BEFORE THE HEARING EXAM	INER FOR THE CITY OF REDMON
IN THE MATTER OF APPLICATION OF T-MOBILE FOR A WIRELESS TELECOMMMUNICATIONS MONOPOLE) FILE NO: CUP 02-001 AMENDED RECOMMENDATI O
ORDER CORRECTI	NG RECOMMENDATION
Following issuance of the Recommendation in	n this matter, it came to the Examiner's
attention that there were a few errors and omi-	ssions. To correct these errors and
omissions, the Examiner has prepared an Ame	ended Recommendation.
Now, Therefore the recommendation of the H	earing Examiner is amended as set forth in
the attached Amended Recommendation. Add	ditions to the document are underlined and in b
Deletions are indicated by striking though the	deleted language. The amendment does
not extend the time for reconsideration or app	eal of the original recommendation.
DONE this 26 th day of June 2003.	
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GORDON F. CRANDALL HEARING EXAMINER	
T-Mobile Redmond Way Monopole-1 of 1 6/26/2003	City of Redmond Office of the Hearing Exam P.O. Box 97010 Redmond, WA 98073-

Amended Recommendation T-Mobile Redmond Way Monopole- 1 of 11 6/26/2003

1	The following exhibits were offered and admitted:		
2	Exhibit A:	Technical Committee Report dated April 24, 2003 with Attachments	
3	Exhibit B:	Schematics, Elevations, and Structural Drawings Submitted by T-Mobile	
4	Exhibit C:	Peer Review Email from Joe Blaschka, Jr. P.E. of ADCOMM Engineering	
5			
6	The hearing adjourned after 9:00PM and was continued to Monday, April 28th 2003, at 7:00PM.		
7			
8	Testifying under oat	h on that date for Applicant were:	
9	Joe Tseng, RF Engineer		
10	Chris Arena, Project Manager		
11	Mike Roy, RF Engineer		
12	Craig Walkenhorst, SecuraSite LLC		
13	Also testifying under oath were:		
14	Dana Farwell, planner		
15	Judd Black, Development Review Manager		
16	Yuri Alkin, 8420 143 rd Ct NE		
17	Neelesh Kamkolkar, 13945 Redmond Way		
18	Johnny Baginley Jr., 13940 Redmond Way		
19	Sharon Nakamura, 4930 26 th South, Seattle		
20	Andy Teng, 14203 NE 86 th Place		
21	Marc Quintal, 13939 Redmond Way		
22	Christine Chen, 8428 143 rd Ct NE		
23	Anna Dayen, 8420 143 rd Ct NE		
24	Dave Gann, 14106 NE 84 th Street		
25			
26	The following exhibits were offered and admitted;		
27	Exhibit D:	Affidavit of Qualification and Certification for T-Mobile Facility from	
28		Hatfield & Dawson Consulting Engineers, dated April 24, 2003	
29	Exhibit E:	Brochure 'Questions about Wireless Antennas'	
30	Exhibit F:	Report on 'Frequently Asked Questions' submitted by T-Mobile	
		City of Padmand	

