



HORIZON TOWER, LLC: KLOCKE WA4725

VERIZON WIRELESS
SITE NAME: YAK KLOCKE



SITE ADDRESS: 3012 HIGHWAY 97
ELLENSBURG, WA 98926



☒ TOWER OWNER DRAWINGS
☐ CARRIER DRAWINGS

KLOCKE
WA4725

YAK KLOCKE

3012 HIGHWAY 97
ELLENSBURG, WA 98926
KITITITAS COUNTY

REVISIONS

DRAWN BY		CHECKED	APPROVED
SL		DRA	MWO
REV.	DATE	DESCRIPTION	BY
A	09/11/23	ISSUED FOR 90% ZD REVIEW	SL
0	02/12/24	ISSUED FOR 100% ZD SUBMITTAL	SL

VICINITY MAP



GENERAL LOCATION MAP



PROJECT CONTACTS

APPLICANT:
HORIZON TOWER LLC
117 TOWN & COUNTRY DRIVE, SUITE A
DANVILLE, CA 94526
(925) 314-1113

PROPERTY OWNER:
TAYLOR RANCHES LLC
3012 HWY 97
ELLENSBURG WA 98926-8386

APPLICANT/LESSEE:
VERIZON WIRELESS
WEWORK- 3120 139TH AVE SE
VERIZON SUITE 01W102
BELLEVUE, WA 98005

SITE ACQUISITION:
RYKA LAND SERVICES
7525 SE 24TH ST, SUITE 100
MERCER ISLAND, WA 98040
CONTACT: JOSH HAWES
PHONE: (425) 8890-3697
EMAIL: jhawes@rykalandservices.com

PROJECT CONSULTANT:
RYKA LAND SERVICES
7525 SE 24TH ST, SUITE 100
MERCER ISLAND, WA 98040
PHONE: (206) 523-1941

PERMITTING:
RYKA LAND SERVICES
7525 SE 24TH ST, SUITE 100
MERCER ISLAND, WA 98040
CONTACT: JOSH HAWES
PHONE: (425) 890-3697
EMAIL: jhawes@rykalandservices.com

PROJECT ENGINEER:
CLEARWATER ENGINEERING, LLC
22123 32nd AVE SE
BOTHELL, WA 98021
CONTACT: MARK OLSON, P.E.
EMAIL: mark@cw-engr.com

CONSTRUCTION MANAGER:
VERIZON WIRELESS
WEWORK- 3120 139TH AVE SE
VERIZON SUITE 01W102
BELLEVUE, WA 98005
CONTACT: GREG BAKER
PHONE: (417) 824-1076
EMAIL: greg.baker@verizonwireless.com

100% ZONING
DRAWINGS

DRAWING INDEX

T-1	TITLE SHEET
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C-2	TOPOGRAPHIC SURVEY & EXISTING CONDITIONS MAP
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DRIVING DIRECTIONS



SITE INFORMATION

CODE INFORMATION:
ZONING CLASSIFICATION: AG-20, AG-5
BUILDING CODE: 2018 IBC
CONSTRUCTION TYPE: IIB
OCCUPANCY: U
JURISDICTION: KITITITAS COUNTY
PROPOSED BUILDING USE: UNMANNED TELECOMMUNICATIONS FACILITY

SITE LOCATION:
LATITUDE: 47° 01' 44.83" N (47.029119°)
LONGITUDE: 120° 36' 39.81" W (-120.611058°)
TOP OF STRUCTURE (AGL): ±120.0' (TOP OF MONOPOLE)
BASE OF STRUCTURE (NAVD 88): ±1,567.8' (MONOPOLE)

PARCEL NUMBER: 346233
PARCEL AREA: 114.26 ACRES (±4,977,011 SQ. FT.)

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

PROJECT DESCRIPTION

TOWER WORK (MONOPOLE):

- ADD:**
- (3) ANTENNA FRAMES
 - (9) PANEL ANTENNAS
 - (6) REMOTE RADIO UNITS
 - (1) OVP12 SURGE SUPPRESSION UNITS
 - (3) 6x12 HYBRID CABLES

EQUIPMENT GROUND WORK:

- ADD:**
- (1) 9'-4"x18'-0" (168 SQ FT) CONCRETE EQUIPMENT SLAB
 - (1) 50'x50' (2500.0 SQ FT) CHAIN-LINK FENCED ENCLOSURE/LEASE AREA
 - (1) POWER/BATTERY CABINET
 - (1) RF CABINET
 - (1) RF CABINET (FUTURE)
 - (1) GPS ANTENNA
 - (1) VERIZON WIRELESS UTILITY H-FRAME W/ ICE BRIDGE CANOPY
 - (1) ICE BRIDGE
 - (1) OVP12 SURGE SUPPRESSION UNITS
 - (1) 30KW DIESEL GENERATOR W/ INTEGRATED 190 GALLON FUEL TANK
 - (1) 10'-0" WIDE GRAVEL ACCESS ROAD
 - (1) 6'-0" TALL CHAIN-LINK FENCE W/ BARBED WIRE

LEGAL DESCRIPTION

SEE SHEET C-1 FOR LEGAL DESCRIPTION.

