

ROBINWOOD WIRELESS TELECOMMUNICATION FACILITY

POR Robinwood

APPLICATION FOR TYPE I DESIGN REVIEW

**Application to City of West Linn
Planning/Development Department**

**Requested By:
Verizon Wireless
5430 NE 122nd Ave
Portland, OR 97230
Heather Campbell, Real Estate Specialist
P: 503-408-3450
Heather.Campbell3@VerizonWireless.com**

**Prepared By:
Jim Barta
Permit Consultant
2317 NE 12th Ave
Portland, OR 97212
P: 503-544-2429
Jim.barta@yahoo.com**

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Exhibit A	ARCHITECTURAL DRAWINGS OF THE PROPOSED FACILITY
Exhibit B	PHOTO SIMULATION

I. PROPOSAL SUMMARY

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

Applicant's Project: POR Robinwood

Prepared By: Jim Barta
2317 NE 12th Ave.
Portland, OR 97212
P:503.544.2429
Jim.barta@yahoo.com

Property Owner: Presbytry of Portland
19200 Willamette Dr.
West Linn, OR 97068

Request: Verizon Wireless proposes to collocate an unmanned Wireless Telecommunications Facility consisting of a three-sector antenna array with three antennas per sector at the 63 ft. level of an existing 80-ft. stealth structure with related ground-mounted equipment mounted on a 15-foot by 14-foot by 6-inch thick concrete pad at the base of the structure adjacent to the existing ground equipment at the site.

Location: 19200 Willamette Dr
West Linn, OR 97068

Jurisdiction: City of West Linn

Land Use Designation: Residential R-10

II. GENERAL INFORMATION

Verizon Wireless Corporation is a leading provider of wireless communications in the Pacific Northwest. Verizon Engineers have determined additional wireless coverage is required in the subject area.

Selection of individual base station sites--such as the one proposed--is based on numerous considerations, including topography, distance from other base stations, and the capacity and service needs of the surrounding area. Radio signals must travel in an unobstructed path from the antennas to the user. The height and location of each site is carefully selected to provide the fewest obstacles to that path.

Verizon Radio Frequency (RF) engineers, Site Acquisition, Land Use, and Construction Managers select sites after extensive analysis to determine the best candidate to provide adequate coverage to the surrounding area. Propagation studies and computer models determine the required site locations and antenna heights by evaluating the expected RF signal from a proposed site at a given location and height.

The proposed Robinwood site will reduce wireless congestion, increase capacity for future growth and improve signal coverage in the surrounding area. When developed, this site will connect with existing facilities to allow uninterrupted service in this area

III. DESCRIPTION OF PROJECT

Verizon is requesting approval to install a Wireless Telecommunications Facility (WTF) consisting of a three-sector antenna array with three antennas per sector mounted at the 63 ft. level of an existing 80-ft. stealth structure with related ground-mounted equipment mounted on a 15-foot by 14-foot by 6-inch thick concrete pad at the base of the structure adjacent to the existing ground equipment at the site.

Site at Present

The subject property is approximately 2.3 acres in size. It is irregular in shape is relatively level. The property contains a church, associated paved surface parking, and the existing stealth wireless facility. The existing wireless site and lease area are located approximately 150 feet southeast of the existing church on the subject property.

Proposal

Verizon proposes to collocate a three-sector antenna array with three antennas per sector mounted at the 63-foot level on the existing 80-ft stealth structure with new ground-mounted equipment mounted on a 14-foot by 14-foot by 6-inch thick concrete pad at the base of the existing structure. The site would be in operation seven days a week, 24 hours per day. The proposed site would be unmanned. It would not require water or wastewater treatment. No hazardous wastes would be generated. No odors or vibration would be generated.

IV. RESPONSES TO COMMUNITY DEVELOPMENT CODE.

57.040 Wireless Communications Facility Type:

Per the table in section 57.040 of the Development Code, this stealth design will require a Type I Design Review.

57.080 APPROVAL CRITERIA

(2). For WCF allowed by Design Review Class I, the applicable approval criteria of CDC Chapter 55 and applicable criteria of Section (5-14), below, shall apply.

5. Aesthetics.

a. New towers shall maintain a galvanized steely grey finish or other accepted contextual or compatible color or, if required by the FAA, be painted pursuant to the FAA's requirements.

Does not apply, a new tower is not proposed.

b. If co-location on an existing tower is requested, the design of any antenna, accessory structure, or equipment shall, to the greatest extent possible, use materials, colors, and textures that will match the existing tower, building, or other existing structures.

Does not apply

c. If co-location on an existing non-tower structure is requested, the antenna and supporting electrical and mechanical equipment shall be a neutral color that is the same as the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible

The proposed antennas will be screened by materials and colors that match the existing structure. The requirement is met.

6. Setbacks.

a. Towers designed to collapse within themselves shall be set back in accordance with the setbacks contained in the zone.

Does not apply

b. Towers not designed to collapse within themselves shall be setback from the property line by a distance equal to one-half the height of the tower.

Does not apply

7. Tower location. Co-location or placement on existing structures or buildings is the preferred siting choice. If co-location cannot be accommodated, new WCFs shall be placed as close as possible to existing WCFs so that the impacts are concentrated rather than spread out or dispersed.

The proposal is collocation on an existing structure. The requirement is met.

8. Height. New towers shall not exceed 120 feet in height in the GI zone, and 40 feet in height in the GC, OBC, CI, R-2.1, R-3 zones except by Class II variance. Antennas, etc. may not extend above these heights.

The proposal is collocation below the height of an existing structure. The requirement is met.

9. Lighting. None allowed except as required by the FAA.

No lighting is proposed. The requirement is met.

10. Points of visual interest shall be protected. Long range views from the I-205 rest area towards Mt. Hood shall be protected pursuant to Section 57.080(11). Views from residential structures located within 250 feet of the proposed wireless communication facility to the following points of visual interest shall be protected to the greatest practical extent:

- a. Mountains.
- b. Significant public open spaces.
- c. Historic structures

The proposal is to locate antennas below the top level on an existing structure. The antennas will be screened by material that matches the existing structure. The ground equipment will be screened by a matching fence. The requirement is met.

11. Methods for protecting points of visual interest. The following standards, and only the following standards, shall be used to protect the above identified points of visual interest to the greatest practical extent if views from a residential structure located within 250 feet from a proposed wireless communication facility to a point of visual interest specifically identified above, are significantly impacted. The standards shall also apply to preserving long range views of Mt. Hood from the northbound I- 205 rest area. The applicant shall:

- a. Investigate other locations within the same lot where such visual impacts can be minimized overall.
- b. Investigate alternative tower designs that can be used to minimize the interruption of views from the residents/public to the points of visual interest.

c. Minimize visual impacts to the point of visual interest referred to above, by demonstrating that co-location or the use of other structures within the service area is not feasible at this time.

d. Minimize visual impacts by varying the setbacks or landscape standards that would otherwise be applicable, so long as the overall impact of the proposed development is as good or better than that which would otherwise be required without said variations.

The proposal is to locate antennas below the top level on an existing structure. The antennas will be screened by material that matches the existing structure. The ground equipment will be screened by a matching fence. The requirement is met.

12. Fencing and security. For security, tower(s) and ancillary facilities shall be enclosed by a fence up to eight feet high. No fence height variances shall be required

The proposal is to enclose the ground equipment with fencing that matches the existing fencing at the site. The requirement is met.

13. Landscaping and screening. Landscaping shall be placed outside the fence and shall consist of a fast growing vegetation with a minimum planted height of six feet placed densely so as to form a solid hedge. Landscaping shall be properly maintained.

The proposal will include vegetation that matches existing vegetation surrounding the site. The requirement is met.

