



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 16-129242-LA  
Project Name/Address: Verizon Wireless Communications Facility and Base Station/  
1800 124<sup>th</sup> Ave NE  
Planner: Nick Whipple  
Phone Number: (425)-452-4578

**Minimum Comment Period: June 2, 2016, 5PM**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**ENVIRONMENTAL CHECKLIST**

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**INTRODUCTION**

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

## BACKGROUND INFORMATION

Property Owner:

Proponent:

Contact Person:

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address:

Phone:

Proposal Title:

Proposal Location:

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description:
2. Acreage of site:
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards):
8. Proposed land use:
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

**New base station equipment located within existing structures.**

Estimated date of completion of the proposal or timing of phasing:

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**NW 5/10/2016**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development  
Preliminary plat map
- Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans
- Building Permit (or Design Review)  
Site plan  
Clearing & grading plan
- Shoreline Management Permit  
Site plan

#### A. ENVIRONMENTAL ELEMENTS

##### 1. Earth

- a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other
- b. What is the steepest slope on the site (approximate percent slope)?
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**NW 5/10/2016**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
  
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
  
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
  
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**Erosion Control per BCC 23.76**

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
  
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
  
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

**Construction dust mitigation measures  
per Clear & Grade Code: BCC 23.76**

## 3. WATER

- a. Surface
  - (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
  
  - (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

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- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
  
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
  
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
  
- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.
  
- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
  
- (2) Could waste materials enter ground or surface waters? If so, generally describe.

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d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

#### 4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

c. List threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

#### 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

songbirds are in the wetland area to the south; mammals that are comfortable in suburban areas would be assumed to be present in the wetland area to the south and areas around Kelsey Creek.

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- b. List any threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

(1) Describe special emergency services that might be required.

**Compliance with FCC Radio Frequency standards per certification by Verizon Wireless Engineer in project.**

(2) Proposed measures to reduce or control environmental health hazards, if any.

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b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
  
- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.
  
- (3) Proposed measures to reduce or control noise impacts, if any:

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?
  
- b. Has the site been used for agriculture? If so, describe.
  
- c. Describe any structures on the site.
  
  
  
  
  
  
  
  
  
  
- d. Will any structures be demolished? If so, what?
  
  
  
  
  
- e. What is the current zoning classification of the site?
  
  
  
  
  
- f. What is the current comprehensive plan designation of the site?
  
  
  
  
  
- g. If applicable, what is the current shoreline master program designation of the site?
  
  
  
  
  
- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.
  
  
  
  
  
- i. Approximately how many people would reside or work in the completed project?
  
  
  
  
  
- j. Approximately how many people would the completed project displace?



## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light or glare impacts, if any:

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would be completed project have? How many would the project eliminate?

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

**15. Public Services**

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any:

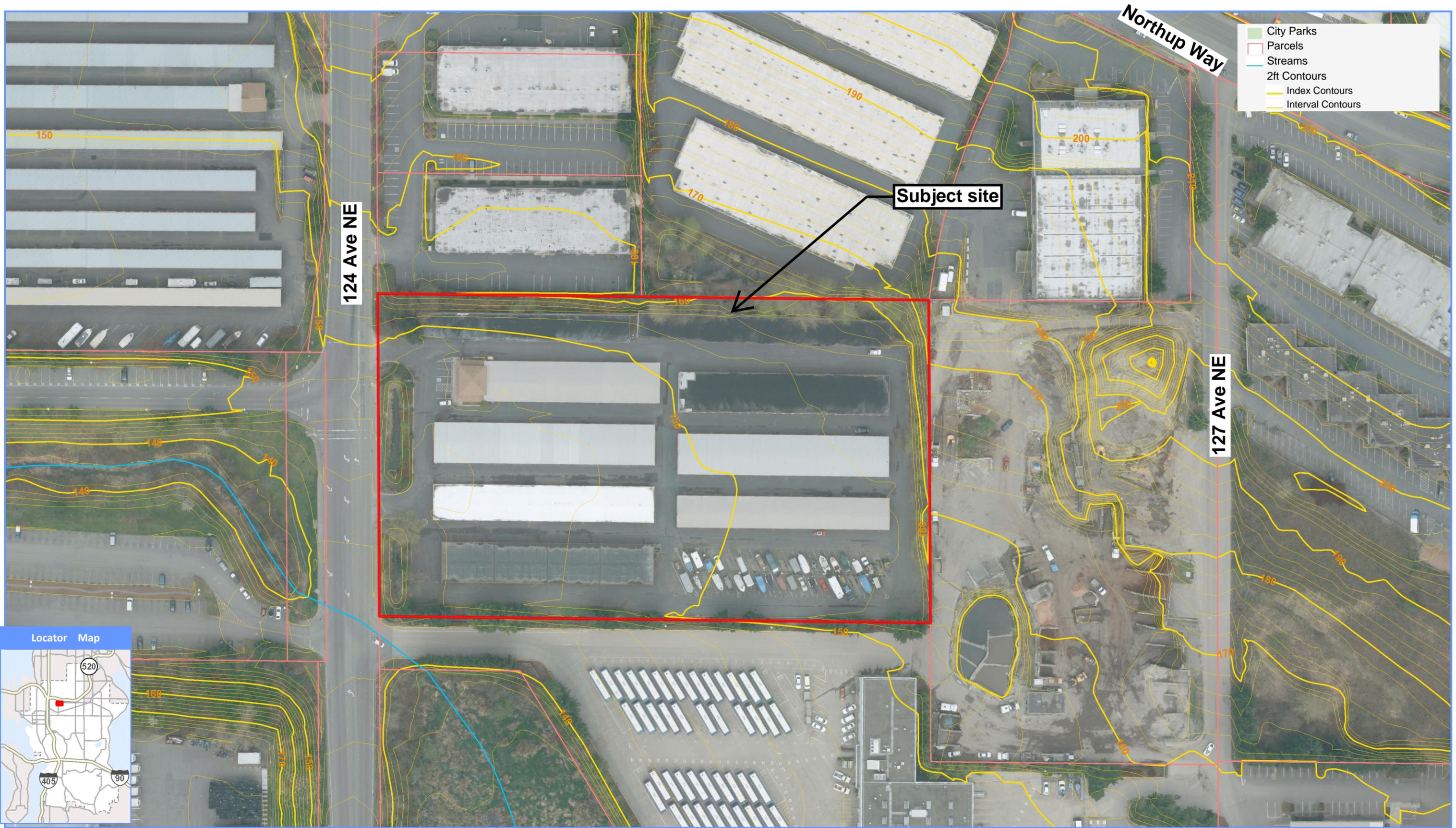
**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature...  obo Verizon Wireless .....Date Submitted.....