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1	Exhibit G:	Map of Drive Test Data Depicting Gaps in Coverage in Redmond	
2	Exhibit H:	Memo from Mike Roy, T-Mobile Explaining the Need for a new Cell-Site,	
3		dated April 28, 2003	
4	Exhibit I:	Memo from Dana Farwell, Planner, Answering Queries from Citizens	
5		from April 24, 2003 Hearing, dated April 28, 2003	
6	Exhibit J:	Petition Presented by Concerned Citizens re: Proposed T-Mobile Project	
7	Exhibit K:	Notice of Final Decision on T-Mobile's Application	
8	Exhibit L:	Paper on 'Biological Effects of Radiofrequency Radiation from Wireless	
9		Transmission Towers' by Henry Lai	
10	Exhibit M:	Request to Reject Application Submitted by Neighbors	
11	Exhibit N:	Letter from Neelesh Kamkolkar, dated April 28, 2003	
12	Exhibit O:	Letter from Meera Krishna, dated April 28, 2003	
13	Exhibit P:	Letter from Meera Krishna, dated April 28, 2003	
14	Exhibit Q:	Article from The Business Journal, dated January 28, 2003	
15	Exhibit R:	Paper by R Santini on 'Study of the Health of People Living in the	
16		Vicinity of Mobile Phone Base Stations'	
17	Exhibit S:	Letter from Qiang Wang, dated April 28, 2003	
18	Exhibit T:	Letter from Anna Dayen, dated April 28, 2003	
19	Exhibit U:	Letter from Dave Gann, dated April 28, 2003	
20	Exhibit V:	Collection of Emails Submitted by Dana Farwell, Planner	
21	Exhibit W:	Staff Powerpoint Presentation	
22	Exhibit X:	Response Memo to Hearing Examiner from Dana Farwell, re:	
23		'Demonstration of Need', dated May 12, 2003	
24	Exhibit Y:	Response Memo to Hearing Examiner from T-Mobile dated May 30, 2003	
25			
26	At the conclusion of the hearing, Judd Black, Development Review Manager, requested a		
27	continuance in order to do further research to determine whether Applicant had demonstrated a		
28	need for a pole at this location. The Hearing Examiner granted the City two weeks to report its		
29	findings. On May 12, 2003, Dana Farwell, planner, reported the results of the City's research.		

She advised that the Federal Communications Commission (FCC) did not have any standards or

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criteria that defined the need for a monopole and leaves the question to the local jurisdiction. The FCC does have strict regulations protecting the rights of cellular carriers that provide that a City cannot bar a carrier from providing service.

Ms. Farwell contends that "need" should be demonstrated not only through gaps in coverage but also through a separate showing of a demand for services. She asked that Applicant provide not only RF reports but also drive tests, a list or summary of service complaints, proof of the percentage of dropped calls and other evidence to show a need for the monopole. She concluded that applicant had not shown that the monopole was "absolutely necessary" in this location to meet the demands of its users. She asked permission to reconsider the City's recommendation if need cannot be demonstrated.

T-Mobile USA responded to her City's memoranda on May 30, 2003. In it's memorandum, T-Mobile made the following points:

- 1. The Decision Criteria in the RCDG does not require proof that a monopole is "absolutely necessary", and such a standard here would be discriminatory.
- 2. The City's memorandum ignored the results of the peer review requested by the City which supported Applicant's position on need.
- 3. Reliance upon alleged health concerns from radio emissions was misplaced, as the Telecommunications Act prohibits the City from regulating the placement of personal wireless service facility on the basis of the environmental effects of radio frequency emissions if such facilities comply with the FCC's regulations concerning emissions. 47 U.S.C. § 332
- 4. T-Mobiles' evidence of need for the facility included drive tests by T-Mobile, drive test analysis of Telephia (which is equipped with drive tests and equipment pertaining to numerous carriers and publishes comparative data) and propagation studies indicating gaps in coverage. There was no credible, science-based evidence to the contrary.
- 5. The Hearing Examiner should rely upon evidence in the record that is reliable, relevant and of probative value.

26.

T-Mobile asked that the Hearing Examiner render a decision that applies the applicable decision criteria and reject the "absolutely necessary" standard urged by the City.

The record was then closed.

From the foregoing the Hearing Examiner makes the following:

FINDINGS OF FACT

- 1. Proposal. T-Mobile proposes to install a telecommunications monopole with associated ground equipment in the right-of-way on the NW corner of NE Redmond Way and 140th Avenue NE. The proposed antenna would be located within a canister on top of a wooden pole for a total height of 64 feet. All cables and wires would be contained within the hollow laminated pole. Landscaping and fencing would screen the ground-related equipment and the base of the monopole. The proposal requires a Conditional Use Permit.
- 2. Neighborhood/Zoning. The site is in the Rose Hill Neighborhood and adjacent properties are zoned R-4. All uses in the vicinity are single-family residential or vacant City property.
- 3. *Public Notice*. Public notice of the application for a Conditional Use Permit and the public hearing was given as required by ordinance.
- 4. It was established by the propagation studies, ground tests, and customer complaints that there is a gap in coverage along NE Redmond Way and 140th NE, and that an additional wireless telecommunications facility is needed at this location to provide adequate service.
- 5. *RF Emissions*. The RF emissions from the proposed facility will comply with the FCC regulations concerning emissions.