14. Noise. Noise generating equipment shall be sound buffered by means of baffling, barriers, or other suitable means to reduce sound level to meet CDC Section 55.100(D)(3) noise standards.

The proposed equipment at the site will meet the standards of CDC 55.100(D)(3).

55.090 APPROVAL STANDARDS - CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

1. Section [55.100](#) B (1-4) "Relationship to the natural physical environment" shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.

The proposal is to locate antennas below the top level on an existing structure. The antennas will be screened by material that matches the existing structure. The ground equipment will be screened by a matching fence. The requirement is met.

2. Section [55.100](#) B (5-6) “Architecture, et al” shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

The proposal is to locate antennas below the top level on an existing structure. The antennas will be screened by material that matches the existing structure. The ground equipment will be screened by a matching fence. The requirement is met.

3. Pursuant to Section [55.085](#), the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

The applicant understands additional information may be required for the proposal, and will submit additional information if requested.

B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy. (ORD. 1544)

The site is fully served by existing roads, water and sewer services, electricity and phone service. The requirement is met.

C. The Planning Director shall determine the applicability of the approval criteria in 55.090(A), above. (ORD. 1408) (ORD.1544)

The applicant understands and will comply with this requirement.

V. CONCLUSION

As described above, and shown in the attached drawings, Verizon Wireless has met the applicable approval criteria for a Primary Use Wireless Telecommunications Facility. Verizon Wireless requests Primary Use approval for the proposed wireless telecommunications facility.



DEVELOPMENT REVIEWED APPLICATION

RECEIVED
41110 S Rivera
PLANNING & BUILDING
CITY OF WEST LINN
INT. MEETING * TIME

TYPE OF REVIEW (Please check all boxes that apply):

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> One-Year Extension |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Planned Unit Development |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Pre-Application Meeting * |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Hillside Protection and Erosion Control | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Historic District Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Lot Line Adjustment * / ** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc |

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$850.00 * No CD required / ** Only one copy needed

Emmanuel West Linn Episcopalian Church

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Verizon Wireless	5430 NE 122 nd Ave	Portland, OR	97230	503-408-3450
APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Odella Pacific c/o Jim Barta	2317 NE 12 th Ave	Portland, OR	97212	503-544-2429

CONSULTANT	ADDRESS	CITY	ZIP	PHONE
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SITE LOCATION 19200 Willamette Drive, West Linn, OR 97068

Assessor's Map No.: _____ Tax Lot(s): 00372830 Total Land Area: 2.5 acre

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal.. No permit will be in effect until the appeal period has expired.

4. **Four (4) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)
X [Signature] Date 1-7-10

SIGNATURE OF APPLICANT(S)
X [Signature] Date 3-16-10

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068; PHONE: 656-4211 FAX: 656-4106

CITY OF WEST LINN
22500 Salamo Rd.
West Linn, OR. 97068
(503) 656-4211

PLANNING RECEIPT
Receipt: # 935710
Date : 05/17/2010
Project: #DR-10-07
BY: JN

NAME : ODELIA PACIFIC/JIM BARTA

ADDRESS : 2317 NE 122ND AVE

CITY/STATE/ZIP: PORTLAND OR 97212

PHONE # : 544-2429

SITE ADD. : 19200 WILLAMETTE DR

TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I (), Level II ()	DR	\$
HISTORIC REVIEW	Residential Major (), Minor (), New ()	DR	\$
	Commercial Major (), Minor (), New ()		
SIGN PERMIT	Face (), Temporary (), Permanent ()	DR	\$
SIDEWALK USE PERMIT		DR	\$

APPEALS	Plan. Dir. Dec. (), Subdivsion (),	DR	\$
	Plan Comm./City Coun. (), Nbhd ()		

LOT LINE ADJUSTMENT		LA	\$
CITY/METRO BUSINESS LICENSE		BL	\$

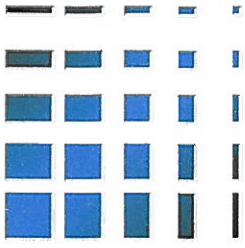
The following items are paid by billing against the up-front deposit estimate.
If the amount of time billed to your project exceeds the amount covered by the
deposit, additional payment may be required.

DESIGN REVIEW	Class I (X), Class II ()	RD	\$	850.00
VARIANCE	Class I (), Class II ()	RD	\$	
SUBDIVISION	Standard (), Expedited ()	RD	\$	
ANNEXATION	"Does Not Include Election Cost"	RD	\$	
CONDITIONAL USE		RD	\$	
ZONE CHANGE		RD	\$	
MINOR PARTITION		RD	\$	
MISCELLANEOUS PLANNING		RD	\$	

Boundry Adjustments	()		
Modification to approval	()	Water Resource	
Code Amendments	()	Area Protection	()
Comp. Plan Amendments	()	Street Vacations	()
Temporary Permit Admin.	()	Easement Vacations	()
Temporary Permit Council	()	Will. River Greenway	()
Flood Management	()	Tualatin River Grwy.	()
Inter-Gov. Agreements N/C	()	Street Name Change	()
Alter Non-Conforming Res.	()	Code Interpretations	()
Alter Non-Conforming Comm.	()	Type II Home Occ.	()
Measure 37 Claims	()	Planned Unit Dev. PUD	()

TOTAL REFUNDABLE DEPOSIT		RD	\$	850.00
GENERAL MISCELLANEOUS Type:		PM	\$	

TOTAL	Check #	Credit Card (X)	Cash ()	\$	850.00
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POR-ROBINWOOD VIEW FROM SOUTH

KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846



EXISTING VIEW



PROPOSED VIEW



SHEET INDEX

ARCHITECTURAL

T-1	TITLE SHEET
A-1	OVERALL SITE PLAN AND NOTE
A-1.1	SITE PLAN AND NOTES
A-2	ENLARGED SITE PLAN AND ANTENNA LAYOUT
A-3	NORTH AND WEST ELEVATIONS

PROJECT DIRECTORY

APPLICANT:
 VERIZON WIRELESS
 5430 NE 122ND AVENUE
 PORTLAND, OR 97230

APPLICANT AGENT:
 ODELIA PACIFIC CORPORATION
 425 PONTIUS AVE, SUITE 200
 SEATTLE, WA 98109
 CONTACT: JIM BARTA
 PHONE: (503) 544-2429

ARCHITECT/ELECTRICAL ENGINEER:
 KDC ARCHITECTS ENGINEERS, P.C.
 4720 200TH STREET SW., SUITE 200
 LYNNWOOD, WA 98036
 CONTACT: ERIC CAMP
 PHONE: (425) 670-8651
 FAX: (425) 712-0846

PROJECT INFORMATION

OREGON STATE CODE COMPLIANCE:
 2006 IBC BASED CODE AMENDMENTS

2007 OREGON STRUCTURAL SPECIALTY CODE
 2007 OREGON MECHANICAL SPECIALTY CODE
 2005 OREGON FIRE CODE
 2008 OREGON ELECTRICAL SPECIALTY CODE
 2008 OREGON PLUMBING SPECIALTY CODE

SITE NAME:
 POR-ROBINWOOD
 CCI SITE: POR087/879625

SITE ADDRESS:
 19200 WILLAMETTE DRIVE
 WEST LINN, OR 97068

LAND OWNER:
 PRESBYTERY OF PORTLAND
 19200 WILLAMETTE DRIVE
 WEST LINN, OR 97068

TOWER OWNER:
 CROWN CASTLE
 8547-154TH AVE NE
 REDMOND, WA 98052
 CONTACT: BRYAN ADAMS
 PHONE: (425) 202-2775

JURISDICTION:
 CITY OF WEST LINN

ZONING:
 RESIDENTIAL R-10

PARCEL NUMBER:
 21E24BB-04800 (00372830)

PROJECT DESCRIPTION:
 THIS PROPOSAL IS FOR THE INSTALLATION OF A FIBER CABINET AND (5) EQUIPMENT CABINETS MOUNTED TO A PROPOSED CONCRETE PAD (199.57 SQ. FT.), AND THE INSTALLATION OF (9) ANTENNAS (3 PER SECTOR) TO THE EXISTING 80'-0"± TOWER.



