



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Verizon Wireless

LOCATION OF PROPOSAL: 10526 SE 10th Street

DESCRIPTION OF PROPOSAL: To remove an existing cellular pole that would have been located adjacent to the new building foot print for Bellevue High School. This equipment will be transferred to a new light standard at the southwest corner of Bellevue High School's football stadium. The replacement light standard will be 120 feet tall.

FILE NUMBER: 10-110093 LB

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on August 19, 2010.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V. Helland
Environmental Coordinator

7/29/10
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Sea-Bellevue (Bellevue High School Installation)**

Proposal Address: 10526 SE 10th Street

Proposal Description: Process I Conditional Use Application to remove an existing cellular pole that would have been located adjacent to the new building foot print for Bellevue High School. This equipment will be transferred to a new light standard at the southwest corner of Bellevue High School's football stadium. The replacement light standard will be 120 feet tall.

File Number: **10-110093 LB**

Applicant: Verizon Wireless

Decisions Included: Conditional Use Application, Process I

Planner: Antoinette Pratt, Senior Planner, (425) 452-5374

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**

Carol V. Helland

Carol V. Helland
Environmental Coordinator

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: *Carol V. Helland*

Carol V. Helland, Land Use Director

Application Date: April 22, 2010
Public Notice (500 feet): May 20, 2010
Public Meetings: June 3, 2010
Minimum Comment Period: June 3, 2010
Bulletin Publication Date: July 29, 2010
Process I Hearing Date (CUP): August 19, 2010; 7:00 p.m. Council Chambers Bellevue City Hall

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570.

I. Request/Proposal Description

The purpose of this land use approval request is to relocate and replace an existing 81'-11" tall stadium light pole with a new 120 foot tall light pole. The applicant proposes to attach two 3-panel antenna arrays at the top. Associated mechanical equipment will be enclosed within an existing Bellevue School District ancillary building that is used for storage.

Verizon Wireless has submitted this application because their existing pole interferes with the District's new development proposal to demolish and construct a new high school facility. The new building will cantilever out into the parking lot where this existing pole is located; thus, requiring removal of this pole. A Conditional Use permit is required because the new pole is being constructed further than 10 feet from the location of the original pole (the pole is approximately 210 feet away. See Attachment A - Project Plans. The Land Use Code defines pole replacements that occur more than 10 feet from the original as a new wireless communication facility (WCF) support structure. Because the WCF support structure is located within a residential land use district, a full conditional use approval is required (LUC 20.20.195.C.1.c).

In the interim, while this permit is pending review, Verizon Wireless has been granted a Temporary Use Permit for a Cell on Wheels (COW) so that they can continue to maintain their signal (10-112353 LR). The COW is located in the shot put area of BHS at the southwest corner of the proposed building. Verizon Wireless has approval to maintain this COW until such time as this permit is approved and the new WCF is operational.

Verizon Wireless has entered into an agreement with AT&T so that they can co-locate their two 3-panel antenna arrays between Verizon's location and the stadium lights. See Attachment B for signed agreement. An AT&T representative has reviewed Verizon's proposal and has started work on their ancillary application to install their equipment. AT&T is not required to submit a separate Conditional Use application. However, they will be required to submit a Land Use Exemption (LUX) application to review the proposed design prior to approval of any ancillary permit. See Section VI for related condition.

The relocation and height increase would maintain Verizon's wireless service to residents within this service area.

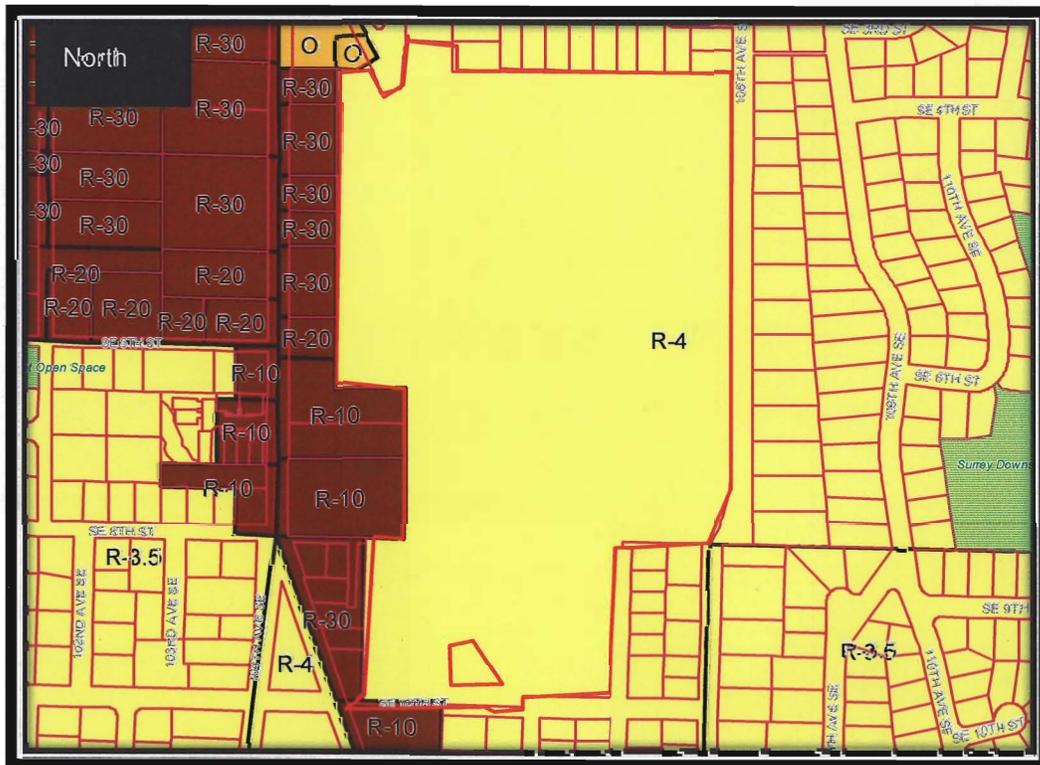
II. Site Description and Context



The site is considered a multi-fronting lot that fronts on three streets: SE 10th Street and 107th and 108th Avenues SE. Primary access comes from SE Wolverine Way but the site has very limited frontage on this street at its northwest property line. The site is surrounded by single-family uses to the north, south, and east, with the exception of a small pocket of Office zoning at the northwest corner and multifamily zoning along the

remaining west property boundary.

BHS is located on a ridge and surrounded by vegetative buffers on its east and west property boundaries. Elevation varies across this site from 200 feet at the north end of the site to 160 feet near the football stadium to the south.



The project site lies within the Single Family Residential (R-4) land use district as shown on the zoning map above, and is home to Bellevue High School. The subject stadium light pole is one of a series that provide illumination during evening football games.



The stadium is located on the south portion of the site, adjacent to SE 10th Street. The existing lighting standard and shed are shown in the aerial above. The replacement installation will occur in the same place. Verizon will mount its antenna arrays at the top of this pole with AT&T utilizing the area just beneath their installation. Lastly, Verizon will remount the District's stadium lighting at its same height of 81'-11" (see Sheet A-3 of the project drawings).

III. Environmental Impacts of the Proposal

The environmental review (refer to project file, City Hall Records Office) indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance is the appropriate threshold determination under the State Environmental Policy Act requirements.

IV. Public Comment and Response

The City held its required public meeting on June 3, 2010. No one from the public attended this meeting with City staff, a BSD representative, Verizon Wireless and its consultants.

Written correspondence

As of the date of this staff report, staff received one written correspondence on this proposal. The individual wanted clarification regarding the height of the stadium pole and what the review process was for this proposal. See file—email dated May 24, 2010.

IV. Applicable Decision Criteria / Findings and Conclusions

Compliance with the decision criteria of Land Use Code section 20.30B.140 is discussed below.

A. The conditional use is consistent with the Comprehensive Plan.

Finding: This proposal is consistent with Bellevue's Comprehensive Plan policies regarding such facilities. The Comprehensive Plan policies listed below from the Utility Element have been considered in support of the City's decision regarding this site:

- (1) UT-40. Require the reasonable screening and/or architecturally compatible integration of all new above-ground utility facilities.
- (2) UT-40a. Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.
- (3) UT-43. Encourage consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities.
- (4) UT-55. Require the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.
- (5) UT-56. Encourage permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.
- (6) UT-59. Recognize that personal wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the attendant impacts, particularly the visual impacts, of personal wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.
- (7) UT-60. Minimize visual impacts of personal wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's coverage needs: 1) Nonresidential land use districts, except Transition Areas; 2) Transition Areas; 3) Multifamily (R-20 and R-30) districts; and 4) and Park sites and Residential districts.
- (8) UT-61. Minimize visual impacts of personal wireless communication facilities by encouraging system designs in the following preferred and descending order: 1) attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports; 2) co-located on utility poles, light standards, signal supports; and 3) free standing towers.

Verizon's proposal is consistent with these policies, since significant efforts are made to minimize visual intrusion, as summarized under criteria B below. In addition, the proposed location represents the least impact while still achieving Verizon's coverage and capacity needs, as summarized under criterion E below.

Consistency with UT-43 (*encourage consolidation*) is particularly worth noting here. The District sent a letter via email on June 4, 2010, that explains the District's position regarding cellular locations on their property (see Attachment C). The District encourages co-location of cellular facilities on their property in order to limit the number of poles located on their high school sites.¹ The District specifically asked Verizon to consider modifying their application to allow AT&T to co-locate on the revised light standard. Verizon agreed to this request and has modified their proposal to include AT&T. Additionally, Verizon Wireless has entered into contract with AT&T to formalize this co-location (see Attachment B).

This new installation is considered the most preferred system design alternative among the options listed in LUC 20.20.195.D.2.a. The proposed configuration will actually be more compatible with the existing character of this area since the stadium has always had stadium lighting surrounding the track/football field. No other preferred alternatives were identified within the search area given the fact that Verizon has maintained a cellular tower on this site since 1984 which pre-dates the City's first antenna ordinance of 1998 as represented on the Attachment D - Search Area Map per permit 84-000104 LB.

B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: To ensure that the facility is compatible with the school grounds and property in the immediate vicinity, the proposal incorporates the following measures:

- (1) The new pole will be constructed of steel to match the existing stadium light poles.
- (2) The pole height will be the minimum necessary to provide for the effective functioning of the system, as well as to meet Verizon's capacity and coverage requirements for this service area (see Attachment E for Letter of Certification for Height, Location, Design & Equipment).
- (3) The six panel antennas will be flush-mounted near the top of the pole. The antennae are specified on the attached plans to be painted to match

¹ The BSD does not permit WCF's on their elementary or middle school sites. The BSD's School Board has consistently declined opportunities from cellular providers to place towers at these locations due to unknown issues concerning radiation exposure. The Board, however, does permit WCF's on stadium light standard at the high schools. High School sites are much larger in size in comparison to elementary and middle school properties allowing WCF's to be located in less populated areas of a site.

the replacement pole (see attached Project Plans, sheet A-3, Site Note #8). The proposed antenna style, attachment method, and paint treatment result in a facility that respects the school and neighborhood by being as low-profile in appearance as possible due to co-location with AT&T.

- (4) The equipment will be located within an existing storage shed owned by the District. Verizon will extend this shed by 14 feet in order to store their ancillary equipment within. See sheets A-2, A-2.1 and A-3. Storage space will also be left for AT&T's associated equipment.

C. The conditional use will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: The proposed facility will be located on the Bellevue School District's property adjacent to the football stadium and is already served by adequate public facilities including streets and fire protection. Transportation has included one condition on this proposal requiring that if there is any work in the right-of-way or oversized loads, then a Right-of-Way Use Permit is necessary. See Section VI for related condition.

D. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Finding: One e-mail of comment was received on this proposal. No further comments were received on this proposal. The conditional use, as proposed, will not be materially detrimental to the adjacent neighborhood. To ensure that this facility is maintained, this report includes a condition of approval which requires that the facility be removed when it ceases to be operational or if it falls into disrepair. See Section VI for related condition.

E. The conditional use complies with the applicable requirements of the Land Use Code.

Finding: The proposal meets all Land Use Code requirements applicable to non-exempt wireless communications facilities per LUC 20.20.195.D 1-9, as summarized below.

- 1. Height:** As is typical for light standards, the proposed pole height exceeds the maximum 30 foot building height allowed in residential land use districts. However, a WCF support structure is allowed to exceed the maximum building height of the zoning district by up to 21 additional feet with an Administrative Conditional Use permit, or an unlimited height increase with a Conditional Use permit (LUC 20.20.195.C and 20.50.058, definition of a Wireless Communication Facility Support Structure).

The applicant has provided a statement that the proposed height is the minimum necessary for effective functioning of the provider's network, as certified by the provider's licensed engineer. See Attachment E for Letter of Certification for Height, Location, Design & Equipment.

2. WCF Location and Design

- a. **Preferred Location (LUC 20.20.195D.2.a):** Located within a single family land use district, the proposal falls within the least preferred location according to the siting criteria of LUC 20.20.195.D.2.a. However, non-residential property within a residential district is a preferred location. The only option that exists given the coverage requirements for this application is the continued use of the school property.

A statement submitted by Verizon's wireless engineer explains that providing coverage to this area via this site is necessary as the school is located at the top of a hill which provides excellent cellular coverage. Movement away from the ridge on this site, increases interference due to existing tree buffers and loss of height diminishes the existing service coverage. Relocation to the football stadium where the existing stadium lights present a solution that will meet its needs, while limiting the visual impacts to the surrounding land uses. This solution has also been used at Newport High School.

The applicant's engineer has certified that this location is necessary to continue to meet Verizon's coverage and capacity needs for this area See Attachment E for Letter of Certification for Height, Location, and Design & Equipment.

- b. **Preferred System Design (LUC 20.20.195D.2.b):** The requirements for WCF's encourage co-locating facilities versus building new monopoles. Now that the new pole is more than 10 feet away from its original pole location, it is considered a new "monopole"; it is the least preferred system design alternative. However, while WCF's attached to public facility structures, building-mounted, or integrated with utility support structures are the most preferred alternatives, the proposed configuration will actually be more compatible with the existing character of this area given the limited location and design options available. No other preferred alternatives were identified within the search area, as represented on the attached Search Area Map.
- c. **Minimizing Adverse Impacts LUC 20.20.195D.2.c):**
Application of the location and design hierarchies as described above results in a proposal that minimizes the adverse impacts of the WCF, considering the search ring as a whole. In addition, the applicant has provided a letter from the radio frequency engineer which states that the facility complies with Radio Frequency Emission Guidelines set forth by the Federal Communications Commission. See Attachment G for Letter of Certification for Radio Frequency Emissions.

