

MEMORANDUM

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

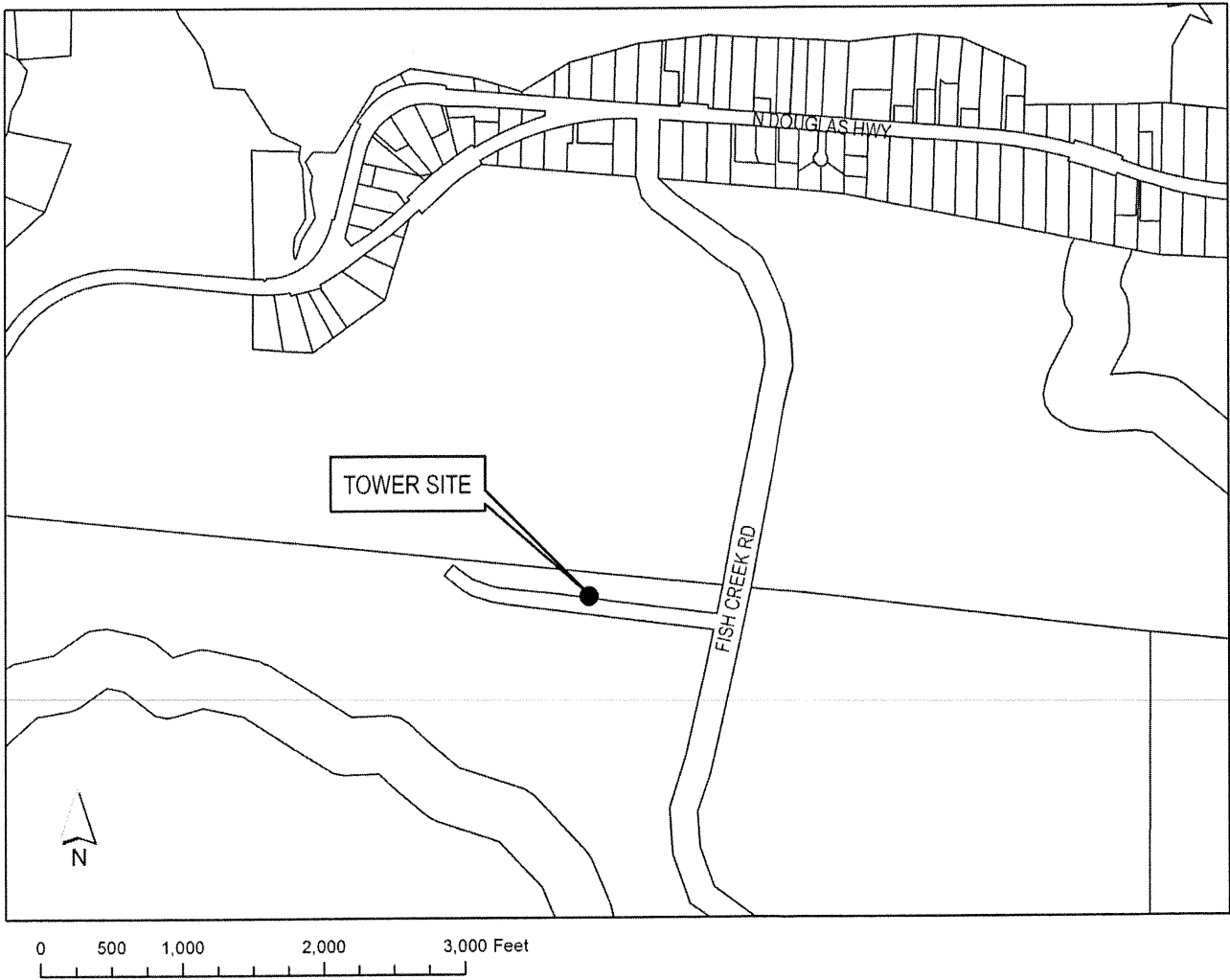
DATE: June 6, 2013
TO: Planning Commission
FROM: Teri Camery, Senior Planner
Community Development Department
FILE NO.: USE2013 0001
PROPOSAL: A Conditional Use Permit to change the lighting and painting on an existing tower.

GENERAL INFORMATION

Applicant: Noah Grodzin
Property Owner: City & Borough of Juneau
Property Address: Fish Creek Road
Legal Description: USS 5504 Lot 1
Parcel Code Number: 6-D10-1-100-002-0
Site Size: 931.34 Acres; Project Size 2,000 Square Feet

**Comprehensive Plan
Land Use Designation:** Resource Development
Zoning: Rural Reserve
Utilities: None
Access: Fish Creek Road
Existing Land Use: Telecommunications Tower, Otherwise Vacant
Surrounding Land Use:
North - Rural Reserve; Vacant City Land
South - Rural Reserve; Vacant U.S. Forest Service Land
East - Rural Reserve; Vacant City Land
West - Rural Reserve; Vacant City Land

VICINITY MAP



ATTACHMENTS

Attachment 1	Development Permit Application
Attachment 2	Conditional Use Permit Application
Attachment 3	Site Plans
Attachment 4	USE2011 0013 Notice of Decision and Staff Report
Attachment 5	Appraisal Report
Attachment 6	Visual Depictions
Attachment 7	FAA No Hazard Determination
Attachment 8	Record of FAA acceptance of new configuration
Attachment 9	Painting and Lighting Specifications
Attachment 10	Scenic Corridor Map
Attachment 11	Agency Review memo and responses
Attachment 12	Juneau International Airport Manager comments
Attachment 13	Alaska Aircraft Owners and Pilots Association comment
Attachment 14	Wings of Alaska comment
Attachment 15	Alaska Seaplanes comment
Attachment 16	Ward Air comment
Attachment 17	Coastal Helicopters comment
Attachment 18	Temsco Helicopters comment
Attachment 19	Northstar Helicopters comment
Attachment 20	Abel comment
Attachment 21	Rue comment
Attachment 22	Triplette comment
Attachment 23	King comment

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit to change the lighting and painting configuration of an existing 175' monopole telecommunications tower located on city property on an unmarked side road at approximately the one mile marker along Fish Creek Road. The new proposal would allow orange and white safety paint and a red flashing light.

The requested change in tower lighting and painting is a significant change from the originally approved project, and therefore requires a new Conditional Use Permit. As described in the Background section, the tower currently has an unauthorized white flashing strobe light. During the new application review process, residents of the Sunny Point neighborhood expressed vigorous opposition to the white flashing strobe light and requested a compromise that would address aviation safety while minimizing visual impacts to surrounding areas.

As a result, the applicant has pursued approval of a red flashing light, which residents have accepted. Staff and the applicant investigated the option of a steady red light to further reduce visual impacts, however FAA will accept only a flashing red light. (Attachment 8) FAA

regulations require that towers with lighting also have orange and white safety painting; therefore this change is necessary as well.

BACKGROUND

The tower was approved in 2011 as USE2011 0013. The original staff report and Notice of Decision have been included as Attachment 4. The tower was originally approved with dark painting and no lighting, in accordance with the Federal Aviation Administration (FAA) No Hazard Determination. However after construction of the tower, two local helicopter companies, who carry low sling loads over the area, were concerned about the tower as an aviation hazard and requested safety lighting from the FAA. In response, a medium intensity white flashing strobe was installed on the tower. This strobe light is still in place, though it has not been approved.

If the proposed Conditional Use Permit is approved, the white flashing strobe light would be replaced with a red flashing light, and the tower would be painted with orange and white safety painting instead of the current brown painting. If the Conditional Use Permit is not approved, the white strobe light would be removed and the tower would have no lighting. If that happened, the tower would likely need to be removed because it is an aviation safety hazard without lighting.

ANALYSIS

Project Site and Design -

The project site is a 50' x 40' leased area of vacant city property on an unmarked side road, approximately one mile off Fish Creek Road. This review does not address the tower, which has already been approved. The new Conditional Use Permit would allow a change from no light to a red flashing light, and a change from brown paint to orange and white safety paint, in accordance with FAA regulations (Attachment 9).

Public Health or Safety -

The applicant has comment letters from the CBJ Airport Manager and from the following aviation companies which accept the change from the white flashing strobe light to a red flashing light:

- Alaska Aircraft Owners and Pilots Association
- Wings of Alaska
- Alaska Seaplanes
- Ward Air
- Coastal Helicopters
- Temsco Helicopters
- Northstar Helicopters (Attachments 12-19)

This list includes the two helicopter companies who originally requested the white flashing strobe light for the tower. The FAA has also accepted the change.

Staff solicited additional agency comments from CBJ Departments. Staff received “no comment” comments from CBJ Engineering and the CDD Building Division. (Attachment 11) The CBJ Land Manager indicated that he would not be submitting formal comments.

Property Value or Neighborhood Harmony -

The applicant has provided visual depictions of the tower from nine different locations (Attachment 6). The photos of existing conditions were taken during a joint site visit with CDD staff on March 13, 2013. One photo is taken from the Rue residence on Sunny Point, with Mr. Rue’s permission.

These images indicate that from most views, the proposed orange and white safety painting will make the tower significantly more visible than the current brown painting. However it is clear from the CBJ Airport Manager and local aviation companies that the tower requires lighting, and the proposed red flashing light is considered by residents to be much less intrusive than a white flashing strobe light.

The images of existing conditions cannot capture the full impact of the white flashing strobe that is currently on the tower, and the white flashing strobe has not been approved. Staff has shared the applicant’s visual depictions with residents, and the residents have stated that the addition of the orange and white safety painting is not a concern for them. Their concern is with the white flashing strobe, and the change to a red flashing light would provide substantial relief. Again, it’s not possible, according to FAA regulations, to have lighting on a tower without safety paint. Resident comments have been included in Attachments 20-23.

As noted earlier, the option of a steady red light was also considered to further reduce the visual impact on residents. However FAA accepts only a flashing red light, so this is not an option (Attachment 8).

The applicant has also provided a report prepared by Horan & Company, LLC titled, *On Perceived Impact of Installing a Red Blinking Light and White and Red stripes on an Existing 175’ Tall Telecommunications Monopole on Neighboring Property Values, Juneau, Alaska* (Attachment 5). The report summary states the following:

“We made an inventory of existing lighted towers in the Juneau area and viewed them from the road....We have viewed the subject site and reviewed the development and plans for the modifications. It appears that the tower will be more visible to enhance aviation safety. Although it is located in a scenic corridor viewshed, it is relatively remove having no private properties nearby. It is my opinion, this situation would be similar to other lighted and painted towers in residential or commercial settings along the road system. As planned these modifications would not cause any serious view light or any other tactile interference to make it disharmonious with

the neighborhood....[It} does not appear that there would be any substantial or measurable decrease in value of neighborhood property due to the proposed red lighting and striped painting."

Staff concludes that the proposed changes to painting and lighting for the tower will not have a significant impact on property value or neighborhood harmony.

2008 Juneau Comprehensive Plan

The 2008 Juneau Comprehensive Plan designates the area as Resource Development. Resource Development is defined as follows:

Land to be managed primarily conserve natural resources are identified and developed. [This is verbatim from the Comprehensive Plan; staff has not attempted to edit.] Such specific uses may include, where appropriate, resource extraction and development, recreational and visitor-oriented facilities, and residential uses. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development.

The proposed development is consistent with this designation.

