PROJECT SCOPE

- PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING WATER DISTRICT PARCEL FOR AT&T.
- PROPOSED INSTALLATION OF TWELVE (12) 2. ANTENNAS, EIGHTEEN (18) RRHs, TWO (2) SURGE PROTECTORS, AND FIBER/DC CABLES ON AN EXISTING 35.7' WATER TOWER.
- PROPOSED INSTALLATION OF TWO (2) 3 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

T1.0

LS-1

LS-2

C1.0

C2.0

A1.0

A2.0

A2.1

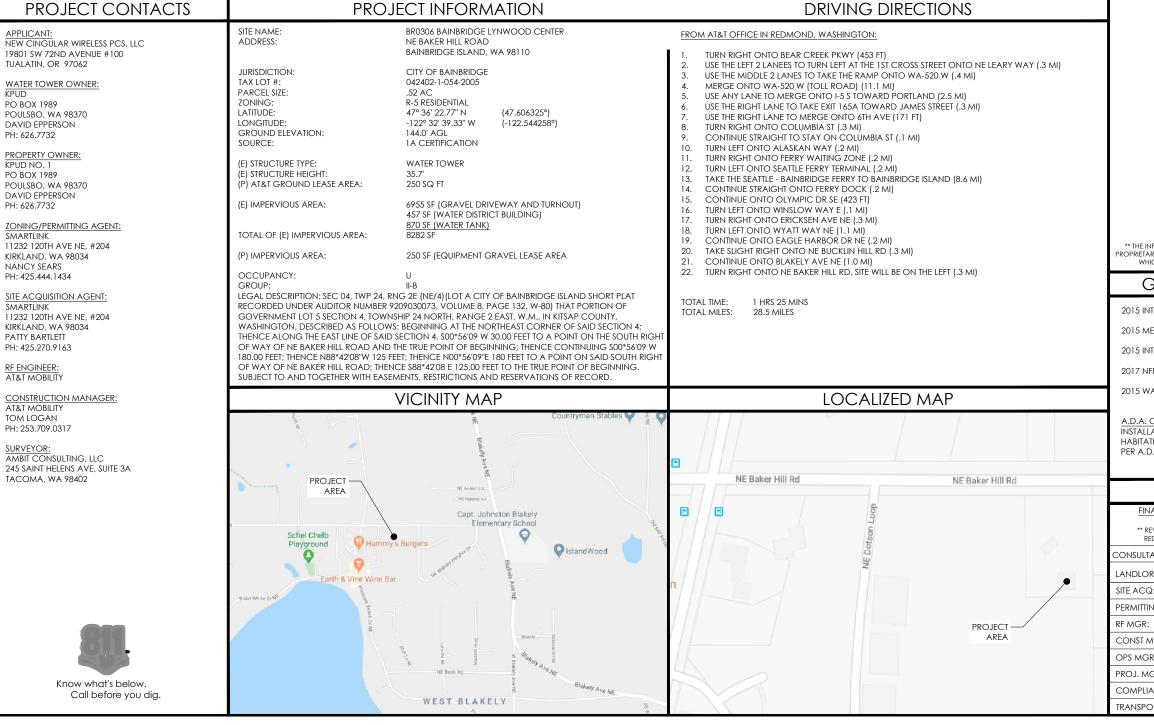
A3.0

A4.0

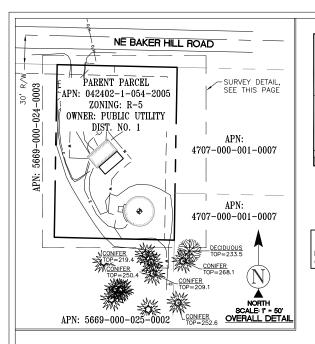
FA #: 15158127 / USID: 286275 NE BAKER HILL ROAD BAINBRIDGE ISLAND, WA 98110

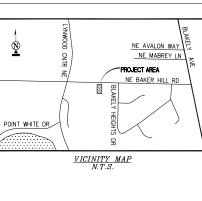
FINAL ZONING DRAWINGS

DRIVING DIRECTIONS



Sheet index	
TITLE SHEET SURVEY	at&t
NOTES	
C-SWPPP PLAN	
C-SWPPP DETAILS	Smartlink
OVERALL SITE PLAN	
ENLARGED SITE PLAN	
ENLARGED WATER TOWER PLAN	
NORTHEAST ELEVATIONS	CAPITAL DESIGN SERVICES 2101 4TH AVE E, SUITE 202
SITE SIGNAGE DETAILS	2101 4TH AVE F, SUITE 202 DLYMPA, WA 98506 360.915.6750 WWW.CAPITALDESIGNSERVICES.COM
	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
GOVERNING CODES	
echanical specialty code	
ITERNATIONAL FIRE CODE	
FPA 70 NATIONAL ELECTRICAL CODE	
ASHINGTON STATE ENERGY CODE	
COMPLIANCE	PROJECT INFORMATION
ATION IS UNMANNED / NOT FOR HUMAN TION, HANDICAP ACCESS IS NOT REQUIRED	BR0306
D.A.	BAINBRIDGE
APPROVALS	
IAL CONSTRUCTION DRAWINGS SIGN-OFF	LYNWOOD CENTER
	NE BAKER HILL ROAD
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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 WOULLED SEPARATIONS TO ELLIPSOID HEIGHTS DE TERMINED 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

PP ΆP

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CLF NG

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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.



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.

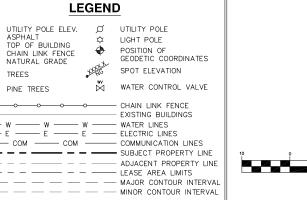
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

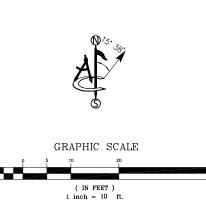
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

