

RECEIVED

FEB 28 2014

PLANNING & DEVELOPMENT SERVICES



AMERICAN TOWER CORPORATION

282269 / SPOKANE LINCOLN (SP4167 SOUTH BERNARD ST)

811 WEST 15TH AVE SPOKANE, WA 99203

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PACIFIC TELECOM SERVICES, LLC

REVISED FINAL ZONING DRAWINGS

02-27-14

PROJECT INFORMATION

PROJECT DESCRIPTION:

ATC PROPOSES TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW 60'-0" AGL MONOPINE AND A 28'-0" x 28'-0" FENCED COMPOUND WITHIN A 40'-0" x 40'-0" LEASE AREA.

AT&T PROPOSED AN 11'-5" x 20'-0" PRE-FABRICATED EQUIPMENT SHELTER (BY OTHERS) AND (1) 4-SECTOR ANTENNA ARRAY WITH (3) PANEL ANTENNAS PER SECTOR ON THE NEW ATC 60'-0" AGL MONOPINE WITHIN ATC FENCED COMPOUND.

APPLICANT:

AMERICAN TOWER CORPORATION NETWORK DEVELOPMENT PACIFIC NORTHWEST CONTACT: BRANDI SAVAGE PH: (425) 306-6965

PROPERTY OWNER:

CHARLES WINSTEAD III PO BOX 1108 BOLINAS, CA 94924

CODE INFORMATION:

ZONING CLASSIFICATION: RESIDENTIAL SINGLE FAMILY (RSF) BUILDING CODE: 2012 IBC CONSTRUCTION TYPE: IIB OCCUPANCY: S-2 JURISDICTION: CITY OF SPOKANE CURRENT USE: PRIVATE PROPERTY PROPOSED USE: TELECOMMUNICATIONS FACILITY

PROJECT MANAGER:

AMERICAN TOWER CORPORATION NETWORK DEVELOPMENT PACIFIC NORTHWEST CONTACT: BRANDI SAVAGE PH: (425) 306-6965 MOBILE

SITE ACQUISITION:

WESTERN LAND CONSULTING 2607 S SOUTHEAST BLVD, #B214 SPOKANE, WA 99223 CONTACT: DEREK BUDIG PH: (509) 939-6202

TELCO COMPANY:

CENTURY LINK PH: (800) 777-9594

POWER COMPANY:

AVISTA UTILITIES PH: (800) 227-9187

ZONING:

WESTERN LAND CONSULTING 2607 S SOUTHEAST BLVD, #B214 SPOKANE, WA 99223 CONTACT: DEREK BUDIG PH: (509) 939-6202

SITE LOCATION: (BASED ON NAD 83):

LATITUDE: 47° 38' 28.55" N LONGITUDE: 117° 25' 25.01" W TOP OF STRUCTURE AGL: 60'-0" BASE OF STRUCTURE AMSL: 2163.7'±

CONSTRUCTION MANAGER:

AMERICAN TOWER CORPORATION NETWORK DEVELOPMENT PACIFIC NORTHWEST CONTACT: ALAN STUMPP PH: (509) 370-0103

PROPERTY ID NUMBER(S):

35302.1207

AT&T CONSTRUCTION MANAGER:

MIKE GRACE PH: (360) 420-9031

GENERAL INFORMATION:

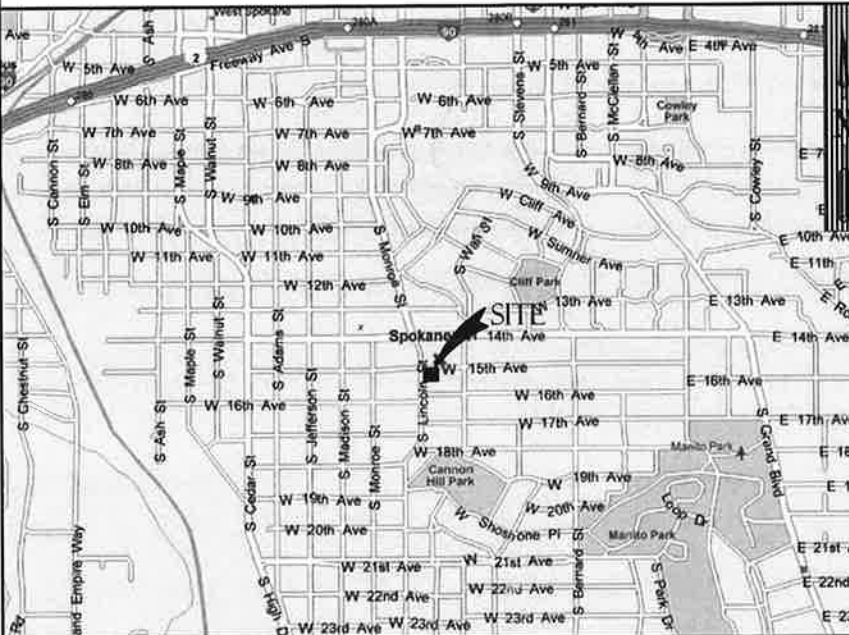
- 1. PARKING REQUIREMENTS ARE UNCHANGED. 2. TRAFFIC IS UNAFFECTED. 3. SIGNAGE IS PROPOSED.

PROJECT TEAM

PROJECT ARCHITECT

THOMAS R. HOLLAND, AIA PACIFIC TELECOM SERVICES, LLC 506 2ND AVE, 210 SEATTLE, WA 98104 CONTACT: PAUL DANNEBERG PH: (206) 464-4413 EMAIL: PDANNEBERG@PTSWA.COM

VICINITY MAP



DRIVING DIRECTIONS

FROM SPOKANE INTERNATIONAL AIRPORT:

- 1. HEAD NORTH ON W AIRPORT DR 2.2 MI 1.0 MI 2. TAKE THE RAMP ONTO US-2 E 3. KEEP LEFT AT FORK, FOLLOW SIGNS FOR INTERSTATE 90 E/SPOKANE/US 2 AND MERGE ONTO I-90 E/US-2 E ONTOWA-518 E 2.5 MI 0.2 MI 0.4 MI 0.7 MI 4. TAKE EXIT 280 TOWARD LINCOLN ST 390 FT 118 FT 5. CONTINUE STRAIGHT 6. TURN RIGHT ONTO S MONROE ST 7. CONTINUE ONTO S LINCOLN ST 8. TURN LEFT ONTO W 15TH AVE DESTINATION WILL BE ON THE RIGHT

Table with columns: APPROVAL, DATE, SIGNATURE, APPROVAL, DATE, SIGNATURE. Includes rows for RF ENGINEER, RF MANAGER, OPPTS MANAGER, CONSTR MANAGER, NSB MANAGER, TRANSPORT, EQUIP ENGINEER, COMPLIANCE, and LANDLORD, SITE ACQUISITION, ZONING AGENT, PROJECT MANAGER, CONSTR MANAGER.

