


MEMORANDUM

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

DATE: November 2, 2011

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: USE2011-0027

PROPOSAL: Installation of a new 119-foot tall telecommunication monopole at Spruce Meadows RV Park

GENERAL INFORMATION

Applicant: WesTower Communications

Property Owner: Spruce Meadow Recreational Vehicle (RV) Park

Property Address: 10200 Mendenhall Loop Road

Legal Description: Tract B1 USS 1796

Parcel Code Number: 4-B29-0-102-001-0

Site Size: 12.5 acres

Zoning: D-1

Utilities: Public Water & Sewer

Access: Mendenhall Loop Road (Back Loop Road)

Existing Land Use: Spruce Meadows RV Park

Surrounding Land Use: North - D-1; Vacant City Land; Back Loop Road
South - D-3; Common-wall Dwelling; Back Loop Road
East - D-3; Vacant Private Land; Back Loop Road
West - D-1; Vacant City Land; Back Loop Road



CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

ATTACHMENTS

Attachment	A	Vicinity Map
Attachment	B	Project Drawings
Attachment	C	Spruce Meadow RV Park Map
Attachment	D	Tower Photo-simulations
Attachment	E	Borough-wide Tower Map
Attachment	F	Public Comment

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 119-foot tall telecommunication tower and accessory electrical structures at the Spruce Meadows RV park property off of Back Loop Road. This location is mapped in Attachment A. The non-illuminated tower will support several antennas and satellite dishes. A small electrical cabinet and back-up power generator will be placed on the ground, adjacent to the tower. Illustrations of all structures are depicted in Attachment B.

BACKGROUND

According to the Land Use Code, towers over 50 feet in height in the D-1 district require an approved Conditional Use permit. The location of the proposed tower is on the Spruce Meadow RV Park property. This 64-space RV park was approved in 1997 and is the only use on the property. Attachment C illustrates the park layout. Forested land surrounds the park and along Mendenhall Loop Road.

ANALYSIS

Project Site

The telecommunication site (Lease Area) covers a small fraction of the property, situated between the RV park and Back Loop Road. The lease area is 2,500 square feet in size (50' x 50'). This is shown in Attachment B. Trees will need to be removed during the construction of the project. The applicant does not know how many will be removed at this time. Trees on this property along the Back Loop Road are vital in buffering views of the RV park from nearby residents, which would provide the same for the subject tower. To ensure trees remain in place for future buffering, staff recommends a condition of approval requiring the applicant work with staff in avoiding removing any trees over 12 inches in diameter where practical.

There are mapped wetlands on the lease area. Effects to wetlands and other regulated habitat is discussed in detail under section 'Habitat.'

Project Design

The design of the proposed tower and accessory structures are shown in Attachment B. Computerized imagery was used to create post-construction photographic simulations of the tower. See Attachment D for these images. Staff notes that the applicant considered the removal of trees while creating the simulation.

The applicant indicates that the tower would be constructed 95 feet away from the right-of-way (ROW) of Back Loop Road, approximately 300 feet away from the nearest RV campsite, and approximately 250 feet from the eastern side property line. The tower would exceed all yard setbacks at this location.

At a proposed height of 119 feet, the tower would stand adjacent to and be partially screened by existing tall evergreen trees. Looking at the photographic simulations, the tower does not appear excessively tall above the tree line. Views of the higher reaches of the tower will be most visible. Views from vehicles may be less visible due to the relatively high speed limit and curve of Back Loop Road at this area. Some towers in the borough have effectively blended in with nearby trees by being painted dark brown or green. With the nearby trees in the lease area, staff recommends a condition of approval having the applicant paint the tower and all other accessory structures dark green or brown.

Two main accessory structures would be placed on the ground, adjacent to the tower: 1) Radio cabinet powering the antennas and satellite dishes, and 2) 50 kilowatt diesel generator for back up power. Both of these elements are very common among telecommunication sites, and emit different noise levels. Noise levels are discussed in detail under section 'Noise'.

Two, 12-foot tall utility lights will be used to illuminate the accessory structures only during times of maintenance, typically once per month. The location of these lights is indicated on sheet A-3 within Attachment B. To avoid glare from these lights shining onto Mendenhall Loop Road and adjacent properties, staff recommends a condition of approval having the light fixtures be of a full cut-off downward illumination design. All structures of the project will be located within a 6-foot tall chain link fence. This fence is identified on sheet A-1.1 within Attachment B. Since this site is located in a residential district, the use of barbed wire shall be prohibited. Staff recommends this as a condition of approval.

Traffic

Traffic volume generated for the project will be negligible compared to existing traffic levels generated by the RV park. The existing RV park driveway will be used to access the site.

Parking and Circulation

A new parking space will be created in front of the chain link fence. Vehicles will access and exit the site through the established driveway of the RV park.

Noise

The radio cabinet (seen in A-2 & -3 of Attachment B) will likely be running all day with a somewhat noticeable 'hum' at close distances. While the generator will be running much less frequently, it will, on the other hand, be more noticeable. Staff notes that if noise from the generator is louder than 55 dBa at the nearest residential property line it will need to be reviewed separately as a form of 'Utility' through the Conditional Use permitting process. The applicant indicated that the generator will have an exhaust silencer and will be entirely placed inside a noise attenuating enclosure to comply with the 55 dBa limit. Those features will greatly reduce noise disturbance. Staff recommends a condition of approval indicating that if the generator does exceeds 55 dBa levels, a separate approved Conditional Use permit shall be required.

Public Health or Safety

All telecommunication towers must be designed to meet specific wind and weight bearing loads, as specified in local building codes. This review will be done during the Building permitting process if this Conditional Use permit is approved. The location of the tower is not near any structures, parks, or parking lots; it is however, near Mendenhall Loop Road. With compliance to specific building codes, the monopole will be properly installed.

Antenna arrays distribute electromagnetic radio waves that contain levels of radiation. Radiation emissions from these structures cannot exceed certain levels regulated by the Federal Communication Committee (FCC). According to the 1996 Telecommunications Act, municipalities have zoning authority over towers but may not regulate the location of 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.¹ Though municipalities cannot modify FCC's emission levels they can require proof of compliance. Staff recommends a condition of approval requiring the applicant submit a letter from a radio frequency expert indicating compliance with FCC emission levels during pre- and post-construction.

Habitat

Wetlands will be affected during the construction of the facility. The applicant will be responsible for obtaining an approved wetland fill permit from the US Army Corps of Engineer (COE). This requirement shall be recommended as an advisory condition of approval.

Property Value or Neighborhood Harmony

Effects to property value and neighborhood harmony from new telecommunication towers are often perceived as negative with disturbance to the skyline. Tall towers are more contested than short towers as they are more visible from further distances. Preserving tall trees to buffer views from adjacent residential properties' and roadways, and painting the tower an organic color to blend with adjacent trees will lessen the utilitarian look of the tower.

¹ 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>

A post-construction view of the tower has been created and seen in Attachment C. With the recommended conditions and the photographic simulations, staff finds that the location and height of the tower will not negatively affect property value and neighborhood harmony.

Conformity with Adopted Plans

The 2008 Comprehensive Plan designates the subject neighborhood as Urban/Low Density Residential (ULDR), defined as lands characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood. Telecommunication towers are not listed under this definition or specifically identified in the Plan. However, telecommunication services are vital for Juneau as the Capital City and regional hub for Southeast Alaska.

On page 64, the Plan states “As Alaska’s Capital, it is vital for the CBJ to offer modern transport and communications systems and facilities to Alaskan residents who wish to participate in State legislative affairs.”

Telecommunication infrastructure is also a form of a communication utility. As stated in the Plan, “Together with the transportation network and private utility and communication systems, public services and facilities provide the community’s “urban glue” and require efficient and timely provision”. The proposed tower would be constructed within the Urban Service Boundary Area.

With increasing demand for telecommunication technology usage throughout the nation, additional communication coverage will be needed in areas not served or underserved. Most telecommunication services in suburban or rural areas are distributed from towers because there are so few tall structures above the tree line. Taking this fact into consideration for the subject area, one can infer that neighborhoods along Back Loop Road are underserved by wireless telecommunication service by the lack of towers. Few existing towers along this road can be seen in Attachment E. Enabling towers to be built throughout the borough in ways that do not disrupt neighborhood harmony, property value, or the public’s health or safety would meet the intent of the Comprehensive Plan. With the recommended conditions, the proposed tower will meet the intent of the Plan.

Public Comment

Staff received a letter from the public stating concerns about the tower affecting property value and the lack of regulation requiring setbacks from residential areas. Several years ago a study was initiated for the review of a 150-foot tall tower in an urban residential neighborhood. This tower would have been located very close to several residences. This study concluded that the height of the tower would not negatively affect property value. Since that time other towers have been installed around the borough with little to no affect on property values. Staff finds that with the recommended conditions, the proposed tower will not negatively affect property value.

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 D-1 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, October 28th and Monday, November 7th 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. As discussed in the staff report, with the recommended conditions and compliance with building codes during the Building permitting process following an approved Conditional Use permit, the tower and accessory structures will not endanger the public's health or safety.

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

No. Based on analysis above, with the recommended conditions to reduce obtrusive views of the tower such as preserving existing trees and painting the tower, property value and neighborhood harmony will be preserved.

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

Yes. Based on staff's review and with the recommended conditions, staff finds that the intent of the 2008 Comprehensive Plan will be met.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

Yes. As stated earlier, the wetlands in the lease area will likely need to be filled, which requires an approved permit from the COE.

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 119-foot tall tower. The approval is subject to the following conditions:

1. Prior to issuance of a Building permit, the applicant shall indicate a type of dark green or brown paint to be used for the monopole and all accessory structures.
2. Prior to the removal of any vegetation related to this project, the applicant shall work with staff in avoiding the removal of any trees over 12 inches in diameter where practical.
3. Prior to issuance of a Building permit, the applicant shall submit a fixture design of the utility lights showing a full cut-off design.

4. Prior the issuance of a Building permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures comply with electromagnetic radio emission levels set by the FCC.
5. Prior to receiving an Occupancy permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures as constructed and at optimal emission levels comply with electromagnetic radio emission levels set by the FCC.
6. If the generator exceeds 55 dBa levels at the closest residential property line, a separate Conditional Use permit shall be required.
7. Use of a barbed wire fence shall not be allowed with this project.

Advisory Condition

1. The applicant shall be responsible for obtaining an approved wetland fill permit from the US Army Corps of Engineers.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number USE 20110027	Date Received 10/21/11		
TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED					
<input type="checkbox"/> Accessory Apartment*** (AAP) <input type="checkbox"/> Driveway in Right-of-Way (ADW) <input checked="" type="checkbox"/> Use Listed in §49.25.300 (USE) (Table of Permissible Uses)					
Please list the Table of Permissible Uses Category: CBJ 49.25.300.18 300 Towers & Antennas more than 50'					
***An Accessory Apartment Application will also be required.					
DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. This proposal is for the installation of outdoor equipment cabinets and diesel generator mounted on a proposed 8'x6' steel platform within a proposed 35'x25' chain link fenced area, also the installation of antennas on a low profile climb rated platform and (4) 4' Microwave antennas mounted on the proposed 119' 0" high monopole					
IS THIS A MODIFICATION OF AN EXISTING APPROVAL? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES - Case # _____					
CURRENT USE OF LAND OR BUILDING(S): Property is currently used as a commercial, full-service RV Park.					
PROPOSED USE OF LAND OR BUILDING(S): Installation of a 119' high monopole structure to support wireless telecommunications and data transport infrastructure to provide services to the community along Mendenhall Loop Road (Back Loop).					
UTILITIES PROPOSED: WATER: <input type="checkbox"/> Public <input type="checkbox"/> On Site SEWER: <input type="checkbox"/> Public <input type="checkbox"/> On Site					
SITE AND BUILDING SPECIFICS: Total Area of Lot 544,500 approx square feet Total Area of Existing Structure(s) _____ square feet Total Area of Proposed Structure(s) 875 square feet					
EXTERNAL LIGHTING: Existing to remain <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures					
PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:					
<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation <input checked="" type="checkbox"/> Floor Plan of proposed buildings <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed Vegetative Cover					
For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	ALLOWABLE/CONDITIONAL USE FEES				
	C I II	Fees	Check No.	Receipt	Date
	Application Fees	\$ 500.00			
	Admin. of Guarantees	\$			
	Adjustment	\$			
	Pub. Not. Sign Fee	\$ 50.00			
Pub. Not. Sign Deposit	\$ 100.00				
Total Fee	\$ 650.00		2191	10/21/11	