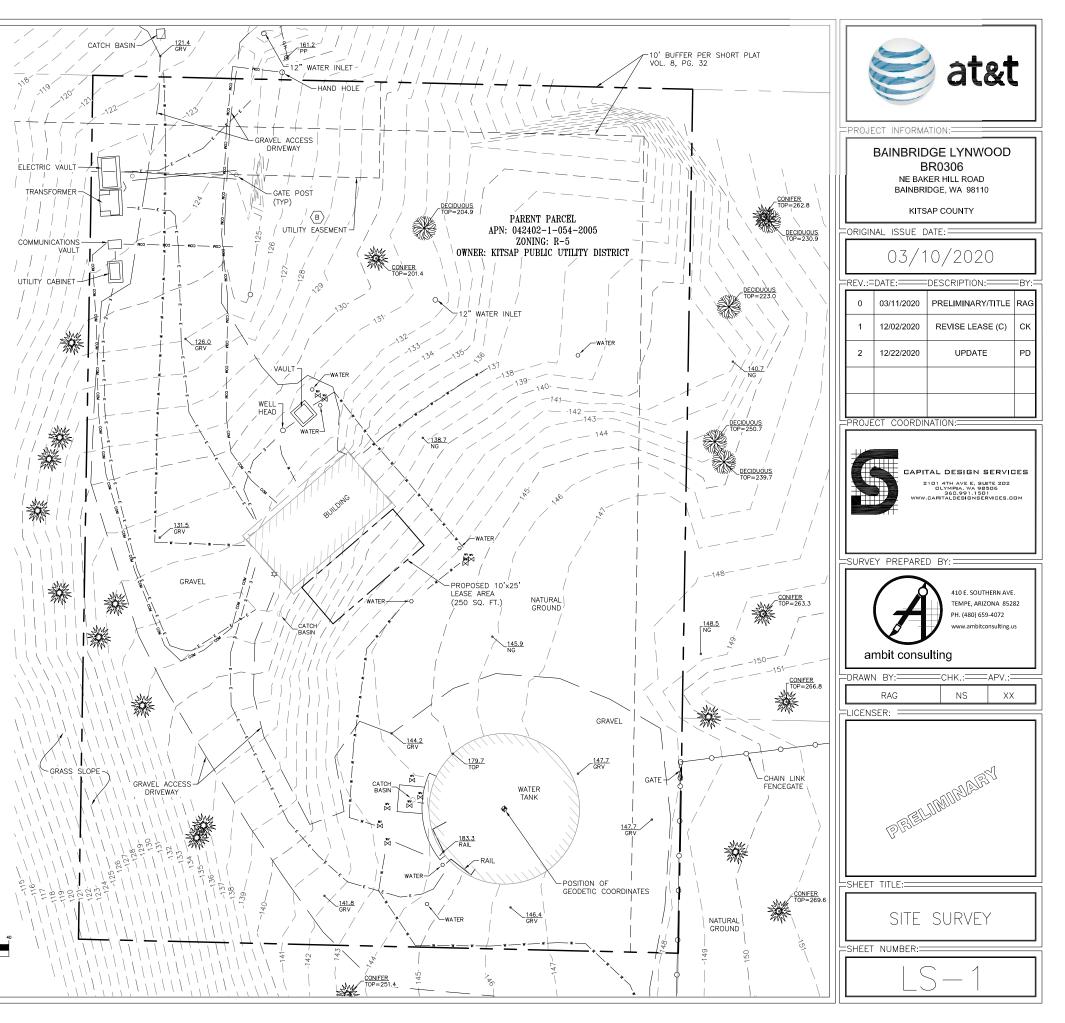
LESSOR'S LEGAL DESCRIPTION

LOT(S) A OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(5) 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, RANCE 2, W.M., IN KITSAP COUNTY, WASHINGTON.

TOGETHER WITH: WATER RIGHTS, IF ANY, UNDER WATER RIGHTS CONTROL NOS: 46751; 46752; G1-23438C; G1-235386; G1-23640C; G1-24392C; G1-23639C; AND S1-12933C.







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.

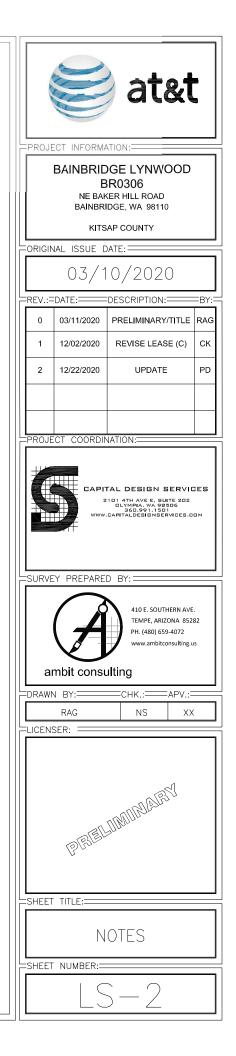
ITEMS NO. 1, 2, 3, AND 5 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