The area is also designated as a Scenic Corridor/Viewshed. (See map, Attachment 10) Page 162 of the 2008 Comprehensive Plan describes Scenic Corridor/Viewshed areas as follows:

*"Scenic Corridor/Viewshed (SCV) This designation is suitable for CBJ-owned and other public lands whose views of, or whose near and/or distant views from the locale, are deemed as spectacular and/or represent a significant and important representation of the visual character of the CBJ. The views of, or from, the designated SCV land area toward public vista points or viewscape: demonstrate a scenic view of great natural beauty, a spectacular landscape, an important historic building or site; provide views of the aurora borealis, sea, harbors, or of a cityscape that is a "signature" viewscape of the CBJ; and is valued by residents and visitors alike and conveys the CBJ as a special place. Lands within the scenic corridor or viewscape should be protected from visual intrusion or obstructions from structures, night light and glare, invasive flora, and/or other similar elements that would diminish the visual prominence of the viewscape. Lands within SCV designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands; however, any new zoning request or rezoning application should identify specific view corridors that would be protected by any new development therein. **Land uses that do not require view-blocking structures should be permitted, such as public vista plazas and seating areas, community gardens, boat launch facilities, fishing areas or utility poles.**" [emphasis added]*

The Scenic Corridor designation extends one quarter mile from each side of Fish Creek Road. On page two and page four of the original USE2011 0013 staff report (Attachment 4), staff determined

that the monopole met the Land Use Code definition of utility. A subsequent staff review of the Spuhn Island telecommunications tower did not consider towers to be utilities. In that staff review, the Scenic Corridor/Viewshed policy did not apply for different reasons, but not because the tower met the exemption as utility.

Since the original staff review indicated that the tower was exempt from the Scenic Corridor policy, it is neither appropriate nor consistent to change this interpretation in a second review of the same tower. If the currently proposed tower was subject to the Scenic Corridor/Viewshed policy, it is likely that it would not meet the requirements of the policy, since it needs to be highly visible for aviation safety reasons.

In summary, for purposes of consistency and fairness to the applicant, staff concludes that the tower is not subject to the Scenic Corridor/Viewshed policy. However this determination is not intended to set precedent for other towers within scenic corridors.

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 requested permit 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 May 31, 2013 and June 10, 2013 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. Based on the staff's analysis, no available evidence indicates that the proposed development will materially endanger public health or safety. Aviation safety concerns have been addressed with the accepted safety painting and red flashing light.

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

No. Based on the preceding analysis and appraisal report, no evidence indicates that the proposed development will substantially decrease the value of or be out of harmony with property in the neighboring area.

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 analysis, the development substantially conforms with the 2008 Comprehensive Plan Resource Development Designation and other policies.

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?

Not applicable.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow orange and white safety painting and a red flashing light on an existing 175' monopole.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>1/11/13</u>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description Application to amend previously approved conditional use permit.			
	PROPERTY LOCATION			
	Street Address off Fish Creek RD (No assigned address)	City/Zip Juneau		
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)			
	Assessor's Parcel Number(s)			
	LANDOWNER/ LESSEE			
	Property Owner's Name City and Borough of Juneau	Contact Person:	Work Phone:	
	Mailing Address 155 South Franklin, Juneau AK	Home Phone:	Fax Number:	
	E-mail Address	Other Contact Phone Number(s):		
	LANDOWNER/ LESSEE CONSENT <small>Required for Planning Permits; not needed on Building/Engineering Permits</small>			
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) 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>				
<p>X <u><i>Heather Markow</i></u> Date <u>1/11/13</u> Landowner/Lessee Signature</p> <p>X _____ Date _____ Landowner/Lessee Signature</p>				
<p>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.</p>				
APPLICANT <small>Must be the same as OWNER, write SAME and sign and date at X below</small>				
<p>Applicant's Name Noah Grodzin for SBA</p>			Contact Person: Noah Grodzin	Work Phone: 9712856645
Mailing Address 5501 NE 109TH Court, STE A2, Vancouver WA 98662			Home Phone:	Fax Number:
E-mail Address noah.grodzin@caseadiapm.com			Other Contact Phone Number(s):	
<p>X <u><i>NS Grodzin</i></u> <u>1/11/2013</u> Applicant's Signature Date of Application</p>				

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	Design	Date Received	Application Number(s)
		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)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		<u>1/11/13</u>	<u>use 13-001</u>
		Variance Case (Be Minimis and all other Variance case types)			
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	<small>***Public Notice Sign Form filled out and in the file.</small>				
	Comments:				Permit Intake Initials

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 FORMS/2010 Applications Revised November 2009

TO BE COMPLETED BY THE APPLICANT

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

LEGEND:

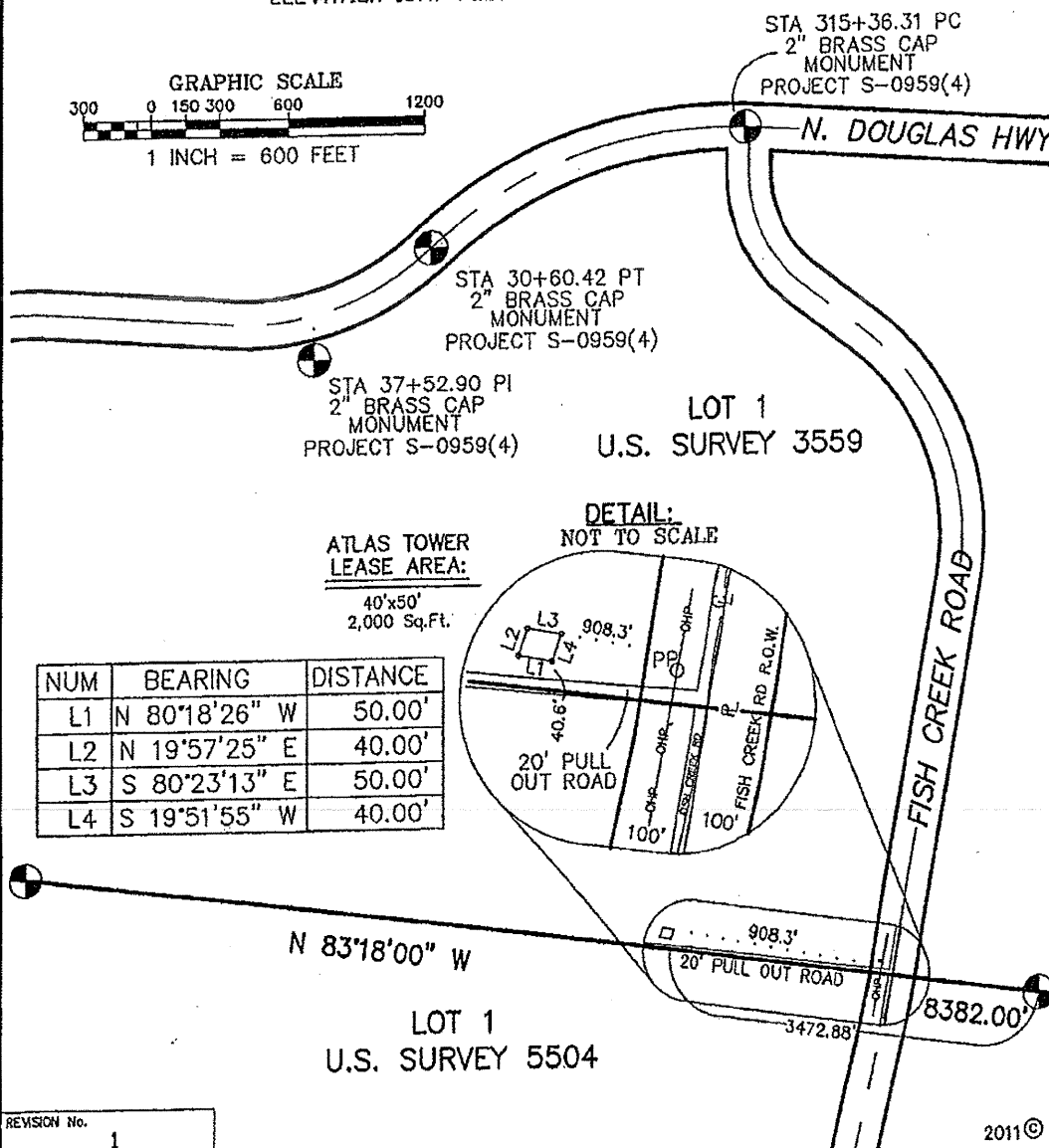
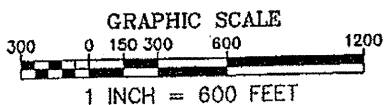
MEASURED DATA
RECORD DATA
SET 5/8" REBAR
W/PC ACUTEK

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)



ATLAS TOWER
LEASE AREA:
40'x50'
2,000 Sq.Ft.

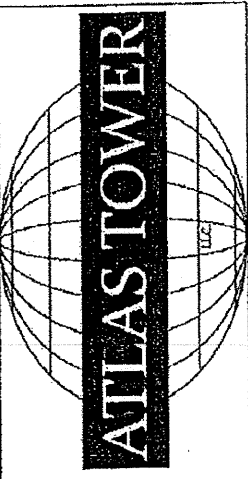
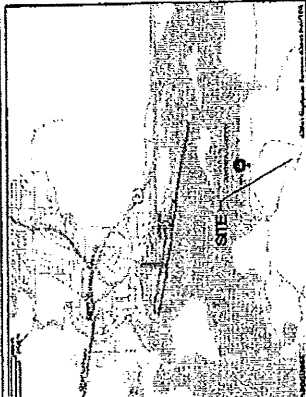
NUM	BEARING	DISTANCE
L1	N 80°18'26" W	50.00'
L2	N 19°57'25" E	40.00'
L3	S 80°23'13" E	50.00'
L4	S 19°51'55" W	40.00'

REVISION No. 1

	LOT No.	1	PROJECT TITLE:	NORTH DOUGLAS		
	SUBDIVISION:	U.S.S. 3559				
	SECTION	N/A	TOWNSHIP	N/A	RANGE	N/A
	PLAT No.	N/A		DATE:	11-08-09	F.S. NUMBER:
	JUNEAU		RECORDING DISTRICT	SCALE:	1" = 600'	CHECKED:
SITE ADDRESS:				FISH CREEK ROAD NORTH DOUGLAS ISLAND		
				<p>SITE PLAN</p>		

