



City of Tualatin

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**"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


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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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
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**

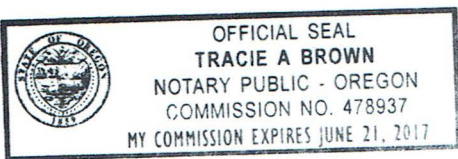
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

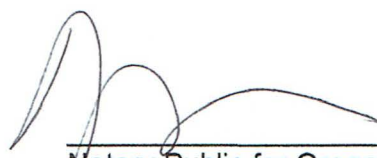
I, Reid A. Stewart, being first duly sworn, depose and say:

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.

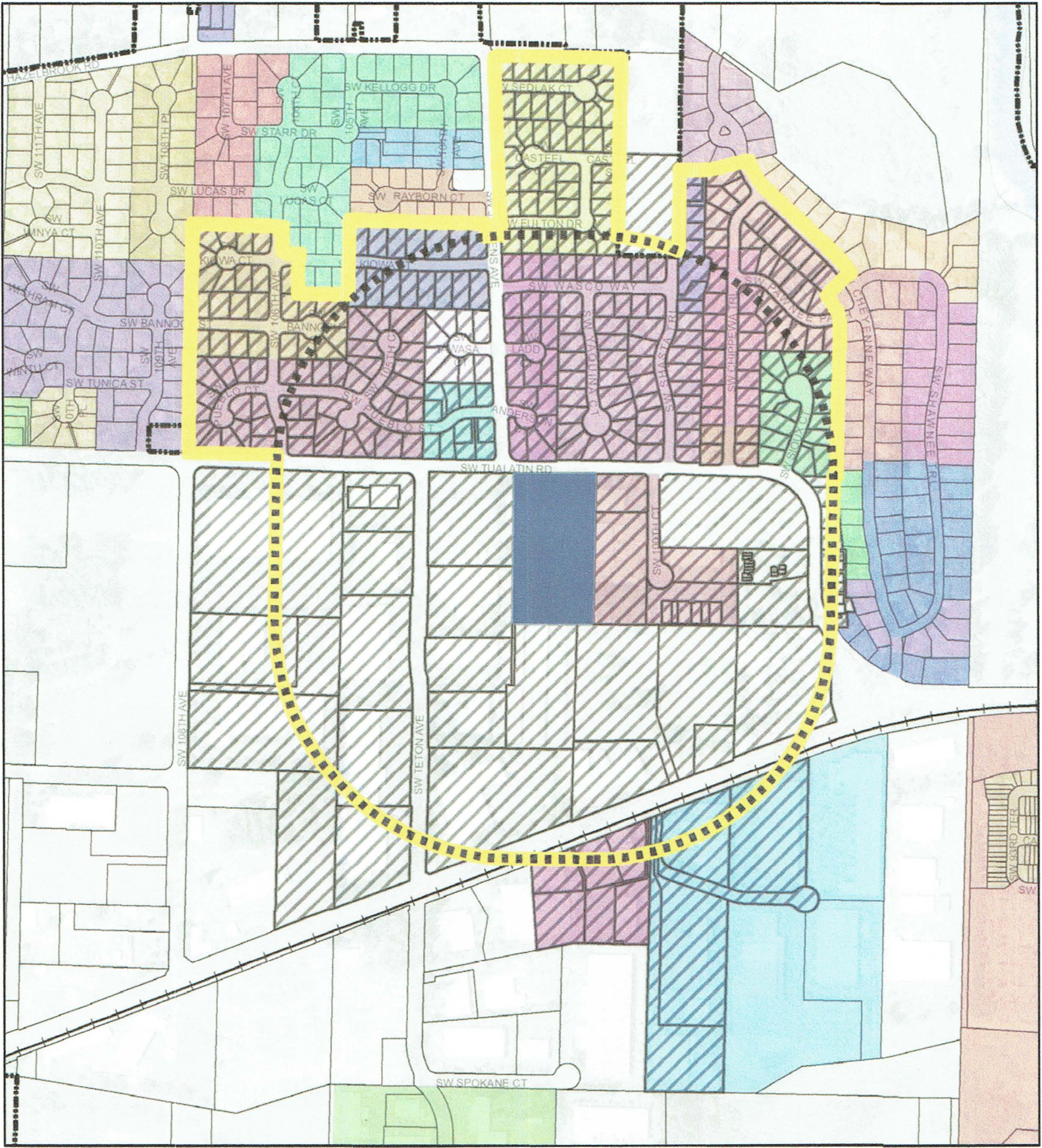

Signature

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,

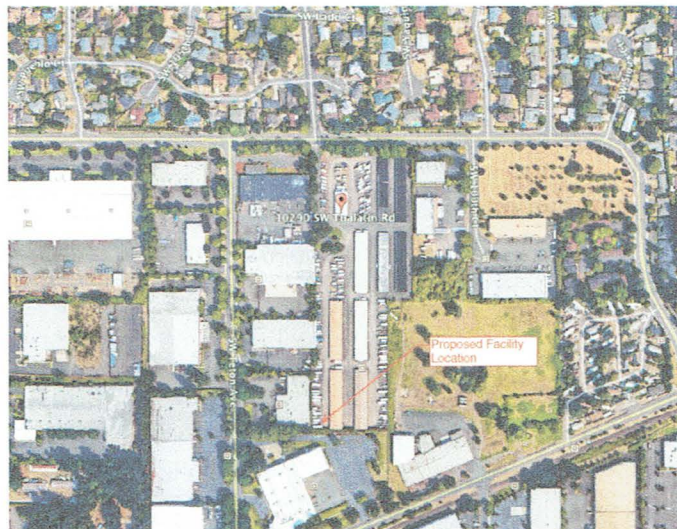
Reid Stewart
Acom Consulting, Inc.
503.720.6526 / reid.stewart@acomconsultinginc.com

April 17, 2017

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

Dear Property Owner:

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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)

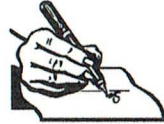
Applicant's Signature: 

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:

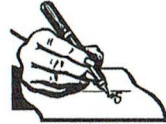
MEETING DATE:

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 Bibewill	[REDACTED]			
Paul Morrison				
DAN GAUR				
CHRIS FUNSTAL				
Cori Conway				

Attn: Tammy Hamilton
ACOM Consulting Finc.
Project Durham

503-236-4293

From: Rick Frandman

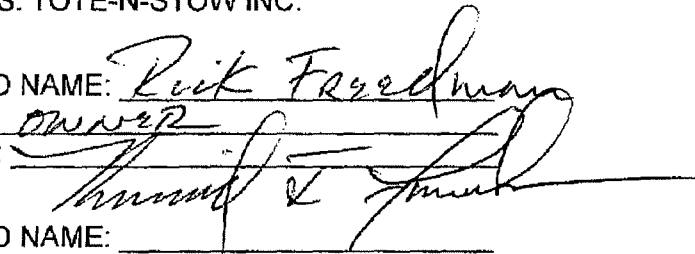
POR DURHAM LETTER OF AUTHORIZATION

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: Rick 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

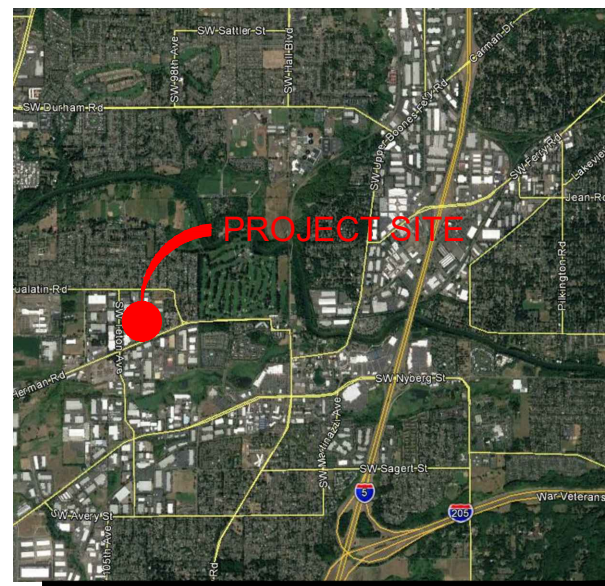
DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND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

Project Manager:

Professional of Record:
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.

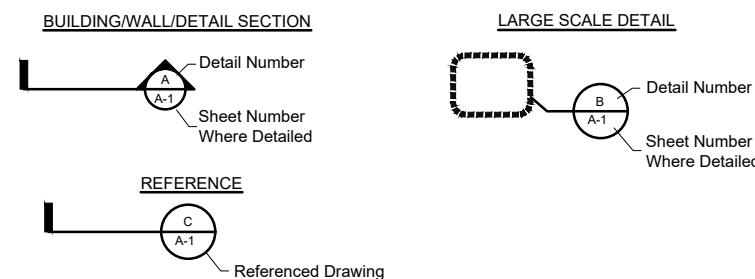
LINE/ANTENNA NOTES

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**

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	-	-

**Parallel
INFRASTRUCTURE**

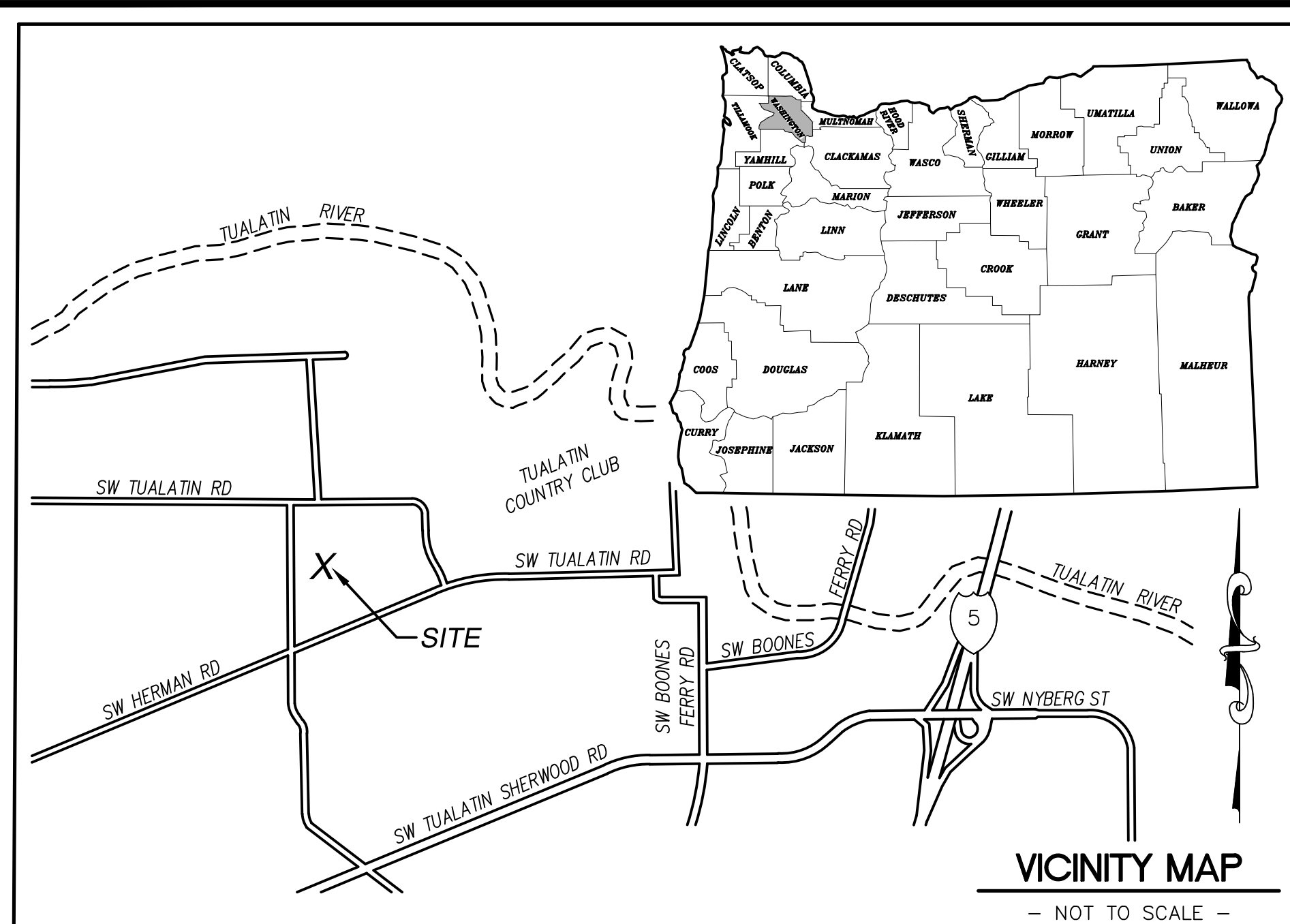
verizon

**Acom
CONSULTING INC.**

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

Drawing Title:
**GENERAL NOTES
AND SYMBOLS**

Project Number:	Date:
RM	03/06/17
Drafter:	Designer:
AM	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.

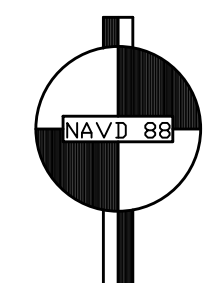
EXCEPTING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED TO JOSEPH HILLER, ET UX., BY DEED RECORDED NOVEMBER 02, 1955 IN BOOK 375, PAGE 233, WASHINGTON COUNTY RECORDS.

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 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.

JONATHAN M. BECKER, PLS #84870

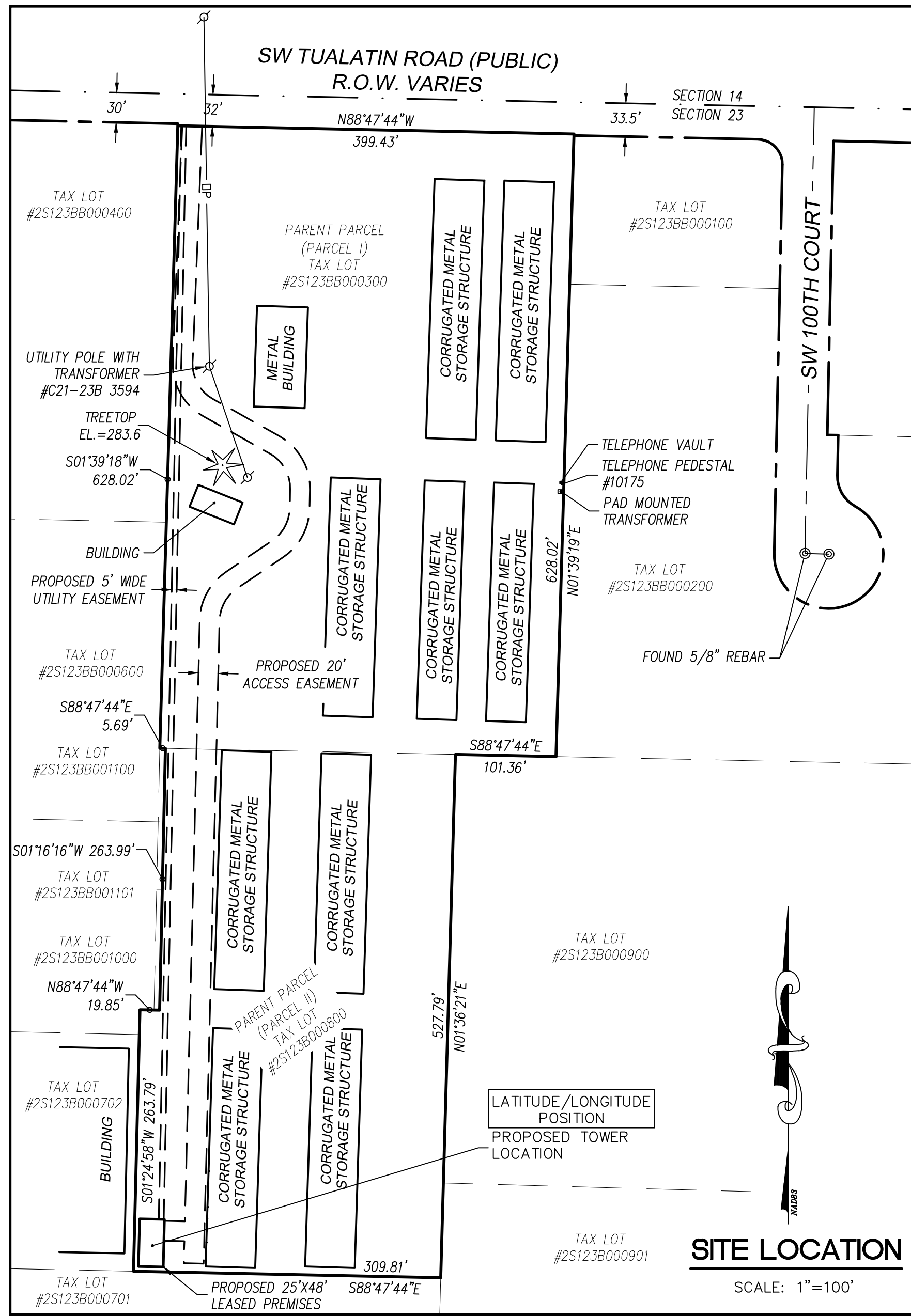
DATED: MARCH 3, 2017

SITE INFORMATION

PARENT PARCEL TAX LOT NUMBER: 25123B000800
SITE ADDRESS: 10290 SW TUALATIN ROAD TUALATIN, OR 97062
SITE CONTACT: JOANA FREEDMAN
PHONE NUMBER: 503-692-3930
FEE OWNER: TOTE 'N STOW, INC.
DEED REFERENCE: 10290 SW TUALATIN ROAD TUALATIN, OR 97062 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 ACCESS EASEMENT UTILITY EASEMENT ELECTRIC SERVICE: 600 S.F. (0.014 AC.) TO BE DETERMINED
PORTLAND GENERAL ELECTRIC P.O. BOX 4438 PORTLAND, OR 97208 800-542-8818 VERIZON 800-257-4646
TELEPHONE SERVICE

