EXHIBIT LIST

AT&T Telecom Facility CUP/WCF
PLN51880A CUP/WCF

Staff Contact:
Ellen Fairleigh, Associate Planner

Public Hearing: June 10, 2021
Remote Meeting via Zoom

Hearing Examiner: Sound Law Center

NO.	DOCUMENT DESCRIPTION	DATE
1	Staff Report	06/10/2021
2	Master Land Use Application- project description revised on 04/12/2021	Signed 02/05/2021
3	Notice of Complete Application	03/24/2021
4	Notice of Application & Hearing	Noticed 04/02/2021
5	Certification of Public Notice	04/02/2021
6	Certificate of Posting from Applicant	04/01/2021
7	Site Plan	01/20/2021
8	Plan Set	01/20/2021
9	Photo Simulations	Received 02/23/2021
10	View Shed Map Analysis	Received 02/23/2021
11	Radio Frequency Justification	Received 02/23/2021
12	Noise Survey by SSA Acoustics	01/14/2021
13	Radio Frequency Compliance	04/30/2020
14	Email from Planner to commenters on previous application	04/20/2021
15	Public Comment – Oppenhuizen response and comment	04/20/2021
16	Design for Bainbridge Worksheet	01/28/2021
17	Site Photos	No date
18	Bainbridge Island Fire Department Memo	03/03/2021
19	Public Works Development Engineer Recommended Conditions of Approval Memo	04/23/2021
20	Building Department Interim Building Official Recommendation Memo	04/27/2021
21	Kitsap Public Health District (KPHD) Commercial Building Clearance Approval	05/10/2021
22	Planning Commission Recorded Motion	Meeting date 05/27/2021

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NO.	DOCUMENT DESCRIPTION	DATE
23	Revised Site Plan	Admitted 06/10/2021
24	City Planner Powerpoint Presentation	Admitted 06/10/2021

Exhibit 1

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DIRECTOR'S REPORT & RECOMMENDATION

AT&T TELECOM FACILITY
FILE #: PLN51880A CUP/WCF

Prepared by: Ellen Fairleigh, Associate Planner
Date: June 10, 2021

Request: Major Conditional Use Permit (CUP) – PLN51880A CUP
Wireless Communication Facilities (WCF) – PLN51880A WCF

Applicant: Smartlink Group on behalf of AT&T

From: **Heather Wright, AICP, Director of Planning and Community Development**

Property Owner: Kitsap Public Utility District (KPUD)

Location: NE Baker Hill Rd.

Tax Parcel: 042402-1-054-2005

Project Description: AT&T proposes to install an unmanned telecommunications facility on an existing 35.7' KPUD water tower. The proposal includes the attachment of 12 antennas, 18 remote radio units, two surge protectors, and fiber/DC cables. Ground equipment includes two equipment cabinets on a 20'x6' concrete pad and a retaining wall within the existing KPUD facility.

Director's Recommendation: Approval of the CUP and WCF subject to the conditions recommended in this report. The Director finds that the project is compliant with the Bainbridge Island Municipal Code (BIMC) and in accord with the Comprehensive Plan.

Part 1: Process

1. **Land Use Review:** Pursuant to BIMC 18.10.030.C, this proposal is a WCF that requires review and approval by the City Hearing Examiner.

2. **Environmental Review:** The project is exempt from State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800(25)(a)(i)).

3. **Design Review Board (DRB) Process**: This project is exempt from Design Review Board (DRB) review in accordance with BIMC 2.14.040.D.1 which states that applications related to utility facilities are exempt from design review board consideration. The definition of "utility" in BIMC 18.36.030 Definitions includes structures related to communication signals.

4. **Planning Commission Process:** As provided in BIMC 2.16.110, the Planning Commission shall review the application prior to recommendation by the Department of Planning and Community Development Director. The Planning Commission shall review the project for consistency with applicable design guidelines, decision criteria, and the Comprehensive Plan. The Planning Commission shall consider the application at a public meeting where public comments will be taken and forward its recommendation to the Director.

5. **Consolidated Review Process:** Through the Master Land Use Application, the applicant requested consolidated permit review of the Wireless Communication Facilities (WCF) and Major Conditional Use Permit (CUP) in accordance with BIMC 2.16.170. A consolidated project permit application shall follow the application and notice procedure that results in the most extensive review and decision process.

6. **Decision Process:** Pursuant to BIMC 2.16.110.E, the Director shall review the application materials, staff report, and the recommendation of the Planning Commission and shall prepare a report to the Hearing Examiner recommending approval, approval with conditions, or disapproval of the application. The Planning Commission's recommendation shall hold substantial weight in the consideration of the application by the Director. Any deviation from that recommendation shall be documented in the Director's report. The Hearing Examiner shall consider the application materials and the Director's recommendation at a public hearing. The Hearing Examiner shall make compliance with the recommendation of the Planning Commission a condition of approval, unless the Hearing Examiner concludes that the recommendation reflects inconsistent application of design guidelines or any applicable provisions of this code, exceeds the authority of the Planning Commission, conflicts with SEPA conditions or other regulatory requirements applicable to the project or conflicts with requirements of local, state, or federal law.

7. **Appeal Process:** Pursuant to BIMC 2.16.020.R.2, the decision of the Hearing Examiner shall be final unless, within 21 days after issuance of a decision, a person with standing appeals the decision in accordance with Chapter 36.70 RCW or its successor.

Figure 1 – Proposed Site Plan

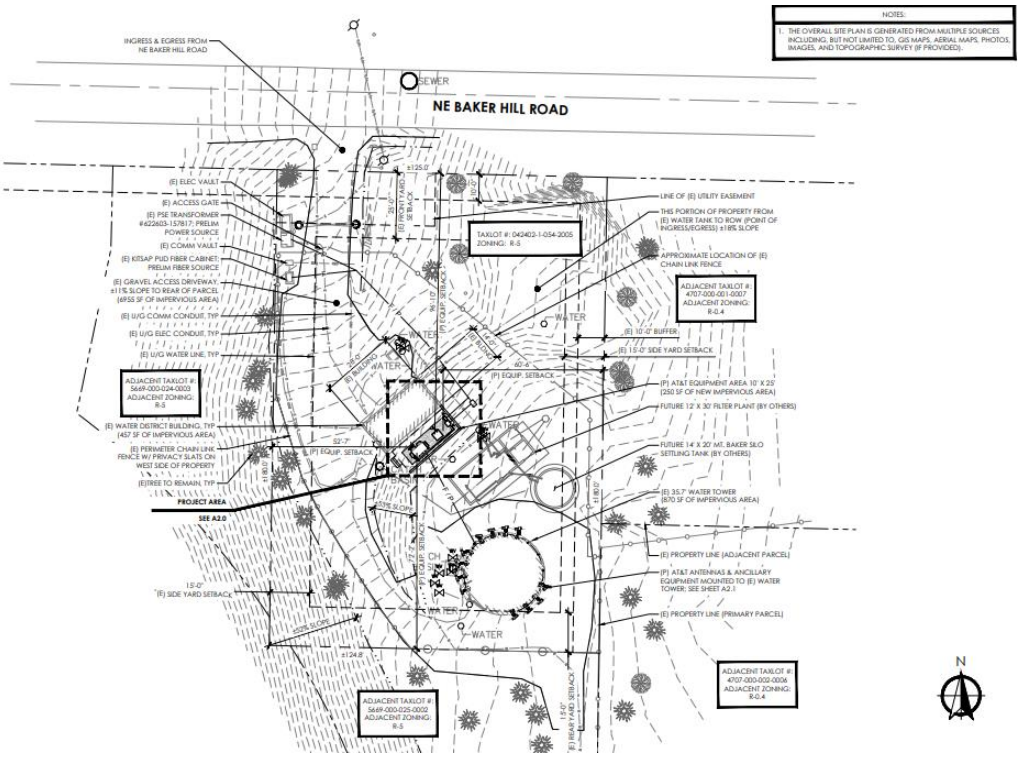
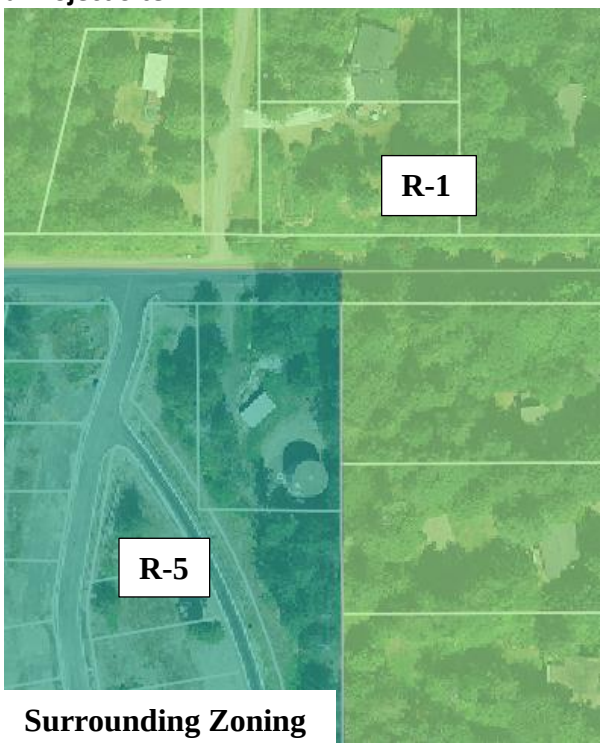


Figure 2 – Vicinity Map, Surrounding Zoning, and Project Site

Vicinity Map



Surrounding Zoning

Part II: General Information and Site Characteristics

Basic Information	
Zoning District	R-5
Lot Area	0.52 acres or 22,500 square feet per survey
Soils and Terrain	Soils consist primarily of Cathcart silt loam with 15-30% slopes.
Critical Areas	The property contains 15-39% slopes and small areas of 40% or greater slopes near the existing building and in the southwest corner.
Existing Development	The subject parcel is currently developed with a water tank, utility building, and supporting vaults/cabinets. There is an existing chain link fence around the development on the property which includes privacy slats on the west side.
Access	The subject parcel is currently accessed from NE Baker Hill Road. No change to the access is proposed. There is a locked gate at the access from NE Baker Hill Road.
Public Services and Utilities	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Schools	Bainbridge Island School District
Water	KPUD- South Bainbridge Water

Sewer	N/A
Storm Drainage	N/A- dispersion

Part III: Background and Application History

Background: Existing development and use on the property is for a primary utility for a Kitsap Public Utility District (KPUD) water system. The existing building on site was permitted in 2004 (City file no. BLD12803MIS) as a pump house. There is currently no wireless equipment on site. The applicant previously submitted similar applications to install a WCF on the property in June 2020 (City file no. PLN51880 CUP/WCF). These applications were placed on hold by the applicant in August 2020 due to a pending design change, and subsequently voided by the City due to inactivity in October 2020.

Date & Action	Summary
February 23, 2021 Pre-Application Conference	Permit process and requirements were discussed between the applicant and staff.
February 23, 2021 Application Submitted	Major Conditional Use and Wireless Communication Facilities application.
February 25, 2021 Public Participation Meeting	Comments and concerns were related to noticing, proposed signage, construction parking and traffic, and the power and RF emissions of the proposed equipment.
March 17, 2021 Notice of Incomplete Application	Application deemed incomplete.
March 22, 2021 Applicant Response to Notice of Incomplete Application	Applicant responds to Notice of Incomplete Application with requested information.
March 24, 2021 Notice of Complete Application	Application deemed complete.
April 19, 2021 & May 13, 2021 Site Visit	City staff site visit.
May 27, 2021 Planning Commission Recommendation	The Planning Commission reviewed the staff report and supporting documentation and recommended approval, subject to the conditions in the staff report, to the Planning Director. The Planning Commission solicited public comment at the meeting, and no one from the public spoke or submitted comments at the meeting.

Part IV: Comprehensive Plan Goals and Policies

The Comprehensive Plan designation for the site is Urban Residential -5 and is identified as being part of Lynwood Center in the Lynwood Center Subarea Plan. The guiding principles, goals and policies of the Comprehensive Plan, along with implementing regulations in the Municipal Code, are used to evaluate

the proposal and weigh the project benefits and impacts. The following goals and policies apply to the development proposal:

Elements	Goals and Policies
Land Use Element	**Island-Wide Conservation – Policy LU-4.1:** Focus development and redevelopment on the Island over the next fifty years in designated centers that have or will have urban levels of services and infrastructure while increasing conservation, protection and restoration on the Island, including shorelines, especially where there is interaction between the fresh and saltwater environments.
	Designated Centers – Goal LU-6: Ensure a development pattern that is true to the Vision for Bainbridge Island by reducing the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.
	Designated Centers – Policy LU-6.1: Land use designations reflect the priority of Bainbridge Island to remain primarily residential and agricultural with nonresidential development concentrated in the designated centers.
	Standards for Neighborhood Centers – Policy LU 9.8: The Neighborhood Centers achieve a mix of neighborhood-scale businesses, public uses and housing which are compatible with the scale and intensity of the surrounding residential neighborhood and which minimize the impact of noise, odor, lighting, fire safety and transportation on the neighborhood.
Economic Element	**Infrastructure – Goal EC-2:** Provide sufficient and resilient infrastructure that is supportive of a healthy economy and environment, particularly telecommunications and electrical reliability.
	Infrastructure – Policy EC-2.2: Support infrastructure enhancement to accommodate new information technology and changing conditions.
	Infrastructure – Policy EC-2.3: Implement infrastructure and technology improvements around designated centers to provide enhanced service and to retain and attract business.
Utilities Element	**Telecommunication – Goal U-16:** Ensure adequate, cost effective, reliable, and environmentally responsible telecommunication service to the citizens of Bainbridge Island.
	Telecommunication – Policy U-16.2: Require the placement of cellular and/or wireless communication facilities in a manner that minimizes the adverse impacts on adjacent and surrounding land uses.
	Telecommunication – Policy U-16.3: Encourage major telecommunication utility providers to work with the City to identify potential sites for infrastructure and facility expansion to address future growth and development and meet the demands for additional utility service.
	Telecommunication – Policy U-16.4: Encourage all providers to serve all parts of the City equally.
	Telecommunication – Policy U-16.5: The City expects all providers to evaluate the capacity of their facilities regularly to ensure that new facilities are installed in a timely basis to meet new and future demand. Providers are expected to provide facilities to accommodate growth within the City.

	Telecommunication – Policy U-16.6: Pursue internet and cellular service of the highest standards for governmental and educational institutions, business and commerce and personal use.
	Telecommunication – Policy U-16.7: Require new development to have underground conduits suitable for existing and foreseeable new utilities such as cable and broadband.
Staff Consistency Analysis	
The project seeks to enhance wireless infrastructure in a designated center on a developed lot. The project seeks to minimize adverse visual impacts to neighboring properties by screening the proposed wireless equipment with existing mature vegetation on and adjacent to the subject property, topography, an existing perimeter fence with privacy slats on the fencing on the west side of the parcel, and by painting the proposed wireless equipment a dark green non-reflective color to blend in with the surrounding vegetation. The project supports telecommunication coverage and reliability for both business and residential use.	

Part V: Public Notice, Public Comments, and Agency Comments

1. **Public Notice and Public Comments**

Date & Action	Summary
April 2, 2021 Notice of Application/Hearing Published	21-day comment period
April 23, 2021 End of Comment Period	No public comments received; one has been carried forward from previous application.* *Three Public Comments were received for the previous applications (City file no. PLN51880 CUP/WCF). Staff emailed the three commenters near the end of the comment period to inform them that the applications had been re-submitted and inquire if they wanted their comment carried forward or would submit a new comment. One public comment is carried forward at the request of the commenter. The two other commenters did not respond.

a. Summary of Public Comment and Staff Response

Summary of Public Comment	Staff Response
The comment carried forward indicates support for the project citing concerns about poor coverage and the need for reliable 911 call access. The commenter notes that the benefits outweigh any potential environmental or visual impacts.	N/A

2. Agency Comments

Date & Agency	Summary of Comment
March 3, 2021 *Bainbridge Island Fire District (BIFD)*	The Fire Marshal recommends approval provided that any future development shall comply with all provision of the adopted Fire Code.
May 17, 2021 Kitsap Public Health District	The Kitsap Public Health District required a Commercial Building Clearance Exemption for this proposal, which was approved on May 10, 2021. On May 17, 2021, the Kitsap Public Health District completed review of the Conditional Use Permit with no comments.

Part VI: Land Use Code Analysis

1. BIMC Title 16 Environment

a. BIMC 16.20 Critical Areas

i. BIMC 16.20.130 Geologically hazardous areas

Geologically Hazardous Areas	Staff Analysis
Geologically hazardous areas include steep slopes	The property contains an area with steep slopes (40% or greater) behind the existing building. The proposed concrete pad and associated equipment is proposed in this area. However, the submitted survey indicates that the slope is approximately ten feet in height. The City Engineer determined that there are no geological hazards on site. Mapped steep slopes are man-made and less than ten feet high. Development is not proposed within the steep slope area in the southwest portion of the property.

2. BIMC Title 18 Zoning

a. BIMC 18.09 Use Regulations

Proposed Use	Definition
All Other Wireless Communication Facilities	All other wireless communication facilities not meeting the definition of a Facility I or a Facility II are a conditional use in the R-5 district. * *Note: The City determined that BIMC Table 18.09.020 Use Table is not updated to reflect current wireless communication facility regulations. The errors in the Use Table are scheduled to be updated as part of Ordinance 2020-04 concerning telecommunications facilities. The written regulations in BIMC 18.10 govern.

b. BIMC 18.10 Use Regulations – Wireless Communication Facilities

Prioritized Location	Proposed
The following sites are prioritized in order of preference for locating WCFs: (1) Co-location (2) Public buildings and structures located in nonresidential zones (3) Buildings and structures in business and commercial zoned sites used for research and development, commercial and business uses (4) Buildings and structures in residential zones not used entirely for residential use; provided, that WCFs will not be sited on vacant residential lots	The WCF is proposed on a structure in a residential zone that is not used for residential purposes and is not a vacant lot. The applicant submitted a Radio Frequency Justification report*. The report notes a gap in 4G LTE service in the SW portion of the City and identifies a targeted service area. The report identifies a search ring to evaluate potential locations that meet the required antenna height to provide sufficient service to surrounding areas. The report evaluates two alternative sites and determines that these sites will not provide the needed coverage in Lynwood Center. *Note: The Radio Frequency Justification Resort contains an incorrect site address in the upper right-hand corner of sheets 2-6. However, the site depicted is correct.

Development Standards	Proposed
WCFs must comply with applicable Federal Communications Commission (FCC), Federal Aviation Administration (FAA), state, and City regulations and standards	The applicant submitted documentation stating that the project as proposed is compliant with applicable FCC, FAA, state, and City regulations. The project is conditioned to meet this requirement.
Antennas shall be located, mounted and designed so that visual and aesthetic impacts upon surrounding land uses and structures are minimized, and so that they blend into the existing environment. Panel and parabolic antennas shall be screened from residential views and public rights-of-way	A view shed map analysis submitted by the applicant indicates that the antennas will be visible from eleven residential homes. The homes are located on the west side of Flying Goat Avenue NE and within Pleasant Beach Village. The number of homes is likely greater than eleven as the homes at Pleasant Beach Village are still under construction and some of the residences indicated on the view shed map analysis are duplexes.

	The applicant proposes to mitigate visual impacts by painting the antenna mounts, antennas, and associated equipment a neutral, non-reflective color that blends in with the surrounding vegetation. The proposed color is dark green. The applicant submitted photo simulations of the proposed antennas and equipment from several surrounding perspectives. The project is conditioned to meet this requirement.
WCFs must be screened or camouflaged employing the best available technology to minimize visibility of the facility from public streets and residential properties. (1) WCF shall be designed and placed or installed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures by: a. Using existing site features to screen the WCF from prevalent views; and b. Using existing site features as a background in a way that the WCF blends into the background. (2) As a condition of permit approval, the City may require the applicant to supplement existing trees and mature vegetation to screen the facility. (3) A WCF shall be painted either in a nonreflective color or in a color scheme appropriate to the background against which the WCF would be viewed from a majority of points within its viewshed, and in either case the color must be approved by the City as part of permit approval.	The proposed antennas and associated equipment will be screened by existing mature vegetation, an existing fence with privacy slats on the west side of the property, topography, and the existing building on site. The applicant is proposing to paint the antennas, associated equipment, and ground equipment a dark green color to blend in with the surrounding vegetation and environment. The project is conditioned to meet this requirement.
Equipment facilities shall be placed underground if applicable, or, if above ground, shall: (1) Be screened from any street and adjacent property with fencing, walls, landscaping, structures or topography or a combination thereof; and	The applicant responded that an underground vault for the equipment is not feasible because of an underground pipe and future KPUD development plans. The proposed equipment pad is located behind an existing building and is screened by the building, existing mature vegetation, topography, and a fence with privacy

(2) Not be located within required building setback areas	slats on the west side of the property. The proposed equipment pad is not within required building setback areas. The project meets this requirement.
Security fencing shall: (1) not exceed six feet in height (2) Be screened from view through the use of appropriate landscaping materials; and (3) If it is a chain-link fence, be camouflaged with appropriate techniques and painted or coated with a nonreflective color	There is an existing chain link fence installed by KPUD that surrounds the development on the property and includes privacy slats on the west side. No additional fencing is proposed as part of this proposal. This development standard is not applicable as no additional security fencing is proposed.
The City shall consider the cumulative visual effects of WCFs mounted on existing structures and/or located on a given permitted site in determining whether additional permits can be granted so as to not adversely affect the visual character of the city	There is currently no other wireless equipment located on this site.
A WCF shall not be used for mounting signs, billboards or message displays of any kind	Per the applicant, all proposed signage depicted in the submitted plan set will be placed on the equipment cabinets. The project is conditioned to meet this requirement.

c. BIMC 18.12 Dimensional Standards

Dimensional Standards	Required/Allowed	Existing/Proposed
Lot Coverage	25 percent	Proposed lot coverage is less than 25 percent and meets this standard.
Front Lot Line Setback	25 feet	The proposed development meets this standard.
Rear Lot Line Setback	15 feet	The existing water tower encroaches into the rear setback. Two of the proposed antennas appear to encroach up to approximately three feet into the rear setback. The project is conditioned to require that the antennas and associated equipment be shifted out of the setback as part of building permit review.
Side Lot Line Setback	5 feet minimum, 15 feet total	The proposed development meets this requirement.
Building/Structure Height	No standard for wireless communication facilities BIMC Table 18.12.020-	The existing top of the water tower is 35.7 feet above existing grade. The proposed antennas and ancillary equipment will increase the overall height of the water tower by 20 feet to 55.7 feet above existing grade.

	2 Standard Lot Dimensional Standards for Residential Zone Districts includes an exemption under maximum building and structure height for nonresidential uses. The alternative height limit is evaluated based on compatibility with surrounding uses as determined by the proposal's consistency with the major conditional use permit decision criteria in BIMC 2.16.110.	The Radio Frequency Justification report submitted by the applicant states that a tip height of 55.7' is minimum necessary to meet AT&T's service objectives within the targeted service area. The report evaluates shorter tip heights and concludes that these heights will result in a reduction of coverage.

d. BIMC 18.15 Development Standards and Guidelines

i. BIMC 18.15.010 – Landscaping, Screening, Tree Retention, Protection and Replacement

Landscaping Requirement	Staff Analysis
Perimeter Landscape Buffer: Full screen, 25 ft. width **Roadside Buffer:** 25 ft. partial screen/15 ft. minimum **Parking Lot Landscaping:** No requirement **Tree Units:** The development parcel will contain at least the same number of tree units after the proposed development as it had before the development or redevelopment	The subject property is Lot A of Short plat (SPT) 07-31-91-1. A condition of the short plat requires a minimum 10-foot-wide buffer of shrubs and trees along the north and east sides of the subject parcel. Per the conditions of the short plat, trees naturally existing in the buffer and landscaped areas are required to be preserved. The subject property is bordered on the south and west sides by open space tracts that are part of the Plat of Pleasant Beach Village II, and by R-1 zoned single-family residential lots on the east side that are part of the Blakely Heights neighborhood. On behalf of KPUD, the applicant is requesting that no additional landscape buffer/planting be required due to the small size of the parcel, existing and planned development on site, and existing mature vegetation and topography. There is an existing gravel access lane along the west side of the subject property that continues partially along the southern perimeter behind the existing water tank. The water tower encroaches slightly within the 15-foot rear setback. Additionally, KPUD has future plans to install a filter plant and settling tank just north of the existing water tower near the east property line. The property frontage

	along NE Baker Hill Road includes existing equipment in the northwest corner and an access gate with some existing vegetation to the east of the gate. Some mature vegetation exists in these areas, most notably on adjacent properties. The existing fence includes privacy slats along the west side of the subject property. The gravel access lane, water tank, existing development and future KPUD development plans restrict opportunities for planting additional landscaping around the frontage and perimeter of the property. Staff is not recommending a requirement for any additional planting associated with this permit due to these restrictions and the existing mature vegetation on and adjacent to the site (Reference: Project Site aerial photo, p.4). There is no parking lot on the subject property and parking lot landscaping does not apply. No tree removal is proposed as part of this proposal, and the same number of tree units will exist on site after the development as before. The proposal is conditioned to maintain existing vegetation on the subject parcel in compliance with Short plat (SPT) 07-31-91-1 and that tree removal is not authorized as part of this development.

ii. BIMC 18.15.020 – Parking and Loading

Parking Requirements	Required/Allowed	Proposed
Other uses and special cases	Parking requirement established by the Director based on requirements indicated in BIMC Table 18.15.020-1	No parking requirement for this use. There is no office space or employees/visitors on site. Access to the site is restricted by a locked gate at the entrance. Applicant indicates that the use requires one vehicular visit every two to four weeks for routine maintenance. There is adequate room on site for one vehicle to enter and park. The project meets this requirement.

iii. BIMC 18.15.040 – Outdoor Lighting

Lighting Requirements	Required/Allowed	Proposed

Outdoor Lighting	Outdoor lighting shall comply with BIMC 18.15.040. All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass. Outdoor fixtures and accent lighting must be shielded and aimed downward.	A light is proposed mounted to the H-frame on the equipment pad to be used for night emergencies only. The project is conditioned to comply with outdoor lighting requirements.

iv. BIMC 18.18 – Design Standards and Guidelines

Design for Bainbridge	Staff Analysis
The applicant submitted responses to Design for Bainbridge standards via the Design for Bainbridge Worksheet	The project is exempt from Design Review Board (DRB) review in accordance with BIMC 2.14.040.D.1. Staff reviewed the submitted worksheet and determined that the design standards do not apply largely due to the scope and nature of the project. The project proposal is for wireless equipment on a site that is not accessible to the public. There are no wetland or streams on site, no tree removal is proposed, and no additional landscaping or buildings are proposed. Chapter 5 Street Types and Frontages is also not applicable because NE Baker Hill Rd. is not one of the identified Street Types on the key street maps.

Part VII: Decision Criteria

1. **BIMC 2.16.110.F Major Conditional Use Permit**

   A conditional use may be approved or approved with conditions if:

Decision Criteria	Staff Analysis
a. The conditional use is consistent with applicable design guidelines in BIMC Title 18. The conditional use is compatible with the established and intended character of the neighborhood, considering factors that include, but are not limited to, hours of operation, the type of activities generated by the use, and the predictable levels of any adverse impacts; and	The conditional use is exempt from Design Review Board (DRB) review in accordance with 2.14.040.D.1. The applicant submitted responses to Design for Bainbridge standards via the Design for Bainbridge Worksheet. Due to the nature and scope of the project, staff determined that there are no applicable portions of Design for Bainbridge, with the potential exception of Chapter 5 Street Types and Frontages. Based on the street type maps, Chapter 5 is also not applicable as NE Baker Hill Road is not an identified Street Type. The proposal is for an unmanned Wireless Communication Facility (WCF) on a developed lot. The applicant submitted letters stating that the use is in compliance with all Federal and state regulations and standards. As conditioned, the proposed use

	complies with applicable City regulations. The conditional use is compatible with the site and with the intended character of the neighborhood.
b. The conditional use will not be materially detrimental to uses or property in the vicinity of the subject property; and	As conditioned, the use will not be materially detrimental to uses or property in the vicinity of the subject property.
c. The conditional use is consistent with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan; and	The proposal seeks to enhance wireless infrastructure in a designated center on a developed lot. The proposal supports telecommunication coverage and reliability for both business and residential use. The Planning Commission determined that the project is in conformance with the Comprehensive Plan and recommends approval. The City Development Engineer finds that the scope of the project is in compliance with the Island Wide Transportation Plan and no frontage improvements are recommended.
d. The conditional use complies with all other applicable provisions of the BIMC; and	As conditioned, the conditional use complies with all other provisions of the BIMC. The proposed height of 55.7' is the minimum necessary to meet AT&T's service objectives within the targeted service area. As conditioned, the proposed height is compatible with the surrounding uses through proposed measures to reduce the visual impacts of the antennas such as painting the antennas a dark green, non-reflective color and through existing site conditions such as topography and existing surrounding mature vegetation.
e. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the vicinity of the subject property; and	Recommended conditions of approval include painting the proposed antennas and associated equipment a dark green, non-reflective color to blend into the surrounding vegetation and landscape. Ground equipment is proposed to be screened by an existing fence with privacy slats, an existing building, topography, and existing vegetation. Tree removal is not proposed or authorized as part of this development, and Short Plat (SPT) 07-31-91-1 requires that trees naturally existing in the buffer and landscaped areas on the site are preserved.
f. Noise levels shall be in compliance with BIMC 16.16.020 and 16.16.040.A; and	The project is conditioned to meet this requirement. Additionally, the applicant submitted a noise survey dated January 14, 2021 by SSA Acoustics which concludes that the noise

	levels meet the 45 dBA limit as required by BIMC Chapter 16.16.
g. The streets and nonmotorized facilities as proposed are adequate to accommodate anticipated traffic; and	This proposal will generate one vehicle visit every two to four weeks for routine maintenance. The City Development Engineer finds that the streets and nonmotorized facilities are adequate to accommodate anticipated traffic.
h. The City Engineer has determined that the conditional use meets the following decision criteria: i. The conditional use conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and ii. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use of properties downstream; and iii. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the Island-Wide Transportation Plan; and iv. If a traffic study shows that the use will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and v. If the conditional use will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the conditional use, and the required service(s) can be made available at the site; and vi. The conditional use conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications" unless the city engineer has approved a deviation to the standards; and	The City Development Engineer finds that the proposal creates less than 800 square feet of new and replaced hard surfaces and is consistent with applicable regulations and standards as it pertains to surface stormwater drainage per BIMC 15.20 and 15.21, to include the submitted Stormwater Pollution Prevention Plan (aka Erosion Control Plan). The proposal will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use of properties downstream. The proposal aligns with the streets and nonmotorized facilities and is consistent with the Island Wide Transportation Plan. A traffic study is not required per Chapter 15.40 of the Bainbridge Island Municipal Code. The proposal does not rely on public water or sewer services. The site plan as submitted confirms to the City of Bainbridge Island Design and Construction Standards and Specifications.
i. The Kitsap public health district has determined that the conditional use meets the following decision criteria: a. The proposal conforms to current standards	The Kitsap Public Health District (KPHD) approved a Commercial Building Clearance Exemption for this proposal. KPHD has no comments on this proposal as it does not include on-site septic or

regarding domestic water supply and sewage disposal; or if the proposal is not to be served by public sewers, then the lot has sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system; and b. If the health district recommends approval or disapproval of the application the health district shall so advise the director; and	water.
j. The Bainbridge Island fire department has reviewed the application and determined that the conditional use will ensure fire protection.	The Bainbridge Island fire department (BIFD) has reviewed the proposal and recommends approval with conditions. Recommended BIFD conditions are incorporated into this report.
k. If a major conditional use is processed as a housing design demonstration project pursuant to BIMC 2.16.020.S, the above criteria will be considered in conjunction with the purpose, goals, policies, and decision criteria of BIMC 2.16.020.S.	This criterion is not applicable.
l. A conditional use may be approved, or recommended for approval, with conditions. If no reasonable conditions can be imposed that ensure the permit meets the decision criteria of this chapter, then the permit shall be denied.	As conditioned the project meets the decision criteria.

Part VIII: Exhibits

See Exhibit List

Part IX: Recommended Conditions of Approval

This report includes the standards of review, relevant Municipal Code and Comprehensive Plan provisions and provisions of other permitting agencies. The staff report includes findings based on evidence in the record. The project file contains the official record and basis for findings, including technical information and documentation.

Appropriate notice of application and hearing was provided. No comments were received during the comment period and one comment was carried forward from the previous applications.

Pursuant to BIMC 2.16.110.E, the Director reviewed the application materials, staff report, and the recommendation of the Planning Commission and prepared this report to the Hearing Examiner recommending approval with conditions. The Planning Commission's recommendation of approval held substantial weight in the consideration of the application by the Director. The Director is not recommending any deviation from the Planning Commission's recommendation.

Project Conditions

1. Except as modified by conditions of approval, the project shall be constructed in substantial conformance with the plan set dated January 20, 2021.

2. The WCF must comply with applicable Federal Communications Commission (FCC), Federal Aviation Administration (FAA), state, and City regulations and standards.

3. Prior to construction activity, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, right-of-way, sign, and building permits as applicable.

4. At the time of building permit submittal, the applicant shall submit plans and engineering with calculations that support loads caused by proposed attachment of antennas to the water tower. Connection details of attachment to water tower are also required.

5. Prior to building permit approval, the applicant shall submit a revised site plan depicting that the proposed antennas and equipment are outside of the required rear setback.

6. Existing significant trees and vegetation shall be retained on the property in compliance with Short plat (SPT) 07-31-91-1.

7. Tree removal is not authorized as part of this development. The applicant must maintain the same number of tree units after the proposed development as it had before the development.

8. The antennas and associated equipment shall be painted a dark green nonreflective color to blend in with the surroundings.

9. All activities on the property must comply with the noise regulations in BIMC Chapter 16.16.

10. Construction or installation of the WCF must commence within one year from the date of issuance of the land use permit, with opportunity for a one-year extension; otherwise, the permit shall be revoked without further action of the City and the rights and privileges appurtenant to the permit shall be void.

11. The permittee must allow co-location of proposed WCFs on the permittee's site, unless the permittee establishes to the City's satisfaction that co-location will technically impair the existing permitted use(s) to a substantial degree.

12. The permittee must maintain the WCF in a state of good repair and to maintain or replace, if necessary, vegetation and landscaping required as a condition of approving the permit.

13. The permittee shall notify the City of any sale, transfer, assignment of a site or WCF within 60 days of such event.

14. The permittee shall comply with all provisions of BIMC Chapter 18.10 Use Regulations-Wireless Communication Facilities, and all other applicable City ordinances and rules and regulations.

15. The WCF shall not be used for mounting signs, billboards or message displays of any kind.

16. All WCFs shall be operated in compliance with federal standards for EMF emissions. Within six months after the issuance of its operational permit, the applicant shall submit a project implementation report which provides cumulative EMF power densities of all antennas installed at the subject site. The report shall quantify the EMF emissions and compare the results with established federal standards. Said report shall be subject to review and approval by the City for consistency with the project proposal report and the adopted federal standards. If on review the City finds that the WCF does not meet federal standards, the City may revoke or modify the permit. The applicant shall be given a reasonable time based on the nature of the problem to comply with the federal standards. If the permit is revoked, then the facility shall be removed. This shall be a condition of the building permit.

17. All WCFs shall be operated in a manner that the WCF will not cause localized interference with the reception of area television or radio broadcasts, garage door openers, portable phones and other similar FCC approved devices. If on review of a registered complaint the City finds that the WCF interferes with such reception, the City may revoke or modify the permit. The applicant shall be given a reasonable time based on the nature of the problem to correct the interference. If the permit is revoked, then the facility shall be removed.

18. A WCF shall be removed within 90 days of the date the site's use is discontinued, it ceases to be operational, or the permit is revoked; or if the facility falls into disrepair and is not maintained, within 90 days of a notice from the City to effect repairs and maintenance to the satisfaction of the city. The operator of a WCF shall notify the City upon the discontinued use of a particular facility. Should the operator fail to remove the WCF as required herein, and the property owner fails to remove the WCF within 90 days of the date the City notifies the property owner to remove the WCF, then the WCF shall be a nuisance and subject to appropriate legal proceeding.

19. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and contact the Department of Planning and Community Development and the Washington State Department of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.

20. Outdoor lighting shall comply with BIMC 18.15.040 and verified at the time of building permit review. Compliance will require exterior lighting to be shielded and directed downward.

21. Proposed underground utilities (power/fiber, etc.) shall be located/routed to minimize site disturbances to the maximum extent feasible.

22. Use of soil sterilant to construct the lease area pad shall be strictly prohibited.

23. Any concrete retaining wall greater than 48” from base of footing to top of wall requires a separate building permit or structural engineering design/calcs included with any follow-on building permit.

24. The project as proposed is subject to Stormwater Minimum Requirement #2, Temporary Erosion and Sediment Control. During the approved work, erosion and sedimentation control devices shall be installed in accordance with best management practices, but ONLY as site conditions dictate. Applicant is responsible for 13 elements of WA state mandated erosion control plan per 2014 Stormwater Manual for Western Washington. Provide appropriate measures to prevent sediment track out onto COBI maintained roads. Protect all exposed soils to prevent airborne sediment (dust) or sediment laden water from leaving the site during construction.

25. Any future development shall comply with all provisions of the adopted Fire Code.

Exhibit 2

CITY OF BAINBRIDGE ISLAND

Master Land Use Application

Supporting documents are required for project review.
See the Administrative Manual for Planning Permits and Fee Schedule for permit submittal requirements and fees.

Please schedule an appointment at Planning and Building Submittal Appointments.

Property Owner(s)	Site Address	Parcel Numbers
Kitsap Public Utility District	No Situs, NE Baker Hill Rd., Bainbridge Island, WA 98110	042402-1-054-2005

Select Application Type Wireless Communication Facility (WCF) Permit

Select Application Type Conditional Use Permit - Major

Consolidated Review Requested (BIMC2.16.070) Yes

Project Description

AT&T proposes to install an unmanned telecommunications facility on the 35'7" KPUD #1 Water Tower. Proposal includes the attachment of 12 antennas, 18 remote radio units, 2 surge protectors & Fiber/DC Cables; Ground equipment includes two equipment cabinets on a 20'x6' concrete pad within the existing KPUD facility.

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Ave N
Bainbridge Island, WA 98110
PermittingSubmittal@bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND

Project Contacts

Applications must be submitted by the property owner or the owner's designated agent.
A notarized Owner/Agent Agreement must accompany this application if submitted by a designated agent.

Property Owner Kitsap Public Utility District (KPUD), Attn: Dave Epperson

Mailing Address: PO Box 1989, Poulsbo, WA 98370

Email:

Phone: 626.7732

Name of Authorized Agent (Notarized Owner/Agent Agreement form required) Smartlink Group/Nancy Sea

Mailing Address: 11232 120th Ave NE #204, Kirkland, WA 98033

Email: nancy.sears@smartlinkgroup.com

Phone: 425.444.1434

Statement of Affirmation REQUIRED

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

KPUD - See attached		
Owner Name - Print	Owner Name - Signature	Date
Owner Name - Print	Owner Name – Signature	Date
Nancy Sears, Smartlink Group	Nancy Sears Digitally signed by Nancy Sears Date: 2021.02.07 12:27:13 -08'00'	2/5/21
Agent Name and Business Name - Print	Agent Name - Signature	Date

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Ave N
Bainbridge Island, WA 98110
PermittingSubmittal@bainbridgewa.gov

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 032402-1-032-2003,

located at Baker Hill Road,

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to Smartlink LLC (Nancy Sears) to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ▣ preapplication conference
- ▣ planning permits
- ▣ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) 4/1/2021.

4-29-20

OWNER OF RECORD *DATE* *OWNER OF RECORD* *DATE*

STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

On this 29th *day of* April, 2020 *before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:* Robert Hunter, General Manager

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

CORINA J VICHI
COMMISSION EXPIRES
NOTARY
PUBLIC
6-02-22
STATE OF WASHINGTON

Corina J. Vichi
Notary Public in and for the State of Washington

Residing at Silverdale, WA

My appointment expires: 06-02-22

Exhibit 3

CITY OF BAINBRIDGE ISLAND

280 Madison Ave N, Bainbridge Island, WA 98110
Phone: 206-780-3750 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

Notice of Complete Application

March 24, 2021

Nancy Sears
11232 120th AVE NE # 204
Kirkland, WA 98034
Sent via email: Nancy.Sears@smartlinkgroup.com

Re:	Cellular- Wireless Cellular Facility
File Name:	**AT&T CUP (See also PLN51880A WCF)**
File Number:	**PLN51880A CUP and PLN51880A WCF**
Submitted:	February 23, 2021

Dear Applicant:

The application for the above referenced project is complete in accordance with the submittal requirements located in the *Bainbridge Island Administrative Manual*. A determination of a complete application does not preclude the department from requesting additional information or studies.

Pursuant to *Bainbridge Island Municipal Code* Section 2.16.020(M), the applicant must post a legal notice of application on the property within five days of the publication of notice. The city will provide the notice boards and posting instructions, you must provide the stake/post. I will contact you when the notice boards are prepared.

Correspondence concerning this application should make reference to both the file number and file name shown above.

Regards,

Ellen Fairleigh, Project Manager

cc: file

Exhibit 4

CITY OF BAINBRIDGE ISLAND
PLANNING & COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH | BAINBRIDGE ISLAND, WA 98110
206.780.3750 | PCD@BAINBRIDGEWA.GOV | WWW.BAINBRIDGEWA.GOV

NOTICE OF APPLICATION/HEARING

The City of Bainbridge Island has received a Master Land Use Permit Application for the following project. The public has the right to review contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. This notice is posted at the project site, in City Hall kiosks, the City of Bainbridge Island website, mailed to property owners within 500 feet of any boundary of the subject property and including any property within 500 feet of any contiguous property in the applicant's ownership and published in the Bainbridge Island Review.

PROJECT DESCRIPTION: AT&T proposes to install an unmanned telecommunications facility on the 35'7" KPUD #1 Water Tower. Proposal includes the attachment of 12 antennas, 18 remote radio units, 2 surge protectors & Fiber/DC Cables. Ground equipment includes a 6'8"x6'8" Walk-in Cabinet (WIC) and an emergency power propane generator on a 20'x6' concrete pad within the existing KPUD facility.

PROJECT NAME: AT&T CUP
AT&T WCF

PROJECT NUMBER: PLN51880A CUP
PLN51880A WCF

PERMIT TYPE: Conditional Use Permit- Major Wireless Communication Facility

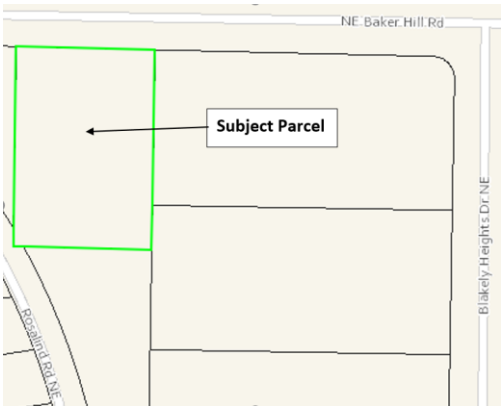
TAX PARCEL: 04240210542005

PROJECT SITE: NE Baker Hill Rd.

DATE SUBMITTED: February 23, 2021

DATE COMPLETE: March 24, 2021

DATE NOTICED: **April 2, 2021**



COMMENT PERIOD: **April 2, 2021 – April 23, 2021**
Comments must be submitted no later than 4:00pm on Friday, April 23, 2021.
Public comments may be mailed, emailed or personally delivered to the City using the staff name and contact information provided on this notice. The public comment period for this application is 21 days and the City will not act on the application until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing and request a copy of the decision. Only those persons who submit written comments prior to the decision or participate in the public hearing will be parties of record and only parties of record will have the right to appeal.

STAFF CONTACT: **Ellen Fairleigh, Planner**
pcd@bainbridgewa.gov or 206.780.3767

DATE OF HEARING: **May 27, 2021 at 10:00am (tentative)**
This is a tentative date only. Please go to the City website at bainbridgewa.gov and search 'Project Hearing Schedule' to view any updates on the date/time of the

	hearing. Hearings are held at Bainbridge Island City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island.
PROJECT DOCUMENTS:	https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/c515354d-546b-4626-ac50-acdc0021bdfe?_conv=1 https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/83cd7fbe-c96b-41a5-9b37-acdc002e9212?_conv=1 To review documents and environmental studies submitted with this proposal, please follow the link above or go to the City website at bainbridgewa.gov, select 'Online Permit Center' and search using the project information noted above.
ENVIRONMENTAL REVIEW:	This proposal is exempt from State Environmental Policy Act (SEPA) review pursuant to WAC 197-11-800.
REGULATIONS/POLICIES:	Applicable development regulations and policies to be used for project mitigation and consistency include, but may not be limited to, the City of Bainbridge Island 2016 Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) Chapter 2.16 (Land Use Review Procedures), Title 15 (Buildings and Construction), Title 16 (Environment) and Title 18 (Zoning).
OTHER PERMITS:	Other permits not included in this application but known at this time include Building permits.
DECISION PROCESS:	This type of land use application is classified as a 'Quasi-Judicial Decision by a Hearing Examiner' pursuant to BIMC 2.16.010-1 and requires a public hearing pursuant to BIMC 2.16.020.C. Following the close of the public hearing, the Hearing Examiner will issue a written decision and a notice of the decision will be sent to those parties who comment on this notice or participate in the public hearing. Appeal provisions will be included with the notice of decision.

Exhibit 5

CERTIFICATION OF PUBLIC NOTICE

I, Carla Lundgren, Administrative Specialist, for the City of Bainbridge Island hereby certify that the attached notice of application, notice of SEPA threshold determination (if made), and notice of hearing date was distributed for AT&T Telecom Facility PLN51880A CUP/WCF as follows:

NOTICE OF APPLICATION DATE:

Notice of Application Published: 04/02/2021

Notice of Application Mailed: 04/02/2021

Notice of Application Posted: 04/02/2021

Location(s): Newspaper, website, postcards, listserv

NOTICE OF SEPA DETERMINATION - N/A

Environmental Determination Published: _____

Environmental Determination Mailed: _____

Environmental Determination Posted: _____

Location(s):

NOTICE OF HEARING

Notice of Public Hearing Published: 04/02/2021

Notice of Public Hearing Mailed: 04/02/2021

Notice of Public Hearing Posted: 04/02/2021

Location(s): Newspaper, website, postcards, listserv

By signing below, I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signature: Carla Lundgren

Digitally signed by Carla Lundgren
DN: cn=Carla Lundgren, c=US, o=City of Bainbridge Island, ou=Planning & Community Development, email=clundgren@bainbridgewa.gov
Date: 2021.06.02 16:27:10 -07'00'

Date & Place: 04/02/2021 - Bainbridge Island, WA 98110

Exhibit 6

CITY OF
BAINBRIDGE ISLAND

CERTIFICATE OF POSTING

I, Edmund A Kretschmann, certify that the following sign(s)

- ☐ Proposed Land Use Action
- ☐ Tree and Vegetation Removal Permit
- ☑ Public Hearing
- ☑ Public Participation Meeting
- ☐ Other _____

were posted on 04/01/2021 for the following application at the address listed below:
(date)

Project Name - BR0306 Lynwood Center (AT&T)

Permit Number - PLN651880A CUP / PLN51880A WCF

Physical Property Address - NE Baker Hill Rd

Tax Assessor Number(s) - 04240210542005

I declare under the penalty of the perjury laws of the State of Washington that the foregoing is correct.

Edmund Kretschmannn — 04/01/2021

Signature — ***Date***

Instructions for posting signs:

- Sign must be posted within 5 days of Notice of Application or permit issuance.
- Sign must be posted where it is continually and clearly visible to passersby and neighbors.
- Sign must be posted overlooking the water on any waterfront property.
- Sign must be on the subject property, NOT in the right-of-way.
- Sign must remain in place until project completion.
- Upon project completion and/or final decision, the applicant is responsible for removing signs.

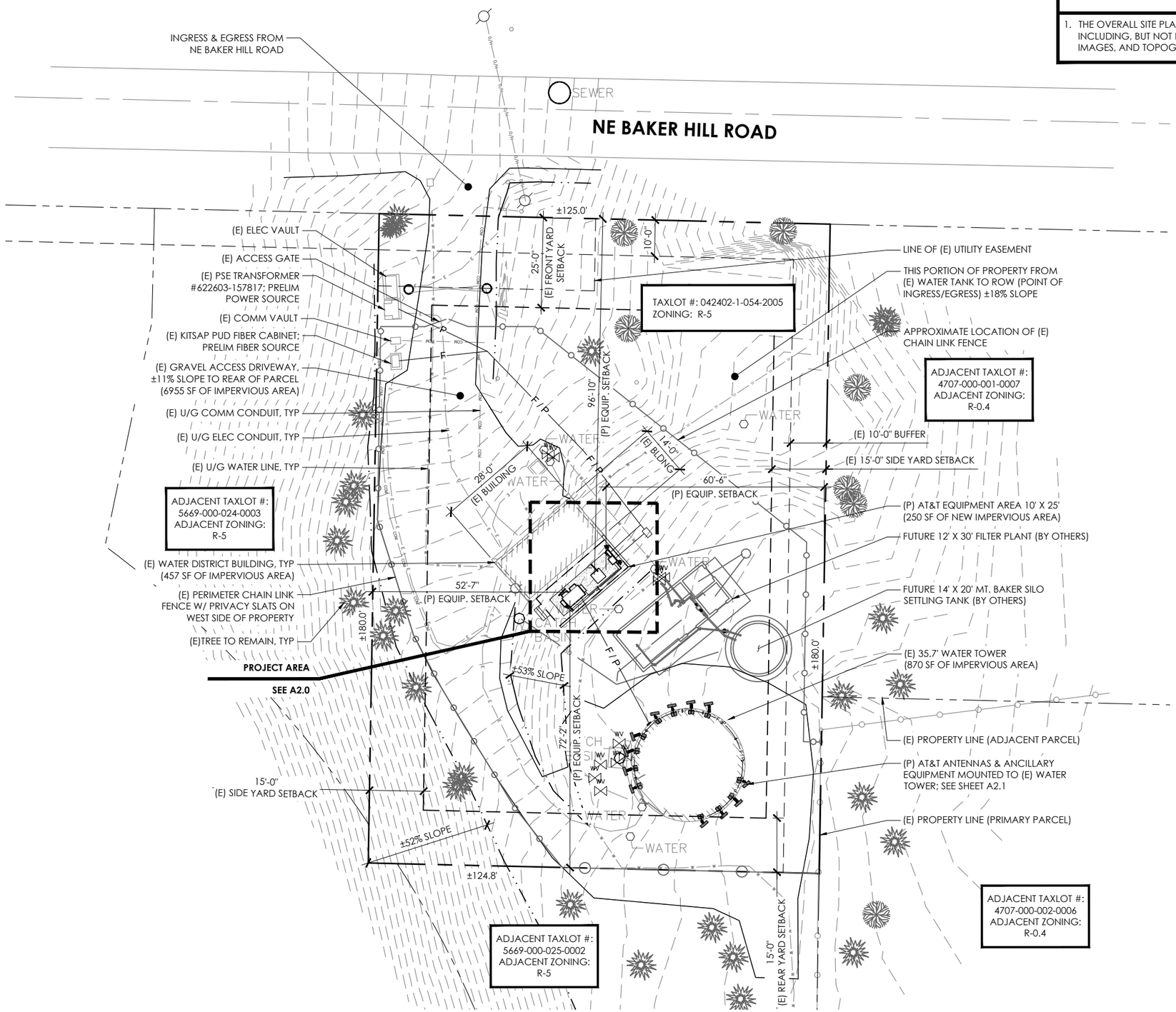
Email completed form within 48 hours of posting the signs to:
pcd@bainbridgewa.gov

Please note: Paper copies WILL NOT be accepted. Submit via email only.

Exhibit 7

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).



1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 30'-0"
22 X 34 SCALE: 1" = 15'-0"

0' 15' 30' 60'

at&t mobility corp.

smartlink

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR ENGINEERS

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0

Exhibit 8

BR0306
BAINBRIDGE LYNWOOD CENTER

FA #: 15158127 / USID: 286275

NE BAKER HILL ROAD

BAINBRIDGE ISLAND, WA 98110

FINAL ZONING DRAWINGS

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING WATER DISTRICT PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF TWELVE (12) ANTENNAS, EIGHTEEN (18) RRHs, TWO (2) SURGE PROTECTORS, AND FIBER/DC CABLES ON AN EXISTING 35.7' WATER TOWER.
3. PROPOSED INSTALLATION OF TWO (2) EQUIPMENT CABINETS ON A NEW CONCRETE PAD BEHIND AN EXISTING WATER DISTRICT BUILDING, PAINTED TO MATCH EXISTING BUILDING.
4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE, AND FIBER SERVICE.

SHEET INDEX

T1.0	TITLE SHEET
LS-1	SURVEY
LS-2	NOTES
C1.0	C-SWPPP PLAN
C2.0	C-SWPPP DETAILS
A1.0	OVERALL SITE PLAN
A2.0	ENLARGED SITE PLAN
A2.1	ENLARGED WATER TOWER PLAN
A3.0	NORTHEAST ELEVATIONS
A4.0	SITE SIGNAGE DETAILS

PROJECT CONTACTS

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

WATER TOWER OWNER:
KPUD
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

PROPERTY OWNER:
KPUD NO. 1
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

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
PATTY BARTLETT
PH: 425.270.9163

RF ENGINEER:
AT&T MOBILITY

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

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

Know what's below.
Call before you dig.

PROJECT INFORMATION

SITE NAME:	BR0306 BAINBRIDGE LYNWOOD CENTER
ADDRESS:	NE BAKER HILL ROAD BAINBRIDGE ISLAND, WA 98110
JURISDICTION:	CITY OF BAINBRIDGE
TAX LOT #:	042402-1-054-2005
PARCEL SIZE:	.52 AC
ZONING:	R-5 RESIDENTIAL
LATITUDE:	47° 36' 22.77" N (47.606325°)
LONGITUDE:	-122° 32' 39.33" W (-122.544258°)
GROUND ELEVATION:	144.0' AGL
SOURCE:	1A CERTIFICATION
(E) STRUCTURE TYPE:	WATER TOWER
(E) STRUCTURE HEIGHT:	35.7'
(P) AT&T GROUND LEASE AREA:	250 SQ FT
(E) IMPERVIOUS AREA:	6955 SF (GRAVEL DRIVEWAY AND TURNOUT) 457 SF (WATER DISTRICT BUILDING) 870 SF (WATER TANK)
TOTAL OF (E) IMPERVIOUS AREA:	8282 SF
(P) IMPERVIOUS AREA:	250 SF (EQUIPMENT GRAVEL LEASE AREA
OCCUPANCY:	U
GROUP:	II-B

LEGAL DESCRIPTION: SEC 04, TWP 24, RNG 2E (NE/4)(LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT RECORDED UNDER AUDITOR NUMBER 9209030073, VOLUME 8, PAGE 132, W-80) THAT PORTION OF GOVERNMENT LOT 5 SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, S00*56'09 W 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00*56'09 W 180.00 FEET; THENCE N88*42'08"W 125 FEET; THENCE N00*56'09"E 180 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD; THENCE S88*42'08 E 125.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

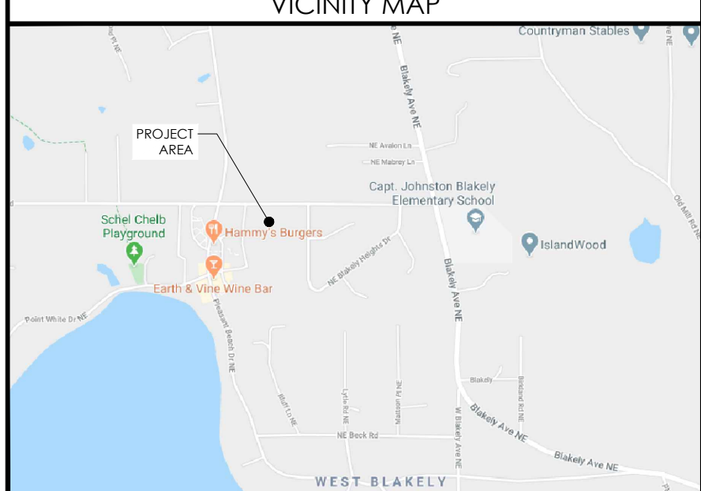
DRIVING DIRECTIONS

FROM AT&T OFFICE IN REDMOND, WASHINGTON:

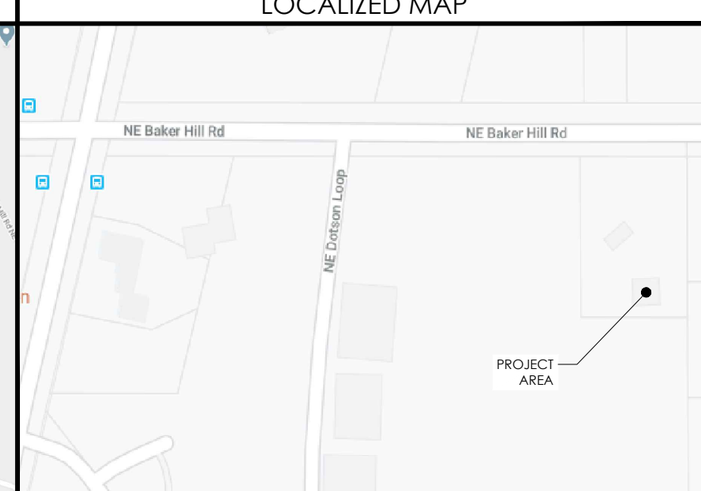
1. TURN RIGHT ONTO BEAR CREEK PKWY (453 FT)
2. USE THE LEFT 2 LANEES TO TURN LEFT AT THE 1ST CROSS STREET ONTO NE LEARY WAY (.3 MI)
3. USE THE MIDDLE 2 LANES TO TAKE THE RAMP ONTO WA-520 W (.4 MI)
4. MERGE ONTO WA-520 W (TOLL ROAD) (11.1 MI)
5. USE ANY LANE TO MERGE ONTO I-5 S TOWARD PORTLAND (2.5 MI)
6. USE THE RIGHT LANE TO TAKE EXIT 165A TOWARD JAMES STREET (.3 MI)
7. USE THE RIGHT LANE TO MERGE ONTO 6TH AVE (171 FT)
8. TURN RIGHT ONTO COLUMBIA ST (.3 MI)
9. CONTINUE STRAIGHT TO STAY ON COLUMBIA ST (.1 MI)
10. TURN LEFT ONTO ALASKAN WAY (.2 MI)
11. TURN RIGHT ONTO FERRY WAITING ZONE (.2 MI)
12. TURN LEFT ONTO SEATTLE FERRY TERMINAL (.2 MI)
13. TAKE THE SEATTLE - BAINBRIDGE FERRY TO BAINBRIDGE ISLAND (8.6 MI)
14. CONTINUE STRAIGHT ONTO FERRY DOCK (.2 MI)
15. CONTINUE ONTO OLYMPIC DR SE (423 FT)
16. TURN LEFT ONTO WINSLOW WAY E (.1 MI)
17. TURN RIGHT ONTO ERICKSEN AVE NE (.3 MI)
18. TURN LEFT ONTO WYATT WAY NE (1.1 MI)
19. CONTINUE ONTO EAGLE HARBOR DR NE (.2 MI)
20. TAKE SLIGHT RIGHT ONTO NE BUCKLIN HILL RD (.3 MI)
21. CONTINUE ONTO BLAKELY AVE NE (1.0 MI)
22. TURN RIGHT ONTO NE BAKER HILL RD, SITE WILL BE ON THE LEFT (.3 MI)

TOTAL TIME: 1 HRS 25 MINS
TOTAL MILES: 28.5 MILES

VICINITY MAP



LOCALIZED MAP



** 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

2015 INTERNATIONAL BUILDING CODE

2015 MECHANICAL SPECIALTY CODE

2015 INTERNATIONAL FIRE CODE

2017 NFPA 70 NATIONAL ELECTRICAL CODE

2015 WASHINGTON STATE ENERGY 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:		

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

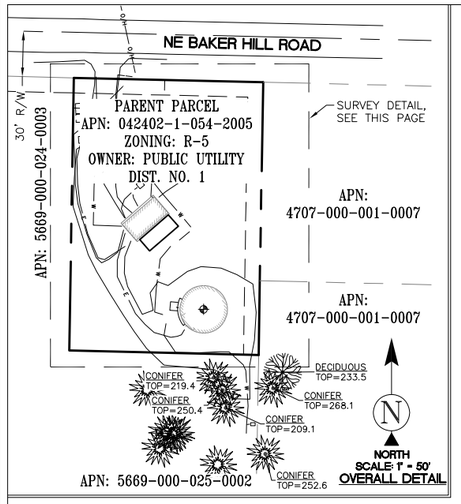
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

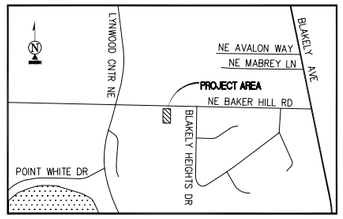
TITLE SHEET

SHEET NO.