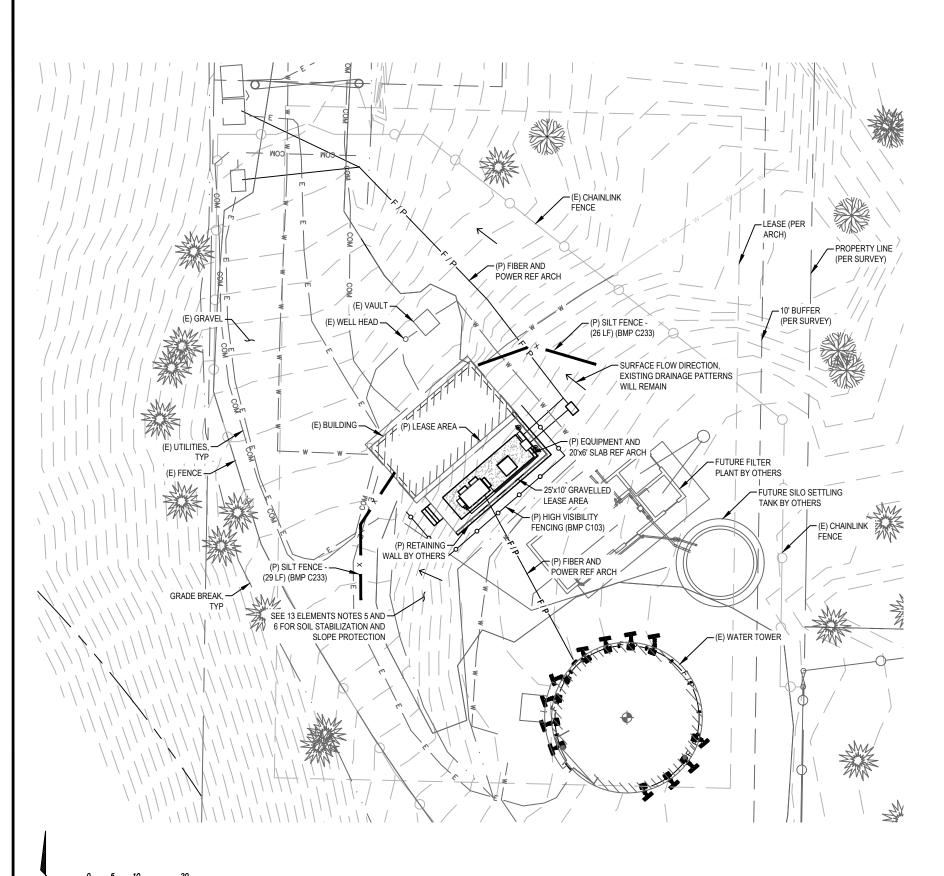
4. (RIGHT OF WAYS) A. RIGHT OF WAY GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 4/19/1927 AT DOCUMENT NO. 160185 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON. EXACT LOCATION INDETERMINATE - NOT SHOWN

 $\langle \overline{B} \rangle \overset{(\text{EASEMENTS})}{\text{EASEMENT BY SOUTH BAINBRIDGE WATER SYSTEM, INC., TO PUGET}$ 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 JANES 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. 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, VIENNESS OF KITSAP COUNTY, 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





SCALE: 1

APPROXIMATE AREAS: NEW IMPERVIOUS AREA

SUMMARY OF 13 ELEMENTS PROPOSED ON PROJECT:

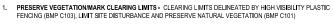
FENCING (BMP C103), LIMIT SITE DISTURBANCE AND PRESERVE NATURAL VEGETATION (BMP C101)

