


# MEMORANDUM

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

**DATE:** July 6, 2011

**TO:** Planning Commission

**FROM:** Eric Feldt, Planner II, CFM  
Community Development Department 

**FILE NO.:** USE2011-0013

**PROPOSAL:** A 175-foot tall telecommunications tower off of Fish Creek Road on Douglas Island.

## GENERAL INFORMATION

Applicant: Atlas Tower, LLC

Property Owner: City & Borough of Juneau

Property Address: Unassigned

Legal Description: Lot 1 USS 5504

Parcel Code Number: 6-D10-1-100-002-0

Site Size: 931.34 acres

Zoning: Rural Reserve (RR)

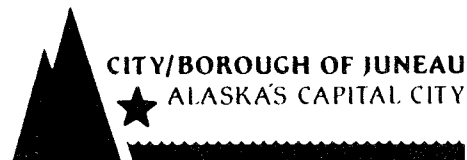
Utilities: None

Access: Fish Creek Road

Existing Land Use: Vacant; Old City Quarry

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
Attachment	D	Photo Simulation

### **PROJECT DESCRIPTION**

The applicant requests a Conditional Use permit to construct a 175-foot tall telecommunication tower near Fish Creek Road to provide additional cell phone coverage to North Douglas and the Juneau International Airport (JIA).

The proposed tower would be constructed on City land that requires a lease. This lease requires a City consistency permit, which can be read under memorandum CSP2011-0004.

### **BACKGROUND**

The subject site is along a secured dirt road off of Fish Creek Road. A variety of vegetation covers the property. Recent pictures of the site can be seen in Attachment C.

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 as measured from both sides of Fish Creek Road. Utilities are exempt from this setback. This plan does not specifically define 'utilities'.

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.

### **ANALYSIS**

#### **Project Site**

The site or lease area is 50 feet x 50 feet in dimension and located approximately 900 feet away from Fish Creek Road. This is within the scenic corridor. Attachment A depicts a photographic aerial view of the site in relation to Fish Creek Road. All development will be within the lease area. This area is on a clearing surrounded by trees and vegetation. The existing driveway connecting to Fish Creek Road will be used to access the site.

This site was chosen by the applicant because of access, remoteness, and existing site conditions. According to the City Lands & Resources Department, the city quarry located at the end of the dirt road is not available for redevelopment at this time.

### **Project Design**

The proposed tower is a monopole structure reaching 175 feet in height. At this height the tower will be above the adjacent tree line. This tower will be built to accommodate additional antennae and infrastructure. Attachment B shows a site plan and profile view of the structure. This tower will not be illuminated. A new small utility service structure will provide power to the tower. The tower will be located near trees that will help buffer some views from Fish Creek Road, as can be seen in a photo simulation in attachment D.

Though the site will be unmanned, a six-foot tall chain link fence will be installed at the perimeter for security. A new gravel driveway will be created to access the site from the existing dirt road. Infrequent visits to the site for maintenance will be necessary throughout the year.

### **Traffic**

Infrequent visits for maintenance will produce a negligible increase in traffic on Fish Creek Road. Overall, the existing traffic volume will not be affected with this project.

### **Parking and Circulation**

There is sufficient area for parking and circulation on the site for the infrequent maintenance visits.

### **Noise**

The cooling system in the electrical cabinets for the telecommunication tower will generate a low sound that is not expected to be heard from Fish Creek Road or nearby property.

### **Public Health or Safety**

The 175-foot tall tower will be reviewed through the Building permit and must meet all Building codes. The existing security gate at the entrance of the dirt road will deter vehicles from accessing the site. The new security fence around the site will prevent access into the site.

Antenna array generates electromagnetic radio waves that contain levels of radiation. Radiation emissions from these structures are capped at a maximum level by the Federal Communication Committee (FCC). According to the 1996 Telecommunications Act, municipalities have permitting authority under enacted zoning standards but may not regulate the location or deny a personal wireless facility based on environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's (FCC) regulations of emissions.<sup>1</sup> Though the FCC establishes maximum emission levels that municipalities cannot change, municipalities can require proof of compliance to ensure levels are not exceeded. To ensure the project complies with FCC emission levels, staff recommends a condition requiring the applicant to submit a letter from a Professional Engineer showing compliance with FCC emission levels regulations.

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<sup>1</sup> Section 704 (a)(7)(B)(iv) of the Telecommunications Act of 1996 of the US Federal Communications Commission. For further details of this act click on the following internet link: <http://transition.fcc.gov/telecom.html>

### **Property Value or Neighborhood Harmony**

This site is located more than 900 feet from Fish Creek Road and is not near any residences. Though the tower will be above the tree canopy, it will be difficult to see from Fish Creek Road. Attachment 'D' provides a good depiction of the tower from Fish Creek Road. Areas around the Juneau International Airport may be able to see the tower with assisted visual devices such as binoculars. Overall staff does not find this project negatively affecting property value or neighborhood harmony.

