

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.



BR0306
BAINBRIDGE LYNWOOD
CENTER

FA #: 15158127 / USID: 286275

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

FINAL ZONING DRAWINGS

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



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

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

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)

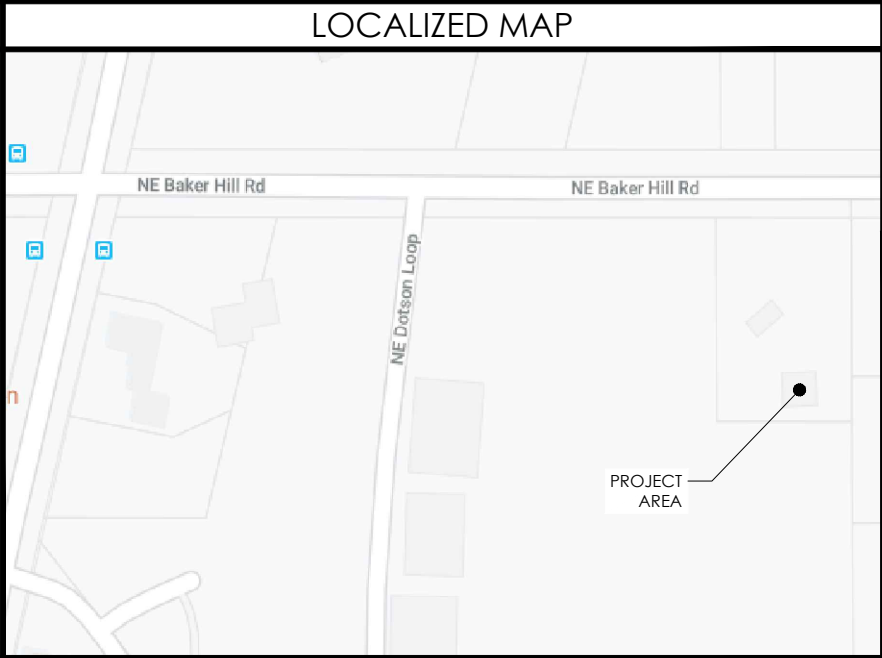
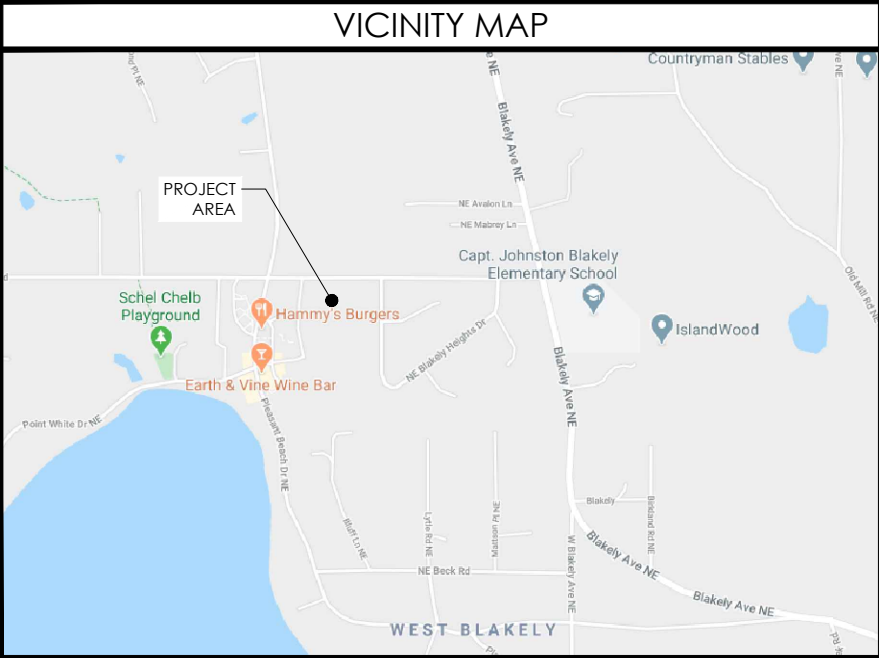
OCCUPANCY: U
GROUP: II-B
LEGAL DESCRIPTION: SEC 04, TWP 24, RNG 2E (NE/4) (LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT RECORDED UNDER AUDITOR NUMBER 9209030073, VOLUME 8, PAGE 132, W-80) THAT PORTION OF GOVERNMENT LOT 5 SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED 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:

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



GOVERNING CODES

2015 INTERNATIONAL BUILDING CODE

2015 MECHANICAL SPECIALTY CODE

2015 INTERNATIONAL FIRE CODE

2017 NFPA 70 NATIONAL ELECTRICAL CODE

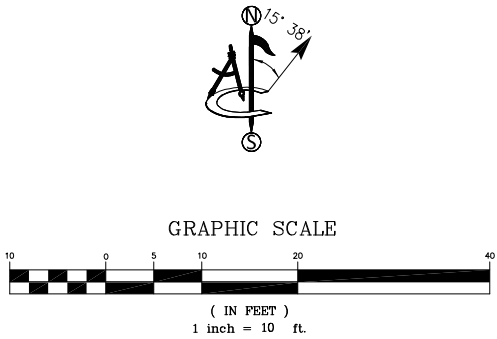
2015 WASHINGTON STATE ENERGY CODE

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:		



Know what's below.
Call before you dig.



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 RECORDED 7/18/1994 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



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
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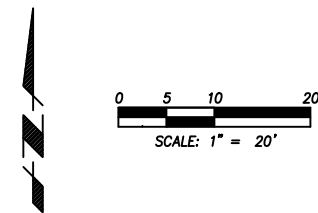
PRELIMINARY

SHEET TITLE:

NOTES

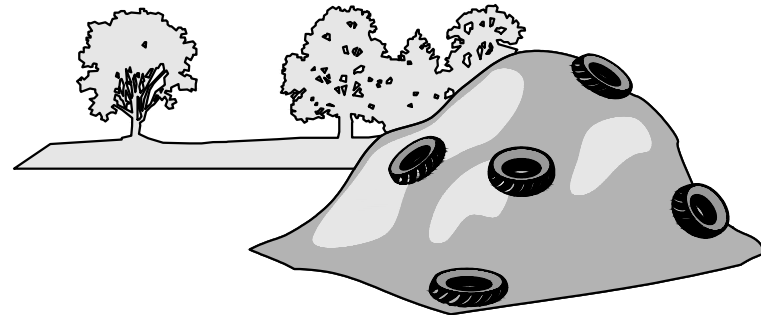
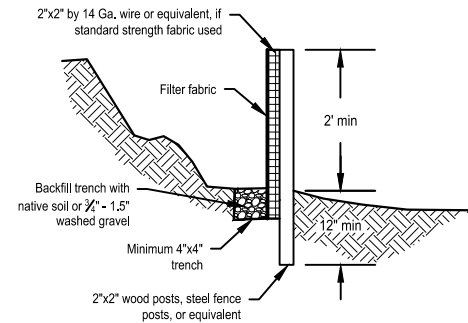
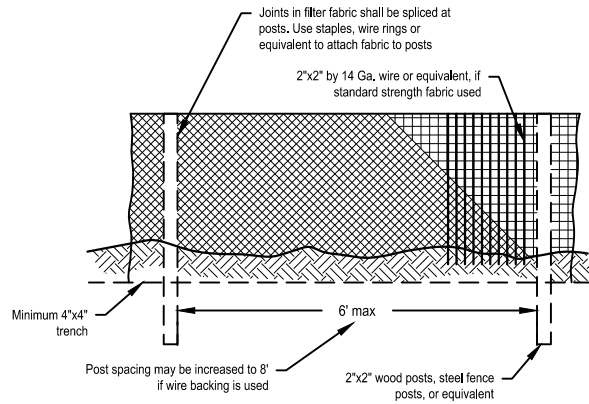
SHEET NUMBER:

LS-2



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 THESE ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE 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.