NOTES

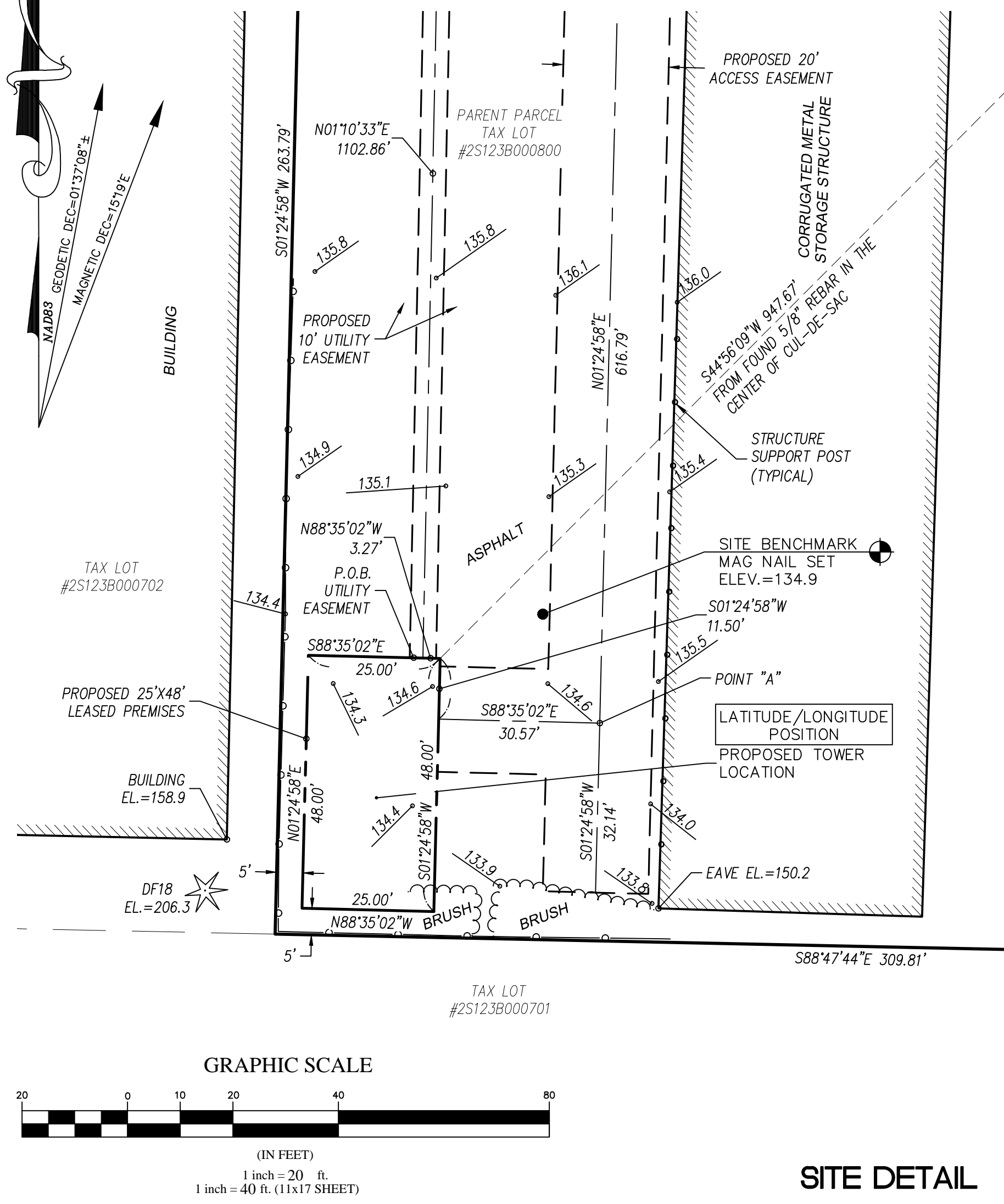
- TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. 24218845, DATED NOVEMBER 21, 2016.
- FIELD WORK CONDUCTED IN DECEMBER, 2016.
- BASIS OF BEARING: OREGON COORDINATE SYSTEM, NORTH ZONE (NAD83).
- UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR 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
- 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
- X — 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:
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)
DF18 ← 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
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.

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

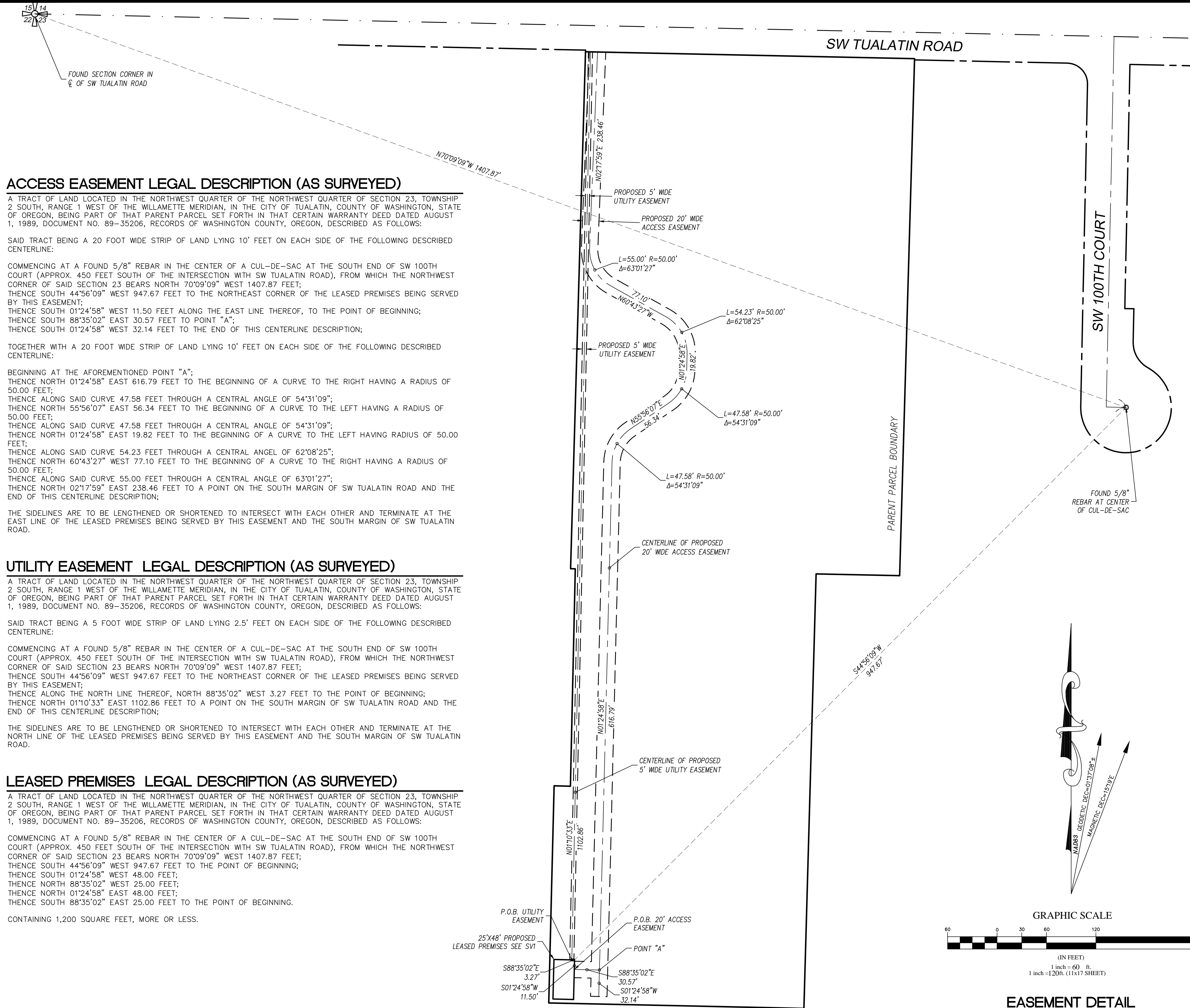
REVISIONS

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
SV1



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.

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
- ⊠ 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:
- 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 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

- 1) RECORD OF SURVEY NO. 23287, RECORDS OF WASHINGTON COUNTY.
- 2) 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

Parallel INFRASTRUCTURE
 7411 FULLERTON ST., SUITE 100
 JACKSONVILLE, FL 32256

Acom CONSULTING

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

SITE FOR 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

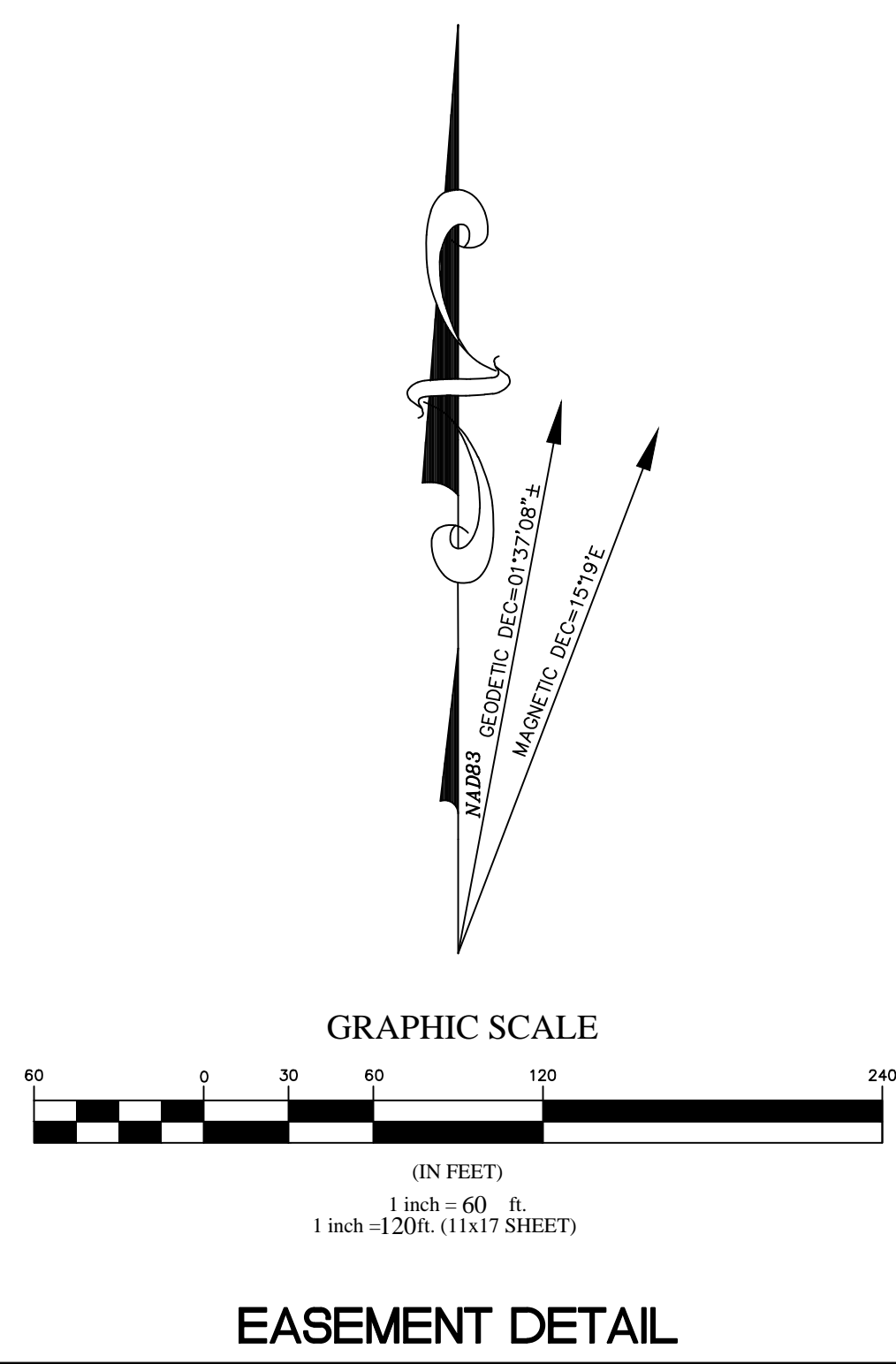
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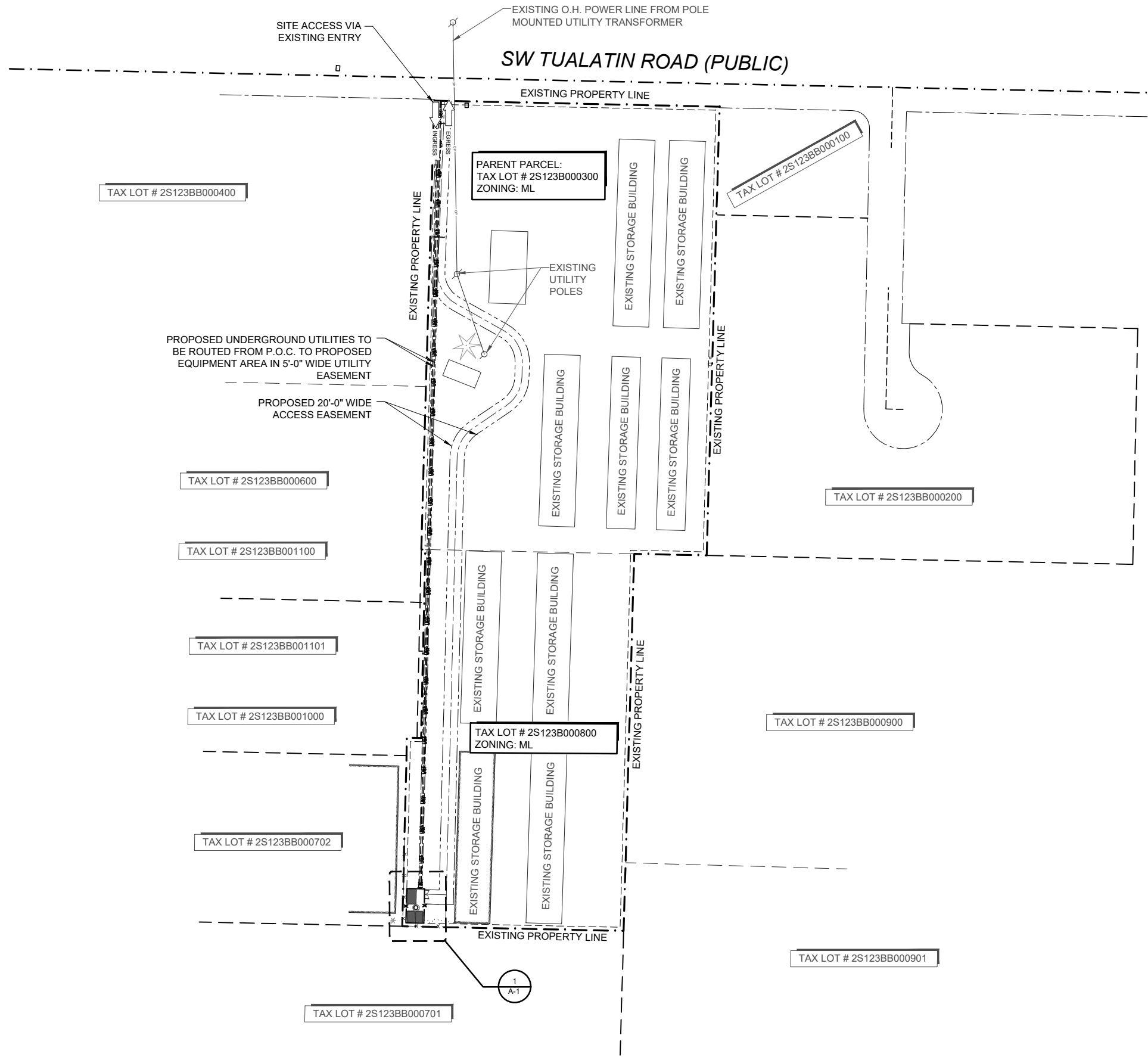
DATE	DESCRIPTION	BY
03/03/17	ADD EASEMENTS, REVISE LEASE PREMISES	LAC
12/28/16	ADD TITLE INFORMATION	LAC