POR-ROBINWOOD
 19200 WILLAMETTE DRIVE
 WEST LINN, OR. 97068
 LAT: 45° 23' 08.70"N
 LONG: 122° 38' 22.20"W
 ELEV: 174'-0"± (A.M.S.L.)

LEGAL DESCRIPTION

SEE 1/A-1 FOR LEGAL DESCRIPTION

CONTRACTOR NOTE

THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE NEW PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- ANTENNA SUPPORTING POLE IS UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION SUB-CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PERSONNEL AND PROPERTY FROM HAZARDOUS EXPOSURE TO OVERHEAD DANGERS.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL ENSURE THE GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

APPROVALS/ISSUE DATES

SITE ALPHA NO:

DATE	ISSUED AS
	Preliminary
	Preliminary-Revised
	Zoning-Special Use Permit Application
	Construction Permit Application
	Issued for Zoning/Construction
	Issued Zoning & Construction Permt
	As Built/Record Set
	For Owner and Engineering Approval

VERIZON WIRELESS

CELLULAR DESIGN ENGINEER APPROVAL

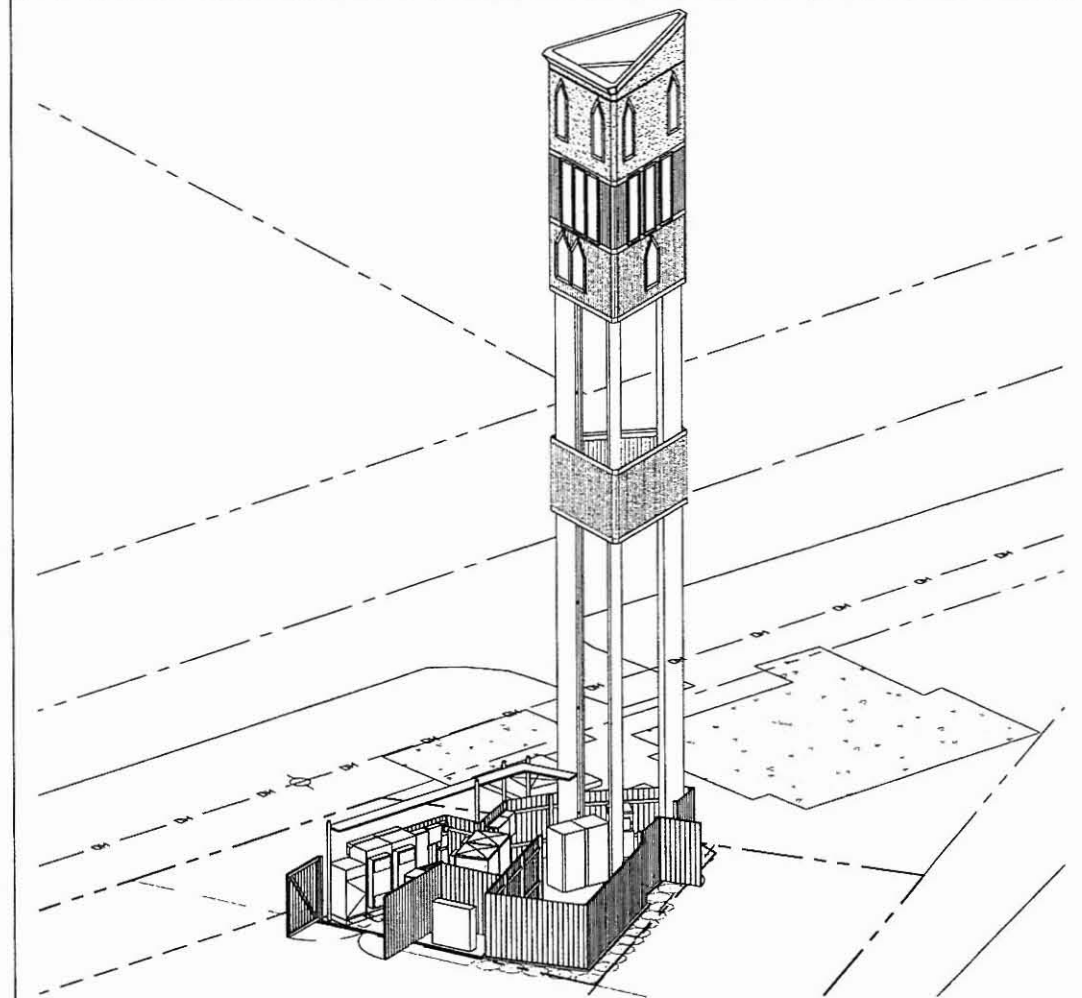
PRINTED NAME	SIGNATURE	TITLE	DATE

VERIZON WIRELESS

PROPERTY OWNER APPROVAL

PRINTED NAME	SIGNATURE	TITLE	DATE

SITE PERSPECTIVE



SYMBOLS LIST

	ELEVATION NUMBER		ELECTRIC METER
	SHEET NUMBER		ELECTRICAL WIRING (TURNING UP)
	DETAIL NUMBER		ELECTRICAL WIRING (TURNING DOWN)
	SECTION NUMBER		BACKBOARD
	PROPERTY LINE		RECEPTACLE
	ELECTRICAL SERVICE		SPECIAL RECEPTACLE
	TELCO SERVICE		QUADRUPLEX RECEPTACLE
	GROUNDING		MASTER GROUND BAR
[N]	NEW		GROUND ATTACHMENT
[E]	EXISTING		

DRIVING DIRECTIONS

DEPART PORTLAND INTERNATIONAL AIRPORT:

TURN LEFT (EAST) ONTO LOCAL ROAD(S)
 TURN LEFT (NORTH) ONTO LOCAL ROAD(S)
 BEAR RIGHT (EAST) ONTO LOCAL ROAD(S)
 MERGE ONTO LOCAL ROAD(S)
 MERGE ONTO NE AIRPORT WAY
 TAKE RAMP (RIGHT) ONTO I-205 [VETERANS MEMORIAL HWY]
 AT EXIT 8, TURN RIGHT ONTO RAMP
 TURN RIGHT (NORTH) ONTO SR-43 [WILLAMETTE DR]
 ARRIVE 19200 WILLAMETTE DR, WEST LINN, OR 97068

CONFIDENTIAL AND PROPRIETARY

Not for disclosure outside VERIZON WIRELESS without permission.