ACRES 111.93, CD. 8618; SEC. 20; TWP. 18; RGE. 18; PTN E1/2 SE1/4; PTN NW1/4 SE1/4; PTN SE1/4 SW1/4; ALL OF THE SW1/4 SE1/4

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON PLANS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE ENGINEER AND CARRIER OF ANY ERRORS OR OMISSIONS.

APPROVAL/SIGN OFF

CONSULTANT GROUP SIGN OFF	DATE	SIGNATURE
CONSTRUCTION MANAGER		
LANDLORD'S REPRESENTATIVE		
PROJECT MANAGER		
SITE ACQUISITION		
PERMITTING		
ZONING		

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

TITLE
TITLE SHEET

SHEET

T-1

PROPRIETARY INFORMATION:
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CELLULAR SITE

PORTION OF S1/2 OF SEC. 20, T. 18 N., R. 18 E., W.M.



PLANS PREPARED BY:

LAND SURVEYING
ENGINEERING
ARCHITECTURE
DRONE INSPECTION
REAL ESTATE SERVICES

PROJECT INFO:

KLOCKE WA4725
3012 HIGHWAY 97
ELLENSBURG, WA 98926
KITITITAS COUNTY

ISSUED FOR:

FINAL SURVEY

REV.: DATE: ISSUED FOR: BY:

1	02-08-24	CLIENT COMMENTS	JRS
0	06-19-23	FINAL SURVEY	JRS

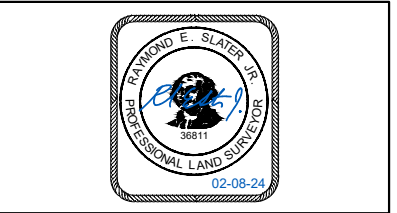
DRAWN BY: APPROVED: F.B.:

JRS	JRS	69/10
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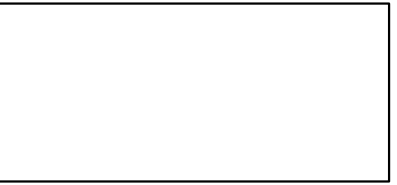
CURRENT ISSUE DATE:

02-08-24

LICENSURE:



JURISDICTIONAL APPROVAL:



DRAWING INFORMATION:

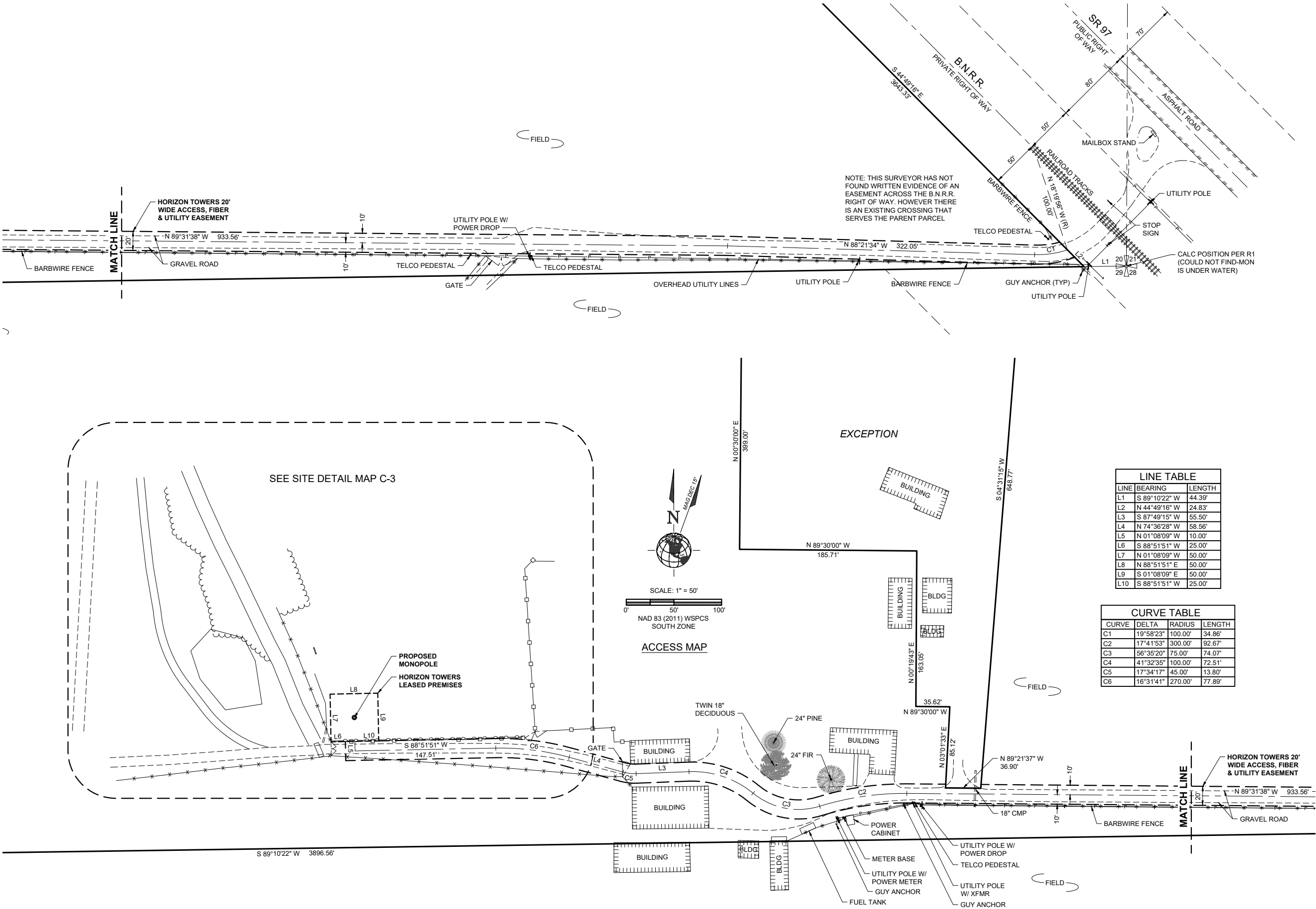
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DRAWING TITLE:

TOPOGRAPHIC SURVEY &
EXISTING CONDITIONS MAP

DRAWING NUMBER:

C-2	1
RYKA JOB NUMBER:	KLOCKE (YAK)



CELLULAR SITE

PORTION OF S1/2 OF SEC. 20, T. 18 N., R. 18 E., W.M.



PLANS PREPARED BY:



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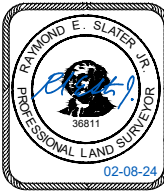
DRAWN BY: APPROVED: F.B.:

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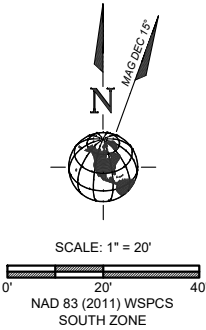
TOPOGRAPHIC SURVEY &
EXISTING CONDITIONS MAP

DRAWING NUMBER:

C-3

1

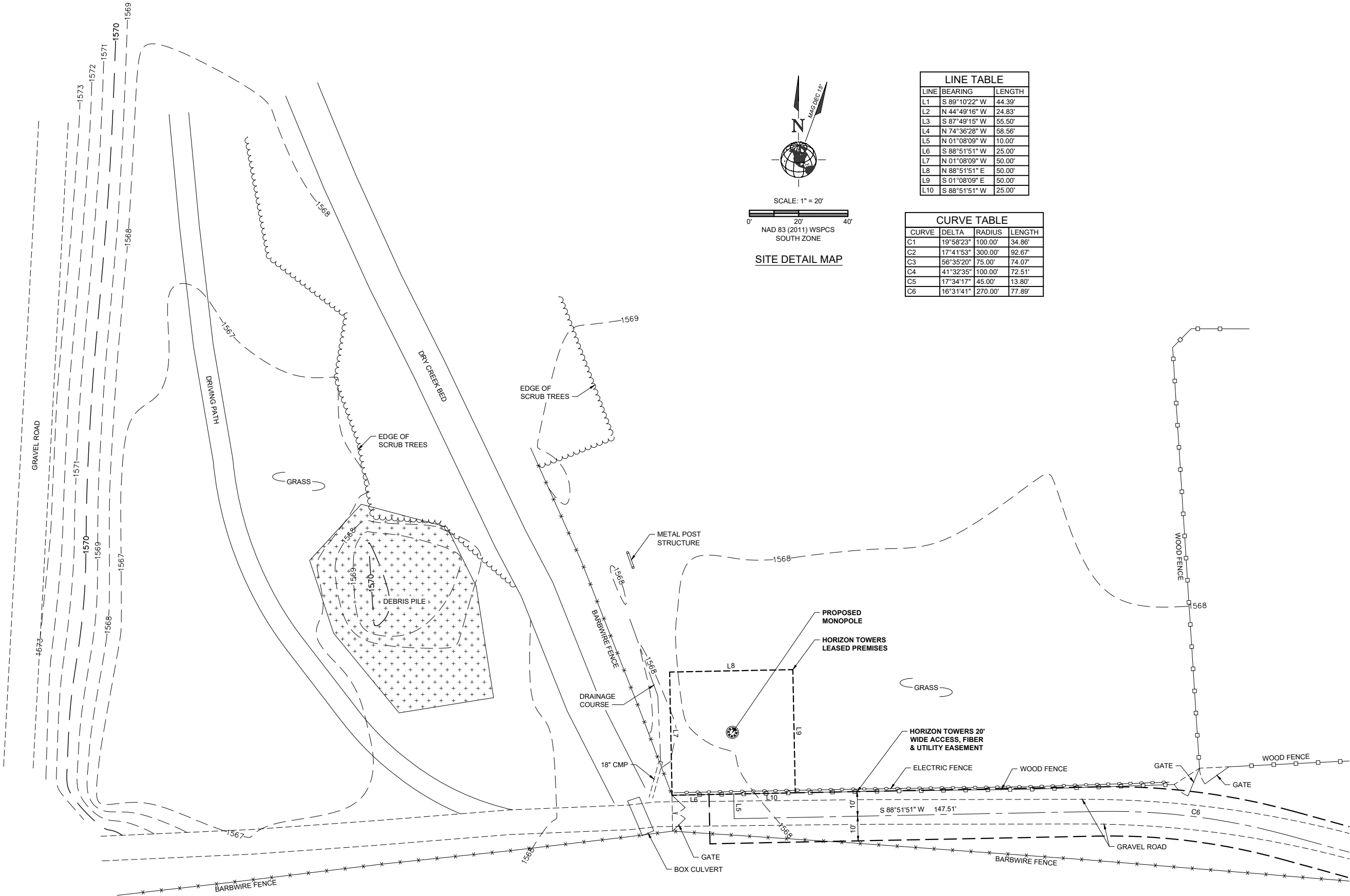
RYKA JOB NUMBER: KLOCKE (YAK)



SITE DETAIL MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°10'22" W	44.39'
L2	N 44°49'16" W	24.83'
L3	S 87°49'15" W	55.50'
L4	N 74°36'28" W	58.56'
L5	N 01°08'09" W	10.00'
L6	S 88°51'51" W	25.00'
L7	N 01°08'09" W	50.00'
L8	N 88°51'51" E	50.00'
L9	S 01°08'09" E	50.00'
L10	S 88°51'51" W	25.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	19°58'23"	100.00'	34.86'
C2	17°41'53"	300.00'	92.67'
C3	56°35'20"	75.00'	74.07'
C4	41°32'35"	100.00'	72.51'
C5	17°34'17"	45.00'	13.80'
C6	16°31'41"	270.00'	77.89'



