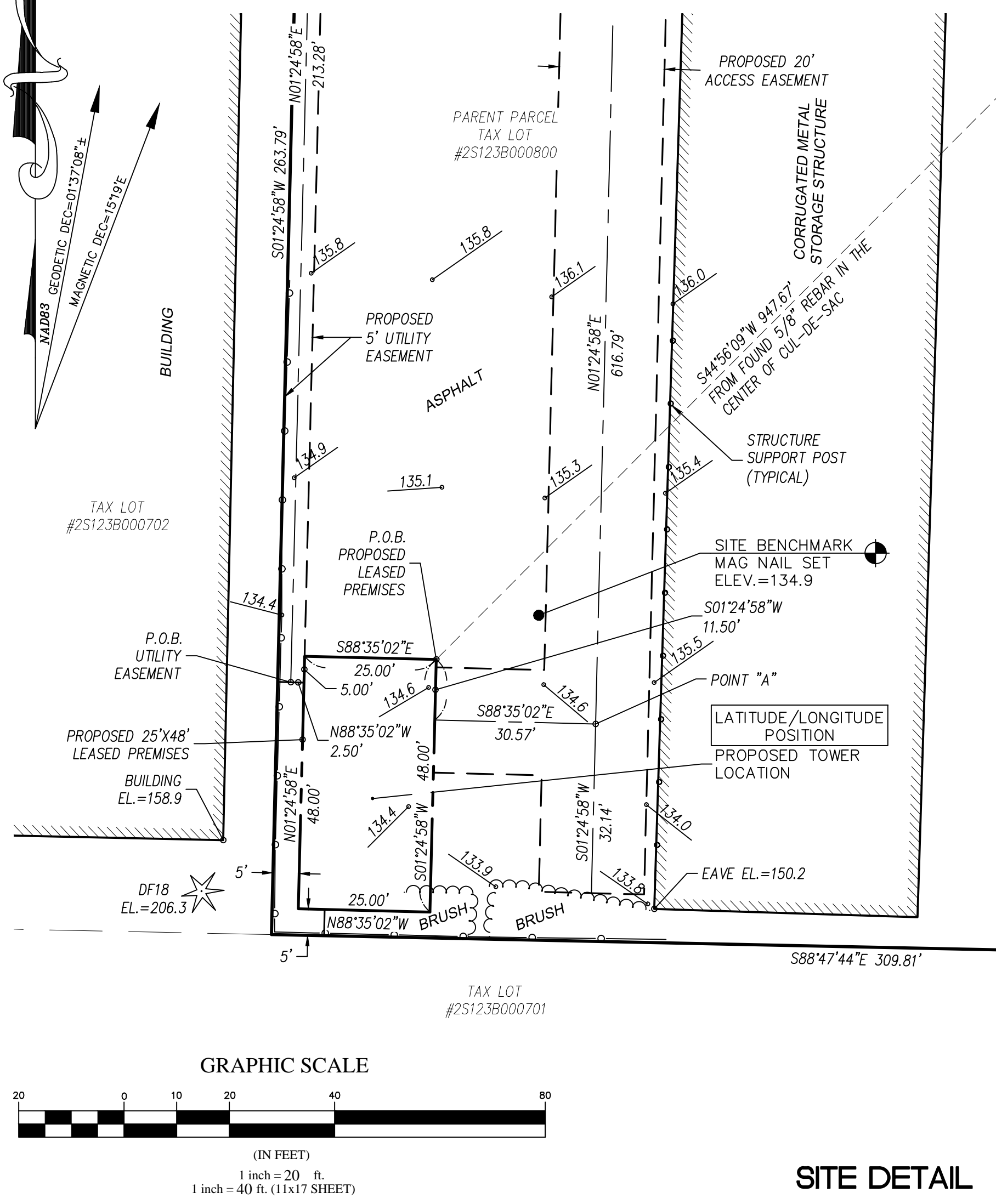
- TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. 24218845, DATED NOVEMBER 21, 2016.
- FIELD WORK CONDUCTED IN DECEMBER, 2016.
- BASIS OF BEARING: OREGON COORDINATE SYSTEM, NORTH ZONE (NAD83).
- UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE 'X', COMMUNITY PANEL NUMBER 4106700543E, DATED NOVEMBER 4, 2016.
- NO WETLANDS AREAS, STREAMS, DITCHES, PIPES OR RIVERS RUNNING THROUGH OR BORDERING THE PARENT PARCEL, LEASED PREMISES AND NEW EASEMENTS, OTHER THAN INDICATED HEREON, WERE INVESTIGATED BY THIS SURVEY.
- THE PARENT PARCEL ZONING DESIGNATION IS LIGHT MANUFACTURING (ML), PER WASHINGTON COUNTY UNIFIED DEVELOPMENT CODE; TOWER HEIGHT RESTRICTION: 100'; TOWER SETBACKS: FRONT: 30', SIDE: 5', REAR: 5'
- THE BOUNDARY DEPICTED HEREON WAS DERIVED FROM STATUTORY DEED PER DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY.
- THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENTS, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE SOUTH RIGHT OF WAY LINE OF SW TUALATIN ROAD, AND THAT THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.



SPECIAL EXCEPTIONS Δ CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

DUNCANSON COMPANY HAS RECEIVED AND REVIEWED THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 21, 2016, BEING COMMITMENT NO. 24218845, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

NO EASEMENTS DISCLOSED PER PROVIDED TITLE REPORT



LEGEND

---	SUBJECT BOUNDARY LINE	---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE	---	ADJACENT BOUNDARY LINE
---	SECTIONAL BREAKDOWN LINE	---	OVERHEAD POWER LINE
---	BURIED POWER LINE	---	BURIED GAS LINE
---	BURIED TELEPHONE LINE	---	BURIED WATER LINE
---	BURIED SANITARY SEWER	---	BURIED STORM DRAIN
---	DITCH LINE/FLOW LINE	---	ROCK RETAINING WALL
---	VEGETATION LINE	---	CHAIN LINK FENCE
---	WOOD FENCE	---	BARBED WIRE/WIRE FENCE
Δ	TRANSFORMER	⊗	FIRE HYDRANT
⊗	LIGHT STANDARD	⊗	GATE VALVE
⊗	POWER VAULT	⊗	WATER METER
⊗	UTILITY BOX	⊗	FIRE STAND PIPE
⊗	UTILITY POLE	⊗	IRRIGATION CONTROL
⊗	POLE GUY WIRE	⊗	CATCH BASIN, TYPE I
⊗	GAS VALVE	⊗	CATCH BASIN, TYPE II
⊗	GAS METER	⊗	SIGN
⊗	TELEPHONE VAULT	⊗	BOLLARD
⊗	TEL. MANHOLE	⊗	MAIL BOX
⊗	TELEPHONE RISER	⊗	SPOT ELEVATION

NOTE:
1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

AL=Alder	MP=Maple
DS=Deciduous	MA=Madrona
OK=Oak	CH=Cherry
CE=Cedar	DF=Douglas Fir
HE=Hemlock	PI=Pine
EV=Evergreen	

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER	25123B000800
SITE ADDRESS	10290 SW TUALATIN ROAD TUALATIN, OR 97062
SITE CONTACT	JOANA FREEDMAN
PHONE NUMBER	503-692-3930
ZONING	ML (CITY OF TUALATIN)
TOTAL LOT AREA	409,661± S.F. (9.40 AC.)
PROJECT AREA	1,200 S.F.

SURVEY REFERENCE

- RECORD OF SURVEY NO. 23287, RECORDS OF WASHINGTON COUNTY.
- SIJOTA INDUSTRIAL PARK PER BOOK 53, PAGE 35, RECORDS OF WASHINGTON COUNTY.

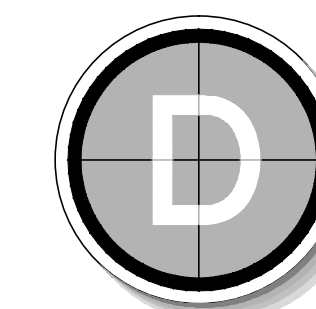
BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555



DUNCANSON

Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

SITE

POR DURHAM

10290 SW TUALATIN ROAD
TUALATIN, OR 97062
WASHINGTON COUNTY

THIS DRAWING WAS CREATED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM SAID CLIENT.
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FLD. CREW:	JA/JAR
FLD. BOOK:	427/135
DRAWN BY:	LAC
JOB #:	99544.1432
DATE:	12/16/16

REVISIONS

DATE	DESCRIPTION	BY
04/19/17	REVISE 5' WIDE UTILITY EASEMENT	LAC
03/03/17	ADD EASEMENTS, REVISE LEASE PREMISES	LAC
12/28/16	ADD TITLE INFORMATION	LAC

REGISTERED PROFESSIONAL LAND SURVEYOR

APR 19, 2017

OREGON
MAY 10, 2011
JONATHAN MARLO BECKER
84870

RENEWS: 12/31/2017

SHEET TITLE
SURVEY PLAT
SEC 23, TWP 2 S, RNG 1 W, WM

SHEET NUMBER

SV1

15/24
22/23

FOUND SECTION CORNER IN
C OF SW TUALATIN ROAD

ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 20 FOOT WIDE STRIP OF LAND LYING 10' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE NORTHEAST CORNER OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT;
THENCE SOUTH 01°24'58" WEST 11.50 FEET ALONG THE EAST LINE THEREOF, TO THE POINT OF BEGINNING;
THENCE SOUTH 88°35'02" EAST 30.57 FEET TO POINT "A";
THENCE SOUTH 01°24'58" WEST 32.14 FEET TO THE END OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A 20 FOOT WIDE STRIP OF LAND LYING 10' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "A";
THENCE NORTH 01°24'58" EAST 616.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 47.58 FEET THROUGH A CENTRAL ANGLE OF 54°31'09";
THENCE NORTH 55°56'07" EAST 56.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 47.58 FEET THROUGH A CENTRAL ANGLE OF 54°31'09";
THENCE NORTH 01°24'58" EAST 19.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 54.23 FEET THROUGH A CENTRAL ANGLE OF 62°08'25";
THENCE NORTH 60°43'27" WEST 77.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 55.00 FEET THROUGH A CENTRAL ANGLE OF 63°01'27";
THENCE NORTH 02°17'59" EAST 238.46 FEET TO A POINT ON THE SOUTH MARGIN OF SW TUALATIN ROAD AND THE END OF THIS CENTERLINE DESCRIPTION;

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH EACH OTHER AND TERMINATE AT THE EAST LINE OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT AND THE SOUTH MARGIN OF SW TUALATIN ROAD.

