

Application for Tower Site Plan Review

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first): Harold's Rent-A-Truck	Name (last name first): Alissa Haynes, Site Deployment Cons & Dev
Mailing Address: 830 E. 46th Ave	Mailing Address: 3340 E. Horseshoe Canyon Circle
Anchorage, AK 99503	Heber City, UT 84032
Contact Phone – Day: 907-227-4220 Evening:	Contact Phone – Day: 907-727-7907 Evening:
E-mail: travis@busseenterprises.com	E-mail: sitedeployment@gmail.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 009-173-15-000			
Site Street Address: NSN E. 46th Court			
Current legal description: (use additional sheet if necessary) NW4NW4 SECTION 32 TOWNSHIP 13 NORTH, RANGE 3 WEST, GENERALLY LOCATED NORTH OF EAST 50TH AVENUE, EAST OF OLD SEWARD HIGHWAY, SOUTH OF EAST 46TH COURT, AND WEST OF THE SEWARD HIGHWAY, IN ANCHORAGE.			
Zoning: B3	Acreage: 1.79	Grid #: SW1832	Underlying plat #: N/A

TOWER SITE PLAN APPROVAL REQUESTED	
Type of Tower: 120' Community Interest lattice tower in the Commercial Corridor of O.Seward/Tudor area.	
<input checked="" type="radio"/> New SPR	<input type="radio"/> Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a tower site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

Alissa Haynes
 Signature Owner Representative Date
 (Representatives must provide written proof of authorization)

Alissa Haynes
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2024-0081	Decision Date: <i>admin</i> 04/14/2025
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"
Avalanche Zone: None Blue Zone Red Zone
Floodplain: None 100 year 500 year
Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number: 2023-0083

Preliminary Plat Final Plat - Case Number(s):

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for

Wetland permit: Army Corps of Engineers Municipality of Anchorage

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

1 copy required: Signed application (original)
 Watershed sign off form, completed
 8 1/2" by 11" copy of site plan/building plans submittal

7 copies required: Signed application (copies)
 Project narrative explaining:
 the project construction and operation schedule
 FAA requirements need for tower and/or additional antennas
 collocation requirements final ownership
 addressing the site plan review criteria on pages 3-5 of this application
 Site plan to scale, stamped by a registered surveyor, architect, or engineer; depicting, with dimensions:
 tower location parking areas vehicle circulation and driveways
 building footprint(s) lighting grading
 landscaping signage drainage
 significant natural features easements project location
 roads on which the property fronts guy wire setbacks (if applicable)
 Tower and associated building plans to scale depicting, with dimensions:
 tower height number of antennas
 exterior colors and textures

Application Requirements, continued:

- Map showing tower, fall-down radius of twice the tower height, and all structures within fall-down radius
- Assembly Ordinance enacting zoning special limitations, if applicable
- Existing and proposed topography, spot elevations, and datum used
- If the tower is existing, proof of year constructed
- Proof that collocation will be allowed, if applicable
- Proof of noticing for interference
- Separation distance from protected land uses
- Proof that no existing tower structure(s) are located within the geographic area which will technically accommodate antenna needs; proof of acceptance/refusal from tower owner and why applicant rejects the letter of acceptance, if received.
- Demonstrate that an alternative technology that does not require the use of a tower structure is unsuitable. Cost of alternative technology shall not be presumed to render the technology unsuitable.
- The information required by AMC 21.05.040. and AMC 21.03.180. (see below).

(Additional information may be required.)

COMMUNITY AND LOCAL INTEREST TOWER APPROVAL STANDARDS (AMC 21.05.040)

The Director may only approve the site plan if the Planning Division finds that ALL of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. Explain how the proposed use complies with parking, yard setbacks, and height in the manner required by AMC 21.05.040.
2. Explain how the proposed use conforms to the collocation requirements in the manner required by AMC 21.05.040
3. Explain how the proposed use complies with the installation, lighting, color, and identification placard requirements in the manner required by AMC 21.05.040.
4. Explain how the proposed use complies with the notice and interference requirements in the manner required by AMC 21.05.040.
5. Explain how the proposed use complies with the separation distance from protected land uses requirements in the manner required by AMC 21.05.040.

SITE PLAN STANDARDS (AMC 21.05.040K.2.I and 21.03.180)

General standards for site plan approval. The Director may impose conditions to the extent that he or she concludes are necessary to minimize any adverse effect of the proposed tower structure, including all associated structures and landscaping, on adjoining properties.

Explain how the site plan will not have a permanent negative impact on those items listed in this subsection substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.
2. The demand for and availability of public services and facilities.
3. Noise, air, water, or other forms of environmental pollution.
4. The maintenance of compatible and efficient development patterns and land use intensities.

ADDITIONAL INFORMATION REQUIRED

The Director requires that the following information be submitted for a tower administrative site plan review.

1. A scaled site plan clearly indicating the location, type and height of the proposed tower structure, on-site land uses and zoning, adjacent land uses and zoning, comprehensive plan land use classification of the site and all properties within the applicable separation distances, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower structure and any other structures, topography, parking, and other information deemed by the director of community planning and development to be necessary to assess compliance with the standards.
2. Renderings or photographs depicting the antenna or tower structure in place sufficient to assess the visual impact on the surrounding neighborhood.
3. The distance between the proposed tower structure and the nearest residential unit, and any residentially zoned properties.

4. The separation distance from other tower structures within one mile shall be shown on a site plan or map. The applicant shall also identify the type of construction of the existing tower structure(s) and the owner/operator of the existing tower structure(s), if known.
5. A landscape plan showing specific landscape materials.
6. Method of fencing, and finished color and, if applicable, the method of camouflage and illumination.
7. An evaluation the tower structure or antennas compliance with supplementary district regulations.
8. A notarized statement by the applicant as to whether construction of the tower structure will accommodate collocation of additional antennas for future users.
9. A description of the suitability of the use of existing tower structures, other structures or alternative technology not requiring the use of tower structures or structures to provide the services to be provided through the use of the proposed new tower structure.
10. Evidence the applicant appeared before the community council representing the site.

AMC 21.05.040K.2.p.iv.

Evidence submitted to demonstrate that no existing tower structure, structure or alternative technology can accommodate the applicant's proposed antenna will consist of the following:

1. No existing tower structures or structures are located within the geographic area which meet applicant's engineering requirements.
2. Existing tower structures or structures are not of sufficient height to meet applicant's engineering requirements.
3. Existing tower structures or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
4. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing tower structures or structures, or the antenna on the existing tower structures or structures would cause interference with the applicant's proposed antenna.
5. The fees, costs, or contractual provisions required by the owner in order to share an existing tower structure or structure or to adapt an existing tower structure or structure for sharing are unreasonable. Costs exceeding new tower structure development are presumed to be unreasonable.
6. The applicant demonstrates that there are other limiting factors that render existing tower structures and structures unsuitable.
7. The applicant demonstrates that an alternative technology that does not require the use of tower structures or structures, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new tower structure or antenna development shall not be presumed to render the technology unsuitable.

Written Narrative

APPLICATION FOR
TOWER SITE PLAN REVIEW

APPLICATION: 2024-0081

Proposed 120' Lattice Tower

NSN E. 46th Court

APPLICANT: K-KOM LLC
c/o Alissa Haynes, Agent for Applicant
Phone: (907) 727-7907

LOCATION: The premises are located on a 1.79 acre parcel within the Commercial Corridor at the intersection of East 46th Court and Ingra Street

LEGAL DESCRIPTION: NW4NW4 SECTION 32 TOWNSHIP 13 NORTH, RANGE 3 WEST, GENERALLY LOCATED NORTH OF EAST 50TH AVENUE, EAST OF OLD SEWARD HIGHWAY, SOUTH OF EAST 46TH COURT, AND WEST OF THE SEWARD HIGHWAY, IN ANCHORAGE

TAX ID: 009-173-15-000
FEE OWNER: Harold's Rent-A-Truck

SITE: 78,000 Square Feet
Zoning: B3

LAND USE: Existing Use: Parking, Miscellaneous
Class: Commercial

COMPREHENSIVE PLAN: Anchorage 2040 Land Use Designation: Commercial Corridor

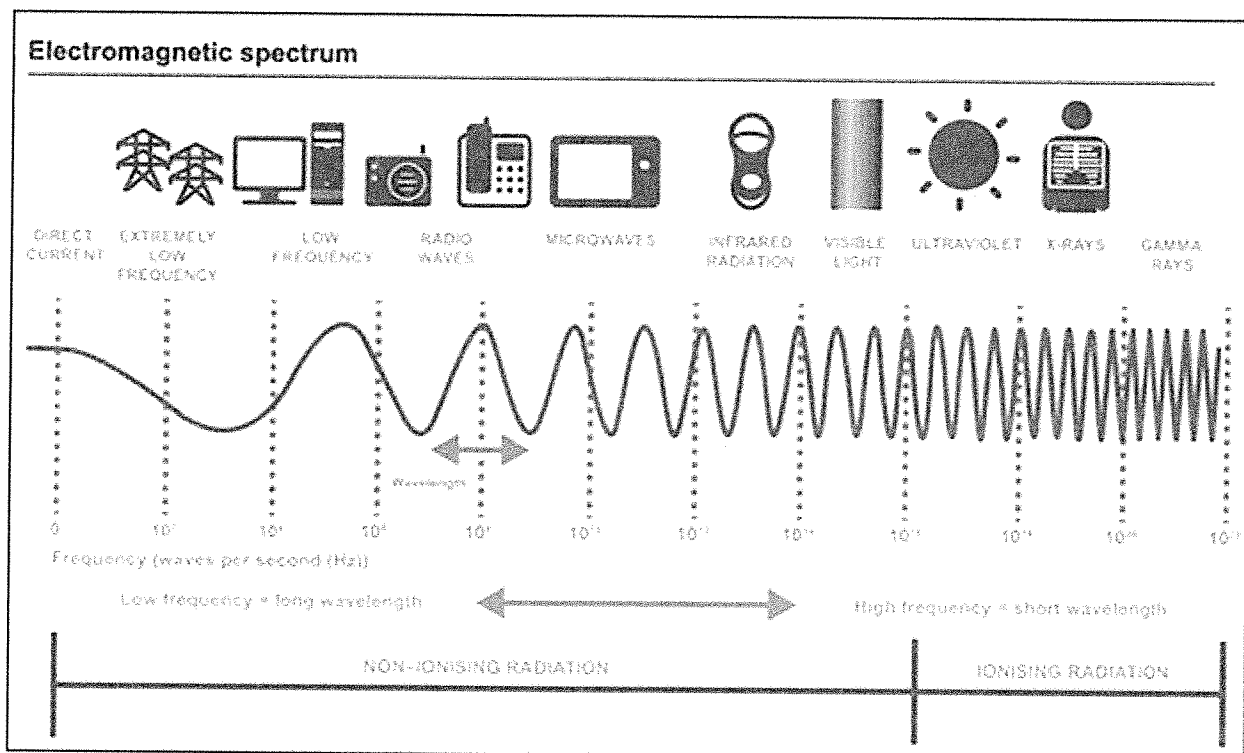
A. INTRODUCTION

The pace of modern life is moderately swift. The drive for mobility and fluidity between our activities, in modern society is driving an explosive growth in wireless communication. Whether it is being able to order household basics online while watching our children's basketball practice or the need to call a tow truck after sliding off the road during the drive back from a dog sledding adventure, the health and safety provided by wireless communications have become an essential service we have come to rely on.