3. **Dispersal Limits:** This proposal is located on nonresidential property with the R-4 land use district. There are three cellular installations that are located nearby: 1212 104th Avenue SE (Bellevue Church of Christ),

537 Bellevue Way (apartments), and 4110 Bellevue Way (Office). All of these locations are more than 520 feet from this deployment.

4. **Development Standards:** The pole and equipment building will be located approximately 230 feet northwest from SE 10th Street. The stadium lighting and equipment shed is primarily surrounded by pavement. External to the equipment shed is equipment that is stored outside such as track hurdles, football practice equipment, etc. To the west, is a vegetative buffer composed of a mix of deciduous and evergreen trees. This will provide a backdrop to Verizon's proposal.
5. **Radio Frequency Emissions:** Refer to the attached letter from Cingular's radio frequency engineer stating that the facility will comply with the radio frequency emission standards adopted by the Federal Communications Commission.

In addition, a condition of approval is included in section VII of this report stating that if this telecommunications system causes interference problems with any of the existing radio systems for the City of Bellevue, this system will be required to immediately shut down until the interference can be removed or corrected.

6. **Setback Requirements for Freestanding Wireless Communication Facilities:** As stated in section V.E.4 above, the proposed mechanical equipment will be approximately 240 feet northwest from SE 10th Street and will be screened from the west by an existing vegetative buffer of deciduous and evergreen trees.
7. **Independent Technical Review:** No such review was deemed necessary for this application.
8. **Removal of Abandoned Antennas and Towers:** Refer to section VII of this report for applicable condition of approval.
9. **Removal Upon Under-grounding:** This sub-section is not applicable as the facility is not proposed on a utility pole within the public right-of-way; the proposal involves a light pole on private property.

V. Recommendation

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Development Services Department does hereby **RECOMMEND APPROVAL** of the proposal subject to the following conditions:

VI. Conditions of Approval

1. Disturbance

The applicant shall fully restore, to the satisfaction of the City of Bellevue, any areas disturbed and or damaged during construction or future maintenance of the proposed facility.

REVIEWER: Toni Pratt, (425) 452-5374

AUTHORITY: LUC 20.20.195D.4.c

2. Land Use Exemption

Prior to approval of any ancillary permit for AT&T to co-locate on this antenna, a LUX application reviewing the proposed design shall be submitted for staff review and approval.

REVIEWER: Toni Pratt, (425) 452-5374

AUTHORITY: LUC 20.30B.175

3. Right of Way Use Permit: The applicant will be required to obtain a right-of-way use permit from the City of Bellevue Transportation Department, Right of Way division, before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the City right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.
- d. Continuity of pedestrian facilities.
- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.

Additionally, the clearing and grading permit requires a calculation of the amount of material to be imported/exported.

REVIEWER: Jon Regalia, 425-452-4599

AUTHORITY: BCC 14.30 and 14.60.250

4. Radio Frequency Interference

If this telecommunications system causes interference problems with any of the existing radio systems for the City of Bellevue, this system will be required to immediately shut down until the interference can be removed or corrected.

REVIEWER: Adrian Jones, (425) 452-6032

AUTHORITY: Federal Communications Commission Order 04-168

5. Removal of Abandoned Sites

The owner of this facility shall provide the Director with copies of any notice of intent to cease operations that is provided to the Federal Communications Commission. The entire facility shall be removed by the facility owner within 90 days of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, or general lack of maintenance, which could result in safety or visual impacts.
REVIEWER: Toni Pratt, (425) 452-5374
AUTHORITY: LUC 20.20.195.D.8

Attachments

- A. Project Plans
- B. Contract Letter between Verizon Wireless and AT&T
- C. Letter from BSD
- D. Service Area Coverage Map
- E. Letter of Certification for Height, Location, Design and Equipment
- F. Photo Simulations
- G. Letter of Certification for Radio Frequency Emissions

**ATTACHMENT A
(Project Plans)**

SHEET INDEX

- ARCHITECTURAL**
- T-1 TITLE SHEET
 - C1 SURVEY (SITE DETAIL)
 - C2 SURVEY (SITE LOCATION)
 - A-1 OVERALL SITE PLAN
 - A-1.1 ENLARGED SITE PLAN
 - A-1.2 SITE PLAN
 - A-2 EXISTING ENLARGED SITE PLAN
 - A-2.1 PROPOSED ENLARGED SITE PLAN AND PROPOSED ANTENNA LAYOUTS
 - A-3 EXISTING AND PROPOSED WEST ELEVATIONS

PROJECT DIRECTORY

APPLICANT:
 VERIZON WIRELESS
 15900 SE EASTGATE WAY
 M/S 231
 BELLEVUE, WA 98008

APPLICANT AGENT:
 RYKA COMMUNICATIONS
 10015 LAKE CITY WAY NE, SUITE 227
 SEATTLE, WA 98125
 CONTACT: JESSICA PIERCE
 PHONE: (206) 523-1941
 FAX: (206) 260-7930
 E-MAIL: jpierce@rykacommunications.com

ARCHITECT/ELECTRICAL ENGINEER:
 KDC ARCHITECTS
 4720 200TH STREET SW., SUITE 200
 LYNNWOOD, WA 98036
 CONTACT: ERIC CAMP
 PHONE: (425) 670-8651
 FAX: (425) 712-0846

PROJECT INFORMATION

WASHINGTON STATE CODE COMPLIANCE:
 2006 IBC, STANDARDS AND AMENDMENTS-WAC 51-50;
 2006 IMC, STANDARDS AND AMENDMENTS-WAC 51-52;
 2006 IFC, STANDARDS AND AMENDMENTS-WAC 51-54;
 2006 IPC, STANDARDS AND AMENDMENTS-WAC 51-56, 51-57.

SITE NAME:
 SEA-BELLEVUE

SITE ADDRESS:
 10416 SE WOLVERINE WAY
 BELLEVUE, WA 98004

LAND OWNER:
 BELLEVUE SCHOOL DISTRICT 405
 12037 NE 5TH ST
 BELLEVUE, WA 98005
 CONTACT: JACK MCLEOD
 PHONE: (425) 456-4510

JURISDICTION:
 CITY OF BELLEVUE

ZONING:
 RESIDENTIAL R-4

OCCUPANCY:
 U-2

CONSTRUCTION TYPE:
 TELECOMMUNICATIONS FACILITY

PARCEL NUMBER:
 068200005

SITE LOCATION:
 LATITUDE: 47°36'06.98"N
 LONGITUDE: 122°11'56.87"W
 TOP OF STRUCTURE: 120' AGL
 BASE OF STRUCTURE: 159.8' AMSL

PROJECT AREA/IMPERVIOUS SURFACE:
 MONOPOLE FOUNDATION: 26 SF
 BUILDING: 342 SF
 TOTAL: 368 SF

- GENERAL INFORMATION:**
1. PARKING REQUIREMENTS ARE UNCHANGED
 2. NO LANDSCAPING IS PROPOSED
 3. TRAFFIC IS UNAFFECTED
 4. SIGNAGE IS PROPOSED

PROJECT DESCRIPTION:
 DUE TO THE EXPANSION OF BELLEVUE HIGH SCHOOL VERIZON WIRELESS MUST RELOCATE AN EXISTING WIRELESS COMMUNICATIONS FACILITY WHICH IS IN THE WAY OF THE EXPANSION. VERIZON PROPOSES TO REPLACE AN EXISTING 81.9' WOOD FOOTBALL FIELD LIGHT POLE WITH A 120' BROWN STEEL MONOPOLE WHICH WOULD SUPPORT TWO VERIZON FLUSH MOUNTED 3-POSITION ANTENNA ARRAYS AT THE TOP TWO POSITIONS ON THE STRUCTURE AND PROVIDE SPACE FOR ANOTHER WIRELESS PROVIDERS ANTENNA ARRAYS AT THE NEXT TWO POSITIONS ON THE STRUCTURE. THE EXISTING FIELD LIGHTS WOULD BE INSTALLED BELOW THE LOWER ANTENNAS AT THEIR PRESENT MOUNTING HEIGHT. VERIZON PROPOSES TO EXTEND AN EXISTING EQUIPMENT SHED NEAR THE PROPOSED MONOPOLE 14' TO ALLOW ROOM INSIDE THE SHED FOR THE REQUIRED COMMUNICATIONS EQUIPMENT.

verizon wireless

SEA-BELLEVUE
 10416 SE WOLVERINE WAY
 BELLEVUE, WA 98004
 LAT: 47° 36' 06.98"N
 LONG: 122° 11' 56.87"W
 ELEV: 159.8' AMSL

LEGAL DESCRIPTION

PARCEL A OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. 09-122257-LW, RECORDED JANUARY 6, 2010 UNDER RECORDING NO. 20100106900001, WHICH AMENDS AND SUPERCEDES BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 14, 2009 UNDER RECORDING NO. 20091014900006, IN KING COUNTY WASHINGTON.

CONTRACTOR NOTE

THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE NEW PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING.
3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
7. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
8. ANTENNA SUPPORTING POLE IS UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION SUB-CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PERSONNEL AND PROPERTY FROM HAZARDOUS EXPOSURE TO OVERHEAD DANGERS.
9. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT
10. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. CONTRACTOR SHALL ENSURE THE GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

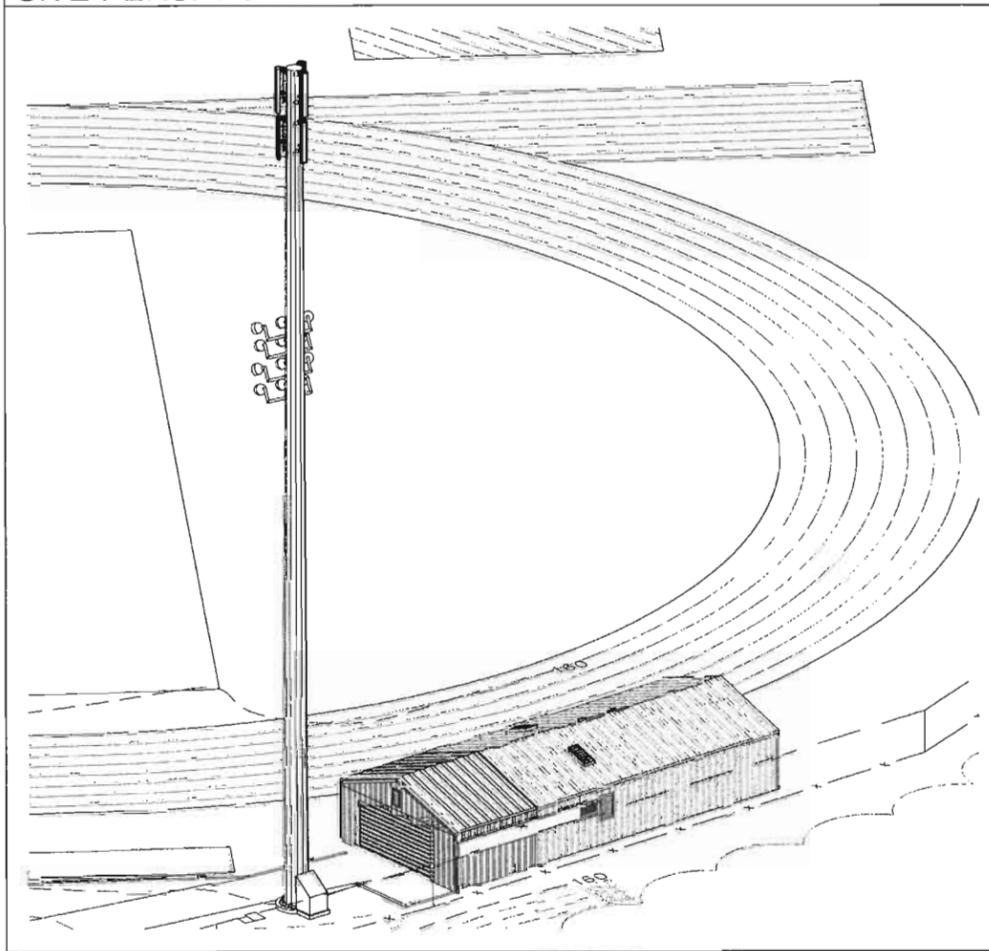
APPROVALS/ISSUE DATES

SITE ALPHA NO:	
DATE	ISSUED AS
	Preliminary
	Preliminary-Revised
	Zoning-Special Use Permit Application
	Construction Permit Application
	Issued for Zoning/Construction
	Issued for Construction
	Issued Zoning & Construction Permit
	As Built/Record Set
	For Owner and Engineering Approval

VERIZON WIRELESS			
CELLULAR DESIGN ENGINEER APPROVAL			
PRINTED NAME	SIGNATURE	TITLE	DATE

VERIZON WIRELESS			
PROPERTY OWNER APPROVAL			
PRINTED NAME	SIGNATURE	TITLE	DATE

SITE PERSPECTIVE



SYMBOLS LIST

(X-Y)	ELEVATION NUMBER SHEET NUMBER	(M)	ELECTRIC METER
(X-Y)	DETAIL NUMBER SHEET NUMBER	(W)	ELECTRICAL WIRING (TURNING UP)
(X-Y)	SECTION NUMBER SHEET NUMBER	(D)	ELECTRICAL WIRING (TURNING DOWN)
---	PROPERTY LINE	(B)	BACKBOARD
-E-	ELECTRICAL SERVICE	(R)	RECEPTACLE
-T-	TELCO SERVICE	(S)	SPECIAL RECEPTACLE
-G-	GROUNDING	(Q)	QUADRUPLE RECEPTACLE
[N]	NEW	(MGB)	MASTER GROUND BAR
[E]	EXISTING	(GA)	GROUND ATTACHMENT

DRIVING DIRECTIONS

FROM SEATAC INTERNATIONAL AIRPORT:
 DEPART SEATTLE-TACOMA INTERNATIONAL ARPT-NORTH ENT ON LOCAL ROAD(S) (NORTH-WEST)
 TAKE RAMP (RIGHT) ONTO SR-518
 ROAD NAME CHANGES TO I-405
 AT EXIT 11, TURN RIGHT ONTO RAMP
 KEEP LEFT TO STAY ON RAMP
 KEEP LEFT TO STAY ON RAMP
 KEEP STRAIGHT ONTO BELLEVUE WAY SE
 ARRIVE 10416 SE WOLVERINE WAY, BELLEVUE, WA 98004

CONFIDENTIAL AND PROPRIETARY

Not for disclosure outside VERIZON WIRELESS without permission.