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	-	-



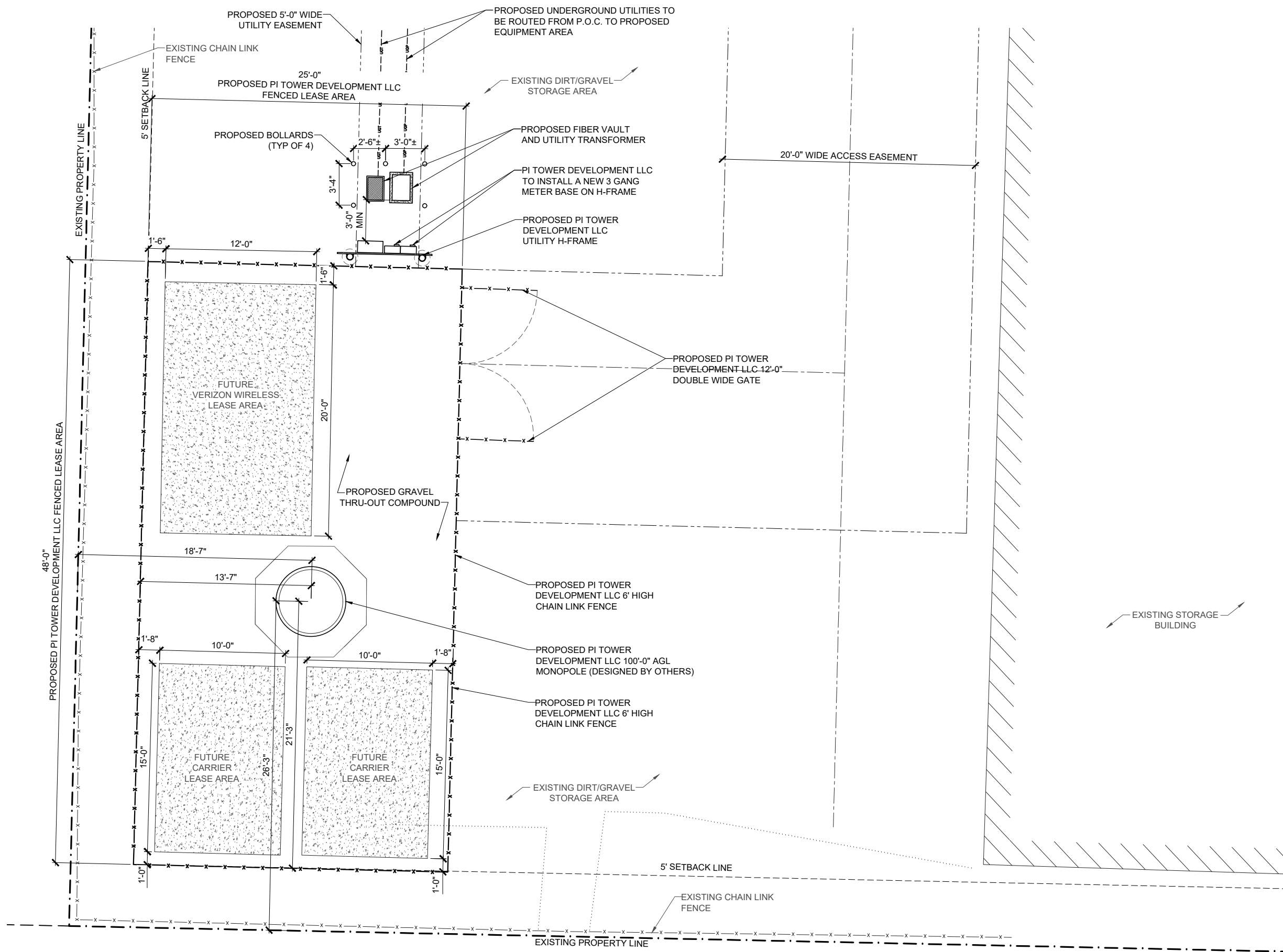
Project Info:
POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

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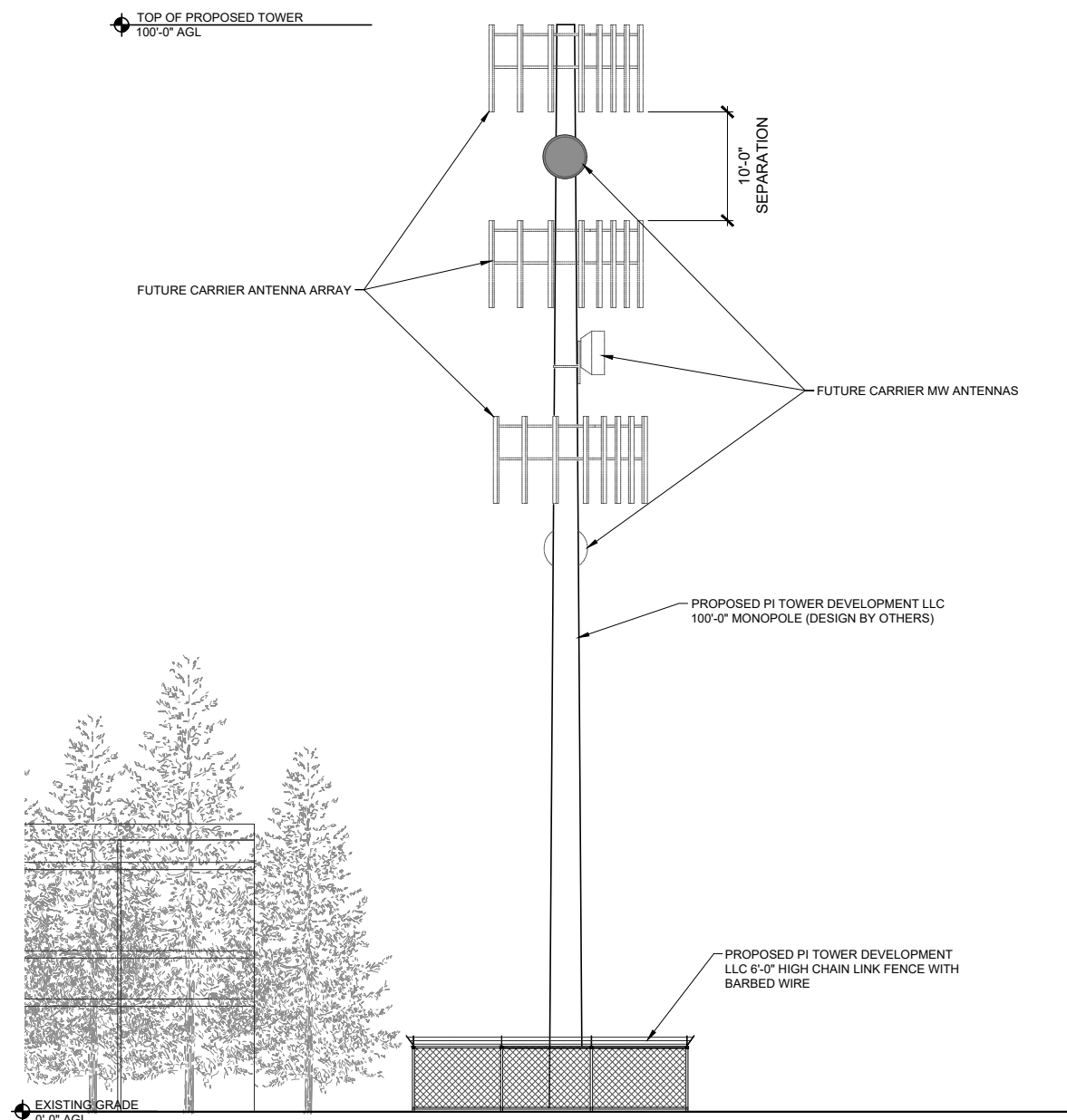
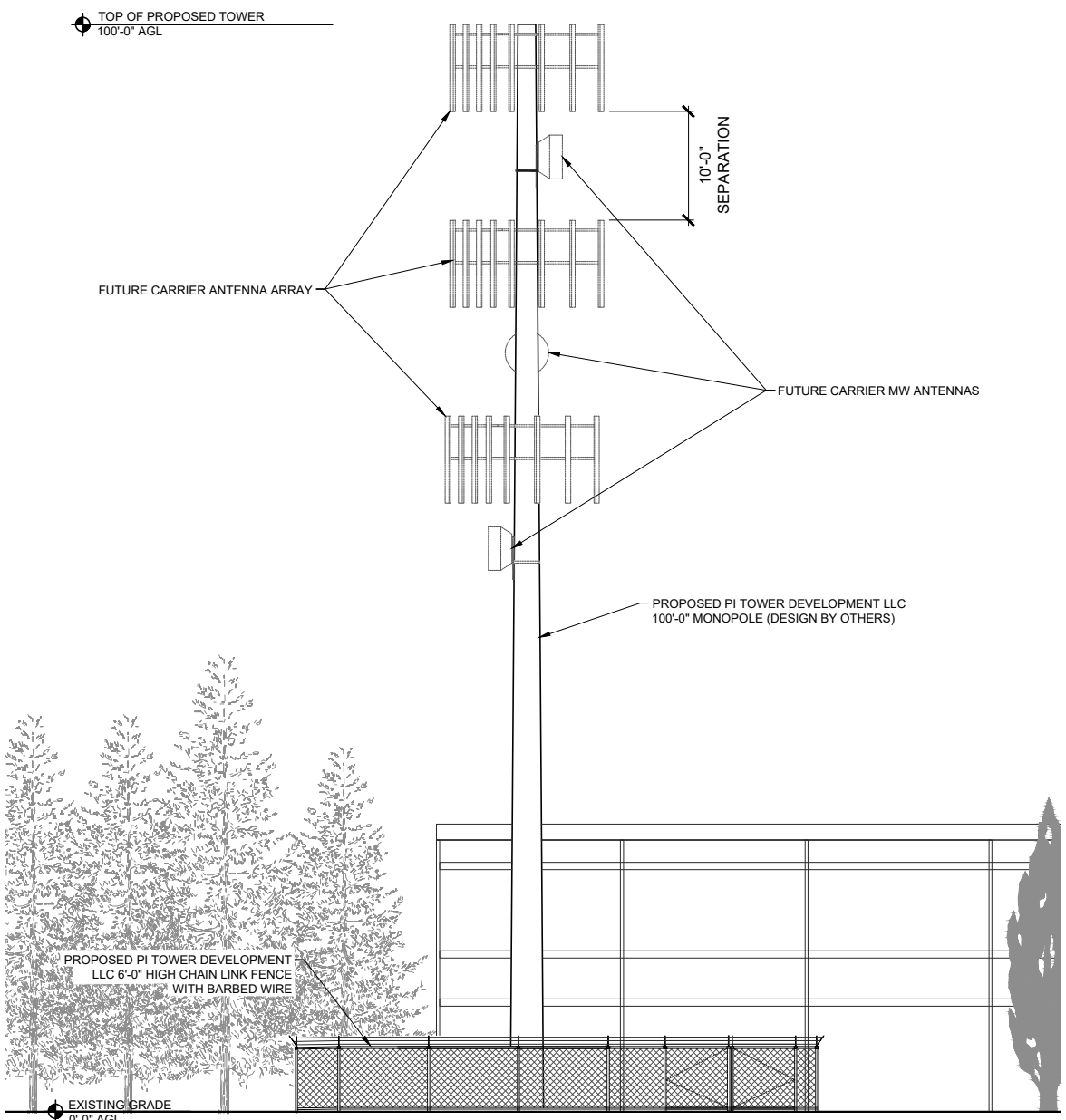
Project Info:
POR DURHAM
10290 SW TUALATIN ROAD
TUALATIN, OR 97062

Drawing Title:
PROPOSED TOWER ELEVATIONS

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

C

A-2



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



PROPOSED EAST ELEVATION 2

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



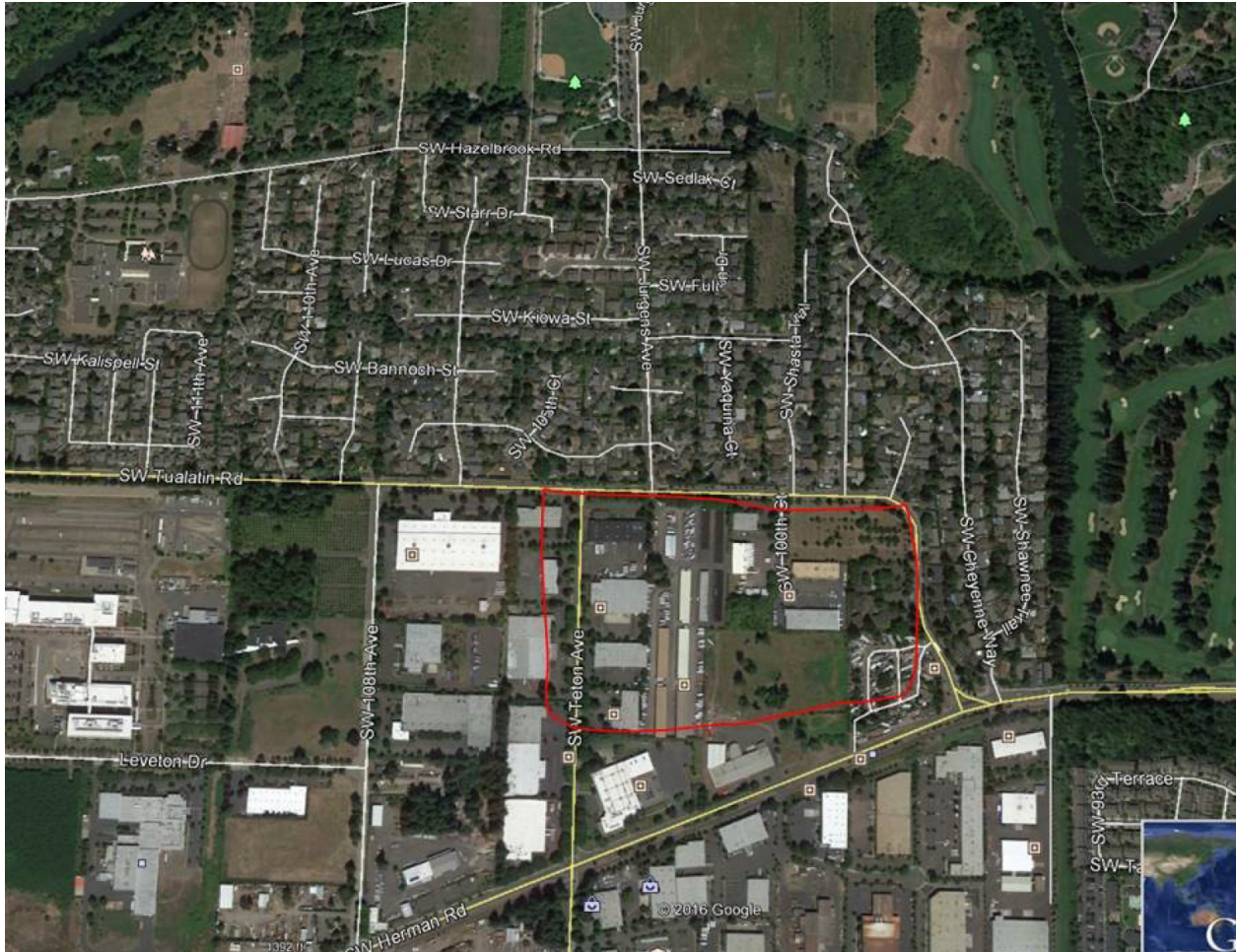
PROPOSED SOUTH ELEVATION 1

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

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

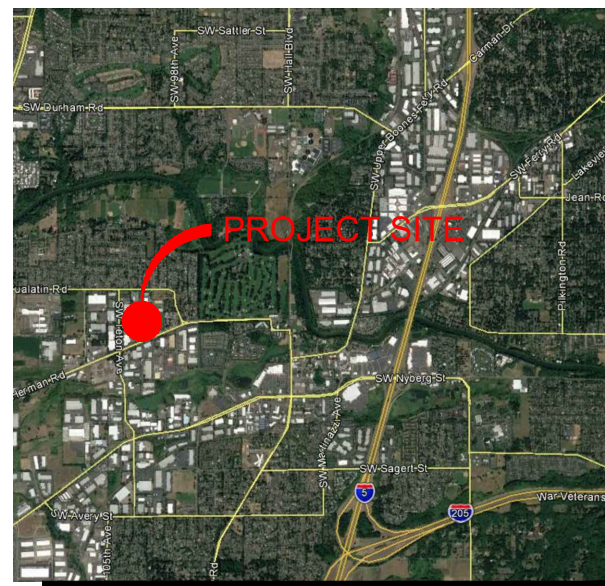
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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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	-	-



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:

Lendlease (US) Telecom Holdings LLC
c/o PI TOWER DEVELOPMENT LLC
909 LAKE CAROLYN PARKWAY
IRVING, TX 75039
CONTACT: BRANDON OLSEN
PHONE: (503) 951-7515
brandon.olsen@pitowers.com

PROJECT CONSULTANT:

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sarah.blanchard@acomconsultinginc.com

ARCHITECT:

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

ZONING / PERMITTING:

REID STEWART
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5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 720-6526
reid.stewart@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:

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:
C	RJ
	Sheet No:
	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	-	-