### **Conformity With Adopted Plans**

The 2008 Comprehensive Plan specifically prohibits all development except for utilities in the ¼ mile scenic corridor along Fish Creek Road. The proposal is a telecommunication utility, and therefore, is exempt from the ¼ mile setback.

As stated earlier, the tower will be difficult to see. The existing trees near the lease area should be preserved to the greatest extent to maintain an effective buffer. Staff recommends a condition requiring the applicant to locate the lease area in a way to minimize the removal of any substantial vegetation. This would be accomplished by staking the disturbance area in cooperation with Community Development Department staff.

### **49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS**

Since there are no wetlands or other mapped environmental features affected by this development, this section of Title 49 does not apply.

### **ALASKA COASTAL MANAGEMENT PROGRAM (ACMP)**

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

### **FINDINGS**

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;  
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon

its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

***1. Is the application for the requested conditional use permit complete?***

**Yes.** We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

***2. Is the proposed use appropriate according to the Table of Permissible Uses?***

**Yes.** The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 18.300 for the Rural Reserve zoning district.

***3. Will the proposed development comply with the other requirements of this chapter?***

**Yes.** The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the Friday July 1<sup>st</sup> and 8<sup>th</sup> issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

***4. Will the proposed development materially endanger the public health or safety?***

**No.** The proposed telecommunication site is not near any residences. If approved, the tower must comply with all Building codes, as reviewed through the Building permitting process. The site will be secured by a 6-foot tall chain-link fence. Access to the site from the existing dirt road is also secured. Therefore, this criterion is met.

***5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

**No.** This site is not near any residential property. Views of the tower from Fish Creek Road will be minimal. Therefore, this criterion is met.

***6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

**Yes.** The only permissible use in the designated scenic corridor, as mapped in the 2008 Comprehensive Plan, is a utility. A telecommunication tower is a type of utility and, therefore, is consistent with the plan. Telecommunication towers over 50 feet in height are a permissible use in the Rural Reserve district with an approved Conditional Use permit. Therefore, this criterion is met.

***7. Will the proposed development comply with the Alaska Coastal Management Program?***

**Not Applicable.** This proposal does not warrant an ACMP review.

**RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a 175-foot tall telecommunication tower and accessory electrical equipment with the following conditions:

1. Prior to the issuance of a Building permit, the applicant shall submit a letter to the Community Development Dept. from a Professional Engineer (PE) indicating the structure will comply with the FCC's radiation emission level.
2. Prior to the issuance of a Building permit, the applicant shall stake the limits of the disturbance area, minimize removal of any substantial vegetation, as verified by the Community Development Dept.

# DEVELOPMENT PERMIT APPLICATION

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <u>6/7/11</u>
Project Name (City Staff to Assign Name)		

<b>PROJECT / APPLICANT</b>	<b>Project Description</b> A proposed 175 telecommunications tower with accompanying 2,000 square foot facility. This tower and facility will be used for structural support of up to four wireless providers.		
	<b>PROPERTY LOCATION</b>		
	Street Address Unassigned	City/Zip	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 550111		
	Assessor's Parcel Number(s) 601011000020		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name City and Borough of Juneau	Contact Person: Heather Marlow	Work Phone: (907)586 5252
	Mailing Address 155 S. Seward Street, Juneau, AK 99801	Home Phone:	Fax Number:
	E-mail Address Heather_Marlow@ci.juneau.ak.us	Other Contact Phone Number(s):	
	<b>LANDOWNER/ LESSEE CONSENT</b> ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
I am (we are) the owner(s) for lessee(s) of the property subject to this application and I (we) consent, as follows: <div style="display: flex; justify-content: space-between;"> <div style="width: 10%;"> <p>A Yes</p> <p>B I will grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p> </div> <div style="width: 80%;"> <p>X <u>Heather Marlow</u> Landowner/Lessee Signature</p> <p>X _____ Landowner/Lessee Signature</p> </div> <div style="width: 10%;"> <p>Date <u>6/6/11</u></p> <p>Date _____</p> </div> </div>			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Atlas Tower, LLC	Contact Person: Tierney Rowe	Work Phone: (801)597 4516	
Mailing Address 283 Columbine Street, #33, Denver, CO 80206	Home Phone:	Fax Number: (720)294 1344	
E-mail Address rowe@atlastowers.com	Other Contact Phone Number(s):		
X <u>Tierney Rowe</u> Applicant's Signature	Date of Application <u>6/6/11</u>		

<b>STAFF APPROVALS</b>	<b>OFFICE USE ONLY BELOW THIS LINE</b>		
	<input checked="" type="checkbox"/> <b>Permit Type</b>	<b>***SIGN***</b>	<b>Date Received</b>
	Building/Grading Permit		
	City/State Project Review and City Land Action		
	Inquiry Case (Fee in Lieu, Letter of ZC, Use Not Listed)		
	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	Sign Approval (If more than one, fill in all applicable permit #s)		
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	X Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	X	6/7/11
	Variance Case (De Minimis and all other Variance case types)		
	Wetlands Permits		
	Zone Change Application		
	Other (Describe)		
	***Public Notice Sign Form filled out and in the file.		
	Comments: <u>The Lands Office is negotiating for a lease of this site to Atlas Tower, LLC</u>		Permit Intake Initials <u>JR</u>