- City Parks
- Parcels
- Streams
- 2ft Contours
- Index Contours
- Interval Contours

124 Ave NE

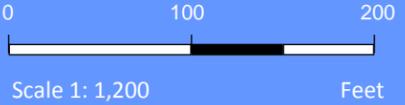
Northrup Way

Subject site

127 Ave NE



**Verizon Wireless**  
1800 124th Ave NE



**SHEET INDEX**

**ARCHITECTURAL**  
 T-1 TITLE SHEET  
 SP-1 GENERAL NOTES  
 SV1 EXISTING SITE SURVEY  
 SV2 EXISTING SITE SURVEY  
 SV3 EXISTING SITE SURVEY  
 A-1 OVERALL SITE PLAN  
 A-2 PROPOSED PLANS  
 A-3 ELEVATIONS & ANTENNA PLAN

**WASHINGTON STATE CODE COMPLIANCE:**  
 2012 IBC, STANDARDS AND AMENDMENTS, WAC 51-50  
 2012 IMC, STANDARDS AND AMENDMENTS, WAC 51-52  
 2012 IFB, STANDARDS AND AMENDMENTS, WAC 51-54  
 2012 UPC, STANDARDS AND AMENDMENTS, WAC 51-56, 51-57

**PROJECT SUMMARY**

**APPLICANT:**  
 VERIZON WIRELESS  
 3245 158TH AVE. SE  
 BELLEVUE, WA 98008

**APPLICANT AGENT:**  
 CAMP & ASSOCIATES, INC.  
 19401 40TH AVENUE W, SUITE 304  
 LYNNWOOD, WA 98036  
 CONTACT: MATTHEW GOSSETT  
 OFFICE: 425-740-6392  
 MOBILE: 503-310-2483  
 FAX: 425-224-1614  
 EMAIL: matthew.gossett@campassoc.com

**PERMITTING AGENT:**  
 CAMP & ASSOCIATES, INC.  
 19401 40TH AVENUE W, SUITE 304  
 LYNNWOOD, WA 98036  
 CONTACT: MADELINE CHANEY  
 PHONE: 425-346-0128  
 EMAIL: madeline.chaney@campassoc.com

**DESIGN CONSULTANT:**  
 CAMP & ASSOCIATES INC.  
 19401 40TH AVE W, SUITE 304  
 LYNNWOOD, WA 98036  
 CONTACT: ERIC CAMP  
 PHONE: 425-740-6392  
 email: eric.camp@campassoc.com

**LEGAL DESCRIPTION:**  
 SEE SHEET A-1

**SITE NAME:** SEA SAFEWAY DC

**SITE ADDRESS:** 1800 124TH AVE NE  
 BELLEVUE, WA 98005

**LAND OWNER:** PUBLIC STORAGE  
 1800 124TH AVE NE  
 BELLEVUE, WA 98005  
 CONTACT: LORI KIND  
 PHONE: 818-244-8080 X1350

**STRUCTURE OWNER:** PUBLIC STORAGE  
 1800 124TH AVE NE  
 BELLEVUE, WA 98005  
 CONTACT: LORI KIND  
 PHONE: 818-244-8080 X1350

**JURISDICTION:** CITY OF BELLEVUE

**PARCEL NUMBER:** 282505-9262

**ZONING:** BR-OR (CITY OF BELLEVUE)  
 COMMERCIAL

**OCCUPANCY:** STORAGE

**CONSTRUCTION TYPE:** V-B

**PROJECT DESCRIPTION:**  
 THE SCOPE OF WORK INCLUDES: THE INSTALLATION OF (6) ANTENNAS CONCEALED INSIDE NEW MONOPOLE AND THE INSTALLATION OF NEW EQUIPMENT CABINETS, DIESEL POWER GENERATOR AND ANCILLARY EQUIPMENT IN NEW EQUIPMENT ROOMS AT EXISTING STORAGE FACILITY



**SEA-SAFEWAY DC**  
 ( NEW BUILD )  
 1800 124TH AVE NE  
 BELLEVUE, WA 98005

LAT.: 47° 37' 36.71" N; (NAD 83)  
 LONG.: 122° 37' 51.48" W (NAD 83)  
 ELEV.: 149.9' (NAVD 88)

**CONFIDENTIAL AND PROPRIETARY**

Not for disclosure outside VERIZON WIRELESS without permission.

**SIGNATURE BLOCK**

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
RF ENGINEER		
REAL ESTATE		
SITE ACQUISITION		
PROPERTY OWNER		
TOWER OWNER		

**VICINITY MAP**



**DRIVING DIRECTIONS FROM VERIZON WIRELESS (3245 158TH AVE. SE., BELLEVUE WA 98008):**  
 DEPART 3245 158TH ON 158TH AVE SE (SOUTH-WEST) AND TURN RIGHT (WEST) ONTO SE EASTGATE WAY  
 TURN LEFT (WEST) ONTO RAMP I-90 W / SEATTLE  
 TAKE RAMP (LEFT) ONTO I-90 [MOUNTAINS TO SOUND GREENWAY-I-90]  
 AT EXIT 10, TURN RIGHT ONTO RAMP I-405 S / I-405 N / BELLEVUE / EVERETT / RENTON / TACOMA  
 TAKE RAMP (RIGHT) ONTO I-405 I-405 N / BELLEVUE / EVERETT  
 AT EXIT 14, TURN RIGHT ONTO RAMP WA-520 E / WA-520 W / SEATTLE / REDMOND  
 TAKE RAMP (RIGHT) ONTO WA-520 WA-520 E / REDMOND  
 KEEP RIGHT ONTO RAMP 124TH AVE. N.E. AND BEAR RIGHT (SOUTH) ONTO 124TH AVE NE  
 ARRIVE 1800 124TH AVE NE, BELLEVUE, WA 98005



**SEA-SAFEWAY DC**  
 ( NEW BUILD )  
 1800 124TH AVE NE  
 BELLEVUE, WA 98005  
 KING COUNTY

**CAMP+ ASSOCIATES**

19401 40TH AVE. W., SUITE 304  
 LYNNWOOD, WA 98036  
 PHONE: (425) 740-6392  
 FAX: (425) 224-1614  
 WWW.CAMPASSOC.COM

**PROJECT MANAGER:** EJC

**PREPARED BY:** AIO

**APPROVED BY:** EJC

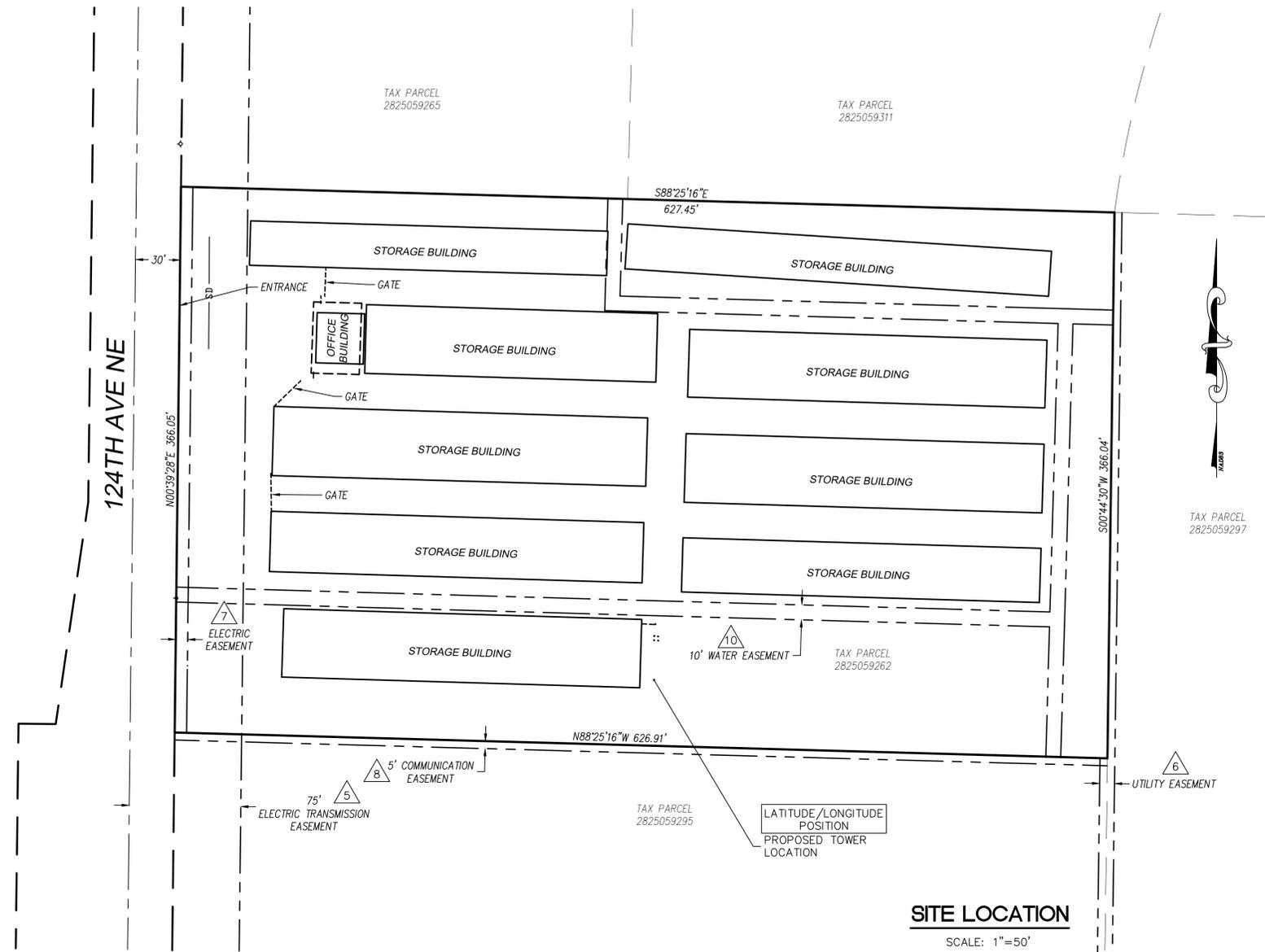
03-02-16	ISSUED FOR ZONING REVIEW
02-22-16	ISSUED FOR ZONING REVIEW
02-09-16	ISSUED FOR ZONING REVIEW