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- Alternatives. There are no alternative locations that would provide the coverage needed.
 Locations considered were either too far away or too low in elevation to provide the
 service.
- 7. Property Values. There were complaints from nearby homeowners that the proposed monopole would adversely affect their property values. To the extent that such concerns are based on asserted health risks, the evidence may not be considered. There was no appraisal testimony to support the effects of RF emissions on property values.
- 8. Peer Review. The City submitted the application to an independent radio frequency engineer and requested peer review of applicant's proposal. It was his conclusion that applicant's consultant properly conducted the study and that the frequency strength necessary to secure proper service at this location required a pole 63.5 feet in height with antenna with one or more carriers extending up to 71 feet. Applicant is seeking approval of a pole and antennae to a maximum of only 64 feet.
- 9. Public Input. Numerous members of the public residing near the site expressed opposition to the proposal. Neelesh Kamkolkar, 13945 NE Redmond Way, had concerns about health risks from radio frequency emissions, and the effect of these fears on prospective purchasers of homes in the area. He urged an alternate location. Yuri Alkin, 8420 143rd Ct NE, also expressed health concerns and the effect of the monopole on property values. He presented a petition from neighbors opposing the pole as unneeded here. He also presented a memorandum from Henry Lai concerning health hazards of radio emissions. Johnny Baginley Jr., 13940 NE Redmond Way, was worried that the pole would be 50 feet from his bedroom. He was concerned about safety and whether alternative locations were available. He asked numerous questions such as 'why here, where do the underground wires go, why a new pole, who would benefit, will the pole block my driveway,' etc. He said that the City did not give the neighbors sufficient time to consider the application. He also said that trees would have to be taken out, and wondered what would happen if the road was widened. He asked for proof of

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complaints of poor service, and urged an alternate location. Paul Smith, 13929 NE Redmond Way, expressed concern about the effect of the pole on his desire to sell his home. Traffic is a problem. Sharon Nakamura, 4930 26th South, a Seattle resident, felt that the City should not burden homeowners with this facility, as it was a commercial intrusion. Andy Teng. 14203 NE 86th Place, spoke on behalf of his neighbor, Chris Wang, He is a T-Mobile customer and had no problem with his service. Marc Quintal, 13939 NE Redmond Way, reiterated the concerns about an alternate area, health hazards, and effect on property values. Christine Chen, 8428 143rd Ct NE, agreed with the prior speakers and was anxious about health. Ron Mebust, 8225 140th Avenue NE, was concerned about getting "zapped" if he was on his roof. He urged a study on safety on the monopole and it's antenna. Akila Ramani, 14116 NE 85th Ct, was a concerned mother of children and suggested relocating the pole across the street on the detention pond. Anna Daven, 8420 143rd Ct NE, expressed health concerns and did not think this pole would be much of an improvement. Neelesh Kamkolkar, 13945 NE Redmond Way, demonstrated the interference that a cell phone makes to a radio receiver. He reported that T-Mobile's sales personnel told him that coverage was good in this area. Anna Dayen, 8420 143rd Ct NE, said that T-Mobile told her that it had excellent coverage in the area. Dave Gann, 14106 NE 84th Street, a T-Mobile customer, agreed with Ms. Dayen. He had good coverage he said.

10. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

CONCLUSIONS OF LAW

- Jurisdiction. An application for a Conditional Use Permit requires a Type IV review
 procedure. It is a quasi-judicial proceeding in which the City Council makes a final
 decision after a public hearing and recommendation from the Hearing Examiner. RCDG
 20F.30.45.
- 2. Criteria for Approval. The criteria for approval of a telecommunications facility in a right-of-way and in a residential area are extensive. First, applicant is subject to the

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City's standards for construction in the right-of-way. A street use permit and franchise agreement from the City is required. The aerial services to the existing utility pole must be placed underground across NE Redmond Way and to the existing house.