☒ TOWER OWNER DRAWINGS
☐ CARRIER DRAWINGS

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REVISIONS

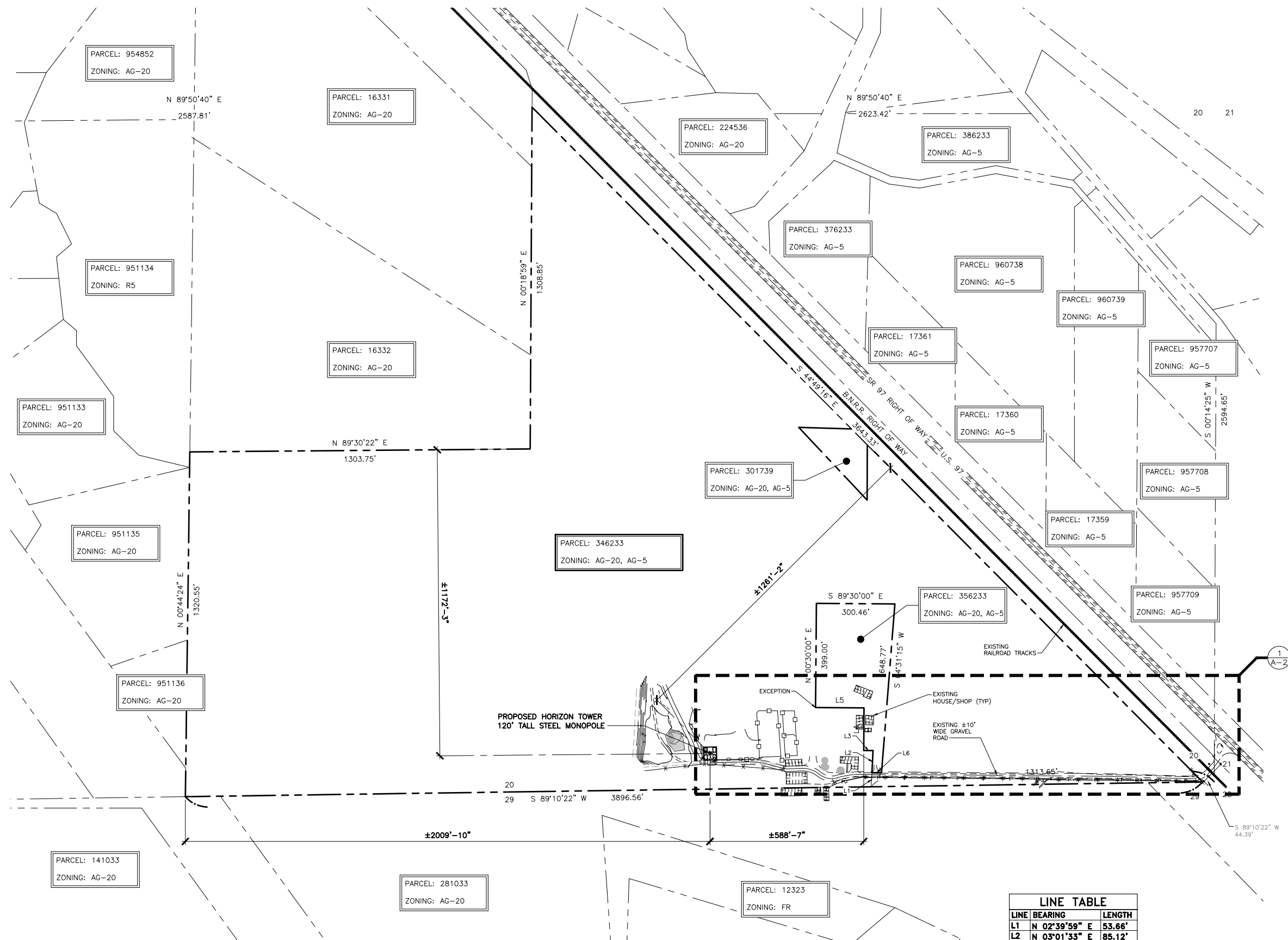
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TITLE
PARCEL PLAN