**SHEET NAME**  
**TITLE SHEET**

**SHEET NUMBER**  
**T-1**

**PROJECT NUMBER**  
**20141015496**





**LATITUDE/LONGITUDE POSITION**

COORDINATE DATA AT PROPOSED TOWER LOCATION:  
 NAD 83  
 LAT - 47°37'36.71" N NAVD 88  
 LONG - 122°10'25.11" W ELEV.= 149.9 FEET



BENCHMARK IS "SSHO"  
 NGS GPS CORS STATION.  
 ELEV = 322.1'

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

**NOTES**

- 1) TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, GUARANTEE NO. 611116621, DATED NOVEMBER 19, 2015.
- 2) FIELD WORK CONDUCTED IN DECEMBER, 2015.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- 5) FEMA DESIGNATION: ZONE 'X', (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PANEL 368 OF 1725, FIRM MAP NUMBER 53033C0368F, EFFECTIVE DATE MAY 16, 1995.

**LEGEND**

- SUBJECT BOUNDARY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT BOUNDARY LINE
- - - SECTIONAL BREAKDOWN LINE
- DP— OVERHEAD POWER LINE
- UP— BURIED POWER LINE
- G— BURIED GAS LINE
- OT— OVERHEAD TELEPHONE LINE
- UT— BURIED TELEPHONE LINE
- W— BURIED WATER LINE
- SS— BURIED SANITARY SEWER
- SD— BURIED STORM DRAIN
- - - DITCH LINE/FLOW LINE
- ~ ~ ~ ROCK RETAINING WALL
- ~ ~ ~ VEGETATION LINE
- ○ ○ CHAIN LINK FENCE
- □ □ WOOD FENCE
- × × × BARBED WIRE/WIRE FENCE
- △ TRANSFORMER
- ⊗ LIGHT STANDARD
- ⊠ POWER VAULT
- ⊞ UTILITY BOX
- ⊕ UTILITY POLE
- ⊖ POLE GUY WIRE
- ⊗ GAS VALVE
- ⊞ GAS METER
- ⊠ TELEPHONE VAULT
- TELEPHONE RISER
- ⊗ FIRE HYDRANT
- ⊞ GATE VALVE
- ⊠ WATER METER
- ⊞ FIRE STAND PIPE
- ⊕ CATCH BASIN, TYPE I
- ⊞ CATCH BASIN, TYPE II
- ⊗ SIGN
- ⊞ BOLLARD
- ⊠ MAIL BOX
- SPOT ELEVATION

NOTE:  
 1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.  
 2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

**TREE LEGEND**

- DECIDUOUS TREE
- AL12 ← TRUNK DIAMETER (IN)
  - TYPE
- EVERGREEN TREE
- DF18 ← HEIGHT AGL IF MEASURED
- AL=ALDER  
 MP=MAPLE  
 DS=DECIDUOUS  
 MA=MADRONA  
 OK=OAK  
 CH=CHERRY  
 CE=CEDAR  
 DF=DOUGLAS FIR  
 HE=HEMLOCK  
 PI=PINE  
 EVG=EVERGREEN

NOTE:  
 TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

**SITE INFORMATION**

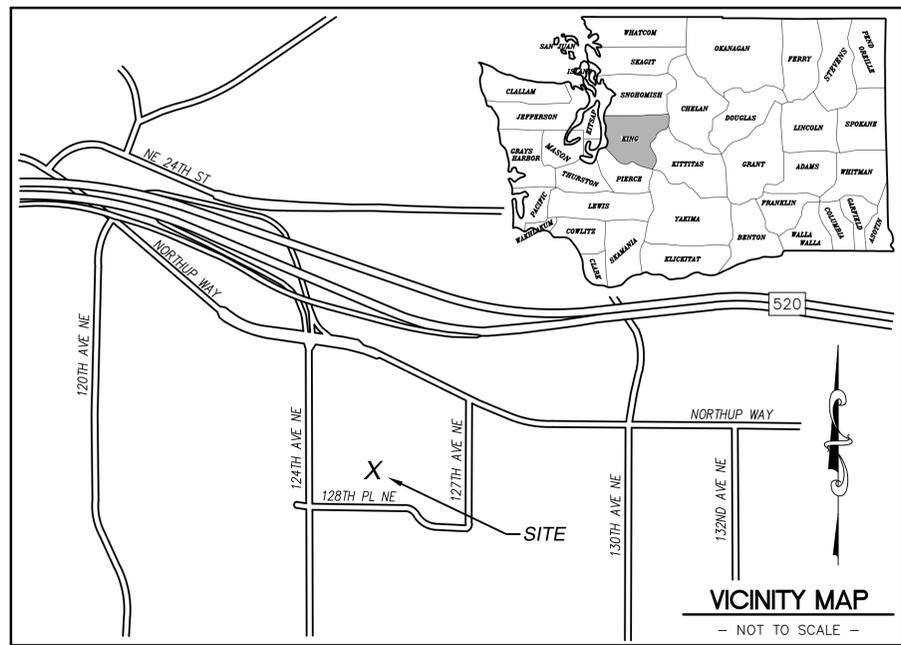
TAX LOT NUMBER 2825059262  
 SITE ADDRESS 1800 124TH AVENUE NE, BELLEVUE, WA 98005  
 SITE CONTACT LORI KIND  
 PHONE NUMBER 818-244-8080 X1350  
 ZONING BR-OR (CITY OF BELLEVUE)  
 TOTAL LOT AREA 229,548± S.F.(5.27 AC.)  
 PROJECT AREA TO BE DETERMINED

**SURVEY REFERENCE**  
 RECORD OF SURVEY PER A.F. NO. 7912319005, RECORDS OF KING COUNTY.

**BOUNDARY DISCLAIMER**  
 THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

**CAUTION!**  
 UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.  
**1-800-424-5555**

**SITE LOCATION**  
 SCALE: 1"=50'



**LEGAL DESCRIPTION**

LOT 2 OF REVISED CITY OF BELLEVUE SHORT PLAT NO. 77-81, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 7912319005, BEING A REVISION OF SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NO 7712130634, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**EASEMENTS** # CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

