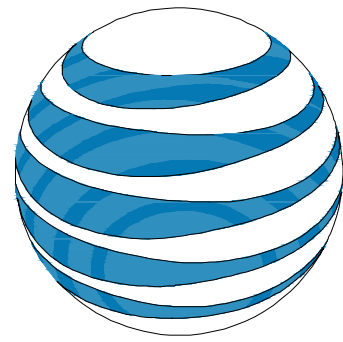


**PROJECT SCOPE**

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF NINE (9) ANTENNAS, TWENTY-FOUR (24) RRHs, TWO (2) SURGE PROTECTORS, AND FIBER/DC CABLES ON A NEW 70.0' MONOFIR.
3. PROPOSED INSTALLATION OF A 2-BAY WALK-UP-CABINET (WUC) AND 20kW GENERATOR ON A 8'-0" X 15'-0" CONCRETE PAD WITHIN A NEW CMU ENCLOSED COMPOUND.
4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE, AND FIBER SERVICE.



**at&t**  
mobility corp.

**SN2975 SMOKEY POINT N.**

CITY OF ARLINGTON  
FA #: 12918864 / USID: 299664  
17020 SMOKEY POINT BLVD  
ARLINGTON, WA 98223

NEIGHBORHOOD CODE: 5204000  
TOWNSHIP: 31 / RANGE: 05 / SECTION: 29 / QUARTER: NE

**FINAL ZONING DRAWINGS**

**SHEET INDEX**

- T1.0 TITLE SHEET
- LS-1-2 SURVEY
- A1.0 OVERALL SITE PLAN
- A1.1 ARLINGTON APD PLAN
- A2.0 ENLARGED SITE PLAN
- A3.0 ELEVATIONS



DRAWN BY: MS  
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	04/16/21	PRELIM LU DRAWINGS
2	04/26/21	CLIENT COMMENT
3	04/26/21	FINAL LU DRAWINGS

LICENSER	

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

**GOVERNING CODES**

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL SPECIALTY CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 WASHINGTON STATE ENERGY CODE
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE

A.D.A. COMPLIANCE  
INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

**APPROVALS**

FINAL CONSTRUCTION DRAWINGS SIGN-OFF		
** REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.		
CONSULTANT/PRINTED NAME	SIGNATURE	DATE
LANDLORD:		
SITE ACQ:		
PERMITTING:		
RF MGR:		
CONST MGR:		
OPS MGR:		
PROJ. MGR:		
COMPLIANCE:		
TRANSPORT:		

PROJECT INFORMATION  
**SN2975 SMOKEY POINT N.**  
17020 SMOKEY POINT BLVD  
ARLINGTON, WA 98223

SHEET TITLE  
**TITLE SHEET**

SHEET NO.  
**T1.0**

**PROJECT CONTACTS**

**APPLICANT:**  
NEW CINGULAR WIRELESS PCS, LLC  
19801 SW 72ND AVENUE #100  
TUALATIN, OR 97062

**PROPERTY OWNER:**  
SMOKEY POINT PROPERTY LLC/TRINITY REAL ESTATE  
RICH LEIDER

**ZONING/PERMITTING AGENT:**  
SMARTLINK  
11232 120TH AVE NE, #204  
KIRKLAND, WA 98034  
NANCY SEARS  
PH: 425.444.1434

**SITE ACQUISITION AGENT:**  
SMARTLINK  
11232 120TH AVE NE, #204  
KIRKLAND, WA 98034  
DANIEL BAUM  
PH: 206.661.8053

**RF ENGINEER:**  
AT&T MOBILITY

**CONSTRUCTION MANAGER:**  
AT&T MOBILITY  
TOM LOGAN  
PH: 253.709.0317

**ENGINEER OF RECORD:**  
VECTOR STRUCTURAL ENGINEERS  
651 W. GALENA PARK BLVD., SUITE 101  
DRAPER, UT 84020  
WELLS L. HOLMES, SE  
PH: 801.990.1775

**SURVEYOR:**  
AMBIT CONSULTING, LLC  
245 SAINT HELENS AVE, SUITE 3A  
TACOMA, WA 98402

**PROJECT INFORMATION**

**SITE NAME:** SN2975 SMOKEY POINT N.  
**ADDRESS:** 17020 SMOKEY POINT BLVD  
ARLINGTON, WA 98223

**JURISDICTION:** CITY OF ARLINGTON  
**PARCEL #:** 00482800000104  
**PARCEL SIZE:** 6.85 AC  
**ZONING:** HC - HIGHWAY COMMERCIAL  
**APD SUB-DISTRICT:** C

**LATITUDE:** 48° 09' 05.94" N (48.151650°)  
**LONGITUDE:** -122° 11' 05.87" W (-122.184964°)  
**GROUND ELEVATION:** 126.5' AMSL  
**SOURCE:** 1A CERTIFICATION

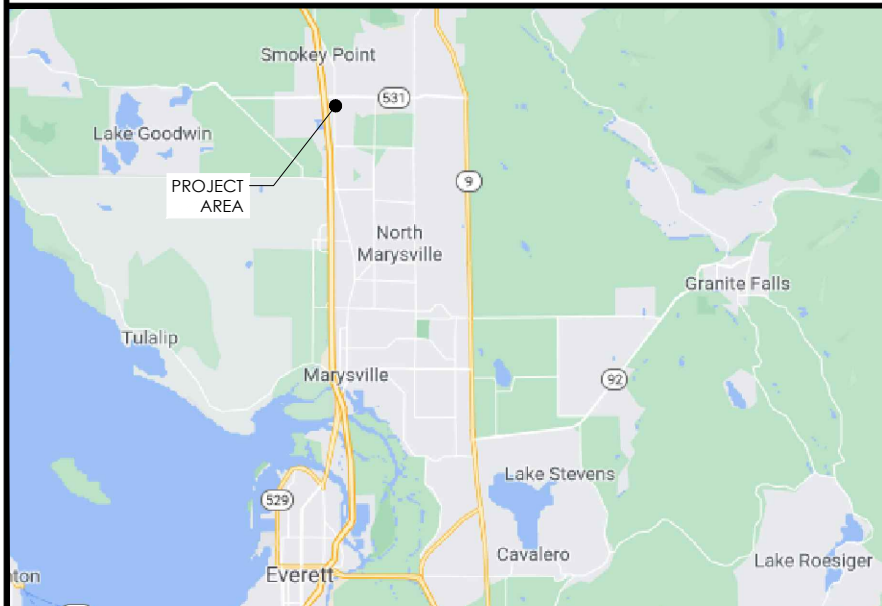
**(P) STRUCTURE TYPE:** MONOFIR  
**(P) STRUCTURE HEIGHT:** 70.0'  
**(P) AT&T GROUND LEASE AREA:** 600 SQ FT  
**(E) IMPERVIOUS AREA:** ±11,200 SQ FT  
**(P) IMPERVIOUS AREA:** 600 SQ FT  
**(P) CUT/GRADE/FILL VALUES:** 0 SQ FT

