

LEGAL DESCRIPTION

NO TITLE RESEARCH PROVIDED AT THIS TIME

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.

NO TITLE RESEARCH PROVIDED AT THIS TIME

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT CENTER OF PROPOSED MONOPOL:
 NAD 83
 LAT - 47°02'20.22" N NAVD 88
 LONG - 122°53'32.75" W ELEV. = 33.5 FEET



BENCHMARK IS "TWHL"
 NGS GPS CORS STATION,
 ELEV = 423.2'

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

NOTES

- 1) NO TITLE RESEARCH PROVIDED AT THIS TIME. CALCULATED BOUNDARY MAY CHANGE UPON RECEIPT OF TITLE.
- 2) FIELD WORK CONDUCTED IN APRIL, 2017.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NADB3).
- 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) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PANEL 187 OF 625, FIRM MAP NUMBER 53067C0167E, EFFECTIVE DATE OCTOBER 16, 2012.
- 6) NO WETLANDS AREAS, STREAMS, DITCHES, PIPES OR RIVERS RUNNING THROUGH OR BORDERING THE PARENT PARCEL, LEASED PREMISES AND NEW EASEMENTS, OTHER THAN INDICATED HEREON, WERE INVESTIGATED BY THIS SURVEY.
- 7) THE PARENT PARCEL ZONING DESIGNATION IS URBAN RESIDENTIAL (UR) PER CITY OF OLYMPIA CODE CODE 18.04, WIRELESS FACILITIES ARE COVERED UNDER 18.44. TOWER & BUILDING SETBACKS ARE AS FOLLOWS: FRONT 10'; SIDE 10'; REAR 10', A 5' LANDSCAPING BUFFER IS REQUIRED.

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
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE VAULT
- TEL. MANHOLE
- TELEPHONE RISER
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- FIRE STAND PIPE
- IRRIGATION CONTROL
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- 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 ± 0.5 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

- DECIDUOUS TREE
- ALDER
 - MAPLE
 - DECIDUOUS
 - MADRONA
 - OAK
 - CHERRY
- EVERGREEN TREE
- CEDAR
 - DOUGLAS FIR
 - HEMLOCK
 - PINE
 - 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

PARENT PARCEL TAX LOT NUMBER 78205400100
 SITE ADDRESS NEAR 730 11TH AVE SE OLYMPIA, WA 98501
 SITE CONTACT BRANDON OLSEN
 PHONE NUMBER 503-880-4940
 FEE OWNER OREGON-WASH RR & NAV CO 1400 DOUGLAS STOP 1640 OMAHA, NE 68179

DEED REFERENCE TO BE DETERMINED
 TOTAL PARENT PARCEL AREA TO BE DETERMINED
 ZONING UR (CITY OF OLYMPIA) CODE 18.44
 SETBACKS FRONT - 10 FEET
 SIDE - 10 FEET
 REAR - 10 FEET

LEASED PREMISES 2,500 S.F. (0.06 AC)
 ACCESS & UTILITY EASEMENT TO BE DETERMINED
 ELECTRICAL SERVICE TO BE DETERMINED
 TELEPHONE SERVICE TO BE DETERMINED

SURVEY REFERENCE

SURVEY, RECORDING NO. 4487130, RECORDS OF THURSTON COUNTY

BOUNDARY DISCLAIMER

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CAUTION!

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1-800-424-5555



DUNCANSON

Company, Inc.

143 SW 131st Street, Suite 102
 Seattle, Washington 98166
 Phone 206.244.4141
 Fax 206.244.4555

SITE

OLY MOXIE

NEAR 730 11TH AVE SE
 OLYMPIA, WA 98501
 THURSTON COUNTY

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| FLD. CREW: | JAR/CR |
| FLD. BOOK: | 450/34 |
| DRAWN BY: | RLP |
| JOB #: | 99544.1562 |
| DATE: | 4/26/17 |