The Division of Health Interview Statistics and National Center for Health Statistics tracks the impact wireless communications has on health and human services across the nation. The - annual survey conducted by the National Health Interview Survey characterizes the national demographics needed to deliver health and safety services to the population. Over 50% of American's no longer use landlines. Given the exponential growth and reliance on wireless communications additional infrastructure has become essential to providing reliable service. As part of our efforts to fill gaps in wireless networks and provide services that Alaskans, tourists and emergency responders can count on K Kom is proposing to construct a 120 foot communications tower at 46th Court near Old Seward Highway.

B. Radio Frequency Description and Evolution

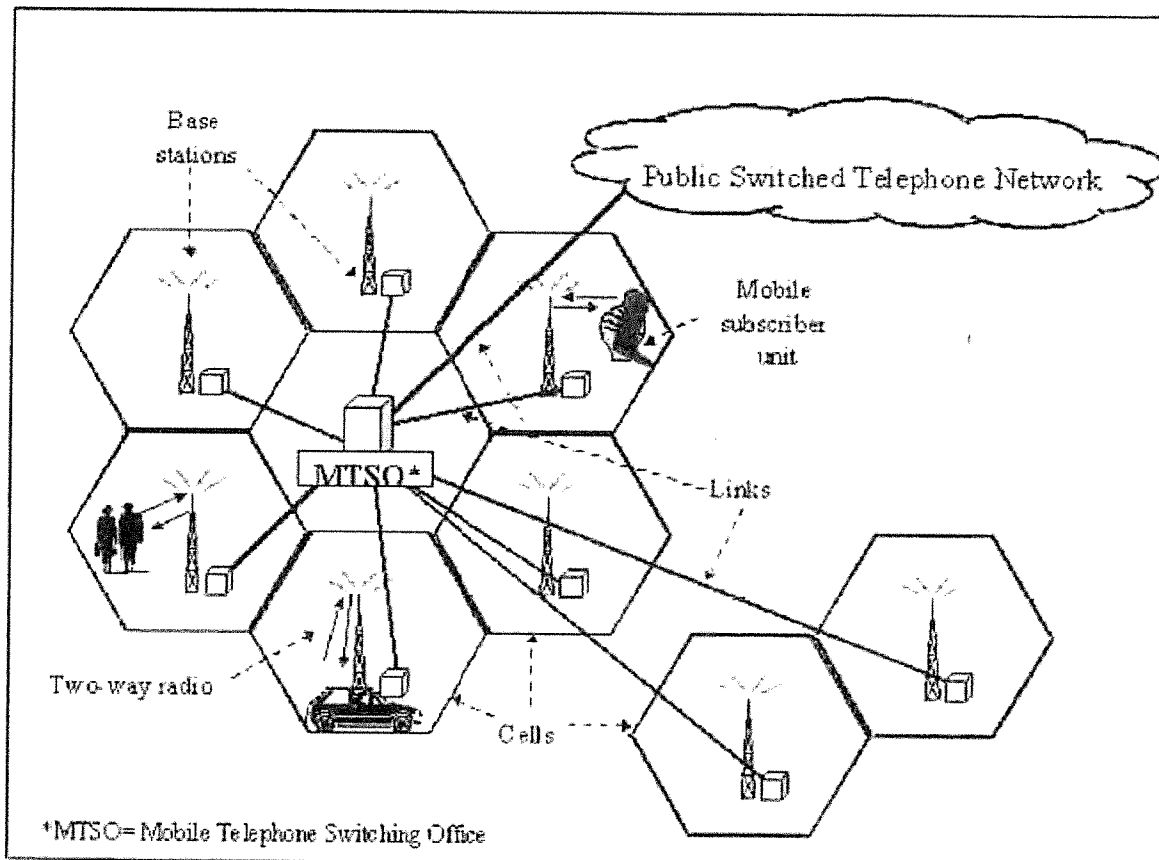
Wireless networks are complex mesh of radio frequencies that have exclusive license to operate by the Federal Communication Commission (FCC). This mesh of licensed frequencies allows cellular communications to be delivered at a wide variety of scales. The scale that can be covered by the frequencies is directly proportional to the type of spectrum being used and distance between each set of antennas delivering the signals. This section is designed to distil the basic components of cell technologies and their evolution to the networks present today. Radio Frequency (RF) is a frequency or band of frequencies in the range 104 to 1011 or 1012 Hz at which radio waves are transmitted, and they're suitable for use in telecommunications. Hertz (Hz) is the unit of RF, and it refers to the number of cycles per second. Wavelength is the distance between successive crests of a wave, peaks of the electromagnetic waves. The relationship between RF and Wavelength is as follows: $\text{Wavelength} = C/\text{Frequency}$ where C is the speed of light (3×10^8 m/s). Radio Frequencies are allocated and regulated by the FCC and are a part of the electromagnetic spectrum.



<https://www.bangor.ac.uk/hss/inflink/emf.php.en>

The FCC has established safety guidelines for Human Exposure to Radiofrequency Electromagnetic Fields that service providers must adhere to.

A cellular network is a radio network distributed over land through cells where each cell includes a fixed location transceiver known as base station. Multiple cells together provide radio coverage over larger geographical areas. Through this mess of cells, user equipment (UE), such as mobile phones, is able to communicate while moving through the network of cells. (Janssen) In a cellular network, cells are generally organized in clusters. There is a "base station" at the center of each cell, which houses the transmitter/receiver antennae and switching equipment. The size of a cell depends on the density of subscribers in an area: for example, in a densely populated area, the capacity of the network can be improved by reducing the size of a cell or by adding more overlapping cells. This increases the number of channels available without increasing the actual number of frequencies being used. All base stations are connected to a central point and are connected either by fixed lines or microwave. In order to keep up with a demand that is exponentially growing, technology continues to evolve.



Credit: ITU

C. Telecommunications Act of 1996

The Telecommunications Act of 1996 was enacted to encourage the rapid deployment of new telecommunications technologies, while also preserving state and local control over zoning matters. *TMobile Northeast LLC v. City of Lawrence*, 755 F.Supp.2d 286, 290 (D. Mass. 2010) (internal citations omitted). The Act generally preserves state and local authority over the placement and construction of telecommunication tower facilities. That said, the Act places several enumerated limitations on local control. Specifically, the Act dictates that: (1) A local government cannot prohibit or effectively prohibit the provision of personal wireless services; and (2) A local government cannot deny or limit an application for the construction of a wireless tower on the basis of the health or environmental effects of radio frequency emissions, as long as the proposed tower complies with FCC requirements for emissions; and (3) Any local government decision to deny a request to construct personal wireless facilities must be in writing and supported by substantial evidence. *Id.* (citing 47 U.S.C. 332(c)(7)).

Since the Act's adoption, federal courts have assessed the application of these limitations and concluded that "a significant gap in service (and thus an effective prohibition of service) exists whenever a provider is prevented from filling a significant gap in its own service coverage." *MetroPCS, Inc. v. City & Cnty. of San Francisco*, 400 F.3d 715, 733 (9th Cir. 2005). Essentially, The Act precludes a municipality from restricting the construction of new infrastructure required by a provider to fill a gap in its network, even if coverage is available from other providers in the

area. Put another way, the fact that coverage is provided by another carrier in the area cannot be relied upon by a local land use commission to deny a permit application for a new tower.

Any decision by a local zoning board denying a conditional use permit to construct a personal wireless services facility must be in writing and supported by substantial evidence. The zoning board bears the burden of proving that the record contains substantial evidence in support of its decision.

D. PROJECT DESCRIPTION

The site has been operated by Harold's Rent-A Truck since first registered in 1963. The parcel was rezoned to the B-3 District to reflect the historical use and the intent of the applicant to develop the property with mixed uses.

The applicant desires to construct a 120' Community Interest communications tower on the parcel in the Commercial Corridor area. This tower will allow network expansion of wireless services, high speed broadband internet and increased reliability of critical E911 services.

E. APPLICATION REQUIREMENTS

Community and Local Interest Tower Approval Standards AMC 21.05.040(K)

The proposed use is permitted in the B3 zone through the Administrative Site Plan Review. It is classified as a Type 2, Community Interest tower.

1. Explain how the proposed use complies with parking, yard setbacks, and heights in the manner required by AMC 21.05.040.

The telecommunications facilities meets (7.f) Parking requirements as off-street parking is not required. The unmanned telecommunications facilities has adequate parking along 46th Court and within the fenced parcel. Yard setbacks (8.b) from the tower base are 10' on the south, 80' from the west boundaries to 125' on the North and 415' on the East. The tower structure height in a commercial district is allowed up to 130 feet in height (7.c).

2. Explain how the proposed use conforms to the collocation requirements in the manner required by AMC 21.05.040.

The tower is engineered and designed to accommodate a minimum of (3) and up to (4) separate antenna arrays. This is depicted on sheet A2 of Architectural Renderings.

3. Explain how the proposed use complies with the installation, lighting, color, and identification placard requirements in the manner required by AMC 21.05.040.

The installation of the tower will be performed and installed in accordance with the current editions of the 2021 IBC, 2023 NEC and AMC 21.05.040 codes. An FAA determination was completed for this location and the proposed height does not exceed obstruction standards nor would be a hazard to air navigation and was determined that marking and lighting or not necessary. There will be no

lighting or markings on the tower. The identification placards meet the requirements of (n) Identification placard and are shown on sheet GN2 Signage Detail of the Architectural Renderings.

4. Explain how the proposed use complies with the notice and interference requirements in the manner required by AMC 21.05.040.

Within 30 days of any service provider's activation of antennas, the provider will complete (9) Notification of activation in accordance with subsection 21.03.020H.3. An example of the Notification of Activation is provided.

5. Explain how the proposed use complies with the separation distance from protected land uses requirements in the manner required by AMC 21.05.040.

The property is located within the Commercial Corridor of Tudor and Old Seward Highway areas. Surrounding zoning includes B3, R3, I1SL. These uses include an auto service garage, an instrument store, medium to high density housing classified as commercial use, and office buildings. The proposed 120' tower meets the 200 percent allowable separation distances (7.b.ii.) from the mixed used – R3 zoned land where primarily medium and high-density multifamily housing exists.

Site Plan Standards AMC 21.05.040K.2.I and 21.03.180

Explain how the site plan will not have a permanent negative impact on those items listed in this subsection substantially greater than the anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.
The use will not increase pedestrian or vehicle traffic. There are no adverse impacts.
2. The demand for and availability of public services and facilities.
All facilities, utilities, and services are capable of supporting the intended use as a General Business District.
3. Noise, air, water, or other forms of environmental pollution.
The use will not result in adverse impacts on the natural environment.
The use of the property as permitted by the B-3 district and intended by the applicant will not significantly impact the current natural environment on the site.
4. The maintenance of compatible and efficient development patterns and land use intensities.
The Anchorage 2040 Land Use Plan Map designates the site as "Commercial Corridor", which "applies to auto-oriented, low-intensity retail, office, and commercial services along arterial corridors, which support surrounding suburban residential neighborhoods. Most Commercial Corridors are envisioned to evolve through infill commercial and housing development and investment in streetscape and pedestrian enhancements. Revitalization of commercial properties will promote economic vitality and enhance shopping activities by trending toward a mix of uses."

The *Anchorage 2040 Land Use Plan (LUP)* states that, "Development in corridors adjacent to established neighborhoods will transition from higher-intensity uses to lower intensities on the edges of these corridor areas to be compatible with the adjacent residential neighborhoods."