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 5 FOOT WIDE STRIP OF LAND LYING 2.5' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE NORTHEAST CORNER OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 88°35'02" WEST 25.00 FEET;
THENCE ALONG THE WEST LINE THEREOF, SOUTH 01°24'58" WEST 5.00 FEET;
THENCE NORTH 88°35'02" WEST 2.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 2.50 FEET EAST OF THE WEST LINE OF THE PARENT PARCEL (WASHINGTON COUNTY TAX LOT #2S123B000800) AND THE POINT OF BEGINNING;
THENCE ALONG SAID PARALLEL LINE, NORTH 01°24'58" EAST 213.28 FEET TO A POINT ON A LINE PARALLEL WITH AND 2.50 FEET SOUTH OF A JOG IN THE WEST LINE OF SAID PARENT PARCEL (WASHINGTON COUNTY TAX LOT #2S123B000800);
THENCE ALONG SAID PARALLEL LINE, SOUTH 88°47'44" EAST 23.36 FEET;
THENCE NORTH 01°10'33" EAST 894.49 FEET TO A POINT ON THE SOUTH MARGIN OF SW TUALATIN ROAD AND THE END OF THIS CENTERLINE DESCRIPTION;

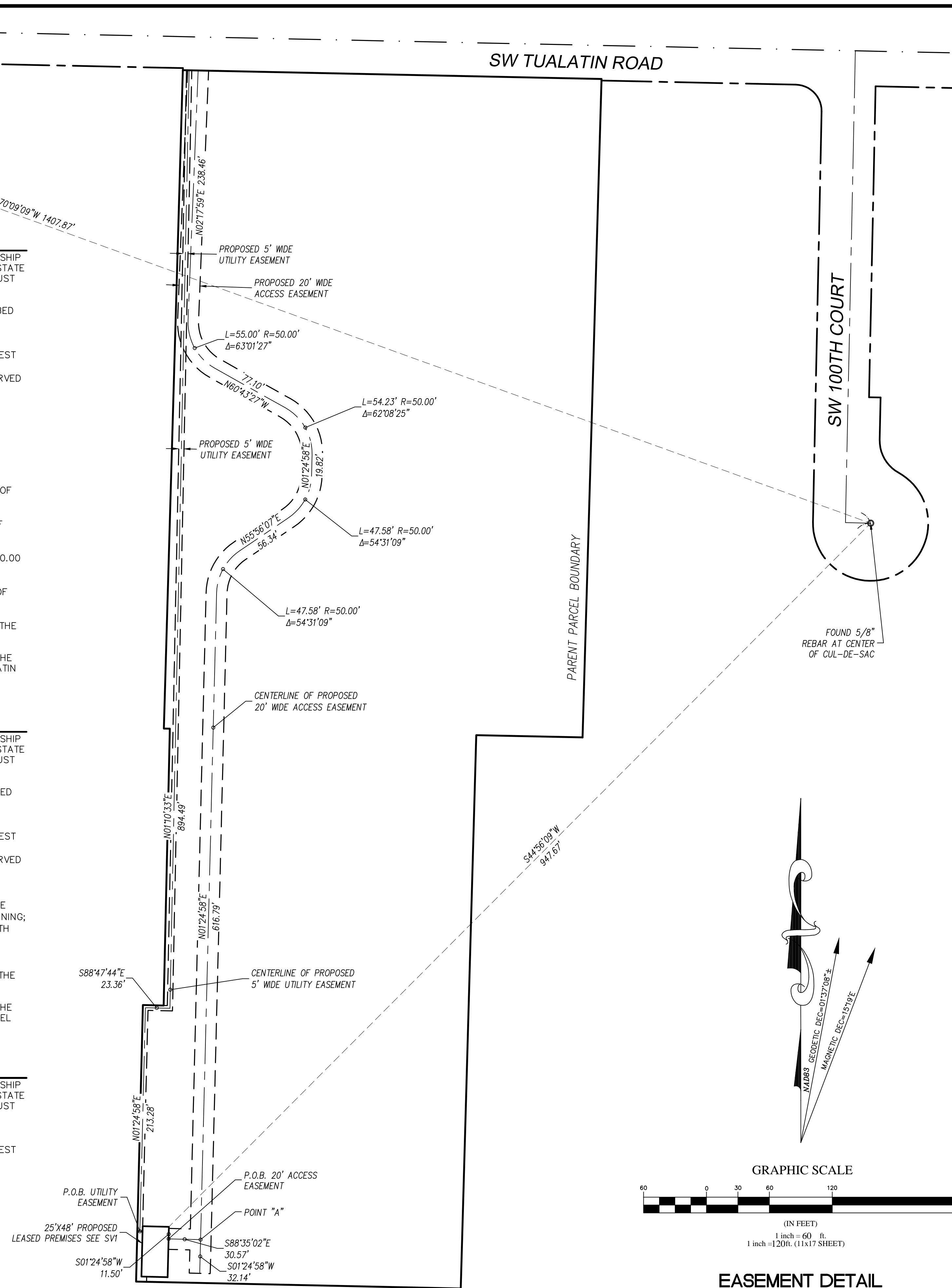
THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH EACH OTHER AND TERMINATE AT THE WEST LINE OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT, THE WEST LINE OF THE PARENT PARCEL (WASHINGTON COUNTY TAX LOT #2S123B000800) AND THE SOUTH MARGIN OF SW TUALATIN ROAD.

LEASED PREMISES LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°24'58" WEST 48.00 FEET;
THENCE NORTH 88°35'02" WEST 25.00 FEET;
THENCE NORTH 01°24'58" EAST 48.00 FEET;
THENCE SOUTH 88°35'02" EAST 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,200 SQUARE FEET, MORE OR LESS.



LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- BURIED GAS LINE
- OVERHEAD TELEPHONE LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- BURIED SANITARY SEWER
- BURIED STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE VAULT
- TEL. MANHOLE
- TELEPHONE RISER
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- FIRE STAND PIPE
- IRRIGATION CONTROL
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- SPOT ELEVATION

- NOTE:
- ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
 - ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

- DECIDUOUS TREE
- AL=ALDER
 - MP=MAPLE
 - DS=DECIDUOUS
 - MA=MADRONA
 - OK=OAK
 - CH=CHERRY
- EVERGREEN TREE
- CE=CEDAR
 - DF=DOUGLAS FIR
 - HE=HEMLOCK
 - PI=PINE
 - EVG=EVERGREEN
- NOTE: TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER: 2S123B000800
SITE ADDRESS: 10290 SW TUALATIN ROAD, TUALATIN, OR 97062
SITE CONTACT: JOANA FREEDMAN
PHONE NUMBER: 503-692-3930
ZONING: ML (CITY OF TUALATIN)
TOTAL LOT AREA: 409,661± S.F.(9.40 AC.)
PROJECT AREA: 1,200 S.F.

SURVEY REFERENCE

- RECORD OF SURVEY NO. 23287, RECORDS OF WASHINGTON COUNTY.
- SIJOTA INDUSTRIAL PARK PER BOOK 53, PAGE 35, RECORDS OF WASHINGTON COUNTY.

BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555



SITE
POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062
WASHINGTON COUNTY

THIS DRAWING WAS CREATED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM SAID CLIENT.
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FLD. CREW:	JA/JAR
FLD. BOOK:	427/135
DRAWN BY:	LAC
JOB #:	99544.1432
DATE:	12/16/16

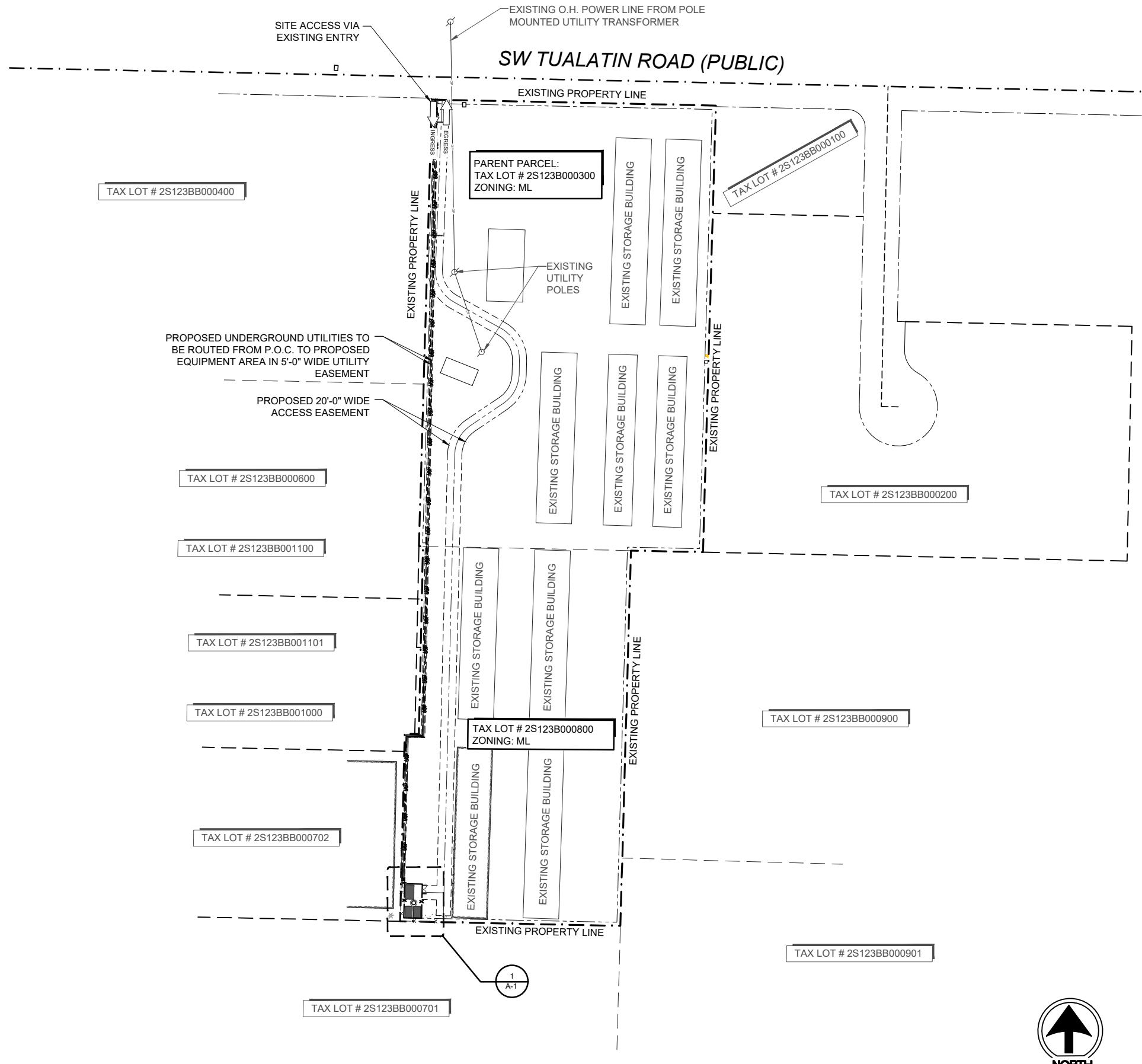
REVISIONS

DATE	DESCRIPTION	BY
04/19/17	REVISE 5' WIDE UTILITY EASEMENT	LAC
03/03/17	ADD EASEMENTS, REVISE LEASE PREMISES	LAC
12/28/16	ADD TITLE INFORMATION	LAC

