Town of Ruston
5117 N Winnifred St.
Ruston, WA 98407

Town of Ruston

RESOLUTION 500

A RESOLUTION OF THE TOWN OF RUSTON RELATING TO THE APPROVAL OF A CONDITIONAL USE PERMIT WITHIN THE RES ZONE, REGARDING AN APPLICATION FOR A WIRELESS COMMUNICATION FACILITY SUBMITTED BY THE BNSF RAILROAD COMPANY.

WHEREAS, pursuant to Ruston Municipal Code (RMC) Chapter 25.01.110(b) an application for a conditional use permit shall be granted by the Council after receiving the recommendation and written findings of fact from the Planning Commission if the Council finds that the conditional use permit criteria found in RMC 25.01.110(b) have been established by the applicant; and

WHEREAS, pursuant to RMC Chapter 25.01.110, Douglas Dorsey of Hanson Professional Services submitted a complete application on behalf of the BNSF railroad company for the construction and development of a wireless communication facility which was received by the Town on October 23, 2011, (attached hereto as exhibit A and incorporated herein by reference); and

WHEREAS, the Town's SEPA Responsible Official issued a determination of non-significance (DNS) on October 28, 2011, (attached hereto as Exhibit B and incorporated herein by reference); and

WHEREAS, pursuant to RMC Chapter 25.01.110 and 19.01.011 the Town of Ruston Planning Commission reviewed the application submitted and conducted a public hearing to hear testimony on the application on November 17, 2011. After deliberation of the public testimony, the Planning Commission voted 3-0 to recommend conditional approval of the proposal to the Town Council, (attached hereto as Exhibit C and incorporated herein by reference); and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF RUSTON:

Section 1: The Council for the Town of Ruston hereby accepts the Planning Commission's Findings and Recommendation, (Exhibit C), for conditional approval of the application submitted.

Section 2: The Council for the Town of Ruston hereby approves the requested conditional use permit, SUBJECT TO the conditions stated in the Planning Commission's Findings and Recommendation, (Exhibit C).

PASSED BY THE COUNCIL AND APPROVED by me this 5th day of December, 2011.

Bruce Hopkins, Mayor

ATTEST:

Town Clerk

Exhibit A

TOWN OF RUSTON
PLANNING SERVICES

5117 North Winnifred Street Ruston, Washington 98407-6597
Phone (253)759-3544 Fax (253)752-3754

Conditional Use Permit Application and Submittal Checklist

Tax Parcel Number	Permit Number (staff use only)
2755000010	
Site Address	**Project Name (staff use only)**
N. Winnifred St. between N. 50th and N. 51st St.	
Property Owner Name	**Applicant Name**
BNSF Railway Company	BNSF Railway Company
Property Owner Mailing Address	**Applicant Mailing Address**
Attn: Kevin Fitzpatrick 5310 E. Trent Ave, Spokane, WA 99212	Attn: Kevin Fitzpatrick 5310 E. Trent Ave, Spokane, WA 99212
Property Owner Phone	**Applicant Phone**
(509) 536-2300	(509) 536-2300
Property Owner E-mail Address	**Applicant E-mail Address**
kevin.fitzpatrick@bnsf.com	kevin.fitzpatrick@bnsf.com

Zoning Designation

- [X] RES
- [ ] COM
- [ ] COM-P
- [ ] MPD

I certify that I have read and examined this application and have completed it with information that I know to be true and correct. ~~I also give permission for Town employees to enter the site to perform any necessary inspections.~~

Daylon L Hanson

HANSON PROFESSIONAL SERVICES INC., AGENT FOR BNSF RAILWAY CO. — Property Owner Signature

OCT 21, 2011 — Date

Applicant Checklist

Yes	N/A		Included? Yes	Need	N/A
[X]		**Review Fee Deposit of $3,350** ($150 fee, plus $3200 deposit per RMC 1.14.050(e)). Please attach a copy of proof of payment.	[ ]	[ ]	
[X]		**Project Description** (general description of the proposed use, including the existing/proposed sq/ft, amount of fill materials imported/exported, etc)	[ ]	[ ]	
[X]		**Statement of Justification** Please provide a written statement that addresses all approval criteria for the proposed conditional use as specified in RMC 25.01.110(b)(1)(A), and also for any specific criteria applicable to the underlying zone.	[ ]	[ ]	
[X]	[ ]	**Site Plan -** showing grade, the height, the lot coverage, the dimensions of all existing and proposed structures and the distance from property lines and all improvements to be added to the property.	[ ]	[ ]	[ ]
[X]	[ ]	**Impervious Surface Calculations** (Show impervious surface in sq/ft on Site Plan)	[ ]	[ ]	[ ]
[X]	[ ]	**Critical Areas Documentation** Provide documentation regarding the presence of any critical areas located on site. (wetlands, steep slopes, aquifer recharge, fish and wildlife, etc)	[ ]	[ ]	[ ]
[X]	[ ]	**Additional Information -** additional written or graphic information necessary to enable the Planning Commission and Town Council to act on the application.	[ ]	[ ]	[ ]

Additional information is provided in a letter from Hanson Professional Services Inc. and the enclosed plan set. Unrestricted site access cannot be authorized due to railroad safety requirements found in 49 CFR 214. A site visit can be arranged by contacting the BNSF representative named above.

The review fee deposit will be submitted to the Town of Ruston under separate cover.

Exhibit A

HANSON
Engineering | Architecture | Planning | Allied Services

Hanson Professional Services Inc.
1525 S. Sixth St.
Springfield, IL 62703
ph (217) 788-2450
fax (217) 788-2503
www.hanson-inc.com

October 21, 2011

Mr. Rob White
Town of Ruston
Planning Services
5117 North Winnifred Street
Ruston, Washington 98407-6597

RE: Application for Conditional Use Permit
BNSF Railway Company
Positive Train Control Communication Facility

Dear Mr. White:

On behalf of The BNSF Railway Company (BNSF), attached is an application for a Conditional Use Permit for installation of a railroad wireless communication facility on BNSF property in Ruston, Washington. This proposed facility is being designed as an alternative to the wireless communication facility previously authorized by Permit CUP11-01 and Building Permit RST11-1203. Regrettably, the adjoining property owner would not grant temporary construction access for BNSF to construct the proposed tower and equipment bungalow previously authorized. This alternative facility will utilize a small antenna mounted on the eastern portal of the Nelson-Bennett Tunnel beneath Winnifred Street and does not include a tower.

Applicable review and permit fees will be submitted to the Town of Ruston under separate cover.

BNSF reserves all rights it may have under applicable law and nothing in this application is a waiver of the preemptive effect of any state or federal law.

BNSF engages in the Town of Ruston permitting process voluntarily, as an effort to foster cooperation and transparency in this process. Ordinarily, an interstate railroad is not required to obtain state or local construction permits to build a facility that is integrally related to the railroad's transportation operations. Under the ICC Termination Act of 1995 ("ICCTA"), the federal Surface Transportation Board ("STB") has exclusive jurisdiction over interstate rail transportation, and state and local regulation is expressly preempted. 49 U.S.C. §10501(b). ICCTA preemption has been applied to a wide variety of state and local permitting, zoning, and land use requirements for construction of facilities related to rail transportation. See, e.g., *North San Diego County Transit Development Board-Petition for Declaratory Order*, 2002 WL 1924265 (August 19, 2002) (preempting state and local permitting requirements regarding construction of side track).

As a policy matter BNSF routinely applies for state and local construction permits, and does not usually invoke ICCTA preemption unless the permitting process becomes unduly prolonged or conditions are imposed that are incompatible with BNSF's operating needs. By engaging in this practice, however, BNSF is in no way waiving its right under the ICCTA preemption of state and local regulation

Project Description

This project is part of the federally-mandated requirement for railroads to establish positive train control (PTC) on certain railroad lines. PTC describes technology designed to automatically stop or slow a train before certain an accidents occurs. In particular, PTC is designed to prevent train-to-train collisions, derailments caused by excessive speed, unauthorized incursions by trains onto sections of track where repairs are being made, and movement of a train through a track switch left in the wrong position. The project includes installation of a small antenna on the eastern portal of the Nelson-Bennett Tunnel below Winnifred Street and an 8 ft by 12 ft equipment bungalow to be installed at grade on Parcel No.

2755000010. The bungalow will be set back (west) about 85 feet from Winnifred Street. The equipment bungalow will be enclosed within a 6-ft tall chain link fence to prevent unauthorized access. Decorative green or brown slats will be installed in the weave of the fencing in order to provide a solid screen around the bungalow. Existing trees on the property will be preserved. An underground conduit will be installed entirely on BNSF property for communication lines between the antenna and bungalow.

The enclosed plan set illustrates the proposed project, including site plan, equipment bungalow details, and utility services. A site location map and an aerial photograph showing the site location are attached.

Statement of Justification

The proposed installation is consistent with the current use of the property as railroad right-of-way and is intended to provide safety benefits to the community in accordance with the Rail Safety Improvement Act of 2008. In accordance with RMC 25.01.110(b)(1)(a), the "proposed use will not be injurious to the neighborhood or otherwise result in substantial or undue adverse economic, aesthetic, or environmental effects on adjacent property." The proposed installation will not impact pedestrian or vehicular traffic, will not affect movement of emergency vehicles, will not cause lot coverage that is incompatible with surrounding properties, and will not cause noise, light, or glare impacts to the surrounding properties. This facility will not include a tower.

Site Plan

The attached site location map and aerial photograph show the project location and vicinity. The enclosed plan set includes a site plan showing the proposed equipment on the BNSF property.

Impervious Surfaces

The equipment bungalow measures 8 ft by 12 ft. The new installation will create only about 96 square ft of impervious surface.

Critical Areas

The proposed installation will not affect any wetlands, water bodies, steep slopes, aquifer recharge, or fish and wildlife. An Environmental Checklist is enclosed.

On behalf of BNSF, we request your approval of the Conditional Use Permit to authorize installation of the PTC equipment. Please contact me at (217) 747-9385 or ddorsey@hanson-inc.com if you have questions or need additional information.

Sincerely,

HANSON PROFESSIONAL SERVICES INC.

Douglas L. Dorsey
Project Manager

cc: Kevin Fitzpatrick, BNSF

Enclosures

Exhibit A

PROPOSED BNSF RAILWAY COMMUNICATION FACILITY

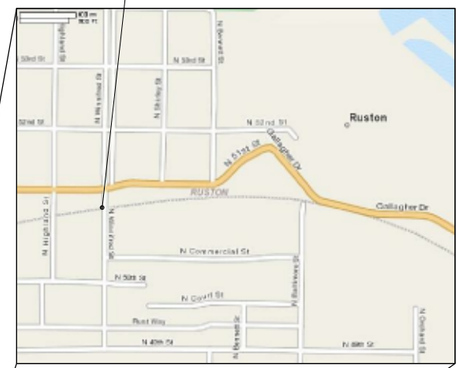
Pierce County WASHINGTON

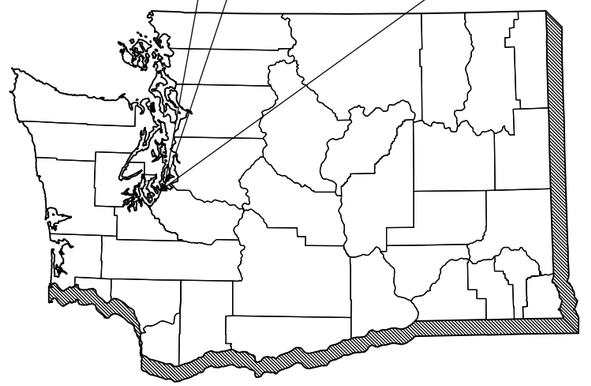
INDEX OF SHEETS

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SITE LOCATION:
INTERSECTION OF WINNIFRED ST. AND
NELSON-BENNETT TUNNEL
TACOMA, WA 98486

LATITUDE: 47° 17' 52.70" N
LONGITUDE: 122° 30' 30.35" W





HANSON PROJECT NO. 10R0066T

WASHINGTON UTILITIES
COORDINATING COUNCIL

811
Know what's **below.**
Call before you dig.

1-800-424-5555

FOR REVIEW

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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BNSF RAILWAY

HANSON
Hanson Professional Services Inc.
11130 NE 33rd Pl, Suite 200
Bellevue, WA 98004
Offices Nationwide

DESIGNED TRG
CHECKED JSC
DRAWN LRL
CHECKED TRG

THE BNSF RAILWAY COMPANY
BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET T1
TITLE COVER
FILE NO. 10R0066T
DATE 09/26/2011

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OCT 04, 2011 11:29 AM LANCS00969

GENERAL

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES 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.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND COORDINATE ALL INSPECTIONS REQUIRED BY HANSON, BNSF, UTILITY OWNER, STATE, COUNTY, OR LOCAL GOVERNMENT AUTHORITY.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.

THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.

THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS, OR THE PERFORMANCE OF WORK, TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR SHALL AWAIT A WRITTEN NOTICE-TO-PROCEED FROM HANSON PRIOR TO MOBILIZING.

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 CONTRACT.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION STAGING AREA WITH THE PROPERTY OWNER AND HANSON IN ADVANCE OF THE CONSTRUCTION START DATE.

THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS AND SHALL NOTIFY HANSON IMMEDIATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR IS TO PROVIDE ONE (1) "BEST" PADLOCK AND 3 FEET OF 7/16 INCH GALVANIZED STEEL CHAIN PER GATE. THE LOCK SHALL BE KEYED TO BNSF SPECIFICATION. FIVE (5) KEYS SHALL BE PROVIDED TO BNSF PER SITE.

REUSE OF DOCUMENTS

THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE WITH RESPECT TO THE PROJECT AND SHALL NOT BE REUSED BY BNSF OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT UNRELATED TO THE PURPOSE FOR WHICH THEY WERE DEVELOPED. ANY REUSE WILL BE AT BNSF SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO HANSON.

PROJECT DESCRIPTION

WORK INCLUDES MOBILIZATION, CONSTRUCTION STAKING, ELECTRIC UTILITY, UNDERGROUND CONDUIT INSTALLATION, EXCAVATION, FOUNDATIONS, GROUNDING, BACKFILLING, PLACEMENT OF EQUIPMENT SHELTER, TOWER INSTALLATION, INSTALLATION OF ICE BRIDGE, ANTENNA ATTACHMENT, TRANSMISSION LINE INSTALLATION, FENCING, GRADING, AGGREGATE SURFACING, SITE RESTORATION AND RELATED WORK TO PRODUCE AN RF SITE.

