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**FINAL ZONING**

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Kittitas County CDS

**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 AT&T MOBILITY SERVICES IS STRICTLY PROHIBITED.

**YA4795 TEANAWAY**

8560 ELK SPRINGS RD  
ELLENSBURG, WA 98926

**DRAWING INDEX**

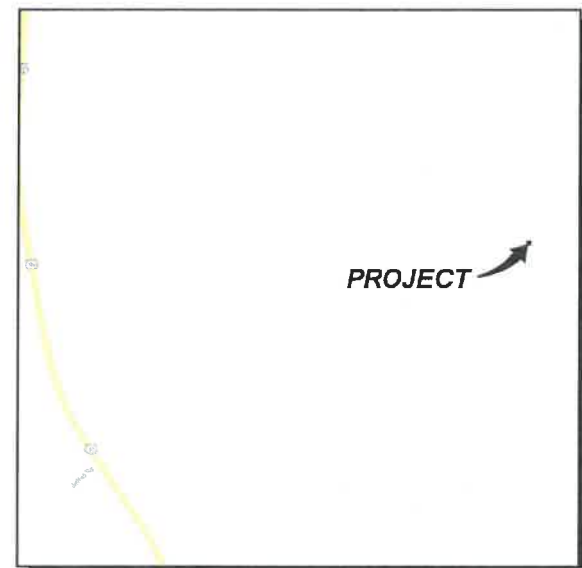
DWG NO.	DESCRIPTION
T-1.0	TITLE SHEET
SV-1.0	CIVIL SURVEY
SV-1.1	CIVIL SURVEY
A-1.0	BOUNDARY PLAN
A-1.1	OVERALL PLAN
A-1.2	SITE PLAN
A-2.0	ENLARGED SITE PLAN
A-3.0	ELEVATIONS

**PROJECT CONTACT LIST**

<b>APPLICANT:</b> AT&T MOBILITY RTC BUILDING 3 16221 NE 72ND WAY REDMOND, WA 98052	<b>PROPERTY OWNER:</b> STATE OF WASHINGTON (DNR) 416 SID SNYDER AVE SW OLYMPIA, WA 98501 CONTACT: CHAD UNLAND PHONE: (509) 926-0935
<b>PROJECT CONSULTANT:</b> VELOCITEL, INC. 4004 KRUSE WAY PLACE, STE 220 LAKE OSWEGO, OR 97035 PHONE: (503) 636-2500	<b>PROJECT MANAGER:</b> VELOCITEL, INC. CONTACT: CHRIS FORSBERG PHONE: (503) 636-2500 x220 EMAIL: cforsberg@velocitel.com
<b>PROJECT ARCHITECT:</b> LDC, INC. CONTACT: RICHARD B. HALL, AIA PHONE: (425) 806-1869 EMAIL: rhall@ldccorp.com	<b>SITE ACQUISITION &amp; PERMITTING:</b> VELOCITEL, INC. CONTACT: DIEGO HERNANDEZ PHONE: (503) 313-0150 EMAIL: dhermandez@velocitel.com
	<b>CONSTRUCTION MANAGER:</b> VELOCITEL, INC. CONTACT: CRAIG ASHBAUGH PHONE: (971) 777-4466 EMAIL: cashbaugh@velocitel.com



**VICINITY MAP**  
NOT TO SCALE



**GENERAL LOCATION MAP**  
NOT TO SCALE

**DRIVING DIRECTIONS**

FROM AT&T OFFICE IN REDMOND, WA:

- HEAD SOUTHEAST ON NE 72ND WAY TOWARD 164TH AVE NE
- TURN RIGHT ONTO 164TH AVE NE
- TURN RIGHT ONTO BEAR CREEK PKWY
- USE THE LEFT 2 LANES TO TURN LEFT ONTO LEARY WAY
- USE THE MIDDLE 2 LANES TO TAKE THE RAMP ONTO WA-520 W
- MERGE ONTO WA-520 W
- TAKE THE INTERSTATE 405 S EXIT TOWARD RENTON
- MERGE ONTO I-405 S
- USE THE RIGHT 3 LANES TO TAKE EXIT 11 TO MERGE ONTO I-90 E TOWARD SPOKANE
- TAKE EXIT 85 FOR WA-970 N TOWARD WENATCHEE
- TURN LEFT ONTO WA-10/WA-970
- TURN RIGHT TO STAY ON WA-10/WA-970
- CONTINUE TO FOLLOW WA-970
- TURN RIGHT ONTO US-97 S
- TURN LEFT ONTO UNNAMED RD
- TURN LEFT ONTO UNNAMED RD
- DESTINATION WILL BE ON THE LEFT

**PROJECT INFORMATION**

**CODE INFORMATION:**  
ZONING CLASSIFICATION: FR (FOREST & RANGE)  
BUILDING CODE: IBC 2015  
CONSTRUCTION TYPE: IIB  
OCCUPANCY: U, S-2  
JURISDICTION: KITTITAS COUNTY  
PROPOSED BUILDING USE: UNMANNED TELECOM