SHEET NO.
C1.0



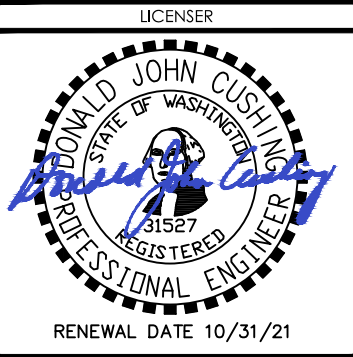
1 SILT FENCE (BMP C233)

2 PLASTIC SHEETING (BMP C123)



DRAWN BY: WG
CHECKED BY: DC

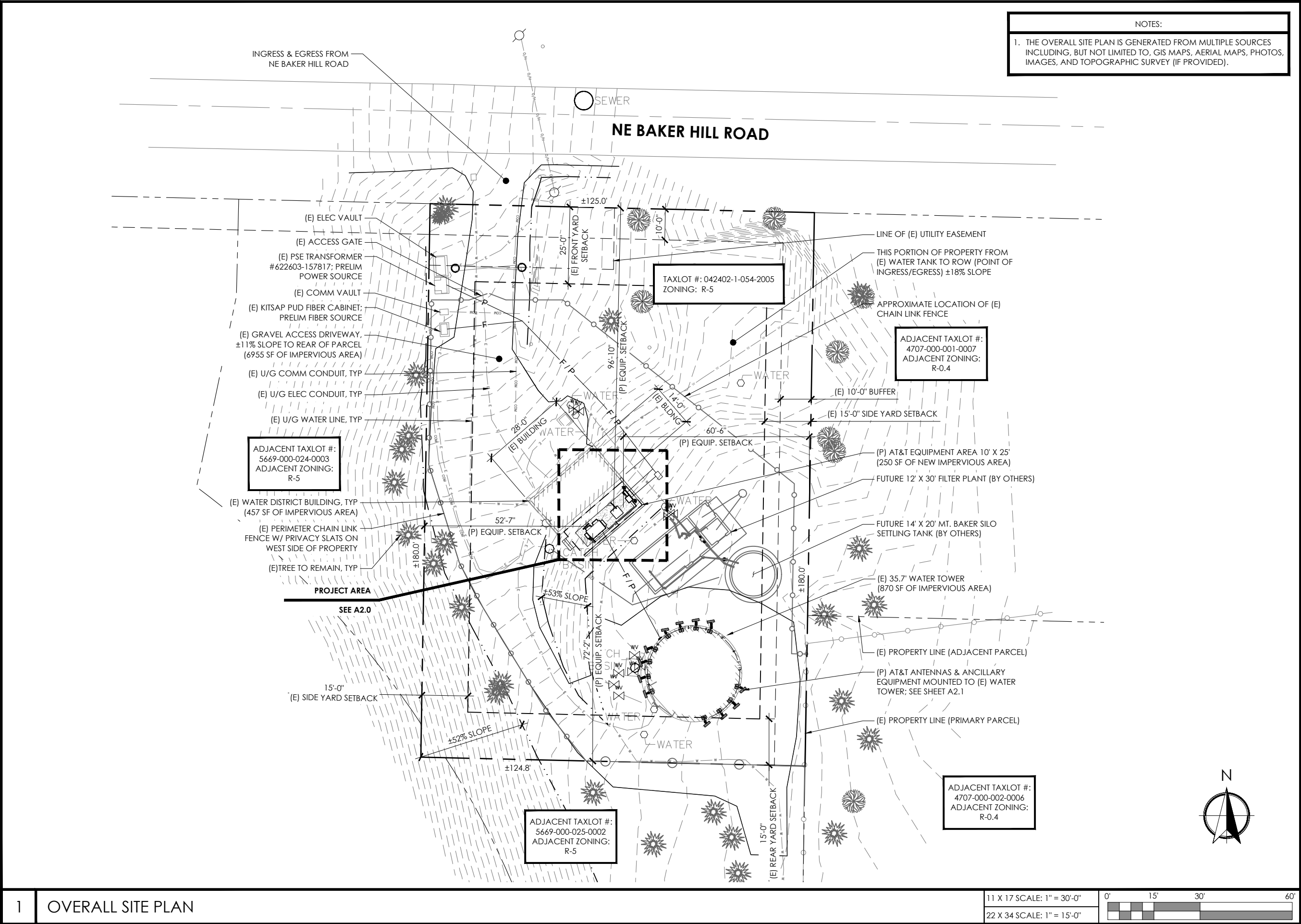
DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	1/19/21	C-SWPPP



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

SHEET TITLE
C-SWPPP DETAILS

SHEET NO.
C2.0



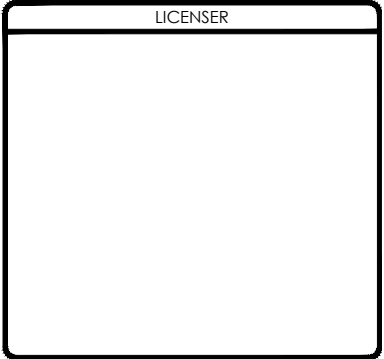
NOTES:

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).