**OCCUPANCY:** U  
**GROUP:** II-B

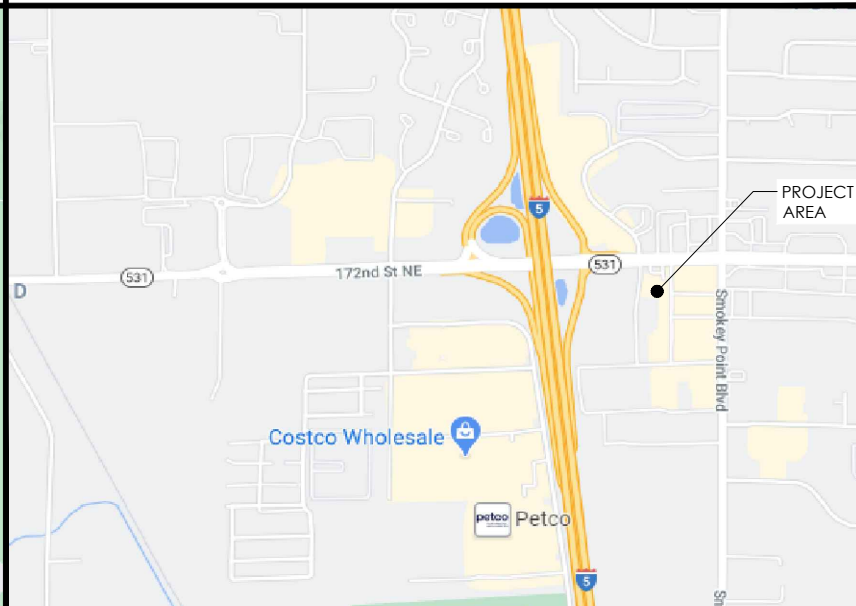
**DRIVING DIRECTIONS**

- FROM AT&T OFFICE IN REDMOND, WASHINGTON:**
1. TURN RIGHT ONTO 164TH AVE NE (203 FT)
  2. TURN RIGHT ONTO BEAR CREEK PKWY (.6 MI)
  3. TURN LEFT ONTO REDMOND WAY (1.7 MI)
  4. CONTINUE ONTO NE 85TH ST (.9 MI)
  5. TURN RIGHT ONTO THE I-405 N RAMP (.5 MI)
  6. MERGE ONTO I-405 N (11.3 MI)
  7. USE THE RIGHT 2 LANES TO TAKE THE I-5 N EXIT TOWARD VANCOUVER BC (.5 MI)
  8. MERGE ONTO I-5 N (23.0 MI)
  9. USE THE RIGHT LANE TO TAKE EXIT 206 TO MERGE ONTO WA-531 E / 172ND ST NE / EDGEComb RD (.3 MI)
  10. MERGE ONTO WA-531 E / 172ND ST NE / EDGEComb RD (.1 MI)
  11. TURN RIGHT JUST BEFORE WENDYS AND REACH SITE (410 FT)
- TOTAL TIME:** 55 MINS  
**TOTAL MILES:** 39.1 MILES

**VICINITY MAP**



**LOCALIZED MAP**



Know what's below.  
Call before you dig.



PROJECT INFORMATION:  
**SMOKEY POINT NORTH SN2975**  
 17020 SMOKEY POINT BLVD  
 ARLINGTON, WA 98223  
 SNOHOMISH COUNTY

ORIGINAL ISSUE DATE:

04/06/2021

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	04/06/2021	PRELIMINARY	DH
1	04/13/2021	TITLE (C)	CK

PROJECT COORDINATION:

**CAPITAL DESIGN SERVICES**  
 2101 4TH AVE E, SUITE 202  
 OLYMPIA, WA 98506  
 360.991.1501  
 WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

1229 CORNWALL AVE.  
 SUITE 301  
 BELLINGHAM, WA 98402  
 PH. (480) 659-4072  
 WWW.AMBITCONSULTING.US  
**ambit consulting**

DRAWN BY: CHK.: APV.:

DH	PD	XX
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LICENSER:

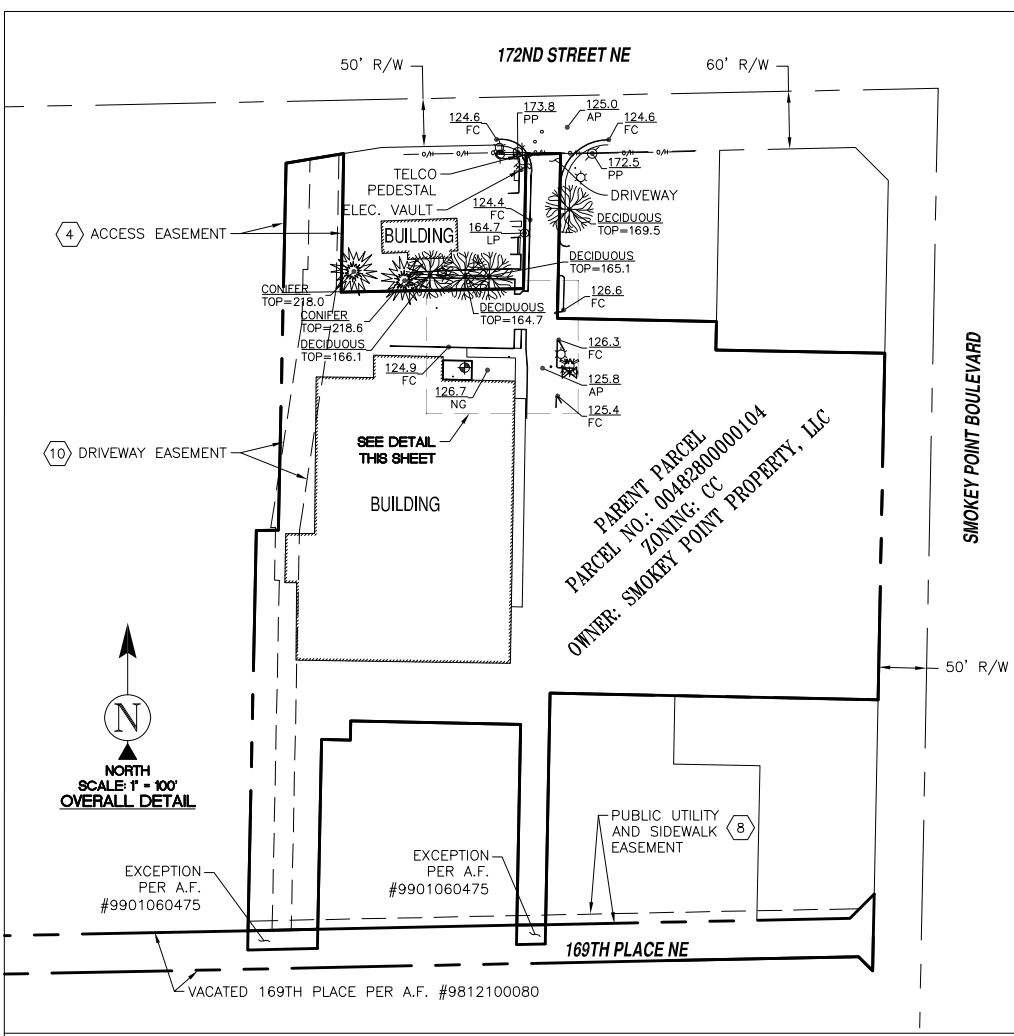
Matthew Richa  
 State of Washington  
 Registered Professional Land Surveyor  
 License No. 1012916

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



**SURVEY DATE**  
 03/31/2021

**BASIS OF BEARING**  
 BEARINGS SHOWN HEREON ARE BASED UPON THE WASHINGTON ZONE NORTH STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT OBSERVATIONS ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

**BENCHMARK**  
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

**FLOOD\_ZONE**  
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD\_ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #53061C0395E, DATED 11/08/1999.

**UTILITY NOTES**  
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

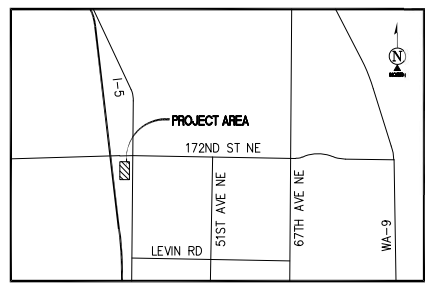
**SURVEYOR'S NOTES**  
 CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

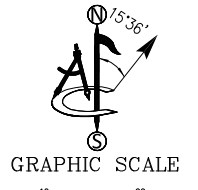
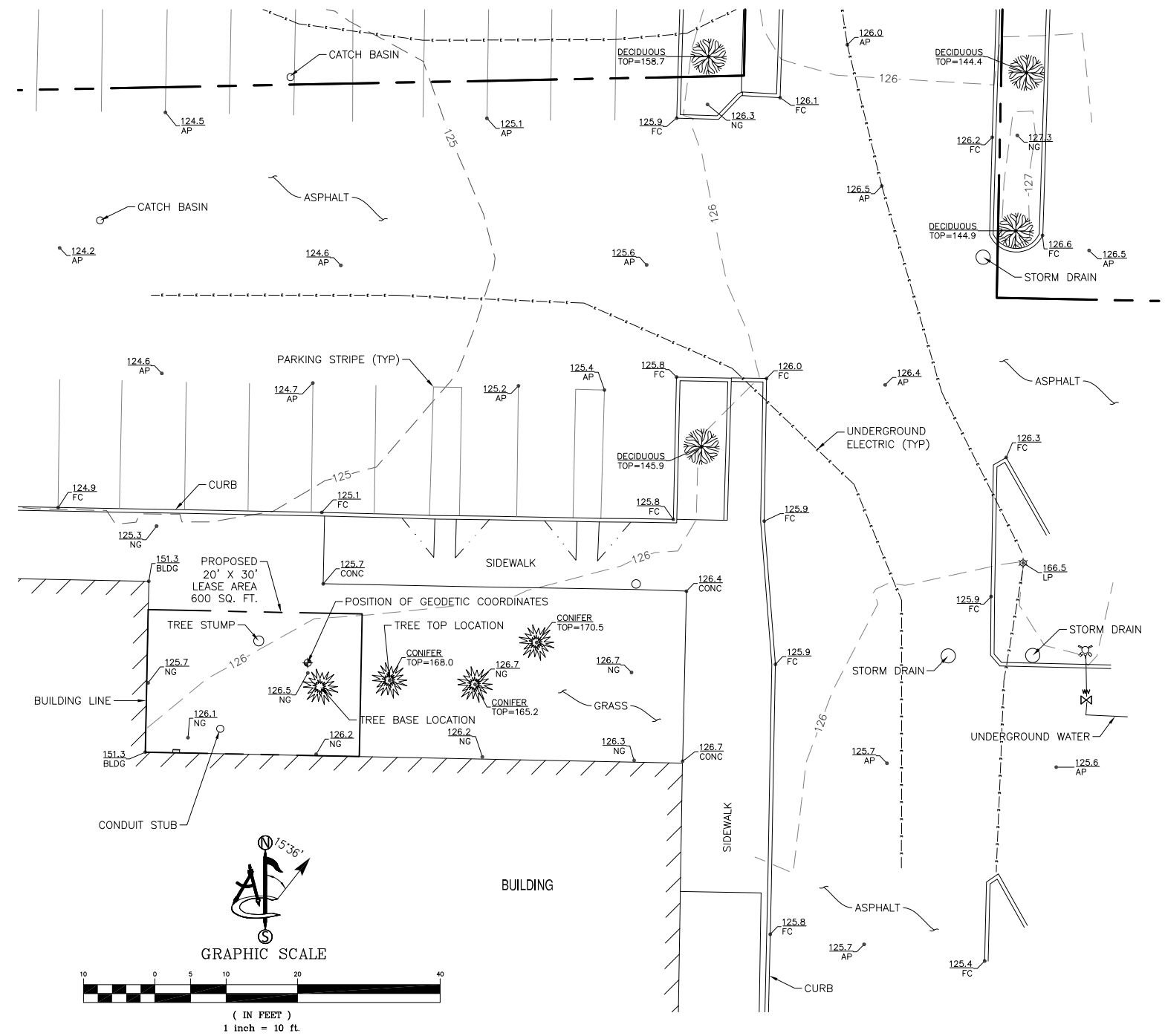
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

