



**PROJECT NAME:** SPO MIDWICK

**PROJECT LOCATION:** 3321 WEST INDIAN TRAIL ROAD  
SPOKANE, WA 99208

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ZONING

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1	02/26/19	ISSUED FOR ZONING PERMIT
0	11/29/18	ISSUED FOR ZONING PERMIT

A	11/29/18	ISSUED FOR REVIEW
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No.	Date	Revision
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Client:



SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF (8) NEW PANEL ANTENNAS WITH A 60'–0" TIP HEIGHT, (8) RRU'S, (2) HYBRID CABLES AND (1) RAYCAP SPLITTER/SURGE SUPPRESSOR ON A PROPOSED ANTENNA MOUNT ON A PROPOSED 60' MONOPINE/SELF-SUPPORT TOWER. ALSO PROPOSED IS THE INSTALLATION OF (2) EQUIPMENT CABINETS WITHIN A 524 S.F. FENCED/LEASE AREA.

LIST OF DRAWINGS

SHEET	DESCRIPTION
T–1	COVER SHEET
T–2	GENERAL NOTES AND SYMBOLS
SV1	SITE SURVEY
A–1	OVERALL SITE PLAN
A–1.1	SITE PLAN
A–1.2	PROPOSED COMPOUND AND EQUIPMENT PLANS
A–2	PROPOSED ELEVATION

Implementation Team:

A&E Team:



Project Info:

SPO  
MIDWICK  
3321 WEST INDIAN TRAIL ROAD  
SPOKANE, WA 99208

Drawing Title:

COVER  
SHEET

Project Number: 1802544	Start Date: 11/05/18
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Drafter: CW	Designer: SV
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Project Manager: RKL	Professional of Record: RL
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Revision No: 1	Sheet No: T–1
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PROJECT INFORMATION

JURISDICTION: SPOKANE COUNTY  
ZONING CLASS: NR–35 (CITY OF SPOKANE)  
OCCUPANCY GROUP: UTILITY  
CONSTRUCTION TYPE: RAW LAND MONOPINE  
TAX PARCEL ID: 26264.1912  
PARCEL SIZE: 139392 SQ FT (3.2 ACRES)  
LATITUDE: 47.716856'  
LONGITUDE: –117.461153'  
GROUND ELEVATION: 2040.38' AMSL  
STRUCTURE HEIGHT: 60'–0" (TOP OF ANTENNAS)  
60'–0" (TOP OF MONOPINE)  
60'–0" (OVERALL MONOPINE HEIGHT)  
LEASE AREA: 524 S.F. (EQUIPMENT, H–FRAME)

LEGAL DESCRIPTION

SEE SITE SURVEY.

CONTACTS

**IMPLEMENTATION CONTACT:**  
GREG BAKER  
VERIZON WIRELESS PNW  
12730 E MIRABEAU PKWY, SUITE 500  
SPOKANE VALLEY, WA 99216

**APPLICANT CONTACT:**  
VERIZON WIRELESS  
3245 158TH AVE SE  
BELLEVUE, WA 98008

**A&E CONTACT:**  
SHAWN VAN GIESEN  
MORRISON HERSHFIELD CORP  
600 STEWART ST, SUITE 200  
SEATTLE, WA 98101  
PHONE: (206) 268–7370  
svangiesen@morrisonhershfield.com

**PROPERTY OWNER CONTACT:**  
MARATY BEZDIZEK  
3321 WEST INDIAN TRAIL ROAD  
SPOKANE, WA 99208  
PHONE: (509) 623–1000

**PERMIT CONTACT:**  
AMANDA HOFFMAN  
SMARTLINK, LLC  
621 SW ALDER STREET, SUITE 660  
PORTLAND, OR 97205  
PHONE: (503) 476–4883  
amanda.hoffman@smartlinkllc.com

**PROFESSIONAL OF RECORD:**  
ROBERT J LARA  
MORRISON HERSHFIELD CORP  
PHONE: (954) 577–4668  
rlara@morrisonhershfield.com

**SURVEYOR:**  
KOOTENAI COUNTY SURVEYORS  
18275 WEST QUAIL LANE  
POST FALLS, IDAHO 83854  
PHONE: (208) 773–3628

**ENGINEER OF RECORD:**  
G. LANCE COOKE  
MORRISON HERSHFIELD CORP  
PHONE: (503) 924–2515  
lcooke@morrisonhershfield.com