REVISIONS

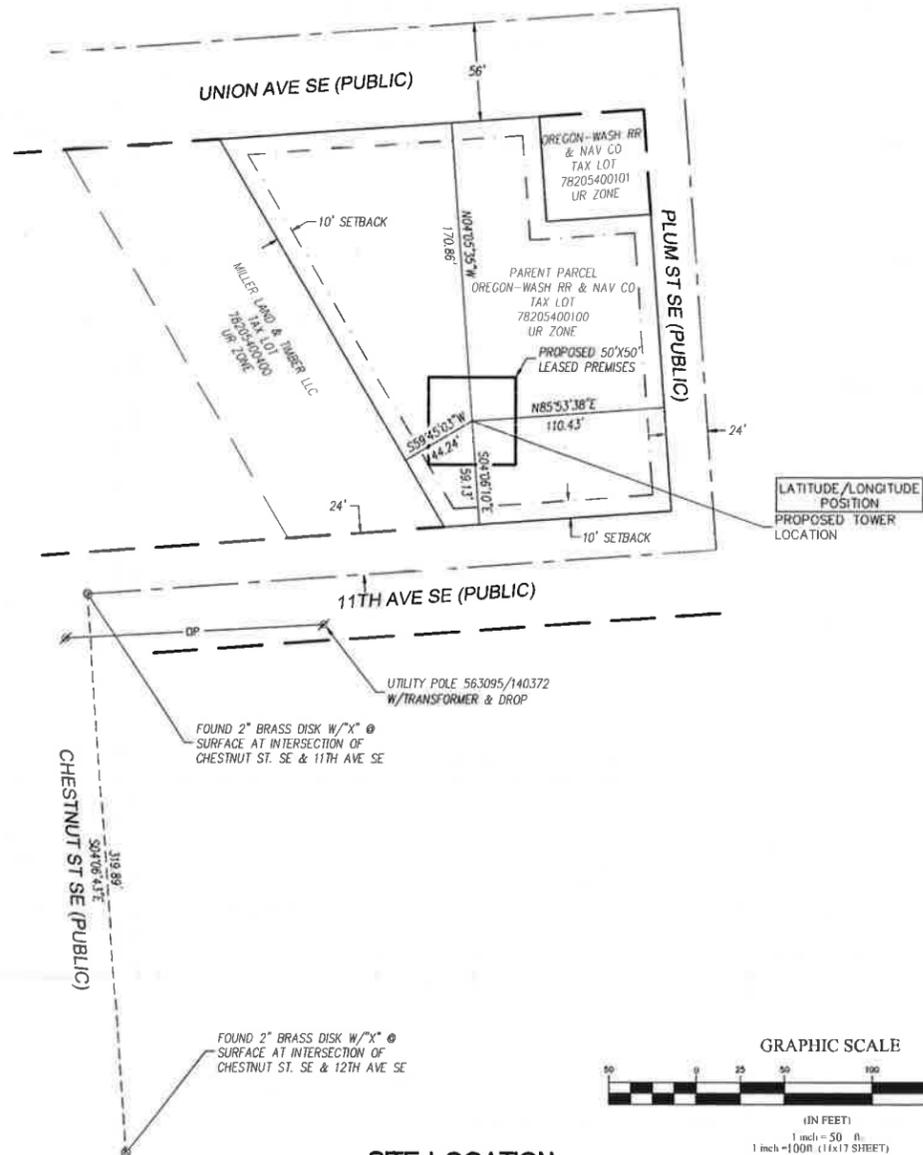
| DATE | DESCRIPTION | BY |
|---------|-------------------|-----|
| 6/30/17 | ADD WETLAND FLAGS | RLP |