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

DRAWING INDEX

Table with columns: SHEET, DESCRIPTION. Lists sheets T-1, SV1, SV2, A-1, A-2, A-3 and their descriptions.

LEGAL DESCRIPTION

LOTS THROUGH 7, INCLUSIVE, BLOCK 1, WALL AND ROBB'S SUBDIVISION OF PORTIONS OF ASSESSOR'S PLAT NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 8, RECORDS OF SPOKANE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

ABBREVIATIONS

Table of abbreviations and their meanings, including A/C, AGL, APPROX, BLDG, BLK, CLG, CLR, COAX, CONC, CONST, CONT, DBL, DIA, DIAG, DN, DET, DWG, EA, ELEV, ELEC, EQ, EQUIP, EXT, FIN, FLUOR, FLR, FT, FRP, GA, GALV, etc.

282269 / SPOKANE LINCOLN (SP4167 SOUTH BERNARD ST) 811 WEST 15TH AVE SPOKANE, WA 99203

REVISIONS

Table with columns: NO., DATE, DESCRIPTION, INITIAL. Lists revision history.

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE TITLE SHEET

SHEET NUMBER

T-1

LEGAL DESCRIPTION

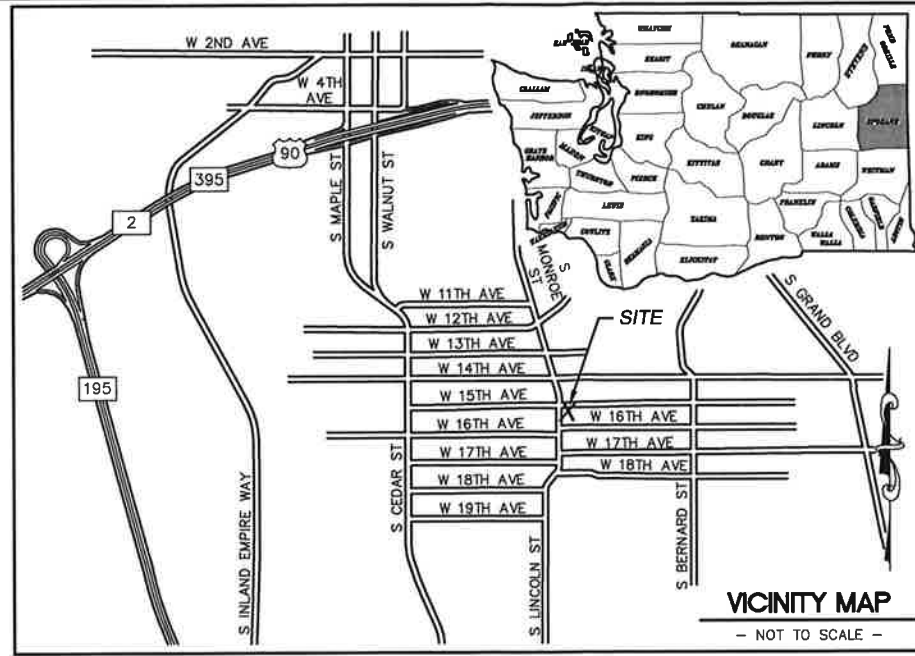
LOTS 2 THROUGH 7, INCLUSIVE, BLOCK 1, WALL AND ROBB'S SUBDIVISION OF PORTIONS OF ASSESSOR'S PLAT NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 8, RECORDS OF SPOKANE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

EASEMENTS CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

- EASEMENT FOR DISTRIBUTION LINE PER DOCUMENT RECORDED IN VOLUME 550 BOOK 489 SPOKANE COUNTY, WASHINGTON. ELECTRIC TRANSMISSION LINE OVER LOTS 2 THROUGH 14 AS CONSTRUCTED NOT SHOWN.
- EASEMENT FOR SEWER LINES PER DOCUMENT RECORDED IN VOLUME 554 BOOK 468 SPOKANE COUNTY, WASHINGTON, LOCATED ON LOT 7, NO LOCATION OR WIDTH GIVEN, SHOWN FROM PLAT.
- EASEMENT FOR DRIVEWAY PER DOCUMENT RECORDED IN VOLUME 729 BOOK 518 SPOKANE COUNTY, WASHINGTON. LOCATED ON LOTS 2 AND 3 SHOWN.
- EASEMENT FOR DISTRIBUTION LINE PER DOCUMENT RECORDING NO. 15240C SPOKANE COUNTY, WASHINGTON. EASEMENT FOR POLE AND LINES ON LOT 7, NO LOCATION AND WIDTH GIVEN, POLE AND LINES LOCATED THIS SURVEY.
- EASEMENT FOR DISTRIBUTION LINE PER DOCUMENT RECORDING NO. 51005C SPOKANE COUNTY, WASHINGTON. EASEMENT FOR POLE IN THE SOUTHEAST CORNER OF LOT 5, NO LOCATION GIVEN IN DOCUMENT, NOT SHOWN.
- EASEMENT FOR DISTRIBUTION LINE PER DOCUMENT RECORDING NO. 51006C SPOKANE COUNTY, WASHINGTON. EASEMENT FOR POLE IN THE SOUTHWEST CORNER OF LOT 4, NO LOCATION GIVEN IN DOCUMENT, NOT SHOWN.
- ITEMS DISCLOSED FROM PLAT, SEWER EASEMENT SHOWN.
- COVENANTS, CONDITIONS, AND RESTRICTIONS PER DOCUMENT RECORDED IN VOLUME 24 OF MISCELLANEOUS RECORDS, PAGE 9, DRIVEWAY EASEMENT SHOWN.



LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT PROPOSED TOWER LOCATION:
 NAD 83
 LAT - 47°38'28.55" N NAVD 88
 LONG - 117°25'25.01" W ELEV.= 2,163.7 FEET

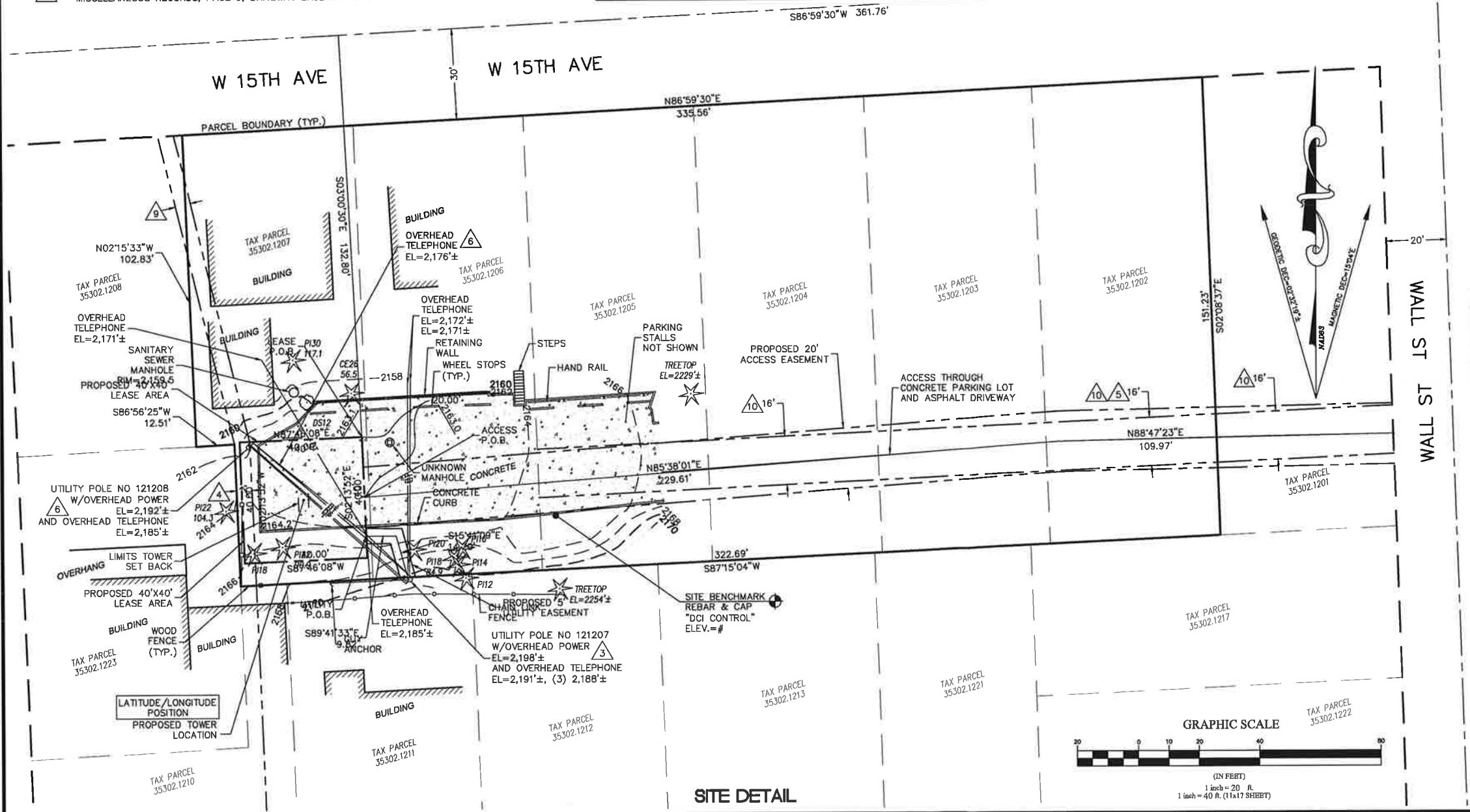


BENCHMARK IS "SPN6"
 NGS GPS CORS STATION.
 ELEV = 2,425.5'

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

NOTES

- 1) TITLE INFORMATION PER TITLE COMMITMENT NO. NXWA-0129855 PROVIDED BY NEXTITLE DATED JANUARY 2014.
- 2) FIELD WORK CONDUCTED IN NOVEMBER, 2013.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE 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) FEMA DESIGNATION: ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PANEL 543 OF 1150, FIRM MAP NUMBER 53063C0543D, EFFECTIVE DATE JULY 6, 2010.



LEGEND

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

NOTES:

- 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 ± 3 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- AL=ALDER
- MP=MAPLE
- DS=DECIDUOUS
- MA=MADRONA
- OK=OAK
- CH=CHERRY
- 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 35302.1207
 SITE ADDRESS 811 WEST 15TH AVE SPOKANE, WA 99203
 SITE CONTACT CHARLES WINSTED
 PHONE NUMBER (509) 276-2175
 ZONING RESIDENTIAL SINGLE FAMILY (CITY OF SPOKANE)
 TOTAL LOT AREA 49876± S.F.(1.15 AC)
 PROJECT AREA 1600 S.F.

SURVEY REFERENCE

- 1) PLAT OF WALL & ROBB'S SUBDIVISION, RECORD NO 3100926, RECORDS OF SPOKANE COUNTY.
- 2) L'AUBERGE CONDOMINIUM, RECORDED IN BOOK 10, PAGE 58-60, RECORDS OF SPOKANE 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

Your world. Delivered.

PACIFIC TELECOM SERVICES, LLC
 502 Second Avenue S., Suite 210
 Seattle, WA 98104
 Phone: (206) 342-9000 Fax: (206) 903-8513

DUNCANSON Company, Inc.
 145 SW 155th Street, Suite 102
 Seattle, Washington 98166
 Phone 206.244.4141
 Fax 206.244.4453

SITE SP4167
SPOKANE LINCOLN
 811 WEST 15TH AVE
 SPOKANE, WA 99203
 SPOKANE 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.

COPYRIGHT DUNCANSON COMPANY, INC.