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:

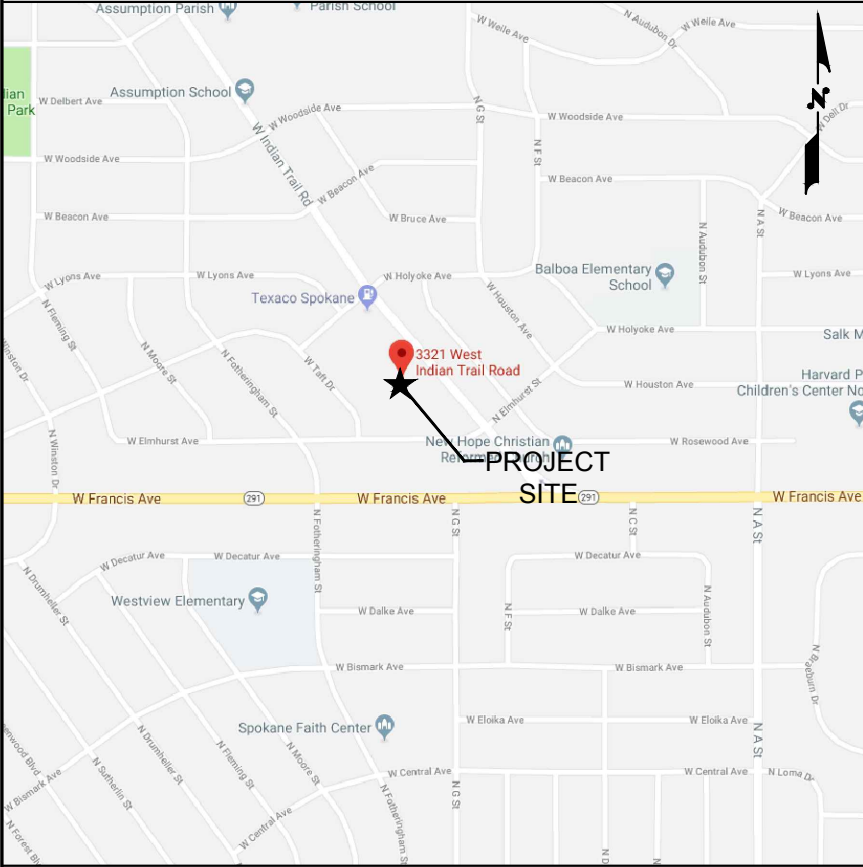
WASHINGTON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

2015 INTERNATIONAL BUILDING CODE (IBC)  
2015 INTERNATIONAL MECHANICAL CODE (IMC)  
2015 INTERNATIONAL FIRE CODE (IFC)  
2017 NATIONAL ELECTRIC CODE (NFPA 70)