DRAWN BY: MS
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
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PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

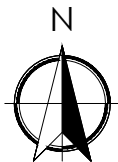
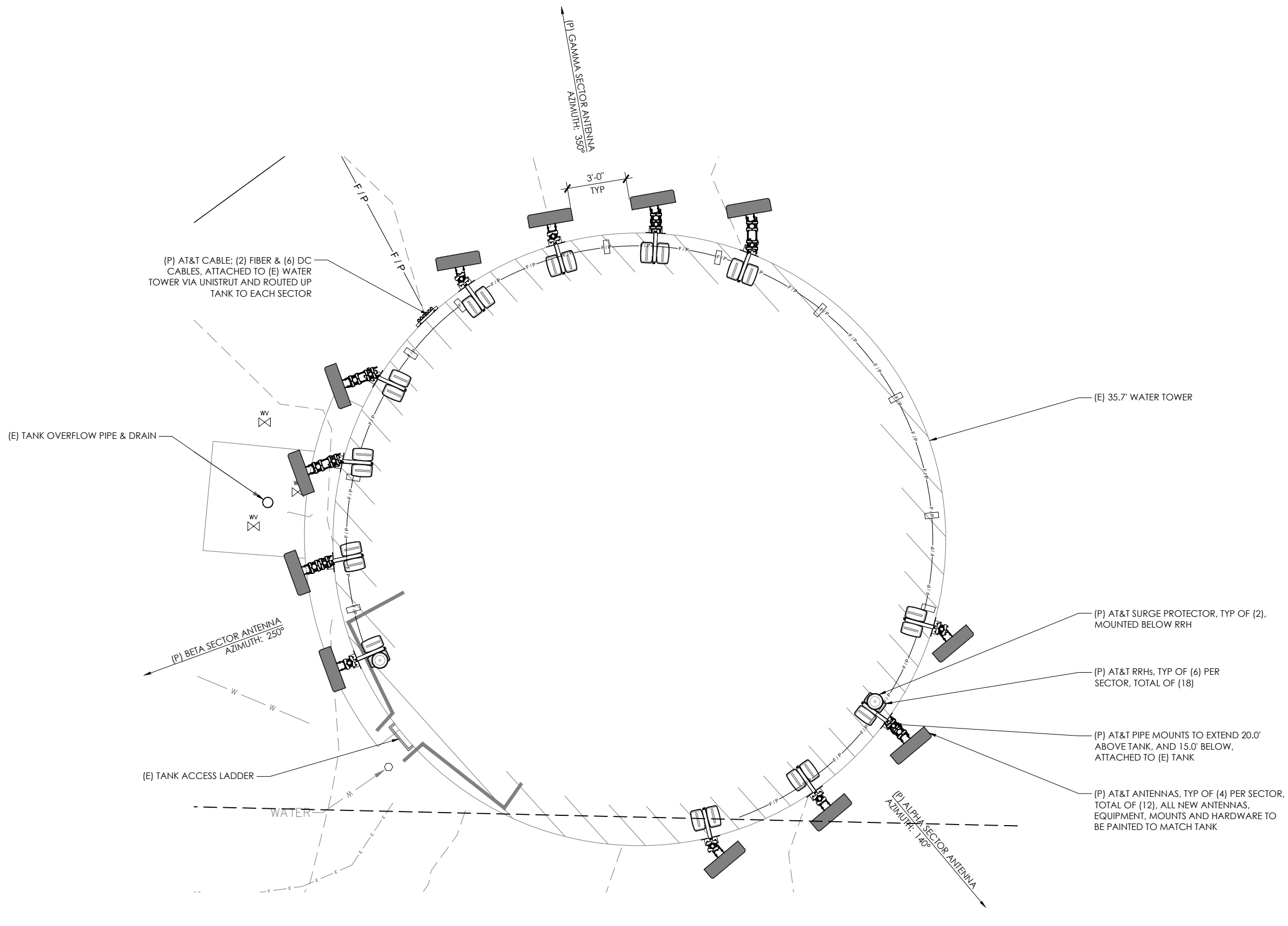
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0