LEGEND

- EXISTING BNSF ROW
- EXISTING LEASE
- FO FO FO — EXISTING FIBER OPTICS LINE
- OHP OHP OHP — EXISTING OVERHEAD POWER LINE
- EXISTING CULVERTS (TO BE PROTECTED)
- C C C — NEW CONDUIT
- OHP OHP OHP — NEW OVERHEAD POWER

COORDINATION WITH OTHER WORK, MATERIALS SUPPLIED BY OTHERS

THE CONTRACTOR SHALL RECEIVE, UNLOAD, UNPACK, INSPECT AND INSTALL MATERIALS FURNISHED BY BNSF OR OTHERS. THE CONTRACTOR SHALL NOT ACCEPT MATERIALS THAT ARE INCOMPLETE OR DAMAGED AND SHALL NOTIFY HANSON IMMEDIATELY.

EQUIPMENT SHELTERS (WHEN REQUIRED), TOWER MODIFICATION MATERIALS (WHEN REQUIRED), ANTENNAS, JUMPERS, TRANSMISSION LINES, TRANSMISSION LINE CONNECTORS, TOWER-TOP AMPLIFIERS AND BASE-STATION EQUIPMENT SHALL BE PROVIDED BY OTHERS.

THE CONTRACTOR SHALL COORDINATE DELIVERY OF BNSF-FURNISHED MATERIALS WITH BNSF.

CONTRACTOR SHALL TIME-DOMAIN REFLECTOMETER (TDR) TEST TRANSMISSION AND TEST LINES PRIOR TO INSTALLATION AND SHALL NOTIFY HANSON IMMEDIATELY OF ANY DISCREPANCIES.

CONTRACTOR'S ACCESS AND TEMPORARY FACILITIES

THE CONTRACTOR SHALL ACCESS THE PROPERTY BY PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE USE OF ANY PUBLIC RIGHT-OF-WAY AND IS TO MAINTAIN TRAFFIC ON THESE PUBLIC ROADS AT ALL TIMES, WITH THE COSTS OF PERMITTING, CLEANING AND REPAIRING OF PAVEMENT DAMAGED BY THE CONTRACTOR'S ACTIVITIES THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. USE OF AND REPAIRS TO ANY PUBLIC FACILITIES SHALL BE COMPLETED TO THE SATISFACTION OF HANSON AND THE FACILITY'S OWNER.

THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION ROADS WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED BY CONTRACTOR'S ACTIVITIES.

THE CONTRACTOR SHALL LIMIT HIS USE OF THE PROPERTY TO THE AREAS OCCUPIED BY THE IMPROVEMENT AND IMMEDIATELY ADJACENT. THE CONTRACTOR SHALL STORE MATERIALS AND EQUIPMENT AT AREAS DESIGNATED BY HANSON OR THE OWNER. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ROADS AND THE STORAGE AREAS DURING CONSTRUCTION AND SHALL RESTORE THE AREAS AT PROJECT COMPLETION. THE COST OF PROVIDING, MAINTAINING AND RESTORING THE TEMPORARY FACILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL ARRANGE AND PAY FOR TEMPORARY UTILITY CONNECTIONS REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENT.

THE CONTRACTOR SHALL SECURE THE SITE DURING CONSTRUCTION.

UTILITIES

THE LOCATIONS OF THOSE BURIED AND ABOVEGROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVEGROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED AMONG THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS, ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING SERVICE CONNECTIONS TO THE UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, THE CONTACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND AGENCIES OF HIS CONSTRUCTION PLANS AND SHALL OBTAIN FROM EACH PARTY DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF ALL UTILITIES AND THE WORKING SCHEDULE OF ANY REMOVAL OR ADJUSTMENTS REQUIRED OF THE UTILITY. WHERE IN EFFECT, THE CONTRACTOR SHALL USE THE AREA'S "ONE-CALL" UTILITY LOCATING SERVICE.

UTILITIES (CONT.)

THE LOCATION, SIZE AND TYPE OF MATERIAL COMPRISING THE EXISTING UNDERGROUND OR OVERHEAD UTILITIES AS INDICATED ON THESE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE. NEITHER HANSON NOR BNSF HAVE INDEPENDENTLY VERIFIED THIS INFORMATION AND NEITHER ASSUMES ANY RESPONSIBILITY WHATSOEVER IN RESPECT TO THE ACCURACY, SUFFICIENCY OR COMPLETENESS OF THE INFORMATION AND GIVE NO EXPRESSED OR IMPLIED GUARANTEE THAT ANY CONDITIONS INDICATED ARE REPRESENTATIVE OF ACTUAL CONDITIONS TO BE ENCOUNTERED.

THE CONTRACTOR SHALL PROTECT ANY FACILITIES TO THE SATISFACTION OF THE UTILITY OR OWNING-AGENCY WITH THE COST OF ANY REQUIRED PROTECTION TO BE INCIDENTAL TO THE CONTRACT. IN THE EVENT A UTILITY LINE OR SERVICE IS UNEXPECTEDLY ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY HANSON AND THE UTILITY COMPANY OR AGENCY OF JURISDICTION. ANY SUCH UTILITIES DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO SERVICE AT ONCE AT NO ADDITIONAL COST TO THE CONTRACT.

ENVIRONMENTAL CONCERNS

ERODED SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR PRECIPITATION.

THE CONTRACTOR SHALL PREVENT ANY HAZARDOUS OR CONTAMINATED MATERIALS FROM BEING DISCHARGED OR SPILLED.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND SHALL NOT BE PERMITTED TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS SHALL BE PROTECTED FROM THE WEATHER. SPILLS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE SHALL NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. THE CONTRACTOR SHALL MAKE PROVISIONS TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. THE COST OF DISPOSAL IS INCIDENTAL TO THE CONTRACT.

TRASH AND CONSTRUCTION-RELATED SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE PROVIDED BY THE CONTRACTOR TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY EROSION CONTROL DEVICES, WHERE NECESSARY TO CONTROL EROSION RESULTING FROM THE CONTRACTOR'S OPERATIONS. THE TYPE AND NUMBER SHALL BE APPROVED BY HANSON AND SHALL BE MAINTAINED BY THE CONTRACTOR. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND IS NOT LIMITED BY NORMAL WORKING HOURS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM HANSON PRIOR TO REMOVING THE EROSION CONTROL DEVICES.

BURNING WILL NOT BE PERMITTED.

CONSTRUCTION

THE CONTRACTOR SHALL NOTIFY HANSON PRIOR TO STARTING ANY OPERATION THAT MAY DISRUPT ANY ONGOING ACTIVITIES AT THE SITE.

THE CONTRACTOR SHALL EXERCISE CARE IN CARRYING OUT EARTH EXCAVATION AND/OR TRENCHING OPERATION SO THAT LOCAL SERVICES, DATA AND COMMUNICATIONS LINES, ELECTRIC LINES, SEWERS, WATER MAINS, WATER VALVES, MANHOLES, CATCH BASINS, INLETS, BUFFALO BOXES, AND OTHER STRUCTURES OR UTILITIES ARE NOT DAMAGED OR REMOVED. ANY DAMAGE DONE BY THE CONTRACTOR, WHETHER THE STRUCTURE OR SERVICE IS VISIBLE AT THE GROUND SERVICE OR NOT, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED BY HANSON AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION (CONT.)

THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL SURPLUS EXCAVATED MATERIAL, DEBRIS AND EXCESS CONSTRUCTION MATERIALS FROM THE PROJECT SITE AND CITY UTILITIES PROPERTY.

ALL CLEARING AND GRUBBING OF TREES AND BUSHES SHALL INCLUDE REMOVAL OF ALL ROOTS AND STUMPS. NO ADDITIONAL PAYMENT SHALL BE MADE FOR CLEARING, GRUBBING AND ROOT/STUMP REMOVAL.

ALL MATERIAL THAT IS CLEARED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS.

THE CONTRACTOR SHALL PROVIDE FOR COMPLETE TELEPHONE AND ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS AND COORDINATE WITH HANSON AND AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S AND VENDOR'S SPECIFICATIONS UNLESS OTHERWISE NOTED, OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

THE CONTRACTOR SHALL GRADE THE SITE TO DRAIN.

RESTORATION

THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES, PAVING, SEEDED AND TURFED AREAS AND OTHER SITE FEATURES THAT ARE UTILIZED IN OR AFFECTED BY THE CONTRACTOR'S ACTIVITIES. ITEMS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF HANSON AND THE FACILITY'S OWNER.

CONTRACTOR'S REDLINE DRAWINGS

THROUGHOUT THE DURATION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN A SET OF PLANS AND SPECIFICATIONS AND ACCURATELY RECORD, IN RED, THE RECORD CONDITIONS OR ANY DEVIATIONS FROM WHAT IS SHOWN ON THE PLANS, INCLUDING FOUND CONDITIONS.

THE REDLINE DRAWINGS SHALL BE STAMPED AND SIGNED WITH THE CONTRACTOR'S LICENSE NUMBER AND SIGNATURE AND SHALL BE DULY NOTED AS "CONTRACTOR'S REDLINE DRAWINGS."

THE REDLINE DRAWINGS SHALL BE SUBMITTED TO HANSON FOR REVIEW AND ACCEPTANCE. HANSON WILL NOT RELEASE FINAL PAYMENT UNTIL REDLINE DRAWINGS ARE FOUND TO BE SATISFACTORY.

RELATED DOCUMENTS

CONTRACTOR SHALL BECOME FAMILIAR WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE FOLLOWING DOCUMENTS RELATED TO THE PROJECT:

A. SITE SURVEYS BY HANSON PROFESSIONAL SERVICES INC. OR PROVIDED BY THE SITE'S OWNER

B. GEOTECHNICAL REPORTS BY HANSON PROFESSIONAL SERVICES INC. OR PROVIDED BY THE SITE'S OWNER

C. SHELTER DRAWINGS BY PTMW, INC.

D. R-56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES.

E. ALL OTHER PERTINENT DOCUMENTS

BNSF - TELECOMMUNICATIONS ENGINEERING, FIBER OPTICS STANDARDS AND PRACTICES.

FOR REVIEW

REVISIONS

NO.	DESCRIPTION	DATE	BY
--	---	--/--/--	---

BNSF RAILWAY

HANSON

Hanson Professional Services Inc.
11130 NE 33rd Pl, Suite 200
Bellevue, WA 98004
Offices Nationwide

DESIGNED TRG
CHECKED JSC
DRAWN LRL
CHECKED TRG

THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET C0
TITLE GENERAL NOTES
FILE NO. 10R00661
DATE 09/26/2011

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Exhibit A

SB VANCOUVER, WA

NB SEATTLE, WA

WINNIFRED PLACE (ALLEY)

WINNIFRED ST.

STEEL PIPE ENDS AS CONDUIT MOVE UNDERGROUND, APPROX. 1-2'.

℄ OF EXISTING RR TRACK

WEST FACE OF RR TUNNEL

HOFFMAN BOX MOUNTED ON TOP OF TUNNEL, SEE DETAIL

EXISTING POWER POLE (APPROX. LOCATION)

EXISTING POLE (APPROX. LOCATION)

EXISTING POWER POLE (APPROX. LOCATION)

PROPOSED UNDERGROUND 2" ø HPDE ELECTRIC SERVICE

3 – 2" ø HPDE CONDUITS; APPROXIMATE LOCATION OF CONDUIT, CONTRACTOR TO BORE AND HAND TRENCH FROM BUNGALOW TO TUNNEL FACE.

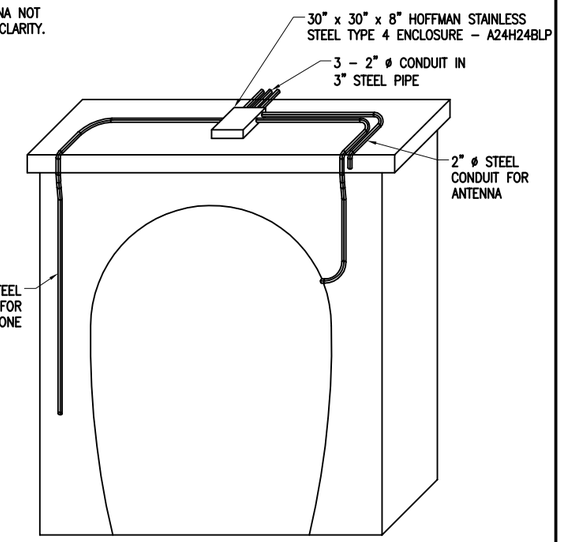
8' x 12 ' EQUIPMENT SHELTER

PROPOSED DRIVEWAY 12' x 50'

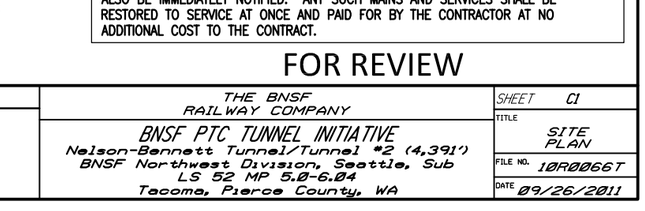
PROPOSED UNDERGROUND TELEPHONE SERVICE CONNECTION, COORDINATE WITH SERVICE PROVIDER. LOCATION OF SERVICE TO BE ADJUSTED IF NECESSARY.

SITE PLAN

NOTE: ANTENNA NOT SHOWN FOR CLARITY.



HOFFMAN DETAIL
NOT TO SCALE



TUNNEL DETAIL
NOT TO SCALE

LEGEND

- EXISTING BNSF ROW
- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY OR STORM SEWER
- NEW CONDUIT
- NEW UNDERGROUND ELECTRIC
- NEW FENCE

THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF HIS OPERATIONAL PLANS AND SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED. ANY SUCH MAINS AND SERVICES SHALL BE RESTORED TO SERVICE AT ONCE AND PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.