T1.0



OVERALL DETAIL



VICINITY MAP
N.T.S.

POSITION OF GEODETIC COORDINATES
LATITUDE 47° 36' 22.77" (47.606325°) NORTH (NAD83)
LONGITUDE 122° 32' 39.33" (122.544258°) WEST(NAD83)
GROUND ELEVATION @ 144.0' (NAVD88)

SURVEY DATE
03/04/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

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 #53035C0381F, DATED 02/03/2017

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

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.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

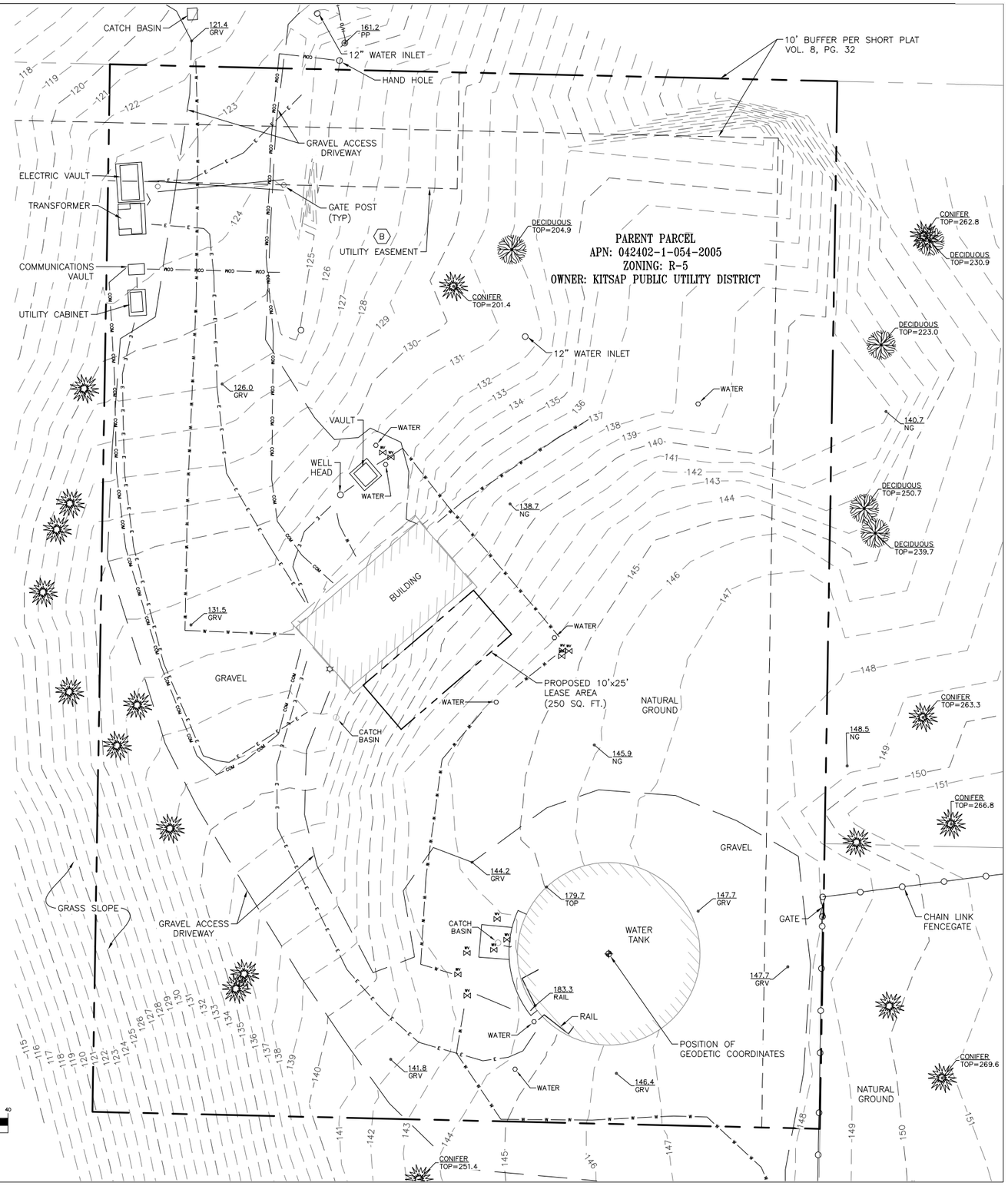
LESSOR'S LEGAL DESCRIPTION
LOT(S) A OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2, W.M., IN KITSAP COUNTY, WASHINGTON.

TOGETHER WITH: WATER RIGHTS, IF ANY, UNDER WATER RIGHTS CONTROL NOS: 46751; 46752; G1-23438C; G1-23638C; G1-23640C; G1-24392C; G1-23639C; AND S1-12933C.

LEGEND

PP	UTILITY POLE ELEV.		UTILITY POLE
AP	ASPHALT		LIGHT POLE
BLDG	TOP OF BUILDING		POSITION OF GEODETIC COORDINATES
CLF	CHAIN LINK FENCE		
NG	NATURAL GRADE	XXXX.X NG	SPOT ELEVATION
	TREES	WV	WATER CONTROL VALVE
	PINE TREES		
			CHAIN LINK FENCE
			EXISTING BUILDINGS
W			WATER LINES
E			ELECTRIC LINES
COM			COMMUNICATION LINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



at&t

PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:
03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
2	12/22/2020	UPDATE	PD

PROJECT COORDINATION:

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

SURVEY PREPARED BY:

ambit consulting
410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

DRAWN BY:	CHK.:	APV.:
RAG	NS	XX

LICENSER:

PRELIMINARY

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

EXCEPTIONS AND RECORD MATTERS

REFERENCE IS MADE TO THE OWNERSHIP AND ENCUMBRANCE REPORT FOR PARCEL ID:042402-1-054-2005, ISSUED BY PRIORITY TITLE AND ESCROW, DATED 3/9/2020. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. 1, 2, 3, AND 5 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

4. (RIGHT OF WAYS)

A. RIGHT OF WAY GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 4/19/1927 AT DOCUMENT NO. 160185 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

(EASEMENTS)

B. EASEMENT BY SOUTH BAINBRIDGE WATER SYSTEM, INC., TO PUGET SOUND POWER & LIGHT COMPANY RECORDED7/18/1994 IN A.F. #9407180028 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
FIRST PORTION, AS SHOWN ON SURVEY -
SECOND PORTION, EXACT LOCATION INDETERMINATE

C. MUTUAL GRANT OF EASEMENT BETWEEN THE MANOR HOUSE ASSOCIATES, A LIMITED PARTNERSHIP, MIGNON JOHNSON, A SINGLE WOMAN, ASHER SEPARATE PROPERTY, MAURLEN G. BLOSSOM AND KATHLEEN BLOSSOM HUSBAND AND WIFE, AND JAMES G. PELLAND AND VIOLET H. PELLAND, HUSBAND AND WIFE RECORDED 5/5/1982 AT INSTRUMENT NO. 8205050088 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

D. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 889440 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

E. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 767989 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
NO PLOTTABLE EASEMENTS

F. EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA COOPERATIVE RECORDED 8/26/1960 AT DOCUMENT NO. 733119 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

G. AGREEMENT AND EASEMENT BETWEEN EMANUEL OLSON AND EDNA JAMES OLSON TO LYNWOOD SANITARIUM, INC., RECORDED 12/16/1955 AT DOCUMENT NO. 630815 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

H. EASEMENT GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION RECORDED 2/13/1942 AT DOCUMENT NO. 354545 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

I. EASEMENT DATED 6/24/1934 AT DOCUMENT NO. 222538 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

at&t

PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:

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1	12/02/2020	REVISE LEASE (C)	CK
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PROJECT COORDINATION:

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www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
RAG	NS	XX

LICENSER:

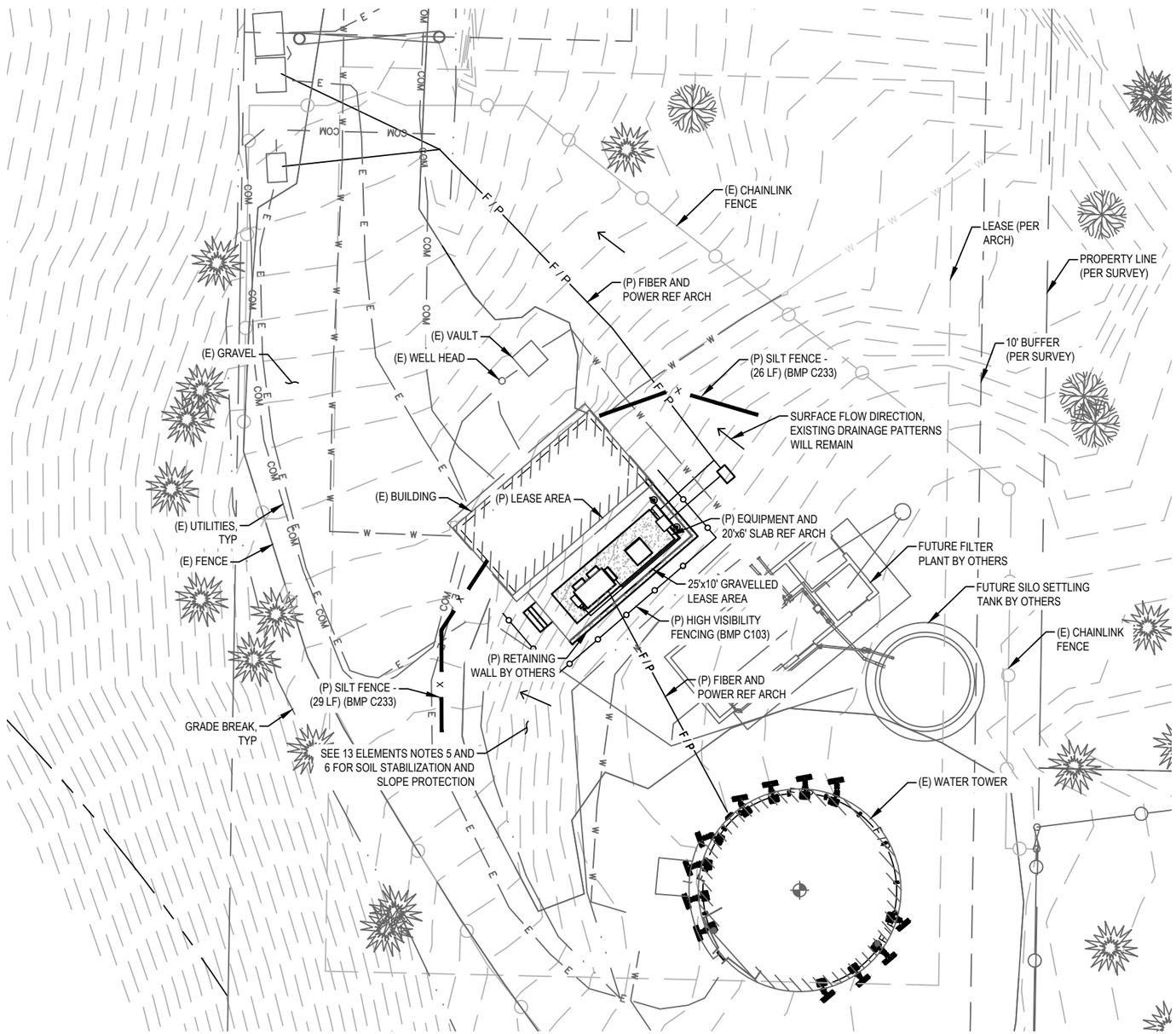
PRELIMINARY

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-2



APPROXIMATE AREAS:

NEW IMPERVIOUS AREA = 250 SF

SUMMARY OF 13 ELEMENTS PROPOSED ON PROJECT:

1. **PRESERVE VEGETATION/MARK CLEARING LIMITS -** CLEARING LIMITS DELINEATED BY HIGH VISIBILITY PLASTIC FENCING (BMP C103), LIMIT SITE DISTURBANCE AND PRESERVE NATURAL VEGETATION (BMP C101)
2. **ESTABLISH CONSTRUCTION ACCESS -** N/A UTILIZED EXISTING GRAVEL SURFACE.
3. **CONTROL FLOW RATES -** INSTALL SILT FENCE (BMP C233).
4. **INSTALL SEDIMENT CONTROLS -** INSTALL SILT FENCE (BMP C233).
5. **STABILIZE SOILS -** UTILIZE TEMPORARY AND PERMANENT SEEDING (BMP C120) AND MULCHING (BMP C121) TO OFFSET ANY DISTURBANCES OCCURRING DURING AND AFTER CONSTRUCTION. USE PLASTIC SHEETING ON EXPOSED SOILS. (BMP C122)
6. **PROTECT SLOPES -** UTILIZE SILT FENCE (BMP C233), PLASTIC SHEETING (BMP C123), TEMPORARY AND PERMANENT SEEDING (BMP C120), MULCHING (BMP C121), AND MONITOR EXPOSED SOILS UNTIL VEGETATION IS ESTABLISHED.
7. **PROTECT DRAIN INLETS -** N/A DUE TO NO DRAIN INLETS ON SITE.
8. **STABILIZE CHANNELS AND OUTLETS -** N/A NO NEW CHANNELS OR OUTLETS ON SITE.
9. **CONTROL POLLUTANTS -** ALL CONCRETE WASHOUT SHALL BE CONTAINED AND HAULED OFF SITE.
10. **CONTROL DEWATERING -** N/A NO DEWATERING PROPOSED.
11. **MAINTAIN BMPs -** BMPs SHALL BE CHECKED WEEKLY AND AFTER STORM EVENTS, KEEP MATERIALS ON HAND (BMP 150).
12. **MANAGE THE PROJECT -** SCHEDULING OF THE PROJECT SHALL PREVENT SOILS FROM BEING EXPOSED FOR EXTENDED PERIODS OF TIME (BMP 162). ADDITIONAL SEDIMENT CONTROL MATERIALS (SILT FENCE, PLASTIC SHEETING) SHALL BE KEPT ON HAND TO REPAIR DAMAGED SEDIMENT CONTROLS (BMP C150).
13. **PROTECT LOW IMPACT DEVELOPMENT BMPs -** KEEP ADDITIONAL MATERIALS ON HAND FOR STORMWATER PREVENTION (E.G, SILT FENCES, SAND BAGS, PLASTIC SHEETING, HIGH VISIBILITY FENCING) (BMP 150), PROJECT SCHEDULE SHALL BE FOLLOWED TO REDUCE SOIL EXPOSURE (BMP 162).

STANDARD SWPPP NOTES:

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.
4. CONSTRUCT THE ESC BMPS SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPS AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. INSPECT AND MAINTAIN THE ESC BMPS ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (I.E. A 24-HOUR STORM EVENT WITH A 10-YR OR GREATER RECURRENCE INTERVAL).
8. AT NO TIME SHALL THE SEDIMENT EXCEED 60-PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6-INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

at&t mobility corp.

smartlink
11410 NE 122ND WAY, SUITE #102
KIRKLAND, WA 98034

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

cushing Civil Engineers
909 N BEECH STREET SUITE D PORTLAND, OR 97227
(503) 387-5331
www.cushing-engr.com

DRAWN BY:	WG
CHECKED BY:	DC

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	1/19/21	C-SWPPP

LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED
PROFESSIONAL ENGINEER

RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

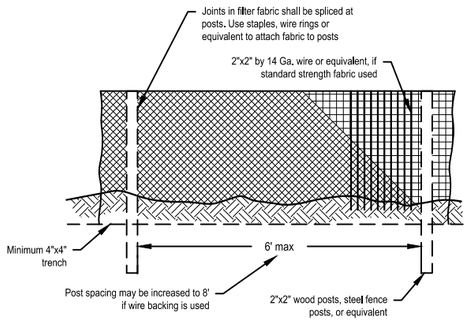
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

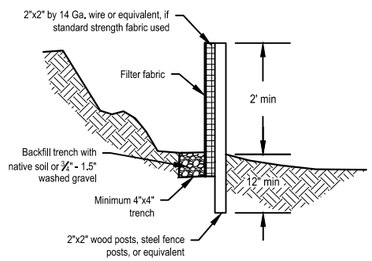
SHEET TITLE

C-SWPPP PLAN

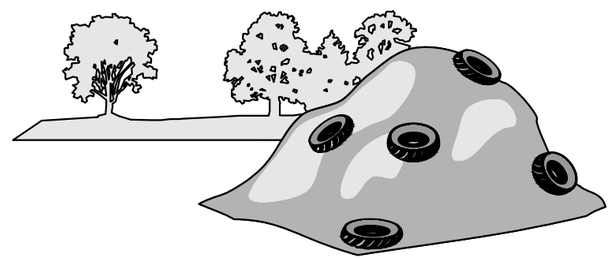
SHEET NO.

C1.0





1 SILT FENCE (BMP C233)



2 PLASTIC SHEETING (BMP C123)

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1	1/19/21	C-SWPPP

LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED
PROFESSIONAL ENGINEER

RENEWAL DATE 10/31/21

PROJECT INFORMATION

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BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

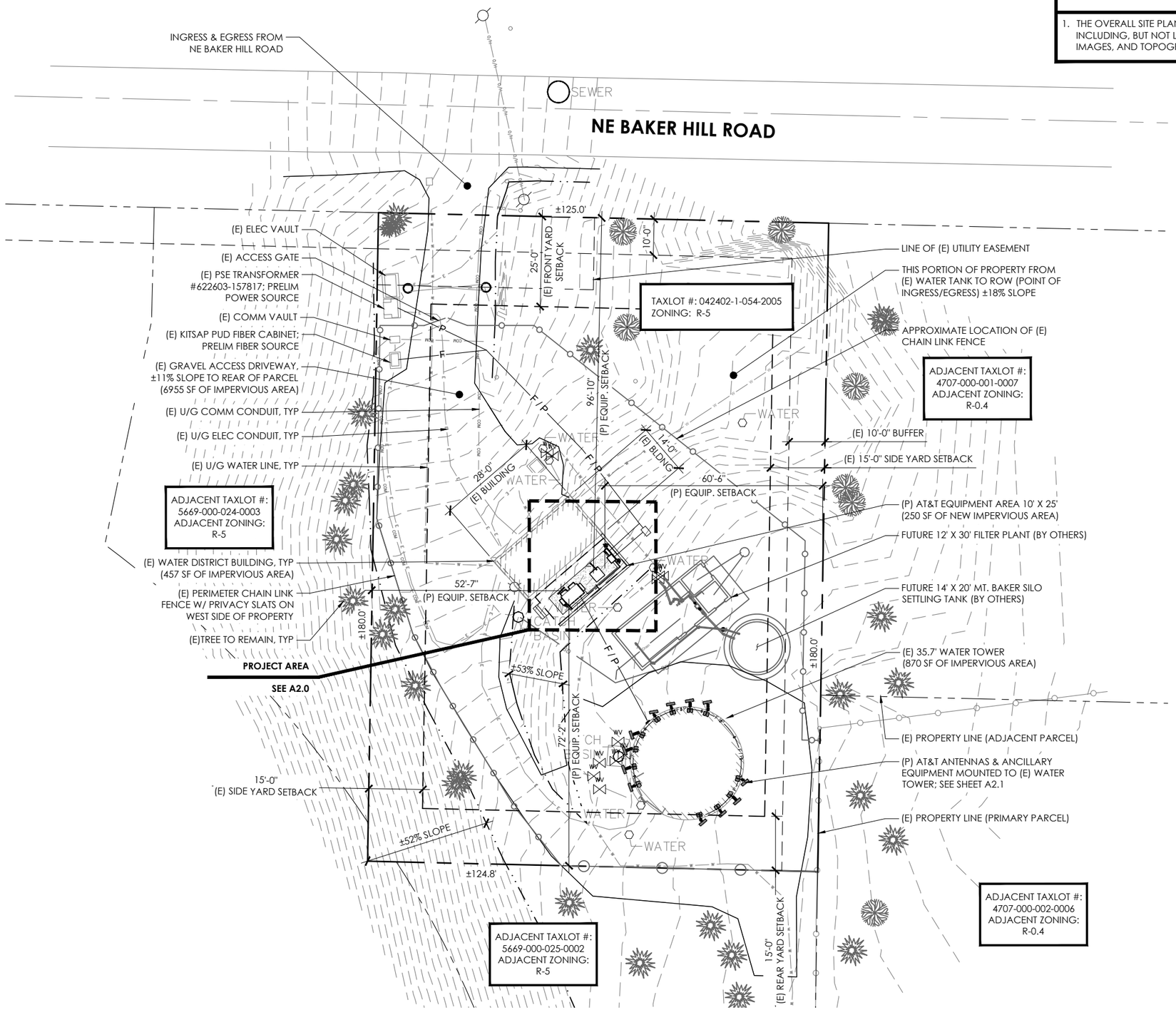
C-SWPPP DETAILS

SHEET NO.

C2.0

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).



1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 30'-0"
22 X 34 SCALE: 1" = 15'-0"

0' 15' 30' 60'

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OLYMPIA, WA 98506
360.915.6750
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VECTOR ENGINEERS

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

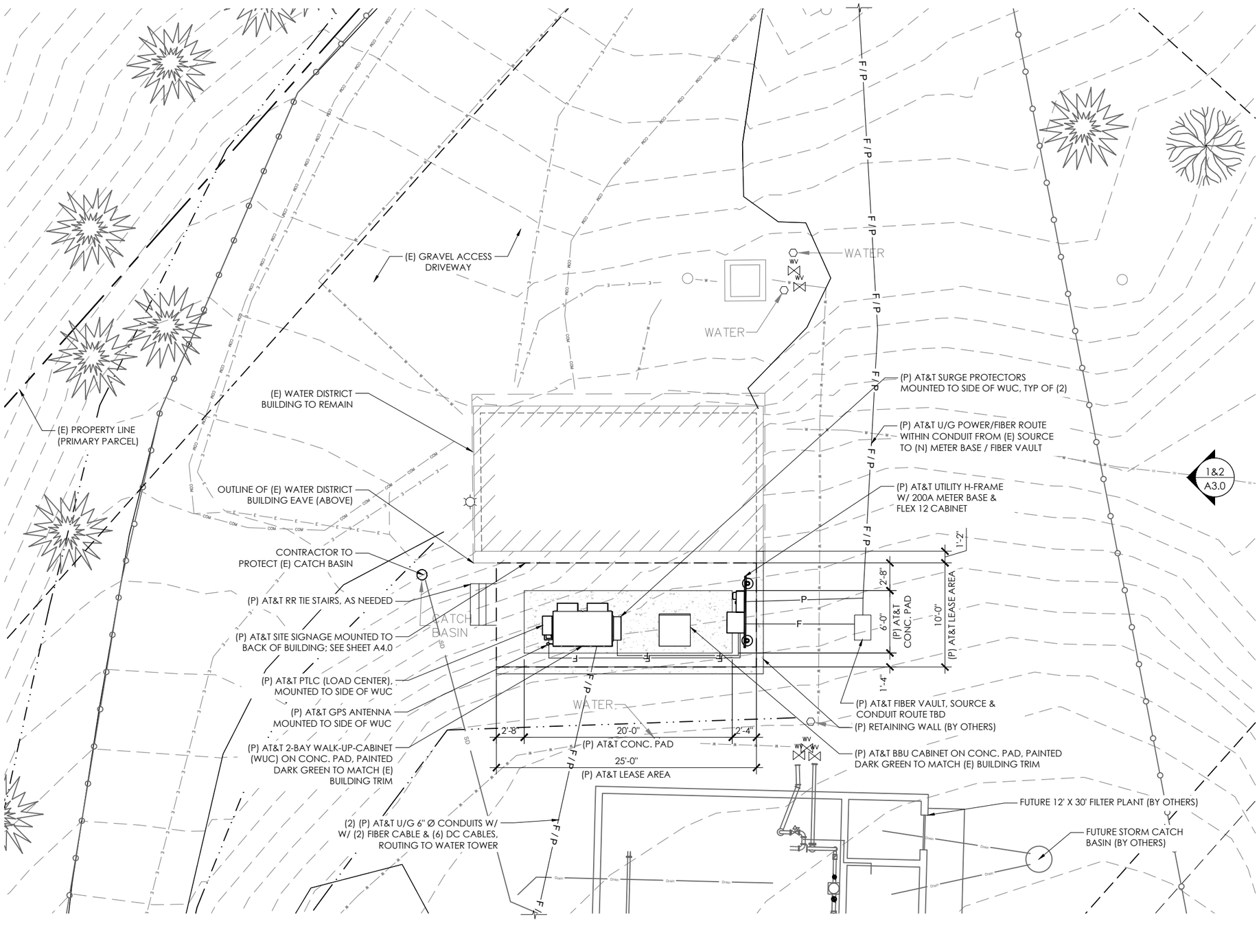
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0



1 ENLARGED SITE PLAN

11X17 SCALE: 1" = 10'-0"
22 X 34 SCALE: 1" = 5'-0"

0' 5' 10' 20'

at&t mobility corp.

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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

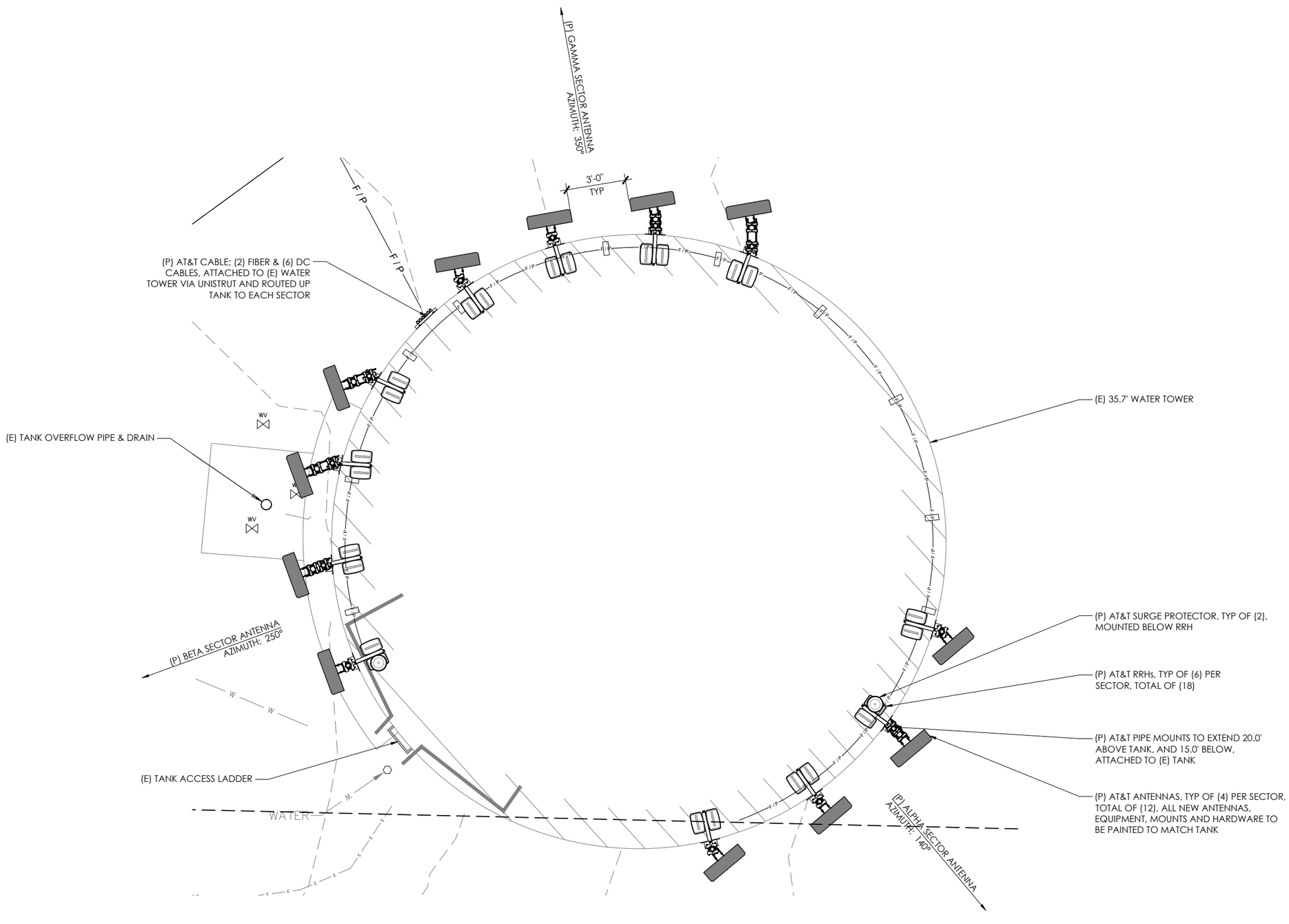
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0



1 ENLARGED SITE PLAN

11 X 17 SCALE: 3/16" = 1'-0"
22 X 34 SCALE: 3/8" = 1'-0"

0' 5' 10'

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LICENSER

PROJECT INFORMATION

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LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

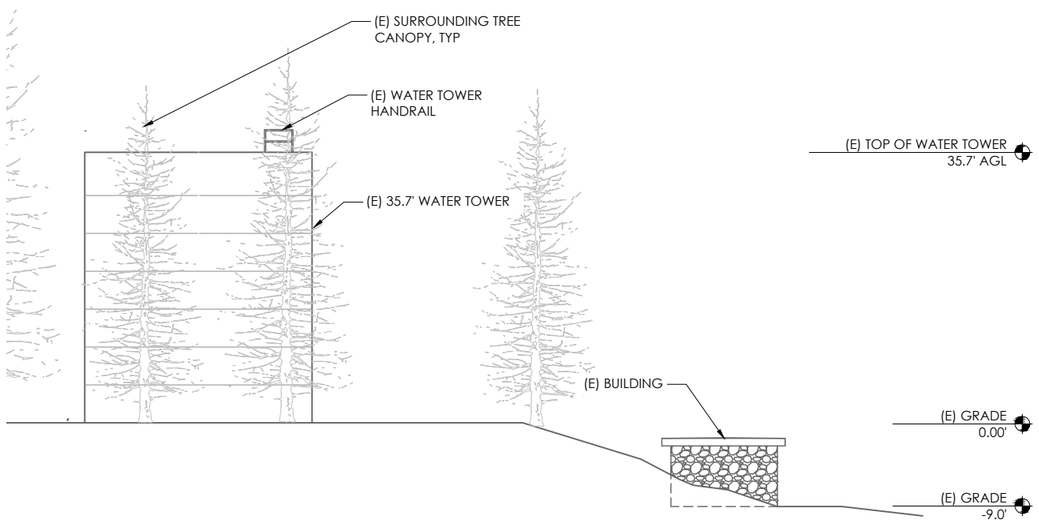
ENLARGED WATER TOWER PLAN

SHEET NO.

A2.1

NOTES:

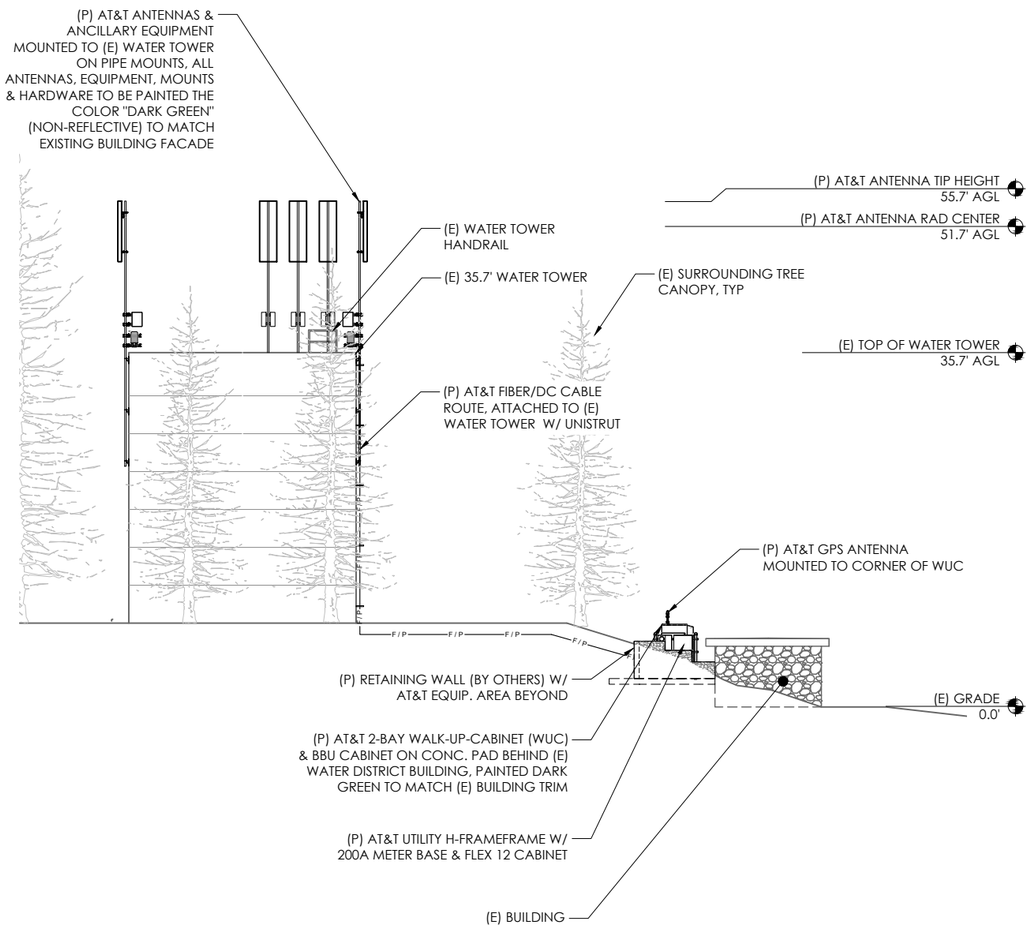
1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



1 (E) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'



2 (P) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

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CHECKED BY:	BU

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3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS

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PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

ELEVATIONS

SHEET NO.

A3.0

AT&T EQUIPMENT SPECIFICATIONS

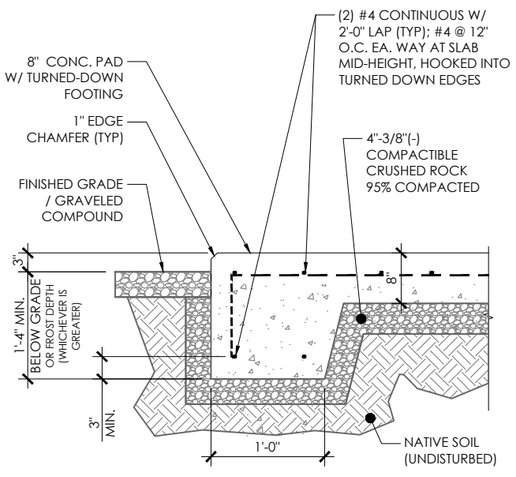
EQUIPMENT	DIMENSIONS (H x W x D)	WEIGHT
DELTA WALK UP CABINET (MODEL # ESOF020-HCV02)	86" x 68" x 50" (HT INCLUDES 6" PLINTH)	4000 LBS (MAX)
EMERSON BATTERY CABINET (NETXTEND)	72" x 36" x 37"	4680 LBS (MAX)

NOTES:

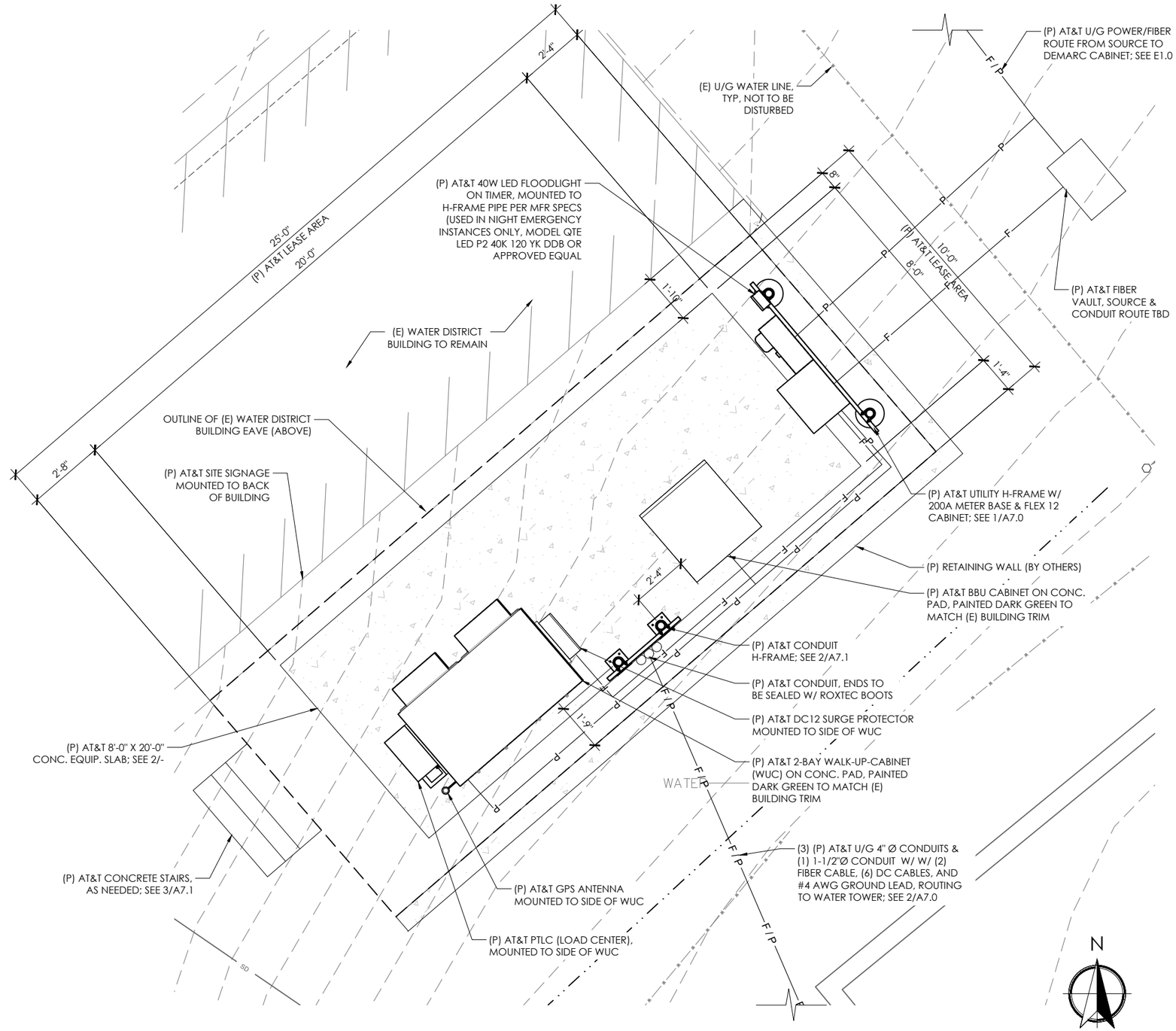
1. ANCHORAGE AND FOUNDATION DESIGN VALUES SHOWN HERE ARE MINIMUM REQUIREMENTS AND SHOULD BE VERIFIED FOR CONFORMANCE WITH MANUFACTURER SPECIFICATIONS AND SITE SPECIFIC CONDITIONS.
2. FOR ATTACHMENT OF (P) 2-BAY WUC CABINET TO CONCRETE PAD, USE (6) 5/8" Ø HILTI KWIK BOLT-TZ STAINLESS STEEL EXPANSION ANCHORS W/ 3 1/4" MINIMUM EMBEDMENT, SEE EQUIPMENT SPECIFICATIONS FOR LOCATIONS AND VERIFY W/ MANUFACTURER'S SPECIFICATIONS.
3. FOR ATTACHMENT OF (P) BATTERY CABINET TO CONCRETE PAD, USE (4) 5/8" Ø HILTI KWIK BOLT-TZ STAINLESS STEEL EXPANSION ANCHORS W/ 3 1/4" MINIMUM EMBEDMENT, SEE EQUIPMENT SPECIFICATIONS FOR LOCATIONS AND VERIFY W/ MANUFACTURER'S SPECIFICATIONS.
4. CONDUIT STUB UP LOCATIONS FOR ELECTRICAL, FIBER AND GENERATOR TO BE DETERMINED BY AT&T REPRESENTATIVE / CONTRACTOR.

1 NOTES & SPECIFICATIONS

NOTES:
1. SEE STRUCTURAL CONCRETE NOTES, SHEET GN2.0.
2. SLOPE CONCRETE 1/4" PER FOOT MINIMUM.
3. VERIFY EQUIPMENT SPECIFICATIONS FOR MOUNTING HOLE LOCATIONS.
4. MINIMUM OF 2" COVER AT TOP OF SLAB, AND 3" WHERE CONCRETE IS IN CONTACT W/ SOIL.
5. SOIL SHALL BE PREPARED WITH A FLAT SURFACE, FREE AND CLEAR OF STANDING WATER AND LOOSE DEBRIS. SOIL SHOULD BE WELL COMPACTED TO 90% OF IT MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
6. TOP SURFACE OF SLAB SHALL BE A LIGHT BROOM FINISH AND TAPERED TO ALLOW WATER TO SHED WITHOUT PONDING.



2 CONCRETE EQUIP. PAD



3 ENLARGED EQUIPMENT PLAN

11 X 17 SCALE: 1/4"= 1'-0"
22 X 34 SCALE: 1/2" = 1'-0"

0' 2' 4' 8'

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2	04/06/21	CLIENT COMMENT

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PRELIMINARY

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
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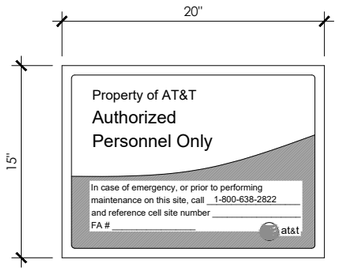
SHEET TITLE

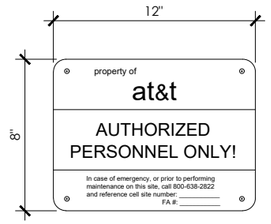
ENLARGED EQUIPMENT PLAN

SHEET NO.

A4.0



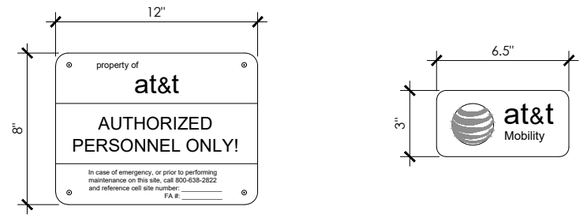
GATE SIGN



DOOR SIGN

NO TRESPASSING SIGNS

1 TYPICAL CELL SITE SIGNAGE REQUIRED



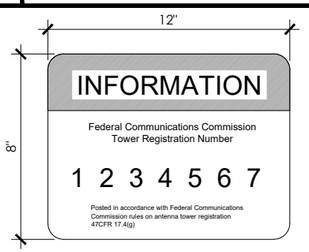
AT&T IDENTIFICATION SIGNS

NOTES:

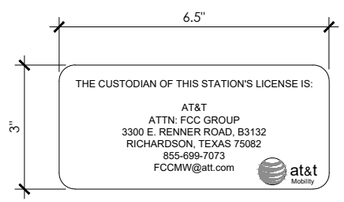
1. OUTDOOR SITES REQUIRE THE SAME GATE AND NO TRESPASSING SIGNS AS INDOOR SITES IF OWNED BY AT&T. IN PLACE OF THE DOOR SIGN THE CABINETS MUST HAVE THE ABOVE SIGNS.
2. SIGN MUST BE AFFIXED TO THE SIDE OF THE CABINET (FRONT, REAR OR SIDE) WHICH IS MOST VISIBLE WHEN APPROACHING THE CABINET FROM THE SITE ACCESS POINT.
3. MULTIPLE CABINET SITES REQUIRE THE SIGNS ABOVE ATTACHED TO THE SIDE OF EACH CABINET ON THE END OF THE LINEUP. IN ADDITION, A SIGN INDICATING AT&T AS THE OWNER MUST BE AFFIXED TO THE FRONT OR REAR OF EVERY CABINET (NOT BOTH). AT&T IDENTIFICATION SIGN IS TO BE AFFIXED TO THE MOST VISIBLE AREA (FRONT OR REAR) WHEN APPROACHING THE CABINETS FROM THE SITE ACCESS POINT.

2 OUTDOOR EQUIPMENT SITE SIGNAGE REQUIRED

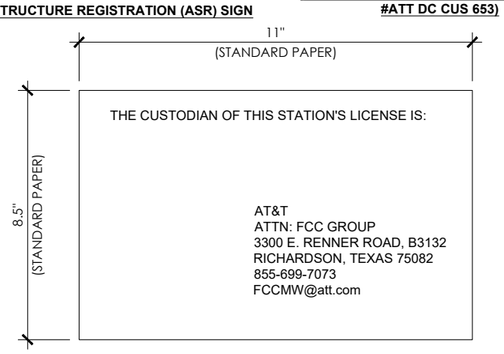
3 NOT IN USE



ANTENNA STRUCTURE REGISTRATION (ASR) SIGN

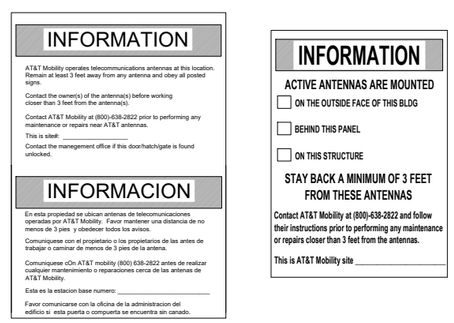


FCC CUSTODIAL LETTER (AVAILABLE THROUGH EXCEL SIGN, PART #ATT DC CUS 653)



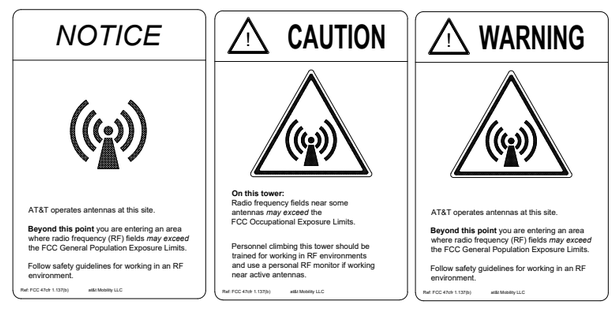
FCC CUSTODIAL LETTER

4 FCC SIGNS REQUIRED



GREEN INFORMATION SIGNS

NOTE: RF SIGNS ARE TO BE POSTED PER ATT-002-290-078



BLUE NOTICE **YELLOW CAUTION** **ORANGE WARNING**

5 RF EMISSION SIGNS REQUIRED

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4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

SITE SIGNAGE DETAILS

SHEET NO.

A5.0

Exhibit 9

Bainbridge Lynwood Center

BR0306

Map

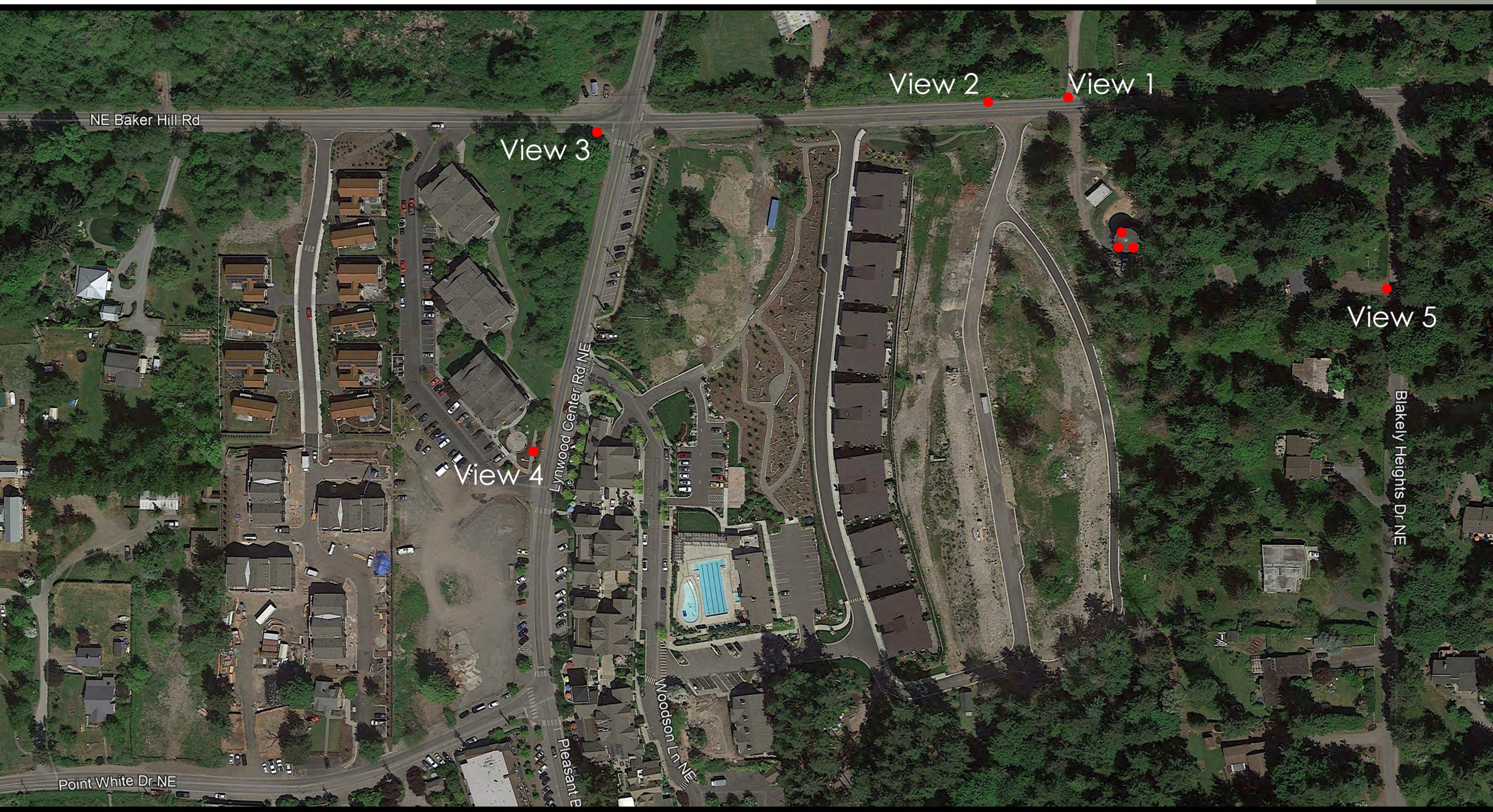

Photo Location Map

0' 50' 100' 200'

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Visual impact will be affected by location and visibility of observer. This document is for planning and information purposes only and is purely conceptual. This is solely the designers / photographers interpretation of the proposed development.

N

Address: 4600 OLD MILL ROAD
BAINBRIDGE ISLAND, WA 98110

Bainbridge Lynwood Center

BR0306

Proposed Antenna Height: 55.7' AGL
Existing Water Tower Height: 35.7' AGL
Description:
12 proposed AT&T antennas with associated ancillary equipment attached to existing water tower. Paint proposed antennas 'Dark Green'. Proposed At&T ground equipment behind existing building. (Paint ground equipment 'Dark Green' to match existing building trim).

VIEW 2

Existing Conditions - Looking Southeast

Proposed Conditions - Looking Southeast

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Address: 4600 OLD MILL ROAD
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Bainbridge Lynwood Center

BR0306

Proposed Antenna Height: 55.7' AGL
Existing Water Tower Height: 35.7' AGL
Description:
12 proposed AT&T antennas with associated ancillary equipment attached to existing water tower. Paint proposed antennas 'Dark Green'. Proposed At&T ground equipment behind existing building. (Paint ground equipment 'Dark Green' to match existing building trim).

VIEW 1

Existing Conditions - Looking South

Proposed Conditions - Looking South

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Address: 4600 OLD MILL ROAD
BAINBRIDGE ISLAND, WA 98110

Bainbridge Lynwood Center

BR0306

Proposed Antenna Height: 55.7' AGL
Existing Water Tower Height: 35.7' AGL
Description:
12 proposed AT&T antennas with associated ancillary equipment attached to existing water tower. Paint proposed antennas 'Dark Green'. Proposed At&T ground equipment behind existing building. (Paint ground equipment 'Dark Green' to match existing building trim).

VIEW 3

Existing Conditions - Looking East

Proposed Conditions - Looking East (zoom x 3)

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Address: 4600 OLD MILL ROAD
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Bainbridge Lynwood Center

BR0306

Proposed Antenna Height: 55.7' AGL
Existing Water Tower Height: 35.7' AGL
Description:
12 proposed AT&T antennas with associated ancillary equipment attached to existing water tower. Paint proposed antennas 'Dark Green'. Proposed At&T ground equipment behind existing building. (Paint ground equipment 'Dark Green' to match existing building trim).

VIEW 4

Existing Conditions - Looking Northeast

Proposed Conditions - Looking Northeast

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Address: 4600 OLD MILL ROAD
BAINBRIDGE ISLAND, WA 98110

Bainbridge Lynwood Center

BR0306

Proposed Antenna Height: 55.7' AGL
Existing Water Tower Height: 35.7' AGL
Description:
12 proposed AT&T antennas with associated ancillary equipment attached to existing water tower. Paint proposed antennas 'Dark Green'. Proposed At&T ground equipment behind existing building. (Paint ground equipment 'Dark Green' to match existing building trim).

VIEW 5

Existing Conditions - Looking West

Proposed Conditions - Looking West

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Address: 4600 OLD MILL ROAD
BAINBRIDGE ISLAND, WA 98110

Exhibit 10

BR0306 Bainbridge Lynwood Center

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

View Shed Map Analysis (0.25 Mile Setback)

View Shed Analysis Information:

- +/- 94 Homes within 0.25 mile setback
- +/- 11 Homes may be affected (+/- 11.7% of 94 homes)

Legend

- Existing residential homes (+/- 94 total)
- Proposed antennas visible from existing residential home (11 total)
- Proposed antennas visible from location
- 1/4 mile setback from proposed antenna location

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Note: Aerial & View Shed Information generated from Google Earth PRO. The Setback line & View Shed information is approximate in nature and is only to be used for conceptual planning and information purposes only.