RECEIVED
JAN 11 2013
PERMIT CENTER/CDD

USE 2013 0001

<p>SITE NAME: AK023 SRI N DOUGLAS</p> <p>PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY</p> <p>TOWER TYPE: 170'-0" MONOPOLE W 5'</p> <p>SITE ADDRESS: UNASSIGNED - OFF FISH CREEK ROAD, JUNEAU, AK</p> <p>ZONING JURISDICTION: CITY & BOROUGH OF JUNEAU</p> <p>B.P. JURISDICTION: CITY & BOROUGH OF JUNEAU</p> <p>AREA OF CONSTRUCTION: 2,000 ± SQ. FT (LOOSE AREA)</p> <p>PRESERVE ZONING: RURAL RESERVE</p> <p>LEGAL DESCRIPTION: COPPER MENDOTA</p>	<p>PROJECT INFORMATION:</p> <p>AK023 SKI N DOUGLAS</p> <p>UNASSIGNED - OFF FISH CREEK RD JUNEAU, AK</p> <p>PLANS PREPARED FOR: ATLAS TOWER</p> <p>253 COLUMBIAN ST. 33 DENVER, CO 80205 OFFICE: 855-400-9296</p>	<p>SELECT SITE ACQUISITION, LLC</p> <p>P.O. Box 1272, Mega Valley, WA 98008 Other: 206-764-4455</p>	<p>STATE OF ALASKA 49TH DAVID N DEAN APR 24, 2012 REGISTERED PROFESSIONAL</p>	<p>5. 04-03-1 TOWER HEIGHT REUS</p> <p>4. 04-01-1 CD PRELIM</p> <p>3. 04-01-1 2D REUS</p> <p>2. 04-01-1 2D REUS</p> <p>1. 04-01-1 2D REUS</p> <p>0. 04-01-1 PRELIMINARY 2D</p> <p>REV DATE: ISSUED FOR</p> <p>DRAWN BY: DHD CHECKED BY: DHD</p> <p>SHEET TITLE: TITLE SHEET</p> <p>SHEET NUMBER: T-1</p>
<p>SITE NAME: AK023 SKI N DOUGLAS</p> <p>OFF FISH CREEK RD JUNEAU, AK</p>				
				
<p>CONSTRUCTION OF A TELECOMMUNICATIONS FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED MONOPOLE, REISED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CONSIDERATION. NO WATER OR SEWER IS REQUIRED.</p> <p>1. FACILITY DESIGNED IN ACCORDANCE WITH CITY AND BOROUGH OF JUNEAU REGULATIONS.</p> <p>1. ANY WATER OR SEWER FACILITIES WHICH WILL NOT REQUIRE TOWER WILL CONSIDER ONLY OF MAINTENANCE PERSONNEL VISITING THE SITE APPROXIMATELY ONCE A MONTH.</p>				
<p>CODE COMPLIANCE</p> <p>ALL WIRE AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY. NOTHING IN THESE PLANS IS TO BE CONSIDERED AS VIOLATING OR NONCONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:</p> <p>INTERNATIONAL BUILDING CODE (2006 EDITION, DIVISION OF INTERNATIONAL BUILDING CODE COUNCIL ANSI/ICC/IBC-2006 ADMINISTRATIVE CODE LOCAL / CITY / COUNTY BUILDING CODES AND ORDINANCES</p>				
<p>811 Know what's below. Call before you dig.</p>				
<p>CONTACT INFORMATION</p> <p>PROPERTY OWNER: NAME: CITY & BOROUGH OF JUNEAU ADDRESS: 55 JUNEAU STREET JUNEAU, AK 99801</p> <p>UTILITIES: POWER COMPANY: ALASKA ELECTRIC LIGHT & POWER PHONE: 907-760-2222 TELEPHONE COMPANY: AKS CONTACT: (866)-550-4899</p>				
<p>CONTACT INFORMATION</p> <p>SITE CONSTRUCTION MANAGER: NAME: SELECT SITE ACQUISITION, LLC ADDRESS: 200 N. 48TH ST. JUNEAU, AK 99801 PHONE: (907) 760-4455</p> <p>SITE APPLICANT: NAME: ATLAS TOWER LLC ADDRESS: 253 COLUMBIAN ST. JUNEAU, AK 99801 CONTACT: DAVID N DEAN PHONE: (907) 760-4455</p> <p>SURVEYOR: NAME: DAVID N DEAN ADDRESS: 253 COLUMBIAN ST. JUNEAU, AK 99801 CONTACT: DAVID N DEAN PHONE: (907) 760-4455</p> <p>ARCHITECT: NAME: DHD DESIGN ADDRESS: 253 COLUMBIAN ST. JUNEAU, AK 99801 CONTACT: DAVID N DEAN PHONE: (907) 760-4455</p>				
<p>PROJECT INFORMATION</p> <p>LOCATION: N 58° 10' 50" W 134° 30' 35" ELEVATION (UNBUILT): 160.7</p> <p>GROUND ELEVATION INFORMATION PROVIDED BY ACQUISITION COMPANY IN THE FORM OF A SITE PLAN SURVEY AND GOOGLE EARTH IMAGERY.</p>				
<p>TOWER COORDINATES</p> 				
<p>VICINITY MAP</p> <p>JUNEAU INTERNATIONAL AIRPORT (JNU) EDIT 1873 SHELL SIMMONS DR # 200, JUNEAU, AK 99801</p> <p>1. START OUT CONC EAST ON YANVORIN OR TOWARD CREST ST. 0.8 MI 2. TURN RIGHT ONTO W 10TH ST. 0.1 MI 3. TURN LEFT ONTO N 10TH ST. 0.1 MI 4. ENTER NEXT ROUNDABOUT AND TAKE THE 1ST EXIT ONTO N DOUGLAS HWY. 0.0 MI 5. N DOUGLAS HWY & FISH CREEK RD</p> <p>N DOUGLAS HWY & FISH CREEK RD EXT JUNEAU, AK 99801 UNITED STATES</p>				
<p>DRIVING DIRECTIONS</p>				
<p>PROJECT DESCRIPTION NOTES</p> <p>SHEET DESCRIPTION</p> <p>T1 TITLE SHEET T2 GENERAL NOTES A1 SITE PLAN A2 ENLARGED COMPOUND PLAN A3 TOWER ELEVATION</p>				
<p>SHEET INDEX</p>				

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JAN 11 2013
PERMIT CENTER/CDD

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS TOWER, LLC, OR ITS DESIGNATED REPRESENTATIVE.

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 AND MUST HAVE ADEQUATE KNOWLEDGE OF THE WORK TO BE SUBMITTED 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 ANS/AIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND QST 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 AS 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 SHALL BE CORRECTED BEFORE PROCEEDING WITH THE PROJECT. THE CONTRACTOR SHALL SUPERVISE THE CORRECT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE SEQUENCES, TECHNIQUES, SEQUENCES, OBSERVATION, RESPONSIBILITY 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 FLAWS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, ANY AND ALL SUBSTITUTIONS, AND APPROVALS THEREOF, 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 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 ANTICIPATED 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. 74 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, SCAFF, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN IT PRESENT STATE, AFTER REMOVING. IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERGUT THIS MATERIAL AND REPLACE WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK FRICK TO PAVING. ANY SUFFER MATERIAL SHALL BE REMOVED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIERS, DIKES, 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECORDING. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE THE PROJECT IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GEOGRAPHICALLY NEAREST PERSONS.

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 3RD EDITION.

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. ALL STEEL SHALL BE A36 STEEL, UNLESS OTHERWISE NOTED.
 - b. ALL BOLTS, ASTM A325 TYPE 1 GALVANIZED OR 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 OBTAINED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 3RD EDITION.
4. HOLES SHALL NOT BE FLAME CUT 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 ANOTHER APPROVED METHOD. THE REPAIR SHALL BE OF THE SAME THICKNESS AS THE GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. SURFACES TO BE REPAIRED WITH 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. PLAT 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 UP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.

AK023
SKIN DOUGLAS

UNASSIGNED - OFF FISH CREEK RD
JUNEAU, AK

ATLAS TOWER

263 COLUMBIE ST. 23
DENVER, CO 80206
OFFICE 888-809-9596

Select Site Acquisition,
LLC

P.O. Box 1292, Maple Valley, W.A. 98038
Office 206-794-4655



5	00-03-11	TOWER HEIGHT REVS
4	00-01-11	CD PHELM
3	05-27-11	2D REVS
2	05-26-11	2D REVS
1	05-25-11	2D REVS
0	05-10-11	PRELIMINARY 2D
REV	DATE	ISSUED FOR

DRAWN BY: DHD
CHECKED BY: DHD

GENERAL NOTES

SHEET NUMBER.

1

RECEIVED

JAN 1 2013

PERMIT CENTER/CD

1. THE BASIS OF THE MERIDIAN AND COORDINATES FOR THIS PLAN IS THE ALASKA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83 AND UTM).
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 4'x5'-0" MONOPOLE BY ATLAS TOWER LLC - SEE A-3 FOR EXTERIOR ELEVATION

PROPOSED 12' WIDE GRAVEL ROAD

20' PULL OUT ROAD

PROPERTY LINE N 83D 18' 00" W

HEAVILY TREED AREA

EXISTING POWER POLE

HEAVILY TREED AREA

PROPERTY LINE

PROPERTY LINE

FISH CREEK ROAD

SITE PLAN

SCALE: 1" = 500'-0"



PROJECT INFORMATION

AK023

SKI N DOUGLAS

UNASSIGNED - 0.64 FISH CREEK RD
JUNEAU, AK

PLANS PREPARED FOR

ATLAS TOWER

325 COLUMBIA ST.
DENVER, CO 80202-3
OFFICE: 888-559-3536

Select Site Acquisition,
LLC

P.O. Box 2072, Eagle Valley, WY, 82408
Office: 307-799-4453



5	04-03-11 TOWER HEIGHT REVIS
4	04-03-11 CD PHELOM
3	03-27-11 2D REVIS
2	03-26-11 2D REVIS
1	03-25-11 2D REVIS
0	03-19-11 PRELIMINARY 2D
	REV. DATE: ISSUED FOR:

DRAWN BY: DHD

CHECKED BY: DHD

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

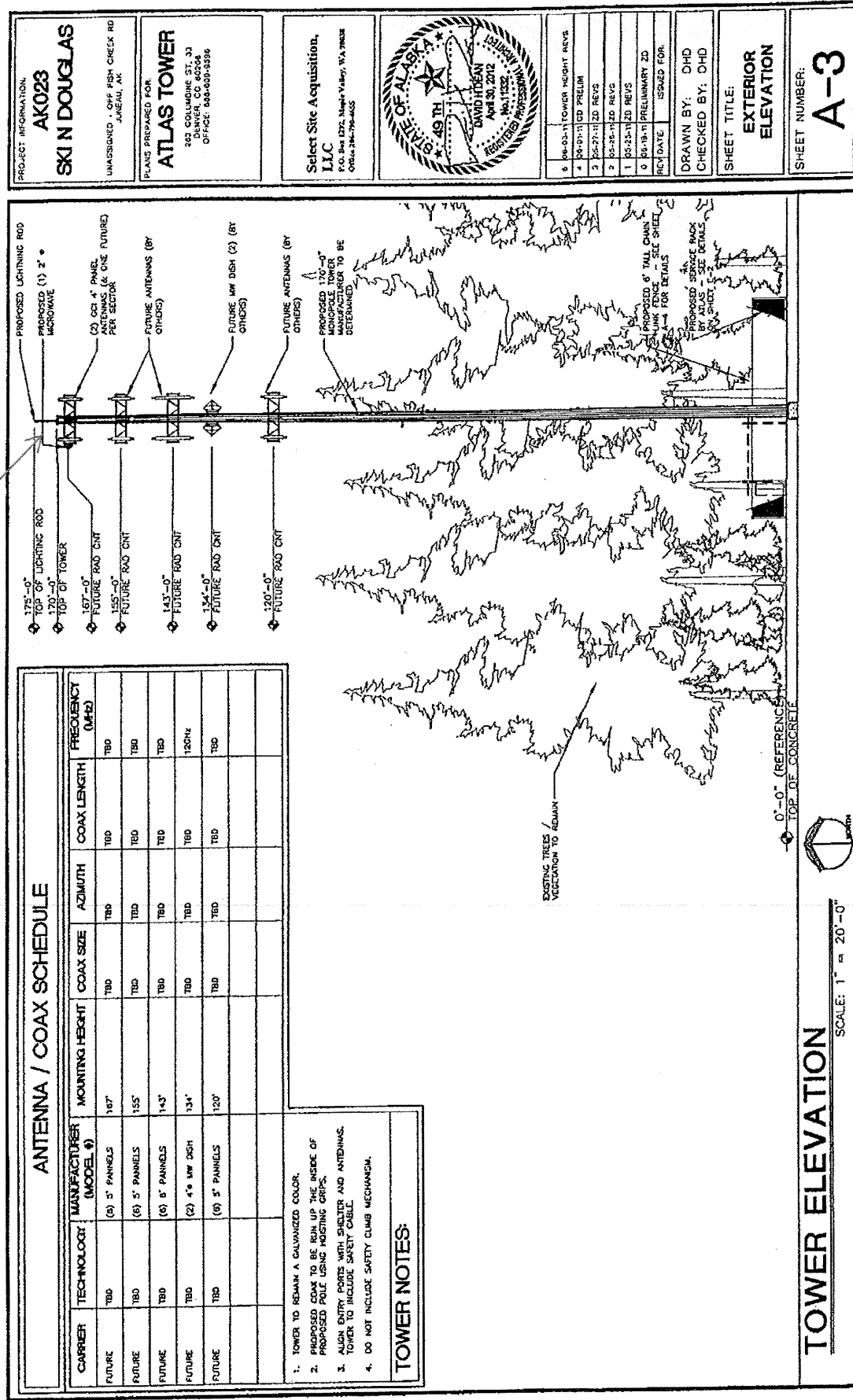
A-1

RECEIVED

JAN 11 2013

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White flashing light placed at top of tower