REGISTERED PROFESSIONAL LAND SURVEYOR
APR 19, 2017
OREGON
MAY 10, 2011
JONATHAN MARLO BECKER
84870
RENEWS: 12/31/2017

SHEET TITLE
SURVEY PLAT
SEC 23, TWP 2 S, RNG 1 W, WM

SHEET NUMBER
SV2



ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 20 FOOT WIDE STRIP OF LAND LYING 10' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
 THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE NORTHEAST CORNER OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT;
 THENCE SOUTH 01°24'58" WEST 11.50 FEET ALONG THE EAST LINE THEREOF, TO THE POINT OF BEGINNING;
 THENCE SOUTH 88°35'02" EAST 30.57 FEET TO POINT "A";
 THENCE SOUTH 01°24'58" WEST 32.14 FEET TO THE END OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A 20 FOOT WIDE STRIP OF LAND LYING 10' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE FOREMENTIONED POINT "A";
 THENCE NORTH 01°24'58" EAST 616.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
 THENCE ALONG SAID CURVE 47.58 FEET THROUGH A CENTRAL ANGLE OF 54°31'09";
 THENCE NORTH 55°56'07" EAST 56.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;
 THENCE ALONG SAID CURVE 47.58 FEET THROUGH A CENTRAL ANGLE OF 54°31'09";
 THENCE NORTH 01°24'58" EAST 19.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING RADIUS OF 50.00 FEET;
 THENCE ALONG SAID CURVE 54.23 FEET THROUGH A CENTRAL ANGLE OF 62°08'25";
 THENCE NORTH 60°43'27" WEST 77.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
 THENCE ALONG SAID CURVE 55.00 FEET THROUGH A CENTRAL ANGLE OF 63°01'27";
 THENCE NORTH 02°17'59" EAST 238.46 FEET TO A POINT ON THE SOUTH MARGIN OF SW TUALATIN ROAD AND THE END OF THIS CENTERLINE DESCRIPTION;

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH EACH OTHER AND TERMINATE AT THE EAST LINE OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT AND THE SOUTH MARGIN OF SW TUALATIN ROAD.

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 5 FOOT WIDE STRIP OF LAND LYING 2.5' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8" REBAR IN THE CENTER OF A CUL-DE-SAC AT THE SOUTH END OF SW 100TH COURT (APPROX. 450 FEET SOUTH OF THE INTERSECTION WITH SW TUALATIN ROAD), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 70°09'09" WEST 1407.87 FEET;
 THENCE SOUTH 44°56'09" WEST 947.67 FEET TO THE NORTHEAST CORNER OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT;
 THENCE ALONG THE NORTH LINE THEREOF, NORTH 88°35'02" WEST 3.27 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°10'33" EAST 1102.86 FEET TO A POINT ON THE SOUTH MARGIN OF SW TUALATIN ROAD AND THE END OF THIS CENTERLINE DESCRIPTION;

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH EACH OTHER AND TERMINATE AT THE NORTH LINE OF THE LEASED PREMISES BEING SERVED BY THIS EASEMENT AND THE SOUTH MARGIN OF SW TUALATIN ROAD.

LEASED PREMISES LEGAL DESCRIPTION (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, BEING PART OF THAT PARENT PARCEL SET FORTH IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 1989, DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

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 THENCE SOUTH 01°24'58" WEST 48.00 FEET;
 THENCE NORTH 88°35'02" WEST 25.00 FEET;
 THENCE NORTH 01°24'58" EAST 48.00 FEET;
 THENCE SOUTH 88°35'02" EAST 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,200 SQUARE FEET, MORE OR LESS.

IMPERVIOUS SURFACE CALCULATIONS

EXISTING PROPERTY SF:	409,661± sf
PROPOSED PAD SF:	534 sf
PROPOSED UTILITY SF:	25 SF
PROPOSED TOWER FOUNDATION SF:	49 sf
PROPOSED UTILITY TRENCH SF:	2,800 sf
TOTAL NEW IMPERVIOUS SURFACE:	3,408± sf
PERCENTAGE OF NEW IMPERVIOUS SURFACE TO PROPERTY SF:	0.83%

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

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

No.	Date	Revision
A	01/09/17	90% ZD REVIEW SET
B	02/23/17	100% ZD REVIEW SET
C	05/10/17	100% FINAL ZD SET
0	-	-
1	-	-
2	-	-
3	-	-



Project Info:
POR DURHAM
 10290 SW TUALATIN ROAD
 TUALATIN, OR 97062

Drawing Title:
SITE PLAN

Project Number:	Date:
RM	05/10/17
Project Manager:	Designer:
AM	KM
Revision No:	Professional of Record:
C	RJ
	Sheet No:
	A-0

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

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B	02/23/17	100% ZD REVIEW SET
C	05/10/17	100% FINAL ZD SET
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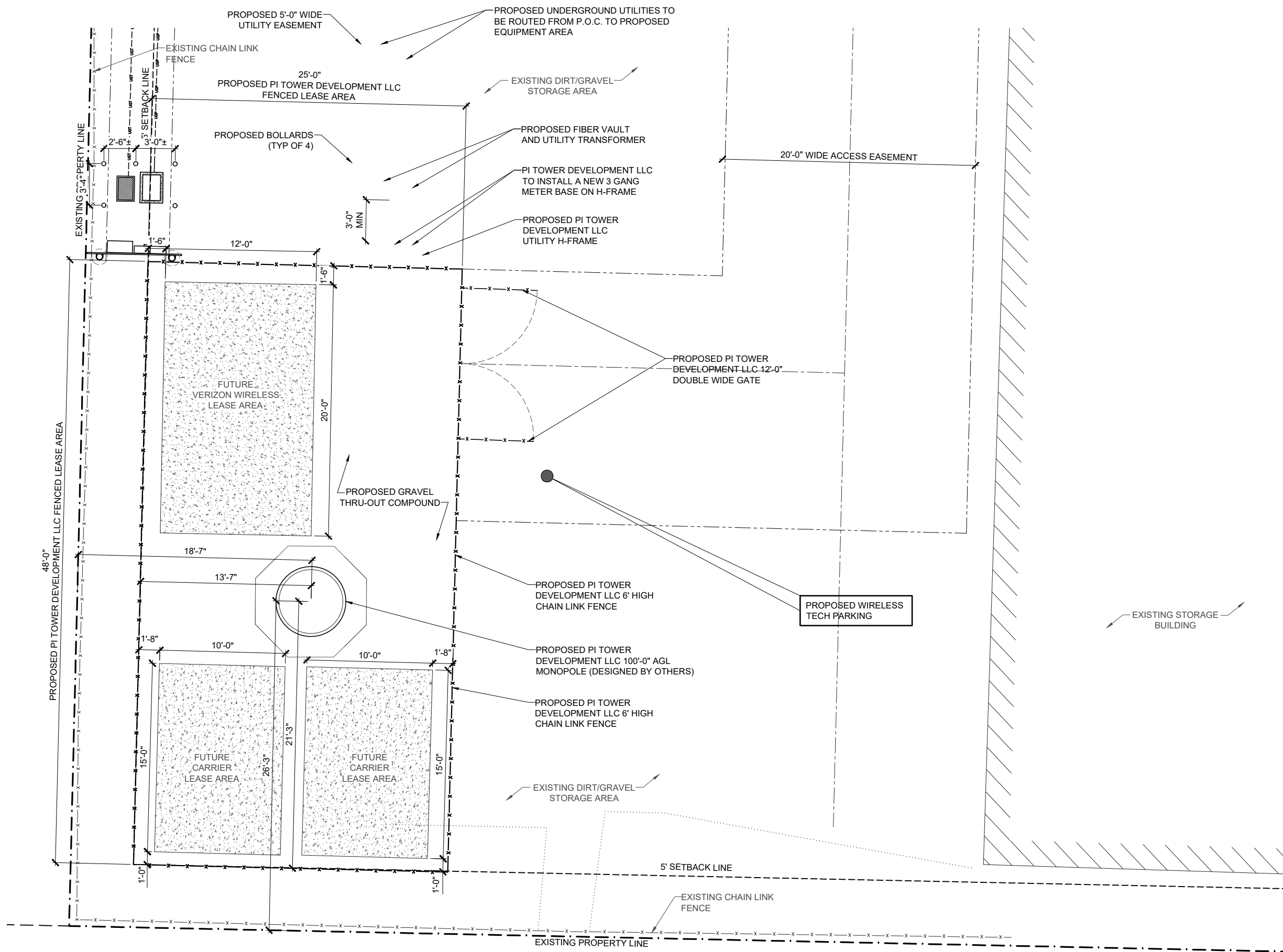
Project Info:
POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

Drawing Title:
PROPOSED EQUIPMENT PLAN

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

C

A-1



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



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

PRELIMINARY DRAWINGS
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No.	Date	Revision
A	01/09/17	90% ZD REVIEW SET
B	02/23/17	100% ZD REVIEW SET
C	05/10/17	100% FINAL ZD SET
0	-	-
1	-	-
2	-	-
3	-	-



Project Info:

**POR
DURHAM**
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

Drawing Title:

**PROPOSED
TOWER
ELEVATIONS**

Project Number:

Date:
05/10/17

Drafter:

Designer:

RM

KM

Project Manager:

Professional of Record:

AM

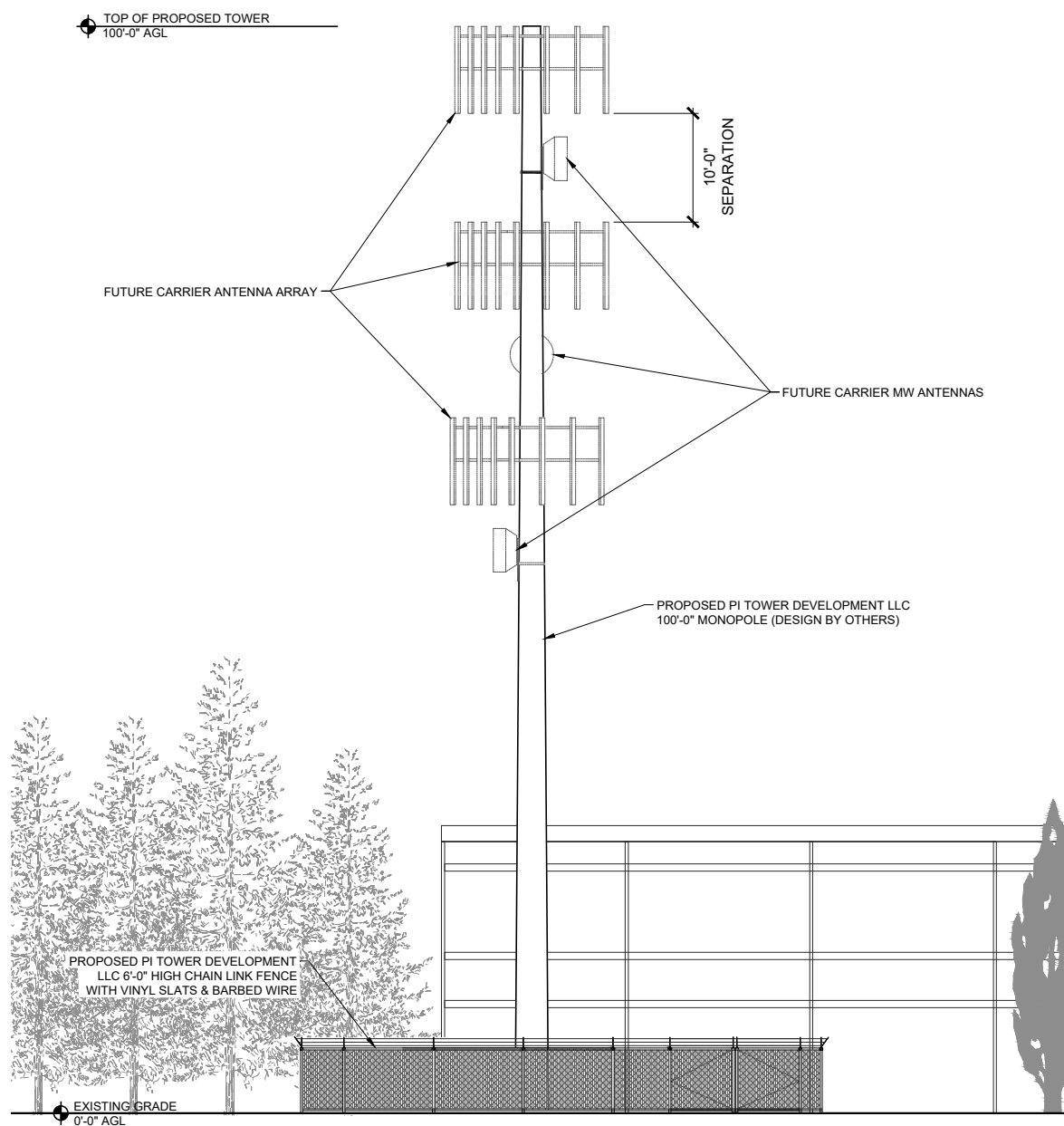
RJ

Revision No:

Sheet No:

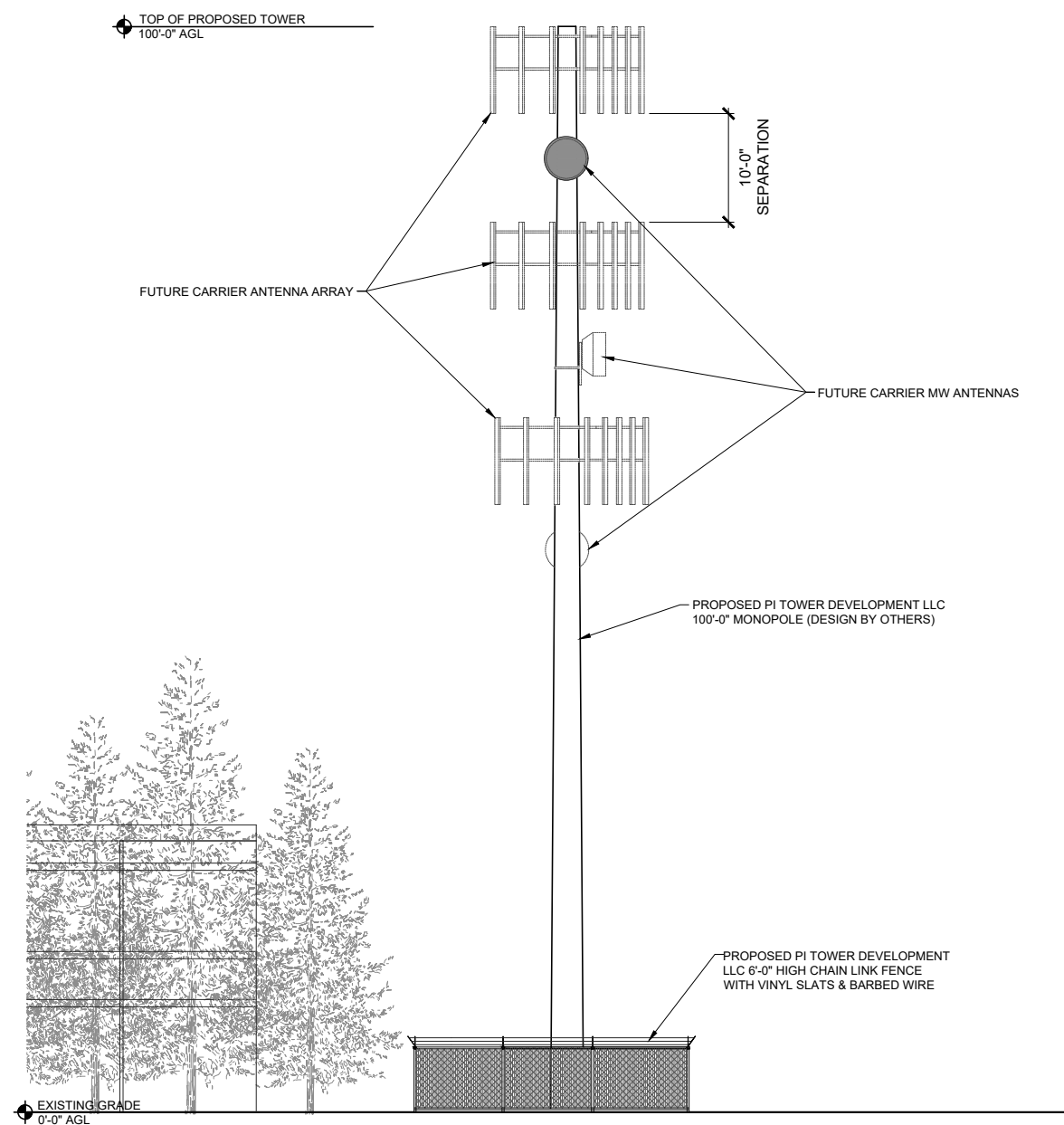
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A-2



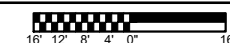
PROPOSED EAST ELEVATION 2

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



PROPOSED SOUTH ELEVATION 1

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





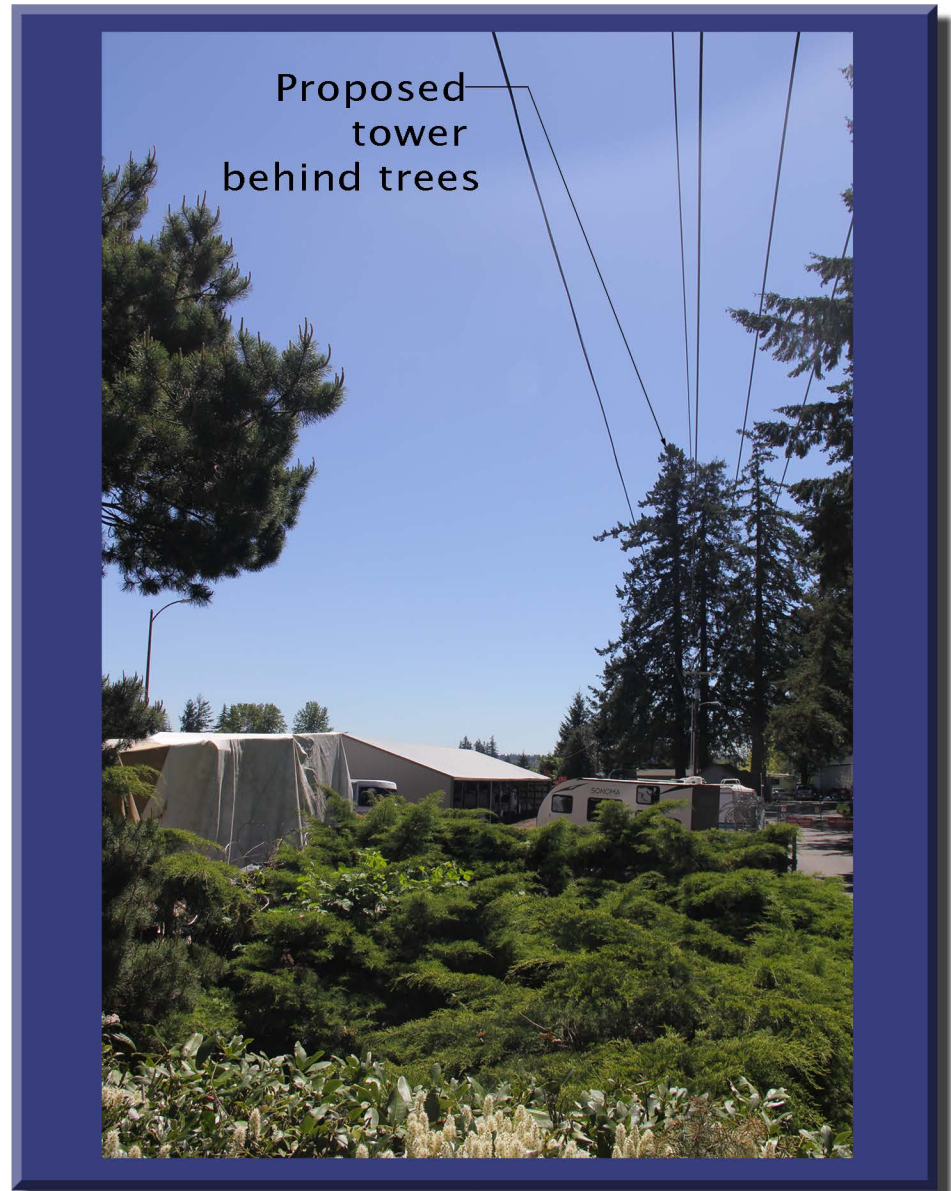
- Tower location
- Photosim #1 (Southern view from SW Tualatin Rd)
- Photosim #2 (North Western view from SW Herman Rd)