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

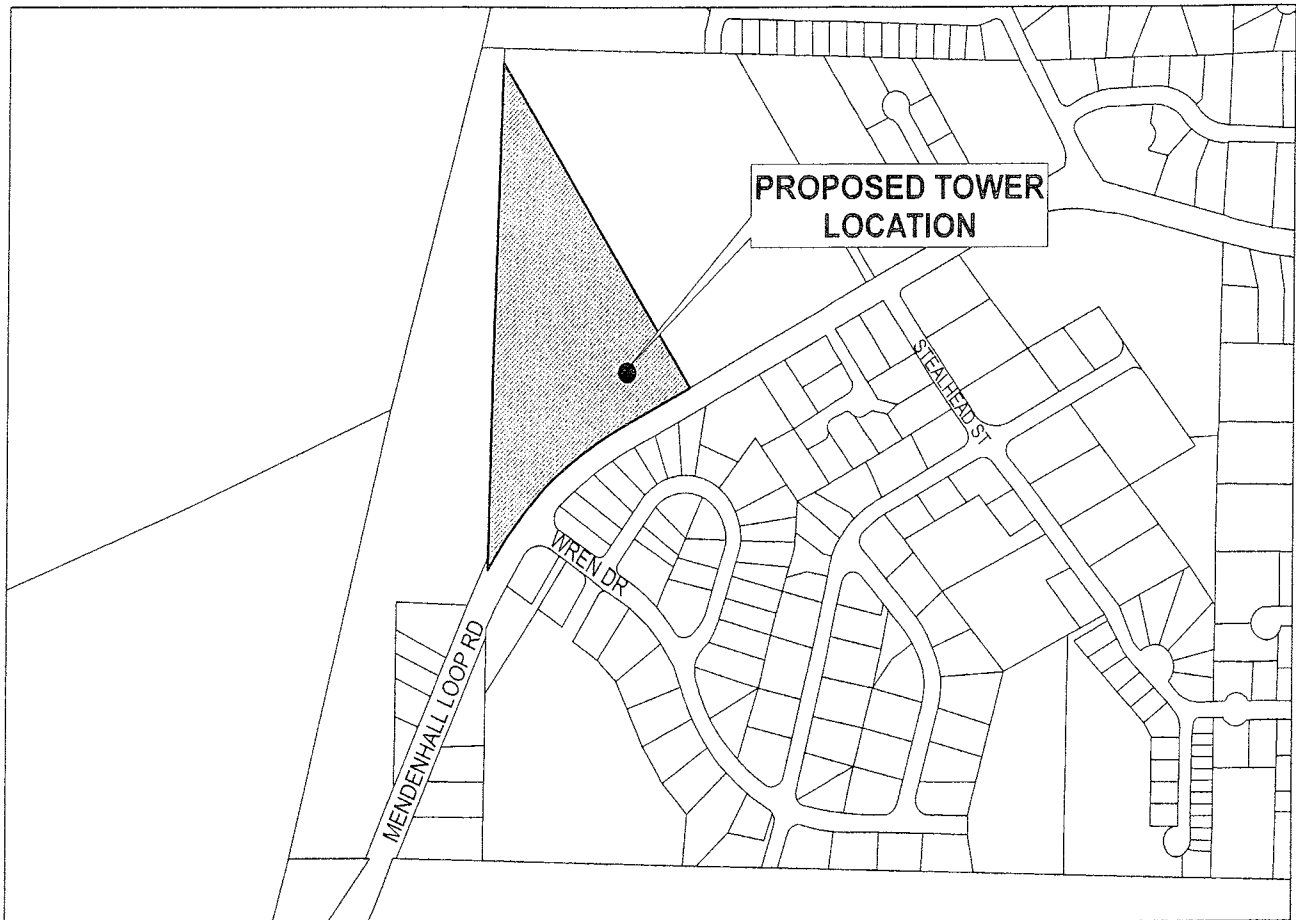
Project Number	CITY and BOROUGH of JUNEAU	Date Received
Project Name		10/21/11
City Staff to assign number		

PROJECT / APPLICANT INFORMATION	Project Description This proposal is for the installation of 3000W of equipment outdoors and 1000W of equipment mounted on a proposed 8'x4' steel platform within a proposed 15'x25' chain link fenced area, also the installation of antennas on a low profile chain link platform and 14 x 8 microwave antennas elevated on the proposed 11'x12' high concrete pole.		
	Proposed Project Location City/Zip: JUNEAU		
	Street Address 10200 Mendonhall Loop Road		
	Legal Description of Parcel(s) (Refer to Survey, Block, Tract, Lot) That part of US 3796, Designated as Tract B-1 According to Plat 84-59, Juneau Recording District, State of Alaska		
	Assessor's Parcel Number(s) 4B2901020010		
	Property Owner's Name Spruce Meadows RV Park, LLC		
	Contact Person Linda Williams		
	Work Phone 907-789-1940		
	Home Phone Fax Number:		
	Other Contact Phone Number(s)		
PROJECT / APPLICANT INFORMATION	Landowner's Signature Linda Williams Date: 10/21/2011		
	Landowner's Address 10200 Mendonhall Loop Road		
	Landowner's City/Zip JUNEAU		
	Landowner's State AK		
	Landowner's Country USA		
	Landowner's Email lwilliams@sprucemeadowsrvpark.com		
	Landowner's Phone 907-789-1940		
	Landowner's Fax Fax Number:		
	Landowner's Other Contact Other Contact Phone Number(s)		
	Landowner's Signature Linda Williams Date: 10/21/2011		
PROJECT / APPLICANT INFORMATION	Applicant's Name Wendover Communications		
	Contact Person Alexa Haynes		
	Work Phone 907-733-7907		
	Home Phone Fax Number:		
	Other Contact Phone Number(s) Sarah Grant 503-833-1065		
	Applicant's Address 12300 Circle Road, Tualuma, OR 97067		
	Applicant's City/Zip Tualuma, OR 97067		
	Applicant's State OR		
	Applicant's Country USA		
	Applicant's Email wendover@wendover.com		
PROJECT / APPLICANT INFORMATION	Applicant's Signature Alexa Haynes Date: 10/21/2011		
	Applicant's Address 12300 Circle Road, Tualuma, OR 97067		
	Applicant's City/Zip Tualuma, OR 97067		
	Applicant's State OR		
	Applicant's Country USA		
	Applicant's Email wendover@wendover.com		
	Applicant's Phone 907-733-7907		
	Applicant's Fax Fax Number:		
	Applicant's Other Contact Other Contact Phone Number(s)		
	Applicant's Signature Alexa Haynes Date: 10/21/2011		

STAFF APPROVALS	OFFICIAL USE ONLY BELOW THIS LINE		
	<input checked="" type="checkbox"/>	Planning	
	<input checked="" type="checkbox"/>	Building/Ordinance	
	<input checked="" type="checkbox"/>	Permit	
	<input checked="" type="checkbox"/>	City/State	
	<input checked="" type="checkbox"/>	Project Review and City Land Action	
	<input checked="" type="checkbox"/>	Inquiry Case	
	<input checked="" type="checkbox"/>	(Fee in Lieu, Letter of ZC, Use Agreement)	
	<input checked="" type="checkbox"/>	Minors Case	
	<input checked="" type="checkbox"/>	(Small, Large, Rural, Extraction, Exploration)	
<input checked="" type="checkbox"/>	Sign Approval		
<input checked="" type="checkbox"/>	(If more than one, fill in all applicable permit #s)		
<input checked="" type="checkbox"/>	Subdivision		
<input checked="" type="checkbox"/>	Minor, Major, PUD, or Vacation, or Name Change		
<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
<input checked="" type="checkbox"/>	Variance Case		
<input checked="" type="checkbox"/>	(See Manual and all other Variance Code types)		
<input checked="" type="checkbox"/>	Waterworks		
<input checked="" type="checkbox"/>	Permit		
<input checked="" type="checkbox"/>	Zone Change		
<input checked="" type="checkbox"/>	Application		
<input checked="" type="checkbox"/>	Other		
<input checked="" type="checkbox"/>	(Describe)		
Signature: _____ Date: 10/21/11 USE20110027			
Stamp: JUNEAU CITY/STATE			

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 OFFERED TO THE PUBLIC
 Reverted November 2009

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use permit for the installation of a 119' tall monopole.

FILE NO: USE2011 0027	APPLICANT: WestTower Communications
TO: Adjacent Property Owners	Property PCN: 4-B29-0-102-001-0
HEARING DATE: November 08, 2011	Owner(s): SPRUCE MEADOW RV PARK LLC
HEARING TIME: 7:00 PM	Size: 12.50 acres
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Zoned: D-1
	Site Address: 10200 MENDENHALL LOOP RD
	Accessed via: MENDENHALL LOOP RD

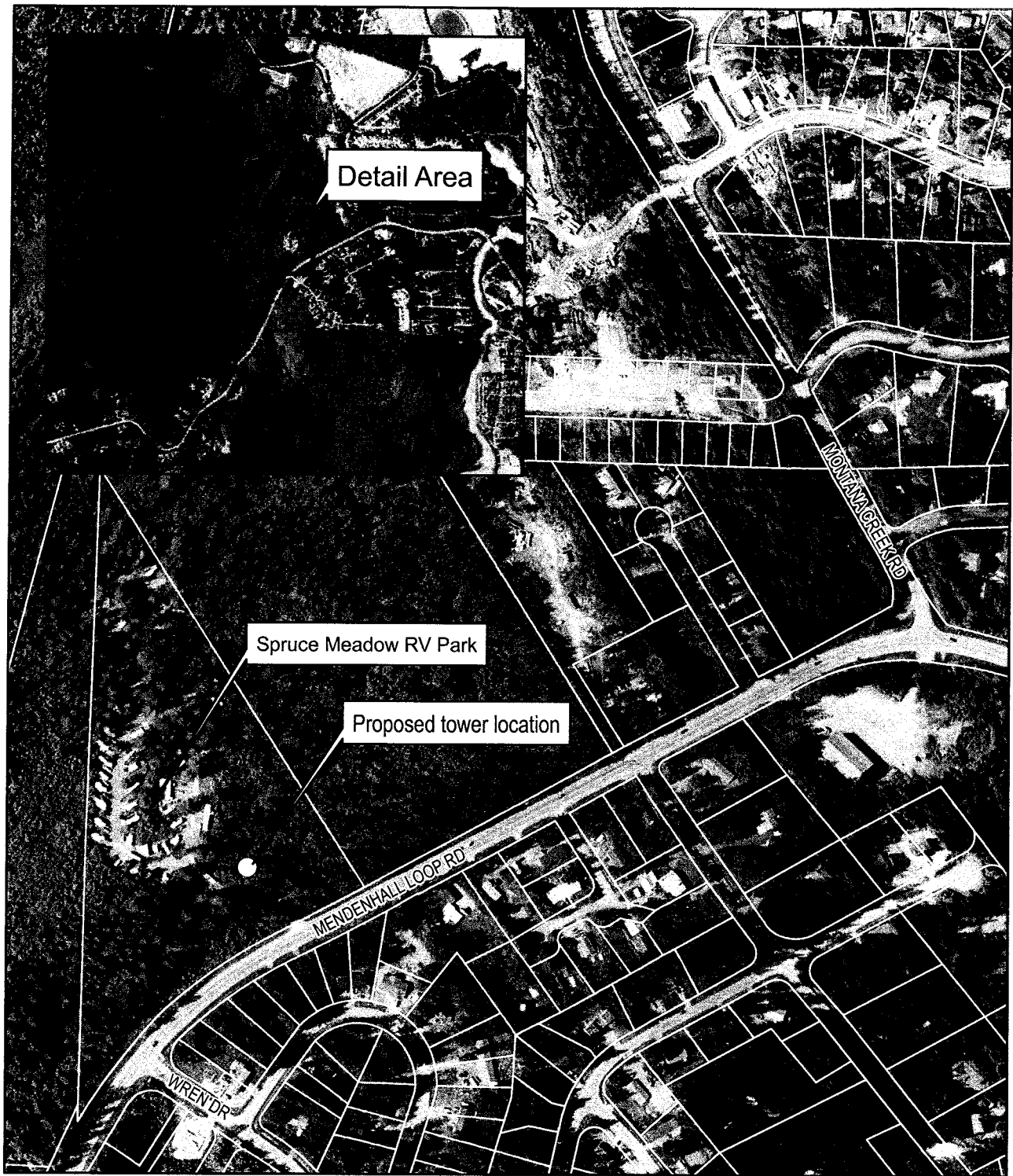
PROPERTY OWNERS PLEASE NOTE:

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 (907) 586-0764 or e-mail: eric_feldt@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: October 25, 2011



