

LEGAL DESCRIPTION

NO TITLE RESEARCH PROVIDED AT THIS TIME

EASEMENTS

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.

NO TITLE RESEARCH PROVIDED AT THIS TIME

LATITUDE/LONGITUDE POSITION

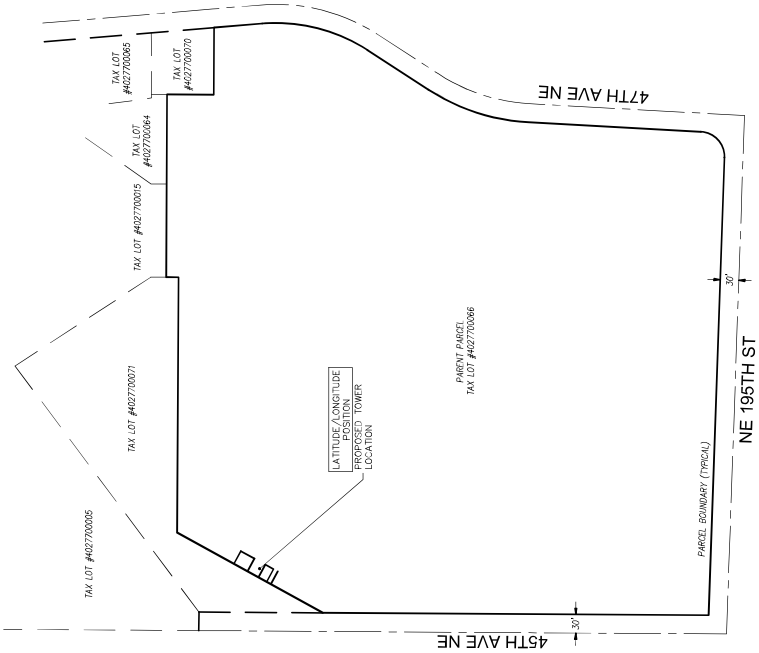
COORDINATE DATA AT CENTER OF PROPOSED MONOPOLE:
NAD 83
LAT - 47°46'19.46" N
LONG - 122°16'50.98" W
ELEV = 550.0 FEET
LAT - 47°47'20.72" N
LONG - 122°28'58.25" W



BENCHMARK IS BASED ON
WSN PIQUET SOUND
REFERENCE NETWORK.
ELEVATION DERIVED USING GPS.
ACCURACY MEETS OR EXCEEDS
THE FAA ASAG INFORMATION
SHEET 91-003.

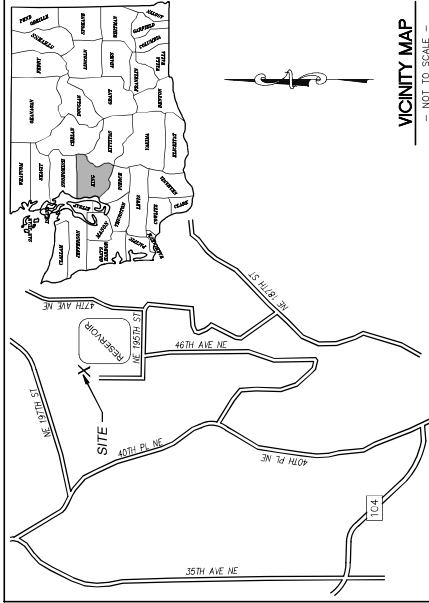
NOTES

- 1) ALL TITLE RESEARCH PROVIDED AT THIS TIME CALCULATED BOUNDARY MAY CHANGE (UPON RECEIPT OF TITLE).
- 2) FIELD WORK CONDUCTED IN JANUARY, 2020.
- 3) BASES OF RANGING, WASHINGTON STATE PLANE.
- 4) COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 5) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS ARE IDENTIFIED BY THE DESIGNER.
- 6) FEMA DESIGNATION: ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD). FIRM MAP NUMBER 530330044G, EFFECTIVE DATE AUGUST 19, 2020.