FLD. CREW:	JW
FLD. BOOK:	309/23
DRAWN BY:	JGC
JOB #:	01792.1223
DATE:	12/10/13

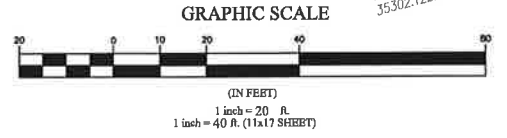
REVISIONS

DATE	DESCRIPTION	BY
2/17/14	ADD TITLE INFORMATION	KJW



SHEET TITLE
 EXISTING SITE SURVEY
 SEC 30, TWP 25 N, RNG 43 E, WM

SHEET NUMBER
SV1



SITE DETAIL

LEASE DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 7, INCLUSIVE, BLOCK 1, WALL AND ROBB'S SUBDIVISION OF PORTIONS OF ASSESSOR'S PLAT NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 8, RECORDS OF SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WEST 15TH AVENUE AND WALL STREET;
 THENCE ALONG THE CENTERLINE OF SAID WEST 15TH AVENUE SOUTH 86°59'30" WEST 361.76 FEET;
 THENCE SOUTH 03°00'30" EAST 132.80 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 02°13'52" EAST 40.00 FEET;
 THENCE SOUTH 87°46'08" WEST 40.00 FEET;
 THENCE NORTH 02°13'52" WEST 40.00 FEET;
 THENCE NORTH 87°46'08" EAST 40.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,600 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT DESCRIPTION

A TRACT OF LAND LOCATED IN LOTS 2 THROUGH 7, INCLUSIVE, BLOCK 1, WALL AND ROBB'S SUBDIVISION OF PORTIONS OF ASSESSOR'S PLAT NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 8, RECORDS OF SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 5 FOOT WIDE STRIP OF LAND LYING 2.5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE INTERSECTION OF WEST 15TH AVENUE AND WALL STREET;
 THENCE ALONG THE CENTERLINE OF SAID WEST 15TH AVENUE SOUTH 86°59'30" WEST 361.76 FEET;
 THENCE SOUTH 03°00'30" EAST 132.80 FEET;
 THENCE SOUTH 02°13'52" EAST 32.79 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89°41'33" EAST 9.82 FEET;
 THENCE SOUTH 15°41'09" EAST 14.20 FEET TO THE SOUTH LINE OF ABOVE DESCRIBED LOTS AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION;

SIDELINES TO BE LENGTHENED AND SHORTENED TO CONNECT WITH EACH OTHER AND TO TERMINATE AT THE EAST LINE OF THE LEASE AREA BEING SERVED BY THIS EASEMENT AND THE SOUTH LINE OF SAID LOTS 2 THROUGH 7.

ACCESS EASEMENT DESCRIPTION

A TRACT OF LAND LOCATED IN LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 1, WALL AND ROBB'S SUBDIVISION OF PORTIONS OF ASSESSOR'S PLAT NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 8, RECORDS OF SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

SAID TRACT BEING A 20 FOOT WIDE STRIP OF LAND LYING 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE INTERSECTION OF WEST 15TH AVENUE AND WALL STREET;
 THENCE ALONG THE CENTERLINE OF SAID WEST 15TH AVENUE SOUTH 86°59'30" WEST 361.76 FEET;
 THENCE SOUTH 03°00'30" EAST 132.80 FEET;
 THENCE SOUTH 02°13'52" EAST 20.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 85°38'01" EAST 229.61 FEET;
 THENCE NORTH 88°47'23" EAST 109.97 FEET TO THE WEST MARGIN OF WALL STREET AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION;

SIDELINES TO BE LENGTHENED AND SHORTENED TO CONNECT WITH EACH OTHER AND TO TERMINATE AT THE EAST LINE OF THE LEASE AREA BEING SERVED BY THIS EASEMENT AND THE WEST MARGIN OF WALL STREET.

NOTES

- 1) TITLE INFORMATION PER TITLE COMMITMENT NO. NXWA-0129855 PROVIDED BY NEXTITLE DATED JANUARY 2014.
- 2) FIELD WORK CONDUCTED IN NOVEMBER, 2013.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE 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) FEMA DESIGNATION: ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PANEL 543 OF 1150, FIRM MAP NUMBER 53063C05430, EFFECTIVE DATE JULY 6, 2010.

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
- W BURIED WATER LINE
- SS BURIED SANITARY SEWER
- SD BURIED STORM DRAIN
- - - DITCH LINE/FLOW LINE
- ~ ~ ~ ROCK RETAINING WALL
- ~ ~ ~ VEGETATION LINE
- o o o CHAIN LINK FENCE
- o o o WOOD FENCE
- x x x HAND RAIL
- △ TRANSFORMER
- ⊗ LIGHT STANDARD
- POWER VAULT
- ⊠ UTILITY BOX
- ⊡ UTILITY POLE
- ← POLE GUY WIRE
- ⊞ GAS VALVE
- ⊞ GAS METER
- ⊞ TELEPHONE VAULT
- ⊞ TELEPHONE RISER
- ⊙ FIRE HYDRANT
- ⊞ GATE VALVE
- ⊞ WATER METER
- ⊞ FIRE STAND PIPE
- ⊞ CATCH BASIN, TYPE I
- ⊞ CATCH BASIN, TYPE II
- ⊞ SIGN
- ⊞ BOLLARD
- ⊞ MAIL BOX
- 234.21 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 ± 3 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 35302.1207
 SITE ADDRESS 811 WEST 15TH AVE SPOKANE, WA 99203
 SITE CONTACT CHARLES WINSTED
 PHONE NUMBER (509) 276-2175
 ZONING RESIDENTIAL SINGLE FAMILY (CITY OF SPOKANE)
 TOTAL LOT AREA 49876± S.F.(1.15 AC)
 PROJECT AREA 1600 S.F.

SURVEY REFERENCE

- 1) PLAT OF WALL & ROBB'S SUBDIVISION, RECORD NO 3100926, RECORDS OF SPOKANE COUNTY.
- 2) L'AUBERGE CONDOMINIUM, RECORDED IN BOOK 10, PAGE 58-60, RECORDS OF SPOKANE COUNTY.