APPROVALS

	SIGNATURE	DATE
REPRESENTATIVE		
SITE OWNER		
RF ENGINEER		

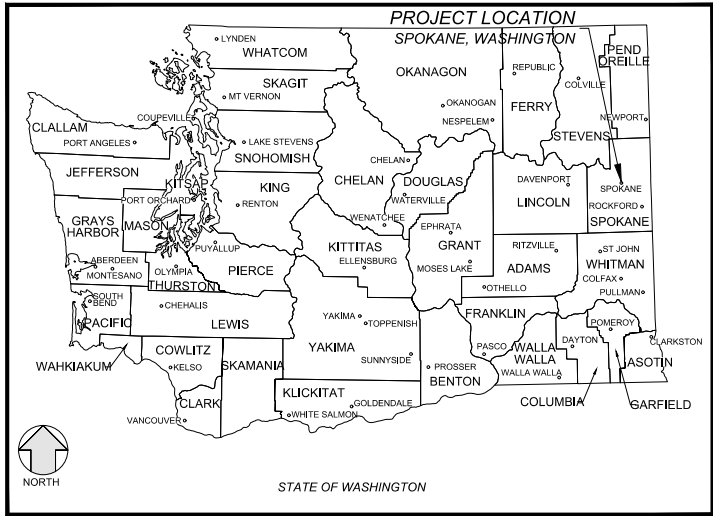
VICINITY MAP



DRIVING DIRECTIONS

- DEPART: SEA–TAC AIRPORT
- TAKE RAMP RIGHT FOR WA–518 EAST TOWARD SEATTLE / TACOMA
  - KEEP STRAIGHT ONTO I–405 N
  - AT EXIT 11, TAKE RAMP RIGHT FOR I–90 EAST TOWARD SPOKANE
  - AT EXIT 280, TAKE RAMP RIGHT FOR MAPLE ST TOWARD LINCOLN ST
  - KEEP STRAIGHT ONTO W 5TH AVE
  - TURN LEFT ONTO S WALNUT ST
  - KEEP LEFT ONTO MAPLE ST BRIDGE
  - KEEP STRAIGHT ONTO N MAPLE ST
  - TURN LEFT ONTO W NORTHWEST BLVD
  - TURN RIGHT ONTO N COCHRAN ST
- ROAD NAME CHANGES TO N DRISCOLL BLVD
  - BEAR RIGHT ONTO N A ST
  - AT ROUNDABOUT, TAKE 2ND EXIT
  - TURN LEFT ONTO WA–291 / W FRANCIS AVE
  - BEAR RIGHT ONTO W INDIAN TRAIL RD
  - ARRIVE: 3321 W INDIAN TRAIL RD, SPOKANE, WA 99208





VICINITY MAP  
1" = 200'