POR Durham

10290 SW Tualatin Road
Tualatin, OR 97062



Before



After

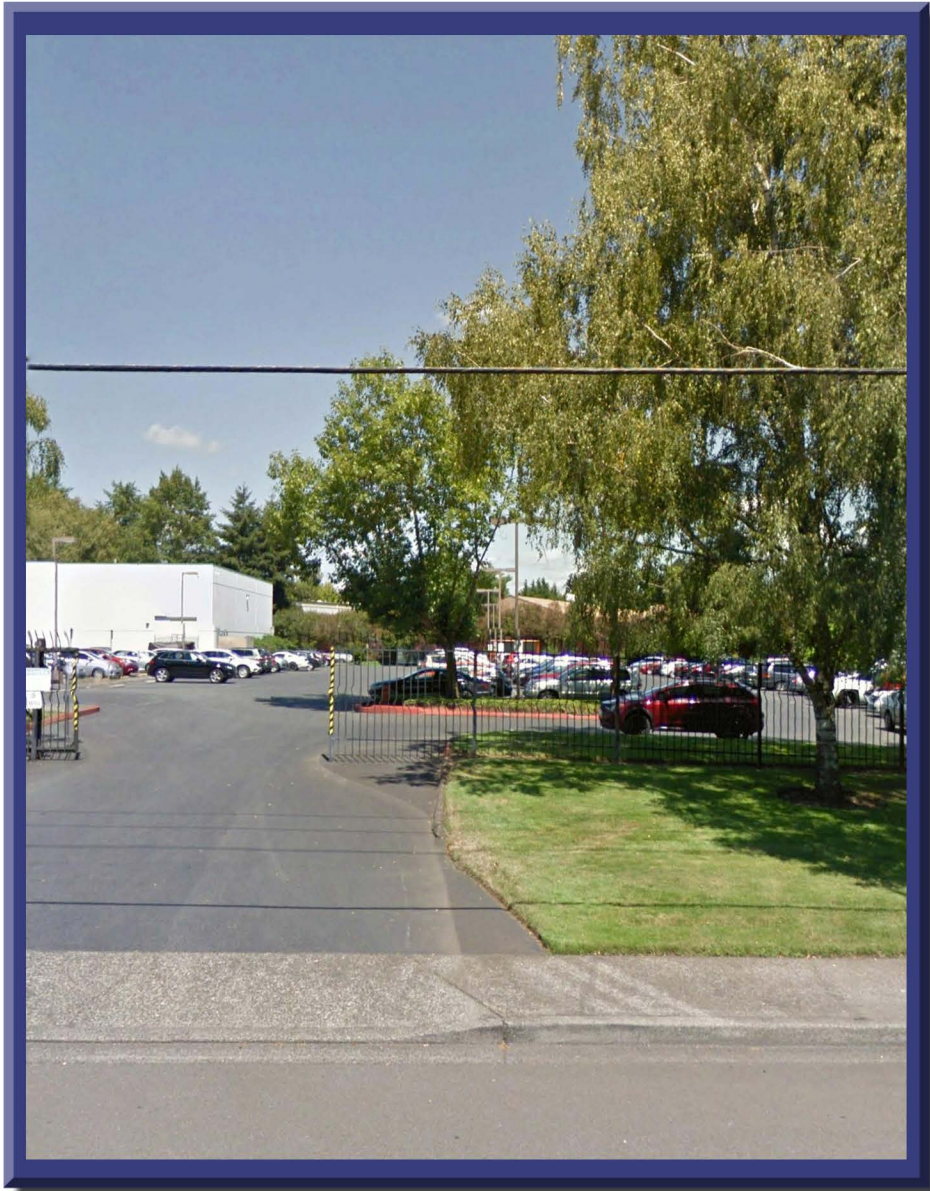
View looking South
from SW Tualatin Rd

This document is
conceptual and
informational only.
Visual impacts will be
affected by location and
visibility of observer

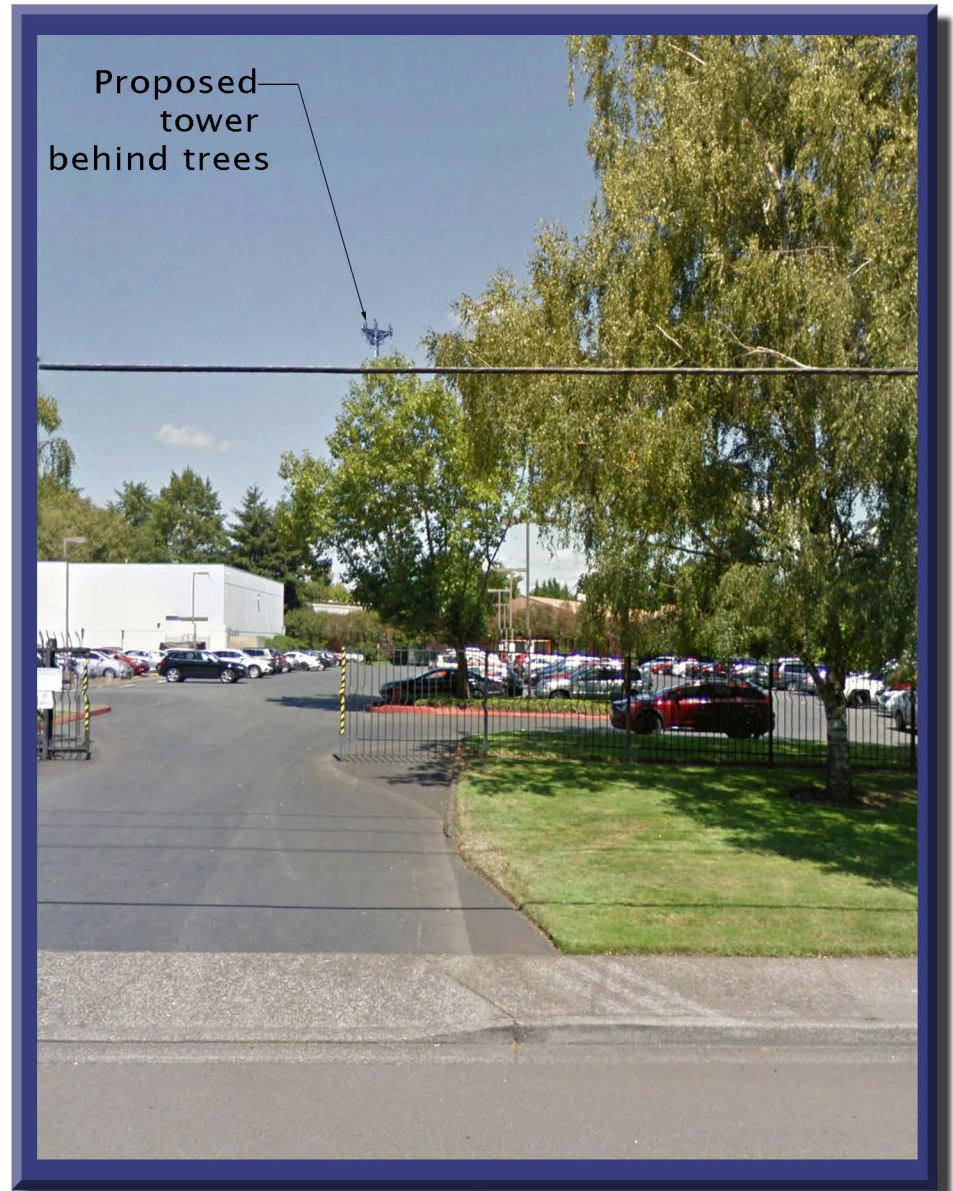
Photosim #1

POR Durham

10290 SW Tualatin Road
Tualatin, OR 97062



Before



After

View looking North West
from SW Herman Rd

Photosim #2

POR Durham

This document is
conceptual and
informational only.
Visual impacts will be
affected by location and
visibility of observer

10290 SW Tualatin Road
Tualatin, OR 97062

LETTER OF AUTHORIZATION TO APPLY FOR PERMITS

Date:

Project:

Dear Staff:

Lendlease (US) Telecom Holdings LLC, c/o PI Tower Development LLC hereby grants permission to Acom Consulting, Inc. to act as agent for purposes of applying for permits related.

Representative (print):

Brandon A. OLSEN

Representative (signature):



Date:

5/15/17

RF Usage and Facility Justification

Durham

Prepared by Verizon Wireless Walid Nasr

May 9, 2017

verizon^v

Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

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

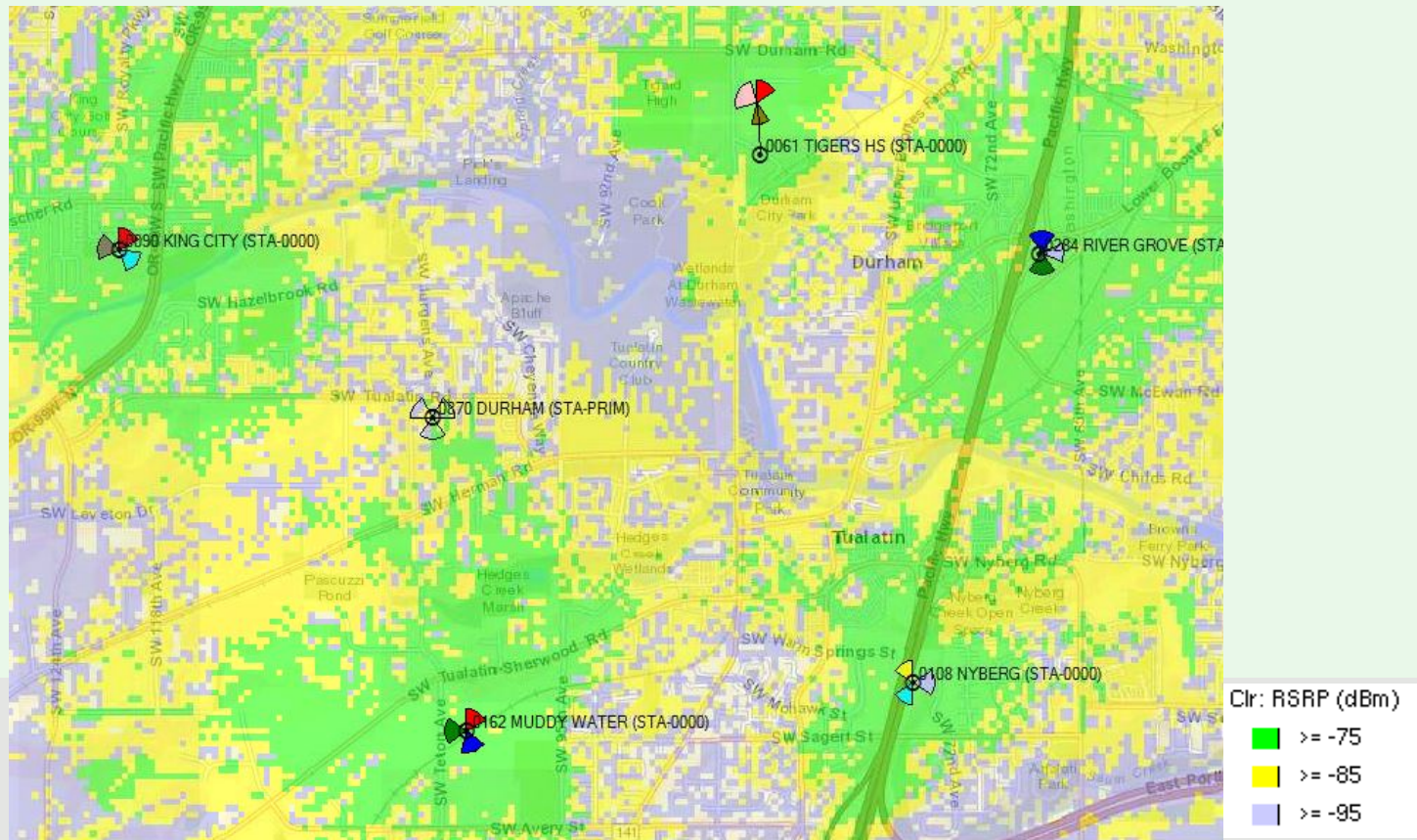
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