SHEET TITLE
SURVEY PLAT
 SEC 23, TWP 18 N, RNG 2 W, WM

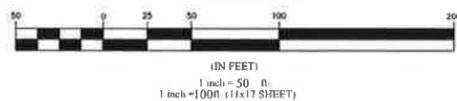
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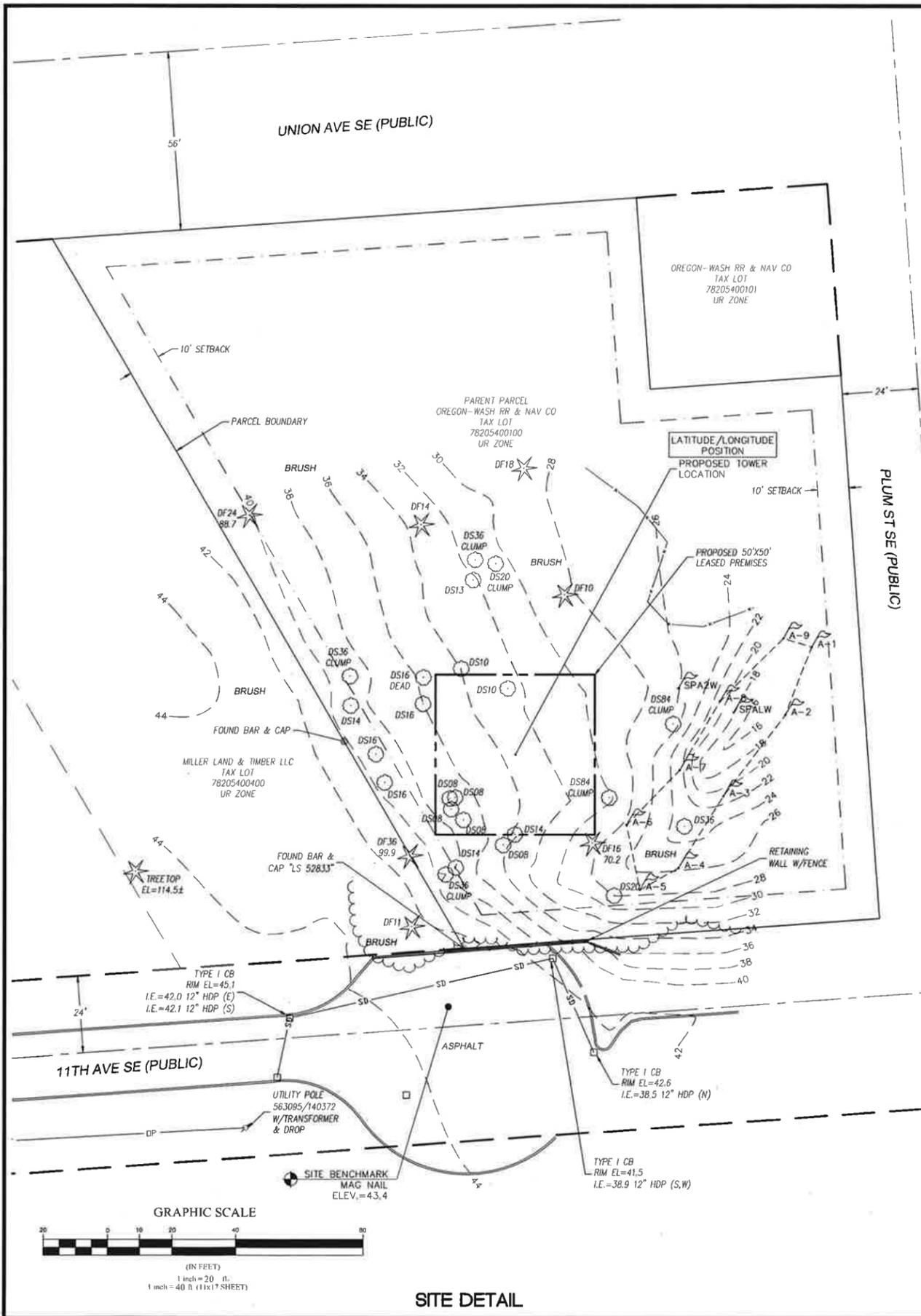
SV1