Additional Information Required

1. Scaled site plan.
2. Renderings or photographs depicting the antenna or tower structure in place sufficient to assess the visual impact on the surrounding neighborhood.
3. The distance between the proposed tower structure and the nearest residential unit, and any residentially zoned properties.
4. The separation distance from other tower structures within one mile shown on the site plan. The type of existing structure and owner/operator of existing structures to be provided, if known.
5. Landscape plan.
6. Fencing.
7. An evaluation the tower structure or antennas compliance with supplementary district regulations.
8. A statement by the applicant as to whether construction of the tower structure will accommodate collocation of the additional antennas for future users.
9. A description of the suitability of the use of existing tower structures, other structures or alternative technology not requiring the use of tower structures or structures to provide the services...(AMC21.05.040K.2.p.iv)
10. Evidence the applicant appeared before the community council representing the site. - A community meeting was held by S4 Group on April 12, 2023 with the Midtown Community Council and is included with this application.

Approval criteria (6)

a. Height

The proposed tower structure does not exceed the permitted height of 130 feet above ground level in the B-3 district. This height meets the competing goals of (1) minimizing the visual impact of the tower and (2) opportunities for collocation, while providing adequate height to assure that the gap in existing service providers coverages can be filled and provide opportunity for service providers to expand and improve their service areas. The tower height of 120' is necessary to allow antennas above the existing tree line and above the allowed building heights in the corridor reach the designed coverage for the area of each service provider. The existing tree line helps obstruct the tower from view by surrounding residences.

b. Proximity of the tower structure to residential structures and district boundaries

The structure is setback within the property, meeting setback requirements and is positioned to inlay into the existing natural landscaping of trees and other vegetation.

- c. Nature of uses on adjacent and nearby properties.
Commercial, Industrial and Medium to high density housing with building structures permitted up to 80 feet in height.
 - d. Surrounding Topography
Topography in the area is mostly level.
 - e. Surrounding tree coverage and foliage
There is existing vegetation up to 45 feet in height and screened, security fencing along the parcel boundary and 46th Court that partially obscures the site.
 - f. Design of the tower structure, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
The structure is setback within the property, meeting setback requirements and is positioned to inlay into the landscaping. There is no existing vegetation to remove within the work area and no vegetation will be added.
 - g. Proposed ingress and egress – existing.
 - h. Availability of suitable existing towers, structures, or alternative technologies not requiring the use of towers or structures.
There are no existing towers facilities within at least ½ mile radius. The proposed structure will allow broadband service providers to provide improved services where no other options are available.
1. No existing tower or structure can accommodate or replace the applicant's proposed antenna; and
There are no other structures within 1/2 mile radius of the proposed project location. Additionally, there are no structures within the area neighborhoods that provide the opportunity for broadband service providers to provide fixed-wireless high speed internet services to improve or expand their service area.
 2. No alternative technology that does not require the use of tower structures can accommodate or replace the applicant's proposed antenna.
The proposed structures meets all stipulations of the Telecommunications Act of 1996.

F. CONCLUSION

The proposed request meets or exceeds all approval criteria set forth for communications towers by AMC21.05.040. The project meets the criteria for administrative plan approval. The project conforms to the intent and purpose of the Municipality of Anchorage code, is served by adequate existing public services and will protect the public health, safety and welfare.

- The use is compatible with the permit standards.
- The current use is not detrimental to persons or property.
- The current use does not cause substantial environmental consequences.

- The current use is consistent with the intent of the telecommunications facilities code.

In addition to the above findings, we find the facility suitable in that:

- The location of this facility is necessary to achieve the necessary RF coverage for broadband service providers.
- The height of the tower is necessary to allow antennas to transmit and receive effectively to achieve the necessary RF Coverage for each broadband service provider.
- Power and Telco is on facility.
- The proposed facility may operate under the First Net Agreement with the State of Alaska, meaning that the facility may transmit Emergency Services frequencies to better assist in E911 calls/response times. These communications services protect and promote the health, safety and welfare of the community.
- Additionally, these services provide economic development by allowing people access to high-speed data and voice services.

Watershed Sign-off Form

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: 2024-0081
- Project Location, Tax ID, or Legal Description: 009-173-15-000
NW4NW4 SECTION 32 TOWNSHIP 13 NORTH, RANGE 3 WEST
- Project Area (if different from the entire parcel or subdivision): _____
1.79 acre parcel at the intersection of East 46th Court and Ingra Street

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

- DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*
- DOES contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED**.**
- Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:
 - are **NOT** shown on submittal documents, or
 - are **NOT** depicted adequately on submittal documents for verification, or
 - are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**
- Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

Inspection Certified By:

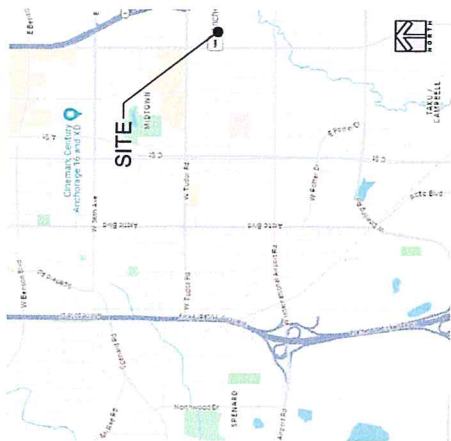
Date:

Henna Bilkey

01/17/2025

SITE PLAN

LOCATION MAP



K-KOM LLC

NEW SITE BUILD

BUSSE TOWER

4617 OLD SEWARD HWY
ANCHORAGE, AK 99503
ANCHORAGE MUNICIPALITY

AERIAL PHOTO



SITE INFORMATION

COORDINATES: 61° 10' 42.04", -148° 51' 57.30"
61.178344, -148.865918

GROUND ELEVATION: 124 AMSL
TOWER HEIGHT: 126 FT
OVERALL HEIGHT: 126 FT
ADDRESS: 4617 NSN 46TH COURT
ANCHORAGE, AK 99503

JURISDICTION: ANCHORAGE MUNICIPALITY

LEGAL DESCRIPTION: NW 1/4, NW 1/4, PTN T13N R3W SEC. 32

PARCEL ID#: 009-173-15-000

A.D.A. COMPLIANCE: NOT REQUIRED PER IBC 1103.2.9.

PROJECT TEAM

APPLICANT/OWNER: K-KOM LLC
ADDRESS: 830 E 46TH CT
ANCHORAGE, AK 99503
CONTACT: TRAVIS BUSSE
PHONE: 907.227.7220

AE FIRM / ENGINEER OF RECORD: TELEMTN ENGINEERING
ADDRESS: 1000 S
SALENA, CO 81201
CONTACT: KRISTOPHER SCOTT, PE
PHONE: 303.598.6804
EMAIL: KSCOTT@TELEMTN.COM

SITE DEVELOPMENT: ALISSA HAYNES
CONTACT: 907.727.7807
PHONE: SITEDEPLOYMENT@GMAIL.COM
EMAIL:

PROJECT DESCRIPTION

K-KOM PROPOSED TO INSTALL (1) NEW TOWER AND FOUNDATION WITH (1) NEW ELECTRICAL SERVICE

INDEX OF SHEETS

T1	TITLE SHEET
SM-02	GENERAL NOTES
1	LAND SURVEY
A1	OVERALL SITE PLAN
A2	NEW ELEVATIONS
E1-E3	ONE-LINE, SHORT CIRCUIT CALCS., AND DETAILS
G1-G2	GROUNDING PLANS AND DETAILS

K-KOM LLC
ANCHORAGE, AK

PROJECT INFORMATION:

SITE NAME:
BUSSE TOWER

4617 OLD SEWARD HWY
ANCHORAGE, AK 99503
ANCHORAGE MUNICIPALITY

Rev:	Date:	Description:	By:
0	04-26-24	PRELIMINARY CD	KS
1	05-20-24	100% CD	KS
2	06-19-24	REV CD	KS
3	01-06-25	REV CD	KS

PLANS PREPARED BY:



LICENSURE NO:

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	CHK BY:	APV BY:
MC	KS	KS

Sheet Title:

TITLE SHEET

Sheet Number:

T1

GENERAL CONTRACTOR NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAY CLEAR OF ALL UNDERGROUND FACILITIES.
- UNDERGROUND PIPING & UTILITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING EXCAVATION & CONSTRUCTION ACTIVITIES. ANY SUB-SURFACE ITEMS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT CONDITIONS AND EMBED IN CONCRETE. CONTRACTOR SHALL PROVIDE AS-BUILT PRINTS ALONG WITH CHECK-LISTS AND TEST RESULTS ON PROVIDED PAGES AT END OF SET.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL VERIFY ALL APPLICABLE PERMITS AND LOCALITY WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING. GOVERNING CODES, AS APPLICABLE:
2021 IBC, 2023 NEC



Know what's below.
Call before you dig.

REFERENCE DOCUMENTS

- PROPRIETARY NOTES**
- INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THIS PROJECT IS STRICTLY PROHIBITED.
 - CONTRACTOR SHALL VERIFY ALL APPLICABLE PERMITS AND LOCALITY WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING. GOVERNING CODES, AS APPLICABLE:
2021 IBC, 2023 NEC

K-KOM LLC
ANCHORAGE, AK

PROJECT INFORMATION

SITE NAME:
BUSSE TOWER

4817 OLD SEWARD WAY
ANCHORAGE, AK 99503
ANCHORAGE MUNICIPALITY

Rev:	Date:	Description:	By:
0	04.28.24	PRELIMINARY CD	KAS
1	05.20.24	100% CD	KAS
2	06.19.24	REV CD	KAS
3	01.06.25	REV CD	KAS

PLANS PREPARED BY:



LICENSE NUMBER:

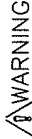
PRELIMINARY NOT FOR
CONSTRUCTION

DRAWN BY:	CHK BY:	APV BY:
MC	KAS	KAS
Sheet Title:		

SIGNAGE DETAILS

Sheet Number:

GN2



WARNING
RED BACKGROUND
w/BLACK
LETTERING



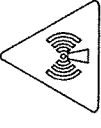
Beyond this post:
Radio frequency fields at
this site may exceed FCC
rules for human exposure.
Sign and site address for
radio frequency information
are provided on this sign.
See back of sign for
additional information.

WARNING SIGN TO BE PLACED ON
TOWER LEGS OR ICE BRIDGE POSTS.

3 | WARNING - RF SIGN
SCALE: NOT TO SCALE



CAUTION
YELLOW BACKGROUND
w/BLACK
LETTERING



Beyond this post:
Radio frequency fields at
this site may exceed FCC
rules for human exposure.
Sign and site address for
radio frequency information
are provided on this sign.
See back of sign for
additional information.

CAUTION SIGN TO BE PLACED ON
TOWER LEGS OR ICE BRIDGE POSTS.

2 | CAUTION - RF SIGN
SCALE: NOT TO SCALE

NOTICE
**GENERAL RADIO FREQUENCY (RF)
SAFETY GUIDELINES**

Use of all equipment in accordance with the instructions provided in the user manual.
Do not use the equipment in areas where it may be exposed to lightning or other high-voltage electrical equipment.
Do not use the equipment in areas where it may be exposed to fire or other hazardous conditions.
Do not use the equipment in areas where it may be exposed to explosive atmospheres.
Do not use the equipment in areas where it may be exposed to high-voltage electrical equipment.

NOTICE SIGN TO BE PLACED ON
TOWER LEGS OR ICE BRIDGE POSTS.