SITE LOCATION

SCALE: 1"=100'



VICINITY MAP

NOT TO SCALE

LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- ADJACENT ALLEYS CORN LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- BURIED GAS LINE
- OVERHEAD TELEPHONE LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- BURIED SANITARY LINE
- BURIED STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARRED WIRE/ARF FENCE
- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- GUY ANCHOR
- GAS VALVE
- TELEPHONE VAULT
- TEL. MANHOLE
- TEL. PEDESTAL
- SPOT ELEVATION
- NOTE:
- 1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL.
- 2) ALL TOWER, TREE AND IMPERVIOUS HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

- AL=ALDER
- AS=ASPEN
- BS=BUCKLEBUSH
- DC=DECIDUOUS
- MA=MAHONIA
- OH=OH
- CH=CHERRY
- CE=CEDAR
- HE=HEMLOCK
- PH=PINE
- EV=EVERGREEN
- ST=STUMP
- HT=HEIGHT AGL IF MEASURED
- NOTE:
- 1) TREE TRUNKS ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS ARE SHOWN IN INCHES.
- 2) ALL TOWER, TREE AND IMPERVIOUS HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

SITE INFORMATION

TAX LOT NUMBER: 402770086
SITE ADDRESS: 19701 47TH AVE NE
SITE CONTACT: LAKE FOREST PARK, WA 98155
PHONE NUMBER: 206-244-4100
ZONING: RS 8500 (CITY OF LAKE FOREST)
PROJECT AREA: BEING DETERMINED

SURVEY REFERENCE

SHORT PLAT NO. 2010-14432 PER KING CO.

2010113900002, RECORDS OF KING COUNTY.

BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY. ALL BOUNDARY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!

UNDERGROUND UTILITIES IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION WORKS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555



DUNCANSON

Company, Inc.

145 SW 13th Street, Suite 102
Seattle, WA 98101
Phone: 206-244-4100
Fax: 206-244-4455

SITE
US-WA-1010
LAKE FOREST PARK
19701 47TH AVE NE
LAKE FOREST PARK, WA 98155
KING COUNTY

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED IN PLACE OF A PROFESSIONAL ENGINEER'S DESIGN OR CONSULTING SERVICES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPROPRIATE AGENCIES.