SHEET

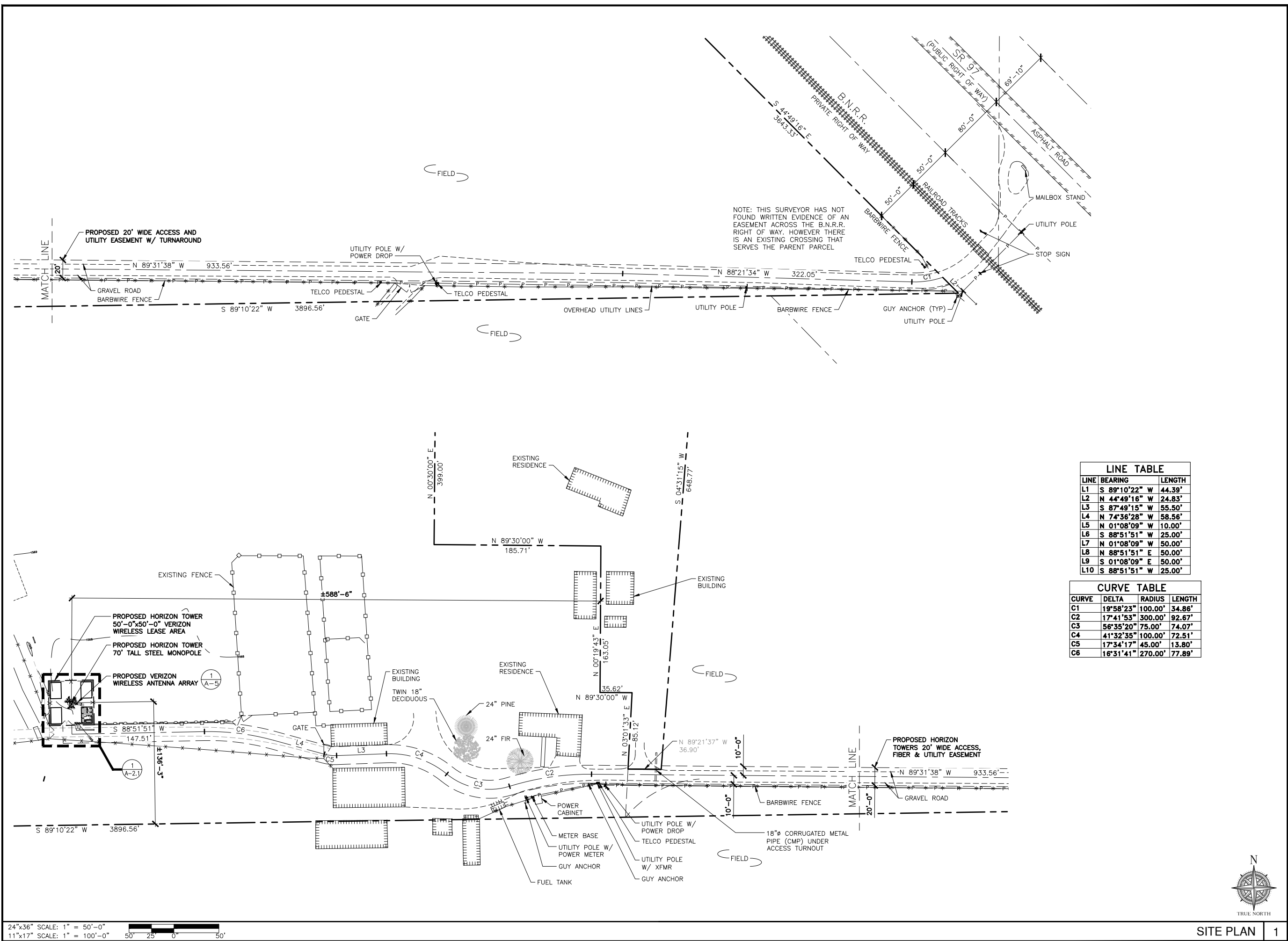
A-1

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LINE	BEARING	LENGTH
L1	N 02°39'59" E	53.66'
L2	N 03°01'33" E	85.12'
L3	N 89°30'00" W	35.62'
L4	N 00°19'43" E	163.05'
L5	N 89°30'00" W	185.71'
L6	N 89°21'37" W	36.90'





LAND SURVEYING
ENGINEERING
ARCHITECTURE
DRONE INSPECTION
REAL ESTATE SERVICES

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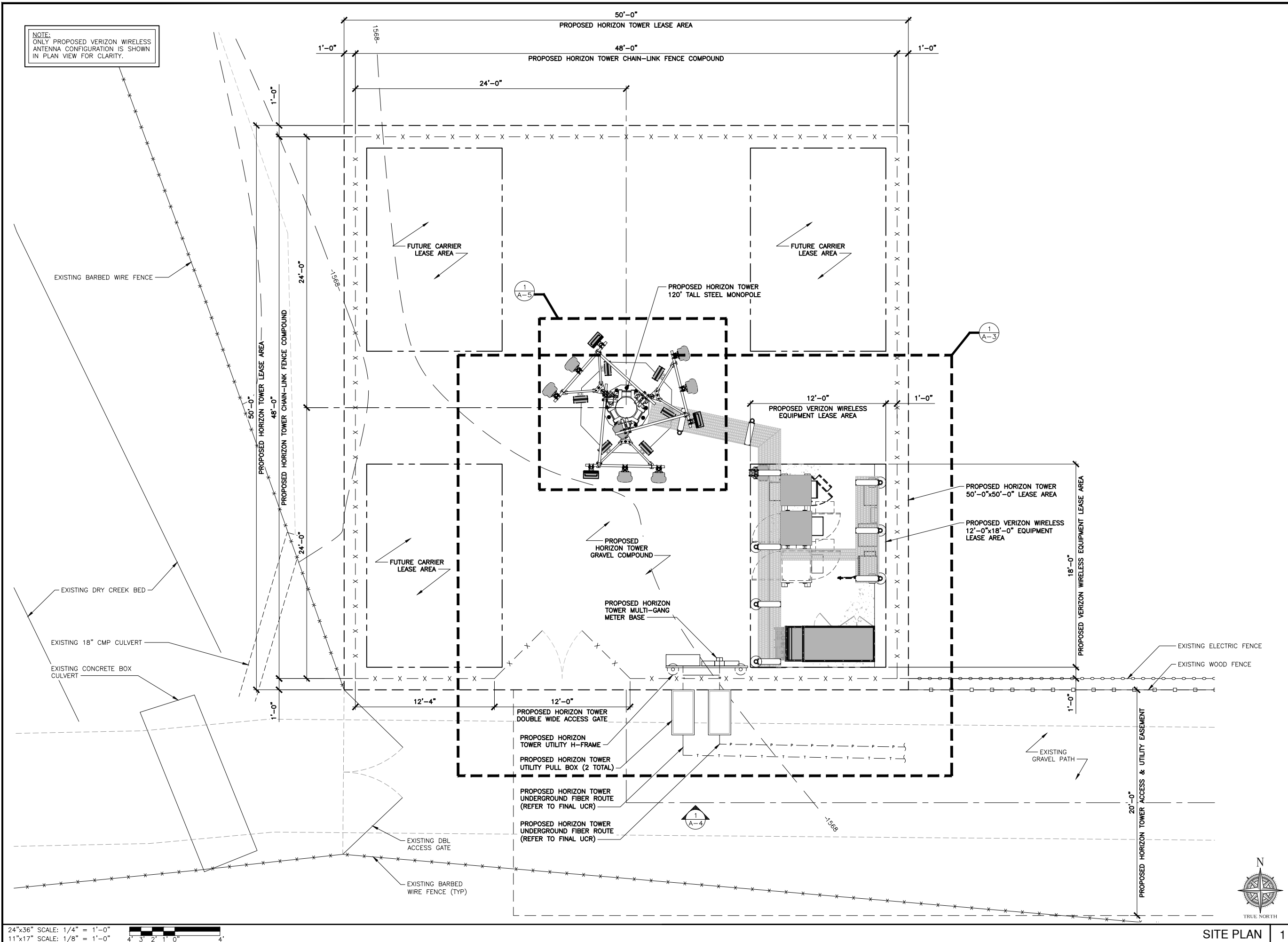
TITLE
SITE PLAN