Exhibit 11

BR0306 Bainbridge Lynwood Center
RF Justification

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SERVICE OBJECTIVES & TARGETED SERVICE AREA

AT&T is proposing to build a new wireless communication facility ("WCF" and/or "Facility) BR0306 Bainbridge Lynwood Center (to be collocated on an existing Kitsap Public Utilities District ("KPUD") water tower at No situs address, Baker Rd, Bainbridge Island, WA 98110 (47.606325, -122.544258).

Service Objectives—Generally

AT&T strives for a network design that provides high radio frequency ("RF") signal strength and provide good DL Dominance resulting in quality service inside buildings and vehicles. To support this network design there are two main drivers that prompt the need for a new cell site—coverage and capacity.

"Coverage" is the need to expand wireless service into an area that either has no service or bad service. "Capacity" is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these capacity limits are reached, user experience quickly degrades.

Service Objectives—Proposed New Facility

The proposed new Facility is a service coverage site. Currently, there is a significant gap in 4G LTE service in the SW tip of Bainbridge Island with minimal to no 4G LTE service.

This WCF aims to provide adequate and dominant coverage in and around Lynwood Center and the surrounding residential areas, especially those to the west (the "Targeted Service Area"). This Facility will also provide improved coverage for ferries on the Seattle-Bremerton Ferry. This service objective and Targeted Service Area was determined by AT&T's RF engineers through a combined analysis of market demand, customer complaints, service requests, and RF engineering design.

The proposed new Facility meets AT&T's service objectives to provide sufficient continuous and uninterrupted outdoor, in-vehicle, and in-building wireless service within the Targeted Service Area, resulting in fewer dropped calls, improved call quality, and improved access to additional wireless services the public now demands (this includes emergency 911 calls).

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SEARCH RING

AT&T's RF engineers performed an RF engineering study—considering multiple objectives—to determine the approximate site location and antenna height required to best fulfill the noted service objectives within the Targeted Service Area. From this study, AT&T's RF engineers identified a "search ring" area where a new wireless facility may be located to provide effective service in the Targeted Service Area. As this is a service coverage site intended to provide seamless coverage in the specific area, the proposed new Facility must be located within the identified search ring to be able to establish a dominant signal within the Targeted Service Area.

Figure A—Search Ring, indicates the search ring AT&T's RF engineers established for this proposed site. A discussion of the methodology AT&T's RF engineers used to identify the search ring is included at the end of this RF Justification document.

Figure A—Search Ring

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PROPOSED NEW AT&T FACILITY

Antennas and Equipment

To meet AT&T's service objectives within the Targeted Service Area, AT&T is proposing to install up to twelve (12) eight-foot (8ft) panel antennas and eighteen (18) remote radio head (RRH) units, together with all associated equipment.

Projected New Coverage

Based upon the above proposed equipment and antenna tip height, AT&T's RF engineers project that the proposed Facility will provide the following new AT&T 4G LTE coverage.

Figure B—Existing AT&T 4G LTE Coverage shows existing AT&T 4G LTE services in the general area of the proposed new Facility, which demonstrates the current gap in coverage in the Targeted Service Area. As can be seen, there is a coverage gap in all areas not shaded in green. Currently, the Targeted Service Area has minimal to no 4G voice service and does not have adequate 4G LTE service. **Figure C—New AT&T 4G LTE Coverage** shows the projected new AT&T 4G LTE coverage from the proposed new WCF with the requested antenna tip height of 55'7".

Antenna Tip Height

As the proposed new Facility is intended to provide new coverage, height and location play an important role. The proposed antenna tip height of 55'7" was determined by considering various factors such as the height of surrounding wireless sites, ground elevation, obstructions to the signal, and the surrounding terrain. Accordingly, the proposed 55'7" antenna tip height is the minimum necessary to best meet AT&T's service objectives within the Targeted Service Area.

As shown in **Figures D.1 & D.2—Height Comparison—New AT&T 4G LTE Coverage,** the projected new coverage provided by antennas on the water tank with a 45'7" and 35'7" antenna tip height, respectively, would not provide sufficient coverage to meet AT&T's service objectives within the Targeted Service Area. Specifically, coverage decreases by 39% if there's a 10' reduction in height to 45'7" and 58% coverage decrease if there's a 20' reduction in height to 35'7". Most notably, large portions of Lynwood Center Rd and Blakeley Ave NE, and the surrounding residences, would not receive coverage under the lower 35'7" and 45'7" antenna tip heights as compared with the proposed 55'7" tip height. The proposed antenna tip height is also the height where an AT&T wireless device can be reliably used to make and receive telephone calls and use data service in the presence of varying signals.

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Figure B—Existing AT&T 4G LTE Coverage

Existing AT&T Coverage in Targeted Service Area BEFORE Addition of Proposed New Wireless Facility

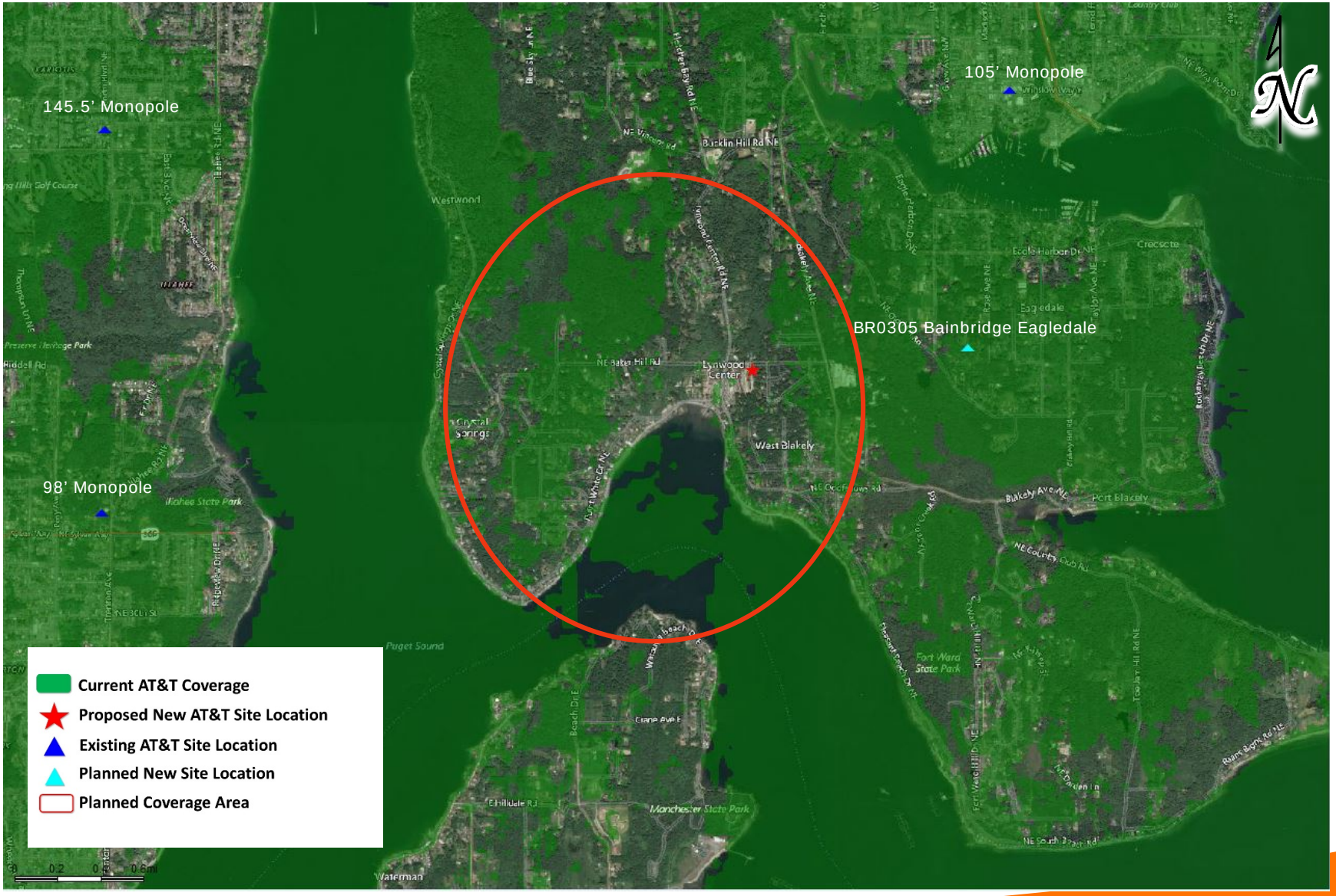

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Figure C—New AT&T 4G LTE Coverage

Projected New AT&T Coverage AFTER Proposed AT&T WCF On-Air—55’7” Antenna Tip Height

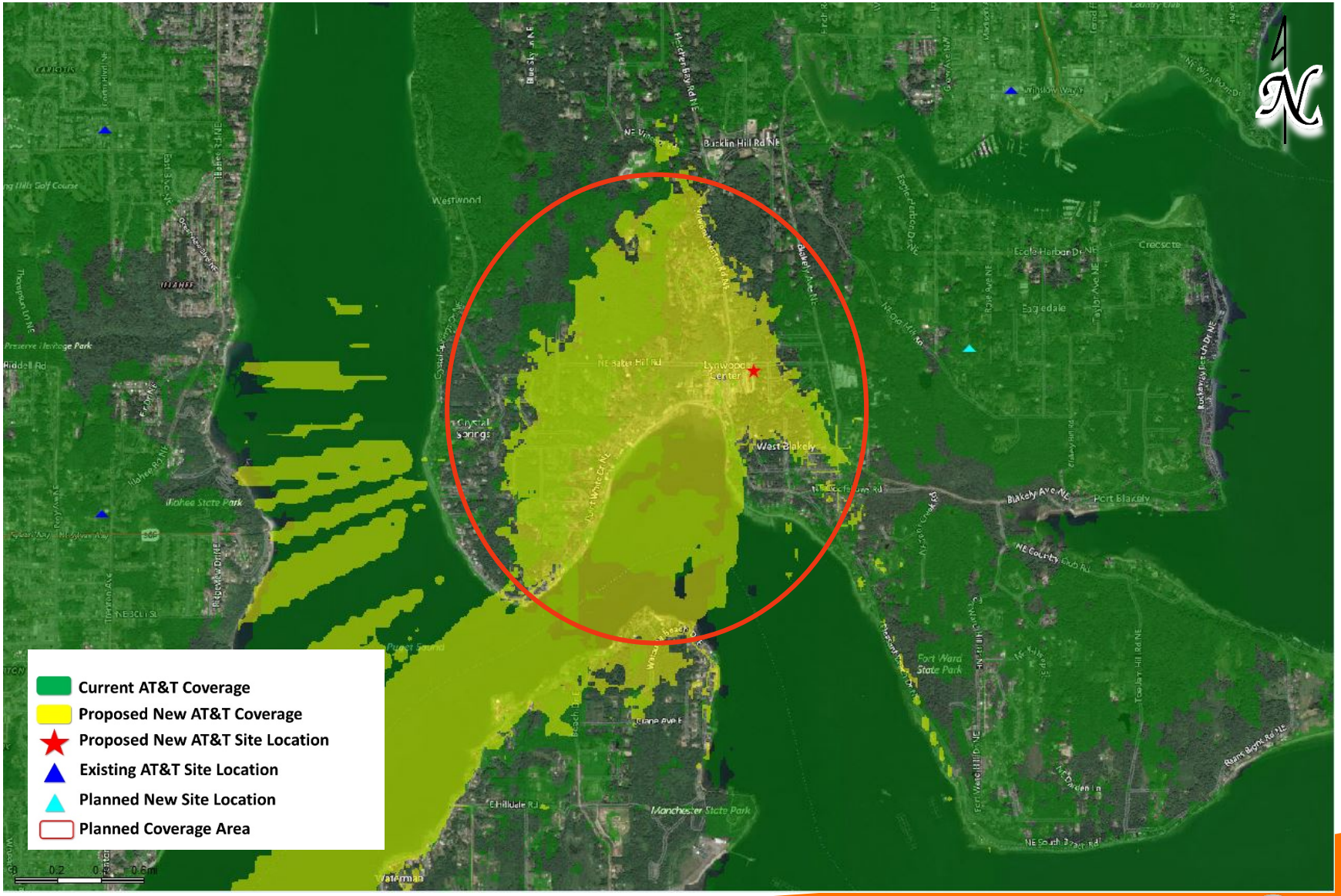

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Figure D.1—Height Comparison—New AT&T 4G LTE Coverage—45’7”

Comparison of Projected New AT&T Coverage with 45’7” v. 55’7” Antenna Tip Height

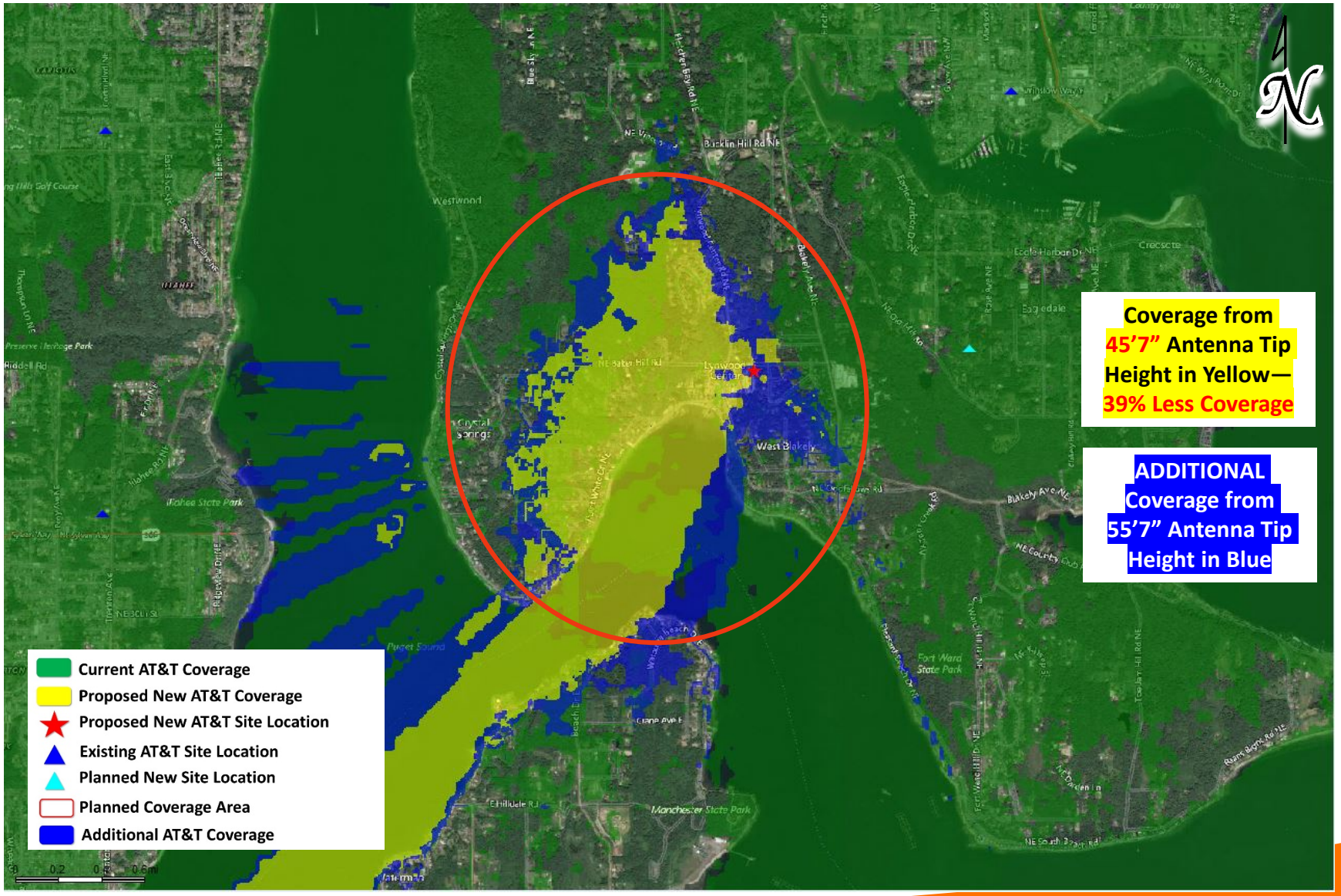
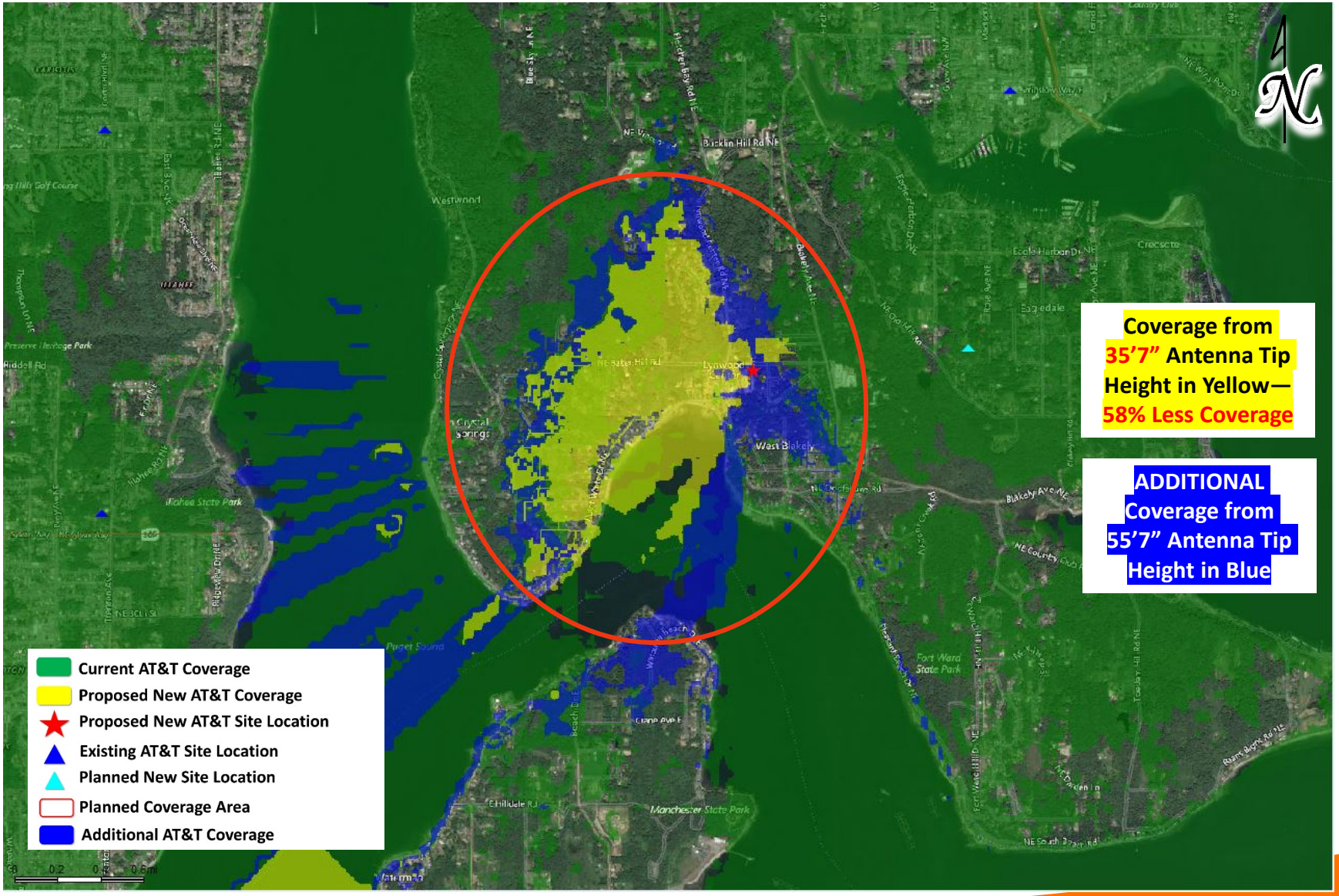

Coverage from 45’7” Antenna Tip Height in Yellow—39% Less Coverage
ADDITIONAL Coverage from 55’7” Antenna Tip Height in Blue
Current AT&T Coverage
Proposed New AT&T Coverage
Proposed New AT&T Site Location
Existing AT&T Site Location
Planned New Site Location
Planned Coverage Area
Additional AT&T Coverage
Bucklin Hill Rd NE
Westwood
Crystal Springs
West Bakely
Bakely Ave NE
Eagedale
Creosote
Eagle Harbor Dr NE
Puget Sound
Fort Ward State Park
Manchester State Park
Winslow Way
Riddell Rd
Wahee State Park
Wahee Rd NE
Thompson Ave
Ridgeview Drive
NE Bakely Hill Rd
Lynnwood Center
Blakely Ave NE
NE Country Club
Crane Park
E Hillside Rd
Fort Ward Hill Dr NE
Rolling Bights Rd NE
NE South Beach Rd
Beach Dr
Pleasant Beach Drive
Crystal Springs Dr NE
Hilltop Rd NE
Eagle Harbor Dr NE
Eagedale
Creosote
Winslow Way
NE Wing Point Dr
Bucklin Hill Rd NE
Hilltop Rd NE
Blakely Ave NE
NE Country Club
Fort Ward State Park
Rolling Bights Rd NE
Manchester State Park
Puget Sound
Wahee Rd NE
Wahee State Park
Thompson Ave
Ridgeview Drive
Riddell Rd
Preserve Heritage Park
Crystal Springs Dr NE
Westwood
Bucklin Hill Rd NE
Hilltop Rd NE
Blakely Ave NE
Eagedale
Creosote
Eagle Harbor Dr NE
Winslow Way
NE Wing Point Dr
Fort Ward Hill Dr NE
Rolling Bights Rd NE
NE South Beach Rd
Pleasant Beach Drive
Beach Dr
Crane Park
E Hillside Rd

Figure D.2—Height Comparison—New AT&T 4G LTE Coverage—35’7”

Comparison of Projected New AT&T Coverage with 35’7” v. 55’7” Antenna Tip Height



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ALTERNATIVE SITE ANALYSIS

AT&T's RF engineers evaluated two alternative site locations within the Search Ring as possible locations for the proposed new WCF.

Figure E—Alternative Site Locations shows the location of each alternative site in relation to the proposed new site location.

- **Alternative Site #1** (**47.605953 / -122.535308**) **:** An elementary school rooftop located approximately 0.42 miles east from the proposed new WCF.
- **Alternative Site #2 (47.609814, -122.56525) :** A raw land site located approximately 1.01 miles northwest of the proposed new WCF

Figure F—Alt Site #1—New AT&T 4G LTE Coverage demonstrates the projected coverage from Alternative Site #1—a 40ft antenna tip height on the roof of an elementary school, which is the highest available antenna tip per the BIMC. As can be seen by the propagation map, the coverage from this site will not be able to provide Lynwood Center with dominant seamless coverage. This is due to the low antenna tip height and blockage of the wireless signal by the surrounding terrain. This Alt. Site #1 location and low available height will not meet AT&T's coverage objectives for the Targeted Service Area.

Figure G—Alt Site #2—New AT&T 4G LTE Coverage demonstrates the projected coverage from Alternative Site #2—a new 110' monopole on Bainbridge Island Parks Department conservation land. As can be seen by the propagation map, the coverage from this site will also not be able to provide Lynwood Center with dominant seamless coverage. Despite the higher antenna tip height, the distance of this site from the Targeted Service Area and blockage of the wireless signal by the surrounding terrain impairs coverage. Additionally, a significant amount of the projected coverage from this site is concentrated to the north in less populated areas. Accordingly, this Alternative Site #2 will not meet AT&T's coverage objectives for the Targeted Service Area.

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Figure E—Alternative Site Locations

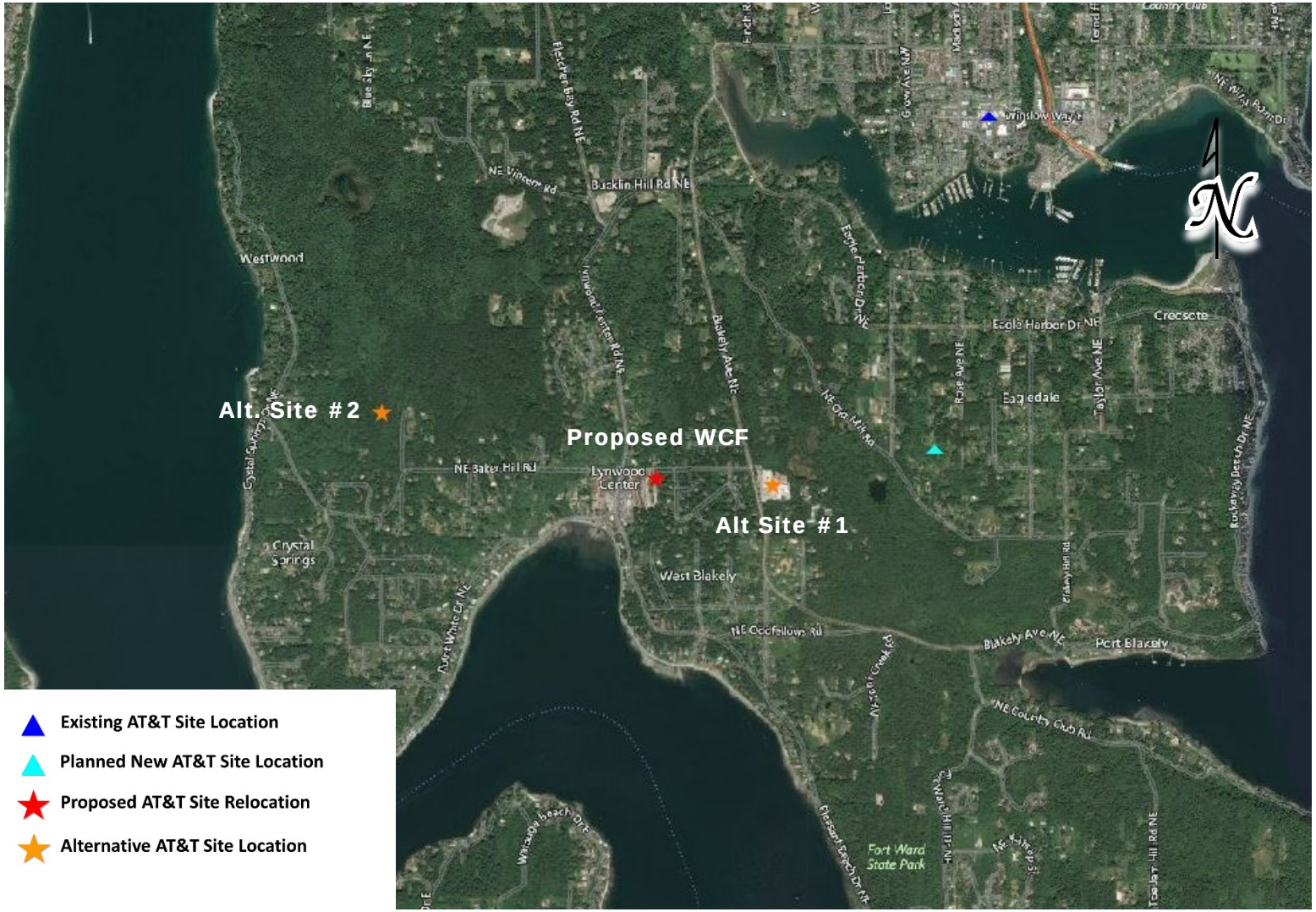

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Figure F—Alt Site #1—New AT&T 4G LTE Coverage

Projected New AT&T Coverage AFTER Alternative Site #1 On-Air—40ft Antenna Tip Height

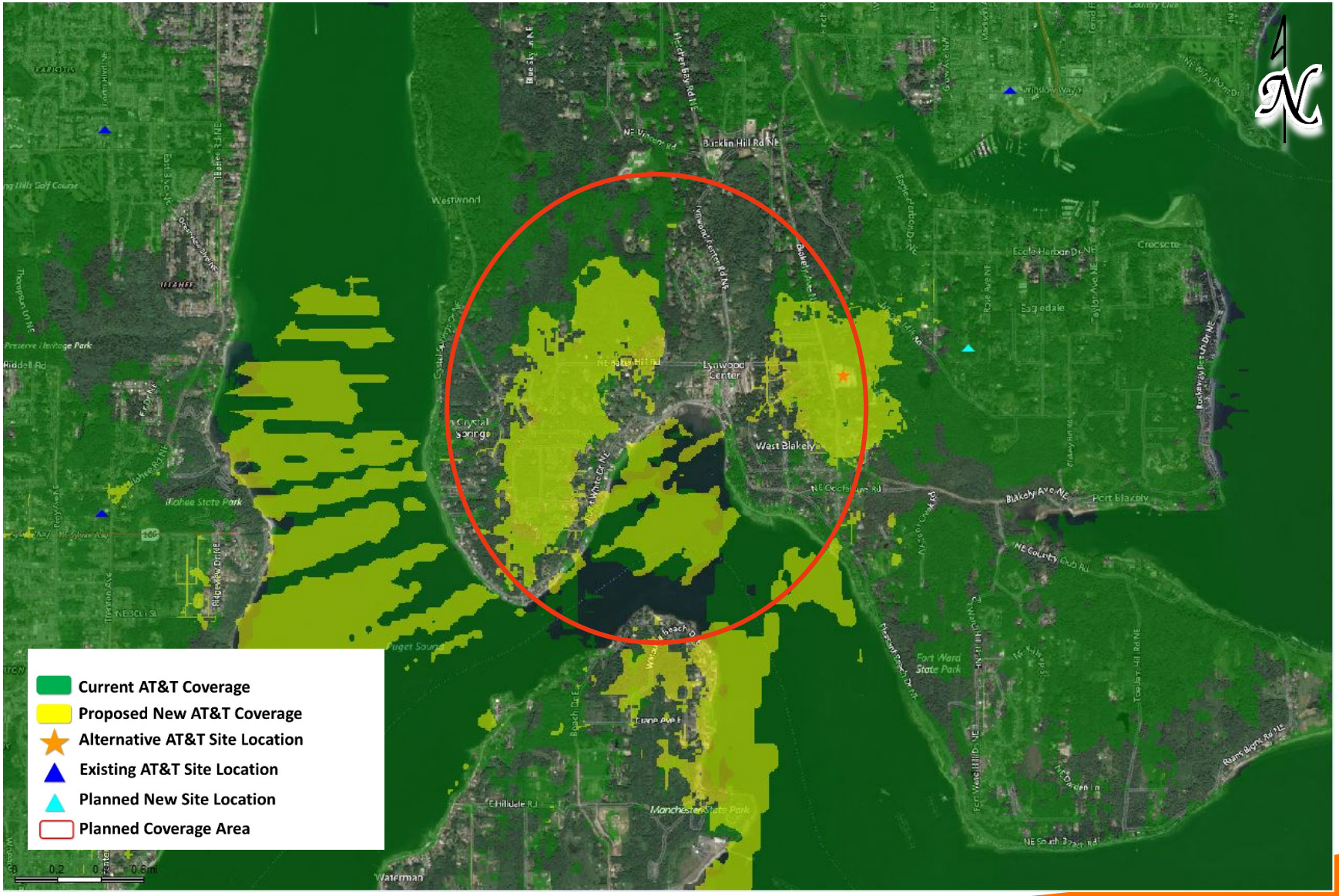

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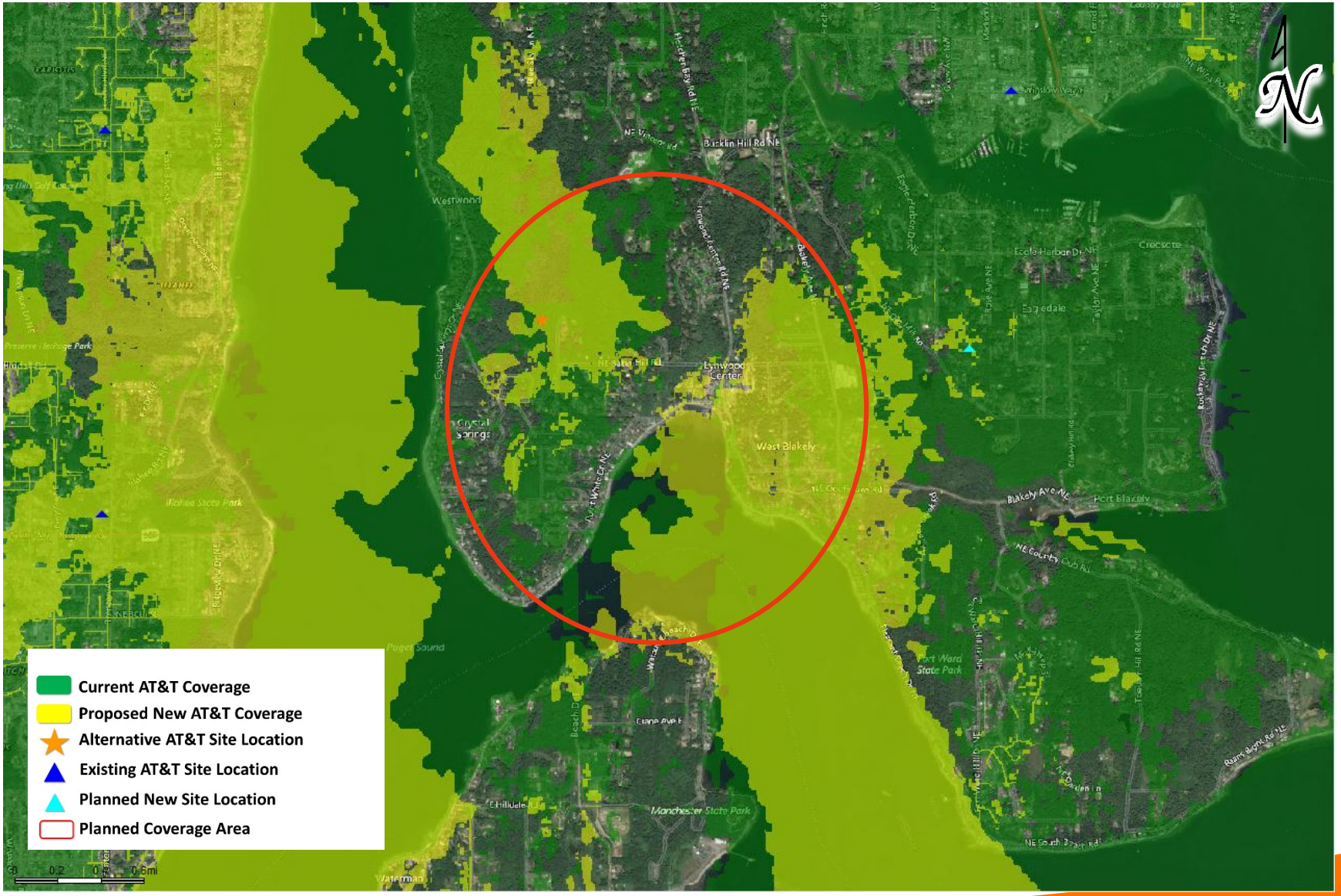
Figure G—Alt Site #2—New AT&T 4G LTE Coverage

Projected New AT&T Coverage AFTER Alternative Site #2 On-Air—110ft Antenna Tip Height



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SEARCH RING METHODOLOGY

AT&T's RF engineers used coverage propagation software systems to predict the coverage provided by the proposed new WCF. The software and AT&T's RF engineers considered the general factors outlined below, as well as more project-specific factors such as the type of antenna, antenna tilt, etc.

Coverage. The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage within the targeted service area. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Because radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts, *e.g.* buildings or sources of electrical interference.

Clutter. AT&T's WCFs must "clear the clutter"—the WCF site must be installed above or close to RF obstructions (the "clutter") to enable the RF to extend beyond and clear the clutter. AT&T's radio frequencies do not penetrate mountains, hills, rocks, or metal, and are diminished by trees, brick and wood walls, and other structures. Accordingly, AT&T's antennas must be installed above or close to the "clutter" to provide high quality communications services in the desired coverage areas. Additionally, if the local code requires us to accommodate additional carriers on the support structure, the structure must be even taller to also allow the other carriers' antennas to clear the clutter.

Call Handoff. The WCF site must be in an area where the radio broadcasts from the site will allow seamless "call handoff" with adjacent WCF sites. Call handoff is a feature of a wireless communications system that allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the call handoff.

Quality of Service. Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. AT&T's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

SEARCH RING METHODOLOGY—Con't

Radio Frequencies used by System. The designs of wireless communications systems vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies in the 850 MHz to 950 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band. As a result, wireless communications systems that use lower radio frequencies will need fewer sites than wireless communications systems that use higher radio frequencies.

Land Use Classifications. A&T's ability to construct a WCF site on any particular property is affected by state and local regulations, including zoning and comprehensive plan classifications, goals, and policies. AT&T's search rings take these laws and regulations into consideration.

Exhibit 12

SSA acoustics
Stewart · Burt · Nelsen · Esselstrom

January 14, 2021

Monica Striker
Capital Design Services
2101 4th Avenue E, Suite 202
Olympia, WA 98506

Re: Acoustical Report – AT&T BR0306 Bainbridge Lynwood Center
Site: Tax Lot 042402-1-504-2005, Bainbridge Island, WA 98110

Dear Monica,

This report presents a noise survey performed in the immediate vicinity of the proposed AT&T telecommunications facility at Tax Lot 042402-1-504-2005 in Bainbridge Island, Washington. This noise survey extends from the proposed equipment to the nearest properties. The purpose of this report is to document the existing conditions and the impacts of the acoustical changes due to the proposed equipment. This report contains data on the existing and predicted noise environments, impact criteria and an evaluation of the predicted sound levels as they relate to the criteria.

Ambient Conditions

Existing ambient noise levels were measured on site with a Svantek 971 sound level meter on April 15, 2020. Measurements were conducted as close to the proposed location as possible and the property lines in accordance with the State of Washington code for Maximum Environmental Noise Levels WAC 173-60-020. The average ambient noise level was 49 dBA, due primarily to local traffic.

Code Requirements

The site is located within the City of Bainbridge Island Zoning jurisdiction on property with an R-5 zoning designation, in a residential district. All of the receiving properties are residential.

The proposed new equipment consists of equipment support cabinets which are expected to run 24 hours a day.

Bainbridge Island Municipal Code Chapter 6.16.020 adopts WAC 173-60-020, 173-60-040 and 173-60-090.

Under WAC 173-60-040, noise from equipment on a Class A EDNA (Residential) property is limited as follows:

Class A EDNA Receiver: Noise is limited to 55 dBA during daytime hours. During nighttime, defined as the hours between 10 p.m. and 7 a.m., maximum sound levels are reduced by 10 dBA for receiving properties within Class A EDNA's. Since the support cabinets are expected to operate 24 hours a day, they must meet the 45 dBA nighttime limit.

Predicted Equipment Sound Levels

24-Hour Operation Equipment
The following table presents a summary of the equipment and their associated noise levels:

Table 1: Equipment Noise Levels

Equipment	dBA (each)	Quantity	Combined dBA @ 5 ft
Delta ESOF020-HCV02 WUC	65 dBA @ 5 ft	1	65
Emerson NetXtend Flex Battery Enclosure	65 dBA @ 5 ft	1	65
Total dBA (All cabinets combined)			**68**

Methods established by ARI Standard 275-2010 and ASHRAE were used in predicting equipment noise levels to the receiving properties. Application factors such as location, height, and reflective surfaces are accounted for in the calculations.

The equipment will be located at grade to the southeast of an existing equipment shelter and is surrounded by a chain-link fence. The land is located on a hill that sloping up to the east. The nearest receiving properties are approximately 65 feet east and 60 feet west of the equipment. The following table presents the predicted sound levels at the nearest receiving properties:

Table 2: Predicted Noise Levels: Proposed Equipment Cabinets

Line	Application Factor	E	W
1	Sound Pressure Level at 5 ft (dBA), Lp1	68	68
2	Noise Reduction – Shelter / Hill	-3	-3
3	Distance Factor (DF) Inverse-Square Law (Free Field): DF = 20*log (d1/d2)	-22 (65 ft)	-21 (60 ft)
4	New Equipment Sound Pressure Level at Receiver, Lpr (Add lines 1 and 2)	**43**	**44**

As shown in Table 2, the sound pressure level from the proposed equipment is predicted to be 43 dBA at the nearest receiving property to the east and 44 dBA at the nearest receiving property to the west. These noise levels meet the 45 dBA nighttime code limit.

Please contact us if you have any questions or require further information.

Sincerely,
SSA Acoustics, LLP

Steven Hedback
Acoustical Consultant

This report has been prepared for the titled project or named part thereof and should not be used in whole or part and relied upon for any other project without the written authorization of SSA Acoustics, LLP. SSA Acoustics, LLP accepts no responsibility or liability for the consequences of this document if it is used for a purpose other than that for which it was commissioned. Persons wishing to use or rely upon this report for other purposes must seek written authority to do so from the owner of this report and/or SSA Acoustics, LLP and agree to indemnify SSA Acoustics, LLP for any and all resulting loss or damage. SSA Acoustics, LLP accepts no responsibility or liability for this document to any other party other than the person by whom it was commissioned. The findings and opinions expressed are relevant to the dates of the works and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations SSA Acoustics, LLP reserves the right to review the information, reassess any new potential concerns and modify our opinions accordingly.

Exhibit 13

Date:	April 30, 2020
Site Number:	BR0306 - BAINBRIDGE LYNWOOD CENTER - FA 15158127
Address:	No official site address; Lat/Long = 47.606325, -122.544258
	Baker Rd, Bainbridge Island, WA 98110
Re:	Radio Frequency Compliance

Statement of Compliance

This AT&T wireless communications facility complies with all federal standards for radio frequency radiation in accordance with the Telecommunications Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies.

Description of Facility:

Location Type: Proposed modifications to the wireless communications facility will be comprised of multiple panel antennas and associated radio cabinets utilizing licensed frequencies in the 700, 850, 1900, 2100, and 2300 MHz bands. The purpose of the facility is to provide coverage and/or capacity to the geographic service area.

Power Density:

The power density from any sector as designed with the proposed facility shall not exceed the FCC maximum permissible exposure limits in accordance with FCC Public Standards OET Bulletin 65 (e.g., 1 mW/cm^2 at 1900 MHz) at any location that is readily accessible by the public, without proper RF Safety mitigation and measures in place and clearly demarcated with appropriate signage.

The proposed facility should not interfere with other communications facilities. Our sites are monitored 24/7 by a national operations center to ensure all is operating normally. In addition, we have local technicians who make routine visits to cell sites to make repairs when needed. AT&T audits our facilities on a semi-annual basis to ensure that FCC compliance levels are continuously met.

If requested, a detailed radio frequency emission safety report detailing the maximum potential exposures may be provided to the jurisdiction.

Sincerely,

Juvylyn Calces
AT&T Mobility - RAN Engineering – PNW Market RF Safety Coordinator

Exhibit 14

Ellen Fairleigh

From: Ellen Fairleigh
Sent: Tuesday, April 20, 2021 1:32 PM
To: Heidi Huber; noelsaunders@msn.com; rnwsaunders@msn.com; mark.oppenhuizen@gmail.com
Subject: PLN51880A AT&T Telecom facility- applications have been re-submitted and public comment period (4/2-4/23)

Good afternoon,

You are receiving this email because you submitted public comment on a proposed AT&T telecom facility (PLN51880 CUP/WCF) in August 2020. Subsequently, these applications were placed on hold by the applicant and then voided by the City due to inactivity.

This project was been re-submitted under a new application number (PLN51880A CUP/WCF) in February 2021 with some minor revisions. These applications were noticed on April 2, 2021, with a public comment period running from April 2, 2021-April 23, 2021. The public notice is posted on the property and on the City's website, was published in the Bainbridge Island Review, and mailed to property owners within 500'. See below:

https://www.bainbridgewa.gov/433/Proposed-Land-Use-Actions

By replying to this email, please advise if you would like to carry your previously submitted public comment forward to this application, or submit a new public comment by April 23, 2021 at 4pm, or if you no longer wish to comment on this application.

Please let me know if you have any questions.

Best,

Ellen

CITY OF BAINBRIDGE ISLAND
ELLEN FAIRLEIGH
City Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3767 (office) 206.780.0955 (fax)

Due to the City's COVID-19 response, the Planning and Community Development Department (PCD) has modified its operations. Please see the PCD webpage (https://www.bainbridgewa.gov/154/Planning-Community-Development) for current information.

Exhibit 15

Ellen Fairleigh

From: Mark Oppenhuizen <mark.oppenhuizen@gmail.com>
Sent: Tuesday, April 20, 2021 2:00 PM
To: Ellen Fairleigh
Subject: Re: PLN51880A AT&T Telecom facility- applications have been re-submitted and public comment period (4/2-4/23)

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Fairleigh,

Thank you for your note. Please carry my previously submitted comments forward to the new application. I hope this time AT&T moves forward and completes the process and work. Lynnwood center needs this!

Thanks again,

Mark Oppenhuizen
530.665.3034 mark.oppenhuizen@gmail.com

On Apr 20, 2021, at 1:31 PM, Ellen Fairleigh <efairleigh@bainbridgewa.gov> wrote:

Good afternoon,

You are receiving this email because you submitted public comment on a proposed AT&T telecom facility (PLN51880 CUP/WCF) in August 2020. Subsequently, these applications were placed on hold by the applicant and then voided by the City due to inactivity.

This project was been re-submitted under a new application number (PLN51880A CUP/WCF) in February 2021 with some minor revisions. These applications were noticed on April 2, 2021, with a public comment period running from April 2, 2021-April 23, 2021. The public notice is posted on the property and on the City's website, was published in the Bainbridge Island Review, and mailed to property owners within 500'. See below:

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By replying to this email, please advise if you would like to carry your previously submitted public comment forward to this application, or submit a new public comment by April 23, 2021 at 4pm, or if you no longer wish to comment on this application.

Please let me know if you have any questions.

Best,

Ellen

<image001.jpg>

ELLEN FAIRLEIGH
City Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3767 (office) 206.780.0955 (fax)

Due to the City's COVID-19 response, the Planning and Community Development Department (PCD) has modified its operations. Please see the PCD webpage (https://www.bainbridgewa.gov/154/Planning-Community-Development) for current information.

From: Mark Oppenhuizen
To: PCD
Subject: Public comment on AT&T WCF project number PLN51880 WCF
Date: Monday, August 17, 2020 12:45:25 PM

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Ellen Fairleigh, Planner

Ms Fairleigh,

I strongly support the application by AT&T to install antennas and other equipment on the KPUD water tower near Lynwood Center. As someone who lives in this neighborhood and uses AT&T cellular services, I know how poor the coverage is this area. Currently I have no confidence that a mobile '911' call placed in the community would get through. The environmental and visual impact that the additions make to the site will be minimal while the benefits to the surrounding areas are significant. I have requested AT&T improve coverage in this area several times, and I am now very pleased to see that this concern may be addressed soon.

Respectfully,

Mark Oppenhuizen
4551 Flying Goat Ave NE
B.I., WA 98110

mark.oppenhuizen@gmail.com

Exhibit 16

DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.

DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington

PROJECT:	BR0306 Bainbridge Lynwood Center
PROJECT ADDRESS or PARCEL:	042402-1-054-2005 / NE Baker Hill Rd
DATE:	1/28/21
PROJECT PLANNER:	Ellen Fairleigh
Design Review Board Meeting Dates:	

CONTEXT ANALYSIS

C1 ANALYZE NATURAL SYSTEMS

C2 IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS

C3 ASSESS UNIQUE AND PROMINENT FEATURES

C4 CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT

C5 ANALYZE SYSTEMS OF MOVEMENT AND ACCESS

C6 STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

Yes: ☐ No: ☐

If no, required additional information:

SITE DESIGN STANDARDS

S1 PROTECT AND REPAIR NATURAL SYSTEMS

S2 PRESERVE AND ENRICH WILDLIFE HABITAT

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response:

S1)

S1 PROTECT AND REPAIR NATURAL SYSTEMS:
The proposed Wireless Communications Facility (WCF) is a collocation of new panel antennas and associated equipment on the KPUD water tank on NE Baker Hill Road. Ground equipment will include two equipment shelters and generator mounted to a 6'x20' concrete pad (120 sf) within a10'x25' graveled lease area (250 sf). The proposed lease area is grass and moss covered and has a 53% slope down to the rear of the existing building. To protect the natural systems, KPUD will incorporate the cut, grade and installation of a retaining wall with their overall plan. The SWPPP plan ins included in the Zoning Drawings.

S2)

S2) PRESERVE AND ENRICH WILDLIFE HABITAT:

The proposed WCF is designed to have a minimum footprint. No trees or vegetation, other than grass and moss, will be removed. It is an unmanned facility and a passive use. There will be no impact to human and vehicular traffic; it uses no water and creates no waste; and it places no burden on transpiration and emergency services.

S3)

S)3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT:

The proposed WCF is designed to use the existing attributes of the site screen it. It will be inside a fenced and lock public utility district facility. The ground equipment is being placed behind the existing building and will be painted to match the roof of that building. The antennas are being placed on top of the water tank and will be painted to blend with the surroundings. It will be mostly screened from the road to the north by the existing building in front of it and vegetation along the fence perimeter; Screening to the east and south will be provided by the existing trees. Screening to the west is provided by the existing site obscuring fence and trees. [Please see photo simulations and zonding drawings.]

S4)

S4) COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY:

This is a wireless communication facility that will provide increased coverage to the Lynwood Center neighborhood and the surrounding SW tip of Bainbridge Island. It will also provide improved coverage for the Seattle-Bremerton ferries. The objective is to provide sufficient continuous and uninterrupted outdoor, in-vehicle, and in-building wireless service within the Targeted Service Area, resulting in fewer dropped calls, improved call quality, and improved access to additional wireless services the public now demands (this includes emergency 911 calls). [Please see the RF Justification for coverage maps.]

S5)

S5) FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES:

The proposed WCF is an unmanned facility within a locked compound. It creates no traffic and will have no affect on pedestrian, bicycle, vehicular or public transportation

S6)

S6) SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM:

As outlined in S4) above, this facility will provide increased coverage to the Lynwood Center neighborhood and the surrounding SW tip of Bainbridge Island. It will also provide improved coverage for the Seattle-Bremerton ferries. The objective is to provide sufficient continuous and uninterrupted outdoor, in-vehicle, and in-building wireless service within the Targeted Service Area, resulting in fewer dropped calls, improved call quality, and improved access to additional wireless services the public now demands (this includes emergency 911 calls). [Please see the RF Justification for coverage maps.]

DRB Discussion:

S1)

S2)

S3)

S4)

S5)

S6)

DRB Findings:

PUBLIC REALM STANDARDS

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCYLING

P2 MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM

P3 DESIGN TO SUPPORT A LEDGIBLE HEIRARCHY OF PUBLIC SPACES

P4 STRENGHTEN PUBLIC SPACE CONNECTIONS

P5 DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

P1)

P1) CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCYLING:

The proposed facility will contribute to the safety of pedestrians and cyclists by providing reliable wireless phone coverage in the event of an emergency.

P2)

P2) MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM

As discussed above, this is an unmanned facility that will have no impact of vehicles on the public realm.

P3)

P3) DESIGN TO SUPPORT A LEDGIBLE HEIRARCHY OF PUBLIC SPACES

Unable to find a definition for ledgible. That being said, the proposed facility neither creates or obstructs public spaces.

P4)

P4) STRENGHTEN PUBLIC SPACE CONNECTIONS:

The increased ability to communicate provides increased safety in public spaces, as well as in homes and in vehicles.

P5)

P5) DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS

The proposed wireless facility is a passive use and neither draws from nor enhances block patterns.

P6)

P6) FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

The Lynwood Center neighborhood is primarily residential with no major commercial streets and this standard is not applicable to the proposed WCF.

DRB Discussion:

P1)

P2)

P3)

P4)

P5)

P6)

DRB Findings:

BUILDING DESIGN STANDARDS

B1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

B5 USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Applicant Response:

B1)

B1) EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT:

This is a wireless cell site facility designed to take advantage of the existing architecture for placement and screening. All elements will be painted to match the surroundings.

B2)

B2) USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND:

The proposed WCF is being placed within an existing utility compound and is designed to take advantage of the existing vegetation and building to screen it from public view.

B3)

B3) CREATE WELL COMPOSED FACADES AT ALL SCALES:

The ground equipment has been placed to minimize the impact to KPUD's primary use of the property and maximize screening. No facades are bing used.

B4)

B4) CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN:

The proposed communications facility is to be placed within a public utility compound and the design blends with the existing use.

B5)

B5) USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS:

The proposed WCF will be built to industry standards which will be supported by the structural analysis to be part of the Building Permit application submittal.

DRB Discussion:

B1)

B2)

B3)

B4)

B5)

DRB Findings:

LANDSCAPE STANDARDS

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response:

L1)

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS:

Applicant is prosing to utilize the existing physical attributes of the property, including trees, vegetation, contours, buildings and fencing in lieu of formal landscaping. This is at the request of the landowner, KPUD, to minimize the footprint of the WCF.

L2)

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

Please see L1 above. No landscaping is being proposed.

L3)

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

Please see L1 above. No landscaping is being proposed.

L4)

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES:

As can be seen in the Zoning Drawings, a SWPPP plan is proposed to ensure sediment and sediment laden water do not enter the drainage system, roadways, or violate applicable water standards.

L5)

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE:

The proposed WCF will have minimal impact on the natural landscape and no additional landscaping is proposed.

L6)

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS: As can be seen in the photo simulations, the proposed WCF will have no impact on views and view corridors.

DRB Discussion:

L1)

L2)

L3)

L4)

L5)

L6)

DRB Findings:

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

The property on which the proposed WCF will be located fonts on NE Baker Hill Road. The ground equipment will be set back 96'. It is in the R-5 zone and does not abut any other streets. The nearest intersection is Lynwood Center Road NE and NE Baker Hill Road approximately 639 feet to the west.

DRB Discussion:

DRB Findings:

Frontages: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace, Vegetated Buffer, Parking

Applicant Response:

The property is in a residential neighborhood and relies on the existing natural vegetation to provide landscaping. There are no storefronts, forecourts, stoops etc.

DRB Discussion:

DRB Findings:

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

The proposal is for a wireless telecommunications facility to be located within an existing public utility district water tower compound.

DRB Discussion:

NEIGHBORHOOD CONTEXT TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response:

The proposal is for a wireless telecommunications facility to be located within an existing public utility district water tower compound.

DRB Discussion:

NATURAL AREA TO INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response:

No existing vegetation, except for a 250 sf area of grass/moss will be disturbed.

DRB Discussion:

NATURAL SITE CONDITIONS TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response:

No existing vegetation, except for a 250 sf area of grass/moss will be disturbed.

DRB Discussion:

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

There are no important historical and cultural resources on the site.

DRB Discussion:

STORMWATER INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response:

A SWPPP plan is included in the zoning drawings.

DRB Discussion:

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

There is no septic system on site.

DRB Discussion:

WATER CONSERVATION TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response:

This is an unmanned facility and does not consume water.

DRB Discussion:

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

The proposed WCF will provide enhanced communication options to the neighborhood community.

DRB Discussion:

CLUSTER HOMESITES TO PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response:

This is not a residential development and this standard is not applicable.

DRB Discussion:

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

The proposed WCF does not rely on or create solar access.

DRB Discussion:

ACCESS AND CIRCULATION TO PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response:

DRB Discussion:

MOTOR VEHICLES TO MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response:

This is an unmanned facility. Vehicular visits will be limited to one civilian car approximately one time per month.

DRB Discussion:

HOMESITE DESIGN TO EFFICIENTLY CONFIGURE BUILDING FOOTPRINT(S) AND ALLOWED USES WITHIN A HOMESITE

Applicant Response:

This is not a home-site development and this standard is not applicable.

DRB Discussion:

DIVERSITY IN HOUSE DESIGN TO PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response:

This is not a housing development and this standard is not applicable.

DRB Discussion:

LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1)

This standard does not apply to this proposal for a WCF.

FACING PUBLIC STREETS TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response:

This standard does not apply to this proposal for a WCF.

DRB Discussion:

DRB Findings:

Standard 2)

This standard does not apply to this proposal for a WCF.

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:

HISTORIC PLACES

STANDARD1 DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.

STANDARD2 MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response:

Standard 1)

This standard does not apply to this proposal for a WCF.

Standard 2)

This standard does not apply to this proposal for a WCF.

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:

CIVIC USES

STANDARD1 DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY INDENTIFIABLE AS A CIVIC USE.

STANDARD2 DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PULIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response:

Standard 1)

This standard does not apply to this proposal for a WCF.

Standard 2)

This standard does not apply to this proposal for a WCF.