**SITE LOCATION (NAD83):**  
LATITUDE: 47° 10' 59.25" N (47.183124° N)  
LONGITUDE: 120° 41' 37.13" W (120.693646° W)  
TOP OF STRUCTURE: 3497.50' AMSL 150.0' AGL  
BASE OF STRUCTURE: 3347.50' AMSL 0.0' AGL

**PROJECT LEASE AREA:** 4900 SF  
**PARCEL NUMBER:** 545635

**NEW IMPERVIOUS AREA:** N/A  
**AREA OF PARCEL:** N/A

**GENERAL INFORMATION:**  
1. PARKING REQUIREMENTS ARE UNCHANGED.  
2. TRAFFIC IS UNAFFECTED.  
3. SIGNAGE IS PROPOSED.

**LEGAL DESCRIPTION**

SEE SV-1.1 FOR FULL LEGAL DESCRIPTION

**UTILITY COMPANIES**

**POWER:** SELF-GENERATED (ON SITE)  
**TELEPHONE:** MICROWAVE (ON SITE)

**PROJECT DESCRIPTION**

AT&T MOBILITY PROPOSES THE INSTALLATION OF A NEW 150.0' SELF SUPPORT TOWER, A PRE-FABRICATED CMU BLOCK SHELTER, AN ADJACENT GENERATOR W/ PLATFORM, AND AN AUGMENTED ALTERNATE POWER SOURCE WITHIN A PROPOSED UNMANNED TELECOMMUNICATIONS FACILITY.

**APPROVAL / SIGN OFF OF FINAL ZONING DRAWINGS**

CONSULTANT GROUP SIGN OFF	DATE	SIGNATURE	AT&T SIGN OFF	DATE	SIGNATURE
CONSTRUCTION COORDINATOR			COMPLIANCE		
LANDLORD'S REPRESENTATIVE			CONSTRUCTION MANAGER		
PROJECT MANAGER			DEPLOYMENT MANAGER		
SITE ACQUISITION			E-911 ENGINEER	Y   N   INITIAL:	
ZONING			INTERCONNECT		
POWER/TELCO COORDINATOR			OPERATIONS		
			RF ENGINEER		
			RF ENGINEER MANAGER		
			SITE ACQUISITION MANAGER		

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



DATE: 12-28-18  
DRAWN BY: KTL  
CHECKED BY: RBH

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
1	12-28-18	PRELIMINARY ZONING	KTL
2	1-8-19	FINAL ZONING	ENS



APPROVAL STAMP

**SITE**  
T18-816  
TEANAWAY  
8560 ELK SPRINGS RD  
ELLENSBURG, WA 98926

**SHEET TITLE**  
TITLE SHEET

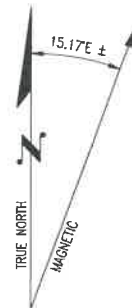
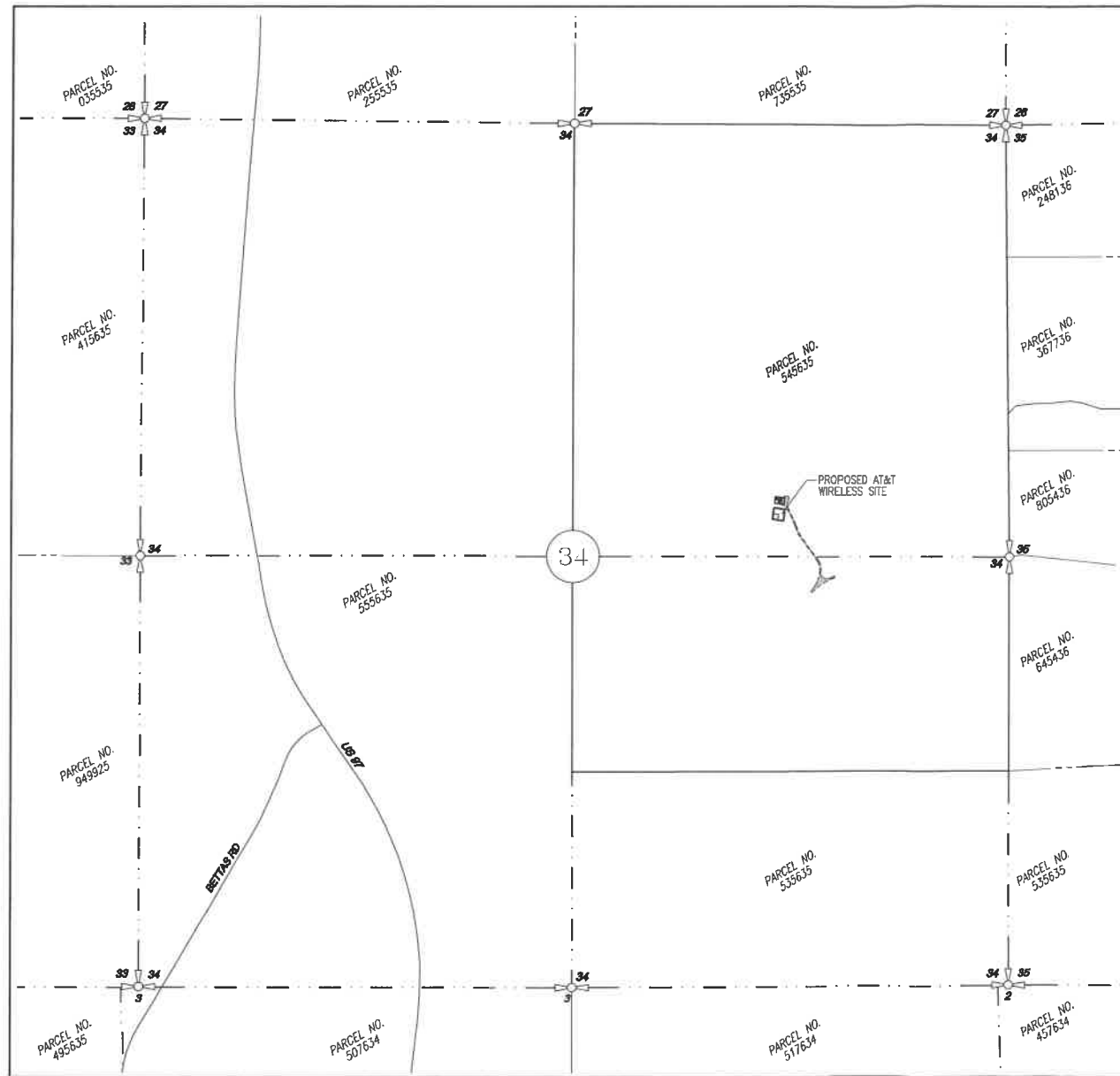
**SHEET NUMBER**  
T-1.0