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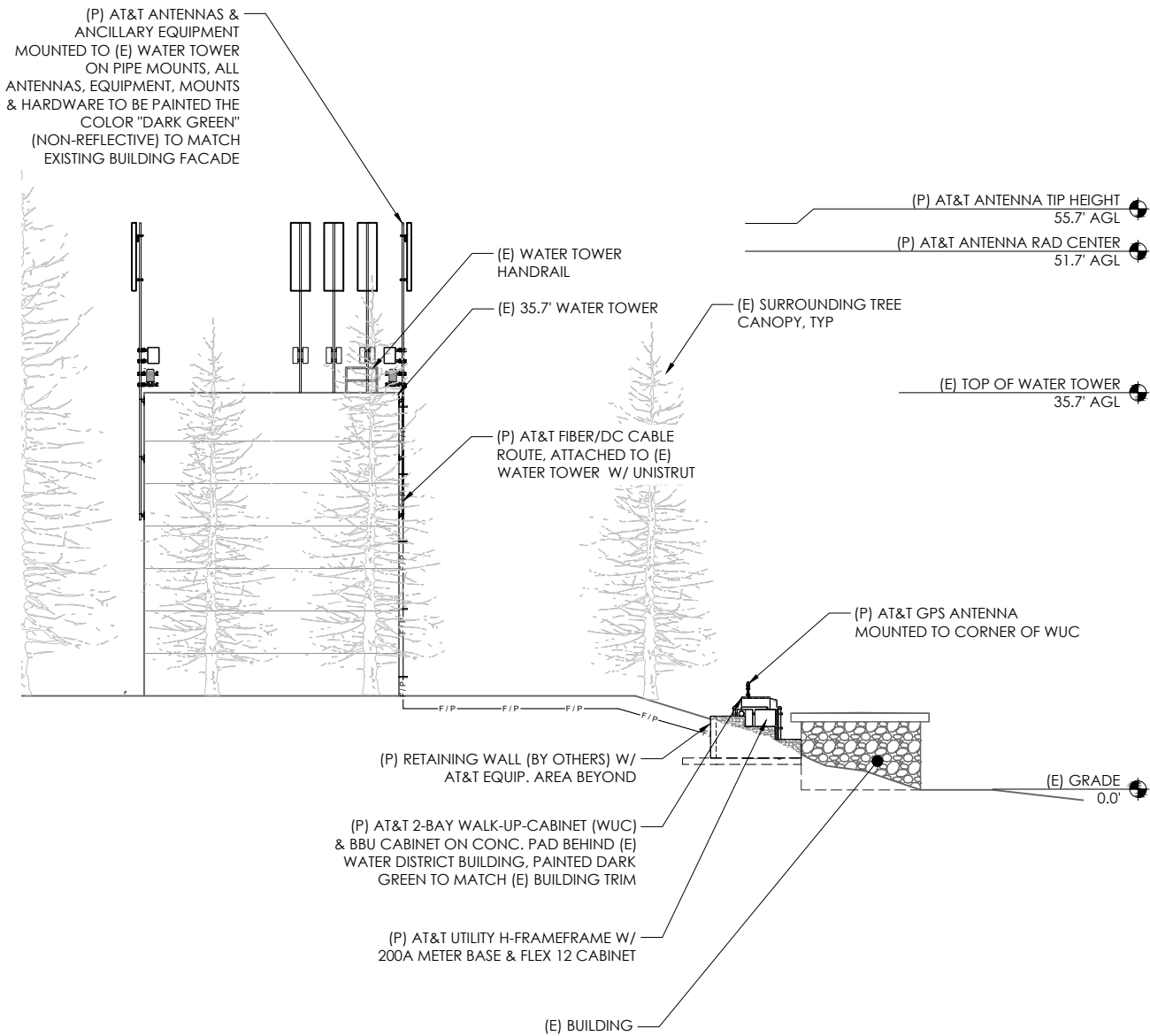
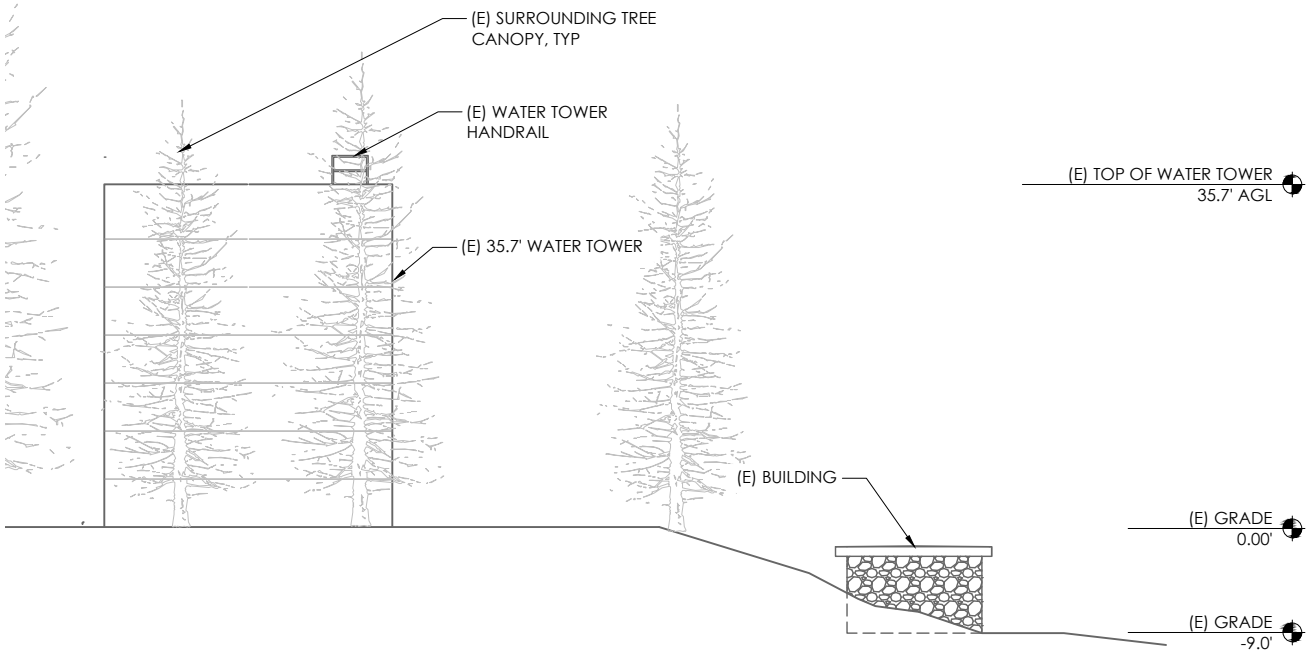
LICENSER