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:

DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington

This project is recommended for:

Approval ☐

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE: _____ **DATE**:

Chair, Design Review Board

Site Photos:

Exhibit 18

BAINBRIDGE ISLAND FIRE DEPARTMENT

MEMO

Date: March 3, 2021

To: Ellen Fairleigh, Planning Department

From: Jackie Purviance, Deputy Fire Marshal

Re: A T & T CUP PLN51880A CUP

The submittal has been reviewed resulting in the following comments:

1. Any future development shall comply with all provisions of the adopted Fire Code.

Exhibit 19

CITY OF BAINBRIDGE ISLAND

Department of Public Works - Engineering

Memorandum

Date: April 23, 2021

To: Ellen Fairleigh, Planner, PCD

From: Paul Nylund, P.E., Development Engineer, Public Works PCN

Subject: PLN51880 – AT&T CUP/WCF PW-DE Recommended Conditions of Approval Memorandum

Project Description:
The proposal seeks a Conditional Use Permit to collocate a new wireless communication facility. on the existing KPUD water tank located on NE Baker Hill Road, Tax Parcel #042402-1-054-2005. Project encompasses a 250sf Lease area (25' x 10') adjacent to an existing KPUD water facility building surfaced with gravel and a 6'x20'concrete pad for mounted electronic equipment.

Recommendation
I have completed a review of the above-referenced project materials received by the City. The reasonable use exception is recommended for **APPROVAL** by Public Works – Development Engineering based on the following findings and subject to the conditions that follow in addition to any other conditions imposed by the issued Building Permit.

1. The proposal creates less than 800sf of new and replaced hard surfaces, and is consistent with applicable regulations and standards as it pertains to surface stormwater drainage per BIMC 15.20 and 15.21, to include the submitted Stormwater Pollution Prevention Plan (aka Erosion Control Plan)
2. The site plan as submitted conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, "the Standards" where applicable or unless otherwise noted.
3. There is no geological hazard on site. Mapped steep slopes are man-made and less than 10' tall. Except for potential structural calculations for proposed concrete retaining wall, no additional geotechnical analysis is required.

Recommended Conditions of Approval:
1. Proposed underground utilities (power/fiber, etc.) shall be located/routed to minimize site disturbances to the maximum extent feasible.

2. Use of soil sterilant to construct the lease area pad shall be strictly prohibited.

3. Any concrete retaining wall greater than 48” from base of footing to top of wall requires a separate building permit or structural engineering design/calcs included with any follow-on building permit.

4. Project as proposed is subject to Stormwater Minimum Requirement #2, Temporary Erosion and Sediment Control. During the approved work, erosion and sedimentation control devices shall be installed in accordance with best management practices, but ONLY as site conditions dictate. Applicant is responsible for 13 elements of WA state mandated erosion control plan per 2014 Stormwater Manual for Western Washington. Provide appropriate measures to prevent sediment track out onto COBI maintained roads. Protect all exposed soils to prevent airborne sediment (dust) or sediment laden water from leaving the site during construction.

Exhibit 20

CITY OF BAINBRIDGE ISLAND

Building Department

Memorandum

Date: April 27, 2021

To: Ellen Fairleigh, Planner, PCD

From: Blake Holmes, Interim Building Official

Subject: PLN51880A – AT&T CUP/WCF

Project Description:
The proposal seeks a Conditional Use Permit to collocate a new wireless communication facility. on the existing KPUD water tank located on NE Baker Hill Road, Tax Parcel #042402-1-054-2005. Project encompasses a 250sf Lease area (25' x 10') adjacent to an existing KPUD water facility building surfaced with gravel and a 6'x20'concrete pad for mounted electronic equipment. Attachment of 12 antennas and 18 remote radio units.

Recommendation:
Submit plans and engineering with calculations that support loads caused by purposed attachment of antennas. Supply connection details of attachment to existing water tower.

Exhibit 21

KITSAP PUBLIC HEALTH DISTRICT

345 6th Street, Suite 300
Bremerton, WA 98337
360-728-2235

HEALTH OFFICER DECISION

Application Type: Building Clearance Exemption - Commercial

Memo #: 88659
Tax ID #: 042402-1-054-2005
RP ACCT ID: 2175727
Expiration: 04/17/2022

Property Information

NE Baker Hill Rd
Bainbridge Island WA 98110

Applicant

Nancy Sears
Smartlink Group on behalf of New Cingular Wireless
Kirkland WA 98033

042402-1-054-2005

BAKER HILL

Health Officer Decision for Onsite Sewage System

Approved (See Conditions Below)	Name of Inspector: *RICHARD BAZZELL*	Date: *05/10/2021*

Final Decision: Approved

Health District workflow step can be approved for Building Permit final

Kitsap Public Health District

KITSAP PUBLIC HEALTH DISTRICT

345 6th Street, Suite 300
Bremerton, WA 98337-1866
(360) 337-5235
FAX (360) 337-5291

RECEIVED MAR 18 2021 KITSAP PUBLIC HEALTH DISTRICT

Commercial Building Clearance

For Onsite Sewage Disposal & Water Supply

(Commercial BSA Addendum)

Submittal Date	Memo Number	Review Fee	S.S.I.
3/18/21	888659	$145.00	NG

High Risk applications, necessitating a Waste Management Plan, require an additional hourly fee for review time. This may be determined at the time of submittal or billed during the review process

The attached site plan requirements must be completed and submitted along with this application. Failure to complete the application form or to comply with the site plan requirements may result in processing delays or application denial. Prior to issuance, a determination of whether the existing sewage disposal system and water supply meets code and/or setback requirements is necessary.

A copy will be forwarded to the jurisdictional Community Development Department or Planning Department.

A. APPLICANT AND PROPERTY INFORMATION Business Name

Company/Business Name: Kitsap PUD	Business Park	If Business Park, identify Building and/or Suite Number
Property/Building Address — Street, City: No Situs Address - NE Baker Hill Rd, Bainbridge Island, WA 98110		
Assessors Account Number: 042402-1-054-2005		Property Size
Applicant: New Cingular Wireless PCS LLC (AT&T)	Applicant Contact Phone #: 425-444-1434	Applicant E-mail Address: nancy.sears@smarltinkgroup.com
Applicant Mailing Address — Street City State Zip: 11232 120th Ave NE #204, Kirkland, WA 98033		Code
Property Owner: Kitsap PUD	Contact Phone #: 360-626-7732	E-mail Address: DEpperson@kpud.org

B. COMMERCIAL ACTIVITY DESCRIPTION AND PROPOSED USAGE INFORMATION

PROPOSED ACTIVITY - describe commercial activity

Proposed Food Establishment? ☐ *Yes* ☒ *No*

Wireless Communication Facility (WCF-Cell Site)

APPROVED
FOR SEWAGE AND WATER ONLY

*After construction there will be one 1-hour maintenance visit once or twice per month month

NUMBER OF EMPLOYEES (current and/or proposed) *	Full Time	Part Time	Hours of Operation	Days Open	Hours per day

RESIDENTIAL BUSINESS INFORMATION (If Applicable): Number of existing bedrooms: | Number of current occupants:

NEW PLUMBING PROPOSED ? ☐ Yes ☒ No

Describe new plumbing:

Proposed total wastewater gallons per day (GPD) N/A

Attach current water records for the past 6 months

Current GPD Usage:_____ + Proposed GPD Increase in flow: _____ = Total GPD _____

Waste water constituents. Attach a waste management plan with MSDS sheets if applicable.
No wastes atypical of residential sewage may be discharged into an on-site sewage disposal system.

C. PROPOSED WATER SUPPLY AND SOURCE INFORMATION

Water Supply: ☐ *Individual* ☐ *Two Party* ☐ *Public*

Existing water source ☐ *Yes* ☐ *No*

Type of well or public water supply name: Not applicable. The WCF does not require water.

Water system ID number:

D. SIGNATURE AND ACKNOWLEDGMENT

I certify that all of the information provided is accurate to the best of my knowledge, and I agree to all of the conditions set forth on the Building Clearance and KCBOH ordinances No. 2008A-01 and 1999-6. The plot plan must comply with the universal site plan. Failure to complete the application form or to comply with plot plan requirements may result in application denial.

Owner/Applicant Signature: NancySears

Date: 3/18/21

Kitsap Public Health District

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MAR 18 2021
KITSAP PUBLIC HEALTH DISTRICT

- **If new plumbing is proposed a Sewage Disposal Permit Application and applicable fees are required prior to application approval.**
- **Do not use the original BSA design as your plot plan without making the changes as they actually exist.**
- **If the septic tank and/or pump tank has been pumped within the last 3 years please supply a copy of the inspection report. If the on site sewage system is an alternative system the Operation and Maintenance requirements must be met.**
- **A detailed vicinity map must be included with the application.**

FOR HEALTH DISTRICT USE ONLY

E. COMPREHENSIVE HEALTH DISTRICT REVIEW			
Food Review ☐n/a	The proposal: ☐ Conforms ☐ Does Not Conform to current Food regulation standards.		
☐Denied	*Reason*		*Inspector*
Date			
☐Approved	*Date*	*Inspector*	
OSS Review	The proposal: ☐ Conforms ☐ Does Not Conform to current OSS disposal standards in effect at the time of installation.		
☐Denied	*Reason*		*Inspector*
☐Approved	*Date*	*Inspector*	
O&M Review	Operation and Maintenance required and current contract attached? ☐ Yes ☐ No		
☐Denied	*Reason*		*Inspector*
Date			
☐Approved	*Date*	*Inspector*	
Drinking Water Review	The proposal: ☐ Conforms ☐ Does Not Conform to current standards for water supply.		
☐Denied	*Reason*		*Inspector*
Date			
☐Approved	*Date*	*Inspector*	
Solid & Hazardous Waste Review ☐n/a	The proposal: ☐ Conforms ☐ Does Not Conform to current standards for Solid And Hazardous Waste.		
Waste Management Plan required? ☐ Yes ☐ No	Waste Management Plan Attached and Approved? ☐ Yes ☐ No		
☐Denied	*Reason*		*Inspector*
Date			
☐Approved	*Date*	*Inspector*	
G. SPECIAL CONDITIONS			

Kitsap Public Health District

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VICINITY MAP - **Indicate accurate detailed directions to the location of the property. Note distances in feet from roadways and/or intersections. Secondary site visits due to lack of site identification may result in additional review fees.**

Map from Norm Dicks Government Center, 345 6th St, Bremerton, WA 98337 to Lynwood Center, Bainbridge Island, WA 98110

See attached.

Directions:

Norm Dicks Government Center
345 6th St, Bremerton, WA 98337
Get on WA-3 N from 11th St and Kitsap Way
10 min (3.7 mi)
Head east toward 6th St
207 ft
Turn right onto 6th St
358 ft
Turn left onto Washington Ave
0.2 mi
Keep left to continue on 11th St
1.5 mi
Use any lane to turn right onto Kitsap Way
Pass by Burger King (on the left in 0.3 mi)
1.4 mi
Slight right to merge onto WA-3 N toward Silverdale/Poulsbo
0.4 mi
Follow WA-3 N and WA-305 S to NE Day Rd W in Bainbridge Island
28 min (23.3 mi)
Merge onto WA-3 N
13.8 mi
Take the exit toward Poulsbo/Bainbridge Island
0.4 mi
Use any lane to turn right onto WA-305 S
Pass by O'Reilly Auto Parts (on the left in 1.3 mi)
9.1 mi
Take Miller Rd NE and Fletcher Bay Rd NE to Pleasant Beach Dr NE
11 min (5.9 mi)
Turn right onto NE Day Rd W
0.1 mi
Continue onto Miller Rd NE
2.8 mi
Continue onto Fletcher Bay Rd NE
1.9 mi
Turn right onto Lynwood Center Rd NE
1 mi

Turn left onto NE baker Hill Road
.12 mi

KPUD will be on the right. There is a locked gate and access is via KPUD.

SPECIAL SITE CONDITIONS (dogs present, etc.)

Locked gate. Contact KPUD for access.

Kitsap Public Health District

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APR 28 2021
KITSAP PUBLIC HEALTH DISTRICT

RB

345 6th Street, Suite 300
Bremerton, WA 98337
360-728-2235

REVISION REQUEST FORM

Drinking Water & Onsite Sewage

Submittal Date	Memo Number	Review Fee
4.28.21	91568	$ Ø

Please see the Environmental Health Fee Schedule for current fees.

BUILDING SITE ADDRESS	OWNER OR APPLICANT INFORMATION
Street Address No Situs Address - NE Baker Hill Rd,WA 98110	*First Name* *Last Name* *Contact Phone* New Cingular Wireless PCS LLC (AT&T) (425) 444-1434
City Bainbridge Island	*Mailing Street Address* c/o Smartlink Group, Nancy Sears, 11232 120th Ave NE #204
Assessor's Account Number 042402-1-054-2005	*Mail City* *State* *Zip/Postal* Kirkland, WA 98033

REVISION INFORMATION – THIS FORM IS TO BE USED ONLY IN ACCORDANCE WITH POLICY #3.

Original application memo #:
88659

Describe minor revision in detail:
Removed generator from Business Plan Project Description. Removed KPUD Filtration system from Site Plan and inlcuded 100' Radius around well head.

REVISED

APPROVED
FOR SEWAGE AND WATER ONLY

Signature

Designer/Owner Name (Printed)
Nancy Sears

Designer/Owner Name Signature
Nancy Sears Digitally signed by Nancy Sears Date: 2021.04.21 10:41:39 -07'00'

Date
04/21/2021

Kitsap Public Health District

REVISED

BUSINESS PLAN

BR0306 Bainbridge Lynwood Center
Submitted to Kitsap Public Health District

Applicant:	New Cingular Wireless PCS, LLC ("AT&T") 19801 SW 72nd Avenue Suite 200 Tualatin, OR 97062 (425) 222-1026
Representative:	Smartlink Group 11232 120th Ave NE #204 Kirkland, WA 98034 Contact: Nancy Sears 425-444-1434 Nancy.sears@smartlinkgroup.com
Property-Owner:	Kitsap Public Utility District (KPUD) PO Box 1989 Poulsbo, WA 98370 Contact: Dave Epperson 360-626-7732
Project Address:	No Situs, NE Baker Hill Road Bainbridge Island WA 98110
Description /Tax Lot:	GPS Coordinates: 47.606325 / -122.544258 Parcel No. 042402-1-054-2005

Smartlink LLC is submitting this application on behalf of New Cingular Wireless PCS, LLC ("AT&T") and the underlying property owner.

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APR 28 2021
KITSAP PUBLIC HEALTH DISTRICT

Kitsap Public Health District

PROJECT OVERVIEW

AT&T is proposing to collocate a new wireless communications facility ("WCF" or "Facility"), on the existing KPUD water tank at the above noted project address. Installation includes placing antennas and associated equipment on the existing water tank and placing an equipment shelter on the ground. KPUD will be overseeing all excavation work for the ground equipment.

This is an unmanned facility that creates no traffic or waste and requires no public services such as water & sewer, and emergency services.

Construction will take approximately 30-45 days, during which time there will be construction personnel on the KPUD property. Once the site is turned on, there will be approximately 1-2 one-hour maintenance visits per month by a single technician. Access to the site is through the locked gate at the entrance to the KPUD facility.

REVISED

RECEIVED
APR 28 2021
KITSAP PUBLIC HEALTH DISTRICT

Kitsap Public Health District

BR0306
BAINBRIDGE LYNWOOD CENTER

FA #: 15158127 / USID: 286275

NE BAKER HILL ROAD

BAINBRIDGE ISLAND, WA 98110

FINAL ZONING DRAWINGS

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING WATER DISTRICT PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF TWELVE (12) ANTENNAS, EIGHTEEN (18) RRHs, TWO (2) SURGE PROTECTORS, AND FIBER/DC CABLES ON AN EXISTING 35.7' WATER TOWER.
3. PROPOSED INSTALLATION OF TWO (2) EQUIPMENT CABINETS ON A NEW CONCRETE PAD BEHIND AN EXISTING WATER DISTRICT BUILDING, PAINTED TO MATCH EXISTING BUILDING.
4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE, AND FIBER SERVICE.

PROJECT CONTACTS

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

WATER TOWER OWNER:
KPUD
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

PROPERTY OWNER:
KPUD NO. 1
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

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
PATTY BARTLETT
PH: 425.270.9163

RF ENGINEER:
AT&T MOBILITY

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

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

Know what's below.
Call before you dig.

PROJECT INFORMATION

SITE NAME:	BR0306 BAINBRIDGE LYNWOOD CENTER
ADDRESS:	NE BAKER HILL ROAD BAINBRIDGE ISLAND, WA 98110
JURISDICTION:	CITY OF BAINBRIDGE
TAX LOT #:	042402-1-054-2005
PARCEL SIZE:	.52 AC
ZONING:	R-5 RESIDENTIAL
LATITUDE:	47° 36' 22.77" N (47.606325°)
LONGITUDE:	-122° 32' 39.33" W (-122.544258°)
GROUND ELEVATION:	144.0' AGL
SOURCE:	1A CERTIFICATION
(E) STRUCTURE TYPE:	WATER TOWER
(E) STRUCTURE HEIGHT:	35.7'
(P) AT&T GROUND LEASE AREA:	250 SQ FT
(E) IMPERVIOUS AREA:	6955 SF (GRAVEL DRIVEWAY AND TURNOUT) 457 SF (WATER DISTRICT BUILDING) 870 SF (WATER TANK)
TOTAL OF (E) IMPERVIOUS AREA:	8282 SF
(P) IMPERVIOUS AREA:	250 SF (EQUIPMENT GRAVEL LEASE AREA
OCCUPANCY:	U
GROUP:	II-B

LEGAL DESCRIPTION: SEC 04, TWP 24, RNG 2E (NE/4)(LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT RECORDED UNDER AUDITOR NUMBER 9209030073, VOLUME 8, PAGE 132, W-80) THAT PORTION OF GOVERNMENT LOT 5 SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, S00*56'09 W 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00*56'09 W 180.00 FEET; THENCE N88*42'08"W 125 FEET; THENCE N00*56'09"E 180 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD; THENCE S88*42'08 E 125.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

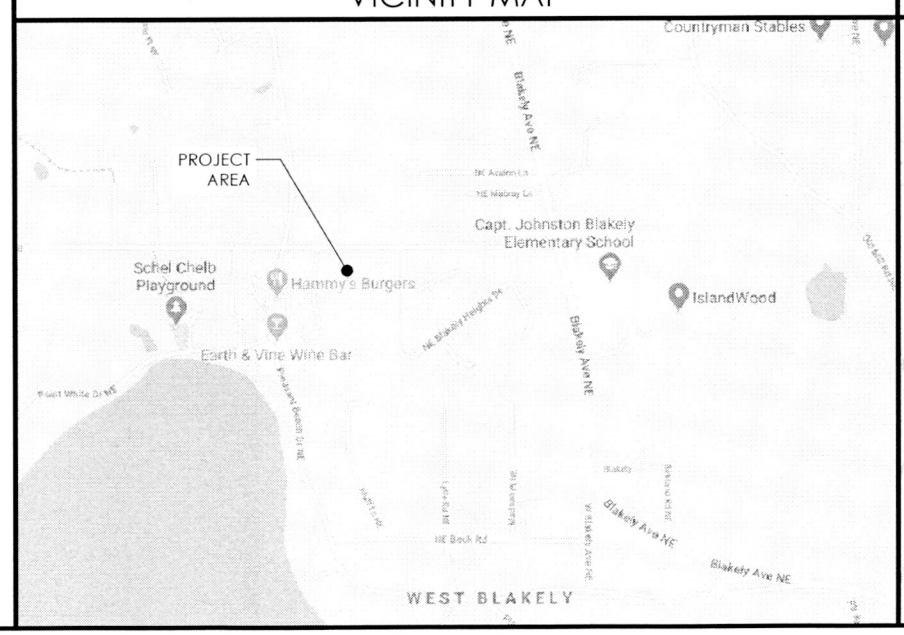
DRIVING DIRECTIONS

FROM AT&T OFFICE IN REDMOND, WASHINGTON:

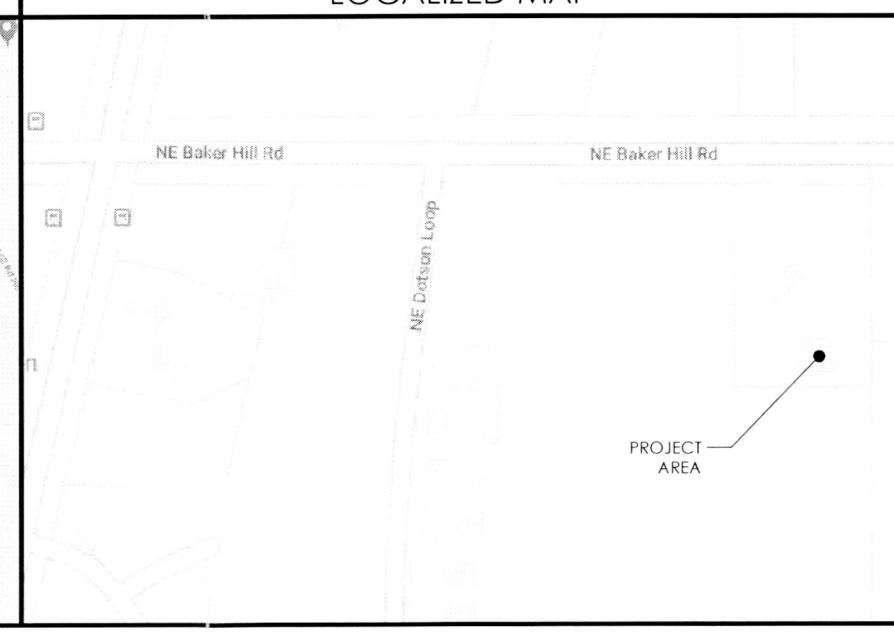
1. TURN RIGHT ONTO BEAR CREEK PKWY (453 FT)
2. USE THE LEFT 2 LANEES TO TURN LEFT AT THE 1ST CROSS STREET ONTO NE LEARY WAY (.3 MI)
3. USE THE MIDDLE 2 LANES TO TAKE THE RAMP ONTO WA-520 W (.4 MI)
4. MERGE ONTO WA-520 W (TOLL ROAD) (11.1 MI)
5. USE ANY LANE TO MERGE ONTO I-5 S TOWARD PORTLAND (2.5 MI)
6. USE THE RIGHT LANE TO TAKE EXIT 165A TOWARD JAMES STREET (.3 MI)
7. USE THE RIGHT LANE TO MERGE ONTO 6TH AVE (171 FT)
8. TURN RIGHT ONTO COLUMBIA ST (.3 MI)
9. CONTINUE STRAIGHT TO STAY ON COLUMBIA ST (.1 MI)
10. TURN LEFT ONTO ALASKAN WAY (.2 MI)
11. TURN RIGHT ONTO FERRY WAITING ZONE (.2 MI)
12. TURN LEFT ONTO SEATTLE FERRY TERMINAL (.2 MI)
13. TAKE THE SEATILE - BAINBRIDGE FERRY TO BAINBRIDGE ISLAND (8.6 MI)
14. CONTINUE STRAIGHT ONTO FERRY DOCK (.2 MI)
15. CONTINUE ONTO OLYMPIC DR SE (423 FT)
16. TURN LEFT ONTO WINSLOW WAY E (.1 MI)
17. TURN RIGHT ONTO ERICKSEN AVE NE (.3 MI)
18. TURN LEFT ONTO WYATT WAY NE (1.1 MI)
19. CONTINUE ONTO EAGLE HARBOR DR NE (.2 MI)
20. TAKE SLIGHT RIGHT ONTO NE BUCKLIN HILL RD (.3 MI)
21. CONTINUE ONTO BLAKELY AVE NE (1.0 MI)
22. TURN RIGHT ONTO NE BAKER HILL RD, SITE WILL BE ON THE LEFT (.3 MI)

TOTAL TIME: 1 HRS 25 MINS
TOTAL MILES: 28.5 MILES

VICINITY MAP



LOCALIZED MAP



SHEET INDEX

T1.0	TITLE SHEET
LS-1	SURVEY
LS-2	NOTES
C1.0	C-SWPPP PLAN
C2.0	C-SWPPP DETAILS
A1.0	OVERALL SITE PLAN
A2.0	ENLARGED SITE PLAN
A2.1	ENLARGED WATER TOWER PLAN
A3.0	NORTHEAST ELEVATIONS
A4.0	SITE SIGNAGE DETAILS

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** 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

2015 INTERNATIONAL BUILDING CODE

2015 MECHANICAL SPECIALTY CODE

2015 INTERNATIONAL FIRE CODE

2017 NFPA 70 NATIONAL ELECTRICAL CODE

2015 WASHINGTON STATE ENERGY 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:		

at&t mobility corp.

smartlink

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR ENGINEERS

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS
6	04/22/21	△△ JX COMMENTS

LICENSER

REVISED
Kitsap Public Health District

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

TITLE SHEET

SHEET NO.

T1.0

SURVEY DATE
03/04/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

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 #53035C0381F, DATED 02/03/2017

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

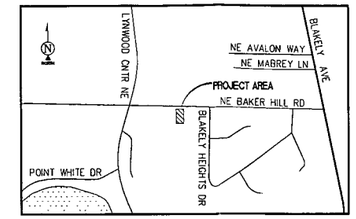
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

LESSOR'S LEGAL DESCRIPTION
LOT(S) A OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

TOGETHER WITH: WATER RIGHTS, IF ANY, UNDER WATER RIGHTS CONTROL NOS: 46751; 46752; G1-23438C; G1-23638C; G1-23640C; G1-24392C; G1-23639C; AND S1-12933C.



VICINITY MAP
N.T.S.

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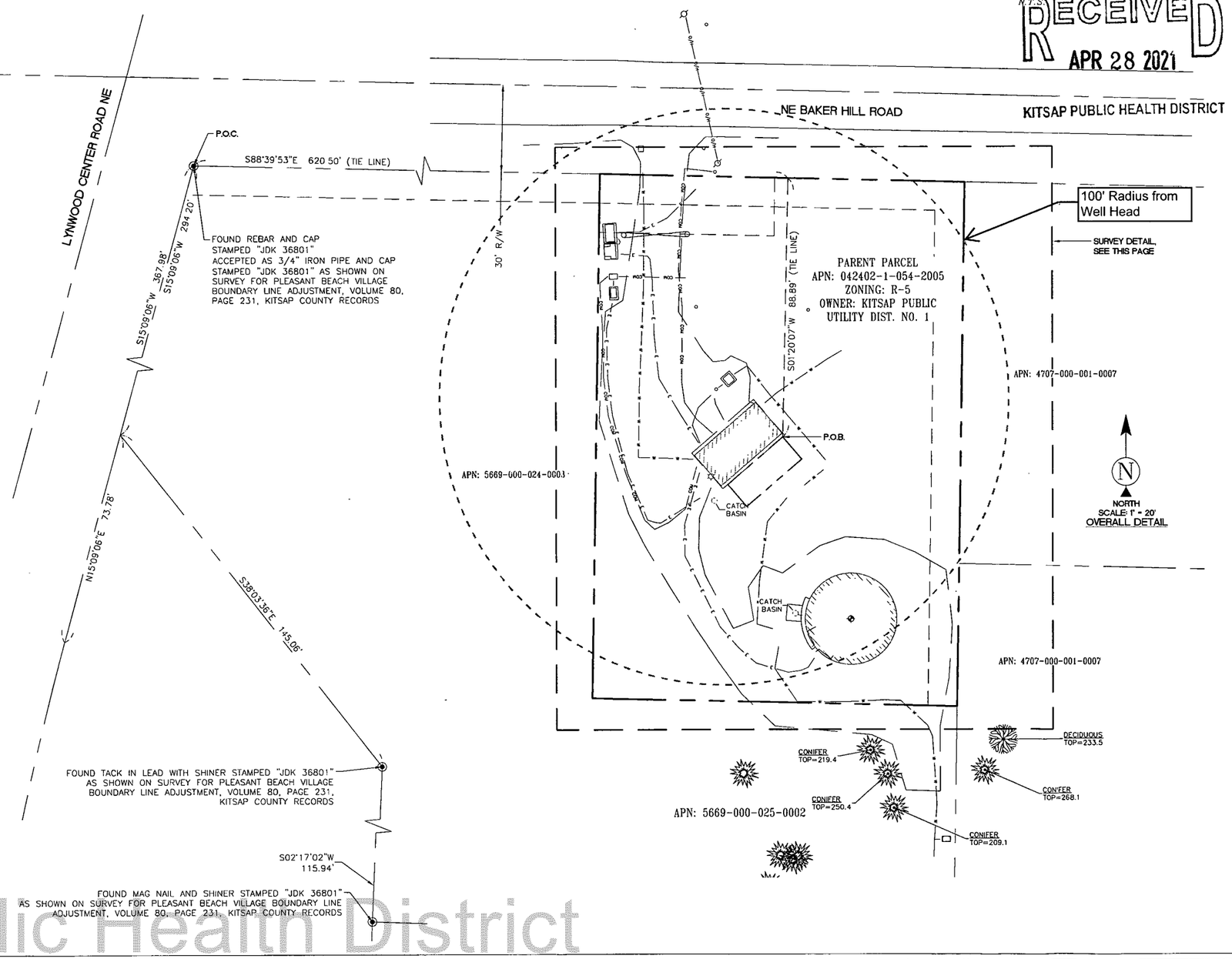

LEGEND

PP	UTILITY POLE ELEV.		UTILITY POLE
AP	ASPHALT		LIGHT POLE
BLDG	TOP OF BUILDING		POSITION OF GEODETIC COORDINATES
CLF	CHAIN LINK FENCE		
NG	NATURAL GRADE		SPOT ELEVATION
	TREES		
	PINE TREES		WATER CONTROL VALVE
			CHAIN LINK FENCE
			EXISTING BUILDINGS
W		W	WATER LINES
E		E	ELECTRIC LINES
COM		COM	COMMUNICATION LINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

Kitsap Public Health District

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PROJECT INFORMATION:
BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:
03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
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3	03/23/2021	LEGAL DESCRIPTION (C)	DH

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SURVEY PREPARED BY:
1229 CORNWALL AVE.
SUITE 301
BELLINGHAM,WA 98225
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www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
RAG	NS	MF

LICENSER:
MATTHEW RICHARD FORD
STATE OF WASHINGTON
20123163
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED: 03/25/2021

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

EXCEPTIONS AND RECORD MATTERS

REFERENCE IS MADE TO THE OWNERSHIP AND ENCUMBRANCE REPORT FOR PARCEL ID:042402-1-054-2005, ISSUED BY PRIORITY TITLE AND ESCROW, DATED 3/9/2020. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. 1, 2, 3, AND 5 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

4. (RIGHT OF WAYS)

A. RIGHT OF WAY DEED RECORDED 2/8/1962 AT DOCUMENT NO. 763890 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
SHOWN AS RIGHT OF WAY

B. RIGHT OF WAY GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 4/19/1927 AT DOCUMENT NO. 160185 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

(EASEMENTS)

C. EASEMENT BY SOUTH BAINBRIDGE WATER SYSTEM, INC., TO PUGET SOUND POWER & LIGHT COMPANY RECORDED7/18/1994 IN A.F. #9407180028 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
FIRST PORTION, AS SHOWN ON SURVEY -
SECOND PORTION, EXACT LOCATION INDETERMINATE

D. MUTUAL GRANT OF EASEMENT BETWEEN THE MANOR HOUSE ASSOCIATES, A LIMITED PARTNERSHIP, MIGNON JOHNSON, A SINGLE WOMAN, ASHER SEPARATE PROPERTY, MAURLEN G. BLOSSOM AND KATHLEEN BLOSSOM HUSBAND AND WIFE, AND JAMES G. PELLAND AND VIOLET H. PELLAND, HUSBAND AND WIFE RECORDED 5/5/1982 AT INSTRUMENT NO. 8205050088 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

E. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 889440 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

F. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 767989 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
NO PLOTTABLE EASEMENTS

G. EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA COOPERATIVE RECORDED 8/26/1960 AT DOCUMENT NO. 733119 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

H. AGREEMENT AND EASEMENT BETWEEN EMANUEL OLSON AND EDNA JAMES OLSON TO LYNWOOD SANITARIUM, INC., RECORDED 12/16/1955 AT DOCUMENT NO. 630815 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

I. EASEMENT GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION RECORDED 2/13/1942 AT DOCUMENT NO. 354545 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

J. EASEMENT DATED 6/24/1934 AT DOCUMENT NO. 222538 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	10.00'	S40°43'47"E
L2	25.00'	S49°16'13"W
L3	10.00'	N40°43'47"W
L4	25.00'	N49°16'13"E

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT "A" OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-01-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR AND CAP STAMPED "JDK 36801" AT THE THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LYNWOOD CENTER ROAD NE AND THE SOUTH RIGHT OF WAY LINE OF NE BAKER HILL ROAD, AS SHOWN ON SURVEY FOR PLEASANT BEACH VILLAGE BOUNDARY LINE ADJUSTMENT, RECORDED IN VOLUME 80, PAGE 231, RECORDS OF SAID KITSAP COUNTY FROM WHICH A TACK IN LEAD WITH SHINER STAMPED "JDK 36801" AS SHOWN ON SAID SURVEY FOR PLEASANT BEACH VILLAGE BEARS THE FOLLOWING TWO COURSES;
THENCE SOUTH 15° 09' 06" WEST, 294.20 FEET;
THENCE SOUTH 38° 03' 36" EAST, 145.06 FEET,

THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTH RIGHT OF WAY OF SAID NE BAKER HILL ROAD, SOUTH 88° 39' 53" EAST, 620.50 FEET;
THENCE DEPARTING SAID LINE, SOUTH 01° 20' 07" WEST, 88.89 FEET TO THE POINT OF BEGINNING;

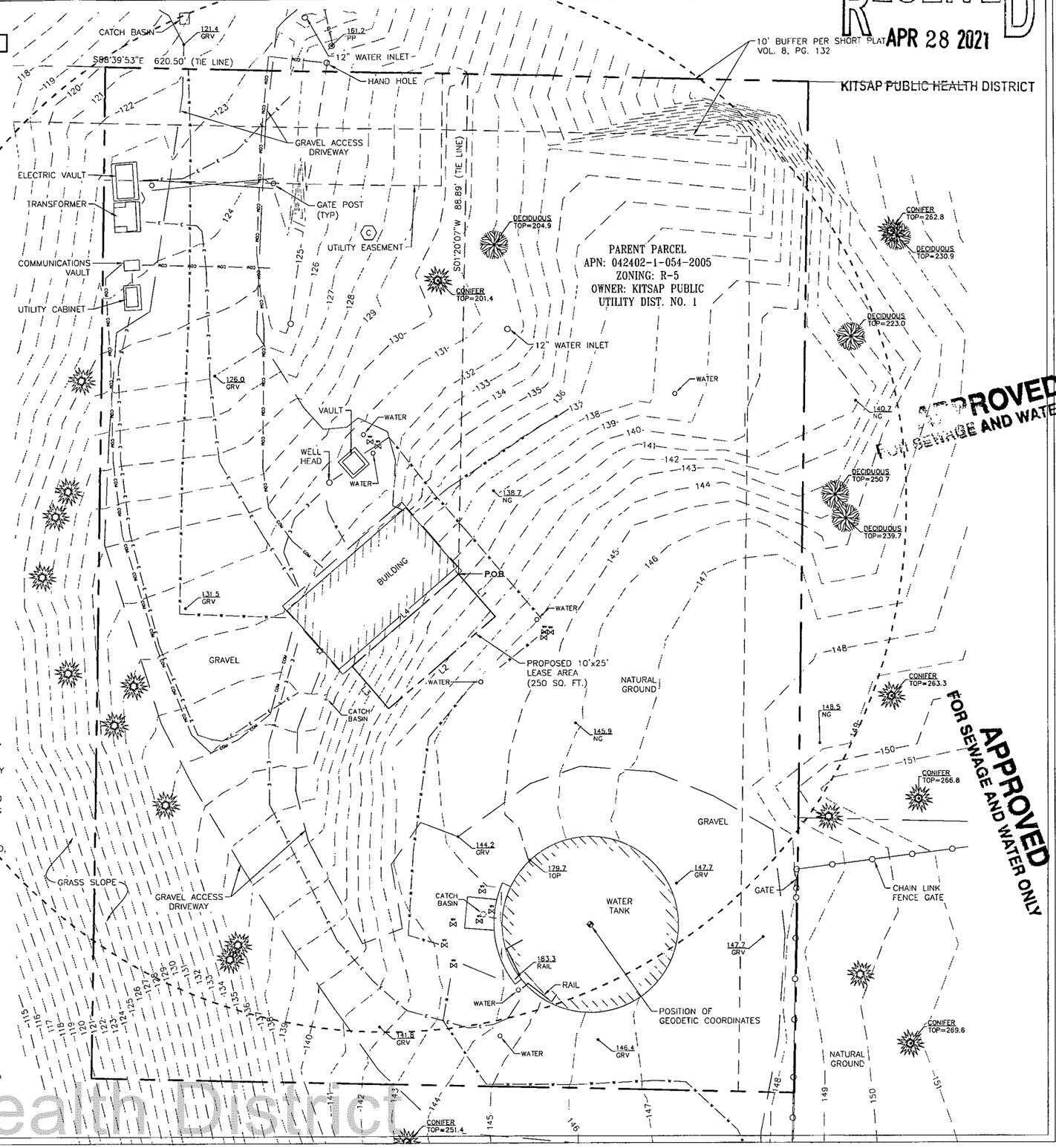
THENCE SOUTH 40° 43' 47" EAST, 10.00 FEET;
THENCE SOUTH 49° 16' 13" WEST, 25.00 FEET;
THENCE NORTH 40° 43' 47" WEST, 10.00 FEET;
THENCE NORTH 49° 16' 13" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 250 SQUARE FEET (0.006 ACRES) OF LAND, MORE OR LESS.

POSITION OF GEODETIC COORDINATES
LATITUDE 47° 36' 22.77" (47.606325°) NORTH (NAD83)
LONGITUDE 122° 32' 39.33" (122.544258°) WEST(NAD83)
GROUND ELEVATION @ 144.0' (NAVD88)

N 15° 38' E
S

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft



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PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:
03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
2	12/22/2020	UPDATE	PD
3	03/23/2021	LEGAL DESCRIPTION (C)	DH

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.991.1501
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SURVEY PREPARED BY:

ambit consulting
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www.ambitconsulting.us

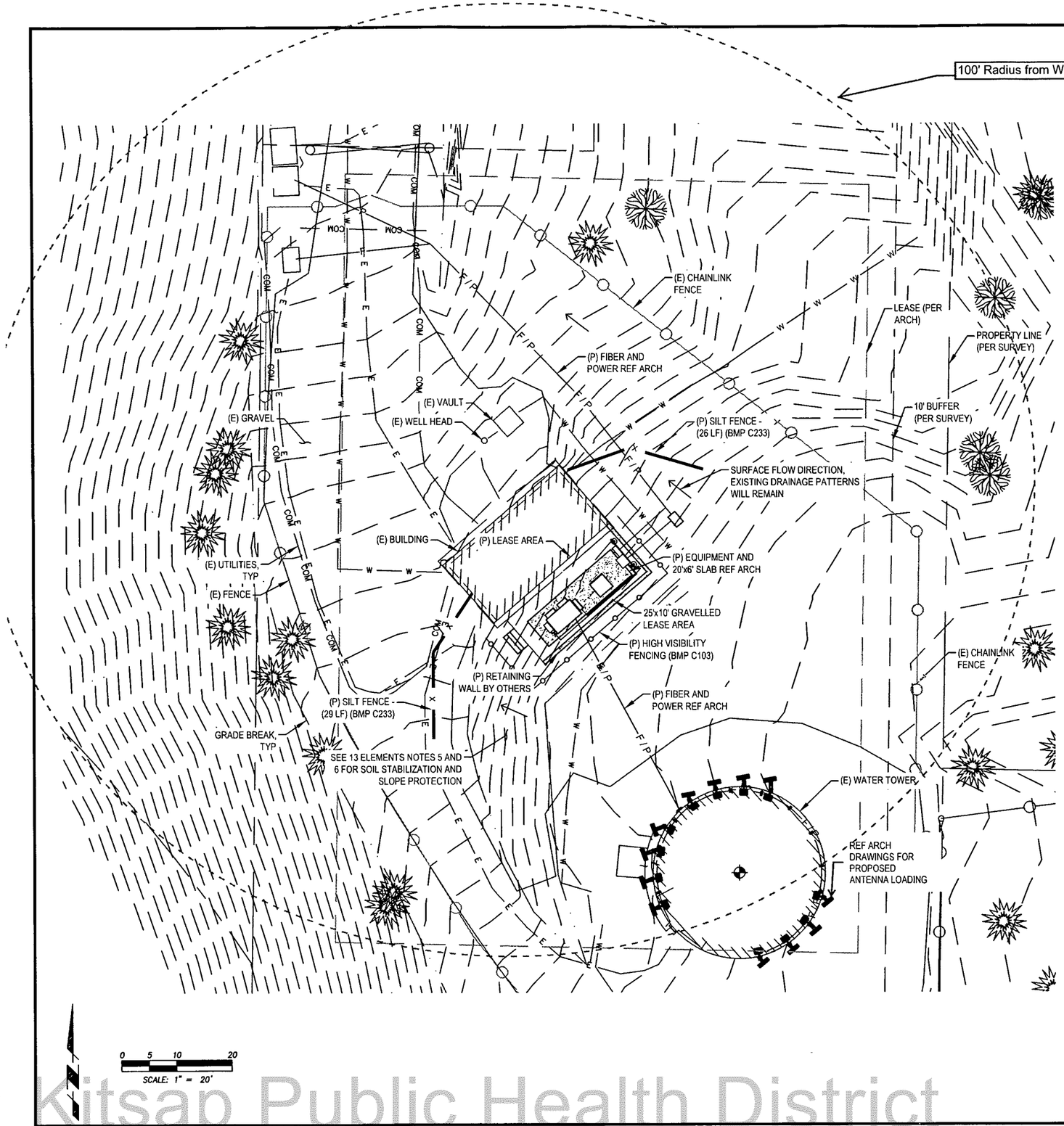
DRAWN BY:	CHK.:	APV.:
RAG	NS	MF

LICENSER:

MATTHEW RICHARD FORD
STATE OF WASHINGTON
20123163
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED: 03/25/2021

SHEET TITLE:
NOTES

SHEET NUMBER:
LS-2



REVISED

APPROXIMATE AREAS:

NEW IMPERVIOUS AREA = 250 SF

SUMMARY OF 13 ELEMENTS PROPOSED ON PROJECT:

1. **PRESERVE VEGETATION/MARK CLEARING LIMITS** - CLEARING LIMITS DELINEATED BY HIGH VISIBILITY PLASTIC FENCING (BMP C103), LIMIT SITE DISTURBANCE AND PRESERVE NATURAL VEGETATION (BMP C101)
2. **ESTABLISH CONSTRUCTION ACCESS** - N/A UTILIZED EXISTING GRAVEL SURFACE.
3. **CONTROL FLOW RATES** - INSTALL SILT FENCE (BMP C233).
4. **INSTALL SEDIMENT CONTROLS** - INSTALL SILT FENCE (BMP C233).
5. **STABILIZE SOILS** - UTILIZE TEMPORARY AND PERMANENT SEEDING (BMP C120) AND MULCHING (BMP C121) TO OFFSET ANY DISTURBANCES OCCURRING DURING AND AFTER CONSTRUCTION. USE PLASTIC SHEETING ON EXPOSED SOILS. (BMP C122)
6. **PROTECT SLOPES** - UTILIZE SILT FENCE (BMP C233), PLASTIC SHEETING (BMP C123), TEMPORARY AND PERMANENT SEEDING (BMP C120), MULCHING (BMP C121), AND MONITOR EXPOSED SOILS UNTIL VEGETATION IS ESTABLISHED.
7. **PROTECT DRAIN INLETS** - N/A DUE TO NO DRAIN INLETS ON SITE.
8. **STABILIZE CHANNELS AND OUTLETS** - N/A NO NEW CHANNELS OR OUTLETS ON SITE.
9. **CONTROL POLLUTANTS** - ALL CONCRETE WASHOUT SHALL BE CONTAINED AND HAULED OFF SITE.
10. **CONTROL DEWATERING** - N/A NO DEWATERING PROPOSED.
11. **MAINTAIN BMPs** - BMPs SHALL BE CHECKED WEEKLY AND AFTER STORM EVENTS, KEEP MATERIALS ON HAND (BMP 150).
12. **MANAGE THE PROJECT** - SCHEDULING OF THE PROJECT SHALL PREVENT SOILS FROM BEING EXPOSED FOR EXTENDED PERIODS OF TIME (BMP 162). ADDITIONAL SEDIMENT CONTROL MATERIALS (SILT FENCE, PLASTIC SHEETING) SHALL BE KEPT ON HAND TO REPAIR DAMAGED SEDIMENT CONTROLS (BMP C150).
13. **PROTECT LOW IMPACT DEVELOPMENT BMPs** - KEEP ADDITIONAL MATERIALS ON HAND FOR STORMWATER PREVENTION (E.G. SILT FENCES, SAND BAGS, PLASTIC SHEETING, HIGH VISIBILITY FENCING) (BMP 150). PROJECT SCHEDULE SHALL BE FOLLOWED TO REDUCE SOIL EXPOSURE (BMP 162).

STANDARD SWPPP NOTES:

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.
4. CONSTRUCT THE ESC BMPS SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPS AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. INSPECT AND MAINTAIN THE ESC BMPS ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (I.E. A 24-HOUR STORM EVENT WITH A 10-YR OR GREATER RECURRENCE INTERVAL).
8. AT NO TIME SHALL THE SEDIMENT EXCEED 60-PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6-INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

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Kitsap Public Health District

at&t mobility corp.

smartlink
11410 NE 122ND WAY, SUITE #102
KIRKLAND, WA 98034

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cushing Civil Engineers
909 N BEECH STREET SUITE D PORTLAND, OR 97227
(503) 387-5331
www.cushing-engr.com

DRAWN BY:	WG
CHECKED BY:	DC

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	4/19/21	C-SWPPP

LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED
PROFESSIONAL ENGINEER
RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

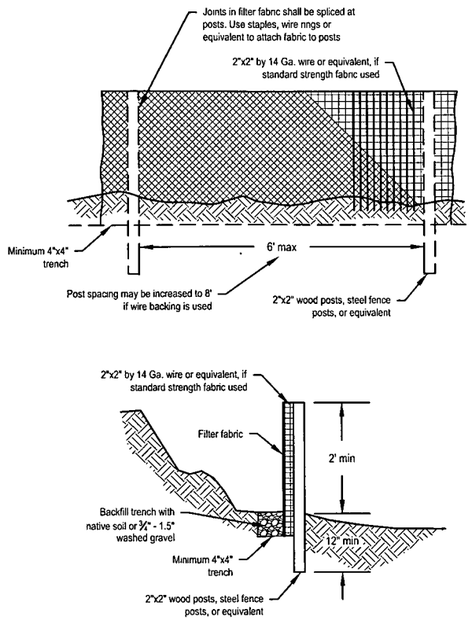
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

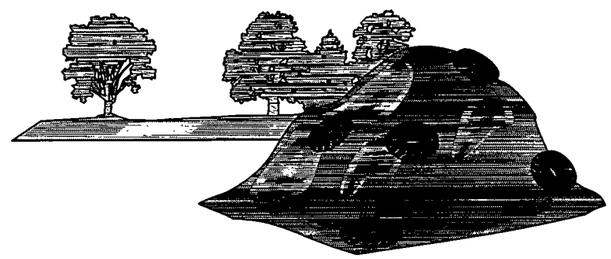
C-SWPPP PLAN

SHEET NO.

C1.0



1 SILT FENCE (BMP C233)



2 PLASTIC SHEETING (BMP C123)

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NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

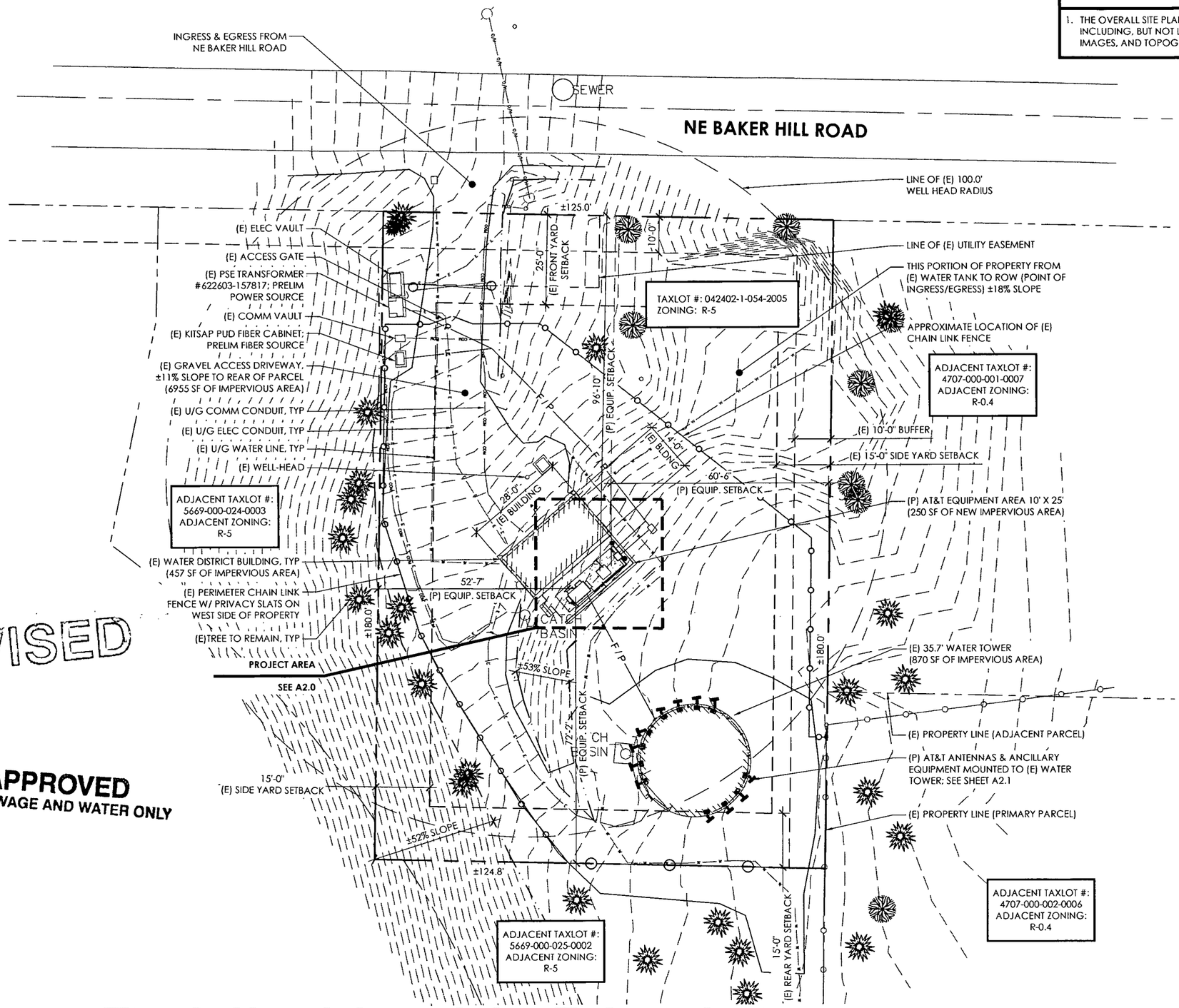
C-SWPPP DETAILS

SHEET NO.

C2.0

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).



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KITSAP PUBLIC HEALTH DISTRICT

1 | OVERALL SITE PLAN

11 X 17 SCALE: 1" = 30'-0"
22 X 34 SCALE: 1" = 15'-0"

0' 15' 30' 60'

Kitsap Public Health District

at&t mobility corp.

smartlink

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2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS
6	04/22/21	△△ JX COMMENTS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

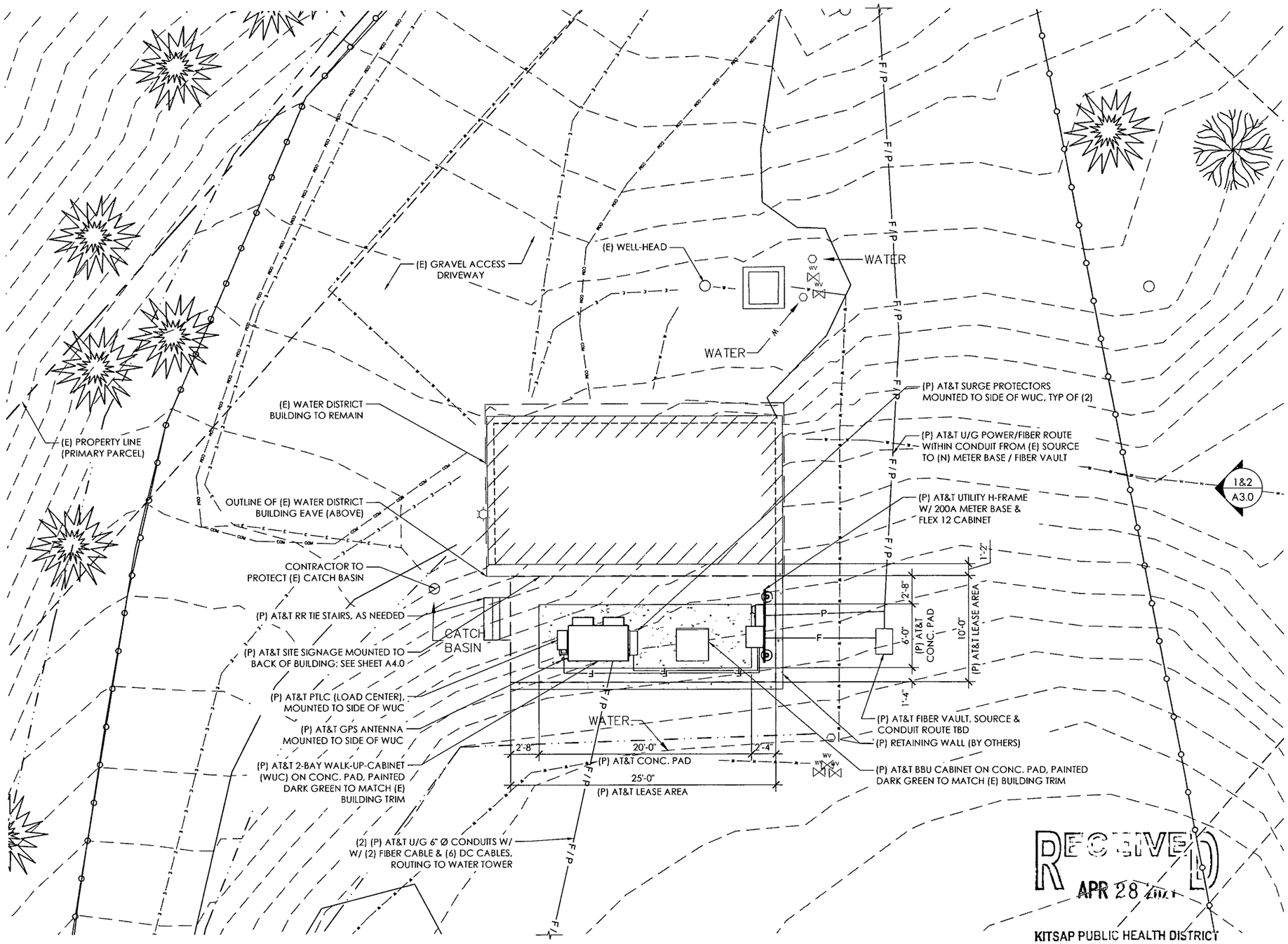
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0



REVISED

APPROVED
FOR SEWAGE AND WATER ONLY

RECEIVED
APR 28 2021
KITSAP PUBLIC HEALTH DISTRICT

1 ENLARGED SITE PLAN

11X17 SCALE: 1" = 10'-0"
22 X 34 SCALE: 1" = 5'-0"

0' 5' 10' 20'

Kitsap Public Health District

at&t mobility corp.

smartlink

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR ENGINEERS

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
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3	12/02/20	KPUD COMMENT
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6	04/22/21	△△ JX COMMENTS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

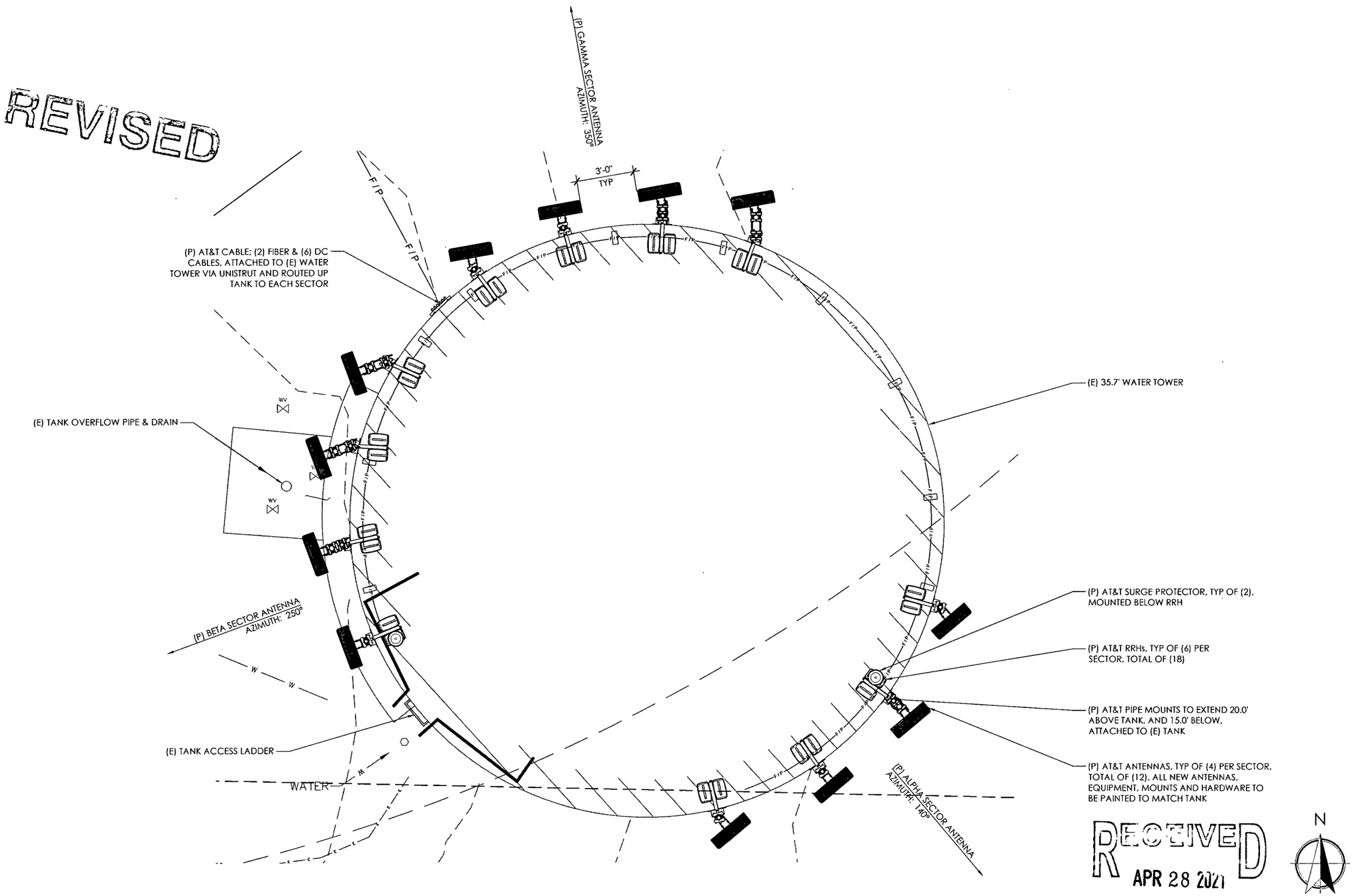
SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0

REVISED



RECEIVED
APR 28 2021
KITSAP PUBLIC HEALTH DISTRICT

1 ENLARGED SITE PLAN

11 X 17 SCALE: 3/16" = 1'-0"
22 X 34 SCALE: 3/8" = 1'-0"

0' 5' 10'

Kitsap Public Health District

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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

ENLARGED WATER TOWER PLAN

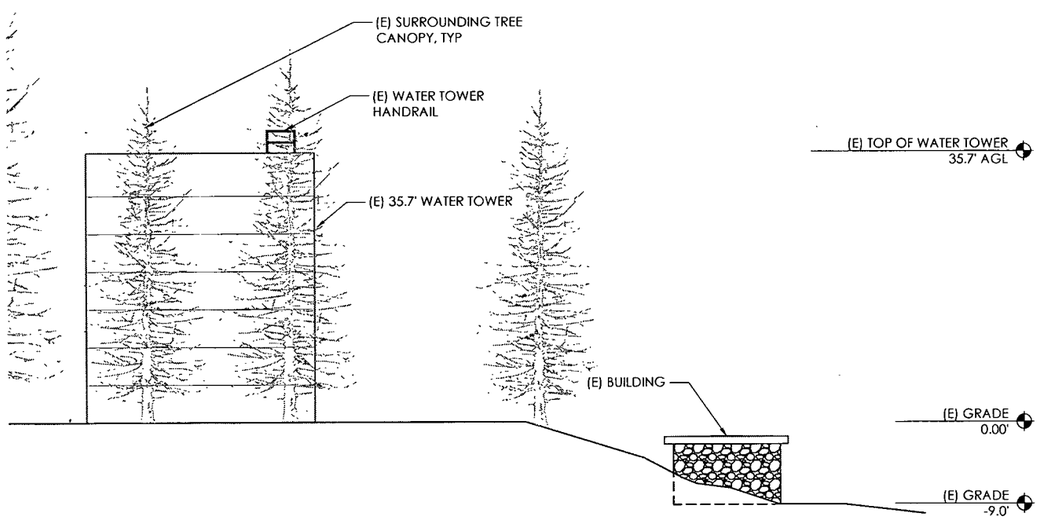
SHEET NO.