Drawing: P:\Telecom\2018\T18-816 Velocitel - YA4795 Teanaway\Drawings\Zoning\1881911-0.dwg Plotter: Jan 06, 2019 - 11:10am

PRELIMINARY

**YA4795 TEANAWAY**  
 WEST 1/2 OF SEC. 34, T. 20 N., R. 17 E, W.M.  
 KITTITAS COUNTY, WASHINGTON



**BOUNDARY DETAIL**  
 SCALE: 1"=500'

**LEGEND**

	BOUNDARY LINE		SECTION CORNER FOUND
	SECTION LINE		SECTION CORNER CALC'D
	EASEMENT LINE		SECTION QTR CORNER FOUND
	RIGHT-OF-WAY LINE		SECTION QTR CORNER CALC'D
	RIGHT-OF-WAY CENTERLINE		
	ADJACENT PROPERTY LINE		
	POWER PAINT MARK		

**PROJECT INFORMATION**

SITE NAME: YA4795 TEANAWAY  
 SITE ADDRESS: 8560 ELK SPRINGS RD, ELLENSBURG, WA 98926  
 OWNER'S NAME: STATE OF WASHINGTON  
 OWNER'S ADDRESS: 416 5th SKYDOR AVE SW, OLYMPIA, WA 98501  
 PARCEL NUMBER(S): 543635  
 PROJECT AREA: N/A  
 PROJECT LEASE AREA: 4,800 SF  
 VERTICAL DATUM: NAVD 83 BASED ON GPS OBSERVATION  
 BASIS OF BEARINGS: WASHINGTON STATE PLANE, SOUTH ZONE, 1943 83  
 GROUND ELEVATION: 3347.5'  
 TOWER COORDINATES: 47°10'39.25" N (47.183124° N), 120°41'37.13" W (120.693646° W)

**SURVEYOR'S NOTES**

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- LATITUDE AND LONGITUDE TAKEN AT EXISTING TOWER LOCATION.
- MAGNETIC NORTH DECLINATION OF APPROXIMATELY 15.17E FOR THE DATE OF 11-28-18, COMPUTED BY USING THE MAGNETIC FIELD CALCULATOR ON THE NOAA NATIONAL GEOPHYSICAL DATA CENTER WEBSITE AND DOES NOT ACCOUNT FOR ANY LOCAL VARIATION OR ANOMALY.
- IT IS OUR OPINION THAT, DUE TO HISTORICAL PROTOCOLS, INDUSTRY STANDARDS, AND LACK OF CONTRARY EVIDENCE, THE DEED WAS INTENDED TO FOLLOW TRUE GEODETIC BEARING. BOUNDARY REPRESENTS DEED LOCATION.

**BOUNDARY DISCLAIMER**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY. DEED LINES SHOWN HAVE NOT BEEN FIELD VERIFIED.

**UTILITY NOTE**

THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OF THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT THE "ONE-CALL SERVICE" AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE MAP.

**BASIS OF ELEVATION**

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12B SEPARATIONS USING WSRN RTK NETWORK SOLUTION. ACCURACY MEETS OR EXCEEDS IA STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91-003.

**BASIS OF BEARING**

GEODETIC BEARING PER GPS OBSERVATION.