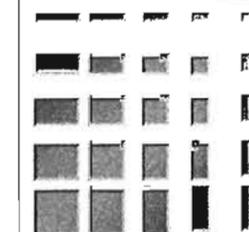
VICINITY MAP



PLANS PREPARED FOR:

verizon wireless

PLANS PREPARED BY:



KDC
 ARCHITECTS. ENGINEERS, P.C.
 4720 200TH STREET SW SUITE 200
 LYNNWOOD, WA 98036
 PHONE: 425.670.8651
 FAX: 425.712.0846

LICENSURE:

5773 REGISTERED ARCHITECT
 Kenneth D. Camp
 KENNETH D. CAMP
 STATE OF WASHINGTON

DATE: 04/21/2010

DRAWN BY: MGS

CHECKED BY: EJC

REVISIONS

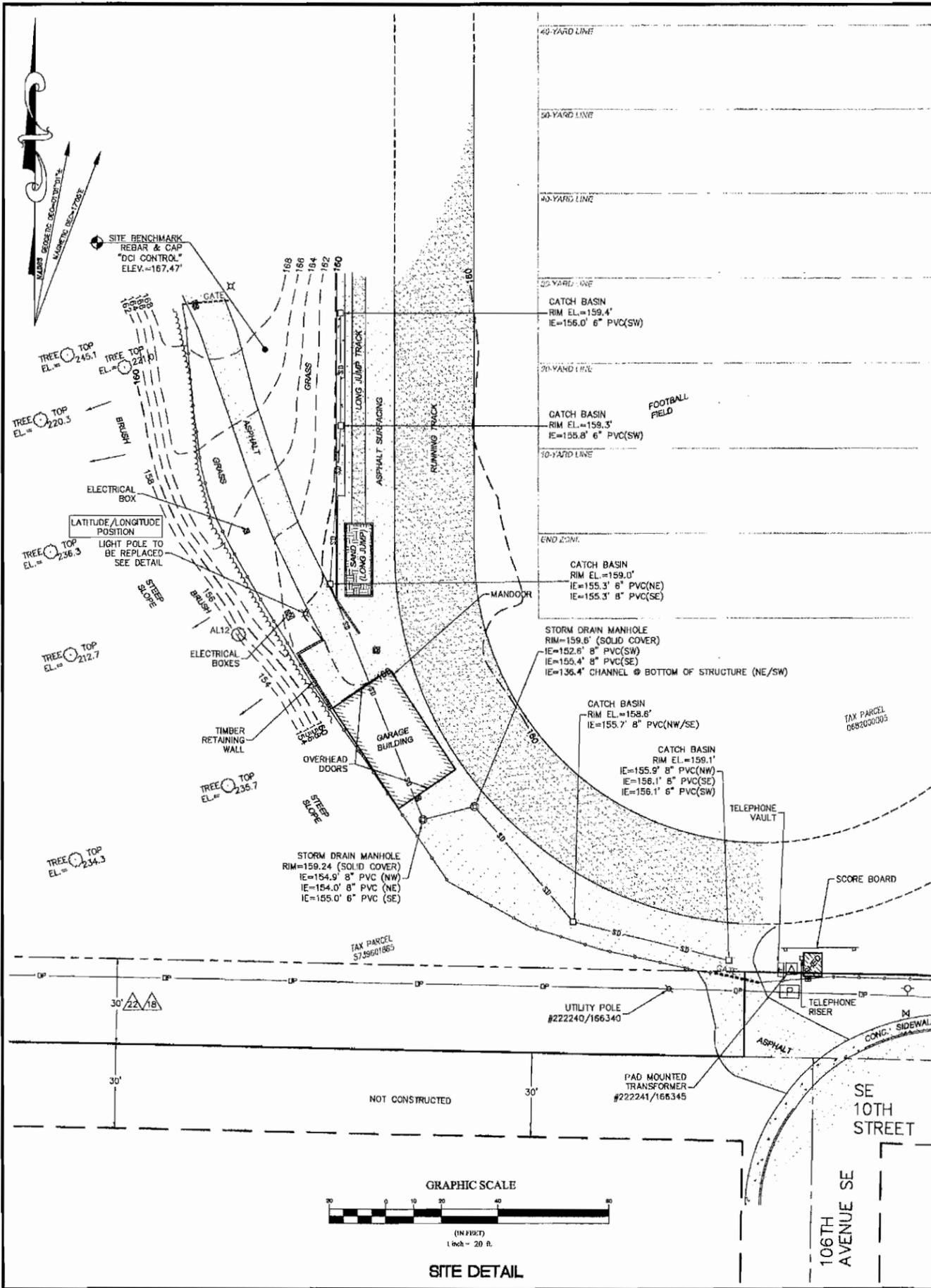
DATE	DESCRIPTION	BY
04/08/2010	ISSUED FOR 90% 2D REVIEW	RLD
04/21/2010	ISSUED FOR ZONING SUBMITTAL	MGS

PROJECT:

SEA-BELLEVUE

10416 SE WOLVERINE WAY
 BELLEVUE, WA 98004

T-1



LEGAL DESCRIPTION

SEE SHEET C2.

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.

▲ SEE SHEET C2.

NOTES

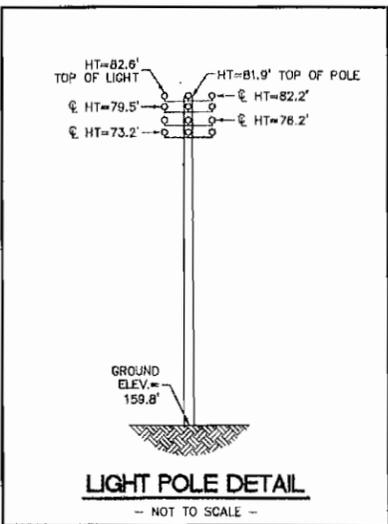
- 1) TITLE INFORMATION PER ORDER NO. NCS-436500-WA1 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 09, 2010.
- 2) FIELD WORK CONDUCTED IN MARCH 2009.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.

LEGEND

- SUBJECT BOUNDARY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT BOUNDARY LINE
- - - SECTIONAL BREAKDOWN LINE
- OP — OVERHEAD POWER LINE
- UP — BURIED POWER LINE
- G — BURIED GAS LINE
- UT — OVERHEAD TELEPHONE LINE
- UT — BURIED TELEPHONE LINE
- V — 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
- ⊙ FIRE HYDRANT
- ⊕ LIGHT STANDARD
- ⊕ POWER VAULT
- ⊕ UTILITY BOX
- ⊕ UTILITY POLE
- ⊕ POLE GUY WIRE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ TELEPHONE VAULT
- ⊕ TELEPHONE RISER
- ⊕ GATE VALVE
- ⊕ WATER METER
- ⊕ FIRE STAND PIPE
- ⊕ CATCH BASIN, TYPE I
- ⊕ CATCH BASIN, TYPE II
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ MAIL BOX
- ⊕ SPOT ELEVATION

TREE LEGEND

- DECIDUOUS TREE
- AL=ALDER
 - MF=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.



LIGHT POLE DETAIL
- NOT TO SCALE -

SITE INFORMATION

TAX LOT NUMBER: 068200005
 SITE ADDRESS: 10416 SE WOLVERINE WAY, BELLEVUE, WA 98004
 SITE CONTACT: [REDACTED]
 PHONE NUMBER: [REDACTED]
 ZONING: R-4 (CITY OF BELLEVUE)
 TOTAL LOT AREA: 1,732,329 S.F. (39.77 AC.)
 PROJECT AREA: TO BE DETERMINED

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT CENTER OF LIGHT POLE:
 NAD 83
 LAT - 47°36'06.98" N NAVD 88
 LONG - 122°11'58.87" W ELEV. = 159.8 FEET



BENCHMARK IS: "301-3" WSDOT SURVEY CAP IN WEST SIDEWALK OF 108TH AVE. SE, 0.9 MILES SOUTH OF INTX. WITH NE 4TH STREET.
 ELEV. = 116.82 FEET

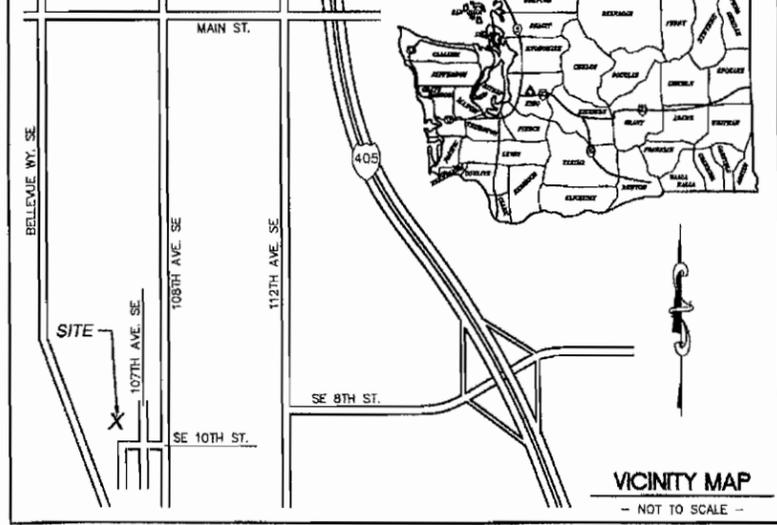
ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91.003.

SURVEY REFERENCE
 CITY OF BELLEVUE AMENDED LOT LINE ADJUSTMENT NO. 09-122257-LW, RECORDING NO. 20100106900001.

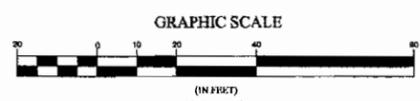
BOUNDARY DISCLAIMER
 THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

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

GENERAL SITE LOCATION



VICINITY MAP
- NOT TO SCALE -



SITE DETAIL

DUNCANSON
 Company, Inc.
 143 SW 133rd Street, Suite 107
 Seattle, Washington 98146
 Phone 206.244.4141
 Fax 206.244.4453

verizon wireless

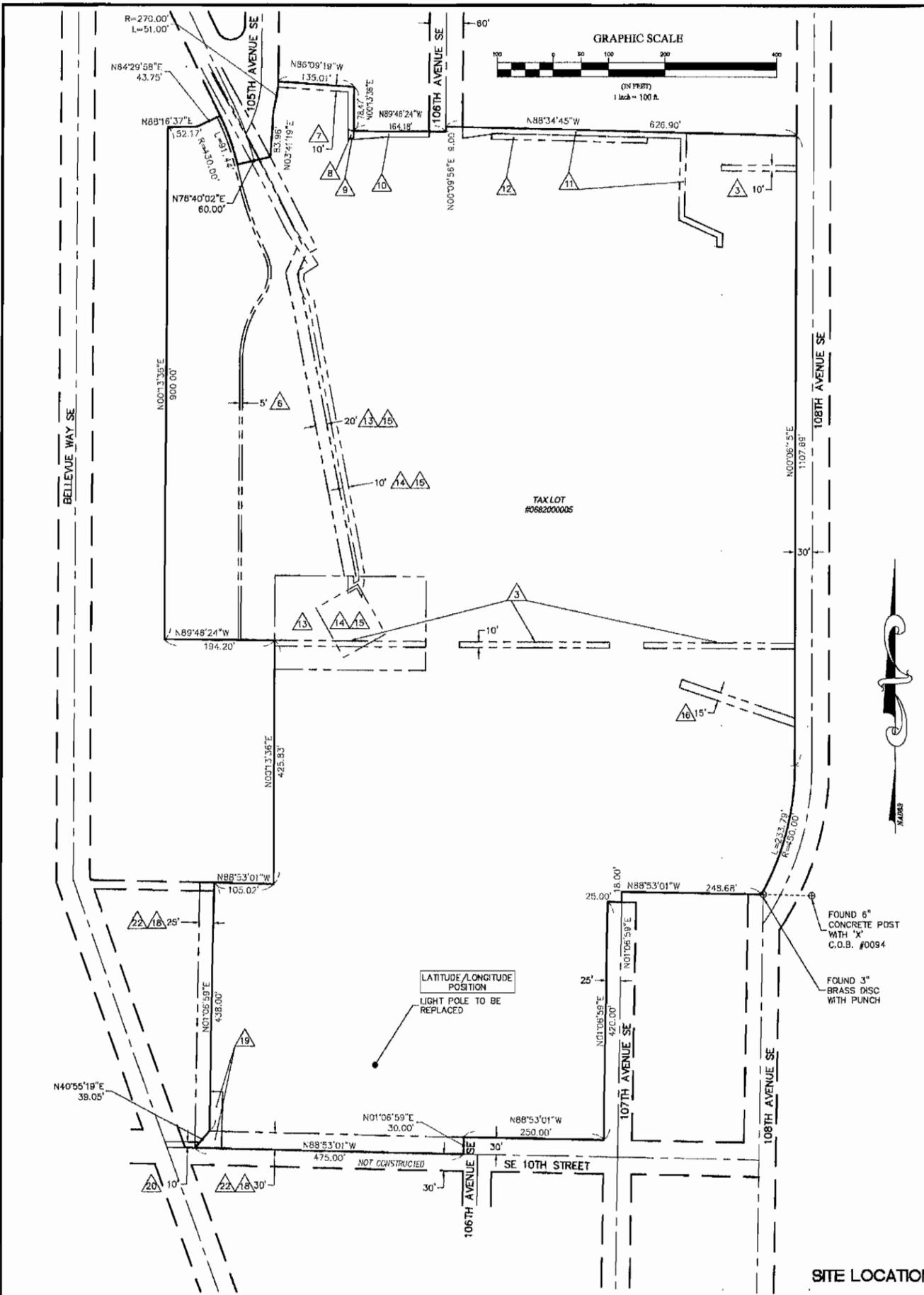
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04/21/10	REVISE LAT/LONG POSITION	CD
2	04/19/10	ADD TITLE INFORMATION	CD