**POSITION OF GEODETIC COORDINATES**  
 LATITUDE 48° 09' 05.94" (48.151650°) NORTH (NAD83)  
 LONGITUDE 122° 11' 05.87" (122.184964°) WEST (NAD83)  
 GROUND ELEVATION @ 126.5' (NAVD88)



VICINITY MAP N.T.S.



**LESSOR'S LEGAL DESCRIPTION**  
 JOHNSON TRACTS BLOCK 000 D-04 LOT 4 OF SMOKEY POINT SHOPPING CENTER BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 9309295001 IN VOLUME 1 OF BINDING SITE PLANS, PAGES 292 THROUGH 295, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND BEING THAT PORTION OF TRACT 1 OF THE EXISTING PLAN IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 31, RANGE 05.

TOGETHER WITH THAT VACATED PORTION OF THE NORTH 1/2 OF 169TH PLACE NORTHEAST PER SNOHOMISH COUNTY ORDINANCE #98-109 RECORDED UNDER AUDITOR'S FILE NUMBER 9812100080.

LESS THAT VACATED RIGHT-OF-WAY PORTION OF 169TH PLACE NE PER DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9901060475.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**LEGEND**

AP	ASPHALT	⊗	FIRE HYDRANT
BLDG	TOP OF BUILDING	⊙	UTILITY POLE
CONC	CONCRETE	⊙	LIGHT POLE
D/W	ACCESS DRIVEWAY	⊙	POSITION OF GEODETIC COORDINATES
EDR	EDGE OF DIRT ROAD	⊙	SPOT ELEVATION
EP	EDGE OF PAVEMENT	⊙	WATER CONTROL VALVE
FC	FACE OF CURB	⊙	GAS VALVE
LP	LIGHT POLE	⊙	
NG	NATURAL GRADE	⊙	
R/W	RIGHT OF WAY	⊙	
⊗	TREES		
⊗	PINE TREES		
— W —	WATER LINES		
— SS —	SEWER LINES		
— SD —	STORM DRAIN LINES		
— GAS —	GAS LINES		
— O/H —	OVERHEAD LINES		
— E —	ELECTRIC LINES		
— COM —	COMMUNICATION LINES		
—	STREET CENTERLINES		
—	SUBJECT PROPERTY LINE		
—	ADJACENT PROPERTY LINE		
—	EASEMENT LINES		
—	TIE LINES		
—	LEASE AREA LIMITS		
—	MAJOR CONTOUR INTERVAL		
—	MINOR CONTOUR INTERVAL		



PROJECT INFORMATION:

**SMOKEY POINT NORTH  
SN2975**

17020 SMOKEY POINT BLVD  
ARLINGTON, WA 98223

SNOHOMISH COUNTY


ORIGINAL ISSUE DATE:

04/06/2021

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	04/06/2021	PRELIMINARY	DH
1	04/13/2021	TITLE (C)	CK

PROJECT COORDINATION:



**CAPITAL DESIGN SERVICES**  
2101 4TH AVE E, SUITE 202  
OLYMPIA, WA 98506  
360.991.1501  
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:



1229 CORNWALL AVE.  
SUITE 301  
BELLINGHAM, WA 98402  
PH. (480) 659-4072  
www.ambitconsulting.us

**ambit consulting**

DRAWN BY: CHK.: APV.:

DH	PD	XX
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LICENSER:



SHEET TITLE:

NOTES

SHEET NUMBER:

LS-2

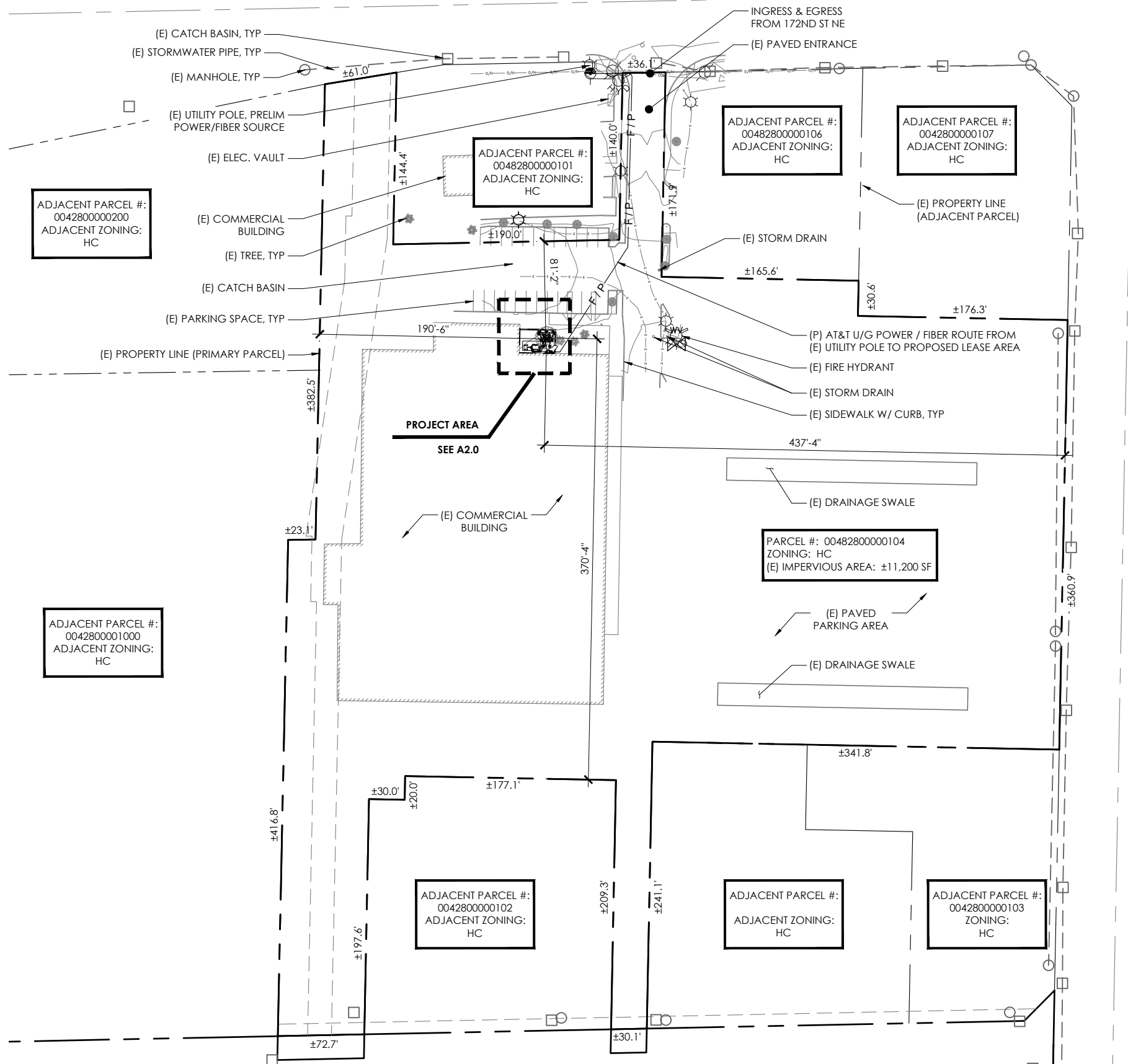
EXCEPTIONS AND OTHER TITLE MATTERS

REFERENCE IS MADE TO THE OWNERSHIP AND ENCUMBRANCE REPORT PARCEL ID #00482800000104, ISSUED BY PRIORITY TITLE AND ESCROW, DATED 01/28/2021. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

- MEMORANDUM OF SUBLEASE FROM ASSOCIATED GROCERS, INC. TO THRIFTY FOODS OF BURLINGTON, INC. RECORDED 09/29/1995 UNDER RECORDING NO. 9509290861. (BLANKET IN NATURE)
- MEMORANDUM OF SUBLEASE AMENDMENT, RATIFICATION AND CONSENT AGREEMENT RECORDED 09/29/1995 UNDER RECORDING NO. 9509290862. (BLANKET IN NATURE)
- MEMORANDUM OF LEASE FROM W. M. JOHNSON TO SHELL OIL COMPANY DATED 10/09/1969 AND RECORDED IN VOLUME 413, PAGE 528. (DOCUMENT NOT PROVIDED)
- ASSIGNMENT OF LEASE FROM SHELL OIL COMPANY TO TEXACO REFINING AND MARKETING, INC., A DELAWARE CORPORATION, DATED 01/08/1991 AND RECORDED 01/22/1991 UNDER RECORDING NO. 9101220475 IN DEED BOOK 2408, PAGE 1409. (PARTIAL RELEASE RECORDED 12/224/1991 UNDER RECORDING NO. 9112240495 IN DEED BOOK 2515, PAGE 0909.) (AS SHOWN ON SURVEY)
- DEED OF RIGHT-OF-WAY TO COUNTY OF SNOHOMISH RECORDED 09/1977 UNDER RECORDING NO. 7709140172 IN DEED BOOK 1179, PAGE 536. (DOES NOT AFFECT PARENT PARCEL)
- NOTICE OF RURAL UTILITY SERVICE RECORDED UNDER RECORDING NO. 8208120212. (BLANKET IN NATURE)
- COVENANTS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 9112260519. (BLANKET IN NATURE)
- EASEMENTS, RESTRICTIONS AND RECITALS SET FORTH IN SURVEY RECORDED IN SNOHOMISH COUNTY UNDER RECORDING NO. 9309295001. (AS SHOWN ON SURVEY)
- DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED UNDER RECORDING NO. 9310080066. (BLANKET IN NATURE)
- TERMS AND CONDITIONS OF COMMON DRIVEWAY, UTILITIES, RESTRICTIVE COVENANT AND CIRCULATION AGREEMENT AND EASEMENT TERMINATION RECORDED 12/01/1993 UNDER RECORDING NO. 9312010150. AMENDED UNDER RECORDING NOS.: 9904041069 ; 9904041070; 9904041071; 9904041072; 9904041073; 9904041074; 9904041075 AND 9904041076. (AS SHOWN ON SURVEY)
- ANNEXATION COVENANT AND POWER OF ATTORNEY AND THE TERMS AND CONDITIONS THEREOF RECORDED 09/2/1995 UNDER RECORDING NO. 9509220495. (BLANKET IN NATURE)
- PUBLIC UTILITY EASEMENT RECORDED 08/25/1993 UNDER RECORDING NO. 9308250082. (IN RIGHT OF WAY -NOT PLOTTED)
- PUBLIC UTILITY EASEMENT RECORDED 07/05/1995 UNDER RECORDING NO. 9507050130. (EXACT LOCATION IS INDETERMINATE - NOT PLOTTED)
- CONCOMITANT REZONE AGREEMENT AND TERM AND CONDITIONS THEREOF RECORDED 06/16/1993 UNDER RECORDING NO. 9306160346. (BLANKET IN NATURE)
- VOLUNTARY AGREEMENT FOR MITIGATING ROAD IMPACT RECORDED UNDER RECORDING NO. 9305281196. (BLANKET IN NATURE)
- MEMORANDUM OF SUBLEASE FROM ASSOCIATED GROCERS, INC. TO THRIFTY FOODS OF BURLINGTON, INC. RECORDED 09/29/1995 UNDER RECORDING NO. 9509290861. (BLANKET IN NATURE)

172ND STREET NE

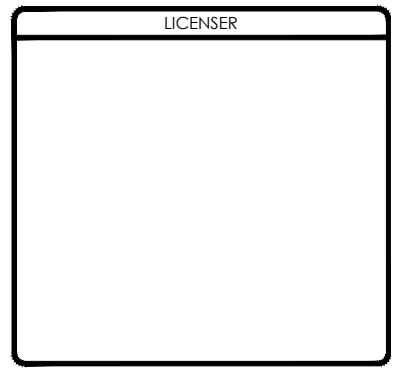


NOTES:  
 1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



DRAWN BY: MS  
 CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	04/16/21	PRELIM LU DRAWINGS
2	04/26/21	CLIENT COMMENT
3	04/26/21	FINAL LU DRAWINGS



PROJECT INFORMATION  
 SN2975  
 SMOKEY POINT N.  
 17020 SMOKEY POINT BLVD  
 ARLINGTON, WA 98223

SHEET TITLE  
 OVERALL SITE PLAN

SHEET NO.  
 A1.0

SMOKEY POINT BLVD.