**SURVEY DATE**

NOVEMBER 28, 2018

**SURVEY REFERENCES**

R1 RECORD OF SURVEY BOOK 22, PAGE 104, AF NO. 199610240028, FILLED IN KITTITAS COUNTY, WA

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 Kittitas County CDS



**LDC** Surveying Engineering Planning  
 20210 142nd Avenue NE Ph. 425.896.1869  
 Woodinville, WA 98072 Fx. 425.482.2893  
 www.LDCcorp.com

DATE:	12-05-18
DRAWN BY:	JSB
CHECKED BY:	VJT

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY



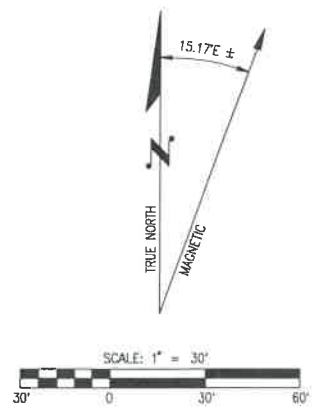
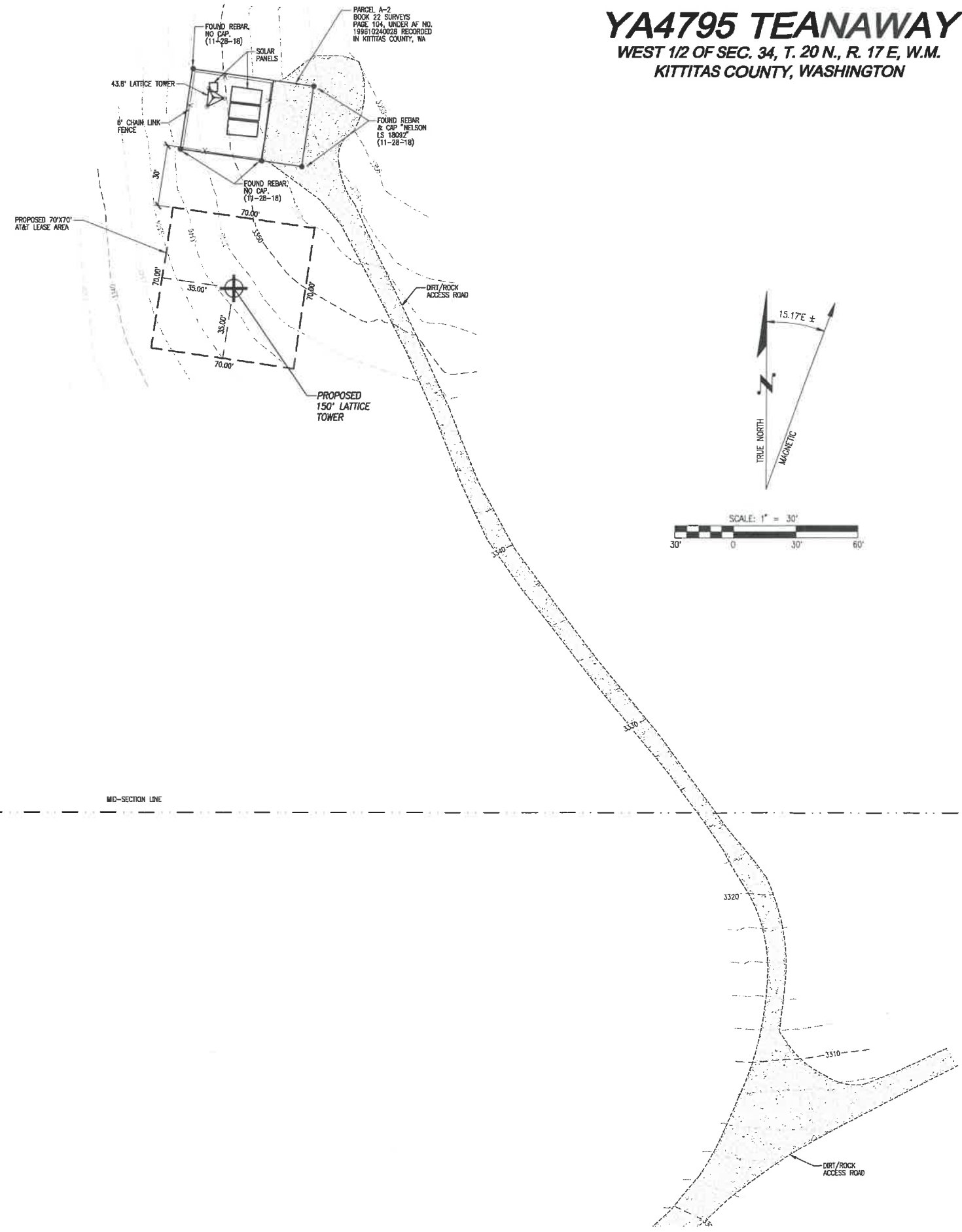
**SITE**  
 YA4795  
 TEANAWAY  
 8560 ELK SPRINGS RD  
 ELLENSBURG, WA 98926

