

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: July 5, 2011

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: CSP20110004

PROPOSAL: A lease on city land for a proposed telecommunications tower associated with Conditional Use permit # USE20110013.

GENERAL INFORMATION

Applicant: City and Borough of Juneau

Property Owner: City and Borough of Juneau

Property Address: N/A

Legal Description: Lot 1 USS 5504

Parcel Code No.: 6-D10-1-100-002-0

Site Size: 931.34 acres

Zoning: Rural Reserve

Utilities: None

Access: Driveway via Fish Creek Road

Existing Land Use: Vacant

Surrounding Land Use: North - RR; Vacant City Land
South - RR; Vacant US Forestry Land
East - RR; Vacant City Land
West - RR; Vacant City Land



ATTACHMENTS

Attachment A - Vicinity Map
Attachment B - Project Plans
Attachment C - Photographs

BACKGROUND

Atlas Towers LLC has applied for a Conditional Use permit (permit # USE2011-0013) to construct a 175-foot tall telecommunication tower on city land to provide additional cell phone coverage to North Douglas and the Juneau International Airport (JIA). Since this development is proposed on city land a new city lease will be prepared. The site is accessed by an existing dirt road off of Fish Creek Road.

ANALYSIS

The applicant requests a 50 foot x 50 foot lease on city land near Fish Creek Road for a new telecommunication site. See attachments "A" through "C". According to the Land Use Code section 49.10.170 (C) *City and borough land acquisitions, disposals and projects*: The commission [Planning Commission] shall review and make recommendations to the Assembly on land acquisitions and disposals as prescribed by title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.

The new city lease requires a review of a city consistency permit to ensure the proposed project is consistent with adopted plans. This memorandum acts as the city consistency permit.

CONFORMITY WITH ADOPTED PLANS

2008 Comprehensive Plan

The 2008 Comprehensive Plan specifically identifies the area flanking Fish Creek Road from North Douglas Highway to Eaglecrest Ski Area as a "Scenic Corridor" with a ¼ mile (1,320 feet) development setback from Fish Creek Road, with the exception of utilities. This plan does not define "utilities"; therefore, if the project is deemed a form of utility it would meet the exception.

Title 49, Land Use Code

Title 49, Land Use Code defines "utilities" as "...all structures involved in the generation,

transmission or distribution of electricity, gas, steam, water or sewage.” A telecommunication antenna distributes data via electromagnetic radio waves through the air to various receiving devices such as a radio, television, or cellular phone. Therefore, this project is a type of utility, and is permitted in the scenic corridor.

49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS

The proposed lease area will not affect any mapped sensitive environments. Attachment “C” indicates an area of low-growing vegetation surrounded by trees. The telecommunication structure would be constructed in this specific area to minimize views from Fish Creek Road and reduce tree removal.

ALASKA COASTAL MANAGEMENT PROGRAM (ACMP)

Not applicable. This project does not require a state-coordinated ACMP review.

FINDINGS

Staff finds that the project is consistent with adopted plans. As stated earlier, the telecommunication structures have been reviewed through a Conditional Use permit under memorandum USE20110013 to ensure all other Land Use regulations are met.

RECOMMENDATION

It is recommended the Planning Commission adopt the Director’s analysis and findings and recommend the approval of this City Consistency Review permit to the Assembly.



*FISH CREEK RD VICINITY
USE2011-13*

0 250 500 1,000
Feet



aerial photo taken June 2006

Map created: 6/30/2011

ATTACHMENT A

Zoning Narrative – North Douglas Island, City and Borough of Juneau

City and Borough of Juneau
Community Development Department
155 South Seward Street
Juneau, AK 99801

RE: Letter of Intent, Conditional Use Permit – Tower Build *Proposed 175' Monopole*

To Whom It May Concern:

We respectfully request approval for a 175' telecommunications tower build on a parcel zoned RR, located on North Douglas Island.

Land Owner

City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Site Details

Site Address: Unassigned

Parcel Number: 6D1011000020

Lease Area: 2,000 sq. ft.