FOR REVIEW

20' 0 20' 40'
SCALE: 1" = 20'

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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BNSF RAILWAY

HANSON
Hanson Professional Services Inc.
11130 NE 33rd Pl, Suite 200
Bellevue, WA 98004
Offices Nationwide

DESIGNED	TRG
CHECKED	JSC
DRAWN	LRL
CHECKED	TRG

THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET C1
TITLE SITE PLAN
FILE NO. 10R0066T
DATE 09/26/2011

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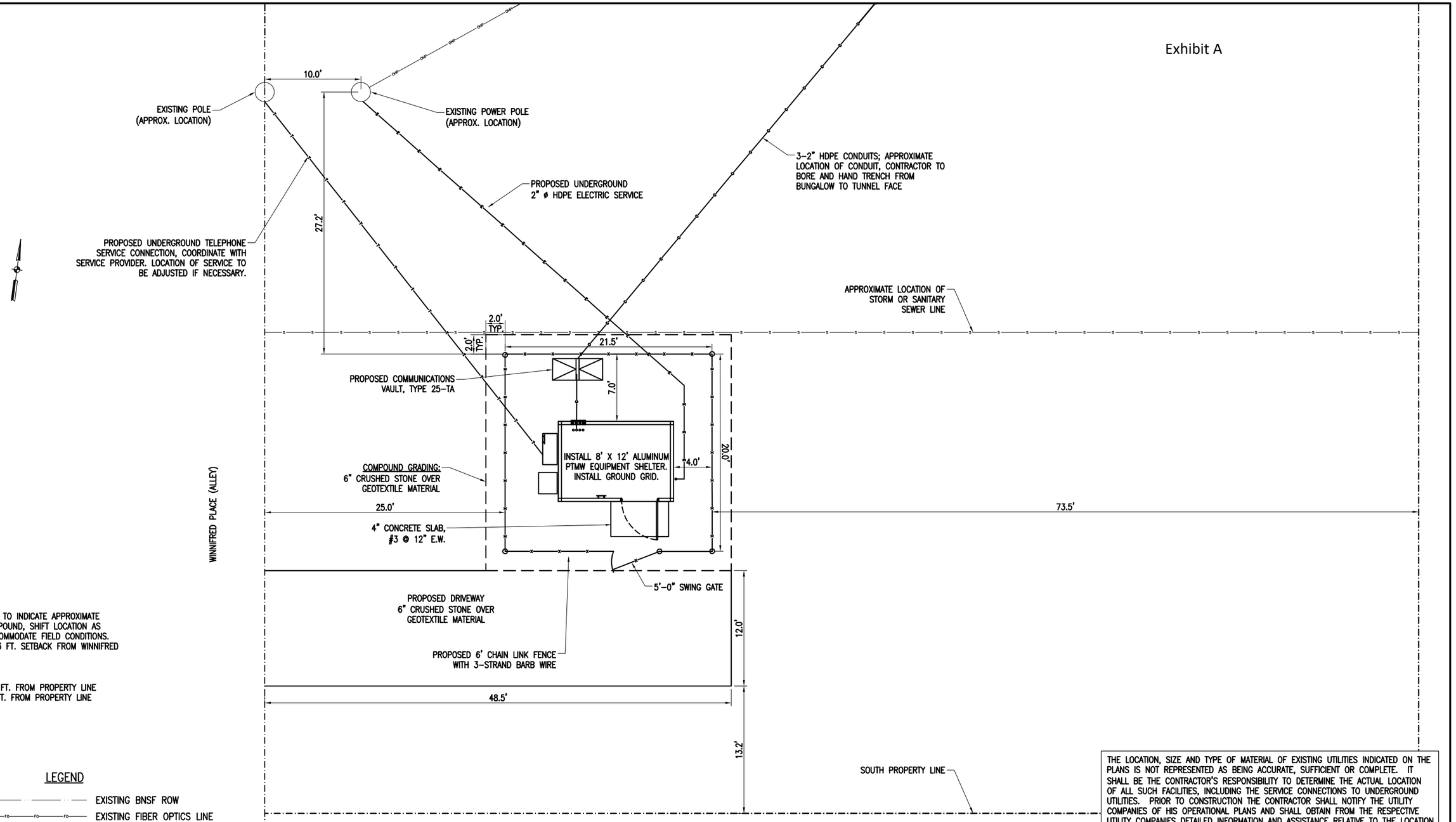
Exhibit A



NOTE:
DIMENSIONS SHOWN TO INDICATE APPROXIMATE LOCATIONS OF COMPOUND, SHIFT LOCATION AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS. MAINTAIN MINIMUM 3 FT. SETBACK FROM WINNIFRED PLACE R/W.

MINIMUM SETBACKS:
FRONT YARD – 20 FT. FROM PROPERTY LINE
SIDE YARD – 7.5 FT. FROM PROPERTY LINE

LEGEND

- EXISTING BNSF ROW
- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY OR STORM SEWER
- NEW CONDUIT
- NEW UNDERGROUND ELECTRIC
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COMPOUND PLAN

FOR REVIEW

5 0 5 10
SCALE: 1" = 5'

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET	C2
TITLE	COMPOUND PLAN
FILE NO.	10R0066T
DATE	09/26/2011

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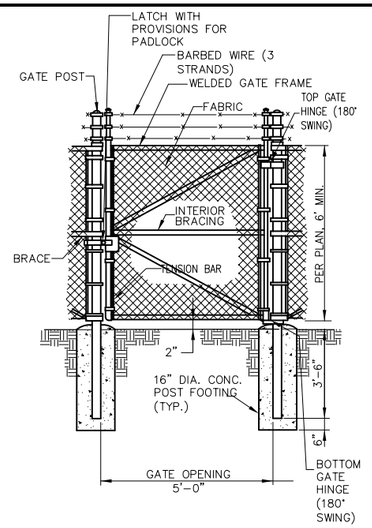
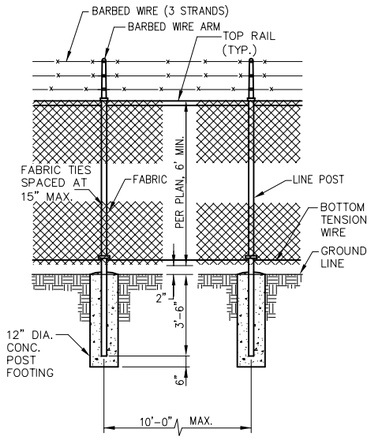
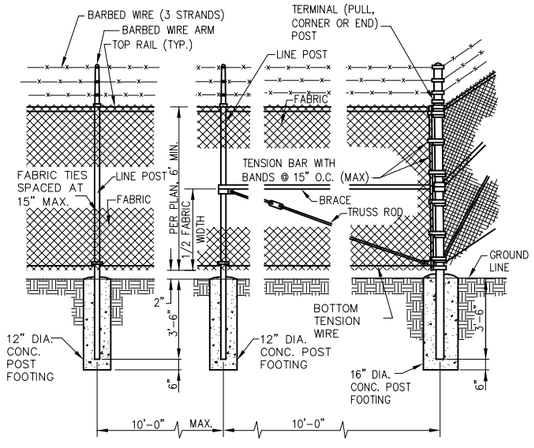


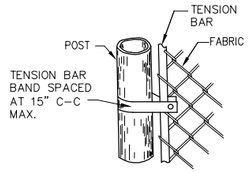
SINGLE GATE, 5 FOOT WIDE
(TYP.)



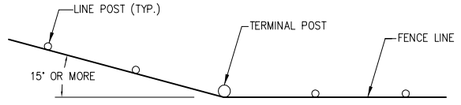
LINE POST



TERMINAL (PULL, CORNER OR END) POST

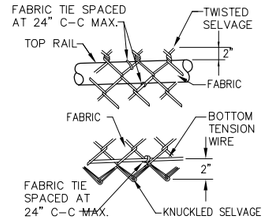


TENSION BAR BAND

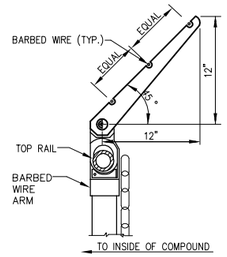


WHEN FENCE LINE HAS A CHANGE IN DIRECTION OF 15° OR MORE, A TERMINAL POST SHALL BE PLACED AS SHOWN ABOVE. WHERE ANGLE IS LESS THAN 15° AND EXISTING CONDITIONS REQUIRE A TERMINAL POST, THEY SHALL BE PLACED AS DIRECTED BY HANSON.

INSTALLATION AT CORNERS



FABRIC TIES



BARBED WIRE ARM

Exhibit A

GENERAL

CHAIN LINK FENCE INSTALLATION SHALL COMPLY WITH ASTM A 567 EXCEPT WHERE OTHERWISE DIRECTED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS.

CHAIN LINK INSTALLATION SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PROVIDE A COMPLETE SYSTEM. GENERAL DESCRIPTION OF SYSTEM:

- COMMERCIAL GRADE GALVANIZED STEEL CHAIN LINK FENCE
- 6 FT. FABRIC HEIGHT, 2 INCH MESH (OR AS SPECIFIED ON THE PLANS)
- 3–STRAND BARBED WIRE SLANTED OUTWARD FROM COMPOUND
- 4 FT. SINGLE–LEAF SWING GATE, WELDED FRAME CONSTRUCTION (OR AS SPECIFIED ON THE PLANS)
- TOP RAIL
- BOTTOM TENSION WIRE

REFER TO THE GROUNDING PLAN AND GROUNDING DETAILS FOR CHAIN LINK FENCE SYSTEM GROUNDING REQUIREMENTS.

FENCE POST FOUNDATIONS

CONFIRM THAT SITE IS READY TO RECEIVE INSTALLATION, INCLUDING THAT LINES HAVE BEEN STAKED, UTILITIES HAVE BEEN LOCATED, AND CLEARING AND GRADING IS COMPLETE.

SPACE LINE POSTS EQUIDISTANT AT INTERVALS NOT TO EXCEED 10 FT. MEASURE INTERVAL PARALLEL TO THE GRADE OF THE PROPOSED FENCE AND IN THE LINE OF THE FENCE FROM CENTER TO CENTER OF THE POST.

SET TERMINAL POSTS (END, CORNER AND GATE) AT THE BEGINNING AND END OF EACH CONTINUOUS LENGTH OF FENCE AND AT ABRUPT CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENTS.

DIAMETER AND DEPTH OF FENCE POST FOUNDATIONS SHALL BE AS INDICATED ON THE PLANS.

CONCRETE FOR FENCE POST FOUNDATIONS SHALL BE PORTLAND CEMENT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.

CROWN FOUNDATIONS 2" ABOVE GRADE.

CHAIN LINK FABRIC

FABRIC SHALL COMPLY WITH ASTM A 392.

FABRIC SHALL BE ZINC–COATED STEEL. WEIGHT OF ZINC COATING SHALL NOT BE LESS THAN 1.2 OZ/FT2 OF UNCOATED WIRE SURFACE (CLASS 1).

SIZE OF MESH SHALL BE 2 INCH.

SIZE OF COATED WIRE SHALL BE 0.148 IN. (NO. 9 USSW GAUGE) WITH A BREAKING STRENGTH OF 1290 LB–FORCE MINIMUM.

HEIGHT OF FABRIC SHALL BE 6 FT. MIN. OR AS INDICATED ON PLAN.

TOP SELVAGE SHALL BE TWISTED. BOTTOM SELVAGE SHALL BE KNUCKLED.

FENCE POSTS, RAILS, AND BRACES

FENCE POSTS, RAILS AND BRACES SHALL COMPLY WITH ASTM F 1043 GROUP 1A (ROUND STEEL PIPE) AND HAVE THE FOLLOWING PROPERTIES:

SHAPE: PIPE
MATERIAL: STEEL
EXTERNAL AND INTERNAL COATINGS: TYPE A – ZINC, 1.8 OZ/FT2 AVERAGE MINIMUM
REFERENCE SPECIFICATION: ASTM F 1083
MINIMUM YIELD STRENGTH (PSI): 30,000
TOP & BRACE RAILS: D = 1.660 IN. (1 5/8 IN. TRADE SIZE); T = 0.130 IN.; W = 2.27 LB/FT
LINE POST: D = 2.375 IN. (2 ½ IN. TRADE SIZE); T = 0.154 IN.; W = 3.65 LB/FT
TERMINAL, CORNER AND PULL POST: D = 2.875 IN. (3 IN. TRADE SIZE); T = 0.203 IN.; W = 5.79 LB/FT
GATE POST (FABRIC HEIGHT 6 FT OR LESS): D = 2.375 IN. (2 ½ IN. TRADE SIZE); T = 0.154 IN.; W = 3.65 LB/FT
GATE POST (FABRIC HEIGHT OVER 8 FT): D = 2.875 IN. (3 IN. TRADE SIZE); T = 0.203 IN.; W = 5.79 LB/FT

NOTES: D = OUTSIDE DIAMETER; T = WALL THICKNESS; W = UNIT WEIGHT

ZINC USED FOR COATINGS SHALL BE APPLIED BY THE HOT–DIP METHOD.

BARBED WIRE

BARBED WIRE SHALL COMPLY WITH ASTM A 121 DESIGN NUMBER 12–4–5–14R, TYPE Z (ZINC–COATED 0.099 IN. DIA. [NO. 12 ½ USSW GAUGE] STEEL WIRE, 4–POINT BARBS OF 14 GAUGE WIRE SPACED 5 INCHES APART).

BARBED WIRE SHALL BE ARRANGED IN THREE STRANDS SLANTING OUTWARD FROM THE FENCE LINE.

MARCELLED TENSION WIRE

TENSION WIRE SHALL COMPLY WITH ASTM A 824 AND HAVE THE FOLLOWING PROPERTIES:

SIZE: 0.177 IN. DIAMETER (NO. 7 USSW GAUGE)
COATING: TYPE II – ZINC–COATED, CLASS 4 (1.2 OU/FT2)
STRENGTH, MIN. (LB–FORCE): 1950

FITTINGS

FITTINGS SHALL COMPLY WITH ASTM F 626.

TYPE OF MATERIAL AND PROTECTIVE COATINGS SHALL MATCH THE MATERIAL AND COATINGS FOR FENCE POSTS, RAILS AND BRACES.

FITTINGS INCLUDE, BUT ARE NOT LIMITED TO:

- POST AND LINE CAPS
- RAIL AND BRACE ENDS
- TOP RAIL SLEEVES
- TIE WIRES AND CLIPS – PROVIDE STANDARD ROUND WIRE TIES, NO. 9 USSW GAUGE MIN.
- TENSION AND BRACE BANDS
- TENSION BARS – 3/16" X 3/4" ZINC–COATED STEEL
- TRUSS ROD ASSEMBLY – 5/16" ZINC–COATED STEEL ROD
- BARBED WIRE ARMS – PROVIDE TYPE I

SWING GATES

SWING GATES SHALL COMPLY WITH ASTM F 900.