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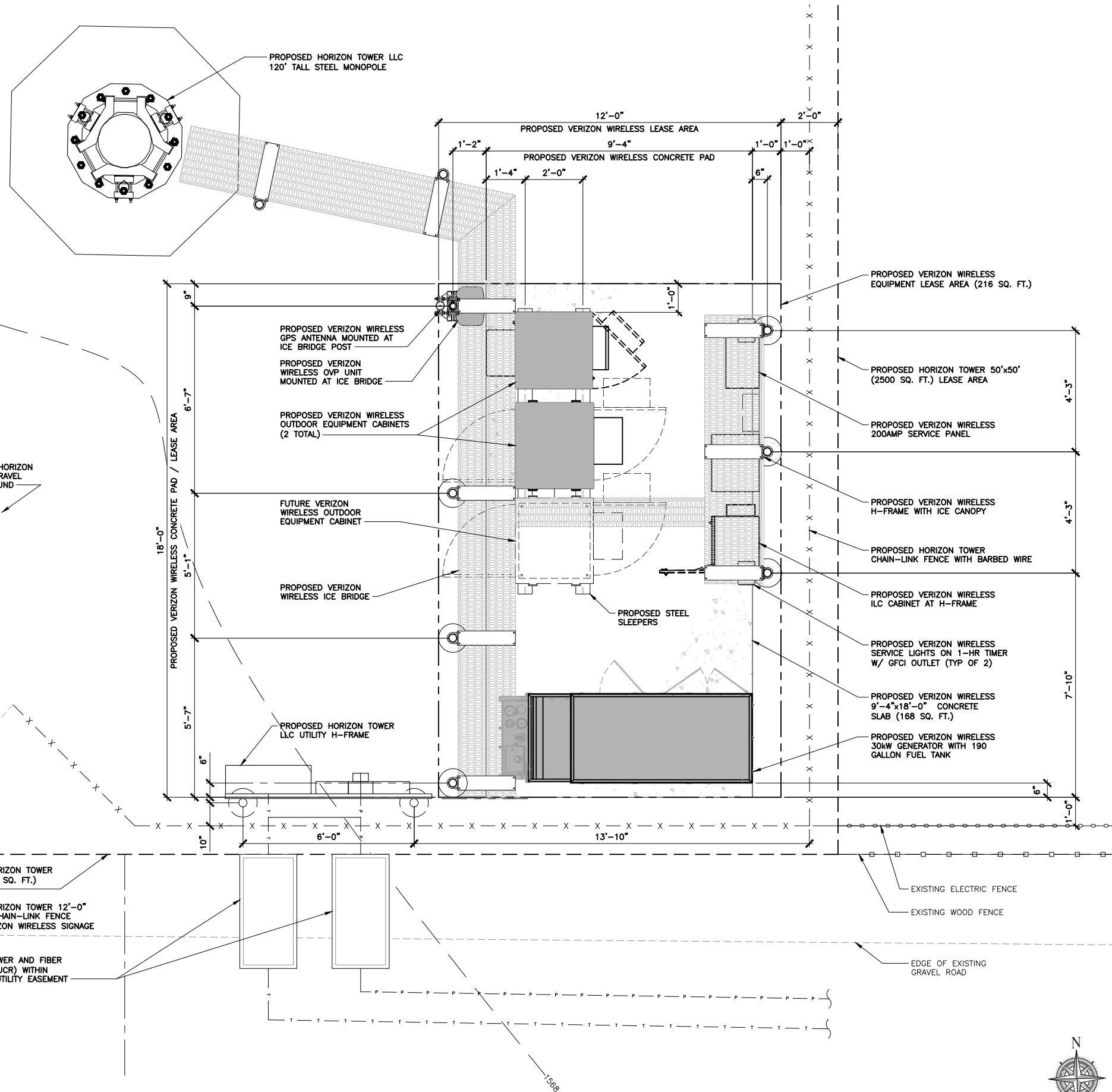
A-2

