



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Wednesday, April 14, 2021
5:30 PM

Location: Zoom and Borough Assembly Chambers
City Hall

Planning and Zoning Commission Meeting
April 14, 2021
5:30 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Minutes of Meeting of March 11, 2021

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Final Plat review of the Walker Replat, a subdivision and replat of Lot 12, within Block 20, Wrangell Townsite; and Lot 3-B within Block 21, Wrangell Townsite and a portion of Lot 26, within Block 21, Wrangell townsite, creating Lot A, Walker Replat, zoned Multi-Family Residential, requested by Mark and Nola Walker Family Trust.
2. (PH) Preliminary Plat review of the (the former Institute Property), a subdivision and replat of Lot 26, USS 3403; Blocks 1-3 and Tract A of Shoemaker Bay Subdivision (Plat 87-5) including vacations of existing right-of-ways and utility easements, creating Lots 1-40 within Block 1, and Tract A within Block 2, zoned Holding, owned by the City and Borough of Wrangell
3. (PH) Request for a zone change for Lot 1, Bradley Subdivision II from a Contract Zone Commercial to Commercial District and for Lot D-A, Prunella Subdivision from Open Space/Public District to Commercial District, requested by Steve Prunella.
4. (PH) Conditional Use permit request for a short term rental unit as a Bed and Breakfast or Extended Stay on Lot 1, Richard Gibb Subdivision, zoned Rural Residential I, requested by owner Dale Parkinson
5. (PH) Variance permit request for a variance to the front yard setback and to the height requirement on Lot 8, Block 6, USS 1119 zoned Single Family Residential, requested by owners Greg and Tammi Meissner

- [6.](#) Conditional Use Permit request for a cell tower on Lot 14, Block 5, USS 2127, zoned Single Family Residential, owned by the City and Borough of Wrangell, requested by Lynx Consulting for Vertical Bridge

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



Thursday, March 11, 2021
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission Meeting
March 11, 2021 6:00 PM
MINUTES

A. CALL TO ORDER / ROLL CALL

Present: Terri Henson, Don McConachie, Kate Hein, Apryl Hutchinson, Jillian Privett (arrived late)

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

Minutes of February 11, 2021: DM moves to approve; AH 2nds; Approved Unanimous

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Conditional Use Permit application request for a home occupation for financial and tax assistant services on Lot 18A, Block 5, Wrangell Townsite, zoned Multi-Family Residential, owned and requested by Collin Dando, Dando Financial LLC

Chair Opens Public Hearing for Items G1 and G2. Mr. Dando is present and willing to answer questions.

Closes Public Hearing.

DM moves to approve the Findings of Fact and the conditional use permit as requested for an in-home office for financial services.

AH seconds the motion

Approved Unanimous

2. Variance Permit application request for a variance to the off-street parking requirements for home occupations on Lot 18A, Block 5, Wrangell Townsite, zoned Multi-Family Residential, owned and requested by Collin Dando, Dando Financial LLC

(public hearing was opened conjointly with Item G1)

DM Moves to approve the Findings of Fact and the variance application for a variance to the off-street parking requirements not requiring an off-street parking place for the financial business

AH seconds the motion

Approved unanimous

Staff started the recording of the meeting just prior to agenda Item 3.

3. Conditional Use Permit application request for a home occupation for a quilt shop on Lot A-1, Torgramsen Subdivision, Plat No. 2010-2, zoned Single Family Residential, owned and requested by Lisa Torgramsen

Chair Opens Public Hearing:

Closes Public Hearing:

KH Moves to approve the Findings of Fact and the conditional use permit as requested for an in-home quilt shop.

JP seconds the motion

Approved Unanimous

4. Request to amend the Single Family Residential zoning of a portion of Lot A1-A, Torgramsen-Prunella Subdivision to Commercial (the zone of the remaining portion of the parcel), requested by the Wrangell Cooperative Association

JP Moves to recommend to the Assembly to approve the draft ordinance for a zone change for a portion of Lot A-1A Torgramsen-Prunella Subdivision from Single Family Residential to Commercial

KH seconds the motion

Approved unanimous

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS : Meetings are now able to be held in person. Commissioners are interested but will do either. Poll will be taken prior to next meeting on April 8.

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

Agenda Item G1

Date: April 8, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: **Final Plat review of the Walker Replat, a subdivision and replat of Lot 12, within Block 20, Wrangell Townsite; and Lot 3-B within Block 21, Wrangell Townsite and a portion of Lot 26, within Block 21, Wrangell townsite, creating Lot A, Walker Replat, zoned Multi-Family Residential, requested by Mark and Nola Walker Family Trust.**

Recommendation:

Staff recommends approving the final plat.

Recommended Motion:

Move to approve the Final plat of the Walker Replat.

Findings:

The Walkers are purchasing a small lot owned by the American Legion #6 that immediately abuts their house. They are also eliminating lot lines of their existing lots so that their house sits on a single lot.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, WALLS, FENCES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____
MARK AND NOLA WALKER FAMILY TRUST
(A.K.A. WALKER FAMILY TRUST)
DATE _____
MARK T. WALKER
DATE _____
NOLA J. WALKER

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPEAT LOTS 12, 3-B, AND A PORTION OF LOT 26, INTO A SINGLE LOT.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

4. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 61450.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S.S. 1815
 - U.S.S. 1119 (WRANGELL TOWNSITE)

- BOOK 10, PAGE 340 (TRUSTEES DEED TO NATIVE INDIAN OR ESKIMO OF ALASKA)
- DEED VOLUME 11, PAGE 20 RECORDED SEPTEMBER 21, 1956 (SANITARY SEWER EASEMENT)
- PLAT 72-156
- PLAT 73-5
- PLAT 75-2
- PLAT 82-5
- PLAT 83-2
- DEED 1995-00044-0
- DEED 1995-000175-0
- DEED 2010-00030-0
- DEED 2021-000041-0

OWNERSHIP STATUS

1. LOT 12, BLOCK 20 (MARK AND NOLA WALKER FAMILY TRUST)
2. LOT 3-B, BLOCK 21 (MARK AND NOLA WALKER FAMILY TRUST)
3. PORTION OF LOT 26, BLOCK 21 (MARK AND NOLA WALKER FAMILY TRUST)

PROPOSED OWNERSHIP

1. LOT "A", WALKER REPLAT (MARK AND NOLA WALKER FAMILY TRUST)

PREVIOUS LOT AREAS

1. LOT 12, BLOCK 20 (6,261 SQ. FT.)
2. LOT 3-B, BLOCK 21 (6,127 SQ. FT.)
3. PORTION OF LOT 26, BLOCK 21 (1,661 SQ. FT.)

NEW LOT AREAS

1. LOT "A", WALKER REPLAT (14,049 SQ. FT.) (0.323 ACRES)

PREVIOUS LOT ZONING

1. LOT 12, BLOCK 20 (MULTIFAMILY RESIDENTIAL)
2. LOT 3-B, BLOCK 21 (MULTIFAMILY RESIDENTIAL)
- PORTION OF LOT 26, BLOCK 21 (MULTIFAMILY RESIDENTIAL)

NEW LOT ZONING

- LOT "A", WALKER REPLAT (MULTIFAMILY RESIDENTIAL)

BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83/2011 (PROCH-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. DISTANCES SHOWN ARE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM) AT LAT. N65°25'11.6602" LONG. W137°20'55.74019". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND

	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	RECORD BOUNDARY LINE VACATED THIS PLAT
	OVERHEAD ELECTRICAL LINE
	RECORD DATA
	MEASURED DATA
	PUBLIC ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST: _____
CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY _____

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT) ss

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____

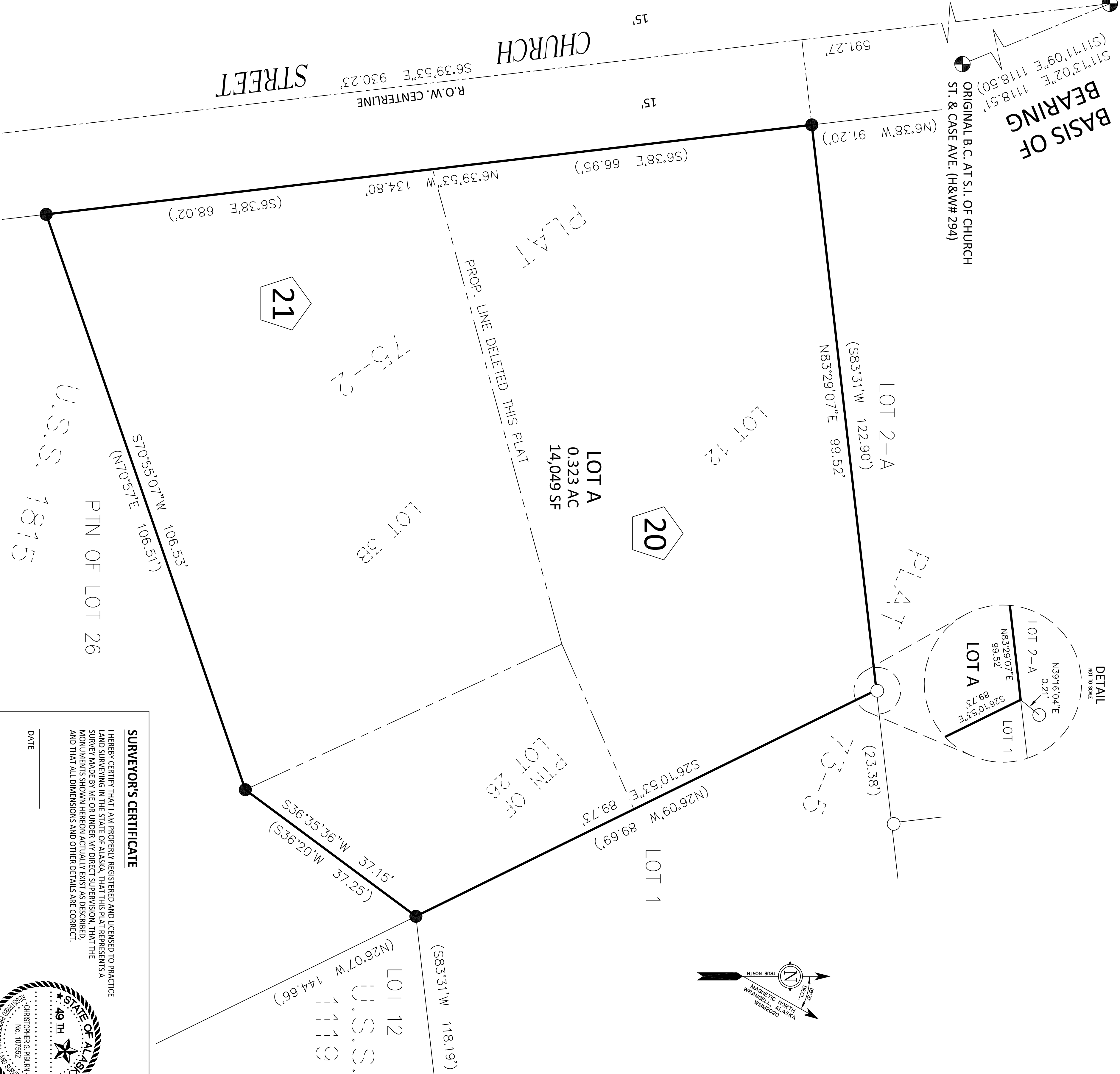
AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

ORIGINAL B.C. AT
S.I. OF CHURCH ST.
& WRANGELL AVE.
(H&W# 291)

BEARING
S111°30'2"E 1118.51'
S111°09'E 1118.50'

ORIGINAL B.C. AT S.I. OF CHURCH
ST. & CASE AVE. (H&W# 294)



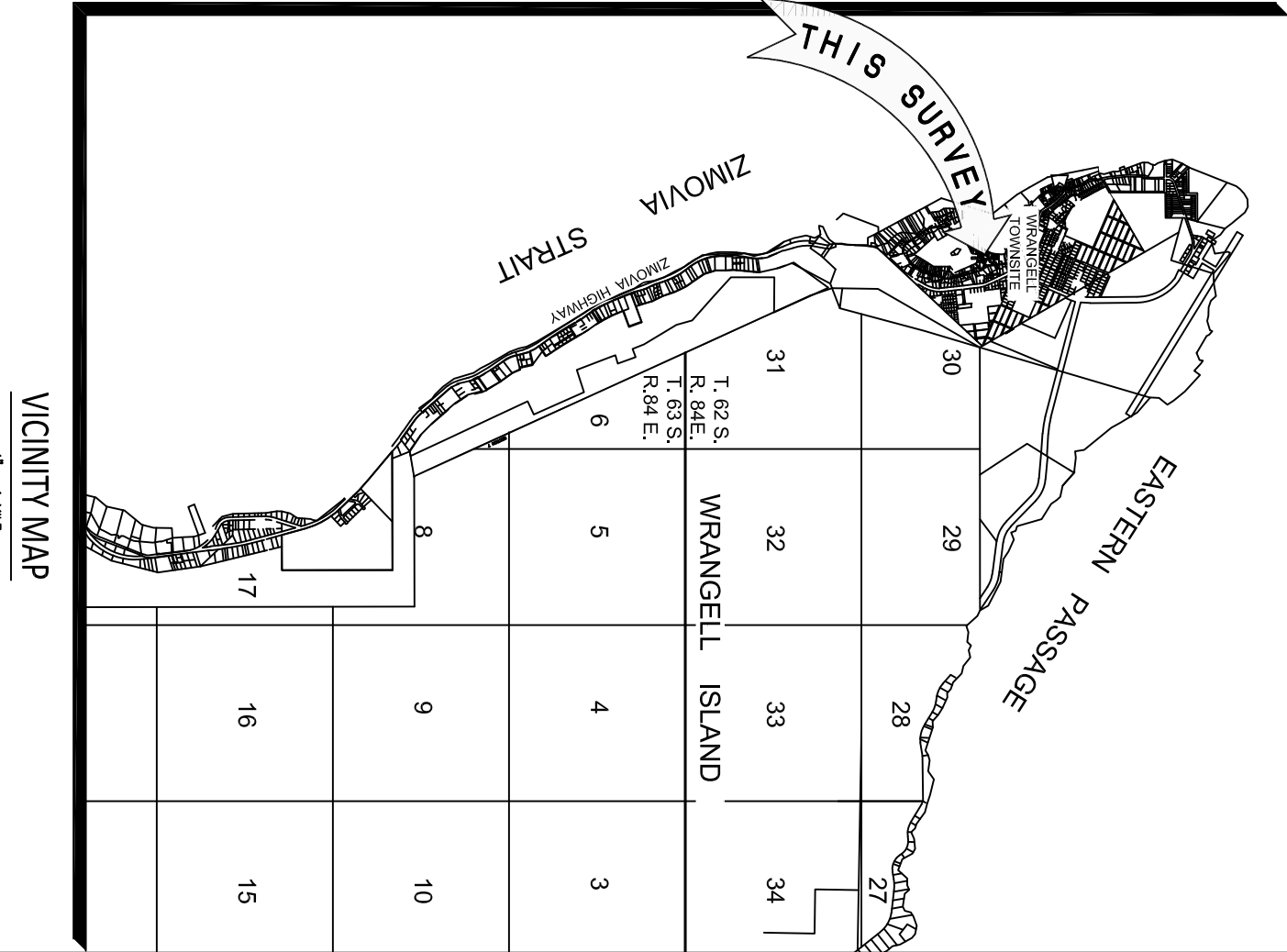
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A TRUE AND CORRECT REPRESENTATION OF THE FIELD SURVEY, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

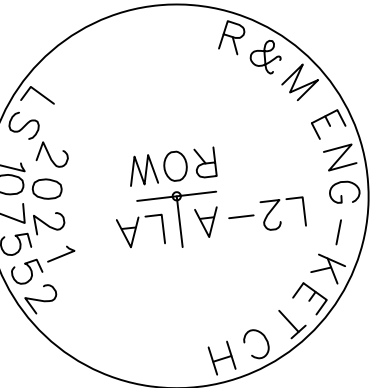
DATE _____



CHRISTOPHER G. PIBURN, PLS # 107552

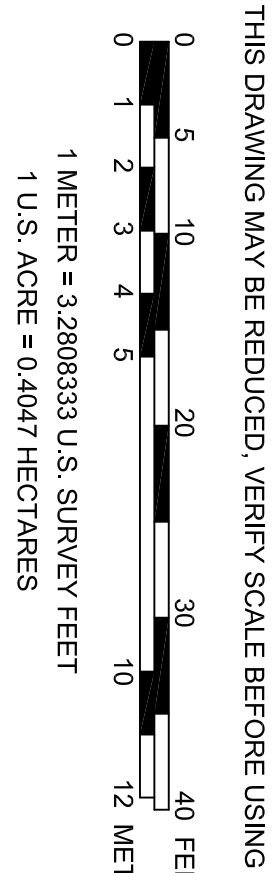


TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT

SCALE 1"=10'



SHEET 1 OF 1

REAL ESTATE CONSULTANT, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901	Phone: (907) 725-7017 Fax: (907) 225-3441
WRANGELL OFFICE P.O. BOX 2206 WRANGELL, AK 99929	Phone: (907) 305-0820
CERTIFICATE OF AUTHORIZATION #: C576	

WALKER REPLAT

A REPLAT OF
LOT 12, WITHIN BLOCK 20 OF WRANGELL TOWNSITE, AND LOT 3-B WITHIN
BLOCK 21 OF WRANGELL TOWNSITE,
ACCORDING TO PLAT 75-2;
AND
A PORTION OF LOT 26, WITHIN BLOCK 21 OF WRANGELL TOWNSITE,
ACCORDING TO U.S.S. 1815;
CREATING
LOT "A", WALKER REPLAT
CONTAINING 0.323 ACRES MORE OR LESS

LOCATED WITHIN
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: NOVEMBER 2020
DRAWN BY: MCH

SCALE: 1"=10'
CHECKED: CGP
R&M PROJECT NO: 202783

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



Public Map



7 inch = 100 feet
Date: 1/10/2021

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.**

City and Borough of Wrangell, Alaska

Agenda Item G2

Date: April 5, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the (the former Institute Property), a subdivision and replat of Lot 26, USS 3403; Blocks 1-3 and Tract A of Shoemaker Bay Subdivision (Plat 87-5) including vacations of existing right-of-ways and utility easements, creating Lots 1-40 within Block 1, and Tract A within Block 2, zoned Holding, owned by the City and Borough of Wrangell

Background:

Changes to the Institute Master Plan design by the Assembly included single family residential for the entire northern portion of the property. This is the preliminary plat to begin the development phase.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the Shoemaker Bay Subdivision II, with vacations of existing right-of-ways and utility easement subject to the following:

- 1) The name of the subdivision will likely change
- 2) The upper boundary of Lot 33 should terminate with the edge of the right-of-way.

Findings:

This is the proposed survey design for the development of the former Institute Property creating 40 residential lots. Lots vary in size from 17,000 square feet to 41,000 square feet. There is at least a 100' setback between the streams on each side of the development (Institute Creek and the unnamed creek traversing the middle of the property). Initial 35% complete utility design has been provided to Borough staff to review. The Corps of Engineers wetland fill permit

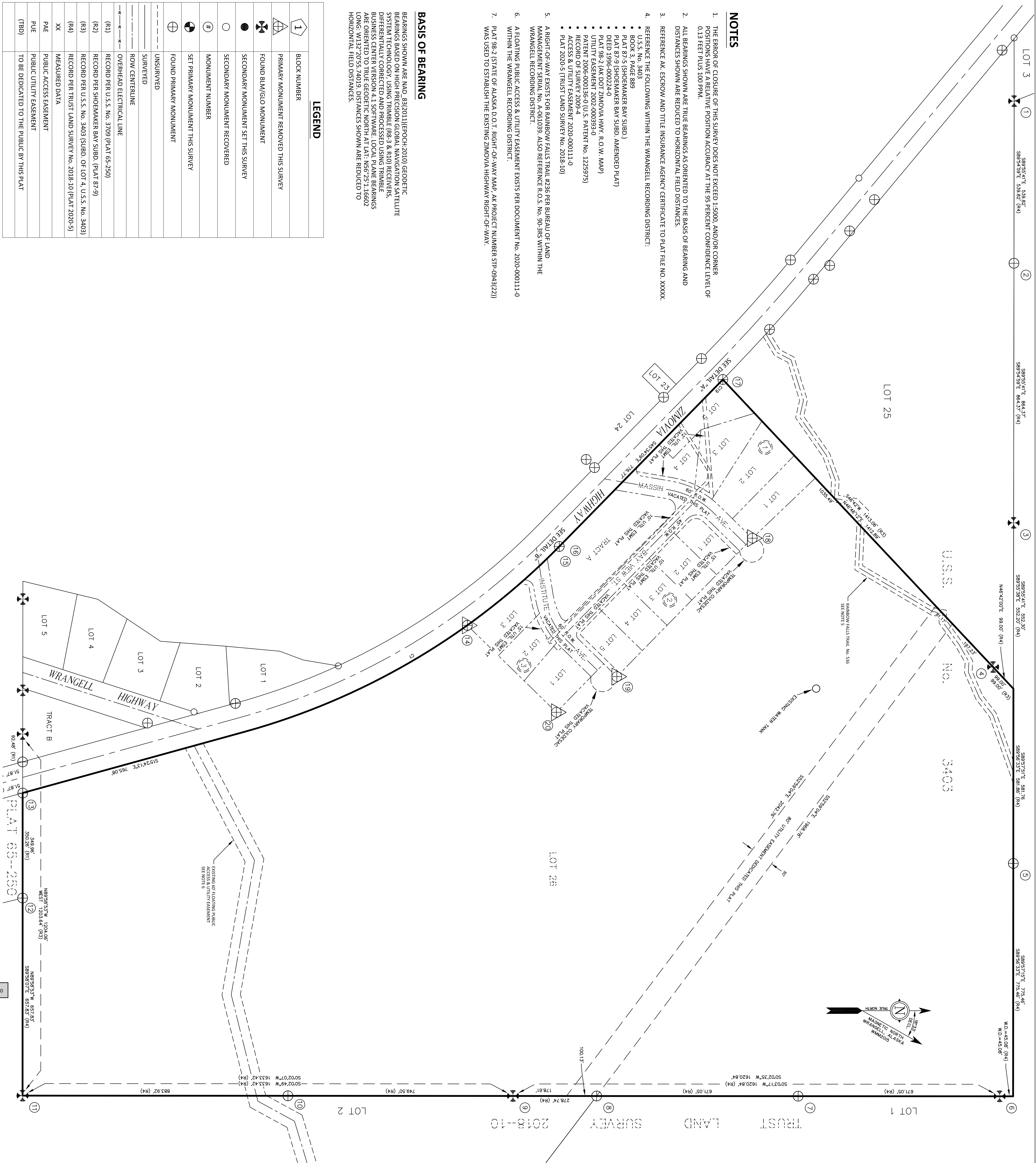
There had been earlier discussions with Wrangell Cooperative Association about naming the Subdivision as part of the healing process of past memories and the cooperative effort to develop the land. The Borough has reached out several times to initiate that process but are still waiting to hear back from the Executive Director.