SPRUCE MEADOW RV PARK VICINITY

Map created: 10/31/ 2011



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

0 250 500 1,000
Feet

SHEET INDEX

ARCHITECTURAL
T-1 TITLE SHEET
SV1 SITE SURVEY
A-1 OVERALL SITE PLAN
A-1.1 SITE PLAN
A-2 ENLARGED SITE PLAN, PROPOSED ANTENNA & MICROWAVE LAYOUT
A-3 SOUTH & WEST ELEVATIONS

PROJECT DIRECTORY

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

APPLICANT AGENT:
WESTOWER COMMUNICATIONS
19500 CIPOLE ROAD
TUALATIN, OR 97062
CONTACT: SARAH GRANT
PHONE: (503) 853-1065
FAX: (206) 203-0704

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

PROJECT MANAGER:
VERIZON WIRELESS
127 E MIRABEAU PARKWAY, SUITE 500
SPOKANE, WA 99216
CONTACT: M. JAMES CHELF
PHONE: (509) 939-0004

PERMITTING CONSULTANT:
WESTOWER

LEASING CONSULTANT:
WESTOWER

CONSTRUCTION MANAGER:
WESTOWER

STRUCTURAL ENGINEER:
PYRGOS ENGINEERING, LLC
PO BOX 2156
LYNNWOOD, WA 98036
CONTACT: FRANK UNOCIC
PHONE: (206) 234-7336

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

SURVEYOR:
JW BEAN PROFESSIONAL SURVEYORS, INC.
1070 ARCTIC CIRCLE
JUNEAU, AK 99801
CONTACT: JOHN BEAN
PHONE: (907) 723-3610
E-MAIL: jwbean@cci.net

verizonwireless

AK3-MENDENHALL GLACIER
10200 MENDENHALL LOOP ROAD
JUNEAU, AK 99801
LAT: 58° 24' 13.10"N (NAD 1988)
LONG: 134° 36' 15.20"W (NAD 1988)
ELEV: 66' AMSL (NAD 1988)

LEGAL DESCRIPTION

THAT PART OF U.S. SURVEY 1796, DELINEATED AS TRACT B-1, ACCORDING TO PLAT 84-59, JUNEAU RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.
INSERT LEGAL DESCRIPTION HERE FOR PC REFERENCE- AH

CONTRACTOR NOTE

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

PROJECT INFORMATION

ALASKA STATE CODE COMPLIANCE:
IBC-2006, INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS.
NEC-2008, NATIONAL ELECTRICAL CODE

SITE NAME:
AK3-MENDENHALL

SITE ADDRESS:
10200 MENDENHALL LOOP ROAD
JUNEAU, AK 99801

LAND OWNER:
SPRUCE MEADOW RV PARK, LLC

JURISDICTION:
BOROUGH OF JUNEAU

PARCEL NUMBER:
482901020010

ZONING:
RESIDENTIAL D-1

AREA CALCULATIONS:
SITE INFORMATION: X AC
OCCUPANCY GROUP: U
CONSTRUCTION TYPE: II-B
WETLAND CLASSIFICATION: TBD
AVALANCHE ZONE: TBD
FLOODPLAIN: TBD
SEISMIC ZONE: TBD

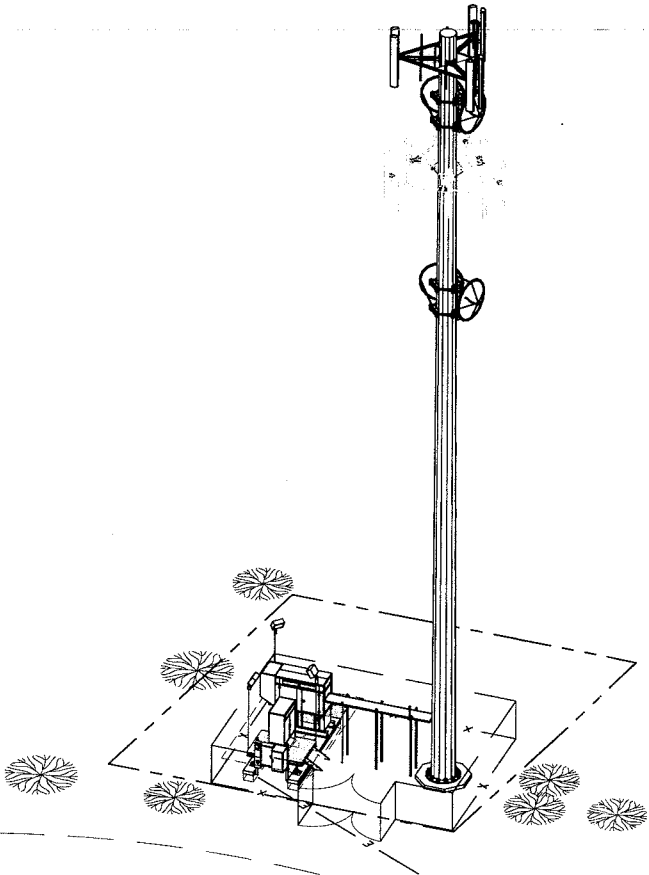
PROJECT DESCRIPTION:
THIS PROPOSAL IS FOR THE INSTALLATION OF (1) OUTDOOR EQUIPMENT CABINETS AND (1) DIESEL GENERATOR MOUNTED ON AN PROPOSED 8'-0" X 6'-0" STEEL PLATFORM WITHIN A PROPOSED 35'-0" X 25'-0" CHAIN LINK FENCED LEASE AREA. ALSO, THE INSTALLATION OF (6) ANTENNAS ON A LOW PROFILE CLIMB RATED PLATFORM AND (4) 4'-0" MICROWAVE ANTENNAS MOUNTED ON THE PROPOSED 119'-0" HIGH MONOPOLE.

APPROVALS/ISSUE DATES

APPROVAL LIST		
APPROVAL	DATE	SIGNATURE
PROPERTY OWNER		
SITE ACQUISITION		
ZONING		
PROJECT MANAGER		
RF ENGINEER		
TRANSPORT		
CONST. MANAGER		

VERIZON WIRELESS			
CELLULAR DESIGN ENGINEER APPROVAL			
PRINTED NAME	SIGNATURE	TITLE	DATE

SITE PERSPECTIVE



SYMBOLS LIST

	ELEVATION NUMBER SHEET NUMBER		ELECTRIC METER
	DETAIL NUMBER SHEET NUMBER		ELECTRICAL WIRING (TURNING UP)
	SECTION NUMBER SHEET NUMBER		ELECTRICAL WIRING (TURNING DOWN)
	PROPERTY LINE		BACKBOARD
	ELECTRICAL SERVICE		RECEPTACLE
	TELCO SERVICE		SPECIAL RECEPTACLE
	GROUNDING		QUADRUPLEX RECEPTACLE
	NEW		MASTER GROUND BAR
	EXISTING		GROUND ATTACHMENT

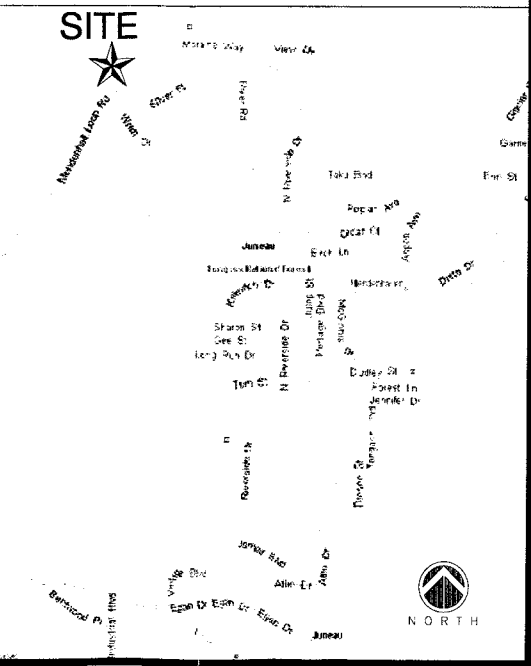
DRIVING DIRECTIONS

FROM JUNEAU INTERNATIONAL AIRPORT:
DEPART JUNEAU INTERNATIONAL AIRPORT (1873 SHELL SIMMONS DR, JUNEAU AK 99801, UNITED STATES, ON SHELL SIMMONS DR (SOUTH)
TURN LEFT (NORTH-WEST) ONTO YANDUKIN DR
BEAR RIGHT (NORTH-WEST) ONTO SHELL SIMMONS DR
TURN LEFT (WEST) ONTO AK-7 [GLACIER HWY]
KEEP STRAIGHT ONTO MENDENHALL LOOP RD
ARRIVE 10200 MENDENHALL LOOP RD, JUNEAU, AK 99801

CONFIDENTIAL AND PROPRIETARY

Not for disclosure outside VERIZON WIRELESS without permission.

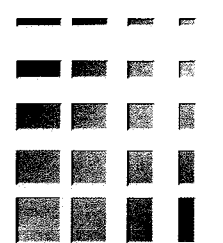
VICINITY MAP



PLANS PREPARED FOR:



PLANS PREPARED BY:



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

LICENSURE:

DATE: 10/17/2011

DRAWN BY: ATD

CHECKED BY: EJC

REVISIONS

DATE	DESCRIPTION	BY
9/23/2011	ISSUED FOR 90% ZD REVIEW	ATD
10/07/2011	ISSUED FOR 90% ZD REVIEW	ATD
10/17/2011	ISSUED FOR FINAL ZD	BWG

PROJECT:
AK3-MENDENHALL GLACIER

10200 MENDENHALL LOOP RD
JUNEAU, AK 99801

T-1

ATTACHMENT B

LEGAL DESCRIPTION

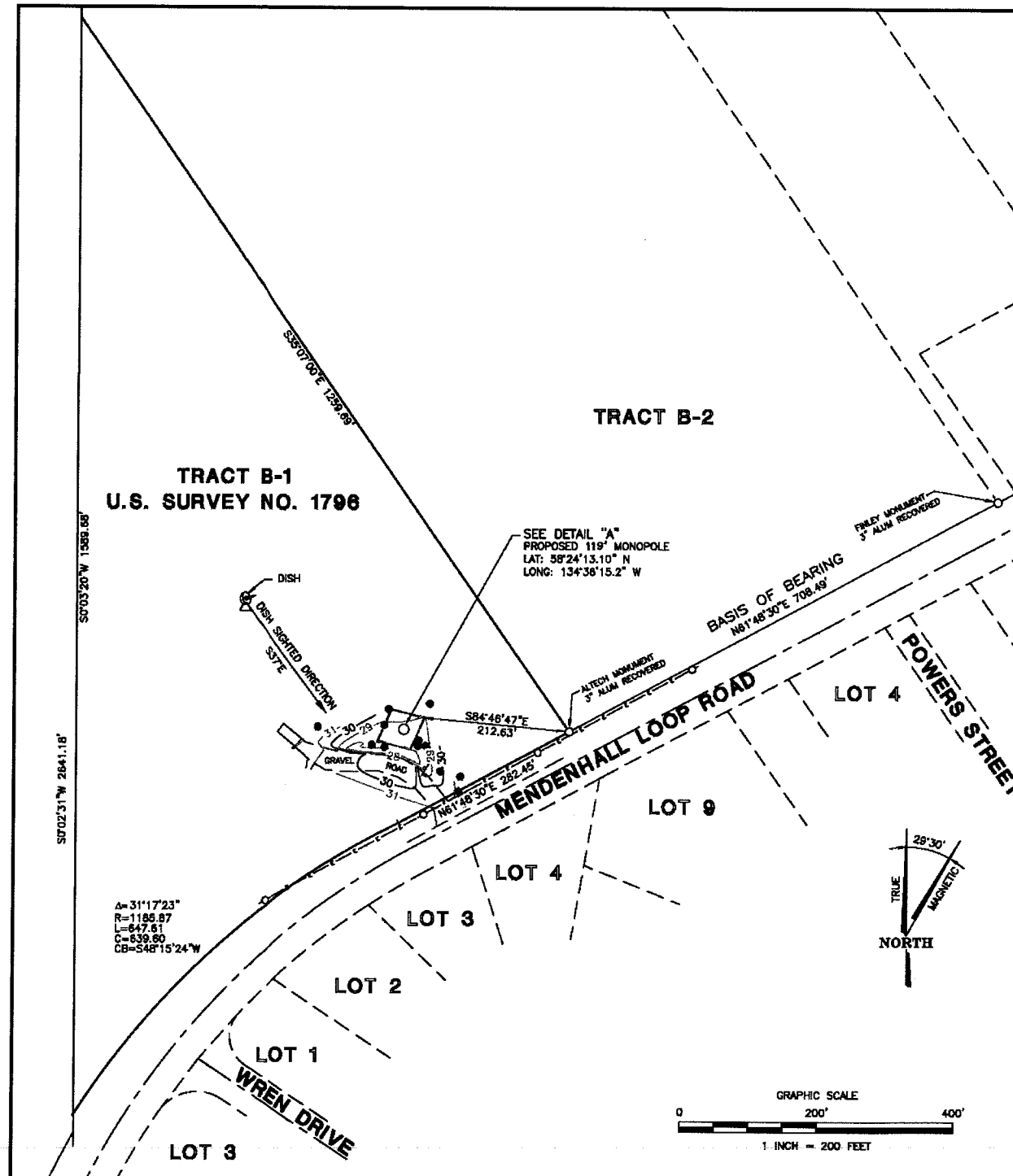
1st AMERICAN TITLE GUARANTEE NO.:
10200 MENDENHALL LOOP ROAD TRACT B-1, U.S. SURVEY NO. 1796.
JUNEAU, ALASKA 99801