Tower Design: 4-Carrier

Zoning: Rural Reserve

Applicant

Atlas Tower, LLC
283 Columbine St., #33
Denver, CO 80206



PROPOSAL SUMMARY

The purpose of this request is to build a 175' telecommunications tower housed within a 2,000 sq. ft. wireless facility. The communications facility will provide critical wireless coverage to North Douglas Island; a region with growing business and residential areas lacking consistent quality voice and data services. The need for these services in this area can be likened to the need for public utilities.

This tower and facility will be used for structural support of 4 wireless providers. Each provider will utilize low profile antennas and on-the-ground base station equipment. Please see the accompanying site plan and drawings for further detail.

ZONING & COMMUNITY COMPLIANCE

Zoning District

The proposed lease parcel currently has a RR, rural reserve, zoning designation. Communications towers require a Conditional Use Permit in this zone at any height that exceeds 50 feet.

Comprehensive Plan

This site is consistent with the intent of the long-range comprehensive plan for North Douglas Island. The site, once developed, will provide critical local and regional network coverage and meet both the nearby and regional community telecommunication needs as well as facilitate increased economic activity.

Land Use

Our proposed use is in harmony with the zone district as it is managed for future community growth, and a tower in this district is necessary to provide wireless services for both business and residential needs.

Facility & Traffic

The communications facility will be unmanned and only occasionally visited by maintenance personnel. Therefore, it does not require public facilities or services greater than presently available. Given the limited visits to the facility, approximately 1 per month, there is no distinguishable impact on infrastructure.

Noise, Safety, and Public Health

Our proposed uses will not cause any measurable increase in noise levels in the surrounding area, any detriment to the health, safety, and general welfare of the persons residing or working in the vicinity, and will not create any reasonable public health concerns.

Federal Aviation Administration

The communications facility will have and maintain all applicable FAA 7460-1 Obstruction Approvals.

CONCLUSION

Atlas Tower, LLC is respectfully requesting approval to develop a 175' telecommunications tower located on a parcel in a zone where our primary proposed use is in accordance with the current land use. In addition, our use will improve wireless coverage and safety services on North Douglas Island. Thank you for accepting and processing our request.