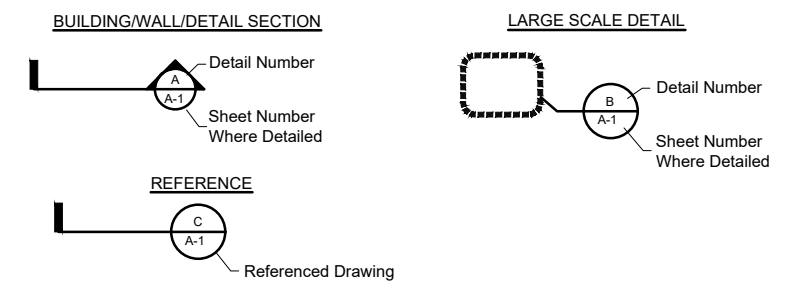
PROJECT INFORMATION

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

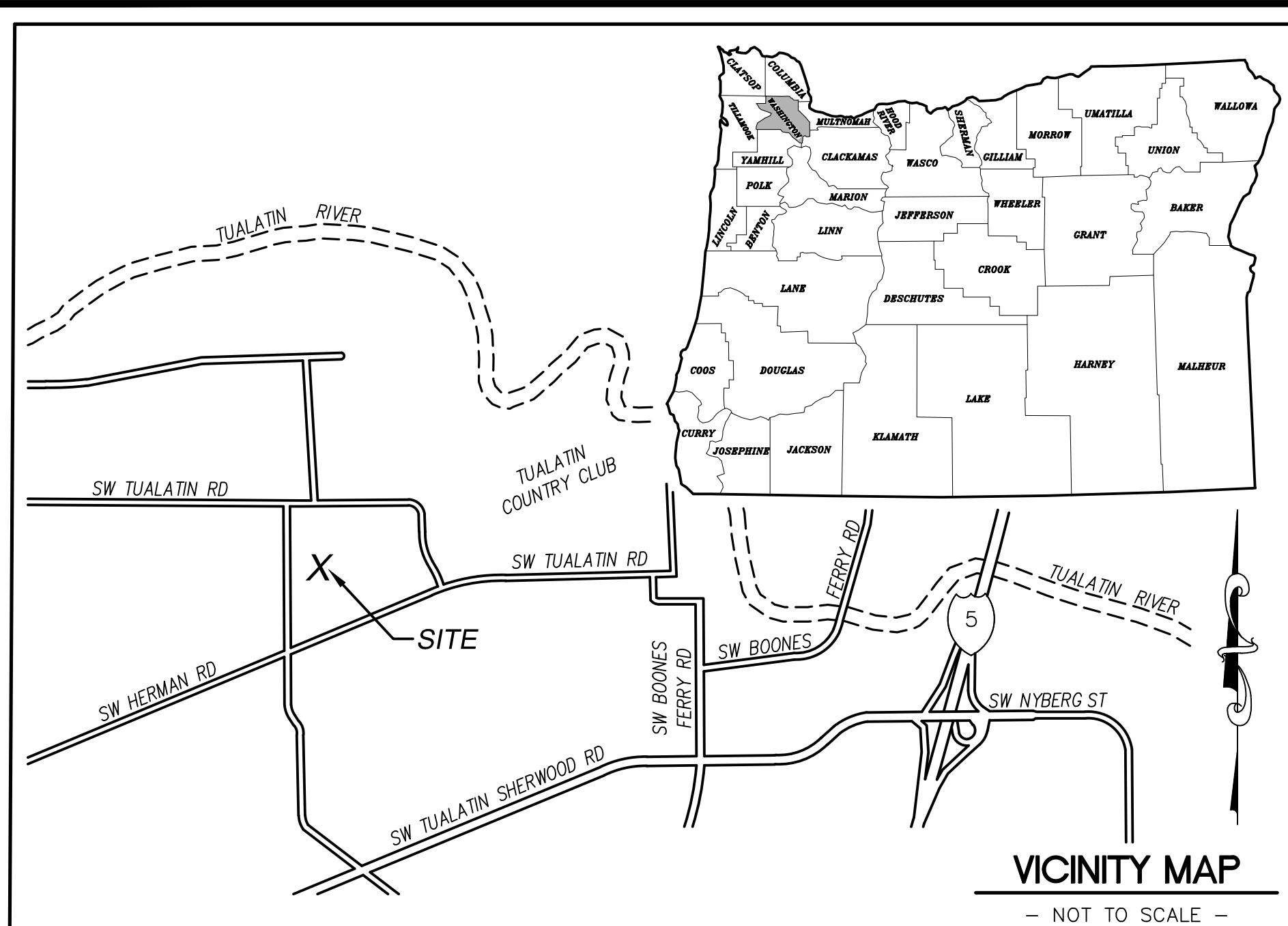


IMPORTANT NOTICE

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:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
C	T-2



VICINITY MAP
- NOT TO SCALE -

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.

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

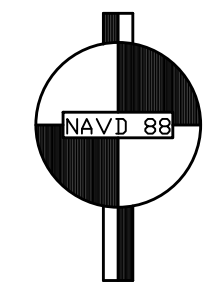
EXCEPTING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED TO JOSEPH HILLER, ET UX., BY DEED RECORDED NOVEMBER 02, 1955 IN BOOK 375, PAGE 233, WASHINGTON COUNTY RECORDS.

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 ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR THE BENEFIT OF THE SECURED PARTIES, ITS 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.

JONATHAN M. BECKER, PLS #84870

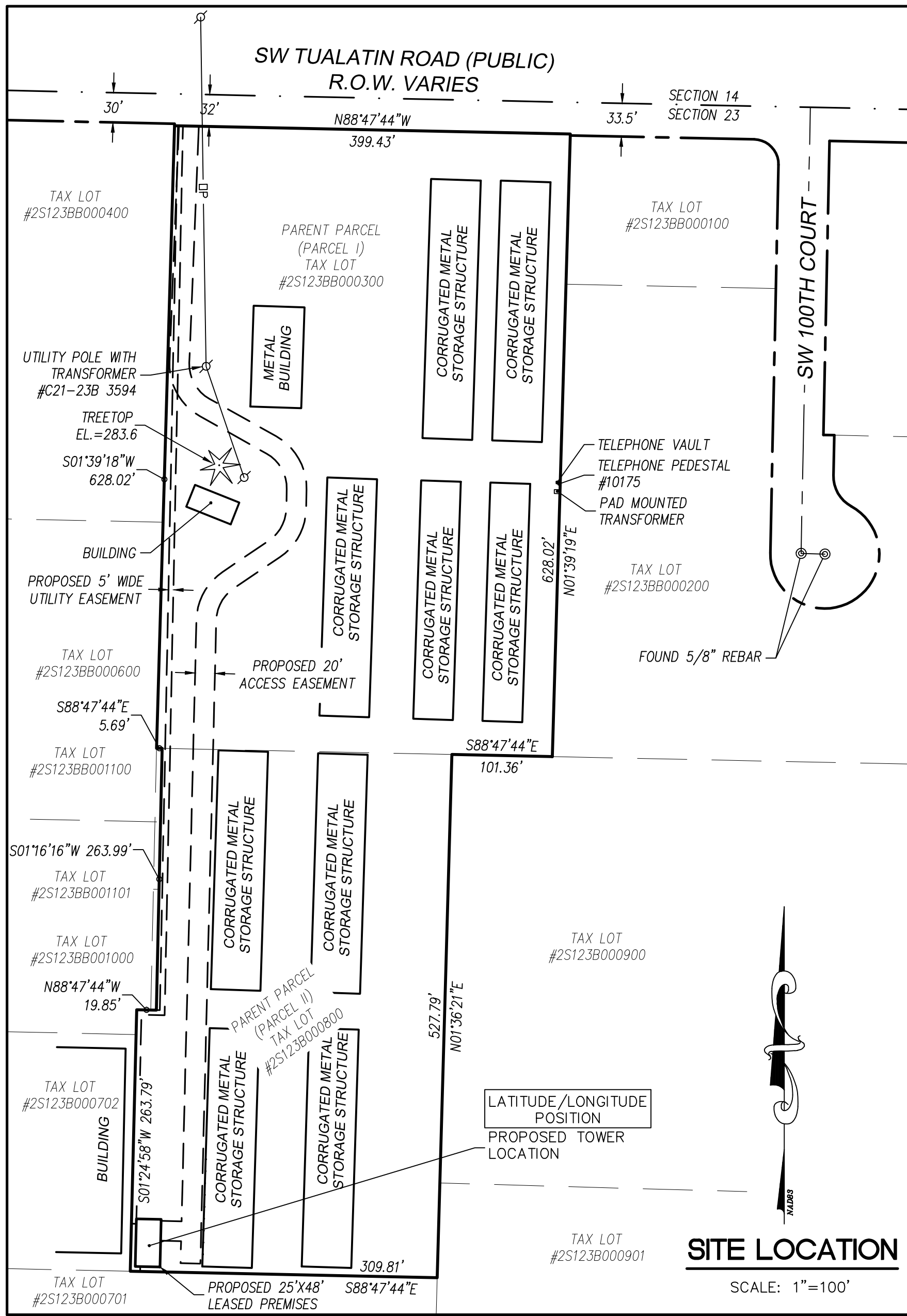
DATED: APR 19, 2017

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

- 1) TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. 24218845, DATED NOVEMBER 21, 2016.
- 2) FIELD WORK CONDUCTED IN DECEMBER, 2016.
- 3) BASIS OF BEARING: OREGON COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) 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.
- 5) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN THE ZONE 'X', COMMUNITY PANEL NUMBER 4106700543E, DATED NOVEMBER 4, 2016.
- 6) 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.
- 7) 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'
- 8) THE BOUNDARY DEPICTED HEREON WAS DERIVED FROM STATUTORY DEED PER DOCUMENT NO. 89-35206, RECORDS OF WASHINGTON COUNTY.
- 9) 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.

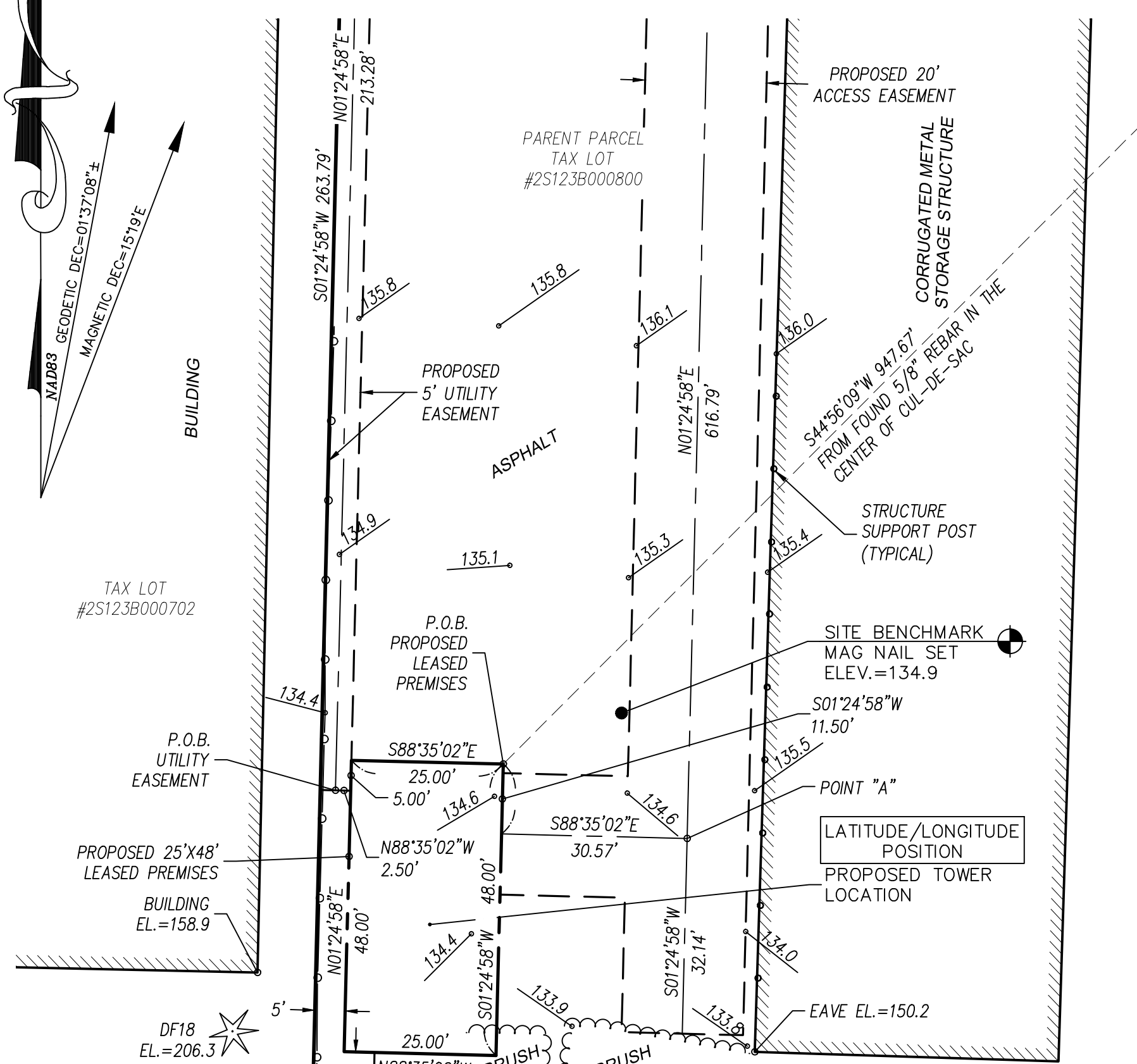


SITE LOCATION
SCALE: 1"=100'

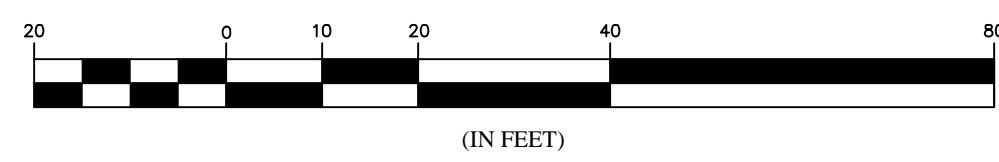
SPECIAL EXCEPTIONS (CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.)

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



GRAPHIC SCALE



SITE DETAIL

LEGEND

(---) SUBJECT BOUNDARY LINE	(---) RIGHT-OF-WAY CENTERLINE
(---) RIGHT-OF-WAY LINE	(---) ADJACENT BOUNDARY LINE
(---) SECTIONAL BREAKDOWN LINE	(---) OVERHEAD POWER LINE
(DP) BURIED POWER LINE	(UP) BURIED GAS LINE
(G) BURIED TELEPHONE LINE	(OT) BURIED TELEPHONE LINE
(UT) 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
(⊗) FIRE HYDRANT	(⊗) GATE VALVE
(X) LIGHT STANDARD	(W) WATER METER
(P) POWER VAULT	(R) FIRE STAND PIPE
(⊗) UTILITY BOX	(I) IRRIGATION CONTROL
(---) UTILITY POLE	(C) CATCH BASIN, TYPE I
(---) POLE GUY WIRE	(C) CATCH BASIN, TYPE II
(V) GAS VALVE	(S) SIGN
(M) GAS METER	(B) BOLLARD
(T) TELEPHONE VAULT	(O) MAIL BOX
(M) TEL. MANHOLE	(M) TELEPHONE RISER
(E) TELEPHONE RISER	(E) 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
AL12	MP=MAPLE
TRUNK DIAMETER (IN)	DS=DECIDUOUS
TYPE	MA=MADRONA
DF18	OK=OAK
HEIGHT AGL IF MEASURED	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

- 1) RECORD OF SURVEY NO. 23287, RECORDS OF WASHINGTON COUNTY.
- 2) 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

Parallel INFRASTRUCTURE
7411 FULLERTON ST., SUITE 100
JACKSONVILLE, FL 32256

Acom CONSULTING

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 SAG 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

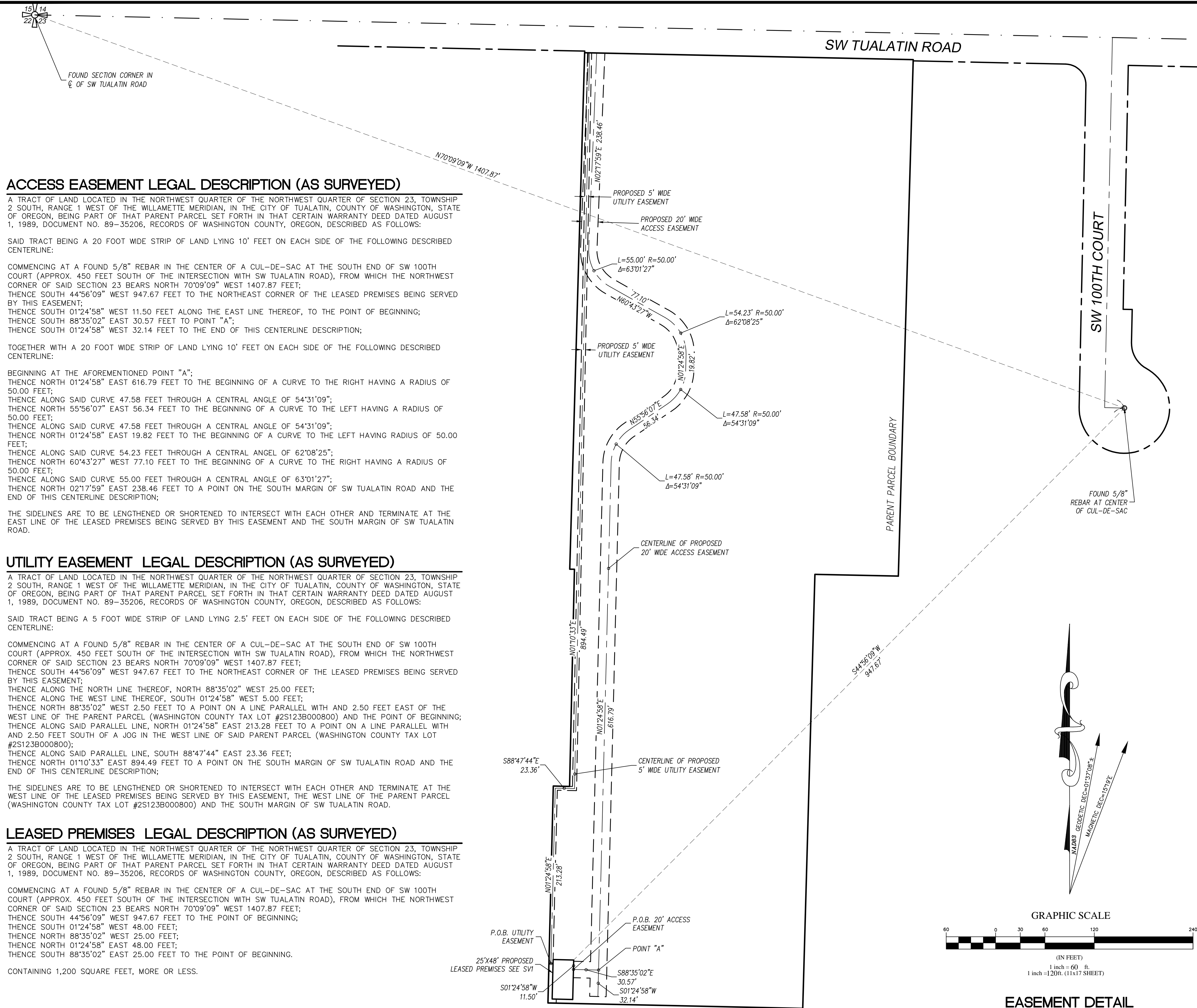
APR 19, 2017

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



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
- DP — 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
- X — 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:
 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.