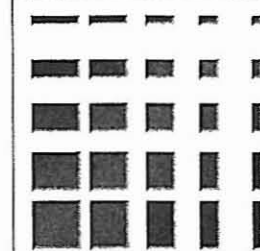
VICINITY MAP



PLANS PREPARED FOR:



PLANS PREPARED BY:



KDC
 ARCHITECTS ENGINEERS, P.C.
 4720 200TH STREET SW SUITE 200
 LYNNWOOD, WA 98036
 PHONE: 425.670.8651
 FAX: 425.712.0846

LICENSURE:

DATE: 02/24/2010

DRAWN BY: JP

CHECKED BY: EJC

REVISIONS

DATE	DESCRIPTION	BY
01/11/2010	ISSUED FOR 90% ZONING REVIEW	CRW
02/19/2010	ISSUED FOR ZONING SUBMITTAL	CRW
02/24/2010	ISSUED FOR REVISED ZONING SUBMITTAL	JP

PROJECT:

POR-ROBINWOOD

19200 WILLAMETTE DRIVE
 WEST LINN, OR. 97068

T-1



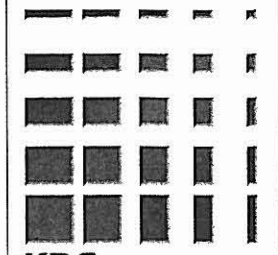
GENERAL NOTES

THIS IS NOT A SITE SURVEY.
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

LEGAL DESCRIPTION

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE EAST LINE OF THE PACIFIC HIGHWAY; A PART OF THE GEORGE WALLING D.L.C. NO. 62, IN T. 2 S., R. 1 E., OF THE W.M., IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 9.70 CHAINS NORTH 5-3/4' EAST FROM THE SOUTHWEST CORNER OF D.L.C. OF GEORGE WALLING IN T.2S., R. 1E., OF THE W.M.; THENCE NORTH 5-3/4' EAST 14.28 CHAINS TO AN ANGLE CORNER IN THE WEST BOUNDARY LINE OF SAID CLAIM; THENCE NORTH 2 3/4' EAST 4.17 CHAINS TO THE DIVISION CORNER BETWEEN THE NORTH AND SOUTH HALVES OF SAID CLAIM AS DIVIDED BETWEEN HUSBAND AND WIFE; THENCE EAST TRACTING THE DIVISION LINE 22.25 CHAINS TO THE CENTER OF THE OREGON CITY AND PORTLAND WAGON ROAD; THENCE SOUTH 8'30" EAST TRACING THE LINE OF SAID ROAD 18.57 CHAINS TO THE NORTH LINE OF WHAT IS KNOWN AS THE O.P. MASON TRACT; THENCE WEST 26.58 CHAINS TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT CERTAIN 20 FOOT STRIP ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AS MORE PARTICULARLY DESCRIBED IN THE CONVEYANCE TO CLACKAMAS COUNTY BY DEED RECORDED IN BOOK 428, PAGE 0565, DEED RECORDS; ALSO EXCEPTING THEREFROM THAT PART UNDER LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 03, 1958 IN DEED BOOK 546, PAGE 0197, TO STANDARD OIL COMPANY OF CALIFORNIA, WESTERN OPERATIONS, INC. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PACIFIC HIGHWAY AND THE SOUTH LINE OF CEDAR OAK DRIVE, ALSO KNOWN AS RIDGEWOOD STREET EXTENSION, THENCE SOUTH 37'25" EAST ALONG THE NORTHEASTERLY LINE OF PACIFIC HIGHWAY 150 FEET; THENCE NORTH 52'35" EAST 100 FEET; THENCE NORTH 37'25" WEST 74.10 FEET TO THE SOUTH LINE OF SIAD CEDAR OAK DRIVE; THENCE SOUTH 89'47" WEST ALONG SAID SOUTH LINE 125.55 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM A PORTION OF SAID LAND IS LYING WITHIN THE BOUNDARIES OF PACIFIC HIGHWAY (STATE HIGHWAY NO.43) AND OLD RIVER ROAD (COUNTY ROAD NO. 469) ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST LINN IN DOCUMENT RECORDED SEPTEMBER 04, 2001 AS FEE NO. 2001-071267 AND FEE NO. 2001-071268 THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008

PLANS PREPARED BY:



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LICENSURE:

DATE: 02/24/2010

DRAWN BY: JP

CHECKED BY: EJC

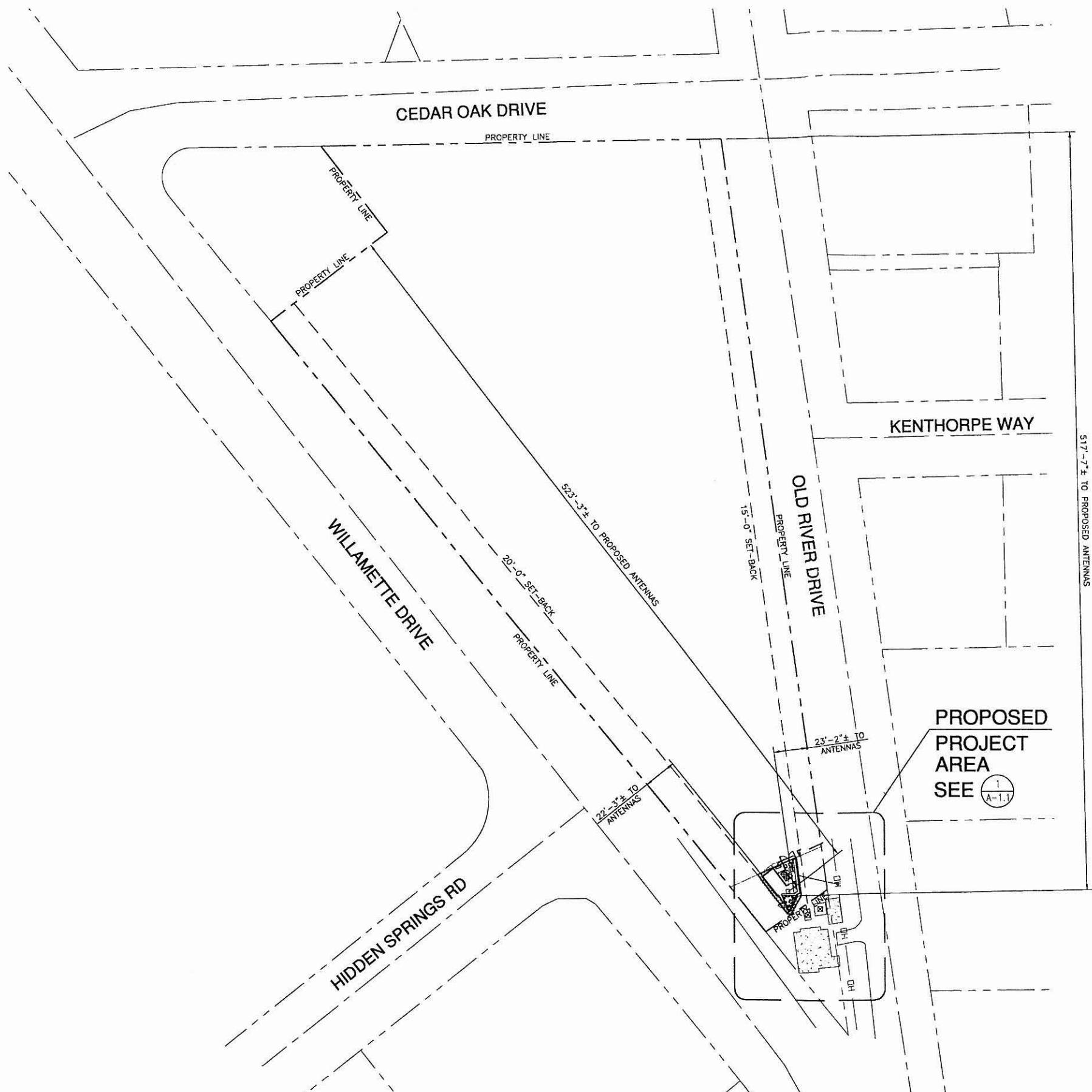
REVISIONS

DATE	DESCRIPTION	BY
01/11 2010	ISSUED FOR 90% ZONING REVIEW	CRW
02/19 2010	ISSUED FOR ZONING SUBMITTAL	CRW
02/24 2010	ISSUED FOR REVISED ZONING SUBMITTAL	JP