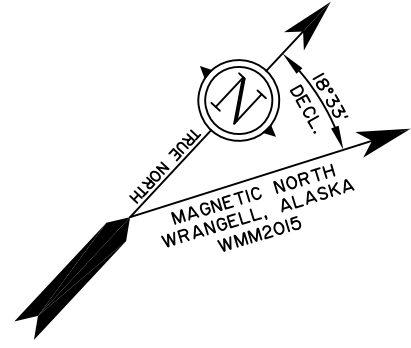
The existing platted right-of-ways and utility easements through the property per Plat No. 87-9, in the area of the former buildings, are being vacated in this plat and new streets and utility and public access easements are being created.

The property is zoned Holding, and the Commission has been working on a Medium Density Residential District for the lots within this proposed subdivision. This draft district along with the others the Commission have developed are still being reviewed by the Attorney and staff, and hopefully will come to the Commission in May or June at the latest for the zone change and new code.

The upper right hand corner is where the road in the future will continue uphill to additional residential land. In an earlier draft there showed a cul-de-sac and two additional lots on either side. Those lots and cul-de-sac have been removed for this plat and will be included at such time that the road is extended. After conversation with the surveyors, it was decided to remove the lots and cul-de-sac until the exact road alignment and extension are determined. This will provide an area for snow removal as well as keep options open for the road extension.

The 30' public access and utility easement parallel to the highway through the center of the development follows the drainage behind the existing fill of the former developed site. The idea was to keep the drainage path for stormwater flow and potentially have trail access from the undeveloped southside to Institute Creek.



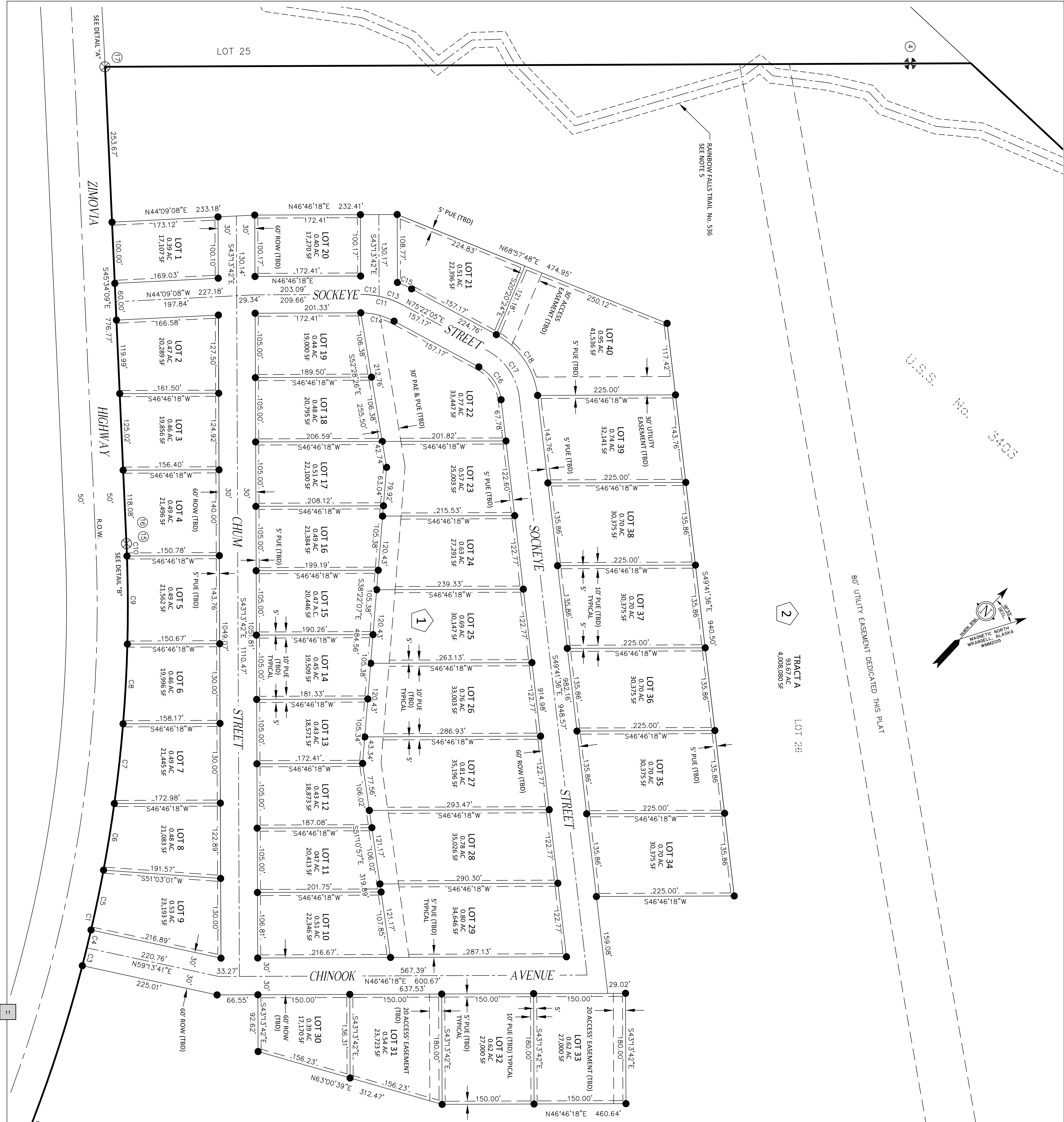


U.S.S. No. 3403

80' UTILITY EASEMENT DEDICATED THIS PLAT

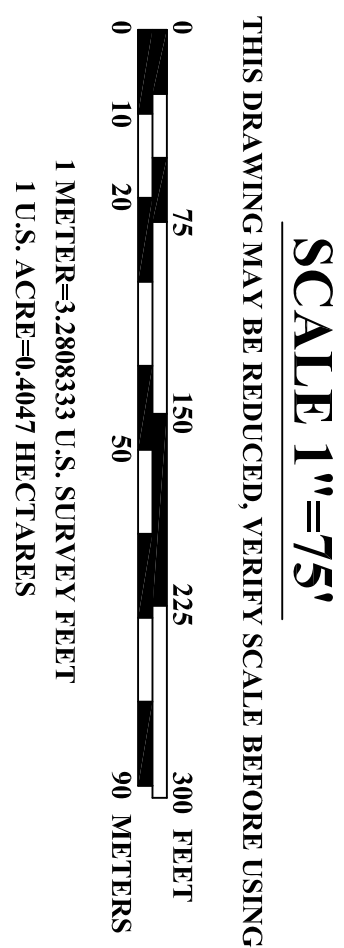
TRACT A
93.67 AC
4,008,080 SF
LOT 26

RAINBOW FALLS TRAIL, No. 536
SEE NOTES



LEGEND	
	BLOCK NUMBER
	PRIMARY MONUMENT REMOVED THIS SURVEY
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	SET PRIMARY MONUMENT THIS SURVEY
	FOUND PRIMARY MONUMENT
	UNSURVIVED
	SURVIVED
	ROW CENTERLINE
	OVERHEAD ELECTRICAL LINE
(R1)	RECORD PER U.S.S. No. 3709 (PLAT 65-250)
(R2)	RECORD PER SHOEMAKER BAY SUBD. (PLAT 87-9)
(R3)	RECORD PER U.S.S. No. 3403 (SUBD. OF LOT 4, U.S.S. No. 3403)
(R4)	RECORD PER TRUST LAND SURVEY No. 2038-10 (PLAT 2020-5)
XX	MEASURED DATA
P&E	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(TBD)	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT

CURVE TABLE				
CURVE DELTA	RADIUS ARC	CHORD	CH.	BEARING
C1	30°09'57"	2343.15	1233.65	N80°29'13"W
C2	13°07'45"	2343.15	536.93	S53°75'
C3	0°44'02"	2343.15	30.02	S28°54'01"E
C4	0°44'01"	2343.15	30.01	S29°38'03"E
C5	2°26'16"	2343.15	99.70	S31°13'12"E
C6	2°41'32"	2343.15	110.10	S33°47'06"E
C7	3°11'59"	2343.15	130.84	S36°43'52"E
C8	3°11'04"	2343.15	130.23	S39°55'23"E
C9	3°30'57"	2343.15	143.76	S43°16'24"E
C10	0°32'19"	2343.15	22.03	N45°18'02"W
C11	28°35'47"	143.49	71.62	70.88
C12	12°04'04"	143.49	30.22	S52°48'20"W
C13	16°31'43"	143.49	41.39	S67°06'14"W
C14	28°35'47"	113.49	56.64	S67°04'11"W
C15	8°21'49"	113.49	25.33	S71°11'11"W
C16	5°45'19"	70.00	67.12	N77°09'46"W
C17	5°45'61.9"	100.00	92.25	N77°09'46"W
C18	5°45'61.9"	130.00	124.65	N77°09'46"W
C19	0°00'02"	5614.08	0.06	N45°34'09"W
C20	0°02'27"	2343.15	1.67	S45°32'58"E



SHEET 2 OF 4

PRELIMINARY

RAVENHURST ENGINEERING & SURVEYING, INC. Phone: (907) 252-9917
1000 W. WILSON AVENUE, SUITE 200
ANCHORAGE, AK 99501 Fax: (907) 252-5441
www.ravenhurst.com

CERTIFICATE OF AUTHORIZATION #: CS76

SHOEMAKER BAY SUBDIVISION II

A SUBDIVISION AND REPLAT OF
LOT 26, OF U.S.S. No. 3403;
BLOCKS 1, 3, & TRACT A, OF SHOEMAKER BAY SUBDIVISION (PLAT 87-5);
AND
PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT VACATIONS
CREATING
LOTS 1 - 40 WITHIN BLOCK 1, AND TRACT A WITHIN BLOCK 2,
SHOEMAKER BAY SUBDIVISION II
CONTAINING 121.86 ACRES MORE OR LESS

LOCATED WITHIN
SECTIONS 8 & 17 TOWNSHIP 63 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WIRANGELL RECORDING DISTRICT

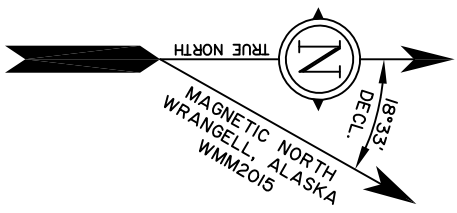
DRAWN BY: MCH

DATE: AUGUST 2020

CHECKED: CGP

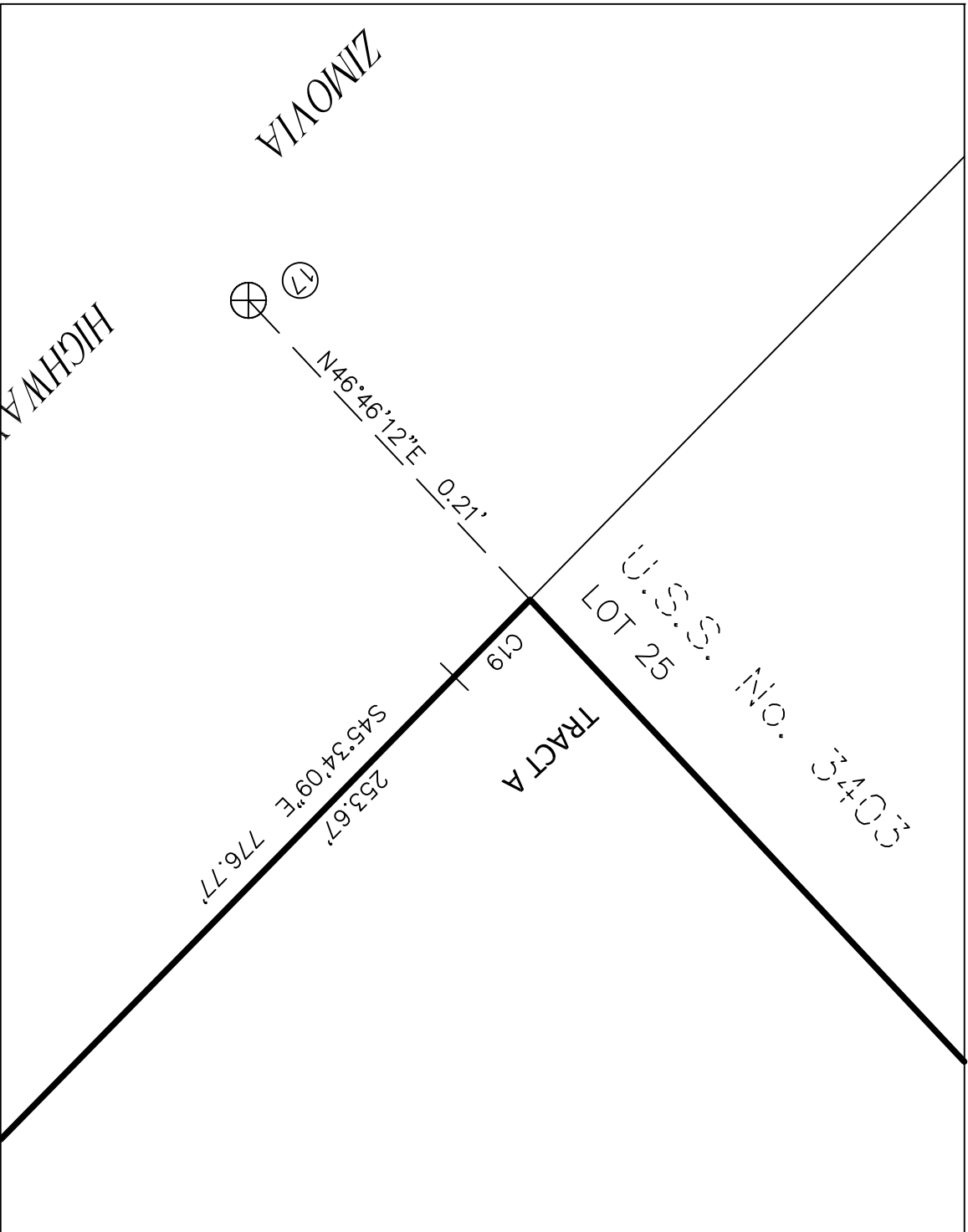
SCALE: 1"=75' R&M PROJECT NO: 202725



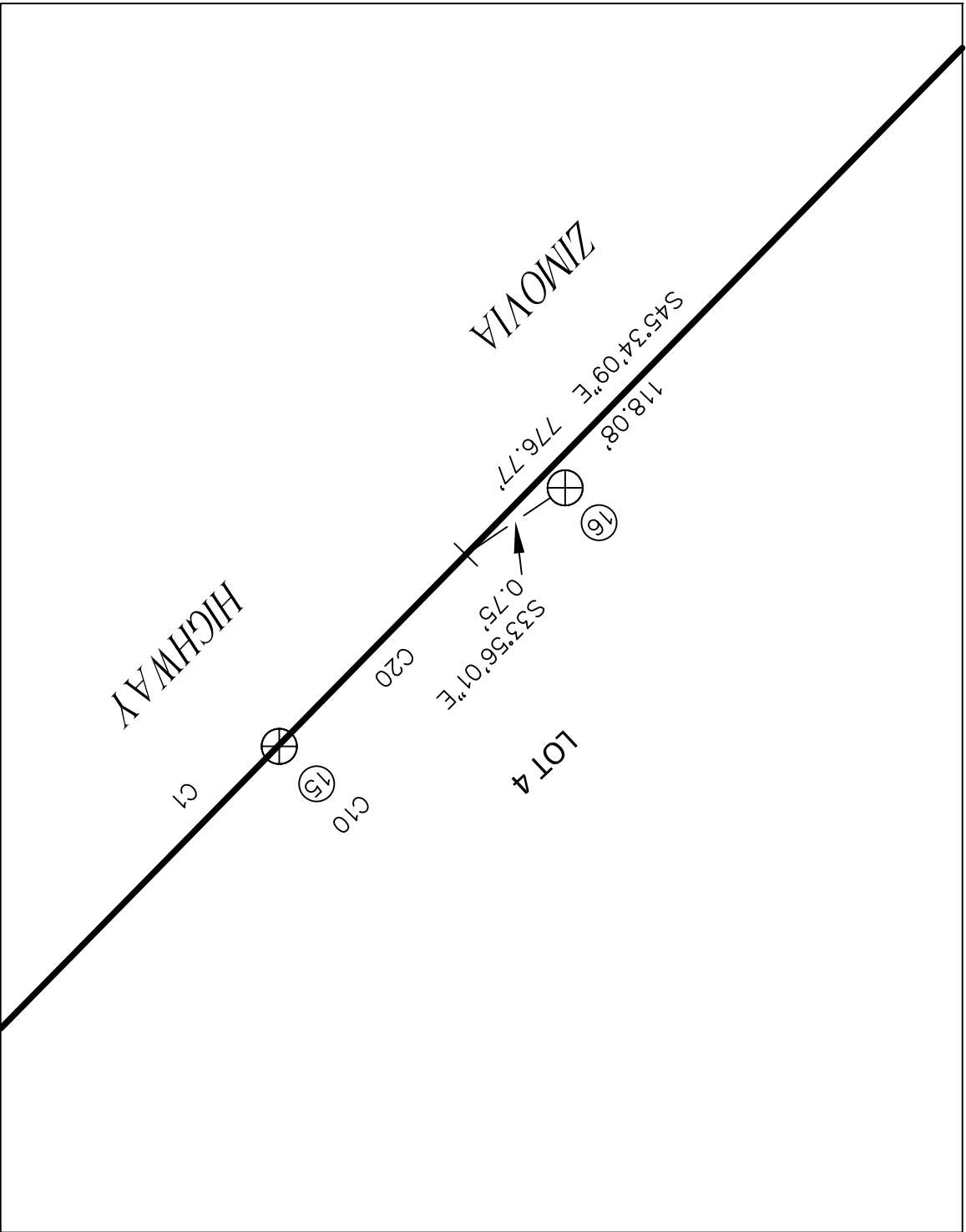


LEGEND	
	BLOCK NUMBER
	PRIMARY MONUMENT REMOVED THIS SURVEY
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	SET PRIMARY MONUMENT THIS SURVEY
	FOUND PRIMARY MONUMENT
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	OVERHEAD ELECTRICAL LINE
	RECORD PER U.S. No. 3709 (PLAT 65-250)
	RECORD PER SHOEMAKER BAY SUBD. (PLAT 87-9)
	RECORD PER U.S. No. 3403 (SUBD. OF LOT 4, U.S.S. No. 3403)
	RECORD PER TRUST LAND SURVEY No. 2018-10 (PLAT 200-5)
	MEASURED DATA
	PUBLIC ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT

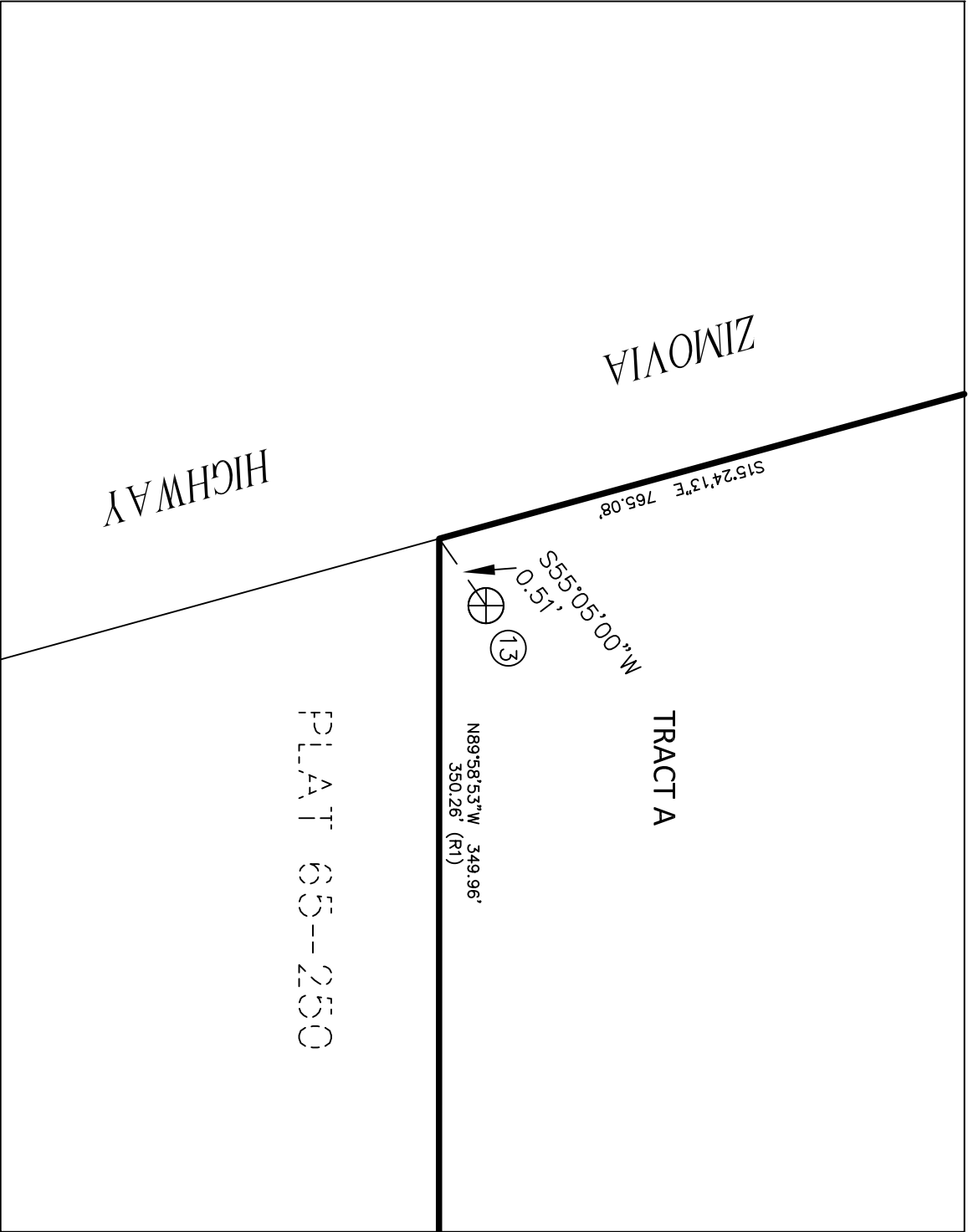
DETAIL A
SCALE: 1" = 1'