**SHEET TITLE**  
 CIVIL SURVEY

**SHEET NUMBER**  
**SV-1.0**

# YA4795 TEANAWAY

WEST 1/2 OF SEC. 34, T. 20 N., R. 17 E, W.M.  
KITTITAS COUNTY, WASHINGTON



PARCEL LEGAL DESCRIPTION

TITLE EXCEPTIONS

PRELIMINARY

PRELIMINARY



**15th ANNIVERSARY**  
**LDC** | Surveying  
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28210 142nd Avenue NE Ph: 425.806.1868  
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www.LDCcorp.com

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DRAWN BY:	JSB
CHECKED BY:	VJT

SUBMITTALS		
REV	DATE	DESCRIPTION



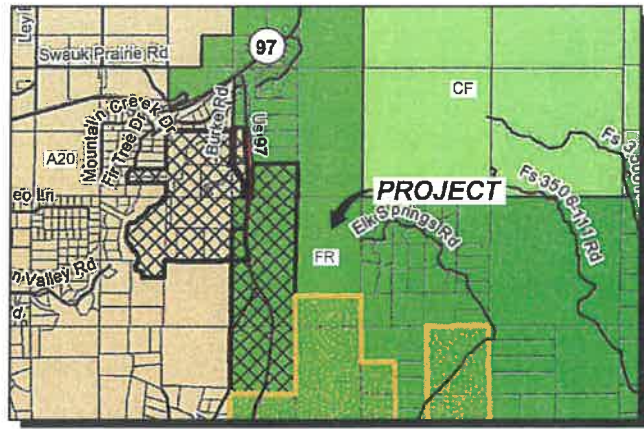
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ELLENSBURG, WA 98926

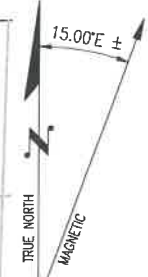
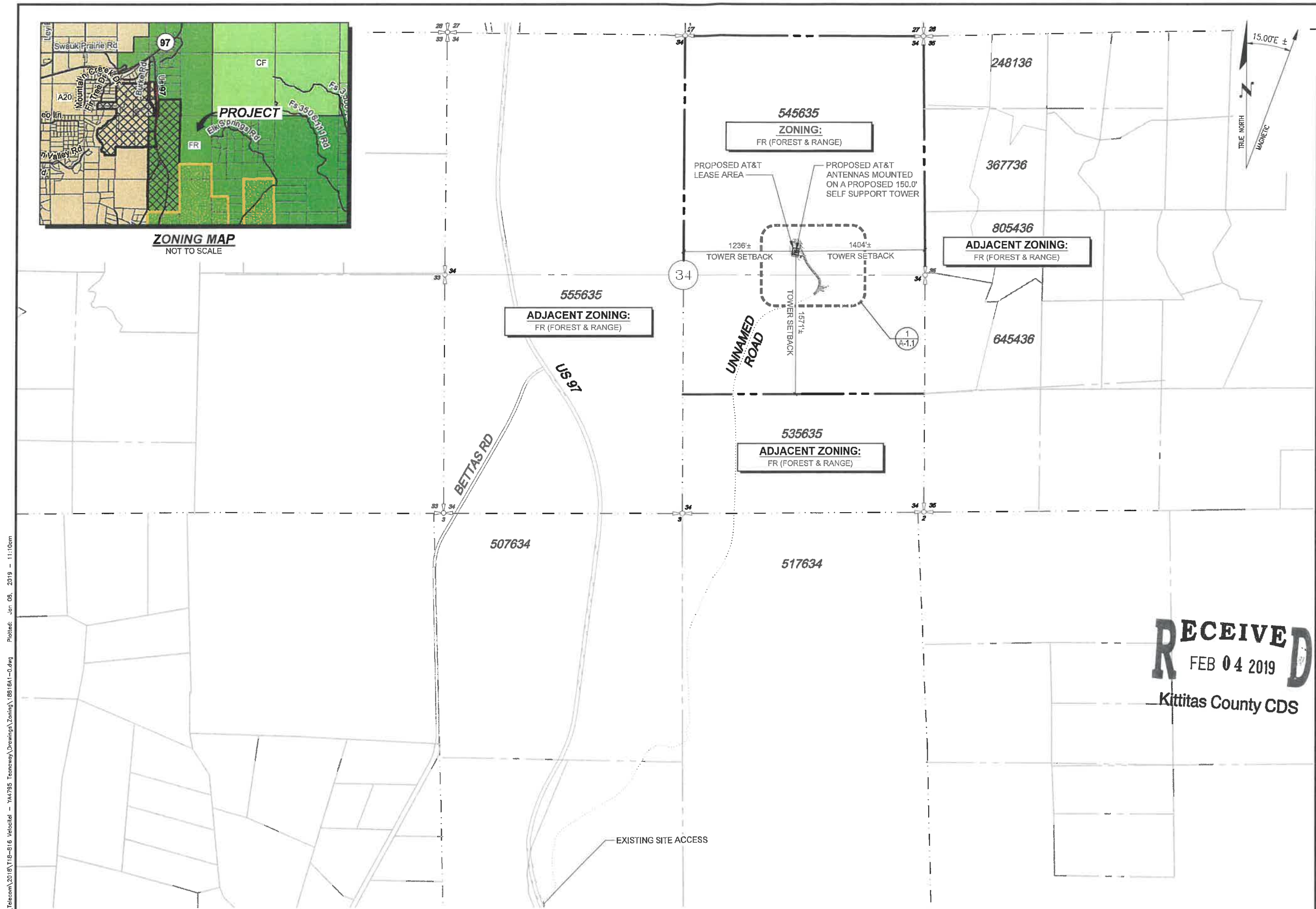
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CIVIL SURVEY