A2.1

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.

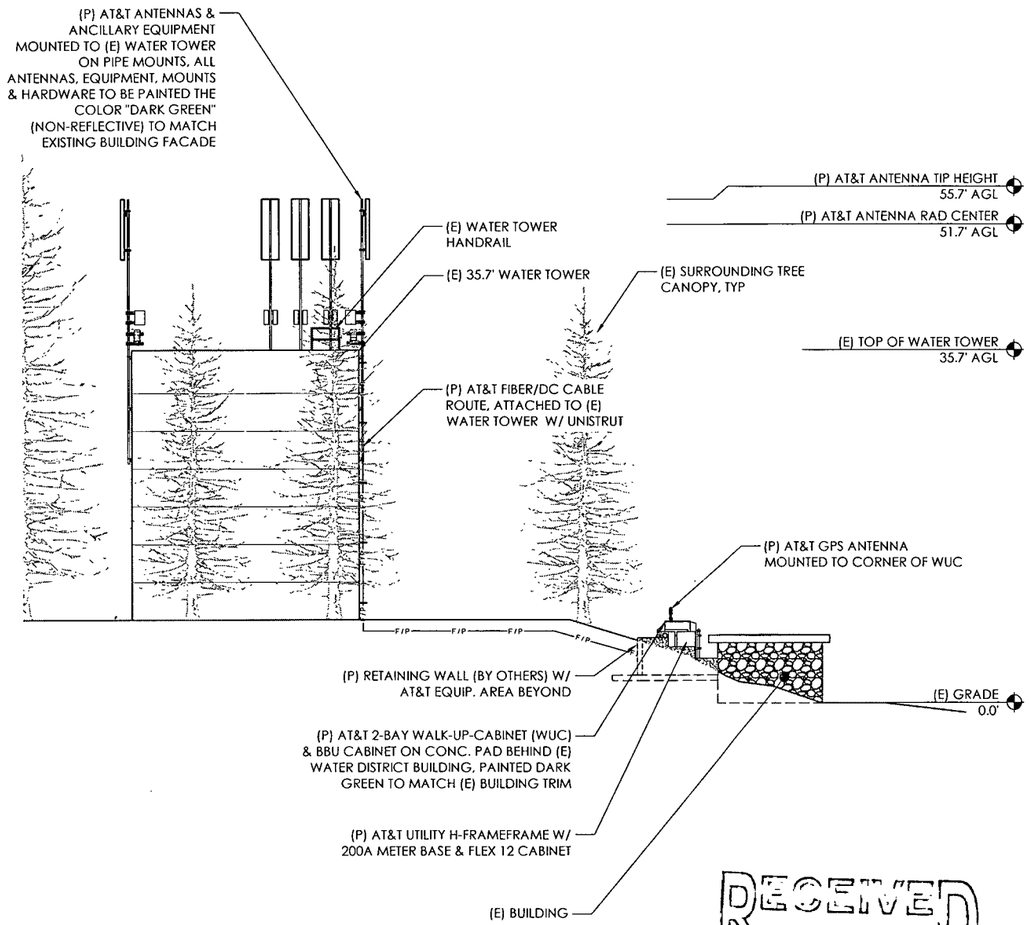
REVISED



1 (E) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'



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APR 28 2021
KITSAP PUBLIC HEALTH DISTRICT

2 (P) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

Kitsap Public Health District

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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
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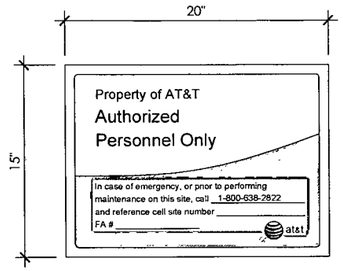
SHEET TITLE

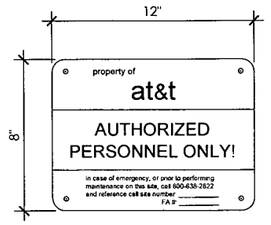
ELEVATIONS

SHEET NO.

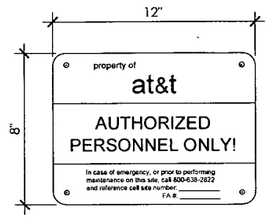
A3.0

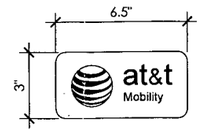


GATE SIGN

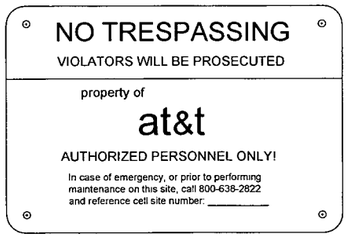


DOOR SIGN





AT&T IDENTIFICATION SIGNS



NO TRESPASSING SIGNS

NOTES:

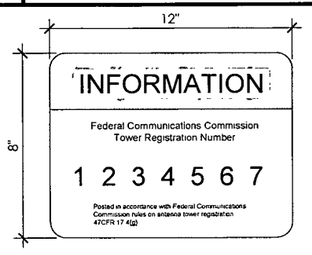
1. OUTDOOR SITES REQUIRE THE SAME GATE AND NO TRESPASSING SIGNS AS INDOOR SITES IF OWNED BY AT&T. IN PLACE OF THE DOOR SIGN THE CABINETS MUST HAVE THE ABOVE SIGNS.
2. SIGN MUST BE AFFIXED TO THE SIDE OF THE CABINET (FRONT, REAR OR SIDE) WHICH IS MOST VISIBLE WHEN APPROACHING THE CABINET FROM THE SITE ACCESS POINT.
3. MULTIPLE CABINET SITES REQUIRE THE SIGNS ABOVE ATTACHED TO THE SIDE OF EACH CABINET ON THE END OF THE LINEUP. IN ADDITION, A SIGN INDICATING AT&T AS THE OWNER MUST BE AFFIXED TO THE FRONT OR REAR OF EVERY CABINET (NOT BOTH). AT&T IDENTIFICATION SIGN IS TO BE AFFIXED TO THE MOST VISIBLE AREA (FRONT OR REAR) WHEN APPROACHING THE CABINETS FROM THE SITE ACCESS POINT.

REVISED

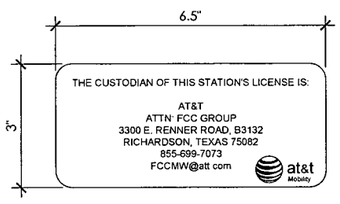
1 TYPICAL CELL SITE SIGNAGE REQUIRED

2 OUTDOOR EQUIPMENT SITE SIGNAGE REQUIRED

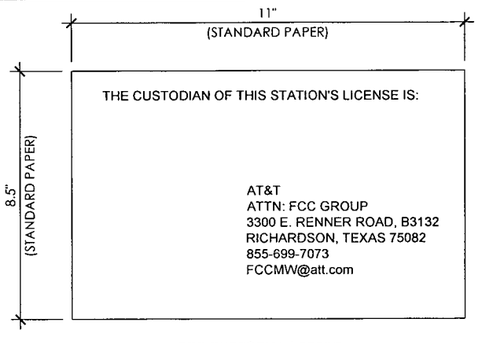
3 NOT IN USE



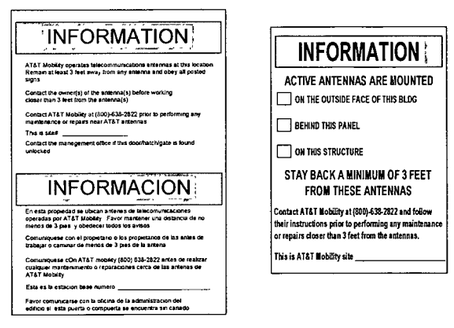
ANTENNA STRUCTURE REGISTRATION (ASR) SIGN



FCC CUSTODIAL LETTER
(AVAILABLE THROUGH EXCEL SIGN, PART #ATT DC CUS 653)

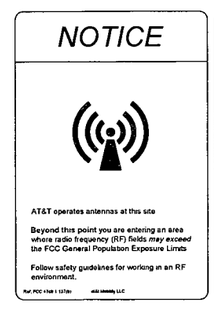


FCC CUSTODIAL LETTER

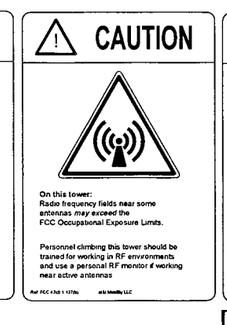


GREEN INFORMATION SIGNS

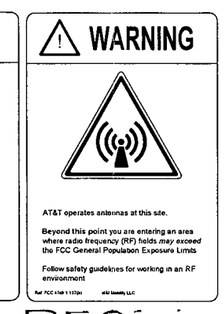
NOTE: RF SIGNS ARE TO BE POSTED PER ATT-002-290-078



BLUE NOTICE



YELLOW CAUTION



ORANGE WARNING

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KITSAP PUBLIC HEALTH DISTRICT

4 FCC SIGNS REQUIRED

5 RF EMISSION SIGNS REQUIRED

Kitsap Public Health District

at&t mobility corp.

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OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR Engineers

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

SITE SIGNAGE DETAILS

SHEET NO.

A4.0

KITSAP PUBLIC HEALTH DISTRICT

RECEIVED APR 21 2021

345 6th Street, Suite 300
Bremerton, WA 98337
360-728-2235

RB

KITSAP PUBLIC HEALTH DISTRICT

REVISION REQUEST FORM

Drinking Water & Onsite Sewage

Submittal Date	Memo Number	Review Fee
4/21/21	91223	-0-

Please see the Environmental Health Fee Schedule for current fees.

BUILDING SITE ADDRESS

Street Address
No Situs Address - NE Baker Hill Rd,WA 98110

City
Bainbridge Island

Assessor's Account Number
042402-1-054-2005

OWNER OR APPLICANT INFORMATION

First Name *Last Name* *Contact Phone*
New Cingular Wireless PCS LLC (AT&T) (425) 444-1434

Mailing Street Address
c/o Smartlink Group, Nancy Sears, 11232 120th Ave NE #204

Mail City *State* *Zip/Postal*
Kirkland, WA 98033

REVISION INFORMATION – THIS FORM IS TO BE USED ONLY IN ACCORDANCE WITH POLICY #3.

Original application memo #:
88659

Describe minor revision in detail:
Removed generator from Business Plan Project Description. Removed KPUD Filtration system from Site Plan and inlcuded 100' Radius around well head.

SEE REVISED

Signature

Designer/Owner Name (Printed)
Nancy Sears

Designer/Owner Name Signature
Nancy Sears Digitally signed by Nancy Sears Date: 2021.04.21 10:41:39 -07'00'

Date
04/21/2021

Kitsap Public Health District

SEE REVISED

RECEIVED
APR 21 2021
KITSAP PUBLIC HEALTH DISTRICT

BUSINESS PLAN

BR0306 Bainbridge Lynwood Center
Submitted to Kitsap Public Health District

Applicant:	New Cingular Wireless PCS, LLC ("AT&T") 19801 SW 72nd Avenue Suite 200 Tualatin, OR 97062 (425) 222-1026
Representative:	Smartlink Group 11232 120th Ave NE #204 Kirkland, WA 98034 Contact: Nancy Sears 425-444-1434 Nancy.sears@smartlinkgroup.com
Property-Owner:	Kitsap Public Utility District (KPUD) PO Box 1989 Poulsbo, WA 98370 Contact: Dave Epperson 360-626-7732
Project Address:	No Situs, NE Baker Hill Road Bainbridge Island WA 98110
Description /Tax Lot:	GPS Coordinates: 47.606325 / -122.544258 Parcel No. 042402-1-054-2005

Smartlink LLC is submitting this application on behalf of New Cingular Wireless PCS, LLC ("AT&T") and the underlying property owner.

Kitsap Public Health District

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APR 21 2021
KITSAP PUBLIC HEALTH DISTRICT

PROJECT OVERVIEW

AT&T is proposing to collocate a new wireless communications facility ("WCF" or "Facility") on the existing KPUD water tank at the above noted project address. Installation includes placing antennas and associated equipment on the existing water tank and placing an equipment shelter on the ground. KPUD will be overseeing all excavation work for the ground equipment.

This is an unmanned facility that creates no traffic or waste and requires no public services such as water & sewer, and emergency services.

Construction will take approximately 30-45 days, during which time there will be construction personnel on the KPUD property. Once the site is turned on, there will be approximately 1-2 one-hour maintenance visits per month by a single technician. Access to the site is through the locked gate at the entrance to the KPUD facility.

SEE REVISED

Kitsap Public Health District

BR0306
BAINBRIDGE LYNWOOD CENTER

FA #: 15158127 / USID: 286275

NE BAKER HILL ROAD

BAINBRIDGE ISLAND, WA 98110

FINAL ZONING DRAWINGS

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KITSAP PUBLIC HEALTH DISTRICT

at&t mobility corp.

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING WATER DISTRICT PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF TWELVE (12) ANTENNAS, EIGHTEEN (18) RRHs, TWO (2) SURGE PROTECTORS, AND FIBER/DC CABLES ON AN EXISTING 35.7' WATER TOWER.
3. PROPOSED INSTALLATION OF TWO (2) EQUIPMENT CABINETS ON A NEW CONCRETE PAD BEHIND AN EXISTING WATER DISTRICT BUILDING, PAINTED TO MATCH EXISTING BUILDING.
4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE, AND FIBER SERVICE.

SHEET INDEX

T1.0	TITLE SHEET
LS-1	SURVEY
LS-2	NOTES
C1.0	C-SWPPP PLAN
C2.0	C-SWPPP DETAILS
A1.0	OVERALL SITE PLAN ⚠
A2.0	ENLARGED SITE PLAN
A2.1	ENLARGED WATER TOWER PLAN
A3.0	NORTHEAST ELEVATIONS
A4.0	SITE SIGNAGE DETAILS

PROJECT CONTACTS

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

WATER TOWER OWNER:
KPUD
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

PROPERTY OWNER:
KPUD NO. 1
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

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
PATTY BARTLETT
PH: 425.270.9163

RF ENGINEER:
AT&T MOBILITY

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

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

Know what's below.
Call before you dig.

PROJECT INFORMATION

SITE NAME:	BR0306 BAINBRIDGE LYNWOOD CENTER
ADDRESS:	NE BAKER HILL ROAD BAINBRIDGE ISLAND, WA 98110
JURISDICTION:	CITY OF BAINBRIDGE
TAX LOT #:	042402-1-054-2005
PARCEL SIZE:	.52 AC
ZONING:	R-5 RESIDENTIAL
LATITUDE:	47° 36' 22.77" N (47.606325°)
LONGITUDE:	-122° 32' 39.33" W (-122.544258°)
GROUND ELEVATION:	144.0' AGL
SOURCE:	1A CERTIFICATION
(E) STRUCTURE TYPE:	WATER TOWER
(E) STRUCTURE HEIGHT:	35.7'
(P) AT&T GROUND LEASE AREA:	250 SQ FT
(E) IMPERVIOUS AREA:	6955 SF (GRAVEL DRIVEWAY AND TURNOUT) 457 SF (WATER DISTRICT BUILDING) 870 SF (WATER TANK)
TOTAL OF (E) IMPERVIOUS AREA:	8282 SF
(P) IMPERVIOUS AREA:	250 SF (EQUIPMENT GRAVEL LEASE AREA
OCCUPANCY:	U
GROUP:	II-B

LEGAL DESCRIPTION: SEC 04, TWP 24, RNG 2E (NE/4)(LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT RECORDED UNDER AUDITOR NUMBER 9209030073, VOLUME 8, PAGE 132, W-80) THAT PORTION OF GOVERNMENT LOT 5 SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, S00°56'09 W 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00°56'09 W 180.00 FEET; THENCE N88°42'08"W 125 FEET; THENCE N00°56'09"E 180 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD; THENCE S88°42'08 E 125.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

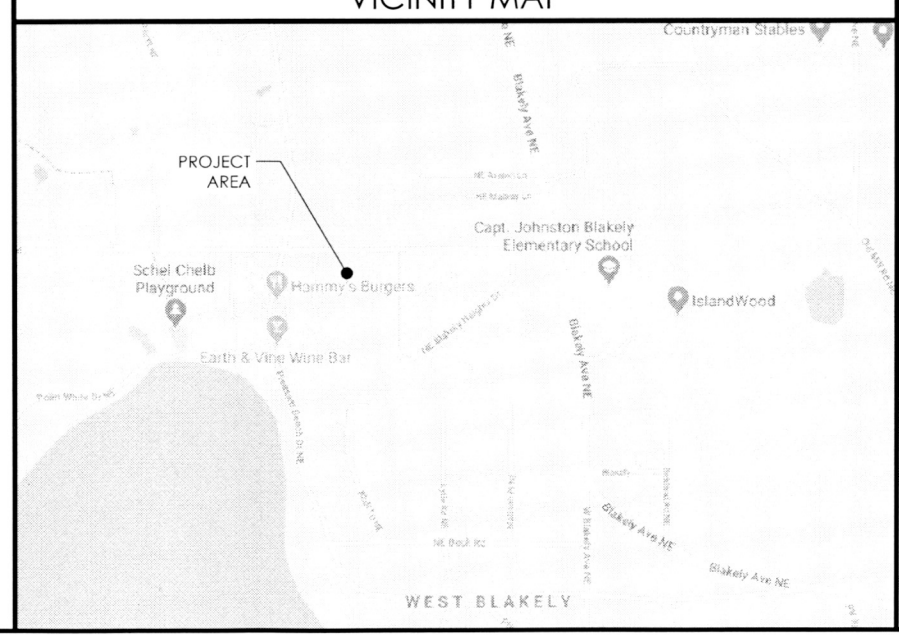
DRIVING DIRECTIONS

FROM AT&T OFFICE IN REDMOND, WASHINGTON:

1. TURN RIGHT ONTO BEAR CREEK PKWY (453 FT)
2. USE THE LEFT 2 LANEES TO TURN LEFT AT THE 1ST CROSS STREET ONTO NE LEARY WAY (.3 MI)
3. USE THE MIDDLE 2 LANES TO TAKE THE RAMP ONTO WA-520 W (.4 MI)
4. MERGE ONTO WA-520 W (TOLL ROAD) (11.1 MI)
5. USE ANY LANE TO MERGE ONTO I-5 S TOWARD PORTLAND (2.5 MI)
6. USE THE RIGHT LANE TO TAKE EXIT 165A TOWARD JAMES STREET (.3 MI)
7. USE THE RIGHT LANE TO MERGE ONTO 6TH AVE (171 FT)
8. TURN RIGHT ONTO COLUMBIA ST (.3 MI)
9. CONTINUE STRAIGHT TO STAY ON COLUMBIA ST (.1 MI)
10. TURN LEFT ONTO ALASKAN WAY (.2 MI)
11. TURN RIGHT ONTO FERRY WAITING ZONE (.2 MI)
12. TURN LEFT ONTO SEATTLE FERRY TERMINAL (.2 MI)
13. TAKE THE SEATTLE - BAINBRIDGE FERRY TO BAINBRIDGE ISLAND (8.6 MI)
14. CONTINUE STRAIGHT ONTO FERRY DOCK (.2 MI)
15. CONTINUE ONTO OLYMPIC DR SE (423 FT)
16. TURN LEFT ONTO WINSLOW WAY E (.1 MI)
17. TURN RIGHT ONTO ERICKSEN AVE NE (.3 MI)
18. TURN LEFT ONTO WYATT WAY NE (1.1 MI)
19. CONTINUE ONTO EAGLE HARBOR DR NE (.2 MI)
20. TAKE SLIGHT RIGHT ONTO NE BUCKLIN HILL RD (.3 MI)
21. CONTINUE ONTO BLAKELY AVE NE (1.0 MI)
22. TURN RIGHT ONTO NE BAKER HILL RD, SITE WILL BE ON THE LEFT (.3 MI)

TOTAL TIME: 1 HRS 25 MINS
TOTAL MILES: 28.5 MILES

VICINITY MAP



LOCALIZED MAP

** 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

2015 INTERNATIONAL BUILDING CODE

2015 MECHANICAL SPECIALTY CODE

2015 INTERNATIONAL FIRE CODE

2017 NFPA 70 NATIONAL ELECTRICAL CODE

2015 WASHINGTON STATE ENERGY 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:		

at&t mobility corp.

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LICENSER

SEE REVISED

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

TITLE SHEET

SHEET NO.

T1.0

Kitsap Public Health District

SURVEY DATE
03/04/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

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 #53035C0381F, DATED 02/03/2017

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

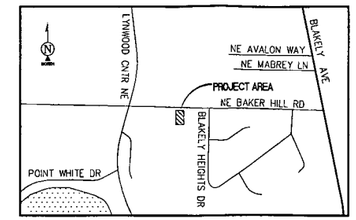
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

LESSOR'S LEGAL DESCRIPTION
LOT(S) A OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

TOGETHER WITH: WATER RIGHTS, IF ANY, UNDER WATER RIGHTS CONTROL NOS: 46751; 46752; G1-23438C, G1-23638C; G1-23640C; G1-24392C; G1-23639C; AND S1-12933C.



VICINITY MAP
N.T.S.

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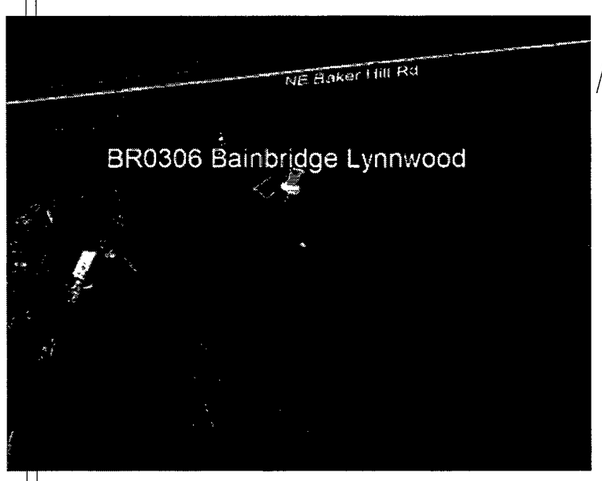
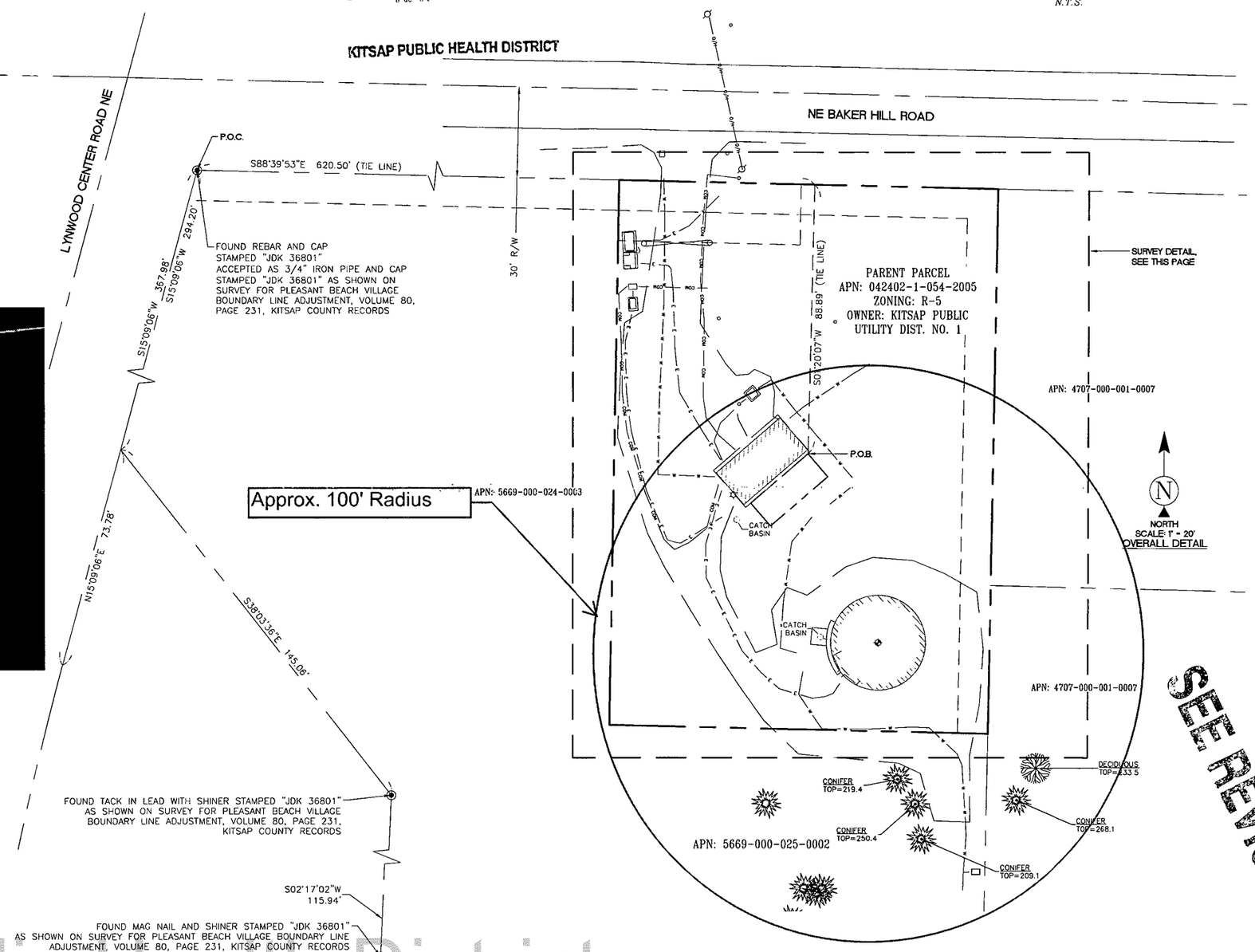
KITSAP PUBLIC HEALTH DISTRICT





SEE REVISED

LEGEND

PP	UTILITY POLE ELEV.		UTILITY POLE
AP	ASPHALT		LIGHT POLE
BLDG	TOP OF BUILDING		POSITION OF GEODETIC COORDINATES
CLF	CHAIN LINK FENCE		
NG	NATURAL GRADE	XXXX.X NG	SPOT ELEVATION
	TREES		
	PINE TREES	WV	WATER CONTROL VALVE

CHAIN LINK FENCE
EXISTING BUILDINGS
W — WATER LINES
E — ELECTRIC LINES
COM — COMMUNICATION LINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL

Kitsap Public Health District

at&t

PROJECT INFORMATION:
BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:
03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
2	12/22/2020	UPDATE	PD
3	03/23/2021	LEGAL DESCRIPTION (C)	DH

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 98225
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
RAG	NS	MF

LICENSER:
MATTHEW RICHARD FORD
STATE OF WASHINGTON
20123163
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED: 03/25/2021

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

EXCEPTIONS AND RECORD MATTERS

REFERENCE IS MADE TO THE OWNERSHIP AND ENCUMBRANCE REPORT FOR PARCEL ID:042402-1-054-2005, ISSUED BY PRIORITY TITLE AND ESCROW, DATED 3/9/2020. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. 1, 2, 3, AND 5 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

4. (RIGHT OF WAYS)

A. RIGHT OF WAY DEED RECORDED 2/8/1962 AT DOCUMENT NO. 763890 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
SHOWN AS RIGHT OF WAY

B. RIGHT OF WAY GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 4/19/1927 AT DOCUMENT NO. 160185 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

(EASEMENTS)

(C) EASEMENT BY SOUTH BAINBRIDGE WATER SYSTEM, INC., TO PUGET SOUND POWER & LIGHT COMPANY RECORDED7/18/1994 IN A.F. #9407180028 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
FIRST PORTION, AS SHOWN ON SURVEY -
SECOND PORTION, EXACT LOCATION INDETERMINATE

D. MUTUAL GRANT OF EASEMENT BETWEEN THE MANOR HOUSE ASSOCIATES, A LIMITED PARTNERSHIP, MIGNON JOHNSON, A SINGLE WOMAN, ASHER SEPARATE PROPERTY, MAURLEN G. BLOSSOM AND KATHLEEN BLOSSOM HUSBAND AND WIFE, AND JAMES G. PELLAND AND VIOLET H. PELLAND, HUSBAND AND WIFE RECORDED 5/5/1982 AT INSTRUMENT NO. 8205050088 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

E. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 889440 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

F. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 767989 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
NO PLOTTABLE EASEMENTS

G. EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA COOPERATIVE RECORDED 8/26/1960 AT DOCUMENT NO. 733119 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

H. AGREEMENT AND EASEMENT BETWEEN EMANUEL OLSON AND EDNA JAMES OLSON TO LYNWOOD SANITARIUM, INC., RECORDED 12/16/1955 AT DOCUMENT NO. 630815 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

I. EASEMENT GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION RECORDED 2/13/1942 AT DOCUMENT NO. 354545 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

J. EASEMENT DATED 6/24/1934 AT DOCUMENT NO. 222538 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	10.00'	S40°43'47"E
L2	25.00'	S49°16'13"W
L3	10.00'	N40°43'47"W
L4	25.00'	N49°16'13"E

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT "A" OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR AND CAP STAMPED "JDK 36801" AT THE THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LYNWOOD CENTER ROAD NE AND THE SOUTH RIGHT OF WAY LINE OF NE BAKER HILL ROAD, AS SHOWN ON SURVEY FOR PLEASANT BEACH VILLAGE BOUNDARY LINE ADJUSTMENT, RECORDED IN VOLUME 80, PAGE 231, RECORDS OF SAID KITSAP COUNTY FROM WHICH A TACK IN LEAD WITH SHINER STAMPED "JDK 36801" AS SHOWN ON SAID SURVEY FOR PLEASANT BEACH VILLAGE BEARS THE FOLLOWING TWO COURSES;
THENCE SOUTH 15° 09' 06" WEST, 294.20 FEET;
THENCE SOUTH 38° 03' 36" EAST, 145.06 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTH RIGHT OF WAY OF SAID NE BAKER HILL ROAD, SOUTH 88° 39' 53" EAST, 620.50 FEET;
THENCE DEPARTING SAID LINE, SOUTH 01° 20' 07" WEST, 88.89 FEET TO THE POINT OF BEGINNING;

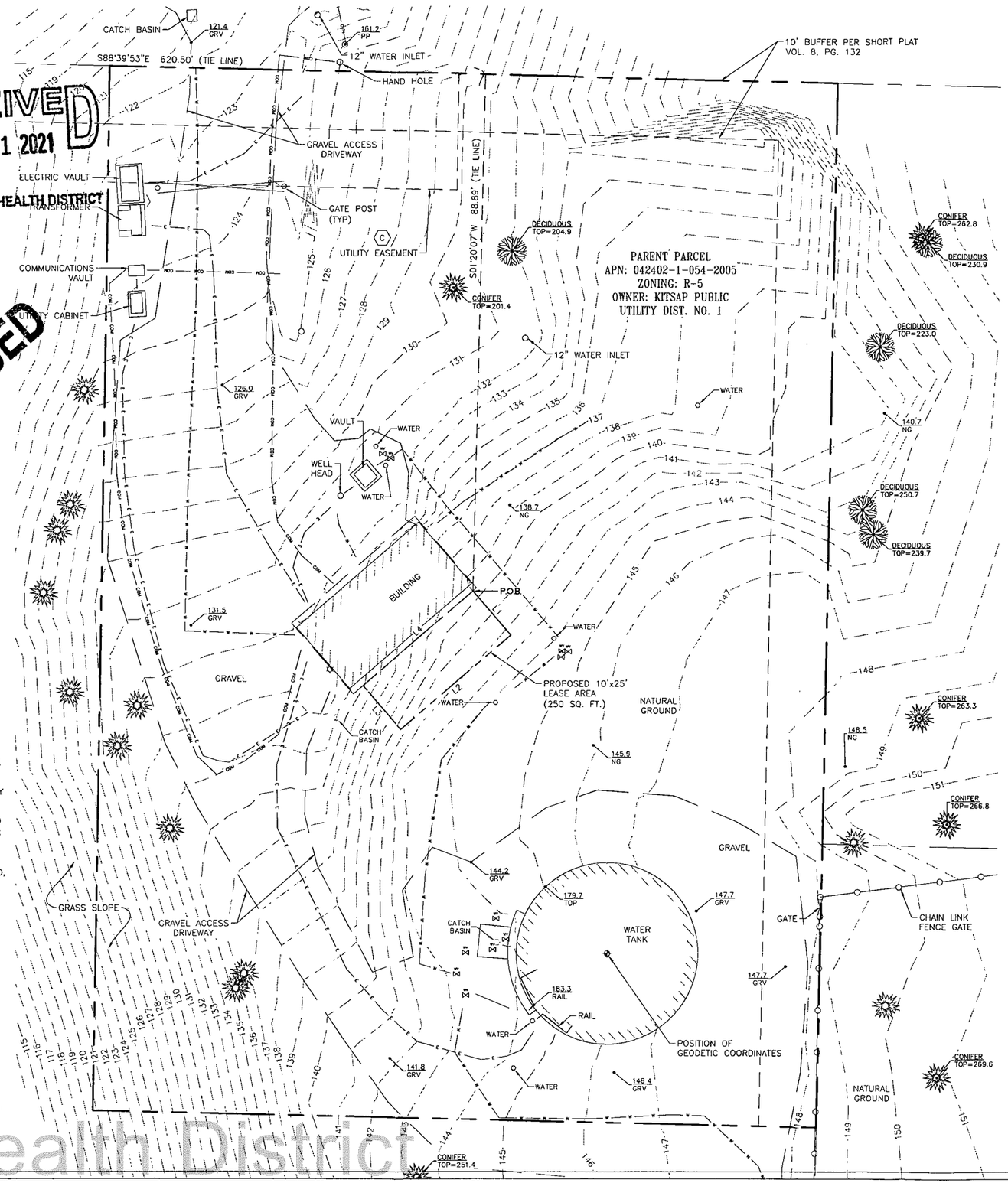
THENCE SOUTH 40° 43' 47" EAST, 10.00 FEET;
THENCE SOUTH 49° 16' 13" WEST, 25.00 FEET;
THENCE NORTH 40° 43' 47" WEST, 10.00 FEET;
THENCE NORTH 49° 16' 13" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 250 SQUARE FEET (0.006 ACRES) OF LAND, MORE OR LESS.

POSITION OF GEODETIC COORDINATES
LATITUDE 47° 36' 22.77" (47.606325°) NORTH (NAD83)
LONGITUDE 122° 32' 39.33" (122.544258°) WEST(NAD83)
GROUND ELEVATION @ 144.0' (NAVD88)

N 15° 38' E
S

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



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KITSAP PUBLIC HEALTH DISTRICT
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Kitsap Public Health District

at&t

PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:

03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
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3	03/23/2021	LEGAL DESCRIPTION (C)	DH

PROJECT COORDINATION:

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2101 4TH AVE E. SUITE 202
OLYMPIA, WA 98506
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SURVEY PREPARED BY:

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PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
RAG	NS	MF

LICENSER:

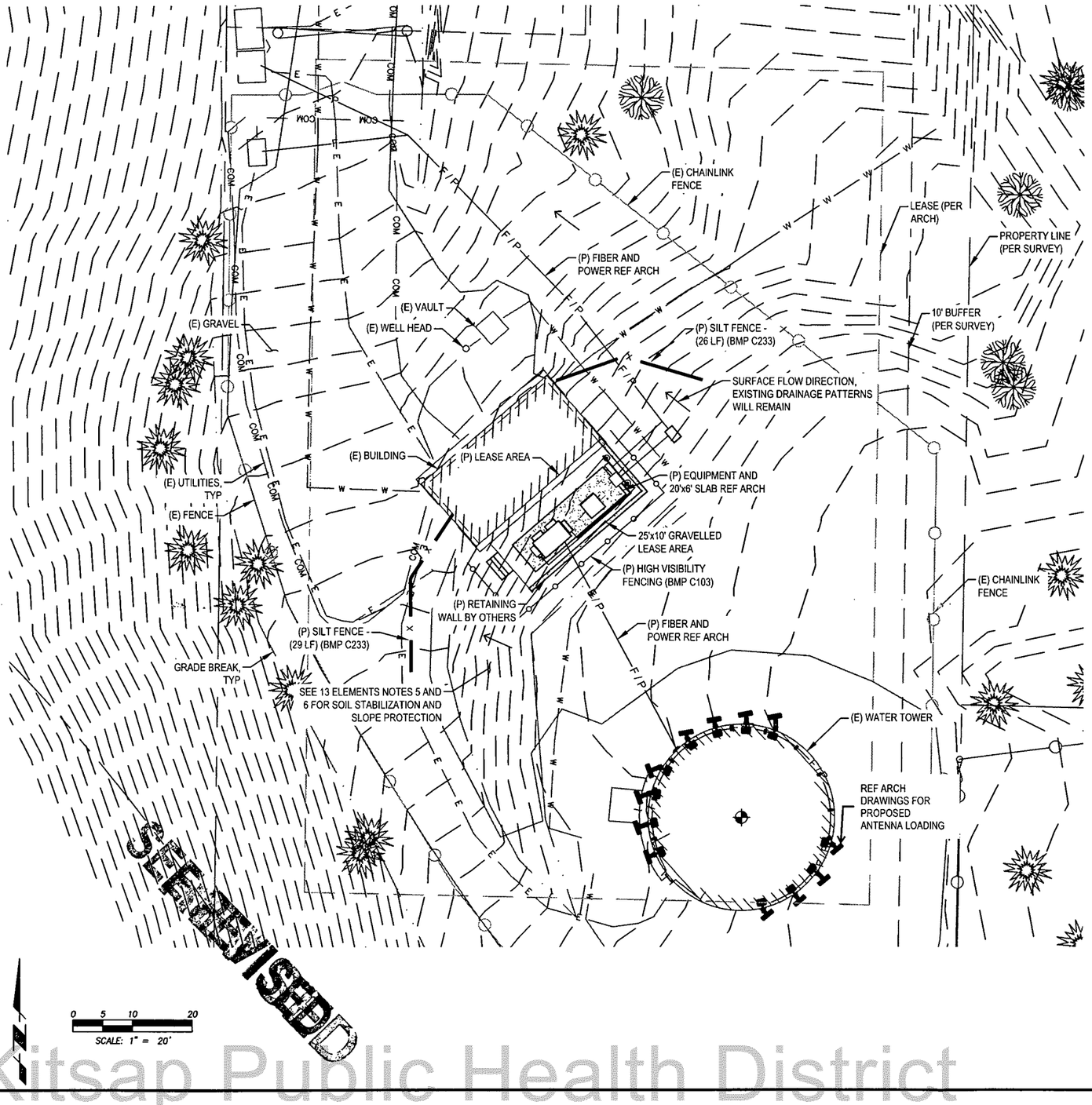
MATTHEW RICHARD KORD
STATE OF WASHINGTON
20123163
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED: 03/25/2021

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-2



APPROXIMATE AREAS:

NEW IMPERVIOUS AREA = 250 SF

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SUMMARY OF 13 ELEMENTS PROPOSED ON PROJECT.

1. **PRESERVE VEGETATION/MARK CLEARING LIMITS** - CLEARING LIMITS DELINEATED BY HIGH VISIBILITY PLASTIC FENCING (BMP C103), LIMIT SITE DISTURBANCE AND PRESERVE NATURAL VEGETATION (BMP C101)
2. **ESTABLISH CONSTRUCTION ACCESS** - N/A UTILIZED EXISTING GRAVEL SURFACE.
3. **CONTROL FLOW RATES** - INSTALL SILT FENCE (BMP C233).
4. **INSTALL SEDIMENT CONTROLS** - INSTALL SILT FENCE (BMP C233).
5. **STABILIZE SOILS** - UTILIZE TEMPORARY AND PERMANENT SEEDING (BMP C120) AND MULCHING (BMP C121) TO OFFSET ANY DISTURBANCES OCCURRING DURING AND AFTER CONSTRUCTION. USE PLASTIC SHEETING ON EXPOSED SOILS. (BMP C122)
6. **PROTECT SLOPES** - UTILIZE SILT FENCE (BMP C233), PLASTIC SHEETING (BMP C123), TEMPORARY AND PERMANENT SEEDING (BMP C120), MULCHING (BMP C121), AND MONITOR EXPOSED SOILS UNTIL VEGETATION IS ESTABLISHED.
7. **PROTECT DRAIN INLETS** - N/A DUE TO NO DRAIN INLETS ON SITE.
8. **STABILIZE CHANNELS AND OUTLETS** - N/A NO NEW CHANNELS OR OUTLETS ON SITE.
9. **CONTROL POLLUTANTS** - ALL CONCRETE WASHOUT SHALL BE CONTAINED AND HAULED OFF SITE.
10. **CONTROL DEWATERING** - N/A NO DEWATERING PROPOSED.
11. **MAINTAIN BMPs** - BMPs SHALL BE CHECKED WEEKLY AND AFTER STORM EVENTS, KEEP MATERIALS ON HAND (BMP 150).
12. **MANAGE THE PROJECT** - SCHEDULING OF THE PROJECT SHALL PREVENT SOILS FROM BEING EXPOSED FOR EXTENDED PERIODS OF TIME (BMP 162). ADDITIONAL SEDIMENT CONTROL MATERIALS (SILT FENCE, PLASTIC SHEETING) SHALL BE KEPT ON HAND TO REPAIR DAMAGED SEDIMENT CONTROLS (BMP C150).
13. **PROTECT LOW IMPACT DEVELOPMENT BMPs** - KEEP ADDITIONAL MATERIALS ON HAND FOR STORMWATER PREVENTION (E.G. SILT FENCES, SAND BAGS, PLASTIC SHEETING, HIGH VISIBILITY FENCING) (BMP 150). PROJECT SCHEDULE SHALL BE FOLLOWED TO REDUCE SOIL EXPOSURE (BMP 162).

STANDARD SWPPP NOTES:

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES)
2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.
4. CONSTRUCT THE ESC BMPS SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPS AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. INSPECT AND MAINTAIN THE ESC BMPS ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (I.E. A 24-HOUR STORM EVENT WITH A 10-YR OR GREATER RECURRENCE INTERVAL).
8. AT NO TIME SHALL THE SEDIMENT EXCEED 60-PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6-INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

at&t mobility corp.

smartlink
11410 NE 122ND WAY, SUITE #102
KIRKLAND, WA 98034

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

cushing Civil Engineers
909 N BEECH STREET SUITE D PORTLAND, OR 97227
(503) 387-5331
www.cushing-engr.com

DRAWN BY:	WG
CHECKED BY:	DC

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	4/19/21	C-SWPPP

LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED
PROFESSIONAL ENGINEER

RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

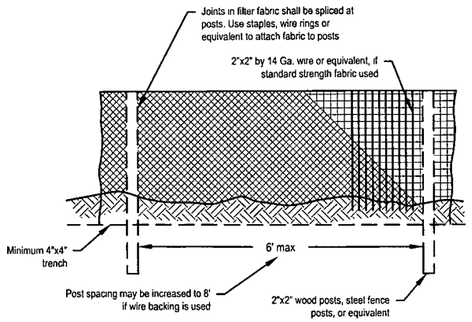
SHEET TITLE

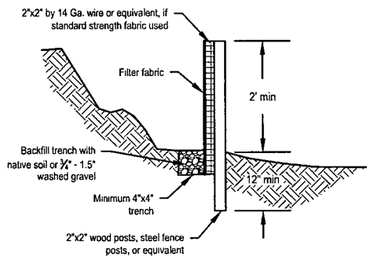
C-SWPPP PLAN

SHEET NO.

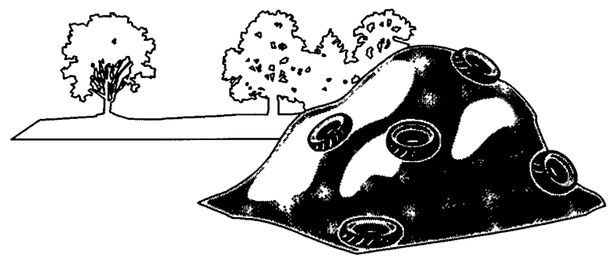
C1.0

SUPERSEDED
Kitsap Public Health District





1 SILT FENCE (BMP C233)



2 PLASTIC SHEETING (BMP C123)

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LICENSER

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31527
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BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

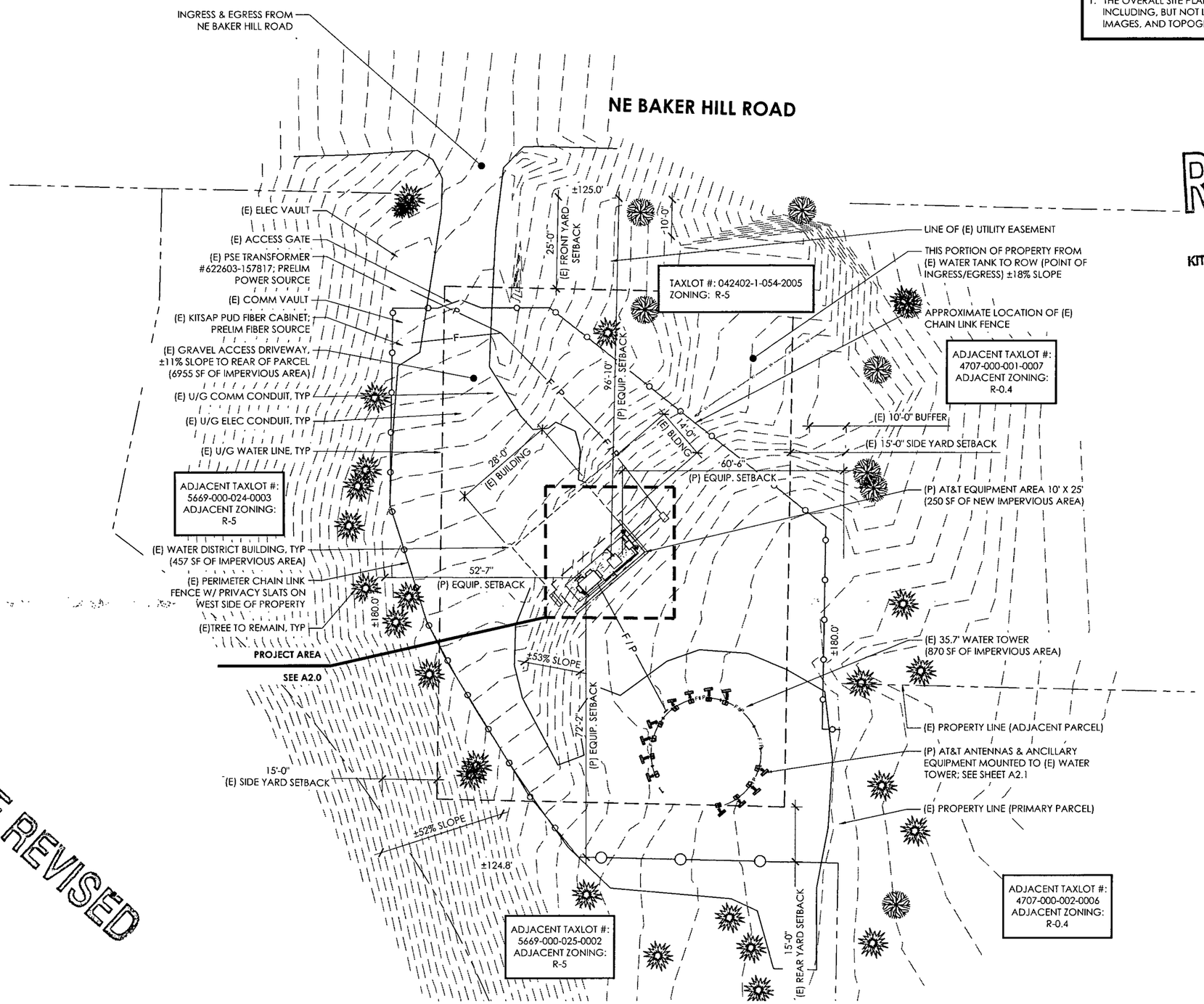
C-SWPPP DETAILS

SHEET NO.

C2.0

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).



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1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 30'-0"
22 X 34 SCALE: 1" = 15'-0"

0' 15' 30' 60'

Kitsap Public Health District

at&t mobility corp.

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2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR ENGINEERS

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS
6	04/16/21	△1 JX COMMENTS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0

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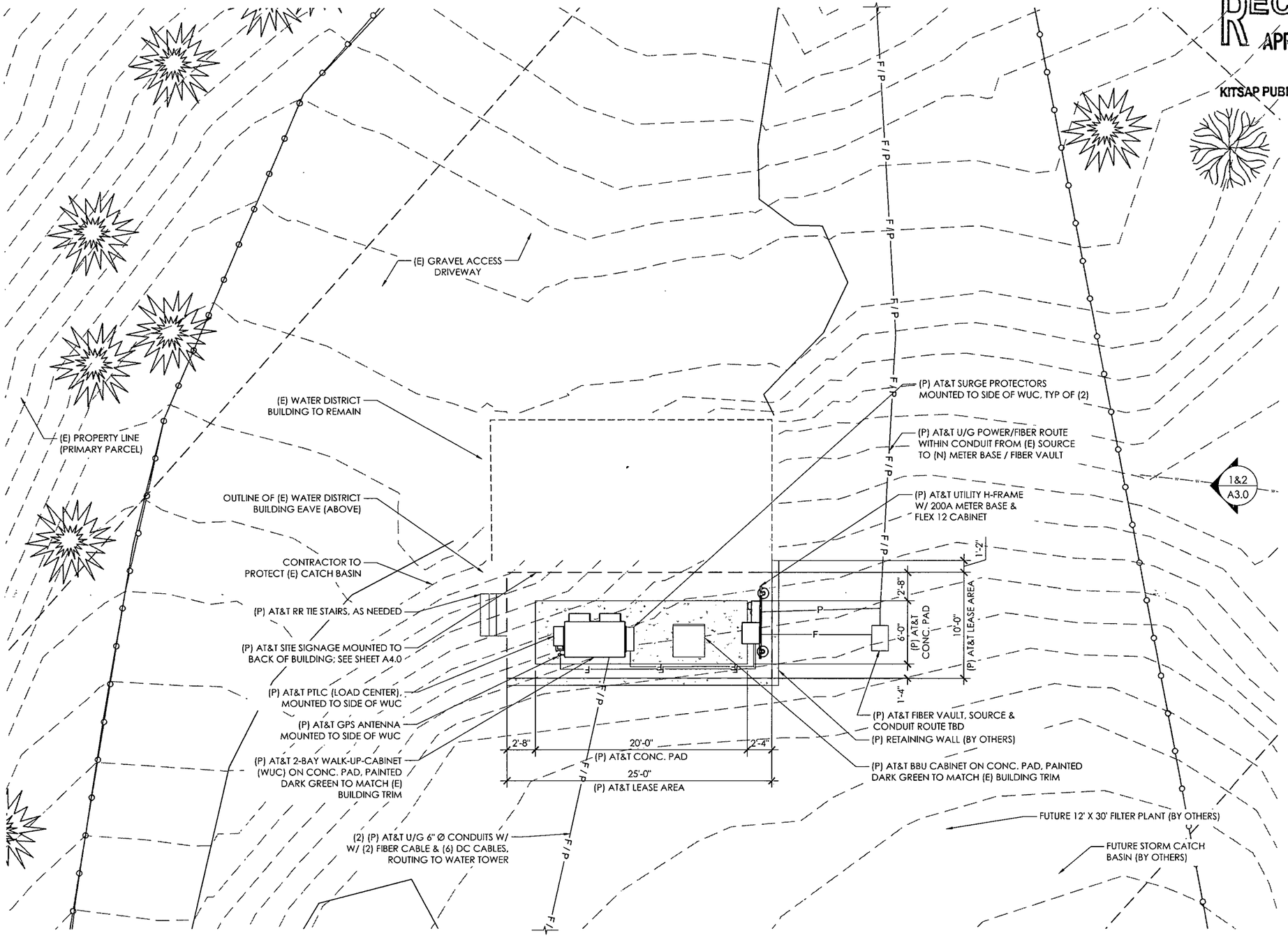
KITSAP PUBLIC HEALTH DISTRICT



SEE REVISED

1 ENLARGED SITE PLAN

Kitsap Public Health District

11X17 SCALE: 1" = 10'-0"
22 X 34 SCALE: 1" = 5'-0"

0' 5' 10' 20'

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VECTOR ENGINEERS

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
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3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS
6	04/16/21	△ JX COMMENTS

LICENSER

PROJECT INFORMATION

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LYNWOOD CENTER

NE BAKER HILL ROAD
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SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0

SEE REVISED

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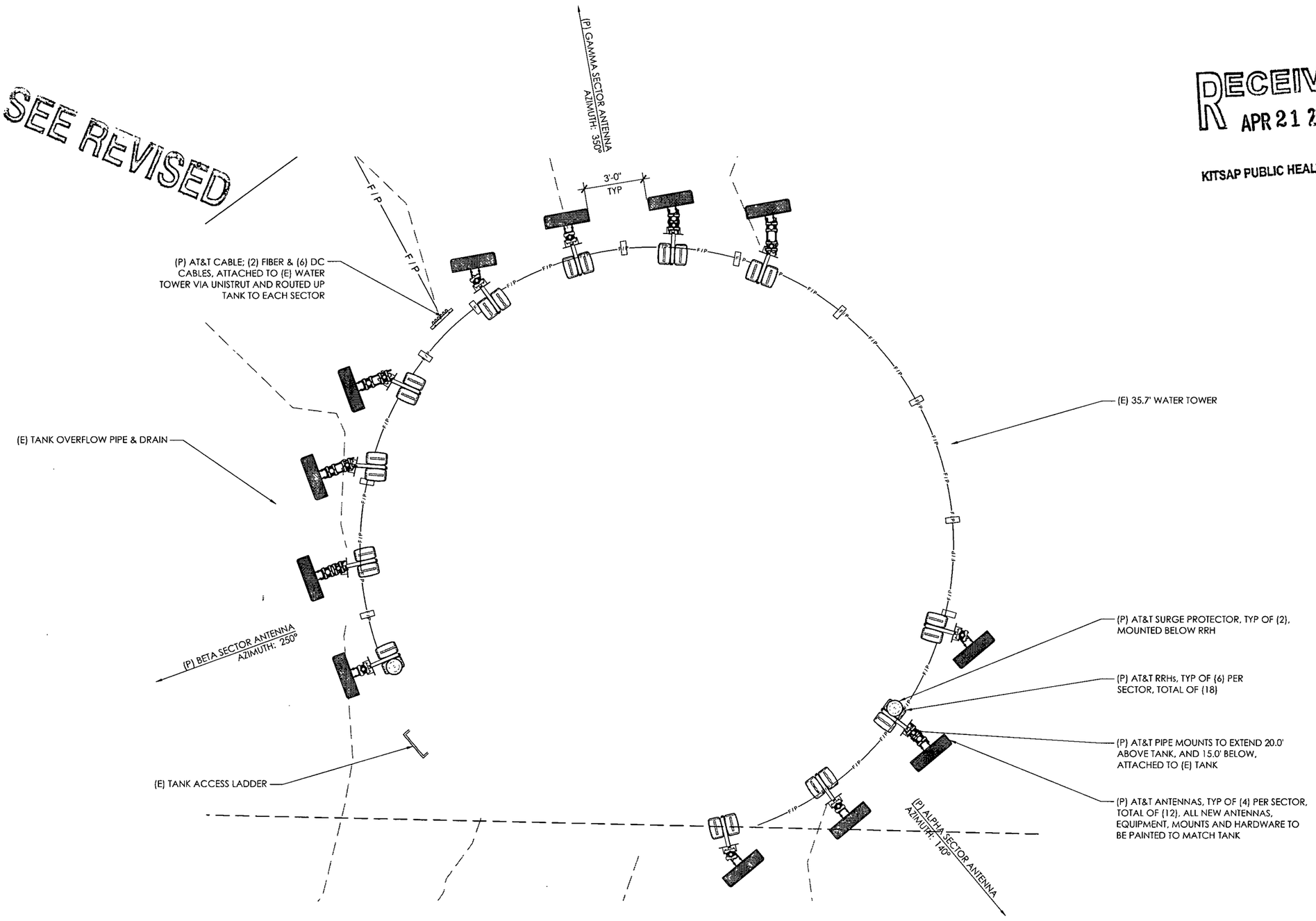
APR 21 2021
KITSAP PUBLIC HEALTH DISTRICT



1 ENLARGED SITE PLAN

11 X 17 SCALE: 3/16" = 1'-0"
22 X 34 SCALE: 3/8" = 1'-0"
0' 5' 10'

Kitsap Public Health District

at&t mobility corp.

smartlink

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR Engineers

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS
6	04/16/21	⚠ JX COMMENTS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

ENLARGED WATER TOWER PLAN

SHEET NO.