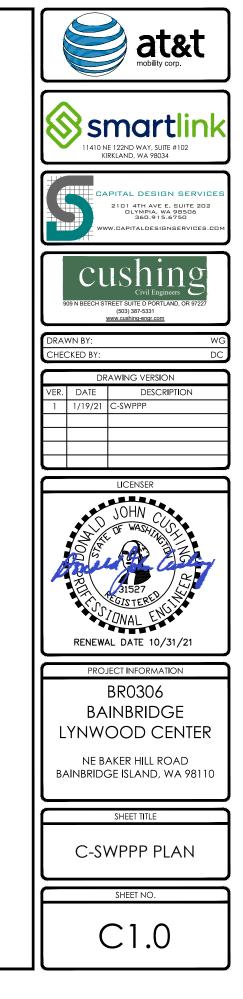
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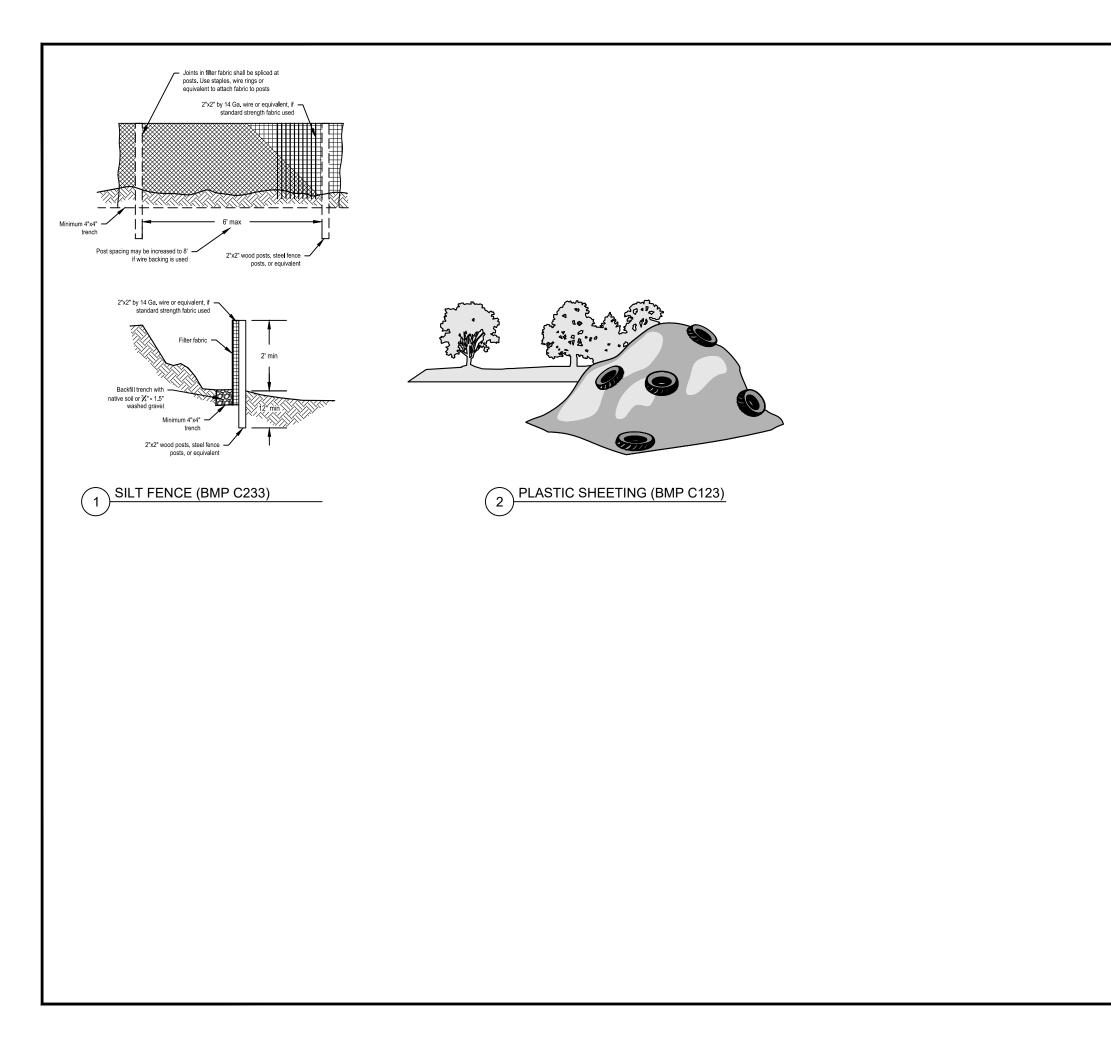
- 2. ESTABLISH CONSTRUCTION ACCESS N/A UTILIZED EXISTING GRAVEL SURFACE.
- 3. CONTROL FLOW RATES INSTALL SILT FENCE (BMP C233).
- 4. INSTALL SEDIMENT CONTROLS INSTALL SILT FENCE (BMP C233).
- 5. STABILIZE SOILS UTILIZE TEMPORARY AND PERMANENT SEEDING (BMP C120) AND MULCHING (BMP C121) TO OFFSET ANY DISTURBANCES 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
- 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).

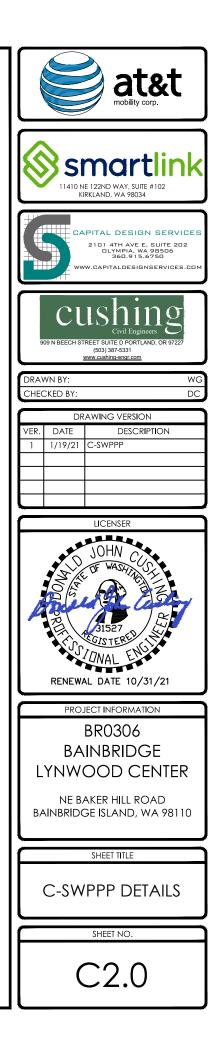
STANDARD SWPPP NOTES:

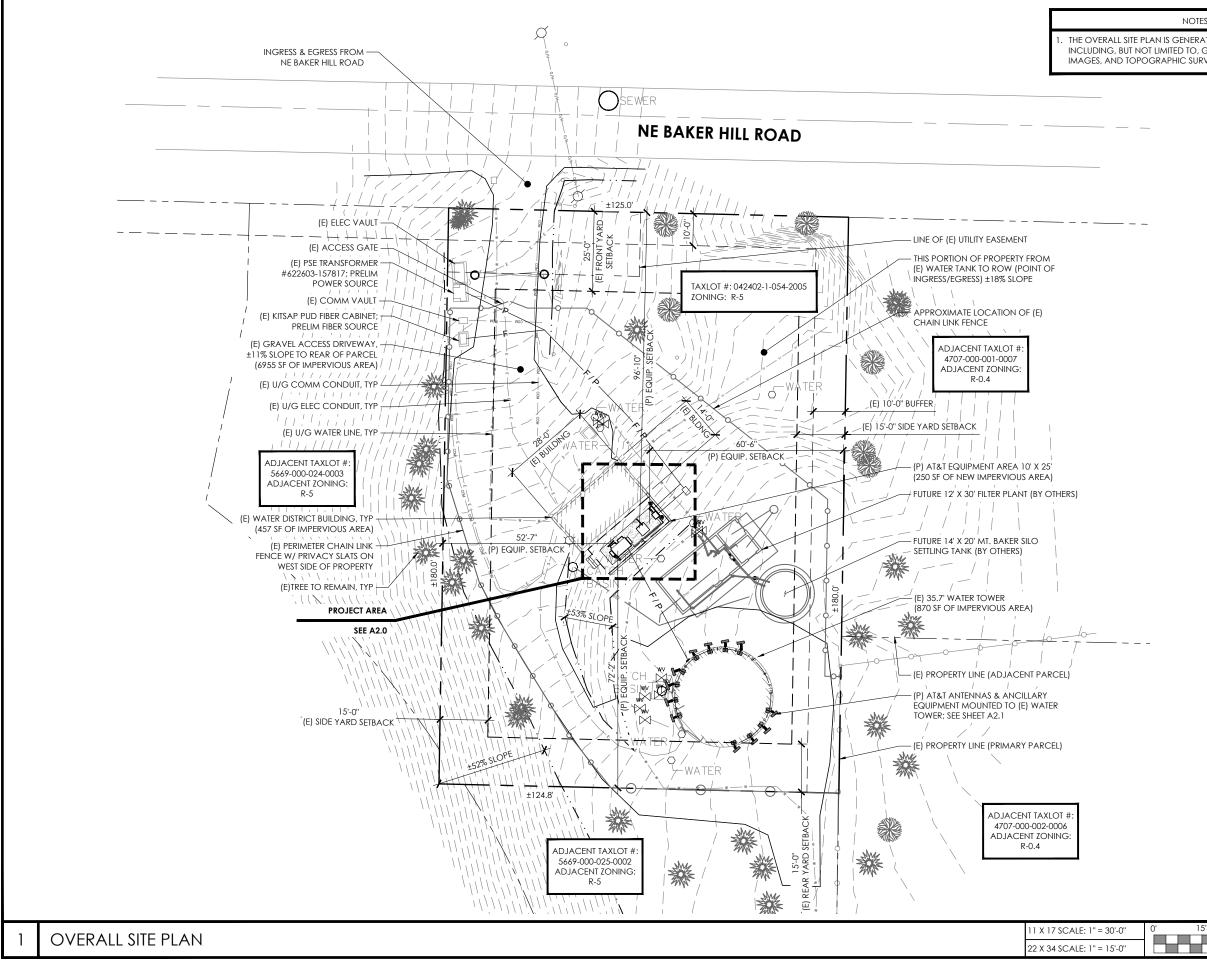
- 1 APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
- 2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, 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.











NOTES:

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).



PROJECT INFORMATION

BR0306 BAINBRIDGE LYNWOOD CENTER

NE BAKER HILL ROAD BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0