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NOTE:
ONLY PROPOSED VERIZON
WIRELESS ANTENNA
CONFIGURATION NOT SHOWN IN
PLAN VIEW FOR CLARITY.



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

PROPOSED EQUIPMENT PLAN	1
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PROPOSED ANTENNA CONFIGURATION & SCHEDULE									RFDS, DATED 08/23/23			
SECTOR 1	TECHNOLOGY	AZIMUTH	TIP HEIGHT	RAD CENTER	ANTENNA VENDOR	ANTENNA MODEL	MECH TILT	RRU VENDOR	RRU MODEL	RRH LOCATION	FEEDER TYPE	FEEDER LENGTH
1	700LTE, 1900LTE, AWS LTE	180°	120.0'	116'	JMA	MX06FRO860-02	0°	ERICSSON	4490 & 4890	TOP	6x12 HYBRID	±80'
2		180°	120.0'	116'	JMA	MX06FRO860-02	0°					
3		180°	119.9'	118.7'	ERICSSON	AIR6419	0°					
SECTOR 2	TECHNOLOGY	AZIMUTH	TIP HEIGHT	RAD CENTER	ANTENNA VENDOR	ANTENNA MODEL	MECH TILT	RRU VENDOR	RRU MODEL	RRH LOCATION	FEEDER TYPE	FEEDER LENGTH
1	700LTE, 1900LTE, AWS LTE	180°	120.0'	116'	JMA	MX06FRO860-02	0°	ERICSSON	4490 & 4890	TOP	6x12 HYBRID	±80'
2		180°	120.0'	116'	JMA	MX06FRO860-02	0°					
3		180°	119.9'	118.7'	ERICSSON	AIR6419	0°					
SECTOR 3	TECHNOLOGY	AZIMUTH	TIP HEIGHT	RAD CENTER	ANTENNA VENDOR	ANTENNA MODEL	MECH TILT	RRU VENDOR	RRU MODEL	RRH LOCATION	FEEDER TYPE	FEEDER LENGTH
1	700LTE, 1900LTE, AWS LTE	180°	120.0'	116'	JMA	MX06FRO860-02	0°	ERICSSON	4490 & 4890	TOP		
2		180°	120.0'	116'	JMA	MX06FRO860-02	0°					
3		180°	119.9'	118.7'	ERICSSON	AIR6419	0°					

PROPOSED VERIZON WIRELESS
AIR6419 ANTENNA W/ INTEGRATED
RRU MOUNTED TO ANTENNA FRAME
(1 PER SECTOR, 3 TOTAL)

PROPOSED VERIZON WIRELESS
MX06FRO860-02 PANEL ANTENNA
(2 PER SECTOR, 6 TOTAL)

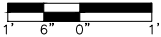
PROPOSED HORIZON TOWER
120' TALL STEEL MONOPOLE

PROPOSED SITEPRO1 MSFAA
MONOPOLE SECTOR FRAME MOUNT

PROPOSED VERIZON WIRELESS 4490 RRU
UNIT MOUNTED TO ANTENNA FRAME
(ABOVE) (1 PER SECTOR, 3 TOTAL)

PROPOSED SITEPRO1 VFA6-SD-S ANTENNA
FRAME W/ STIFF ARM OR APPROVED
EQUAL (1 PER SECTOR, TOTAL OF 3)

PROPOSED VERIZON WIRELESS 4890
RRU UNIT MOUNTED TO ANTENNA
FRAME
(BELOW) (1 PER SECTOR, 3 TOTAL)



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☐ CARRIER DRAWINGS

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TITLE
ANTENNA PLAN & SCHEDULE

SHEET
A-5

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