Kind Regards,

Tierney Rowe
Atlas Tower, LLC

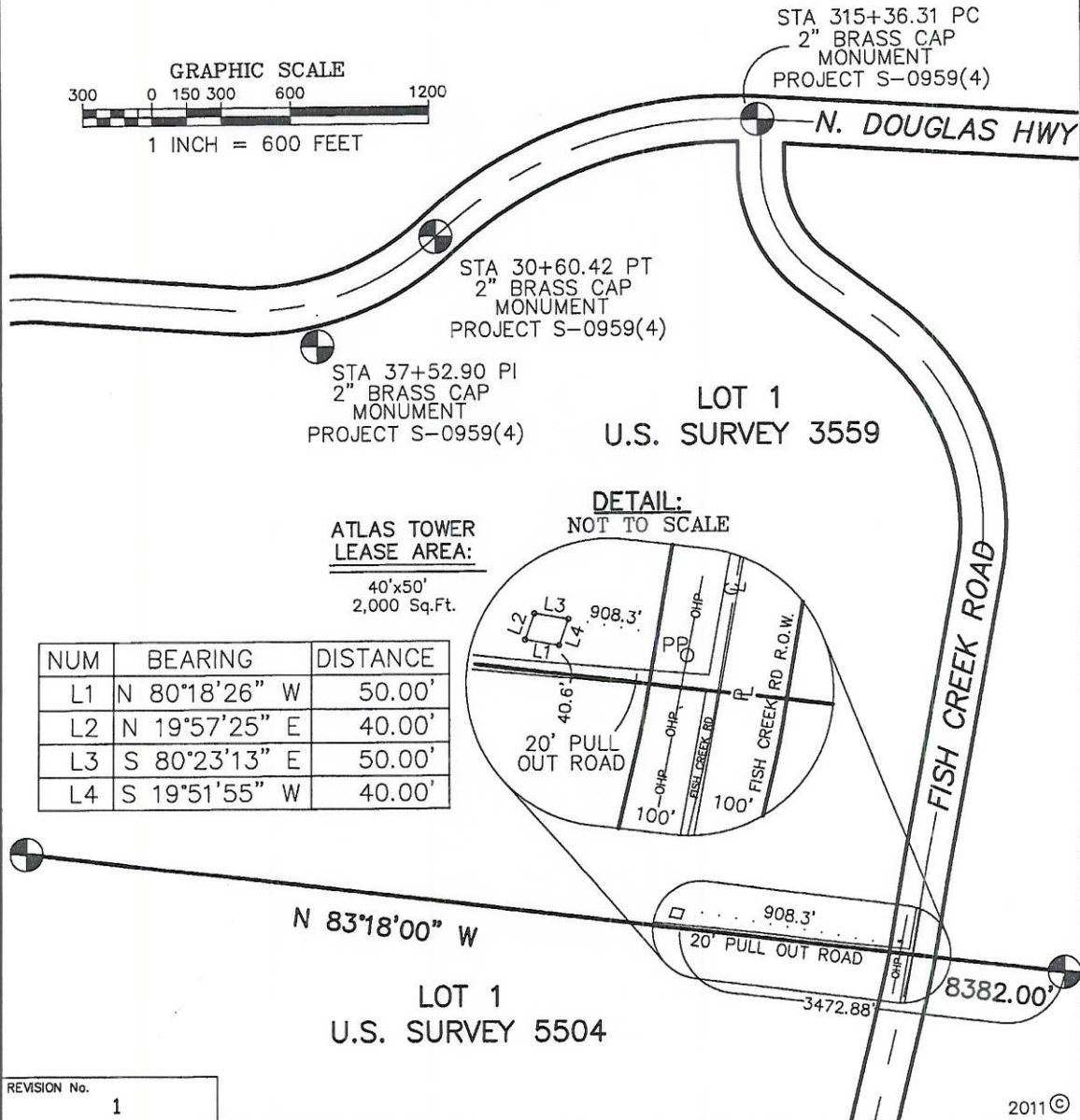
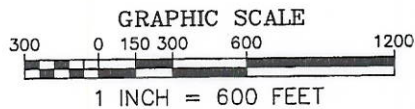
LEGEND:

MEASURED DATA
RECORD DATA
SET 5/8" REBAR
W/PC "ACUTEK"

12.5'
N 90°00'00" W

**NOTES:**

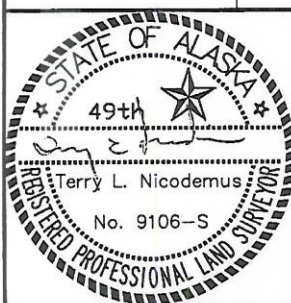
1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORD, UNLESS NOTED OTHERWISE.
2. NO TITLE REPORT WAS PROVIDED FOR THIS PROJECT
3. LEASE AREA CENTER: LAT. N 58°19'50" , LONG. W 134°33'55" (NAD83)
ELEVATION 167.7 FEET (NAVD88)



REVISION No.

1

2011 ©



LOT No.	1	PROJECT TITLE:		NORTH DOUGLAS
SUBDIVISION: U.S.S. 3559				
SECTION	N/A	TOWNSHIP	N/A	RANGE N/A
			COPPER	MERIDIAN
PLAT No.	N/A			
JUNEAU		RECORDING DISTRICT		
SITE ADDRESS: FISH CREEK ROAD NORTH DOUGLAS ISLAND				

DATE:	JOB NUMBER:	F.B. NUMBER:
4/3/11	11-08.09	10-01 60
SCALE:	DRAWN:	CHECKED:
1" = 600'	TAN	TLN

SITE PLAN

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAN IS THE ALASKA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (AKSPCS NAD 83).
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

NOTES:

PROPOSED 50'x40' LEASE AREA
BY ATLAS TOWER LLC - SEE
ENLARGED COMPOUND PLAN ON
A-2

PROPOSED 175'-0" MONOPOLE BY
ATLAS TOWER LLC - SEE A-3
FOR EXTERIOR ELEVATION

PROPOSED 12' WIDE
GRAVEL ROAD

20' PULL OUT ROAD

PROPERTY LINE N 83D18'00" W

PROPERTY LINE

HEAVILY TREED AREA

EXISTING POWER POLE

FISH CREEK ROAD

PROPERTY LINE

HEAVILY TREED AREA

SITE PLAN

SCALE: 1" = 600'-0"



PROJECT INFORMATION

AK023
SKI N DOUGLAS

UNASSIGNED - OFF FISH CREEK RD
JUNEAU, AK

PLANS PREPARED FOR

ATLAS TOWER

283 COLUMBINE ST. 33
DENVER, CO 80206
OFFICE: 866-609-9596

Select Site Acquisition,
LLC

P.O. Box 1292, Maple Valley, WA 98038
Office: 206-790-4655



5	05-03-11	TOWER HEIGHT REVS
4	05-01-11	CD PRELIM
3	05-27-11	ZD REVS
2	05-26-11	ZD REVS
1	05-25-11	ZD REVS
0	05-19-11	PRELIMINARY ZD
REV DATE:	ISSUED FOR:	

DRAWN BY: DHD
CHECKED BY: DHD

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

PROJECT INFORMATION

AK023

SKI IN DOUGLAS

UNASSIGNED - OFF FISH CREEK RD
JULIEAU, AK

PLANS PREPARED FOR:

ATLAS TOWER

283 COLUMBINE ST. 33
DENVER, CO 80206
OFFICE: 866-609-9596

Select Site Acquisition,
LLC

P.O. Box 1292, Maple Valley, WA 98038
Office: 206-298-4655

STATE OF ALASKA

49TH

REGISTERED PROFESSIONAL SURVEYOR

DAVID H DEAN

April 30, 2012

No. 11332

5	16-03-11	TOWER HEIGHT REVS
4	16-01-11	CD PRELIM
3	15-27-11	ZD REVS
2	15-26-11	ZD REVS
1	15-25-11	ZD REVS
0	15-19-11	PRELIMINARY ZD
REV DATE	ISSUED FOR:	

