

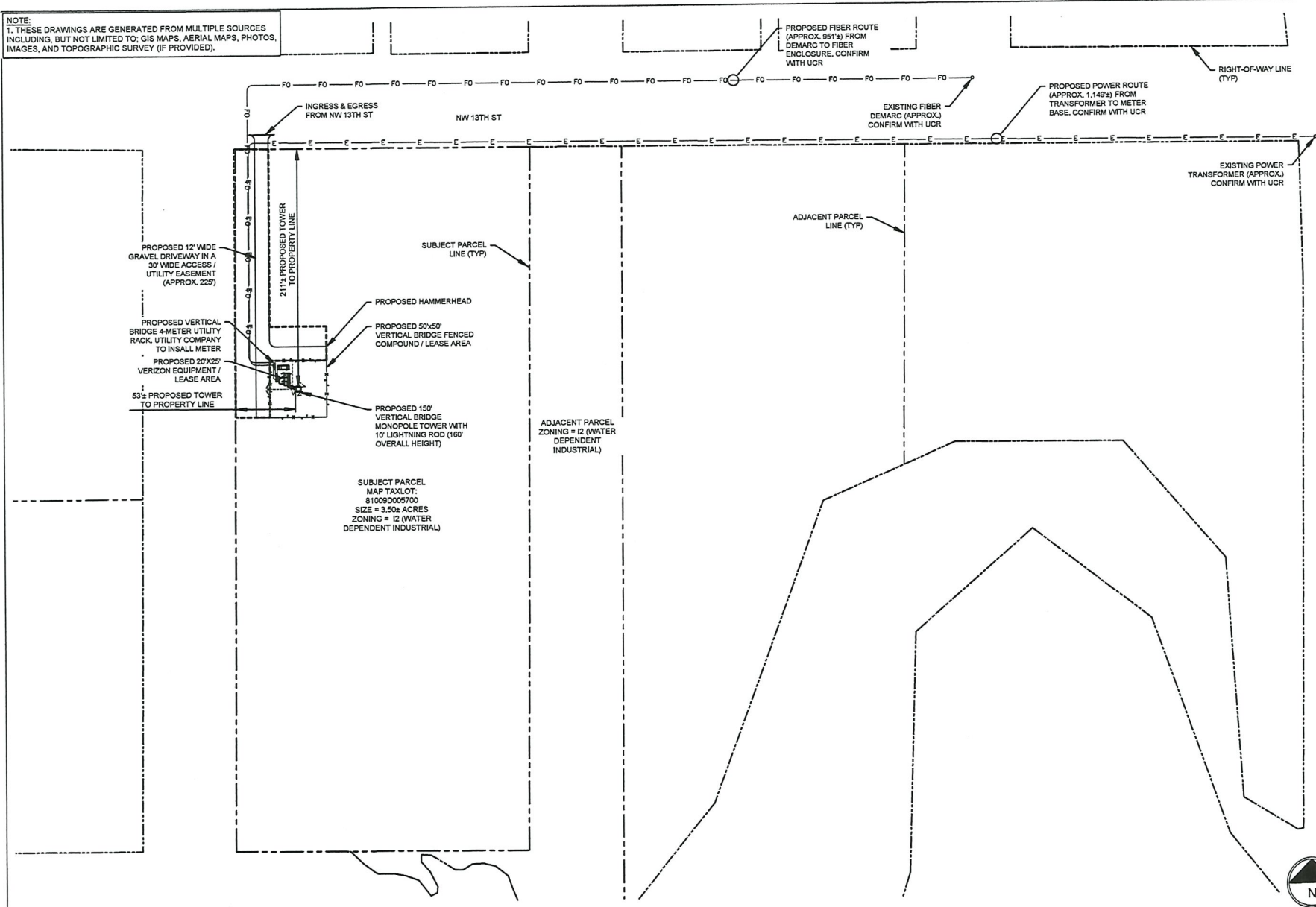
Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 6, Zoning Drawings (3 sets)



NOTE:  
1. THESE DRAWINGS ARE GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO: GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



PROJECT INFO:  
VERTICAL BRIDGE SITE NUMBER:  
**US-OR-5156**  
SITE NAME:  
**TANSY**  
NON-SITUS  
WARRENTON, OR 97146  
CLATSOP COUNTY