SWING GATES SHALL BE SINGLE–LEAF 5 FT. GATES UNLESS OTHERWISE INDICATED IN THE PLANS.

THE BASE MATERIALS OF THE GATE FRAME SHALL BE ROUND TUBULAR MEMBERS, WELDED AT ALL CORNERS.

THE INTERIOR BRACING, WHEN NEEDED, SHALL BE THE SAME METAL AND SHAPE TUBULAR MATERIAL AND FINISH AS THE GATE FRAME, BUT NEED NOT BE THE SAME SIZE.

GATE FRAMES SHALL BE ZINC–COATED AND COMPLY WITH ASTM F 1043 OR F 0183, OR A COMBINATION THEREOF, AND SHALL MATCH THAT SELECTED FOR ANY ADJOINING FENCE FRAMEWORK. WELDED JOINTS SHALL BE COATED IN ACCORDANCE WITH PRACTICE A 780, EMPLOYING ZINC–RICH PAINT CONFORMING TO 4.2.2 OF PRACTICE A 780 AND FOLLOWING ONLY THE PROCEDURES OUTLINED IN A2.1.3 AND A2.1.4 OF PRACTICE A 780.

BARBED WIRE TOP SHALL HAVE THE END MEMBERS OF THE GATE FRAME EXTENDED IN HEIGHT TO ACCOMMODATE THREE STRANDS OF BARBED WIRE UNIFORMLY SPACED AND POSITIONED SO THAT THE TOP STRAND IS APPROXIMATELY 1 FT. ABOVE THE TOP HORIZONTAL MEMBER OF THE GATE FRAME. BARBED WIRE SHALL BE ATTACHED BY A SUITABLE MEANS TO PREVENT THE WIRE FROM MOVING OUT OF POSITION AND SHALL BE SUPPORTED BY A GATE FRAME MEMBER AT MAXIMUM INTERVALS OF 8 FT.

SIZE OF THE GATE OPENING SHALL BE MEASURED FROM THE INSIDE FACE TO INSIDE FACE OF GATE POSTS.

GATE FRAME MEMBERS SHALL HAVE AN OUTSIDE DIAMETER OF 1.66 IN. FOR GATE FABRIC HEIGHTS OF 6 FT. OR LESS, 1.90 IN. FOR GATE FABRIC HEIGHTS OVER 6 FT.

SINGLE GATES SHALL HAVE A LATCH CAPABLE OF RETAINING THE GATE IN A CLOSED POSITION AND SHALL HAVE PROVISION FOR A PADLOCK. LATCH SHALL BE INTERNATIONAL SECURITY PRODUCTS (800–733–7422) PL152W OR APPROVED EQUAL.

GATE HINGES SHALL BE CAPABLE OF SWINGING 180 DEGREES.

UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE ONE "BEST" PADLOCK AND 3 FEET OF 7/16 INCH ZINC–COATED, CASE–HARDENED STEEL CHAIN PER GATE. THE LOCK SHALL BE KEYED TO BNSF SPECIFICATION. FIVE KEYS SHALL BE PROVIDED TO BNSF PER SITE.

DETAILS SHOWN ARE NOT TO SCALE

FOR REVIEW

REVISIONS

NO.	DESCRIPTION	DATE	BY
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BNSF RAILWAY

HANSON
Hanson Professional Services Inc.
11130 NE 33rd Pl, Suite 200
Bellevue, WA 98004
Offices Nationwide

DESIGNED TRG
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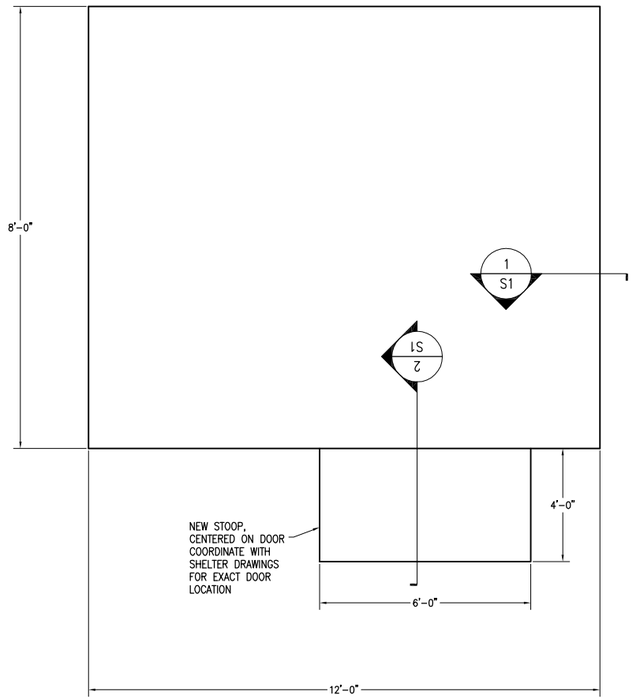
CHECKED TRG

THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

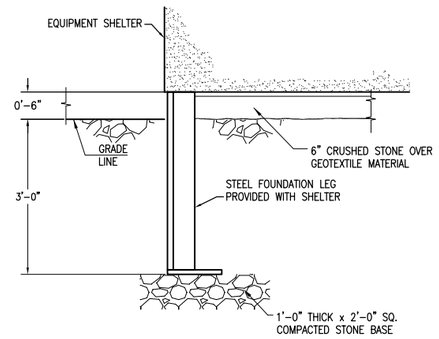
SHEET C3
TITLE FENCING DETAILS
FILE NO. 10R00661
DATE 09/26/2011

Exhibit A



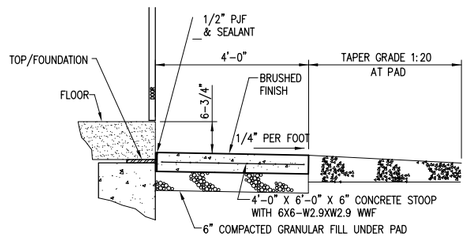
PLAN – EQUIPMENT SHELTER FOUNDATION

NOT TO SCALE



1/S1 SECTION

NOT TO SCALE



2/S1 SECTION

NOT TO SCALE

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Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET S1
TITLE SHELTER FOUNDATION
FILE NO. 10R0066T
DATE 09/26/2011

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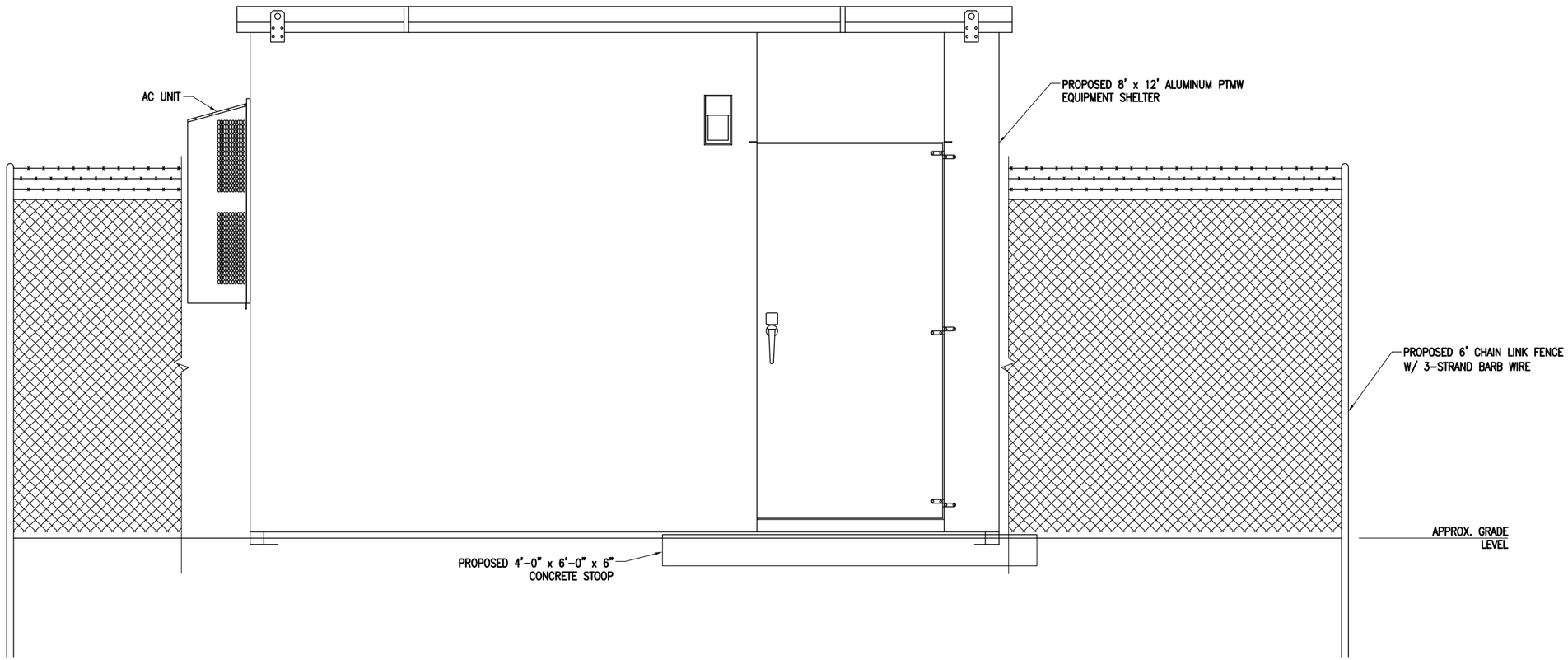
Exhibit A



SHELTER ELEVATION

FOR REVIEW

1' 0 1' 2'
SCALE: 1" = 1'

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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BNSF RAILWAY

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Offices Nationwide

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CHECKED	TRG

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Tacoma, Pierce County, WA

SHEET S2
TITLE SHELTER ELEVATION
FILE NO. 10R0066T
DATE 09/26/2011

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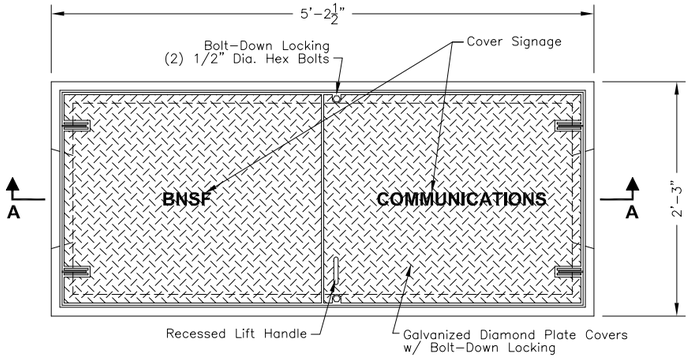
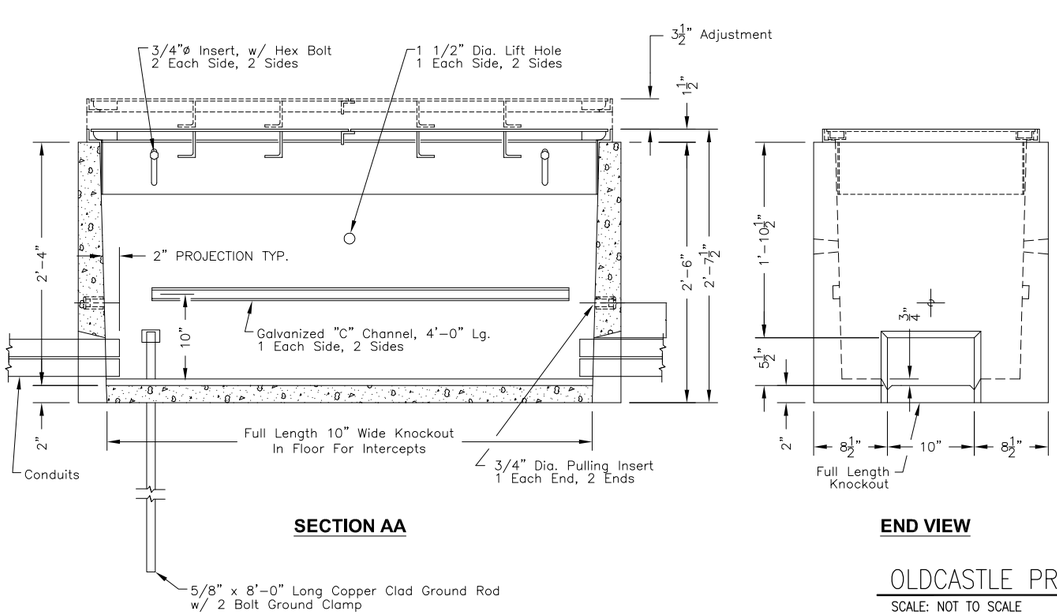
Exhibit A