EASEMENTS

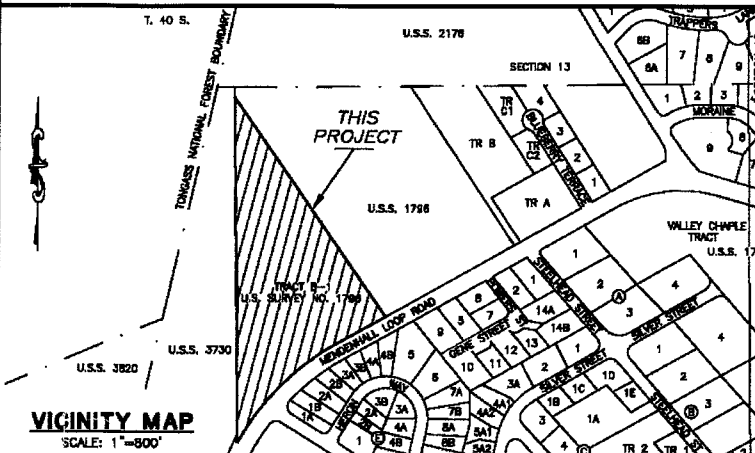
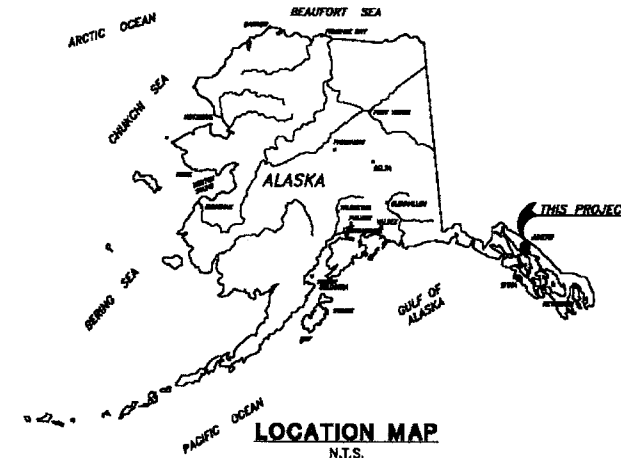
NO EASEMENTS SHOWN ON TITLE REPORT.

NOTES

1. SEE ABOVE.
2. FIELD WORK CONDUCTED ON SEPT. 10, 2011.
3. BASIS OF BEARING: AS SHOWN
4. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.



SITE LOCATION



LEGEND

- SUBJECT BOUNDARY LINE
- CENTERLINE
- ADJACENT BOUNDARY LINE
- PROPOSED LEASE LINE
- EASEMENT LINE
- ELECTRIC LINE
- DRIVEWAY

- PRIMARY MONUMENT RECOVERED THIS SURVEY
- 3" ALUMINUM MONUMENT, AS SHOWN
- POWER POLE

TREE LEGEND

- DECIDUOUS TREE
 - SP-SPRUCE
 - TRUNK DIAMETER (IN)
 - HEIGHT (FEET)
 - TYPE
- NOTE: TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

OWNER:
SPRUCE MEADOW RV PARK, LLC.
10200 MENDENHALL LOOP ROAD
JUNEAU, ALASKA 99801
PARCEL NO. 482901020010

OWNER SITE NAME:
AK3 MENDENHALL GLACIER JUNEAU

VERSION WIRELESS PROJECT #:
TURNKEY COMPANY: WESTOWER

LATITUDE/LONGITUDE POSITION

LATITUDE: 58°24'13.10" N NAD 83
LONGITUDE: 134°38'15.2" W ELEV. = 68'

SURVEY REFERENCE

U.S. SURVEY NO. 1796, (PLAT NO. 84-58)
JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

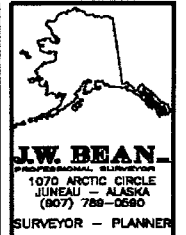
BOUNDARY DISCLAIMER

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

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-907-588-1333



REVISIONS	
NO.	DATE

AK-3 - MENDENHALL
GLACIER, JUNEAU

TRACT B-1
U.S. SURVEY NO. 1796

FLD. CREW:
FLD. BOOK:
DRAWN BY: GDM
JOB # 13125
DATE: 9/22/2011

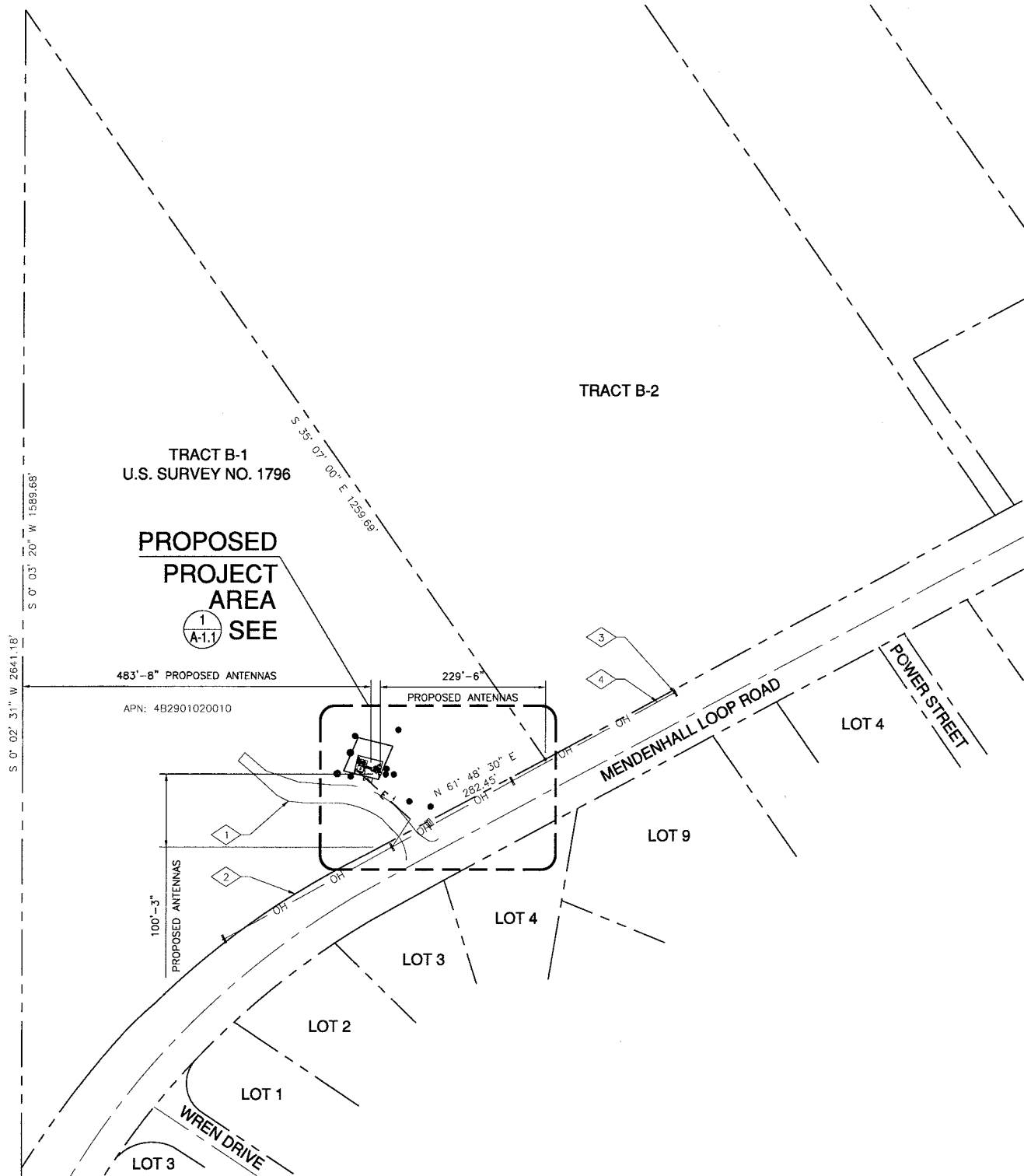


PRELIMINARY
SV1
1 OF 1

DIGALERT



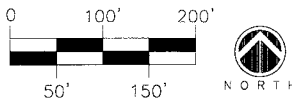
Call Toll Free
1-800-478-3121
2 Working Days Before You Dig
[HTTP://WWW.AKONGCALL.COM/TICKET.HTM](http://www.akongcall.com/ticket.htm)



1
A-1

OVERALL SITE PLAN

SCALE FOR 24x36: 1" = 100'-0" SCALE FOR 11x17: 1" = 200'-0"



KEY NOTES

- 1 EXISTING GRAVEL ROAD
- 2 EXISTING PAVED ROAD
- 3 EXISTING UTILITY POLE
- 4 EXISTING OVERHEAD POWER LINE

NOTES

DIG NOTE:
CAUTION! CALL BEFORE YOU DIG! BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. 1-800-478-3121

POWER/TELCO NOTE:
POWER TO ORIGINATE FROM UTILITY POLE (XX-XX), THEN ROUTE U.G. TO THE PROPOSED VERIZON WIRELESS DISCONNECT/METER, LOCATED ON THE PROPOSED SHELTER/UTILITY RACK WITHIN THE PROPOSED CHAIN LINK FENCED LEASE AREA (APPROX. X'-0"±)

TELCO/FIBER TO ORIGINATE FROM UTILITY POLE (XX-XX), THEN ROUTE U.G. TO THE PROPOSED VERIZON WIRELESS SHELTER/UTILITY RACK, LOCATED ON THE PROPOSED SHELTER WITHIN THE PROPOSED CHAIN LINK FENCED LEASE AREA (APPROX. X'-0"±)

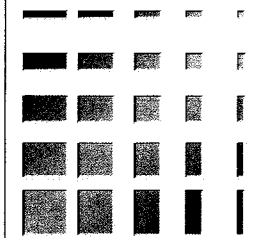
GENERAL NOTES

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

PLANS PREPARED FOR:

verizon wireless

PLANS PREPARED BY:



KDC
ARCHITECTS/ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8551
FAX: 425.712.0846

LICENSURE:

DATE: 10/17/2011

DRAWN BY: ATD

CHECKED BY: EJC

REVISIONS

DATE	DESCRIPTION	BY
9/23 2011	ISSUED FOR 90% ZD REVIEW	ATD
10/07 2011	ISSUED FOR 90% ZD REVIEW	ATD
10/17 2011	ISSUED FOR FINAL ZD	BWG

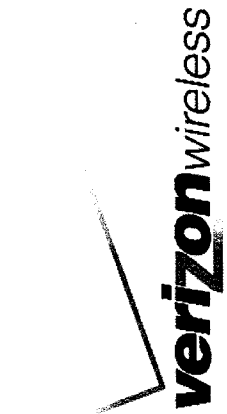
PROJECT:

**AK3-MENDENHALL
GLACIER**

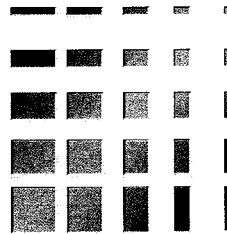
10200 MENDENHALL LOOP RD
JUNEAU, AK 99801

A-1

PLANS PREPARED FOR:



PLANS PREPARED BY:



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

LICENSURE:

DATE: 10/17/2011

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10/17/2011	ISSUED FOR FINAL ZD	BWG

PROJECT:

**AK3-MENDENHALL
GLACIER**

10200 MENDENHALL LOOP RD
JUNEAU, AK 99801

A-1.1

KEY NOTES

- 1 EXISTING GRAVEL ACCESS ROAD
- 2 EXISTING UTILITY POLE W/ TRANSFORMER (#WB/69)
(VERIZON WIRELESS POWER P.O.C.)
- 3 EXISTING OVERHEAD POWER LINE
- 4 EXISTING TREES (TYPICAL)
- 5 EXISTING SIGN
- 6 EXISTING TRANSFORMER
- 7 EXISTING U.G. POWER LINE
- 8 EXISTING MONUMENT 3" ALUM RECOVERED
- 9 PROPOSED VERIZON WIRELESS LEASE AREA

NOTES

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

DIG NOTE:
CAUTION! CALL BEFORE YOU DIG! BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. 1-800-478-3121

POWER/TELCO NOTE:
POWER TO ORIGINATE FROM UTILITY POLE (WB-69), THEN ROUTE U.G. TO THE EXISTING TRANSFORMER, THEN U.G. TO THE PROPOSED VERIZON WIRELESS DISCONNECT/METER, LOCATED ON THE PROPOSED UTILITY RACK WITHIN THE PROPOSED CHAIN LINK FENCED LEASE AREA (APPROX. 100'-0"±)

ANTENNA NOTE:
ONLY PROPOSED VERIZON WIRELESS ANTENNAS ARE SHOWN IN PLAN VIEW FOR CLARITY.