PLANS PREPARED BY:  
**TIBBOT ENGINEERING LLC.**  
12725 SE MILLIKAN WAY, STE 300  
BEAVERTON, OR 97005  
503-345-2921

STAMP:  
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NOT FOR  
CONSTRUCTION**

PROJECT #:  
**23-0041**

ISSUED FOR:  
**REVIEW**

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**11/7/24**

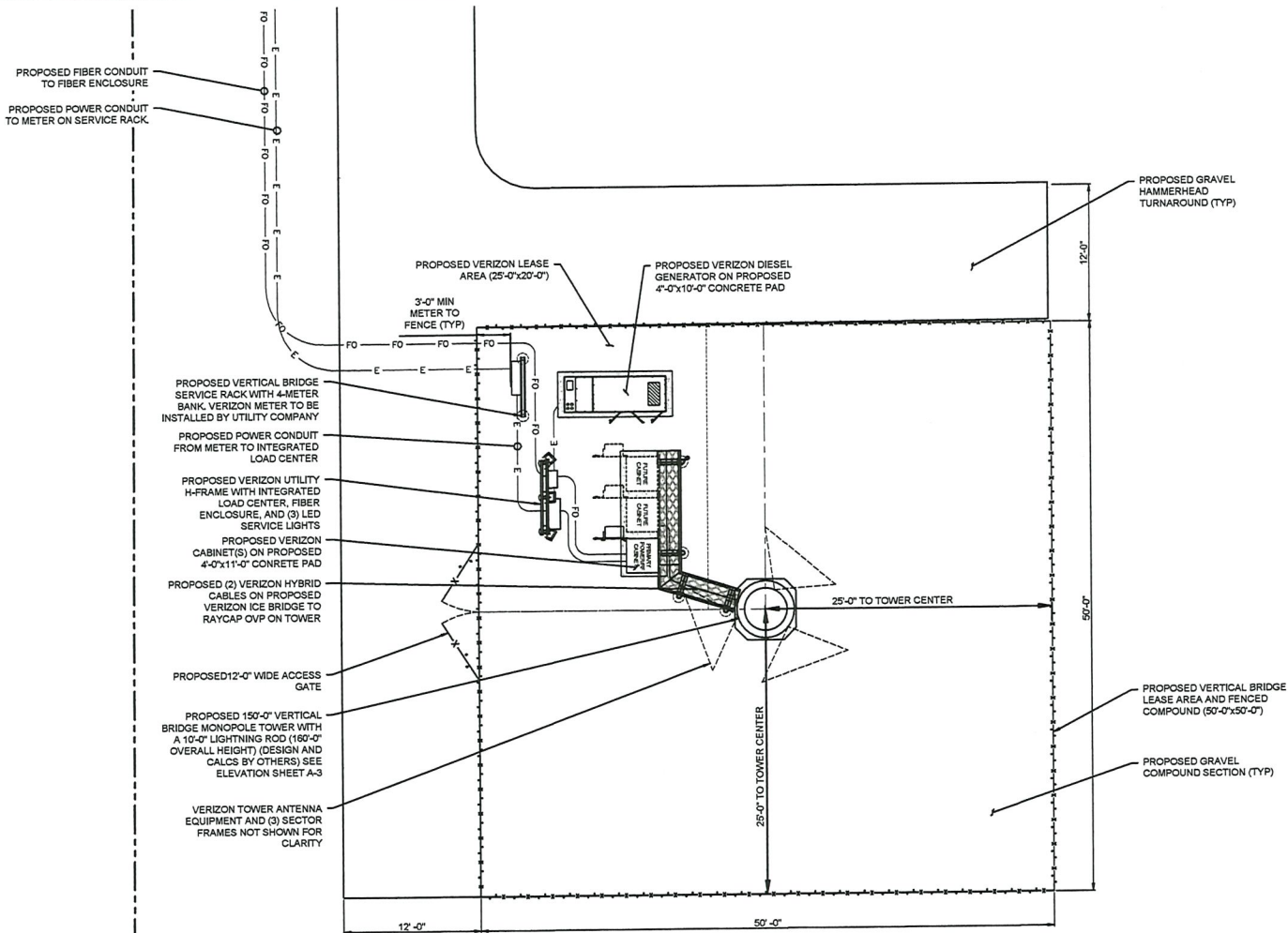
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SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: **A-1** REV: **A**