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CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	04/16/21	PRELIM LU DRAWINGS
2	04/26/21	CLIENT COMMENT
3	04/26/21	FINAL LU DRAWINGS

LICENSER

PROJECT INFORMATION

SN2975  
SMOKEY POINT N.

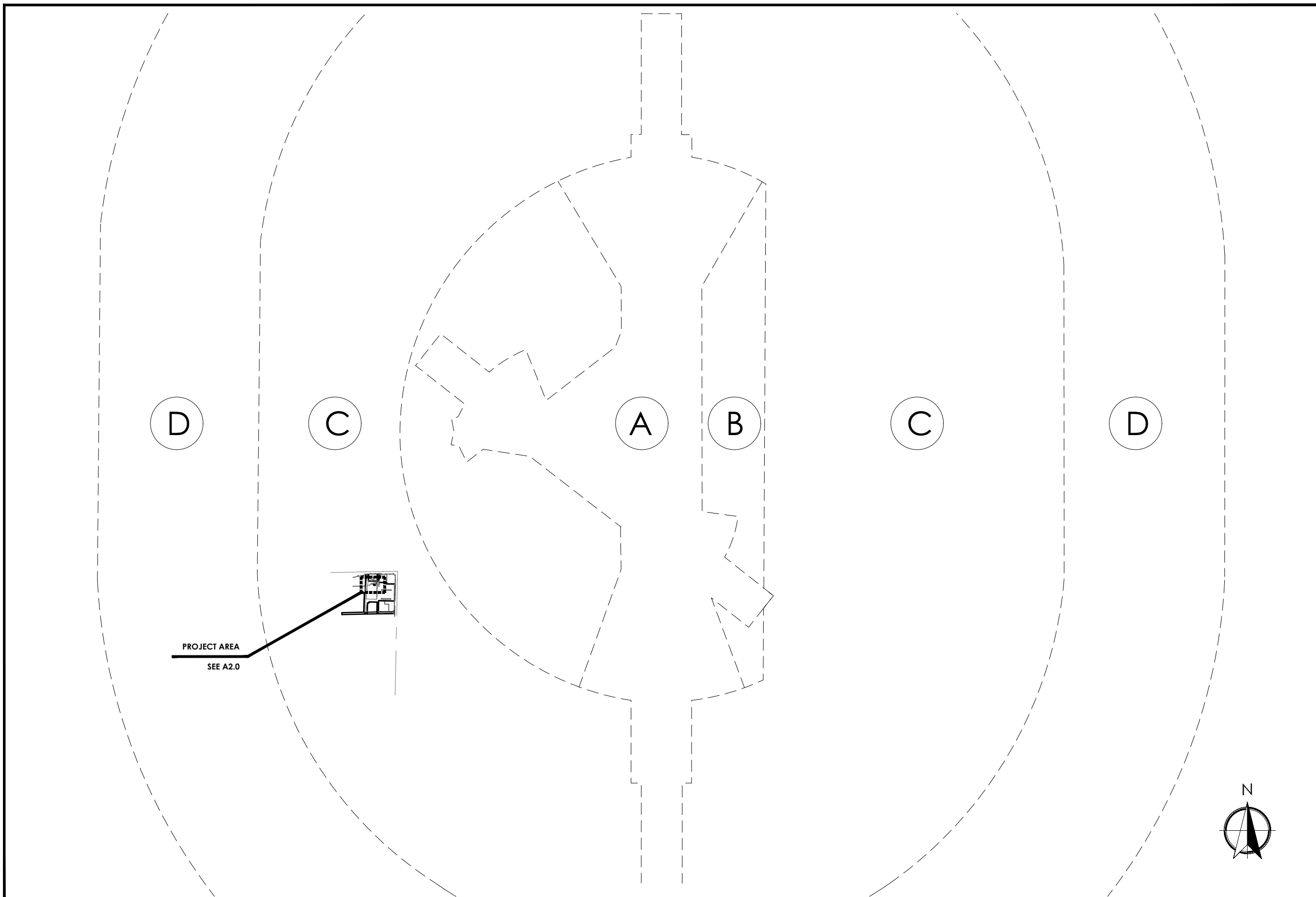
17020 SMOKEY POINT BLVD  
ARLINGTON, WA 98223

SHEET TITLE

ARLINGTON APD PLAN

SHEET NO.