DRAWN BY: DHD

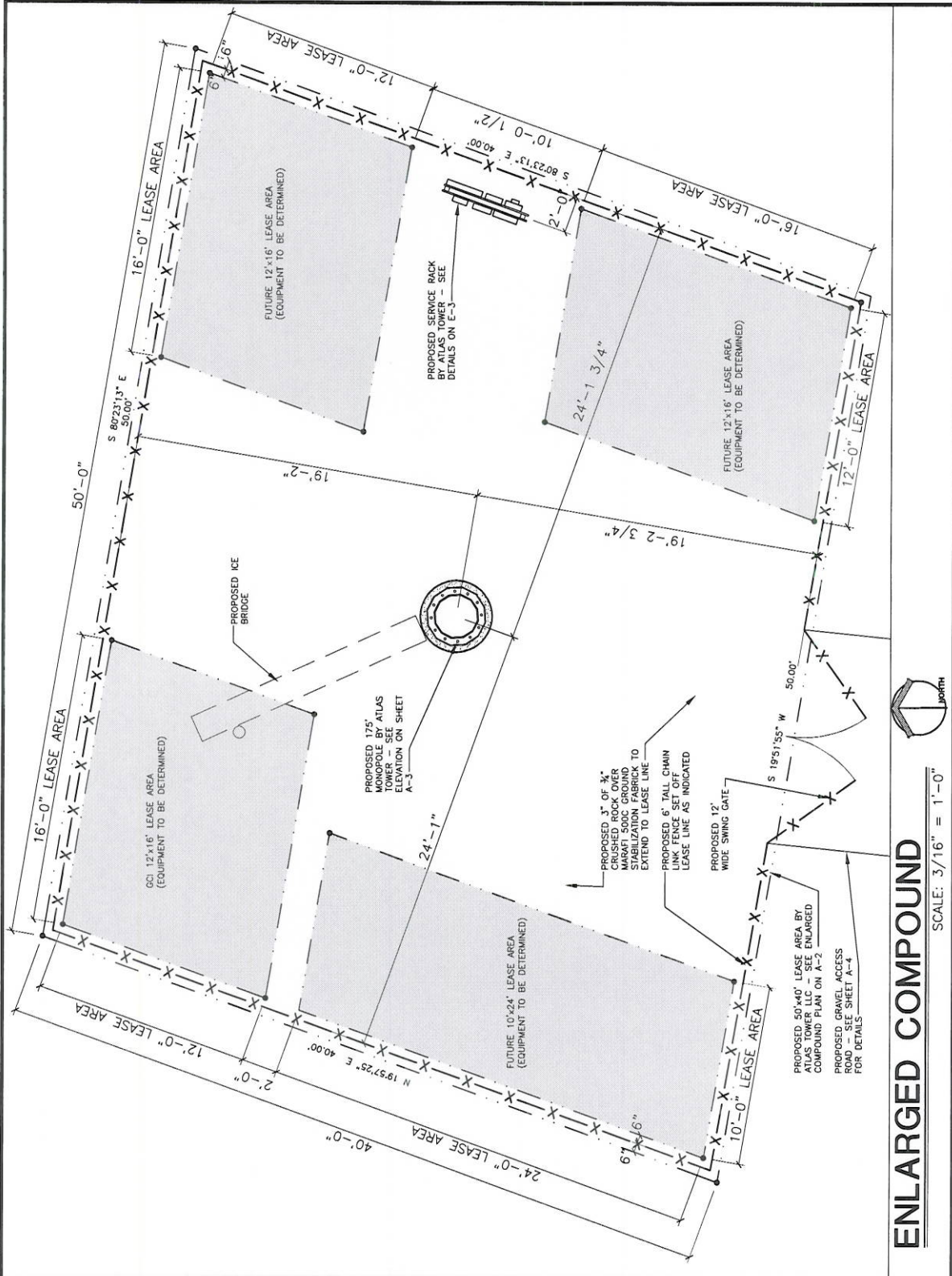
CHECKED BY: DHD

SHEET TITLE:

ENLARGED COMPOUND

SHEET NUMBER:

A-2



PROJECT INFORMATION

AK023

SKI IN DOUGLAS

UNASSIGNED - OFF RISH CREEK RD
JUNEAU, AK

PLANS PREPARED FOR:

ATLAS TOWER

283 COLUMBINE ST., 33
DENVER, CO 80206
OFFICE: 866-609-9596

Select Site Acquisition,
LLC

P.O. Box 1292, Maple Valley, WA 98038
Office: 206-798-4655

STATE OF ALASKA

49 TH

DAVID HIDEAN

April 30, 2012

REGISTERED PROFESSIONAL

No. 11332

5 06-03-11 TOWER HEIGHT REVS

4 06-01-11 CD PRELIM

3 05-21-11 ZD REVS

2 05-26-11 ZD REVS

1 05-25-11 ZD REVS

0 05-19-11 PRELIMINARY ZD

REV DATE: ISSUED FOR

DRAWN BY: DHD

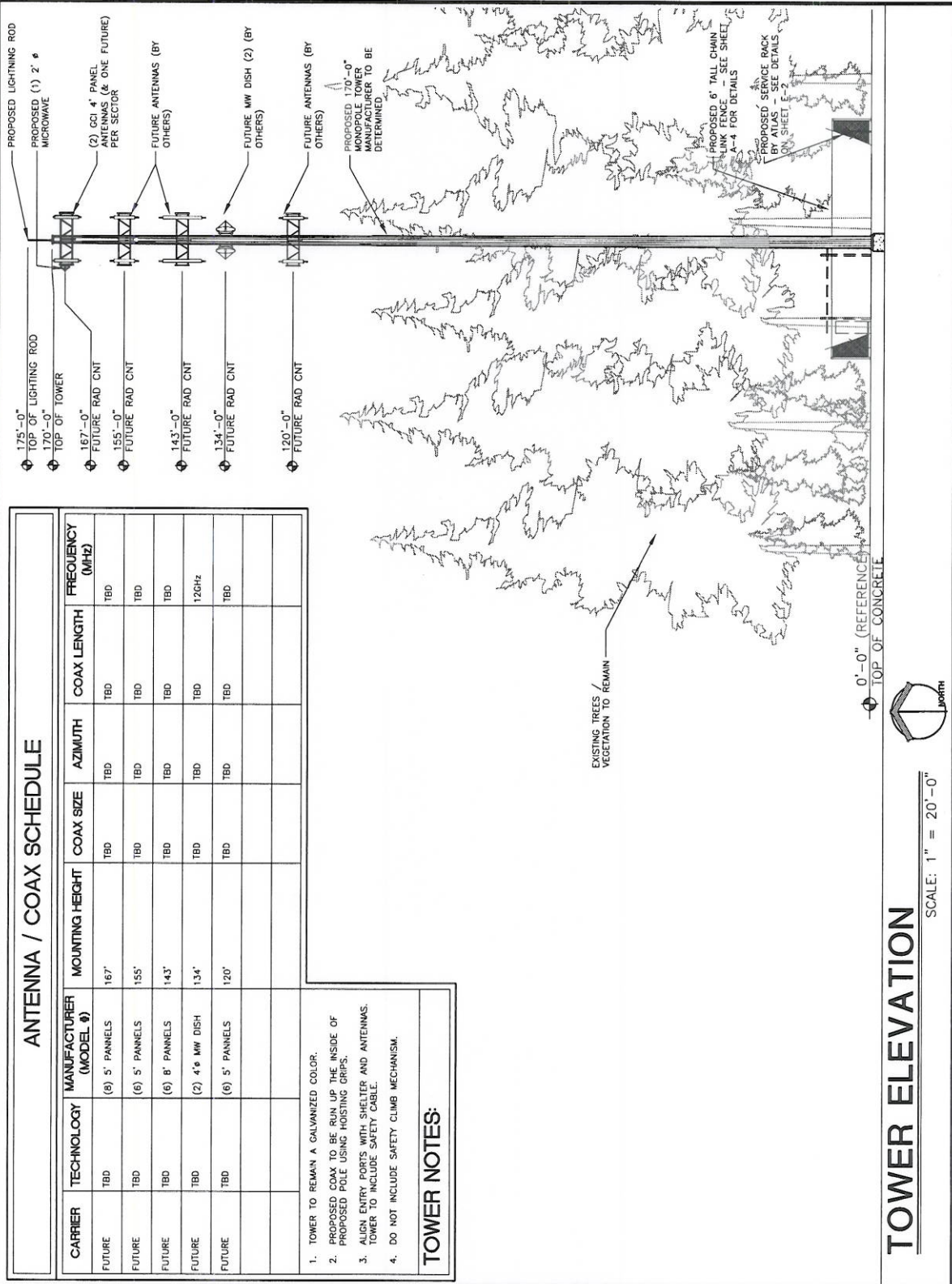
CHECKED BY: DHD

SHEET TITLE:

EXTERIOR
ELEVATION

SHEET NUMBER:

A-3



GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS TOWER, LLC, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF ALASKA.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA-617-A-222-G, 2005, FOR A 90 MPH, 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2006 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION, AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES PRIOR TO SCALE CONTRACT DRAWINGS. IN LIEU OF FIELD VERIFICATIONS, ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REMARK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN IT'S PRESENT STATE. AFTER REMARKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROFFERED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REMOVED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 3RD EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. STRUCTURAL STEEL, ASTM DESIGNATION A36.
 - B. ALL BOLTS, ASTM A325, TYPE 1 GALVANIZED HIGH STRENGTH BOLTS.
 - C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
 - D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 3RD EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED. AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM, A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTE; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY AND ANCHOR BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT. THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.