SITE LOCATION

GRAPHIC SCALE





LATITUDE/LONGITUDE POSITION

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NOTES

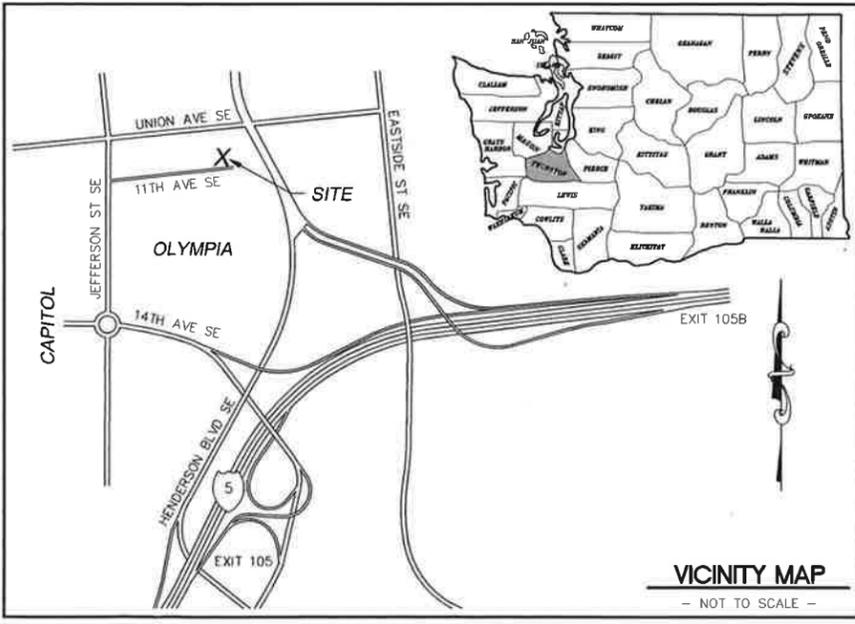
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CERTIFICATION:

TO: PI TOWER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS, ASSIGNS AND/OR DESIGNEES AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

I, KEVIN J. WALKER, A WASHINGTON PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION, AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WASHINGTON STANDARDS OF PRACTICE; AND THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN WAC 332-130.

KEVIN J. WALKER, PLS #41038
 DATED: X/XX/XX



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
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- △ TRANSFORMER
- ⊗ LIGHT STANDARD
- ⊞ POWER VAULT
- ⊞ UTILITY BOX
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- ⊞ GAS VALVE
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- ⊞ CATCH BASIN, TYPE II
- ⊞ SIGN
- BOLLARD
- ⊞ MAIL BOX
- ⊞ SPOT ELEVATION

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.

SURVEY REFERENCE

SURVEY, RECORDING NO. 4487130, RECORDS OF THURSTON COUNTY

BOUNDARY DISCLAIMER

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1-800-424-5555



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

SITE
OLY MOXIE
 NEAR 730 11TH AVE SE
 OLYMPIA, WA 98501
 THURSTON COUNTY

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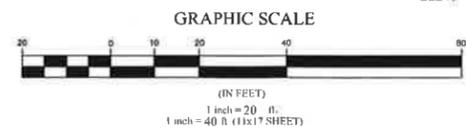
REVISIONS