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

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

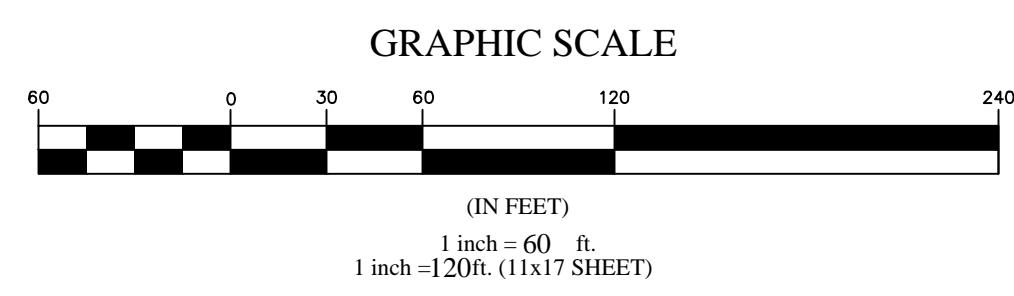
REVISIONS

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

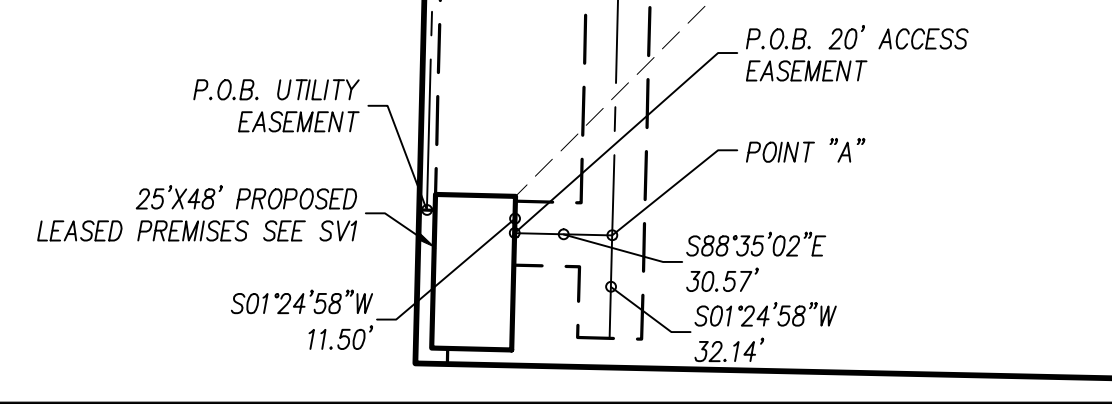
REGISTERED PROFESSIONAL LAND SURVEYOR
 APR 19, 2017
 OREGON
 MAY 10, 2011
 JONATHAN MARLO BECKER
 84870
 RENEWS: 12/31/2017

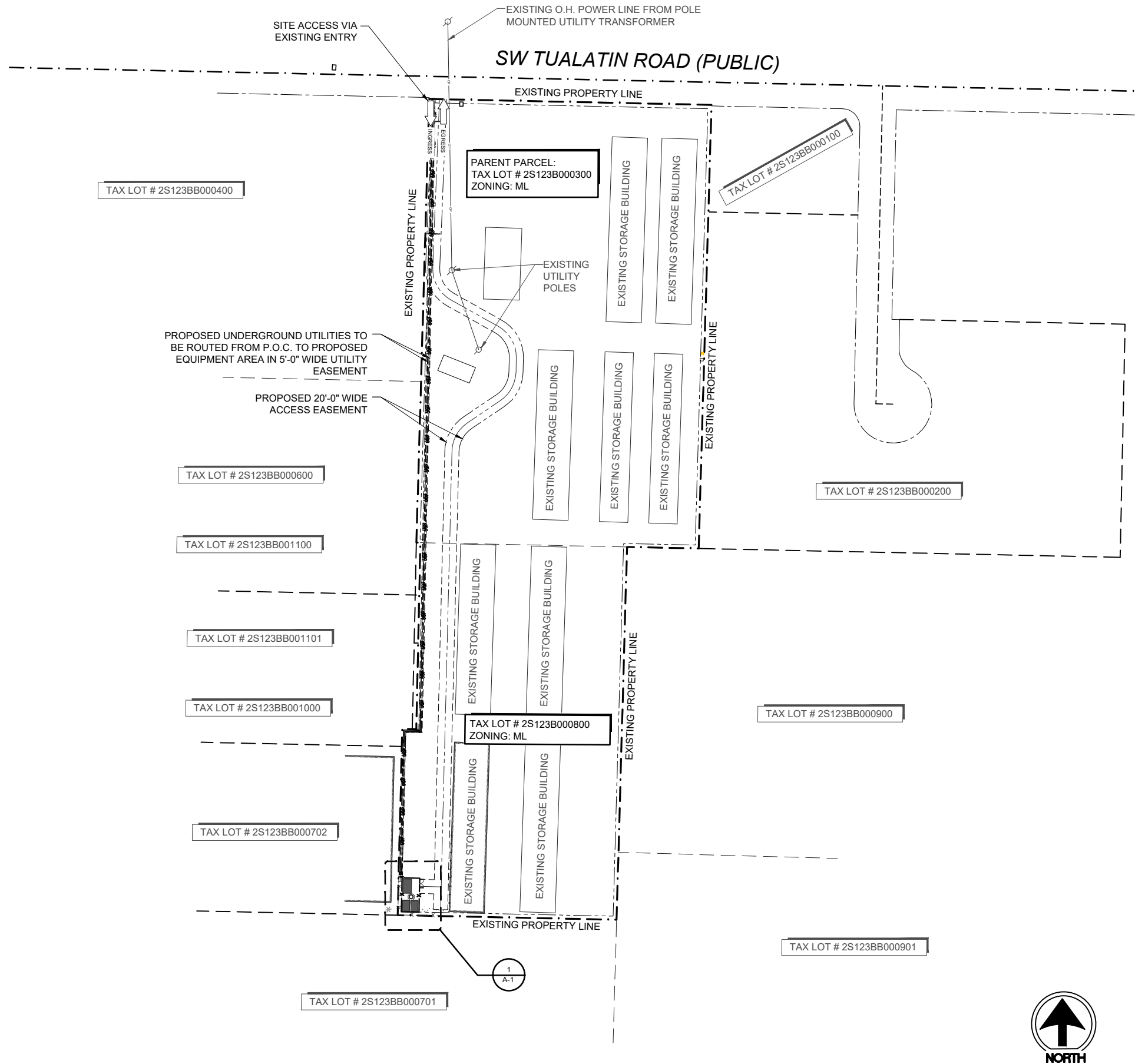
SHEET TITLE
SURVEY PLAT
SEC 23, TWP 2 S, RNG 1 W, WM

SHEET NUMBER
SV2



EASEMENT DETAIL





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)

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 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 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.

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:
05/10/17	
Drafter:	Designer:
RM	KM
Project Manager:	Professional of Record:
AM	RJ
Revision No:	Sheet No:
C	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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1	-	-
2	-	-
3	-	-



Project Info:

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

Drawing Title:

**PROPOSED
EQUIPMENT
PLAN**

Project Number:

Date:

Drafter:

Designer:

Project Manager:

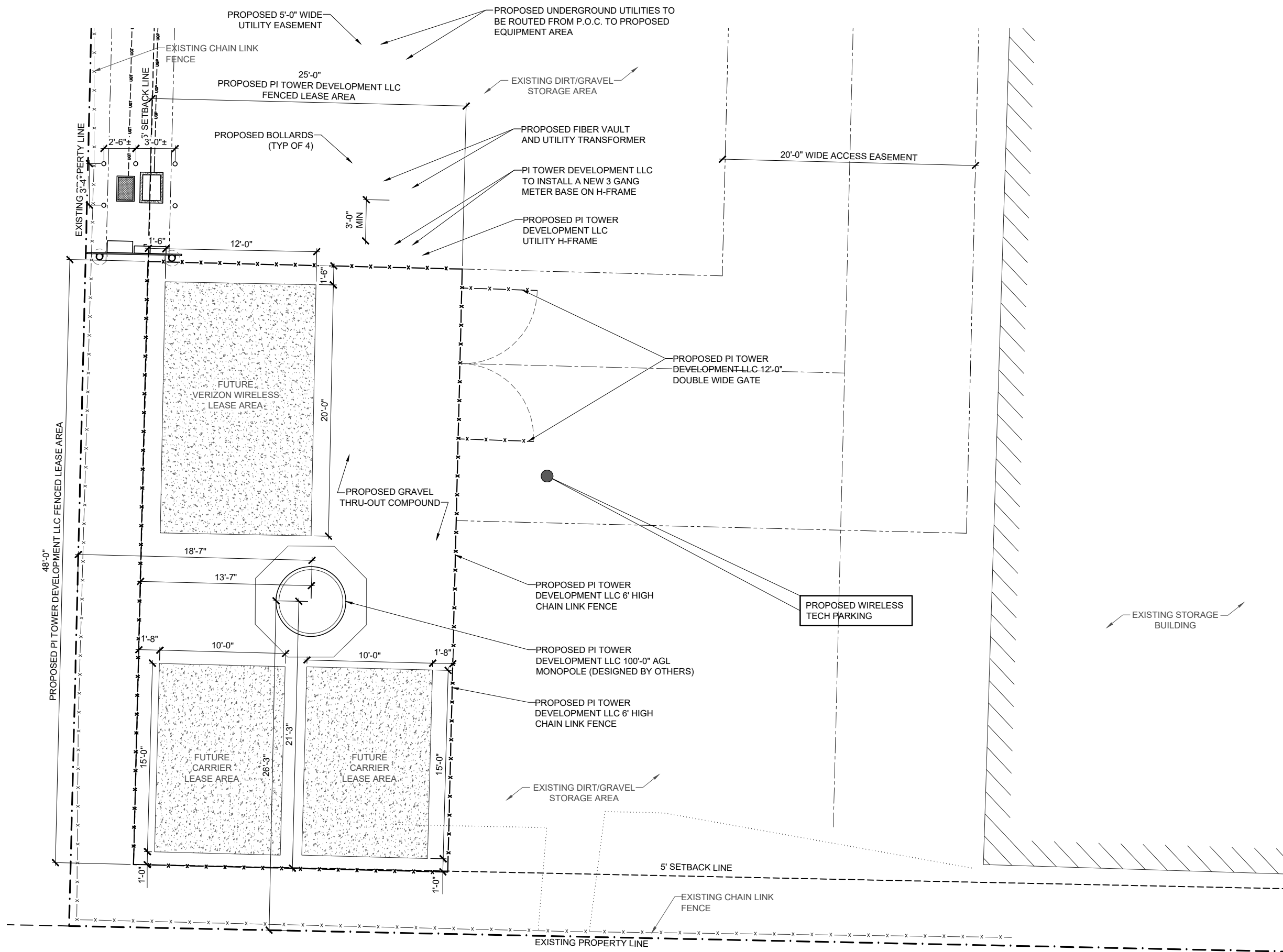
Professional of Record:

Revision No:

Sheet No:

C

A-1



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



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PRELIMINARY DRAWINGS
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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:

Drafter:

Designer:

Project Manager:

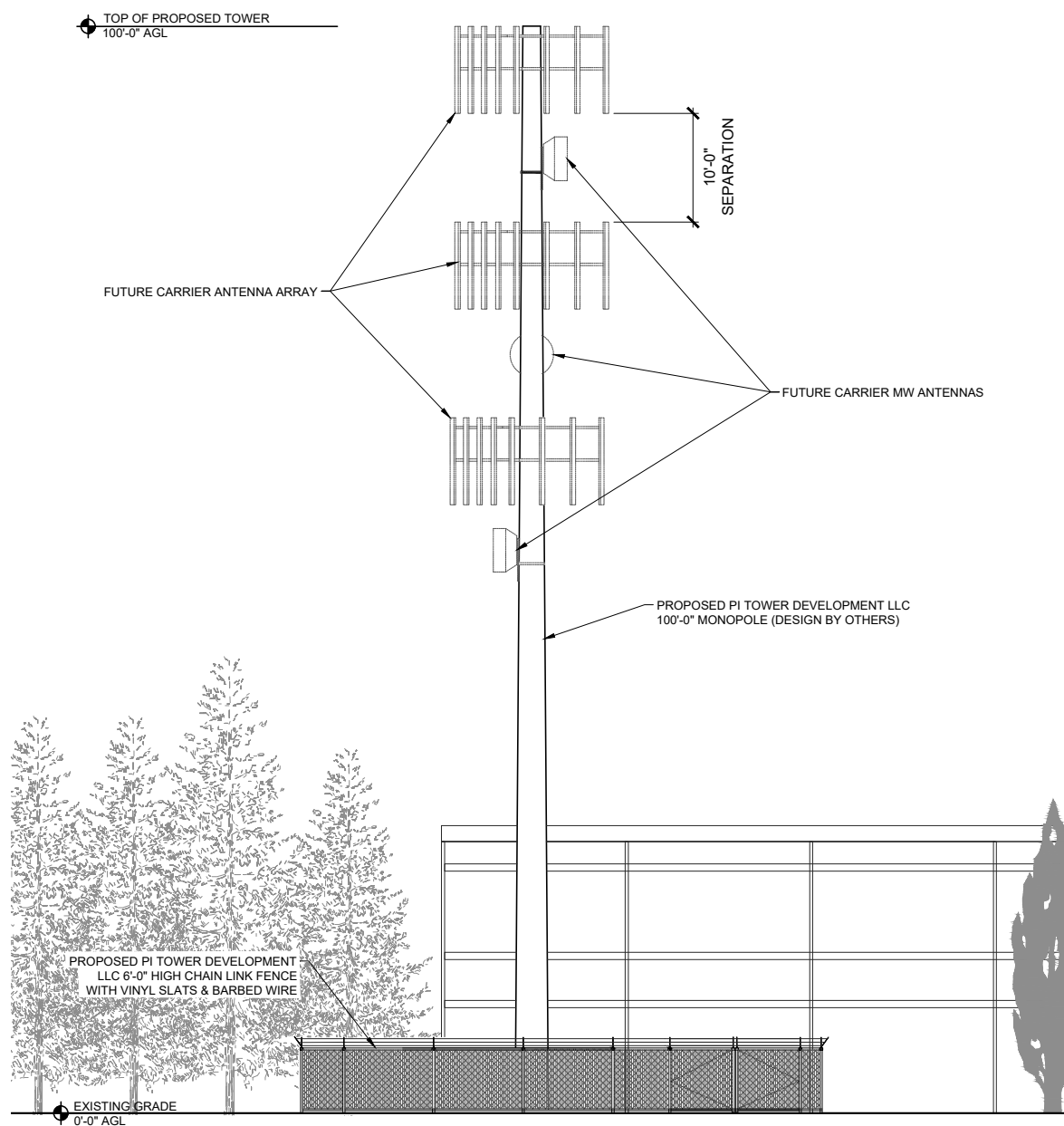
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Revision No:

Sheet No:

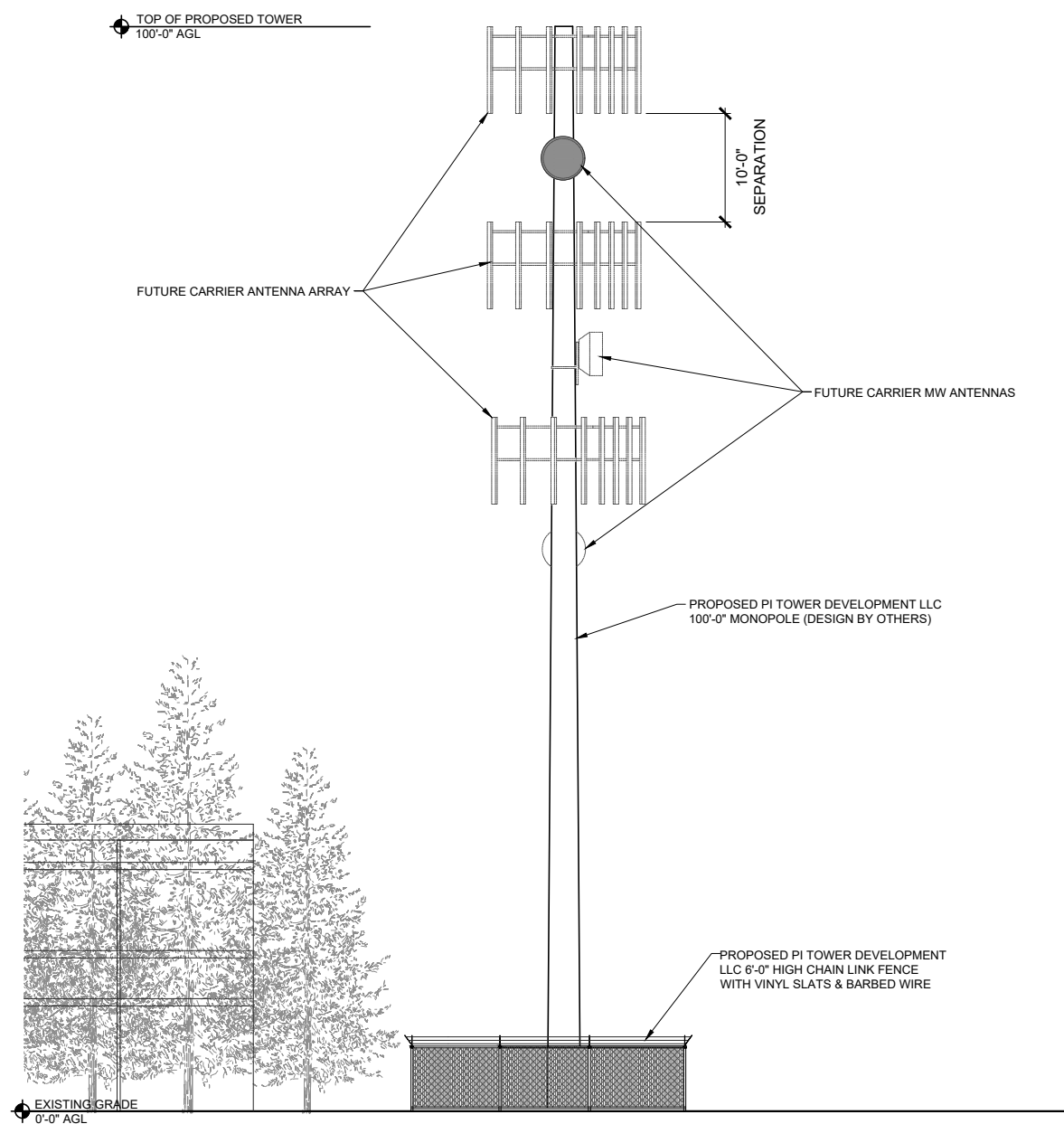
C

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"