PROJECT:
POR-ROBINWOOD

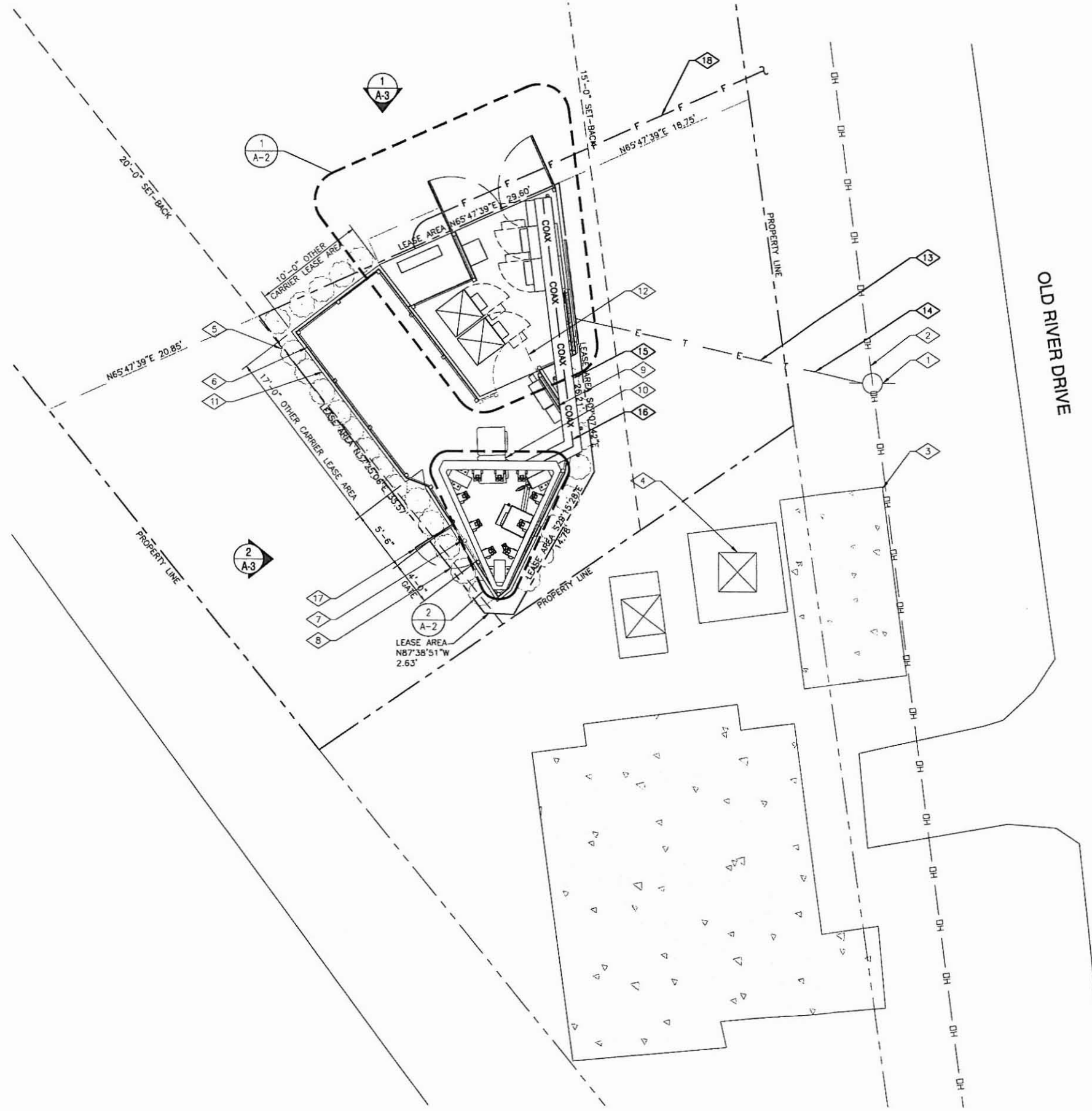
19200 WILLAMETTE DRIVE
WEST LINN, OR. 97068

A-1



OVERALL SITE PLAN
SCALE FOR 24x36: 1" = 40'-0"
SCALE FOR 11x17: 1" = 80'-0"
NORTH

517'-7 1/2" TO PROPOSED ANTENNAS



1 SITE PLAN
 A-1.1
 SCALE FOR 24x36: 3/16" = 1'-0" SCALE FOR 11x17: 3/32" = 1'-0"
 0 4' 8'
 2' 6' NORTH

KEYED NOTES

- 1 EXISTING UTILITY POLE #20245 WITH TRANSFORMER AND FIBER DEMARC 3ML68-1 (POINT OF VERIZON WIRELESS POWER/TECO CONNECTION)
- 2 EXISTING OVERHEAD UTILITY LINE
- 3 EXISTING UNDER GROUND VAULT (2 TOTAL)
- 4 EXISTING PAD MOUNTED TRANSFORMER (2 TOTAL)
- 5 EXISTING LANDSCAPE SHRUB (TYPICAL)
- 6 EXISTING 6'-0" HIGH WOOD FENCE ATOP OF EXISTING CONCRETE PAD
- 7 EXISTING 4'-0" OF EXISTING WOOD FENCE, TO BE REMOVED
- 8 EXISTING LANDSCAPE SHRUB, TO BE REMOVED (2 TOTAL)
- 9 EXISTING UTILITY RACK
- 10 EXISTING PAD MOUNTED OUTDOOR EQUIPMENT CABINETS (2 TOTAL)
- 11 EXISTING CONCRETE PAD (APPROX. 327.73 SQ.FT.)
- 12 EXISTING WOOD ACCESS GATE TO BE REMOVED
- 13 PROPOSED VERIZON WIRELESS U.G. POWER ROUTE (APPROX. 40'-0"±)
- 14 PROPOSED VERIZON WIRELESS U.G. TELCO ROUTE (APPROX. 40'-0"±)
- 15 PROPOSED VERIZON WIRELESS ICEBRIDGE (VERIFY HEIGHT IN-FIELD)
- 16 PROPOSED VERIZON WIRELESS (12) 7/8" COAX CABLE ROUTE
- 17 PROPOSED VERIZON WIRELESS 4'-0" WIDE MAN GATE
- 18 PROPOSED VERIZON WIRELESS U.G. FIBER ROUTE (SEE GENERAL NOTES)

GENERAL NOTES

THIS IS NOT A SITE SURVEY.
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

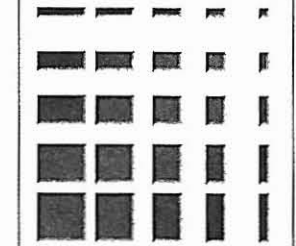
ZONING NOTES:
 1. NO PARKING IS AFFECTED BY THIS INSTALLATION.
 2. EROSION CONTROL TO BE MAINTAINED THROUGHOUT CONSTRUCTION PHASE.
 3. EQUIPMENT CABINETS ARE LOCKED, SELFCONTAINED AND ACCESSIBLE TO AUTHORIZED PERSONNEL ONLY.
 4. PROVIDE SIGNAGE AT EQUIPMENT READING AS FOLLOWS: "RADIO-FREQUENCY EQUIPMENT IN USE AT SITE. IN CASE OF EMERGENCY, PLEASE CALL 1-800-387-7647."
 5. EXACT LOCATION OF GPS ANTENNA TO BE VERIFIED IN THE FIELD AND IS TO BE MOUNTED A MINIMUM OF 18" FROM SUPPORT.