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

SHEET TITLE
ENLARGED WATER TOWER PLAN

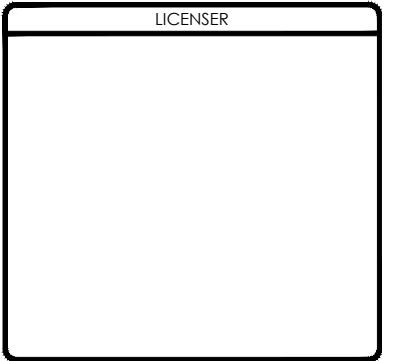
SHEET NO.
A2.1

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.



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CHECKED BY: BU

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LYNWOOD CENTER

NE BAKER HILL ROAD
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SHEET TITLE

ELEVATIONS

SHEET NO.

A3.0

1 (E) NORTHEAST ELEVATION

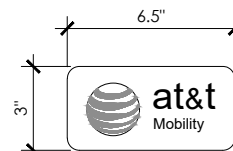
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22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

2 (P) NORTHEAST ELEVATION

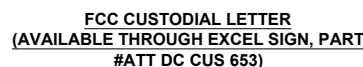
11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'



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.

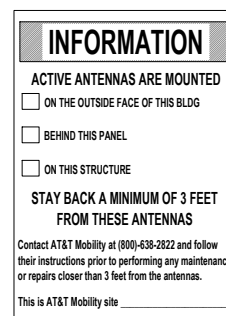
1 TYPICAL CELL SITE SIGNAGE REQUIRED



2 | OUTDOOR EQUIPMENT SITE SIGNAGE REQUIRED



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



5 RF EMISSION SIGNS REQUIRED

4 | FCC SIGNS REQUIRED



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CHECKED BY:	BU

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SHEET TITLE

SITE SIGNAGE DETAILS

SHEET NO.

A4.0