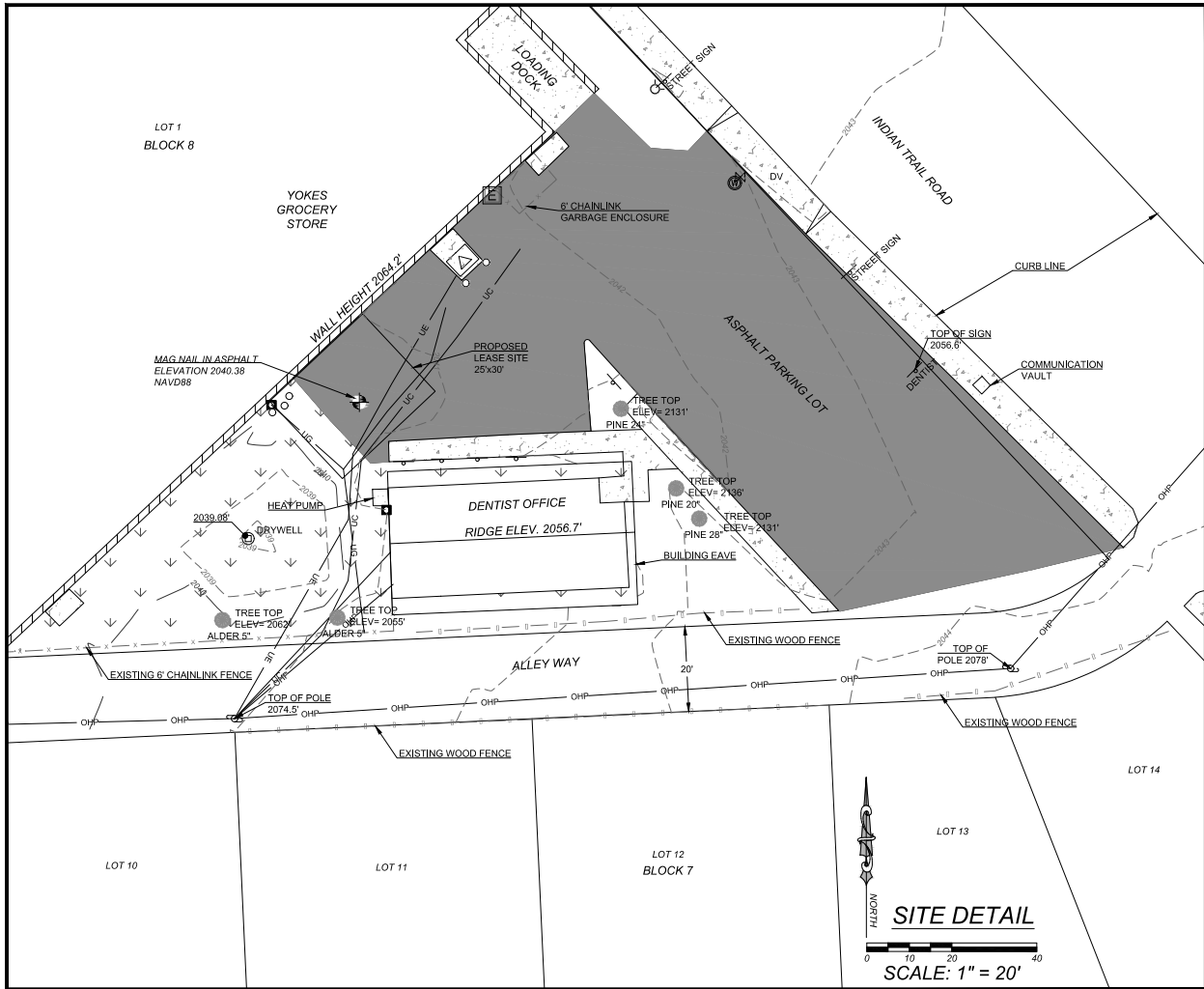
#### SITE INFORMATION

PARCEL NUMBER: 26264.1912  
SITE ADDRESS: 3321 WEST INDIAN TRAIL ROAD  
SPOKANE, WA 99208

SITE CONTACT: MARTY BEZDIZEK  
PHONE NUMBER: (509) 623-1000  
ZONING: NR-35 (CITY OF SPOKANE)  
TOTAL LOT AREA: 3.2 ACRES  
LEASE AREA: 750 SQUARE FEET

#### NOTES

- TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER SP17207.
- FIELD WORK CONDUCTED IN SEPTEMBER, 2018.
- BASIS OF BEARING IS WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE. LOCATION SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- FEMA DESIGNATION: ZONE 'X' (AREAS OF MINIMAL FLOODING) PANEL 529 OF 1150, FIRM MAP NUMBER 53063C0529D, EFFECTIVE DATE: JULY 5, 2010



#### LEGEND

- SITE BENCH MARK ELEVATION 2040.38' NAVD88 2+ HOUR OPUS SOLUTION
- BOLLARD
- POWER POLE
- SIGN
- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- TRANSFORMER
- ELECTRIC SERVICE
- DV DRIVE WAY
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINES
- UNDERGROUND GAS
- UNDERGROUND CENTURY LINK
- PHONE LINE
- ADJACENT LOT LINE
- PROPOSED LEASE

NOTE:  
ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NGVD88 DATUM.  
ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ±3 FEET OR ± 1% OF TOTAL HEIGHT, WHICH EVER IS GREATER.

#### TREE LEGEND

- DECIDUOUS TREE ALDER  
ALDER 12" TRUNK DIAMETER (INCHES)  
TYPE
- EVERGREEN PINE  
PINE 22"

NOTE:  
TREE DRIP LINES ARE NOT TO SCALE.  
TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 4" TO 5" ABOVE GROUND LEVEL.  
TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

#### BOUNDARY DISCLAIMER

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

#### REFERENCES

AMENDED PLAT OF PACIFIC HEIGHTS FIRST ADDITION VOLUME 5 OF PLATS, PAGE 81, RECORDS OF SPOKANE COUNTY, WASHINGTON.

#### LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT PROPOSED TOWER LOCATION: NAD 83  
LAT 47°43'00.88" N NAVD88  
LONG 117°27'40.15" W ELEV. = 2040.38

BENCH MARK IS 2+ HOUR OPUS CORRECTED OCCUPATION ON MAG NAIL IN ASPHALT ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91.003.

#### LOCATION

A PORTION OF LOT 1 BLOCK 8 OF THE AMENDED PLAT OF PACIFIC HEIGHTS FIRST ADDITION, FILED IN VOLUME 5 OF PLAT, PAGE 81, RECORDS OF SPOKANE COUNTY, WASHINGTON.



SOUTH HALF  
SECTION 26, T26N, R42E, W.M.  
KOOTENAI COUNTY SURVEYORS  
18275 WEST QUAIL LANE  
Post Falls, Idaho 83854  
(208) 773-3628

CHECKED BY: DES  
DRAFTED BY: WAL  
SCALE: 1" = 20'  
DATE: 10/01/2018  
JOB NO: KCS SPO MIDWICK

1

1

NOTE:  
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HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND  
JURISDICTIONAL GIS INFORMATION AND ARE APPROXIMATE.