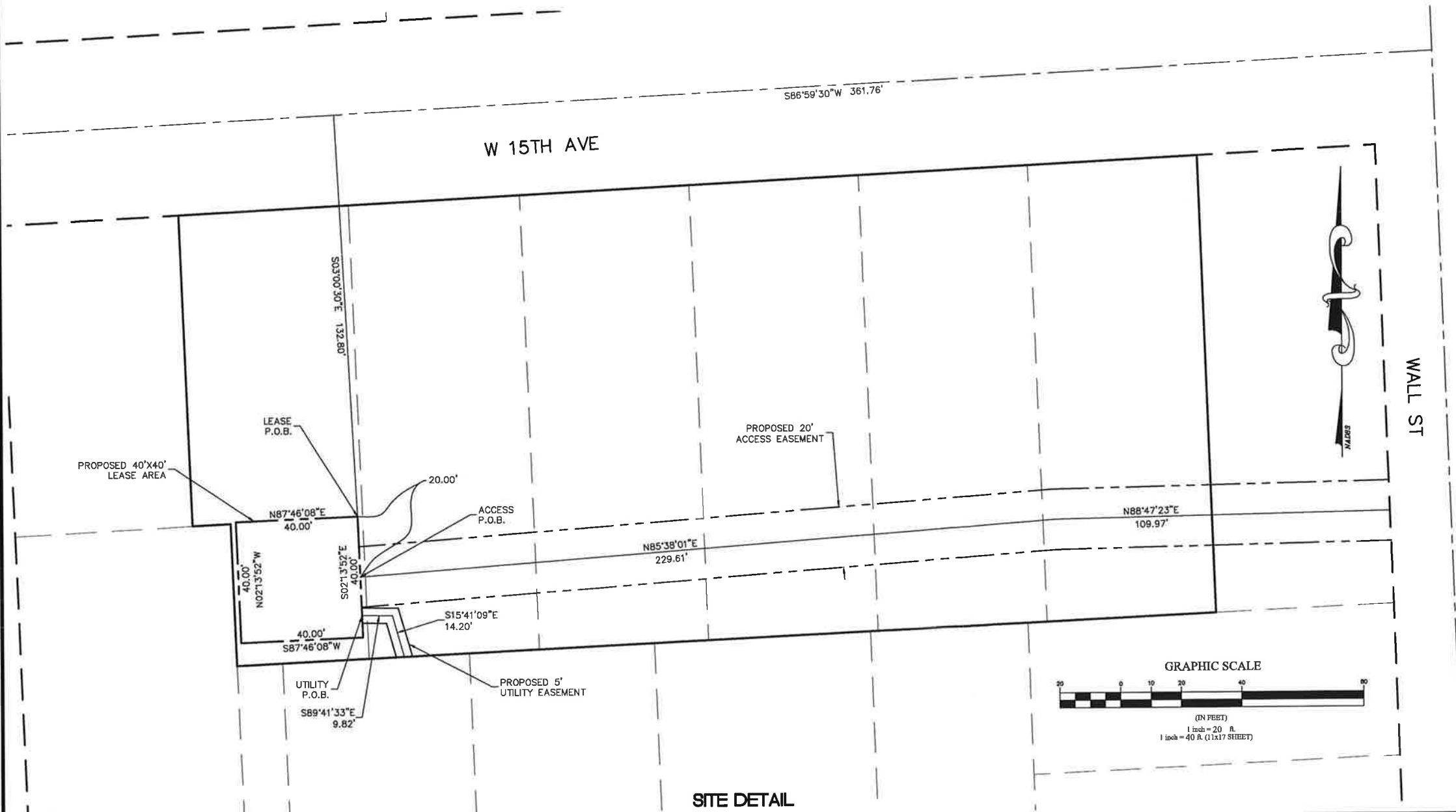
BOUNDARY DISCLAIMER

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 DETAIL

at&t
Your world. Delivered.

PTS
PACIFIC TELECOM SERVICES, LLC
502 Second Avenue S., Suite 210
Seattle, WA 98104
Phone: (206) 342-9000 Fax: (206) 903-0513

DUNCANSON
Company, Inc.
145 SW 15th Street, Suite 102
Seattle, Washington 98106
Phone 206.244.4141
Fax 206.244.4455

SITE SP4167
SPOKANE LINCOLN
 811 WEST 15TH AVE
 SPOKANE, WA 99203
 SPOKANE 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.
 ©2013 DUNCANSON COMPANY, INC.