1 | NOTICE - RF SIGN
SCALE: NOT TO SCALE

LOGO

SITE NAME :
TO BE LOCATED HERE
SITE NUMBER:
TO BE LOCATED HERE
FCC TOWER ID:
TO BE LOCATED HERE

OWNED BY: TBD
TELEPHONE: 807-XXX-XXXX
NO TRESPASSING

SIGN TO BE PLACED ON A NEW POST AT EDGE OF
DRIVEWAY AT LEASE AREA.

- SIGNAGE NOTES:**
1. 12" X 18" SIGNS SHALL BE DIGITAL PRINT MOUNTED ON 0.40 THICK ALUMINUM (OPERATIONS PROVIDED).
 2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE OR FENCE USING A MINIMUM OF 3 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
 3. ADDITIONAL ERI# ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD DATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
 4. CARRIER SITE # & EMERGENCY CONTACT SIGNS SHALL MOUNTED ON THE EQUIPMENT CABINET WITH THE EQUIPMENT CABINET. NO SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET TO AID PLACEMENT UNTIL THE ADDRESS IS SET.

6 | COMPOUND SIGN
SCALE: NOT TO SCALE

DANGER
HIGH VOLTAGE
AUTHORIZED
PERSONNEL ONLY

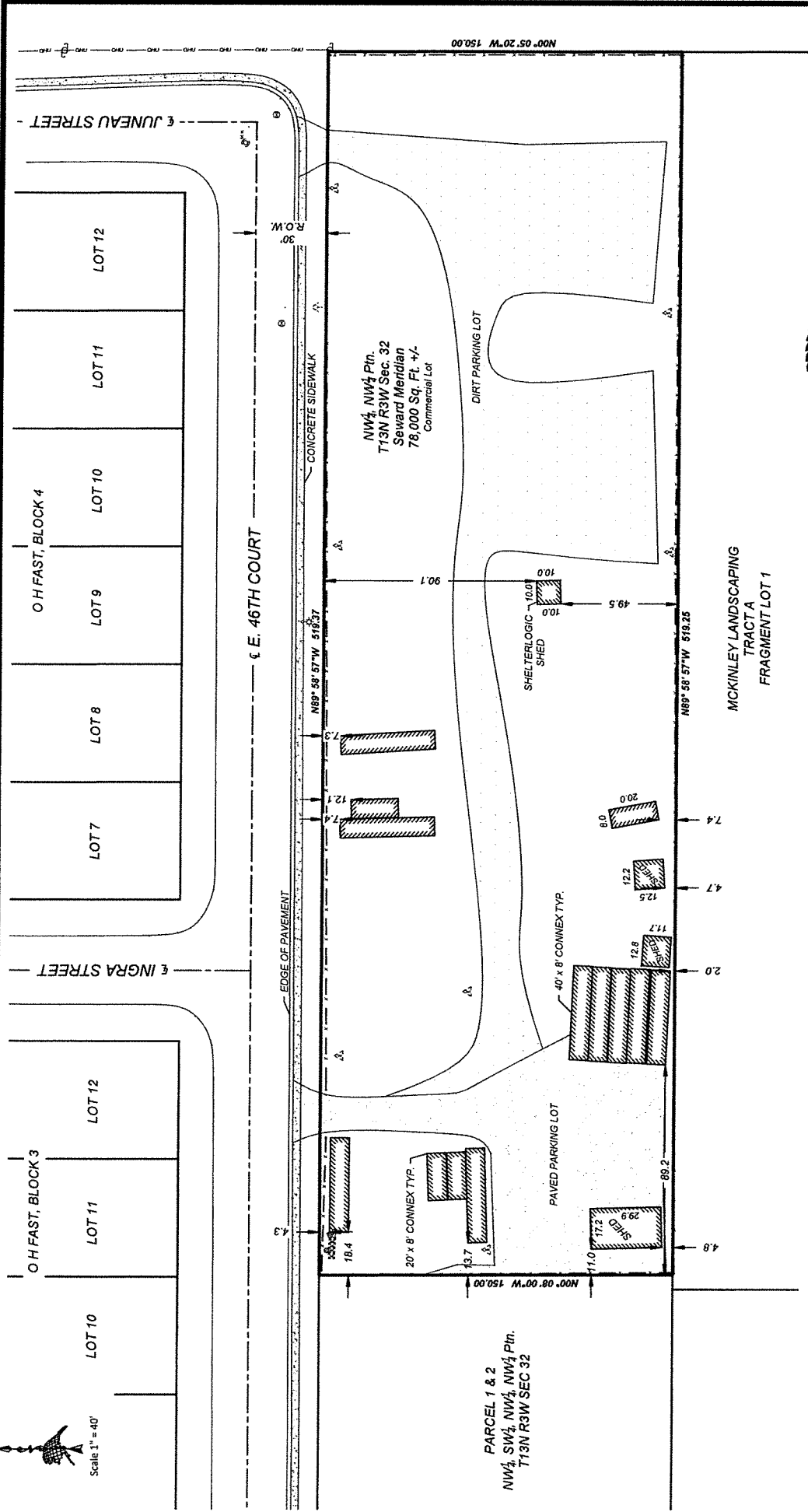
HIGH VOLTAGE SIGN TO BE PLACED
ON H-FRAME OR BREAKER PANEL

5 | HIGH VOLTAGE SIGN
SCALE: NOT TO SCALE

NO TRESPASSING
AUTHORIZED
PERSONNEL
ONLY

NO TRESPASSING SIGN TO BE
PLACED ON A NEW POST AT EDGE
OF DRIVEWAY AT LEASE AREA.

4 | NO TRESPASSING SIGN
SCALE: NOT TO SCALE



AN ALASKA BUILT SURVEY OF
 FRONTIER SURVEYS, LLC
 655 W. SPRINGWAY, SUITE E, ANCHORAGE, AK 99518
 PHONE: 907-551-7272
 FAX: 907-551-7275
 LICENSED SURVEYOR
 SCALE: 1" = 40'
 DRAWING ID: 23533
 SHEET 1 OF 1



Disclaimer
 1. This survey complies with the ASPLS & HGLS & LACS Standards. The survey represents visible improvements and conditions at the time of the survey. This document is a preliminary survey and is subject to any inaccuracies that a subsequent boundary survey may reveal. It is the responsibility of the Owner to determine the existence of any easements, covenants, or restrictions that may affect the property. No representations are made by this document for the purpose of construction or for establishing a boundary or fence line.

General Notes
 1. Excepting for gross negligence, the liability for this survey shall not exceed the cost of preparing this survey. Dimensions to property lines are plus/minus 0.1ft.
 2. This document is created by Frontier Surveys for the purpose of an as built survey for Travis Buse, only.
 3. This document is based on Plat No. 77-301 & Warranty Deed 2010-07070-0, Anchorage Recording District.

- Legend**
- ⊕ Electric Meter
 - ⊕ Gas Meter
 - ⊕ Tel. Pedestal
 - ⊕ Elec. Pedestal
 - ⊕ Light Pole
 - ⊕ Concrete Bollard
 - ⊕ Telephone Pole
 - ⊕ Over Head Utilities
 - ⊕ Fence
 - ⊕ Fire Hydrant
 - ⊕ Water Valve
 - ⊕ Storm Drain Man Hole



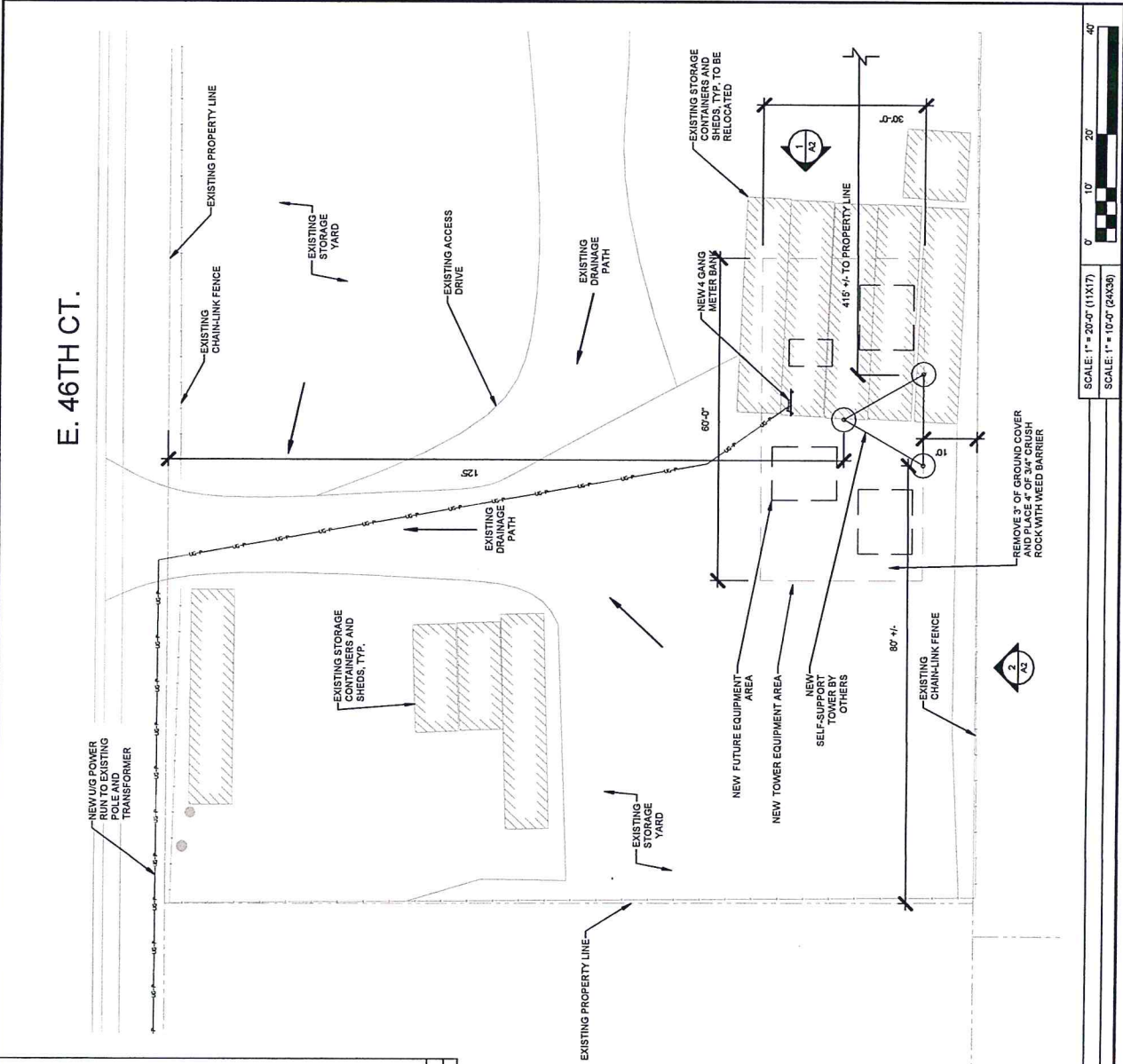
PARCEL 1 & 2
 NW 1/4, SW 1/4, NW 1/4, NW 1/4 Ptn.
 T13N R3W SEC 32

MCKINLEY LANDSCAPING
 TRACT A
 FRAGMENT LOT 1



1 LEASE AREA PHOTO

SCALE: N.T.S.