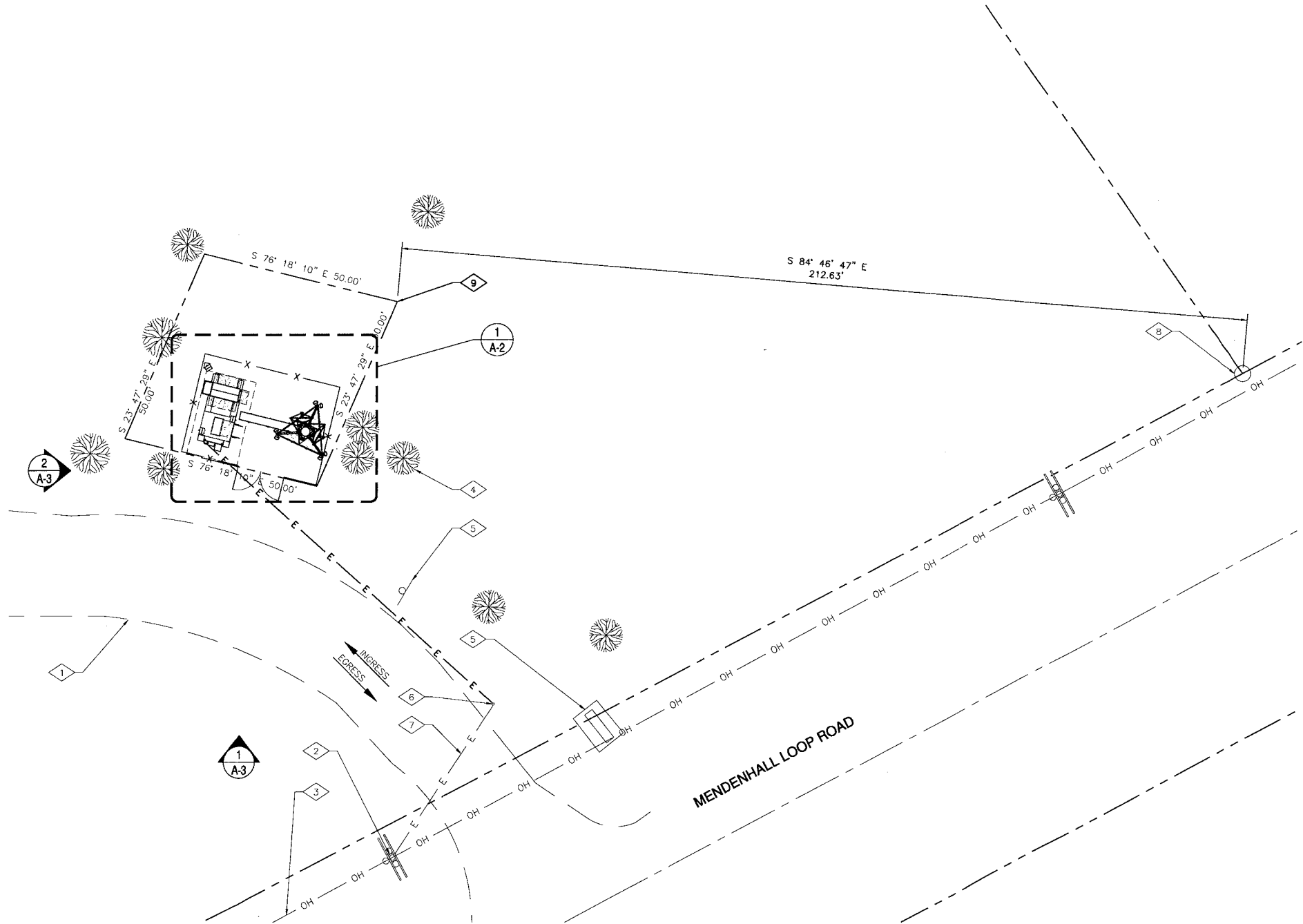
GENERAL NOTES:
REFER TO A-1 FOR GENERAL NOTES.

DIGALERT

Call Toll Free

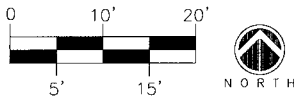
1-800-478-3121

2 Working Days Before You Dig
[HTTP://WWW.AKONCALL.COM/TICKET.HTM](http://www.akoncall.com/ticket.htm)



1 SITE PLAN

SCALE FOR 24x36: 1" = 10'-0"
SCALE FOR 11x17: 1" = 20'-0"



MICROWAVE / COAX SCHEDULE								
SECTOR	QUANTITY	C.L. HEIGHT	ANT. SIZE	AZIMUTH	DOWN TILT	NUMBER OF COAX RUNS	COAX SIZE	COAX LENGTH
MICROWAVE (T.B.D.)	1 NEW	107'-0"	6'-0"Ø	T.B.D.	0°	1 NEW	5/8"Ø	127'-0"±
MICROWAVE (T.B.D.)	1 NEW	107'-0"	6'-0"Ø	T.B.D.	0°	1 NEW	5/8"Ø	127'-0"±
MICROWAVE (T.B.D.)	1 NEW	77'-0"	6'-0"Ø	T.B.D.	0°	1 NEW	5/8"Ø	97'-0"±
MICROWAVE (T.B.D.)	1 NEW	77'-0"	6'-0"Ø	T.B.D.	0°	1 NEW	5/8"Ø	97'-0"±

ANTENNA / COAX SCHEDULE								
SECTOR	QUANTITY	TIP HEIGHT	ANT. SIZE	AZIMUTH	MECH. DOWNTILT	NUMBER OF COAX RUNS	COAX SIZE	COAX LENGTH
ALPHA	2 NEW	119'-0"	8'-0"	80°	2°	2 NEW	1-5/8"	146'-0"±
BETA	2 NEW	119'-0"	8'-0"	190°	4°	2 NEW	1-5/8"	146'-0"±
GAMMA	2 NEW	119'-0"	8'-0"	340°	0°	2 NEW	1-5/8"	146'-0"±

KEYED NOTES

- 1
- PROPOSED VERIZON WIRELESS UTILITY LIGHTS (2 TOTAL)
- 2
- PROPOSED VERIZON WIRELESS U.G. POWER ROUTE (APPROX. 100'±)
- 3
- PROPOSED VERIZON WIRELESS 50KW DIESEL GENERATOR
- 4
- PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE
- 5
- PROPOSED VERIZON WIRELESS COAX ROUTE AT ICE BRIDGE
- 6
- PROPOSED VERIZON WIRELESS ICE BRIDGE
- 7
- PROPOSED VERIZON WIRELESS 6'-0" X 8'-0" PLATFORM
- 8
- PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED AT ICE BRIDGE
- 9
- PROPOSED VERIZON WIRELESS OUTDOOR CABINET
- 10
- PROPOSED VERIZON WIRELESS UTILITY FRAME WITH METER & DISCONNECT
- 11
- PROPOSED VERIZON WIRELESS 12'-0" DBL. WIDE ACCESS GATE
- 12
- PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA AND DUAL COLLAR MOUNTS AND STIFF ARMS (4 TOTAL)
- 13
- PROPOSED 119'-0" HIGH MONOPOLE
- 14
- PROPOSED VERIZON WIRELESS ANTENNAS (6 TOTAL, 2 PER SECTOR)
- 15
- PROPOSED VERIZON WIRELESS LOW PROFILE CLIMB RATED PLATFORM

NOTES

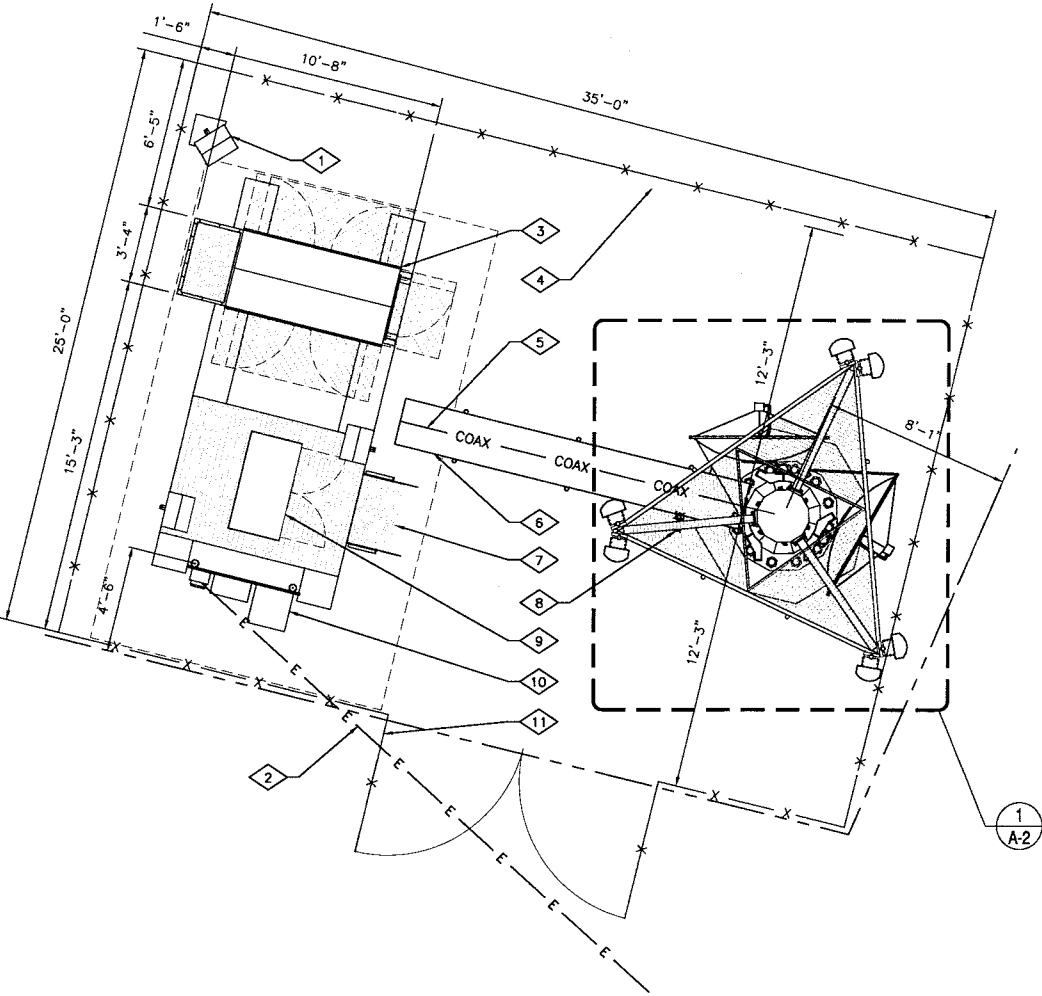
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CAUTION! CALL BEFORE YOU DIG! BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. 1-800-478-3121

POWER/TELCO NOTE:
POWER TO ORIGINATE FROM UTILITY POLE (WB-69), THEN ROUTE U.G. TO THE EXISTING TRANSFORMER, THEN U.G. TO THE PROPOSED VERIZON WIRELESS DISCONNECT/METER, LOCATED ON THE PROPOSED UTILITY RACK WITHIN THE PROPOSED CHAIN LINK FENCED LEASE AREA (APPROX. 100'-0"±)

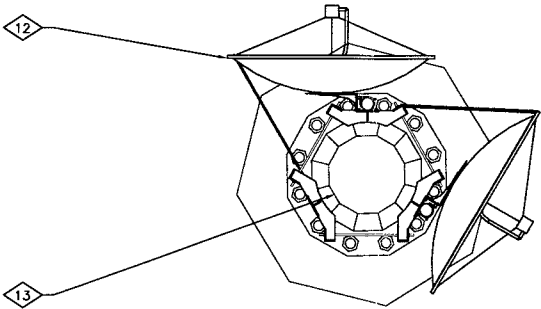
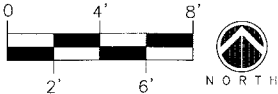
ANTENNA NOTE:
ONLY PROPOSED VERIZON WIRELESS ANTENNAS ARE SHOWN IN PLAN VIEW FOR CLARITY.