| DATE | DESCRIPTION | BY |
|---------|-------------------|-----|
| 6/30/17 | ADD WETLAND FLAGS | RLP |



SHEET TITLE
SURVEY PLAT
 SEC 23, TWP 18 N, R1NG 2 W, WM

SHEET NUMBER
SV2

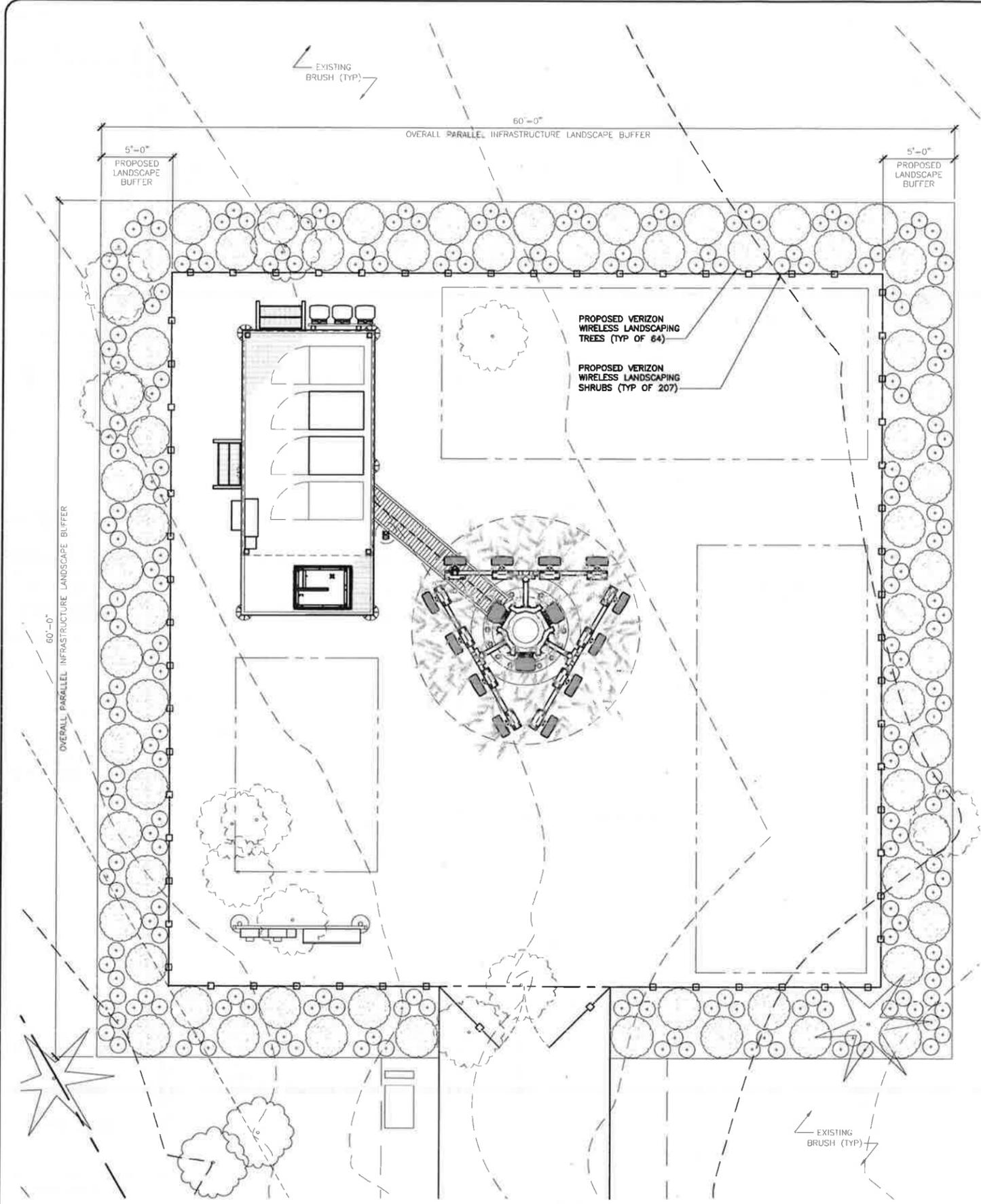


SITE DETAIL

VICINITY MAP

- NOT TO SCALE -

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PLANTING SCHEDULE:

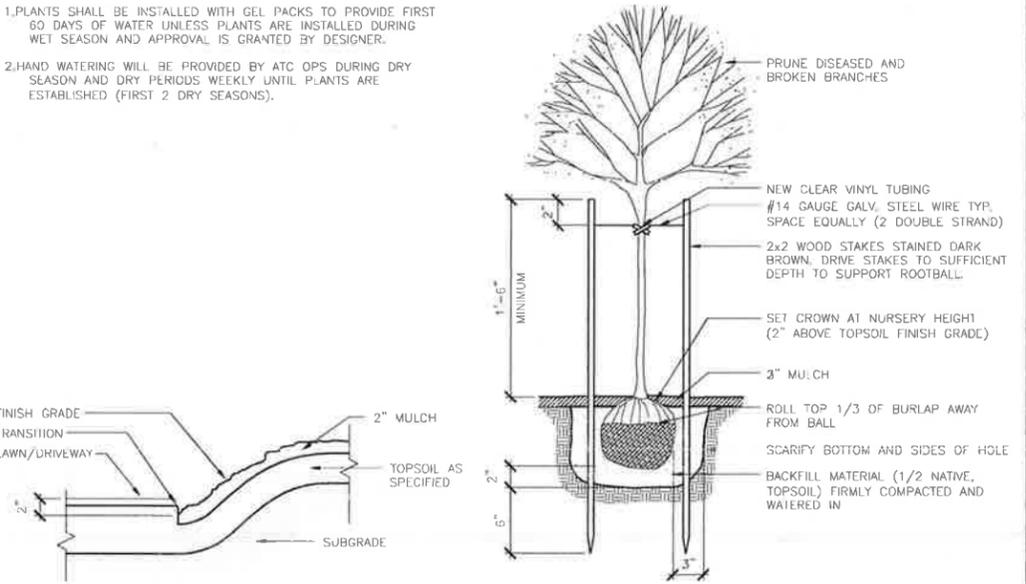
| SYM | BOTANICAL/ COMMON NAME | QTY | SIZE | REMARKS |
|-----|--|-----|--------|-------------|
| | THUJA O. 'EMERALD GREEN' / AMERICAN ARBORVITAE | 64 | 5'-6" | 5' O.C. MAX |
| | PACIFIC WAX MYRTLE / MYRICA CALIFORNICA | 207 | 5 gal. | Container |
| | GAULTHERIA SHALLON / SALAL | 1 | gal. | 36" O.C. |