Next, the proposal must satisfy the special use criteria that govern telecommunications facilities (RCDG 20D.170.45). The proposed height of the pole and antenna (64 feet) are within the height limits, so it need not satisfy the essential public facilities criteria.

(TCR 5-6) However, because it is in a low-moderate zone, it must also satisfy the special exception criteria. RCDG 20D.170.45-080. This requires applicant to demonstrate that its inability to receive a communication signal is a result of factors beyond its control, and that it has used materials, shapes, and colors for the facility to minimize negative visual impacts. Staff discussion is at pages 6-7 of the TCR, and it concludes that these criteria are satisfied.

Where a tower exceeds height limits, it must use the essential public facilities process for site and height approval. This allows consideration of more than one alternative site, may require consideration of sites outside the City, and requires and amplified public involvement process. RCDG 20F40.80-050. Staff discussion at pages 7-10 concludes that applicant has met the requirements of this process.

Finally, the general siting criteria for broadcast and relay towers provide that such facilities are most appropriate in industrial, manufacturing, business and commercial zones, in that order, before being located in residential zones. Staff concluded (page 10, TCR) that Applicant had demonstrated that the coverage gap could not be **covered filled** by location of the facility in any zone other than a residential zone.

3. Mobile telecommunication facilities are regulated by federal law in 47 USC 332. Subsection (c)7 of that provision deals with local zoning authority. It provides that:

 Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

Local government must not unreasonably discriminate among providers of functionally equivalent services or prohibit or have the effect of prohibiting the provision of personal wireless services. It shall act on a request for authorization to place, construct or modify personal wireless service facilities within a reasonable time, and any decision to deny such a request shall be in writing and supported by substantial evidence contained in a written record. Finally, the federal Act provides:

No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

- 4. The Hearing Examiner granted the City staff an additional two weeks to review their conclusions in light of questions raised by members of the public. Staff was convinced that Applicant may not have adequately demonstrated that a monopole was needed at this location to provide adequate coverage. As a result of its additional review, City staff concluded that Applicant had not adequately shown that the monopole "absolutely necessary" in this location to meet the demands of its users. They asked that Applicant be required to provide RF reports, drive tests, a list or summary of complaints, proof of percentage of dropped calls and other evidence to show a need for the pole from the users as well as the carrier's perspective.
- 5. Applicant's responded that the criteria for location of the monopole did not require a showing of "absolute necessity", that staff had ignored the favorable peer review which

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 the City itself had required and paid for, that health claims were unfounded and could not be used to regulate the location of the facility if FCC emission standards were met, and that it had made a compelling case that a facility was needed within the vicinity of this location to serve a major dead spot in its coverage.

6. The concerns of residents of this area were based mainly upon perceived health risks from RF radiation. The antennae on the pole here will be from 61 to 64 feet in the air, and emissions will be directed laterally, not downward. The power of the transmitter will be within the FCC regulations, and will provide not health risk to the public or to nearby residents. The City cannot deny the permit on this basis.

Some of the opponents made telephone calls to T-Mobile sales personnel, who advised them that coverage in the area was "good". These personnel cannot be expected to provide definitive information as to whether there are gaps in coverage which require expensive additional facilities. One would not expect a sales representative to advise a potential customer that the company's coverage was lacking in any way. This is an area reserved for technical staff, who testified under oath at the hearing that there are significant gaps in coverage along NE Redmond Road.

- 7. The Hearing Examiner is convinced that Applicant has satisfied the multiple criteria for location of this monopole, and that staff's requests for additional information are either excessive or redundant. It is the Hearing Examiner view that the Technical Committee Report correctly assessed the facts and law in the matter in its' report, and that its' conclusion that the Conditional Use Permit should be granted is correct.
- 8. Any finding of fact deemed to be a conclusion of law is adopted as such.