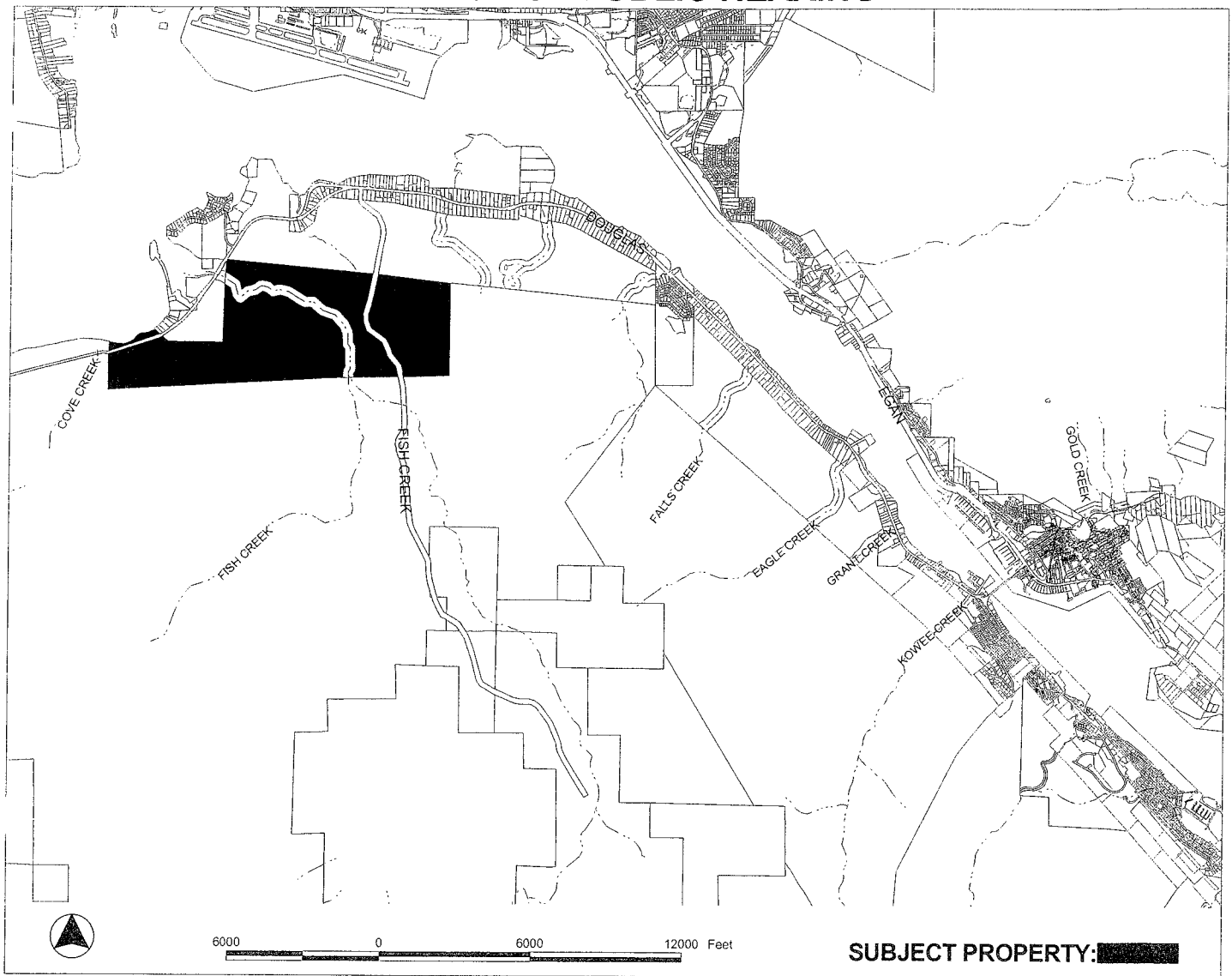
TO BE COMPLETED BY THE APPLICANT

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# NOTICE OF PUBLIC HEARING



**PROPOSAL:** Proposed 175' telecomm. tower; associated with City review permit # CSP2011 0004.

<b>FILE NO:</b>	USE20110013 & CSP20110004	<b>APPLICANT:</b>	ATLAS TOWER LLC
<b>TO:</b>	Adjacent Property Owners	<b>Property PCN:</b>	6D1011000020
<b>HEARING DATE:</b>	Jul 12, 2011	<b>Owner(s):</b>	CITY AND BOROUGH OF JUNEAU & □
<b>HEARING TIME:</b>	7:00 PM	<b>Size:</b>	931 acres
<b>PLACE:</b>	<b>ASSEMBLY CHAMBERS</b> Municipal Building 155 South Seward St Juneau, Alaska 99801	<b>Zoned:</b>	Rural Reserve
		<b>Site Address:</b>	N DOUGLAS HWY
		<b>Accessed via:</b>	N DOUGLAS HWY