DETAIL B
SCALE: 1" = 1'



DETAIL C
SCALE: 1" = 1'



PRELIMINARY

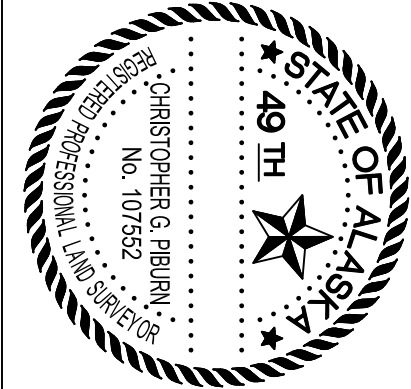
SHEET 2 OF 4

PRISM RAY ENGINEERING-KETCHIKAN, INC. 200 E. 1ST AVE., SUITE 300 KETCHIKAN, AK 99901 WRANGELL OFFICE 100 W. 1ST AVE. WRANGELL, AK 99929	Phone: (907) 225-7917 Fax: (907) 225-5441 Phone: (907) 305-4820
--	---

CERTIFICATE OF AUTHORIZATION #: CS76

SHOEMAKER BAY SUBDIVISION II

A SUBDIVISION AND REPLAT OF
LOT 26, OF U.S.S. No. 3403;
BLOCKS 1 - 3, & TRACT A, OF SHOEMAKER BAY SUBDIVISION (PLAT 87-5);
AND
PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT VACATIONS
CREATING
LOTS 1 - 40 WITHIN BLOCK 1, AND TRACT A WITHIN BLOCK 2,
SHOEMAKER BAY SUBDIVISION II
CONTAINING 121.86 ACRES MORE OR LESS



LOCATED WITHIN SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: R&M	DRAWN BY: MCH	
DATE: JULY 2020	DATE: AUGUST 2020	
SCALE: 1"=150'	CHECKED: CGP	R&M PROJECT NO: 202725

City and Borough of Wrangell

Agenda Items G3

Date: April 5, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a zone change for Lot 1, Bradley Subdivision II from a Contract Zone Commercial to Commercial and for Lot D-A, Prunella Subdivision from Open Space/Public to Commercial requested by Steve Prunella.

Background:

Alpine Minimart has been operating under a Contract zone modifying the Single Family zoning designation to Commercial since 1988. The Contract zone has expired and the owner is requesting a permanent zone change.

Recommendation:

Staff recommends approving the requested zone change so that both parcels are now permanently zoned Commercial District.

Recommended Motion:

Move to recommend to the Assembly approval of the requested zone change for Lot 1, Bradley Subdivision from a Contract Zone Commercial to Commercial District and for Lot D-A, Prunella Subdivision from Open Space/Public District to Commercial District and develop an ordinance for the map change for Assembly approval.

Review Criteria:

Amendments: Chapter 20.76
 Single Family Residential: Chapter 20.16
 Commercial District: Chapter 20.44
 Open Space/Public: Chapter 20.32

Findings:

The decision of the Planning and Zoning Commission is a recommendation to the Assembly.

During the process of selling the adjacent Lot D-B, Prunella Subdivision, (formerly Lot 2 Bradley Subdivision II and a portion of Lot D, Health Care Subdivision), it was discovered that the Contract Zone issued in 1988 for Lots 1 and 2 Bradley Subdivision II had expired in 2018. The Prunella Subdivision was completed in 2020 for the sale and now Mr. Prunella is requesting that the two lots he still owns be rezoned to Commercial rather than renew a Contract Zone.

The adjacent lot (Lot D-B, Prunella Subdivision) owned by SEARHC is comprised of two zones. The original portion of the Lot (formerly Lot 2 Bradley Subdivision II) has reverted back to the Single Family Residential District and the new portion of the lot (formerly a portion of Lot D, Prunella Subdivision) is still zoned Open space/Public.

Mr. Prunella is requesting an official change to the zoning map from Single Family Residential to Commercial for Lot 1, Bradley subdivision II and for Lot D-A, Prunella Subdivision from Open/Space Public to Commercial. The Lot 1 property with Alpine Minimart and Gas Station has been utilized for commercial purposes and approved for a gas station since 1988 with the approval of the Contract Zone. The Contract Zone originally also included Lot 2 (now Lot D-B) which is currently owned by SEARHC. Lot D-A was originally part of the larger tract where the hospital is located and zoned Open Space/Public but was sold to Mr. Prunella in 2010 for potentially expanding his business. It is still zoned Open Space/Public.

The Planning and Zoning Commission needs to make the following findings:

1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;

The Comprehensive Plan Policy³²: Designate areas for commercial and industrial development in logical locations to promote economic opportunity and satisfy current and future needs. Since 1988 there has been commercial activity on these lots. In recent years there has been increased commercial type activities surrounding Alpine Minimart and Gas Station with the construction of the clinic and hospital, the WCA Offices and Transportation site, and the ministorage units. These lots being permanently zoned Commercial provide an opportunity to expand the existing business or provide additional services compatible to the existing commercial uses, supporting implementation of Policy 32.

2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services;

As mentioned above, there has been increased commercial activities near Wood Street access. Two contract zones for the WCA transportation facility and the mini storage were granted and the hospital and clinic construction has increased Wood Street traffic. Traffic has increased on Wood Street because of the clinic and hospital but Zimovia Highway is the main access into town so traffic would have increased minimally due to the medical facilities. Density has not increase, rather uses have changed. Sewer and water services are provided.

3. Recommendation as to the approval or disapproval of the change.

Staff is recommending approval of the permanent change to the zoning map rather than renewing a contract zone.

RECEIVED
MAR 25 2021
WRANGELL CITY HALL

To Wrangell Planning and Zoning Commission

From Steve Prunella DBA Alpine Mini Mart

March 25, 2021

Re: Rezoning

I am the owner of Alpine Mini Mart located at 928 Zimovia Highway and recently sold the warehouse/apartment building next to the store. During the sale I became aware of a 1988 contract zone agreement between the former owners, CE Bradley, Inc. and the City of Wrangell. Please see attached:

Rather than having to keep extending the agreement into the future, I am asking to have the property rezoned. I would like to have Lot 1 Block 27 rezoned from single family residential to commercial. In addition, I would like the lot behind the store (D-A) zoned open space also rezoned for commercial.

Thank you for your consideration on this matter.

Respectfully,



Steve Prunella

Alpine Mini Mart

CONTRACT ZONING AGREEMENT

THIS AGREEMENT made and entered into by and between C. & E. BRADLEY, INC., hereinafter referred to as "Bradley", of P.O. Box 139, Wrangell, Alaska 99929, and THE CITY OF WRANGELL, hereinafter referred to as the "City", of P.O. Box 531, Wrangell, Alaska 99929.

Recitals

A. Bradley is the owner of the following described real property, hereinafter referred to as the "Property":

Lot 1 and Lot 2, Block 27, Bradley Subdivision, Plat 83-18 recorded November 21, 1983, Wrangell Townsite.

B. Bradley desires to develop the Property for the operation of a self-serve service station and mini-mart.

C. The Property is presently zoned Single Family Residential. Bradley desires a rezoning of the Property to Commercial and accepts the further restrictions on the use of the Property, beyond the restrictions attaching to property zoned Commercial, as set forth below.

D. Pursuant to the requirements of Chapter 20.77 of the Wrangell Municipal Code, Bradley has petitioned for contract zoning of the Property to Commercial, subject to the further restrictions as set forth below.

E. Pursuant to the requirements of Chapter 20.77 of the Wrangell Municipal Code, the City, through its Council and Planning and Zoning Commission, has held all required public hearings after proper notice and otherwise complied with all requirements of the Wrangell Municipal Code. Subsequent to it's hearing, the Commission has prepared and delivered a report to the Council approving the proposed contract zoning.

F. Pursuant to the requirements of Chapter 20.68 of the Wrangell Municipal Code, Bradley has requested a conditional use permit to permit the operation of a self-serve service station on the Property, subject to the Council approving the proposed contract zoning.

G. Pursuant to the requirements of Chapter 20.68 of the Wrangell Municipal Code, the Planning and Zoning Commission has held all required hearings after proper notice and otherwise complied with all requirements of the Wrangell Municipal Code. The Commission has granted the request for the conditional use permit, subject to the Council approving the proposed contract zoning.

H. The City, by and through its Council, finds that it is in the public's best interest to approve Bradley's petition and rezone the Property to Commercial, subject to the further restrictions as set forth below.

NOW, THEREFORE, the parties to this agreement, in consideration of the mutual covenants and promises contained herein, agree as follows:

Covenants and Conditions

1. The Property is rezoned to Commercial subject to the further restriction that the Property shall be used only for the operation of a self-serve service station and mini-mart, and for uses clearly and directly related thereto.

2. The Property shall be rezoned for a period of 30 years from the effective date of the ordinance rezoning the Property with an option to renew for an additional 10 years. The option herein created may be exercised only by notice in writing from Bradley to the City given at least 90, but no more than 180, days before the expiration of the initial 30 year term. The option may only be exercised if the Council determines that all provisions of this agreement have been substantially complied with by Bradley.

3. The Property shall be developed for the stated use within the following specified periods of time:

a. Construction of the self-serve service station is to be completed within one year.

b. Construction of the mini-mart is to be completed within two years.

4. The Property is rezoned only so long as the property is used for the operation of a self-serve service station and mini-mart, and for uses clearly and directly related thereto. If the owner ceases to use the Property as agreed for two years, then this agreement shall terminate and the classification of the Property will revert to the former zone. In such event, all structures, constructed pursuant to this agreement, not permitted in the former zone shall be removed within 90 days of reversion to the former zone. Should the Property be zoned to a zoning classification which permits the use set forth in this agreement, the provisions of this agreement restricting the use of the Property shall be null and void. Further, should any petition be filed by Bradley, singly or jointly with one or more adjoining property owner(s), to rezone the Property, no weight shall be given to the provisions of this agreement in considering such petition.

5. In addition to the restrictions on the use of the Property as previously set out in this agreement, and beyond the restrictions attaching to property zoned Commercial, the following are further restrictions, terms and limitations on the use of the Property:

a. Bradley shall take all action necessary, at its own expense, to protect neighboring properties against any unreasonable noise, odor or dust that may be generated.

b. The driveway(s) constructed as access to the self-serve service station and mini-mart shall be approved by the State of Alaska, Department of Transportation.

6. Any presently existing non-conforming use of the Property may continue regardless of whether this agreement remains effective or terminates.

7. All zoning and building restrictions, requirements and regulations applicable to property zoned Commercial shall have full force and effect regarding the Property to the extent that such are consistent with this agreement.

8. The remedies provided herein shall be in addition to those remedies provided for the administration and enforcement of planning and zoning laws of the State of Alaska and the City of Wrangell. As an additional remedy and/or enforcement device, and not by way of limitation of any right or remedy which may be available to the City, in the event that Bradley, or any of its agents, successors, employees, or assigns, violate any of the covenants, terms, conditions, or restrictions of this agreement, the City shall be entitled to terminate this agreement, provided that the City give Bradley at least 30 days written notice specifying the reason for terminating this agreement. If, after 30 days after receiving notice, Bradley has not remedied the cause of any claimed violation, then this agreement shall terminate and the classification of the Property will revert to the former zone. In such event, all structures not permitted in the former zone shall be removed within 90 days of termination.

9. Bradley shall comply with all federal, state and local laws, rules and regulations and nothing shall be construed herein to be authorized that would otherwise be precluded by any applicable law.

10. This agreement shall be binding upon all heirs, successors, and assigns of the parties hereto, whether any transfer, assignment or conveyance occurs by operation of the law or otherwise.

11. In case suit or action is instituted to enforce this agreement, the defaulting party, in addition to all court

costs incurred in connection with such proceedings, shall pay the reasonable attorney's fees of the non-defaulting party associated therewith.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed on the days hereinafter indicated.

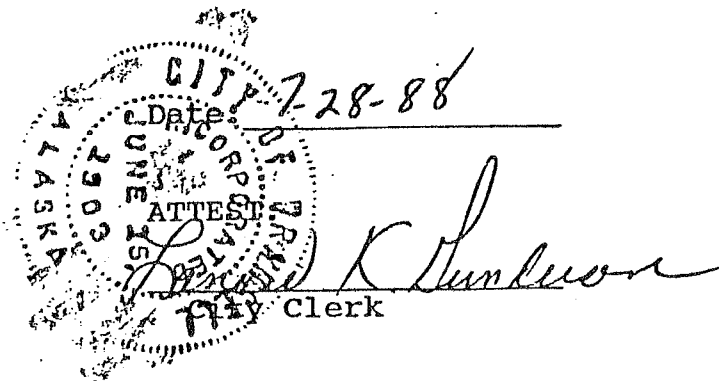
C. & E. BRADLEY, INC.

Date: 7/28/88

By: C. E. Bradley Pres.

CITY OF WRANGELL

By: Fern Neimeyer
Fern Neimeyer, Mayor

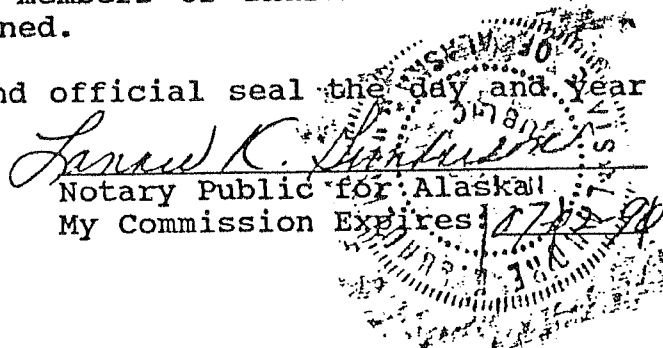


STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT)

ss:

THIS IS TO CERTIFY that on the 28th day of July, 1988, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Edward Bradley, to me known to the identical individual described in and who executed the within and foregoing Contract Zoning Agreement as President of C. & E. Bradley, Inc. and he acknowledged to me that he signed the same as President of C. & E. Bradley, Inc. in the name of and for and on behalf of said organization, freely and voluntarily as a duly authorized person therefor and by authority of its governing board or body or its members or shareholders for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.



BOOK 16 PAGE 796

STATE OF ALASKA)

SS:

FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 28th day of July, 1988, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Fern Neimeyer and Lanore Gunderson, to me known to be the identical individuals described in and who executed the within and foregoing Contract Zoning Agreement as Mayor and City Clerk of the City of Wrangell and they acknowledged to me that they signed the same as Mayor and City Clerk of the City of Wrangell in the name of and for and on behalf of said organization, freely and voluntarily as duly authorized persons therefor and by authority of its governing board or body or its members or shareholders for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.

Christie L. Jamieson
 Notary Public for Alaska
 My Commission Expires: 7-22-1992

Return Original to: City Clerk
 City of Wrangell
 P. O. Box 531
 Wrangell, AK 99929
 BEH/mh
 #31-022-165
 Doc7

88-358

RECORDED - FILED <u>22</u>	
<u>WRANGELL</u> REC. DIST.	
DATE <u>8-8</u>	19 <u>88</u>
TIME <u>3:02</u>	<u>P.M.</u>
Requested by <u>City of Wrangell</u>	
Address _____	

- [illegible]

N. H. PETERSEN & J. J. MCELROY

- BOOK 4, PAGE 20 (WATER MAIN AGREEMENT) RECORDED JUNE 1, 1977
- PLAT 82-5 (PULVER SUBDIVISION)
- PLAT 82-14 (BULLER SUBDIVISION)
- PLAT 88-1 (PULVER SUBDIVISION)
- PLAT 88-1 (PULVER SUBDIVISION)
- RECORD OF SURVEY 1-1 (PORT CHARLOTTE HIGHWAY RIGHT-OF-WAY PLAT 85-2-3-1) 1959
- PLAT 13-1 (BULLER SUBDIVISION)
- RECORD OF SURVEY 2-1 (PORT CHARLOTTE HIGHWAY RIGHT-OF-WAY PLAT 85-2-3-1) 1959
- RECORD 2004-00005-9
- PLAT 2010-1 (PULVER SUBDIVISION)
- RECORD 2010-00017-0

HIP
SION (STEPHEN G. PRUNELLA)

2. LOT D, HEALTHCARE SUBDIVISION (STEPHEN G. PRINIELLA)

15 11 14 09 30 27

- 1 LOT D-9, PRUNELLA SUBDIVISION (STEPHEN G. PRUNELLA)
2 LOT D-8, PRUNELLA SUBDIVISION (STEPHEN G. PRUNELLA)

1000

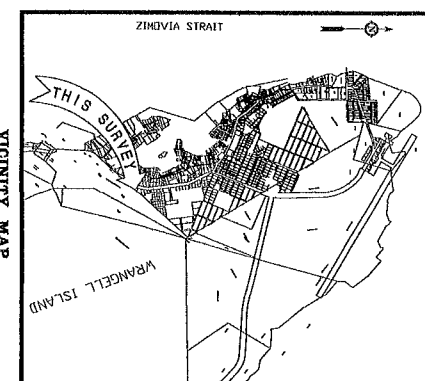
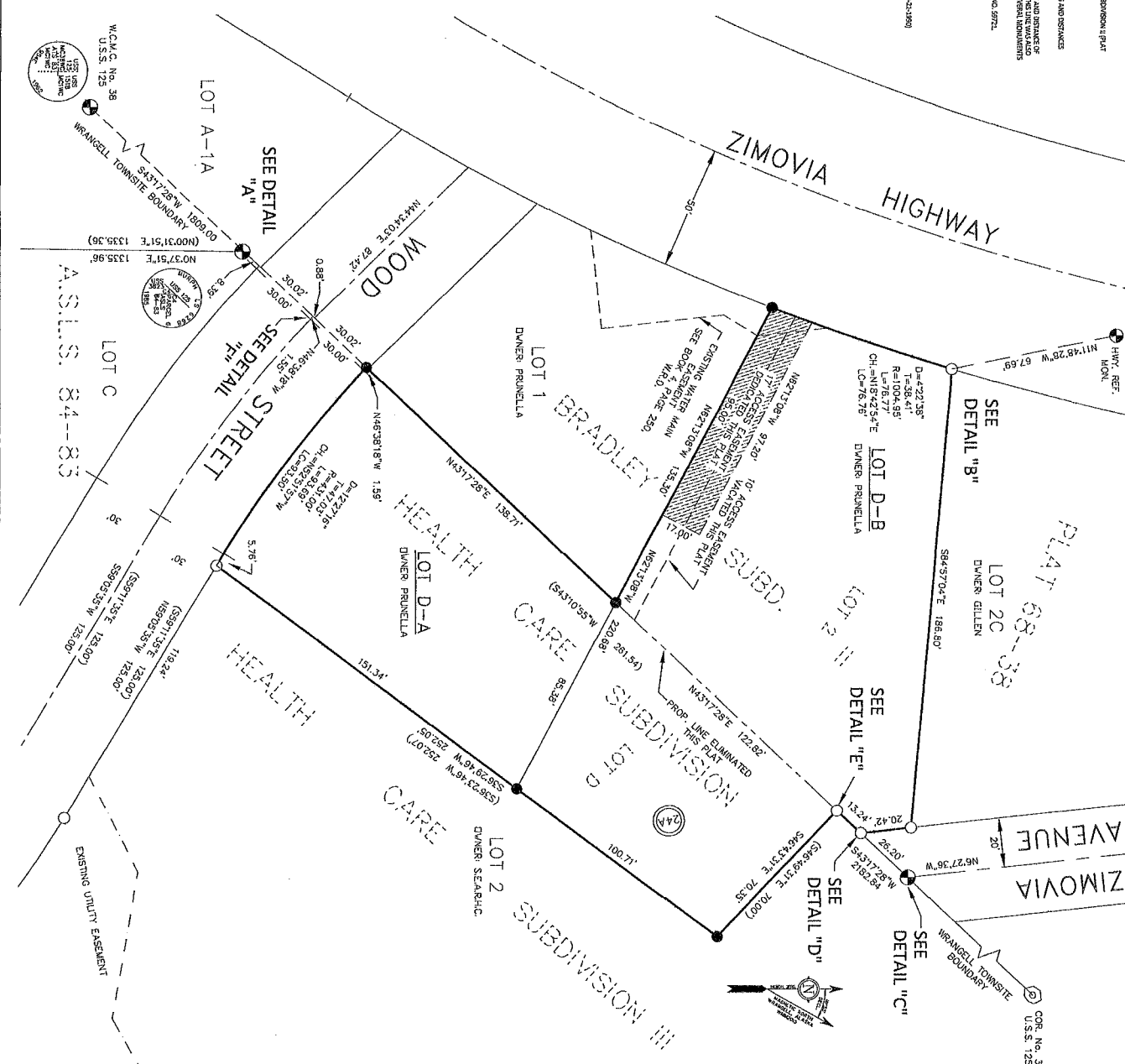
1. LOT 2, BRADLEY SUBDIVISION II (58,092 SQ. FT.)
2. LOT D, HEALTHCARE SUBDIVISION (22,004 SQ. FT.) (0.51 ACRES)