RECOMMENDATION

The Hearing Examiner RECOMMENDS that the application of T-Mobile for a Conditional Use

Permit to construct a 64-foot monopole on the NW corner of NE Redmond Way and 140th

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Avenue NE be APPROVED, with conditions as set forth in Attachment A.

Dated this 18TH day of June 2003.

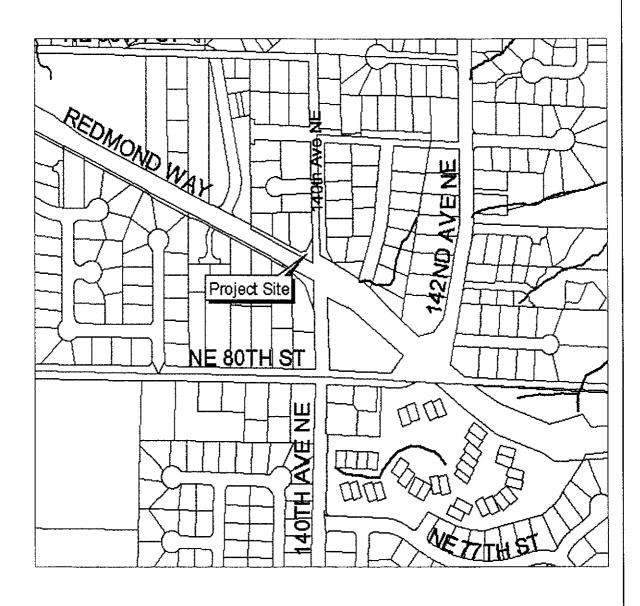
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GORDON F. CRANDALL HEARING EXAMINER

Attachment A: Conditions of Approval

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ATTACHMENT A



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Email: dfarwell@ci.redmond.wa.us

A. General Planning Requirements:

This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to Attachment A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.

B. Specific Planning Requirements:

Contact: Dana Farwell, Planner

Phone: 425.556-2437

1. Landscaping:

Prior to issuance of the building permit the applicant shall submit a final landscape plan to the Planning Department for review and final approval. The plan shall comply with and/or identify the following:

- a. A qualified landscape architect shall prepare the plan.
- b. The plan shall identify proposed plantings at the base of the monopole and around the ground equipment screening (fence). A variety of native, drought tolerant species, including medium and tall shrubs, soil amendments and other planting related details shall be identified at the base of the of monopole and around the ground equipment screening (fence). A detailed Plan Schedule shall also be provided.
- c. The required landscape bond, as listed under the attached General Planning Approval Conditions shall also cover the cost of the fence, labor and materials.
- d. Regularly scheduled hand-watering shall be part of the approved landscape plan.

2. Monopole:

a. The monopole shall be constructed of a wood laminate. The wood laminate structure shall be hollow, and capable of containing all service and operational cables for this antenna.

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b. The monopole (including the antennas) shall not exceed 64' in height. All cables shall be contained within the monopole structure, and antennas shall be contained in a canister (shroud). No exterior conduit, located on the sides of the monopole, shall be permitted. No antenna or other attachments will be allowed to project form or be attached to the proposed monopole. The canister antenna will be painted to match the proposed monopole.

- c. Please note, lighting is not required, but if proposed any exterior lighting fixtures used to illuminate the equipment at the base of the monopole shall be identified with the building permit submittal. Fixtures shall be of a type that does not permit upward glare into the dark night sky. Such fixtures are also known as "cut-off" fixtures. Light trespass onto adjacent properties shall not be permitted. Light fixture details, which demonstrate how lighting will be restricted, shall be provided with the building permit application. Please Note: The lighting manufacturer or sales rep may be able to provide details on "cut-off" fixtures. Such documentation may take the form of a brochure and/or letter from the manufacturer or sales rep and shall be submitted with the building permit.
- d. The facility owner shall remove the monopole, associated ground mounted equipment and fencing within 12 months of the date the facility ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance, which could result in safety or visual impacts. The conditions shall apply even in the event of ownership change of the facility.
- e. From the date of this approval, the monopole shall be reviewed for continued use at 5-year intervals. Rapid technological advancements, changing markets, and regulatory interpretations indicate the need to periodically review the appropriate design of broadcast and relay towers and monopoles. The applicant or future owner, or operator, of the monopole shall be responsible for contacting the City of Redmond

5 years from the date of this approval, and at following 5 year intervals, to begin the process of reviewing the appropriate design of the monopole. The City reserves the rights to require redesign of the monopole and attached antennas if advancements in technologies dictate.