PLAN VIEW

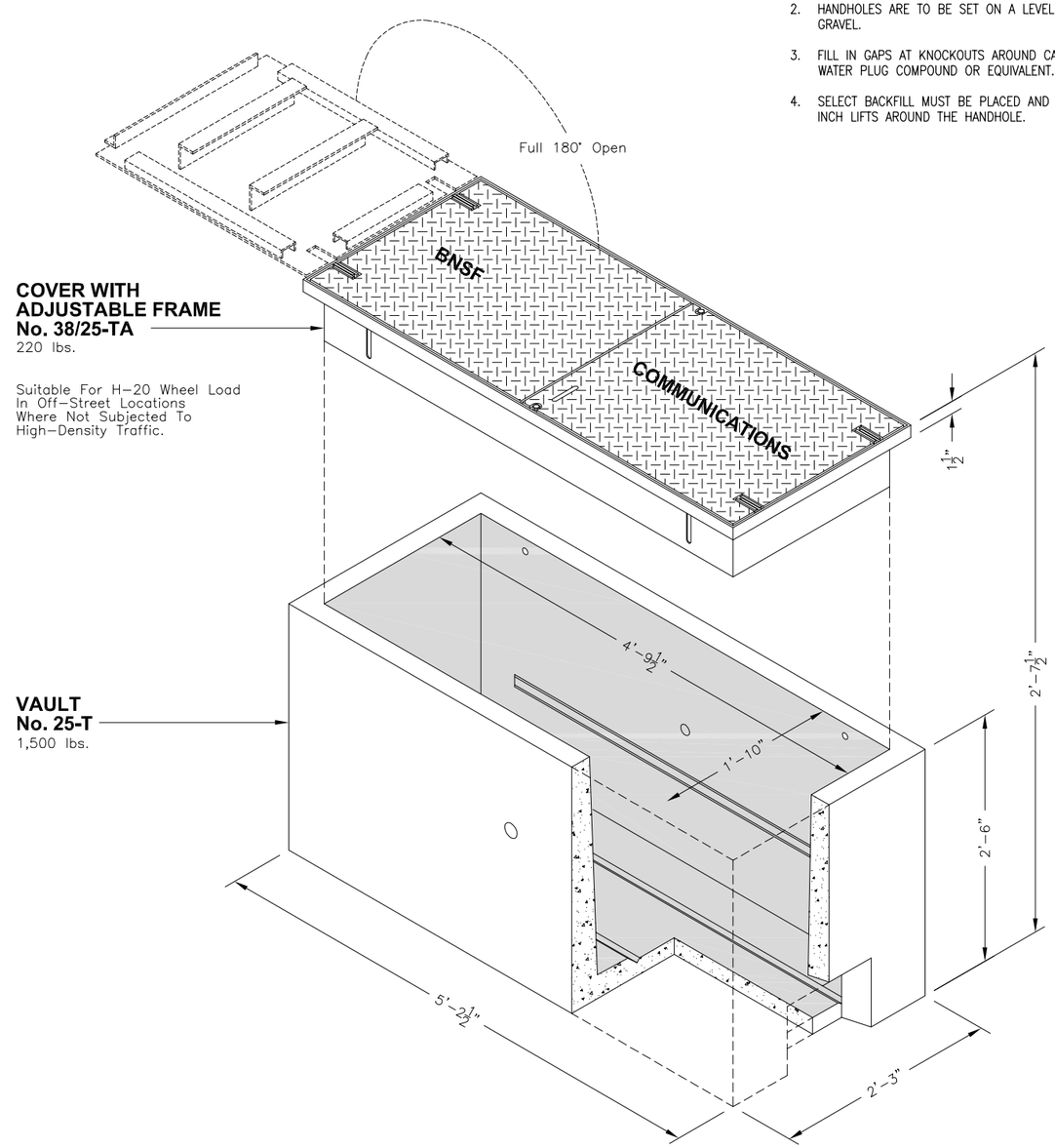


SECTION AA

END VIEW

NOTES

1. EXCAVATE A PIT APPROXIMATELY 6 FEET LONG BY 4 FEET WIDE AND TO A MINIMUM DEPTH OF 4 INCHES BELOW THE CABLE.
2. HANDHOLES ARE TO BE SET ON A LEVEL 3" BED OF GRAVEL.
3. FILL IN GAPS AT KNOCKOUTS AROUND CABLE WITH WATER PLUG COMPOUND OR EQUIVALENT.
4. SELECT BACKFILL MUST BE PLACED AND TAMPED IN 6 INCH LIFTS AROUND THE HANDHOLE.



COVER WITH ADJUSTABLE FRAME No. 38/25-TA
220 lbs.

Suitable For H-20 Wheel Load In Off-Street Locations Where Not Subjected To High-Density Traffic.

VAULT No. 25-T
1,500 lbs.

OLDCASTLE PRECAST 25-TA HANDHOLE DETAILS

SCALE: NOT TO SCALE

FOR REVIEW

REVISIONS			
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SHEET S3
TITLE HANDHOLE DETAILS
FILE NO. 10R00661
DATE 09/26/2011

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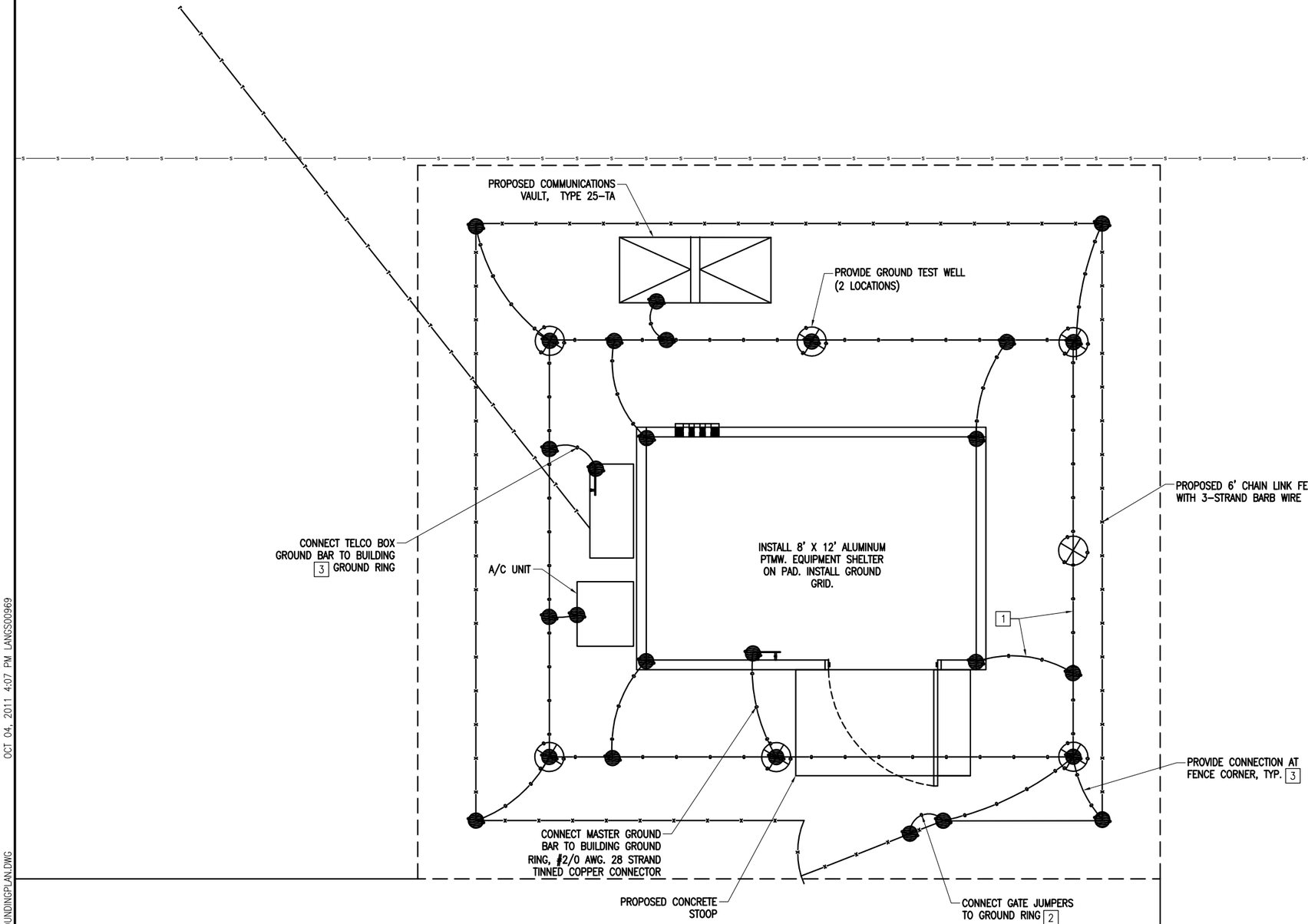
Exhibit A



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NOTES:

1. GROUNDING SHALL CONFORM WITH BNSF STANDARDS AND FEDERAL, STATE AND LOCAL CODES. IN THE EVENT OF A CONFLICT, MEET THE MOST STRINGENT REQUIREMENT.

2. GROUND RODS SHALL BE COPPER CLAD STEEL 5/8 INCH DIAMETER X 8 FEET IN LENGTH (MIN.).

3. BELOW GRADE GROUND CONDUCTORS SHALL BE #2/0 AWG 19 STRAND (OR MORE) TINNED SOLID COPPER. BEND RADIUS FOR CONDUCTOR SHALL BE 8 INCHES.

4. GROUND RODS SHALL BE SPACED NOT MORE THAN 16'-0" AND NOT LESS THAN 6'-0".

5. CONTRACTOR SHALL ADD ADDITIONAL RODS AND CONDUCTORS OR APPROVED GROUND ENHANCING MATERIAL TO ACHIEVE LESS THAN 5 OHMS RESISTANCE TO GROUND. REFER TO BNSF STANDARDS FOR TESTING PROCEDURES.

6. MAINTAIN 3'-0" BETWEEN GROUND RINGS AND FOUNDATIONS.

7. ALL GROUNDING INSTALLATIONS SHALL BE INSPECTED AND APPROVED BY HANSON BEFORE PLACING ANY BACKFILL.

8. ALL GROUNDING SPLICES AND CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS (CADWELD OR EQUIVALENT). COAT ALL WELDS WITH A ZINC RICH PAINT.

9. PROVIDE GROUNDING CONDUCTOR FROM EACH ICE BRIDGE SUPPORT POST TO NEAREST EXTERNAL GROUND RING.

10. CONTRACTOR SHALL HAND DIG IN AREAS AROUND EXISTING UTILITIES.

11. TESTING OF NEW GROUNDING SYSTEM SHALL BE COMPLETED BEFORE CONNECTING TO EXISTING TOWER GROUND SYSTEM.

LEGEND:

- ⊕ GROUND ROD
- FENCING
- BURIED GROUNDING CABLE
- GROUND CONDUCTOR CONNECTION
- ⊙ GROUND TEST WELL

1 #2/0 AWG 19 STRAND TINNED COPPER
2 #4/0 AWG STRANDED WELDING CABLE (GATE JUMPER)
3 #2 AWG. 32 STRAND TINNED COPPER

GROUNDING PLAN

FOR REVIEW

5 0 5 10
SCALE: 1" = 5'

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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BNSF RAILWAY

HANSON
Hanson Professional Services Inc.
11130 NE 33rd Pl, Suite 200
Bellevue, WA 98004
Offices Nationwide

DESIGNED	TRG
CHECKED	JSC
DRAWN	LAL
CHECKED	TRG

THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET E1
TITLE GROUNDING PLAN
FILE NO. 10R00661
DATE 09/26/2011

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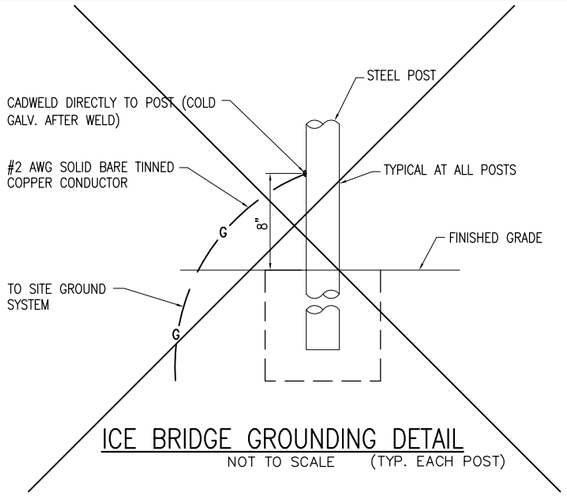
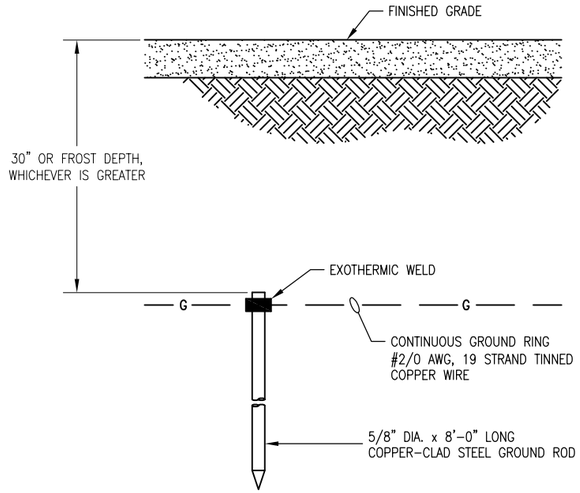
Exhibit A

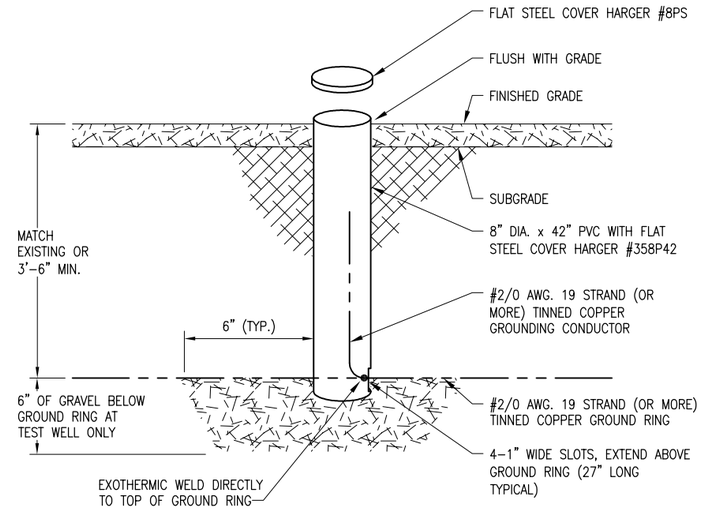


ICE BRIDGE GROUNDING DETAIL
NOT TO SCALE (TYP. EACH POST)