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JAN 11 2013
PERMIT CENTER/CDD

[illegible]

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JAN 11 2013
PERMIT CENTER/CDD

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 SUCH WORK AS SPECIFIED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE 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/AIA/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. NOTES SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING 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 DOMES THAT MAY BE NECESSARY, SUCH AS TO MAINTAIN STABILITY WHILE BEING 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. THE CONTRACTOR SHALL NOTE SCALE CONTRACTOR DRAWINGS ARE LIVED OFF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BEFORE THE CONSTRUCTION IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD FOR 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 COVERING 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 LEADING 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 SHIPPING 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 RETROW (DIRTY, SCAFFRY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN IT PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERBUILT THIS MATERIAL, AND REPLACE WITH A FULLY COMPACTED SUBGRADE. THE CONTRACTOR SHALL PROVIDE A FULLY LIMBED TAVERN DALE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REMOVED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIERS, DITCHES, AND OTHER DAMAGE 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS. THE OWNER SHALL HAVE A SET OF APPROVED PLANS KEPT AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRPD, 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 OR STEEL CONSTRUCTION, LRFD, 3RD EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL TENDS 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 GALVANIZED SURFACES. WHEN REPAIRING SURFACES OF STEEL TENDS, THE REPAIR MATERIAL MUST BE A STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT METALLICS IN STICK OR PASTED. SPREAD MOLTEN MATERIAL UNFORMALLY 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 DOES NOT EXCEED THE FACE OF THE NUT. IF 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 6.1 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 UP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.

AK023
SKI N DOUGLAS
UNASSAIONED - OFF FISH CREEK RD
JUKEAU, AK

ATLAS TOWER
203 COLUMBIE ST. 23
DENVER, CO 80206
OFFICE: 888-600-9596

P.O. Box 1292, Maple Valley, WA 98038
Office 206-794-4635



5	00-03-11	TOWER HEIGHT REVS
4	00-01-11	CD PRELIM
3	05-27-11	ZD REVS
2	05-26-11	ZD REVS
1	05-23-11	ZD REVS
0	05-19-11	PRELIMINARY ZD
REV	DATE	ISSUED FOR

DRAWN BY: DHD
CHECKED BY: DHD

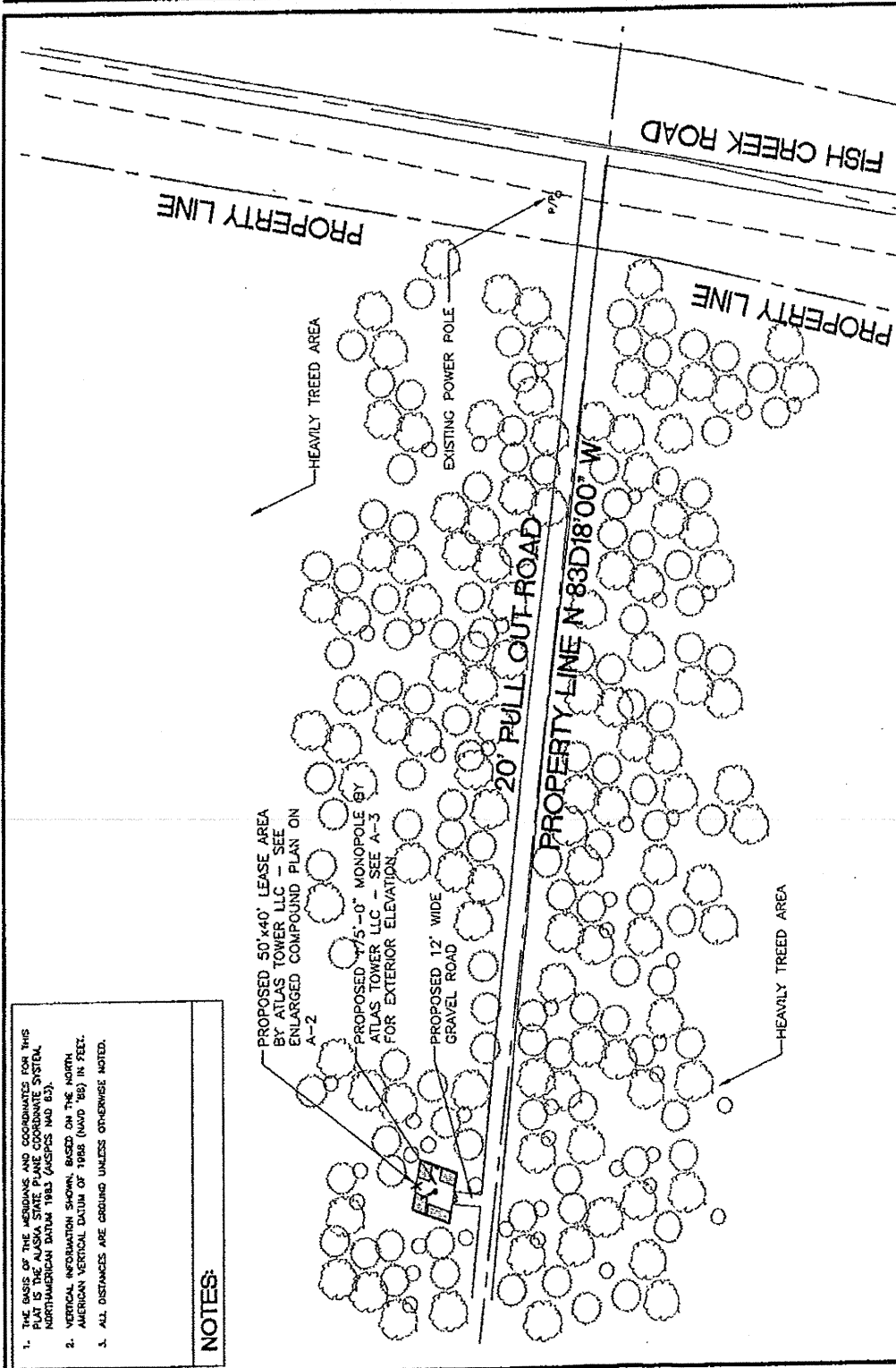
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SHEET NUMBER:

15

PERMIT CENTER/CDD

PROJECT INFORMATION AK023 SKI N DOUGLAS UNASSIGNED - OFF FISH CREEK RD JUNEAU, AK	PLANS PREPARED FOR ATLAS TOWER 232 COLUMBINE ST., 33 DENVER, CO 80206 OFFICE: 800-469-5590	Select Site Acquisition, LLC P.O. Box 1275, Napa Valley, WA 98089 Office: 206-799-6655		<table border="1"> <tr><td>5</td><td>04-02-11 TOWER HEIGHT REV</td></tr> <tr><td>4</td><td>04-01-11 CD PRELIM</td></tr> <tr><td>3</td><td>03-27-11 CD REV</td></tr> <tr><td>2</td><td>03-26-11 CD REV</td></tr> <tr><td>1</td><td>03-25-11 CD REV</td></tr> <tr><td>0</td><td>03-19-11 PRELIMINARY 2D</td></tr> <tr><td>REV</td><td>DATE</td></tr> <tr><td>ISSUED FOR:</td><td></td></tr> </table>	5	04-02-11 TOWER HEIGHT REV	4	04-01-11 CD PRELIM	3	03-27-11 CD REV	2	03-26-11 CD REV	1	03-25-11 CD REV	0	03-19-11 PRELIMINARY 2D	REV	DATE	ISSUED FOR:		DRAWN BY: DHD CHECKED BY: DHD SHEET TITLE: SITE PLAN	SHEET NUMBER: A-1
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4	04-01-11 CD PRELIM																					
3	03-27-11 CD REV																					
2	03-26-11 CD REV																					
1	03-25-11 CD REV																					
0	03-19-11 PRELIMINARY 2D																					
REV	DATE																					
ISSUED FOR:																						




NOTES:

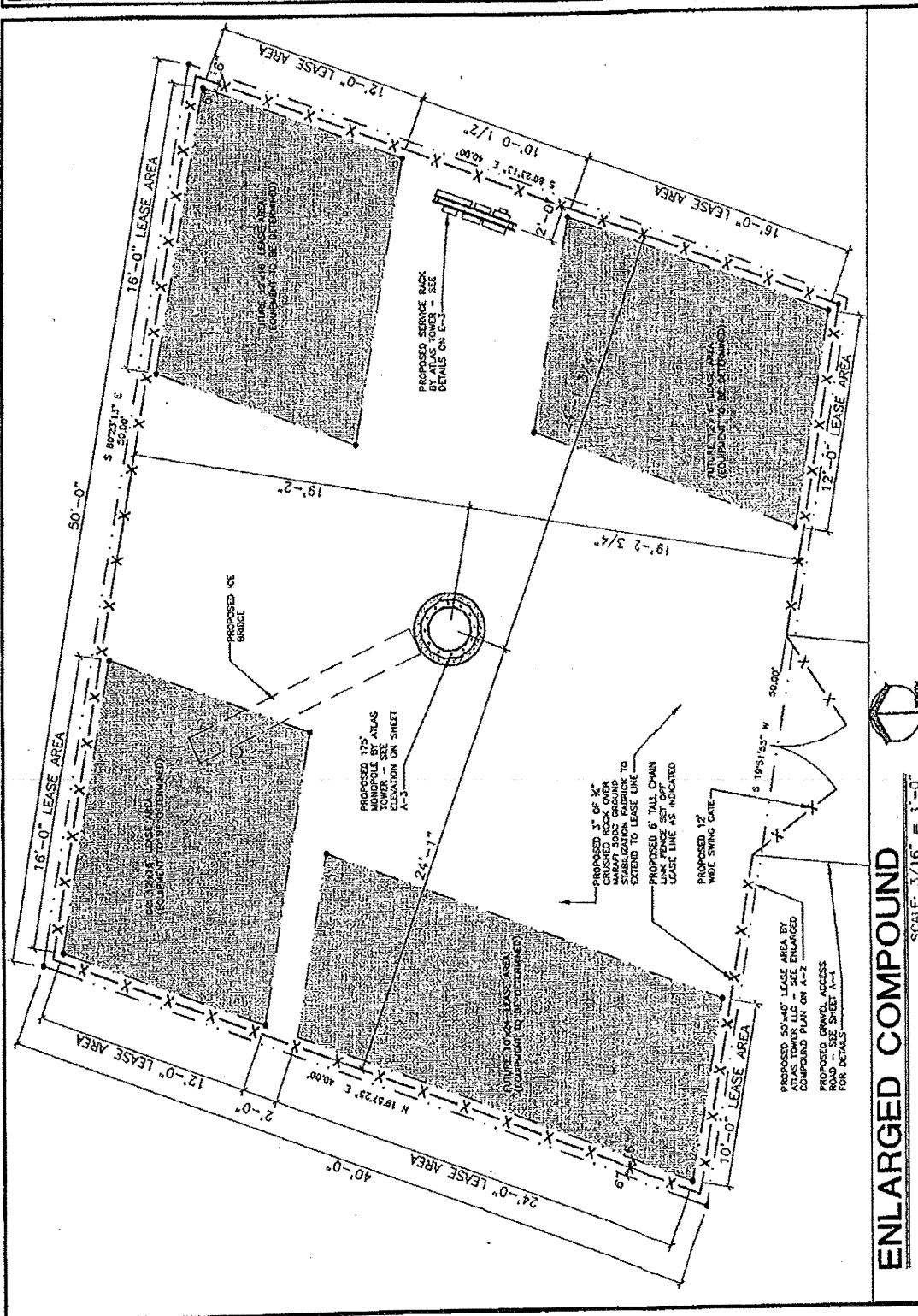
1. THE BASIS OF THE MERIDIAN AND COORDINATES FOR THIS PLAN IS THE ALASKA STATE PLANE COORDINATE SYSTEM, NORTHERN DATUM 1983 (NAD83) (NAD 83).
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

SITE PLAN

SCALE: 1" = 600'-0"

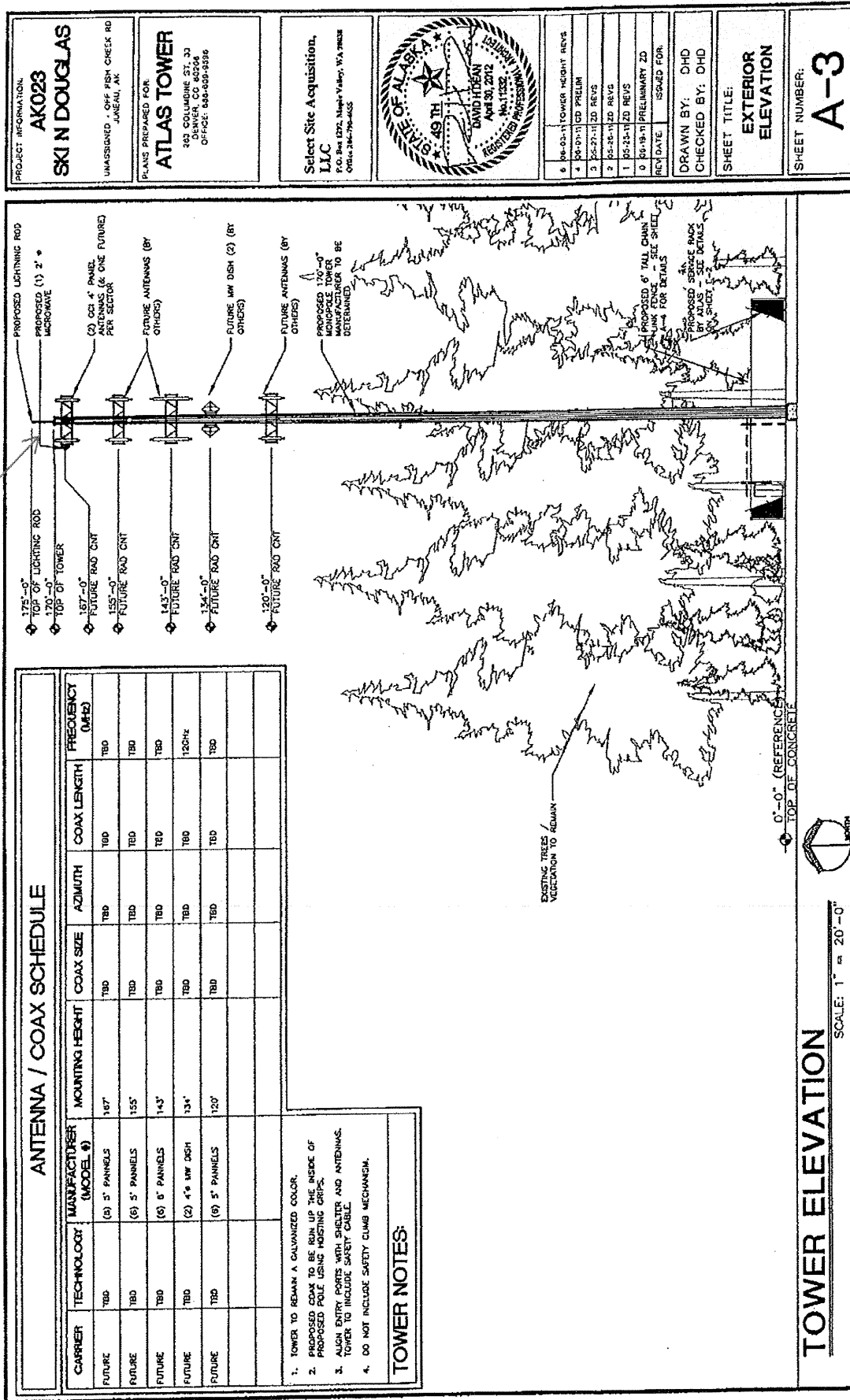
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 JAN 11 2013
 PERMIT CENTER CDD

PROJECT INFORMATION: AK023 SKI N DOUGLAS UNASSIGNED - OFF FISH CREEK RD JARAU, AK	PLANS PREPARED FOR: ATLAS TOWER 283 COLUMBINE ST., 23 DENVER, CO 80208 OFFICE: 303-440-1236	Select Site Acquisition, LLC P.O. Box 2272, Eagle Valey, WA 98044 OFFICE: 206-796-4625		1 06-03-11 TOWER HEIGHT REV 2 06-03-11 CD PRELIM 3 06-03-11 CD REV 4 06-03-11 CD REV 5 06-03-11 CD REV 6 06-03-11 CD REV 7 06-03-11 CD REV 8 06-03-11 CD REV 9 06-03-11 CD REV 10 06-03-11 CD REV 11 06-03-11 CD REV 12 06-03-11 CD REV 13 06-03-11 CD REV 14 06-03-11 CD REV 15 06-03-11 CD REV 16 06-03-11 CD REV 17 06-03-11 CD REV 18 06-03-11 CD REV 19 06-03-11 CD REV 20 06-03-11 CD REV 21 06-03-11 CD REV 22 06-03-11 CD REV 23 06-03-11 CD REV 24 06-03-11 CD REV 25 06-03-11 CD REV 26 06-03-11 CD REV 27 06-03-11 CD REV 28 06-03-11 CD REV 29 06-03-11 CD REV 30 06-03-11 CD REV 31 06-03-11 CD REV 32 06-03-11 CD REV 33 06-03-11 CD REV 34 06-03-11 CD REV 35 06-03-11 CD REV 36 06-03-11 CD REV 37 06-03-11 CD REV 38 06-03-11 CD REV 39 06-03-11 CD REV 40 06-03-11 CD REV 41 06-03-11 CD REV 42 06-03-11 CD REV 43 06-03-11 CD REV 44 06-03-11 CD REV 45 06-03-11 CD REV 46 06-03-11 CD REV 47 06-03-11 CD REV 48 06-03-11 CD REV 49 06-03-11 CD REV 50 06-03-11 CD REV 51 06-03-11 CD REV 52 06-03-11 CD REV 53 06-03-11 CD REV 54 06-03-11 CD REV 55 06-03-11 CD REV 56 06-03-11 CD REV 57 06-03-11 CD REV 58 06-03-11 CD REV 59 06-03-11 CD REV 60 06-03-11 CD REV 61 06-03-11 CD REV 62 06-03-11 CD REV 63 06-03-11 CD REV 64 06-03-11 CD REV 65 06-03-11 CD REV 66 06-03-11 CD REV 67 06-03-11 CD REV 68 06-03-11 CD REV 69 06-03-11 CD REV 70 06-03-11 CD REV 71 06-03-11 CD REV 72 06-03-11 CD REV 73 06-03-11 CD REV 74 06-03-11 CD REV 75 06-03-11 CD REV 76 06-03-11 CD REV 77 06-03-11 CD REV 78 06-03-11 CD REV 79 06-03-11 CD REV 80 06-03-11 CD REV 81 06-03-11 CD REV 82 06-03-11 CD REV 83 06-03-11 CD REV 84 06-03-11 CD REV 85 06-03-11 CD REV 86 06-03-11 CD REV 87 06-03-11 CD REV 88 06-03-11 CD REV 89 06-03-11 CD REV 90 06-03-11 CD REV 91 06-03-11 CD REV 92 06-03-11 CD REV 93 06-03-11 CD REV 94 06-03-11 CD REV 95 06-03-11 CD REV 96 06-03-11 CD REV 97 06-03-11 CD REV 98 06-03-11 CD REV 99 06-03-11 CD REV 100 06-03-11 CD REV	DRAWN BY: DHO CHECKED BY: DHO SHEET TITLE: ENLARGED COMPOUND SHEET NUMBER: A-2
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RECEIVED
 JAN 11 2013
 PERMIT CENTER/CDD

White flashing light placed at top of tower



RECEIVED
JAN 11 2013
PERMIT CENTER/CDD

LEGEND:

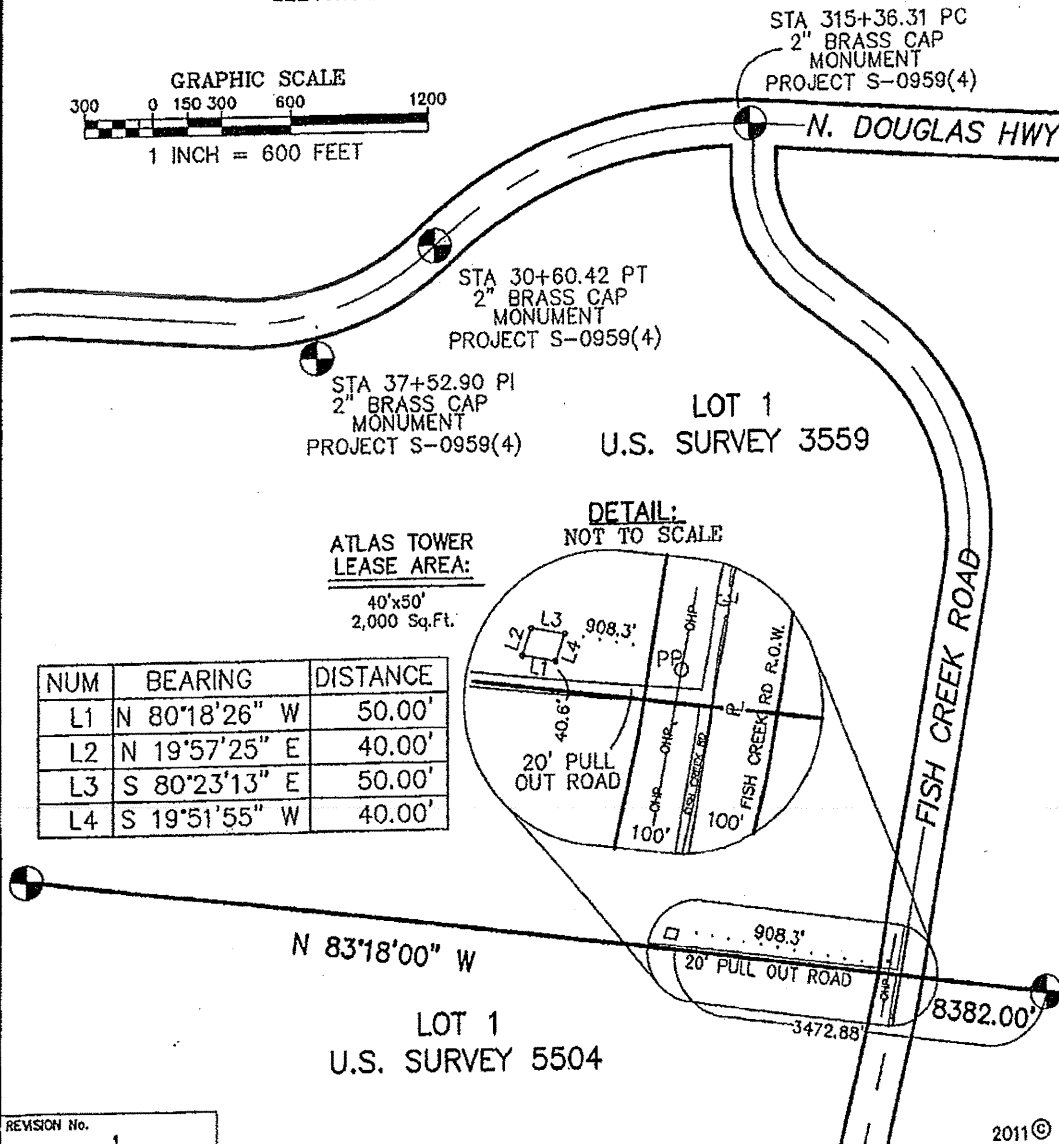
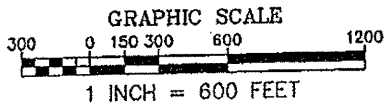
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N 90°00'00" W



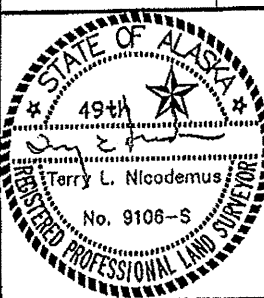
NOTES:

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



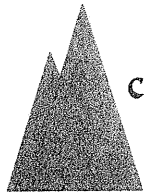
LOT No.	1	PROJECT TITLE:	NORTH DOUGLAS
SUBDIVISION:	U.S.S. 3559		
SECTION	N/A	TOWNSHIP	N/A
PLAT No.	N/A		
JUNEAU		RANGE	N/A
RECORDING DISTRICT		COPPER	MERIDIAN
SITE ADDRESS: FISH CREEK ROAD NORTH DOUGLAS ISLAND			



DATE:	JAN 11 2013	JOB NUMBER:	11-08.09	F.S. NUMBER:	10-01 60
SCALE:	1" = 600'	DRAWN:	TAN	CHECKED:	TLN

SITE PLAN

RECEIVED
JAN 11 2013
PERMIT CENTER/CDD



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: July 13, 2011

File No.: USE2011-0013

Atlas Tower LCC
283 Columbine St., Suite 33
Denver, CO 80206

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

Legal Description: Lot 1 USS 5504

Property Address: Unassigned

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

Hearing Date: July 12th, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 6th, 2011, and approved the telecommunication tower to be conducted as described in the project description and project drawings submitted with the application and 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.
3. The applicant shall paint the tower a dark color, unless determined unacceptable by the Federal Aviation Administration (FAA). Prior to issuance of a Building permit, the applicant shall indicate the chosen color. The dark color shall be confirmed by staff prior to final approval.

Attachments: July 6th, 2011, memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding USE2011-0013.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Attachment 4


Effective Date: The permit is effective upon approval by the Commission, July 12th, 2011.

Expiration Date: The permit will expire 18 months after the effective date, or January 12th, 2013, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Eric Feldt, Planner
Community Development Department


Maria Gladyszewski, Chair
Planning Commission


Filed With City Clerk

7/14/11
Date

cc: Plan Review


NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

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.¹ 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.

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>

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 1st and 8th 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	CITY and BOROUGH of JUNEAU	Date Received: <u>6/7/11</u>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description A proposed 175 telecommunication tower with accompanying 2,000 square foot facility. This tower and facility will be used for structural support of up to four wireless providers.		
	PROPERTY LOCATION		
	Street Address Unassigned		City/Zip
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 3504 LL1		
	Assessor's Parcel Number(s) 6D1011000020		
	LANDOWNER/ LESSEE		
	Property Owner's Name City and Borough of Juneau		Contact Person: Heather Marlow
	Mailing Address 155 S. Seward Street, Juneau, AK 99801		Work Phone: (907) 586-5252
	E-mail Address Heather.Marlow@ci.juneau.ak.us		Home Phone: Fax Number:
	Other Contact Phone Number(s):		
PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***		
	I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent, as follows:		
	A. I (we) application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.		
	B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
	X <u>Heather Marlow</u>		<u>6/6/11</u>
	Landowner/Lessee Signature		Date
	X _____		_____
	Landowner/Lessee Signature		Date
	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.		
	APPLICANT If the same as OWNER, write "SAME" and sign and date at X below		
Applicant's Name Atlas Tower, LLC		Contact Person: Tierney Rowe	
Mailing Address 283 Columbine Street, #33, Denver, CO 80206		Work Phone: (801) 597-4516	
E-mail Address trowe@atlastowers.com		Home Phone: Fax Number: (720) 294-1344	
Other Contact Phone Number(s):			
X <u>Tierney Rowe</u>		<u>6/6/11</u>	
Applicant's Signature		Date of Application	

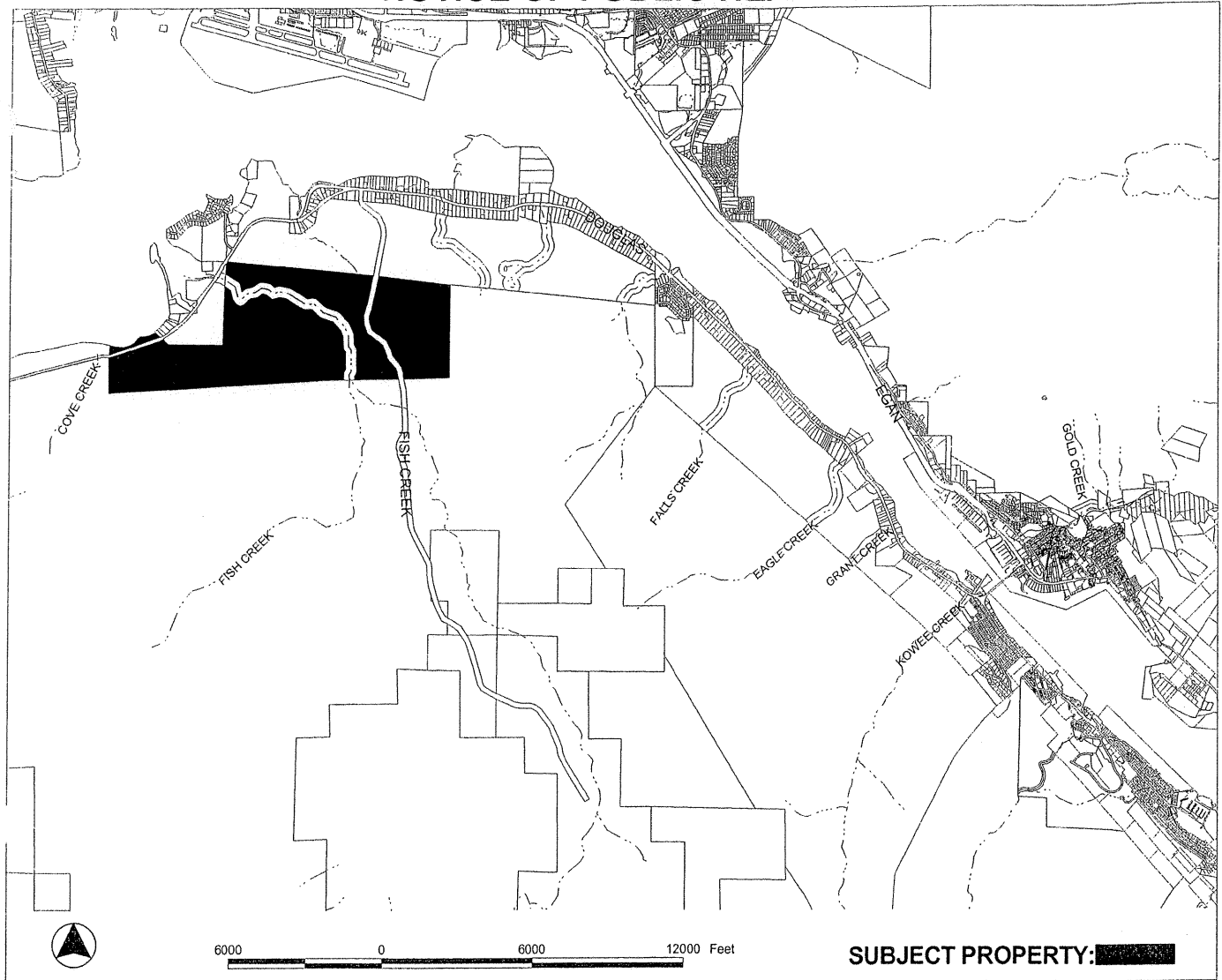
OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN***	Date Received	Application Number(s)
		Building/Grading Permit			
	<input checked="" type="checkbox"/>	City/State			
		Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter 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	<u>6/7/11</u>	<u>USE 2011 0013</u>
		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>	

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
		USE20110013	6/7/11
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: 18.300, Towers and 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.			
A proposed 175' telecommunications tower build with accompanying 2,000 square foot facility. This tower and facility will provide structural support for up to four wireless providers. Please see accompanying zoning narrative for further detail.			
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): Vacant and zoned rural reserve.			
PROPOSED USE OF LAND OR BUILDING(S): Telecommunications, commercial.			
UTILITIES PROPOSED: N/A 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 40,554,360 square feet Total Area of Existing Structure(s) N/A square feet			
Total Area of Proposed Structure(s) 2,000 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 checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation			
N/A <input checked="" type="checkbox"/> Floor Plan of proposed buildings <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)			
N/A <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings			
<input checked="" 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			
Fees			
Application Fees \$500.00			
Admin. of Guarantee \$			
Adjustment \$			
Pub. Not. Sign Fee \$50.00			
Pub. Not. Sign Deposit \$100.00			
Total Fee \$650.00			
Check No. VC 055676			
Receipt 1560			
Date 6/7/11			