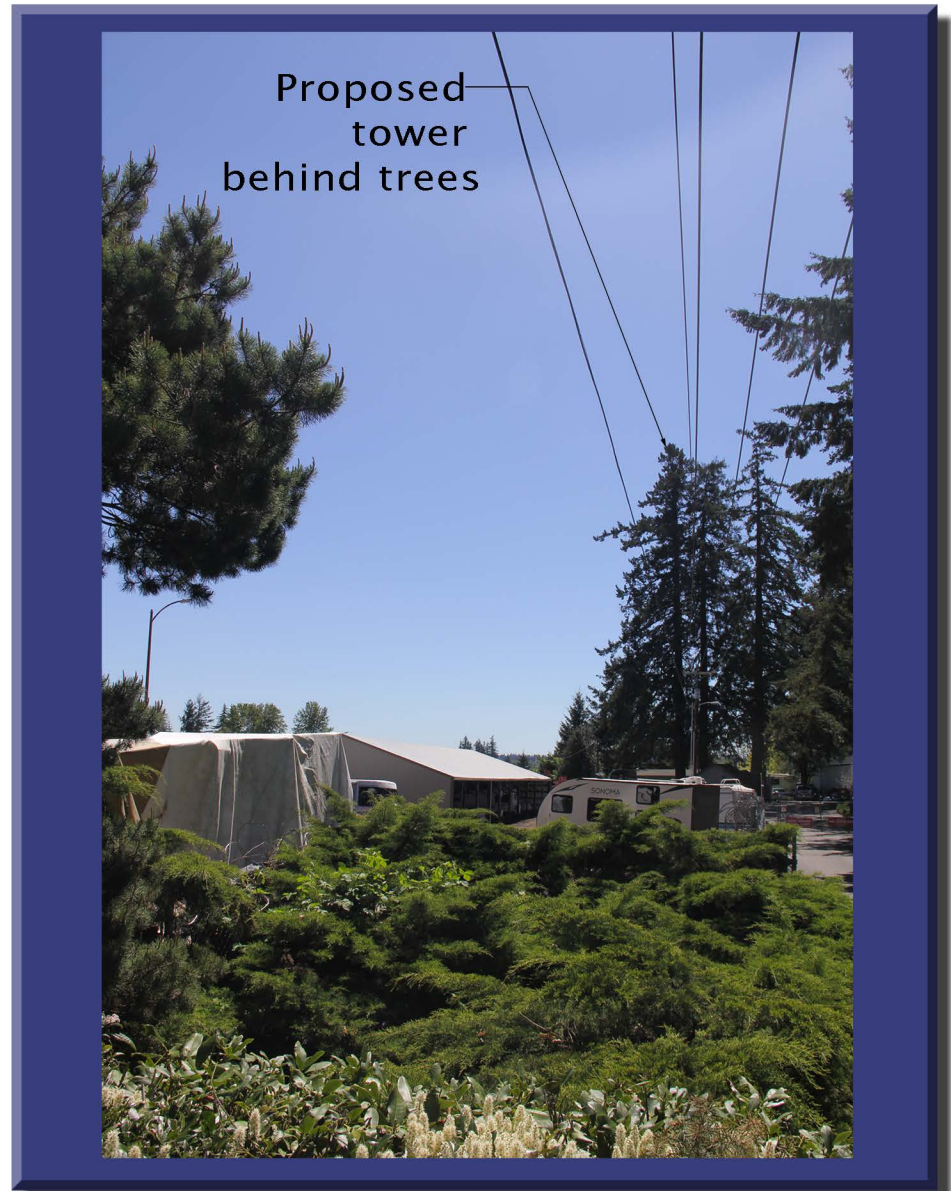
- Tower location
- Photosim #1 (Southern view from SW Tualatin Rd)
- Photosim #2 (North Western view from SW Herman Rd)

POR Durham

10290 SW Tualatin Road
Tualatin, OR 97062



Before



After

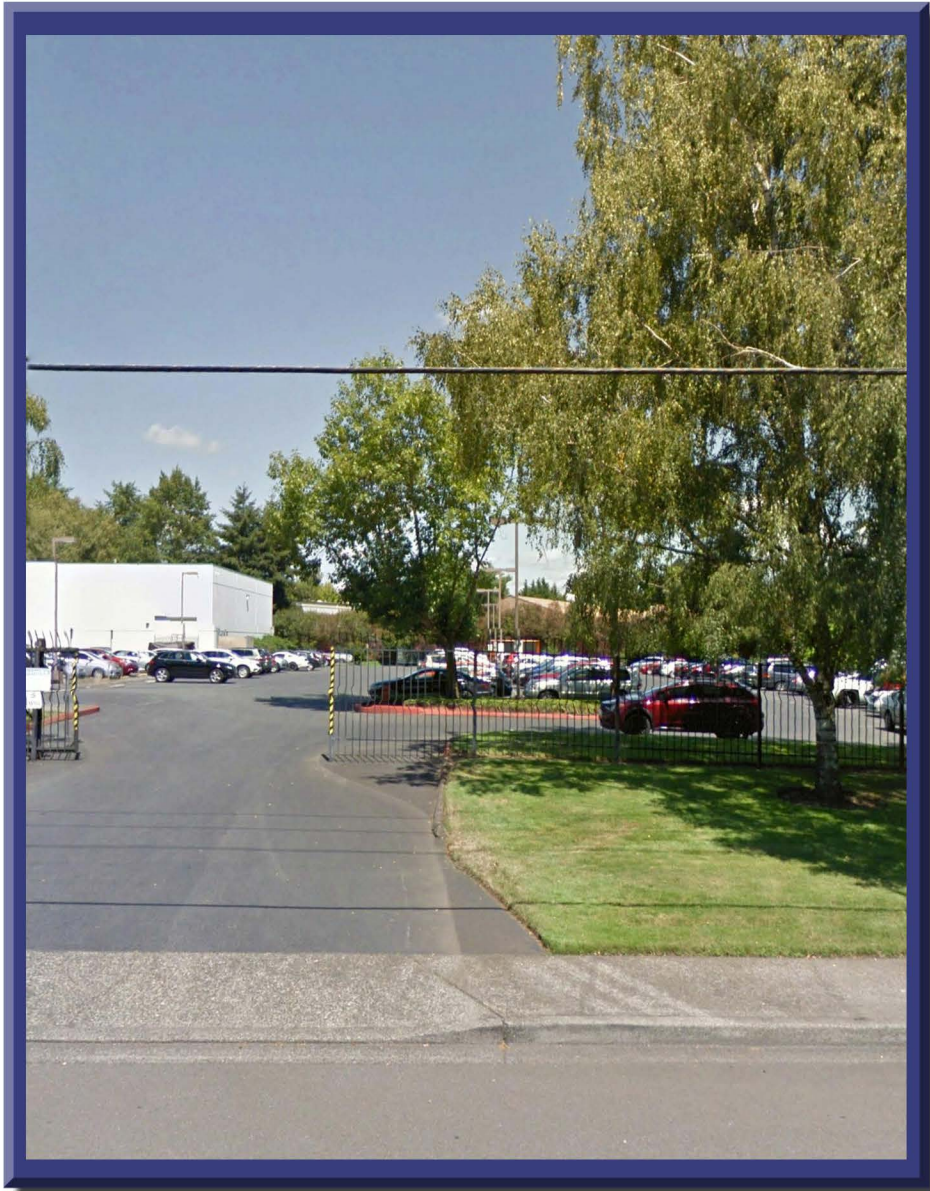
View looking South
from SW Tualatin Rd

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

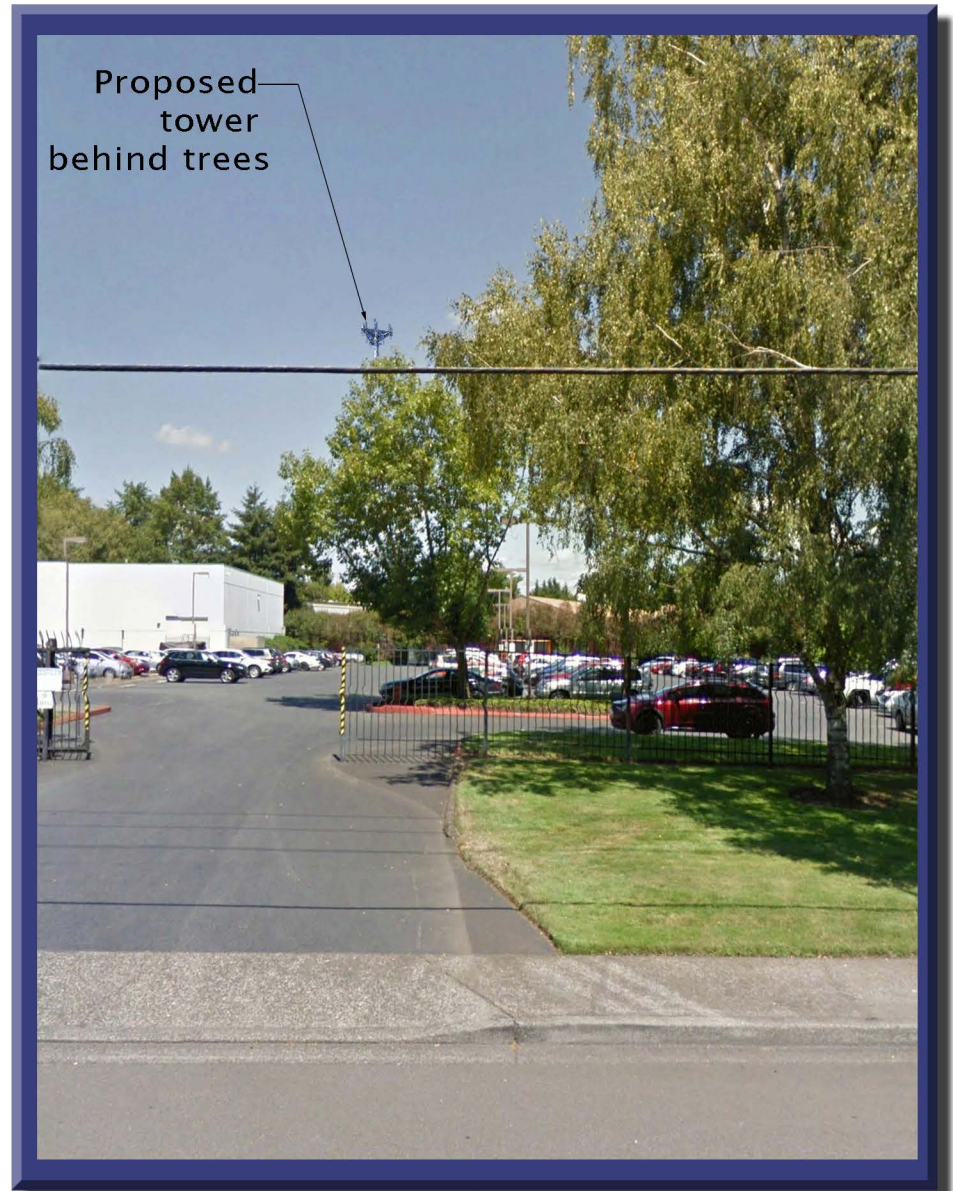
Photosim #1

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:

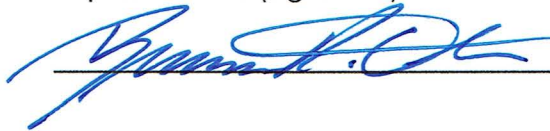
Dear Staff:

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

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.

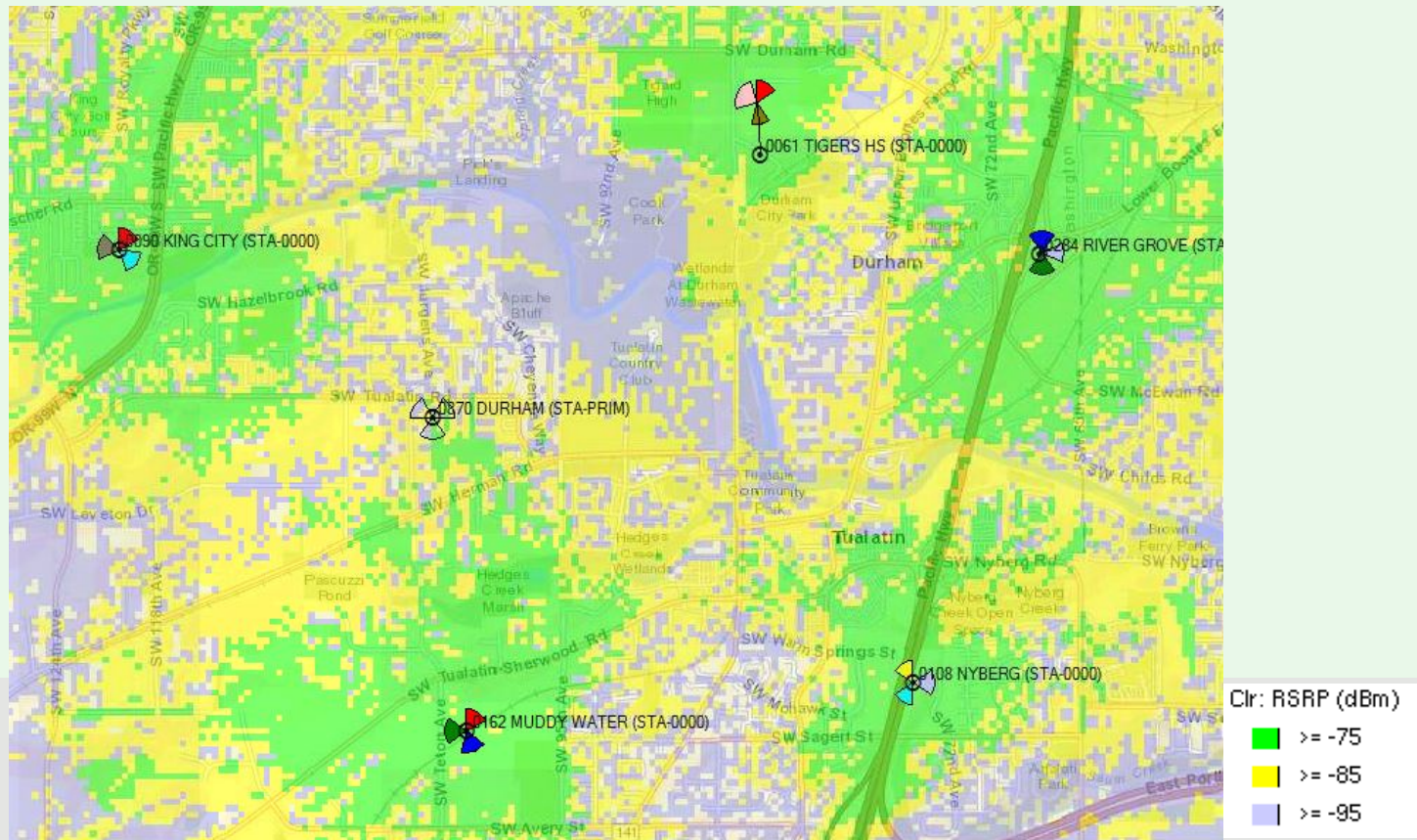
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able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