- f. The base of the monopole and ground mounted equipment shall be landscaped in accordance with the approved landscape plan.
- g. The proposed landscaped areas shall be irrigated. Hand-watering is an acceptable method with an agreed-upon schedule.

I. ENGINEERING/TRANSPORTATION

3 || Contact: Steve Rountree

4 | Phone: 425-556-2877

Email: srountree@ci.redmond.wa.us

- A. Streets, Sidewalks, Access, and Related Improvements:
 - 1. Specific Requirements:
 - a. A City of Redmond Telecommunications Franchise will be required prior to issuing a building permit. Contact Steve Rountree at (425) 556-2877 for information regarding this process.
 - b. Conversion of aerial utilities (Power, Telephone, Cable, etc.):
 - The aerial services to the existing pole shall be placed underground across
 Redmond Way and to the existing house according to 20D.220.10 "Underground Wiring" in the Redmond Community Development Guide.
 - 2. General Requirements:

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a. Sight Distance

The appropriate sight distance triangles shall be drawn on the civil and landscaping plans. Adequate entering sight distance shall be maintained at all connections to public streets in accordance with Section 20D.210.25 "Sight Clearance at Intersections" of the Redmond Community Development Guide, pages 347 and 348.

b. Signs and Striping

The existing and proposed channelization shall be shown on the site plan for all streets adjacent to the site and within 150 feet of the site property line. This should include the location of all fog lines, center stripes, stop bars and directional arrows.

GENERAL CONDITIONS

A. Processing and Other Requirements

1. Engineering Plans: For on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City.

The following design manuals should be obtained to guide design work:

- Standard Specifications and Details
- Clearing, Grading and Storm water Management Redmond Technical Notebook
- Design Requirements for Water and Sewer System Extensions
- Community Development Guide

These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other

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pertinent standards to reduce review time. The City will not accept designs that deviate from the standards without substantial justification. Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.

Plans shall include a composite drawing that includes all utilities, landscaping, including trees, sprinklers, fire lines, dumpster enclosures, etc., is necessary to minimize the possibility of utilities/landscaping conflicts. All power, telephone, streetlights, etc. shall be shown on construction drawings to facilitate identification and resolution of utility conflicts.

A copy of all recorded easements pertaining to the property is required. The designer must be sensitive to the existence or creation of utility easements within the project. Permanent structures not associated with the utility use—including rockeries—shall not be built within easements, unless approved by the City of Redmond.

When construction drawings are submitted for review, eight (8) complete copies of the civil plans and two (2) sets of drainage computations and studies are required for a complete submittal. Only complete submittals will be accepted for review. (After the initial submittal, fewer copies may be required. If desired, you may contact Public Works at 556-2740 to determine the exact number required.)

At the time of construction drawing approval, a digital file of the drawings shall be submitted to the city. File format shall conform to the requirements identified under 'October 2000 version Record Drawing Requirements' (see below).

2. A copy of all recorded easements pertaining to the property is required. Permanent structures including rockeries cannot be built over easements.

3. Survey Control:

a. Vertical control: Elevations must be referenced to City of Redmond Datum. This Datum is based on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must tie the project to two numbered benchmarks. A publication of the benchmarks may

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be purchased from the City's Public Works service counter under the name <u>City of Redmond Vertical Control Survey February 1990</u>.