F.L.D. CREW: CR/AH
F.L.D. BOOK: 584/54
DRAWN BY: LAC
JOB #: 01808.1824
DATE: 01/14/22

REVISIONS

DATE	DESCRIPTION	BY



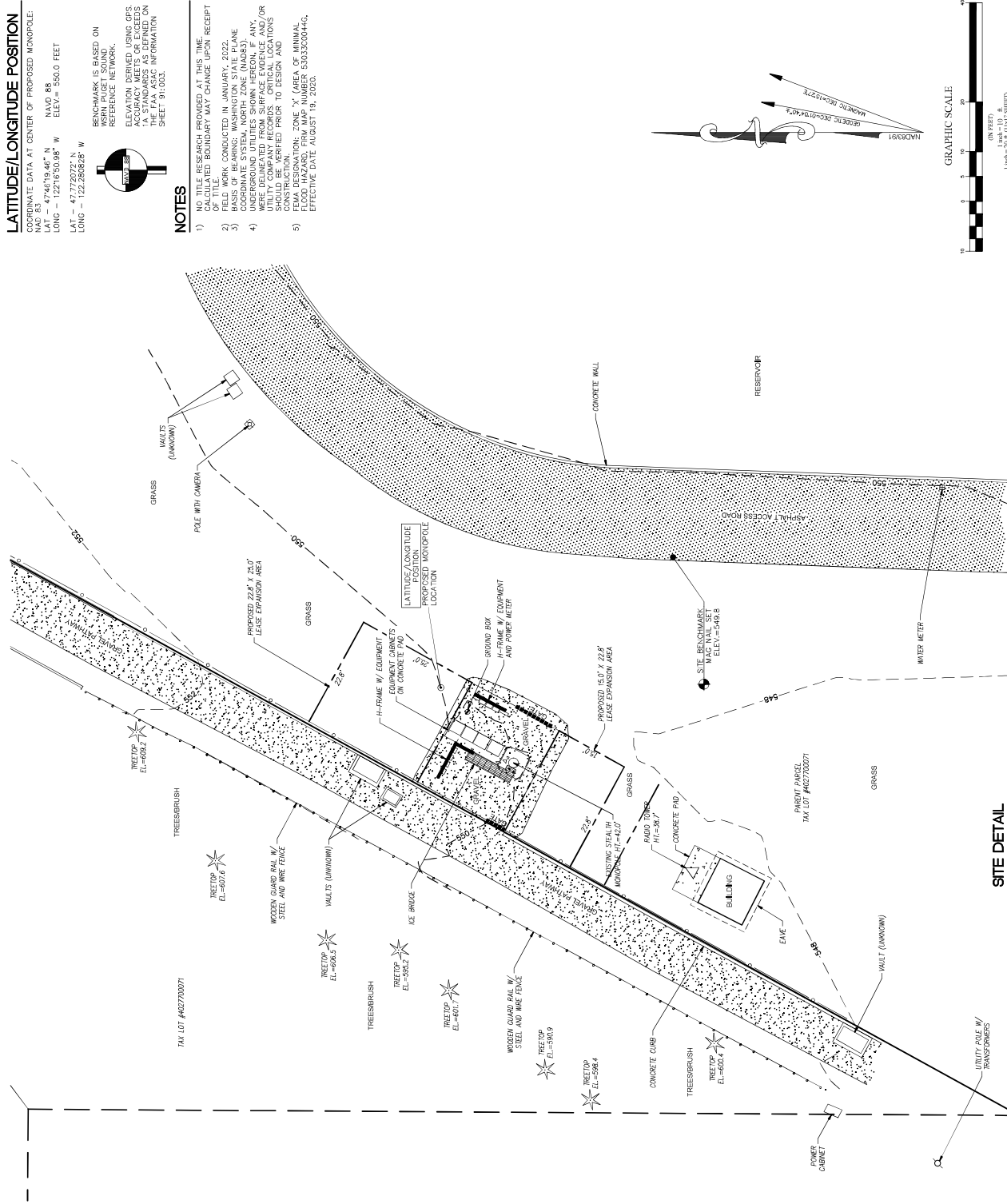
SHEET TITLE
EXISTING SITE SURVEY
SEC 03, TWP 28 N, RNG 4 E, WM

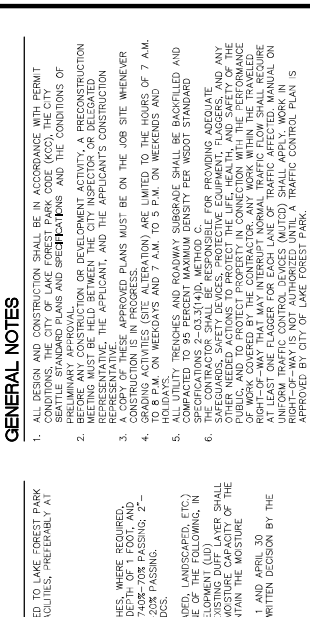
SHEET NUMBER

SVI



1-800-424-5555





GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND THE CONDITIONS OF THE PRELIMINARY APPROVAL OF THE DEVELOPMENT.
2. THE CITY ENGINEER SHALL REVIEW THE PROPOSED CONSTRUCTION METHODS AND SHALL BE HELD BETWEEN THE CITY ENGINEER OR DELEGATED REPRESENTATIVE, THE APPLICANT, AND THE APPLICANT'S DESIGN REPRESENTATIVE.
3. CONSTRUCTION IS IN PROGRESS.
4. GRADING ACTIVITIES (SITE ALTERATION) ARE LIMITED TO THE HOURS OF 7 A.M. TO 5 P.M. ON WEEKDAYS AND 7 A.M. TO 5 P.M. ON WEEKENDS AND HOLIDAYS.
5. ALL UTILITY TRENCHES AND ROADWAY SURFACES SHALL BE BACKFILLED AND COMPACTED TO MEET THE CITY ENGINEER'S DENSITY PER ASDOT STANDARD SPECIFICATIONS 2-30.3.14.10, METHOD C.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE EROSION CONTROL MEASURES TO PREVENT EROSION AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. MANUAL OR AUTOMATIC TRAFFIC CONTROL DEVICES (UNLIMITED) SHALL BE WORK IN THE CITY OF SEATTLE. THE CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PLAN APPROVED BY CITY OF SEATTLE FOREST PARK.