- 3 MEMORANDUM OF LEASE WITH WESTERN PCS BTA DEVELOPMENT CORPORATION PER A.F. NO. 9612200303, RECORDS OF KING COUNTY - DOCUMENT CONTAINS NO DESCRIPTION, NOT SHOWN
- 4 ELECTRIC TRANSMISSION EASEMENT PER A.F. NO. 2342831, RECORDS OF KING COUNTY - DOCUMENT IS ILLEGIBLE, NOT SHOWN
- 5 ELECTRIC TRANSMISSION EASEMENT PER A.F. NO. 2560137, RECORDS OF KING COUNTY - SHOWN
- 6 SEWER EASEMENT PER A.F. NO. 5955996, RECORDS OF KING COUNTY - SHOWN
- 7 ELECTRIC TRANSMISSION EASEMENT PER A.F. NO. 7811070703, RECORDS OF KING COUNTY - SHOWN
- 8 UNDERGROUND COMMUNICATIONS EASEMENT PER A.F. NO. 7905011035, RECORDS OF KING COUNTY - SHOWN
- 10 WATER EASEMENT PER A.F. NO. 8002280487, RECORDS OF KING COUNTY - SHOWN



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

**SITE**  
**SEA PUBLIC STORAGE**  
 1800 124TH AVENUE NE  
 BELLEVUE, WA 98005  
 KING COUNTY

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FLD. BOOK:	387/74
DRAWN BY:	LAC
JOB #:	99544.1256
DATE:	12/21/15

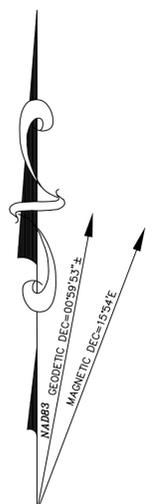
**REVISIONS**

DATE	DESCRIPTION	BY



SHEET TITLE  
**EXISTING SITE SURVEY**  
**SEC 28, TWP 25 N, RNG 5 E, WM**

SHEET NUMBER  
**SV1**



**LATITUDE/LONGITUDE POSITION**

COORDINATE DATA AT PROPOSED TOWER LOCATION:  
 NAD 83  
 LAT - 47°37'36.71" N NAVD 88  
 LONG - 122°10'25.11" W ELEV.= 149.9 FEET



BENCHMARK IS "SSHO"  
 NGS GPS CORS STATION.  
 ELEV = 322.1'

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

**NOTES**

- 1) TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, GUARANTEE NO. 611116621, DATED NOVEMBER 19, 2015.
- 2) FIELD WORK CONDUCTED IN DECEMBER, 2015.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- 5) FEMA DESIGNATION: ZONE 'X'. (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PANEL 368 OF 1725, FIRM MAP NUMBER 53033C0368F, EFFECTIVE DATE MAY 16, 1995.

**LEGEND**

- SUBJECT BOUNDARY LINE
- - - - - RIGHT-OF-WAY CENTERLINE
- - - - - RIGHT-OF-WAY LINE
- - - - - ADJACENT BOUNDARY LINE
- - - - - SECTIONAL BREAKDOWN LINE
- DP--- OVERHEAD POWER LINE
- UP--- BURIED POWER LINE
- G--- BURIED GAS LINE
- OT--- OVERHEAD TELEPHONE LINE
- UT--- BURIED TELEPHONE LINE
- W--- BURIED WATER LINE
- SS--- BURIED SANITARY SEWER
- SD--- BURIED STORM DRAIN
- - - - - DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- △ TRANSFORMER
- ⊗ LIGHT STANDARD
- ⊠ POWER VAULT
- ⊞ UTILITY BOX
- ⊘ UTILITY POLE
- ← POLE GUY WIRE
- ⊞ GAS VALVE
- ⊞ GAS METER
- ⊠ TELEPHONE VAULT
- TELEPHONE RISER
- ⊗ FIRE HYDRANT
- ⊞ GATE VALVE
- ⊞ WATER METER
- ⊞ FIRE STAND PIPE
- ⊞ CATCH BASIN, TYPE I
- ⊞ CATCH BASIN, TYPE II
- ⊞ SIGN
- ⊞ BOLLARD
- ⊞ MAIL BOX
- ⊞ SPOT ELEVATION

**NOTE:**

- 1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
- 2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

**TREE LEGEND**

- DECIDUOUS TREE
- AL=ALDER
  - MP=MAPLE
  - DS=DECIDUOUS
  - MA=MADRONA
  - OK=OAK
  - CH=CHERRY
- EVERGREEN TREE
- CE=CEDAR
  - DF=DOUGLAS FIR
  - HE=HEMLOCK
  - PI=PINE
  - EVG=EVERGREEN

NOTE:  
 TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

**SITE INFORMATION**

TAX LOT NUMBER 2825059262  
 SITE ADDRESS 1800 124TH AVENUE NE BELLEVUE, WA 98005  
 SITE CONTACT LORI KIND  
 PHONE NUMBER 818-244-8080 X1350  
 ZONING BR-OR (CITY OF BELLEVUE)  
 TOTAL LOT AREA 229,548± S.F.(5.27 AC.)  
 PROJECT AREA TO BE DETERMINED

**SURVEY REFERENCE**

RECORD OF SURVEY PER A.F. NO. 7912319005, RECORDS OF KING COUNTY.

**BOUNDARY DISCLAIMER**

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

**CAUTION!**

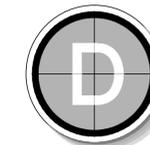
UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

**1-800-424-5555**

**verizon**



**CAMP+**  
ASSOCIATES



**DUNCANSON**

Company, Inc.