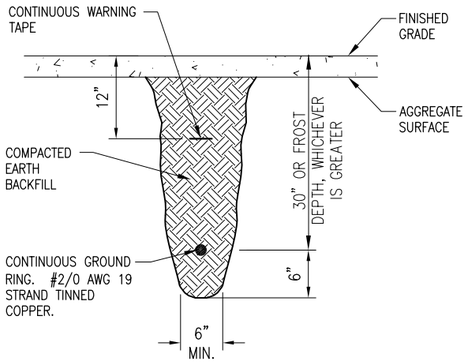
NOT USED



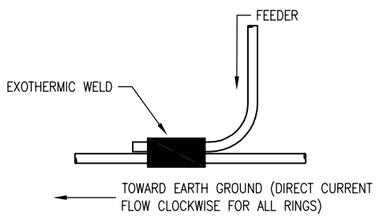
TYPICAL GROUND ROD DETAIL
NOT TO SCALE



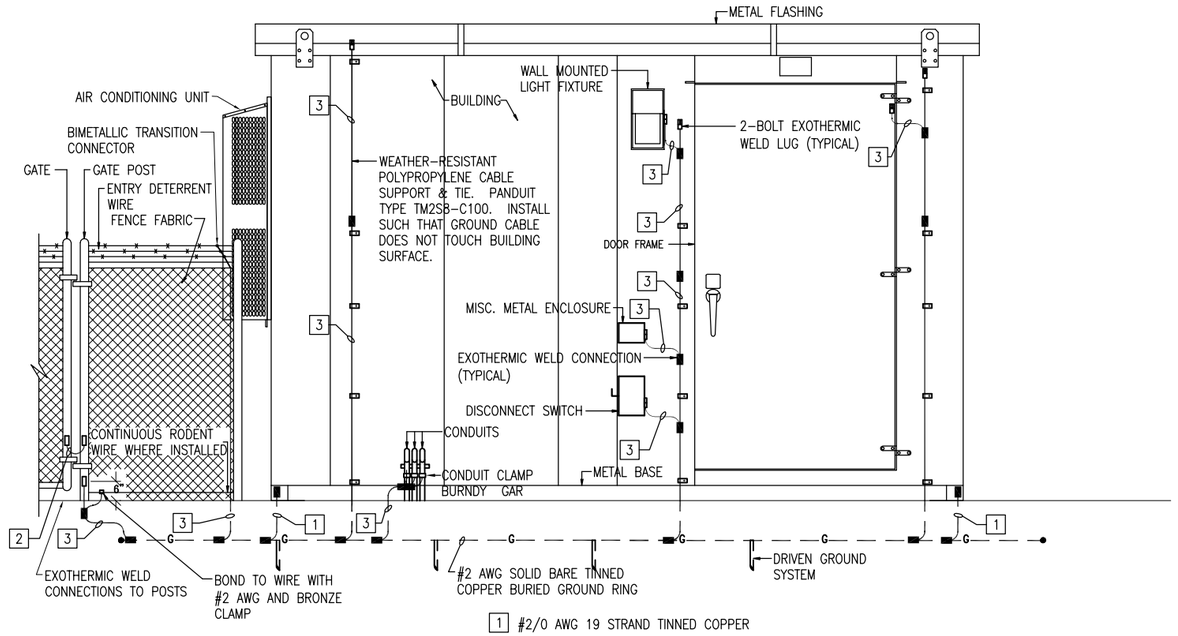
GROUND TEST WELL DETAIL
NOT TO SCALE



TRENCH DETAIL FOR GROUND RING
NOT TO SCALE



TYPICAL GROUND CONDUCTOR CONNECTION
NOT TO SCALE



DETAIL - TYPICAL EXTERIOR MISCELLANEOUS BONDING
NOT TO SCALE

FOR REVIEW

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THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET E2
TITLE EXTERIOR GROUNDING DETAILS
FILE NO. 10R00661
DATE 09/26/2011

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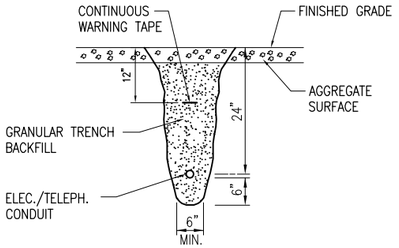


TRENCH DETAIL FOR CONDUIT

NOT TO SCALE

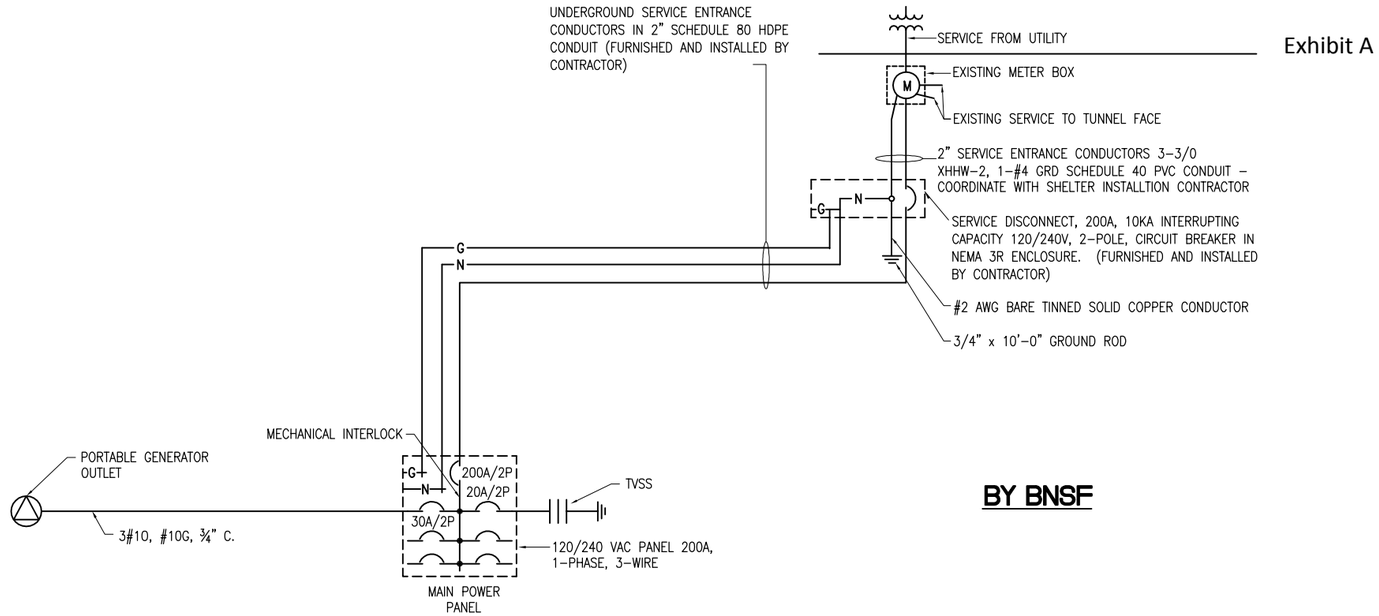
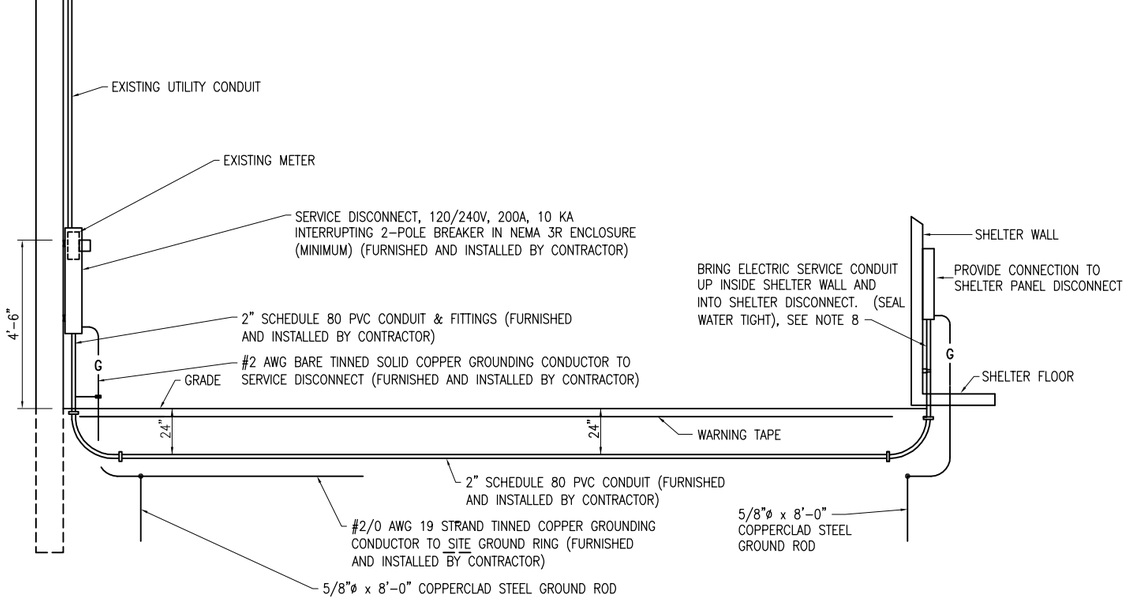


Exhibit A

BY BNSF

ONE-LINE 120/240V ELECTRICAL SERVICE

NOT TO SCALE



ELECTRICAL CONDUIT INSTALLATION DETAILS

NOT TO SCALE

ELECTRIC SERVICE NOTES:

1. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH NFPA 70 (NEC MOST CURRENT ISSUE IN FORCE), THE RESPECTIVE EQUIPMENT MANUFACTURER'S DIRECTIONS AND ALL OTHER APPLICABLE LOCAL CODES, LAWS, ORDINANCES AND REQUIREMENTS IN FORCE. ANY INSTALLATION WHICH VOID THE U.L. LISTING (OR OTHER THIRD PARTY LISTING) AND/OR THE MANUFACTURER'S WARRANTY OF A DEVICE SHALL NOT BE PERMITTED.
2. COORDINATE ELECTRIC SERVICE WITH LOCAL POWER UTILITY COMPANY. COORDINATE WITH UTILITY FOR METER TYPE AND CONNECTION.
3. ALL CONDUIT SHALL BE SEALED WATERTIGHT UNTIL FINAL TERMINATIONS ARE MADE.
4. PROVIDE PULL CORD IN ALL SPARE CONDUITS. SECURE AT EACH END.
5. ADJUST DEPTH OF CONDUITS TO PASS ABOVE GROUNDING SYSTEM.
6. PROVIDE 18 INCH (MIN.) RADIUS ELBOWS FOR ALL BENDS.
7. PROVIDE PHENOLIC ENGRAVED NAMEPLATES AT THE SERVICE DISCONNECT LABELED; "SERVICE DISCONNECT" (PER NEC 230-70).
8. PROVIDE ELASTOMETRIC JOINT SEALANT WITH INTERNAL BACKING MATERIAL AROUND CONDUIT, DOW CORNING TYPE 791.

FOR REVIEW

REVISIONS			
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BNSF RAILWAY

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THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET	E3
TITLE	ELECTRICAL SERVICE
FILE NO.	10R0066T
DATE	09/26/2011

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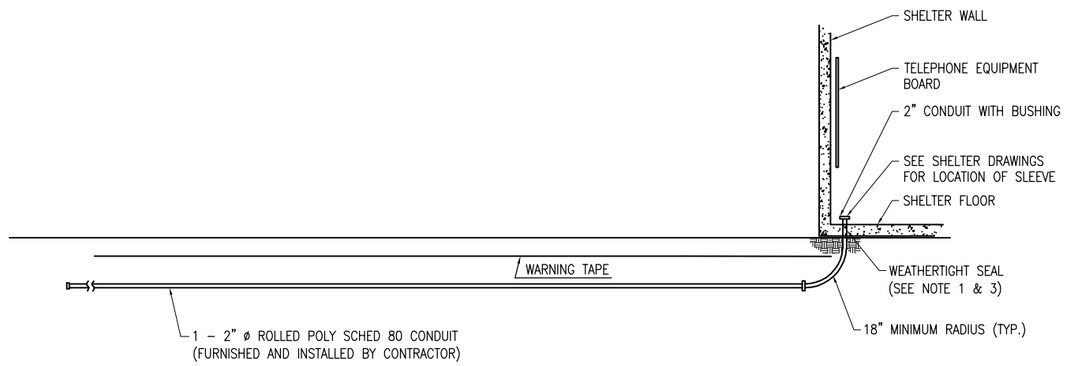
Exhibit A



TELEPHONE SERVICE INSTALLATION DETAILS

NOT TO SCALE

NOTES:

1. ALL CONDUIT SHALL BE SEALED WATERTIGHT UNTIL FINAL TERMINATIONS ARE MADE.
2. PROVIDE PULL CORD IN ALL SPARE CONDUITS. SECURE AT EACH END.
3. PROVIDE ELASTOMERIC JOINT SEALANT WITH INTERNAL BACKING MATERIAL AROUND CONDUIT. DOW CORNING TYPE 791.

FOR REVIEW

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Offices Nationwide

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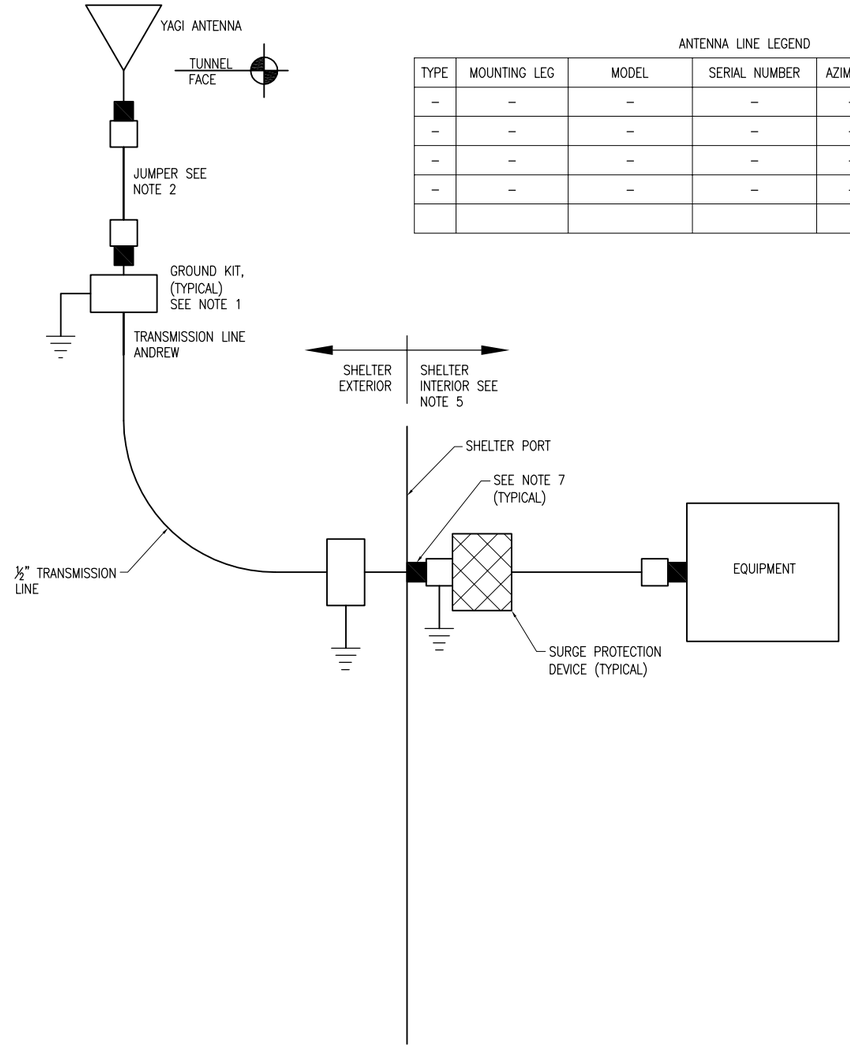
THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET E4
TITLE TELECOMMS. SERVICE
FILE NO. 10R0066T
DATE 09/26/2011

Exhibit A



ANTENNA LINE LEGEND

TYPE	MOUNTING LEG	MODEL	SERIAL NUMBER	AZIMUTH	LINE DIA.	COLOR
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–

NOTES

1. PROVIDE TRANSMISSION LINE GROUNDING KITS AT TOP OF TOWER, AT BASE OF TOWER, AT SHELTER ENTRANCE AND AT 200 FOOT INTERVALS. INSTALL GROUND KITS PER MANUFACTURER'S INSTRUCTIONS.