22"x34" SCALE: 1" = 40'  
11"x17" SCALE: 1" = 80'

OVERALL SITE PLAN 1



PROJECT INFO:  
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SHEET TITLE:

**SITE PLAN**

SHEET NUMBER: **A-2** REV: **A**



22"x34" SCALE: 1"=5'  
 11"x17" SCALE: 1"=10'

PROPOSED SITE PLAN | 1



NOTES:  
 1. STRUCTURAL AND MOUNT ANALYSIS PER TIA-222-H TO BE COMPLETED AND PASSING PRIOR TO CONSTRUCTION.  
 2. ANTENNA SECTOR IS SHOWN FRONT FACING FOR CLARITY, AND MAY BE SKEWED IN REAL LIFE. CONFIRM DESIGN WITH RFDS AND RF-1.



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 CLATSOP COUNTY

PLANS PREPARED BY:  
  
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 12725 SE MILLIKAN WAY, STE 300  
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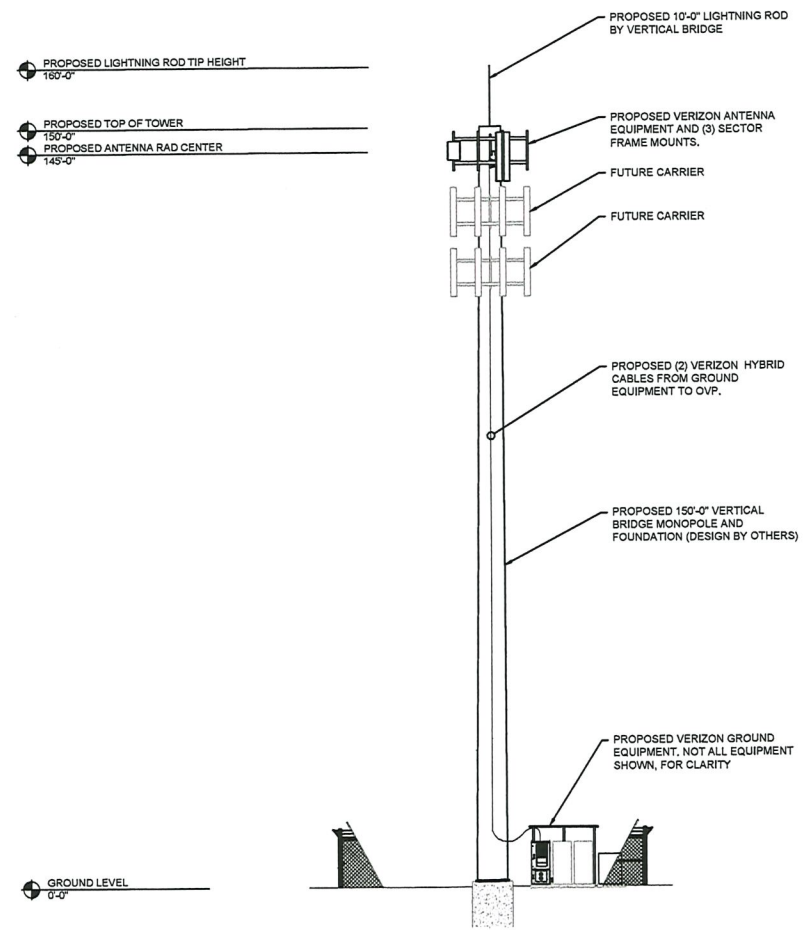
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SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER: REV.  
**A-3 A**