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Client:



Implementation Team:

A&E Team:



Project Info:

SPO  
MIDWICK  
3321 WEST INDIAN TRAIL ROAD  
SPOKANE, WA 99208

Drawing Title:

OVERALL  
SITE PLAN

Project Number: 1802544	Start Date: 11/05/18
Drafter: CW	Designer: SV
Project Manager: RKL	Professional of Record: RL
Revision No:	Sheet No:

1

A—1

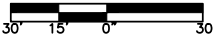


Know what's below.  
Call before you dig.

SITE PLAN

1

24"x36" SCALE: 1" = 30'-0"  
11"x17" SCALE: 1" = 60'-0"



TAX LOT:  
10

TAX LOT:  
11

TAX LOT:  
12  
BLOCK 7

TAX LOT:  
13

TAX LOT:  
14

INDIAN TRAIL ROAD

PROPERTY LINE (TYP)

TAX LOT:  
1  
BLOCK 8

PROPOSED VERIZON WIRELESS  
524 S.F. LEASE AREA  
  
PROPOSED VERIZON WIRELESS  
60' MONOPINE DESIGNED BY  
OTHERS (SEE MANUFACTURER  
DRAWINGS)

EXISTING YOKES  
GROCERY STORE

EXISTING CURB LINE

EXISTING UTILITY POLE  
(TYP)

EXISTING OVERHEAD  
POWER LINE (TYP.)