LANDSCAPE SPECIFICATIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555
- CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- SUBGRADE IS TO BE WITHIN 1/10" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- NEW SHRUB BED AREAS AS SHOWN ON THE PLANS, SHALL RECEIVE A MINIMUM OF 2" ORGANIC MATERIAL.
- CONTRACTOR TO INSTALL 3" DEPTH FINE BARK MULCH AT BASE OF ALL TREES, SHRUBS, AND GROUND COVER.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
- GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT, THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF, FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- MECHANICALLY REMOVE (WITHOUT CHEMICALS) ALL NON-NATIVE PLANT SPECIES WITHIN TYPE A LANDSCAPE BUFFER AREA.
- ALL TREES SHALL BE PLANTED IN AT LEAST THREE OFFSETTING ROWS.
- AT LEAST 75 PERCENT OF SHRUBS SHALL BE OF THE EVERGREEN VARIETY. SHRUBS SHALL BE PLANTED IN A TRIANGULAR OR OFFSET PATTERN.
- GROUND COVER SHALL BE OF THE EVERGREEN VARIETY AND PLANTED IN A TRIANGULAR OR OFFSET PATTERN.
- ALL EXISTING NATIVE TREES AND VEGETATION SHALL BE RETAINED UNLESS A REPORT AND CLEARING PLAN FOR REMOVAL AND REPLACEMENT IS PREPARED BY A CERTIFIED ARBORIST AND THE PLAN IS APPROVED BY THE DEPARTMENT.

IRRIGATION SPECIFICATIONS

- PLANTS SHALL BE INSTALLED WITH GEL PACKS TO PROVIDE FIRST 60 DAYS OF WATER UNLESS PLANTS ARE INSTALLED DURING WET SEASON AND APPROVAL IS GRANTED BY DESIGNER.
- HAND WATERING WILL BE PROVIDED BY ATC OPS DURING DRY SEASON AND DRY PERIODS WEEKLY UNTIL PLANTS ARE ESTABLISHED (FIRST 2 DRY SEASONS).



24"x36" SCALE: 1" = 50'-0"
 11"x17" SCALE: 1" = 100'-0"