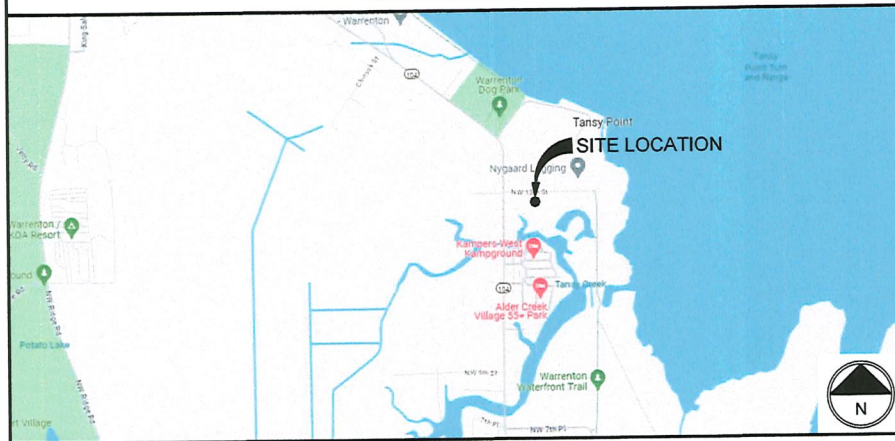
22"x34" SCALE: 1"=10'  
 11"x17" SCALE: 1"=20'

PROPOSED TOWER ELEVATION 1



SITE NAME: TANSY  
VERTICAL BRIDGE SITE NO. US-OR-5156  
VERIZON SITE NUMBER: 617353995  
NON-SITUS  
WARRENTON, OR 97146

#### LOCATION MAP



#### DRIVING DIRECTIONS

FROM HWY US-101 IN WARRENTON, OR, TURN WEST ONTO OR-104 (E HARBOR DR). CONTINUE NORTH AND TURN RIGHT ONTO NW 13TH ST. SITE IS ON RIGHT AHEAD APPROX. 400 FT.

#### PROJECT DESCRIPTION

APPLICANT PROPOSES THE FOLLOWING: A PROPOSED UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW ANTENNA ARRAY ON A NEW 150' MONOPOLE TOWER, WITH A NEW EQUIPMENT PAD, INSIDE A NEW 50x50' FENCED COMPOUND. A NEW ACCESS AND UTILITY EASEMENT CONTAINING A NEW 12' WIDE DRIVEWAY, AND POWER AND FIBER RUNS, ARE ALSO PROPOSED.

#### APPROVALS

PROPERTY OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

#### SHEET INDEX

INC	DWG #	DESCRIPTION
X	T-1	TITLE SHEET
X	L8-1	SITE SURVEY
X	L8-2	SURVEY DETAIL
X	L8-3	SURVEY NOTES
X	A-1	OVERALL SITE PLAN
X	A-2	SITE PLAN
X	A-3	ELEVATIONS

#### SITE INFORMATION

##### SITE LOCATION:

MAP / TAX LOT: 810090005700  
LATITUDE: N 46° 11' 13.88" (46.187189)  
LONGITUDE: W 123° 55' 38.77" (-123.927718)  
TOP OF STRUCTURE AGL: 150'-0" (160'-0" OVERALL HEIGHT W/ LIGHTNING ROD)  
BASE OF STRUCTURE AMSL: 18.0± (NAD83)  
\*BASED ON 1A CERTIFICATION BY SURVEYOR (AMBIT, TBD)

##### PROJECT AREA:

APPROXIMATE LEASE AREA (VERTICAL BRIDGE): 2,500.00 SQ. FT.  
APPROXIMATE LEASE AREA (VERIZON): 500.00 SQ. FT.

#### PROJECT TEAM

PROPERTY OWNER:  
WARRENTON FIBER INC.  
PO BOX 100  
WARRENTON, OR 97146  
JOHN NYGAARD  
(503) 861-3305

APPLICANT:  
SMARTLINK GROUP  
10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
CRAIG BRUNKENHOEFER  
CRAIG.BRUNKENHOEFER@SMARTLINKGROUP.COM  
(253) 347-7234

SURVEYOR:  
AMBIT CONSULTING  
1229 CORNWALL AVE., STE. 301  
BELLINGHAM, WA 98225  
(480) 658-4072

TOWER OWNER:  
VERTICAL BRIDGE  
750 PARK OF COMMERCE DR., STE 200  
BOCA RATON, FL 33487  
PAUL DANNEBERG  
PAUL.DANNEBERG@VERTICALBRIDGE.COM  
(206) 375-3798