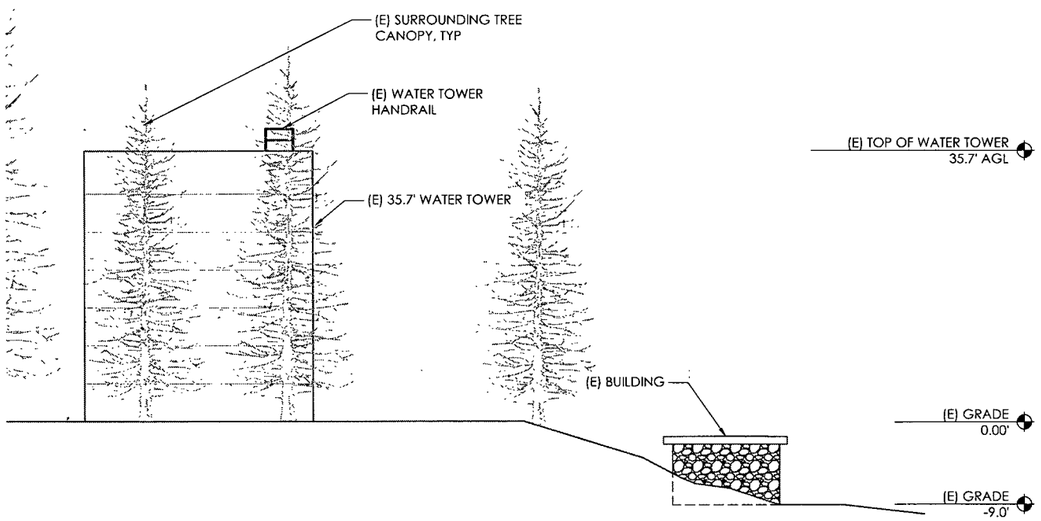
A2.1

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.

SEE REVISED

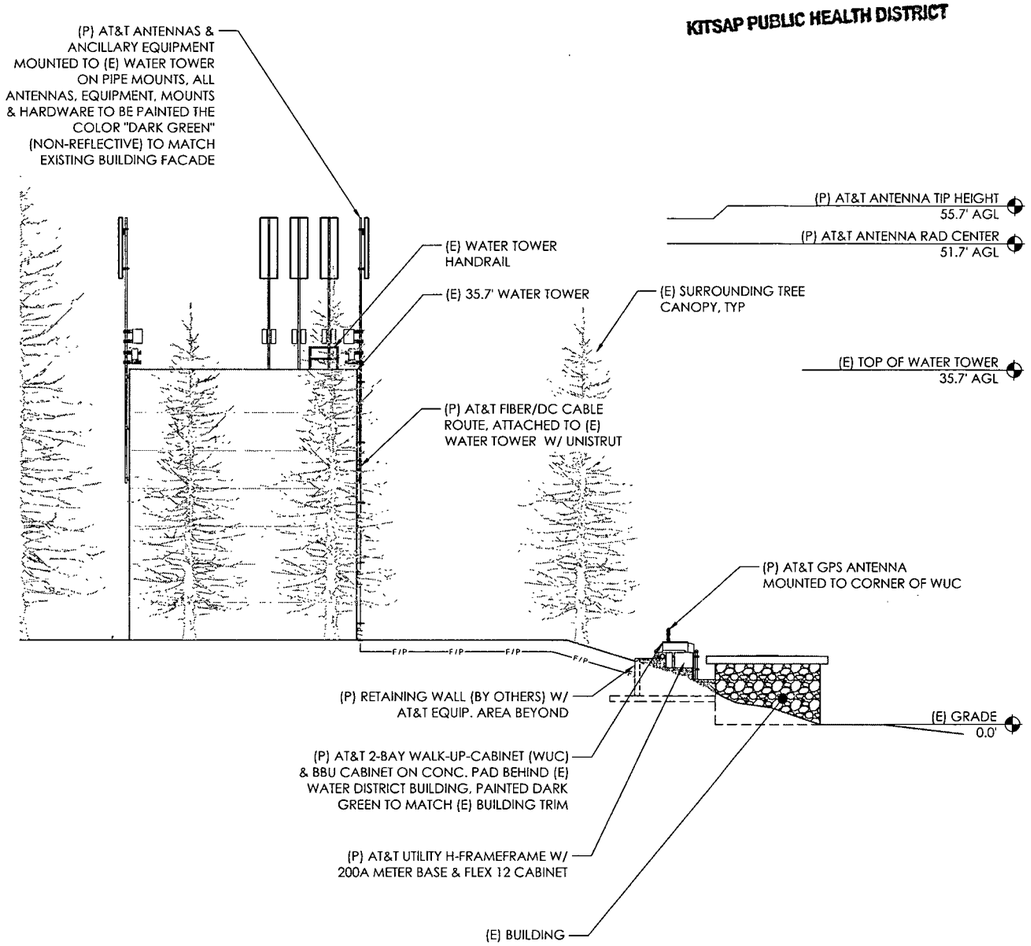
RECEIVED
APR 21 2021
KITSAP PUBLIC HEALTH DISTRICT



1 (E) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'



2 (P) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

at&t mobility corp.

smartlink

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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

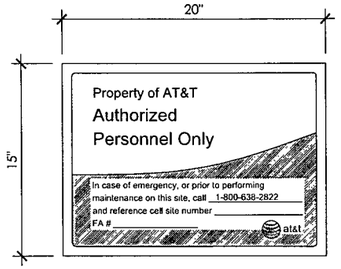
SHEET TITLE

ELEVATIONS

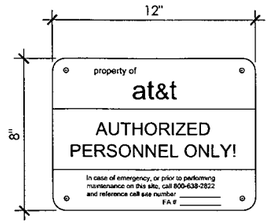
SHEET NO.

A3.0

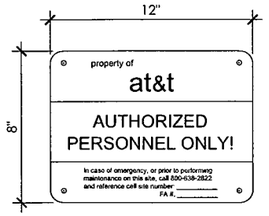
Kitsap Public Health District

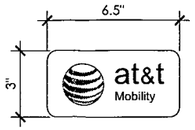


GATE SIGN

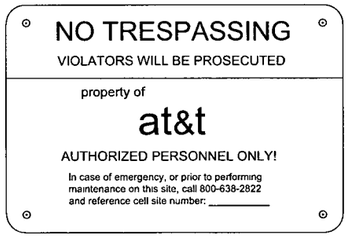


DOOR SIGN





AT&T IDENTIFICATION SIGNS



NO TRESPASSING SIGNS

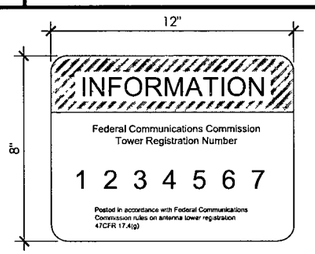
NOTES:

1. OUTDOOR SITES REQUIRE THE SAME GATE AND NO TRESPASSING SIGNS AS INDOOR SITES IF OWNED BY AT&T. IN PLACE OF THE DOOR SIGN THE CABINETS MUST HAVE THE ABOVE SIGNS.
2. SIGN MUST BE AFFIXED TO THE SIDE OF THE CABINET (FRONT, REAR OR SIDE) WHICH IS MOST VISIBLE WHEN APPROACHING THE CABINET FROM THE SITE ACCESS POINT.
3. MULTIPLE CABINET SITES REQUIRE THE SIGNS ABOVE ATTACHED TO THE SIDE OF EACH CABINET ON THE END OF THE LINEUP. IN ADDITION, A SIGN INDICATING AT&T AS THE OWNER MUST BE AFFIXED TO THE FRONT OR REAR OF EVERY CABINET (NOT BOTH). AT&T IDENTIFICATION SIGN IS TO BE AFFIXED TO THE MOST VISIBLE AREA (FRONT OR REAR) WHEN APPROACHING THE CABINETS FROM THE SITE ACCESS POINT.

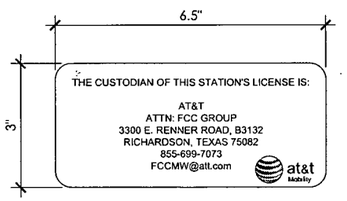
1 TYPICAL CELL SITE SIGNAGE REQUIRED

2 OUTDOOR EQUIPMENT SITE SIGNAGE REQUIRED

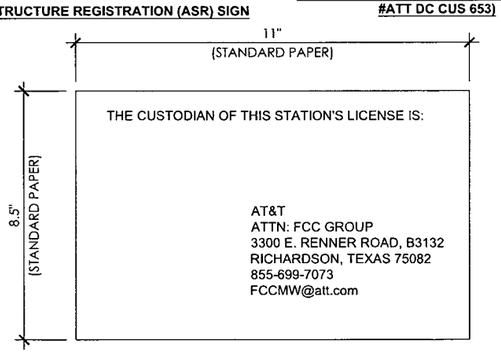
3 NOT IN USE



ANTENNA STRUCTURE REGISTRATION (ASR) SIGN

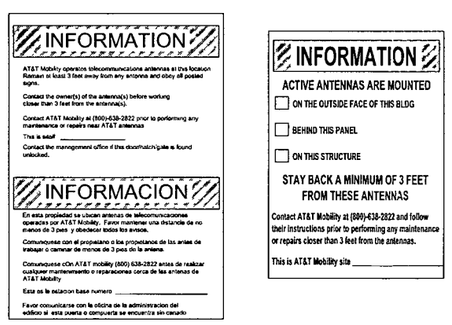


FCC CUSTODIAL LETTER (AVAILABLE THROUGH EXCEL SIGN, PART #ATT DC CUS 653)



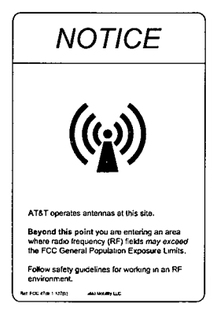
FCC CUSTODIAL LETTER

4 FCC SIGNS REQUIRED

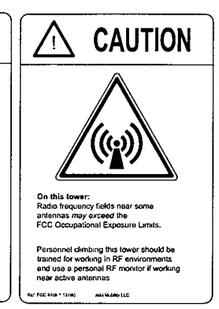


GREEN INFORMATION SIGNS

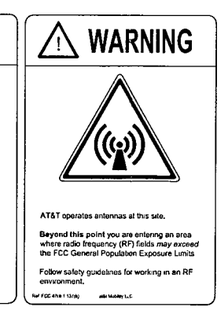
NOTE: RF SIGNS ARE TO BE POSTED PER ATT-002-290-078



BLUE NOTICE



YELLOW CAUTION



ORANGE WARNING

5 RF EMISSION SIGNS REQUIRED

Kitsap Public Health District

at&t mobility corp.

smartlink

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2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
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WWW.CAPITALDESIGNSERVICES.COM

VECTOR Engineers

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LICENSER

SEE REVISED

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

SITE SIGNAGE DETAILS

SHEET NO.

A4.0

BUSINESS PLAN

RECEIVED
MAR 18 2021
KITSAP PUBLIC HEALTH DISTRICT

BR0306 Bainbridge Lynwood Center
Submitted to Kitsap Public Health District

Applicant: New Cingular Wireless PCS, LLC ("AT&T")
19801 SW 72nd Avenue Suite 200
Tualatin, OR 97062
(425) 222-1026

Representative: Smartlink Group
11232 120th Ave NE #204
Kirkland, WA 98034
Contact: Nancy Sears
425-444-1434
Nancy.sears@smartlinkgroup.com

SEE REVISED

Property-Owner: Kitsap Public Utility District (KPUD)
PO Box 1989
Poulsbo, WA 98370
Contact: Dave Epperson
360-626-7732

Project Address: No Situs, NE Baker Hill Road
Bainbridge Island WA 98110

Description /Tax Lot: GPS Coordinates: 47.606325 / -122.544258
Parcel No. 042402-1-054-2005

Smartlink LLC is submitting this application on behalf of New Cingular Wireless PCS, LLC ("AT&T") and the underlying property owner.

Kitsap Public Health District

RECEIVED
MAR 18 2021
KITSAP PUBLIC HEALTH DISTRICT

PROJECT OVERVIEW

AT&T is proposing to collocate a new wireless communications facility ("WCF" or "Facility") on the existing KPUD water tank at the above noted project address. Installation includes placing antennas and associated equipment on the existing water tank and placing an equipment shelter and generator on the ground. KPUD will be overseeing all excavation work for the ground equipment.

This is an unmanned facility that creates no traffic or waste and requires no public services such as water & sewer, and emergency services.

Construction will take approximately 30-45 days, during which time there will be construction personnel on the KPUD property. Once the site is turned on, there will be approximately 1-2 one-hour maintenance visits per month by a single technician. Access to the site is through the locked gate at the entrance to the KPUD facility.

SEE REVISED

Kitsap Public Health District

BR0306
BAINBRIDGE LYNWOOD CENTER

FA #: 15158127 / USID: 286275

NE BAKER HILL ROAD

BAINBRIDGE ISLAND, WA 98110

PRELIMINARY ZONING DRAWINGS

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING WATER DISTRICT PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF TWELVE (12) ANTENNAS, EIGHTEEN (18) RRHs, TWO (2) SURGE PROTECTORS, AND FIBER/DC CABLES ON AN EXISTING 35.7' WATER TOWER.
3. PROPOSED INSTALLATION OF TWO (2) EQUIPMENT CABINETS ON A NEW CONCRETE PAD BEHIND AN EXISTING WATER DISTRICT BUILDING, PAINTED TO MATCH EXISTING BUILDING.
4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE, AND FIBER SERVICE.

PROJECT CONTACTS

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

WATER TOWER OWNER:
KPUD
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

PROPERTY OWNER:
KPUD NO. 1
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

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
PATTY BARTLETT
PH: 425.270.9163

RF ENGINEER:
AT&T MOBILITY

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

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

Know what's below.
Call before you dig.

PROJECT INFORMATION

SITE NAME:	BR0306 BAINBRIDGE LYNWOOD CENTER
ADDRESS:	NE BAKER HILL ROAD BAINBRIDGE ISLAND, WA 98110
JURISDICTION:	CITY OF BAINBRIDGE
TAX LOT #:	042402-1-054-2005
PARCEL SIZE:	.52 AC
ZONING:	R-5 RESIDENTIAL
LATITUDE:	47° 36' 22.77" N (47.606325°)
LONGITUDE:	-122° 32' 39.33" W (-122.544258°)
GROUND ELEVATION:	144.0' AGL
SOURCE:	1A CERTIFICATION
(E) STRUCTURE TYPE:	WATER TOWER
(E) STRUCTURE HEIGHT:	35.7'
(P) AT&T GROUND LEASE AREA:	250 SQ FT
(E) IMPERVIOUS AREA:	6955 SF (GRAVEL DRIVEWAY AND TURNOUT) 457 SF (WATER DISTRICT BUILDING) 870 SF (WATER TANK)
TOTAL OF (E) IMPERVIOUS AREA:	8282 SF
(P) IMPERVIOUS AREA:	275 SF (EQUIPMENT LEASE AREA INCLUDING RETAINING WALL)
OCCUPANCY:	U
GROUP:	II-B

LEGAL DESCRIPTION: SEC 04, TWP 24, RNG 2E (NE/4)(LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT RECORDED UNDER AUDITOR NUMBER 9209030073, VOLUME 8, PAGE 132, W-80) THAT PORTION OF GOVERNMENT LOT 5 SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, S00°56'09 W 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00°56'09 W 180.00 FEET; THENCE N88°42'08"W 125 FEET; THENCE N00°56'09"E 180 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD; THENCE S88°42'08 E 125.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

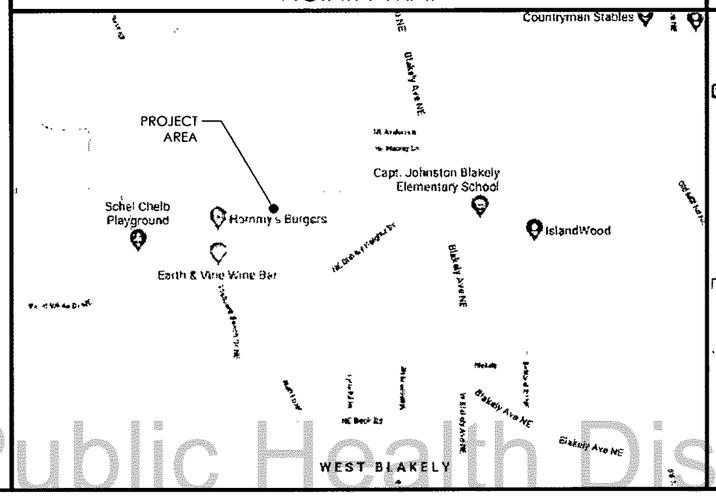
DRIVING DIRECTIONS

FROM AT&T OFFICE IN REDMOND, WASHINGTON:

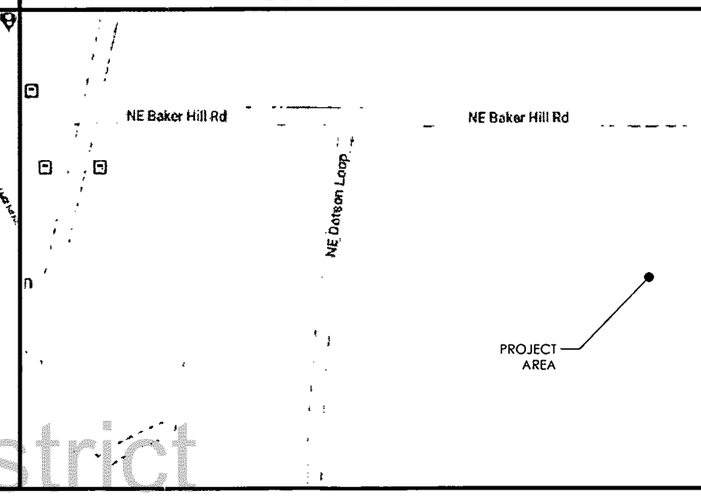
1. TURN RIGHT ONTO BEAR CREEK PKWY (453 FT)
2. USE THE LEFT 2 LANEES TO TURN LEFT AT THE 1ST CROSS STREET ONTO NE LEARY WAY (.3 MI)
3. USE THE MIDDLE 2 LANES TO TAKE THE RAMP ONTO WA-520 W (.4 MI)
4. MERGE ONTO WA-520 W (TOLL ROAD) (11.1 MI)
5. USE ANY LANE TO MERGE ONTO I-5 S TOWARD PORTLAND (2.5 MI)
6. USE THE RIGHT LANE TO TAKE EXIT 165A TOWARD JAMES STREET (.3 MI)
7. USE THE RIGHT LANE TO MERGE ONTO 6TH AVE (171 FT)
8. TURN RIGHT ONTO COLUMBIA ST (.3 MI)
9. CONTINUE STRAIGHT TO STAY ON COLUMBIA ST (.1 MI)
10. TURN LEFT ONTO ALASKAN WAY (.2 MI)
11. TURN RIGHT ONTO FERRY WAITING ZONE (.2 MI)
12. TURN LEFT ONTO SEATTLE FERRY TERMINAL (.2 MI)
13. TAKE THE SEATTLE - BAINBRIDGE FERRY TO BAINBRIDGE ISLAND (8.6 MI)
14. CONTINUE STRAIGHT ONTO FERRY DOCK (.2 MI)
15. CONTINUE ONTO OLYMPIC DR SE (423 FT)
16. TURN LEFT ONTO WINSLOW WAY E (.1 MI)
17. TURN RIGHT ONTO ERICKSEN AVE NE (.3 MI)
18. TURN LEFT ONTO WYATT WAY NE (1.1 MI)
19. CONTINUE ONTO EAGLE HARBOR DR NE (.2 MI)
20. TAKE SLIGHT RIGHT ONTO NE BUCKLIN HILL RD (.3 MI)
21. CONTINUE ONTO BLAKELY AVE NE (1.0 MI)
22. TURN RIGHT ONTO NE BAKER HILL RD, SITE WILL BE ON THE LEFT (.3 MI)

TOTAL TIME: 1 HRS 25 MINS
TOTAL MILES: 28.5 MILES

VICINITY MAP



LOCALIZED MAP



SHEET INDEX

T1.0	TITLE SHEET
LS-1	SURVEY
LS-2	NOTES
ESC1.0	EROSION CONTROL PLAN
A1.0	OVERALL SITE PLAN
A2.0	ENLARGED SITE PLAN
A2.1	ENLARGED WATER TOWER PLAN
A3.0	NORTHEAST ELEVATIONS
A4.0	SITE SIGNAGE DETAILS

RECEIVED
MAR 18 2021
KITSAP PUBLIC HEALTH DISTRICT

** 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

2015 INTERNATIONAL BUILDING CODE

2015 MECHANICAL SPECIALTY CODE

2015 INTERNATIONAL FIRE CODE

2017 NFPA 70 NATIONAL ELECTRICAL CODE

2015 WASHINGTON STATE ENERGY 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:		

DRAWN BY: MS
CHECKED BY: BU

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LICENSER

SEE PRELIMINARY REVISED

PROJECT INFORMATION

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NE BAKER HILL ROAD
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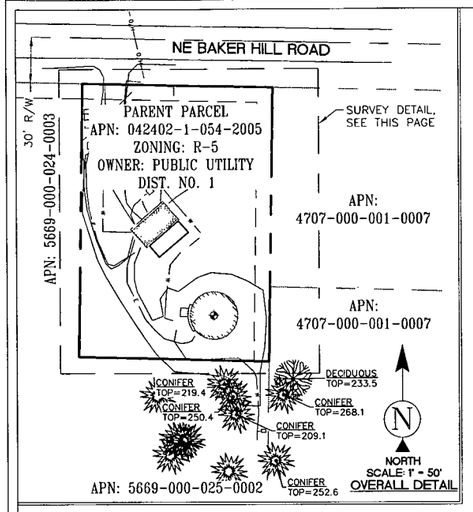
SHEET TITLE

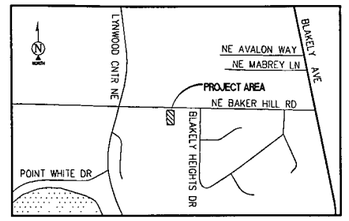
TITLE SHEET

SHEET NO.

T1.0

Kitsap Public Health District





VICINITY MAP
N.T.S.

POSITION OF GEODETIC COORDINATES
LATITUDE 47° 36' 22.77" (47.606325°) NORTH (NAD83)
LONGITUDE 122° 32' 39.33" (122.544258°) WEST(NAD83)
GROUND ELEVATION @ 144.0' (NAVD88)

SURVEY DATE
03/04/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

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 #53035C0381F, DATED 02/03/2017

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

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.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

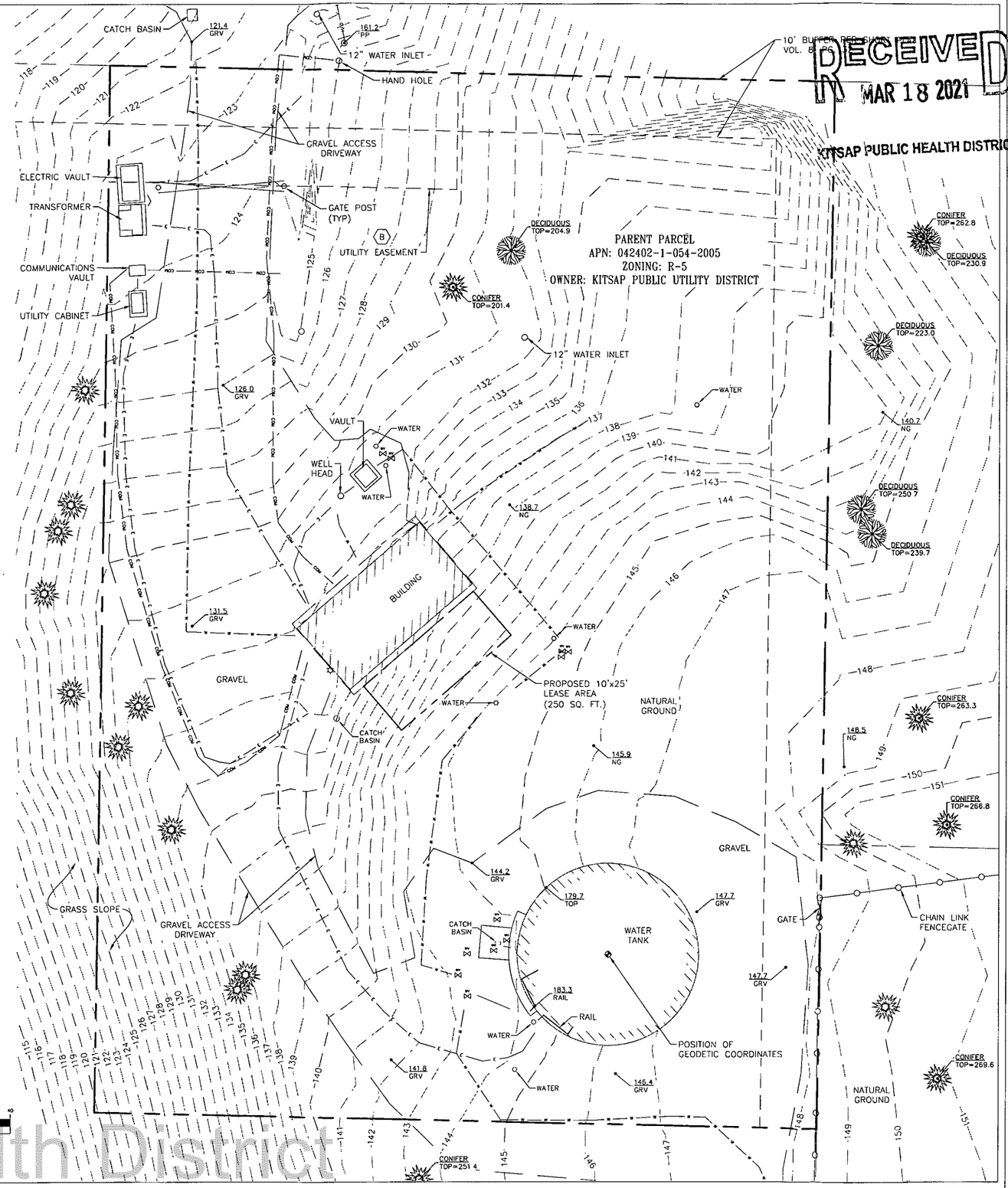
LESSOR'S LEGAL DESCRIPTION
LOT(S) A OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2, W.M., IN KITSAP COUNTY, WASHINGTON.

TOGETHER WITH: WATER RIGHTS, IF ANY, UNDER WATER RIGHTS CONTROL NOS: 46751; 46752; G1-23438C; G1-23638C; G1-23640C; G1-24392C; G1-23639C; AND S1-12933C.

LEGEND

PP	UTILITY POLE ELEV		UTILITY POLE
AP	ASPHALT		LIGHT POLE
BLDG	TOP OF BUILDING		POSITION OF GEODETIC COORDINATES
CLF	CHAIN LINK FENCE		
NG	NATURAL GRADE	XXXX.X NG	SPOT ELEVATION
	TREES		
	PINE TREES		WATER CONTROL VALVE
			CHAIN LINK FENCE
			EXISTING BUILDINGS
W			WATER LINES
E			ELECTRIC LINES
COM			COMMUNICATION LINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



Kitsap Public Health District

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PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:
03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
2	12/22/2020	UPDATE	PD

PROJECT COORDINATION:

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

SURVEY PREPARED BY:

410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
RAG	NS	XX

LICENSER:

SEE REVISED PRELIMINARY

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

EXCEPTIONS AND RECORD MATTERS

REFERENCE IS MADE TO THE OWNERSHIP AND ENCUMBRANCE REPORT FOR PARCEL ID:042402-1-054-2005, ISSUED BY PRIORITY TITLE AND ESCROW, DATED 3/9/2020. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. 1, 2, 3, AND 5 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

4. (RIGHT OF WAYS)
   A. RIGHT OF WAY GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 4/19/1927 AT DOCUMENT NO. 160185 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
   EXACT LOCATION INDETERMINATE - NOT SHOWN

   (EASEMENTS)
   B. EASEMENT BY SOUTH BAINBRIDGE WATER SYSTEM, INC., TO PUGET SOUND POWER & LIGHT COMPANY RECORDED7/18/1994 IN A.F. #9407180028 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
   FIRST PORTION, AS SHOWN ON SURVEY -
   SECOND PORTION, EXACT LOCATION INDETERMINATE

   C. MUTUAL GRANT OF EASEMENT BETWEEN THE MANOR HOUSE ASSOCIATES, A LIMITED PARTNERSHIP, MIGNON JOHNSON, A SINGLE WOMAN, ASHER SEPARATE PROPERTY, MAURLEN G. BLOSSOM AND KATHLEEN BLOSSOM HUSBAND AND WIFE, AND JAMES G. PELLAND AND VIOLET H. PELLAND, HUSBAND AND WIFE RECORDED 5/5/1982 AT INSTRUMENT NO. 8205050088 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
   DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

   D. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 889440 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
   DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

   E. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 767989 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
   NO PLOTTABLE EASEMENTS

   F. EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA COOPERATIVE RECORDED 8/26/1960 AT DOCUMENT NO. 733119 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
   DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

   G. AGREEMENT AND EASEMENT BETWEEN EMANUEL OLSON AND EDNA JAMES OLSON TO LYNWOOD SANITARIUM, INC., RECORDED 12/16/1955 AT DOCUMENT NO. 630815 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
   DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

   H. EASEMENT GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION RECORDED 2/13/1942 AT DOCUMENT NO. 354545 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
   EXACT LOCATION INDETERMINATE - NOT SHOWN

   I. EASEMENT DATED 6/24/1934 AT DOCUMENT NO. 222538 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON
   DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

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Kitsap Public Health District

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PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

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DRAWN BY:	CHK.:	APV.:
RAG	NS	XX

LICENSER:

PRELIMINARY

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-2

1. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
2. THE IMPLEMENTATION OF THIS PLAN AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIODS, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
10. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
11. SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE LOCAL JURISDICTIONAL REQUIREMENTS FOR WET WEATHER RESTRICTIONS.
13. THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.

SEE REVISED

TEMPORARY SILT FENCE

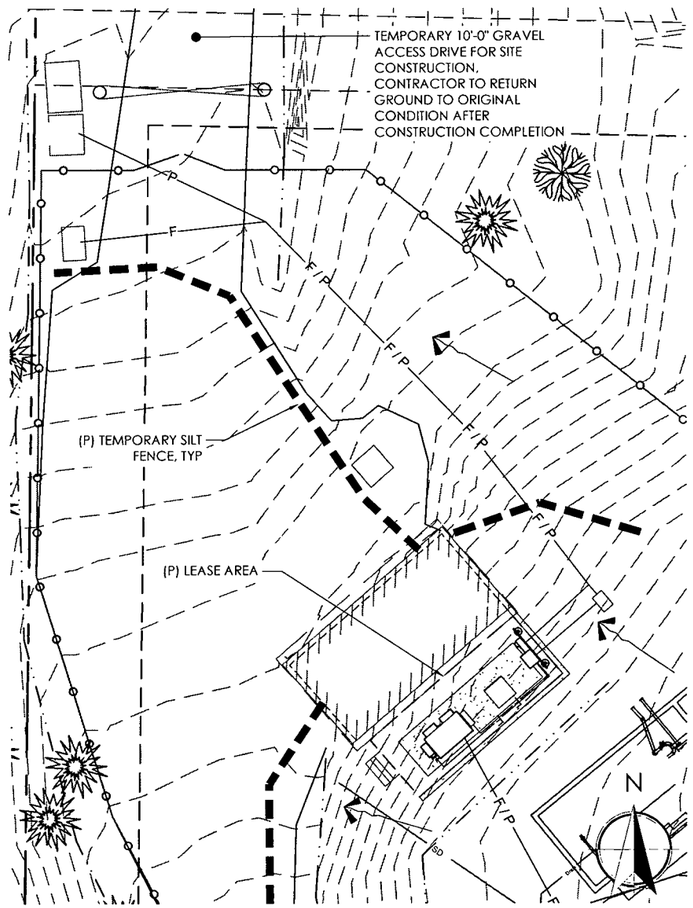
CONSTRUCTION ENTRANCE

SLOPE

250 — (E) GROUND ELEVATION

250 — (P) GROUND ELEVATION

1 NOTES & LEGEND



2 EROSION CONTROL PLAN

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

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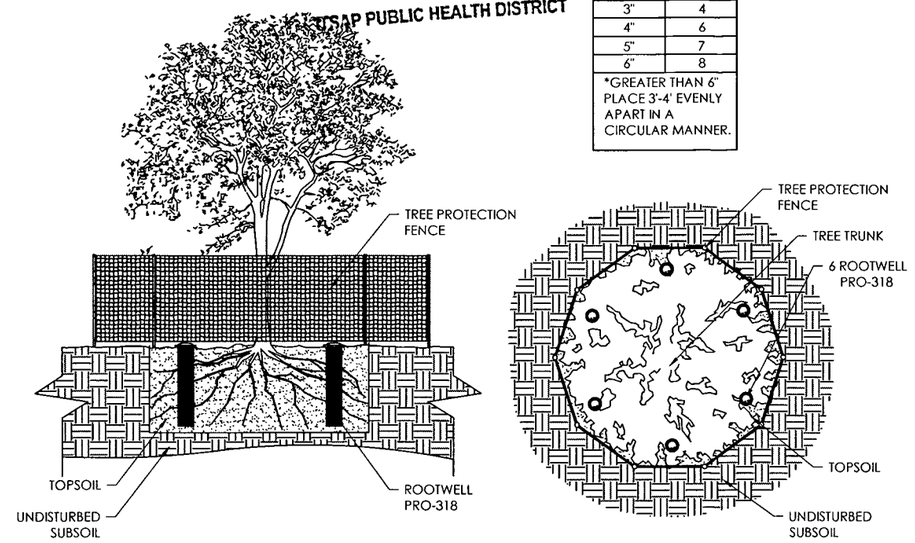
CALIPER	QUANTITY
2"	4
3"	4
4"	6
5"	7
6"	8

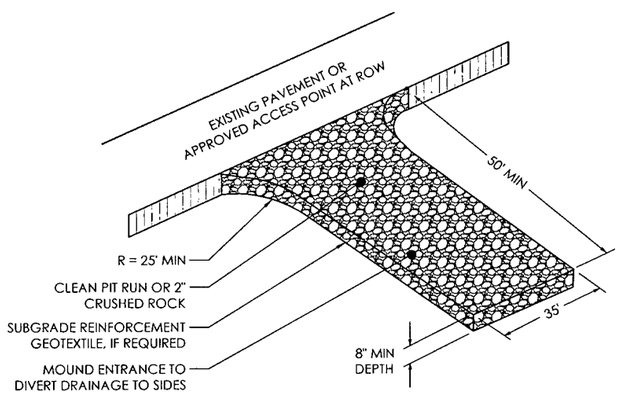
*GREATER THAN 6" PLACE 3'-4' EVENLY APART IN A CIRCULAR MANNER.



NOTES:
1. EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS.
2. USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3-4' APART. PLACE THE CAP'S TOP LIP/FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

3 EXIST. TREE PROTECTION

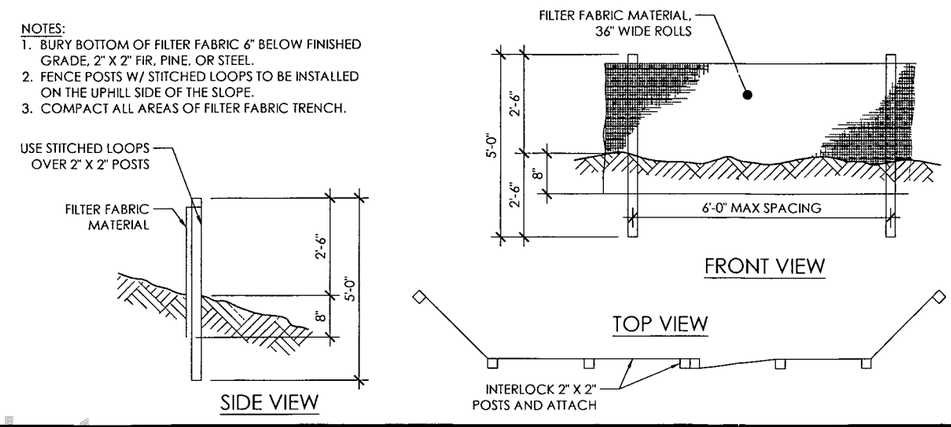
11X17 SCALE: NTS
22 X 34 SCALE: NTS



4 CONSTRUCTION ENTRANCE

11X17 SCALE: NTS
22 X 34 SCALE: NTS

NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" BELOW FINISHED GRADE, 2" X 2" FIR, PINE, OR STEEL.
2. FENCE POSTS W/ STITCHED LOOPS TO BE INSTALLED ON THE UPHILL SIDE OF THE SLOPE.
3. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.



5 TEMPORARY SILT FENCE

11X17 SCALE: NTS
22 X 34 SCALE: NTS

Kitsap Public Health District

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OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR engineers

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT

LICENSER

PRELIMINARY

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET NO.

ESC1.0

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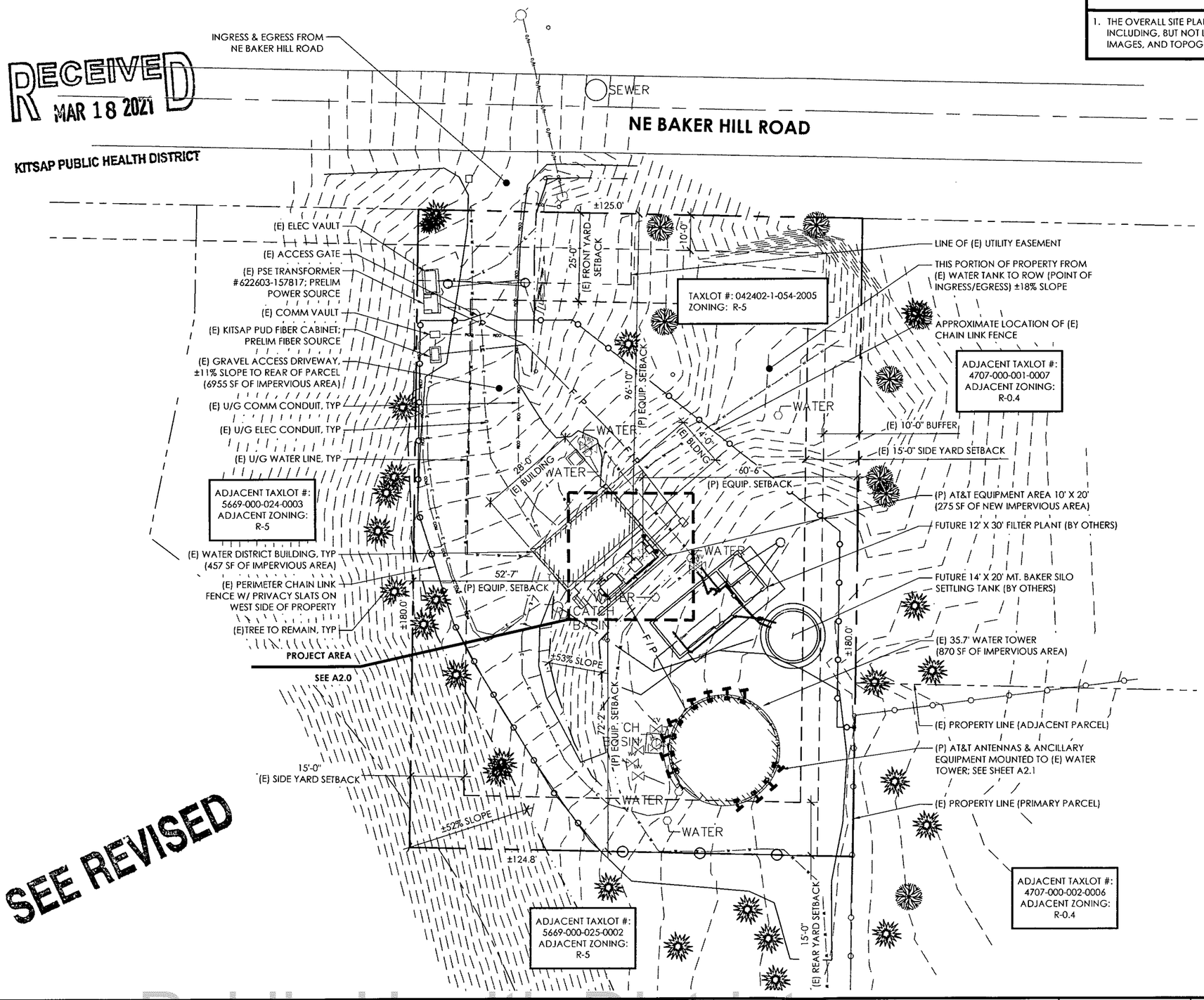
NOTES:

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).



SEE REVISED

1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 30'-0"
22 X 34 SCALE: 1" = 15'-0"
0' 15' 30' 60'

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VECTOR ENGINEERS

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LICENSER

PRELIMINARY

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0

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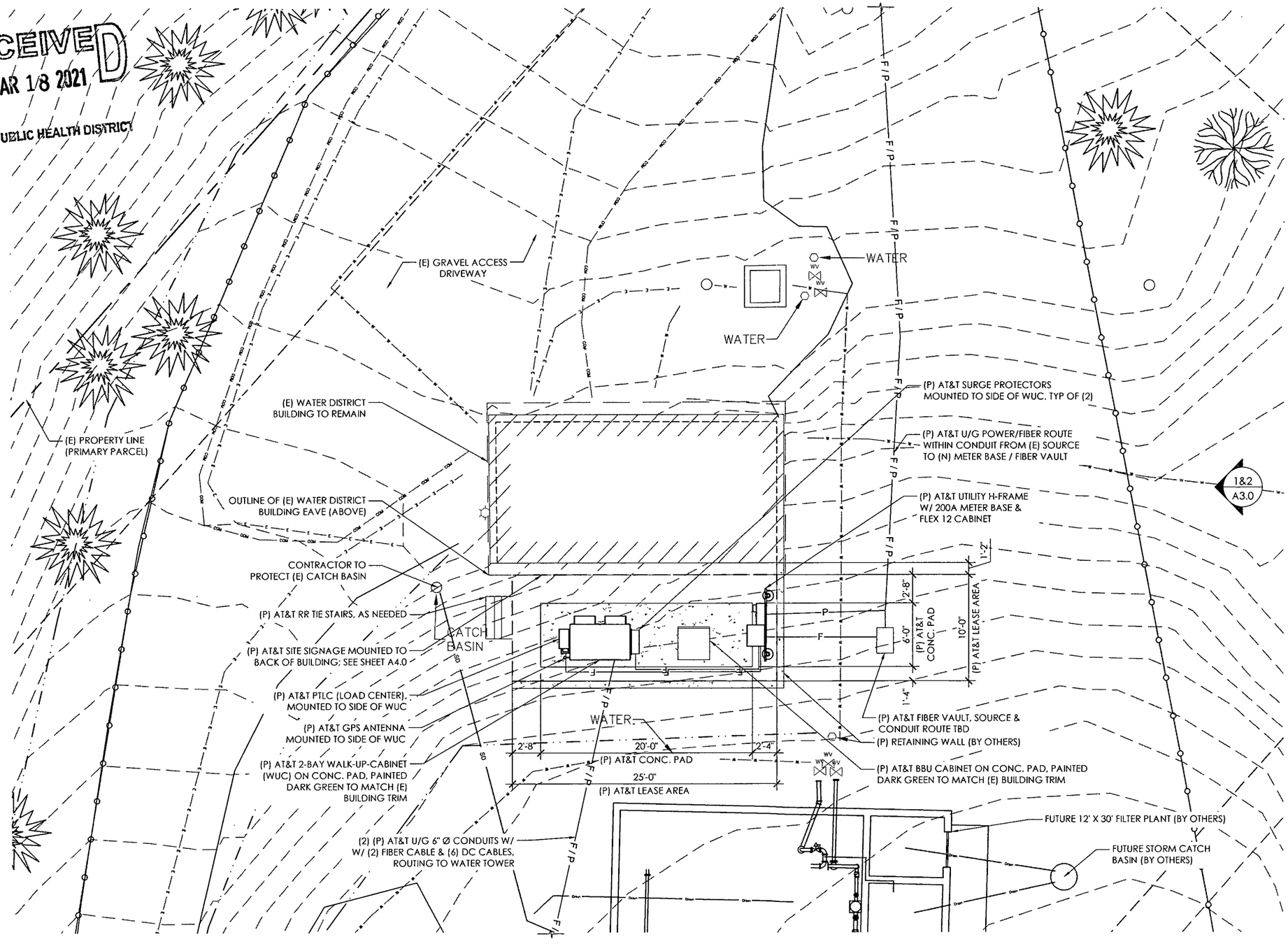

1 ENLARGED SITE PLAN

Kitsap Public Health District

11X17 SCALE: 1" = 10'-0"
22 X 34 SCALE: 1" = 5'-0"

0' 5' 10' 20'

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LICENSER

SEE REVISED PRELIMINARY

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
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SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0

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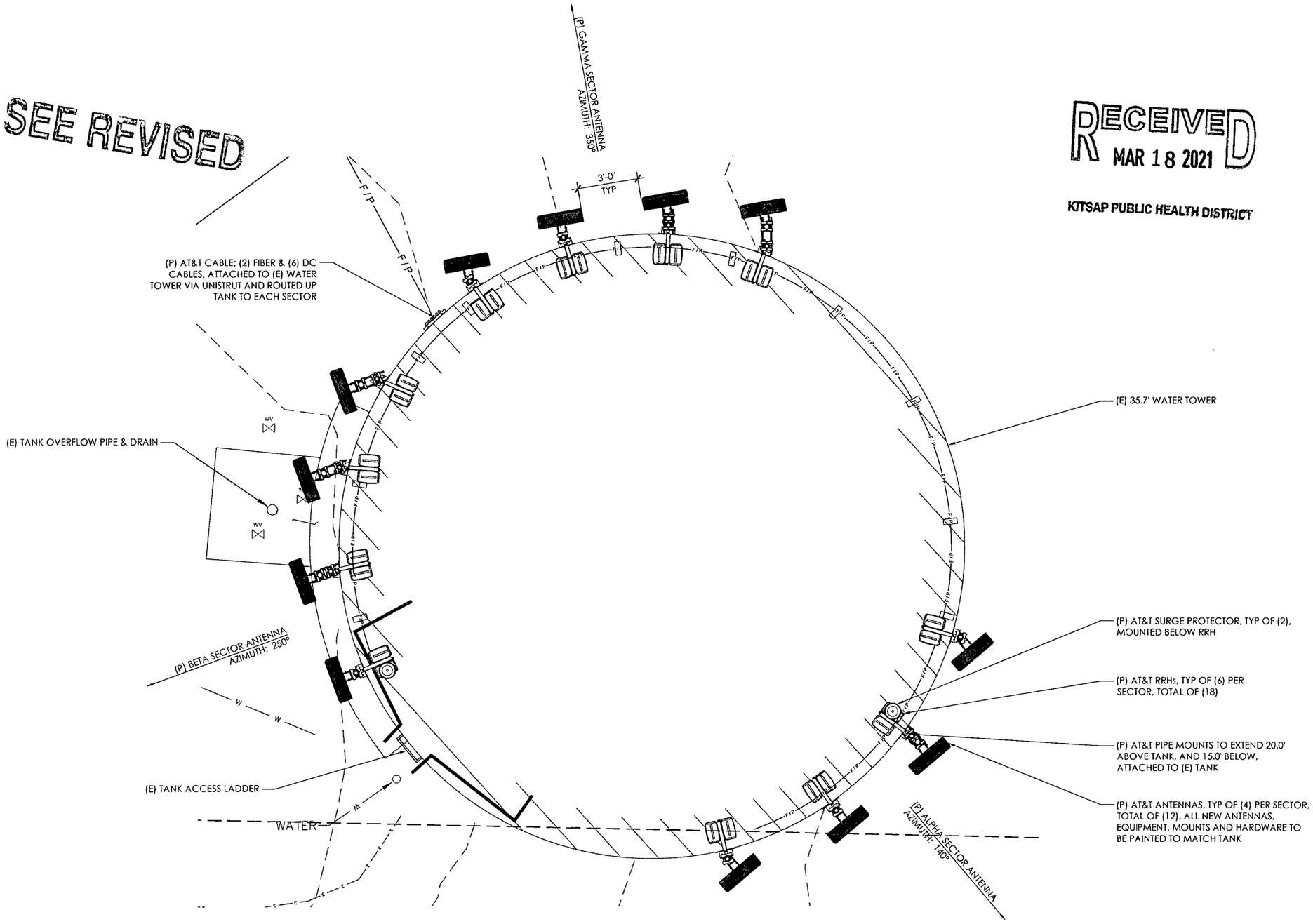

1 ENLARGED SITE PLAN

11 X 17 SCALE: 3/16" = 1'-0"
22 X 34 SCALE: 3/8" = 1'-0"

0' 5' 10'

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LICENSER

PRELIMINARY

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

ENLARGED WATER TOWER PLAN

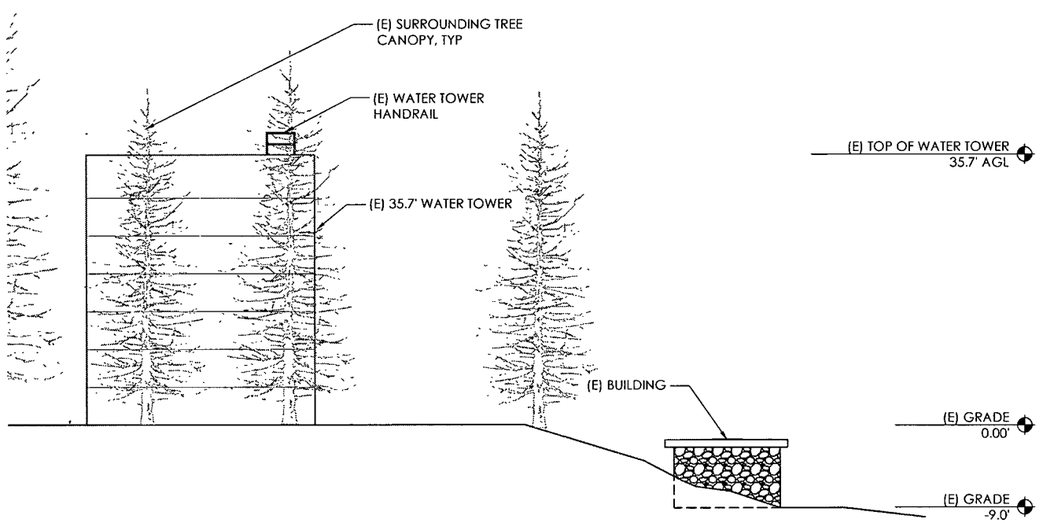
SHEET NO.

A2.1

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.

SEE REVISED



1 (E) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

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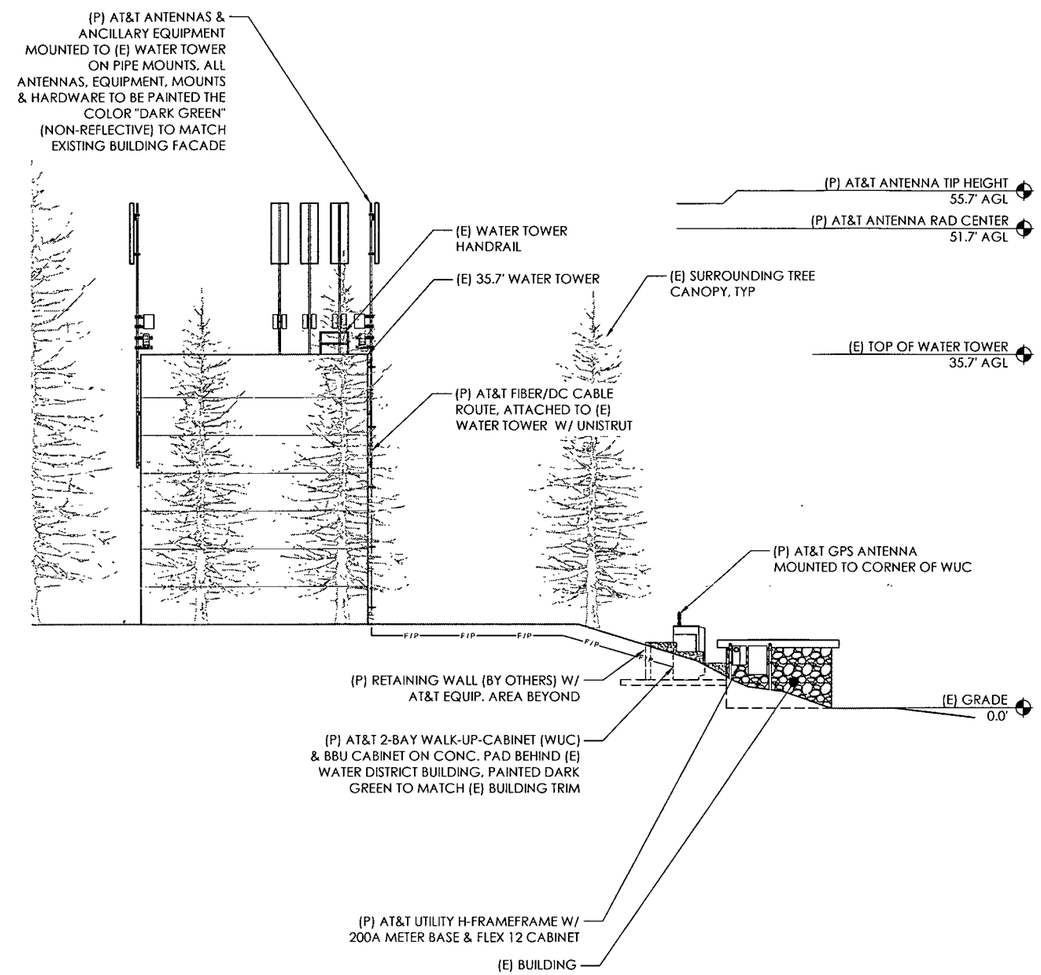

2 (P) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

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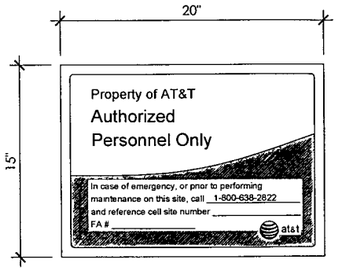
SHEET TITLE

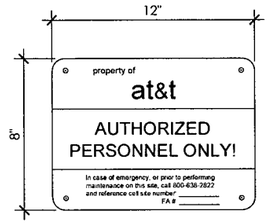
ELEVATIONS

SHEET NO.