SEA BELLEVUE
 EXISTING SITE SURVEY
 SEC 5, TWP 24 N, RNG 5 E, WM

FLD. CREW: JA/JW
 FLD. BOOK: 211/44
 DRAWN BY: JA/JMB
 JOB #: 99544.355
 DATE: 3/4/09





LEGAL DESCRIPTION

PARCEL A OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. 09-122257-LW, RECORDED JANUARY 6, 2010 UNDER RECORDING NO. 20100106900001, WHICH AMENDS AND SUPERCEDES BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 14, 2009 UNDER RECORDING NO. 20091014900006, IN KING COUNTY 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.
- △ RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED OF THE FACE OF PLAT OF BELLEVUE PARK RECORDED IN VOLUME 39 OF PLATS, PAGES 17 AND 18, IN KING COUNTY, WASHINGTON. (EASEMENTS SHOWN)
 - △ COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 3315382. (UNABLE TO READ DOCUMENT)
 - △ EASEMENT FOR SEWER LINES, RECORDING NO. 4623523. (UNABLE TO READ DOCUMENT)
 - △ EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, RECORDING NO. 5379294. (SHOWN)
 - △ EASEMENT FOR WATER PIPELINE AND LINES, RECORDING NO. 8308110288. (SHOWN)
 - △ EASEMENT FOR WATER PIPELINE AND LINES, RECORDING NO. 8308110289. (SHOWN)
 - △ EASEMENT FOR WATER PIPELINE AND LINES, RECORDING NO. 8308110290. (SHOWN)
 - △ EASEMENT FOR WATER PIPELINE AND LINES, RECORDING NO. 8308110291. (SHOWN)
 - △ EASEMENT FOR WATER PIPELINE AND LINES, RECORDING NO. 8308110292. (SHOWN)
 - △ EASEMENT FOR WATER PIPELINE AND LINES, RECORDING NO. 8309300239. (SHOWN)
 - △ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONCOMITANT AGREEMENT", RECORDING NO. 8407190878. (SHOWN)
 - △ EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES, RECORDING NO. 8409140761. (SHOWN)
 - △ EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDING NO. 8409170015. (SHOWN)
 - △ EASEMENT FOR WATER PIPELINE AND LINES, RECORDING NO. 9401270787. (SHOWN)
 - △ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONTRACT FOR REIMBURSEMENT UNDER MUNICIPAL WATER AND SEWER FACILITIES ACT", RECORDING NO. 9405311212. (BENEFITS PROPERTY NORTH OF SUBJECT PROPERTY)
 - △ EASEMENT RESULTING FROM KING COUNTY SUPERIOR COURT CONDEMNATION FOR WATER MAINS AND STORM LINES, RECORDING NO. 2001101200286. (SHOWN)
 - △ EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDING NO. 20030407001974. (SHOWN)
 - △ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WALKWAY AND UTILITY EASEMENT AGREEMENT", RECORDING NO. 20030407001975. (SHOWN)
 - △ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM DRAINAGE OPERATION & MAINTENANCE SCHEDULE", RECORDING NO. 20070614000565. (NO PARTICULAR AREA DESCRIBED)
 - △ EASEMENT FOR TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY, RECORDING NO. 20080304001060. (SHOWN)
 - △ THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 09-122257-LW, RECORDING NO. 20100106900001. (REFERENCED)
 - △ UNRECORDED EASEMENTS FOR UTILITIES THAT MAY BE LOCATED WITHIN PORTIONS OF VACATED STREET, AND/OR EASEMENTS RESERVED IN CITY OF BELLEVUE VACATION ORDINANCE NO. 433 AND OTHER ENABLING ORDINANCES.

NOTES

- 1) TITLE INFORMATION PER ORDER NO. NCS-436500-WA1 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 08, 2010.
- 2) FIELD WORK CONDUCTED IN MARCH 2009.
- 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.

LEGEND

- SUBJECT BOUNDARY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT BOUNDARY LINE
- - - SECTIONAL BREAKDOWN LINE
- OP — OVERHEAD POWER LINE
- BP — 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 NAVD83 DATUM.
 2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 3 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

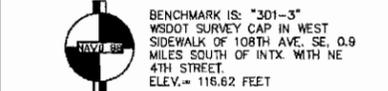
- DECIDUOUS TREE
- AL12 — ALDER
 - MP — MAPLE
 - DS — DECIDUOUS
 - MA — MADRONA
 - OK — OAK
 - CH — CHERRY
- EVERGREEN TREE
- CE — CEDAR
 - OF — DOUGLAS FIR
 - HE — HEMLOCK
 - PI — PINE
 - EVC — EVERGREEN
- NOTE:
 TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS 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: 0682000005
 SITE ADDRESS: 10418 SE WOLVERINE WAY, BELLEVUE, WA 98004
 SITE CONTACT: [REDACTED]
 PHONE NUMBER: [REDACTED]
 ZONING: R-4 (CITY OF BELLEVUE)
 TOTAL LOT AREA: 1,732,329 S.F. (39.77 AC.)
 PROJECT AREA: TO BE DETERMINED

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT CENTER OF LIGHT POLE:
 NAD 83
 LAT - 47°36'08.98" N NAVD 88
 LONG - 122°11'56.87" W ELEV. = 159.8 FEET



ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE PAA ASAC INFORMATION SHEET 91.003.

SURVEY REFERENCE

CITY OF BELLEVUE AMENDED LOT LINE ADJUSTMENT NO. 09-122257-LW, RECORDING NO. 20100106900001.

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

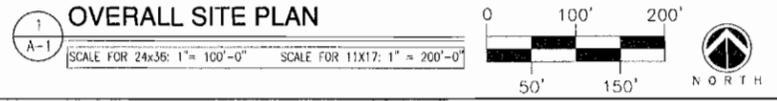
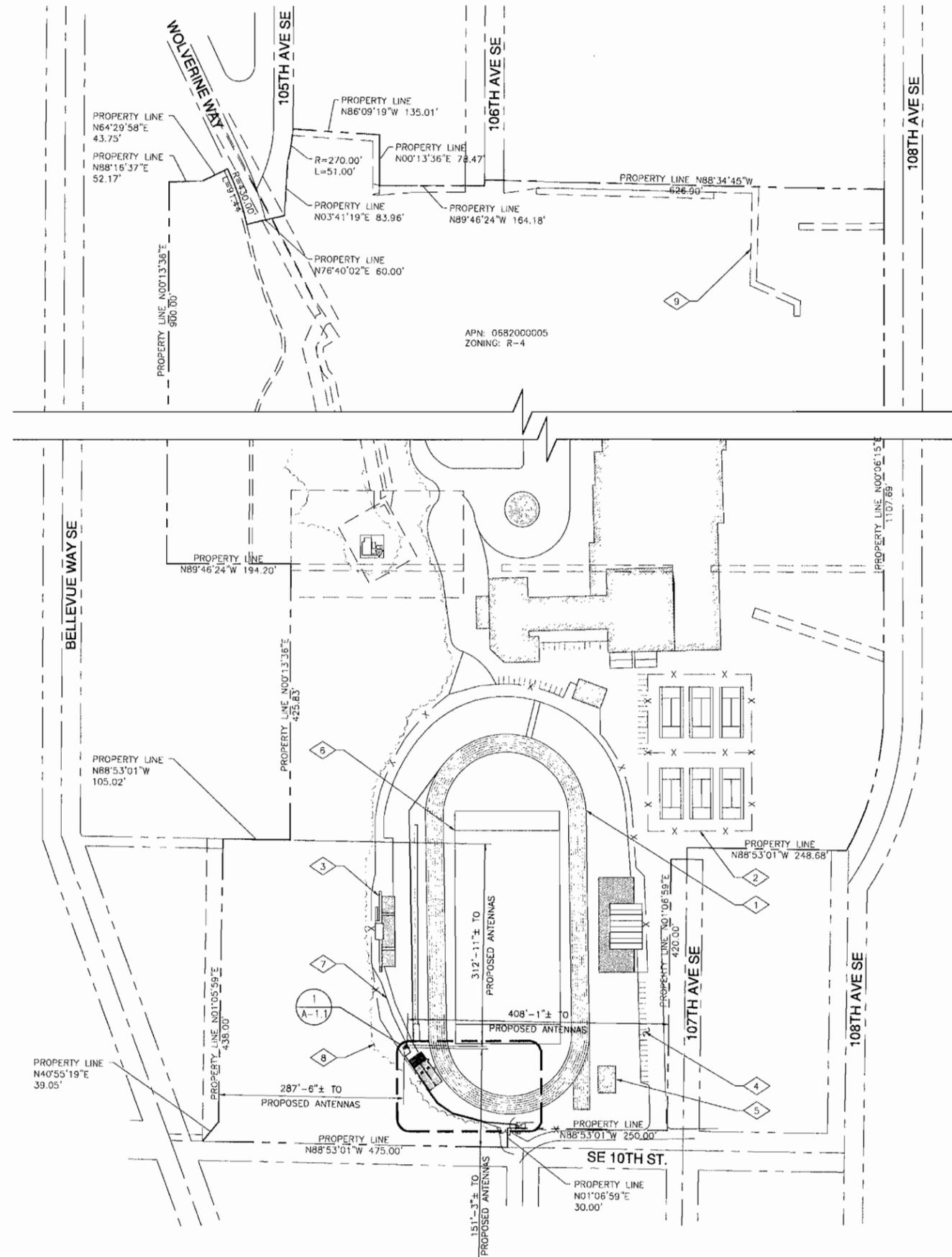
REVISIONS

NO.	DATE	DESCRIPTION	BY
2	04/27/10	REVISE LAT/LONG POSITION	CD
1	04/15/10	ADD TITLE INFORMATION	CD

SEA BELLEVUE
 EXISTING SITE SURVEY
 SEC 5, TWP 24 N, RNG 5 E, WM

FLD. CREW: JA/JW
 FLD. BOOK: 211/44
 DRAWN BY: JA/JMB
 JOB #: 99544.355
 DATE: 3/4/09





KEYED NOTES	
1	EXISTING RUNNING TRACK
2	EXISTING CHAIN LINK FENCE (TYPICAL)
3	EXISTING BLEACHERS (TYPICAL)
4	EXISTING ASPHALT PARKING LOT
5	EXISTING SHED (TYPICAL)
6	EXISTING FOOTBALL FIELD
7	EXISTING ASPHALT WALKWAY
8	EXISTING TREE/BRUSH LINE (TYPICAL)
9	EXISTING EASEMENTS (TYP; REFER TO SURVEY SHEET C-2)

GENERAL NOTES

THIS IS NOT A SITE SURVEY.
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

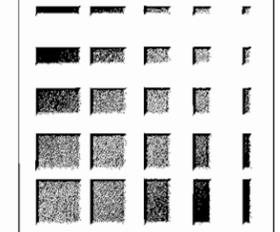
POWER/TELCO NOTE:
POWER TO ORIGINATE FROM EXISTING TRANSFORMER (#222241/166345) LOCATED SOUTHEAST OF THE EXISTING EQUIPMENT SHED, THEN ROUTE INSIDE CONDUIT U.G. TO VERIZON ELECTRICAL PANEL, LOCATED ON THE PROPOSED UTILITY RACK AT THE EXISTING SHED WALL.
(APPROX. 190'-0"±)

TELCO TO ORIGINATE FROM EXISTING TELCO VAULT LOCATED SOUTHEAST OF THE EXISTING EQUIPMENT SHED, THEN ROUTE INSIDE CONDUIT U.G. TO VERIZON ELECTRICAL PANEL, LOCATED ON THE PROPOSED UTILITY RACK AT THE EXISTING SHED WALL.
(APPROX. 190'-0"±)

PLANS PREPARED FOR:



PLANS PREPARED BY:



KDC
ARCHITECTS. ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

LICENSURE:

5773 REGISTERED ARCHITECT
Kenneth D. Camp
KENNETH D. CAMP
STATE OF WASHINGTON

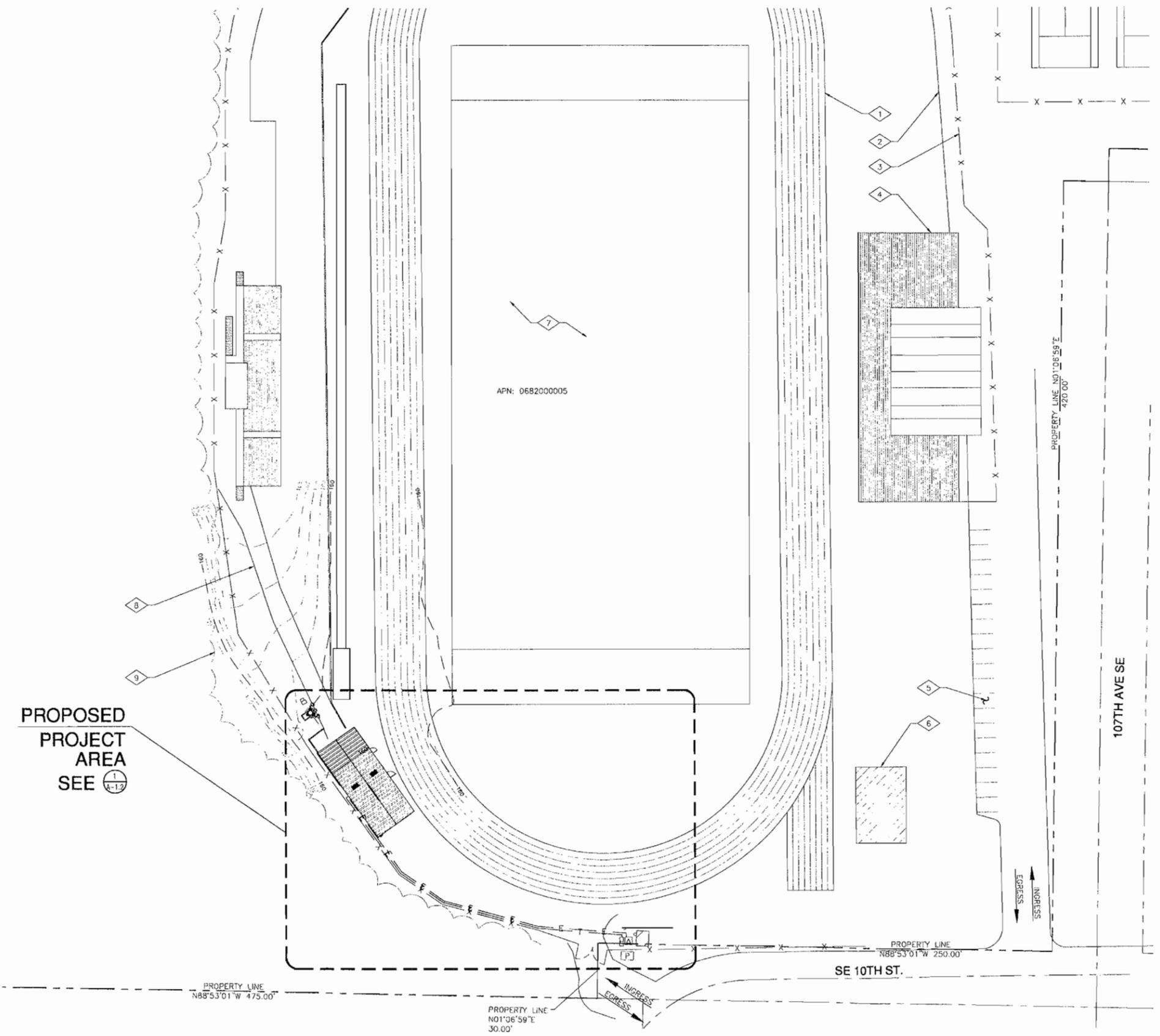
DATE: 04/21/2010
DRAWN BY: MGS
CHECKED BY: EJC