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

NOTICE OF PUBLIC HEARING



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

FILE NO: USE20110013 &
CSP20110004
TO: Adjacent Property Owners
HEARING DATE: Jul 12, 2011
HEARING TIME: 7:00 PM
PLACE: **ASSEMBLY CHAMBERS**
Municipal Building
155 South Seward St
Juneau, Alaska 99801

APPLICANT: ATLAS TOWER LLC
Property PCN: 6D1011000020
Owner(s): CITY AND BOROUGH OF JUNEAU & □
Size: 931 acres
Zoned: Rural Reserve
Site Address: N DOUGLAS HWY
Accessed via: 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

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at 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

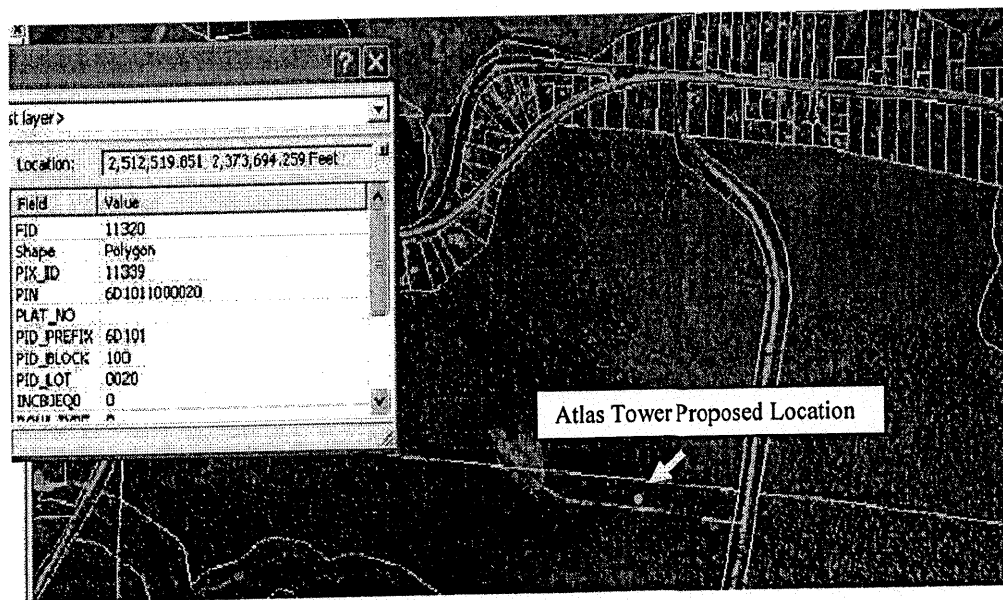
Lease Area: 2,000 sq. ft.

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 HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWN TO THE STATE OF ALASKA, 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-614-222-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 SHALL BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE RESPONSIBILITY FOR ANY 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 BY THE OWNER AND THE OWNER'S ENGINEER PRIOR TO THE SUBSTITUTION. 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 (OR Y, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SURGRADE IN IT PRESENT STATE. THE CONTRACTOR SHALL REMARK (OR Y, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SURGRADE IN IT PRESENT STATE. WITH APPROVED MATERIAL ALL SURGRADES SHALL BE PROCEDED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REMARKED 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 FOUND. THE OWNER SHALL HAVE A SET OF APPROVED PERMITS AND A SET OF APPROVED INSPECTION REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTACT WITH 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 GALVANIZING IS APPLIED SHALL BE REPAIRED. REPAIRS SHALL BE IDENTIFIED BY THE CONTRACTOR. GALVANIZED METALLICS IN STICK OR PASTE, SPREAD WOLVEN 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 888-909-9596

Select Site Acquisition,
LLC

P.O. Box 1272, Maple Valley, WA 98028
Office 206-796-4655



REV.	DATE	ISSUED FOR
5	06-03-11	TOWER HEIGHT REVS
4	06-03-11	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

DRAWN BY: DHD
CHECKED BY: DHD

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

G-1

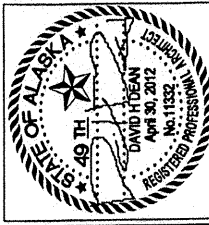
AK023
SKI N DOUGLAS
UNASSIGNED - OFF FISH CREEK RD
JUNEAU, AK

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

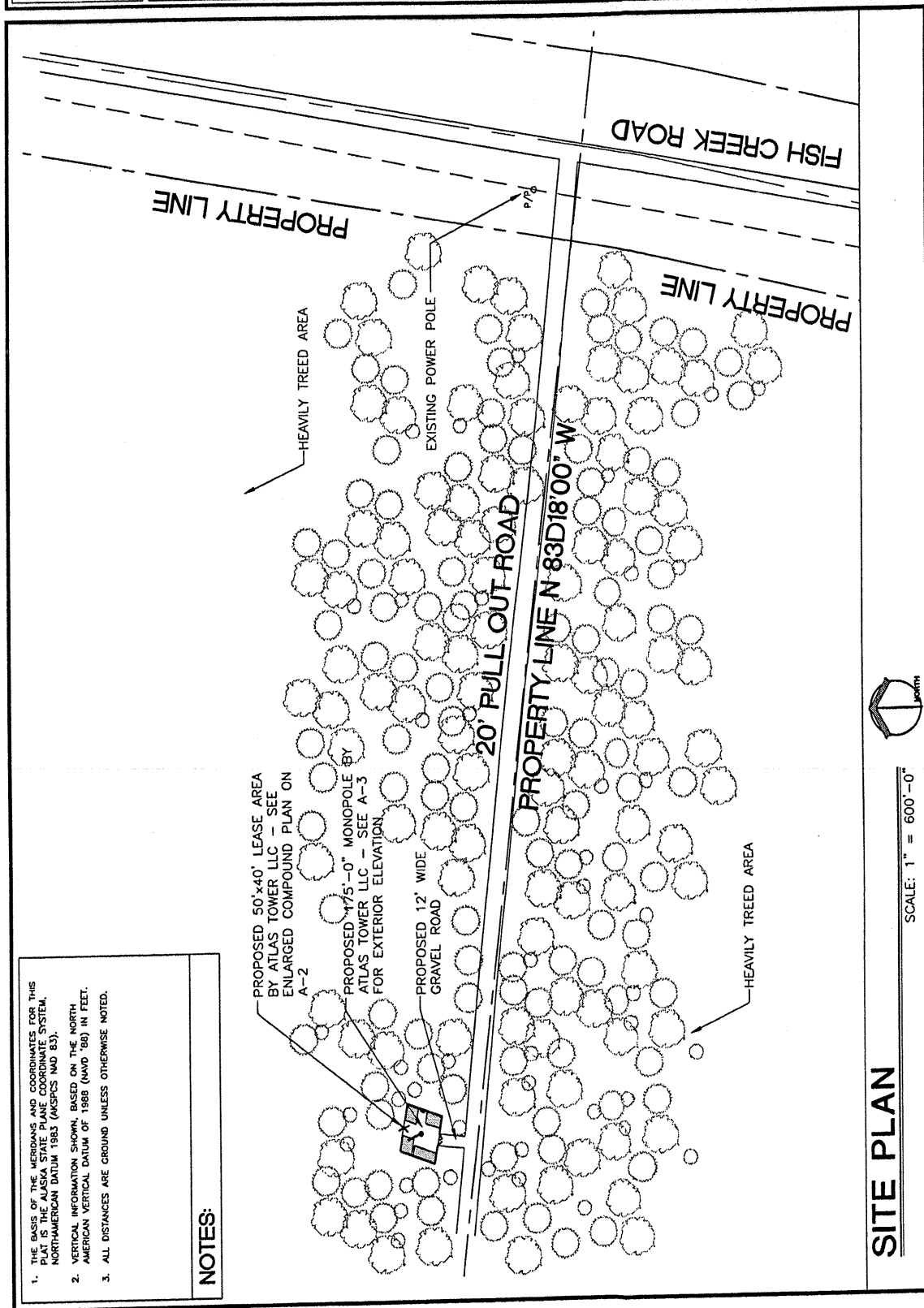


5	06-03-11	TOWER HEIGHT REVS
4	06-01-11	CD PRELIM
3	05-27-11	ZD REVS
2	05-26-11	ZD REVS
1	05-25-11	ZD REVS
0	05-19-11	PRELIMINARY ZD
REV DATE:		ISSUED FOR:

DRAWN BY: DHD
CHECKED BY: DHD
SHEET TITLE:

SITE PLAN

SHEET NUMBER: A-1

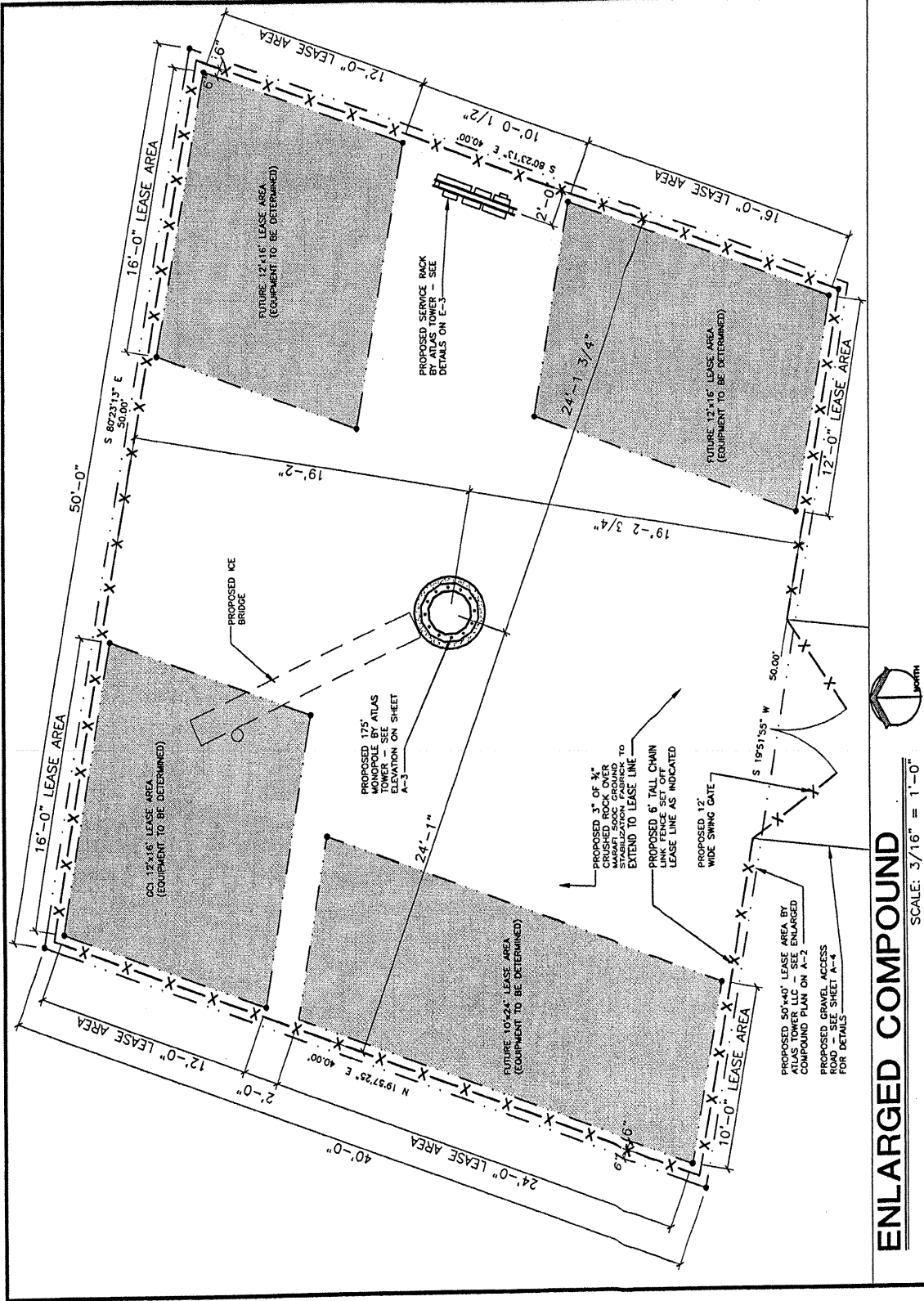


SITE PLAN

SCALE: 1" = 600'-0"