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

SITE

**SEA PUBLIC STORAGE**

1800 124TH AVENUE NE  
 BELLEVUE, WA 98005  
 KING COUNTY

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**REVISIONS**

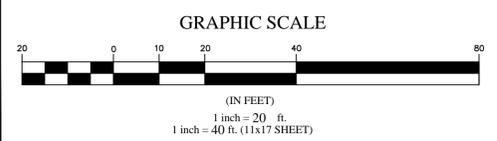
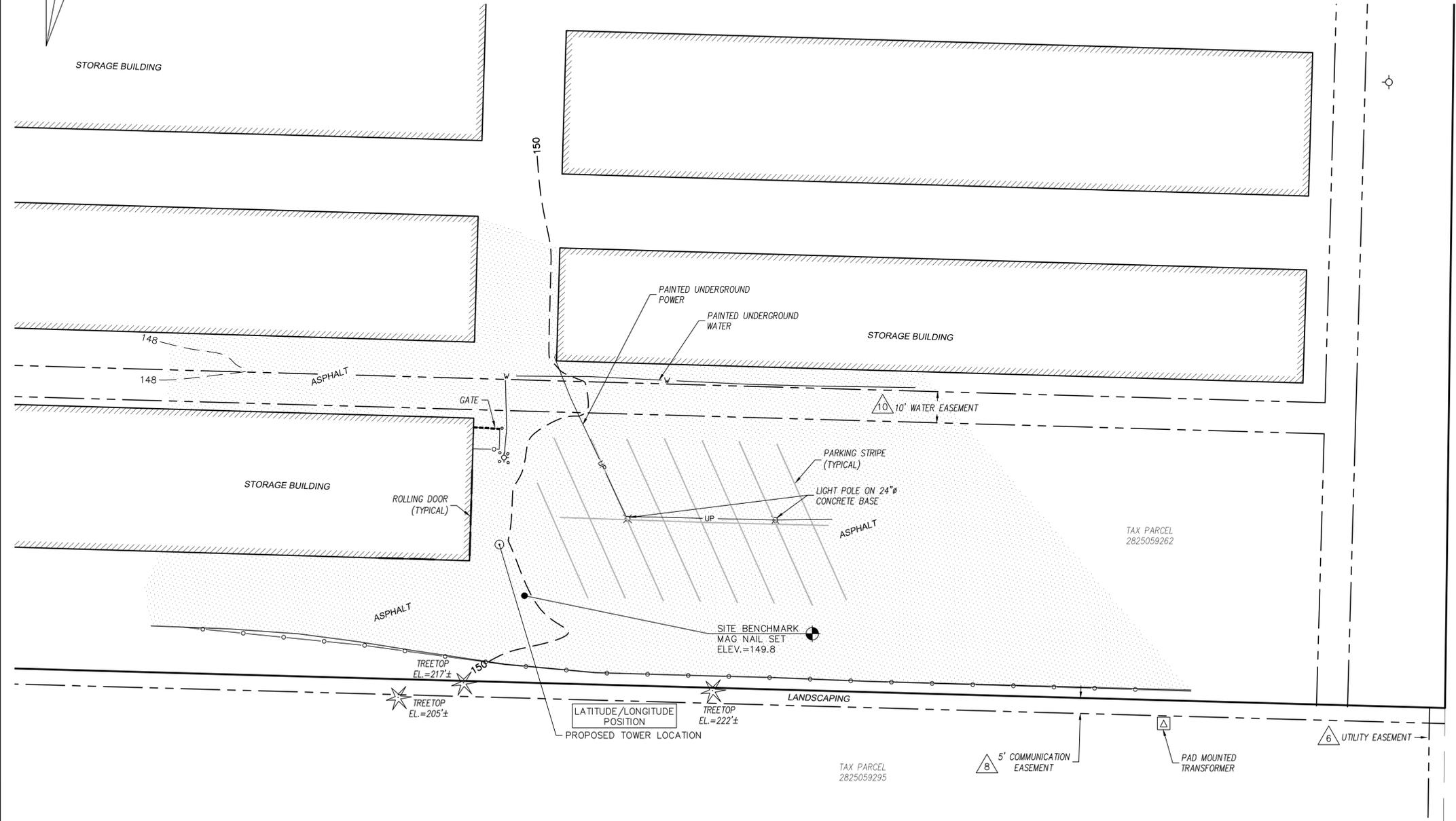
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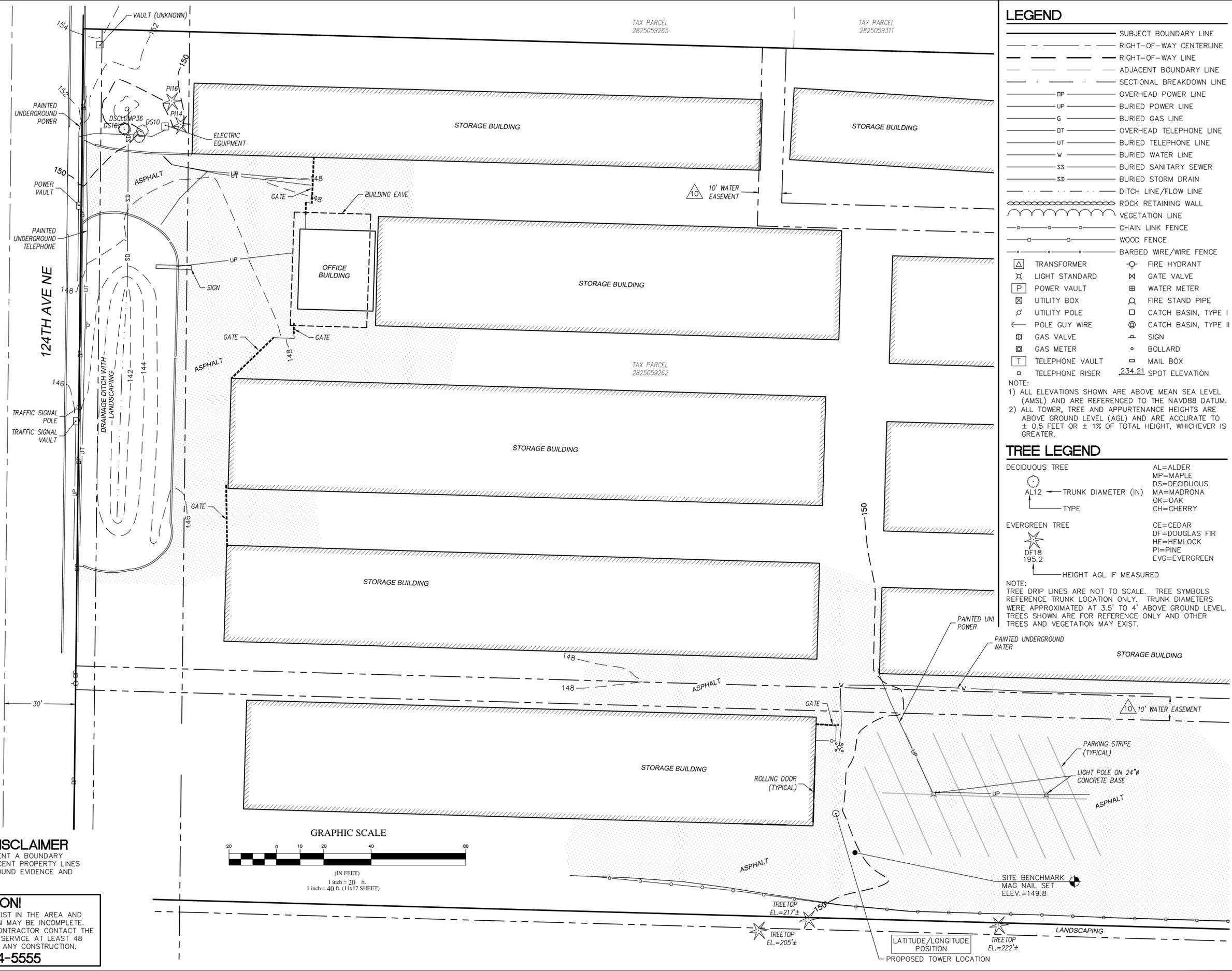
SHEET TITLE  
**EXISTING SITE SURVEY**  
 SEC 28, TWP 25 N, RNG 5 E, WM

SHEET NUMBER

**SV2**



**SITE DETAIL**

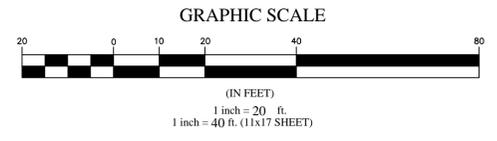


- ### LEGEND
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  - RIGHT-OF-WAY LINE
  - ADJACENT BOUNDARY LINE
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  - ⊗ MAIL BOX
  - ⊗ SPOT ELEVATION

NOTE:  
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  - CH=CHERRY
- EVERGREEN TREE
- CE=CEDAR
  - DF=DOUGLAS FIR
  - HE=HEMLOCK
  - PI=PINE
  - EVG=EVERGREEN
- AL12 ← TRUNK DIAMETER (IN)  
 --- TYPE  
 DF18 195.2 ← HEIGHT AGL IF MEASURED