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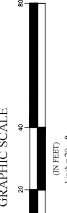
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APPLICANT/ OWNER	PHOENIX TOWER INTERNATIONAL 10000 N. CENTRAL AVE. #100 BOCA RATON, FL 33431 PHONE: (818) 456-8248
GROUND OWNER	CITY OF SEATTLE PUBLIC UTILITIES DEVELOPMENT ADMIN-AS-0708 SEATTLE, WA 98104 PHONE: (206) 296-7300
SURVEYOR / CIVIL ENGINEER	DUNCANSON COMPANY, INC. 145 SOUTHMEAD 157TH STREET, #102 SEATTLE, WA 98166 CONTACT: HAROLD DUNCANSON 145 SOUTHMEAD 157TH STREET, #102 SEATTLE, WA 98166 PHONE: (206) 244-4141

SITE ADDRESS	19701 47TH AVE NE LAKE FOREST PARK, WA 98155
COUNTY	KING
T NUMBER	4027700066
DE	47° 46' 19.46"N (47.772072°N)
DE	122° 16' 50.98"W (-122.280820°W)



DUNCANSON
Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

US-WA-1010
LAKE FOREST PARK
19701 47TH AVE NE
LAKE FOREST PARK, WA 98155
KING COUNTY

FLD. CREW:	OR/AH
FLD. BOOK:	584/54
DRAWN BY:	DLS
JOB #:	01808.1824
DATE:	1/25/2024

REVISIONS

DATE	DESCRIPTION	BY
5/21/24	PER LANDLORD COMMENTS	HMD



SHEET TITLE
ROAD PLAN
9SEC 03, TWP 26 N, RNG 4 E, WM

C1



**Know what's below.
Call 48 hours before you dig.**

The image displays three logos side-by-side. On the left is the Phoenix Tower International logo, featuring a red square with a white stylized phoenix rising from flames, followed by the text 'PHOENIX TOWER INTERNATIONAL' in a bold, sans-serif font. In the center is the SectorSite logo, which includes a blue circular icon with a white grid pattern and the text 'SECTORSITE' in a bold, sans-serif font, with 'Commercial Real Estate Development' in a smaller font below it. On the right is the Duncanson Company, Inc. logo, featuring a blue circular icon with a white grid pattern and the text 'DUNCANSON' in a bold, sans-serif font, with 'Company, Inc.' in a smaller font below it.

US-WA-1010
LAKE FOREST PARK
19701 47TH AVE NE
LAKE FOREST PARK, WA 98155
KING COUNTY

FLD. CREW:	CR/AH
FLD. BOOK:	584/54
DRAWN BY:	DLS
JOB #:	01808,1824
DATE:	1/25/2024

[illegible]

SHEET TITLE
TESC PLAN
SEC 03 TWP 26 N. RNG 4 E. WM

SHEET NUMBER
C2

[illegible]

Know what's below.
Call 48 hours before you dig.



Company, Inc.
5 SW 155th Street, Suite 102
Renton, Washington 98166
Phone 206.244.4141
Fax 206.244.4433

SITE
US-WA-1010
LAKE FOREST PARK
19701 47TH AVE NE
LAKE FOREST PARK, WA 98155
KING COUNTY

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SAND CLIENT.

FLD. CREW:	CR/AH
FLD. BOOK:	584/54
DRAWN BY:	DLS
JOB #:	01808.1824
DATE:	1/25/2024

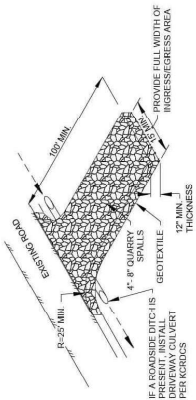
REVISIONS

[illegible]

SHEET TITLE
DETAILS
SEC 03: TWP 26 N. RNG 4 E. WM

3
SHEET NUMBER

FIGURE C.3.1.A STABILIZED CONSTRUCTION ENTRANCE



NOTES:

- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KRCDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R.O.W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGES OF THE ROADWAY.
- IT IS RECOMMENDED THAT THE ENTRANCE BE GROWN SO THAT RUNOFF DRAINS OFF THE PAD.