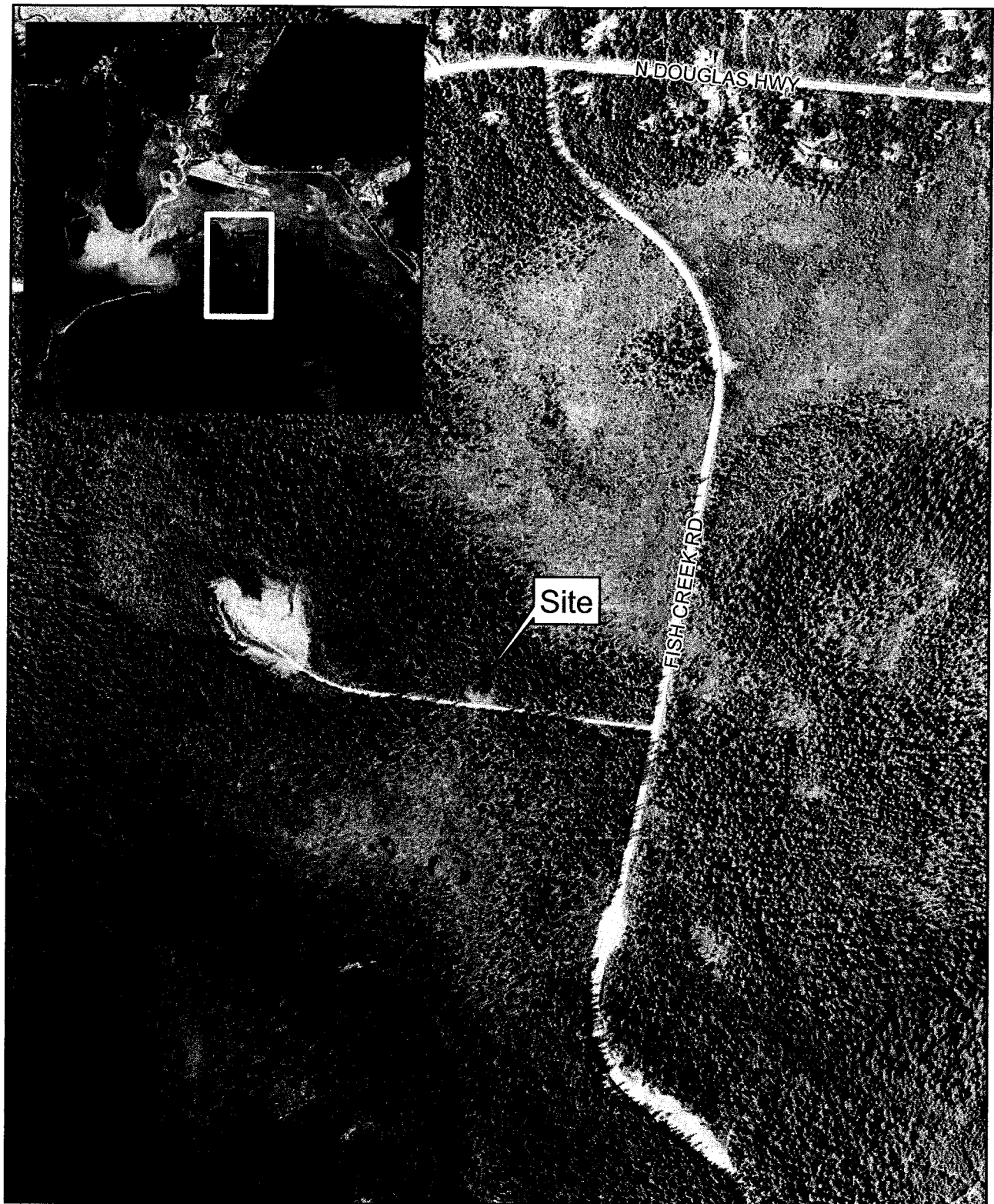
## PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact ERIC FELDT at 586-0764 or email: [ERIC\\_FELDT@CI.JUNEAU.AK.US](mailto:ERIC_FELDT@CI.JUNEAU.AK.US)

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Date notice was printed: June 29, 2011