A1.1





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 CHECKED BY: BU

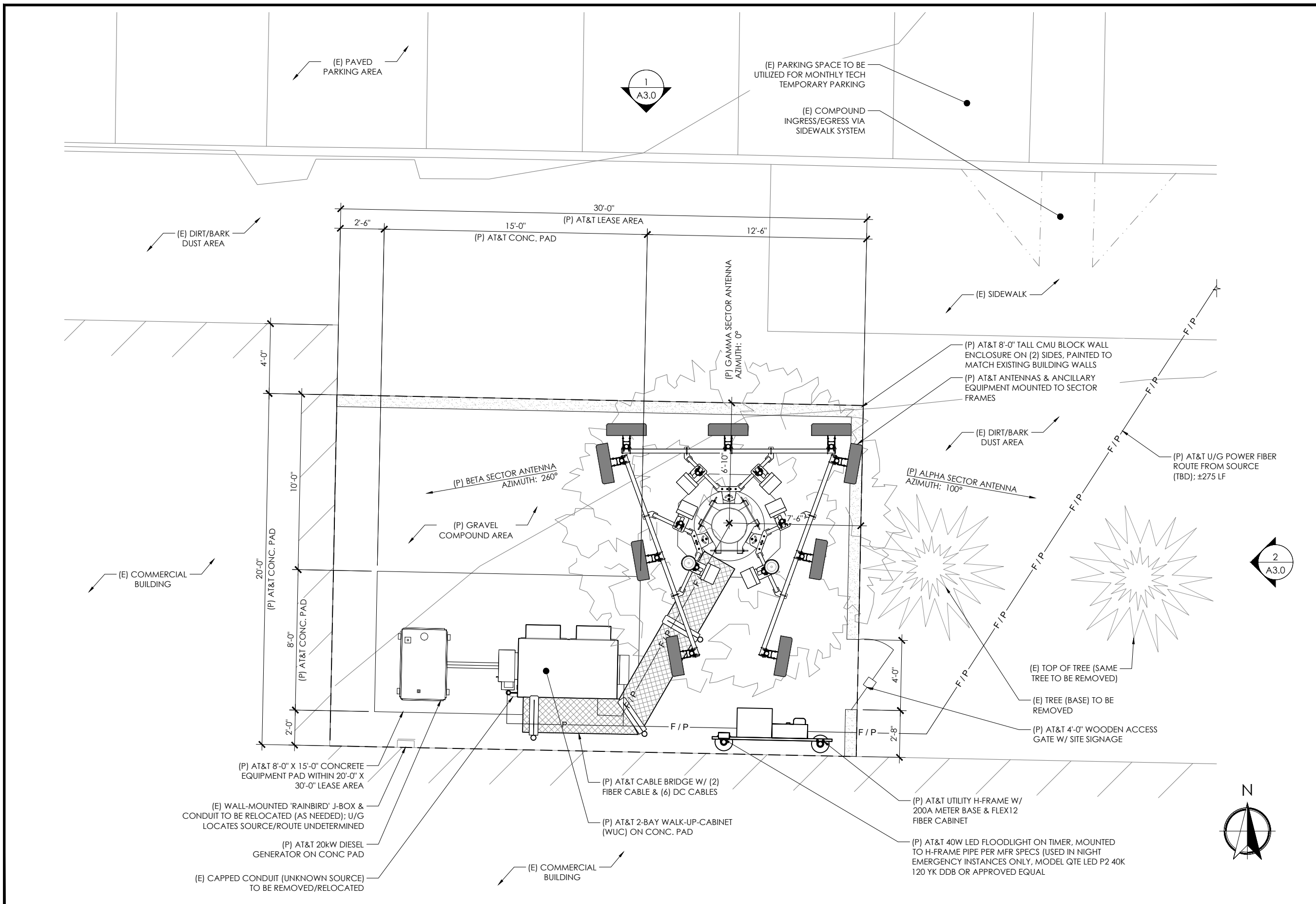
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VER.	DATE	DESCRIPTION
1	04/16/21	PRELIM LU DRAWINGS
2	04/26/21	CLIENT COMMENT
3	04/26/21	FINAL LU DRAWINGS

LICENSER	

PROJECT INFORMATION	
SN2975 SMOKEY POINT N.	
17020 SMOKEY POINT BLVD ARLINGTON, WA 98223	

SHEET TITLE	
ENLARGED SITE PLAN	

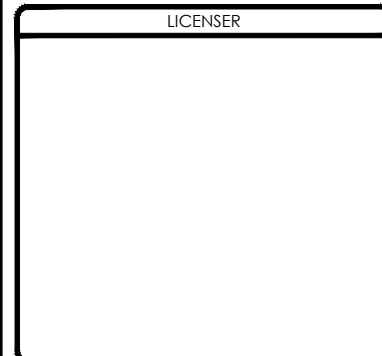
SHEET NO.	
A2.0	





DRAWN BY: MS  
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
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2	04/26/21	CLIENT COMMENT
3	04/26/21	FINAL LU DRAWINGS