- b. Horizontal control: The surveyor shall tie the project to two City of Redmond horizontal control monuments. The plans shall show NAD 83-91 coordinates on a minimum to two points at exterior lot/boundary corners. A publication of the <u>Redmond City Horizontal Control Notebook</u> dated 1993 can be purchased at the Public Works service counter.
- c. Existing and New Monumentation: New survey monuments shall be installed at new street intersections, street tangent points and center of cul-de-sacs in accordance with the City of Redmond Standard Details. Existing monumentation must be identified on the construction plans and maintained by the contractor throughout the construction period.
- 4. Plan review and inspection fees: Commercial/Apartment 120% of Building Permit Fee
- 5. STREET USE PERMIT is required for any work in the public right of way and shall be paid prior to the pre-construction conference and includes:
 - A maximum of \$314 fee* (subject to annual increase) for utility installation in the public right-of-way
 - A posting of a \$250 cash bond for street cleaning
 - * A 3% technology surcharge is applied as authorized by Ordinance No. 2090, and extended by resolution No. 1162 on December 3, 2002.
- 6. Performance Guarantee: A performance guarantee shall be provided in a form acceptable to the City for street, water, sewer and storm water improvements. An acceptable performance guarantee includes a performance bond, irrevocable letter of credit, or cash. (In some unusual circumstances assignment of loan proceeds may be acceptable.) The amount of the bond shall be 125% of the estimated cost. Only City of Redmond security forms are acceptable. The performance guarantee will not be released until letter from the Director of Public Works advises the developer that all conditions of approval have been met. In addition to the street use permit, a performance guarantee shall be posted with the City for the following uses:

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- a) Street and utility improvements within the public right-of-way. The amount of the security shall be determined by the applicant and approved by the City.
- b) Prior to the issuance of any tenant improvement permit or occupancy permit a
 City approved Letter of Credit or Cash Deposit shall be posted with the City for
 all uncompleted on-site improvements. The amount of the Letter of Credit or
 Cash Deposit shall be determined by the applicant and approved by the City. In
 the event the street and utility Record Drawings plans have not been submitted
 and accepted at this time a cash bond shall be posted to ensure future submittal.
 The minimum amount shall be \$5,000, or as determined by the Engineering
 Division. The deposit for sets having a large number of sheets shall be established
 at \$1,000 per sheet, not to exceed \$25,000.
- 7. Record Drawing Requirements (Oct. 2000 Version)

One of the important steps upon the completion of construction improvements in the City of Redmond is a submittal of Record Drawings. The drawings are important assets to the City as well to its residents and customers. They are used for many purposes, ranging from indicating what was actually constructed in the field to helping locate facilities during emergency situations.

- a. What items shall be included?: Record drawings will show accurate locations of storm, sewer, water mains and other water appurtenances, structures, conduits, power poles, light standards, vaults, width of streets, sidewalks, landscaping areas, building footprints, channelization and pavement markings, property lines, easements, etc.
- b. What are the accuracy requirements?: The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments. The following is a partial list of the construction items and tolerance limits to be incorporated into the Record Drawings. Other items and tolerances shall be required depending on the type of improvements constructed.

 - Surveyed Water elevations..... +/-0.25'
 - Horizontal and vertical alignment.....+/-0.1'

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 c. What is required from you?: The Record Drawing delivery shall be in electronic as well as in hard copy format. Each drawing, except for the Digital file, shall bear the P.E./P.L.S. Stamp, Signature and Date and be reproduced on the following media:

Preliminary Submittal:

- Two sets of full size prints.
- Digital files with drawing/layer documentation.