**SHEET NUMBER**  
**SV-1.1**





**ZONING MAP**  
NOT TO SCALE



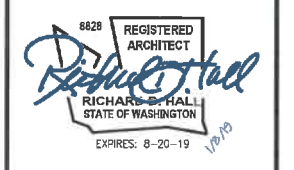
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CHECKED BY: RBH

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
1	12-28-18	PRELIMINARY ZONING	KTL
2	1-8-19	FINAL ZONING	ENB



APPROVAL STAMP

**SITE**  
T18-B16  
TEANAWAY  
8560 ELK SPRINGS RD  
ELLENSBURG, WA 98926

**SHEET TITLE**  
BOUNDARY PLAN

**SHEET NUMBER**  
**A-1.0**

Drawing: P:\Telecom\2018\T18-B16-Velociel - Y4795 Teanaway Drawings\Zoning\8816A1-0.dwg Plotted: Jan 08, 2019 - 11:10am

**BOUNDARY PLAN**

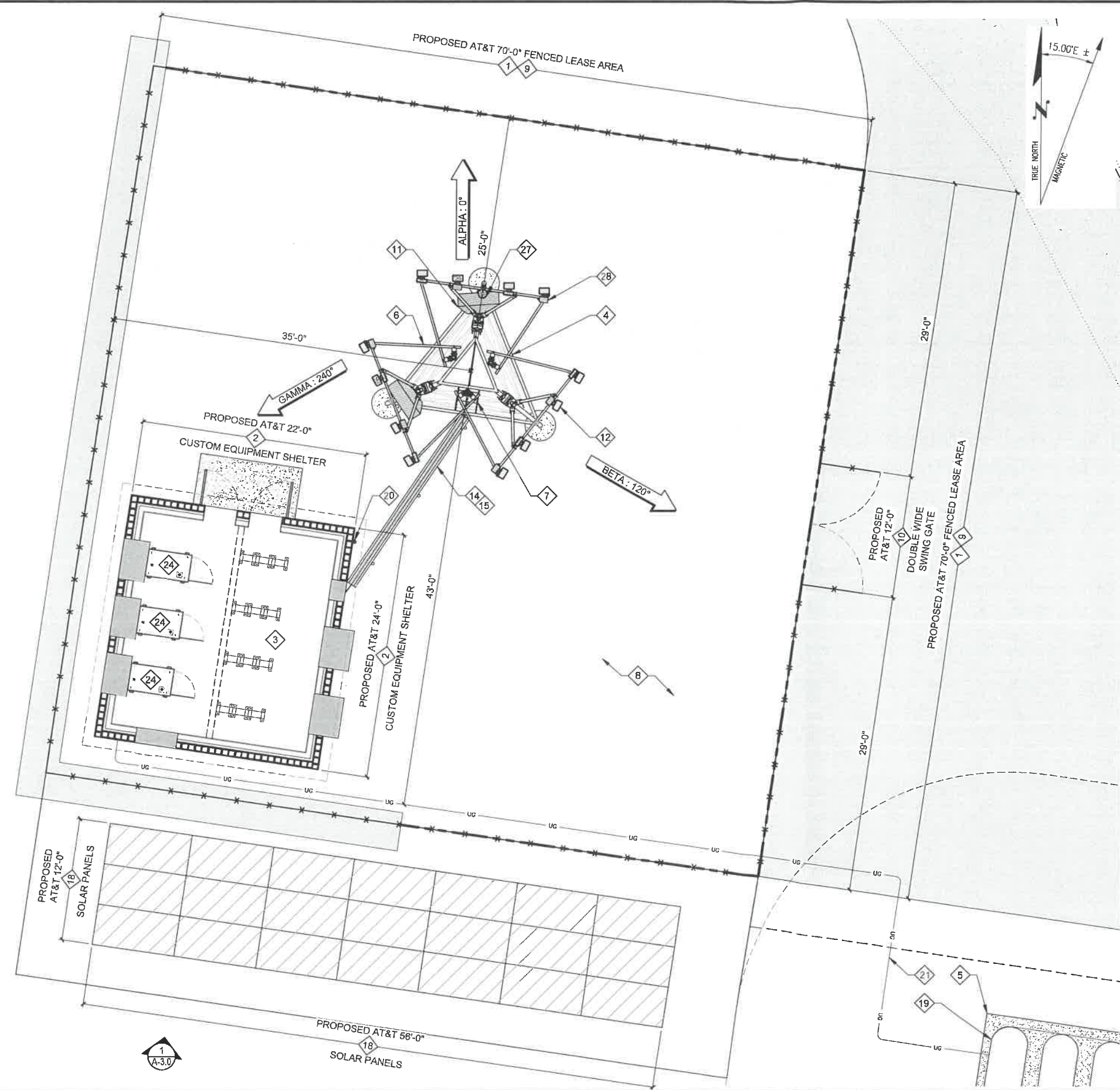
22"x34" SCALE: 1" = 500' 11"x17" SCALE: 1" = 1000'