1. LOT D-9, PRINELLA SUBDIVISION (23,530 SQ. FT/0.311 ACRES)
2. LOT D-8, PRINELLA SUBDIVISION (26,570 SQ. FT/0.610 ACRES)

2013 IEEE/ACM JOINT RESEARCH CONFERENCE ON COMPUTATIONAL NAVIGATION AND POSITIONING SYSTEMS

BASIS OF BEARING

LEGEND	
●	SECONDARY MOBILE UNIT SETTING SURVEY
○	SECONDARY MOBILE UNIT RECEIVED
⊕	PRIMARY MOBILE UNIT RECEIVED
⊙	GLD ROCK MOBILE UNIT RECEIVED
—	UNRECORDED
—	STATIONED
—	SECOND MOBILE UNIT LOCATED THIS PLAT
—	CONTINUOUS
—	RECORD DATA
35	UNRECORDED DATA



SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



SHEET 10F 2

1 U.S. ACRE = 0.4047 HECTARES

SAV ENGINEERING & TECHNOLOGY, INC.
1710 BEVELLA ROAD, SUITE 200
KETCHIKAN, AK 99901

Phone: (907) 224-7817
Fax: (907) 224-3441

WYMANTELL OFFICE
P.O. BOX 2298
WYMANTELL, AK 99785

Phone: (907) 506-0850

CERTIFICATE OF AUTHORIZATION # C276

AND LOT D, OF HEALTHCARE SUBDIVISION (PLAT 2010-4),
CREATING

LOIS DORR AND DOR,
PRUNELLA SUBDIVISION
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN
SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA

SURVEYED BY: MCH	DRAWN BY: MCH
DATE: AUGUST 2020 - SEPTEMBER 2020	DATE: AUGUST 2020 - SEPTEMBER 2020

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE LOT 2, OF BRADLEY SUBDIVISION II (PLAT 91-6); AND LOT D, OF HEALTHCARE SUBDIVISION (PLAT 2010-4).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THE BASIS OF BEARING FOR THIS PLAT IS THE MEASURED BEARING OF S43°17'28"W AND DISTANCE OF 4321.76 FEET BETWEEN CORNER NUMBER 37 AND W.C.M.C. No. 38 OF U.S.S. 125. THIS LINE WAS ALSO EXCEPTED AS THE TRUE WRANGELL TOWN-SITE BOUNDARY WHICH RESULTED IN SEVERAL MONUMENTS ALONG THAT LINE TO BE SHOWN OFFLINE AS SHOWN IN THE DETAILS ON SHEET 2.
5. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 59721.
6. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - USS No. 1119 (WRANGELL TOWNSITE)
 - PLAT 68-38 (BLOCK 27)
 - BOOK 4, PAGE 250 (WATER MAIN EASEMENT RECORDED JUNE 6, 1977)
 - PLAT 82-15 (SPRUCE SUBDIVISION)
 - PLAT 83-16 (BRADLEY SUBDIVISION)
 - PLAT 86-1 (A.S.L.S. 84-83)
 - PLAT 88-6 (BRADLEY SUBDIVISION AMENDED PLAT)
 - RECORD OF SURVEY 91-4 (DOT ZIMOVIA HIGHWAY RIGHT-OF-WAY MAP RS-0943-21-1990)
 - PLAT 91-6 (BRADLEY SUBDIVISION II)
 - EASEMENT 2003-000032-0
 - DEED 2004-000059-0
 - PLAT 2010-4 (HEALTHCARE SUBDIVISION)
 - DOCUMENT 2013-000129-0
 - DOCUMENT 2014-000107-0

OWNERSHIP STATUS

1. LOT 2, BRADLEY SUBDIVISION II (STEPHEN G. PRUNELLA)
2. LOT D, HEALTHCARE SUBDIVISION (STEPHEN G. PRUNELLA)

PROPOSED OWNERSHIP

1. LOT D-A, PRUNELLA SUBDIVISION (STEPHEN G. PRUNELLA)
2. LOT D-B, PRUNELLA SUBDIVISION (STEPHEN G. PRUNELLA)

PREVIOUS LOT AREAS

1. LOT 2, BRADLEY SUBDIVISION II (18,091 SQ. FT)
2. LOT D, HEALTHCARE SUBDIVISION (22,004 SQ. FT) (0.51 ACRES)

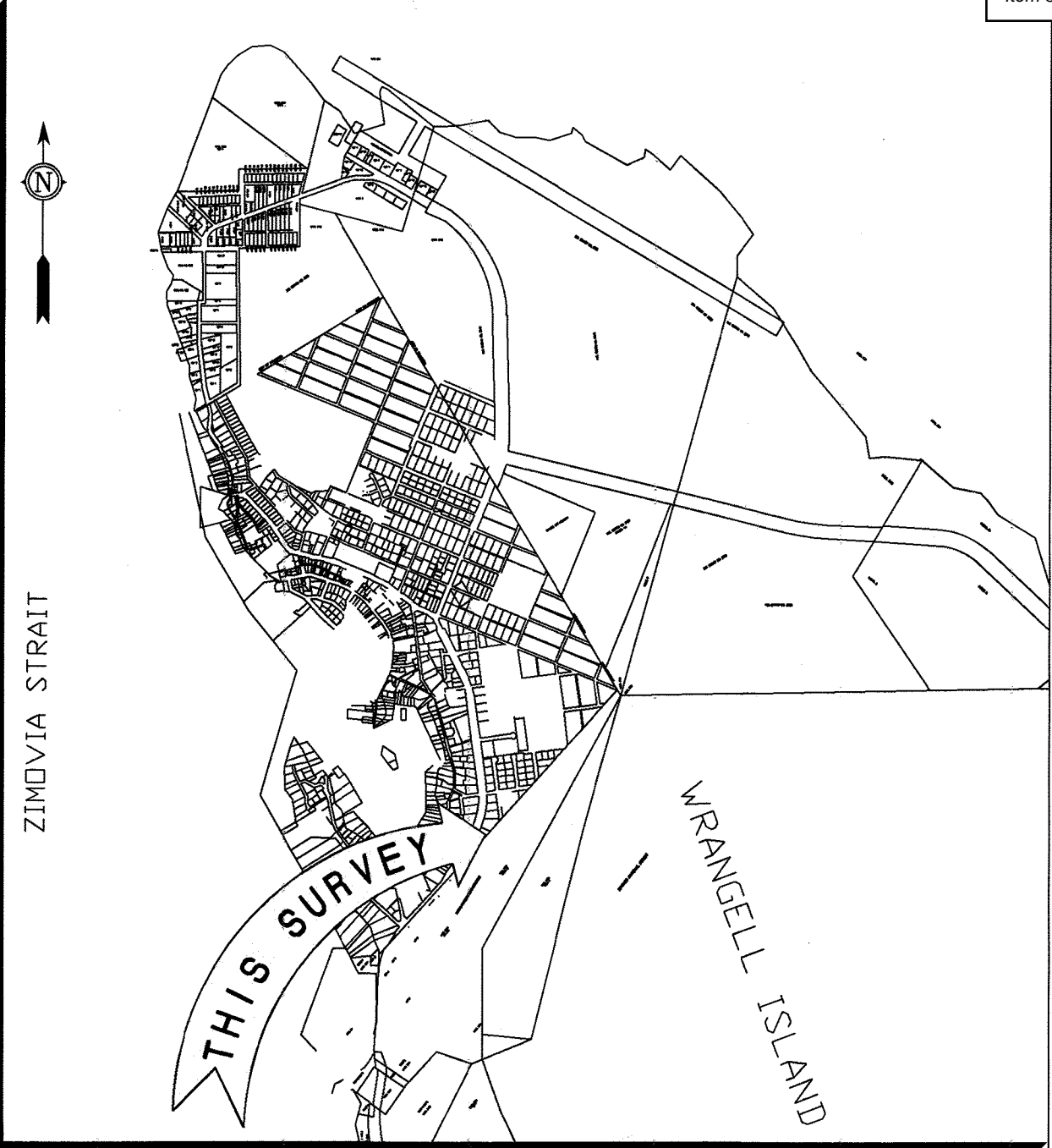
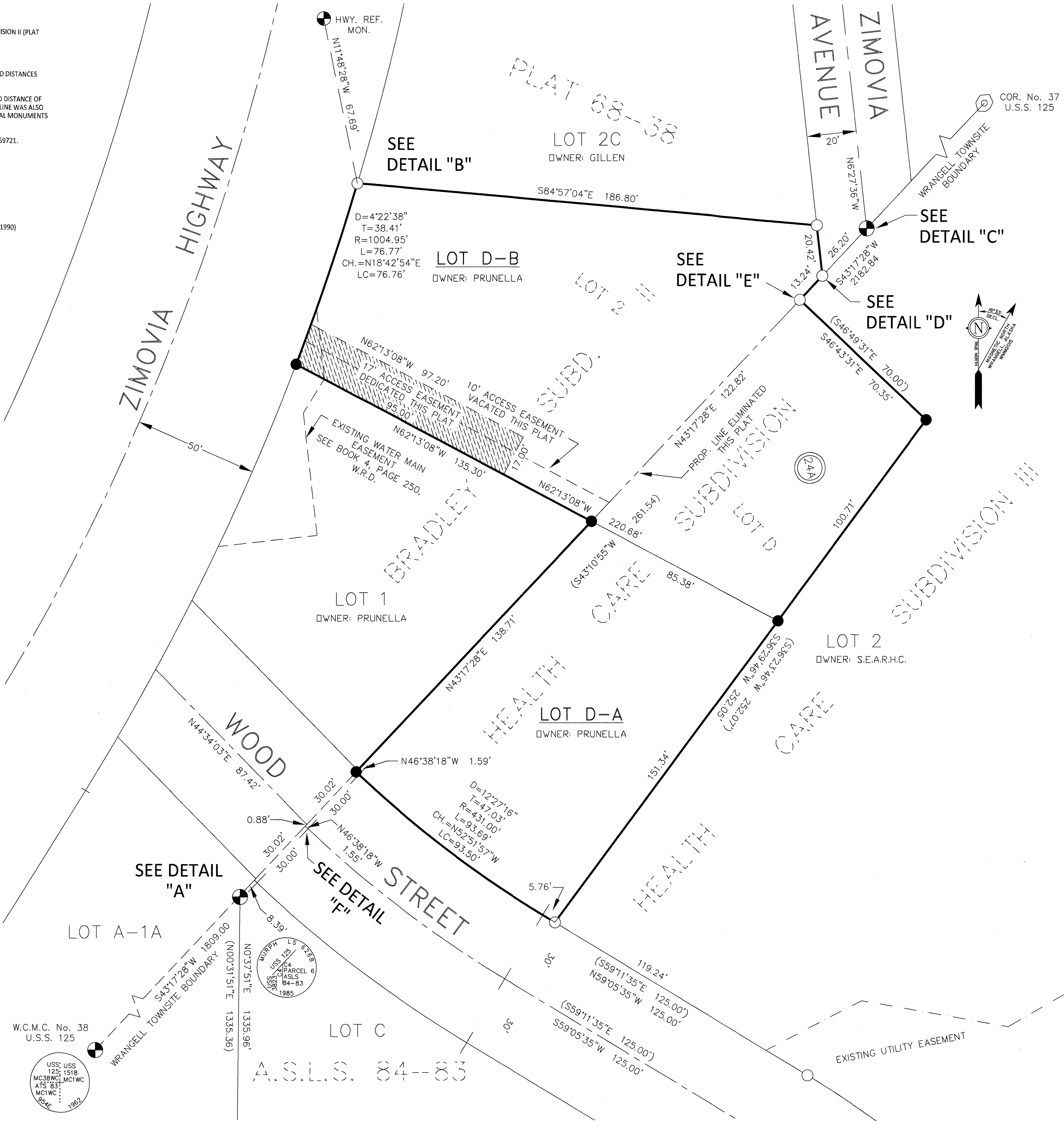
NEW LOT AREAS

1. LOT D-A, PRUNELLA SUBDIVISION (13,530 SQ. FT)(0.311 ACRES)
2. LOT D-B, PRUNELLA SUBDIVISION (26,570 SQ. FT)(0.610 ACRES)

BASIS OF BEARING

BEARINGS SHOWN ARE NAD_83(2011)[EPOCH:2010] GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
⊗	GLO ROCK MONUMENT RECOVERED
----	UNSURVEYED
----	SURVEYED
----	RECORD BOUNDARY LINE VACATED THIS PLAT
----	CENTERLINE
(XX)	RECORD DATA
XX	MEASURED DATA

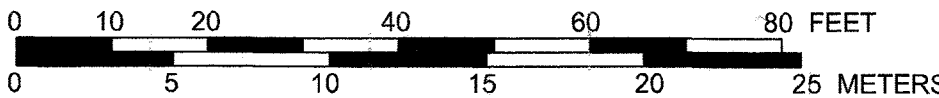


VICINITY MAP
SCALE: NOT TO SCALE



SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 2

R&M
R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917
7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441
KETCHIKAN, AK 99901
WRANGELL OFFICE Phone: (907) 305-0820
P.O. BOX 2286
WRANGELL, AK 99929
CERTIFICATE OF AUTHORIZATION #: C578

PRUNELLA SUBDIVISION

A SUBDIVISION AND REPLAT OF
LOT 2, OF BRADLEY SUBDIVISION II (PLAT 91-6),
AND LOT D, OF HEALTHCARE SUBDIVISION (PLAT 2010-4),
CREATING
LOTS D-A AND D-B,
PRUNELLA SUBDIVISION
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN
SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH	DRAWN BY: MCH
DATE: AUGUST 2020 - SEPTEMBER 2020	DATE: AUGUST 2020 - SEPTEMBER 2020
SCALE: 1"=20'	CHECKED: CGP
	R&M PROJECT NO: 202744

2020 - 9 Wrangell Recording District

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 10-7-20

STEPHEN G. PRUNELLA

NOTARY'S ACKNOWLEDGMENT

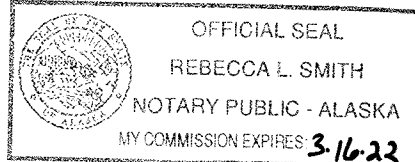
U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 7 DAY OF Oct, 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Stephen G. Prunella TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND he ACKNOWLEDGED TO ME THAT he SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Rebecca L. Smith
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES March 16, 2022

**LIEN HOLDER CERTIFICATE**

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT 2 OF BRADLEY SUBDIVISION II ACCORDING TO PLAT 94-6 WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE

WELLS FARGO BANK, NATIONAL ASSOCIATION

DATE

PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS DAY OF , 20 , BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT D OF HEALTH CARE SUBDIVISION, ACCORDING TO PLAT 2010-4 WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 10-07-2020

FIRST BANK

DATE 10-07-2020

PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 7 DAY OF Oct, 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Rebecca L. Smith TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND she ACKNOWLEDGED TO ME THAT she SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

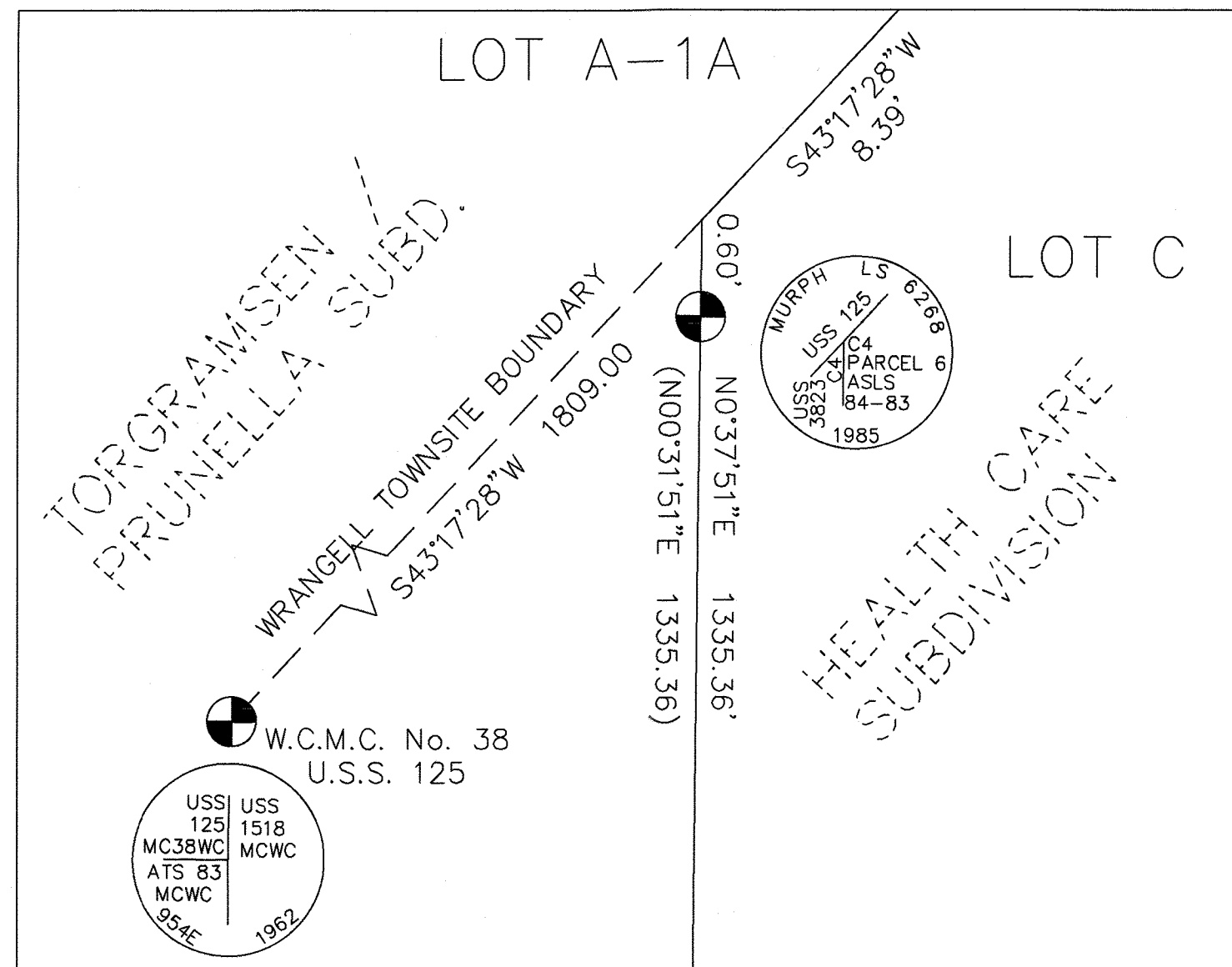
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Mary Svenson
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 11-15-2020



DETAIL A
SCALE: 1" = 1'
SEE NOTE 4

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK PAGE 20 DATED 20 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 10-29-2020

MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:

Hein Lane
CITY CLERK

**CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)ss**

I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF Stephen G. Prunella

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2020 WILL BE DUE ON OR BEFORE OCTOBER 15, 2020 DATED THIS 30 DAY OF October.