PROJECT ENGINEER:  
TIBBOT ENGINEERING, LLC  
12725 SW MILLIKAN WAY, STE. 300  
BEAVERTON, OR 97005  
PAUL TIBBOT P.E.  
PAUL@TIBBOTENG.COM  
(503) 345-2921

#### CODE REFERENCES

CODE INFORMATION:  
ZONING CLASSIFICATION: I-2 (MARINE INDUSTRIAL)  
BUILDING CODE: OSSC 2022  
CONSTRUCTION TYPE: IIB  
OCCUPANCY: U  
JURISDICTION: CITY OF WARRENTON



PROJECT INFO:  
VERTICAL BRIDGE SITE NUMBER:  
US-OR-5156  
SITE NAME:  
TANSY  
NON-SITUS  
WARRENTON, OR 97146  
CLATSOP COUNTY

PLANS PREPARED BY:  
TIBBOT ENGINEERING  
LLC  
12725 SE MILLIKAN WAY, STE 300  
BEAVERTON, OR 97005  
503-345-2921

STAMP:  
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PROJECT #:  
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SHEET TITLE:  
TITLE SHEET

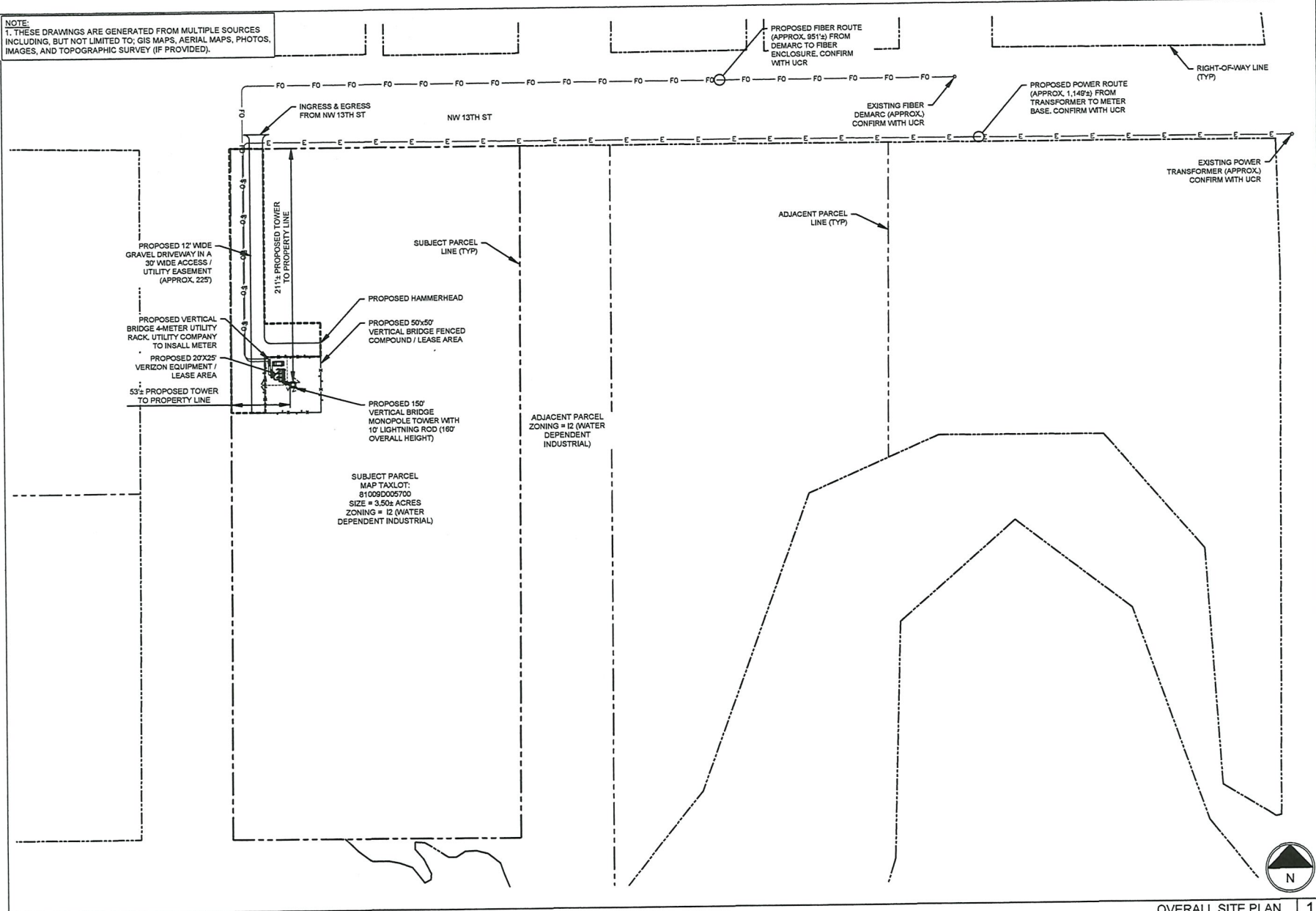
SHEET NUMBER: T-1  
REV: A