POWER/TELCO/FIBER NOTE:
POWER: VERIZON WIRELESS TO SWEEP (1) 3" SCH 40 PVC CONDUIT WITH A 1/4" NYLON PULL CORD UP AT THE BASE OF PGE POLE #20245. THE CONDUIT SHALL BE PLACED IN A COMMON 36" BELOW GRADE TRENCH WITH THE COPPER CONDUIT AND BE EXTENDED WEST APPROXIMATELY 50' TO THE LOCATION OF THE NEW VERIZON WIRELESS METER. IT SHOULD BE NOTED THAT A MINIMUM 12" SEPARATION BETWEEN CONDUITS IS REQUIRED AT ALL TIMES.
TELCO: VERIZON WIRELESS TO SWEEP (1) 2" SCH 40 PVC CONDUIT WITH A 1/4" NYLON PULL CORD UP AT THE BASE OF PGE POLE #20245. THE CONDUIT SHALL BE PLACED IN A COMMON 36" BELOW GRADE TRENCH WITH THE POWER CONDUIT AND BE EXTENDED WEST APPROX. 50' TO THE LOCATION OF THE NEW VERIZON WIRELESS H-FRAME. IT SHOULD BE NOTED THAT A MINIMUM 12" SEPARATION BETWEEN CONDUITS IS REQUIRED AT ALL TIMES.
FIBER: OPTION 1-VERIZON WIRELESS TO PROVIDE A CONDUIT (SIZE DETERMINED BY PROVIDER) FROM THE NEW FIBER PEDESTAL TO THE RIGHT OF WAY. PROVIDER WILL MEET VERIZON WIRELESS AT THIS LOCATION.
FIBER CABINET: FIBER CABINET MAY POSSIBLY BE LOCATED IN R.O.W. LOCATION TO BE DETERMINED BY FIBER PROVIDER.

PLANS PREPARED FOR:



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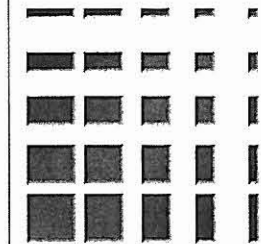
LICENSURE:

DATE: 02/24/2010
 DRAWN BY: JJP
 CHECKED BY: EJC

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PROJECT:
POR-ROBINWOOD
 19200 WILLAMETTE DRIVE
 WEST LINN, OR. 97068

A-1.1



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DATE: 02/24/2010

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PROJECT:
POR-ROBINWOOD

19200 WILLAMETTE DRIVE
 WEST LINN, OR. 97068

A-2

GENERAL NOTES

PROPOSED WOOD FENCE NOTE:
 PROPOSED VERIZON WIRELESS WOOD FENCE TO MATCH EXISTING WOOD FENCE HEIGHT AND COLOR.

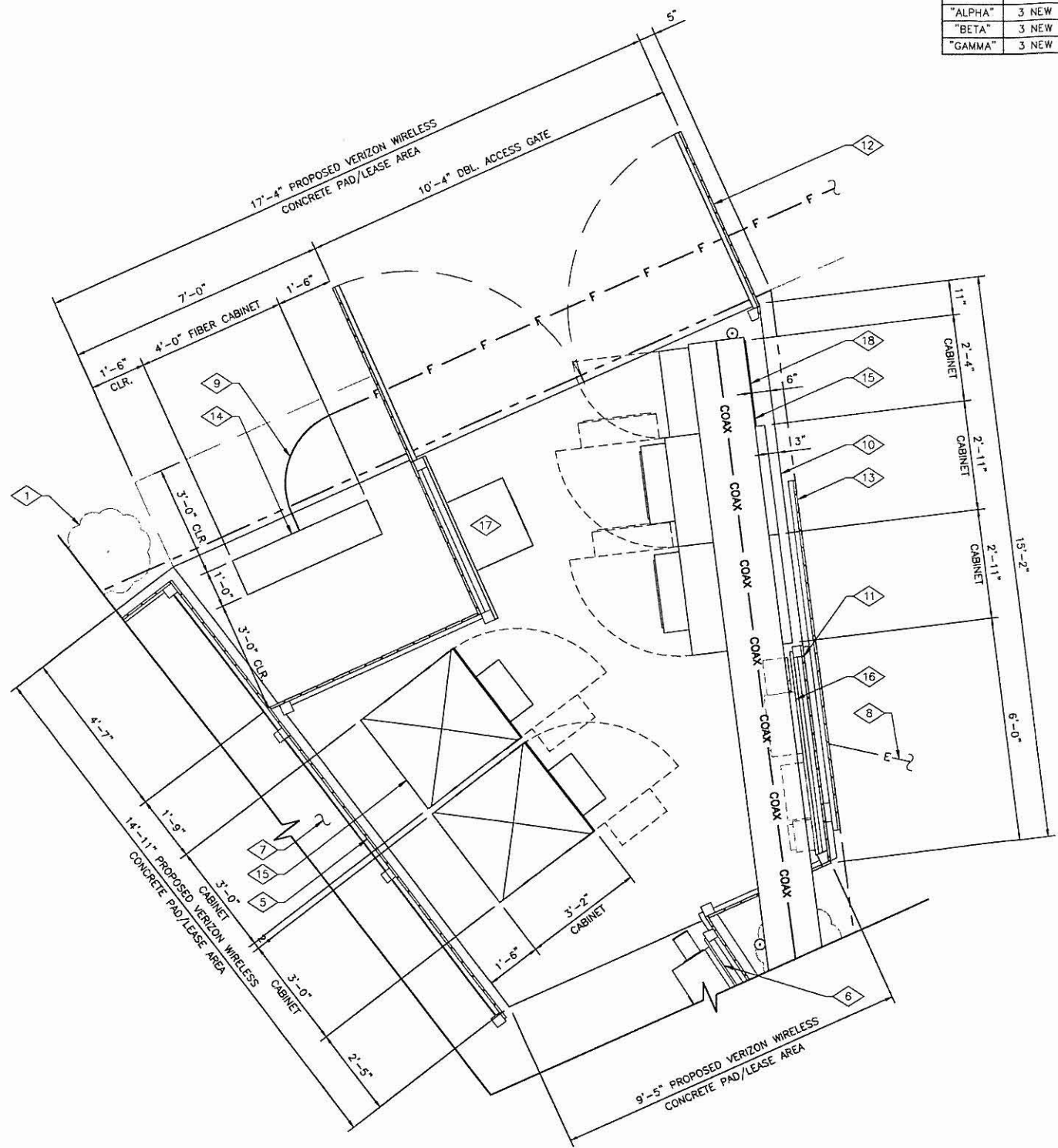
TOWER NOTE:
 PROPOSED VERIZON WIRELESS ANTENNA CONCEALMENT CONSTRUCTION MATERIALS AT EXISTING TOWER TO MATCH WOOD SIDING TRIM AND COLOR.

ANTENNA SCHEDULE

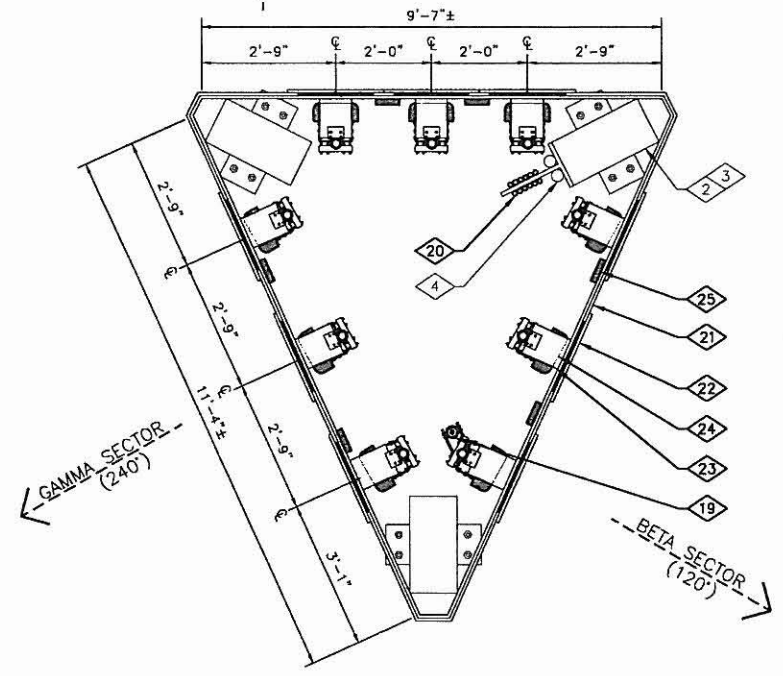
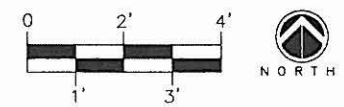
SECTOR	QUANTITY	TIP HEIGHT	ANT. SIZE	AZIMUTH	NUMBER OF COAX RUNS	COAX SIZE	COAX LENGTH
"ALPHA"	3 NEW	65'-0"±	4'-0"	0°	4 NEW	7/8"ø	100'-0"±
"BETA"	3 NEW	65'-0"±	4'-0"	120°	4 NEW	7/8"ø	100'-0"±
"GAMMA"	3 NEW	65'-0"±	4'-0"	240°	4 NEW	7/8"ø	100'-0"±