Carol Rushmore
ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. DATED 20 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE Nov 7, 2020

CHAIRMAN, PLANNING COMMISSION

Carol Rushmore
SECRETARY

SURVEYOR'S CERTIFICATE

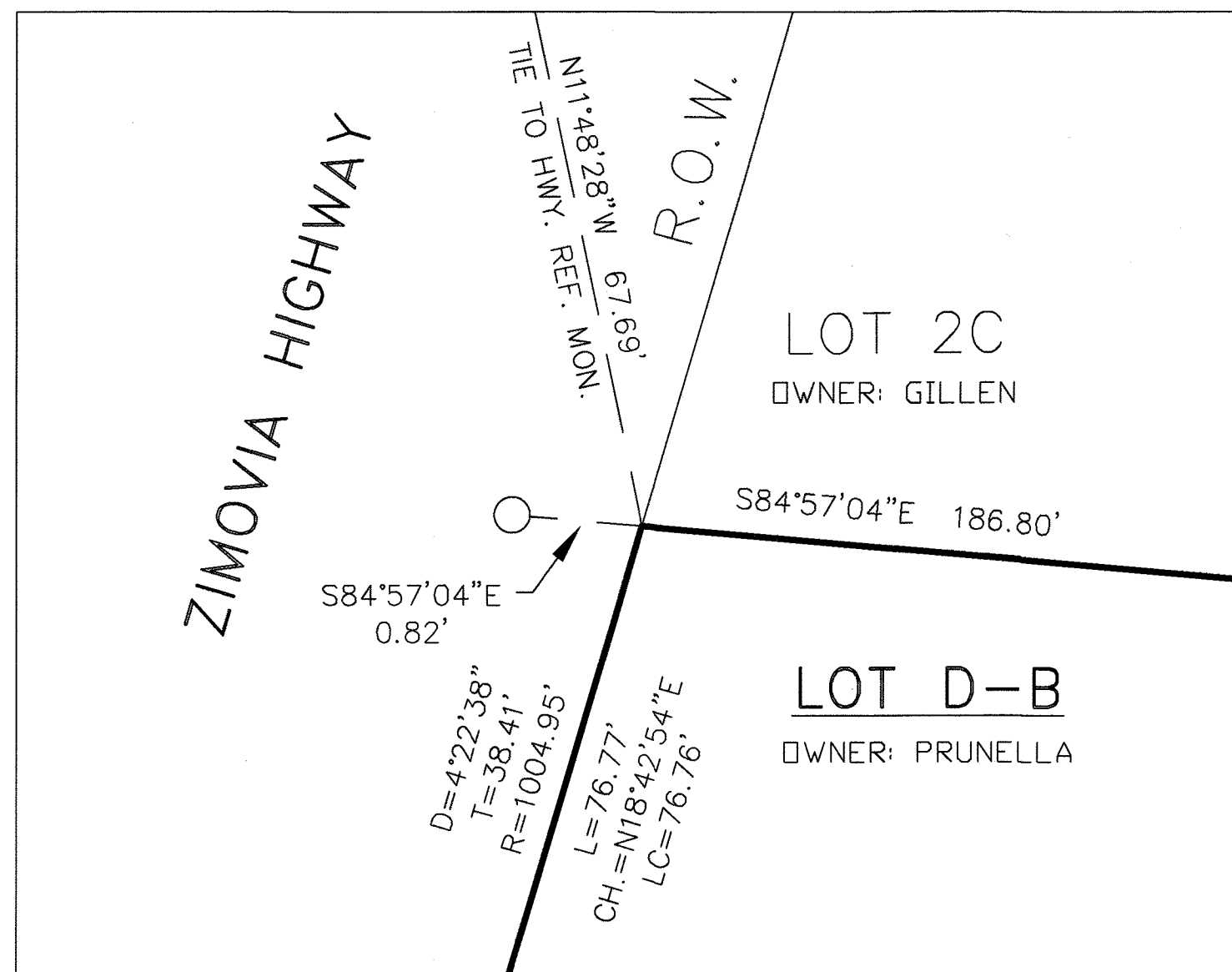
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 9/22/2020

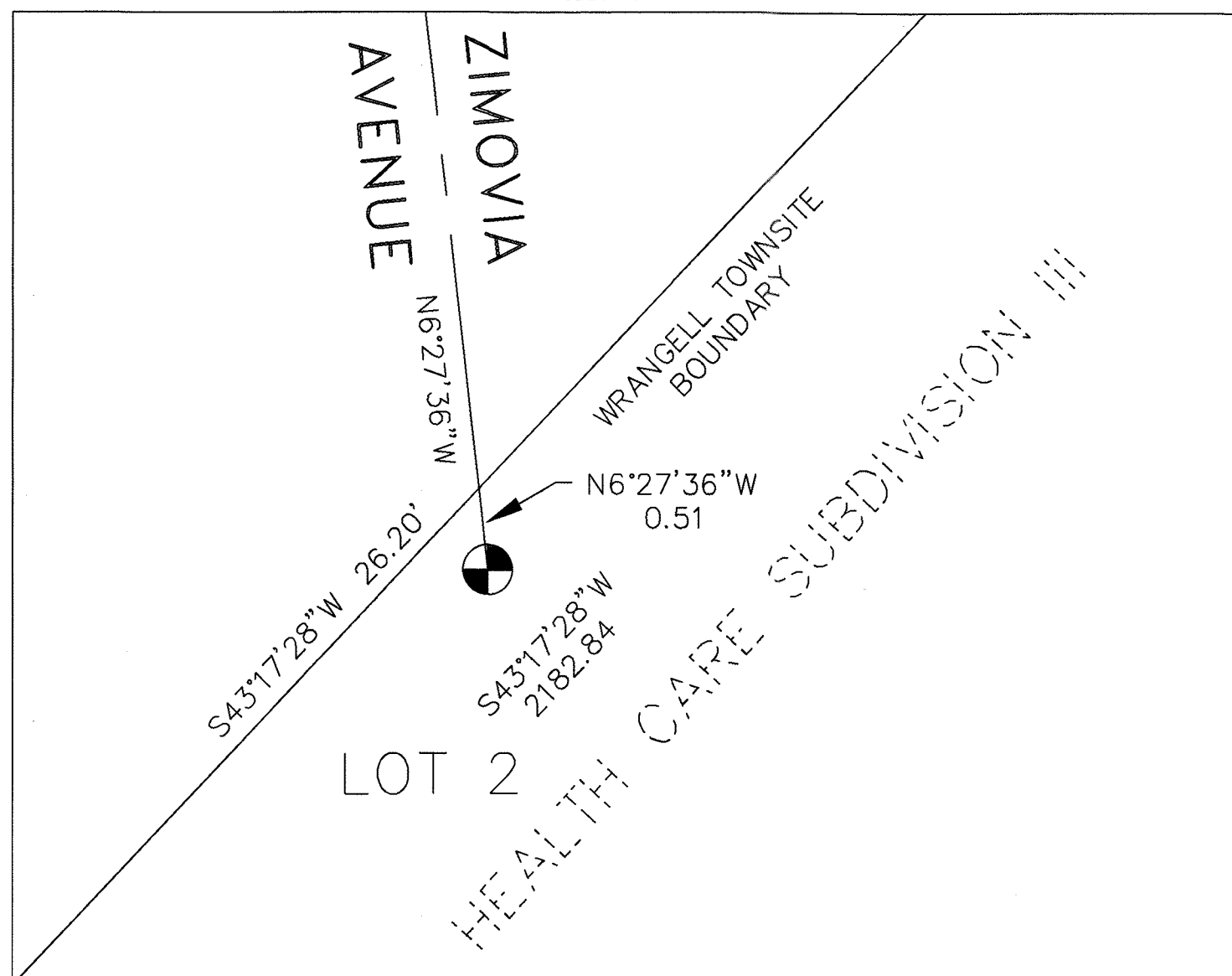
Chris Piburn
CHRISTOPHER G. PIBURN, PLS # 107552



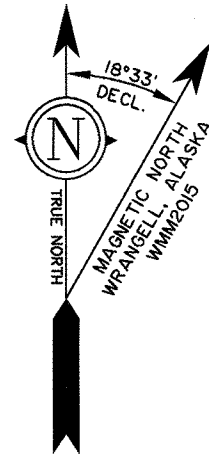
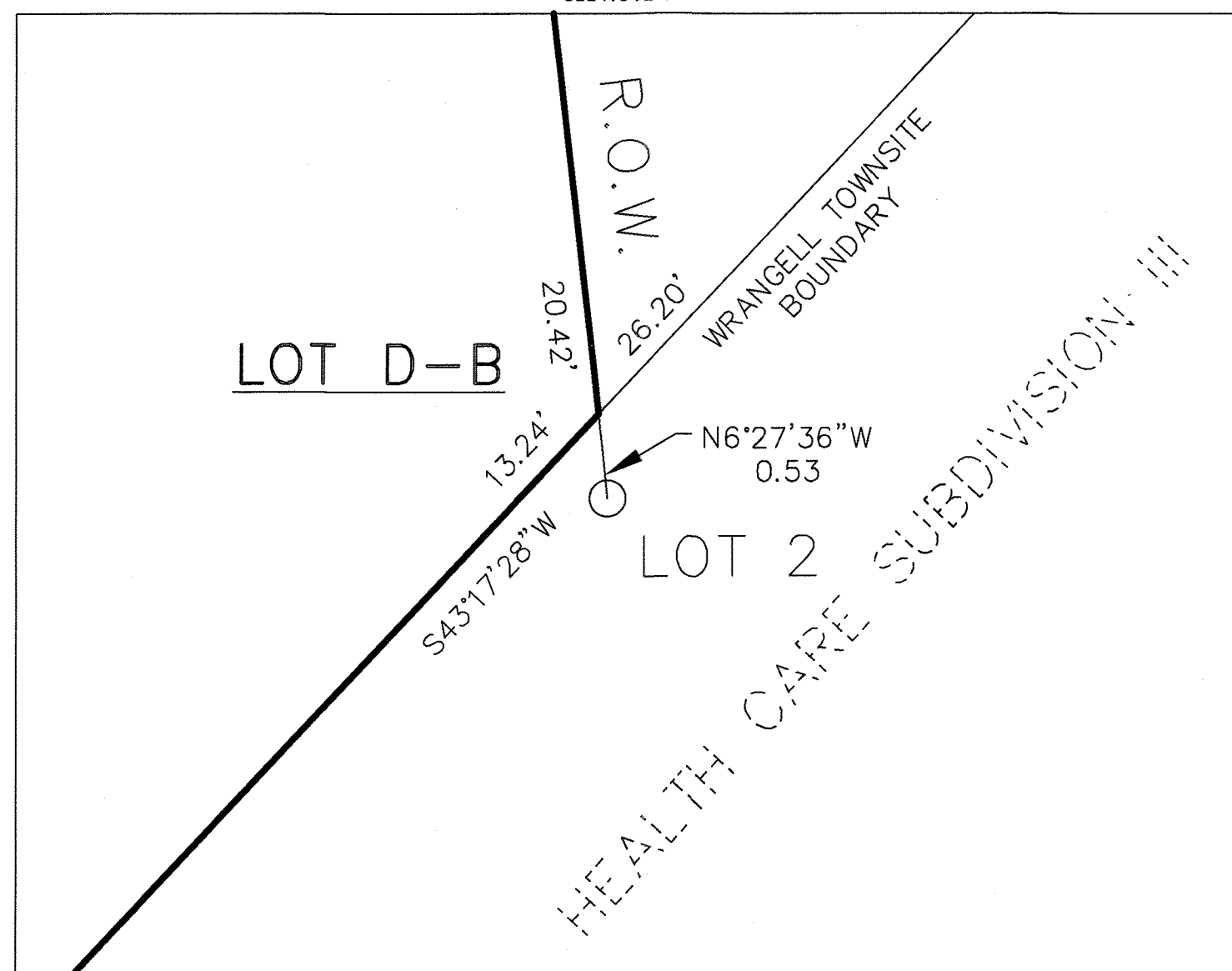
DETAIL B
SCALE: 1" = 1'
SEE NOTE 4



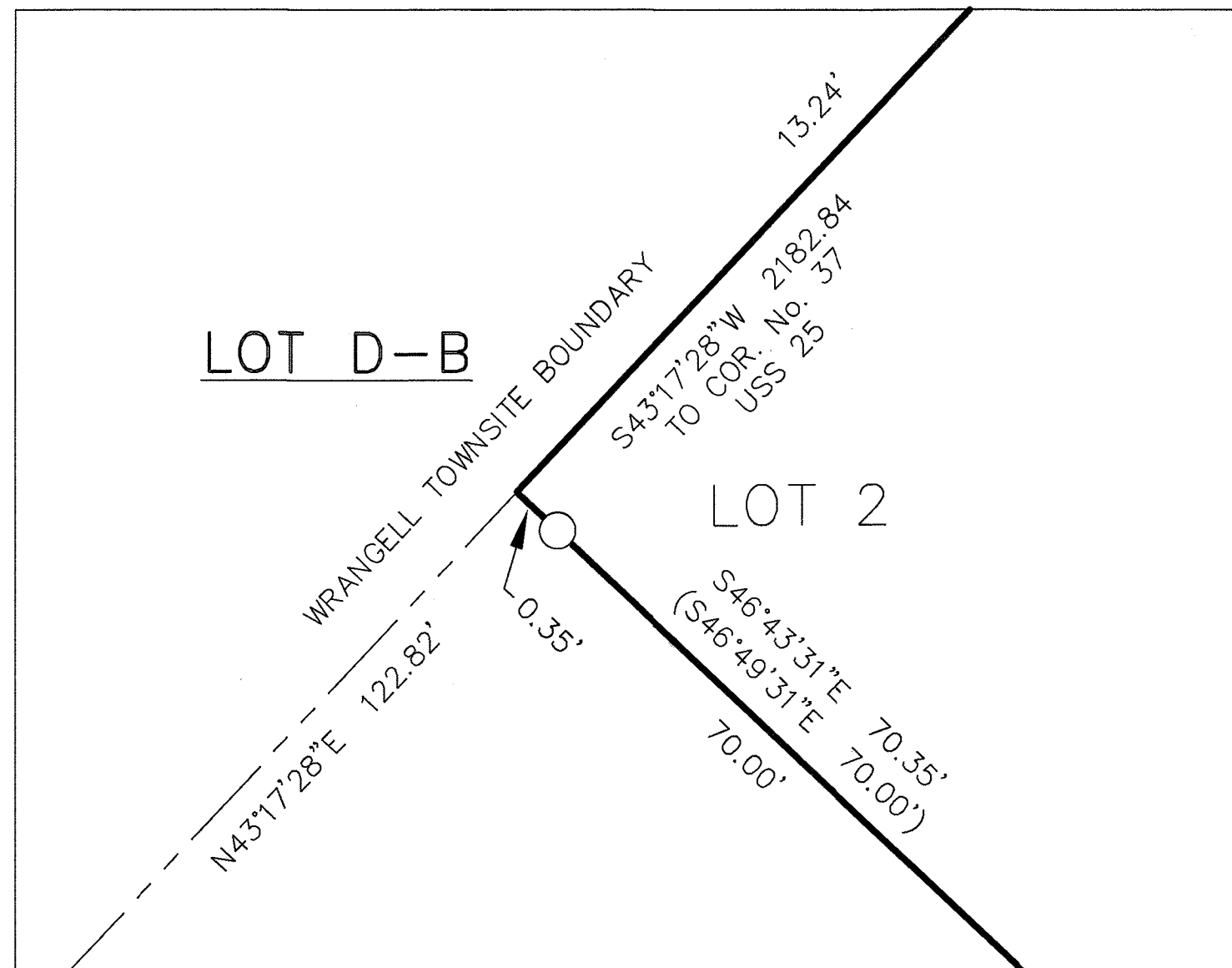
DETAIL C
SCALE: 1" = 1'
SEE NOTE 4



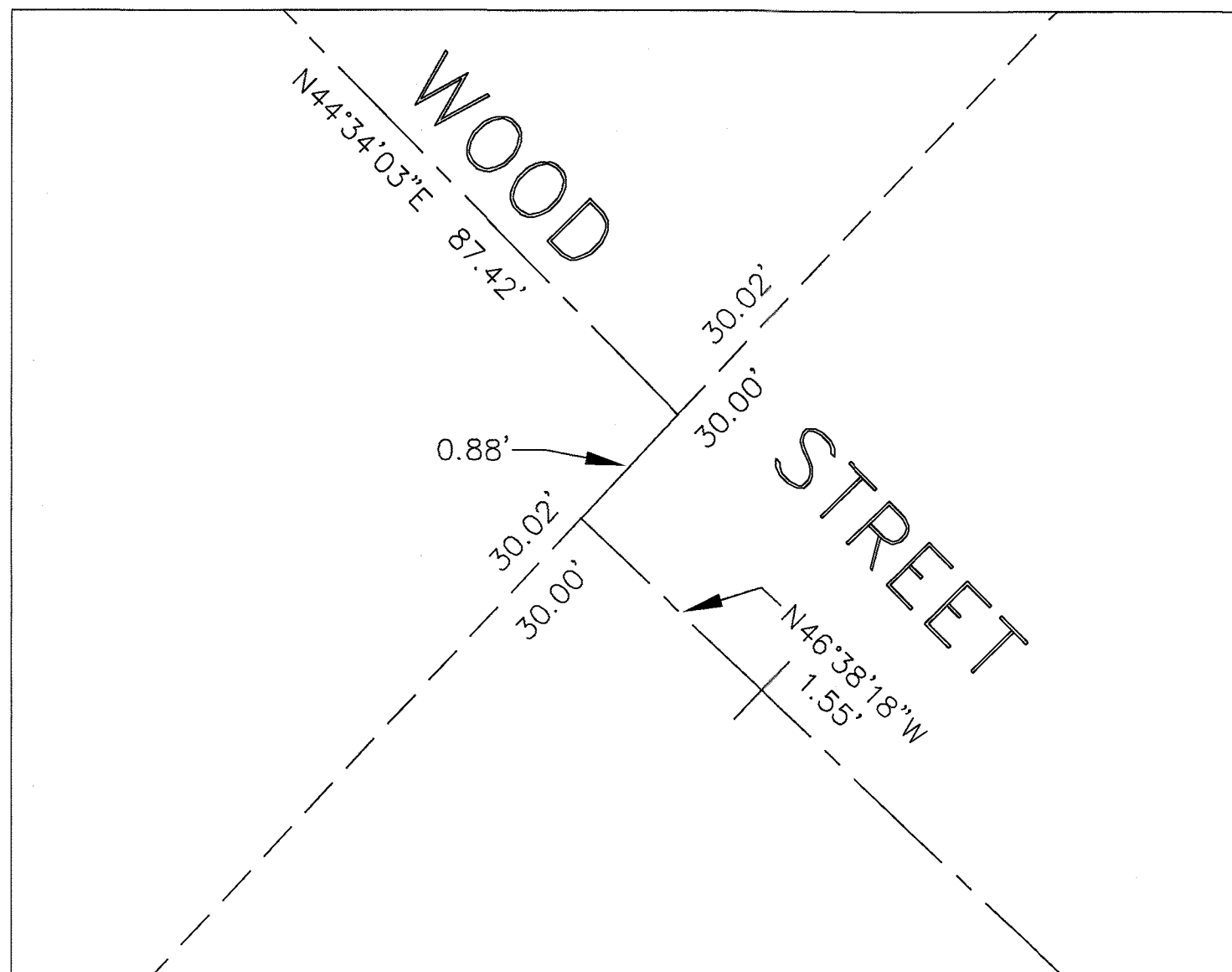
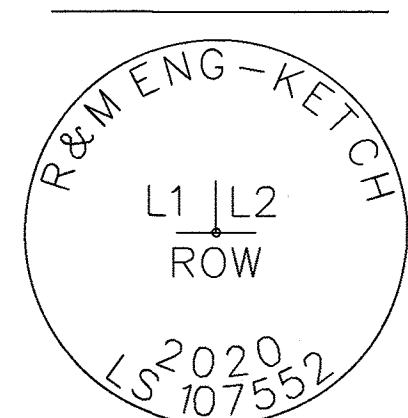
DETAIL D
SCALE: 1" = 1'
SEE NOTE 4



DETAIL E
SCALE: 1" = 1'
SEE NOTE 4



DETAIL F
SCALE: 1" = 1'
SEE NOTE 4

**TYPICAL SECONDARY MONUMENT
SET THIS SURVEY**

SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT

SHEET 2 OF 2

R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917
7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441
KETCHIKAN, AK 99901

WRANGELL OFFICE Phone: (907) 305-0820
P.O. BOX 701
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

PRUNELLA SUBDIVISION

A SUBDIVISION AND REPLAT OF
LOT 2, OF BRADLEY SUBDIVISION II (PLAT 91-6),
AND LOT D, OF HEALTHCARE SUBDIVISION (PLAT 2010-4),
CREATING
LOTS D-A AND D-B,
PRUNELLA SUBDIVISION
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN
SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: AUGUST 2020 - SEPTEMBER 2020

DRAWN BY: MCH
DATE: AUGUST 2020 - SEPTEMBER 2020

SCALE:
1"=20'

CHECKED:
CGP

R&M PROJECT NO:
202744

City and Borough of Wrangell, Alaska

AGENDA G4

Date: April 6, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit request for a short term rental unit as a Bed and Breakfast or Extended Stay on Lot 1, Richard Gibb Subdivision, zoned Rural Residential, requested by owner Dale Parkinson.

Review:

Applicants are seeking to start a bed and breakfast or an extended stay accommodation via AirBnB in their home at 3.5 mile Zimovia Highway. The applicant applied for the same in 2019 but due to access issues the request was not granted.

Recommendation: Staff recommends approval of the proposed Bed and Breakfast.

Recommended Motion: Move to approve the findings of fact and the conditional use permit request for the operation of a 1 unit Bed and Breakfast, subject to the following:

- 1) Provide Guest Guidance or similar document on noise, behavior, to encourage respect for the residential district and neighbors.
- 2) Access by all guests must be from the driveway directly off Zimovia Highway.
- 3) Provide two onsite parking areas per code requirement.

Review Criteria:

Chapter 20.28: Rural Residential I

Chapter 20.52: Lot Standards:

Chapter 20.68: Conditional Use Permits

Findings of Fact:

Applicant is seeking to start a Bed and Breakfast or an extended stay accommodation in their home at 3.5 mile Zimovia Highway. Their lot is 18,578 square feet and they are connected to sewer and water.

One and two family dwellings are permitted outright in the Rural Residential 1 (RR1) district (WMC 20.28.020(A)). Home occupations and Cottage Industries are permitted in the RR1 district by a conditional use permit granted by the Planning and Zoning Commission (WMC 28.28.040(A and Q)). Typically Bed and Breakfasts have been reviewed as a home occupation because owners reside on the premises and vacation rentals are reviewed as a Cottage Industry. A B&B/extended stay (and shorter than 30 days) in this facility would be reviewed as a home occupation as the owners live onsite. A long term rental in addition to the primary residence, would be permissible without need for a permit.

The upper floor of an addition is utilized for the Bed and Breakfast and consists of 1352 square feet. Applicants have indicated the B&B space has kitchen, bathroom and two bedrooms with a living area open with kitchen. The unit could accommodate up to 6 people, but would only be rented to one group at a time.

Off-street parking requirements for the residence and short term rental is at least 2 places – one for the residence and one for the rental unit are required. Applicant has indicated at least 6 delineated parking places could be provided if necessary.

At the time of the original application in 2019, the home's only access by vehicle was to the back of the house via a rocky road from Zimovia Highway across Mental Health Trust Lands and then across an easement through the adjacent property owned by Brenda and Dave Mork.

The original tract of land (currently split between Mork's and Parkinson's) was subdivided in 1997 and the easement recorded because at that time it was believed that the access belonged to Department of Natural Resources as a legitimate right-of-way. It wasn't until approximately 8 years ago that the Attorney General's office issued an opinion that the R.O.W. lot belongs to Mental Health Trust as a legal lot with no right-of-way encumbrances.

During the review of the previous application, Dave and Brenda Mork submitted a letter opposing the Conditional Use permit because of commercial use of the easement and safety and privacy concerns from additional individuals using the easement directly behind their house. The Trust Land Office, after reviewing the application by Mr. Parkinson, issued a letter of no objection. Mental Health Trust was not directly giving access permission to Mr. Parkinson across their property, but they were not denying access either. Access was the key factor for the permit not being approved. Discussions centered on the option to construct a driveway directly from Zimovia Highway to the residence so multiple short term visitors and strangers were not utilizing an access easement across private residential property for a commercial purpose. In 2020, Mr. Parkinson was able to construct a driveway from the Highway to the residence.