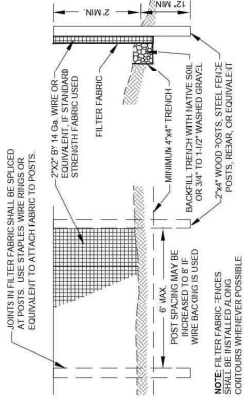
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SILT FENCE

NOT TO SCALE

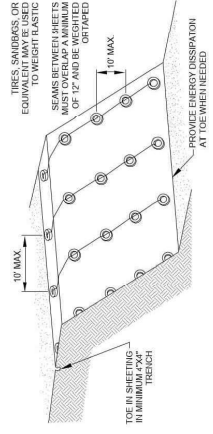
FIGURE C.3.6.A SILT FENCE



PLASTIC COVERING FOR STOCKPILE

NOT TO SCALE

FIGURE C.3.4.A PLASTIC COVERING

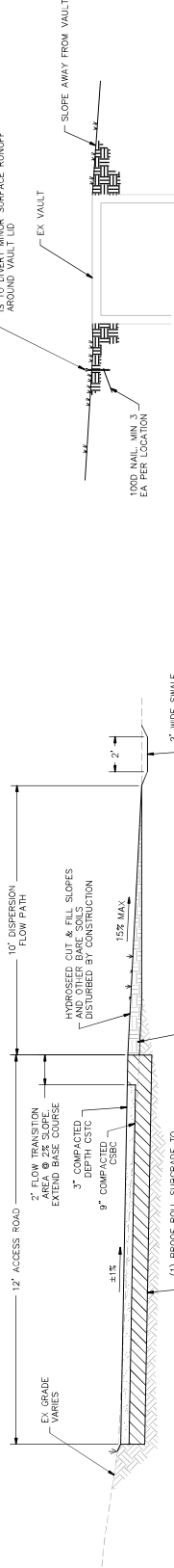


SURFACE FLOW DIVERTER AT VAULT

NOT TO SCALE

ACCESS ROAD SECTION VIEW

NOT TO SCALE



PLANS PREPARED FOR:



**PHOENIX TOWER
INTERNATIONAL**
955 YAMATO ROAD, SUITE 100
BOCA RATON, FL 33431

PLANS PREPARED BY:



**PTI
SERVICES**

SEATTLE MARKET OFFICE
9725 3RD AVENUE NE, STE. 410
SEATTLE, WA 98115

ENGINEERING SEAL:

NOT FOR CONSTRUCTION

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REVISIONS	DESCRIPTION	DATE	BY	REV
1	ISSUED FOR RFP, CD REVIEW	11/15/2024	EL	A
2	ISSUED FOR 10% CD	12/11/2024	AN	B
3				
4				
5				
6				

SITE NAME:

LAKE FOREST PARK

SITE NUMBER:

US-WA-1010

SITE ADDRESS:

19701 47TH AVE NE
LAKE FOREST PARK, WA 98155

SHEET DESCRIPTION:

ENLARGED SITE PLAN

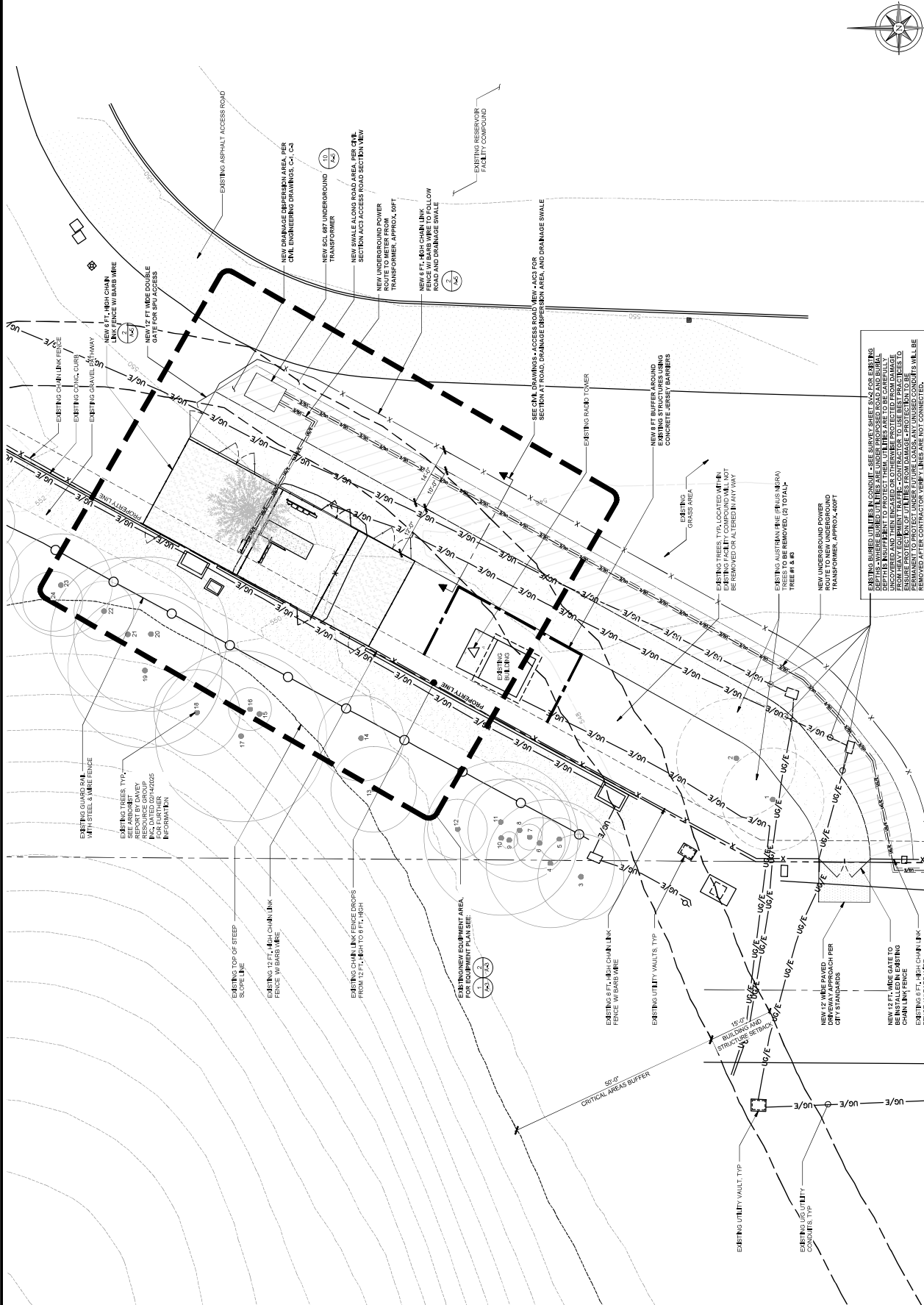
SHEET NUMBER:

A-2

1

SCALE: 1/8" = 1'-0" (24x36)
OR: 1/16" = 1'-0" (11x17)

ENLARGED SITE PLAN (FINAL)



EXISTING UTILITY VAULTS, TYP. DEPTHS ARE NOT TO BE EXCEEDED. THE DEPTHS ARE TO BE CAREFULLY MONITORED DURING CONSTRUCTION. IF THE DEPTHS ARE FOUND TO BE EXCEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL ACTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL ACTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL ACTION.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

PLANS PREPARED FOR:



**PHOENIX TOWER
INTERNATIONAL**
955 YAMATO ROAD, SUITE 100
BOCA RATON, FL 33431

PLANS PREPARED BY:



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REVISIONS	DESCRIPTION	DATE	BY	REV
1	ISSUED FOR RFP	11/15/2024	EL	A
2	ISSUED FOR RFP	08/15/2025	AL	B
3				
4				
5				
6				
7				
8				
9				
10				