*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

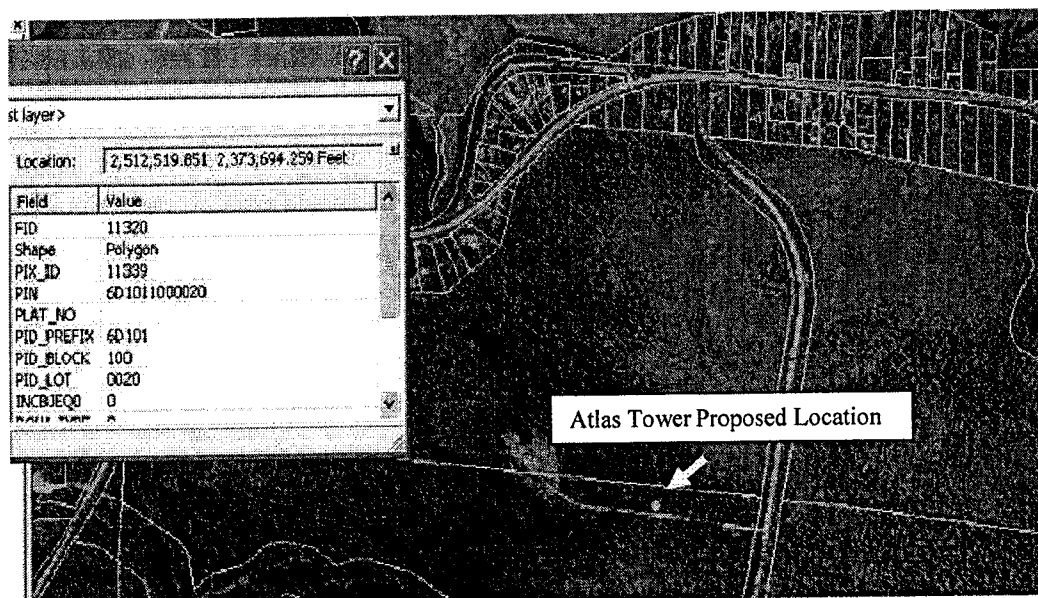
Lease Area: 2,000 sq. ft.

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

## 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/EIA-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 ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT 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 REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN IT PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED 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 I 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 PASTED; 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.

### PROJECT INFORMATION

**AK023**  
**SKI N DOUGLAS**

UNASSIGNED - OFF FISH CREEK RD  
JUNEAU, AK

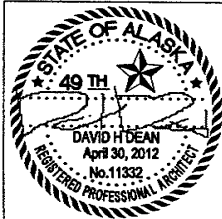
### PLANS PREPARED FOR:

**ATLAS TOWER**

283 COLUMBINE ST. 33  
DENVER, CO 80206  
OFFICE: 888-609-9596

### Select Site Acquisition, LLC

P.O. Box 1252, Maple Valley, WA 98038  
Office 206-799-4655



5	06-03-14	TOWER HEIGHT REVS
4	06-01-11	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:

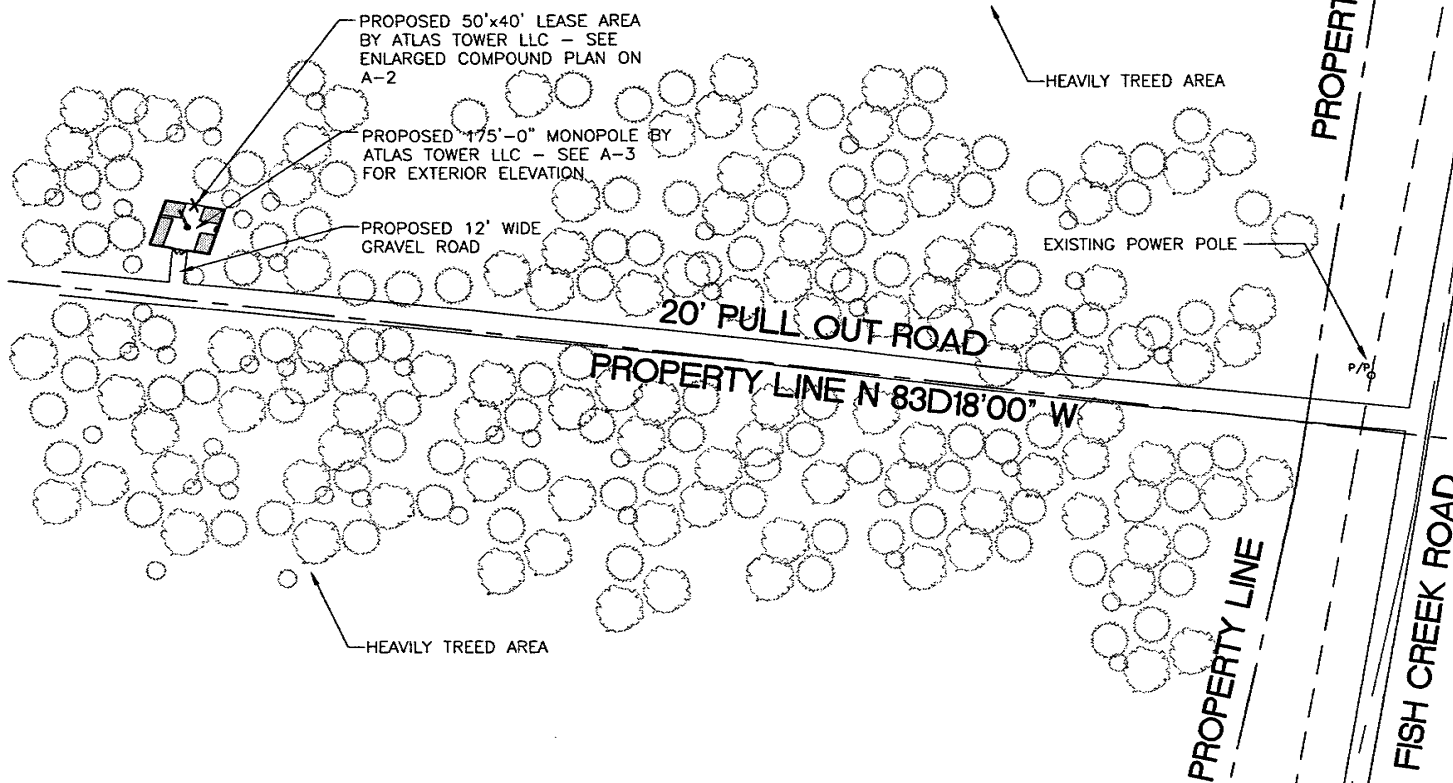
**GENERAL NOTES**

### SHEET NUMBER:

**G-1**

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE ALASKA STATE PLANE COORDINATE SYSTEM, NORTHAMERICAN 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:



## SITE PLAN

SCALE: 1" = 600'-0"



### PROJECT INFORMATION:

**AK023**  
**SKI N DOUGLAS**

UNASSIGNED - OFF FISH CREEK RD  
JUNEAU, AK

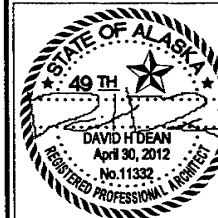
### PLANS PREPARED FOR:

**ATLAS TOWER**

283 COLUMBINE ST. 33  
DENVER, CO 80206  
OFFICE: 888-609-9598

### Select Site Acquisition, LLC

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



5	08-03-11	TOWER HEIGHT REVS
4	06-01-11	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**



A-2

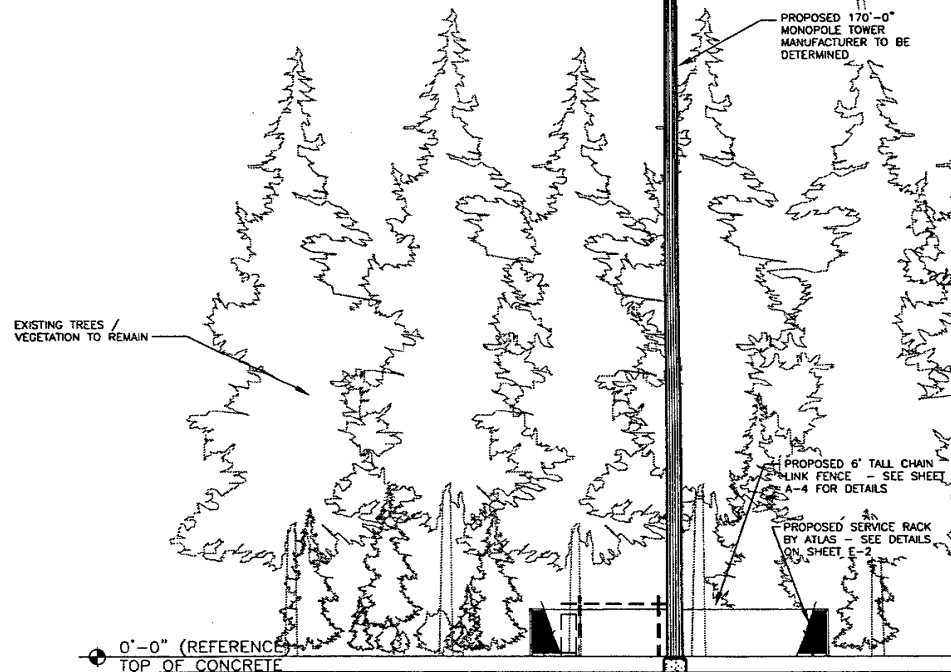
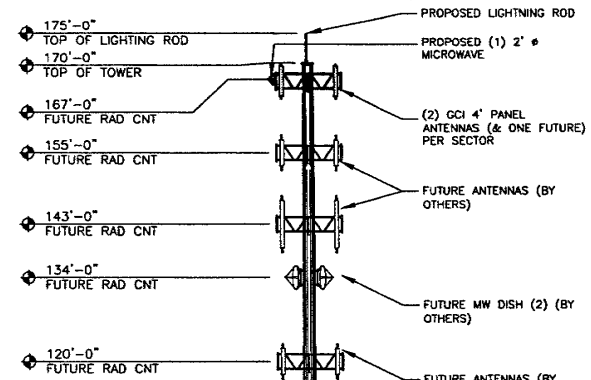


# ANTENNA / COAX SCHEDULE

CARRIER	TECHNOLOGY	MANUFACTURER (MODEL #)	MOUNTING HEIGHT	COAX SIZE	AZIMUTH	COAX LENGTH	FREQUENCY (MHz)
FUTURE	TBD	(8) 5' PANNELS	167'	TBD	TBD	TBD	TBD
FUTURE	TBD	(6) 5' PANNELS	155'	TBD	TBD	TBD	TBD
FUTURE	TBD	(6) 8' PANNELS	143'	TBD	TBD	TBD	TBD
FUTURE	TBD	(2) 4' MW DISH	134'	TBD	TBD	TBD	12GHz
FUTURE	TBD	(6) 5' PANNELS	120'	TBD	TBD	TBD	TBD

1. TOWER TO REMAIN A GALVANIZED COLOR.
2. PROPOSED COAX TO BE RUN UP THE INSIDE OF PROPOSED POLE USING HOISTING GRIPS.
3. ALIGN ENTRY PORTS WITH SHELTER AND ANTENNAS. TOWER TO INCLUDE SAFETY CABLE.
4. DO NOT INCLUDE SAFETY CLIMB MECHANISM.