COAX CABLE NOTES:
1. ALL COAX CABLE INSTALLATION SHALL CONFORM TO CURRENT VERIZON WIRELESS STANDARDS.
2. ALL COAX CABLE CONNECTIONS TO BE WEATHERPROOFED.
3. CONTRACTOR TO PROVIDE DRIP LOOPS IN CABLES AND JUMPERS WHERE NECESSARY. ALL COAX CABLES TO BE MARKED WITH COLOR CODED TAPE TO INDICATE THE ANTENNA SECTOR.
4. COLORED ELECTRICAL TAPE SHALL MARK EACH END OF CABLE AND EACH END OF JUMPERS AS CLOSED TO EACH END AS POSSIBLE. (NOT TO INTERFERE WITH WEATHERPROOFING).

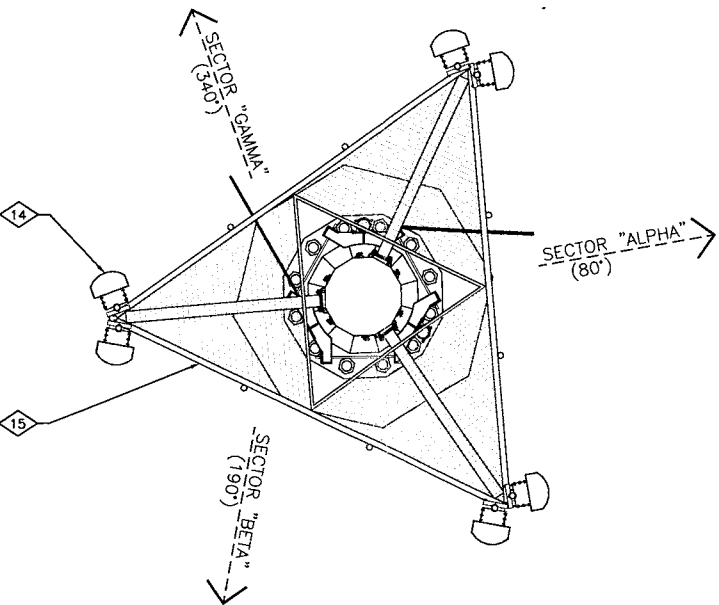
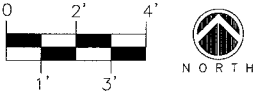
GENERAL NOTES:
REFER TO A-1 FOR GENERAL NOTES.



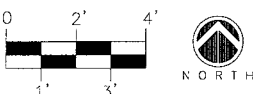
1
A-2
ENLARGED SITE PLAN
SCALE FOR 24x36: 1/4" = 1'-0" SCALE FOR 11x17: 1/8" = 1'-0"



2
A-2
PROPOSED MICROWAVE LAYOUT @ 72' & 102'
SCALE FOR 24x36: 3/8" = 1'-0" SCALE FOR 11x17: 3/16" = 1'-0"



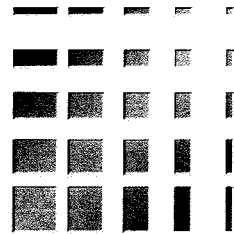
3
A-2
PROPOSED ANTENNA LAYOUT @ 115'
SCALE FOR 24x36: 3/8" = 1'-0" SCALE FOR 11x17: 3/16" = 1'-0"



PLANS PREPARED FOR:

verizon
wireless

PLANS PREPARED BY:



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

LICENSURE:

DATE: 10/17/2011

DRAWN BY: ATD

CHECKED BY: EJC

REVISIONS

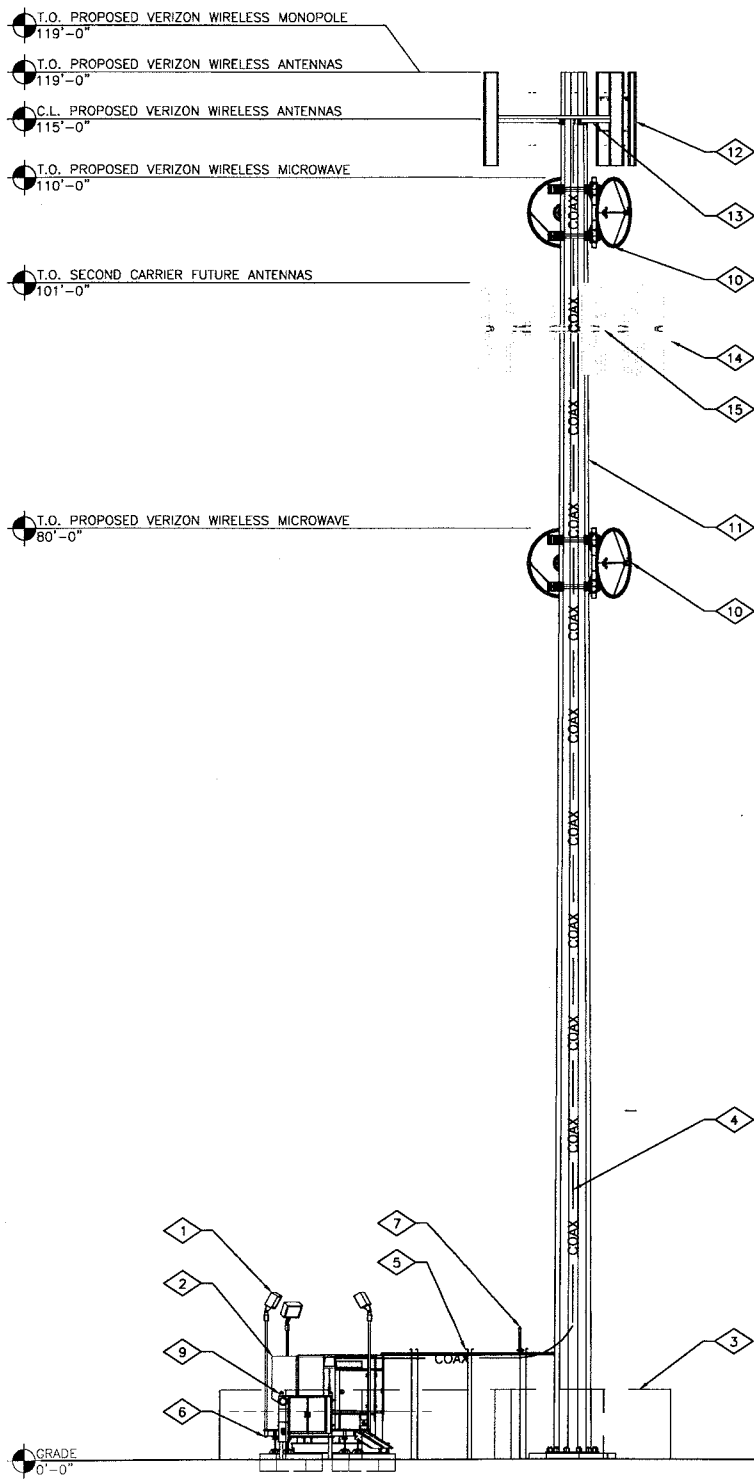
DATE	DESCRIPTION	BY
9/23/2011	ISSUED FOR 90% ZD REVIEW	ATD
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10/17/2011	ISSUED FOR FINAL ZD	BWG

PROJECT:

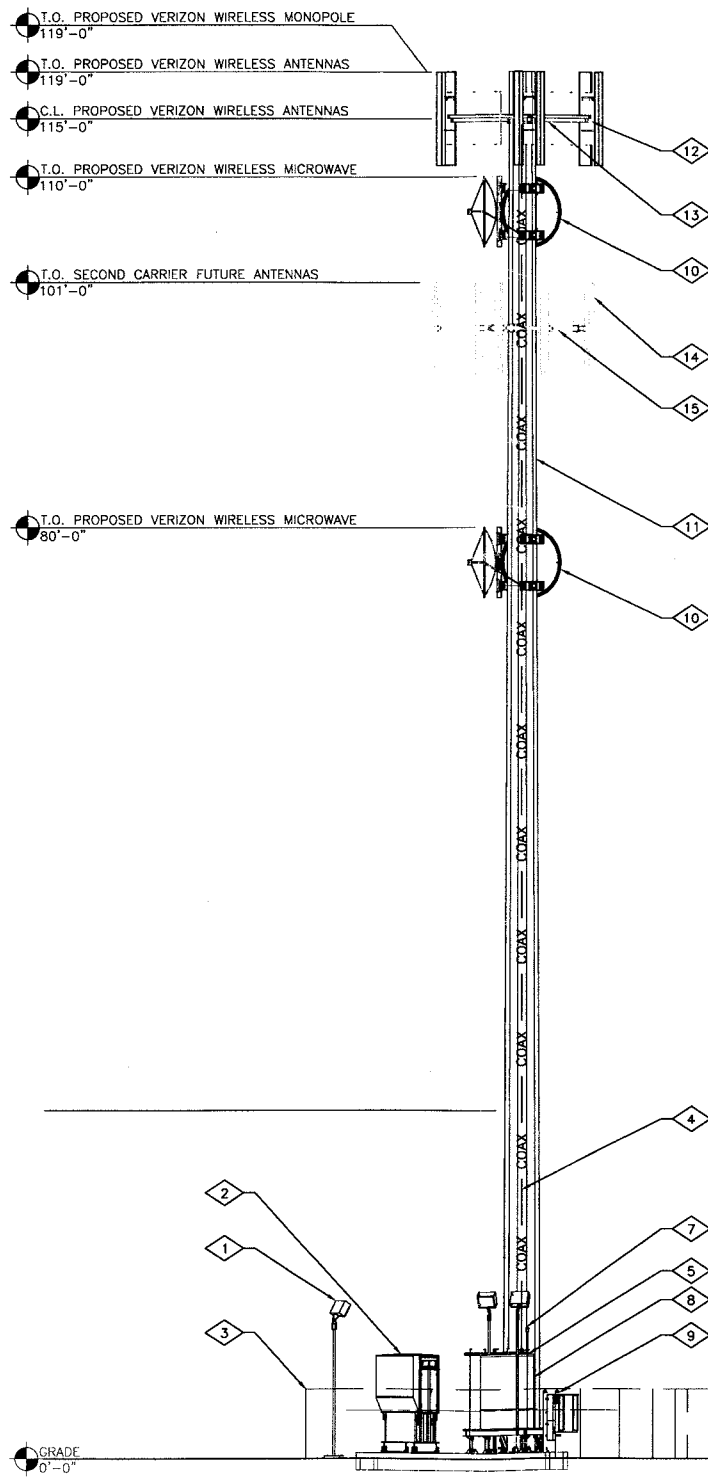
**AK3-MENDENHALL
GLACIER**

10200 MENDENHALL LOOP RD
JUNEAU, AK 99801

A-2



1 SOUTH ELEVATION
SCALE FOR 24x36: 1/8" = 1'-0" SCALE FOR 11x17: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE FOR 24x36: 1/8" = 1'-0" SCALE FOR 11x17: 1/16" = 1'-0"

KEYED NOTES

- 1 PROPOSED VERIZON WIRELESS UTILITY LIGHTS (2 TOTAL)
- 2 PROPOSED VERIZON WIRELESS 50KW DIESEL GENERATOR
- 3 PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE
- 4 PROPOSED VERIZON WIRELESS COAX ROUTE
- 5 PROPOSED VERIZON WIRELESS ICE BRIDGE
- 6 PROPOSED VERIZON WIRELESS 6'-0" X 8'-0" PLATFORM
- 7 PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED AT ICE BRIDGE
- 8 PROPOSED VERIZON WIRELESS OUTDOOR CABINET
- 9 PROPOSED VERIZON WIRELESS UTILITY FRAME WITH METER & DISCONNECT
- 10 PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA AND DUAL COLLAR MOUNTS AND STIFF ARMS (4 TOTAL)
- 11 PROPOSED 119'-0" HIGH MONOPOLE
- 12 PROPOSED VERIZON WIRELESS ANTENNAS (6 TOTAL, 2 PER SECTOR)
- 13 PROPOSED VERIZON WIRELESS LOW PROFILE CLIMB RATED PLATFORM
- 14 FUTURE LOCATION OF ANTENNA MOUNT OF OTHER CARRIERS
- 15 FUTURE LOCATION OF PANEL ANTENNA OF OTHER CARRIERS (TYP)

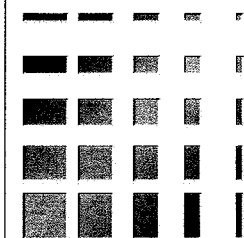
NOTES

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

PLANS PREPARED FOR:

verizon wireless

PLANS PREPARED BY:



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

LICENSURE:

DATE: 10/17/2011

DRAWN BY: ATD

CHECKED BY: EJC

REVISIONS

DATE	DESCRIPTION	BY
9/23/2011	ISSUED FOR 90% ZD REVIEW	ATD
10/07/2011	ISSUED FOR 90% ZD REVIEW	ATD
10/17/2011	ISSUED FOR FINAL ZD	BWG

PROJECT:
**AK3-MENDENHALL
GLACIER**

10200 MENDENHALL LOOP RD
JUNEAU, AK 99801

A-3

Notes

R- Storage/Rec. Hall 1600 ft²
 Owner/Manager Quarters Second Floor.
 Alternate Consideration is to place
 Storage and Rec. Hall on first floor with
 Office, Laundry, and Showers, and place
 Owner/Manager Quarters on Second Floor
 in one building constructed on Pad.