**1**





Drawing: P:\Telecom\2018\118-816 Velocitel - Y44795 Telecom\Drawings\Zoning\18818A2-0.dwg Plotted: Jan 08, 2019 - 11:11am



**CONSTRUCTION PLAN KEYED NOTES**

- 1 PROPOSED AT&T LEASE AREA.
- 2 PROPOSED AT&T CUSTOM CMU EQUIPMENT SHELTER.
- 3 PROPOSED AT&T EQUIPMENT ROOM WITHIN PROPOSED SHELTER.
- 4 PROPOSED 150.0' SELF SUPPORT TOWER. ENGINEERING BY OTHERS. SEE SITE NOTE 3.
- 5 PROPOSED AT&T CONCRETE PAD.
- 6 PROPOSED AT&T TRIPLE SECTOR FRAME ANTENNA MOUNT KIT (3 TOTAL).
- 7 PROPOSED AT&T CABLE LADDER.
- 8 SITE TO BE FILLED WITH 6" OF 3/4"Ø CRUSHED ROCK W/ WEED BARRIER ON 95% COMPACTED FILL.
- 9 PROPOSED 6'-0" TALL CHAIN LINK FENCE W/ BARBED WIRE AND PRIVACY SLATS.
- 10 PROPOSED CHAIN LINK DOUBLE SWING GATE W/ PRIVACY SLATS AND LOCKING MECHANISM. AT&T SIGNAGE MOUNTED TO GATE.
- 11 PROPOSED AT&T MICROWAVE W/ MOUNT, TYP (2 TOTAL).
- 12 PROPOSED AT&T PANEL ANTENNA (TYP 4 PER SECTOR, 12 TOTAL).
- 14 PROPOSED DC POWER CABLE TO SQUID (2 TOTAL).
- 15 PROPOSED AT&T 10'-0" TALL PEDESTAL MOUNTED ICE BRIDGE W/ 8'-0" CLEAR BELOW COAX SUPPORT.
- 18 PROPOSED AT&T ALTERNATIVE ENERGY SOLAR PANEL ARRAY.
- 19 PROPOSED AT&T 1000 GAL PROPANE TANK W/ 25' SETBACK (3 TOTAL).
- 20 PROPOSED AT&T GPS/ E-911 DOWNLINK ANTENNAS MOUNTED TO SHELTER (2 TOTAL).
- 21 PROPOSED UNDERGROUND GAS ROUTING.
- 24 PROPOSED AT&T PROPANE GENERATOR (3 TOTAL).
- 27 PROPOSED AT&T RAYCAP DC SURGE SUPPRESSION (SQUID) MOUNTED NEAR ANTENNAS (1 TOTAL).
- 28 PROPOSED AT&T RRH UNIT MOUNTED NEAR ANTENNAS (TYP 4 PER SECTOR, 12 TOTAL).

**SITE NOTES**

1. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS DEPICTED IN THESE DRAWING AND NOTIFY THE ENGINEER OF RECORDED OF ANY DISCREPANCIES RELATED TO THE PROPOSED SCOPE OF WORK.
2. VERIFY ANTENNA MODEL, RAD CENTER & AZIMUTHS WITH LOCKDOWN SET RF SITE BUILD FORM.
3. ANALYSIS OF TOWER & FOUNDATION SHALL BE PERFORMED BY OTHERS & STAMPED BY A LICENSED STRUCTURAL ENGINEER.
4. CROSS SECTION REDUNDANCY BETWEEN THE PROPOSED RRH UNITS SHALL BE UTILIZED PER AT&T STANDARDS.
5. PROPOSED ANTENNAS, EQUIPMENT AND MOUNTING HARDWARE NEAR ANTENNA LEVEL SHALL BE PAINTED TO MATCH EXISTING.