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**US-OR-5156**  
SITE NAME:  
**TANSY**  
NON-SITUS  
WARRENTON, OR 97146  
CLATSOP COUNTY

PLANS PREPARED BY:  
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SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: **A-1** REV: **A**

22'x34' SCALE: 1" = 40'  
11'x17' SCALE: 1" = 80'

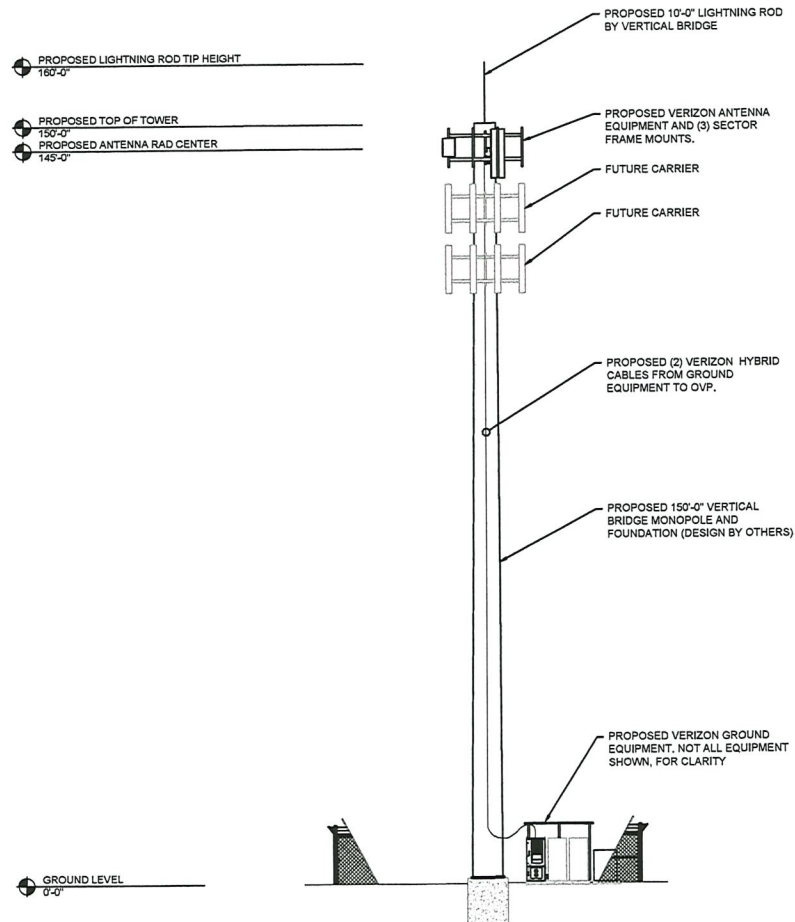
OVERALL SITE PLAN | 1







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

PROPOSED TOWER ELEVATION 1

**PROJECT INFO:**  
 VERTICAL BRIDGE SITE NUMBER:  
**US-OR-5156**  
 SITE NAME:  
**TANSY**  
 NON-SITUS  
 WARRENTON, OR 97146  
 CLATSOP COUNTY

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 23-0041

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**SUBMITTALS**

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**SHEET TITLE:**  
 ELEVATIONS