Conditions of Approval for conditional use applications include:

1) Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.

Access for the B&B can be via a newly constructed driveway off Zimovia Highway. This should resolve the access and privacy concerns voiced by the Mork's previously.

There may be some increase in traffic to the Parkinson residence by overnight guests. The access by guests should not be on the easement behind the Mork's property. Traffic increase should be no more than if the unit was rented for long term use as an apartment to an individual or family which is an allowable use within the zone. Many visitors do not have vehicles, although some do and a few rent cars. Because this facility is not located near downtown, it is likely guests would have a vehicle or the applicant would be providing transportation. The applicant should state clearly in communications with guests that access is via the driveway, not the easement behind the house.

The current appearance or yards of the residence should not change because of the short term rental use. If noise is an issue due to unruly guests, the noise can be monitored and corrected since owners live onsite.

2) Provisions of sewer and water: The lot is connected to City sewer and water.

3) Entrances and off-street parking available without safety issues: Access to the B&B can be via the newly constructed driveway off Zimovia Highway. Adequate off-street parking is available for both the residents and guests, meeting the parking requirements for the proposed use. Guests have a separate easily accessible entrance to the upstairs unit adjacent to their parking area.

PAID
MAR 30 2021
City of Wrangell

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION
P.O. BOX 531
WRANGELL, ALASKA 99929
Application Fee: \$50

RECEIVED
MAR 30 2021
WRANGELL CITY HALL

I. Applicant's Name and Address: Dale W Parkinson
PO BOX 2337
3.5 Mile Zimovia Hwy, Wrangell, AK 99929

Applicant's Phone Number: 907-305-0237

II. Owners's Name and Address: Same as Applicant

Owner's Phone Number: _____

III. Legal Description: Lot 1, Block _____, U.S. Survey _____

Parcel No. 03-005-306

IV. Zoning Classification: RR1

V. Specific Request: Short term rental 1-29 days. B&B or Extended stay format
2 bedrooms with 3 beds total, two bathrooms, kitchen, living room, dining room.

Available to one party at a time up to 6 persons.

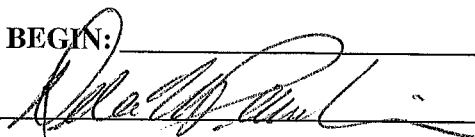
Private driveway from Zimovia Highway for guest use. 2 parking spaces in garage and 4 uncovered parking spaces adjacent to entrance. More parking can be made available as needed.

Will operate as community needs dictate: Holidays, visiting Doctors/nurses, construction personnel etc.

NOTE: Long term rental (greater than 30 days) may also occur as community needs require.

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: _____ END: _____

SIGNATURE OF OWNER:  **DATE:** 3/26/2021

SIGNATURE OF APPLICANT: _____ **DATE:** _____

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

FROM THE DESK OF

Dale Parkinson

RECEIVED
MAR 25 2021
WRANGELL CITY HALL

March 25, 2021

Carol Rushmore
City of Wrangell
Planning and Zoning

Dear Carol,

Please find attached my original Conditional Use Application, your notes to P&Z and David Mork's letter.

We were turned down for a Permit by Don McConachie at the P&Z meeting subsequent to this application. Don stated, "You put in a driveway and we will give you a permit." We have indeed put in a driveway. All terms and conditions are identical with the exception of a private driveway from Zimovia Highway has been added for access to the property.

Please consider my application again.

Sincerely yours,

Dale Parkinson

PO BOX 2337 WRANGELL AK 99929 (907) 305-0237

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 4.



Public Map



30 inch = 100 feet
Date: 8/2/2019

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.**

City and Borough of Wrangell

Agenda Item G5

Date: April 6, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit request for a variance to the front yard setback and to the height requirement on Lot 8, Block 6, USS 1119 zoned Single Family Residential, requested by owners Greg and Tammi Meissner

Background: The applicants are preparing to build a permanent residence on the above described lot. They received a Conditional Use permit in March 2020 for a trailer on the lot until the new house was constructed.

Review Criteria:

Single Family Residential: Chapter 20.16

Standards: Chapter 20.52

Variance Permits: Chapter 20.72

Recommendation: Staff recommends approval of the setback and height requests.

Recommended Motion: Move to approve findings of fact and the Variance requests for a two (2) foot variance to the height requirement and a front yard setback of five (5) feet (a 15 foot variance) for both sides of the house per the submitted drawing.

Findings of Fact:

The applicant is preparing to build a permanent residence on the above described lot.

The lot is almost a triangular lot as well as a corner lot and by definitions of Lot lines - rear, front and side (WMC 20.08.460-480), setback requirements for corner lots are 20 feet for all yards. There are basically two Front Yards and two Back yards. Standard setback requirements for the Single Family Residential District is 5 foot for side yards and 20 foot for front and back yards. The residence has a Fourth Street address so for purposes of this report, that lot line and the other lot line bordering on the ROW will both be considered the front yard and the two remaining property lines the back yard.

Per WMC 20.52.080, height of structures in the Single Family District should not exceed 25 feet. The applicant is proposing a maximum height of 27' from grade. The only room on the second floor will be a single bedroom with a vaulted ceiling and no attic space. Lower edge of roof line is at 20 feet and windows at 16 feet to allow access by firefighters.

A Variance application must meet four criteria (WMC 20.72.050).

1. **Exceptional Physical Circumstances:** The lot is a triangular shaped lot as well as a corner lot and thus by the Wrangell codes has stricter setback standards at 20' on all sides. The triangular shape prevents placement of a house and garage without needing a variance.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application could eliminate the garage by forcing the house backwards in order to meet the 20 foot setback on all property lines. The structure's height could be reduced to 25 feet by eliminating crawl space and thus minimize access below the residence.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the area. with similar construction. The variance request is consistent with other structures nearby on Evergreen.
4. **Granting of the variance is not contrary to the comp plan for single family residential development.**

APPLICATION FOR VARIANCE

CITY OF WRANGELL
PLANNING AND ZONING
P.O. BOX 531
WRANGELL, AK 99929
Application Fee \$50.00

I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance PARCE 01-005-418
BLock 6 LOT 8

Lot (s) size of the petition area 8,000 SF

Existing zoning of the petition area SFR

Current zoning requirements that cannot be met (setbacks, height, etc.):

SETBACKS

Proposed change that requires this variance REDUCING SETBACKS
TO ALLOW HOME TO EXIST IN PREFERRED LOCATION

III. Application information: (use additional paper if necessary)

Explain details of the proposed development NEW HOME CONSTRUCTION
POORIES WILL ENCROACH ON PROPERTY LINES

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

TRIANGULAR LOT
SETBACKS HARD TO MEET
FOR CORNER LOT

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

YES WOULD NOT BE
ABLE TO FIT HOME AND
GARAGE ON LOT.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

NO - IMPACT ON OTHER PROPERTIES

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

YES -

Explain how your application meets these conditions: CORNER LOT MAKES
IT DIFFICULT TO UTILIZE FOOTPRINT TO FULLEST EXTENT

Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

GREG MEISSNER
PRINT PETITIONER'S NAME

TAMMI MEISSNER

[Signature]
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

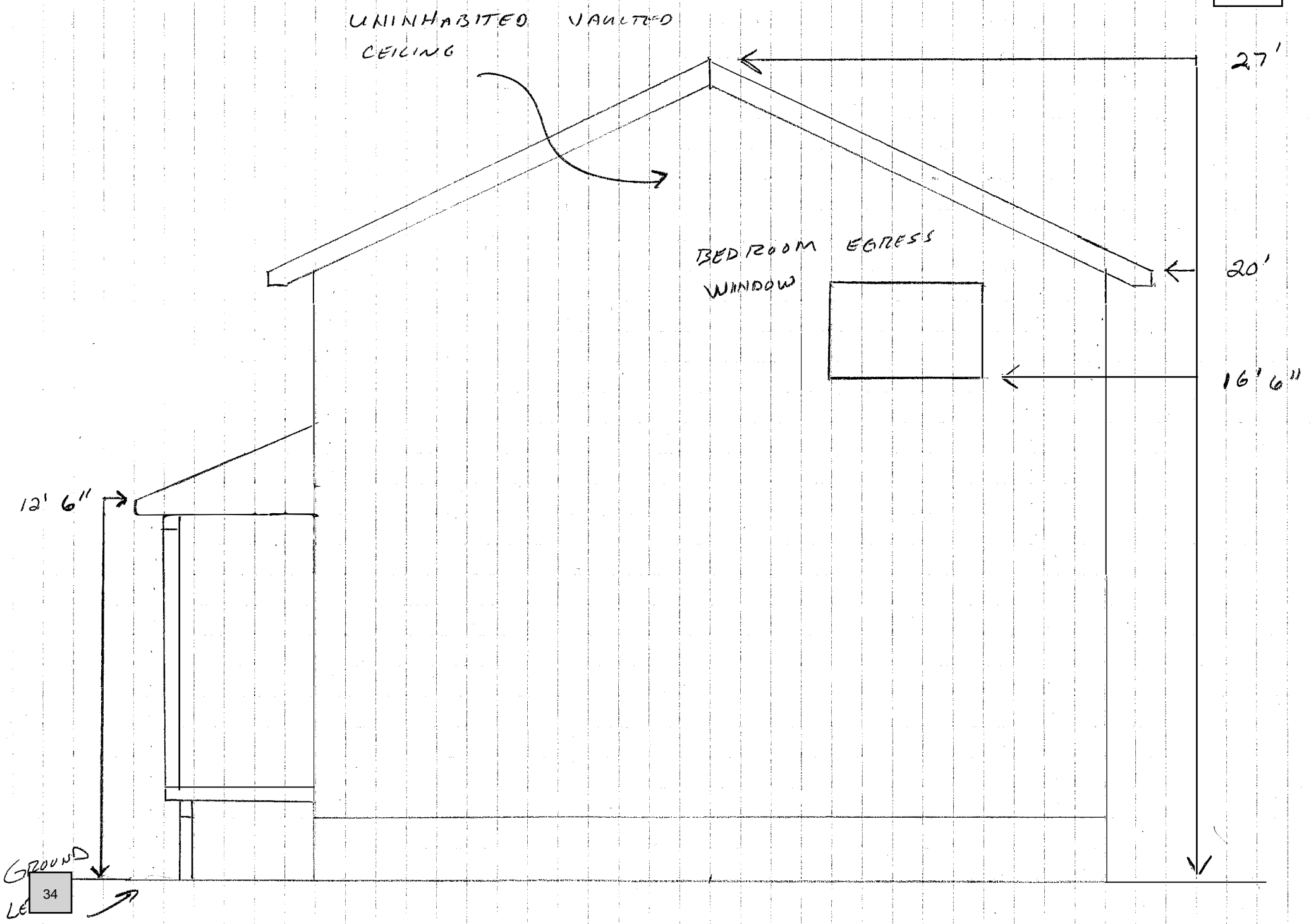
PO Box 1523

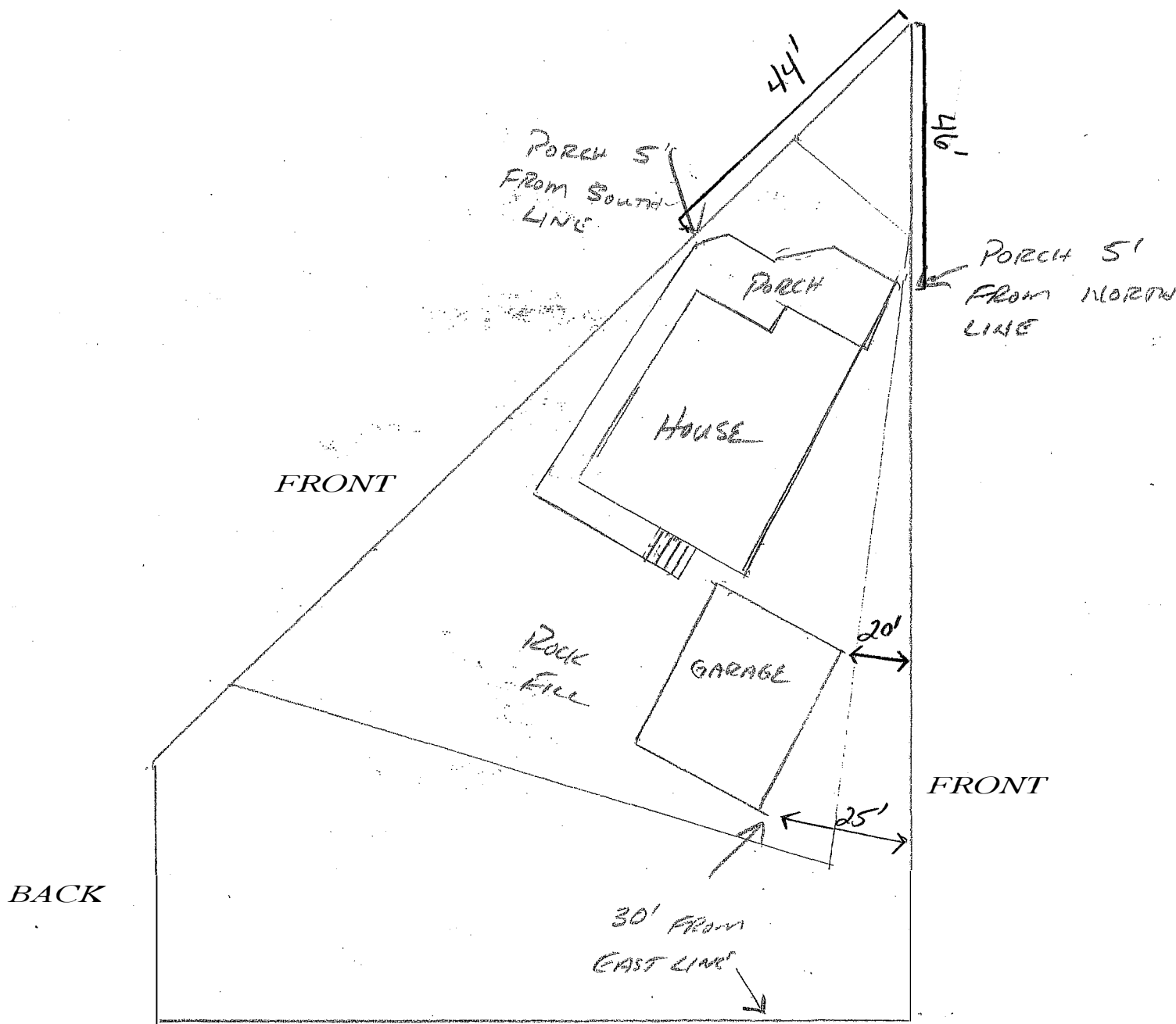
106 FORTA AVE

ADDRESS

4/1/2021
DATE

907 305 0848
TELEPHONE





BACK

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 5.



1 inch = 66.66667 feet

36 e: 4/8/2021

Public Map



**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

WRANGELL VOLUNTEER FIRE DEPARTMENT

PHONE: (907) 874.3223 FAX: (907) 874.3939 EMAIL: wrgfd@wrangell.com
P.O Box 794 Wrangell, Alaska 99929

April 8, 2021

Planning and Zoning,

After review of the plans submitted by Greg and Tammi Meissner with regard to their proposed building at Parcel 01-005-418, Block 6, Lot 8. It has been determined that the proposed elevation is within acceptable limits as the space in the peaked portion of the building will be uninhabited and will remain vaulted ceiling with no attic space.

Following the Wrangell Borough Code and the International Building Code 2012 this request is approved as submitted.

Tim Bunes

Fire Chief Tim Bunes



25 February 2021

Carol Rushmore
Economic Development Director
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Re: Vertical Bridge Project US-AK-5261 Stikeen Wireless Communication Site project narrative.

Ms. Rushmore,

The following is a brief description of the proposed project based on final zoning drawings (FZD's) dated 1/19/21 and included as part of this narrative:

Vertical Bridge proposes to install a 150' monopole communication tower on 50' x 50' fenced, leased portion Lot 14 (aka Parcel number 01-005-327) owned by the City of Wrangell.

Access to that site will be via a new, non-exclusive 20' wide access and utility easement across the southern portions of Lots 12 and 13 (aka parcels 01-005-323 and 01-005-325). While there is an alley identified to the south of these latter two parcels, topography (i.e., steepness of that area) render this route unusable as an access point to the proposed Vertical Bridge lease area.

The communication tower and lease area are designed to accommodate three additional wireless carriers. In addition, there will be site ownership identification placards with emergency contact information clearly visible together with all applicable warning signs and the tower will be equipped with anti-climbing devices.

The initial tenant for this site will be Verizon Wireless whose 4G antennas will be positioned at a height of approximately 147' above ground level and which will occupy a portion of the lease area as shown on the FZD's. Included as part of this installation will be a back-up generator.

17311 135th Avenue NE, Suite A-100, Woodinville, WA 98072



The coverage objective for the Verizon wireless communication facility will be the north end of Wrangell Island including the residential areas, the airport, and the islands to the North.

Granting the permit to proceed with this project will greatly enhance wireless coverage in the area and will provide an opportunity for other wireless carriers to provide coverage to the north end of Wrangell Island.

Should you have any questions regarding this proposal please feel free to contact me by either email jaro@lynxconsulting.org or by telephone at 206-661-5010.

Sincerely yours,

Joel Aro

Attachments:

Final Zoning Drawings



VB PROJECT NAME: US-AK-5261
VZW PROJECT NAME: AK3 STICKEEN
PROJECT LOCATION: 3 EVERGREEN AVE
WRANGELL, AK 99929

CO-APPLICANT:

Item 6.

verizon

CO-APPLICANT:

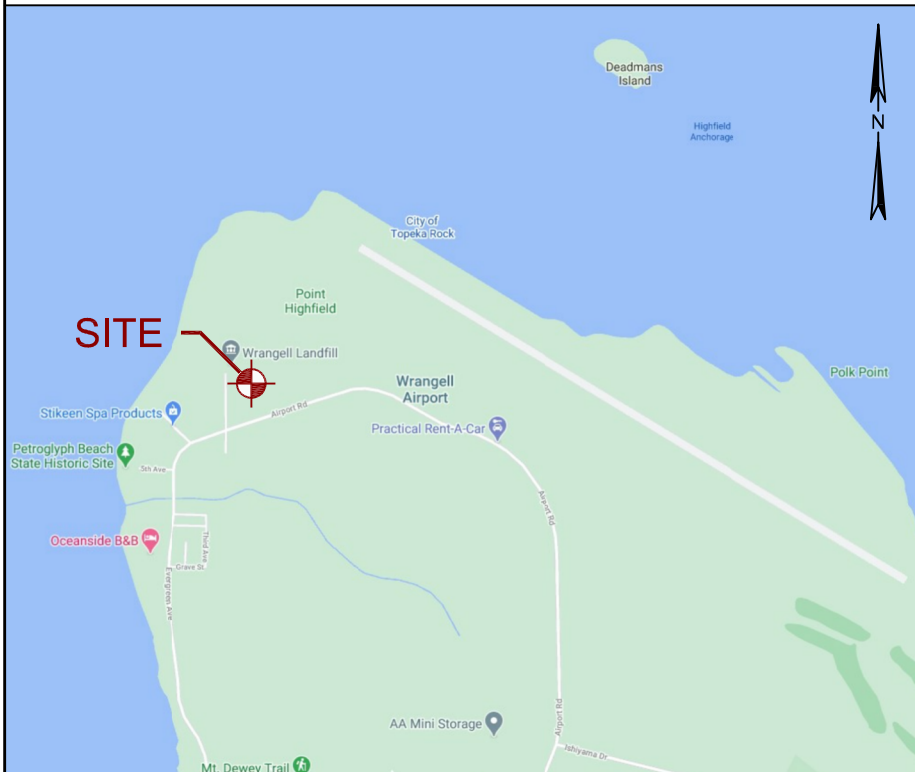
verticalbridge

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

VICINITY MAP



DRIVING DIRECTIONS

- (FROM WRANGELL AIRPORT)
- HEAD NORTHWEST ON AIRPORT RD TOWARD EVERGREEN AVE.
 - TURN RIGHT AT THE FIRST CROSS STREET ONTO 3RD AVE.
 - TURN RIGHT ONTO GRAVEL DRIVEWAY.
 - SITE WILL BE LOCATED DIRECTLY AHEAD.