FLD. CROW:	JW
FLD. BOOK:	309/23
DRAWN BY:	JGC
JOB #:	01792.1223
DATE:	12/10/13

REVISIONS

DATE	DESCRIPTION	BY
2/17/14	ADD TITLE INFORMATION	KJW



SHEET TITLE
 EXISTING SITE SURVEY
 SEC 30, TWP 25 N, RNG 43 E, WM

SHEET NUMBER
SV2

**282269 / SPOKANE LINCOLN
(SP4167 SOUTH BERNARD ST)**

811 WEST 15TH AVE
SPOKANE, WA 99203

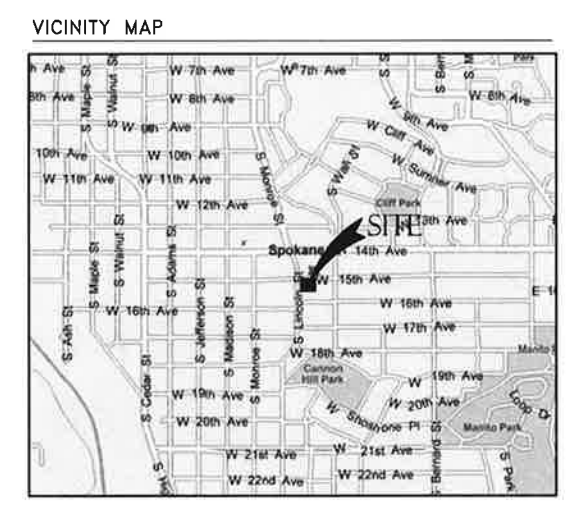
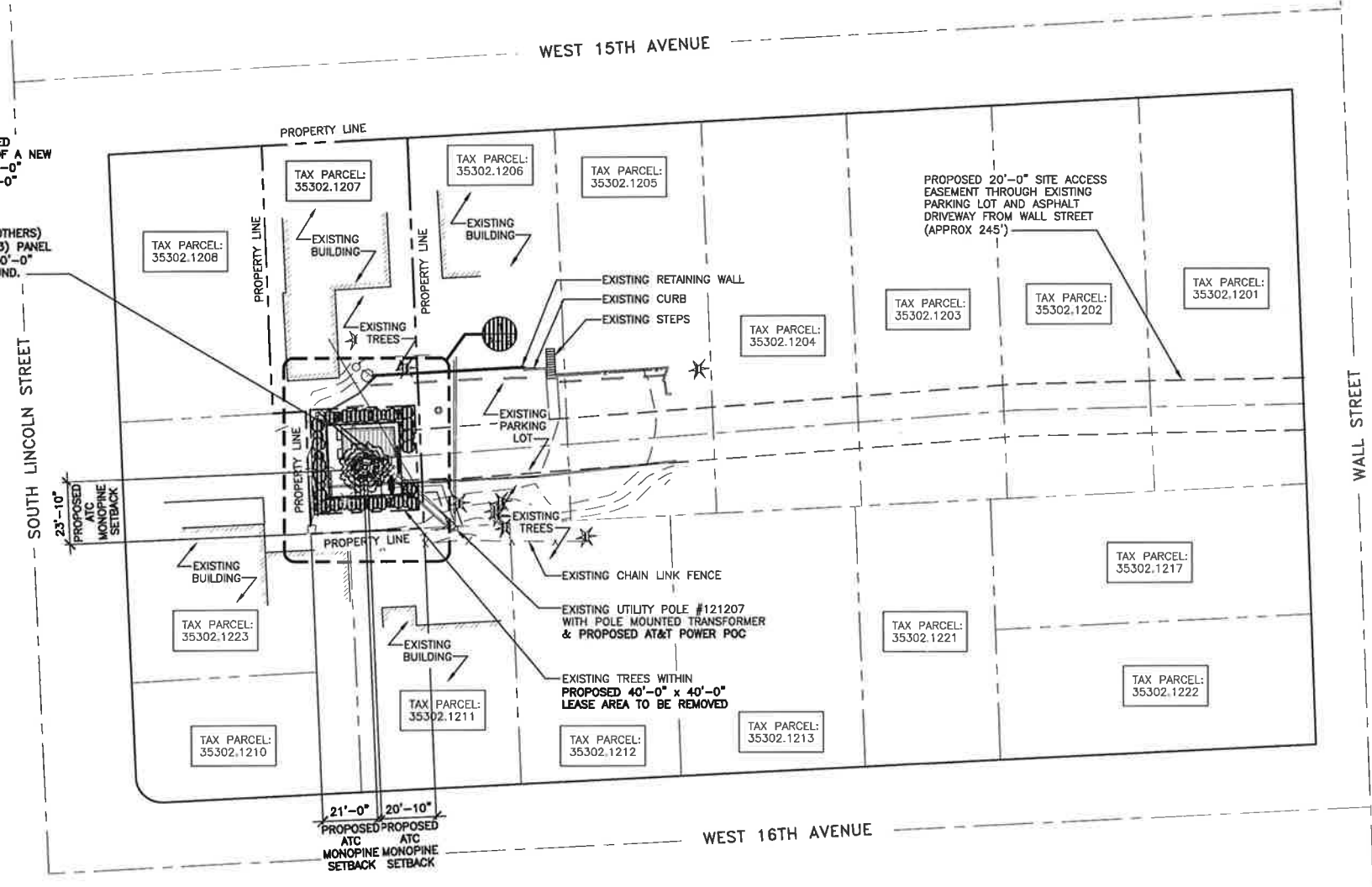
LEGEND

---	SUBJECT BOUNDARY LINE
- - - -	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
- - - -	ADJACENT BOUNDARY LINE
---	SECTIONAL BREAKDOWN LINE
COAX	COAXIAL CABLE LINE
FIBER	FIBER OPTIC LINE
OHP	OVERHEAD POWER LINE
UGP	BURIED POWER LINE
GAS	BURIED GAS LINE
OHT	OVERHEAD TELEPHONE LINE
UGT	BURIED TELEPHONE LINE
W	BURIED WATER LINE
SS	BURIED SANITARY SEWER
SD	BURIED STORM DRAIN
---	DITCH LINE/FLOW LINE
---	ROCK RETAINING WALL
---	VEGETATION LINE
X-X-X-X-X	CHAIN LINK FENCE
□-□-□-□	WOOD FENCE
-X-X-X-X-X-	BARBED WIRE/WIRE FENCE

△	TRANSFORMER	○	FIRE HYDRANT
⊗	LIGHT STANDARD	⊗	GATE VALVE
□	POWER VAULT	⊗	WATER METER
⊗	UTILITY BOX	○	FIRE STAND PIPE
⊗	UTILITY POLE	□	CATCH BASIN, TYPE I
←	POLE GUY WIRE	□	CATCH BASIN, TYPE II
⊗	GAS VALVE	△	SIGN
⊗	GAS METER	○	BOLLARD
⊗	TELEPHONE VAULT	□	MAIL BOX
⊗	TELEPHONE-RISER	234.21	SPOT ELEVATION

ATC PROPOSES TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW 60'-0" AGL MONOPINE AND A 28'-0" x 28'-0" FENCED COMPOUND WITHIN A 40'-0" x 40'-0" LEASE AREA.

AT&T PROPOSED AN 11'-5" x 20'-0" PRE-FABRICATED EQUIPMENT SHELTER (BY OTHERS) AND (1) 4-SECTOR ANTENNA ARRAY WITH (3) PANEL ANTENNAS PER SECTOR ON THE NEW ATC 60'-0" AGL MONOPINE WITHIN ATC FENCED COMPOUND.