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

Coverage Area of Existing Site

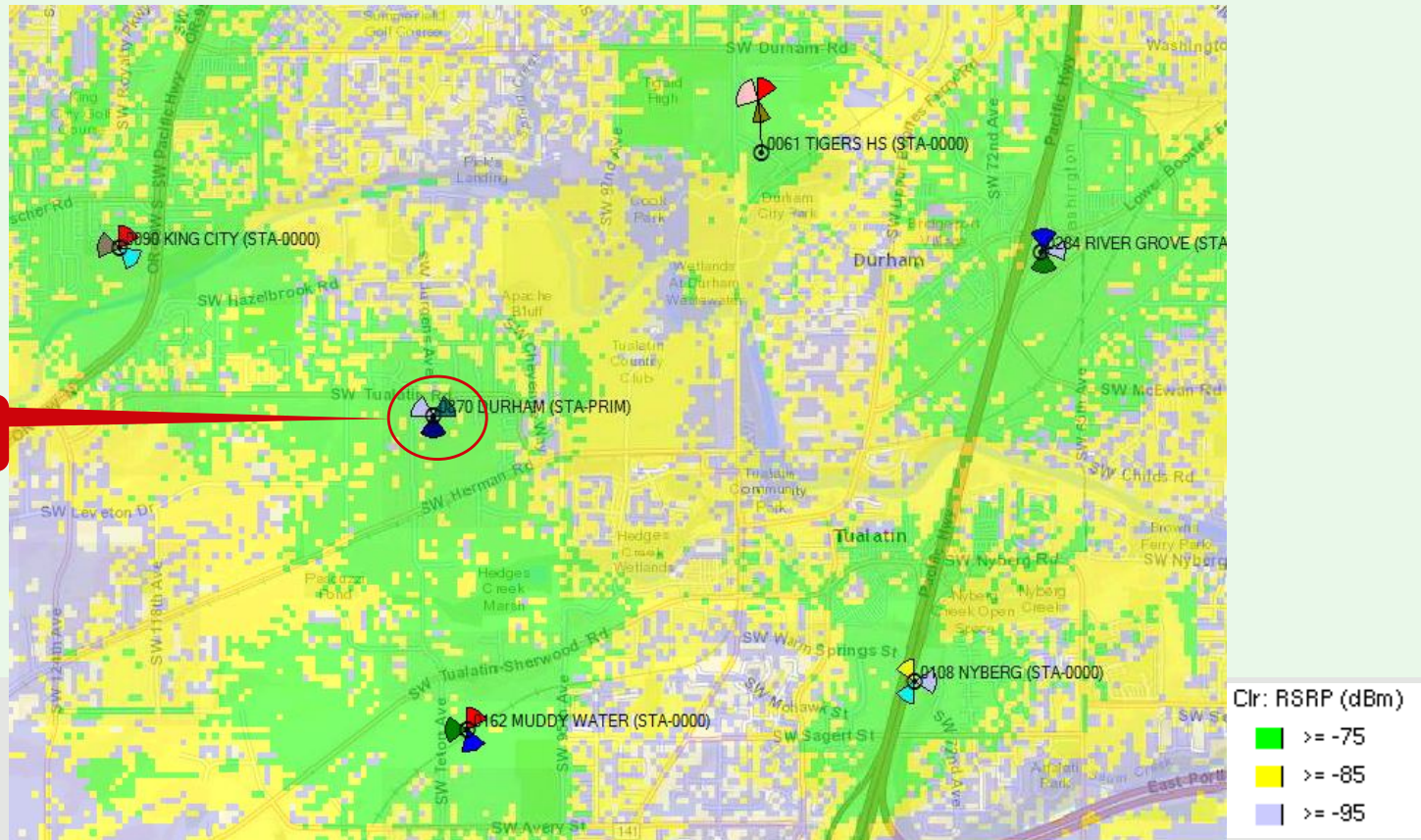
The proposed Durham site is a capacity site. This site will offload the existing sites King City, Muddy Water, TigerHS.



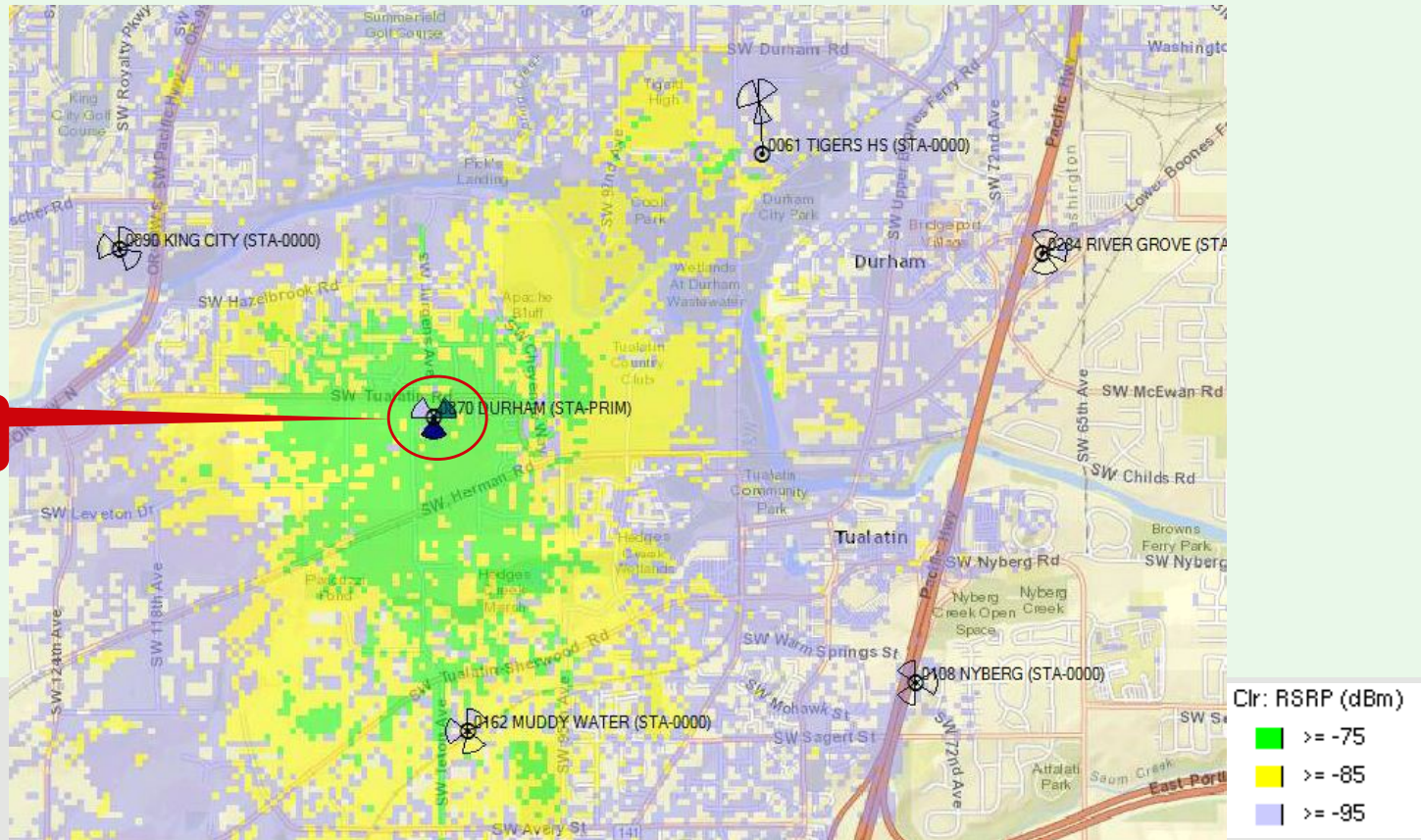
Coverage Area Offloaded by New Site

The proposed Durham site is a capacity site. This site will offload the existing sites King City, Muddy Water, Tiger HS.

Durham



Coverage with Durham Site



The existing ATC tower SW of proposed tower is surrounded by much taller trees which will cause a degradation in signal strength/RSRP level (Reference Signal Received Power).



ATC Tower

Need Case for: Durham

Summary: The existing sites King City, Muddy Water, Tiger HS cannot carry the data traffic that exists in the area it serves.

Detail below:

- Exact data about sites is proprietary and cannot be disclosed due to competitive reasons.
- The existing cell sites King City, Muddy Water, Tiger HS are forecasted to reach capacity in the near future.
- The new cell site Durham will provide additional resources to existing sites. It will take some users off of existing sites, which will alleviate the capacity constraint.
- This will improve customer experience (faster webpage downloads and fewer drop calls).
- Without the new site Durham, existing sites in area will reach capacity which will negatively impact customer's ability to make/receive calls and browse the internet.

NW 1/4 SECTION 23 T2S RIW W.M.