SHEET NUMBER:	REV.
A-3	A



SITE NAME: TANSY  
VERTICAL BRIDGE SITE NO. US-OR-5156  
VERIZON SITE NUMBER: 617353995  
NON-SITUS  
WARRENTON, OR 97146



PROJECT INFO:  
VERTICAL BRIDGE SITE NUMBER:  
US-OR-5156  
SITE NAME:  
TANSY  
NON-SITUS  
WARRENTON, OR 97146  
CLATSOP COUNTY

PLANS PREPARED BY:

 **TIBBOT ENGINEERING  
LLC.**

12725 SE MILLIKAN WAY, STE 300  
BEAVERTON, OR 97005  
503-345-2921

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SHEET TITLE:
TITLE SHEET

SHEET NUMBER:		REV.
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### LOCATION MAP



### DRIVING DIRECTIONS

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PROPERTY OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## SHEET INDEX

INC	DWG #	DESCRIPTION
X	T-1	TITLE SHEET
X	LS-1	SITE SURVEY
X	LS-2	SURVEY DETAIL
X	LS-3	SURVEY NOTE
X	A-1	OVERALL SITE
X	A-2	SITE PLAN
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PO BOX 100  
WARRENTON, OR 97146  
JOHN NYGAARD  
(503) 861-3305

**APPLICANT:**  
SMARTLINK GROUP  
10 CHURCH CIRCLE  
ANNAPOLIS, MD 2140  
CRAIG BRUNKENHOE  
CRAIG.BRUNKENHOE@SMARTLINKGROUP.COM  
(253) 347-7234

**SURVEYOR:**  
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**PROJECT ENGINEER:**  
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PAUL TIBBOT P.E.  
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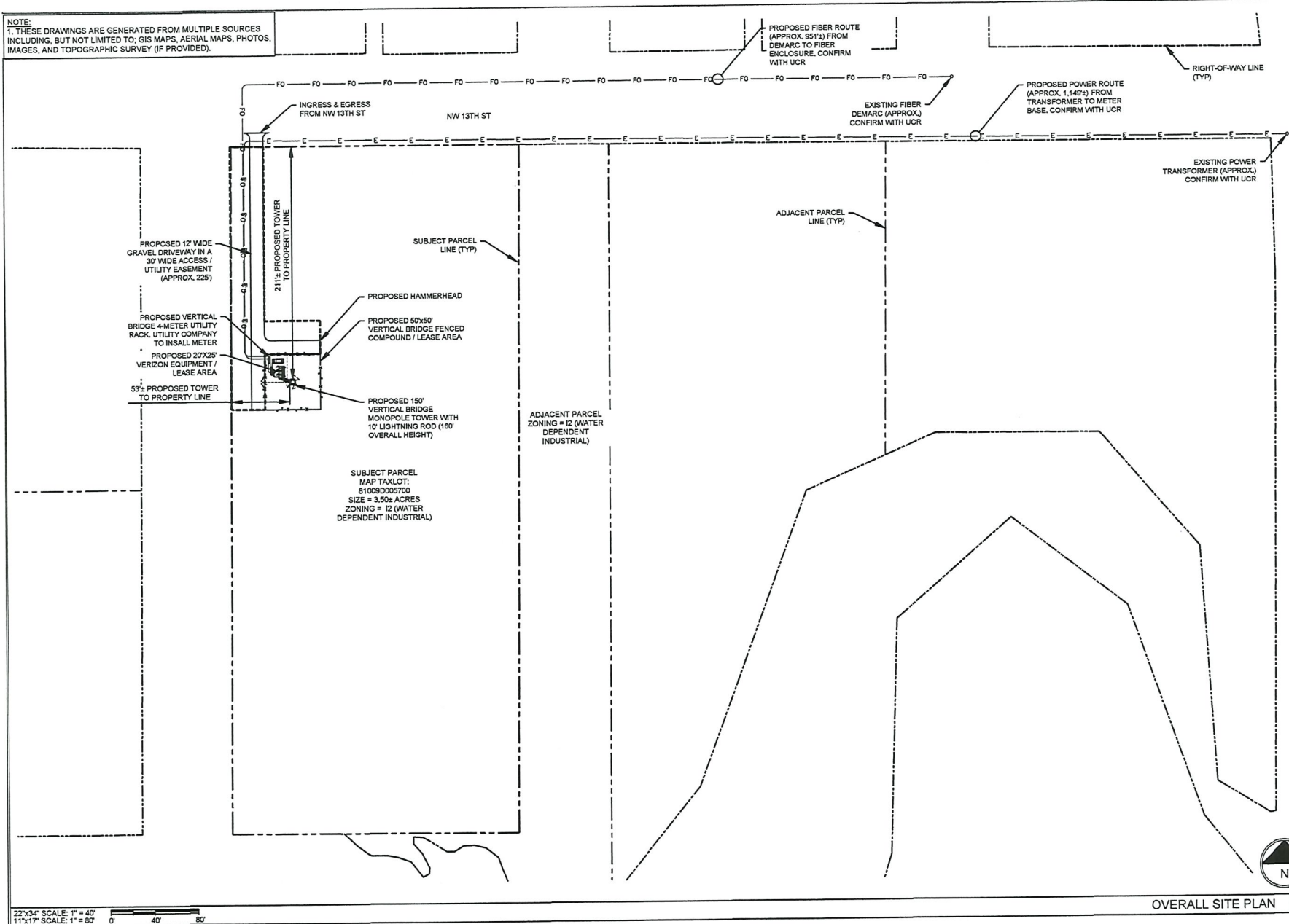
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TITLE SHEET