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



SITE PLAN | 1

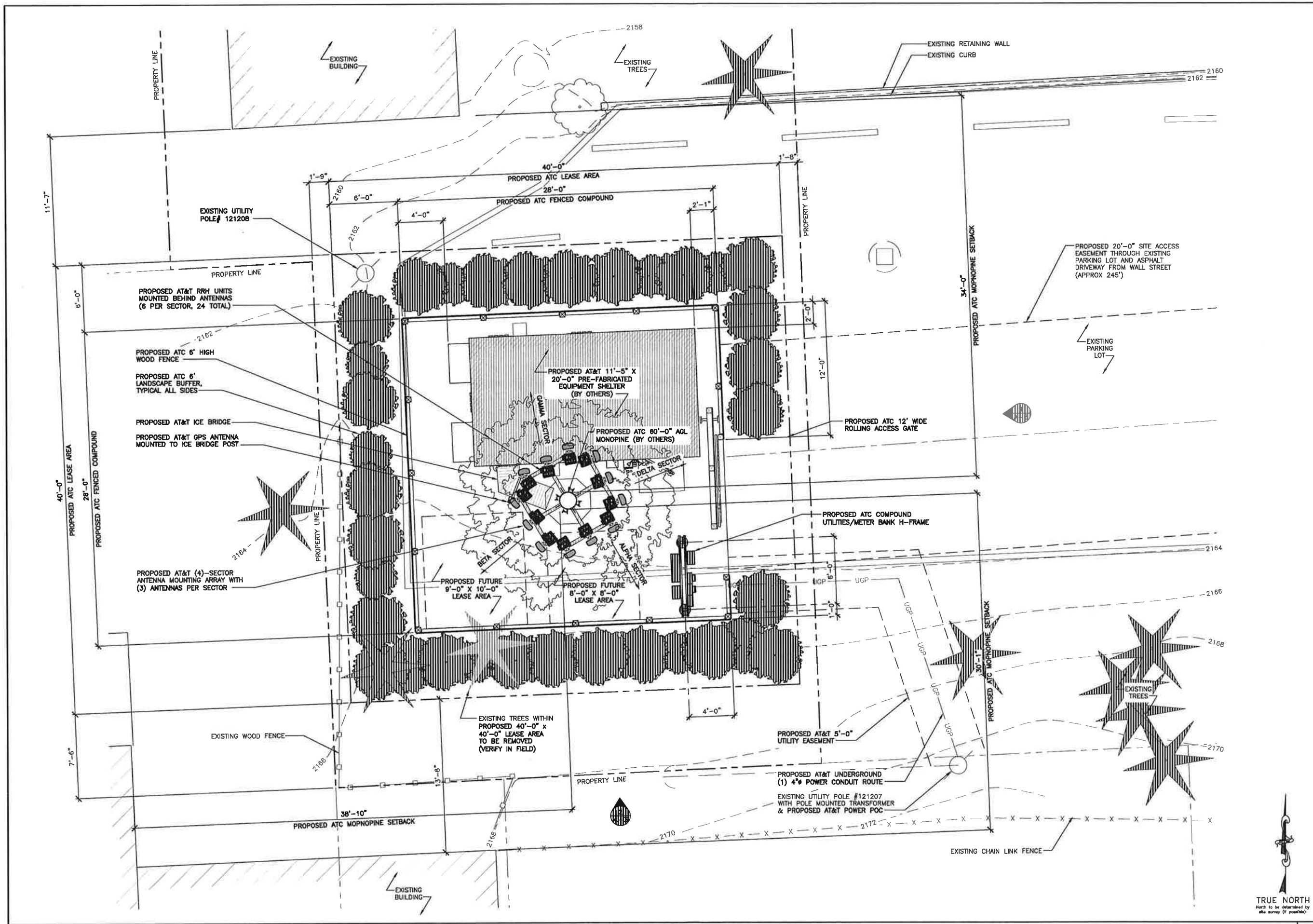
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	12/24/13	ISSUED FOR PZD REVIEW	SS
0	01/15/14	ISSUED FOR FZD REVIEW	SS
1	02/05/14	REVISED FINAL ZONING DOCUMENTS	PHD
2	02/13/14	REVISED FINAL ZONING DOCUMENTS	GAP
3	02/24/14	REVISED FINAL ZONING DOCUMENTS	PHD
4	02/27/14	REVISED FINAL ZONING DOCUMENTS	PHD

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



24"x36" SCALE: 1" = 10'-0"
 11"x17" SCALE: 1" = 20'-0"

ENLARGED SITE PLAN 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

AMERICAN TOWER CORPORATION

at&t mobility

PTS
 PACIFIC TELECOM SERVICES, LLC

282269 / SPOKANE LINCOLN
 (SP4167 SOUTH BERNARD ST)

811 WEST 15TH AVE
 SPOKANE, WA 99203

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	12/24/13	ISSUED FOR P2D REVIEW	SS
0	01/15/14	ISSUED FOR F2D REVIEW	SS
1	02/05/14	REVISED FINAL ZONING DOCUMENTS	PHD
2	02/13/14	REVISED FINAL ZONING DOCUMENTS	GAP
3	02/24/14	REVISED FINAL ZONING DOCUMENTS	PHD
4	02/27/14	REVISED FINAL ZONING DOCUMENTS	PHD

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
 ENLARGED SITE PLAN

SHEET NUMBER
A-2

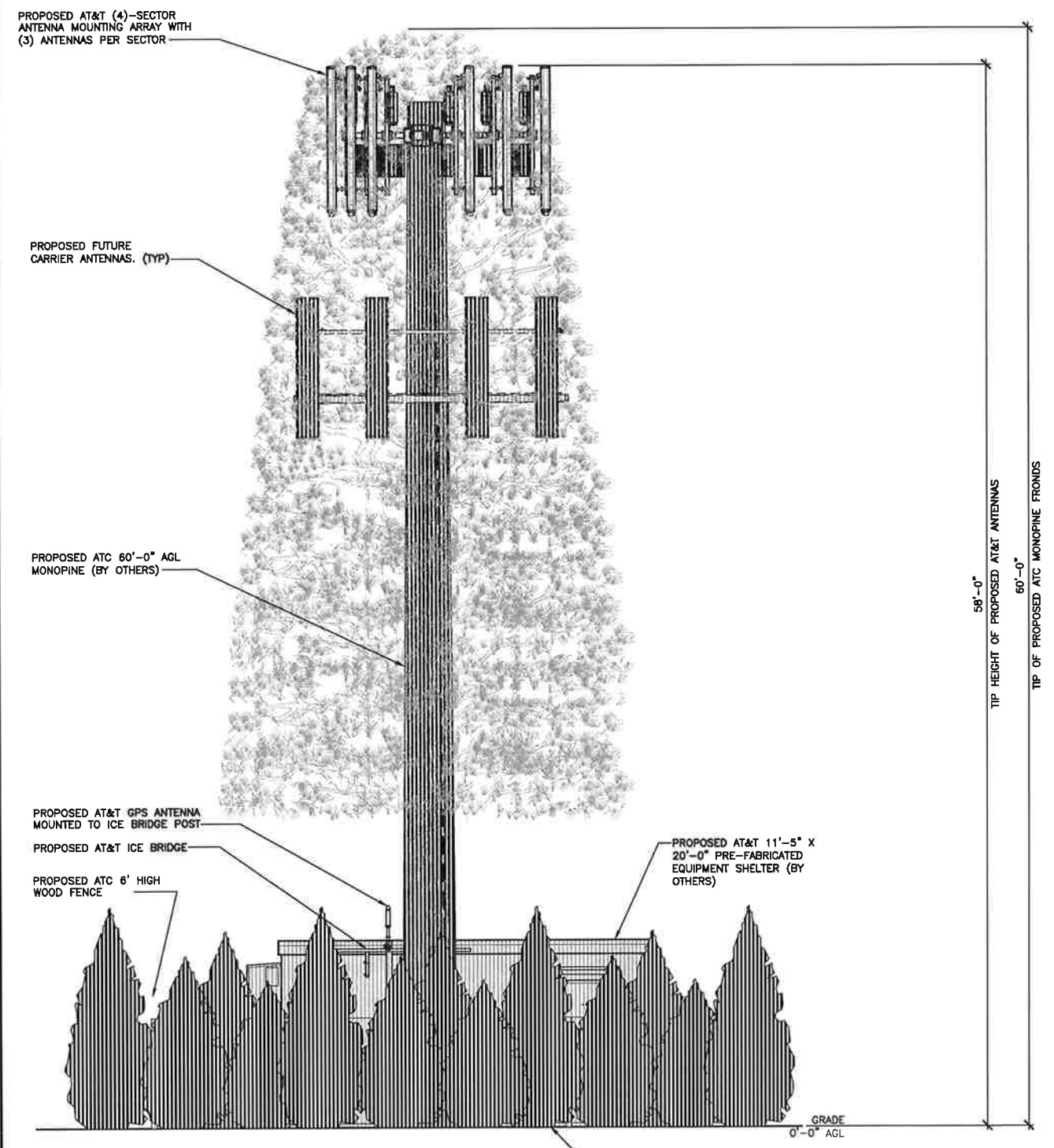
**282269 / SPOKANE LINCOLN
(SP4167 SOUTH BERNARD ST)**
811 WEST 15TH AVE
SPOKANE, WA 99203