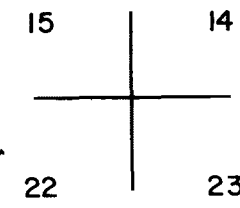
2S 1 23B

WASHINGTON COUNTY OREGON

SCALE 1"=200'

23-76

SEE MAP
2S 1 14C



CANCELLED TAX LOTS
1301, 100, 101, 200, 1000,
1100, 1200, 1202, 1300, 890,
401, 1403, 1404, 300, 400,
500, 501, 502, 602, 601, 700,
1204 A1, 1405, 1400, 1201,
1203, 1204, 1205, 1206,
1207-A1, 1207, 1208, 1209, 1496,
1401, 1407, 1402, 1900, 604,
1500, 1501, 1501-A1, 1600, 1700,
1800, 2000, 2000-A1, 2100, 2200,
2300, 2400, 801-A1, 602-A1,
901-A2,

Subject Property

SEE MAP
2S 1 23BB

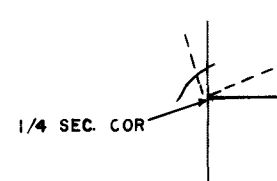
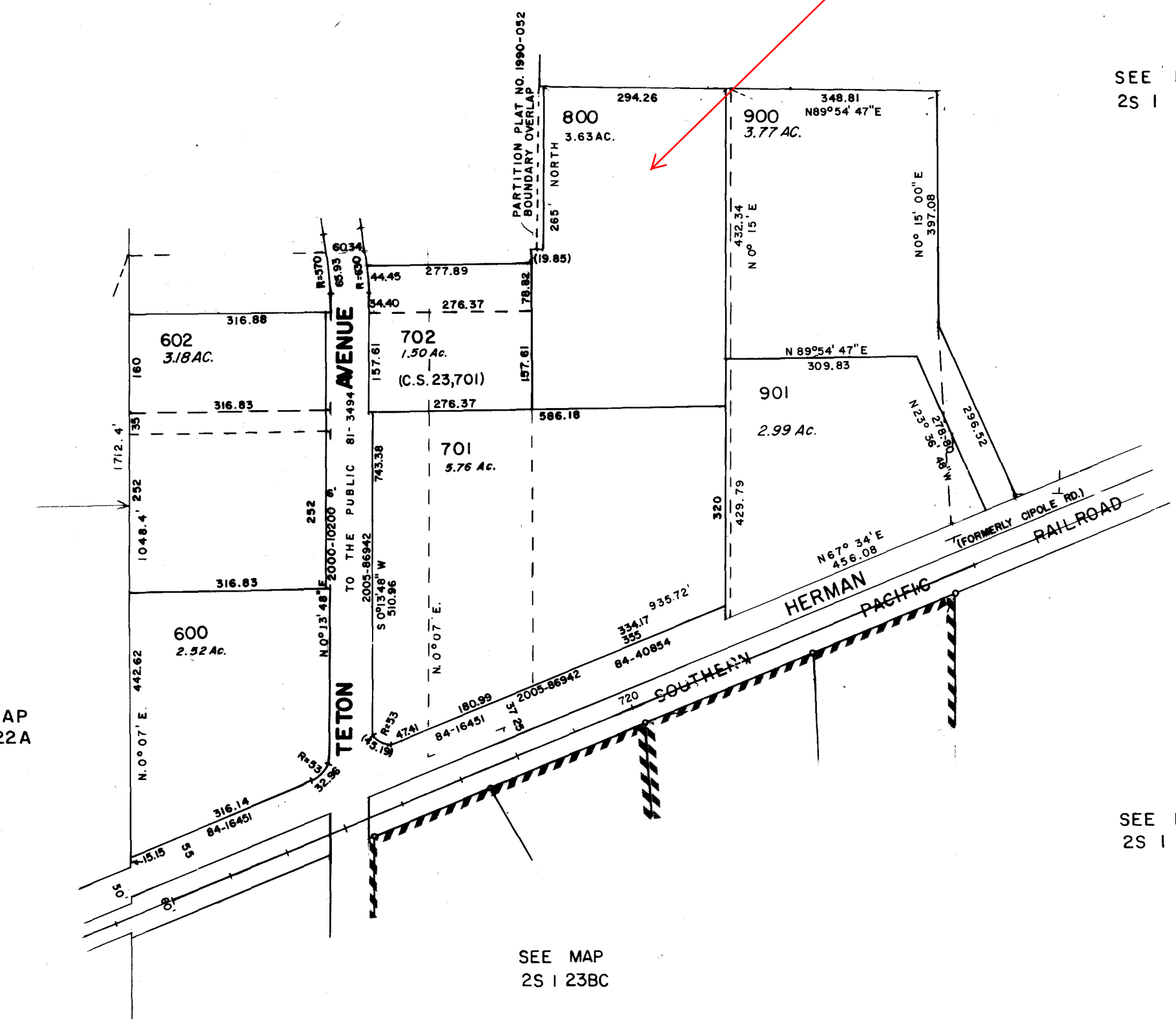
SEE MAP
2S 1 23BA

SEE MAP
2S 1 22A

SEE MAP
2S 1 23BD

SEE MAP
2S 1 23BC

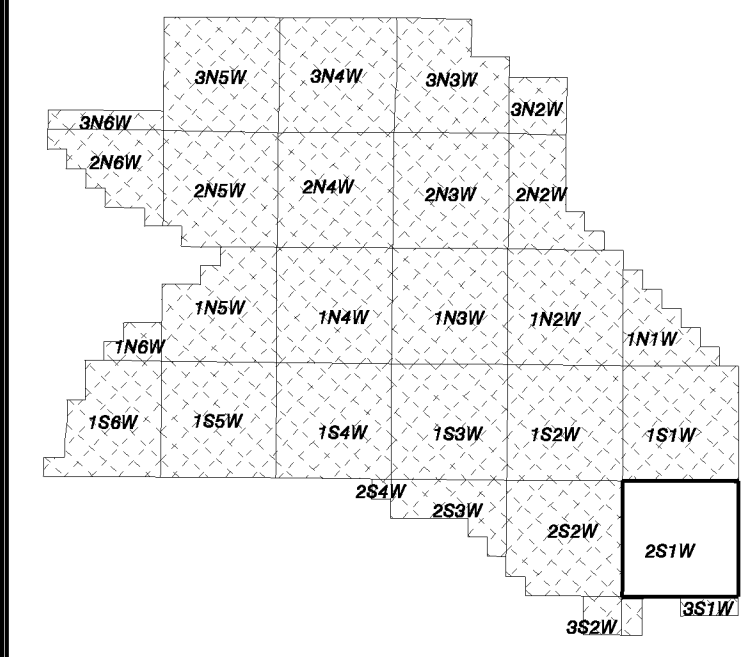
FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON FOR
ANY OTHER USE



TRACED TO
4/11/51

TUALATIN
2S 1 23B

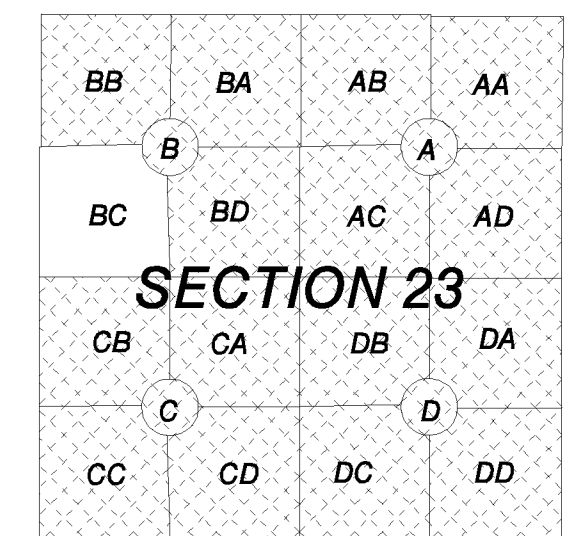
To the South



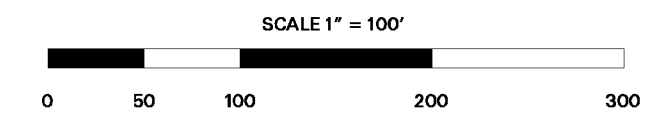
WASHINGTON COUNTY OREGON
 SW1/4 NW1/4 SECTION 23 T2S R1W W.M.
 SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

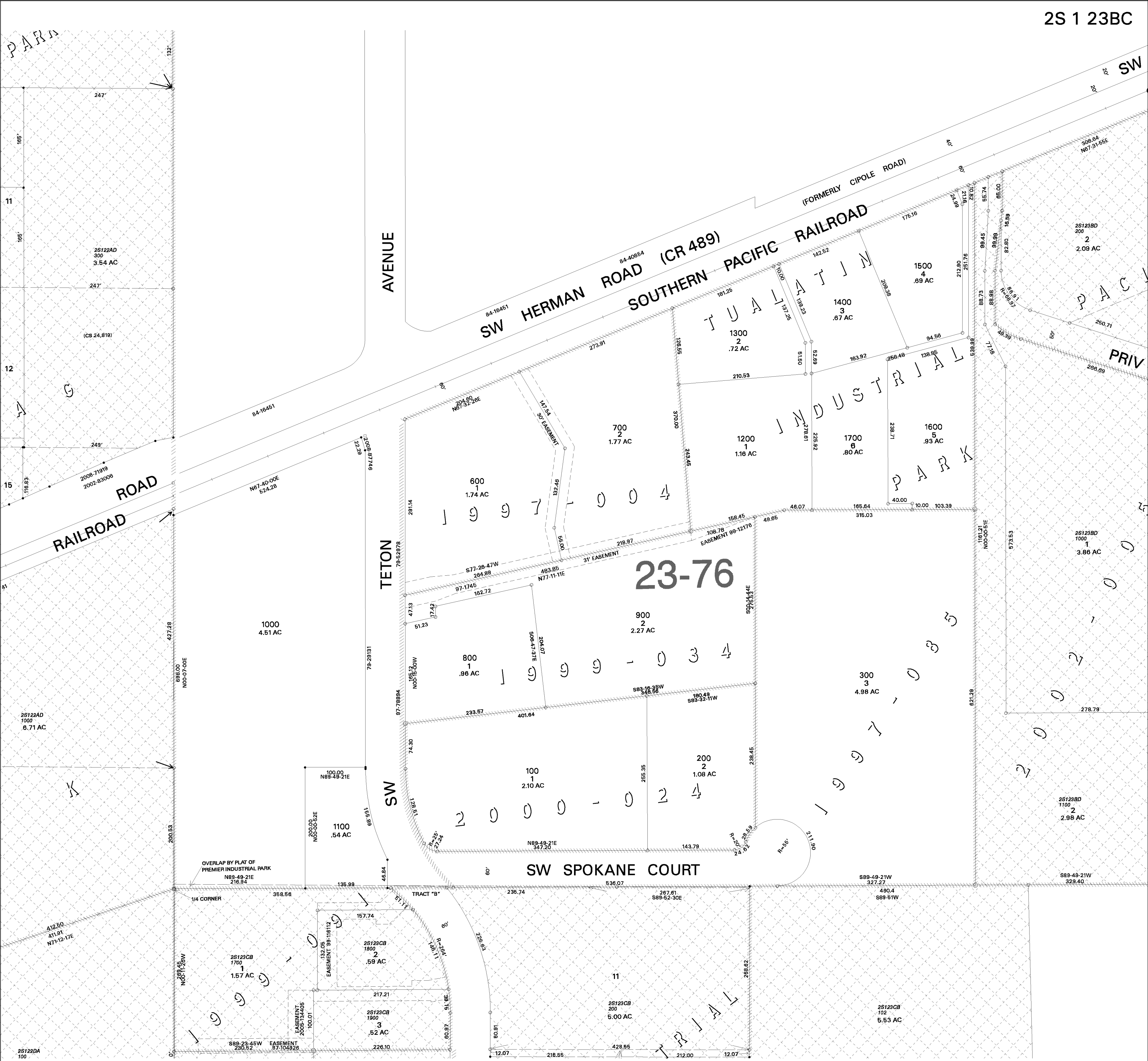


Cancelled Taxlots For: 2S123BC
 400,500,300-A2,800-A1,300-A1,1100-A1,



PLOT DATE: August 12, 2013
 FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