KEYED NOTES

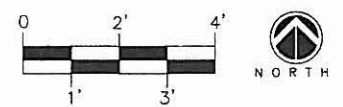
- 1 EXISTING LANDSCAPE SHRUB (TYPICAL)
- 2 EXISTING 80'-0"± HIGH TOWER
- 3 EXISTING TOWER WOOD LEGS (3 TOTAL)
- 4 EXISTING CLEARWIRE VERTICAL CONDUIT ROUTE (2 TOTAL) AT EXISTING TOWER WOOD LEG
- 5 EXISTING 6'-0" HIGH WOOD FENCE ATOP OF EXISTING CONCRETE PAD
- 6 EXISTING UTILITY RACK
- 7 EXISTING CONCRETE PAD (APPROX. 327.73 SQ.FT.)
- 8 PROPOSED VERIZON WIRELESS U.G. POWER/TELCO ROUTE (SEE 1/A-1.1 FOR CONTINUATION)
- 9 PROPOSED VERIZON WIRELESS U.G. FIBER ROUTE (SEE 1/A-1.1 FOR CONTINUATION)
- 10 PROPOSED VERIZON WIRELESS CONCRETE PAD (199.57 SQ.FT.)
- 11 PROPOSED VERIZON WIRELESS 6'-0" HIGH WOOD FENCE ATOP OF PROPOSED CONCRETE PAD (SEE GENERAL NOTES)
- 12 PROPOSED VERIZON WIRELESS 10'-4" WIDE DBL ACCESS WOOD GATE
- 13 PROPOSED VERIZON WIRELESS 9'-0" WIDE WOOD ROLLING GATE
- 14 PROPOSED QWEST MULTI USER OUTDOOR FIBER CABINET
- 15 PROPOSED VERIZON WIRELESS PAD MOUNTED OUTDOOR EQUIPMENT CABINETS (APPROX. 5 TOTAL)
- 16 PROPOSED VERIZON WIRELESS UTILITY RACK WITH 200A SERVICE METER, DISCONNECT, M.T.S. WITH GENERATOR PLUG AND PANEL
- 17 PROPOSED VERIZON WIRELESS UTILITY RACK WITH TELCO ENCLOSURE
- 18 PROPOSED VERIZON WIRELESS ICEBRIDGE (VERIFY HEIGHT IN-FIELD)
- 19 PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED AT PROPOSED ANTENNA MOUNT WITH SOUTHERN EXPOSURE
- 20 PROPOSED VERIZON WIRELESS VERTICAL (12) 7/8"ø COAX CABLE ROUTE AT EXISTING TOWER WOOD LEG
- 21 PROPOSED VERIZON WIRELESS WOOD SIDING (SEE GENERAL NOTES)
- 22 PROPOSED VERIZON WIRELESS TRIM OVER PROPOSED RF-TRANSPARENT PANEL (9 TOTAL, 3 PER SECTOR) (SEE GENERAL NOTES)
- 23 PROPOSED VERIZON WIRELESS ANTENNA MOUNT (9 TOTAL, 3 PER SECTOR)
- 24 PROPOSED VERIZON WIRELESS ANTENNAS (9 TOTAL, 3 PER SECTOR)
- 25 PROPOSED VERIZON WIRELESS (6) DIPLEXERS AT EXISTING ANTENNA MOUNTS (2 PER SECTOR); (6) DIPLEXERS MOUNTED WITH EQUIPMENT (12 DIPLEXERS TOTAL)