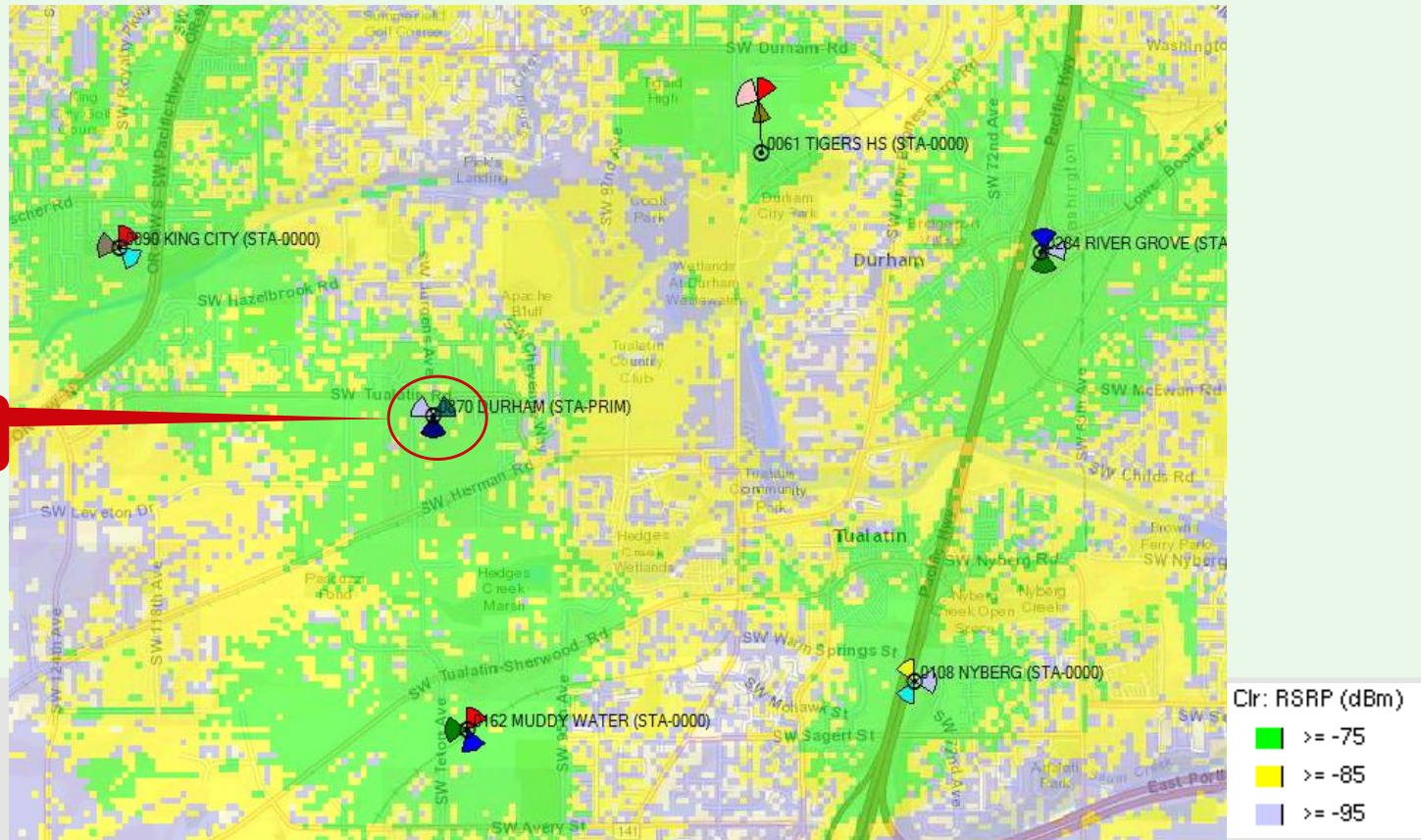
The proposed Durham site is a capacity site. This site will offload the existing sites King City, Muddy Water, TigerHS.



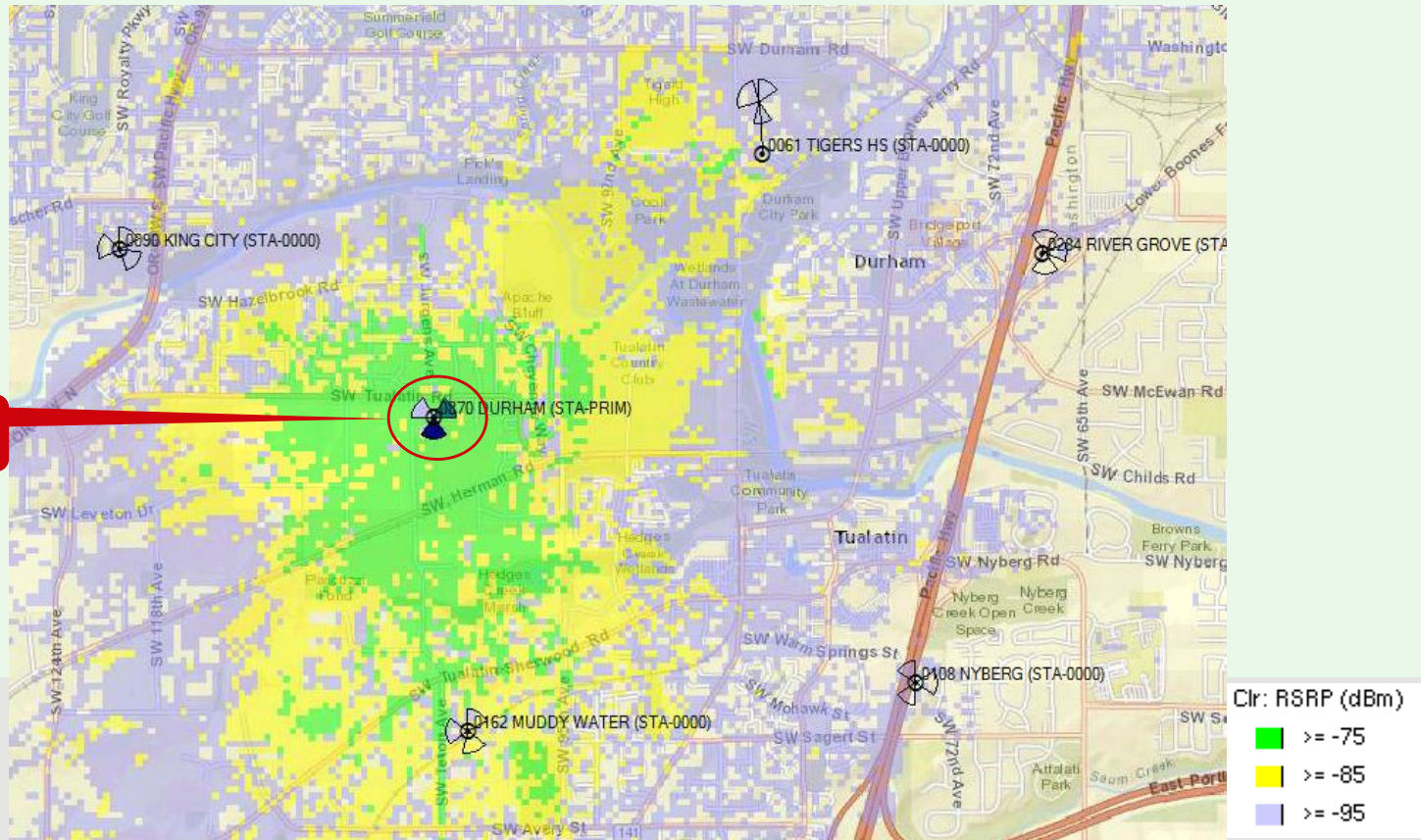
Coverage Area Offloaded by New Site

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



Durham

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.

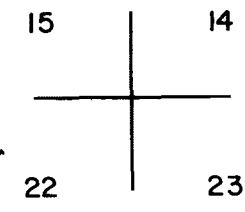
2S 1 23B

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

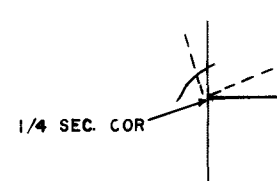
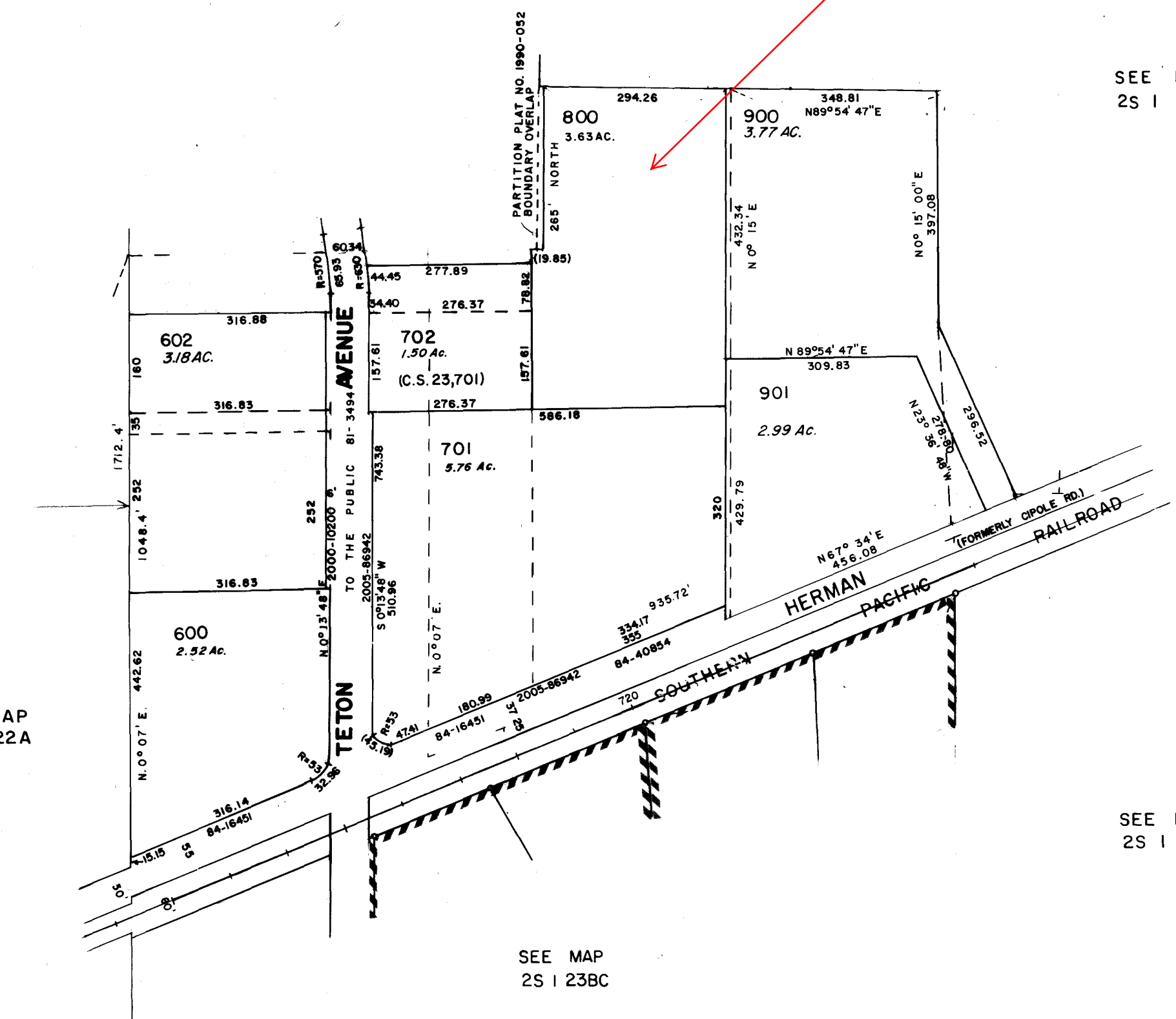
SEE MAP
2S 1 23BA

SEE MAP
2S 1 22A

SEE MAP
2S 1 23BD

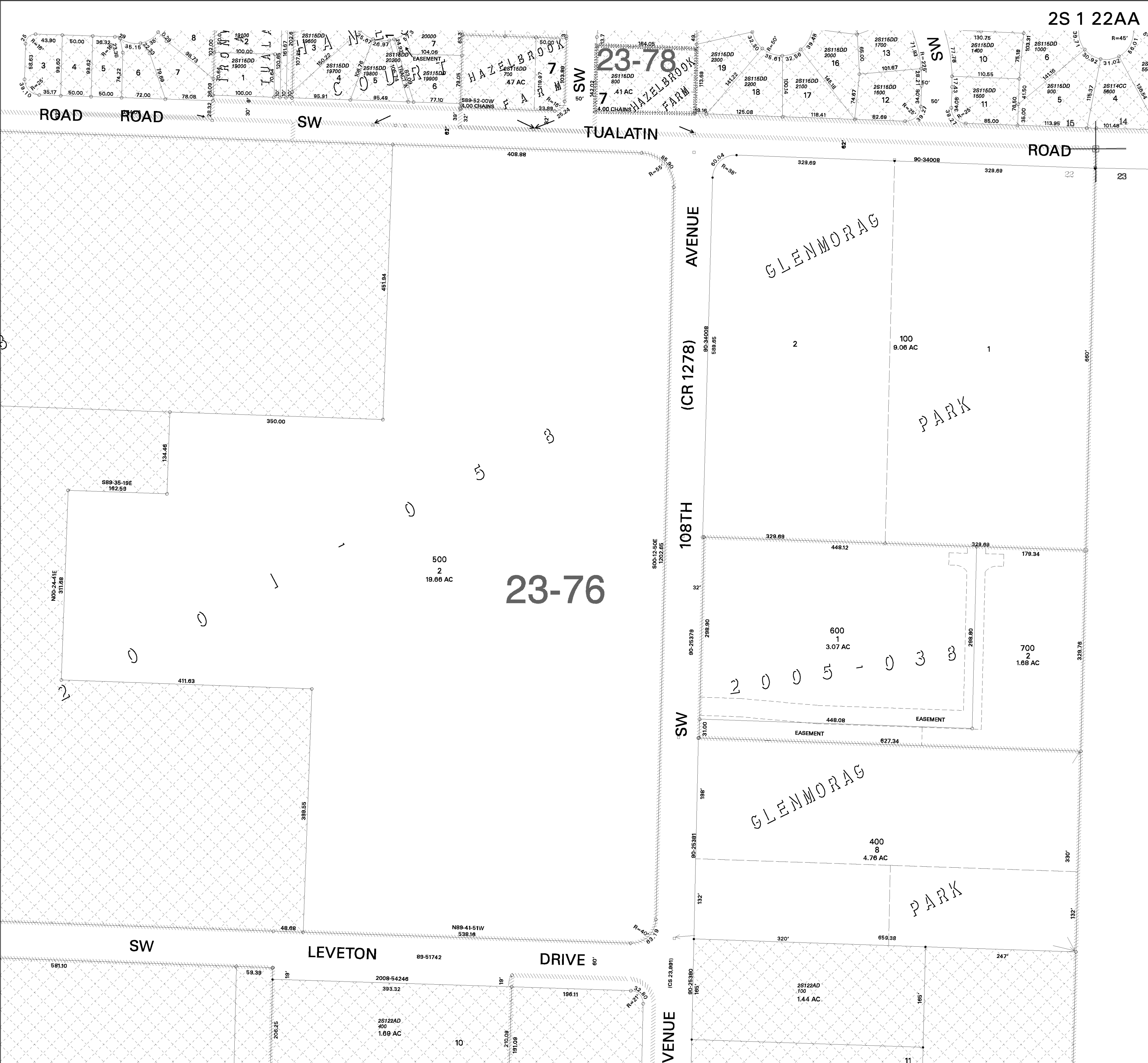
SEE MAP
2S 1 23BC

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

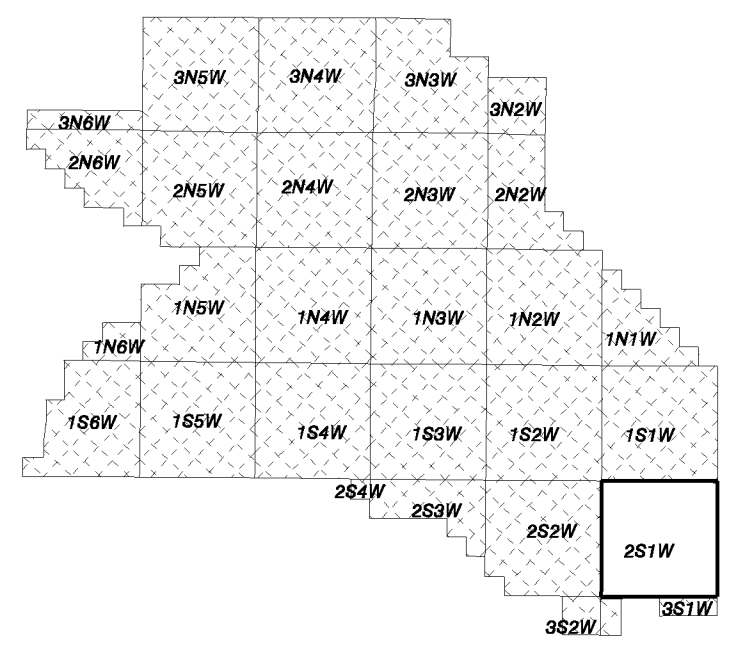


TRACED TO B
4/11/51

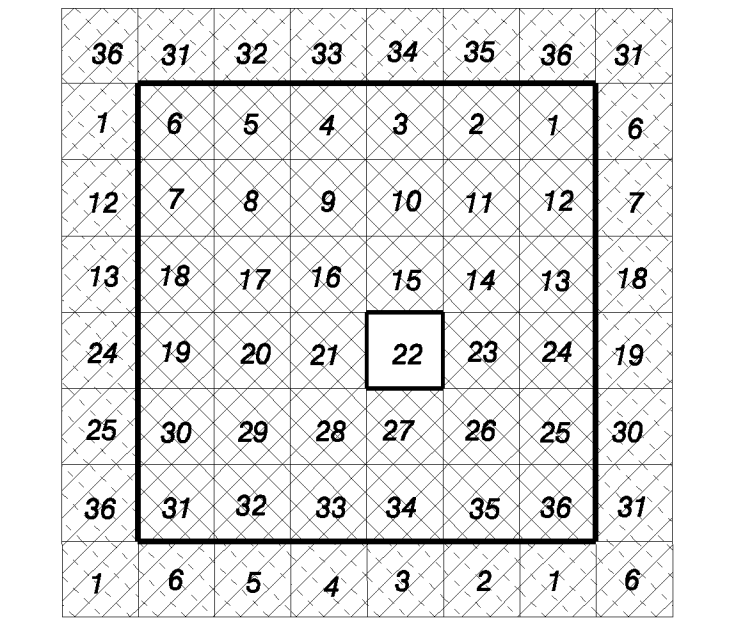
TUALATIN
2S 1 23B



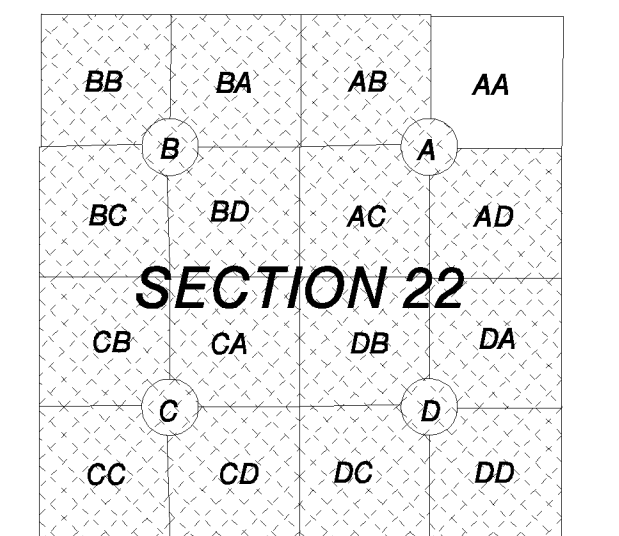
To the West



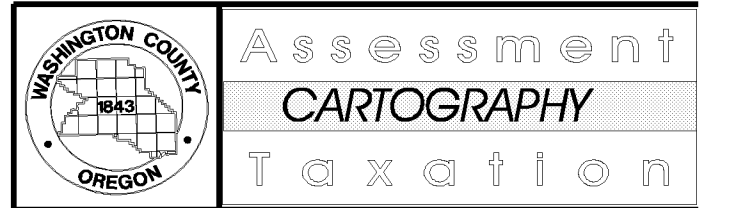
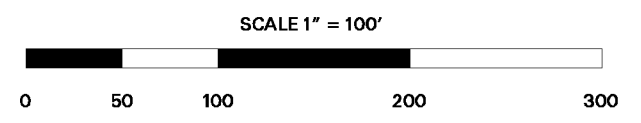
WASHINGTON COUNTY OREGON
NE1/4 NE1/4 SECTION 22 T2S R1W W.M.
SCALE 1" = 100'