REVISIONS		
DATE	DESCRIPTION	BY
04/08/2010	ISSUED FOR 90% ZD REVIEW	RLD
04/21/2010	ISSUED FOR ZONING SUBMITTAL	MGS

PROJECT:
SEA-BELLEVUE

10416 SE WOLVERINE WAY
BELLEVUE, WA 98004

A-1



- ### KEYED NOTES
- 1 EXISTING RUNNING TRACK
 - 2 EXISTING EDGE OF ASPHALT AREA (TYPICAL)
 - 3 EXISTING CHAIN LINK FENCE (TYPICAL)
 - 4 EXISTING BLEACHERS (TYPICAL)
 - 5 EXISTING ASPHALT PARKING LOT
 - 6 EXISTING SHED (TYPICAL)
 - 7 EXISTING FOOTBALL FIELD
 - 8 EXISTING ASPHALT WALKWAY
 - 9 EXISTING TREE/BRUSH LINE (TYPICAL)

GENERAL NOTES

THIS IS NOT A SITE SURVEY. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

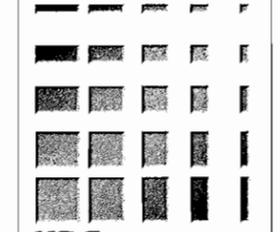
POWER/TELCO NOTE:
 POWER TO ORIGINATE FROM EXISTING TRANSFORMER (#222241/166345) LOCATED SOUTHEAST OF THE EXISTING EQUIPMENT SHED, THEN ROUTE INSIDE CONDUIT U.G. TO VERIZON ELECTRICAL PANEL, LOCATED ON THE PROPOSED UTILITY RACK AT THE EXISTING SHED WALL. (APPROX. 190'-0"±)

TELCO TO ORIGINATE FROM EXISTING TELCO VAULT LOCATED SOUTHEAST OF THE EXISTING EQUIPMENT SHED, THEN ROUTE INSIDE CONDUIT U.G. TO VERIZON ELECTRICAL PANEL, LOCATED ON THE PROPOSED UTILITY RACK AT THE EXISTING SHED WALL. (APPROX. 190'-0"±)

PLANS PREPARED FOR:



PLANS PREPARED BY:



KDC
 ARCHITECTS. ENGINEERS, P.C.
 4720 200TH STREET SW SUITE 200
 LYNNWOOD, WA 98036
 PHONE: 425.670.8551
 FAX: 425.712.8846

LICENSURE:

5773 REGISTERED ARCHITECT
Kenneth D. Camp
 KENNETH D. CAMP
 STATE OF WASHINGTON

DATE: 04/21/2010
 DRAWN BY: MGS
 CHECKED BY: EJC

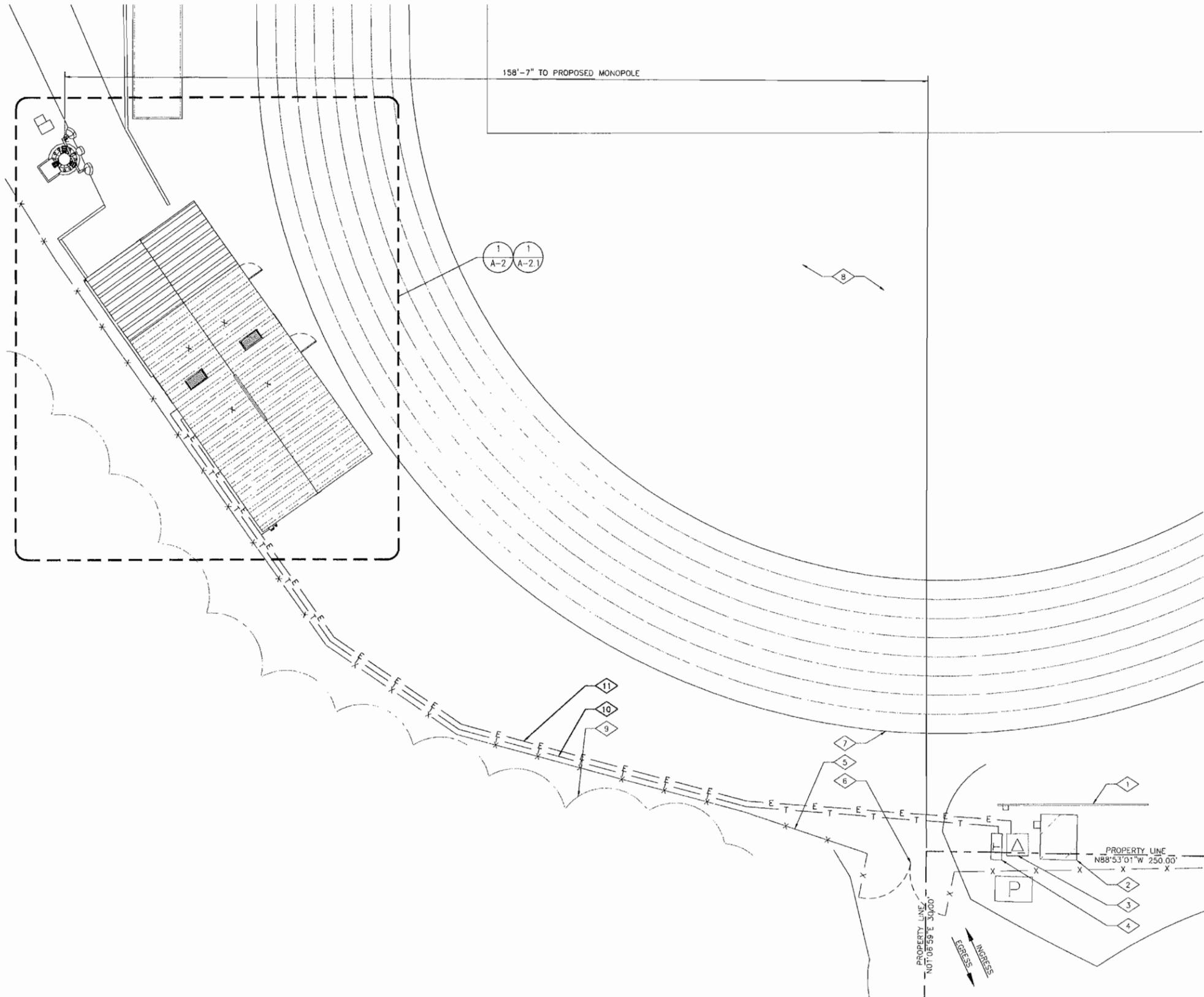
REVISIONS		
DATE	DESCRIPTION	BY
04/08 2010	ISSUED FOR 90% 2D REVIEW	RLD
04/21 2010	ISSUED FOR ZONING SUBMITTAL	MGS

PROJECT:
SEA-BELLEVUE
 10416 SE WOLVERINE WAY
 BELLEVUE, WA 98004

A-1.1



PROPOSED PROJECT AREA
 SEE 1 A-1.2



1
A-1.2 **SITE PLAN**
SCALE FOR 24x36: 1" = 10'-0"
SCALE FOR 11x17: 1" = 20'-0"
0 10' 20'
5' 15' NORTH

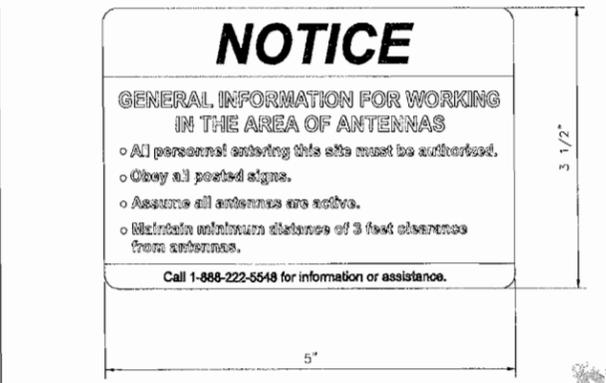
KEYED NOTES	
1	EXISTING SCORE BOARD
2	EXISTING SHED
3	EXISTING PAD MOUNTED TRANSFORMER (#222241/166345)
4	EXISTING TELCO VAULT
5	EXISTING CHAIN LINK FENCE
6	EXISTING ACCESS GATE
7	EXISTING RUNNING TRACK
8	EXISTING FOOTBALL FIELD
9	EXISTING TREE/BRUSH LINE
10	PROPOSED VERIZON WIRELESS U.G. POWER ROUTE (APPROX. 190'-0"±)
11	PROPOSED VERIZON WIRELESS U.G. TELCO ROUTE (APPROX. 190'-0"±)

GENERAL NOTES

THIS IS NOT A SITE SURVEY. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

POWER/TELCO NOTE:
POWER TO ORIGINATE FROM EXISTING TRANSFORMER (#222241/166345) LOCATED SOUTHEAST OF THE EXISTING EQUIPMENT SHED, THEN ROUTE INSIDE CONDUIT U.G. TO VERIZON ELECTRICAL PANEL, LOCATED ON THE PROPOSED UTILITY RACK AT THE EXISTING SHED WALL.
(APPROX. 190'-0"±)

TELCO TO ORIGINATE FROM EXISTING TELCO VAULT LOCATED SOUTHEAST OF THE EXISTING EQUIPMENT SHED, THEN ROUTE INSIDE CONDUIT U.G. TO VERIZON ELECTRICAL PANEL, LOCATED ON THE PROPOSED UTILITY RACK AT THE EXISTING SHED WALL.
(APPROX. 190'-0"±)



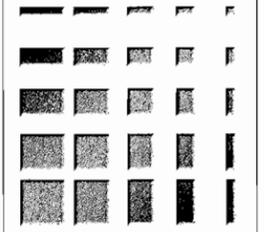
NOTE:
MINIMUM OF (2) SIGNS PER SITE

2
A-1.2 **RF WARNING SIGN DETAIL**
NOT TO SCALE

PLANS PREPARED FOR:



PLANS PREPARED BY:



KDC
ARCHITECTS. ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

LICENSURE:

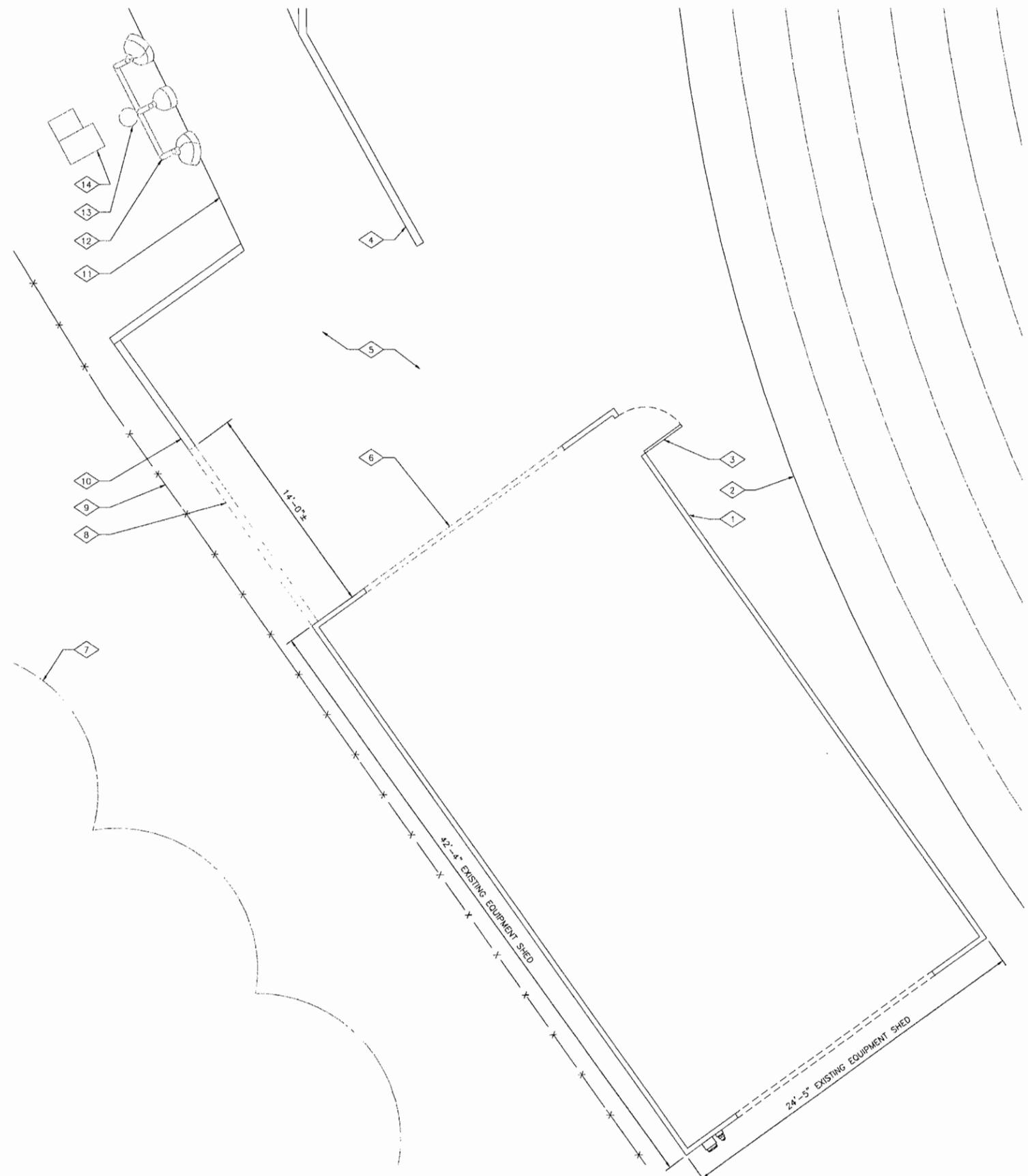
5773
REGISTERED
ARCHITECT
Kenneth D. Camp
KENNETH D. CAMP
STATE OF WASHINGTON