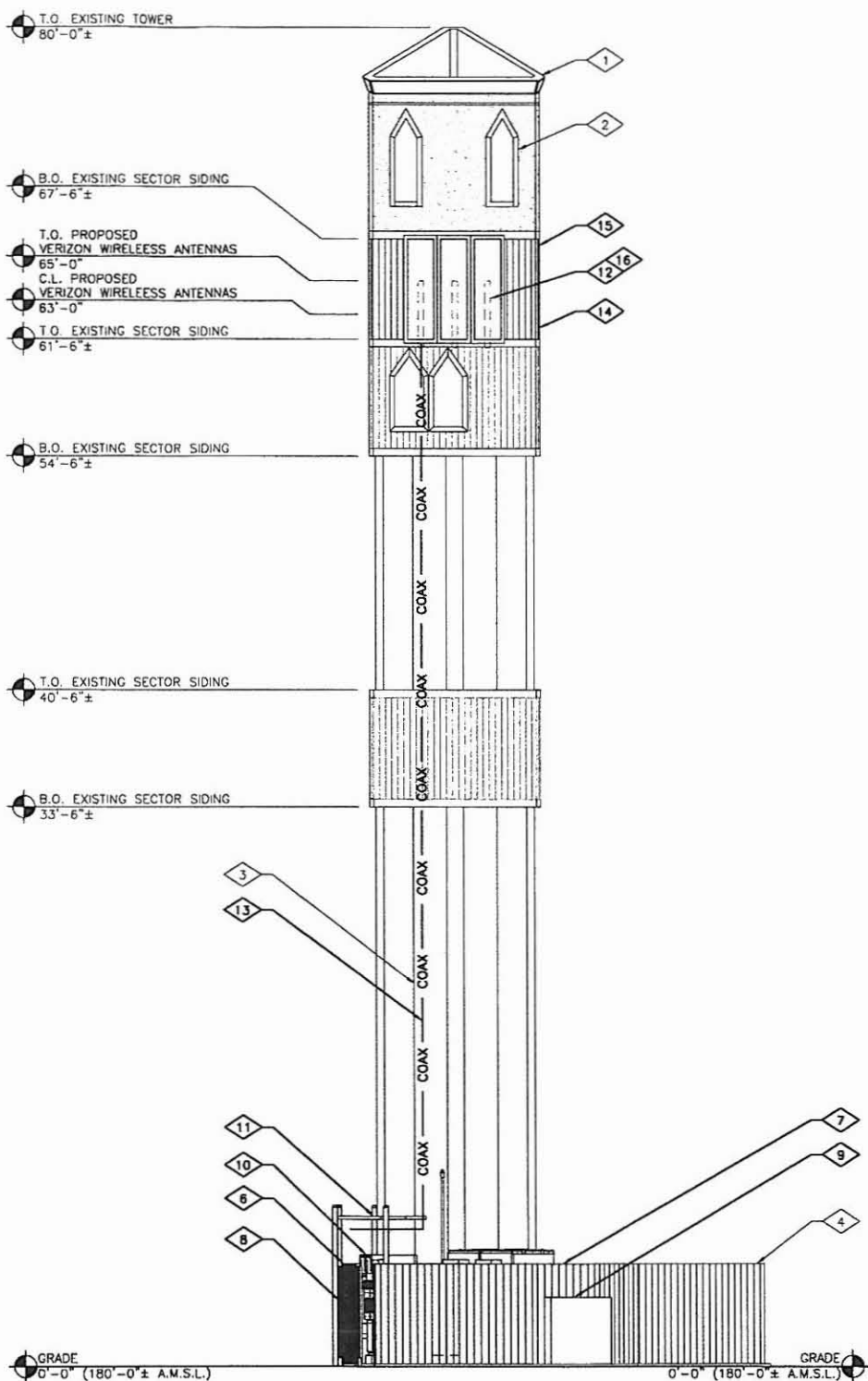


1 ENLARGED SITE PLAN
 SCALE FOR 24x36: 1/2" = 1'-0" SCALE FOR 11x17: 1/4" = 1'-0"

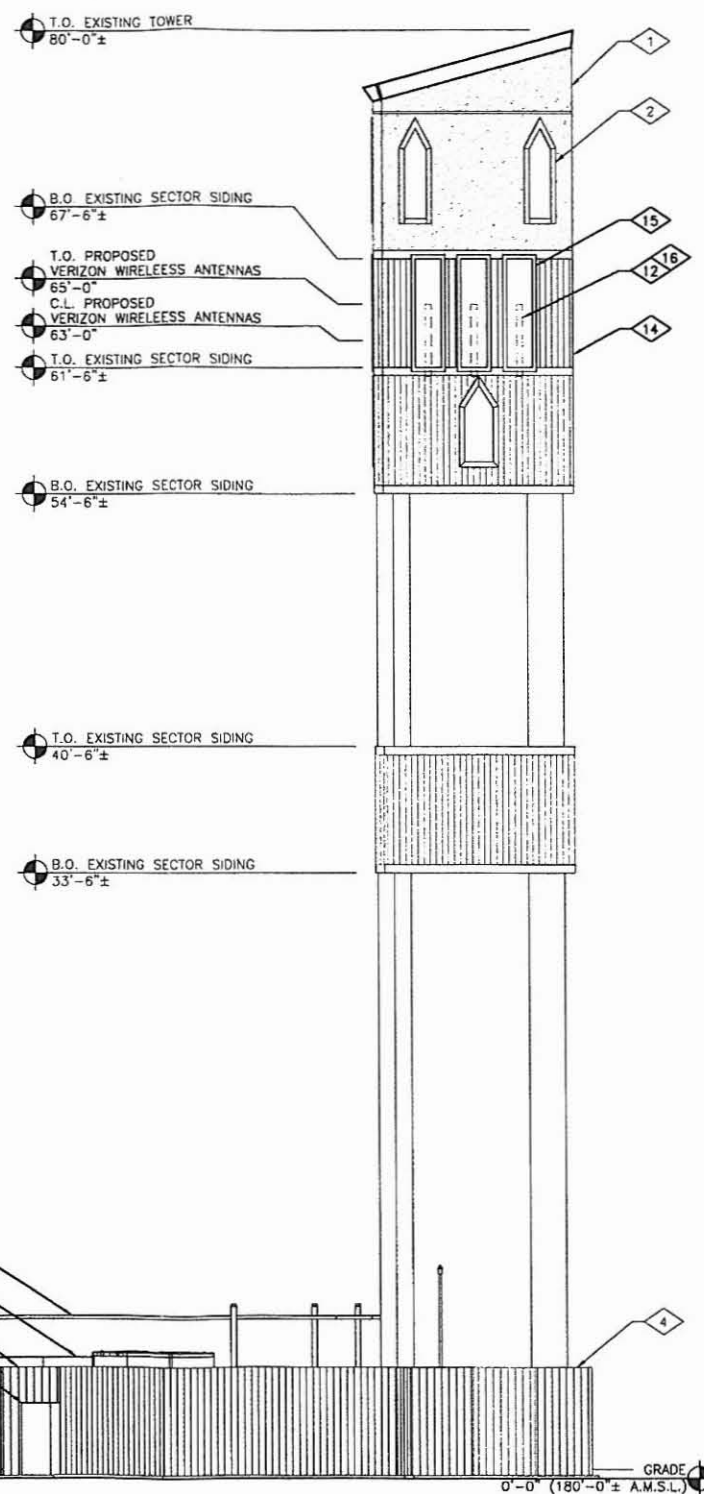


2 ANTENNA LAYOUT
 SCALE FOR 24x36: 1/2" = 1'-0" SCALE FOR 11x17: 1/4" = 1'-0"





1 NORTH ELEVATION
 SCALE FOR 24x36: 3/16" = 1'-0" SCALE FOR 11x17: 3/32" = 1'-0"
 0 4' 8'
 2' 6'



2 WEST ELEVATION
 SCALE FOR 24x36: 3/16" = 1'-0" SCALE FOR 11x17: 3/32" = 1'-0"
 0 4' 8'
 2' 6'

- ### KEYED NOTES
- 1 EXISTING 80'-0"± HIGH TOWER
 - 2 EXISTING TRIM OVER EXISTING RF-TRANSPARENT PANEL (TYPICAL)
 - 3 EXISTING CLEARWIRE VERTICAL CONDUIT ROUTE (2 TOTAL) AT EXISTING TOWER WOOD LEG
 - 4 EXISTING 6'-0" HIGH WOOD FENCE ATOP OF EXISTING CONCRETE PAD
 - 5 NOT USED
 - 6 PROPOSED VERIZON WIRELESS 6'-0" HIGH WOOD FENCE ATOP OF PROPOSED CONCRETE PAD
 - 7 PROPOSED VERIZON WIRELESS 10'-4" WIDE DBL ACCESS WOOD GATE
 - 8 PROPOSED VERIZON WIRELESS 9'-0" WIDE WOOD ROLLING GATE
 - 9 PROPOSED QWEST MULTI USER OUTDOOR FIBER CABINET
 - 10 PROPOSED VERIZON WIRELESS PAD MOUNTED OUTDOOR EQUIPMENT CABINETS (APPROX. 5 TOTAL)
 - 11 PROPOSED VERIZON WIRELESS ICEBRIDGE (VERIFY HEIGHT IN-FIELD)
 - 12 PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED AT PROPOSED ANTENNA MOUNT WITH SOUTHERN EXPOSURE
 - 13 PROPOSED VERIZON WIRELESS VERTICAL (12) 7/8" COAX CABLE ROUTE AT EXISTING TOWER WOOD LEG
 - 14 PROPOSED VERIZON WIRELESS WOOD SIDING (SEE GENERAL NOTES)
 - 15 PROPOSED VERIZON WIRELESS TRIM OVER PROPOSED RF-TRANSPARENT PANEL (9 TOTAL, 3 PER SECTOR) (SEE GENERAL NOTES)
 - 16 PROPOSED VERIZON WIRELESS ANTENNAS (9 TOTAL, 3 PER SECTOR)

GENERAL NOTES

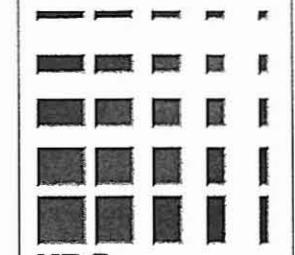
PROPOSED WOOD FENCE NOTE:
 PROPOSED VERIZON WIRELESS WOOD FENCE TO MATCH EXISTING WOOD FENCE HEIGHT AND COLOR.

TOWER NOTE:
 PROPOSED VERIZON WIRELESS ANTENNA CONCEALMENT CONSTRUCTION MATERIALS AT EXISTING TOWER TO MATCH WOOD SIDING TRIM AND COLOR.

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A-3