SHEET NUMBER:		REV.
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verticalbridge

verizon

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SITE NAME:  
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SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: **A-1** REV. **A**

OVERALL SITE PLAN 1







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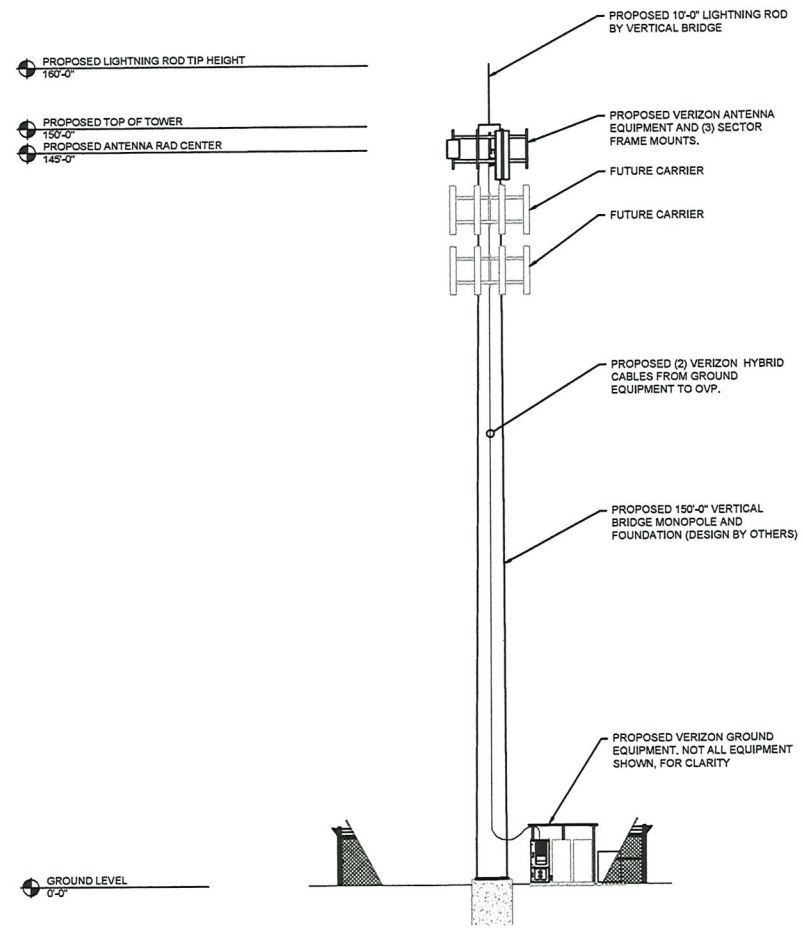
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SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER: REV.  
**A-3 A**



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