DATE: 04/21/2010
DRAWN BY: MGS
CHECKED BY: EJC

REVISIONS		
DATE	DESCRIPTION	BY
04/08/2010	ISSUED FOR 90% ZD REVIEW	RLD
04/21/2010	ISSUED FOR ZONING SUBMITTAL	MGS

PROJECT:
SEA-BELLEVUE
10416 SE WOLVERINE WAY
BELLEVUE, WA 98004

A-1.2



1/2
A-3

1
A-2
EXISTING ENLARGED SITE PLAN
SCALE FOR 24x36: 1/4" = 1'-0" SCALE FOR 11x17: 1/8" = 1'-0"
0 4' 8'
2' 6' NORTH

- KEYED NOTES**
- 1 EXISTING SCHOOL EQUIPMENT SHED
 - 2 EXISTING RUNNING TRACK
 - 3 EXISTING ACCESS DOOR
 - 4 EXISTING CURB
 - 5 EXISTING ASPHALT AREA
 - 6 EXISTING GARAGE ACCESS DOOR TO BE RELOCATED
 - 7 EXISTING TREE/BRUSH LINE
 - 8 EXISTING PORTION OF WOOD RETAINING WALL TO BE REMOVED
 - 9 EXISTING CHAIN LINK FENCE
 - 10 EXISTING WOOD POST RETAINING WALL TO REMAIN
 - 11 EXISTING EDGE OF ASPHALT WALKWAY
 - 12 EXISTING LIGHTS TO BE RELOCATED
 - 13 EXISTING 81'-11"± HIGH LIGHT POLE TO BE REMOVED
 - 14 EXISTING ELECTRICAL BOX TO BE RELOCATED (TYPICAL)

GENERAL NOTES

THIS IS NOT A SITE SURVEY.
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

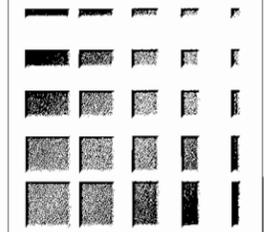
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(APPROX. 190'-0"±)

TELCO TO ORIGINATE FROM EXISTING TELCO VAULT LOCATED SOUTHEAST OF THE EXISTING EQUIPMENT SHED, THEN ROUTE INSIDE CONDUIT U.G. TO VERIZON ELECTRICAL PANEL, LOCATED ON THE PROPOSED UTILITY RACK AT THE EXISTING SHED WALL.
(APPROX. 190'-0"±)

PLANS PREPARED FOR:



PLANS PREPARED BY:



KDC
ARCHITECTS, ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

LICENSURE:

5773
REGISTERED ARCHITECT
Kenneth D. Camp
KENNETH D. CAMP
STATE OF WASHINGTON

DATE: 04/21/2010

DRAWN BY: MGS

CHECKED BY: EJC

REVISIONS

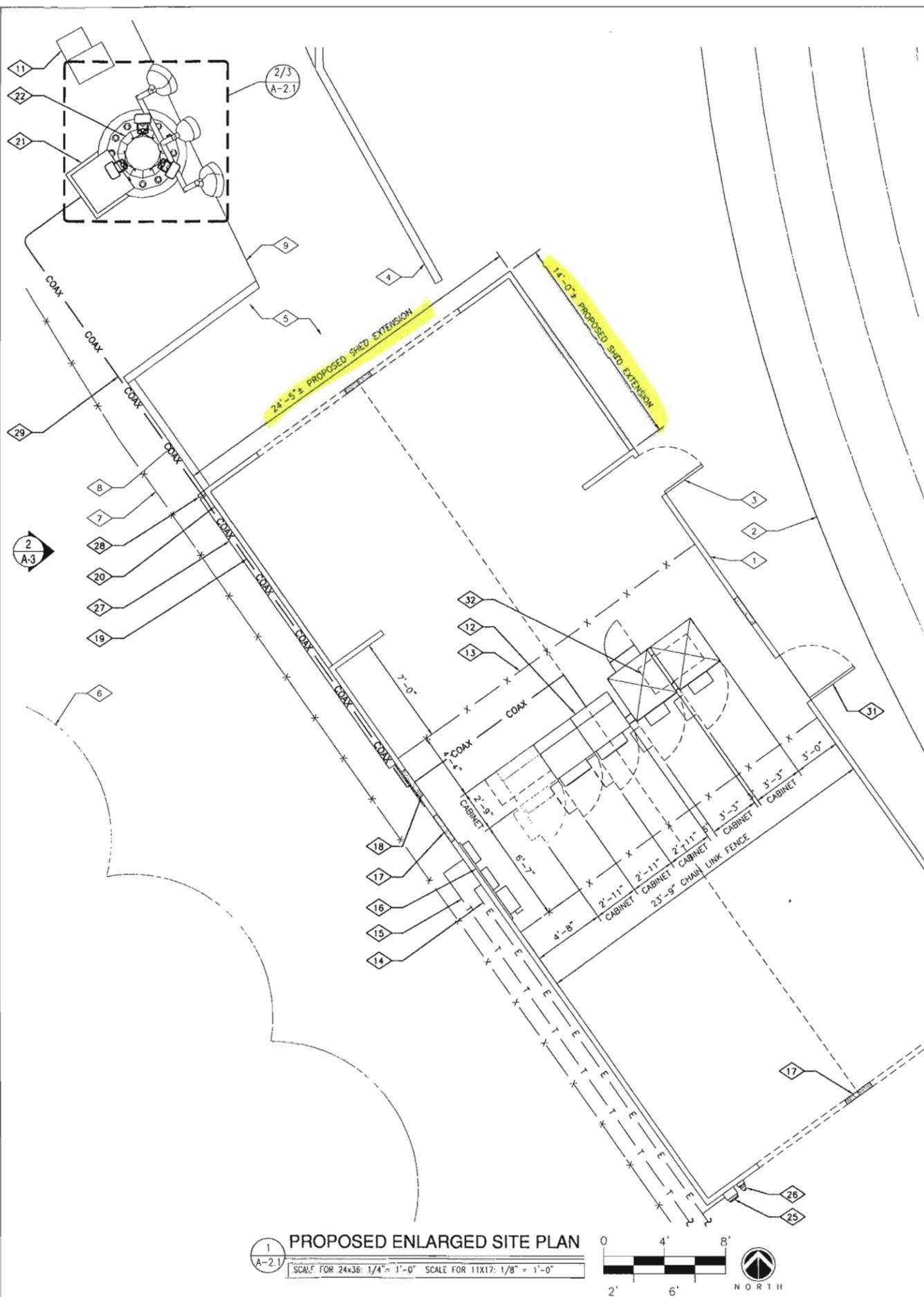
DATE	DESCRIPTION	BY
04/08/2010	ISSUED FOR 90% ZD REVIEW	RLD
04/21/2010	ISSUED FOR ZONING SUBMITAL	MGS

PROJECT:

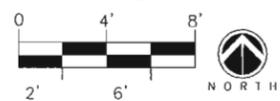
SEA-BELLEVUE

10416 SE WOLVERINE WAY
BELLEVUE, WA 98004

A-2



1 PROPOSED ENLARGED SITE PLAN
 SCALE FOR 24x36: 1/4" = 1'-0" SCALE FOR 11x17: 1/8" = 1'-0"



GENERAL NOTES

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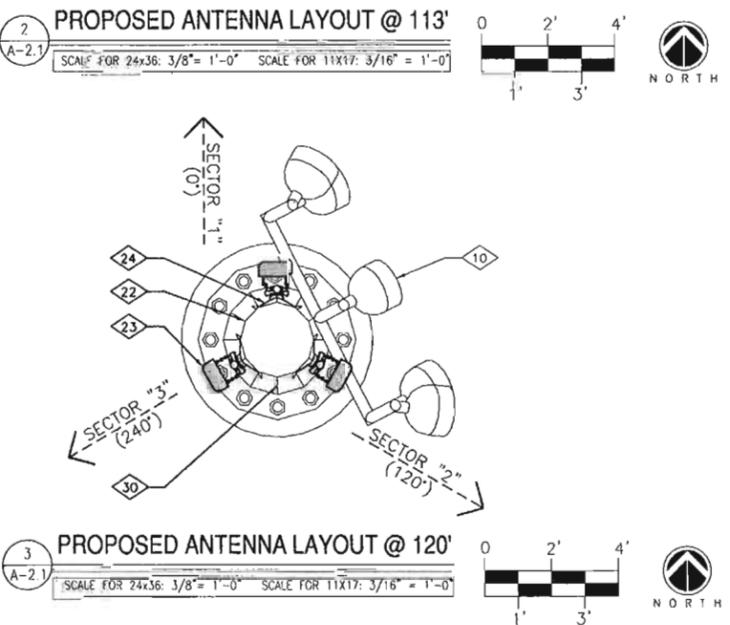
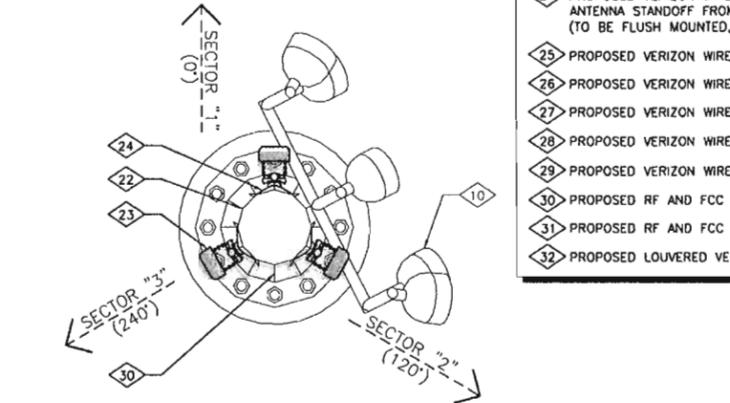
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ANTENNA / COAX SCHEDULE

SECTOR	QUANTITY	TIP HEIGHT	ANT. SIZE	AZIMUTH	NUMBER OF COAX RUNS	COAX SIZE	COAX LENGTH
"1"	1 NEW	120'-0"	6'-0"	0°	1 NEW	1-5/8"	150'-0"±
"1"	1 NEW	113'-0"	6'-0"	0°	1 NEW	1-5/8"	150'-0"±
"2"	1 NEW	120'-0"	6'-0"	120°	1 NEW	1-5/8"	150'-0"±
"2"	1 NEW	113'-0"	6'-0"	120°	1 NEW	1-5/8"	140'-0"±
"3"	1 NEW	120'-0"	6'-0"	240°	1 NEW	1-5/8"	140'-0"±
"3"	1 NEW	113'-0"	6'-0"	240°	1 NEW	1-5/8"	140'-0"±

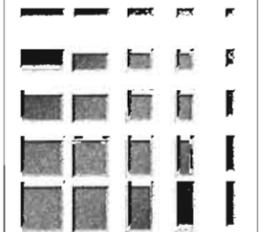
- KEYED NOTES**
- 1 EXISTING SCHOOL EQUIPMENT SHED
 - 2 EXISTING RUNNING TRACK
 - 3 EXISTING ACCESS DOOR
 - 4 EXISTING CURB
 - 5 EXISTING ASPHALT AREA
 - 6 EXISTING TREE/BRUSH LINE
 - 7 EXISTING CHAIN LINK FENCE
 - 8 EXISTING TIMBER RETAINING WALL TO REMAIN
 - 9 EXISTING EDGE OF ASPHALT WALKWAY
 - 10 EXISTING RELOCATED LIGHTS
 - 11 RELOCATED EXISTING ELECTRICAL BOX (TYPICAL)
 - 12 PROPOSED VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS MOUNTED ON W-BEAMS (4 TOTAL, 1 FUTURE)
 - 13 PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE
 - 14 PROPOSED VERIZON WIRELESS U.G. POWER ROUTE WITHIN CONDUIT
 - 15 PROPOSED VERIZON WIRELESS U.G. TELCO ROUTE WITHIN CONDUIT
 - 16 PROPOSED VERIZON WIRELESS UTILITY RACK AT SHED WALL
 - 17 PROPOSED VERIZON WIRELESS LOUVER VENT (4 TOTAL) (LOUVER VENTS ARE LOCATED ABOVE GARAGE DOORS, AT SHED GABLES)
 - 18 PROPOSED VERIZON WIRELESS CABLE PORT
 - 19 PROPOSED VERIZON WIRELESS COAX ROUTE
 - 20 PROPOSED VERIZON WIRELESS SCHOOL EQUIPMENT SHED EXTENSION
 - 21 PROPOSED VERIZON WIRELESS CABLE DOG HOUSE (TO BE FLUSH MOUNTED, PAINTED BROWN & NON-REFLECTIVE)
 - 22 PROPOSED VERIZON WIRELESS 120'-0" HIGH MONOPOLE (TO BE FLUSH MOUNTED, PAINTED BROWN & NON-REFLECTIVE)
 - 23 PROPOSED VERIZON WIRELESS ANTENNAS (6 TOTAL) (TO BE FLUSH MOUNTED, PAINTED BROWN & NON-REFLECTIVE)
 - 24 PROPOSED VERIZON WIRELESS TRI-BRACKET MOUNT (2 TOTAL) ANTENNA STANDOFF FROM MONOPOLE = 10.5" (TO BE FLUSH MOUNTED, PAINTED BROWN & NON-REFLECTIVE)
 - 25 PROPOSED VERIZON WIRELESS METER
 - 26 PROPOSED VERIZON WIRELESS GENERATOR PLUG
 - 27 PROPOSED VERIZON WIRELESS COAX CABLE SHROUD @ SHED WALL
 - 28 PROPOSED VERIZON WIRELESS (2) 3" PVC CONDUIT
 - 29 PROPOSED VERIZON WIRELESS U.G. COAX ROUTE IN 3" CONDUIT
 - 30 PROPOSED RF AND FCC SIGNAGE AT BASE OF MONOPOLE
 - 31 PROPOSED RF AND FCC SIGNAGE AT DOOR (2)
 - 32 PROPOSED LOUVERED VENT MOUNTED AT ROOFTOP (2 TOTAL)



PLANS PREPARED FOR:



PLANS PREPARED BY:



KDC
 ARCHITECTS, ENGINEERS, P.C.
 4720 200TH STREET SW SUITE 200
 LYNNWOOD, WA 98036
 PHONE: 425.670.8651
 FAX: 425.712.0846

LICENSURE:

5773 REGISTERED ARCHITECT
 KENNETH D. CAMP
 STATE OF WASHINGTON

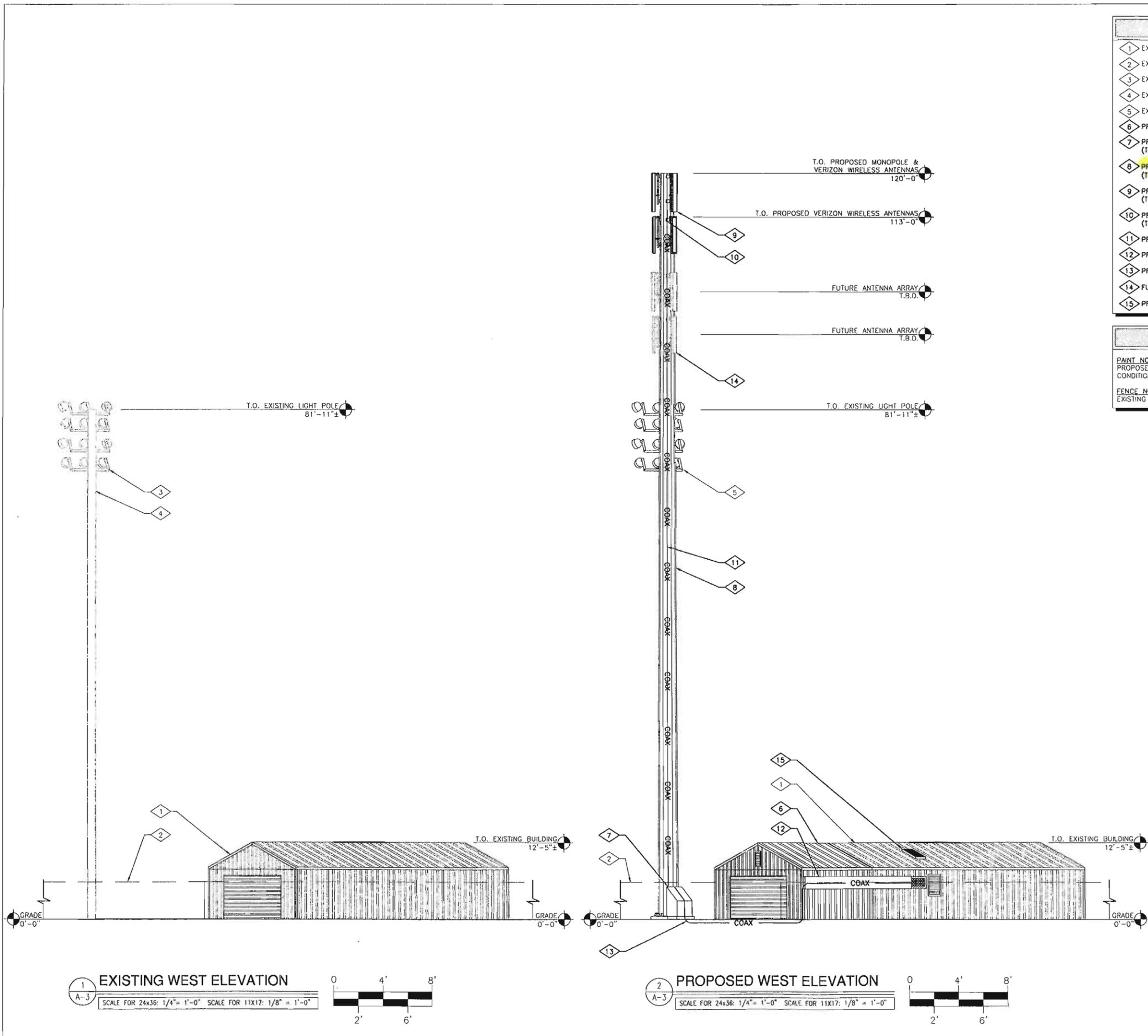
DATE: 04/21/2010
 DRAWN BY: MGS
 CHECKED BY: EJC

REVISIONS

DATE	DESCRIPTION	BY
04/08/2010	ISSUED FOR 90% ZD REVIEW	RLD
04/21/2010	ISSUED FOR ZONING SUBMITTAL	MGS

PROJECT:
SEA-BELLEVUE
 10416 SE WOLVERINE WAY
 BELLEVUE, WA 98004

A-2.1



- ### KEYED NOTES
- 1 EXISTING SCHOOL EQUIPMENT SHED
 - 2 EXISTING CHAIN LINK FENCE
 - 3 EXISTING LIGHTS TO BE RELOCATED
 - 4 EXISTING 81'-11"± HIGH LIGHT POLE TO BE REMOVED
 - 5 EXISTING RELOCATED LIGHTS
 - 6 PROPOSED VERIZON WIRELESS SCHOOL EQUIPMENT SHED EXTENSION
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 - 8 PROPOSED VERIZON WIRELESS 120'-0" HIGH MONOPOLE (TO BE FLUSH MOUNTED, PAINTED BROWN & NON-REFLECTIVE)
 - 9 PROPOSED VERIZON WIRELESS ANTENNAS (TO BE FLUSH MOUNTED, PAINTED BROWN & NON-REFLECTIVE)
 - 10 PROPOSED VERIZON WIRELESS TRI-BRACKET MOUNT (TO BE FLUSH MOUNTED, PAINTED BROWN & NON-REFLECTIVE)
 - 11 PROPOSED VERIZON WIRELESS COAX ROUTE WITHIN MONOPOLE
 - 12 PROPOSED VERIZON WIRELESS COAX CABLE SHROUD @ SHED WALL
 - 13 PROPOSED VERIZON WIRELESS U.G. COAX ROUTE IN 3" CONDUIT
 - 14 FUTURE WIRELESS PROVIDER ANTENNA ARRAY (TYP)
 - 15 PROPOSED LOUVERED VENT MOUNTED AT ROOFTOP (2 TOTAL)

GENERAL NOTES

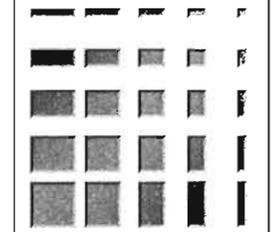
PAINT NOTE:
PROPOSED VERIZON WIRELESS ANTENNAS TO BE PAINTED TO MATCH EXISTING SITE CONDITIONS.

FENCE NOTE:
EXISTING CHAIN LINK FENCE SHOWN AS DASHED LINE FOR CLARITY.

PLANS PREPARED FOR:



PLANS PREPARED BY:



KDC
ARCHITECTS, ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

LICENSURE:

5773
REGISTERED ARCHITECT
Kenneth D. Camp
KENNETH D. CAMP
STATE OF WASHINGTON

DATE: 04/21/2010
DRAWN BY: MGS
CHECKED BY: EJC

REVISIONS		
DATE	DESCRIPTION	BY
04/08 2010	ISSUED FOR 90% 2D REVIEW	RLD
04/21 2010	ISSUED FOR ZONING SUBMITTAL	MGS

PROJECT:
SEA-BELLEVUE

10416 SE WOLVERINE WAY
BELLEVUE, WA 98004

A-3

ATTACHMENT B
(Contract Letter between Verizon Wireless and AT&T)



June 7, 2010

Meagan Dockter
PTS on behalf of ATT

Re: Collocation Approval for SEA BELLEVUE HIGH (ATT Cell Site: SB1698 Meydenbauer Bay)

AT&T has been conditionally approved to collocation their equipment on the above-mentioned tower based on your revised application submitted on 6/7/2010. AT&T is approved to **collocate 3 panel antennas, 12 MHA, and 12 lines of 1 5/8"** coax per antenna at approximately a 96' centerline on this proposed 120' light standard. AT&T will be responsible for acquiring their own ground space from the underlying Property Owner.

- ❖ Provide a full set of CD's to be approved by Verizon Wireless
- ❖ AT&T is not allowed to transmit in the PCS A5 Band (1940-1945 MHz & 1860-1865 MHz).
- ❖ Full execution of a SLA on VZW/TMO paper between both parties based on agreeable terms and conditions.
- ❖ NTP process and documents have been satisfied.

VZW will include your antenna configuration on the tower order form when it orders a pole. We will provide you copies for use in permitting.

Please note that full approval will not be given until VZW has fully permitted the site, environmental studies are complete, and the VZW lease with the underlying property owner is completed.

I am attaching the following documents:

- ❖ VZW CD's

***** This letter does not serve as an NTP. NTP will only be given when NTP process has been satisfied, and all documents submitted.***

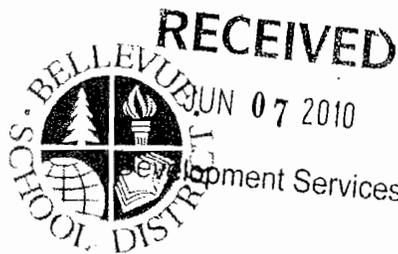
Please feel free to call me if you have any questions at (206)200-8333.

Very Truly Yours,

Jessica Pierce

Verizon Wireless Inbound Collocation Manager

ATTACHMENT C
(Letter from BSD)



FACILITIES / INFORMATION TECHNOLOGY

12037 NE 5th STREET
BELLEVUE, WA 98005
PHONE: (425) 456-4501
FAX: (425) 456-4584

Antoinette Pratt, Senior Planner
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

RE: File Number: 10-110093 LB / SEA Bellevue Tower Relocation

Dear Toni:

In early 2009, Pacific Telecom Services, on behalf of AT&T Wireless, approached the District about building a new wireless telecommunications facility on the Bellevue High School campus, located at 10416 Wolverine Way – Bellevue, WA 98004-6600. As you are aware, the Bellevue School District was already in previous negotiations with Verizon Wireless to relocate their existing cellular facility on the south end of the western parking lot to a light standard in the football stadium to accommodate the Bellevue High School modernization project.

The District wishes to restrict the number of telecommunications facilities on its property, therefore, Verizon Wireless was asked if they would consider AT&T Wireless collocate on their pending light pole structure. This was acceptable to Verizon Wireless and, as you have seen in their Land Use Application (10-110093), they are proposing a 120' tall structure to accommodate both their antennas and the AT&T antennas. The District will lease ground space under separate lease agreement with AT&T Wireless for the ground equipment.

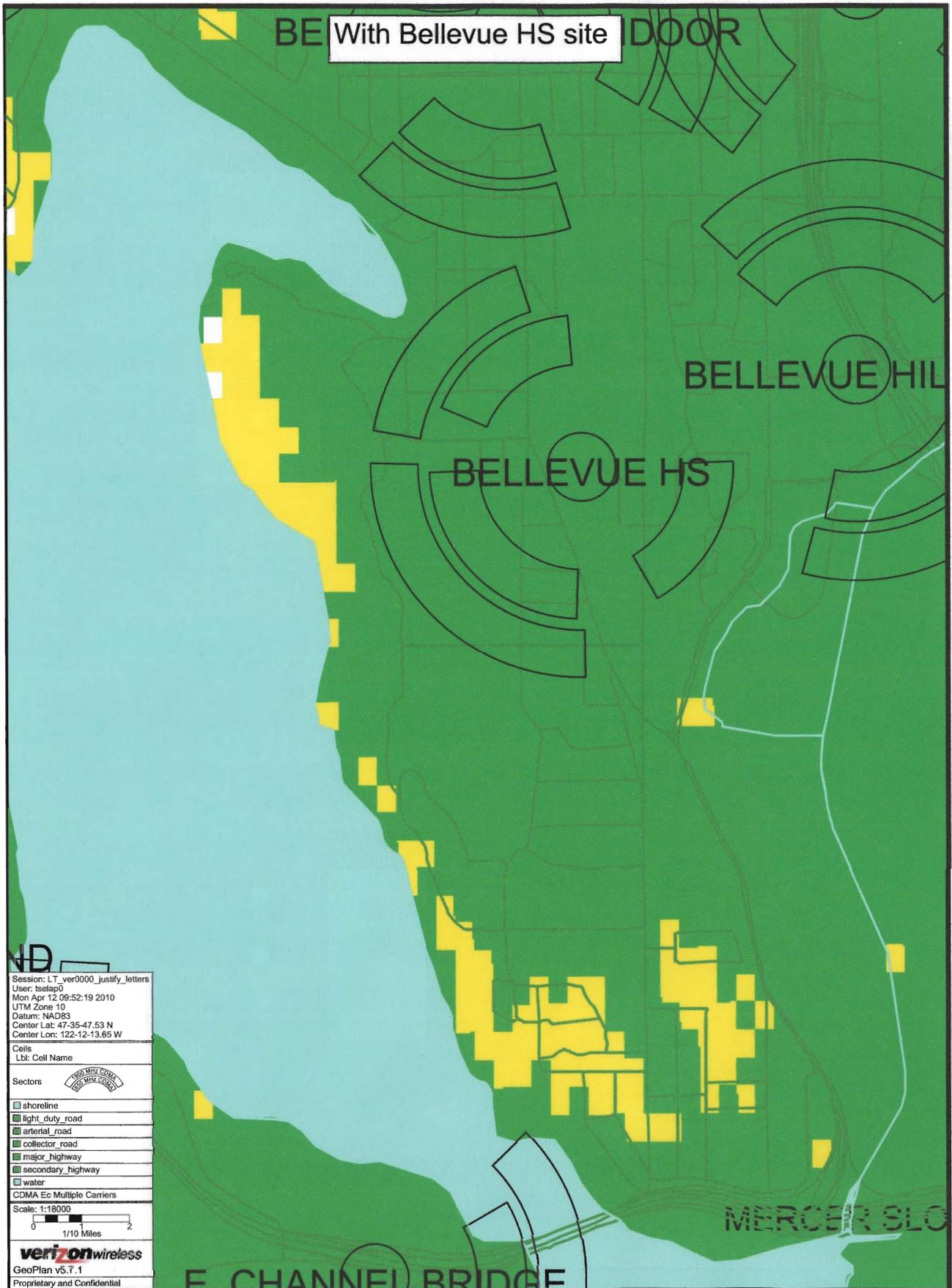
This proposal meets with the approval of the Bellevue School District and once Verizon Wireless is complete with their permitting process, we will begin working with AT&T on a lease to accommodate their ground space needs as well as supporting them in their permit process through the City of Bellevue.