NOTE:  
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CAMP+ ASSOCIATES



DUNCANSON

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

### SEA PUBLIC STORAGE

1800 124TH AVENUE NE  
 BELLEVUE, WA 98005  
 KING COUNTY

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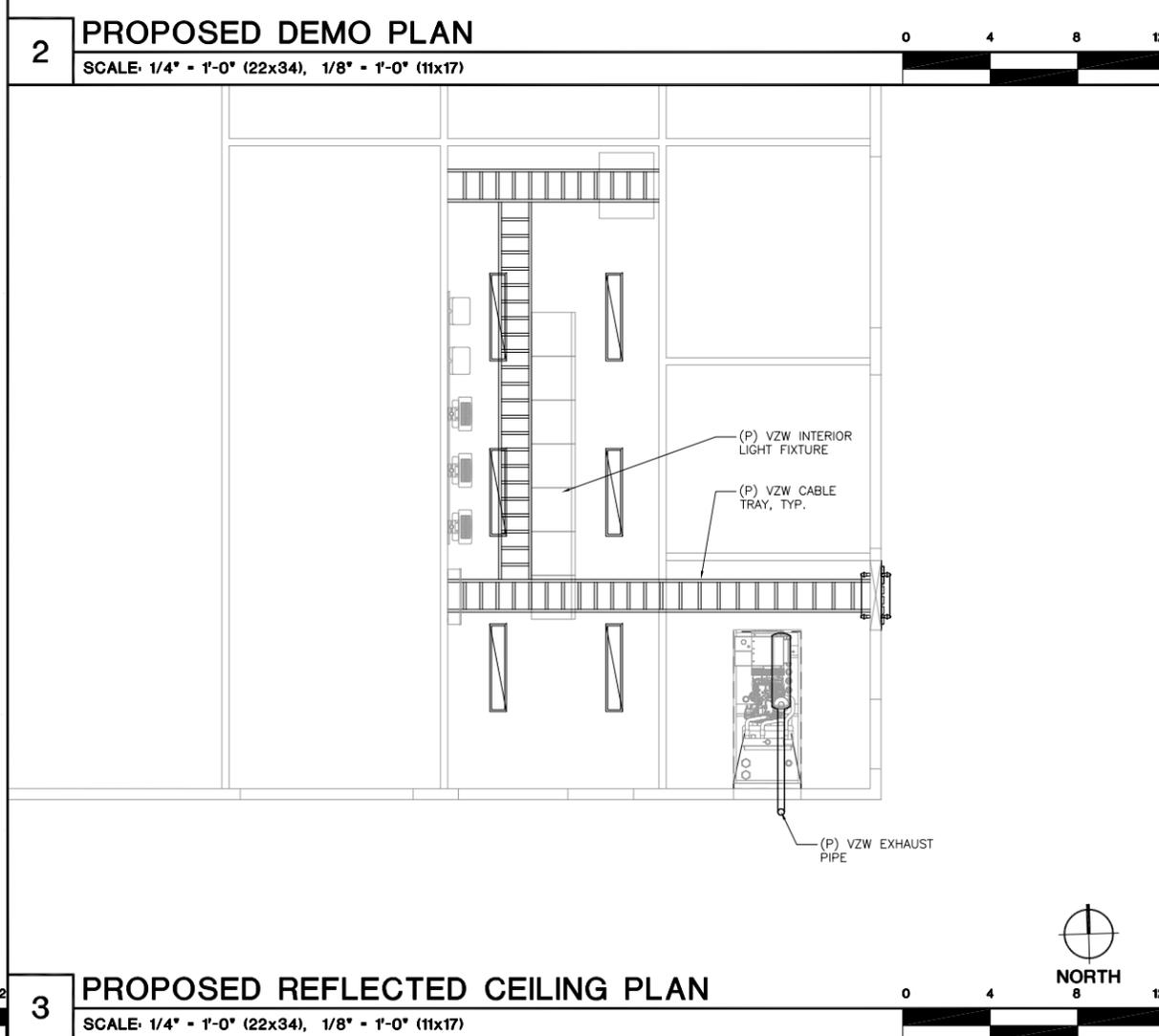
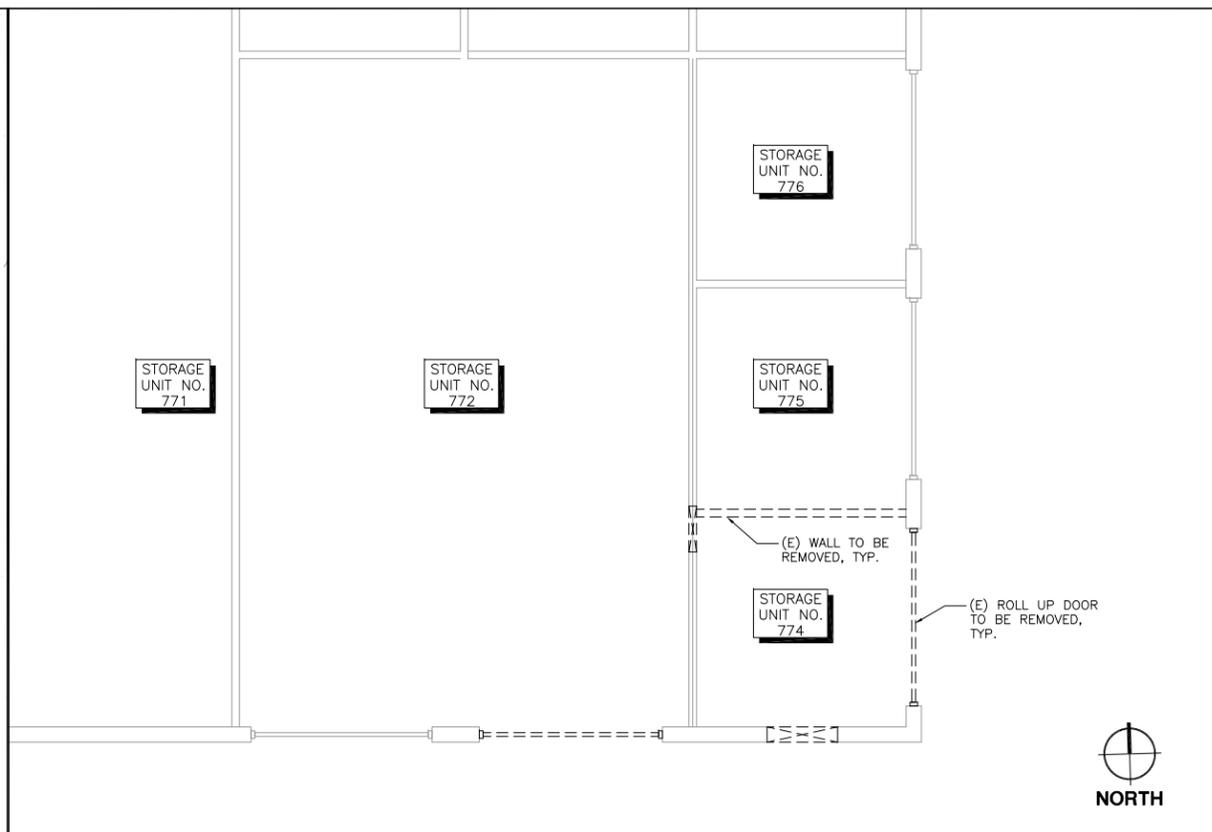
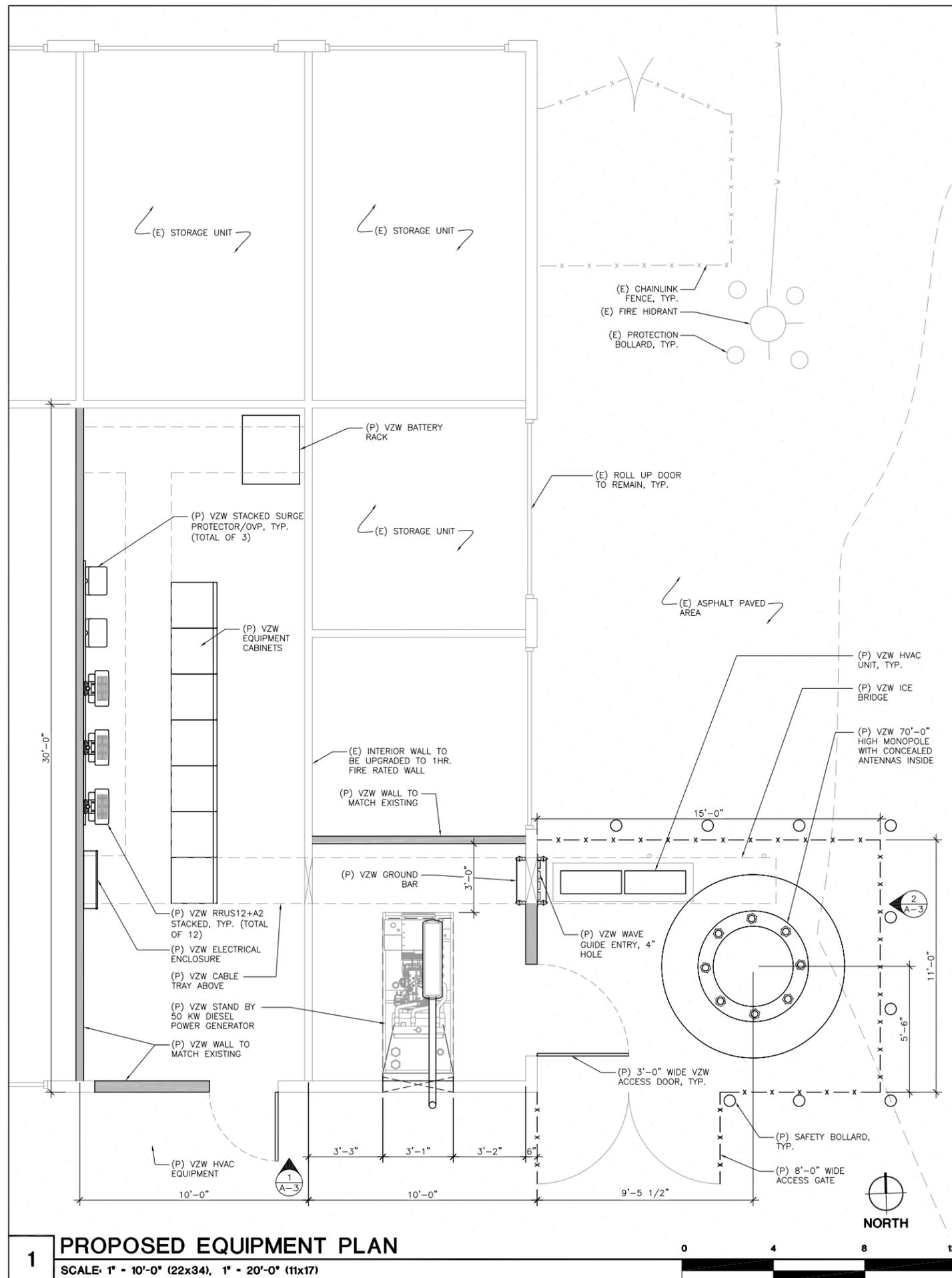
DATE	DESCRIPTION	BY