2 SITE PLAN

SCALE: 1" = 20'-0" (11X17)
SCALE: 1" = 10'-0" (24X36)




K-KOM LLC
ANCHORAGE, AK

PROJECT INFORMATION:
SITE NAME:
BUSSE TOWER
4817 OLD SEWARD HWY
ANCHORAGE, AK 99503
ANCHORAGE MUNICIPALITY

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3	01.08.25	REV CD	KS

PLANS PREPARED BY:



FOURDVA3, ANCH, CO#100

LICENSE NO.:

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY: CHK BY: APV BY:

MC	KS	KS
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Sheet Title:

SITE PLAN

Sheet Number:

A1

K-KOM LLC
ANCHORAGE, AK

PROJECT INFORMATION:

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BUSSE TOWER

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PLANS PREPARED BY:



AS 3030 (18) 3.10.24, CD 04/26/24

LICENSE NO.:

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MC KS KS

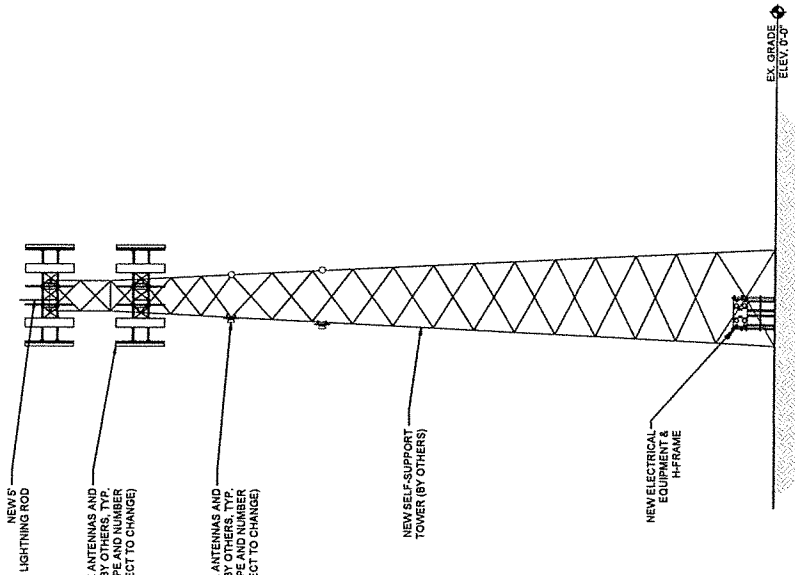
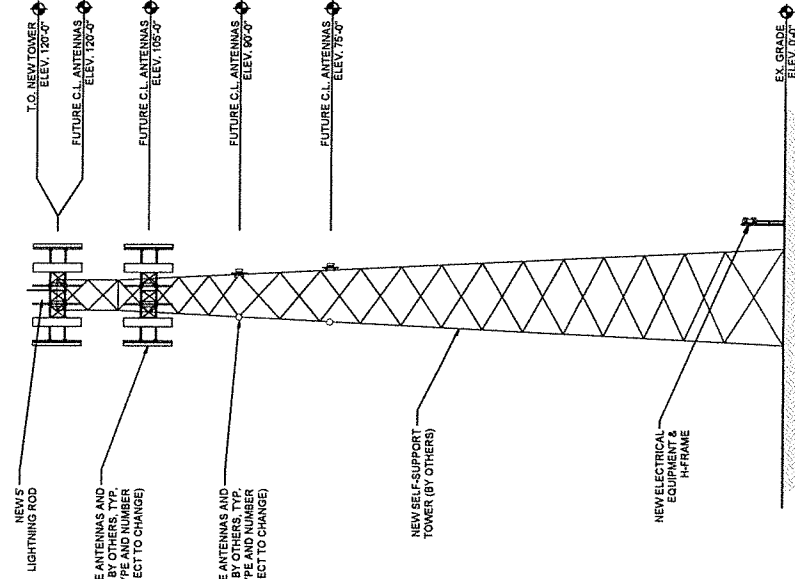
Sheet Title:

NEW ELEVATIONS

Sheet Number:

A2

TELEMTN ENGINEERING, LLC (TELEMTN) HAS NOT PERFORMED A STRUCTURAL ANALYSIS FOR THIS PROJECT. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS / DESIGN SHALL BE PROVIDED BY THE OWNER'S AGENT (OTHERS: A LICENSED ENGINEER) TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EQUIPMENT AND PROPOSED ANTENNAS, CABLES AND OTHER APPURTENANCES. THE OWNER'S AGENT SHALL FURNISH A CERTIFICATION LETTER/REPORT SEALED BY A REGISTERED PROFESSIONAL ENGINEER STATING THAT THE STRUCTURAL ANALYSIS WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. THESE DRAWINGS ARE NOT AND SHOULD NOT BE CONSTRUED AS STRUCTURAL QUALIFICATION OF THE MAIN STRUCTURE OR COMPONENTS.





1 NEW EAST ELEVATION	2 NEW SOUTH ELEVATION
SCALE 1" = 22'-0" (11x17) SCALE 1" = 10'-0" (24x36)	SCALE 1" = 20'-0" (11x17) SCALE 1" = 10'-0" (24x36)

Proposed Tower Location

for a 120 foot community interest tower.

Legend

-  240 feet from tower
-  K-Kom Tower location

240' Radius (200%) for 120' tower.

K-Kom Tower Location





Site Deployment Consulting & Development

Dear Mr. Hatcher,

January 21, 2025

Please accept this letter as our response to the deficiencies in our Administrative Site Plan Review for case 2024-0081.

We have addressed the following items in response to your email dated December 6, 2024:

Watershed Sign-off Form:

The completed and approved Watershed sign-off form has been attached to this response.

Tower Height

The tower height has been reduced to 120 feet to meet the 200% fall radius to not impact any residential structure.

Site Plan: Landscaping Requirement

- A 6' existing fence on the west side of the property boundary has been added to the site plan to address the adjacent residential zoned land (no structures).

Map showing tower, fall down radius and structures within fall down radius

- A new fall down radius map for the 200% radius is provided based on the new tower height of 120'.

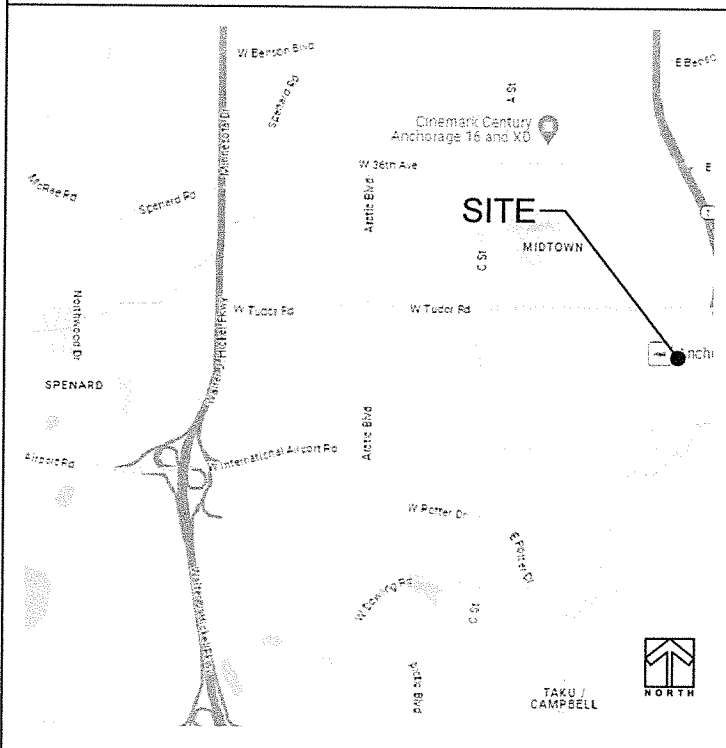
Based on the information presented above, we respectfully seek your review and approval of our application.

Sincerely,

Alissa Haynes
Tel: 907-727-7907

Architectural and Engineered Drawings

LOCATION MAP



K-KOM LLC

NEW SITE BUILD
BUSSE TOWER
 4617 OLD SEWARD HWY
 ANCHORAGE, AK 99503
 ANCHORAGE MUNICIPALITY

AERIAL PHOTO



K-KOM LLC
 ANCHORAGE, AK

PROJECT INFORMATION:

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PLANS PREPARED BY:



PO BOX 1453, SALIDA, CO 81201

LICENSURE NO:

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY: MC **CHK BY:** KS **APV BY:** KS

Sheet Title:

TITLE SHEET

Sheet Number:

T1

SITE INFORMATION

COORDINATES: 61° 10' 42.04", -149° 51' 57.30"
 61.178344, -149.865918

GROUND ELEVATION: 124 AMSL
TOWER HEIGHT: 120 FT
OVERALL HEIGHT: 125 FT
ADDRESS: 4617 NSN 46TH COURT
 ANCHORAGE, AK 99503

JURISDICTION: ANCHORAGE MUNICIPALITY

LEGAL DESCRIPTION: NW 1/4, NW 1/4, PTN T13N R3W SEC. 32

PARCEL ID#: 009-173-15-000

A.D.A. COMPLIANCE: NOT REQUIRED PER IBC 1103.2.9.

PROJECT TEAM

APPLICANT/OWNER:
 NAME: K-KOM LLC
 ADDRESS: 830 E 46TH CT.
 CITY, STATE ZIP: ANCHORAGE, AK 99503
 CONTACT: TRAVIS BUSSE
 PHONE: 907.227.7220

A&E FIRM / ENGINEER OF RECORD:
 NAME: TELEMtN ENGINEERING
 ADDRESS: PO BOX 1453
 CITY, STATE ZIP: SALIDA, CO 81201
 CONTACT: KHRISTOPHER SCOTT, PE
 PHONE: 303.596.6804
 EMAIL: KSCOTT@TELEMtN.COM

SITE DEVELOPMENT:
 CONTACT: ALISSA HAYNES
 PHONE: 907.727.7907
 EMAIL: SITEDEPLOYMENT@GMAIL.COM

INDEX OF SHEETS

- T1 TITLE SHEET
- GN1-GN2 GENERAL NOTES
- 1 LAND SURVEY
- A1 OVERALL SITE PLAN
- A2 NEW ELEVATIONS
- E1-E3 ONE-LINE, SHORT CIRCUIT CALCS., AND DETAILS
- G1-G2 GROUNDING PLANS AND DETAILS

PROJECT DESCRIPTION

K-KOM PROPOSED TO INSTALL (1) NEW TOWER AND FOUNDATION WITH (1) NEW ELECTRICAL SERVICE

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS 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 THE LATEST EDITIONS OF THE FOLLOWING:

GOVERNING CODES, AS APPLICABLE:
 2021 IBC, 2023 NEC



**Know what's below.
 Call before you dig.**

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN ALASKA, CALL ALASKA DIGLINE, INC.

TOLL FREE: 1-800-478-3121 OR
www.akonecall.com

ALASKA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

REFERENCE DOCUMENTS

PROPRIETARY NOTES

- INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THIS PROJECT IS STRICTLY PROHIBITED.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS ON SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- DRAWING SCALES SHOWN ARE ACCURATE WHEN PLOTTED ON 11"X17" SHEET. FOR 24"X36" SHEETS USE APPROPRIATE SCALE FACTOR 2X THAT OF SCALE SHOWN. DIMENSIONS SHOWN TAKE PRECEDENCE.

GENERAL CONTRACTOR NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAY CLEAR OF ALL UNDERGROUND FACILITIES.
- THIS DRAWING SET MAY NOT SHOW ALL UNDERGROUND PIPING & UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION DURING ALL EXCAVATION & CONSTRUCTION ACTIVITIES. ANY SUB-SURFACE ITEMS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITIONS.
- CONTRACTOR TO TAKE PICTURES OF AS-BUILT CONDITIONS AND EMBED IN AS-BUILT PRINTS ALONG WITH CHECK-LISTS AND TEST RESULTS ON PROVIDED PAGES AT END OF SET.