OLY MOXIE

NEAR 730 11TH AVE SE
 OLYMPIA, WA 98501
 THURSTON COUNTY

REVISIONS

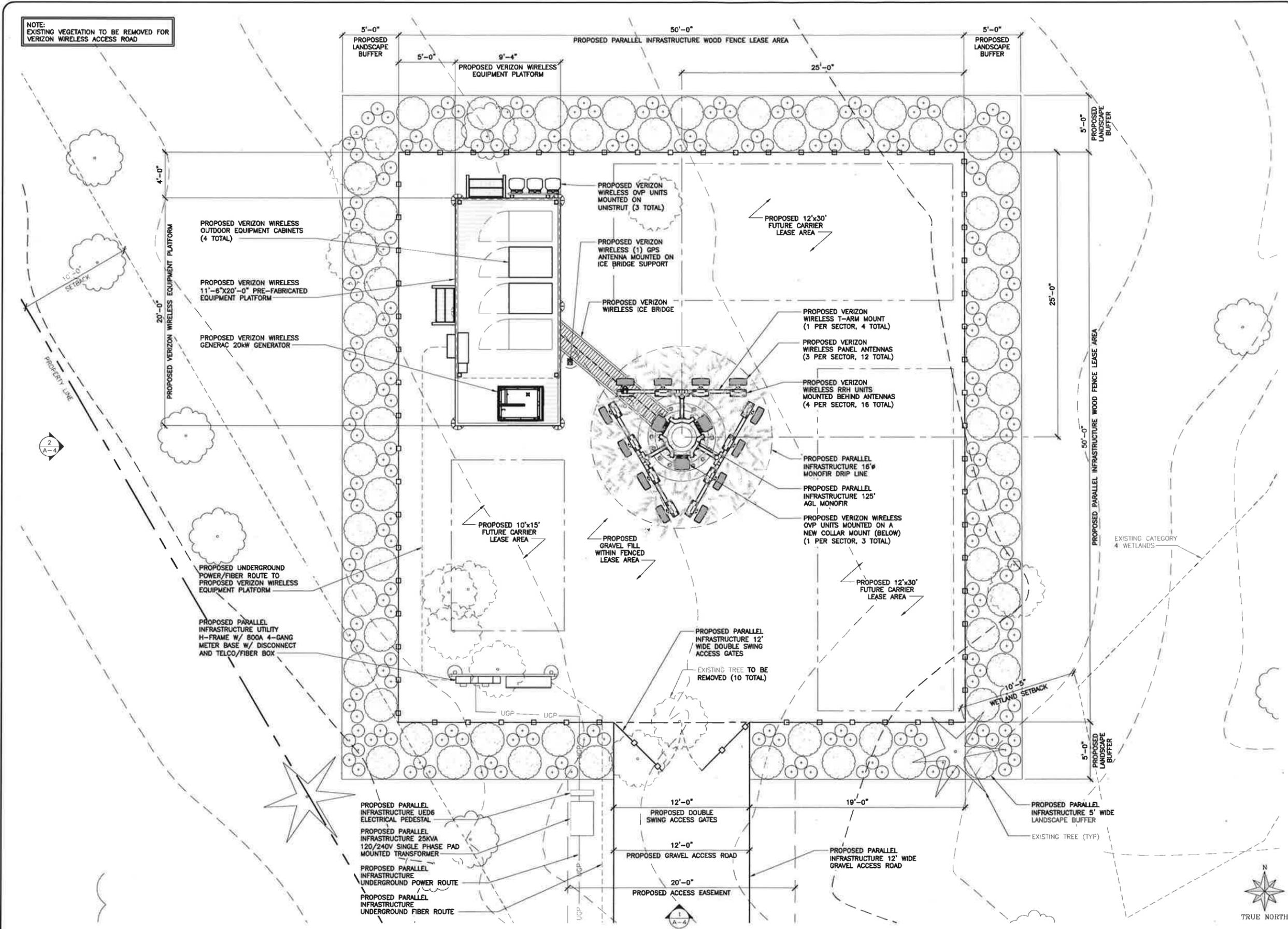
| REV. | DATE | DESCRIPTION | BY |
|------|----------|---------------------------|-----|
| A | 02/11/17 | ISSUED FOR 90% 2D REVIEW | RLD |
| B | 07/06/17 | REVISED FOR 90% 2D REVIEW | RLD |