## TOWER NOTES:



## TOWER ELEVATION

SCALE: 1" = 20'-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: 888-609-9596

Select Site Acquisition,  
**LLC**  
P.O. Box 1292, Maple Valley, WA 98038  
Office 206-790-4655



5	06-03-11	TOWER HEIGHT REVS
4	06-01-11	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:  
**EXTERIOR  
ELEVATION**

SHEET NUMBER:  
**A-3**

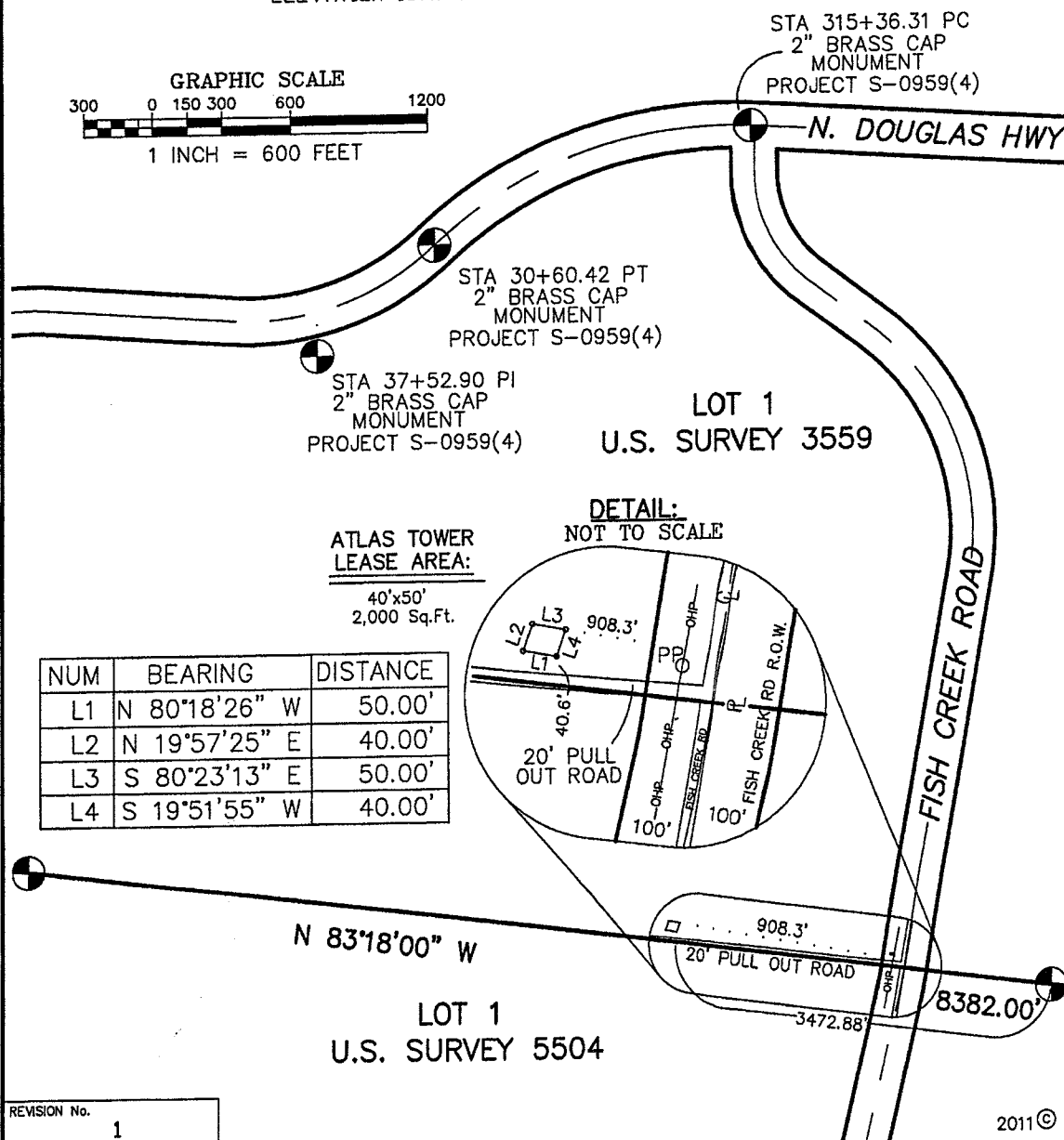
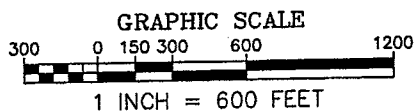
**LEGEND:**