NW 1/4 NW 1/4 SECTION 23 T2S RIW W.M.
WASHINGTON COUNTY

SCALE 1"=100'

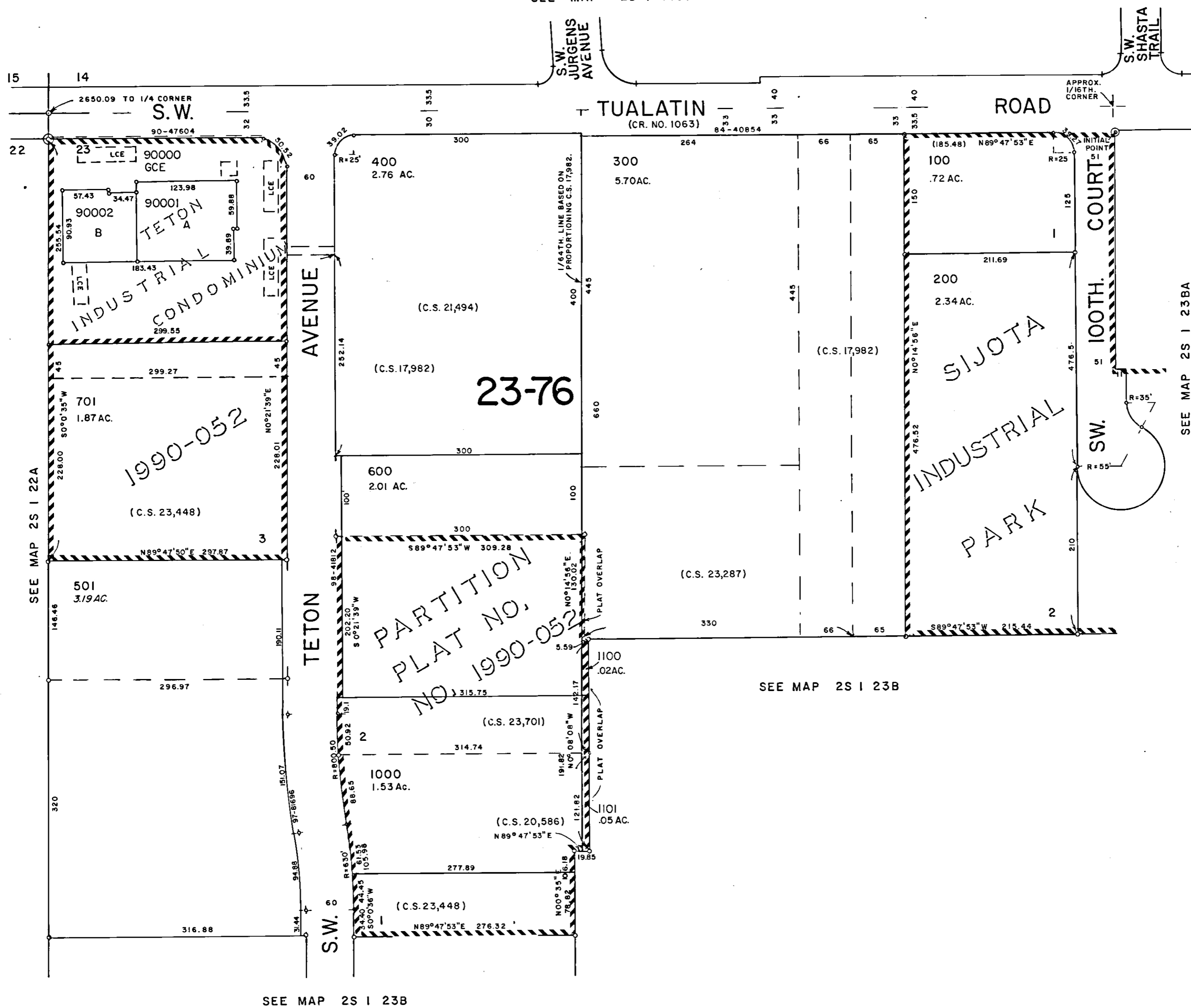
To the North

2S I 23BB
TUALATIN

SEE MAP 2S I 14CC

CANCELLED NUMBERS

- 502
- 500
- 800
- 700
- 900
- 702



APPROX. 1/16TH CORNER

APPROX. 1/16TH CORNER

TUALATIN
2S I 23BB

NE 1/4 NW 1/4 SECTION 23 T2S RIW W.M.

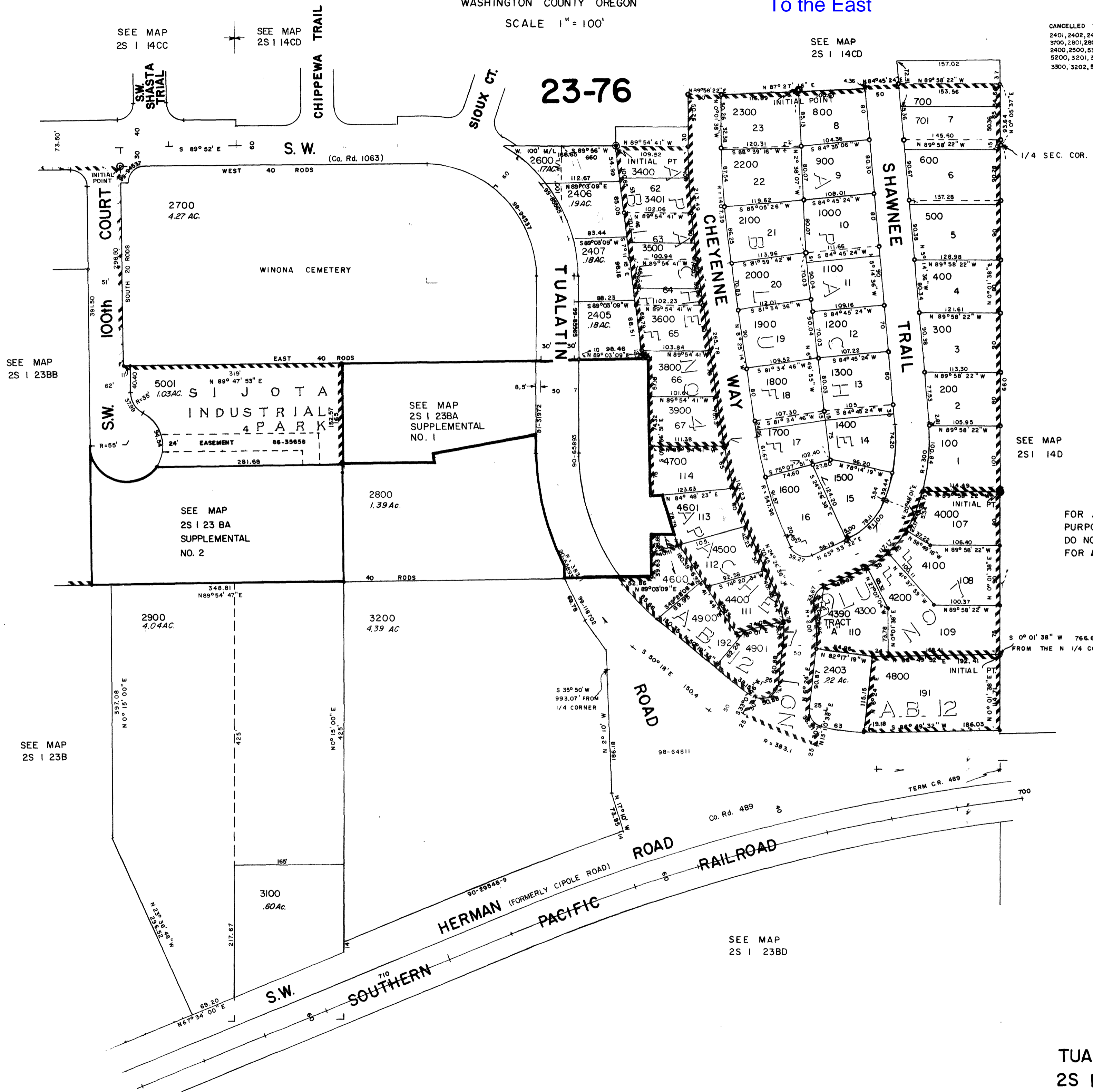
2S 1 23BA

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

To the East

CANCELLED TAX LOTS
2401, 2402, 2404, 3000,
3700, 2801, 2802, 5000,
2400, 2500, 5300, 5400,
5200, 3201, 3101, 4602,
3300, 3202, 5100,



TUALATIN
2S 1 23BA

D. 716-2-26-76

MEMORANDUM

Date: November 8, 2017
To: Charles H. Benson, III, Associate Planner, City of Tualatin
From: Jackie Sue Humphreys, Clean Water Services (CWS)
Subject: POR Durham, AR17-0010, 2S123B000800

Clean Water Services has no concerns or objections to this application request. As submitted, this application request will not require further review or the issuance of a Storm Water Connection Permit Authorization.

Matt Straite

From: Gloria Perez [REDACTED]
Sent: Thursday, April 12, 2018 2:09 PM
To: Matt Straite
Subject: AR-170009 Review

Hello Matt: I live near Avery & Teton and apologize for missing the deadline for comment, but hope that my comments will be considered.

I believe the proposed facility is too close to residential areas for safety. While I'm certain that safety measures will be in place, gas explosions and nuclear incidents are due to human error. Additionally, the Pacific Northwest, as you know, is due for the 'big one' and it's daunting to think of what will happen with the water reservoir up the street let alone gas storage buildings nearby.

How likely is it that this project will go forward?

Thanks for the mailer and opportunity to comment.

Best regards, Gloria Perez (at 20861 SW 103rd Drive)