SHEET TITLE  
 EXISTING SITE SURVEY  
 SEC 28, TWP 25 N, RNG 5 E, WM

SHEET NUMBER  
**SV3**





**SEA-SAFEWAY DC**  
 (NEW BUILD)  
 1800 124TH AVE NE  
 BELLEVUE, WA 98005  
 KING COUNTY

**CAMP+ ASSOCIATES**  
 19401 40TH AVE. W., SUITE 304  
 LYNNWOOD, WA 98036  
 PHONE: (425) 740-6392  
 FAX: (425) 224-1614  
 WWW.CAMPASSOC.COM

**PROJECT MANAGER:** EJC  
**PREPARED BY:** AIO  
**APPROVED BY:** EJC

03-02-16	ISSUED FOR ZONING REVIEW
02-22-16	ISSUED FOR ZONING REVIEW
02-09-16	ISSUED FOR ZONING REVIEW

**SHEET NAME**  
 PROPOSED PLANS

**SHEET NUMBER**  
 A-2

**PROJECT NUMBER**  
 20141015496

**SEA-SAFEWAY  
DC**

(NEW BUILD)

1800 124TH AVE NE  
BELLEVUE, WA 98005  
KING COUNTY



19401 40TH AVE. W., SUITE 304  
LYNNWOOD, WA 98036  
PHONE: (425) 740-6392  
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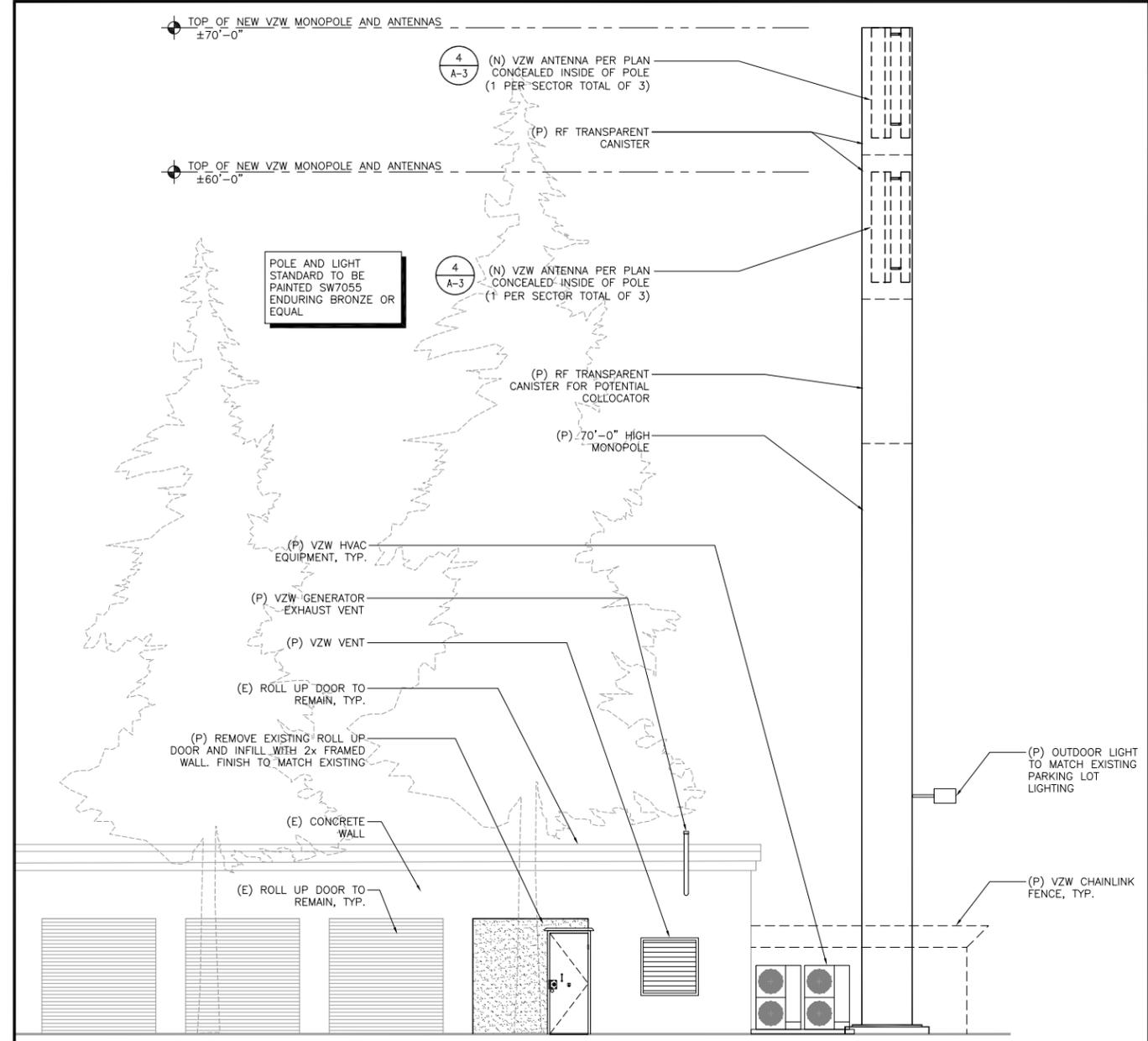
**SHEET NAME**