TITLE
 LANDSCAPING PLAN

SHEET
L-1

NOTE:
EXISTING VEGETATION TO BE REMOVED FOR
VERIZON WIRELESS ACCESS ROAD

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Parallel
INFRASTRUCTURE

Glotel.
Integrity Delivered™

OLY MOXIE

NEAR 730 11TH AVE SE
OLYMPIA, WA 98501
THURSTON COUNTY

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| REV. | DATE | DESCRIPTION | BY | |
| A | 05/11/17 | ISSUED FOR 90% ZD REVIEW | RLD | |
| B | 07/06/17 | REVISED FOR 90% ZC REVIEW | RLD | |
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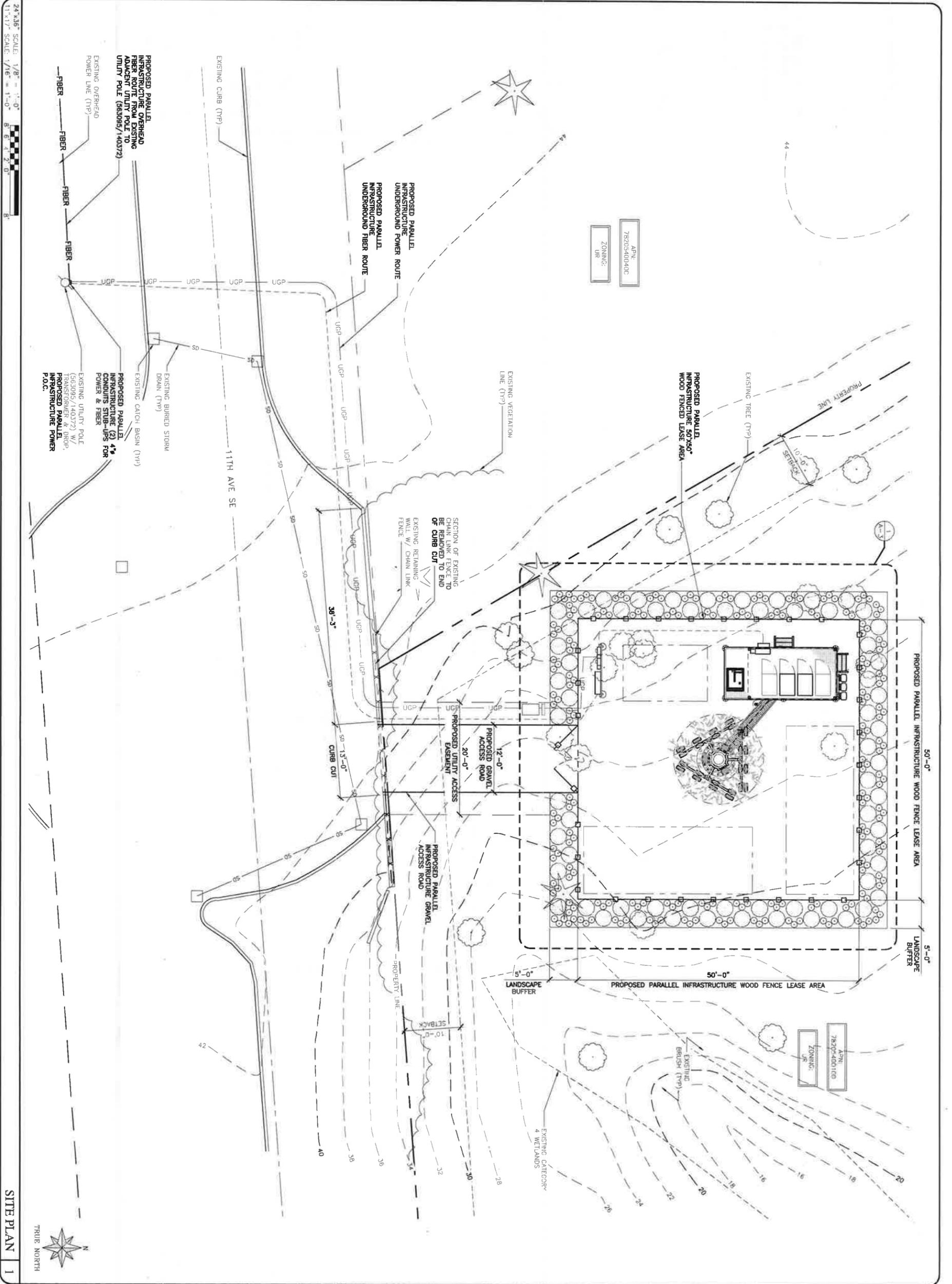
TITLE
ENLARGED SITE PLAN

SHEET
A-3

GLOTEL PROJECT #: J5567

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

ENLARGED SITE PLAN 1



SITE PLAN 1

Parallel
INFRASTRUCTURE

Glotel
>Integrity Delivered™

OLY MOXIE

NEAR 730 11TH AVE SE
OLYMPIA, WA 98501
THURSTON COUNTY

| REV. | DATE | DESCRIPTION | BY |
|------|----------|----------------------------|-----|
| A | 02/17/17 | COLORED FOR SIGN TO BEVIEW | MLD |
| B | 07/26/17 | REVISED FOR SIGN TO BEVIEW | MLD |
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TITLE
SITE PLAN

SHEET
A-2

GLOTEL PROJECT #: 15567

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TITLE
GENERATOR SPECIFICATIONS

SHEET

A-5