Final Submittal:

- Full size PHOTOGRAPHIC MYLAR Sepia or Xerox Mylar will not be accepted.
- 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
- 8-1/2"x11" PHOTOGRAPHIC NEGATIVE
- Three sets of full size PRINTS.
- Digital files with drawing/layer documentation.
- d. How does the Preliminary Record Drawing Submittal and Review Process work?: Upon completion of improvements and prior to project acceptance, Record Drawings in digital and hard copy format shall be submitted for review and approval.
 - Submit 1 digital copy and 2 hard copy sets for review to Engineering Division, 3rd Floor, City Hall, Please call (425) 556-2735 if you have any questions.
 - If review of the preliminary Record drawings reveals errors and/or omissions, the digital files and drawings (redlines copies) will be returned to the Engineer/Surveyor for corrections. The Engineer/Surveyor shall make all corrections in the digital copy of the original construction plans and re-plot the hard copy. Please resubmit the digital files, two revised plans sets derived from the revised digital files and redlines for re-review. Upon approval of preliminary record drawings, the Engineer/Surveyor will be notified by the Public Works, Engineering department to proceed with the "Final Submittal".
 - e. Who should approve the final drawings before submitting it to the City?: The final drawings shall be prepared and stamped by a Professional Engineer and/or Professional Land Surveyor currently licensed in the State of Washington verifying that all improvements have been built in accordance with the approved construction plans and that all changes will be accurately noted in the digital file on the

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appropriate plan sheets and detailed drawings. The hard copy submittal derived from the digital file shall reflect these changes.

- f. What should the electronic delivery include?
 - All sheets of the original digital construction plans with noted construction changes. The construction contractor and/or design consultant shall record all field changes and any existing utilities encountered during construction.
 - All Record Drawing changes will be made in the digital format.
 - Changes to text: invert elevations, dimensions, notes, etc. will be lined out with the Record Drawing text placed above it. Do not alter, modify or erase original approved design text.
 - Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be moved to reflect their accurate surveyed locations.
 - An overall digital site plan.
 - A detailed digital and/or hard copy list of drawing files with the corresponding layers/levels and their contents will be included with the digital drawing file.
 The list shall include but not be limited to: Digital File names, Drawing names (logical), Level number/Layer name and Level/Layer description.
- g. Do Record Drawing changes need to be made in the Original Digital Construction

 Drawing?: Yes, all changes need to be made to the original City Approved digital

 Construction files and then re-plotted to create the hard copy submittal. Digital Record

 Drawings created from anything other than the digital construction drawings will not be
 accepted. Hand drafted changes to Mylar or paper copy submittals will not be accepted.
- h. What format should the electronic delivery be in?
 - Digital files shall be provided in a version of MicroStation ".DGN" (preferred), or AutoCAD (". DWG" format) deemed acceptable by the City. All support files required to display or plot the files in the same manner as they were developed shall be delivered along with these files. These files include but are not limited to (MicroStation) Customized Line Styles libraries, Cell Libraries, Font Libraries, Pen Tables and Referenced Files, (AutoCAD) Block Libraries, Font Files, Menu Files, Plotter Setup and Referenced Files. Do not include P.E./P.L.S. stamps, signature and border files. Scanned hard

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Saturday. No work is permitted on Sunday. This shall apply to plat construction improvements (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's Noise Control shall have mufflers.

4. Construction activities may be limited or suspended during the rainy season (October 1 - April 30).

II. CLEARING/GRADING AND STORMWATER MANAGEMENT

Contact: Jeff Dendy Phone: 425-556-2890

Email: jdendy@ci.redmond.wa.us

- A. Design Requirements to be Completed Prior to Permit:
 - 1. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond STORMWATER MANAGEMENT AND EROSION CONTROL TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.
 - 2. Stormwater Management: Tie enclosure runoff to the City of Redmond stormsewer system.
 - 3. Site grading shall not exceed a slope of 3 horizontal to one vertical measure, (3 to 1).
 - 4. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm pipes. For trees planted within 8 feet of concrete detention vault; provide statement from the structural engineer that the vault design can accommodate the trees over a 50-year project life.
- B. Fees to be Paid Prior to Permit

Fees must be paid for construction drawing review and for construction inspection.

Based upon the plans presented, the project is classified as a Small Project. The Clearing, Grading And Stormwater Management Fees are estimated to be \$292, based on review of a Private Drainage System. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If adjustments result în a final figure less

T-Mobile Redmond Way Monopole 24 of 25 6/18/2003

6/18/2003