**ELEVATIONS AND  
ANTENNA PLAN**

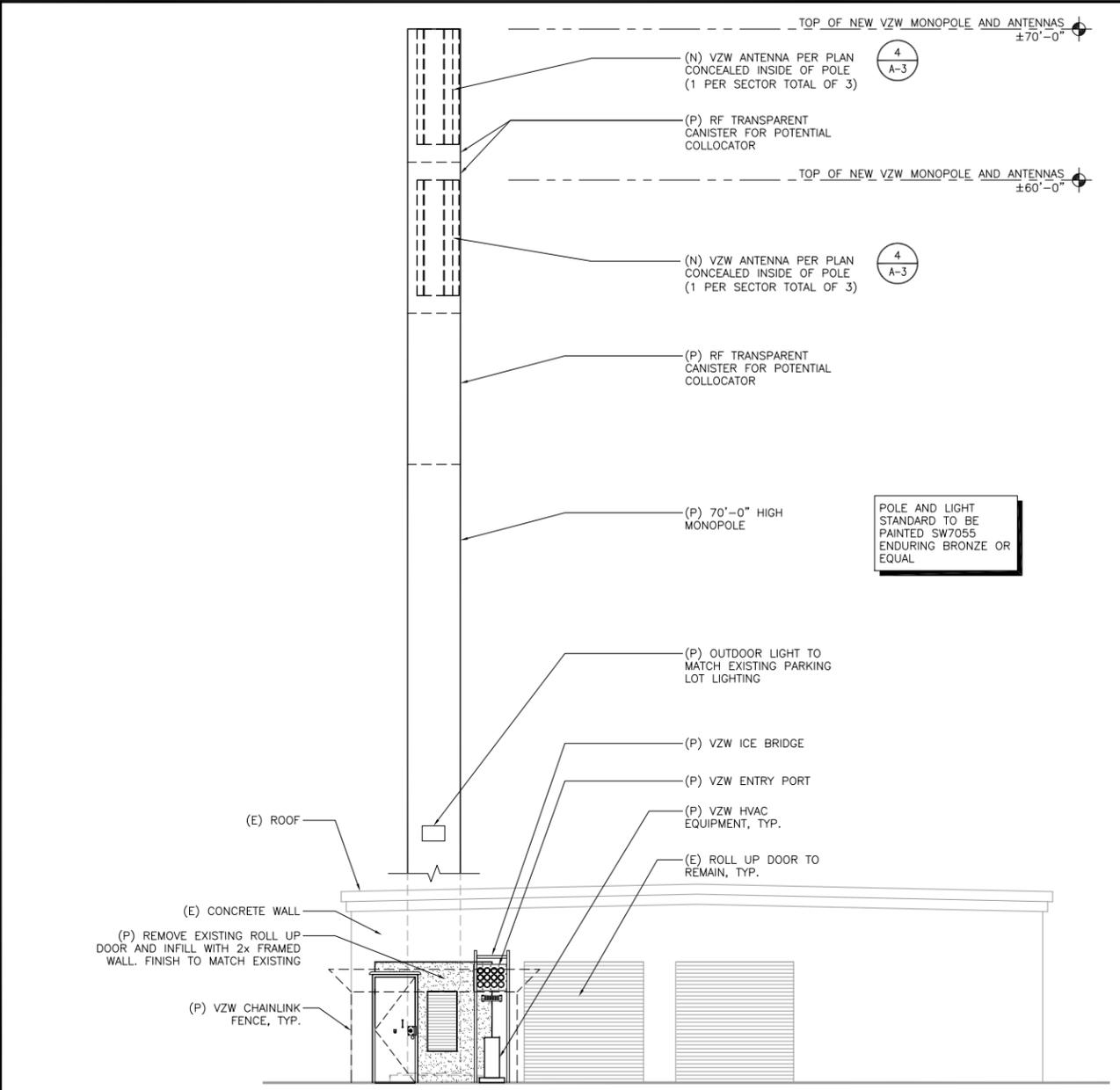
**SHEET NUMBER**

**A-3**

**PROJECT NUMBER**  
20141015496



**1 PROPOSED PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)



**2 PROPOSED PARTIAL EAST ELEVATION**  
SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)

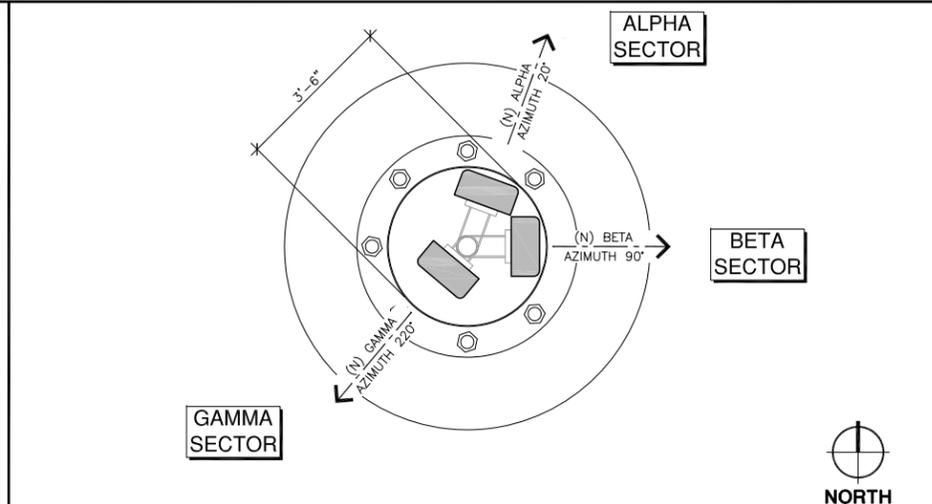
**ANTENNA / COAX SCHEDULE**

SECTOR	ANTENNA QUANTITY	ANTENNA TIP HEIGHT	ANTENNA SIZE	AZIMUTH	DOWNTILT	NUMBER OF CABLE RUNS	COAX SIZE	COAX LENGTH
ALPHA	1 NEW (QUAD-BAND)	70'-0"	91.7"x15.6"x7.4"	20°	0	1 NEW HYBRID	6x12	±130'
BETA	1 NEW (QUAD-BAND)	70'-0"	91.7"x15.6"x7.4"	90°	0	1 NEW HYBRID	6x12	±130'
GAMMA	1 NEW (QUAD-BAND)	70'-0"	91.7"x15.6"x7.4"	220°	0	1 NEW HYBRID	6x12	±130'
ALPHA	1 NEW (QUAD-BAND)	60'-0"	91.7"x15.6"x7.4"	20°	0	1 NEW HYBRID	6x12	±120'
BETA	1 NEW (QUAD-BAND)	60'-0"	91.7"x15.6"x7.4"	90°	0	1 NEW HYBRID	6x12	±120'
GAMMA	1 NEW (QUAD-BAND)	60'-0"	91.7"x15.6"x7.4"	220°	0	1 NEW HYBRID	6x12	±120'

NOTE: PROVIDE (12) RRUS-12+A2 AT EQUIPMENT ROOM.  
PROVIDE (3) SURGE PROTECTOR/OVP'S AT EQUIPMENT ROOM

- GENERAL NOTES:**
- VERIFY EACH COAXIAL CABLE LENGTH, DIAMETER, ROUTING, AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO ORDER.
  - THE MAXIMUM COAXIAL CABLE LENGTH HAS BEEN ESTIMATED WITH CORRESPONDING CABLE DIAMETER ON THE SCHEDULE TABLE. THIS CABLE LENGTH IS APPROXIMATE AND IS TO BE USED FOR CONSTRUCTION. ACTUAL ANTENNA CABLE LENGTHS MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE VERIFIED.
  - TAG ALL MAIN CABLES AT TWO (2) LOCATIONS:  
A - AT ANTENNAS  
B - INSIDE EQUIPMENT SHELTER / CABINET NEAR THE WAVEGUIDE ENTRY PORT.
  - EACH COAX SHALL BE GROUNDED AT (3) THREE LOCATIONS; ANTENNA PLATFORM, TOWER BASE AND BUILDING ENTRY PORT

**3 ANTENNA SCHEDULE AND NOTES**



**4 PROPOSED ANTENNA LAYOUT PLAN**  
SCALE: 1/2" = 1'-0" (22x34), 1/4" = 1'-0" (11x17)