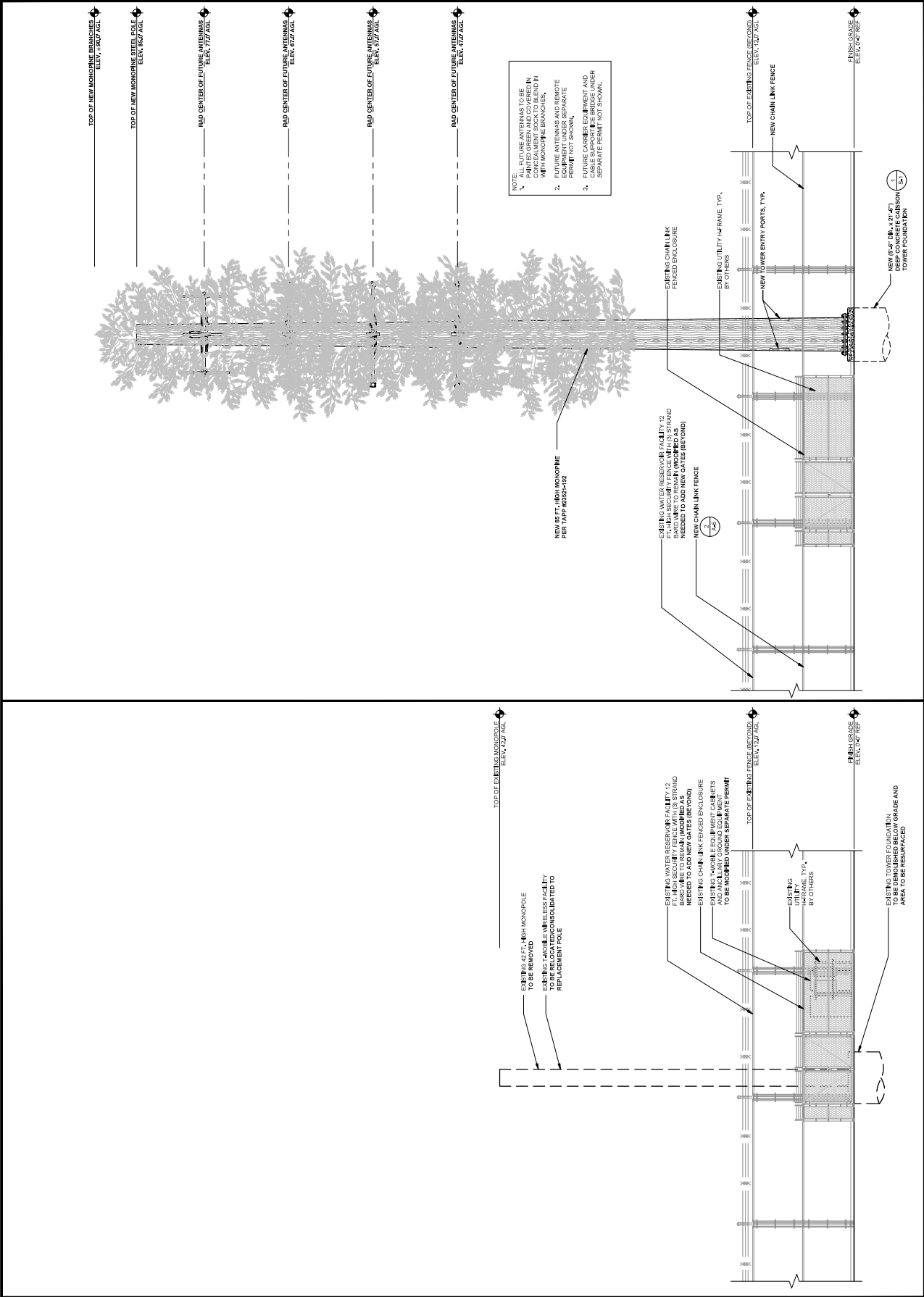
SITE NAME:
**LAKE FOREST
PARK**

SITE NUMBER:
US-WA-1010

SITE ADDRESS:
19701 47TH AVE NE
LAKE FOREST PARK, WA 98155

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A-4



SOUTHEAST ELEVATION (EXISTING) **1** **0 1.5" = 5'** SCALE: 3/16" = 1'-0" (24:36) (OR) 3/32" = 1'-0" (11:17)

SOUTHEAST ELEVATION (PROPOSED) **2** **0 1.5" = 5'** SCALE: 3/16" = 1'-0" (24:36) (OR) 3/32" = 1'-0" (11:17)

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



PHOENIX TOWER
INTERNATIONAL

999 YAMATO ROAD, SUITE 100
BOCA RATON, FL 33431

PTI
SERVICES

SEATTLE MARKET OFFICE
9725 3RD AVENUE NE, STE. 410
SEATTLE, WA 98115

ENGINEERING SEAL •

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REVISIONS:		DATE	BY	REV
DESCRIPTION				
	ISSUED FOR 80% CD REVIEW	11/15/0204	EL	A
	ISSUED FOR 100% CD	09/18/0203	JA	0