**ENLARGED SITE PLAN 1**

22"x34" SCALE: 3/16" = 1'-0" 11"x17" SCALE: 3/32" = 1'-0"



**15th ANNIVERSARY**  
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 20210 142nd Avenue NE P.O. Box 425, 9806, 9899  
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DATE: 12-28-18  
 DRAWN BY: KTL  
 CHECKED BY: RBH

SUBMITTALS			
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1	12-28-18	PRELIMINARY ZONING	KTL
2	1-8-19	FINAL ZONING	ENS

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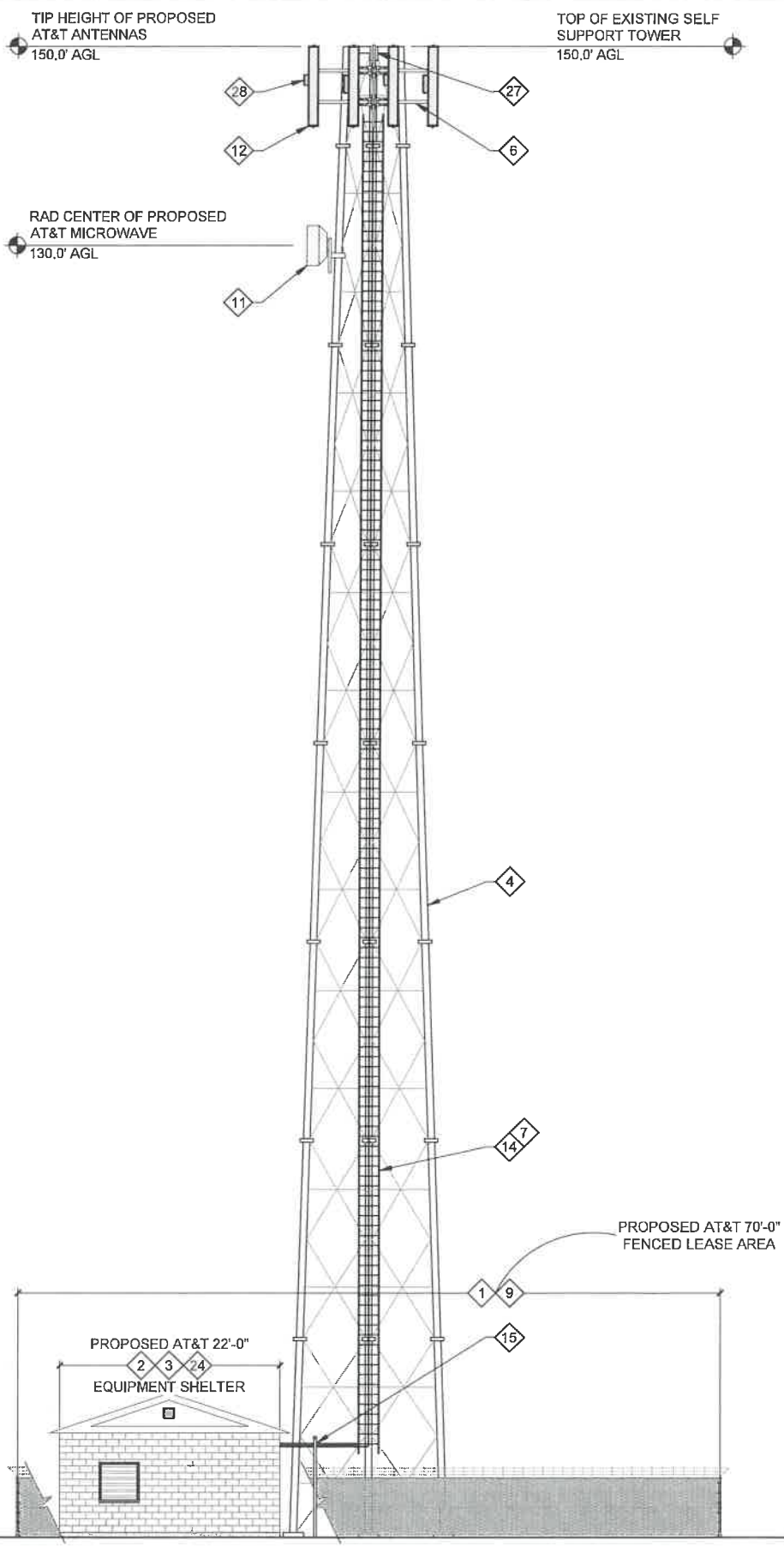
8628 REGISTERED ARCHITECT  
*Richard E. Hall*  
 RICHARD E. HALL  
 STATE OF WASHINGTON  
 EXPIRES: 8-20-19

APPROVAL STAMP

**SITE**  
 T18-816  
 TEANAWAY  
 8560 ELK SPRINGS RD  
 ELLENSBURG, WA 98926

**SHEET TITLE**  
 ENLARGED SITE PLAN

**SHEET NUMBER**  
**A-2.0**



**NOTE:**  
PROPOSED SOLAR PANEL ARRAY  
NOT SHOWN FOR CLARITY

**PROPOSED SOUTHEAST ELEVATION (LOOKING NORTHWEST)**

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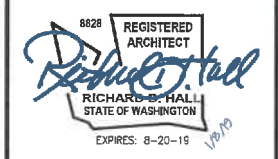
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1	12-28-18	PRELIMINARY ZONING	KTL
2	1-8-19	FINAL ZONING	ENS



APPROVAL STAMP

**SITE**  
T18-816  
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ELLENSBURG, WA 98926

**SHEET TITLE**  
ELEVATIONS

**SHEET NUMBER**  
**A-3.0**

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