GENERAL CONSTRUCTION NOTES

- THE FACILITY IS AN UNOCCUPIED WIRELESS FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT LOCAL DIGGERS HOTLINE 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION FIELD ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE PLAT OF SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.

STRUCTURAL NOTES

GENERAL CONDITIONS

- DESIGN AND CONSTRUCTION OF ALL WORK SHALL CONFORM TO THE APPROVED EDITION OF THE IBC EDITION AND ALL OTHER APPLICABLE STATE CODES, ORDINANCES, AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THE CODES, STANDARDS, AND REGULATIONS, SPECIFICATIONS, GENERAL NOTES AND/OR MANUFACTURER'S REQUIREMENTS. USE THE MOST STRINGENT PROVISION.
- IT IS THE EXPRESS INTENT OF THE PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES SHALL EXCULPATE THE ARCHITECT, THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER, AND THEIR AGENTS, FROM ANY LIABILITY WHATSOEVER AND HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM THE WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, OR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTION WITH THE WORK.
- DO NOT SCALE DRAWINGS.
- VERIFY ALL EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER DRAWINGS.
- SUBMIT ONE SEPIA AND TWO PRINTS OF ALL STRUCTURAL SHOP DRAWINGS. MARKED UP SEPIA SHALL BE RETURNED.

STRUCTURAL STEEL NOTES:

- CHANNELS, ANGLES AND PLATES SHALL BE ASTM A36 MATERIAL, UNLESS NOTED OTHERWISE.
- SQUARE AND RECTANGULAR TUBE STEEL HSS SECTIONS SHALL BE ASTM A500, GRADE B ($F_y = 46$ ksi) MATERIAL.
- ROUND PIPE SECTIONS SHALL BE ASTM A53, GRADE B ($F_y = 35$ ksi) MATERIAL.
- DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY AND THE "CODE OF STANDARD PRACTICE".
- ALL STEEL SHALL HAVE ONE COAT OF SHOP PRIMER. DO NOT PAINT AREAS WITHIN 3" OF BOLTS, WELDS OR HEADED STUDS.
- BOLTS SHALL BE HIGH STRENGTH BOLTS, A325, CONFORMING TO ASTM SPECIFICATIONS. ALL CONNECTIONS SHALL HAVE A MINIMUM OF 2 BOLTS.
- WELDING SHALL BE CONDUCTED BY CERTIFIED WELDERS AND SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION.
- WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM UNLESS OTHERWISE NOTED.
- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDED PROCEDURE SPECIFICATION (WPS) AS PER AWS D1.1, D1.3 AND D1.4.
- ONLY PRE-QUALIFIED WELDING PROCEDURES SHALL BE USED.
- UNLESS SPECIFICALLY ADDRESSED IN THE SPECIFICATIONS OR THE DETAILS, ALL STEEL ITEMS PERMANENTLY EXPOSED TO EARTH OR WEATHER SHALL BE CORROSION-RESISTANT BY GALVANIZING OR BY THE USE OF STAINLESS STEEL.
- ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE BRUSH-COATED WITH A ZINC-RICH PAINT.

FRP NOTES:

- ALL FRP MATERIAL SHALL BE EXTREN SERIES 500 OR EQUIVALENT, PRODUCED BY THE PULTRUSION METHOD.
- ALL ADHESIVE RESIN SHALL BE PLEXUS METHACRYLATE OR AN EQUIVALENT ADHESIVE RESIN THAT IS COMPATIBLE WITH THE RESIN MATRIX USED IN THE STRUCTURAL SHAPES.
- ALL FRP CONNECTIONS SHALL BE FULLY-BONDED AT EACH SIDE WITH A 1/4" PLATE AND A MINIMUM OF (2) 3/8" DIAMETER FLATHEAD FRP SCREWS PER MEMBER.

- ISOPLAST NUTS AND BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT FIT PLUS AN ADDITIONAL 1/2 TURN, PRIOR TO BEING LOCKED WITH EPOXY.
- ALL PANELS / SHEATHING SHALL BE FULLY BONDED WITH 3/8" FLATHEAD FRP SCREWS AT 12" O.C.
- ALL FIELD CUT AND DRILLED EDGES, HOLES AND ABRASIONS SHALL BE SEALED WITH A CATALYZED EPOXY RESIN COMPATIBLE WITH THE MANUFACTURER'S ORIGINAL RESIN.

STANDARDS FOR ALL CONCRETE WORK

- ALL CONCRETE WORK SHALL CONFORM WITH ACI. 318 OR LATEST. DETAIL REINFORCING IN CONFORMANCE WITH ACI. SP66 LATEST.
- NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE A MINIMUM OF 30 BAR DIAMETERS.
- PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOW ON DRAWINGS.
- WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS SHALL BE TIED TOGETHER.
- CURE AFTER FINISHING CONCRETE. KEEP MOIST FOR 7 DAYS AFTER POURING.
- COMPACT STRUCTURAL FILL 95% PROCTOR DENSITY PRIOR TO PLACING CONCRETE UNDER SLABS.
- 1/4" CHAMFER ON ALL CORNERS AND EDGES.
- ALL CONCRETE SHALL BE PORTLAND, TYPE 1 CEMENT WITH A MINIMUM OF 28 DAY STRENGTH OF 3000 PSI., 4" SLUMP AND A MINIMUM AIR ENTRAPMENT OF 4%.
- ALL REINFORCING STEEL SHALL BE GRADE 60. ALL REINFORCING MESH SHALL CONFORM TO ASTM A 185.

ELECTRICAL NOTES

- SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION.
- THESE PLANS ARE DIAGRAMMATIC ONLY, AND NOT TO BE SCALED.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIONAL SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST COMMERCIAL GRADE OR TYPE OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDER-WRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
- ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL CARRY OUT HIS WORK WITH ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, LOCAL CODES AND O.S.H.A.
- ELECTRICAL CONTRACTOR SHALL SECURE ALL NECESSARY ELECTRICAL PERMITS, AND PAY ALL REQUIRED FEES.
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF NO LESS THAN ONE YEAR AFTER THE DATE OF JOB COMPLETION. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
- ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE, AND TRUE TAPE.
- PROVIDE THE OWNER WITH ONE SET OF COMPLETE DIMENSIONS AND CIRCUITS, WITHIN 5 WORKING DAYS OF PROJECT COMPLETION. ELECTRICAL "AS BUILT" DRAWINGS, SHOWING ACTUAL LOCATION OF CONDUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, FOREMAN FIELDS NOTES, ETC. SHALL BE TURNED OVER TO PROJECT MANAGER AT JOB COMPLETION.
- USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURES. ALL CONDUCTORS SHALL BE COPPER.
- THE EXTERIOR GROUND RING SHALL BE TESTED PER ACS SPECIFICATIONS AND SHALL HAVE A RESISTANCE TO EARTH OF 5 OHMS OR LESS. IF NOT NOTIFY ENGINEER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT-CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- IN DRILLING HOLES INTO CONCRETE (WHETHER FOR FASTENING OR ANCHORING PURPOSES OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC.) IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND RE-BARS MUST NOT BE DRILLED INTO, CUT, OR DAMAGED UNDER ANY CIRCUMSTANCES.
- LOCATION OF TENDONS AND RE-BARS ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY/GPR, OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING STEEL TENDONS.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH APPLICABLE LOCAL BUILDING CODES. USING U.L. RATED MATERIALS.

- ELECTRICAL CONTRACTOR IS TO COORDINATE WITH LOCAL UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOK-UP COSTS SHALL BE PAID BY THE CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND/OR CATALOG CUT-SHEETS ON ALL NON-SPECIFIED ORIGINAL MATERIALS AND EQUIPMENT, TO PROJECT MANAGER PRIOR TO COMMENCEMENT OF THE WORK.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY AND SHORT CIRCUIT, AS WELL AS, GROUNDING TEST. GROUNDING TEST SHALL BE PERFORMED BY INDEPENDENT TESTING AGENCY, WITH WRITTEN REPORT SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL.
- CLEAN PREMISES DAILY OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK PREMISES IN A COMPLETE AND UNDAMAGED CONDITION.
- ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED WITH POLYSEAM SEALANT.
- ALL #2 TINNED BARE COPPER DOWNLEADS TO BE PROTECTED BY 1/2" P.V.C. PIPE AND SECURED.
- COMPRESSION FITTINGS TO BE USED ON ALL CONDUITS (NO SET SCREWS).
- ALL #6 STRANDED COPPER WITH GREEN INSULATION TO BE ATTACHED WITH CRIMPED DOUBLE LUG, ATTACHED WITH NUTS, BOLTS AND STAR WASHERS (TYPICAL) AND NO-OX GREASE BETWEEN LUG AND BUS BAR.
- ALL ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED CONDUIT WITH WEATHERPROOF FITTINGS.

GROUNDING

- ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, SUIT GROUNDING AND BONDING STANDARDS, AND THE NATIONAL ELECTRICAL CODE.
- PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
- ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
- GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUND RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #2 AWG COPPER. ROOFTOP GROUND RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).
- TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING. CONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING. APPLY NO OX ON ALL MISMATCHED GROUNDING CONDUCTOR MATERIALS.
- ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE GROUNDING SYSTEM. EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED. ALL BELOW GROUND CONNECTIONS USING IRREVERSIBLE HIGH-COMPRESSION FITTING SHALL BE COMPRESSED TO A MINIMUM 12 TONS OF PRESSURE.
- APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED.
- A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
- BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BUS.
- DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE THE GREATER OF THE TWO DISTANCES.
- ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
- THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM (IF REQUIRED) SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.
- DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.
- IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUND BAR AT THE BASE OF THE TOWER, A SECOND GROUND BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LINE ARRESTORS
- CONTRACTOR SHALL REPAIR, AND/OR REPLACE, EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.

K-KOM LLC

ANCHORAGE, AK

PROJECT INFORMATION:

SITE NAME:
BUSSE TOWER

4617 OLD SEWARD HWY
ANCHORAGE, AK 99503
ANCHORAGE MUNICIPALITY

Rev:	Date:	Description:	By:
0	04.26.24	PRELIMINARY CD	KS
1	05.20.24	100% CD	KS
2	06.19.24	REV CD	KS
3	01.06.25	REV CD	KS

PLANS PREPARED BY:



PO BOX 453, SAJIDA, CO 81201

LICENSURE NO:

**PRELIMINARY NOT FOR
CONSTRUCTION**

DRAWN BY: CHK BY: APV BY:

MC	KS	KS
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Sheet Title:

**GENERAL
NOTES**

Sheet Number:

GN1

K-KOM LLC
ANCHORAGE, AK

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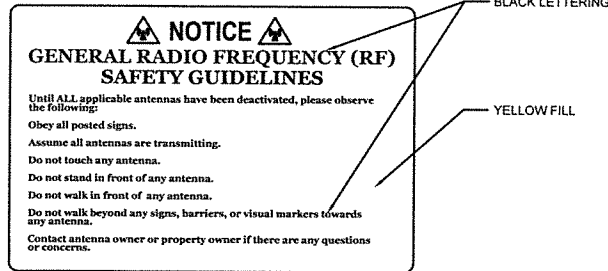
DRAWN BY:	CHK BY:	APV BY:
MC	KS	KS

Sheet Title:

SIGNAGE DETAILS

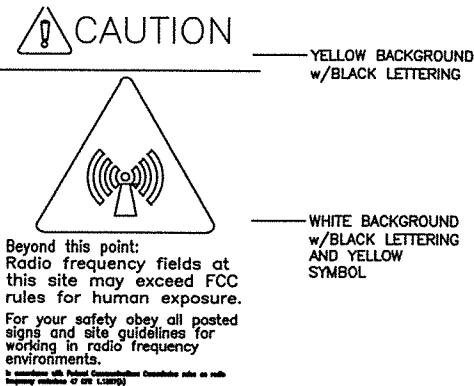
Sheet Number:

GN2



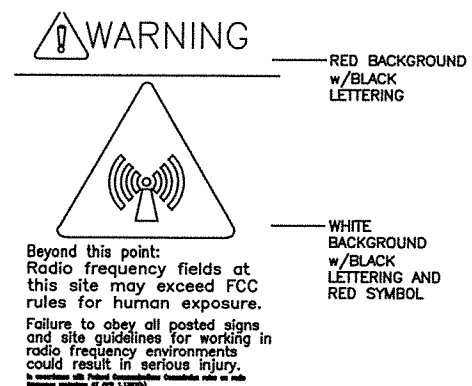
NOTICE SIGN TO BE PLACED ON
TOWER LEGS OR ICE BRIDGE POSTS.