2. BNSF SHALL TEMPORARILY WEATHERPROOF CABLE CONNECTIONS BY LIGHTLY TAPING PRIOR TO BENCHMARK TESTING. AFTER BENCHMARK TESTING IS COMPLETE, BNSF SHALL WEATHERPROOF ALL EXTERNAL CONNECTIONS USING COLD SHRINK WRAP.

3. USE HOISTING GRIPS EVERY 200 FEET (MIN.) FOR TRANSMISSION LINE.

4. ANTENNA, CONNECTORS, JUMPERS, TRANSMISSION LINE, TOWER TOP AMPLIFIER AND OTHER RADIO EQUIPMENT TO BE FURNISHED BY BNSF, AND INSTALLED BY THE BNSF. GROUNDING KITS, HOISTING GRIPS, TRANSMISSION LINE CLIPS AND ALL OTHER MATERIALS SHALL BE FURNISHED AND INSTALLED BY BNSF.

5. EXTEND TRANSMISSION CABLES THROUGH THE SHELTER PORT 18 INCHES, AND TERMINATE WITH CONNECTORS.

6. RADIO EQUIPMENT AND WIRING IN SHELTER TO BE FURNISHED AND INSTALLED BY BNSF.

7. TRANSMISSION CABLES SHALL BE MARKED AT EACH END AND BOTH SIDES OF A WALL PENETRATION WITH 2" WIDE COLOR–CODED BANDING TAPE – PANDUIT TYPE BT2.

TX – RED
RX – BLUE
TEST LINE – YELLOW
MW – GREEN

8. BNSF SHALL TIME DOMAIN REFLECTOMETER TEST TRANSMISSION AND TEST LINES PRIOR TO INSTALLATION.

FOR REVIEW

REVISIONS

NO.	DESCRIPTION	DATE	BY
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BNSF RAILWAY

HANSON
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11130 NE 33rd Pl, Suite 200
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Offices Nationwide

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CHECKED TRG

THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET E5
TITLE ANTENNA WIRING SCHEMATIC
FILE NO. 10R0066T
DATE 09/26/2011

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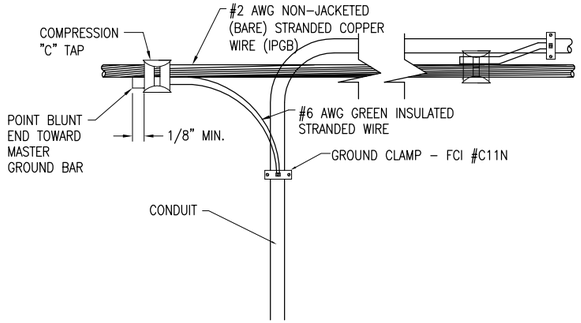
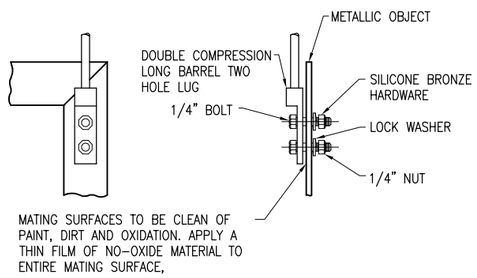
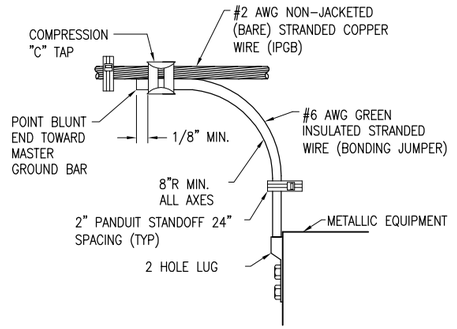
Exhibit A



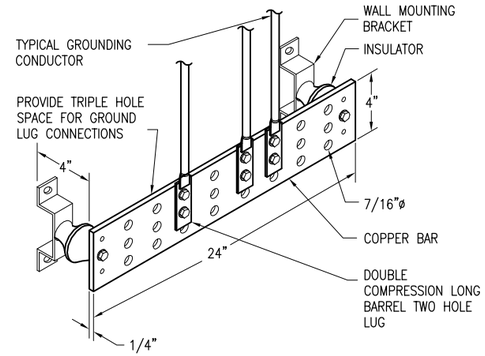
1 / E6 TYPICAL CONDUIT GROUNDING DETAIL
SCALE: NTS



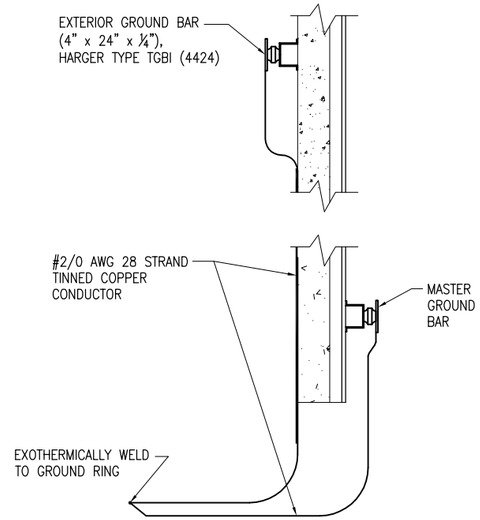
2 / E6 TYPICAL BOLT CONNECTION DETAIL
SCALE: NTS



3 / E6 TYPICAL EQUIPMENT TO IPGB CONNECTION DETAIL
SCALE: NTS



4 / E6 GROUND BAR DETAIL
SCALE: NTS



5 / E6 EXTERIOR GROUND BAR DETAIL
SCALE: NTS

GROUNDING NOTES:

1. USE NO-OX-ID A-SPECIAL CORROSION PREVENTATIVE COMPOUND AT ALL GROUND TERMINATIONS.

2. PLACE HEAT SHRINK TUBING (RATED AT 600V) ON THE IPGB WHEREVER THE IPGB CROSSES WALL MOUNTED METAL CONDUIT WITHIN 2 INCHES OF EACH OTHER, IF THE 2 INCHES CANNOT BE OBTAINED. THE TUBING MUST EXTEND PAST THE CONDUIT A MINIMUM OF 3 INCHES ON EITHER SIDE OF THE CONDUIT. AN ALTERNATIVE IS TO BOND THE CONDUIT TO THE IPGB. THIS ALSO PERTAINS TO NOT ONLY METAL CONDUIT BUT ANY METAL GROUNDABLE MATERIAL, I.E. STEEL SUPPORTS, ETC.

3. INTERIOR PERIMETER GROUND BUS (IPGB) : #2 BARE STRANDED COPPER CONDUCTOR AROUND INSIDE PERIMETER OF BUILDING WITH EACH END CONNECTED TO THE MASTER GROUND BAR.

4. BONDING JUMPERS: #6 GREEN INSULATED STRANDED COPPER CONDUCTOR FROM METALLIC ITEMS SUCH AS CONDUIT, ELECTRICAL PANELS, UPS CABINET, ETC. TO THE IPGB.

5. ALL CONDUIT RUNS PARALLEL TO THE IPGB THAT COME WITHIN 6" OF THE IPGB ARE TO BE GROUNDED AT THE LOCATION THAT THE RUN ENTERS AND EXITS WITHIN 6" OF IPGB.

6. ALL GROUNDING TO MEET OR EXCEED BNSF STANDARDS.

FOR REVIEW

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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BNSF RAILWAY

HANSON
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11130 NE 33rd Pl, Suite 200
Bellevue, WA 98004
Offices Nationwide

DESIGNED TRG
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CHECKED TRG

THE BNSF RAILWAY COMPANY

BNSF PTC TUNNEL INITIATIVE
Nelson-Bennett Tunnel/Tunnel #2 (4,391')
BNSF Northwest Division, Seattle, Sub
LS 52 MP 5.0-6.04
Tacoma, Pierce County, WA

SHEET E6
TITLE INTERIOR GROUNDING DETAILS
FILE NO. 10R00661
DATE 09/26/2011

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ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

   BNSF Railway PTC Tunnel Initiative (Winnifred Site)

2. Name of applicant:

   BNSF Railway Company

3. Address and phone number of applicant and contact person:

   Applicant: BNSF Railway Company
   Mr. Kevin Fitzpatrick
   5310 E. Trent Avenue
   Spokane, WA 99212
   (509) 536-2300
   kevin.fitzpatrick@bnsf.com

   Contact Person: Doug Dorsey
   Hanson Professional Services Inc.
   1525 S. 6th Street
   Springfield, IL 62703
   (217) 747-9385
   ddorsey@hanson-inc.com

4. Date checklist prepared:

   October 19, 2011

5. Agency requesting checklist:

   Town of Ruston, Washington

6. Proposed timing or schedule (including phasing, if applicable):

   Desired start of construction November 2011, pending approval of applicable permits.

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

   No.

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

   None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

Town of Ruston: Conditional Use Permit; Building Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project is part of the federally-mandated requirement to establish positive train control (PTC) on certain railroad lines. PTC describes technology designed to automatically stop or slow a train before certain accidents occur. In particular, PTC is designed to prevent train-to-train collisions, derailments caused by excessive speed, unauthorized incursions by trains onto sections of track where repairs are being made, and movement of a train through a track switch left in the wrong position. The project includes installation of a small (30-inch by 30-inch) communication antenna to be mounted on the portal of the Nelson-Bennett Tunnel beneath Winnifred Street, an 8 ft by 12 ft equipment bungalow, underground conduit between the bungalow and antenna, and electrical connection on the BNSF property.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed radio antenna will be mounted on the eastern portal of the Nelson-Bennett Tunnel beneath Winnifred Street in Ruston, Washington. The equipment bungalow will be located on BNSF property south of the tunnel in the block bounded by Winnifred Street, North 51st Street, Winnifred Place, and North 50th Street. The site is located on Parcel ID 2755000010 (Lot 10 or 11) at approximately latitude 47°17'50.2"; longitude 122°30'48.8" in the Northeast Quarter of Section 23, Township 21North, Range 2East, in Pierce County, Washington. A site location map, aerial photograph, and legal description of the site are included with the application for Conditional Use Permit.

TO BE COMPLETED BY APPLICANT **EVALUATION FOR AGENCY USE ONLY**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

The equipment bungalow will be installed on the BNSF property on flat ground south of the Nelson-Bennett Tunnel between Winnifred Street and Winnifred Place. The antenna will be installed on the eastern portal of the Nelson-Bennett Tunnel beneath Winnifred Street.

b. What is the steepest slope on the site (approximate percent slope)?

The equipment bungalow will be installed on the BNSF property on flat ground south of the Nelson-Bennett Tunnel between Winnifred Street and Winnifred Place. The site includes a steep (100% slope) vegetated slope down about 70 ft to the railroad track.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to a geotechnical report prepared by GeoEngineers, Inc. for the original communication facility site, soils in the vicinity are predominantly silty sand (SM). No soil data is available for the alternative site from the Natural Resources Conservation Service (NRCS) Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx). The site is not in agricultural use.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No filling or grading is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Land clearing will be limited to the minimum required to construct the project. No erosion due to the proposed project is anticipated.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The equipment bungalow measures 8 ft by 12 ft. The new installation will create only about 96 square ft of impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Land clearing will be limited to the minimum required to construct the project. No erosion due to the proposed project is anticipated.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

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

None.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff will sheet flow offsite to the north. The proposed project will not change the current storm water runoff pattern, quantity, or rate.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

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

The project will not cause impacts to surface or ground water. Land clearing will be limited to the minimum required to construct the project. No erosion due to the proposed project is anticipated.

4. Plants

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

___X___Deciduous tree: alder, maple, aspen, other
_____Evergreen tree: fir, cedar, pine, other
___X___Shrubs
___X___Grass
_____Pasture
_____ Crop or grain
_____ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
_____ Water plants: water lily, eelgrass, milfoil, other
_____ Other types of vegetation.

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

Scrub brush and/or grass will be disturbed during construction. Existing large trees will be preserved.

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

None.

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

None.

5. Animals

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

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

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

None.

c. Is the site part of a migration route? If so, explain.

Unknown.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The communication equipment will use electricity provided by the Town of Ruston.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental health

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

No.

1) Describe special emergency services that might be required.

None.

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

Not applicable.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical construction equipment will be used during construction. Construction will occur during normal daylight hours. The project will cause no long-term levels of noise.

3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The project will be constructed on the BNSF property and is consistent with the current railroad use of the property. The equipment bungalow will be installed on a vacant lot at the south end of the BNSF parcel. The equipment bungalow will be set back from Winnifred Street as far as feasible to the west and south. The adjacent properties are residential.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

According to the Town of Ruston Official Zoning Map (prepared by Huitt-Zollers, Inc. July 2007), the site is shown as Residential (RES) zone.

f. What is the current comprehensive plan designation of the site?

According to the Town of Ruston Official Comprehensive Plan Map (Adopted October 26, 1996), the site is designated for residential use. The Pierce County Assessor record for the parcel indicates Use Code 9180-Vacant Industrial Land.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

No people would reside or work in the completed area, except for intermittent service visits by railroad personnel.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will be constructed on the BNSF property and is consistent with the current railroad use of the property.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This project will not create housing or impact any existing housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The equipment enclosure will be about 8 ft tall and constructed of aluminum.

b. What views in the immediate vicinity would be altered or obstructed?