A-2



PROJECT INFORMATION

AK023

SKI N DOUGLAS

UNASSIGNED - OFF FISH CREEK RD
JUNEAU, AK

PLANS PREPARED FOR:

ATLAS TOWER

283 COLUMBINE ST. 33
JUNEAU, AK 99801
OFFICE 907-586-6996

Select Site Acquisition,
LLC

P.O. Box 1232, Marsh Valley, N.A. 99838
OFFICE 286-794-4655

STATE OF ALASKA
49 TH

DAVID HUBAN
April 30, 2012
No. 11332
REGISTERED PROFESSIONAL

06-03-11 TOWER HEIGHT REVS

05-01-11 0D PRELIM

05-21-11 2D REVS

05-26-11 2D REVS

05-25-11 2D REVS

05-19-11 PRELIMINARY 2D

REV DATE

ISSUED FOR:

DRAWN BY: DHD

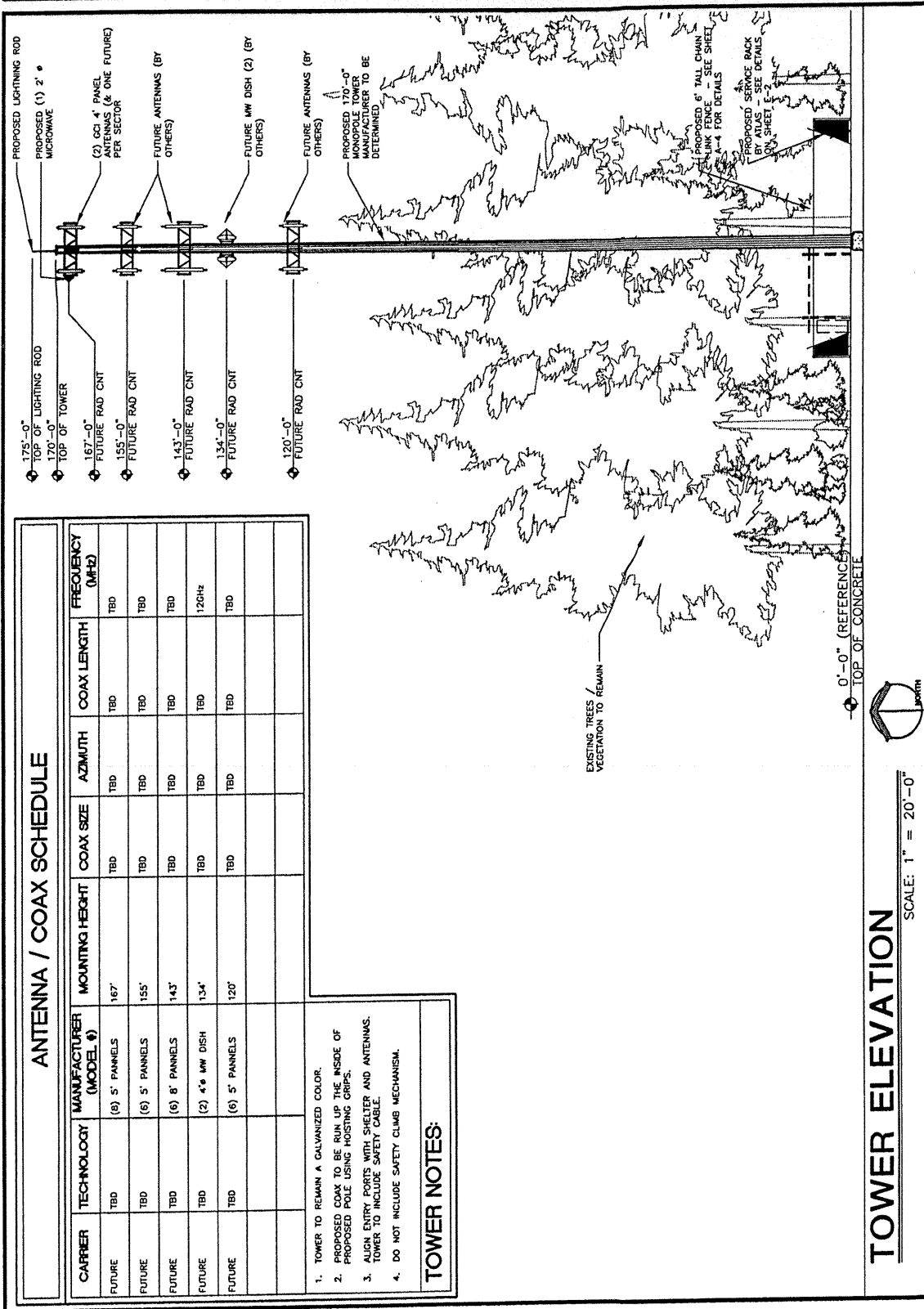
CHECKED BY: DHD

SHEET TITLE:

EXTERIOR
ELEVATION

SHEET NUMBER:

A-3



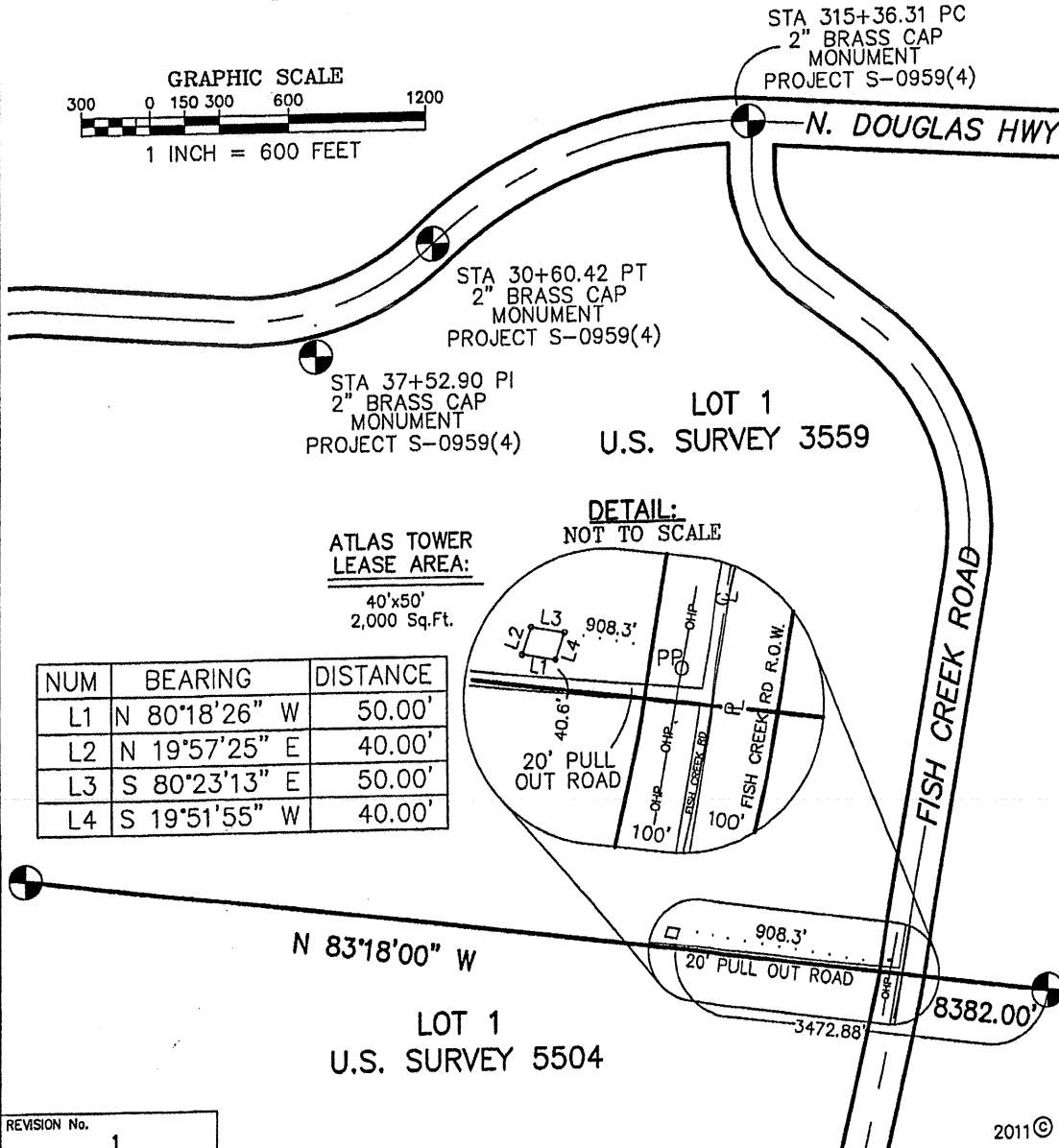
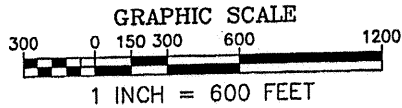
LEGEND:

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

12.5'
N 90°00'00" W

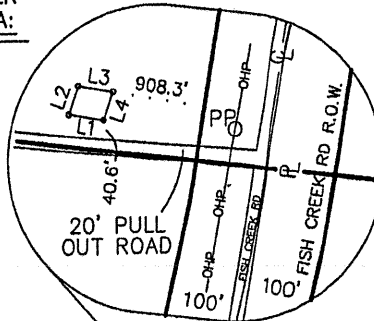
**NOTES:**

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)

**ATLAS TOWER
LEASE AREA:**

40'x50'
2,000 Sq.Ft.

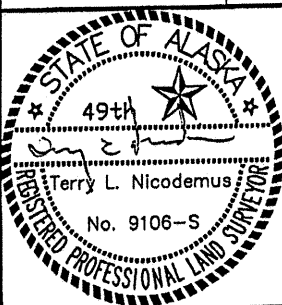
NUM	BEARING	DISTANCE
L1	N 80°18'26" W	50.00'
L2	N 19°57'25" E	40.00'
L3	S 80°23'13" E	50.00'
L4	S 19°51'55" W	40.00'

DETAIL:
NOT TO SCALE

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 99554
(907) 378-8800 FAX (907) 378-9829 E-MAIL: admin@acuteksurvey.com

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

SITE PLAN