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	12/24/13	ISSUED FOR PZD REVIEW	SS
0	01/15/14	ISSUED FOR FZD REVIEW	SS
1	02/05/14	REVISED FINAL ZONING DOCUMENTS	PHD
2	02/13/14	REVISED FINAL ZONING DOCUMENTS	GAP
3	02/24/14	REVISED FINAL ZONING DOCUMENTS	PHD
4	02/27/14	REVISED FINAL ZONING DOCUMENTS	PHD

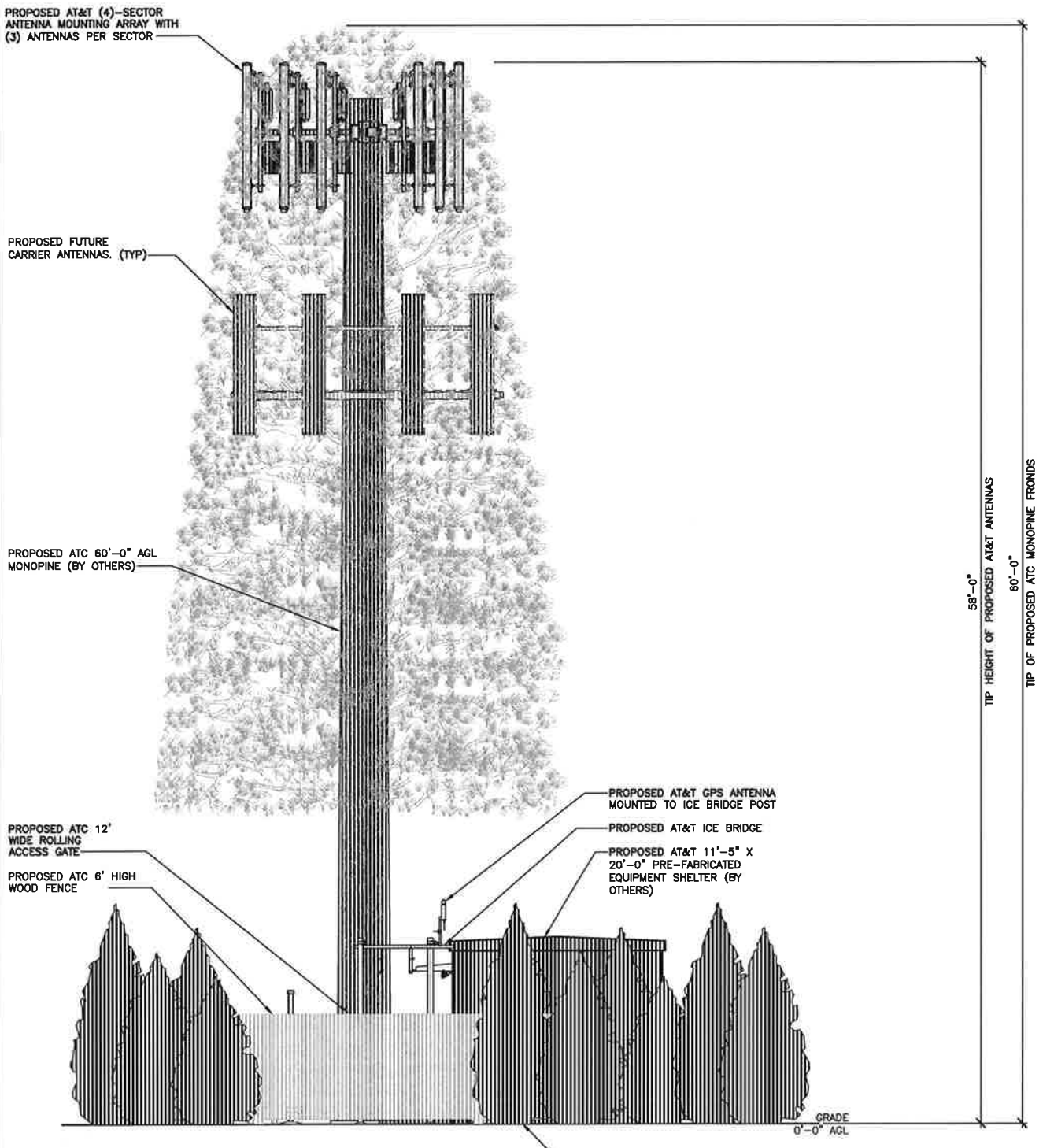
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
EAST & SOUTH ELEVATIONS

SHEET NUMBER
A-3



24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"
SOUTH ELEVATION 2



24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"
EAST ELEVATION 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.