None. The equipment enclosure will be about 8 ft tall. The radio antenna will be out of public view beneath Winnifred Street.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The equipment enclosure will be set back about 85 ft from Winnifred Street behind an existing tree to reduce visibility. The enclosure will be surrounded by a 6-ft chain link fence. Decorative green or brown slats will be inserted within the weave of the fence to provide a solid screen around the entire enclosure.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project will not produce light or glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The project will be constructed on the BNSF property and is consistent with the current railroad use of the property. A park is located in the adjacent block, about 400 ft east of the equipment enclosure site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

c. Proposed measures to reduce or control impacts, if any:

Not applicable.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The proposed radio antenna will be mounted on the eastern portal of the Nelson-Bennett Tunnel beneath Winnifred Street in Ruston, Washington. The equipment bungalow will be located on BNSF property south of the tunnel in the block bounded by Winnifred Street, North 51st Street, Winnifred Place, and North 50th Street.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Unknown.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The project will not provide parking spaces.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will be constructed to serve BNSF railroad operations but does not use water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The project will not generate public traffic.

g. Proposed measures to reduce or control transportation impacts, if any:

Not applicable.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

The project will use electricity provided by the Town of Ruston. Other utilities are located in the vicinity of the site; however, no other utilities will be used by the project.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project will use electricity provided by the Town of Ruston.

C. SIGNATURE

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

Signature: Nelson Professional Services, Agent for BNSF Railway Co.
For The BNSF Railway Company

Date Submitted: Oct 21, 2011

Town of Ruston WASHINGTON

DETERMINATION OF NONSIGNIFICANCE

Town of Ruston
File Number: CUP 11-02
BNSF Railway Communications Facility Conditional Use Permit

To: **All Departments and Agencies with Jurisdiction**

Subject: **Determination of Nonsignificance**

In accordance with WAC 197-11-340, a copy of the Determination of Nonsignificance for the project described below is transmitted:

Applicant: BNSF Railway Company
Mr. Kevin Fitzpatrick
5310 E. Trent Avenue
Spokane, WA 99212

Proposal: A conditional use permit to install a wireless communications facility and associated equipment bungalow at 5030 Winnifred Street near the BNSF railway within the Town of Ruston.

Location: The proposed location of the antennae is upon the face of the railway tunnel below the Winnifred Street bridge, the equipment bungalow is proposed adjacent to the alley at 5030 Winnifred Street.

Lead Agency: Town of Ruston

Contact: Rob White
Town Planner
5117 North Winnifred
Ruston, WA 98407
robw@rustonwa.org

The lead agency for this proposal has determined that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(9c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The Town will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 5:00 p.m. by the closing of the comment deadline. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Rob White, Town Planner

SEPA Official Signature: Rob White

Issue Date: October 28, 2011

Comment Deadline: 5:00 p.m., November 11, 2011.

NOTE: The issuance of this Determination of Nonsignificance does not constitute project approval. The applicant must comply with all other applicable requirements of the Town of Ruston and other agencies with jurisdiction prior to receiving construction permits.

Additional information for this project can be found on the Town of Ruston website at www.rustonwa.org .

Town of
Ruston
WASHINGTON

Planning Commission Findings and Recommendation
BNSF Railway Communication Facility
Conditional Use Permit
CUP 11-02

I. General Information

A) Owner/Applicant:
BNSF Railway Company
5310 E. Trent Ave, Spokane, WA 99212
Attn: Kevin Fitzpatrick
(509) 536-2300

B) Site Location:
The proposed communications facility will be located upon the face of the BNSF railroad tunnel located below and adjacent to the Winnifred Street Bridge. The associated equipment bungalow will be located uphill from the antenna at the southwest corner of the property adjacent to the alley between Winnifred and Highland Streets, (see attached maps in exhibit A for more detail).

C) Zoning Designation: Residential (RES)

II. Project Description

As stated within the application materials submitted for this proposal, (which are attached as exhibit A),

"*This project is part of the federally-mandated requirement for railroads to establish positive trail control (PTC) on certain railroad lines. PTC describes technology designed to automatically stop or slow a train before an accident occurs. In particular, PTC is designed to prevent train-to-train collisions, derailments caused by excessive speed, unauthorized incursions by trains onto sections of track where repairs are being made, and movement of a train through a track switch left in the wrong position. The project includes installation of a small antenna on the eastern portal of the Nelson-Bennett Tunnel below Winnifred Street and an 8ft by 12 ft equipment bungalow to be installed at grad on Parcel No 275000010. The bungalow will be set back (west) about 85 feet from Winnifred Street. The equipment bungalow will be enclosed within a 6-ft tall chain link fence to prevent unauthorized*

access. Decorative green or brown slats will be installed in the weave of the fencing in order to provide a solid screen around the bungalow. Existing trees on the property will be preserved. An underground conduit will be installed entirely on BNSF property for communication lines between the antenna and bungalow. The enclosed plan set illustrates the proposed project, including site plan, equipment bungalow details, and utility services. A site location map and aerial photograph showing the site location are attached."

III. Analysis, Findings, and Conclusions

A) SEPA Analysis

The Town's SEPA Responsible Official issued a Determination of Non-significance (DNS) on October 25, 2011, a copy of which is attached as exhibit B. To date, no appeals have been filed with the Town.

B) Comprehensive Plan

Section 7.3 – Utilities Concepts and Goals

Goal 3: "Facilitate the provision of utilities and ensure environmentally sensitive, safe and reliable service that is aesthetically compatible with the surrounding land uses and results in reasonable economic costs."

The Planning Commission finds that the materials submitted in Exhibit A have met, or conditions have been proposed in section IV of this report which will cause it to meet, the above stated requirements.

Goal 4: "Process permits and approvals for utility facilities in a fair and timely manner and in accord with development regulations, which encourage predictability."

The Planning Commission finds that the proposal is consistent with this goal. All relevant Town codes have been considered, and the permit is on schedule to be completed within the allotted time per RMC Title 19.

C) Ruston Municipal Code

RMC 25.01.040 – Residential (RES) Zoning Standards

RMC 25.01.040(c)(6) states that communications facilities require a conditional use permit.

The Planning Commission finds that the proposal is consistent with the above stated zoning code requirement as the applicant has submitted an application for a conditional use permit.

RMC 25.01.110(b)(1)(A-H) Conditional Use Permit Approval Criteria

A conditional use permit is a mechanism by which the Town may require specific conditions on development or the use of land to ensure that designated uses or activities are compatible with other uses in the same zone and in the vicinity of the subject property. If imposition of conditions will not make a specific proposal compatible, the proposal shall be denied. The Town Council may grant conditional use permits only if all applicable provisions of this code are fulfilled:

A) The proposed use will not be injurious to the neighborhood or otherwise result in substantial or undue adverse economic, aesthetic, or environmental effects on adjacent property.

The Planning Commission finds that the materials submitted in Exhibit A have met, or conditions have been proposed in section IV of this report which will cause it to meet, the above stated requirements.

B) The proposed use will not create a hazard for pedestrian or vehicular traffic. Traffic and circulation patterns of vehicles and pedestrians relating to the proposed use shall not be detrimental to the existing and proposed allowable uses in the zoning district. The traffic and circulation patterns shall assure safe movement in the surrounding area.

The proposed communication facility will not cause a traffic impact as it does not require employees to be present for normal daily operations. As such, The Planning Commission finds that the proposal will have no traffic impact and is therefore consistent with this requirement.

C) Adequate access will be available for emergency vehicles.

Since Ruston's code does not require emergency access for communication facilities The Planning Commission finds that the proposal is consistent with this requirement. Further, the Town's Fire Chief has recommended approval of the project as submitted.

D) Adequate off-street parking will be provided to prevent congestion of public streets.

Since Ruston's code does not require parking for communication facilities The Planning Commission finds that the proposal is consistent with this requirement.

E) The bulk and lot coverage of the proposed use shall be compatible with the surrounding property, or shall be conditioned so as to not impose an adverse impact upon the surrounding property.

The Planning Commission finds that the materials submitted in Exhibit A have met, or conditions have been proposed in section IV of this report which will cause it to meet, the above stated requirements.

F) Building and structure heights shall conform to the requirements of the surrounding zoning district. Bell towers, public utility antennas or similar structures may exceed the height requirements for the zoning district upon approval of a variance.

The Planning Commission finds that the materials submitted in Exhibit A have met, or conditions have been proposed in section IV of this report which will cause it to meet, the above stated requirements.

G) Potential noise, light and glare impacts relating to the proposed use shall not unduly impact nor detract from the surrounding properties in the zoning district. The Planning Commission and Council shall find that the potential noise, light and glare shall not deter from the surrounding properties in the zoning district.

The Planning Commission finds that the materials submitted in Exhibit A have met, or conditions have been proposed in section IV of this report which will cause it to meet, the above stated requirements. More specifically, since the facility design does not include any lighting or noise generating equipment, it is anticipated that the proposal will have no impact to noise, light or glare.

H) Hours of operation. The hours of operation shall not create intrusive impacts into the neighborhood.

The Planning Commission finds that this requirement is not applicable and has been satisfied as there are no hours of operation for communication facilities.

RMC 25.02 - Personal Wireless Telecommunications Facilities.
Please see below for an analysis of applicable portions of the personal wireless telecommunications facilities code.

RMC 25.02.060 – Site Selection Criteria
This section of code discusses the various requirements for choosing a site for proposed communication facilities.

The applicant has expressed that proximity to the train tunnel for communications with trains inside the tunnel is the purpose of the proposed facility. As such, locating the facility near enough to the tunnel, yet high enough for external communications resulted in the selection of the proposed site. It should be noted that this proposal replaces the previous proposal which was processed under Ruston permit number CUP 11-01. Since the approval of CUP 11-01, the applicant has been unsuccessful at obtaining access to the site. As such, the project has been relocated to the current proposal's location. With this reasoning in mind,

The Planning Commission finds that the site selection criteria specified in RMC 25.02.060 have been satisfied.

RMC 25.02.070 – Priority of Locations.

This section of code again discusses the various requirements for choosing a site for proposed communication facilities, this time prioritizing them by various criteria such as whether the site is publicly owned or not, or is part of the right-of-way. It also establishes a hierarchy of preferred zones, i.e. commercial, multifamily, and then residential as a last resort.

As discussed above, the applicant has expressed that proximity to the tunnel is critical to the success of this proposal, thus resulting in the proposed site selection. Since the proposed site is zoned Residential, the proposal requires a conditional use permit which was submitted and is the primary reason for this review. With that in mind, The Planning Commission finds that the priority of locations approval criteria has been satisfied.

RMC 25.02.090 – Co-location.

This section of code discusses Ruston's desire to minimize the proliferation of towers by requiring that various wireless utility providers share towers whenever feasible.

The Planning Commission finds that the proposal is consistent with the above stated code requirement as the applicant has stated that they are not opposed to considering requests for future co-location from other wireless utility providers.

RMC 25.02.100 – Design Criteria

(a) As provided above, new facilities shall be designed to accommodate co-location, unless the applicant demonstrates why such design is not feasible for economic, technical, or physical reasons.

As discussed above, The Planning Commission finds that this requirement has been satisfied.

(b) Facilities shall be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site.

This section of code contains requirements related to architectural and aesthetic considerations which include setbacks; view corridors; color; lights, signals and signs; equipment structures; federal standards and regulations; building codes; structural design; fencing; and antenna height.

The Planning Commission finds that the materials submitted in Exhibit A have met, or conditions have been proposed in section IV of this report which will cause it to meet, the above stated requirements. More

specifically, a number of conditions which are unique to this site cause the proposal to meet the intent of the requirements of RMC 25.02.100(b), which mainly include elimination of the tower from the proposal (as presented in CUP 11-01), mounting the smaller antenna on the face of the tunnel below the Winnifred Street Bridge, locating the equipment bungalow at the rear of the property adjacent to the alley, and preserving existing vegetation between the bungalow and Winnifred Street.

As stated above, The Planning Commission finds that this requirement has been satisfied, so long as the conditions described in section IV of this report are also met.

RMC 25.02.120 – Inspection Requirements

(a) Each year after a facility becomes operational, the facility operator shall conduct a safety inspection in accordance with the EIA and FCC standards and within 60 days of the inspection file a report with the Mayor. Submission of a copy of FCC required, and duly filed, safety inspection report, or the facility operator's maintenance reports for the prior 12 months in the event no FCC report is required for such year, shall satisfy the requirements of this section.

The Planning Commission finds that this requirement has been met as the applicant has agreed to provide annual inspection reports as required.

RMC 25.02.130 – Landscaping/Screening

(a) Landscaping. Landscaping, as described herein, shall be required to screen personal wireless service facilities as much as possible, to soften the appearance of the cell site. The Town may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If the antenna is mounted flush on an existing building, and other equipment is housed inside an existing structure, landscaping shall not be required.

(b) Screening. The visual impacts of a personal wireless service facility shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary structures. The following landscaping and buffering shall be required around the perimeter of the tower and accessory structures, except that the Town may waive the standards for those sides of the facility that are not in public view. Landscaping shall be installed on the outside of fences. Further, existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or as a supplement to landscaping requirements.

(1) A row of evergreen trees a minimum of six feet tall at planting, a maximum of six feet apart, shall be planted around the perimeter of the fence; and

(2) A continuous hedge at least 36 inches in height at planting capable of growing to at least 48 inches in height within 18 months shall be planted in front of the tree line referenced above.

As stated above, The Planning Commission finds that the combination of limited visibility due to flush mounting the antenna on the face of the tunnel and preservation of existing native vegetation provide adequate screening of this facility, so long as the conditions described in section IV of this report are also met. It should be noted that the finding that the requirements of RMC 25.02.130 have been met relies on the statement in RMC 25.02.130(a) which provides the Town with the authority to use a combination of existing vegetation, topography and decorative fences instead of landscaping, if they achieve the same degree of screening as the required landscaping.

IV. Recommendation

The Planning Commission recommends that the Council approve the requested conditional use permit subject to the following conditions:

A) The tree shown on the aerial photo site plan labeled "Proposed BNSF Railway Communication Facility" of exhibit A, which is located immediately east of the equipment bungalow location, (labeled as "keep tree for screening"), shall be preserved and utilized as part of the required landscaping and screening.

B) All proposed fencing shall include decorative green or brown slats inserted within the weave of the fencing in order to provide a solid screen around the entire wireless facility.

C) Expiration of approval. If the Town does not receive a complete building permit application to construct the proposed wireless facility within 24 months of granting this conditional use permit, the approval shall lapse and be of no further effect. The Mayor may extend the period of approval prior to the expiration date, if requested by the property owner.

V. Public Notice

Public notice was provided 14 days prior to the public hearing date of November 17, 2011, as required by RMC Title 19.

November 21, 2011

Kevin Moser,
Planning Commission Chairman

The following documents pertinent to your review are either attached or available for review in the Town file:

Application Materials (Exhibit A)

SEPA Determination (Exhibit B)