SITE NAME:

LAKE FOREST
PARK

SITE NUMBER:

US-WA-1010

SITE ADDRESS:

19701 47TH AVE NE
LAKE FOREST PARK, WA 98155

SHEET DESCRIPTION:

**TOWER SPECIFICATIONS
(FOR REFERENCE ONLY)**

SHEET NUMBER: 133HS

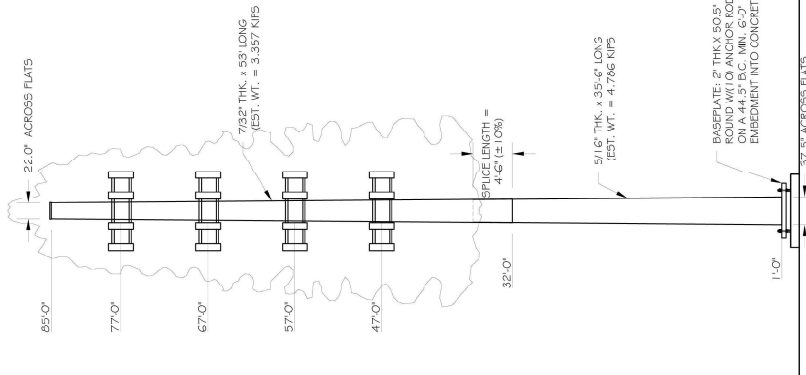
5-1

Page 1 of 2	23521-192
Eng: MFP	Job Number: TP-21577
	Customer Ref: 1/23/2022
	Date:
Structure: 85'-FT PINE TREE MONOTOLE	
Site: WA-1010 LAKE FOREST PARK	
Location: KING CO., WA / 47°46'19" N - 122°1639"	
Owner: SECTOR5/ITE	
Revision No.:	Revision Date:

DESIGN	
Building Code:	2016 WASHINGTON STATE BUILDING CODE
Design Standard:	TIA-222-H
Wind Speed Load Cases:	ASCE 7-16 WIND SPEED
Load Case #1:	96 MPH Design Wind Speed
Load Case #2:	30 MPH Wind with Ice Accumulation
Load Case #3:	60 MPH Service Wind Speed
Exposure Cat.:	Topography Cat.:
II	C
Return Wind Angle	

Elev.	Description	EQUIPMENT LIST
77	(3) M069F0465-20 + (3) FFV-65C-R3-V + (3) AIRG449 +	
77	(9) RU + (1) RAYCAP + SNPR1R-336C MOUNT	
77	(6) CVA-JUBTLUBLPH-6517-17-21 + (6) A5DK + (3) AICU +	
67	(1) RH + SECTOR MOUNTS	
67	(3) FFV-65C-R3-V + (6) AIRG449 + (9) RH	
57	SECTOR MOUNTS	
57	(3) FFV-65C-R3-V + (6) AIRG449 + (9) RH	
47	SECTOR MOUNTS	

STRUCTURE PROPERTIES					
Cross-Section: 18-Sided		Taper:		0.19973 in/t	
Sheet Steel: ASTM A572 GR 65		Baseplate Steel: ASTM A372 GR 55			
Anchor Rods: 2.25 in. A615 5R, 75 x 7'-0"					
Sec.	Length (ft)	Thickness (in)	Splice (ft)	Top Dia. (in)	Bot Dia. (in)
1	53.00	0.21188	4.50	22.00	32.06
2	35.00	0.31125	0.00	30.75	37.50



Michael Plahovinsak 2022.11.01 06:55:16 -05'00"

BASE REACTIONS FOR FOUNDATION DESIGN

Moment:	1350 ft-kip
Shear:	32 kip
Axial:	37 kip

**PARTIAL TOWER SPECIFICATIONS (FOR REFERENCE ONLY).
SEE FULL TOWER SPECIFICATIONS & CALCULATION INCLUDE WITH
ENTIRE SUBMITTAL PACKAGE FOR ADDITIONAL INFORMATION.**

TOWER SPECIFICATIONS (FOR REFERENCE ONLY)