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



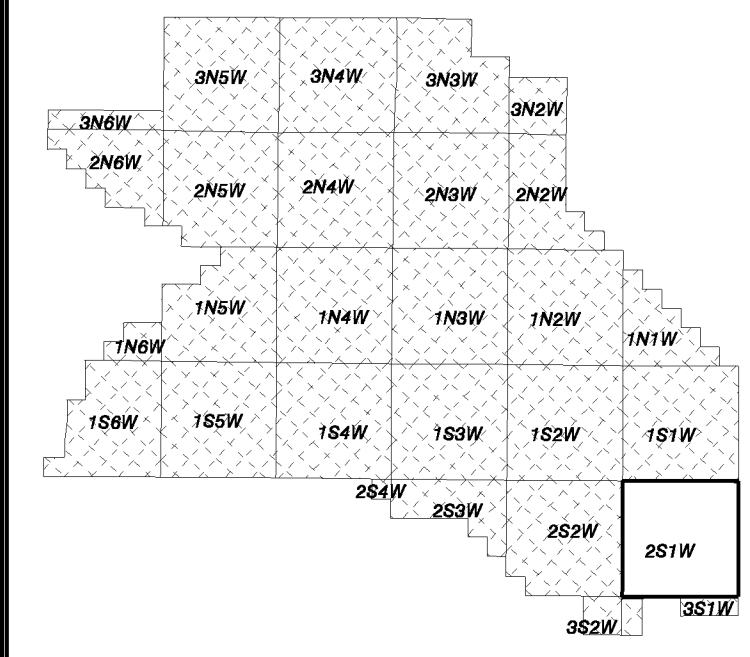
Cancelled Taxlots For: 2S122AA
300,400-A1,200,200-A1,100-A1,500-A1,



PLOT DATE: August 09, 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.

TUALATIN
2S 1 22AA

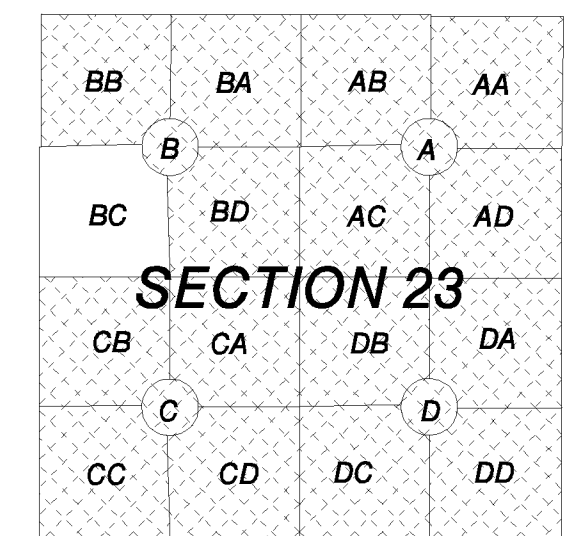
To the South



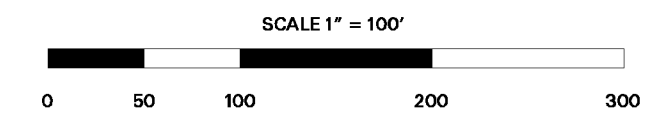
WASHINGTON COUNTY OREGON
 SW1/4 NW1/4 SECTION 23 T2S R1W W.M.
 SCALE 1" = 100'

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

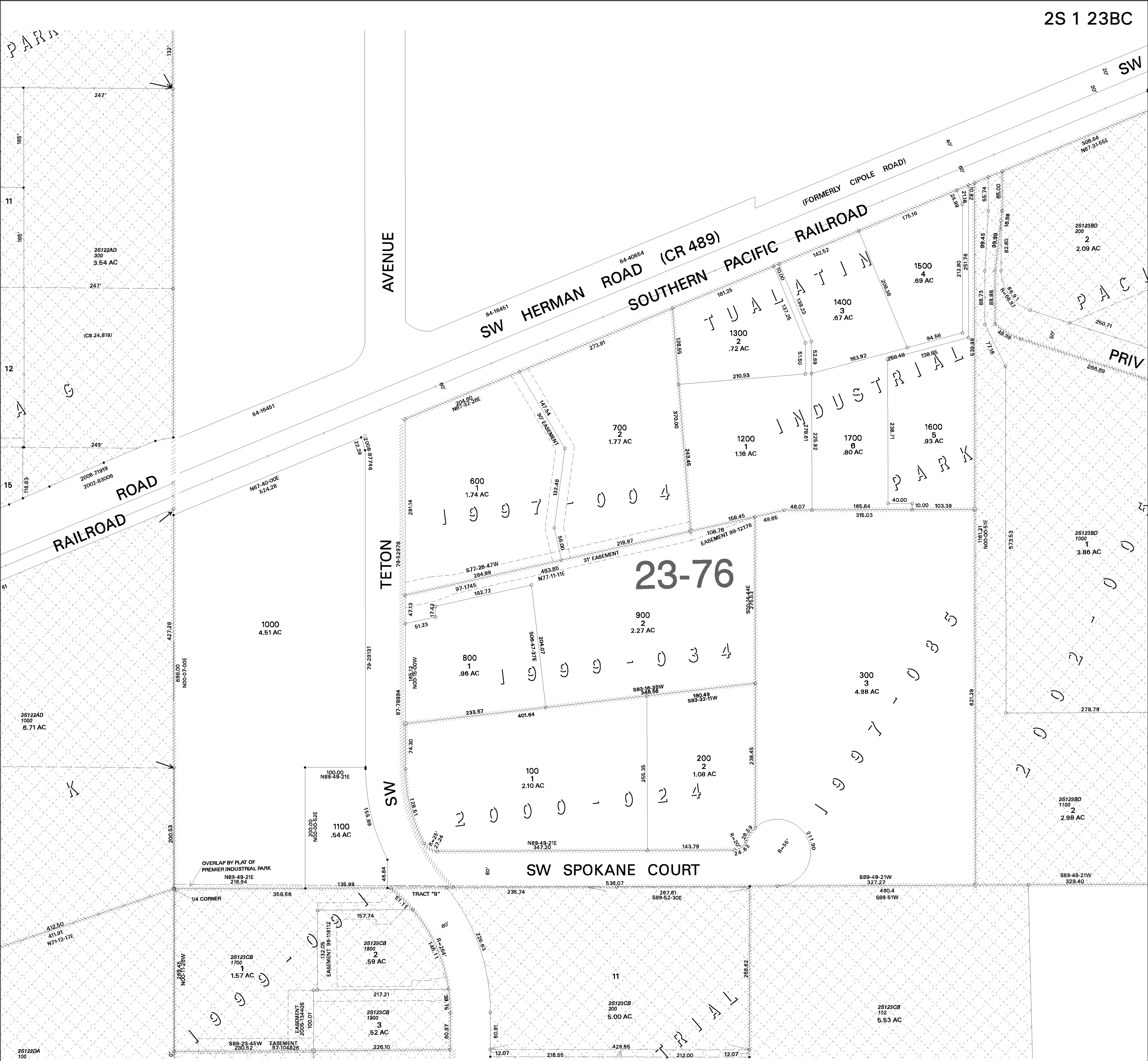


Cancelled Taxlots For: 2S123BC
 400,500,300-A2,800-A1,300-A1,1100-A1,



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'

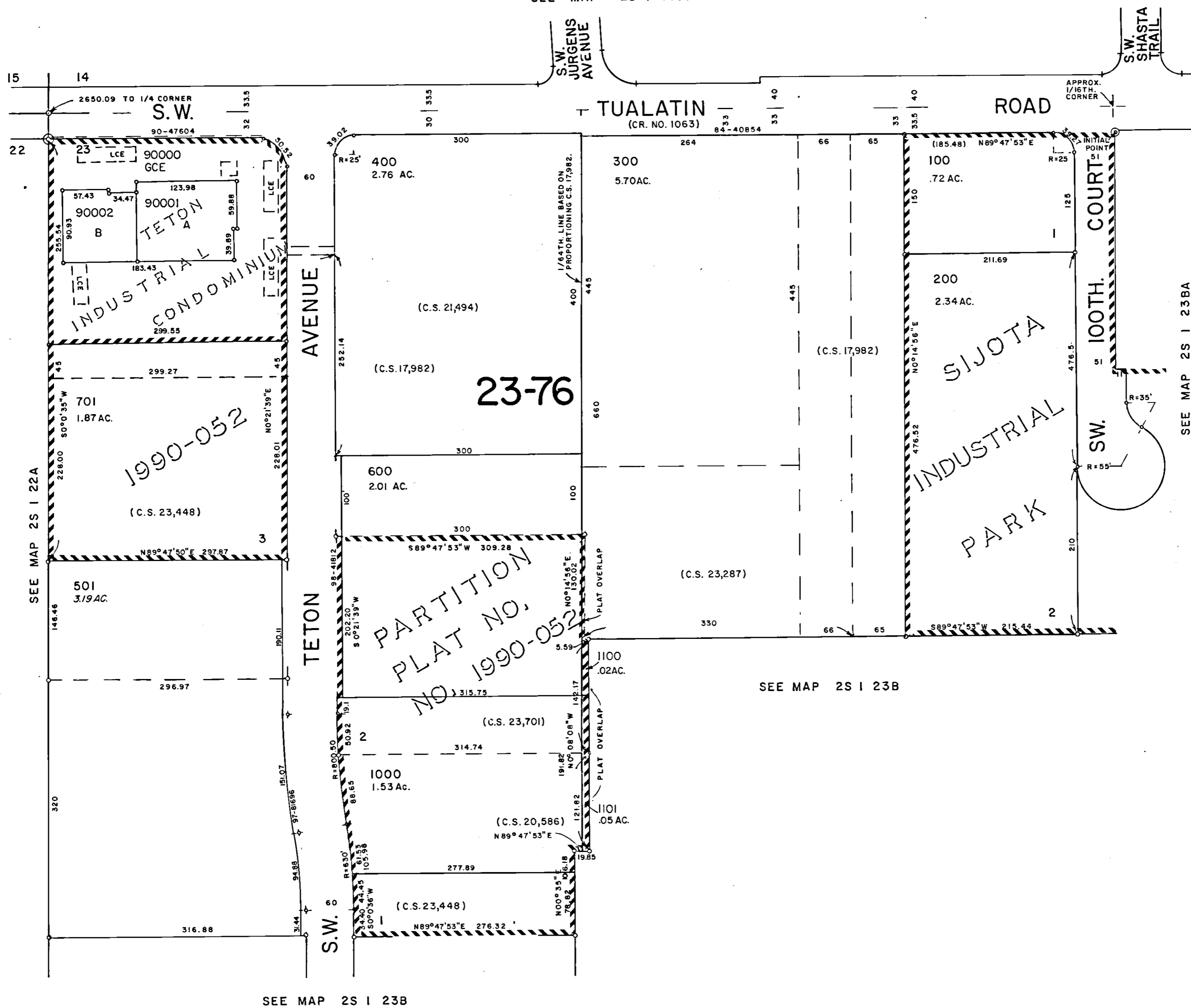
To the North

2S I 23BB
TUALATIN

SEE MAP 2S I 14CC

CANCELLED NUMBERS

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



SEE MAP 2S I 23BA

SEE MAP 2S I 23B

SEE MAP 2S I 23B

APPROX. 1/16TH CORNER

APPROX. 1/16TH CORNER

TUALATIN
2S I 23BB

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

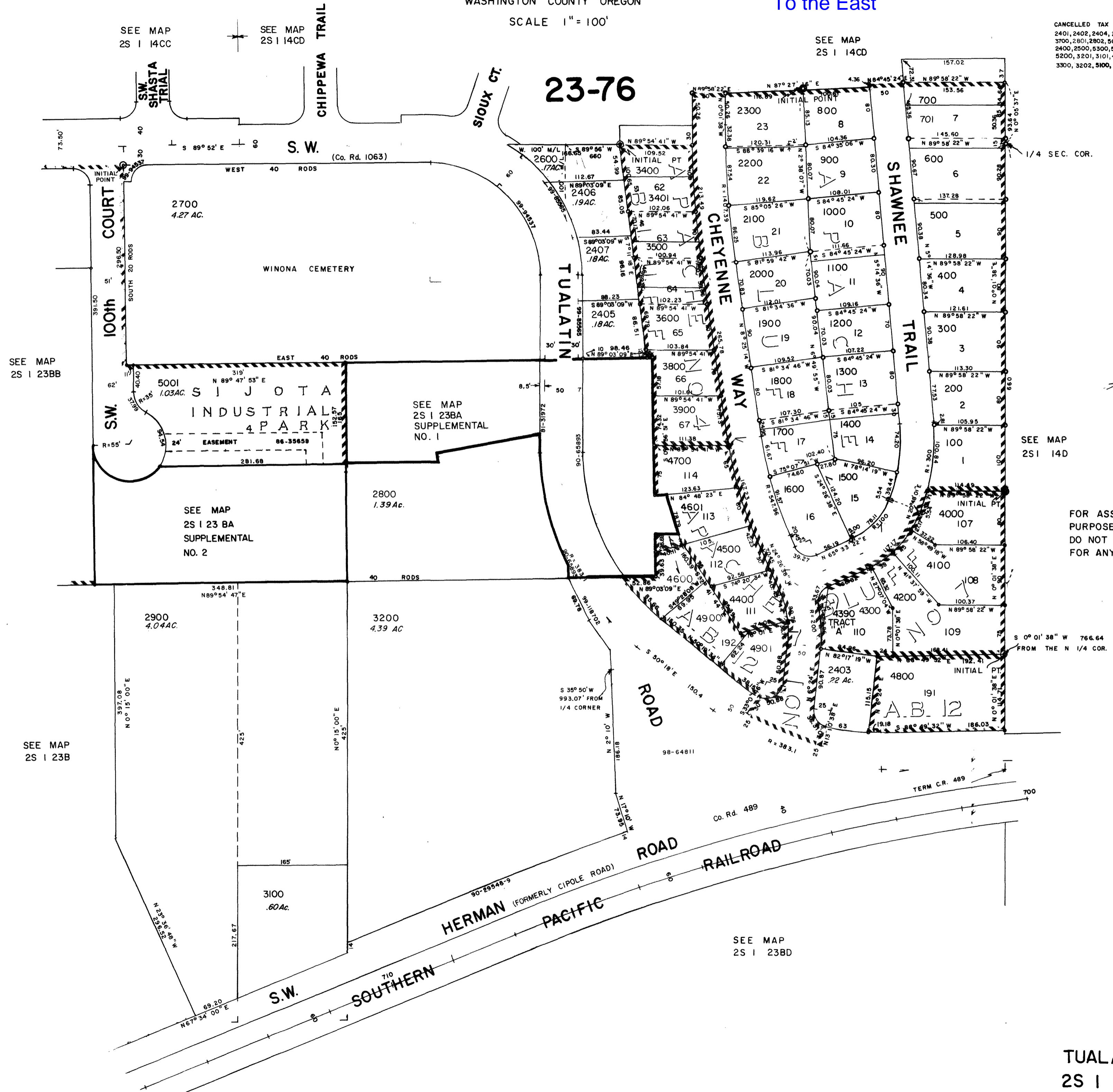
2S I 23BA

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 I 23BA

D. Miller 2-26-76