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JUNEAU, AK

PLANS PREPARED FOR

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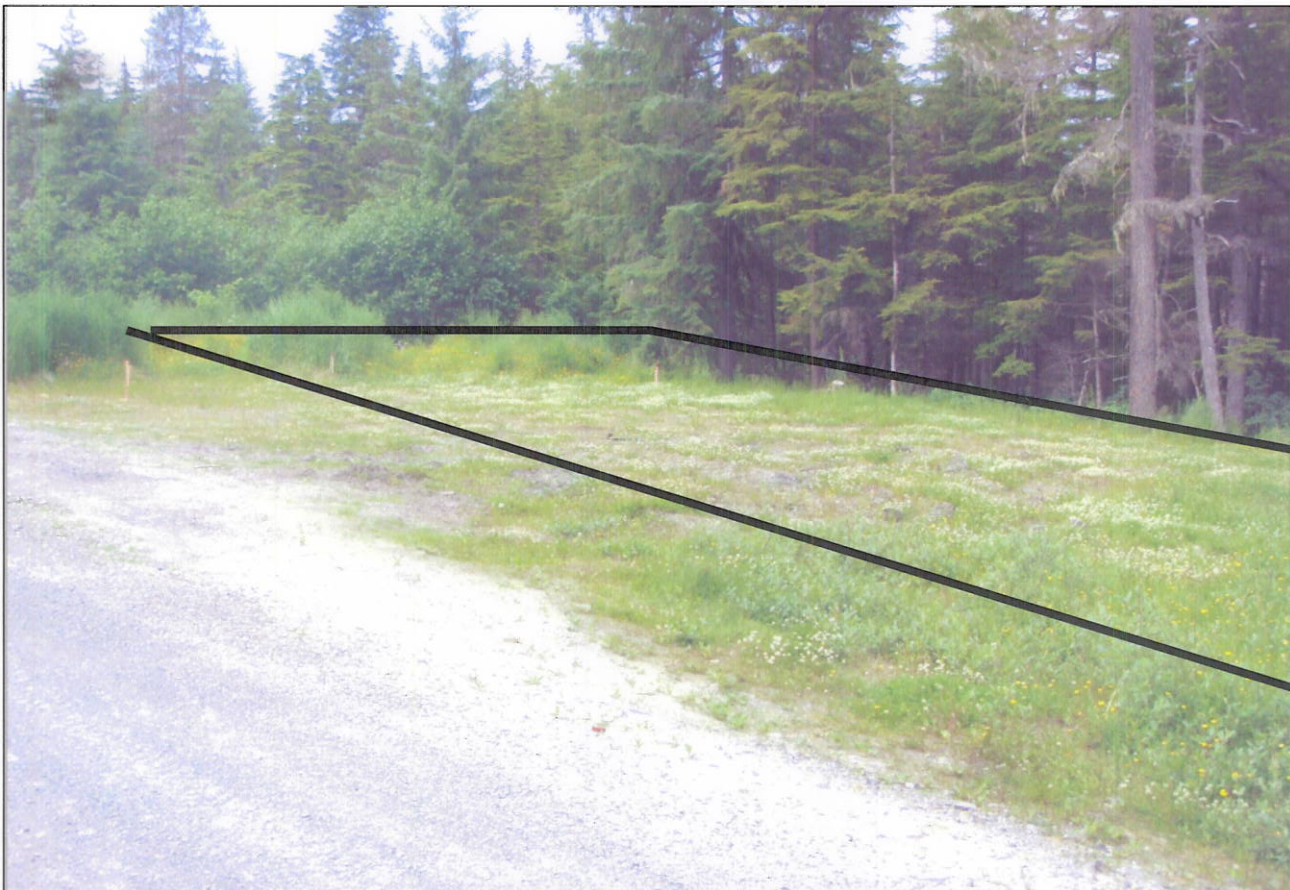
GENERAL NOTES

SHEET NUMBER:

G-1



Picture above taken by CDD Staff on 6/27/11 shows the view from Fish Creek Road looking down the dirt road. Arrow indicates entrance to site. Picture below shows the area of construction in black lines surrounded by trees.



ATTACHMENT C