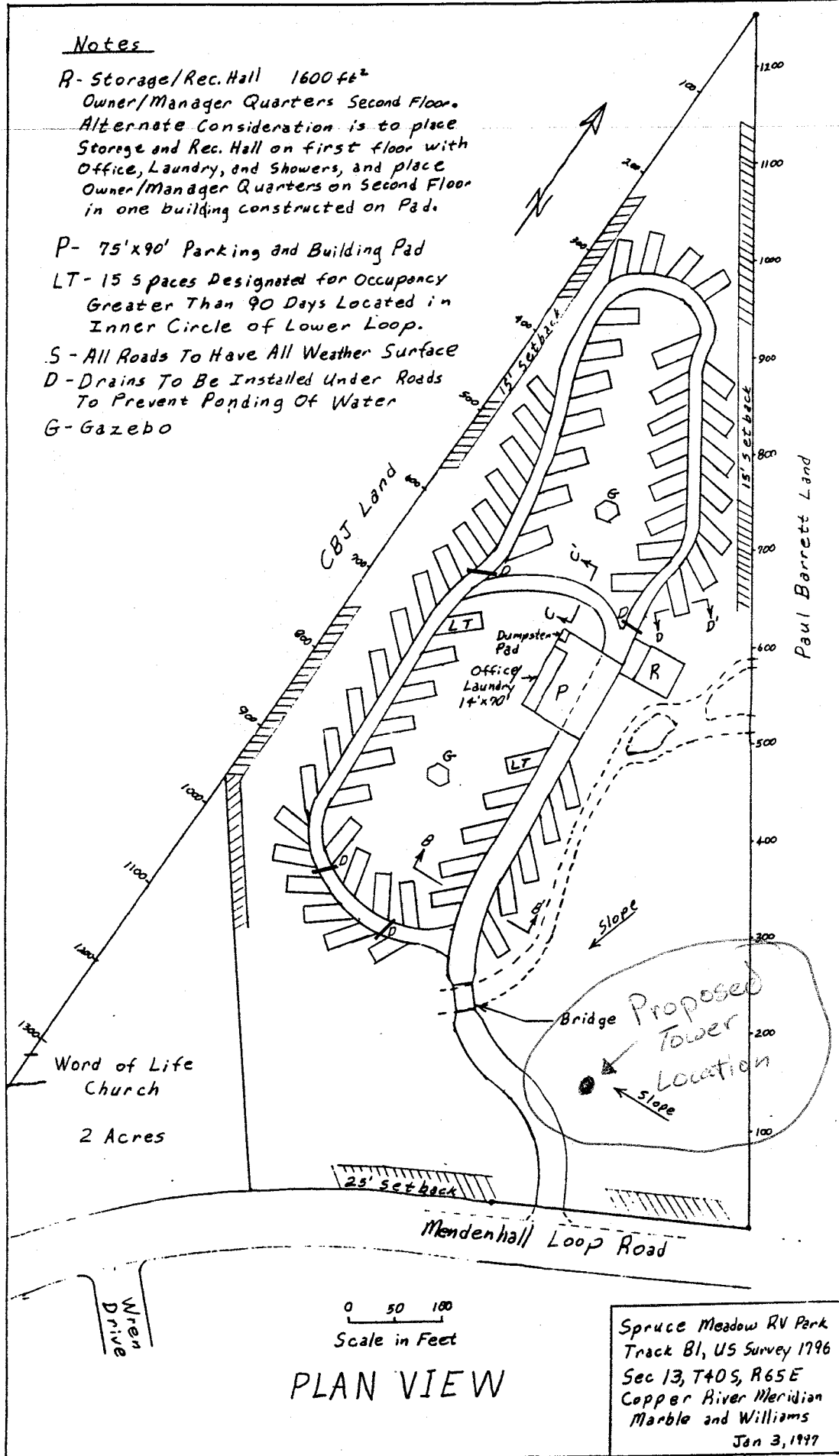
P- 75'x90' Parking and Building Pad

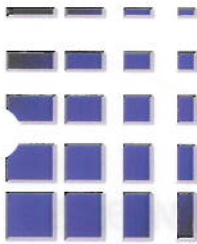
LT- 15 Spaces Designated for Occupancy
 Greater Than 90 Days Located in
 Inner Circle of Lower Loop.

S- All Roads To Have All Weather Surface

D- Drains To Be Installed Under Roads
 To Prevent Ponding Of Water

G- Gazebo





AK3 - MENDENHALL GLACIER VIEW 1
VIEW FROM NORTHEAST LOOKING SOUTHWEST

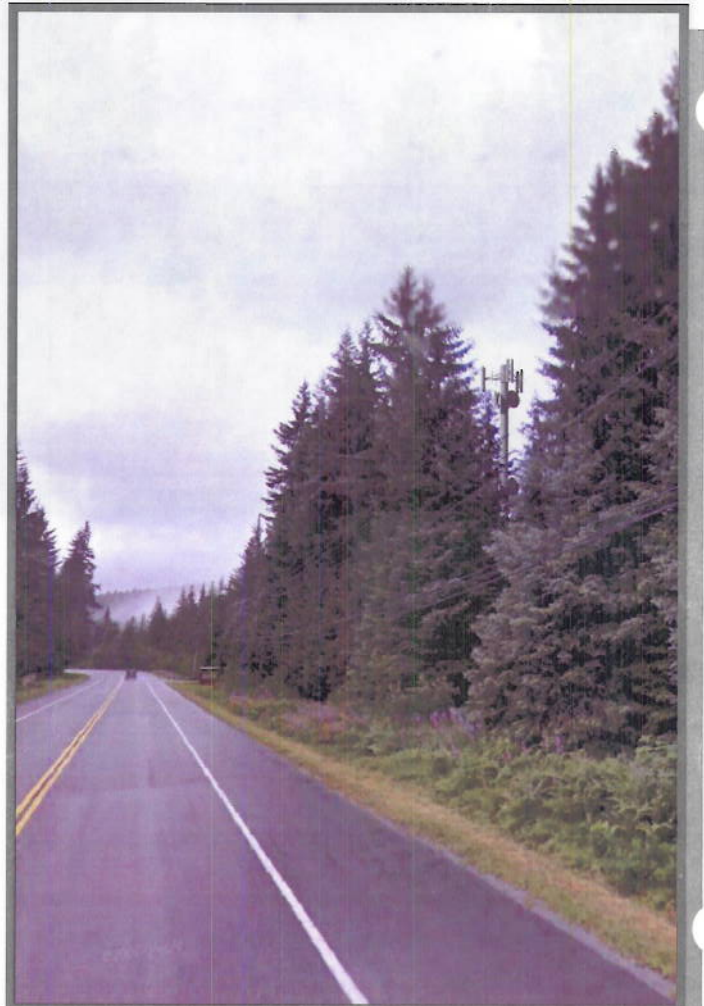
KDC
ARCHITECTS.ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

verizonwireless

EXISTING VIEW



PROPOSED VIEW



ATTACHMENT D

AK3 - MENDENHALL GLACIER VIEW 1

VIEW FROM NORTHEAST LOOKING SOUTHWEST

KDC

ARCHITECTS.ENGINEERS, P.C.

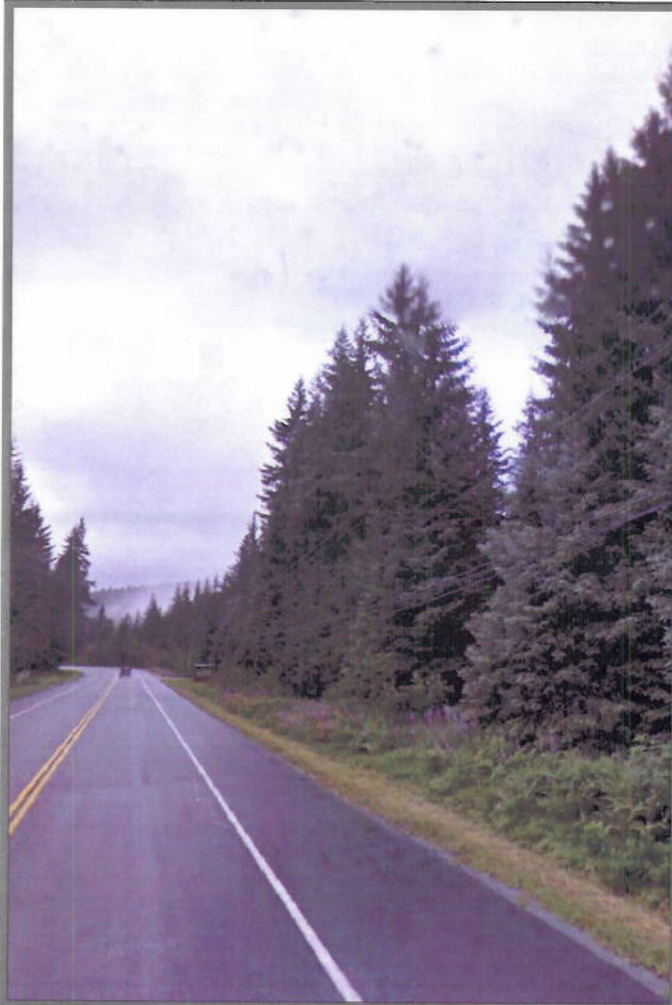
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036

PHONE: 425.670.8651

FAX: 425.712.0846

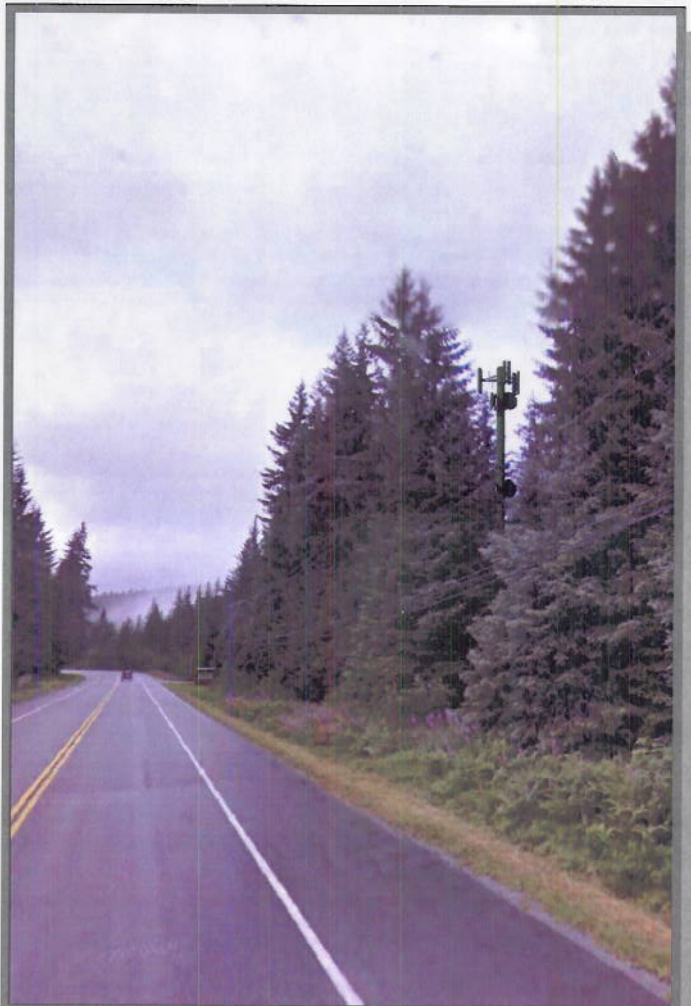
verizonwireless

EXISTING VIEW



Tower in
Green color

PROPOSED VIEW



AK3 - MENDENHALL GLACIER VIEW 2

VIEW FROM SOUTH LOOKING NORTH

KDC

ARCHITECTS. ENGINEERS, P.C.