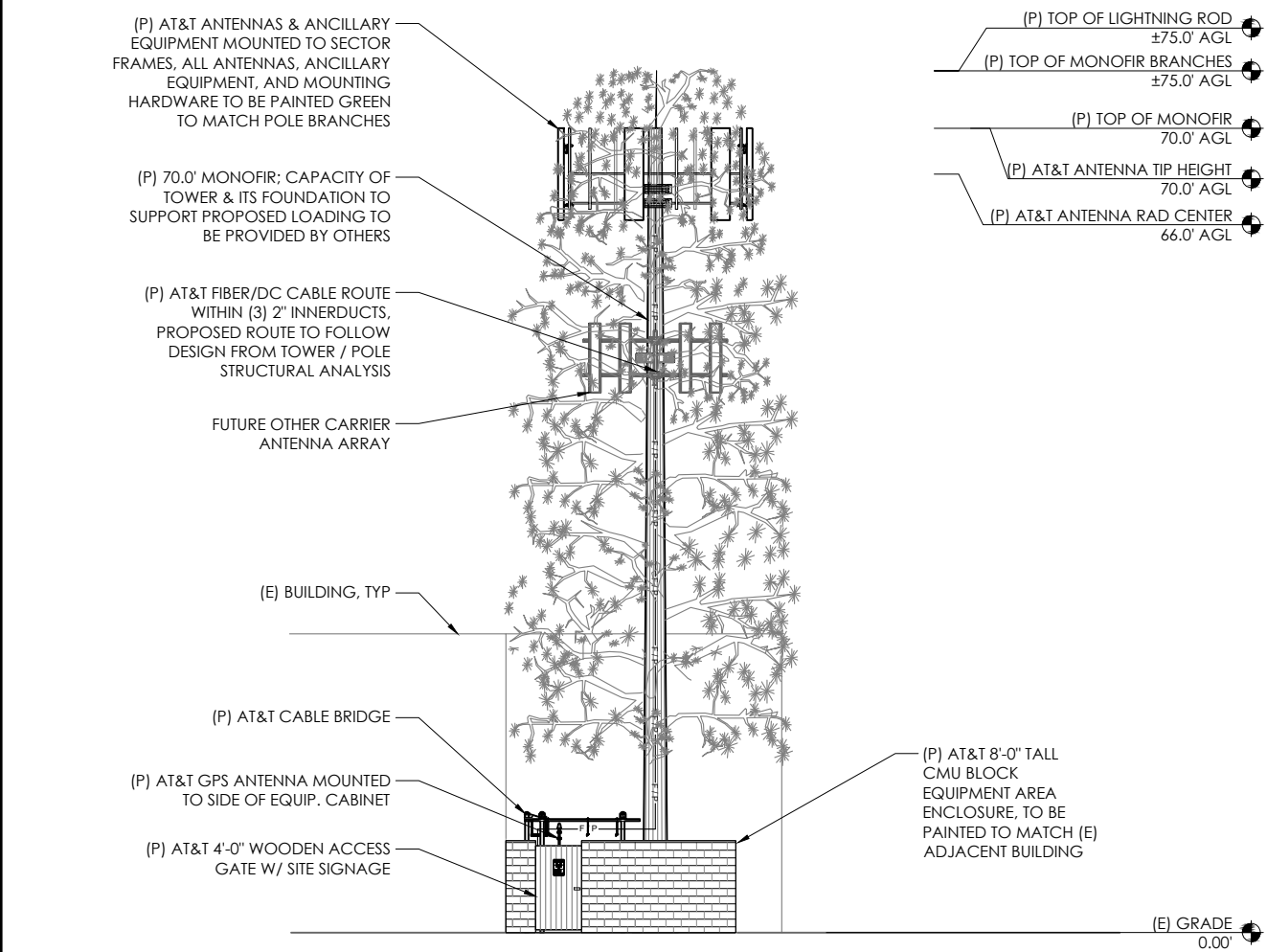
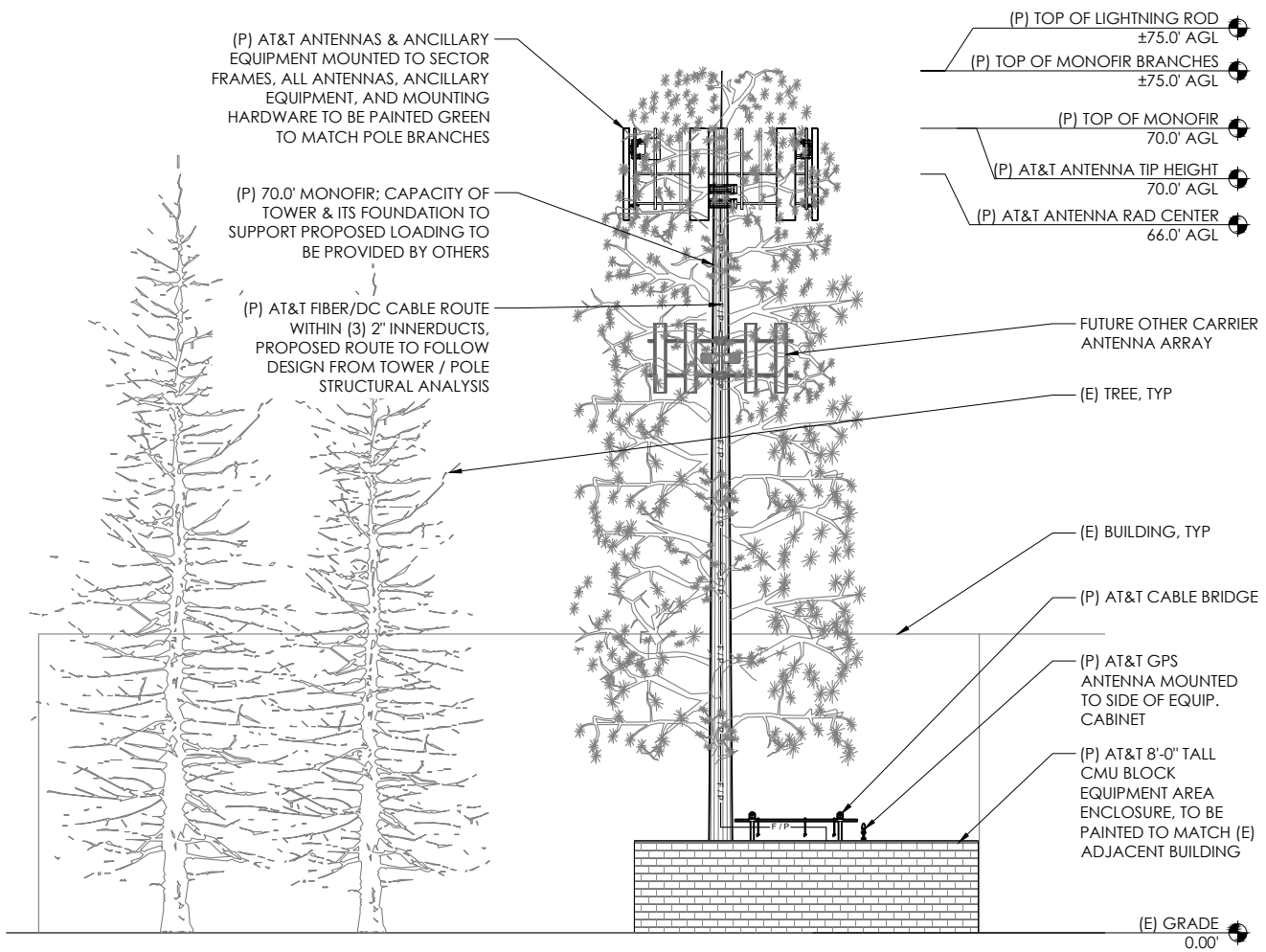


PROJECT INFORMATION  
**SN2975**  
**SMOKEY POINT N.**  
17020 SMOKEY POINT BLVD  
ARLINGTON, WA 98223

SHEET TITLE  
**ELEVATIONS**

SHEET NO.  
**A3.0**

NOTES:  
1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



1 (P) NORTH ELEVATION 11X17 SCALE: 1/16" = 1'-0" 22 X 34 SCALE: 1/32" = 1'-0" 0' 8' 16' 32'

2 (P) EAST ELEVATION 11X17 SCALE: 1/16" = 1'-0" 22 X 34 SCALE: 1/32" = 1'-0" 0' 8' 16' 32'