EXISTING SIDEWALK

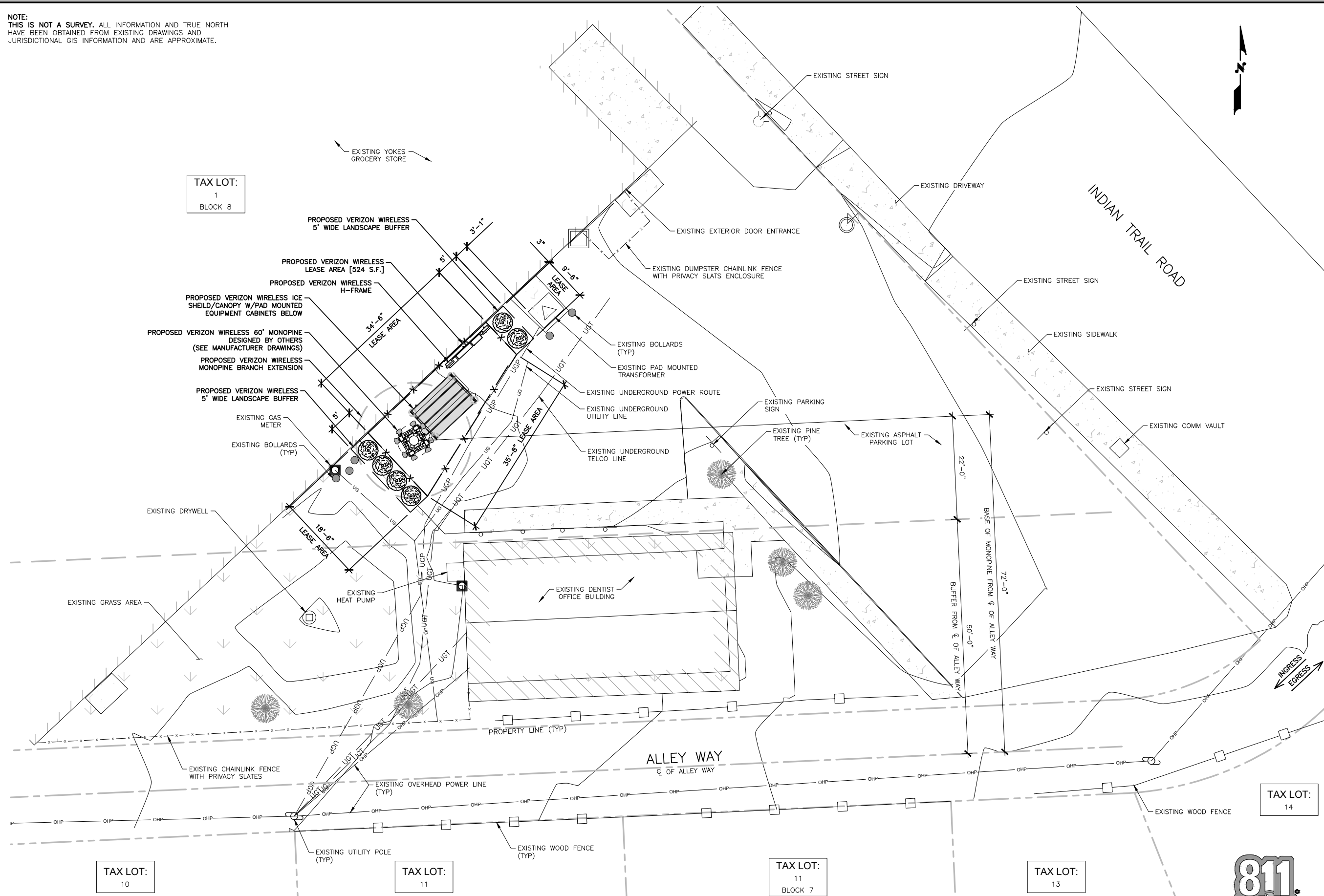
ALLEY WAY

FORESS  
INGRESS



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Know what's *below*.  
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24"x36" SCALE: 1" = 10'-0"  
11"x17" SCALE: 1" = 20'-0"

SITE PLAN "OPTION A"	1
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Client:	



Implementation Team:

A&amp;E Team:

**MORRISON HERSHFIELD**  
600 STEWART STREET, SUITE 200  
SEATTLE, WA 98101  
Tel: 206.268.7370  
[www.morrisonhershfield.com](http://www.morrisonhershfield.com)

Project Info:	
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SPO  
MIDWICK  
3321 WEST INDIAN TRAIL ROAD  
SPOKANE, WA 99208

Drawing Title:

# SITE PLAN

Project Number: 1802544	Start Date: 11/05/18
Drafter: CW	Designer: SV
Project Manager: RKL	Professional of Record: RL
Revision No:	Sheet No:

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A-1.1



- NOTES:
1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. ANTENNA MOUNT DESIGN BY MANUFACTURER.
  2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF MONOPINE AND ITS FOUNDATION BY TOWER MANUFACTURER.
  3. POLE DESIGN AND ENGINEERING BY POLE MANUFACTURER.
  4. PAINT ANTENNAS AND MOUNTS DARK GREEN TO MATCH BRANCH COLOR PRIOR TO INSTALLATION.
  5. TOWER PAINTING BY MANUFACTURER AND TOUCH UP POST INSTALLATION AS REQUIRED. PAINT LOWER 35' OF POLE DARK BROWN, PAINT PORTION ABOVE 35' DARK GREEN TO MATCH BRANCHES.
  6. MONOPINE TO HAVE A BRANCH DENSITY OF A MINIMUM OF THREE (3) BRANCHES PER LINEAL FOOT AND BRANCHES THAT PROTRUDE BEYOND THE ANTENNA ARRAY PANELS. PLACE "CAMOUFLAGE SOCKS" FOR THE PURPOSE OF OBSCURING VIEWS OF THE PROPOSED 6 PANEL ANTENNA ARRAY.
  7. MONOPINE TOWER SHALL BE DESIGNED TO BE CLIMBABLE.
  8. ANTENNA MOUNTS SHALL COMPLY WITH NSTD-445 STANDARDS AS REQUIRED BY VERIZON.

NOTE:  
REMOVE BOTTOM 15' OF CLIMBING  
PEGS FOR ANTI-CLIMB SAFETY

- NOTES:
1. PROPOSED ANTENNAS, HARDWARE & COAX TO BE PAINTED TO MATCH TOWER AS REQUIRED BY JURISDICTION

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ZONING

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Client:

**verizon**

Implementation Team:

A&E Team:

**MORRISON HERSHFELD**  
600 STEWART STREET, SUITE 200  
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Project Info:

**SPO  
MIDWICK**  
3321 WEST INDIAN TRAIL ROAD  
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Drawing Title:

**PROPOSED  
ELEVATION**

Project Number: 1802544	Start Date: 11/05/18
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Revision No:	Sheet No:

1

A-2