Sincerely,

Jack McLeod
Director, Facilities and Information Technology

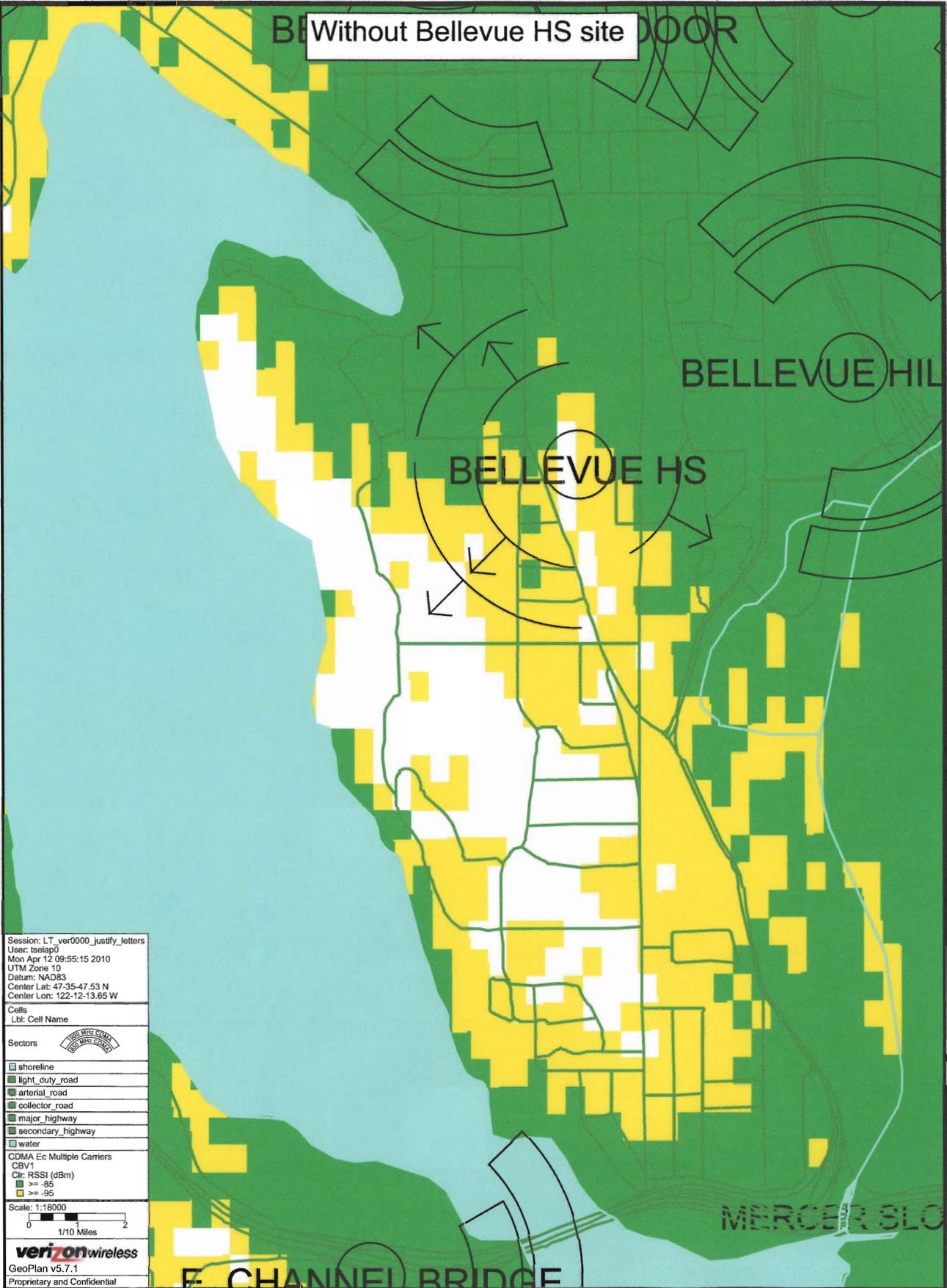
c. Jessica Pierce – Ryka Communications
file

ATTACHMENT D
(Search Area Map)



Green: inhouse coverage.
 yellow: in-car coverage

Without Bellevue HS site



Session: LT_ver0000_justify_letters
 User: tselap0
 Mon Apr 12 09:55:15 2010
 UTM Zone 10
 Datum: NAD83
 Center Lat: 47-35-47.53 N
 Center Lon: 122-12-13.65 W

Cells
 Lbl: Cell Name

Sectors

- shoreshline
 - light_duty_road
 - arterial_road
 - collector_road
 - major_highway
 - secondary_highway
 - water
- CDMA Ec Multiple Carriers
 CBV1
 Ctr: RSSI (dBm)
 >= -85
 >= -95

Scale: 1:18000
 0 1 2
 1/10 Miles

verizonwireless
 GeoPlan v5.7.1
 Proprietary and Confidential

ATTACHMENT E
(Letter of Certification for Height, Location, Design and Equipment)

through the local land-based telephone network for the area. The MSC operates the wireless network by monitoring all calls in and out of the system and tracking system usage and performance. Each site is wired with smoke and intrusion alarms that, if activated, will notify the MSC of any potential emergency.

VZW operates in the cellular and PCS base-station frequency ranges of 824-849 and 1850-1865 MHz for receive, and 869-894 and 1930-1945 MHz for transmit. In order provide effective cellular and PCS service at these frequencies, the RF signal path to the primary coverage area must be "line-of-sight" from the wireless antennas. Intervening obstructions such as hills, trees and nearby buildings need to be avoided as they can attenuate the RF signal and reduce required coverage.

20.20.195 D. Additional Requirements Applicable to All Nonexempt Wireless Communication Facilities.

1. Height.

Due to the expansion of Bellevue High School and a parking lot VZW must relocate an existing WCF which is in the way of the expansion. VZW's proposal is to replace an existing 81.9' BHS wood pole supporting football field lights with a 120' steel monopole painted brown to match the other existing wood light poles around the football field. Originally VZW planned to replace the wood pole with a steel monopole 21' taller than the wood pole to allow for two flush-mounted 3-sector antenna arrays and the field light structure. This would have allowed the antennas to be higher than the surrounding trees to the west, some of which reach 84' tall and would have ensured effective coverage for the service area. However BHS had received a request from a representative of another Wireless Provider to replace a separate wood light pole. Rather than allow an additional WCF BHS required the other Provider to collocate on the pole Verizon was replacing. Therefore the proposed mounting height of 120' was required to allow for spacing between the two flush mounted VZW antenna arrays and the two flush mounted antenna arrays of the other Wireless Provider. The football field lights would be transferred from the replaced 81.9' pole to the new structure and would have a tip height of 83' and be mounted at the same height as on the existing pole. Any shorter structure would not allow the collocated Provider to install 2 antenna arrays due to the clearance required between its antennas and the VZW antennas as well as a safe distance between its antennas and the field lights.

Due to the BHS building and parking lot expansion to the west VZW's existing WCF must be relocated. VZW engineers searched the surrounding area for a suitable replacement location which would provide the required coverage and capacity needs for VZW. See **Exhibit D** for the Search Area Map. The need to ensure continuous coverage in the area by connecting to adjacent WCF locations necessitated staying on the high ground near the school. **Exhibit C** shows the land use districts surrounding the proposed location. Please notice from the Deployment Plan in **Exhibit F** that the facility could not be moved north or east since there are existing VZW facilities nearby. If it were moved to the west toward the R-20 and R-30 districts located approximately 0.3 miles away there would be a loss of elevation and the tall trees (up to 84' as indicated on the Survey page in the submitted Site Plans in **Exhibit M**) in the area would necessitate a tall freestanding tower since no collocation options exist there. Moving the facility

to the south would also result in an elevation loss and again no suitable structures exist for collocation. Please see **Exhibit E** for the service coverage maps showing projected signal coverage without the new site and coverage after the new site. Please note that green indicates in-house coverage and yellow indicates in-car coverage. It's clear from these projections that VZW would lose a significant portion of the area now covered by the existing facility if it were not relocated. VZW believes the choice of light pole replacement has the lowest impact and the additional Provider collocation on the proposed structure enhances that location significantly. VZW believes that even though this is in the R-4 zone and is the fourth most preferred locational hierarchy it is the least detrimental to the school property and the surrounding area.

2. WCF Location and Design.

This proposal represents the second most preferred system design alternative by utilizing an existing football field light structure location and replacement of that structure with a taller structure which would support 2 sets of VZW antenna arrays, 2 sets of another Provider antennas arrays and the football field lights. VZW initially planned on a shorter structure but BHS requested using a taller structure due to a request from another Provider as indicated in the response to number 1. above.

VZW engineers searched the surrounding area for a suitable replacement location which would provide the required coverage and capacity needs for VZW. See **Exhibit D** for the Search Area Map. The need to ensure continuous coverage in the area by connecting to adjacent WCF locations necessitated staying on the high ground near the school. **Exhibit C** shows the land use districts surrounding the proposed location. Please notice from the Deployment Plan in **Exhibit F** that the facility could not be moved north or east since there are existing VZW facilities nearby. If it were moved to the west toward the R-20 and R-30 districts located approximately 0.3 miles away there would be a loss of elevation and the tall trees (up to 84' as indicated on the Survey page in the submitted Site Plans in **Exhibit M**) in the area would necessitate a tall freestanding tower since no collocation options exist there. Moving the facility to the south would also result in an elevation loss and again no suitable structures exist for collocation. Please see **Exhibit E** for the service coverage maps showing projected signal coverage without the new site and coverage after the new site. Please note that green indicates in-house coverage and yellow indicates in-car coverage. It's clear from these projections that VZW would lose a significant portion of the area now covered by the existing facility if it were not relocated. VZW believes the choice of light pole replacement has the lowest impact and the additional Provider collocation on the proposed structure enhances that location significantly. VZW believes that even though this is in the R-4 zone and is the fourth most preferred locational hierarchy it is the least detrimental to the school property and the surrounding area.

As indicated, VZW's design has proposed 6' long flush-mounted panel antennas with only 1' pole spacing between the bottom of the top antennas and the top of the lower antennas. The antennas and the pole would be non-reflective, painted brown to match the existing wood poles, and are the smallest in total size which can still meet the coverage and capacity requirements. The communications cable would be inside the pole and where it exits the structure it would enter a brown antenna shroud then underground in conduits to the VZW compartment inside an existing equipment shed which would be extended 14' to allow space for VZW's equipment. The

extension would be of the same material and painted to match the existing shed. Please see sheets A-2, A-2.1 and A-3 in the Site Plans in

d. **WCF Equipment.**

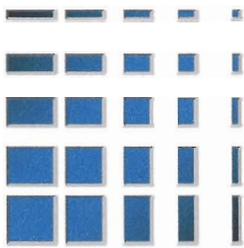
The proposed 6' long panel antennas are the minimum size VZW engineers could use and still meet the coverage and capacity requirements for this site. Since there is already another Provider planning on locating on the proposed structure their equipment may have to be consolidated in the same equipment shed VZW is using. The proposed communications equipment would be installed inside an existing BHS corrugated steel framed equipment shed. The existing shed is approximately 41' long and is used for storage by BHS. The shed would be extended by 14' to allow space for the proposed VHZ communications equipment placed near the middle of the shed and separated from BHS storage by a 6' tall chain link fence. The extension would be constructed of the same material and painted to match the existing shed. Please see **Exhibit G** for the licensed engineer's certification.

Sincerely,



Lap Tse
Radio Frequency Engineer
Verizon Wireless

ATTACHMENT F
(Photo Simulations)



KDC
ARCHITECTS. ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
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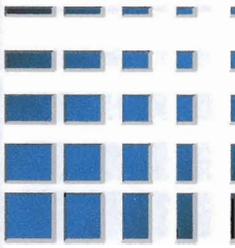


EXISTING VIEW



PROPOSED VIEW





KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

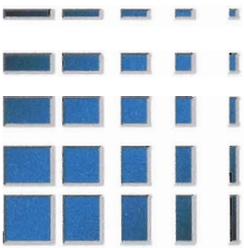


EXISTING VIEW



PROPOSED VIEW





SEA - BELLEVUE

VIEW 3

KDC

ARCHITECTS. ENGINEERS, P.C.

4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036

PHONE: 425.670.8651

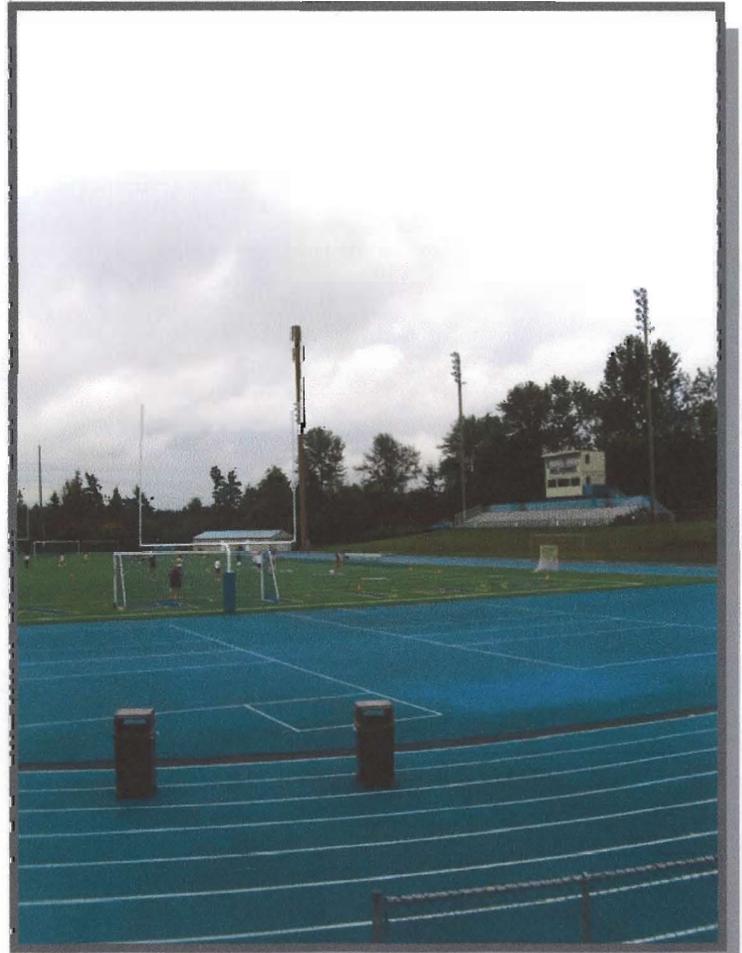
FAX: 425.712.0846



EXISTING VIEW



PROPOSED VIEW



ATTACHMENT G
(Radio Frequency Emissions)



Network Engineering

Verizon Wireless
15900 SE Eastgate Way
M/S 231
Bellevue, WA 98008

April 7, 2010

City of Bellevue
11511 Main Street
PO Box 90012
Bellevue, WA 98009-9012
RE: Verizon Wireless Proposal Letter of Compliance-SEA BELLEVUE

Dear Reviewing Parties;

The Verizon Wireless facility proposed at Wolverine Way Bellevue, WA 98004 will comply with the public maximum permissible exposure (MPE) levels set by the Federal Communications Commission (FCC) in all publicly accessible areas. These FCC rules constitute a national RF exposure standard that reflects the consensus agreement of the federal agencies charged with protecting the public health and the environment, including the Federal Drug Administration (FDA), Environmental Protection Agency (EPA), National Institute on Occupational Safety and Health (NIOSH) and Occupational Safety and Health Administration (OSHA).

To demonstrate compliance with the FCC radio frequency (RF) exposure limits, the power density contributed by the Cingular Wireless antenna facility has been predicted based on calculations provided by the FCC's Office of Engineering Technology in OET Bulletin 65, Edition 97-01, released August 1997. This determination is based on site-specific engineering data used to predict the RF power density in the vicinity of the antennas and compares those levels with the public MPE limits. The result of the predictive analysis (at the transmit power we plan on using) demonstrates that the highest power density in a publicly accessible area is in compliance with FCC requirements.

Sincerely,

Lap Tse
Radio Frequency (RF) Engineer
Verizon Wireless
15900 SE Eastgate Way
Bellevue, WA 98008