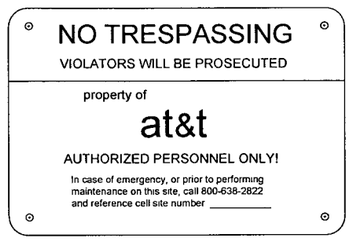
A3.0



GATE SIGN

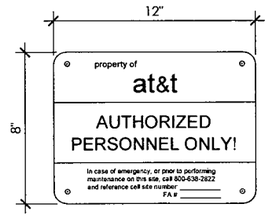


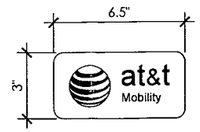
DOOR SIGN



NO TRESPASSING SIGNS

1 TYPICAL CELL SITE SIGNAGE REQUIRED





AT&T IDENTIFICATION SIGNS

NOTES:

1. OUTDOOR SITES REQUIRE THE SAME GATE AND NO TRESPASSING SIGNS AS INDOOR SITES IF OWNED BY AT&T. IN PLACE OF THE DOOR SIGN THE CABINETS MUST HAVE THE ABOVE SIGNS.
2. SIGN MUST BE AFFIXED TO THE SIDE OF THE CABINET (FRONT, REAR OR SIDE) WHICH IS MOST VISIBLE WHEN APPROACHING THE CABINET FROM THE SITE ACCESS POINT.
3. MULTIPLE CABINET SITES REQUIRE THE SIGNS ABOVE ATTACHED TO THE SIDE OF EACH CABINET ON THE END OF THE LINEUP. IN ADDITION, A SIGN INDICATING AT&T AS THE OWNER MUST BE AFFIXED TO THE FRONT OR REAR OF EVERY CABINET (NOT BOTH). AT&T IDENTIFICATION SIGN IS TO BE AFFIXED TO THE MOST VISIBLE AREA (FRONT OR REAR) WHEN APPROACHING THE CABINETS FROM THE SITE ACCESS POINT.

2 OUTDOOR EQUIPMENT SITE SIGNAGE REQUIRED

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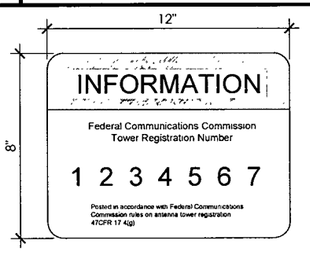
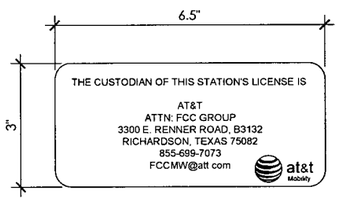
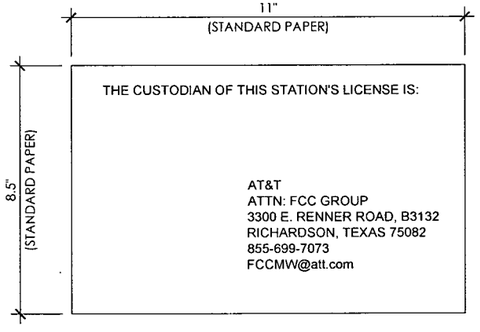
3 NOT IN USE



ANTENNA STRUCTURE REGISTRATION (ASR) SIGN

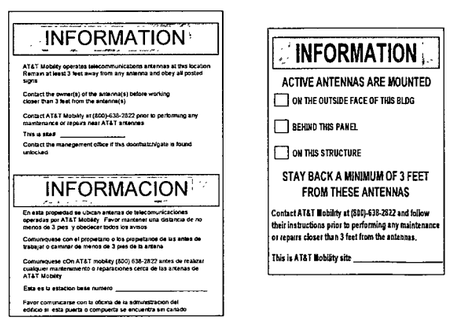


FCC CUSTODIAL LETTER
(AVAILABLE THROUGH EXCEL SIGN, PART #ATT DC CUS 653)



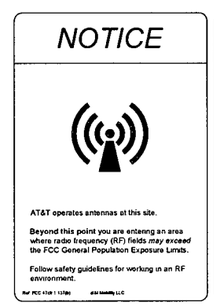
FCC CUSTODIAL LETTER

4 FCC SIGNS REQUIRED

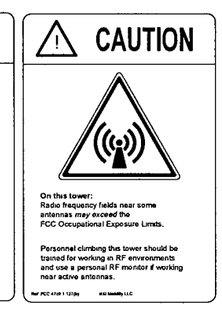


GREEN INFORMATION SIGNS

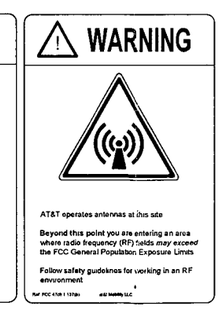
NOTE: RF SIGNS ARE TO BE POSTED PER ATT-002-290-078



BLUE NOTICE



YELLOW CAUTION



ORANGE WARNING

5 RF EMISSION SIGNS REQUIRED

Kitsap Public Health District

at&t mobility corp.

smartlink

CAPITAL DESIGN SERVICES
2101 4TH AVE E. SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR ENGINEERS

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT

LICENSER

SEE PRELIMINARY REVISED

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

SITE SIGNAGE
DETAILS

SHEET NO.

A4.0

KITSAP PUBLIC
HEALTH DISTRICT

345 6th Street, Suite 300
Bremerton, WA 98337
360-728-2235

Notice of Pending Building Clearance

04/13/2021

Nancy Sears
Smartlink Group on behalf of New Cingular Wireless 11232
120th Ave NE #204
Kirkland, WA 98033

Tax ID:	042402-1-054-2005
Site Address:	NE Baker Hill Rd
Memo #:	88659
Water Source Type:	N/A
Water System Name:	N/A

Dear Applicant,

The Health District has conducted a preliminary review of your Building Clearance Application with respect to Kitsap County Board of Health Ordinance No. 2008A-01, Rules and Regulations Governing Onsite Sewage Systems, and has determined that the following information is needed to continue our review:

1. Additional details needed for the following items: equipment shelter, and filter plant design, details are pending response from KPUD.

Please be aware that further review of your application cannot proceed until these items are submitted to the Health District. Additional information may be requested in the future based upon continued review.

You may track the status of your application online at www.kitsappublichealth.org; click on the "Application status" button on the bottom of the page.

If you have any questions regarding this pending letter you may contact me at (360) 728-2308 or richard.bazzell@kitsappublichealth.org.

Thank you for your cooperation.

Sincerely,

Richard Bazzell, RS
Senior Environmental Health Specialist
Drinking Water and Onsite Sewage Program

Kitsap Public Health District

NE Baker Hill Rd Bainbridge Island

CHRONOLOGICAL CONTROL SHEET
Building Clearance Exemption - Commercial

Applicant: **Nancy Sears**
Tax ID: **042402-1-054-2005**
Contractor: **N/A**

Commercial Routing
Memo: **88659** BP: **N/A** DCD-LU: **N/A**

RECEIVED ON	INITIALS	ACTION TAKEN/COMMENTS	ROUTE TO	DATE
03/18/2021	NG	Received online application.		03/18/2021
		AT&T Communications facility		
		- placement of antennas on water tank		
		- equipment shelter		
		- generator on ground - inside/Sec containment. 100' from well NO!		
		- No water or sewer proposed		
		- facility/building to be 10x25 ???		
		- filter plant - SW mitigation? roof top runoff?		
				100' setback
4/9/21	RB	Call to applicant for clarification		
		- left message x2		
5/10/21	RB	Revision 91588 approved - out		
		to process	BR	5/10/21
5.11.2021	DLG	®	SCAN	5.11.2021

Printed: 3/18/2021 3:29 PM

Kitsap Public Health District

Exhibit 22

CITY OF BAINBRIDGE ISLAND

Planning Commission Recorded Motion

Planning Commission Meeting Date:	**05/27/2021**
Project Proposal Name and Number:	**AT&T Telecom Facility/PLN51880A CUP/WCF**
Documents available at:	**Online Permit Portal**
Public Hearing Date:	**06/10/2021**
Decision Maker:	**Hearing Examiner**

Purpose: The purpose of the Planning Commission's review and recommendation is to determine if a proposed project is consistent with the comprehensive plan and applicable design guidelines, BIMC Titles 17 and 18.

Consideration: The Planning Commission shall consider the project application at a public meeting where public comment will be taken. The Planning Commission shall recommend approval, approval with conditions, or denial of the proposed project.

The Planning Commission will adopt written findings of facts and conclusions and determine if the project is consistent with Bainbridge Island Municipal Code and the comprehensive plan. This motion will be included in the staff report transmitted to the reviewing bodies and decision maker.

Findings of Fact and Reasons for Action

1. The project, as conditioned, is found to meet all the applicable decision criteria.

2. The project, as conditioned, is found to be compliant and consistent with the comprehensive plan.

3. The project, as conditioned, is found to meet all other applicable laws.

4. The project is either:

__**n/a**__Found to meet the recommendations by the Design Review Board; **OR**
Exempt from DRB review
_____Recommended for deviation from the Design Review Board's recommendation for the following reasons:

a.
b.
c.

CITY OF
BAINBRIDGE ISLAND

Planning Commission
Recorded Motion

Recommendation:

The Planning Commission recommends the Director:

__X__ Approve the proposal as recommended.

_____ Approve the proposal with the following changes:

a.

b.

c.

_____ Deny the proposal for the following reasons:

a.

b.

c.

Recorded motion on May 27, 2021:

Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
McCormick Osmond	X			
Chester			X	
Quitslund	X			
Macchio	X			
Paar			X	
Blossom	X			
Mathews			X	
Total	**4**		**3**	

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

Kimberly McCormick Osmond
Chair

Date: 6-1-2021

Carla Lundgren
Digitally signed by Carla Lundgren
DN: cn=Carla Lundgren, c=US, o=City of Bainbridge Island, ou=Planning & Community Development, email=clundgren@bainbridgewa.gov
Date: 2021.06.02 12:51:33 -07'00'

Administrative Specialist, Planning and Community Development

Date: _____

BR0306
BAINBRIDGE LYNWOOD CENTER

FA #: 15158127 / USID: 286275

NE BAKER HILL ROAD

BAINBRIDGE ISLAND, WA 98110

CONSTRUCTION DRAWINGS

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING WATER DISTRICT PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF SIX (6) ANTENNAS, NINE (9) RRHs, THREE (3) SURGE PROTECTORS, AND FIBER/DC CABLES ON AN EXISTING 35.7' WATER TOWER.
3. PROPOSED INSTALLATION OF TWO (2) EQUIPMENT CABINETS ON A NEW CONCRETE PAD BEHIND AN EXISTING WATER DISTRICT BUILDING, PAINTED TO MATCH EXISTING BUILDING.
4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE, AND FIBER SERVICE.

PROJECT CONTACTS

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

WATER TOWER OWNER:
KPUD
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

PROPERTY OWNER:
KPUD NO. 1
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

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
PATTY BARTLETT
PH: 425.270.9163

RF ENGINEER:
AT&T MOBILITY

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

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

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

811

Know what's below.
Call before you dig.

PROJECT INFORMATION

SITE NAME:	BR0306 BAINBRIDGE LYNWOOD CENTER
ADDRESS:	NE BAKER HILL ROAD BAINBRIDGE ISLAND, WA 98110
JURISDICTION:	CITY OF BAINBRIDGE
TAX LOT #:	042402-1-054-2005
PARCEL SIZE:	.52 AC
ZONING:	R-5 RESIDENTIAL
LATITUDE:	47° 36' 22.77" N (47.606325°)
LONGITUDE:	-122° 32' 39.33" W (-122.544258°)
GROUND ELEVATION:	144.0' AGL
SOURCE:	1A CERTIFICATION
(E) STRUCTURE TYPE:	WATER TOWER
(E) STRUCTURE HEIGHT:	35.7'
(P) AT&T GROUND LEASE AREA:	250 SQ FT
(E) IMPERVIOUS AREA:	6955 SF (GRAVEL DRIVEWAY AND TURNOUT) 457 SF (WATER DISTRICT BUILDING) 870 SF (WATER TANK)
TOTAL OF (E) IMPERVIOUS AREA:	8282 SF
(P) IMPERVIOUS AREA:	265 SF (EQUIPMENT GRAVEL/CONCRETE LEASE AREA)
OCCUPANCY:	U
GROUP:	II-B

LEGAL DESCRIPTION: SEC 04, TWP 24, RNG 2E (NE/4)(LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT RECORDED UNDER AUDITOR NUMBER 9209030073, VOLUME 8, PAGE 132, W-80) THAT PORTION OF GOVERNMENT LOT 5 SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, S00*56'09 W 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00*56'09 W 180.00 FEET; THENCE N88*42'08"W 125 FEET; THENCE N00*56'09"E 180 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD; THENCE S88*42'08 E 125.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

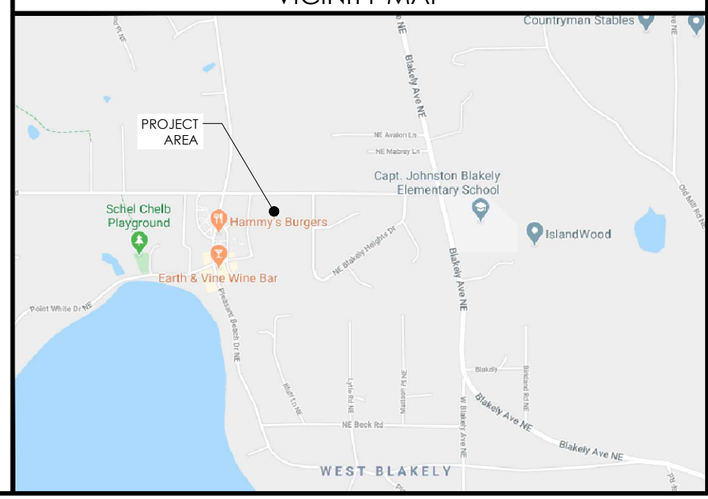
DRIVING DIRECTIONS

FROM AT&T OFFICE IN REDMOND, WASHINGTON:

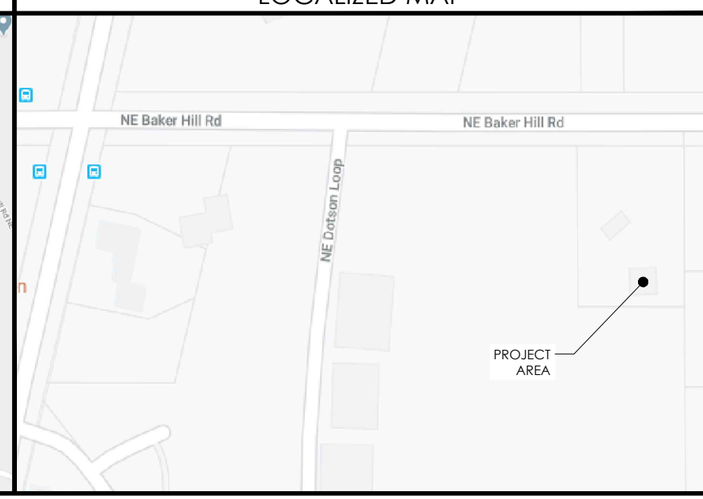
1. TURN RIGHT ONTO BEAR CREEK PKWY (453 FT)
2. USE THE LEFT 2 LANEES TO TURN LEFT AT THE 1ST CROSS STREET ONTO NE LEARY WAY (.3 MI)
3. USE THE MIDDLE 2 LANES TO TAKE THE RAMP ONTO WA-520 W (.4 MI)
4. MERGE ONTO WA-520 W (TOLL ROAD) (11.1 MI)
5. USE ANY LANE TO MERGE ONTO I-5 S TOWARD PORTLAND (2.5 MI)
6. USE THE RIGHT LANE TO TAKE EXIT 165A TOWARD JAMES STREET (.3 MI)
7. USE THE RIGHT LANE TO MERGE ONTO 6TH AVE (171 FT)
8. TURN RIGHT ONTO COLUMBIA ST (.3 MI)
9. CONTINUE STRAIGHT TO STAY ON COLUMBIA ST (.1 MI)
10. TURN LEFT ONTO ALASKAN WAY (.2 MI)
11. TURN RIGHT ONTO FERRY WAITING ZONE (.2 MI)
12. TURN LEFT ONTO SEATTLE FERRY TERMINAL (.2 MI)
13. TAKE THE SEATTLE - BAINBRIDGE FERRY TO BAINBRIDGE ISLAND (8.6 MI)
14. CONTINUE STRAIGHT ONTO FERRY DOCK (.2 MI)
15. CONTINUE ONTO OLYMPIC DR SE (423 FT)
16. TURN LEFT ONTO WINSLOW WAY E (.1 MI)
17. TURN RIGHT ONTO ERICKSEN AVE NE (.3 MI)
18. TURN LEFT ONTO WYATT WAY NE (1.1 MI)
19. CONTINUE ONTO EAGLE HARBOR DR NE (.2 MI)
20. TAKE SLIGHT RIGHT ONTO NE BUCKLIN HILL RD (.3 MI)
21. CONTINUE ONTO BLAKELY AVE NE (1.0 MI)
22. TURN RIGHT ONTO NE BAKER HILL RD, SITE WILL BE ON THE LEFT (.3 MI)

TOTAL TIME: 1 HRS 25 MINS
TOTAL MILES: 28.5 MILES

VICINITY MAP



LOCALIZED MAP



SHEET INDEX

T1.0	TITLE SHEET
LS-1	SURVEY
LS-2	NOTES
C1.0	C-SWPPP PLAN
C2.0	C-SWPPP DETAILS
C3.0	GRADING PLAN
C4.0	RETAINING WALL DETATILS
A1.0	OVERALL SITE PLAN
A2.0	ENLARGED SITE PLAN
A2.1	ENLARGED WATER TOWER PLAN
A3.0	NORTHEAST ELEVATIONS
A4.0	ENLARGED EQUIPMENT PLAN
A4.1	2-BAY WUC SPECIFICATIONS
A5.0	EQUIPMENT SCHEDULE & ANTENNA PLAN
A5.1	EQUIPMENT MOUNT DETAILS
A5.2	EQUIPMENT SPECIFICATIONS CONTINUED
A5.3	EQUIPMENT SPECIFICATIONS
A6.0	SITE SIGNAGE DETAILS
A7.0	CONSTRUCTION DETAILS
A7.1	CONSTRUCTION DETAILS
E1.0	UTILITY SITE PLAN
E2.0	ELEC SCHEDULE, DIAGRAM & NOTES
E3.0	GROUNDING PLAN
E4.0	GROUNDING DETAILS
GN1.0	GENERAL NOTES
GN2.0	GENERAL NOTES

** 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:		

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	03/17/21	PRELIM CX DRAWINGS
2	04/08/21	CLIENT COMMENT
3	04/13/21	FINAL CX DRAWINGS
4	04/30/21	CLIENT COMMENT
5	05/07/21	FINAL CX DRAWINGS

WELLS LIND HOLMES
STATE OF WASHINGTON
51006
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

05/11/2021

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

TITLE SHEET

SHEET NO.

T1.0

SURVEY DATE
03/04/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

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 #53035C0381F, DATED 02/03/2017

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

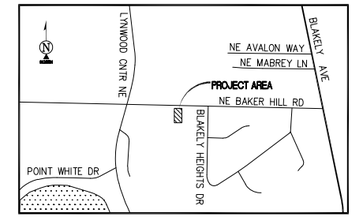
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

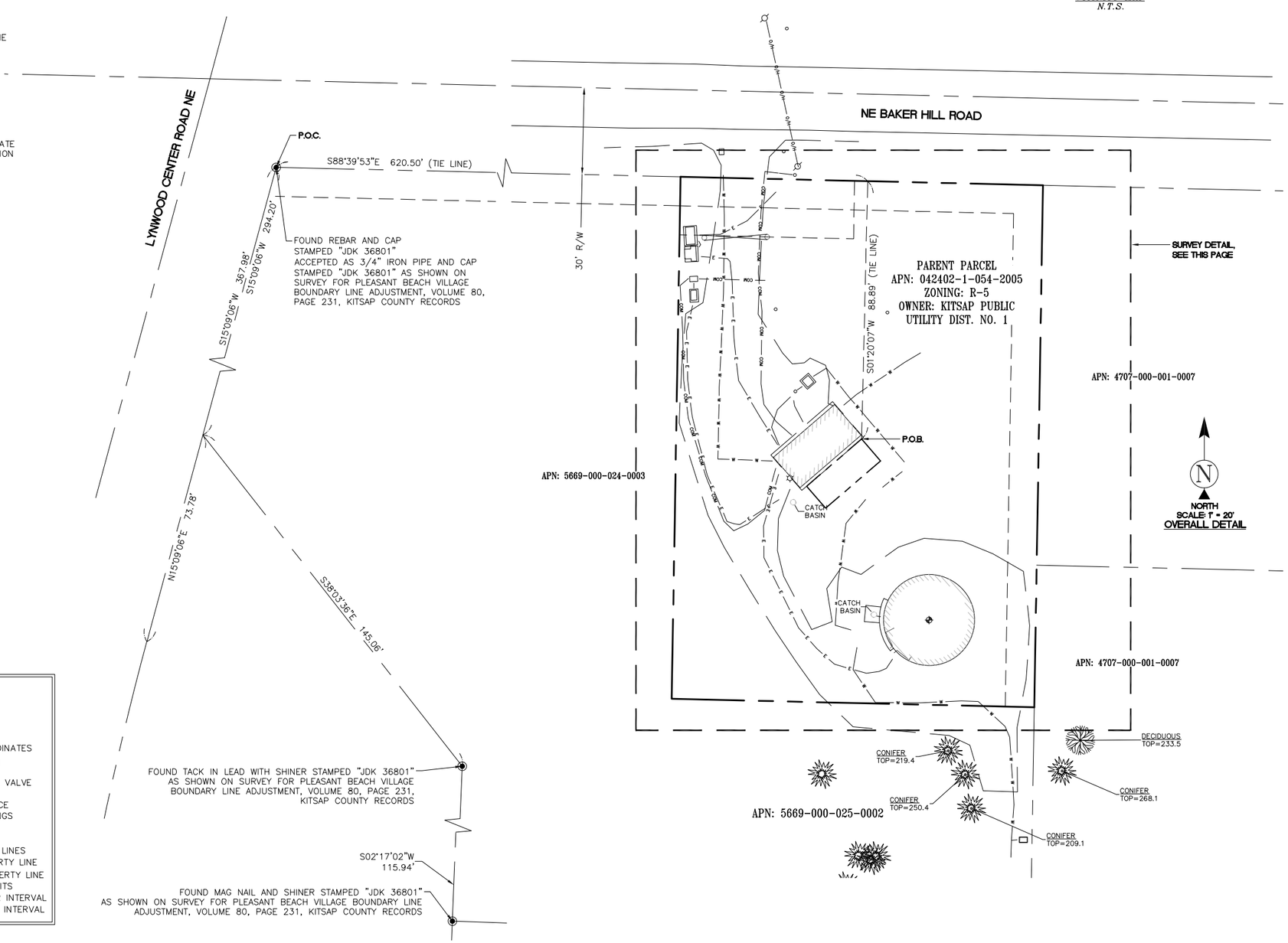
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

LESSOR'S LEGAL DESCRIPTION
LOT(S) A OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

TOGETHER WITH: WATER RIGHTS, IF ANY, UNDER WATER RIGHTS CONTROL NOS: 46751; 46752; G1-23438C; G1-23638C; G1-23640C; G1-24392C; G1-23639C; AND S1-12933C.



VICINITY MAP
N.T.S.



LEGEND

PP	UTILITY POLE ELEV.		UTILITY POLE
AP	ASPHALT		LIGHT POLE
BLDG	TOP OF BUILDING		POSITION OF GEODETIC COORDINATES
CLF	CHAIN LINK FENCE		
NG	NATURAL GRADE		SPOT ELEVATION
	TREES		
	PINE TREES	WV	WATER CONTROL VALVE
			CHAIN LINK FENCE
			EXISTING BUILDINGS
		W	WATER LINES
		E	ELECTRIC LINES
		COM	COMMUNICATION LINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

at&t

PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:
03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
2	12/22/2020	UPDATE	PD
3	03/23/2021	LEGAL DESCRIPTION (C)	DH

PROJECT COORDINATION:

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

SURVEY PREPARED BY:

ambit consulting
1229 CORNWALL AVE.
SUITE 301
BELLINGHAM,WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

DRAWN BY:	CHK.:	APV.:
RAG	NS	MF

LICENSER:

MATTHEW RICHARD FORD
STATE OF WASHINGTON
20123163
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED: 03/25/2021

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

EXCEPTIONS AND RECORD MATTERS

REFERENCE IS MADE TO THE OWNERSHIP AND ENCUMBRANCE REPORT FOR PARCEL ID:042402-1-054-2005, ISSUED BY PRIORITY TITLE AND ESCROW, DATED 3/9/2020. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. 1, 2, 3, AND 5 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

4. (RIGHT OF WAYS)

A. RIGHT OF WAY DEED RECORDED 2/8/1962 AT DOCUMENT NO. 763890 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
SHOWN AS RIGHT OF WAY

B. RIGHT OF WAY GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 4/19/1927 AT DOCUMENT NO. 160185 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

(EASEMENTS)

C. EASEMENT BY SOUTH BAINBRIDGE WATER SYSTEM, INC., TO PUGET SOUND POWER & LIGHT COMPANY RECORDED7/18/1994 IN A.F. #9407180028 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
FIRST PORTION, AS SHOWN ON SURVEY -
SECOND PORTION, EXACT LOCATION INDETERMINATE

D. MUTUAL GRANT OF EASEMENT BETWEEN THE MANOR HOUSE ASSOCIATES, A LIMITED PARTNERSHIP, MIGNON JOHNSON, A SINGLE WOMAN, ASHER SEPARATE PROPERTY, MAURLEN G. BLOSSOM AND KATHLEEN BLOSSOM HUSBAND AND WIFE, AND JAMES G. PELLAND AND VIOLET H. PELLAND, HUSBAND AND WIFE RECORDED 5/5/1982 AT INSTRUMENT NO. 8205050088 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

E. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 889440 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

F. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 767989 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
NO PLOTTABLE EASEMENTS

G. EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA COOPERATIVE RECORDED 8/26/1960 AT DOCUMENT NO. 733119 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

H. AGREEMENT AND EASEMENT BETWEEN EMANUEL OLSON AND EDNA JAMES OLSON TO LYNWOOD SANITARIUM, INC., RECORDED 12/16/1955 AT DOCUMENT NO. 630815 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

I. EASEMENT GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION RECORDED 2/13/1942 AT DOCUMENT NO. 354545 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

J. EASEMENT DATED 6/24/1934 AT DOCUMENT NO. 222538 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	10.00'	S40°43'47"E
L2	25.00'	S49°16'13"W
L3	10.00'	N40°43'47"W
L4	25.00'	N49°16'13"E

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT "A" OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR AND CAP STAMPED "JDK 36801" AT THE THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LYNWOOD CENTER ROAD NE AND THE SOUTH RIGHT OF WAY LINE OF NE BAKER HILL ROAD, AS SHOWN ON SURVEY FOR PLEASANT BEACH VILLAGE BOUNDARY LINE ADJUSTMENT, RECORDED IN VOLUME 80, PAGE 231, RECORDS OF SAID KITSAP COUNTY FROM WHICH A TACK IN LEAD WITH SHINER STAMPED "JDK 36801" AS SHOWN ON SAID SURVEY FOR PLEASANT BEACH VILLAGE BEARS THE FOLLOWING TWO COURSES;
THENCE SOUTH 15° 09' 06" WEST, 294.20 FEET;
THENCE SOUTH 38° 03' 36" EAST, 145.06 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTH RIGHT OF WAY OF SAID NE BAKER HILL ROAD, SOUTH 88° 39' 53" EAST, 620.50 FEET;
THENCE DEPARTING SAID LINE, SOUTH 01° 20' 07" WEST, 88.89 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 40° 43' 47" EAST, 10.00 FEET;
THENCE SOUTH 49° 16' 13" WEST, 25.00 FEET;
THENCE NORTH 40° 43' 47" WEST, 10.00 FEET;
THENCE NORTH 49° 16' 13" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 250 SQUARE FEET (0.006 ACRES) OF LAND, MORE OR LESS.

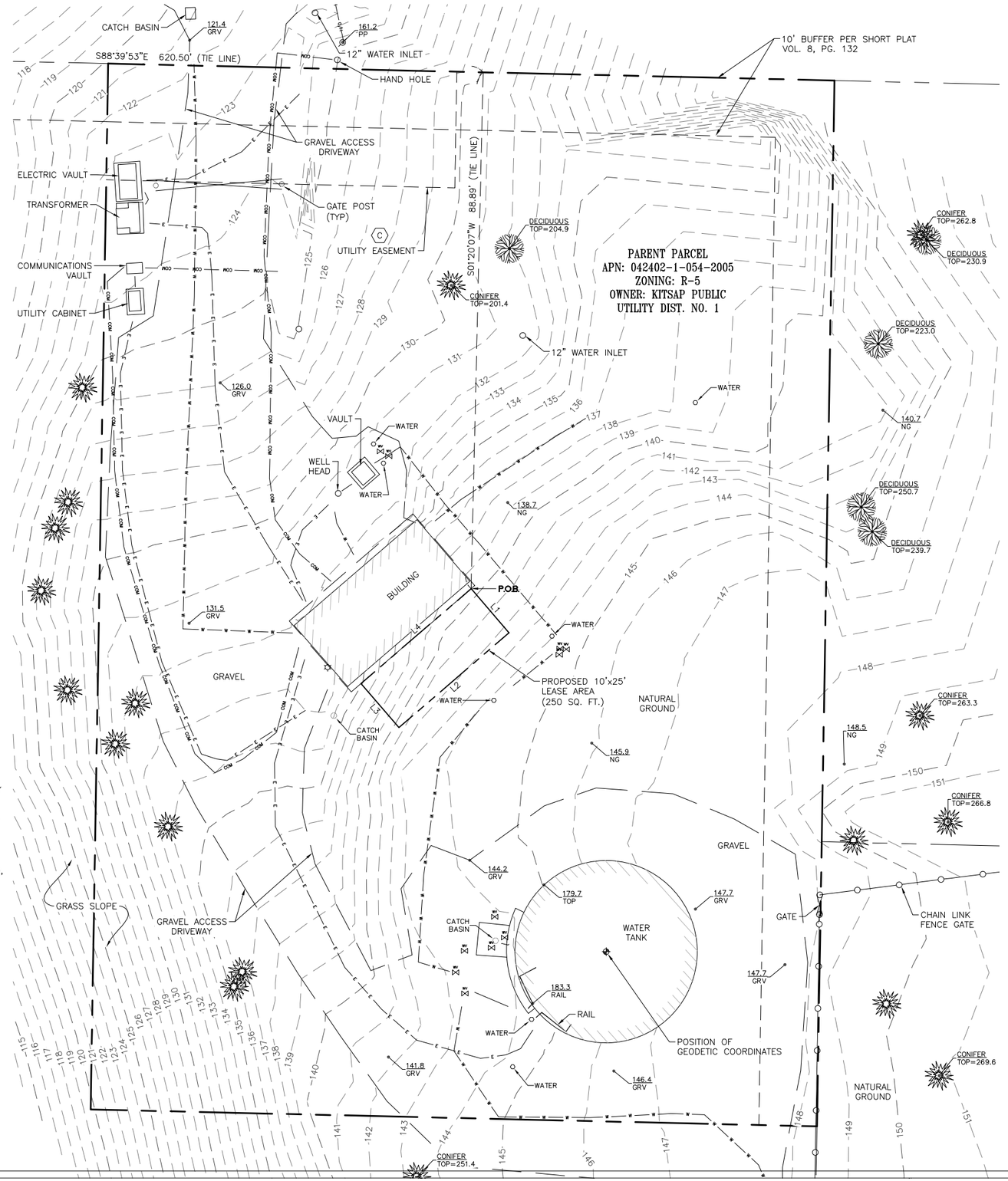
POSITION OF GEODETIC COORDINATES
LATITUDE 47° 36' 22.77" (47.606325°) NORTH (NAD83)
LONGITUDE 122° 32' 39.33" (122.544258°) WEST(NAD83)
GROUND ELEVATION @ 144.0' (NAVD88)

N 15° 38' E
S

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



at&t

PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:

03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
2	12/22/2020	UPDATE	PD
3	03/23/2021	LEGAL DESCRIPTION (C)	DH

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 98225
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
RAG	NS	MF

LICENSER:

MATTHEW RICHARD FORD
STATE OF WASHINGTON
20123163
REGISTERED
PROFESSIONAL LAND SURVEYOR

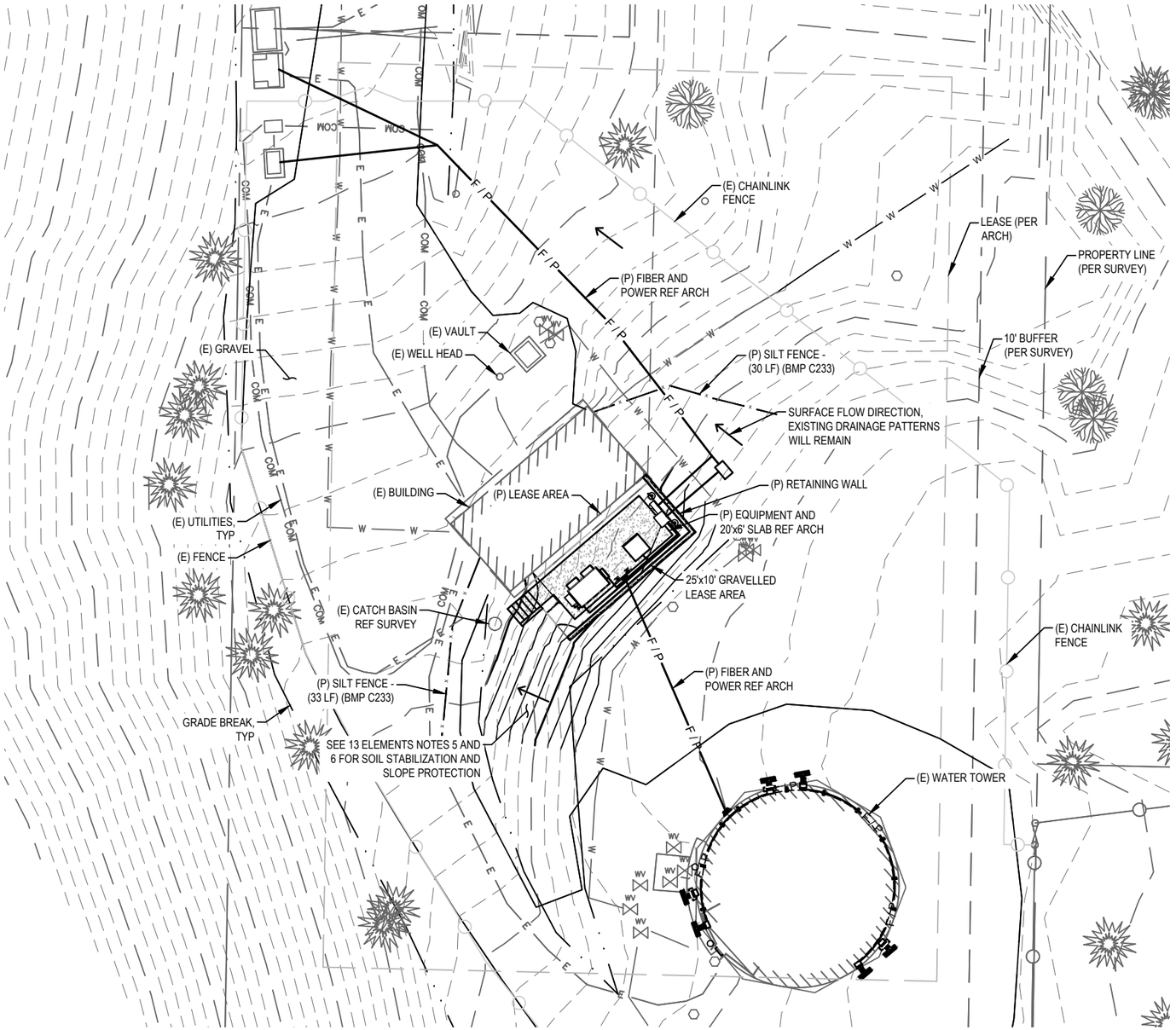
DATE SIGNED: 03/25/2021

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-2



APPROXIMATE AREAS:

NEW IMPERVIOUS AREA = 265 SF

SUMMARY OF 13 ELEMENTS PROPOSED ON PROJECT:

1. **PRESERVE VEGETATION/MARK CLEARING LIMITS -** LIMIT SITE DISTURBANCE AND PRESERVE NATURAL VEGETATION (BMP C101)
2. **ESTABLISH CONSTRUCTION ACCESS -** N/A UTILIZED EXISTING GRAVEL SURFACE.
3. **CONTROL FLOW RATES -** INSTALL SILT FENCE (BMP C233).
4. **INSTALL SEDIMENT CONTROLS -** INSTALL SILT FENCE (BMP C233).
5. **STABILIZE SOILS -** UTILIZE TEMPORARY AND PERMANENT SEEDING (BMP C120) AND MULCHING (BMP C121) TO OFFSET ANY DISTURBANCES OCCURRING DURING AND AFTER CONSTRUCTION. USE PLASTIC SHEETING ON EXPOSED SOILS. (BMP C122)
6. **PROTECT SLOPES -** UTILIZE SILT FENCE (BMP C233), PLASTIC SHEETING (BMP C123), TEMPORARY AND PERMANENT SEEDING (BMP C120), MULCHING (BMP C121), AND MONITOR EXPOSED SOILS UNTIL VEGETATION IS ESTABLISHED.
7. **PROTECT DRAIN INLETS -** N/A DUE TO NO DRAIN INLETS ON SITE.
8. **STABILIZE CHANNELS AND OUTLETS -** N/A NO NEW CHANNELS OR OUTLETS ON SITE.
9. **CONTROL POLLUTANTS -** ALL CONCRETE WASHOUT SHALL BE CONTAINED AND HAULED OFF SITE.
10. **CONTROL DEWATERING -** N/A NO DEWATERING PROPOSED.
11. **MAINTAIN BMPs -** BMPs SHALL BE CHECKED WEEKLY AND AFTER STORM EVENTS, KEEP MATERIALS ON HAND (BMP 150).
12. **MANAGE THE PROJECT -** SCHEDULING OF THE PROJECT SHALL PREVENT SOILS FROM BEING EXPOSED FOR EXTENDED PERIODS OF TIME (BMP 162). ADDITIONAL SEDIMENT CONTROL MATERIALS (SILT FENCE, PLASTIC SHEETING) SHALL BE KEPT ON HAND TO REPAIR DAMAGED SEDIMENT CONTROLS (BMP C150).
13. **PROTECT LOW IMPACT DEVELOPMENT BMPs -** KEEP ADDITIONAL MATERIALS ON HAND FOR STORMWATER PREVENTION (E.G, SILT FENCES, SAND BAGS, PLASTIC SHEETING, HIGH VISIBILITY FENCING) (BMP 150), PROJECT SCHEDULE SHALL BE FOLLOWED TO REDUCE SOIL EXPOSURE (BMP 162).

STANDARD SWPPP NOTES:

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.
4. CONSTRUCT THE ESC BMPS SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPS AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. INSPECT AND MAINTAIN THE ESC BMPS ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (I.E. A 24-HOUR STORM EVENT WITH A 10-YR OR GREATER RECURRENCE INTERVAL).
8. AT NO TIME SHALL THE SEDIMENT EXCEED 60-PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6-INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

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cushing Civil Engineers
909 N BEECH STREET SUITE D PORTLAND, OR 97227
(503) 387-5331
www.cushing-engr.com

DRAWN BY:	WG
CHECKED BY:	DC

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	5/11/21	FINAL CD DRAWINGS

LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED PROFESSIONAL ENGINEER

RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

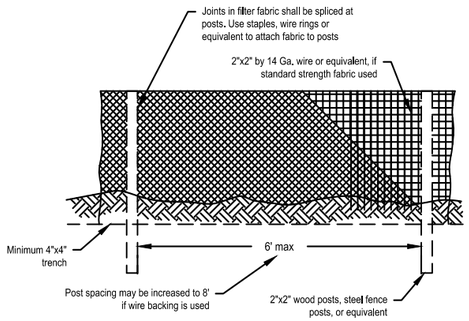
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

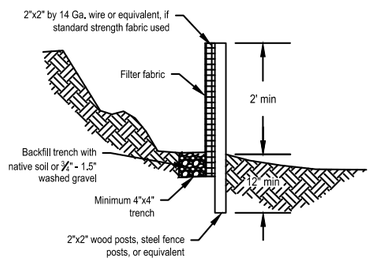
SHEET TITLE

C-SWPPP PLAN

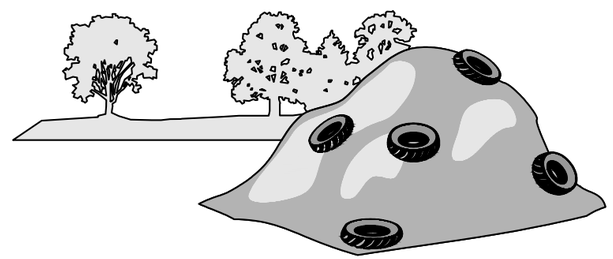
SHEET NO.

C1.0





1 SILT FENCE (BMP C233)



2 PLASTIC SHEETING (BMP C123)

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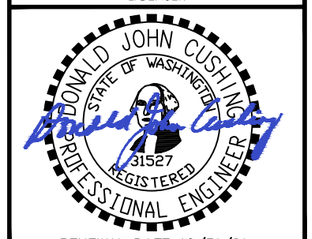
LICENSER



RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

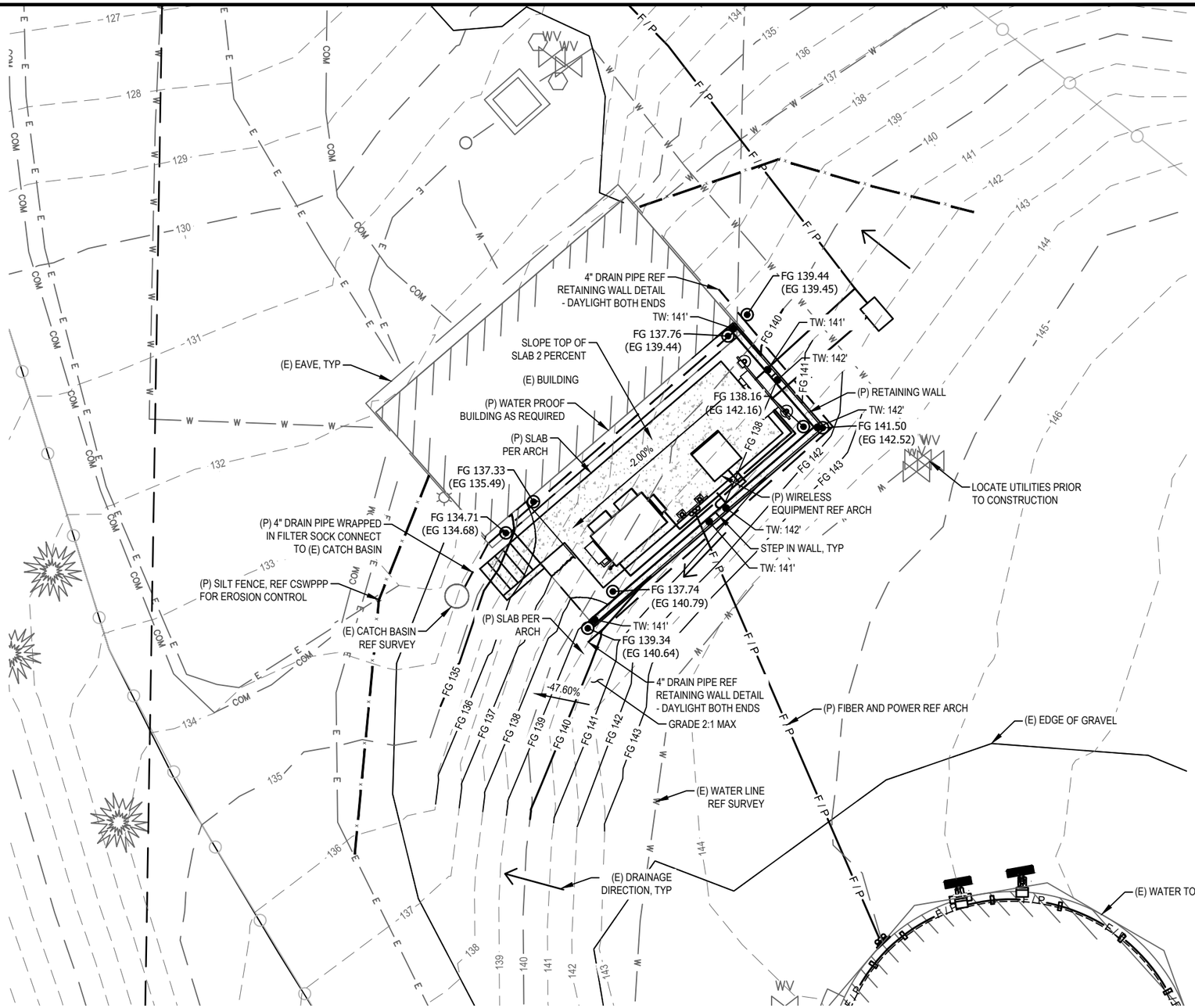
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

C-SWPPP DETAILS

SHEET NO.

C2.0



FG	=	FUTURE GRADE
EG	=	EXISTING GRADE
E	=	EXISTING
P	=	PROPOSED
TW	=	TOP OF WALL
TYP	=	TYPICAL
REF	=	REFERENCE
MAX	=	MAXIMUM
ARCH	=	ARCHITECTURE

LEGEND SCALE: NTS 2

APPROX. TOTAL AREA DISTURBANCE = 954 SQ. FT.

ORGANIC STRIPPINGS;
COMPOUND AREA = 18 CU. YD.

COMPOUND AREA;
CUT = 23 CU. YD.
FILL = 0 CU. YD.
NET = 23 CU. YD.

CUT AND FILL QUANTITIES SCALE: NTS 3

SITE PLAN SCALE: NTS 1

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VER.	DATE	DESCRIPTION
1	5/11/21	FINAL CD DRAWINGS

LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED
PROFESSIONAL ENGINEER
RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

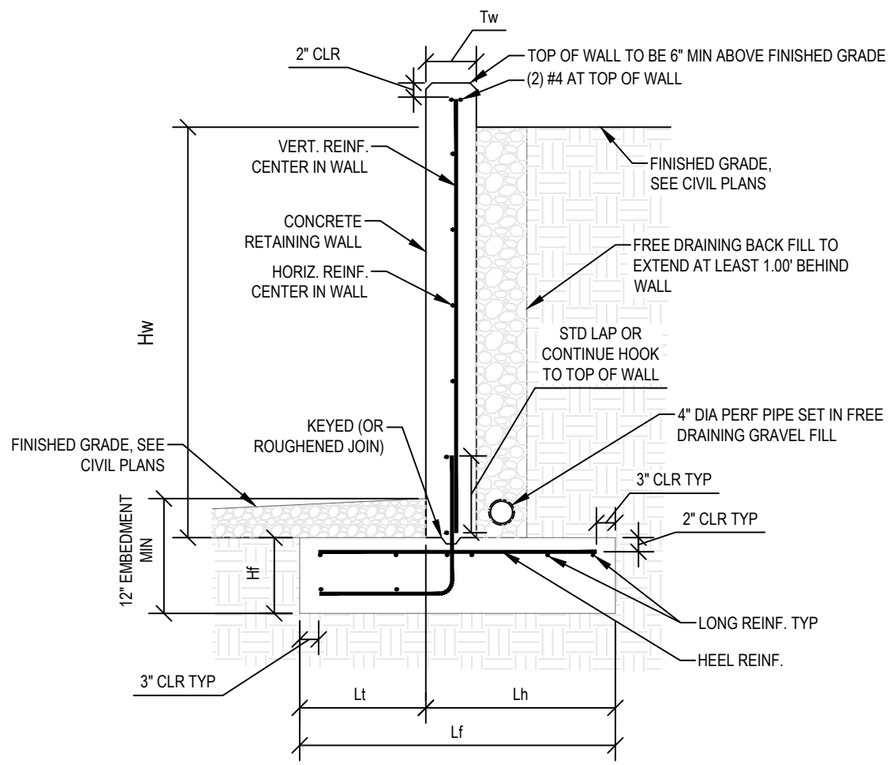
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

GRADING PLAN

SHEET NO.

C3.0



RETAINING WALL SCHEDULE								
DIMENSIONS					WALL REINFORCING		FOOTING REINFORCING	
Hw	Hf	Lh	Lt	Lf	VERT	HORIZ	HEEL	LONG
4'-0" MAX	12"	2'-9"	1'-0"	3'-9"	#4 @ 12" OC	#4 @ 12" OC	#5 @ 12" OC	#5 @ 12" OC

EFP = 40 PCF
SOIL BEARING = 1500 PSF
CONCRETE = 2500 PSI MIN

CONCRETE RETAINING WALL SCALE: NTS 1

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LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED
PROFESSIONAL ENGINEER
RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

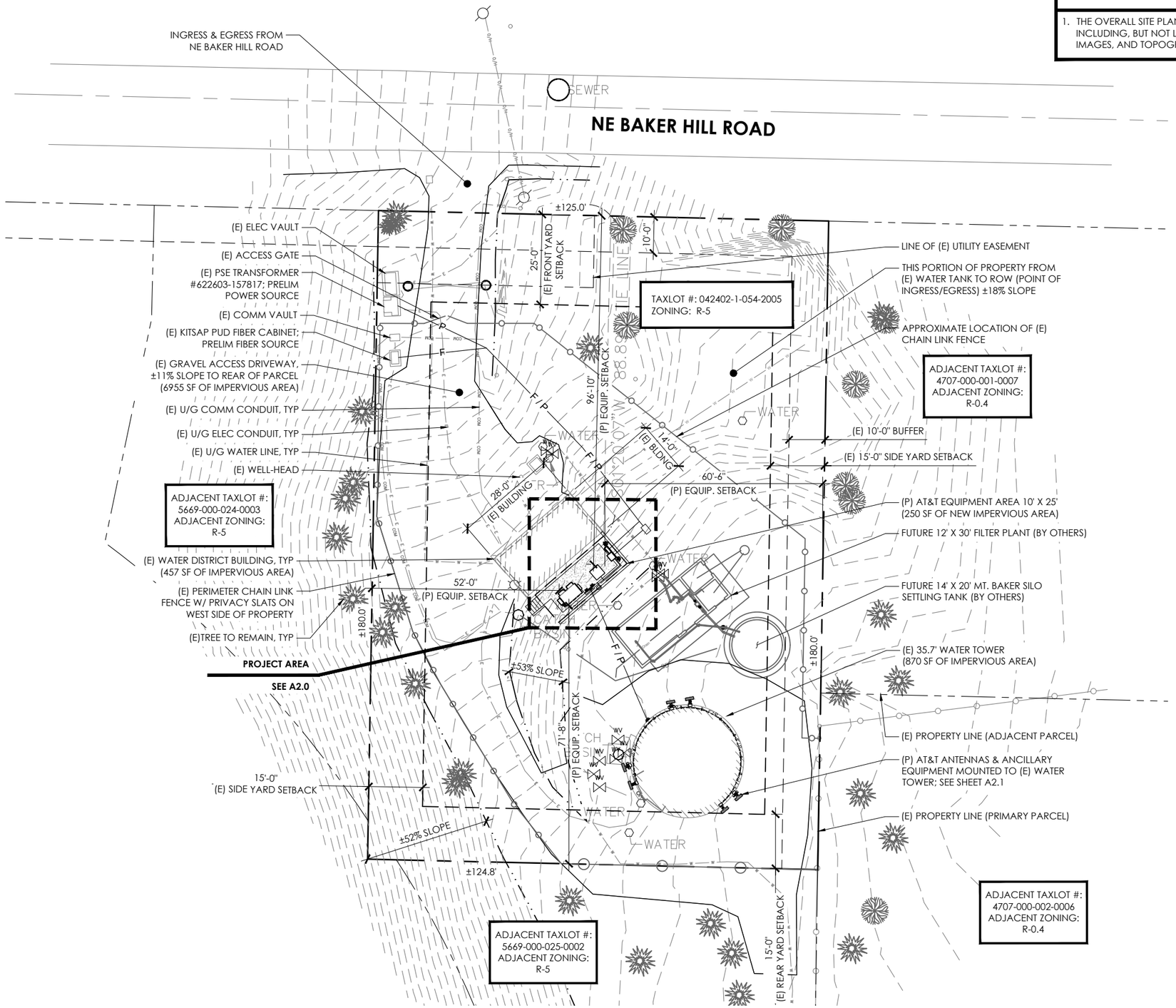
RETAINING WALL DETAILS

SHEET NO.

C4.0

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).