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

12.5'  
N 90°00'00" W

**NOTES:**

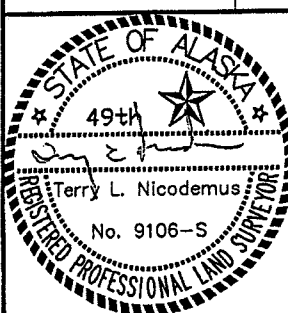
1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORD, UNLESS NOTED OTHERWISE.
2. NO TITLE REPORT WAS PROVIDED FOR THIS PROJECT
3. LEASE AREA CENTER: LAT. N 58°19'50" , LONG. W 134°33'55" (NAD83)  
ELEVATION 167.7 FEET (NAVD88)



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		



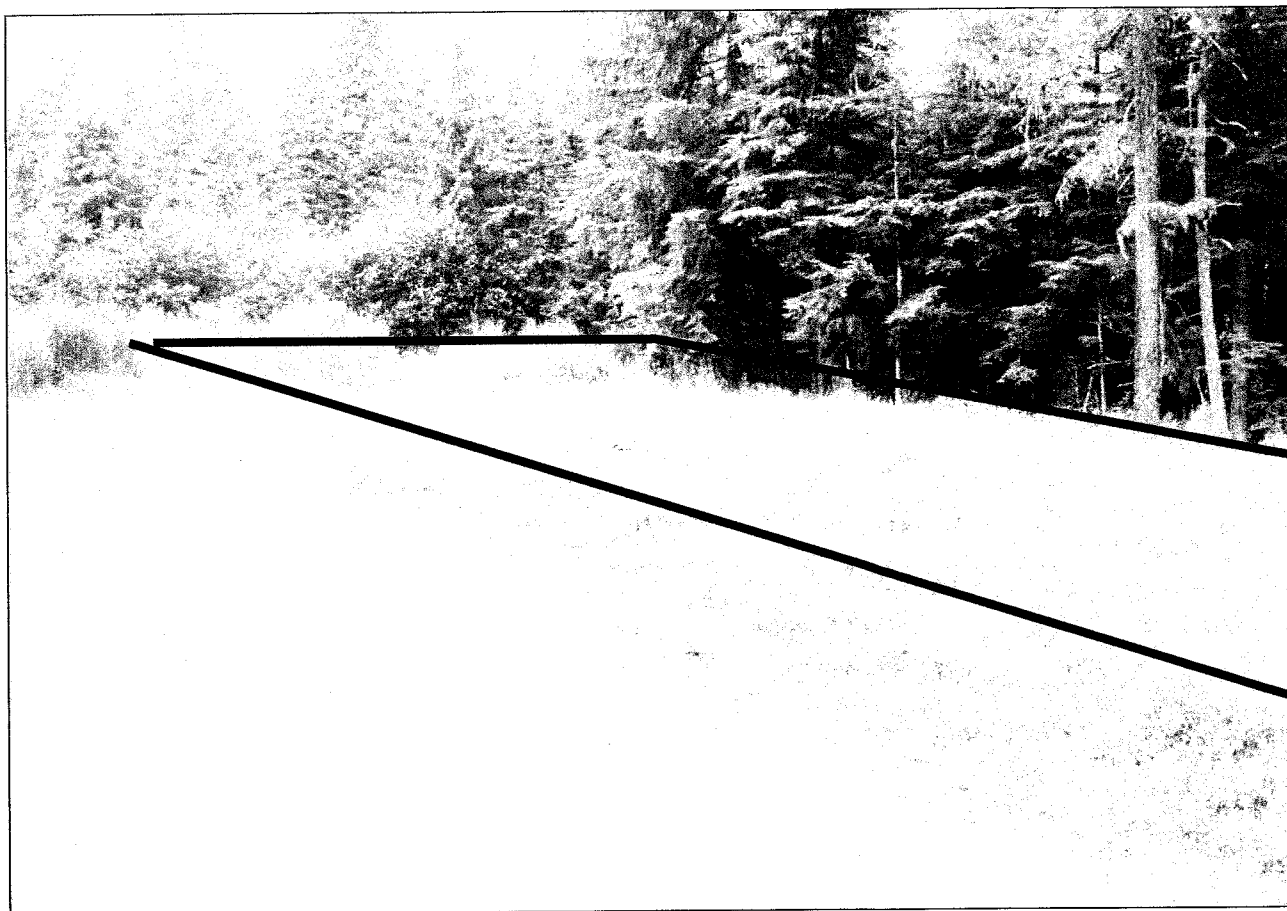
600 OUTLET VIEW DR. WASILLA AK 99654  
(907) 378-8800 FAX (907) 378-8828 E-MAIL: admin@acutek.com

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

**SITE PLAN**



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.



Photograph simulation with proposed 175-foot tall Tower in background.



ATTACHMENT D