4720 200TH STREET SW SUITE 200

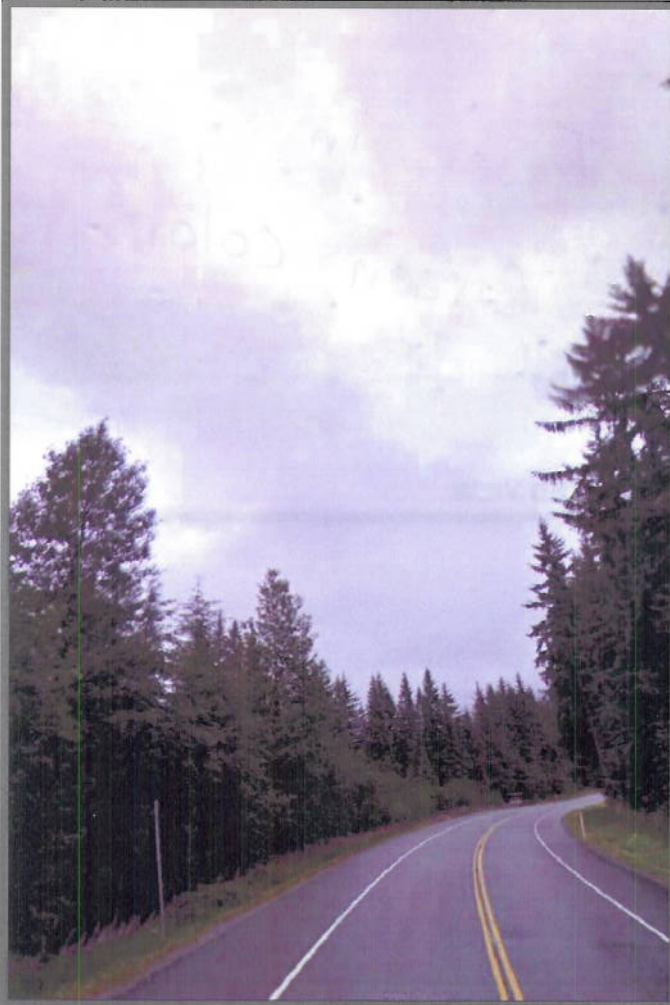
LYNNWOOD, WA 98036

PHONE: 425.670.8651

FAX: 425.712.0846

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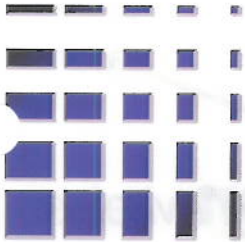
EXISTING VIEW



Tower in
Green color

PROPOSED VIEW





AK3 - MENDENHALL GLACIER VIEW 2

VIEW FROM SOUTH LOOKING NORTH

KDC

ARCHITECTS. ENGINEERS, P.C.

4720 200TH STREET SW SUITE 200

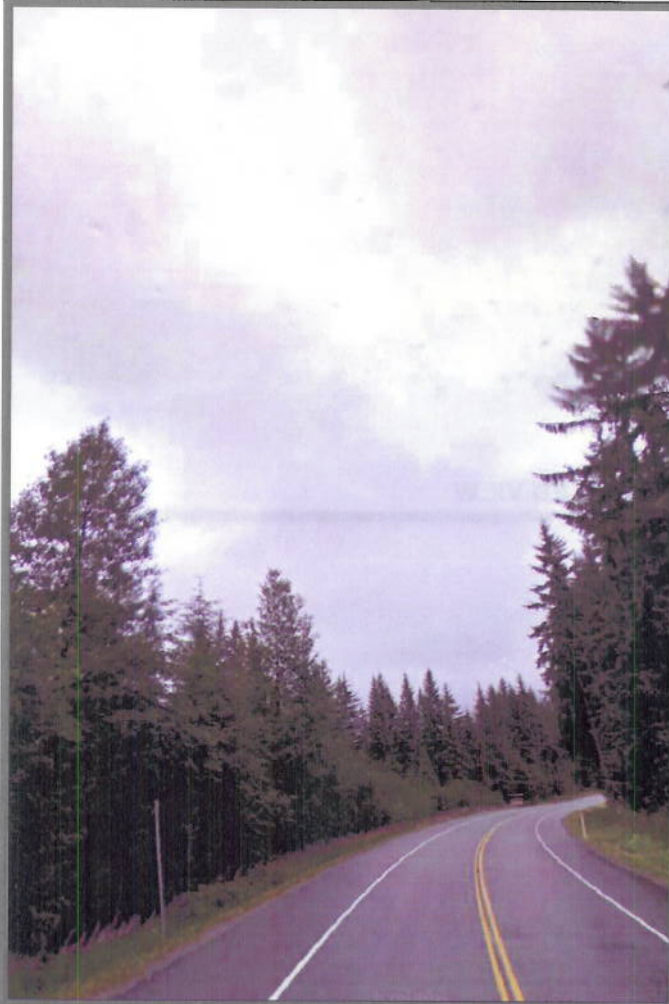
LYNNWOOD, WA 98036

PHONE: 425.670.8651

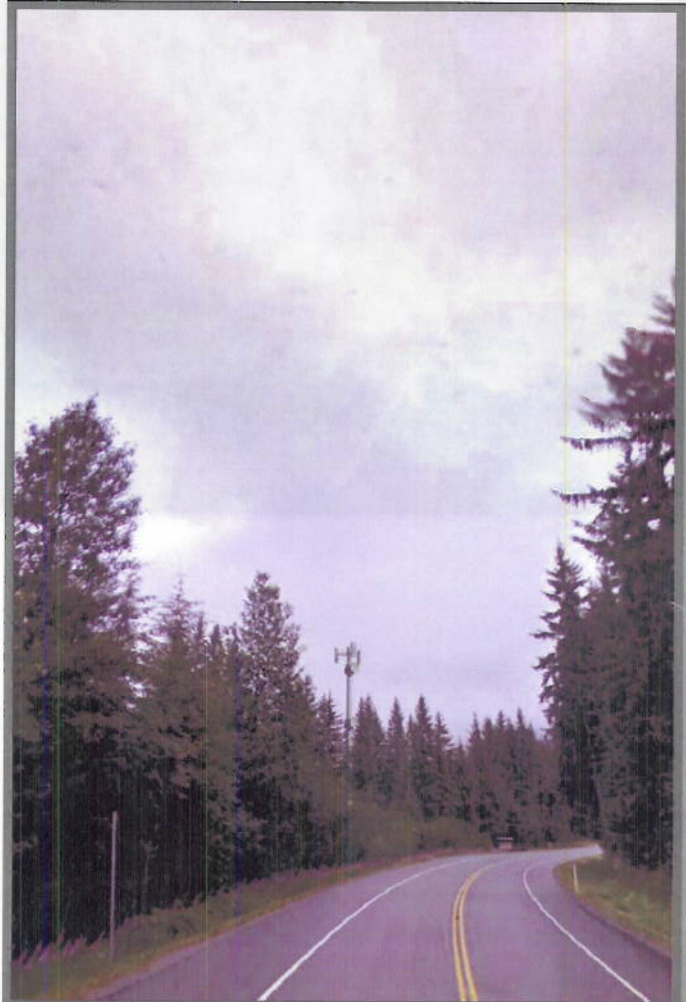
FAX: 425.712.0846

verizonwireless

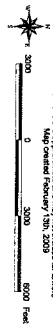
EXISTING VIEW



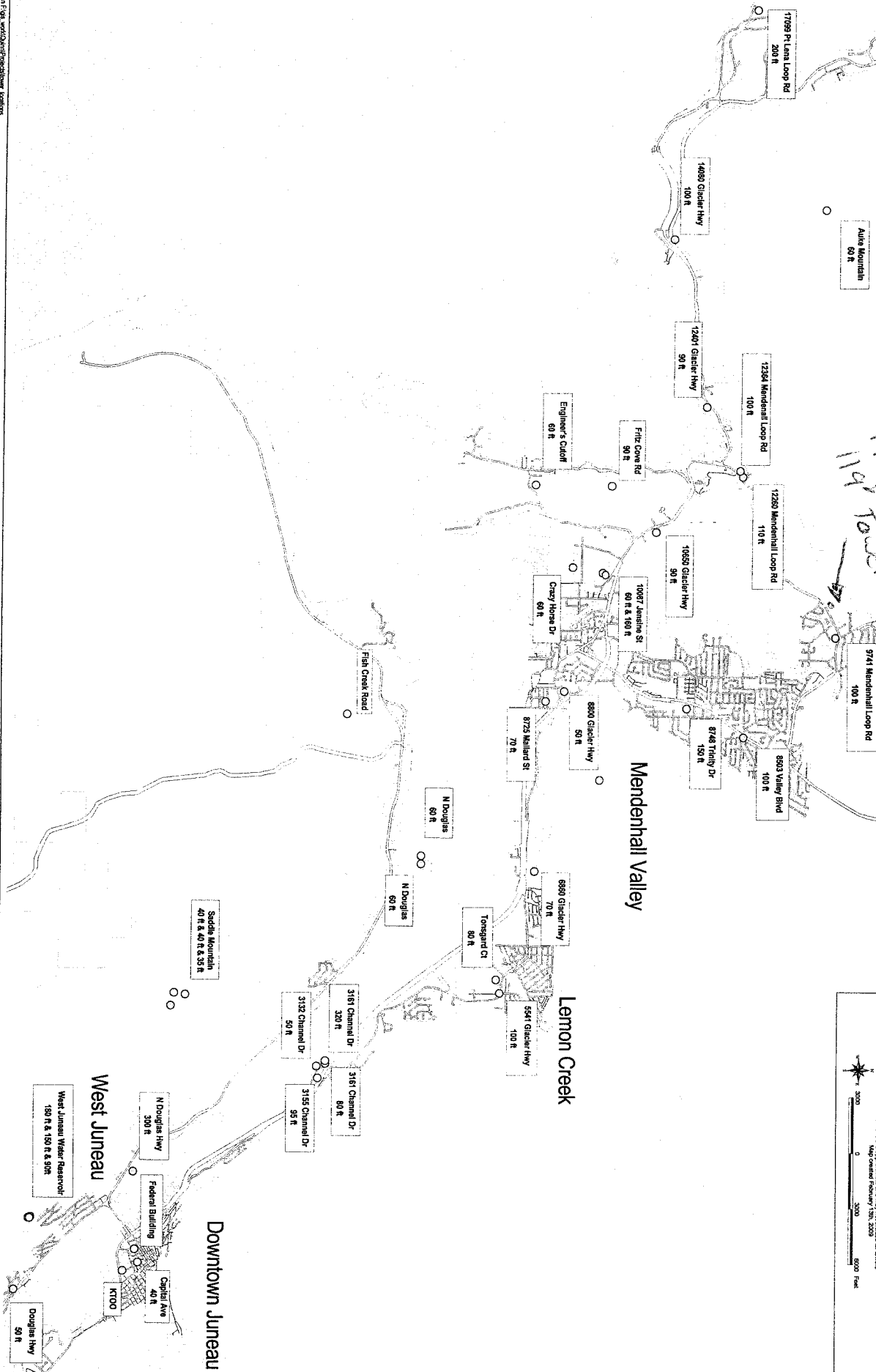
PROPOSED VIEW



ANTENNA & TOWER LOCATIONS



*Proposed
114 Tower*



Eric Feldt

From: Hildegard Sellner [hildegard.sellner@hotmail.com]
Sent: Tuesday, November 01, 2011 10:28 PM
To: Eric Feldt; Laura Boyce
Subject: Public Hearing Nov. 8 - File No: USE2011 0027

Please include this text in the information packet given to the Planning Commission for the November 8 Hearing about the installation of a cell phone tower on Back Loop. File No: USE2011 0027

To the CBJ Community Development Department,

I own a home on Back Loop (10229 Heron Way), and I strongly oppose the erection of the proposed cell phone tower. The more I learn about cell phone towers and cell phone tower politics, the more appalled I am. I have safety concerns, concerns about the impact on property values, and concerns about the lack of a CBJ ordinance regarding tower locations in relationship to residential areas. I will testify at the Hearing. If anyone would like to get in touch with me before the Hearing please contact me at 523-4636 or hildegard.sellner@hotmail.com.

Sincerely,

Hildegard Sellner

11/2/2011

ATTACHMENT F