PROJECT INFORMATION

JURISDICTION:	CITY AND BOROUGH OF WRANGELL	LATITUDE :	56°29'6.64"N
ZONING CLASS:	HOLDING	(APPROXIMATE)	56.485178'
PARCEL #1 ID:	01-005-323	LONGITUDE :	132°23'17.47"W
PARCEL #2 ID:	01-005-325	(APPROXIMATE)	-132.388186'
PARCEL #3 ID:	01-005-327	GROUND ELEVATION:	117.0' AMSL
TRS:	SEC 24, TWN 62S, RNG 83E	STRUCTURE HEIGHT:	150'-0" (TOP OF TOWER)
PARCEL #1 SIZE:	5,000 SF (0.11 ACRES)	HIGHEST APPURTENANCE:	154'-0" (TOP OF LIGHTNING ROD)
PARCEL #2 SIZE:	5,000 SF (0.11 ACRES)		
PARCEL #3 SIZE:	5,000 SF (0.11 ACRES)		

SCOPE OF WORK

VERTICAL BRIDGE DEVELOPMENT, LLC AND VERIZON WIRELESS PROPOSE TO INSTALL A WIRELESS FACILITY WITH THE FOLLOWING SCOPE OF WORK:

- ADD (1) 6-0" CHAIN LINK FENCE WITH BARBED WIRE (50'-0"x50'-0" LEASE AREA)
- ADD (1) 150'-0" MONOPOLE
- ADD (1) 4'-0" LIGHTNING ROD TO PROPOSED MONOPOLE
- ADD (1) 8'-0" UTILITY H-FRAME
- ADD (1) 4-POSITION POWER METER BANK TO PROPOSED H-FRAME
- ADD (1) 12"x36"x36" HOFFMAN BOX TO PROPOSED H-FRAME
- ADD (1) GRADE BEAM FOUNDATION
- ADD (1) 7'-0"x10'-0" STEEL EQUIPMENT PLATFORM (WITHIN AN 80 SF LEASE AREA)
- ADD (1) EQUIPMENT CABINET TO PROPOSED EQUIPMENT PLATFORM
- ADD (1) RACK MOUNTED 12-PORT OVP TO PROPOSED CABINET
- ADD (1) 30kW DIESEL GENERATOR TO PROPOSED EQUIPMENT PLATFORM
- ADD (1) 200A 30-POSITION OUTDOOR RATED ILC TO PROPOSED EQUIPMENT PLATFORM H-FRAME
- ADD (1) 200A 120/240V-1P POWER METER TO PROPOSED METER BANK
- ADD (1) 12" ICE-BRIDGE
- ADD (1) GPS ANTENNA TO PROPOSED H-FRAME LEG
- ADD (1) 12x24 HYBRID CABLE TO PROPOSED ICE-BRIDGE
- ADD (1) TRI-SECTOR FLUSH ANTENNA MOUNT TO PROPOSED TOWER
- ADD (3) HEAVY-DUTY SECTOR FRAMES TO PROPOSED FLUSH MOUNT
- ADD (6) PANEL ANTENNAS TO PROPOSED ANTENNA MOUNT
- ADD (3) 700 RRU'S (RRUS4449 B13) TO PROPOSED ANTENNA MOUNT
- ADD (3) AWS RRU'S (RRUS8843 B66) TO PROPOSED ANTENNA MOUNT
- ADD (1) 12-PORT OVP TO PROPOSED ANTENNA MOUNT

LEGAL DESCRIPTION

INFORMATION PER TITLE REPORT NO. 60172, DATED OCTOBER 23, 2020, ISSUED BY STEWART TITLE COMPANY.
TITLE IS VESTED IN: CITY OF WRANGELL
LOT 12, 13 AND 14, BLOCK 5, ACCORDING TO THE OFFICIAL PLAT OF U.S. SURVEY 2127 FOR THE EASTERN ADDITION TO WRANGELL TOWN SITE, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

LIST OF DRAWINGS

SHEET	DESCRIPTION
T-1	COVER SHEET
N-1	GENERAL NOTES
SV-1	EXISTING CONDITIONS SURVEY
C-1	PROPOSED SITE PLAN
A-1	EXISTING COMPOUND PLAN
A-2	PROPOSED COMPOUND PLAN
A-3	PROPOSED LEASE AREA PLAN
A-4	PROPOSED ELEVATION
RF-1	PROPOSED ANTENNA CONFIGURATION
RF-2	PROPOSED IT DIAGRAM

CONTACTS

PROPERTY OWNER: CITY AND BOROUGH OF WRANGELL 3 EVERGREEN AVE WRANGELL, AK 99929	CO-APPLICANT: AMY KARN VERIZON WIRELESS 635 EAST 40TH AVE ANCHORAGE, AK 99503 PHONE: (907) 786-9943	CO-APPLICANT: STEVE HEDGES VERTICAL BRIDGE DEVELOPMENT, LLC 750 PARK OF COMMERCE DR BOCA RATON, FLORIDA 33487 PHONE: (773) 988-1715 shedges@verticalbridge.com	TOWER OWNER: STEVE HEDGES VERTICAL BRIDGE DEVELOPMENT, LLC 750 PARK OF COMMERCE DR BOCA RATON, FLORIDA 33487 PHONE: (773) 988-1715 shedges@verticalbridge.com
PROFESSIONAL OF RECORD: BERT WHITE LYNX CONSULTING, INC 17311 135TH AVE NE, SUITE A-100 WOODINVILLE, WA 98072 PHONE: (253) 230-2335 bwhite@lynxconsulting.org	APPLICANT AGENT: JULEI CAMPOS LYNX CONSULTING, INC 17311 135TH AVE NE, SUITE A-100 WOODINVILLE, WA 98072 PHONE: (206) 388-7611 jcampos@lynxconsulting.org	PERMITTING CONTACT: PATRICK EVANS LYNX CONSULTING, INC 17311 135TH AVE NE, SUITE A-100 WOODINVILLE, WA 98072 PHONE: (503) 914-8977 pevans@lynxconsulting.org	

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
ALASKA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
2012 INTERNATIONAL BUILDING CODE (IBC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2012 INTERNATIONAL FIRE CODE (IFC)
2011 NATIONAL ELECTRIC CODE (NFPA 70)
ANSI/TIA-222-H (REVISION H)

APPROVALS

TITLE	SIGNATURE	DATE
REPRESENTATIVE		
RF ENGINEER		
PROPERTY OWNER		

STATE OF ALASKA

49 TH

Bert White

BERTRAND WHITE

No. CE106129

REGISTERED PROFESSIONAL ENGINEER

Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:
AK3 STICKEEN
3 EVERGREEN AVE
WRANGELL, AK 99929

SHEET TITLE:
COVER SHEET

FUZE NUMBER: -	DATE: 12/30/20
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: T-1

GENERAL NOTES

1. THESE DOCUMENTS ARE FOR THE DESIGN OF AN UNMANNED TELECOMMUNICATIONS FACILITY. THE FACILITY SHALL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE. THE FACILITY WILL NOT BE OPEN TO THE PUBLIC AND SHALL HAVE RESTRICTED ACCESS TO THE WIRELESS CARRIER'S PERSONNEL AND SERVICE EQUIPMENT.
2. THE WIRELESS CARRIER CERTIFIES THAT THIS TELECOMMUNICATIONS FACILITY WILL BE SERVICED ONLY BY THE CARRIER'S EMPLOYEES AND THEIR SUB-CONTRACTORS, FOR INSPECTION AND REPAIR PURPOSES ONLY.
3. ON AVERAGE THE WIRELESS CARRIER'S EMPLOYEES OR SUB-CONTRACTORS (TYPICALLY ONE PERSON) WILL VISIT THE WIRELESS FACILITY TWO TIMES PER MONTH FOR A DURATION OF APPROXIMATELY ONE HOUR.
4. THIS FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION (NO ADA ACCESS IS REQUIRED).
5. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
6. NO POTABLE WATER SUPPLY IS TO BE PROVIDED TO THIS FACILITY.
7. NO WASTE WATER WILL BE GENERATED FROM THIS FACILITY.
8. NO SOLID WASTE WILL BE GENERATED FROM THIS FACILITY.
9. WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
10. WORK SHALL COMPLY WITH ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE CONTRACTOR SHALL FOLLOW SPECIFICATIONS SHOWN IN THESE DOCUMENTS, ONLY WHEN THOSE SPECIFICATIONS ARE MORE STRINGENT THAN THE MANUFACTURER'S.
11. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS OTHERWISE NOTED.
12. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED AS A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION. HOWEVER, THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT/ BAR LENGTHS), THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT TO SERVE AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
13. SEE THE STRUCTURAL ANALYSIS BY OTHERS UNDER SEPARATE COVER FOR APPLICABLE CODE REFERENCES AND PROPOSED DESIGN LOADS.
14. NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL ANALYSIS REPORT (STAMPED AND SIGNED) PROVIDED BY OTHERS UNDER SEPARATE COVER.
15. THE CONTRACTOR, PRIOR TO INSTALLATION OF ANTENNAS, EQUIPMENT, AND/OR COAX CABLES, SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN THE CERTIFIED STRUCTURAL ANALYSIS.
16. THESE DESIGN DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ENGINEER AND THE CONTRACTOR.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE AND ANY SURROUNDING AREA TO BETTER THAN EXISTING CONDITION.
18. THE CONTRACTOR SHALL ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS AND BEST CONSTRUCTION PRACTICES.
19. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL SITE CONDITIONS AND INSTALLATIONS.
20. WHERE NEW PAVING, CONCRETE SIDEWALKS, OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING SLOPE AND ELEVATION AS TO MAINTAIN A SMOOTH TRANSITION.

21. ALL ITEMS NOT LISTED AS "EXISTING" OR "PROVIDED BY OTHERS" ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
22. ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE NOTED.
23. WHERE EXISTING MATERIALS ARE RE-USED, THE CONTRACTOR SHALL ENSURE THAT ALL OF THE EXISTING MATERIALS ARE FREE FROM DEFECTS OR HAVE BEEN REPAIRED TO LIKE NEW CONDITION.
24. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT THEIR EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN ONE YEAR AFTER FINAL ACCEPTANCE OF THE ENTIRE PROJECT OR A PREDETERMINED PERIOD OF TIME (AS NEGOTIATED WITH THE PROPERTY OWNER AND WIRELESS CARRIER), WHICHEVER IS GREATER.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN NEW CONDITION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES. THE PROPERTY OWNER SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY REPAIRS OR MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE EXPENSE OF THE CONTRACTOR.
26. THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. LYNX CONSULTING INC. CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS AS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF THE PROJECT. THE CONTRACTOR AND SUB-CONTRACTORS SHALL REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
27. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES, VERIFY LOCATIONS AND MARK ALL BURIED UTILITIES PRIOR TO PERFORMING ANY EXCAVATIONS OR GRADING ACTIVITIES.
28. DO NOT SCALE THESE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTERLINE OF ELEMENTS, UNLESS OTHERWISE NOTED. CRITICAL DIMENSIONS SHALL BE VERIFIED AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
29. LYNX CONSULTING INC. HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING, BUT NO LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. LYNX CONSULTING INC. DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE PROPERTY OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE PROPERTY OWNER IN WRITING.
30. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS, AND UTILITIES ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ALL DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE EXISTING ONSITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION. NO CLAIM FOR ADDITIONAL COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
31. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
32. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE ARE MET. IN THE CASE OF ANY CONFLICTS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE ENGINEER HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE FACILITY WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
33. IF THE CONTRACTOR OR SUB-CONTRACTORS FIND IT NECESSARY TO DEViate FROM THE ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ENGINEER WITH COPIES OF THE PROPOSED CHANGES FOR THEIR APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING EXECUTION OF THE WORK.

CONCRETE NOTES

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.
2. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CHAPTER 19 OF THE IBC 2012, STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS.

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f _c)	W/C RATIO	MINIMUM CEMENT CONTENT PER CUBIC YARD
SLAB ON GRADE TOPPING SLABS CONCRETE PIERS	3,000 PSI	≤ 0.45	5 1/2 SACKS
ALL STRUCTURAL CONCRETE	4,000 PSI	≤ 0.45	6 1/2 SACKS
CONCRETE WALLS	4,000 PSI	≤ 0.45	6 1/2 SACKS

CEMENT SHALL BE ASTM C150, PORTLAND CEMENT TYPE II U.N.O.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE AND BE RESPONSIBLE FOR THE METHODS AND PROCEDURES OF CONCRETE PLACEMENT.
4. ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINMENT AGENT CONFORMING TO ASTM C260, C494, C989, AND C1017. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE IBC 2012.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, f_y=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, f_y=40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.
6. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-165.
8. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, f_y=60,000 PSI.
9. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY DO DETAILED OR APPROVED BY THE ENGINEER.
10. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(#6 BARS OR LARGER) (#5 BARS OR SMALLER) 2" 1-1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"
11. BARS SHALL BE SUPPORTED ON CHAIRS OR DOBIE BRICKS.
12. ANCHOR BOLTS TO CONFORM TO ASTM A307.
13. NON-SHRINKING GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).
14. ALL EXPANSION ANCHORS TO BE HILTI BRAND. ADHESIVE ANCHORS REQUIRE TESTING TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER.

CO-APPLICANT:

Item 6.

verizon

CO-APPLICANT:

verticalbridge

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:

AK3
STICKEEN
3 EVERGREEN AVE
WRANGELL, AK 99929

SHEET TITLE:

GENERAL NOTES

FUZE NUMBER: -	DATE: 12/30/20
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO:	SHEET NO:

3

N-1

SPECIAL INSPECTIONS

- RECOMMENDED TESTING AGENCY: _____ PHONE: (____) ____-____
- THE OWNER, OR THE OWNER'S AGENT, IS REQUIRED TO HIRE AN INDEPENDENT TESTING/INSPECTION AGENCY TO PERFORM REQUIRED SPECIAL INSPECTIONS.
- SPECIAL INSPECTOR MUST BE CONTACTED IN ADVANCE OF ANY WORK NOTED BELOW. IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S DESIGNEE TO NOTIFY THE SPECIAL INSPECTION AGENCY AND SCHEDULE A BUILDING INSPECTION IN A TIMELY MANNER. COPIES OF ALL INSPECTION REPORTS MUST BE POSTED ON SITE AND SUMMARY LETTERS SUBMITTED TO THE BUILDING INSPECTION SUPERVISOR. UNRESOLVED NON-CONFORMANCIES MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY'S INSPECTOR.
- REQUIRED SPECIAL INSPECTIONS
2012 INTERNATIONAL BUILDING CODE; SECTIONS 1701, 1704, & 1705
- ☐ STRUCTURAL STEEL (1705.2; AISC 360)

☐ STEEL - OTHER THAN STRUCTURAL STEEL (1705.2.2)

☐ STRUCTURAL CONCRETE (1705.3)

☐ REINF. STEEL/PRESTRESSING TENDONS (1705.3)

☐ SHOTCRETE (1705.3; 1910)

☐ STRUCTURAL MASONRY (1075.4)

TMS 402/ACI 530/ASCE 5;

TMS 602/ACI 530.1/ASCE 6

☐ HIGH LOAD DIAPHRAGMS (WOOD 1705.5.1)

☐ GRADING, EXCAVATION, AND FILLING (SOILS 1705.6)

☐ DRIVEN DEEP FOUNDATIONS (1705.7)

☐ CAST-IN-PLACE DEEP FOUNDATIONS (1705.8)

☐ INSTALLATION OF PRECAST ELEMENTS (1705.3)

☐ OTHER _____

☐ SPRAYED FIRE-REST MATERIALS (1705.3)

☐ INTUMESCENT FIRE-RESIST CTGS (1705.14)

☐ EIFS (1705.15)

☐ POST-INSTALLED ANCHORS (1705.3; AISC 315: D.9.2)

☐ SMOKE CONTROL (1705.17)

☐ STRUCTURAL STEEL (SFRS 1705.11.1; AISC 314)

☐ STRUCTURAL WOOD (SFRS 1705.11.2)

☐ COLD FORMED STEEL FRAMING (SFRS 1705.11.2)

☐ ACCESS FLOORS (SFRS 1705.11.5.1)

☐ STORAGE RACKS (SFRS 1705.11.7)

☐ ARCHITECTURAL COMPONENTS (SFRS 1705.11.5)

☐ MECH. AND ELEC. COMPONENTS (SFRS 1705.11.6)

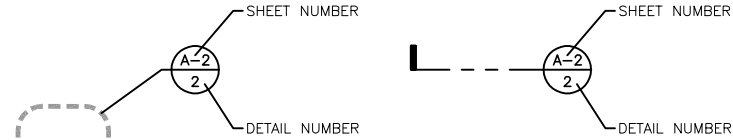
☐ SEISMIC ISOLATION SYSTEMS (SFRS 1705.11.8)

STRUCTURAL STEEL NOTES

1. SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION.
2. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) SHALL BE BASED ON A.I.S.I "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION. SUPERVISION SHALL BE IN ACCORDANCE WITH IBC 2012 CHAPTER 22, BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ENGINEER. THE ENGINEER SHALL BE FURNISHED WITH A COPY OF ALL INSPECTION REPORTS AND TEST RESULTS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	
WIDE FLANGE SHAPE S	ASTM A992, f _y 50 KSI
OTHER SHAPES, PLATES AND RODS	ASTM A36, f _y 36 KSI
PIPE COLUMNS	ASTM A53, f _y 35 KSI
STRUCTURAL TUBING	ASTM A500, f _y 46 KSI
ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325
4. ALL MATERIAL TO BE HOT DIPPED GALVANIZED AFTER FABRICATION PER A123/A123M--00.
5. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.I. AND AWS STANDARDS AND SHALL BE PERFORMED BY CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70 XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.
6. COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
7. BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (3/4" DIAMETER) AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
8. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIAMETER ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
9. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATION AND IN ACCORDANCE WITH ASTM A36 UNLESS NOTED OTHERWISE.
10. ALL WELDS TO BE 1/4" FILLET UNLESS NOTED OTHERWISE.
11. TOUCH UP ALL FIELD DRILLING AND WELDING WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

LEGEND

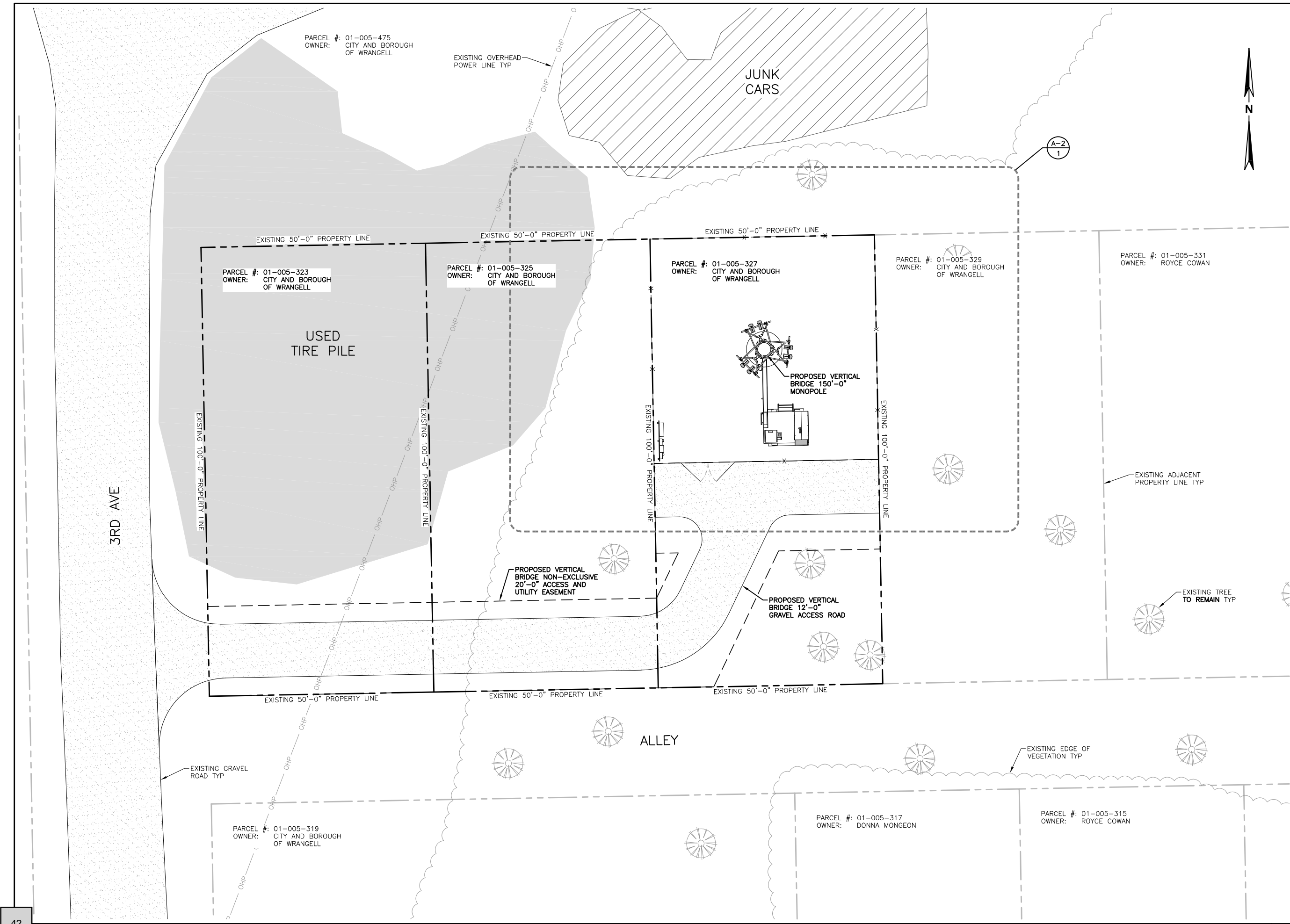


LARGE SCALE DETAIL

SECTION DETAIL



Call Before You Dig



CO-APPLICANT:

Item 6.

verizon

CO-APPLICANT:

verticalbridge

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

STATE OF ALASKA

49 TH

Bertrand White

REGISTERED PROFESSIONAL ENGINEER

No. CE106129

Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:

AK3

STICKEEN

3 EVERGREEN AVE

WRANGELL, AK 99929

SHEET TITLE:

PROPOSED

SITE PLAN

FUZE NUMBER:	DATE:
-	12/30/20
DRAFTER:	PROFESSIONAL OF RECORD:
BEW	BEW
REVISION NO:	SHEET NO:
3	C-1

42

34" SCALE: 1"= 10'-0"
11x17" SCALE: 1"= 20'-0"
10' 5' 0' 10'

PROPOSED SITE PLAN | 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:

AK3

STICKEEN

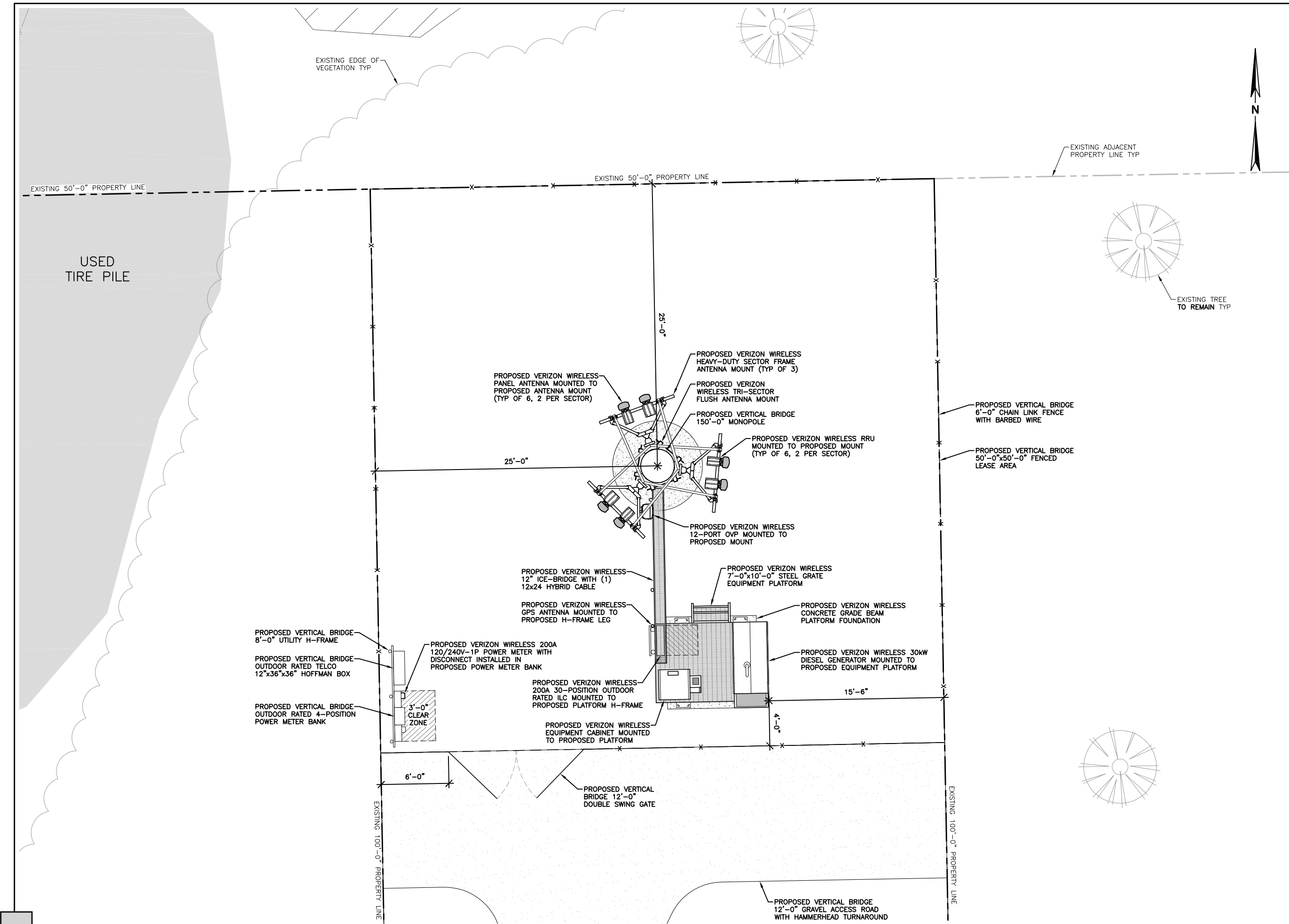
3 EVERGREEN AVE

WRANGELL, AK 99929

SHEET TITLE:

EXISTING
COMPOUND
PLAN

FUZE NUMBER: —	DATE: 12/30/20
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: A—1



CO-APPLICANT:

Item 6.

verizon

CO-APPLICANT:

verticalbridge

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

STATE OF ALASKA

49 TH

Bertrand White

BERTRAND WHITE

No. CE106129

REGISTERED PROFESSIONAL ENGINEER

Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:

AK3

STICKEEN

3 EVERGREEN AVE

WRANGELL, AK 99929

SHEET TITLE:

PROPOSED

COMPOUND

PLAN

FUZE NUMBER:	DATE:
-	12/30/20
DRAFTER:	PROFESSIONAL OF RECORD:
BEW	BEW
REVISION NO:	SHEET NO:
3	A-2

44

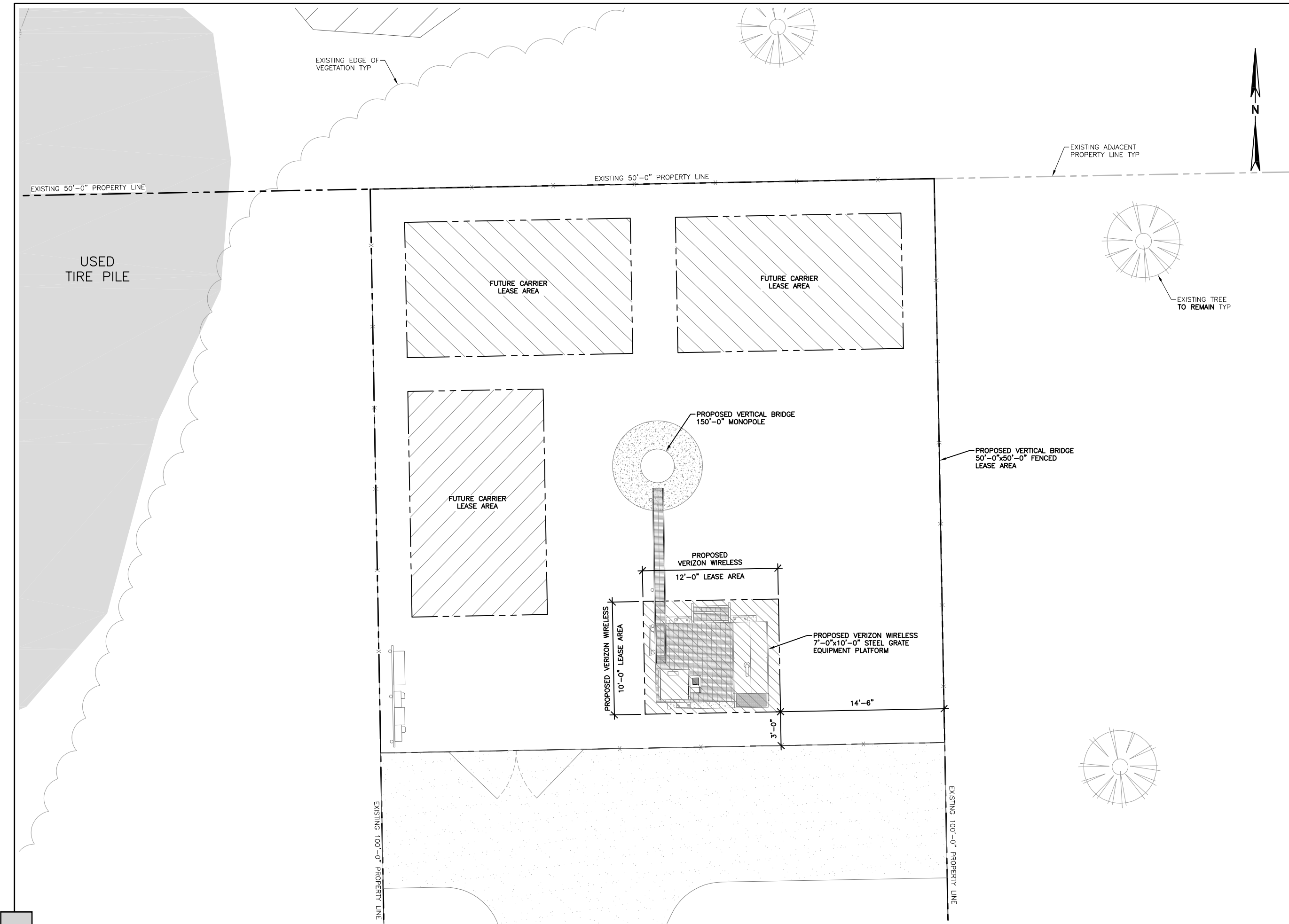
34" SCALE: 1/4" = 1'-0"

11x17" SCALE: 1/8" = 1'-0"

4' 2' 0' 4'

PROPOSED COMPOUND PLAN

1



CO-APPLICANT:

Item 6.

verizon

CO-APPLICANT:

verticalbridge

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

STATE OF ALASKA

49 TH

Bertrand White

BERTRAND WHITE

No. CE106129

REGISTERED PROFESSIONAL ENGINEER

Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:

AK3

STICKEEN

3 EVERGREEN AVE

WRANGELL, AK 99929

SHEET TITLE:

PROPOSED LEASE AREA PLAN

FUZE NUMBER:	DATE:
-	12/30/20
DRAFTER:	PROFESSIONAL OF RECORD:
BEW	BEW
REVISION NO:	SHEET NO:
3	A-3

PROPOSED LEASE AREA PLAN 1

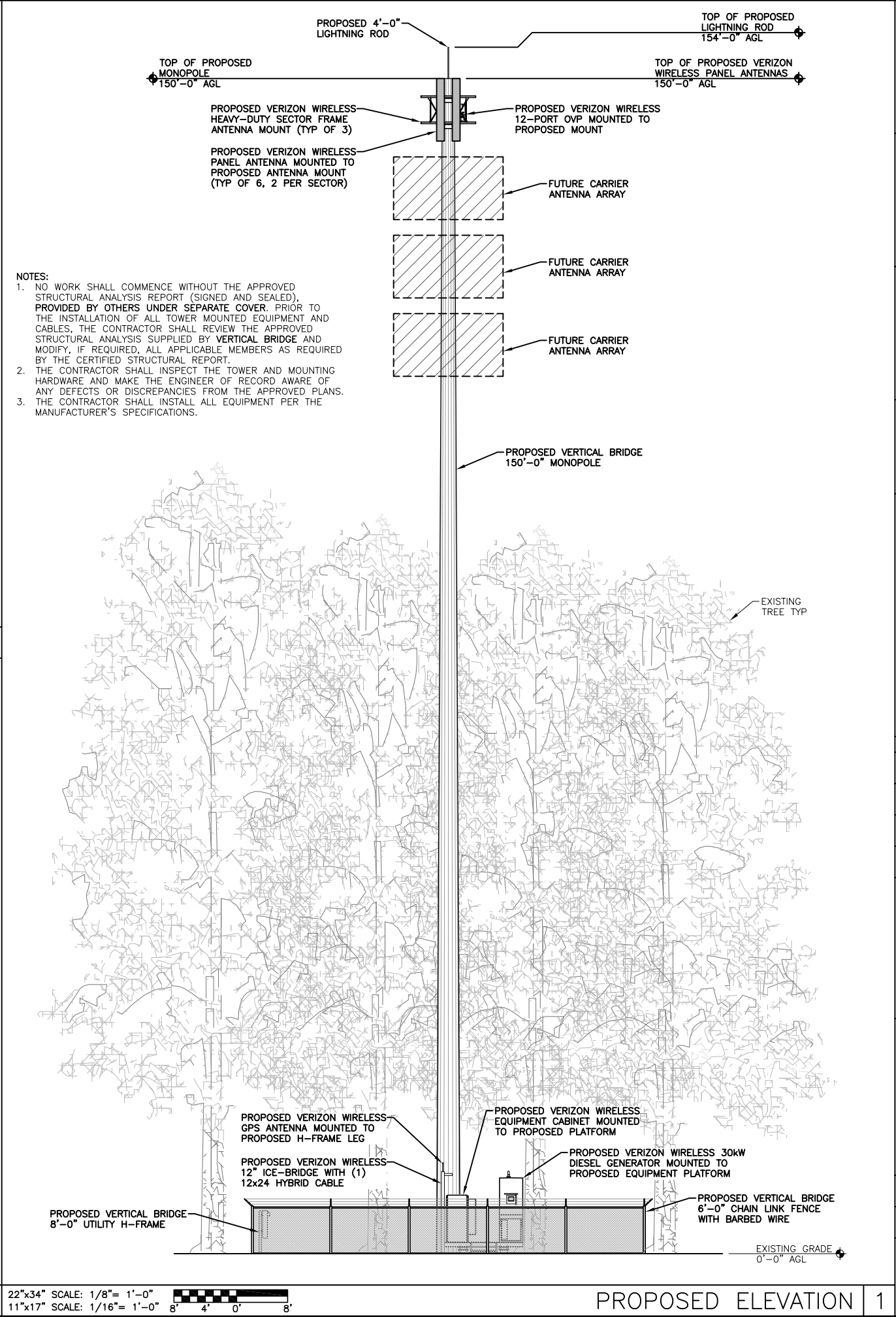
22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED3

46

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED2



CO-APPLICANT:

Item 6.

verizon

CO-APPLICANT:

verticalbridge

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

STATE OF ALASKA
49 TH
Bertrand White
REGISTERED PROFESSIONAL ENGINEER
No. CE106129

Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:

AK3
STICKEEN
3 EVERGREEN AVE
WRANGELL, AK 99929

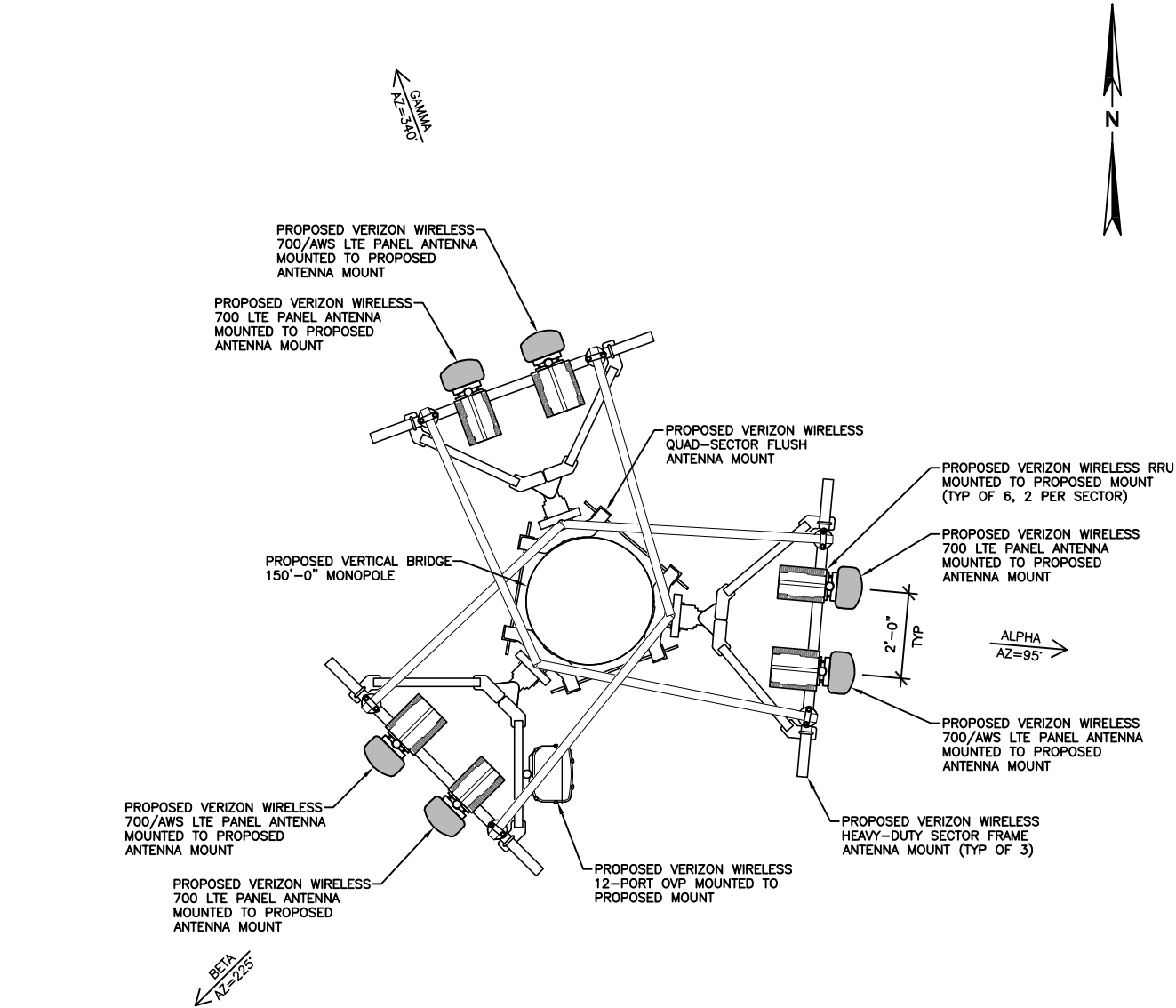
SHEET TITLE:

PROPOSED ELEVATION

FUZE NUMBER: -	DATE: 12/30/20
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: A-4

PROPOSED ELEVATION 1

PROPOSED ANTENNA SCHEDULE														
ALPHA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	95°	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0°	3°	1	12-PORT OVP WITH 12x24 HYBRID	210'-0"	RRUS4449 B13
700 AWS		150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0°	3°				RRUS8843 B66
BETA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	225°	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0°	3°	0	NA	NA	RRUS4449 B13
700 AWS	225°	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0°	3°				RRUS8843 B66
GAMMA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	340°	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0°	3°	0	NA	NA	RRUS4449 B13
700 AWS	340°	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0°	3°				RRUS8843 B66



CO-APPLICANT:

Item 6.

verizon

CO-APPLICANT:

verticalbridge

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

STATE OF ALASKA

49 TH

Bertrand White

BERTRAND WHITE

No. CE106129

REGISTERED PROFESSIONAL ENGINEER

Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:

AK3

STICKEEN

3 EVERGREEN AVE

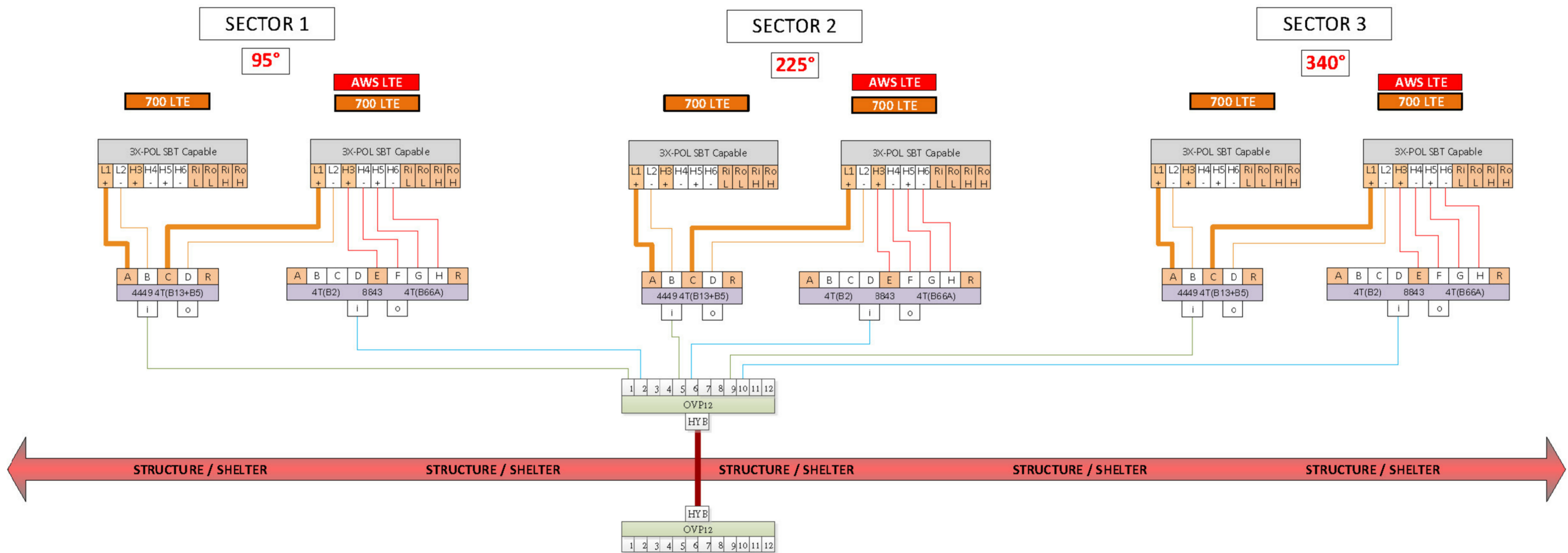
WRANGELL, AK 99929

SHEET TITLE:

PROPOSED ANTENNA CONFIGURATION

FUZE NUMBER: -	DATE: 12/30/20
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: RF-1

AK3 – STICKEEN [3 Sector – (4x4 700/AWS)]



6630-2-3-1

6630-2-3-1					
	B13	B4			
		up to 20			
Bandwidth (MHz)	10	20			
Tx or Rx	4	4			

RET Control Path Note:
All Smart BiasT's (SBT)/Internal BiasT's, or External AISG RET Controllers are driven by the **BOLD** coax/jumper pathways.

Example:
Antenna port '1' driven by RRH port 'A'

RRU Bands:

700	Band 13
AWS	Band 4
PCS	Band 2
850	Band 5
AWS-1/3	Band 66A
CBRS	Band 48
LAA	Band 46

	BB1	ABW	Branches		Cells		
			cont	split	cont	split	
port A	700 alpha AWS1 alpha	40	4	4	1	1	
port B		80	4	8	1	2	
port C							
port D							
port E							
port F	700 beta AWS1 beta	40	4	4	1	1	
port G		80	4	8	1	2	
port H							
port J							
port K							
port L	700 gamma AWS1 gamma	40	4	4	1	1	
port M		80	4	8	1	2	
port N							
port P							
port Q							
Total ABW		360	24	36	6	9	

CO-APPLICANT:

Item 6.

verizon

CO-APPLICANT:

verticalbridge

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

STATE OF ALASKA

49 TH

Bertrand White

No. CE106129

REGISTERED PROFESSIONAL ENGINEER

Mar 29, 2021

REV	DATE	DESCRIPTION
-	-	-
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
1	1/05/21	PZD'S ISSUED FOR REVIEW

PROJECT:

AK3
STICKEEN
3 EVERGREEN AVE
WRANGELL, AK 99929

SHEET TITLE:

PROPOSED
IT DIAGRAM

FUZE NUMBER:
-

DRAFTER:
BEW

REVISION NO:
3

DATE:
12/30/20

PROFESSIONAL OF RECORD
BEW

SHEET NO:
RF-2

48 34" SCALE: NOT TO SCALE
11x17" SCALE: NOT TO SCALE

PROPOSED IT DIAGRAM 1