1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 30'-0"	0' 15' 30' 60'
22 X 34 SCALE: 1" = 15'-0"	

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VECTOR ENGINEERS

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CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	03/17/21	PRELIM CX DRAWINGS
2	04/08/21	CLIENT COMMENT
3	04/13/21	FINAL CX DRAWINGS
4	04/30/21	CLIENT COMMENT
5	05/07/21	FINAL CX DRAWINGS

WELLS LIND HOLMES
STATE OF WASHINGTON
51006
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
05/11/2021

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

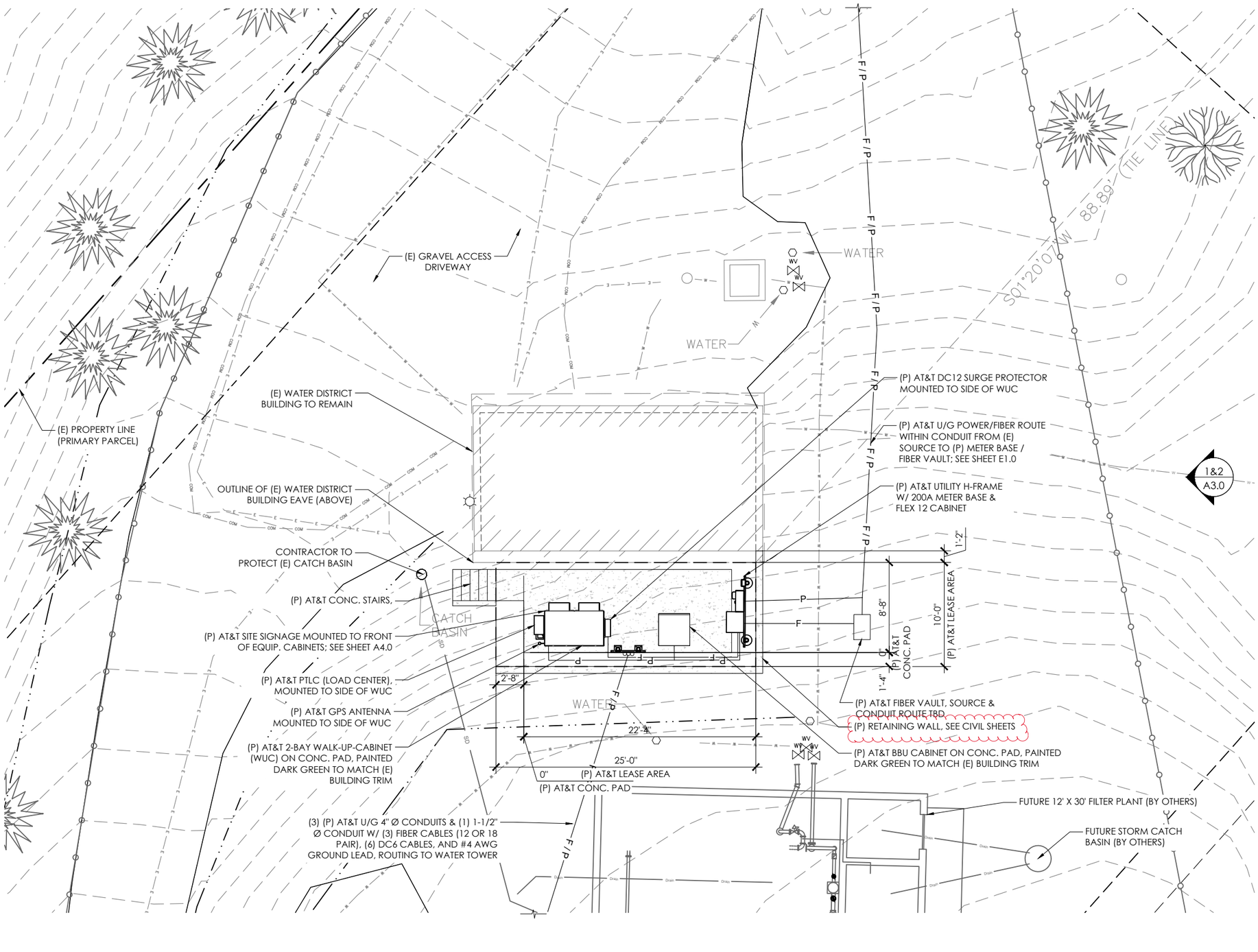
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0



1 ENLARGED SITE PLAN

11X17 SCALE: 1" = 10'-0"
22 X 34 SCALE: 1" = 5'-0"

0' 5' 10' 20'

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VECTOR ENGINEERS

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DRAWING VERSION

VER.	DATE	DESCRIPTION

WELLS LIND HOLMES
STATE OF WASHINGTON
51006
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
05/11/2021

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

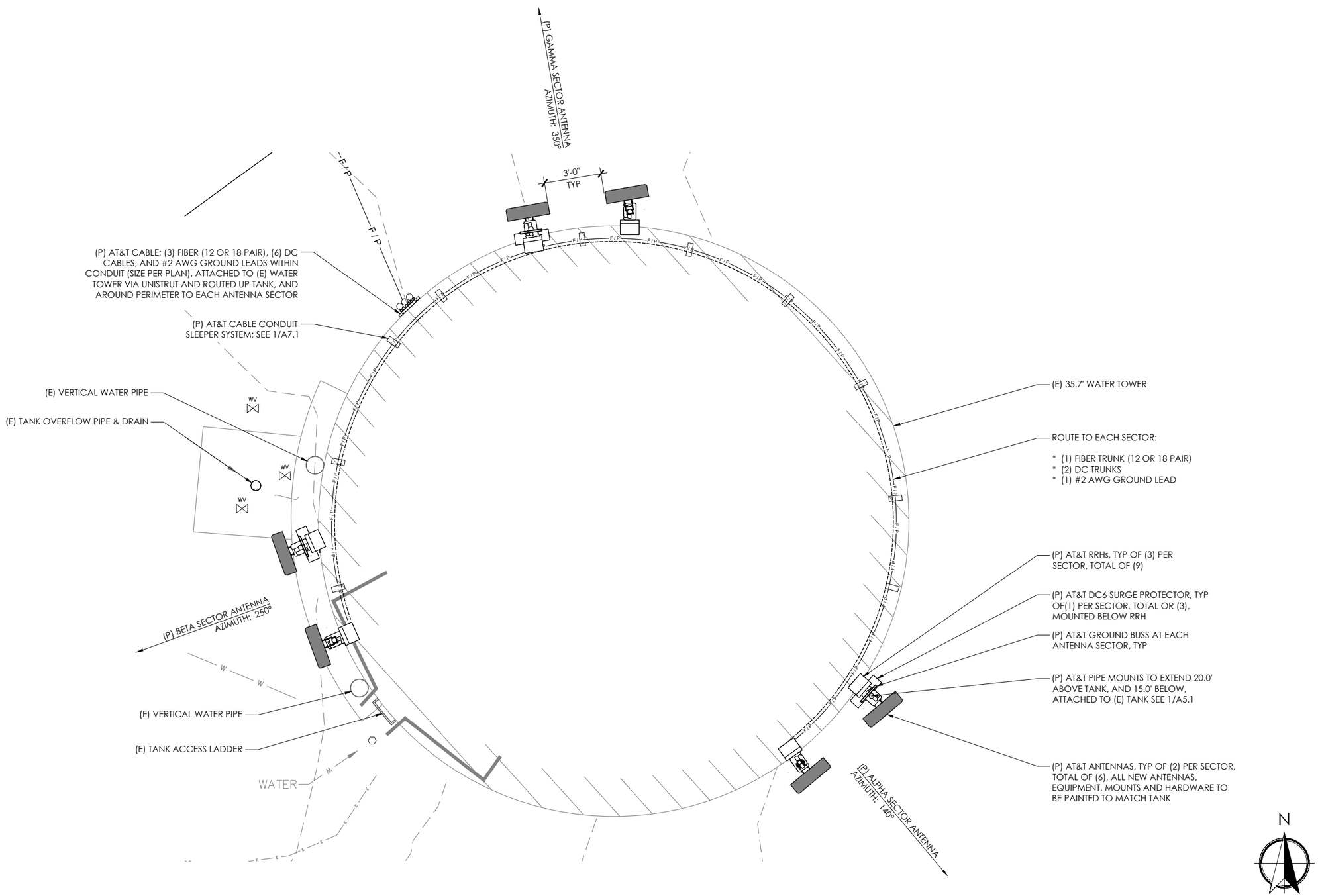
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0



1 ENLARGED SITE PLAN

11 X 17 SCALE: 3/16" = 1'-0"
22 X 34 SCALE: 3/8" = 1'-0"

0' 5' 10'

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DRAWING VERSION

VER.	DATE	DESCRIPTION
1	03/17/21	PRELIM CX DRAWINGS
2	04/08/21	CLIENT COMMENT
3	04/13/21	FINAL CX DRAWINGS
4	04/30/21	CLIENT COMMENT
5	05/07/21	FINAL CX DRAWINGS

WELLS LIND HOLMES
STATE OF WASHINGTON
51006
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
05/11/2021

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

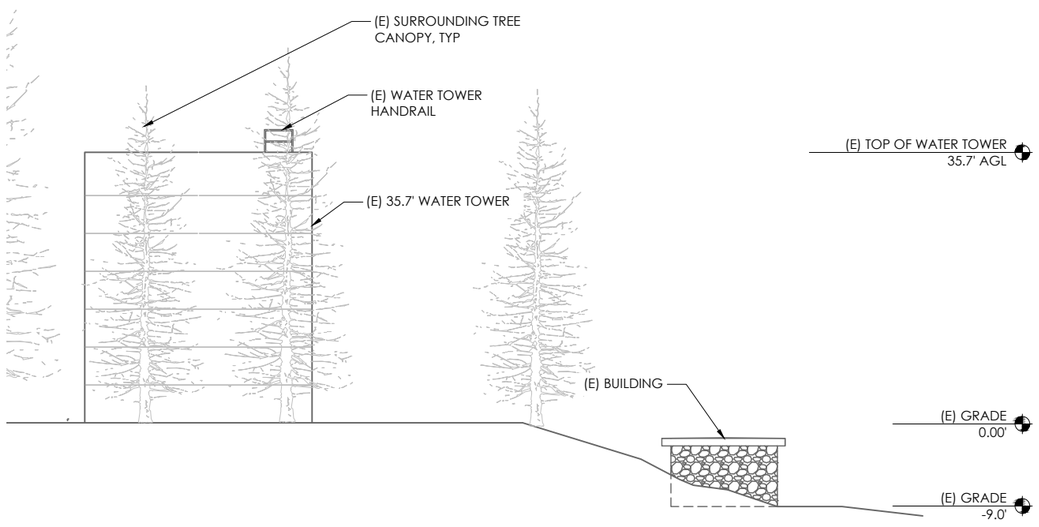
ENLARGED WATER TOWER PLAN

SHEET NO.

A2.1

NOTES:

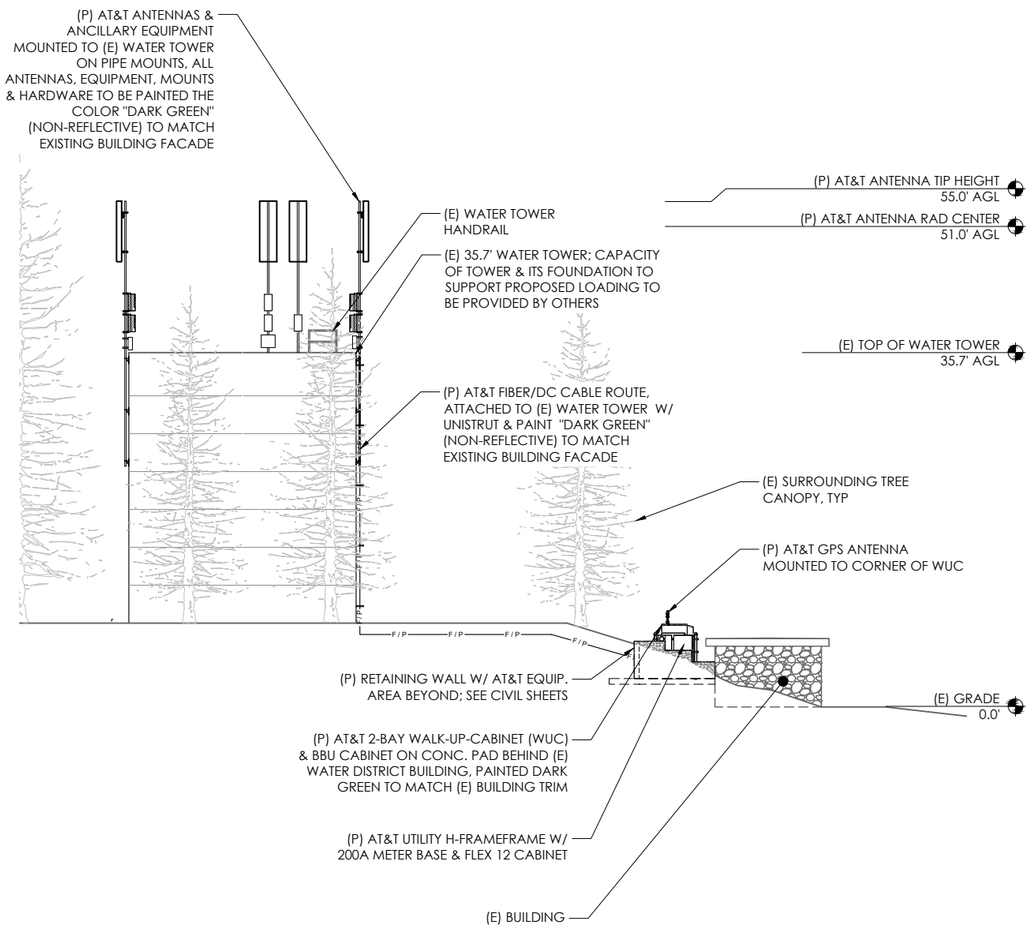
1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



1 (E) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'



2 (P) NORTHEAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

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VECTOR ENGINEERS

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VER.	DATE	DESCRIPTION
1	03/17/21	PRELIM CX DRAWINGS
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3	04/13/21	FINAL CX DRAWINGS
4	04/30/21	CLIENT COMMENT
5	05/07/21	FINAL CX DRAWINGS

WELLS LIND HOLMES
STATE OF WASHINGTON
51006
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
05/11/2021

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

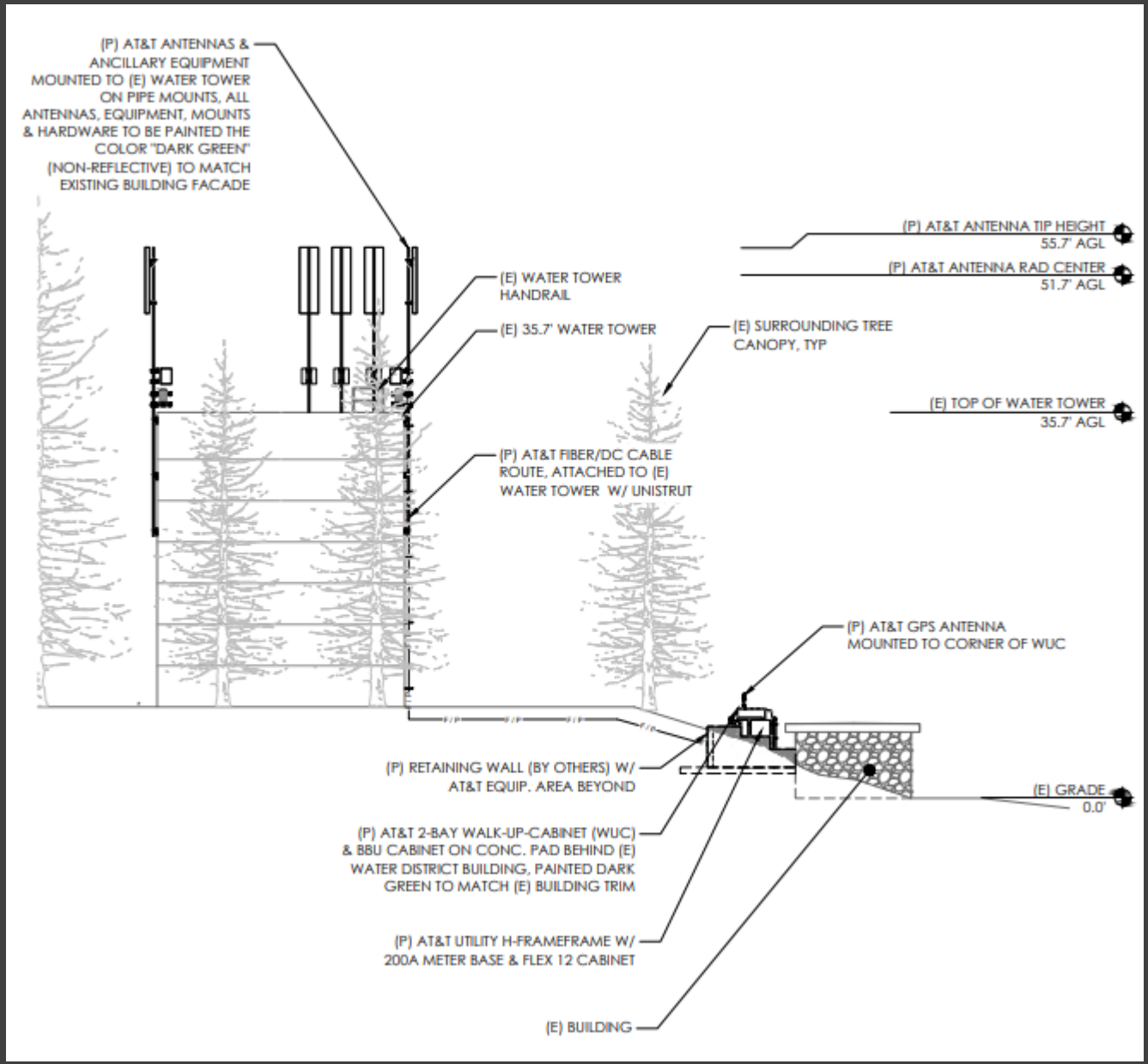
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

ELEVATIONS

SHEET NO.

A3.0



AT&T Telecom Facility

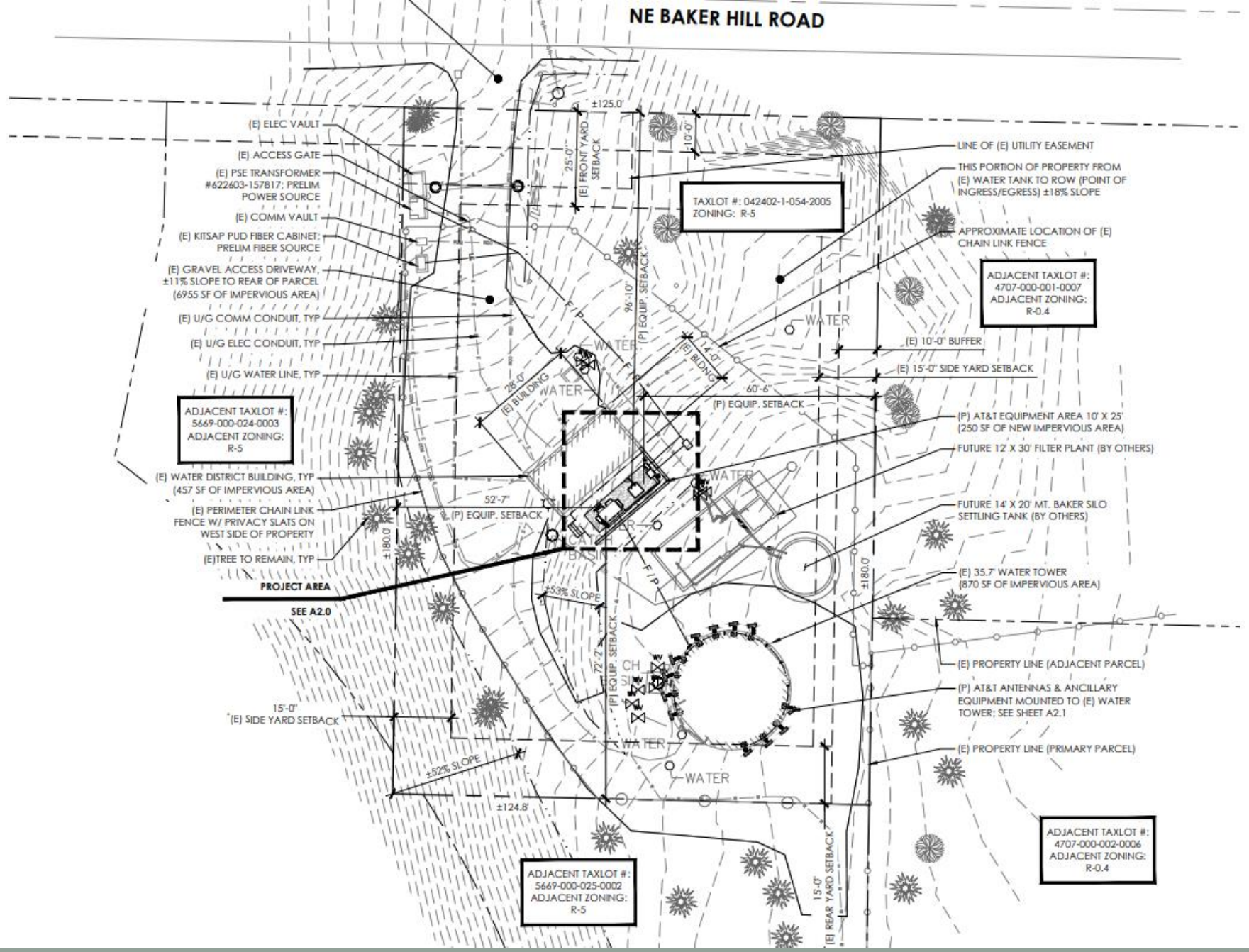
Hearing Examiner

Staff Summary

June 10, 2021

Current Conditions

Site Plan


NE BAKER HILL ROAD
(E) ELEC VAULT
(E) ACCESS GATE
(E) PSE TRANSFORMER #622603-157817; PRELIM POWER SOURCE
(E) COMM VAULT
(E) KITSAP PUD FIBER CABINET; PRELIM FIBER SOURCE
(E) GRAVEL ACCESS DRIVEWAY, ±11% SLOPE TO REAR OF PARCEL (6955 SF OF IMPERVIOUS AREA)
(E) U/G COMM CONDUIT, TYP
(E) U/G ELEC CONDUIT, TYP
(E) U/G WATER LINE, TYP
ADJACENT TAXLOT #: 5669-000-024-0003 ADJACENT ZONING: R-5
(E) WATER DISTRICT BUILDING, TYP (457 SF OF IMPERVIOUS AREA)
(E) PERIMETER CHAIN LINK FENCE W/ PRIVACY SLATS ON WEST SIDE OF PROPERTY
(E)TREE TO REMAIN, TYP
PROJECT AREA
SEE A2.0
15'-0" (E) SIDE YARD SETBACK
±52% SLOPE
±124.8'
ADJACENT TAXLOT #: 5669-000-025-0002 ADJACENT ZONING: R-5
±125.0'
25'-0" (E) FRONT YARD SETBACK
10'-0"
TAXLOT #: 042402-1-054-2005 ZONING: R-5
96'-10" (P) EQUIP. SETBACK
28'-0" (E) BUILDING
14'-0" (E) BLDNG
60'-6" (P) EQUIP. SETBACK
52'-7" (P) EQUIP. SETBACK
±180.0
±53% SLOPE
72'-2" (P) EQUIP. SETBACK
15'-0" (E) REAR YARD SETBACK
WATER
LINE OF (E) UTILITY EASEMENT
THIS PORTION OF PROPERTY FROM (E) WATER TANK TO ROW (POINT OF INGRESS/EGRESS) ±18% SLOPE
APPROXIMATE LOCATION OF (E) CHAIN LINK FENCE
ADJACENT TAXLOT #: 4707-000-001-0007 ADJACENT ZONING: R-0.4
(E) 10'-0" BUFFER
(E) 15'-0" SIDE YARD SETBACK
(P) AT&T EQUIPMENT AREA 10' X 25' (250 SF OF NEW IMPERVIOUS AREA)
FUTURE 12' X 30' FILTER PLANT (BY OTHERS)
FUTURE 14' X 20' MT. BAKER SILO SETTLING TANK (BY OTHERS)
(E) 35.7' WATER TOWER (870 SF OF IMPERVIOUS AREA)
(E) PROPERTY LINE (ADJACENT PARCEL)
(P) AT&T ANTENNAS & ANCILLARY EQUIPMENT MOUNTED TO (E) WATER TOWER; SEE SHEET A2.1
(E) PROPERTY LINE (PRIMARY PARCEL)
ADJACENT TAXLOT #: 4707-000-002-0006 ADJACENT ZONING: R-0.4
N

East side of property

West side of property

Site Photos

Proposed location of ground equipment

Existing water tower

Site Photos

Recommendation & Decision

Decision Criteria:

- BIMC 2.16.110 Major Conditional Use Permit

Review and Recommendation by the Planning Commission

- The Planning Commission recommends approval as recommended

Review by Director

- The Director recommends approval with conditions. The Planning Commission's recommendation of approval held substantial weight in the consideration of the application by the Director. The Director is not recommending any deviation from the Planning Commission's recommendation

The Hearing Examiner will make the final decision

Attendee Report

Report Generated:	6/23/2021 9:49	
Topic	Webinar ID	Actual Start Time
Hearing Examiner: AT&T CUP/WCF	948 2582 6405	6/10/2021 9:57

Host Details

Attended	User Name (Original Name)	Email
Yes	Carla Lundgren	clundgren@bainbridgewa.gov

Panelist Details

Attended	User Name (Original Name)	Email
Yes	Ellen Fairleigh	efairleigh@bainbridgewa.gov
Yes	Andrew Reeves	andrew@soundlawcenter.com
Yes	Nancy Sears	Nancy.Sears@smartlinkgroup.com

Attendee Details

Attended	User Name (Original Name)	First Name

Other Attended

User Name	Join Time	Leave Time
14254441434	6/10/2021 9:58	6/10/2021 10:20

Actual Duration (minutes)	# Registered	# Cancelled
23	0	0

Join Time	Leave Time	Time in Session (minutes)
6/10/2021 9:57	6/10/2021 10:20	23

Join Time	Leave Time	Time in Session (minutes)
6/10/2021 9:58	6/10/2021 10:20	23
6/10/2021 9:58	6/10/2021 10:20	23
6/10/2021 9:58	6/10/2021 10:20	23

Last Name	Email	Registration Time

Time in Session (minutes)	Country/Region Name
23	The United States

Unique Viewers	Total Users	Max Concurrent Views
0	4	0

Country/Region Name
The United States

Country/Region Name
The United States
The United States
The United States

Approval Status	Join Time	Leave Time	Time in Session (minutes)

Country/Region Name

BEFORE THE HEARING EXAMINER
FOR THE CITY OF BAINBRIDGE ISLAND

In the Matter of the Application of	)	No. PLN51880A CUP/WCF
	)	
Smartlink Group, on behalf of AT&T	)	
	)	
For a Conditional Use Permit and a	)	FINDINGS, CONCLUSIONS,
Wireless Communication Facility Permit	)	AND DECISION

SUMMARY OF DECISION

The request for a wireless communication facility permit and conditional use permit to install an unstaffed telecommunications facility on an existing 35.7-foot Kitsap Public Utility District (KPUD) water tower, with associated ground equipment, on a 0.52-acre property located on NE Baker Hill Road, is **APPROVED**. Conditions are necessary to mitigate specific impacts of the proposal.

SUMMARY OF RECORD

Hearing Date:
The Hearing Examiner held an open record hearing on the request on June 10, 2021, using remote access technology.

Testimony:
The following individuals presented testimony under oath at the open record hearing:

Ellen Fairleigh, City Associate Planner
Nancy Sears, Applicant Representative

Exhibits:
1. Staff Report, dated May 27, 2021
2. Master Land Use Application, dated February 5, 2021; Owner/Agent Agreement, dated April 29, 2020
3. Notice of Complete Application, dated March 24, 2021
4. Notice of Application/Hearing, dated April 2, 2021 [With comment deadline April 23, 2021]
5. Certification of Public Notice, dated April 2, 2021
6. Certificate of Posting, dated April 1, 2021
7. Overall Site Plan (Sheet A1.0), dated January 21, 2021
8. Plan Set (10 Sheets)
9. Photo Simulations
10. View Shed Map Analysis
11. Radio Frequency Justification

12. Acoustical Report, SSA Acoustics, dated January 14, 2021
13. Statement of Compliance, dated April 30, 2020
14. Email from Ellen Fairleigh to commenters on previous application, dated April 20, 2021
15. Comment from Mark Oppenhuizen, dated April 20, 2021, with email string
16. Design for Bainbridge Worksheet, dated January 28, 2021
17. Four (4) Site Photos, undated
18. Bainbridge Island Fire Department Memo, dated March 3, 2021
19. Public Works Development Memorandum, dated April 23, 2021
20. Building Department Memorandum, dated April 27, 2021
21. Kitsap Public Health District Approval, dated May 10, 2021, with attachments
22. Planning Commission Recorded Motion Meeting, dated May 27, 2021
23. Revised Plan Set (11 Sheets)
24. City Staff PowerPoint Presentation

The Hearing Examiner enters the following findings and conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

1. Smartlink Group, on behalf of AT&T (Applicant), requests a wireless communication facility (WCF) permit and a conditional use permit (CUP) to install an unstaffed telecommunications facility on an existing 35.7-foot Kitsap Public Utility District (KPUD) water tower. The proposed facility would consist of 12 antennas, 18 remote radio units, two surge protectors, and a fiber/DC cable attached to the existing water tower, as well as ground equipment, including two equipment cabinets on a 20-foot by 6-foot concrete pad and a retaining wall that would be located behind an existing pump house building. The 0.52-acre property is located on NE Baker Hill Road, to the southeast of the intersection of NE Baker Road and NE Dotson Loop.[1] *Exhibit 1, Staff Report, pages 1, 3, and 4; Exhibit 2; Exhibit 7; Exhibit 8; Exhibit 23.*

2. The City of Bainbridge Island (City) determined that the application was complete on March 24, 2021. On April 1, 2021, the Applicant posted notice of the application and associated open record hearing on the property. The next day, the City provided notice of the application and associated hearing by mailing notice to property owners within 500 feet of the subject property, posting notice at designated City locations and on the City website, and publishing notice in the *Bainbridge Island Review*, with a comment deadline of April 23, 2021. *Exhibit 1, Staff Report, page 7; Exhibits 3 through 6.*

3. In addition to the notice described above, on April 20, 2021, the City emailed three members of the public who had provided comments on a similar application previously

[1] The property is identified by tax parcel number 042402-10-054-2005. *Exhibit 1, Staff Report, page 1.* A legal description of the property is included with the site plans. *Exhibit 23.*

submitted by the Applicant in June 2020 to install a telecommunications facility on the property, which was later placed on hold by the Applicant due to a pending design change and subsequently voided by the City due to inactivity. One of the previous commenters, Mark Oppenhuizen, requested that his comment on the previous proposal be carried forward to the current proposal. Mr. Oppenhuizen's comment expressed support for the proposed telecommunications facility, noting that the area has current issues with adequate cellular coverage and that the proposed facility would have minimal environmental and visual impacts. The City did not receive any additional comments on the proposal in response to its notice materials. *Exhibit 1, Staff Report, pages 5 and 7; Exhibit 15.*

State Environmental Policy Act

4. The City determined that the proposal is categorically exempt from review under the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW), as provided in Washington Administrative Code (WAC) 197-11-800(25)(a)(i).[2] *Exhibit 1, Staff Report, page 1.*

5. The property is designated "Urban Residential 5" by the City Comprehensive Plan and is identified as part of the Lynwood Center neighborhood in the Lynwood Center Subarea Plan. City staff identified the following Comprehensive Plan goals and polices as relevant to the proposal:
   - Policy LU-4.1: Focus development and redevelopment on the Island over the next fifty years in designated centers that have or will have urban levels of services and infrastructure while increasing conservation, protection, and restoration on the Island, including shorelines, especially where there is interaction between the fresh and saltwater environments.
   - Goal LU-6: Ensure a development pattern that is true to the Vision for Bainbridge Island by reduction the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.
   - Policy LU-6.1: Land use designations reflect the priority of Bainbridge Island to remain primarily residential and agricultural with nonresidential development concentrated in the designated centers.
   - Policy LU-9.8: The Neighborhood Centers achieve a mix of neighborhood-scale businesses, public uses, and housing that are compatible with the scale and intensity of the surrounding residential neighborhood and that minimize the impact of noise, odor, lighting, fire safety, and transportation on the neighborhood.

[2] WAC 197-11-800(25)(a)(i) provides that the siting of wireless service facilities is exempt from SEPA environmental review when the project involves "[t]he collocation of new equipment, removal of equipment, or replacement of existing equipment on existing or replacement structures that does not substantially change the physical dimensions of such structures."

- Goal EC-2: Provide sufficient and resilient infrastructure that is supportive of a healthy economy and environment, particularly telecommunications and electrical reliability.
- Policy EC-2.2: Support infrastructure enhancement to accommodate new information technology and changing conditions.
- Policy EC-2.3: Implement infrastructure and technology improvements around designated centers to provide enhanced service and to retain and attract business.
- Goal U-16: Ensure adequate, cost effective, reliable, and environmentally responsible telecommunication service to the citizens of Bainbridge Island.
- Policy U-16.2: Require the placement of cellular and/or wireless communication facilities in a manner that minimizes the adverse impacts to adjacent and surrounding land uses.
- Policy U-16.3: Encourage major telecommunication utility providers to work with the City to identify potential sites for infrastructure and facility expansion to address future growth and development and meet the demands for additional utility service.
- Policy U-16.4: Encourage all providers to serve all parts of the city equally.
- Policy U-16.5: The City expects all providers to evaluate the capacity of their facilities regularly to ensure that new facilities are installed in a timely basis to meet new and future demand. Providers are expected to accommodate growth within the city.
- Policy U-16.6: Pursue internet and cellular service of the highest standards for governmental and educational institutions, business and commerce, and personal use.
- Policy U-16.7: Require new development to have underground conduits suitable for existing and foreseeable new utilities such as cable and broadband.

Exhibit 1, Staff Report, pages 6 and 7.

6. The site is zoned "Residential 5" (R-5). The purpose of the R-5 zone is to "provide for residential uses having community improvements and facilities normally associated with urban area development." *Bainbridge Island Municipal Code (BIMC) 18.06.020.G*. BIMC 18.09.020 identifies land uses allowed within various zoning districts throughout the city. The City has determined, however, that the permitted use table under BIMC 18.09.020 has not yet been updated to reflect the current wireless communication facility regulations under Chapter 18.10 BIMC that govern the proposal.[3] Pursuant to these regulations, wireless communication facilities that do not meet the definition of a "Facility I" or "Facility II" are allowed in the R-5 zoning district with CUP and WCF permit. *BIMC 18.10.030.C*. BIMC 18.10.020 defines *Facility I* as a wireless

[3] City staff indicates that the deficiencies in the use table concerning telecommunications facilities are scheduled to be updated in the near future as part of the promulgation of Ordinance 2020-04. *Exhibit 1, Staff Report, page 9.*

communication facility consisting of "an antenna that is either: (1) four feet or less in height and with an area of not more than 580 square inches in the aggregate; or (2) if a tubular antenna, no more than four inches in diameter and no more than six feet in length" and defines *Facility II* as a wireless communication facility consisting of "up to three antennas, each of which is microcell with associated equipment facilities six feet or less in height and no more than 48 square feet in floor area." Because the proposed facility would include up to 12 antennas, it does not meet the definition of a Facility I or Facility II and, therefore, requires a CUP in addition to a WCF permit. *Exhibit 1, Staff Report, pages 8 and 9.*

7. Dimensional standards applicable to the R-5 zoning district include a maximum lot coverage of 25 percent, a minimum front lot line setback of 25 feet, a minimum rear lot line setback of 15 feet, and side lot line setbacks between 5 feet and 15 feet. *BIMC 18.12.020.* City staff reviewed the proposal and determined that it would comply with the maximum lot coverage and front and side lot line setback requirements. The existing water tower on the property encroaches into the rear lot line setback, and, as currently designed, two of the proposed antennas would encroach approximately three feet into the rear setback. The Applicant would be required to redesign the proposal to avoid encroaching into the rear setback. The Applicant submitted a revised plan set demonstrating that it could meet the rear setback requirements. The City would review the Applicant's revised plans for compliance with setback requirements during the building permitting stage. *Exhibit 1, Staff Report, pages 11 and 12; Exhibit 11; Exhibit 23.*

8. The R-5 zone has a maximum building height of 25 feet, with a 30-foot bonus for nonresidential buildings meeting CUP criteria. *BIMC 18.12.020.* In addition, a nonresidential structure may be exempted from the height restrictions applicable to the R-5 zone based on the structure's compatibility with surrounding land uses, consistent with the criteria for a CUP. *BIMC 20.12.020.* Here, the existing water tower structure is 35.7 feet above the existing grade and the proposed antennas and ancillary equipment would increase the overall height of the water tower structure to 55.7 feet. The Applicant submitted a Radio Frequency Justification report, which determined that the proposed height of the structure would be the minimum necessary to meet service objectives within the targeted service area. *Exhibit 1, Staff Report, pages 11 and 12; Exhibit 11; Exhibit 23.*

9. The property contains a steep slope area behind an existing pump house building, where the Applicant proposes to install a concrete pad and retaining wall. The City Engineer reviewed the proposal and determined that the steep slope is approximately 10 feet in height and was artificially created and, therefore, does not constitute a geologic hazard restricting the proposed development. *Exhibit 1, Staff Report, page 8; Exhibit 23.*

10. The property is bordered to the south and west by open space tracts that are part of a residential development within the R-5 zone. Properties to the east and to the north, across NE Baker Hill Road, are zoned R-1 and are developed with single-family residences. New development projects for nonresidential uses within residential zones are generally required to provide fully screened perimeter landscaping with a minimum width of 25 feet from abutting residential uses, as well as partially screened landscaping with a minimum width of 25 feet from an abutting right-of-way. *BIMC Table 18.15.010-3; BIMC Table 18.15.010-4.* Conditions of the short plat, however, required only that a minimum 10-foot-wide buffer of shrubs and trees be provided along the north and east sides of the property and that trees naturally existing in the buffer and landscaped areas be preserved. The Applicant, on behalf of KPUD, requests that no additional landscape buffer be required due to the small size of the parcel, the existing and planned development on-site, and the existing mature vegetation and topography of the site. City staff reviewed the proposal and determined that no additional landscaping should be required, noting that future KPUD development plans restrict opportunities for planting additional landscaping around the frontage and perimeter of the property. The Applicant does not propose any tree removal as part of the project. The Applicant would not be required to provide any off-street parking for the proposed unstaffed telecommunications facility use. *BIMC Table 18.15.020-1.* The Applicant would provide outdoor lighting in accord with the outdoor lighting standards of BIMC 18.15.040. *Exhibit 1, Staff Report, pages 3, and 12 through 14.*

11. Under its wireless communication facilities (WCF) use regulations, the City prioritizes locating wireless communication facilities in the following order of preference: (1) co-location; (2) public buildings and structures in nonresidential zones; (3) buildings and structures in business and commercial zones used for research and development, commercial and business uses; and (4) buildings and structures in residential zones not used entirely for residential use, provided that facilities will not be sited on vacant residential lots. *BIMC 18.10.070*. The proposed telecommunications facility would be located in a residential zone on property not used for residential purposes. The Applicant submitted a Radio Frequency Justification report that evaluated two alternative sites within the targeted service area and determined that the alternative sites would not be suitable for meeting the area's coverage needs. *Exhibit 1, Staff Report, page 9; Exhibit 11*.

12. The City's WCF use regulations provide development standards related to: complying with Federal Communications Commission (FCC), Federal Aviation Administration (FAA), state, and City regulations and standards; locating, mounting, and designing antennas to avoid visual and aesthetic impacts; screening or camouflaging facilities using best available technology; placing equipment facilities underground if feasible; complying with security fencing requirements; considering the cumulative visual effects of wireless communication facilities; and restricting the placement of signs and

billboards. *BIMC 18.10.080.* City staff reviewed the proposal and determined that, with conditions, it would comply with the applicable development standards, noting:

- The Applicant submitted documentation indicating that the proposal would comply with applicable FCC, FAA, state, and City regulations.
- The Applicant submitted a view shed analysis indicating that the proposed antennas would be visible from 11 residential homes. The homes are located on the west side of Flying Goat Avenue NE, within Pleasant Beach Village. The proposed antennas would likely be visible by additional homes not identified in the view shed analysis because there are homes under construction in Pleasant Beach Village and because some of the affected homes identified in the view shed analysis are duplexes.
- The Applicant would mitigate visual impacts by painting the antennas, antenna mounts, and associated equipment a dark green, non-reflective color that blends in with surrounding vegetation. The Applicant submitted photographic simulations of the proposed antennas and equipment from several surrounding perspectives.
- The proposed antennas and associated equipment would be screened by existing mature vegetation, by an existing fence with privacy slats on the west side of the property, and by an existing building on the site.
- The Applicant has indicated that an underground equipment vault would not be feasible because of an existing underground pipe and because of KPUD's future development plans for the site. The proposed equipment pad would be located behind an existing building and would be screened by the existing building, existing mature vegetation, site topography, and a fence with privacy slats. The proposed equipment pad would not be within required building setback areas.
- There is an existing chain link fence surrounding the development on the property. No additional fencing is proposed.
- There is currently no other wireless equipment located on the site.
- All proposed signage depicted in the Applicant's submitted plan would be placed on the equipment cabinets.

Exhibit 1, Staff Report, pages 9 through 11; Exhibits 9 through 13; Exhibit 23.

<u>Conditional Use Permit</u>

13. As noted above, the Applicant requests a CUP to allow installation of an unstaffed telecommunications facility, not meeting the definition of a Facility I or Facility II, on an existing water tower located in the R-5 zoning district. City staff reviewed the proposal and determined that, with conditions, it would meet the specific criteria for a CUP under BIMC 2.16.110.F. Specifically, City staff determined:

- The proposal is exempt from Design Review Board review in accordance with BIMC 2.14.040.D.1. The Applicant submitted a "Design for Bainbridge Worksheet," and City staff determined that, due to the nature and scope of the project, there are no applicable design review provisions applicable to the proposal. The Applicant submitted documentation indicating that the proposed

unstaffed wireless communication facility would comply with all federal and state regulations and standards. The proposal would comply with applicable City regulations. The conditional use would be compatible with the intended character of the neighborhood.

- The proposed use would not be materially detrimental to uses or property in the vicinity of the subject property.
- The proposal seeks to enhance wireless infrastructure in a designated center on a developed lot. The proposal would support telecommunication coverage and reliability for both business and residential use. The Planning Commission determined that the project would be in conformance with the Comprehensive Plan and recommends approval. The City Development Engineer determined that the project would comply with the Island Wide Transportation Plan and does not recommend any frontage improvements.
- The conditional use would comply with all other application provisions of the municipal code. The proposed height of the structure is the minimum necessary to meet service objectives within the targeted service area. Measures designed to reduce the visual impacts of the antennas, such as painting the antennas a dark green, non-reflective color, as well as existing site conditions, such as site topography and mature vegetation, would ensure that the proposed structure height would be compatible with surrounding uses.
- Proposed ground equipment would be screened from view by an existing building, an existing fence with privacy slats, site topography, and existing vegetation. The Applicant does not propose to remove any trees.
- The proposal would not generate excessive noise. The Applicant submitted a noise survey prepared by SSA Acoustics, dated January 14, 2021, which determined that noise generated by the facility would meet the 45 dBA limit required under Chapter 16.16 BIMC.
- The proposal would generate one vehicle visit every two to four weeks for routine maintenance. The City Development Engineer determined that streets and nonmotorized facilities are adequate to accommodate anticipated traffic. A traffic study in not required for the proposal.
- The City Development Engineer determined that the proposal would create less than 800 square feet of new and replaced hard surfaces and would comply with surface stormwater drainage requirements. The proposal would not cause an undue burden on the drainage basin or on water quality and would not unreasonably interfere with the use of properties downstream. The proposed facility would not require public water or sewer services. The site plan as submitted demonstrates compliance with the City Design and Construction Standards and Specifications.
- The Kitsap Public Health District (KPHD) approved a Commercial Building Clearance Exemption for the proposal. KPHD did not provide any comments on the proposal because it does not require any on-site septic or water service.

- The Bainbridge Island Fire Department reviewed the proposal and recommends approval with a condition requiring that any future development comply with all provisions of the adopted Fire Code.

Exhibit 1, Staff Report, pages 14 through 17; Exhibit 16; Exhibits 18 through 23.

Testimony

14. City Associate Planner Ellen Fairleigh testified generally about the proposal and how City staff reviewed the application for consistency with the Comprehensive Plan, zoning ordinances, and the specific development standards applicable to wireless communication facilities. She noted that the Applicant submitted a revised plan set demonstrating that the project would be designed to comply with all setback requirements for the R-5 zoning district. Ms. Fairleigh stated that the proposed telecommunications facility would be located on a property developed with a KPUD water tower, pump house building, and associated equipment. She explained that the project would include attachment of up to 12 antennas and ancillary equipment to the existing water tower, as well as the installation of a retaining wall and ground equipment on a concrete pad that would be located behind the existing pump house building. Ms. Fairleigh noted that the proposed telecommunications facility would be screened by existing mature vegetation on and surrounding the site, by site topography, and by an existing perimeter fence with privacy slats, as well as by painting the proposed wireless equipment a dark green, non-reflective color to blend in with surrounding vegetation. She stated that the Planning Commission reviewed the proposal, determined that it would be consistent with the Comprehensive Plan and with applicable design guidelines, and recommends approval with conditions. *Testimony of Ms. Fairleigh.*

15. Applicant Representative Nancy Sears testified that the proposed facility would serve as a FirstNet site, which provides specific bandwidth for emergency services and first responders. She explained that the proposed telecommunications facility would not rely on a generator in the event of an emergency power outage and, instead, would rely on a backup battery cabinet located in the ground equipment area, with additional battery power to be transported to the site if necessary. *Testimony of Ms. Sears.*

Staff Recommendation

16. Ms. Fairleigh testified that the Planning Commission reviewed the proposal, determined that it would be consistent with the Comprehensive Plan and with applicable design guidelines, and recommends approval with conditions. Ms. Sears testified that the Applicant reviewed the recommended conditions of approval and would have no issue complying with the conditions. *Exhibit 1, Staff Report, pages 17 through 20; Testimony of Ms. Fairleigh; Testimony of Ms. Sears.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner is granted the authority to hear and decide the application for a conditional use permit and wireless communication facility permit. *Revised Code of Washington (RCW) Chapter 36.70.970; COBI 18.10.030.C.* The Applicant requested consolidated permit review under BIMC 2.16.170.

Criteria for Review

Major Conditional Use Permit

> A major conditional use permit is a mechanism by which the city may require specific conditions on development or the use of land to ensure that designated uses or activities are compatible with other uses in the same zone and in the vicinity of the subject property. If imposition of conditions would not make a specific proposal compatible, the proposal shall be denied.

BIMC 2.16.110.A.

Under BIMC 2.16.110.E.5:

a. The hearing examiner shall consider the application materials and the director's recommendation at a public hearing following the procedures of BIMC 2.16.100.C and applicable provisions of BIMC 2.16.020.
b. The hearing examiner shall make compliance with the recommendations of the planning commission a condition of approval, unless the hearing examiner concludes that the recommendations:
    i. Reflect inconsistent application of design guidelines or any applicable provisions of this code;
    ii. Exceed the authority of the design review board or planning commission;
    iii. Conflict with SEPA conditions or other regulatory requirements applicable to the project; or
    iv. Conflict with requirements of local, state, or federal law.

A conditional use may be approved or approved with conditions if:

1. The conditional use is consistent with applicable design guidelines in BIMC Title 18. The conditional use is compatible with the established and intended character of the neighborhood, considering factors that include, but are not limited to, hours of operation, the type of activities generated by the use, and the predictable levels of any adverse impacts; and
2. The conditional use will not be materially detrimental to uses or property in the vicinity of the subject property; and
3. The conditional use is consistent with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan; and

4. The conditional use complies with all other applicable provisions of the BIMC; and
5. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the vicinity of the subject property; and
6. Noise levels shall be in compliance with BIMC 16.16.020 and 16.16.040.A; and
7. The streets and nonmotorized facilities as proposed are adequate to accommodate anticipated traffic; and
8. The city engineer has determined that the conditional use meets the following decision criteria:
    a. The conditional use conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and
    b. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use of properties downstream; and
    c. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the Island-Wide Transportation Plan; and
    d. If a traffic study shows that the use will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and
    e. If the conditional use will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the conditional use, and the required service(s) can be made available at the site; and
    f. The conditional use conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications" unless the city engineer has approved a deviation to the standards; and
9. The Kitsap public health district has determined that the conditional use meets the following decision criteria:
    a. The proposal conforms to current standards regarding domestic water supply and sewage disposal; or if the proposal is not to be served by public sewers, then the lot has sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system; and
    b. If the health district recommends approval or disapproval of the application the health district shall so advise the director; and

10. The Bainbridge Island fire department has reviewed the application and determined that the conditional use will ensure fire protection.

. . .

12. A conditional use may be approved, or recommended for approval, with conditions. If no reasonable conditions can be imposed that ensure the permit meets the decision criteria of this chapter, then the permit shall be denied.

BIMC 2.16.110.F.

Wireless Communication Facilities

All WCFs shall be constructed or installed according to the development standards set out in BIMC 18.10.080. Each permit issued shall be conditioned as set out in BIMC 18.10.050.

The Federal Telecommunications Act of 1996

In addition to considering the criteria and guidance in the Bainbridge Island Municipal Code, the Hearing Examiner must be cognizant of federal statues and court decisions that impact what authority a local government has over the siting of wireless communication facilities.

Federal law places certain limitations upon the power of local government to control the siting of personal wireless service facilities (wireless facilities). *47 U.S.C. 332(c)(7)(A)*. Chief among those limitations is the preemption of control over radio-frequency emissions. *47 U.S.C. 332(c)(7)(B)(iv)*. As long as the wireless facility emits radio energy within the Federal Communications Commission's guidelines, local jurisdictions are forbidden from considering the environmental effects of such emissions in decisions about placement, construction, or modification of wireless facilities.

Other restrictions include a ban on any regulations that prohibit or have the effect of prohibiting the provision of personal wireless services. *47 U.S.C. 332(c)(7)(B)(i)(II)*. When applying a zoning code to a specific wireless facility site proposal, the local authority retains most of its original discretion. Both the visual impact of a wireless facility and the facility's departure from the area's general character can be legitimate reasons for denial of a siting permit. *MetroPCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 727 (9th Cir. 2005). The standard for evaluating the denial of a particular antenna site adopted is the "least intrusive" standard. *MetroPCS*, 400 F.3d at 735. Under the "least intrusive" standard, the Applicant bears the burden of showing that a particular site is the least intrusive site. *See APT Pittsburgh Ltd. Partnership v. Penn Tp. Butler County of Pennsylvania*, 196 F.3d 469, 479-80 (3d Cir. 1999). If the proposed site is the least intrusive and the denial of that location would effectively prevent an Applicant from providing its service in the area, then the permit must be issued. *Cingular Wireless, Inc. v. Thurston County*, 425 F.Supp.2d 1193, 1195-6 (W.D. Wash. 2006); *47 U.S.C. 332(c)(7)(B)(iv).*

The criteria for review adopted by the City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040*.

Conclusions Based on Findings

Major Conditional Use Permit

1. **With conditions, the proposal would meet the major CUP criteria of BIMC 2.16.110.F.** The City provided reasonable notice and opportunity to comment on the proposal. The City received one comment from a member of the public that expressed support for the proposal, noting that there are current issues with adequate cellular coverage in the area and that the proposed wireless telecommunications facility would have minimal environmental and visual impacts. The City determined that the proposal is categorically exempt from SEPA review under WAC 197-11-800(25)(a)(i). In addition, the proposal is exempt from review by the Design Review Board under BIMC 2.14.040.D.1.

   The Applicant's proposed wireless telecommunications facility would consist of up to 12 antennas, 18 remote radio units, two surge protectors, and a fiber/DC cable attached to an existing 35.7-foot KPUD water tower, as well as ground equipment, including two equipment cabinets that would be installed on a 20-foot by 6-foot concrete pad. With the addition of the proposed equipment to the existing water tower, the structure would extend to 55.7 feet in height, which is the minimum height necessary to provide adequate cellular coverage to the targeted service area. To mitigate for visual impacts of the proposed facility to neighboring residential uses, the Applicant would paint the antennas a dark green, non-reflective color to blend in with surrounding vegetation. Existing site conditions, including site topography and existing mature vegetation, would also ensure that the structure would be compatible with surrounding uses. In addition, the proposed ground equipment would be screened from view by an existing pump house building, existing fencing with privacy slats, site topography, and existing mature vegetation. The Applicant submitted a noise survey demonstrating that the proposed use would comply with the City's noise ordinance. Moreover, in lieu of using a backup generator, backup batteries would provide emergency power to the WCF equipment, further reducing potential noise impacts from the proposal.

   The property is designated Urban Residential 5 by the City Comprehensive Plan. The proposed use would further several Comprehensive Plan goals and policies promoting telecommunications infrastructure enhancements that serve the community, while ensuring that such enhancements are compatible with surrounding residential uses. The property is located in the R-5 zoning district. Pursuant to the City's wireless communication facility regulations, wireless communication facilities that, like the

proposed facility here, do not meet the definition of a Facility I or a Facility II are allowed in the R-5 zoning district with a CUP. The proposed facility would comply with dimensional standards applicable to the R-5 zone for maximum lot coverage and with minimum front and side setback requirements and, as conditioned, with minimum rear setback requirements. The Applicant submitted a Radio Frequency Justification report, which determined that the proposed height of the structure would be the minimum necessary to meet service objectives within the targeted service area. The report provides a justification for allowing the proposed structure to exceed the maximum building height generally applicable to structures in the R-5 zoning district. In addition, existing site conditions (including existing mature vegetation providing screening from adjacent land uses, the small size of the parcel, site topography, conditions of short plat approval, and existing and planned future development of the property) provide a justification for not requiring the Applicant to provide additional perimeter or street frontage landscaping.

The City Engineer reviewed the proposal and determined that it would comply with surface stormwater drainage requirements, would not cause an undue burden on the drainage basin or on water quality, would not unreasonably interfere with the use of properties downstream, would not require public water or sewer services, and would comply with the City Design and Construction Standards and Specifications. The Kitsap Health District reviewed the proposal and determined that it would not require any public water or sewer services. The Bainbridge Island Fire Department reviewed the proposal and determined that, with a condition requiring that any future development comply with all provisions of the adopted Fire Code, the proposed use would ensure adequate fire protection. Conditions, as detailed below, are necessary to ensure that the proposal complies with the requirements for approval of a CUP, as well as all other federal, state, and local requirements. *Findings 1 – 16.*

Wireless Communication Facility

2. **With conditions, the proposal would meet all development standards required for a wireless communication facility under BIMC 18.10.080.** City staff reviewed the proposal and determined that it would comply with applicable FCC, FAA, state, and City regulations. The Applicant submitted a view shed analysis demonstrating that the proposed addition of antennas and associated equipment to the existing water tower would be visible from eleven homes in a nearby residential development. City staff reviewed the Applicant's analysis and determined that additional residences slated for construction may be impacted by the proposed additions to the water tower. As discussed in Conclusion 1, the Applicant would mitigate for view impacts to by painting the antennas a dark green, non-reflective color to blend in with surrounding vegetation, and existing site conditions would also ensure that the structure would be compatible with adjacent residential uses. In addition, the proposed ground equipment would be screened from view by an existing pump house building, existing fencing with privacy slats, site topography, and existing mature vegetation. An underground vault to house

equipment associated with the facility would not be feasible due to the presence of an existing underground pipe and due to KPUD's future development plans for the property. Proposed ground level equipment would be located within required building setbacks, and the existing chain link fence with privacy slats would comply with security fencing standards applicable to wireless communication facilities. There is no other wireless communication facility equipment located on the site that would create a cumulative visual effect. The Applicant would place signage only on the equipment cabinets shielded from public view by an existing pump house building, by existing mature vegetation, and by the existing fencing with privacy slats. Conditions, as detailed below, are necessary to ensure that the proposal complies with all development standards for wireless communication facilities, as well as all other federal, state, and local requirements. *Findings 1 – 16.*

DECISION

Based upon the preceding findings and conclusions, the request for a wireless communication facility permit and a conditional use permit to install an unstaffed telecommunications facility on an existing 35.7-foot KPUD water tower, with associated ground equipment, on a 0.52-acre property located on NE Baker Hill Road, to the southeast of the intersection of NE Baker Road and NE Dotson Loop, is **APPROVED,** subject to the following conditions:[4]

1. Except as modified by conditions of approval, the project shall be constructed in substantial conformance with the plan set dated January 20, 2021.

2. The WCF must comply with applicable Federal Communications Commission (FCC), Federal Aviation Administration (FAA), state, and City regulations and standards.

3. Prior to construction activity, the Applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, right-of-way, sign, and building permits as applicable.

4. At the time of building permit submittal, the Applicant shall submit plans and engineering with calculations that support loads caused by proposed attachment of antennas to the water tower. Connection details of attachment to water tower are also required.

5. Prior to building permit approval, the Applicant shall submit a revised site plan depicting that the proposed antennas and equipment are outside of the required rear setback.

6. Existing significant trees and vegetation shall be retained on the property in compliance with Short plat (SPT) 07-31-91-1.

[4] This decision includes conditions required to reduce project impacts as well as conditions required to meet City code standards.

7. Tree removal is not authorized as part of this development. The Applicant must maintain the same number of tree units after the proposed development as it had before the development.

8. The antennas and associated equipment shall be painted a dark green nonreflective color to blend in with the surroundings.

9. All activities on the property must comply with the noise regulations in Chapter 16.16 BIMC.

10. Construction or installation of the WCF must commence within one year from the date of issuance of the land use permit, with opportunity for a one-year extension; otherwise, the permit shall be revoked without further action of the City and the rights and privileges appurtenant to the permit shall be void.

11. The Permittee must allow co-location of proposed WCFs on the permittee's site, unless the Permittee establishes to the City's satisfaction that co-location will technically impair the existing permitted use(s) to a substantial degree.

12. The Permittee must maintain the WCF in a state of good repair and to maintain or replace, if necessary, vegetation and landscaping required as a condition of approving the permit.

13. The Permittee shall notify the City of any sale, transfer, assignment of a site or WCF within 60 days of such event.

14. The Permittee shall comply with all provisions of Chapter 18.10 BIMC Use Regulations Wireless Communication Facilities, and all other applicable City ordinances and rules and regulations.

15. The WCF shall not be used for mounting signs, billboards, or message displays of any kind.

16. All WCFs shall be operated in compliance with federal standards for EMF emissions. Within six months after the issuance of its operational permit, the Applicant shall submit a project implementation report which provides cumulative EMF power densities of all antennas installed at the subject site. The report shall quantify the EMF emissions and compare the results with established federal standards. Said report shall be subject to review and approval by the City for consistency with the project proposal report and the adopted federal standards. If on review the City finds that the WCF does not meet federal standards, the City may revoke or modify the permit. The Applicant shall be

given a reasonable time based on the nature of the problem to comply with the federal standards. If the permit is revoked, then the facility shall be removed. This shall be a condition of the building permit.

17. All WCFs shall be operated in a manner that the WCF will not cause localized interference with the reception of area television or radio broadcasts, garage door openers, portable phones and other similar FCC approved devices. If on review of a registered complaint the City finds that the WCF interferes with such reception, the City may revoke or modify the permit. The Applicant shall be given a reasonable time based on the nature of the problem to correct the interference. If the permit is revoked, then the facility shall be removed.

18. A WCF shall be removed within 90 days of the date the site's use is discontinued, it ceases to be operational, or the permit is revoked; or if the facility falls into disrepair and is not maintained, within 90 days of a notice from the City to effect repairs and maintenance to the satisfaction of the City. The operator of a WCF shall notify the City upon the discontinued use of a particular facility. Should the operator fail to remove the WCF as required herein, and the property owner fails to remove the WCF within 90 days of the date the City notifies the property owner to remove the WCF, then the WCF shall be a nuisance and subject to appropriate legal proceeding.

19. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and contact the Department of Planning and Community Development and the Washington State Department of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.

20. Outdoor lighting shall comply with BIMC 18.15.040 and verified at the time of building permit review. Compliance will require exterior lighting to be shielded and directed downward.

21. Proposed underground utilities (power/fiber, etc.) shall be located/routed to minimize site disturbances to the maximum extent feasible.

22. Use of soil sterilant to construct the lease area pad shall be strictly prohibited.

23. Any concrete retaining wall greater than 48" from base of footing to top of wall requires a separate building permit or structural engineering design/calcs included with any follow-on building permit.

24. The project as proposed is subject to Stormwater Minimum Requirement #2, Temporary Erosion and Sediment Control. During the approved work, erosion and sedimentation

control devices shall be installed in accordance with best management practices, but ONLY as site conditions dictate. The Applicant is responsible for 13 elements of WA state mandated erosion control plan per 2014 Stormwater Manual for Western Washington. The Applicant shall provide appropriate measures to prevent sediment track out onto COBI maintained roads and protect all exposed soils to prevent airborne sediment (dust) or sediment laden water from leaving the site during construction.

25. Any future development shall comply with all provisions of the adopted Fire Code.

DECIDED this 23rd day of June 2021.

ANDREW M. REEVES
Hearing Examiner
Sound Law Center