1 NOTICE - RF SIGN
SCALE: NOT TO SCALE



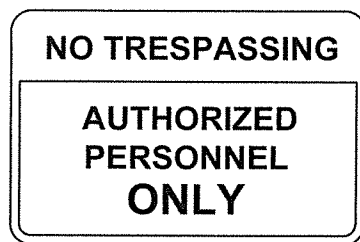
CAUTION SIGN TO BE PLACED ON
TOWER LEGS OR ICE BRIDGE POSTS.

2 CAUTION - RF SIGN
SCALE: NOT TO SCALE



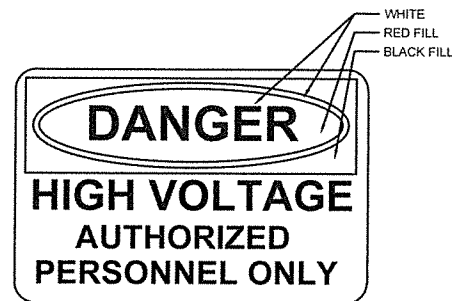
WARNING SIGN TO BE PLACED ON
TOWER LEGS OR ICE BRIDGE POSTS.

3 WARNING - RF SIGN
SCALE: NOT TO SCALE



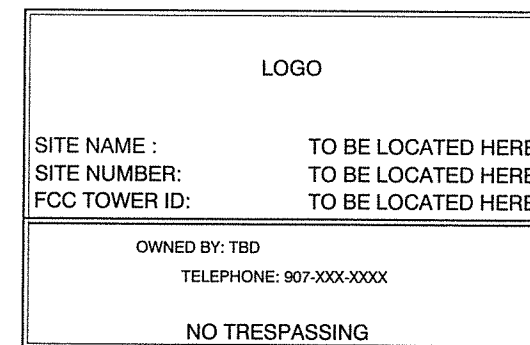
NO TRESPASSING SIGN TO BE
PLACED ON A NEW POST AT EDGE
OF DRIVEWAY AT LEASE AREA.

4 NO TRESPASSING SIGN
SCALE: NOT TO SCALE



HIGH VOLTAGE SIGN TO BE PLACED
ON H-FRAME OR BREAKER PANEL

5 HIGH VOLTAGE SIGN
SCALE: NOT TO SCALE



SIGN TO BE PLACED ON A NEW POST AT EDGE OF
DRIVEWAY AT LEASE AREA.

SIGNAGE NOTES:

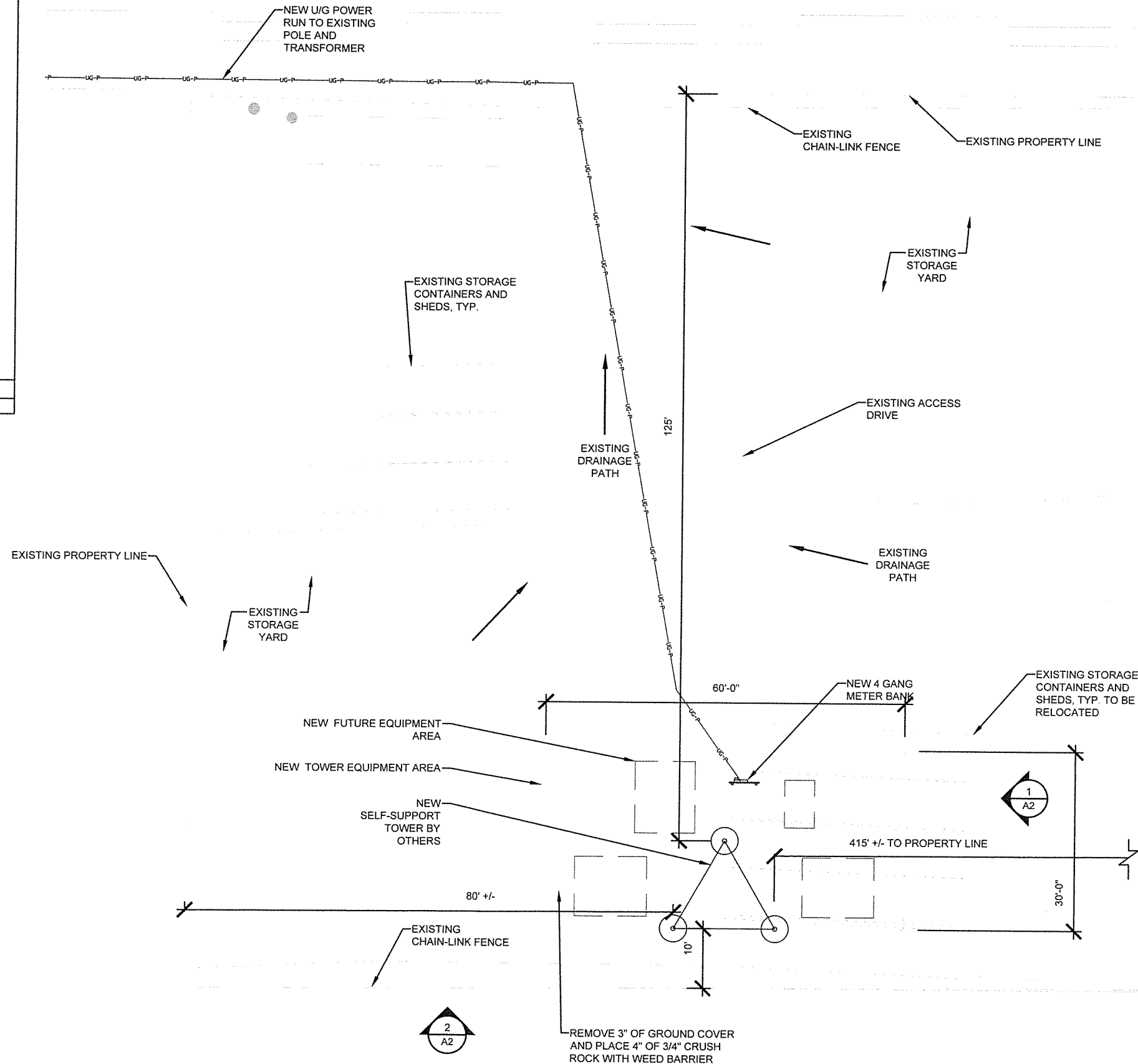
1. 12" X 18" SIGNS SHALL BE DIGITAL PRINT MOUNTED ON 0.40 THICK ALUMINUM (OPERATIONS PROVIDED).
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE OR FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
4. CARRIER SITE # & EMERGENCY CONTACT SIGNS SHALL MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER OF THE BACKSIDE TO AID PLACEMENT UNIT THE ADHESIVE SETS.

6 COMPOUND SIGN
SCALE: NOT TO SCALE



1 LEASE AREA PHOTO

SCALE: N.T.S.



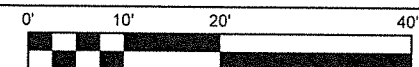
E. 46TH CT.



2 SITE PLAN

SCALE: 1" = 20'-0" (11X17)

SCALE: 1" = 10'-0" (24X36)



K-KOM LLC
ANCHORAGE, AK

PROJECT INFORMATION:

SITE NAME:
BUSSE TOWER

4617 OLD SEWARD HWY
ANCHORAGE, AK 99503
ANCHORAGE MUNICIPALITY

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PLANS PREPARED BY:



PO BOX 1453, SALIDA, CO 81201

LICENSURE NO:

PRELIMINARY NOT FOR
CONSTRUCTION

DRAWN BY: CHK BY: APV BY:

MC KS KS

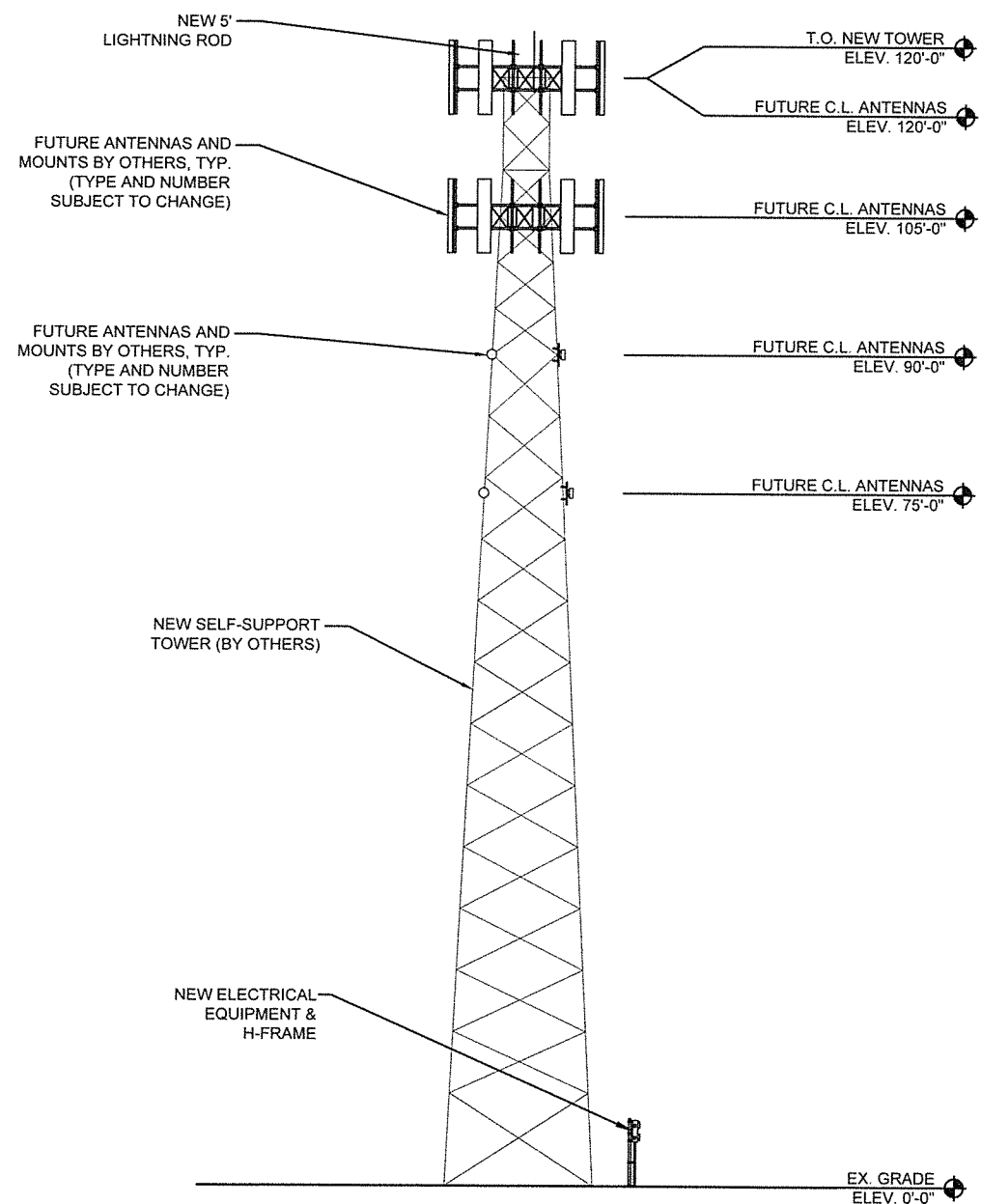
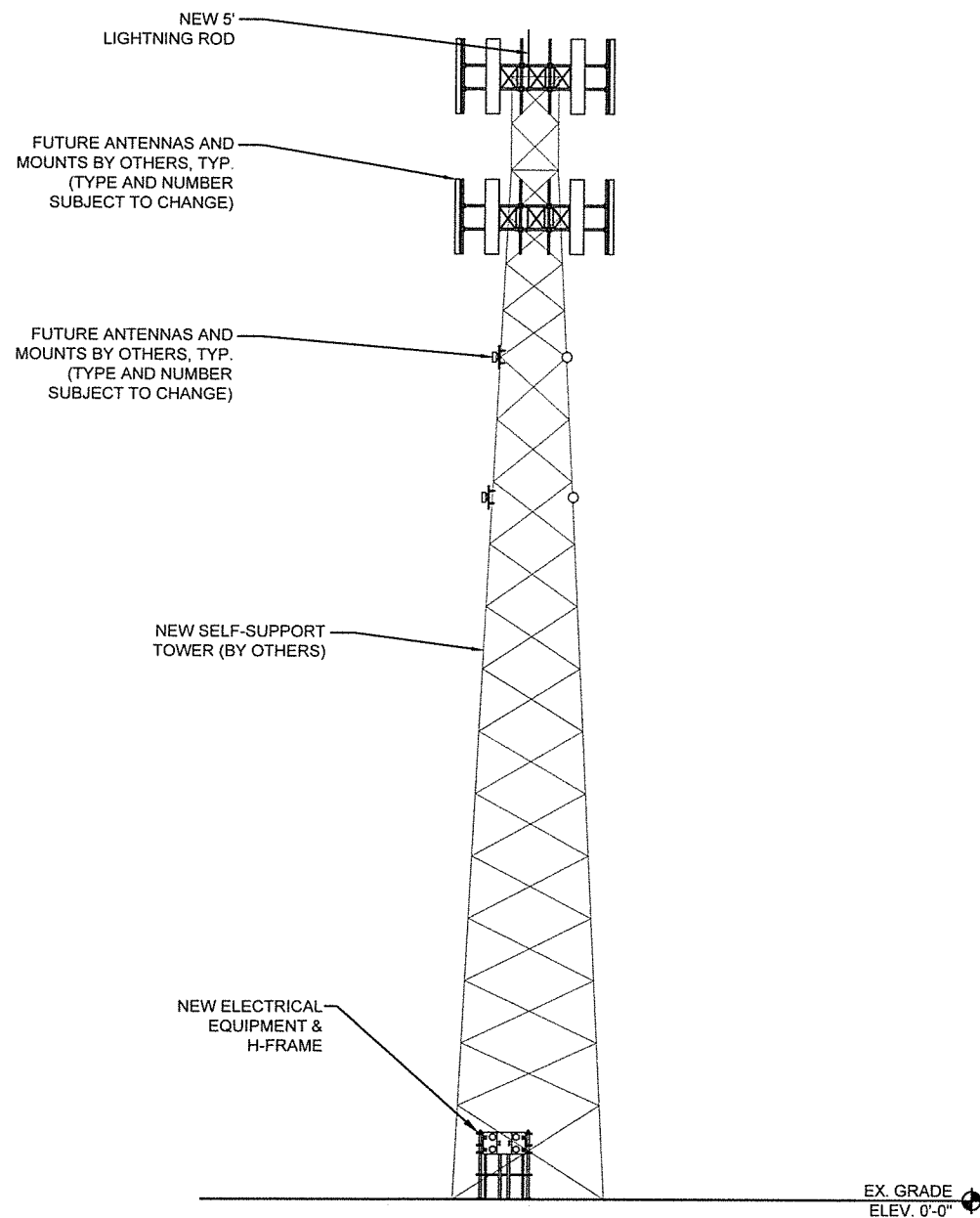
Sheet Title:

SITE
PLAN

Sheet Number:

A1

TELEMTN ENGINEERING, LLC (TELEMTN) HAS NOT PERFORMED A STRUCTURAL ANALYSIS FOR THIS PROJECT. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS / DESIGN WILL BE PERFORMED BY THE OWNER'S AGENT (OTHERS, A LICENSED ENGINEER) TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES, AND OTHER APPURTENANCES. THE OWNER'S AGENT SHALL FURNISH A CERTIFICATION LETTER/REPORT SEALED BY A REGISTERED PROFESSIONAL ENGINEER STATING THAT THIS STRUCTURAL ANALYSIS WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. THESE DRAWINGS ARE NOT AND SHOULD NOT BE CONSTRUED AS STRUCTURAL QUALIFICATION OF THE MAIN STRUCTURE OR COMPONENTS.



K-KOM LLC
ANCHORAGE, AK

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Sheet Title:

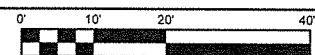
**NEW
ELEVATIONS**

Sheet Number:

A2

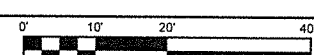
1 NEW EAST ELEVATION

SCALE: 1" = 20'-0" (11X17)
SCALE: 1" = 10'-0" (24X36)



2 NEW SOUTH ELEVATION

SCALE: 1" = 20'-0" (11X17)
SCALE: 1" = 10'-0" (24X36)



FAA DETERMINATION



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-AAL-289-OE

Issued Date: 08/22/2023

Travis Busse
 Busse Enterprises, LLC
 3340 E Horseshoe Canyon Circle
 Heber City, Ut, UT 84032

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Harold's Rental
 Location: Anchorage, AK
 Latitude: 61-10-42.30N NAD 83
 Longitude: 149-51-58.20W
 Heights: 124 feet site elevation (SE)
 185 feet above ground level (AGL)
 309 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 02/22/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2993, or lynette.farrell@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AAL-289-OE.

Signature Control No: 596206721-597180714

(DNE)

Lynnette Farrell
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2023-AAL-289-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W



Photograph depicting the antenna or tower structure in place



From Old Seward Highway, Looking East, Southeast



From Juneau St and 46th Court, Looking West, Southwest

Map with 200% fall radius to nearest residential units, and any residentially zoned properties.

Proposed Tower Location



for a 120 foot community interest tower.



K-Kom Tower location

240' Radius (200%) for 120' tower

Legend

-  240 feet from tower
-  K-Kom Tower location

Google Earth

400 ft



Applicant Verification

For Tower Design and Collocation

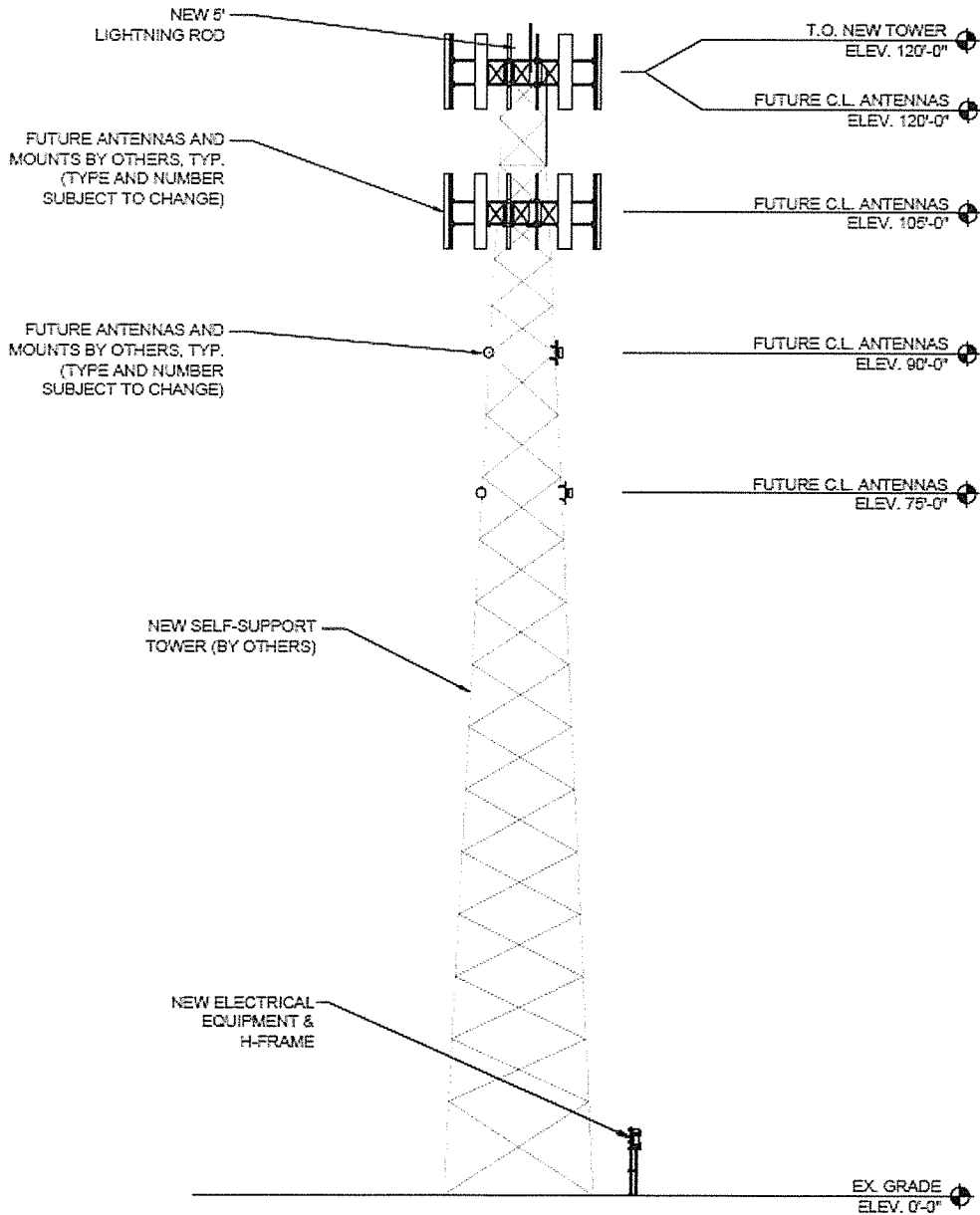
SELF-SUPPORTING TOWER

Quantity of one (1) 120' self-supporting tower.

The tower will be triangular in design with a base width of 17' - 0" tapering to 5' - 0" at the 120' elevation.

Design Criteria

Designed Appurtenance Loading for up to 4 antenna arrays (120', 105', 90' and 75' above ground)



Map depicting the separation distance from other tower structures within one mile

The type of existing structure and owner/operator of existing structures to be provided, if known.

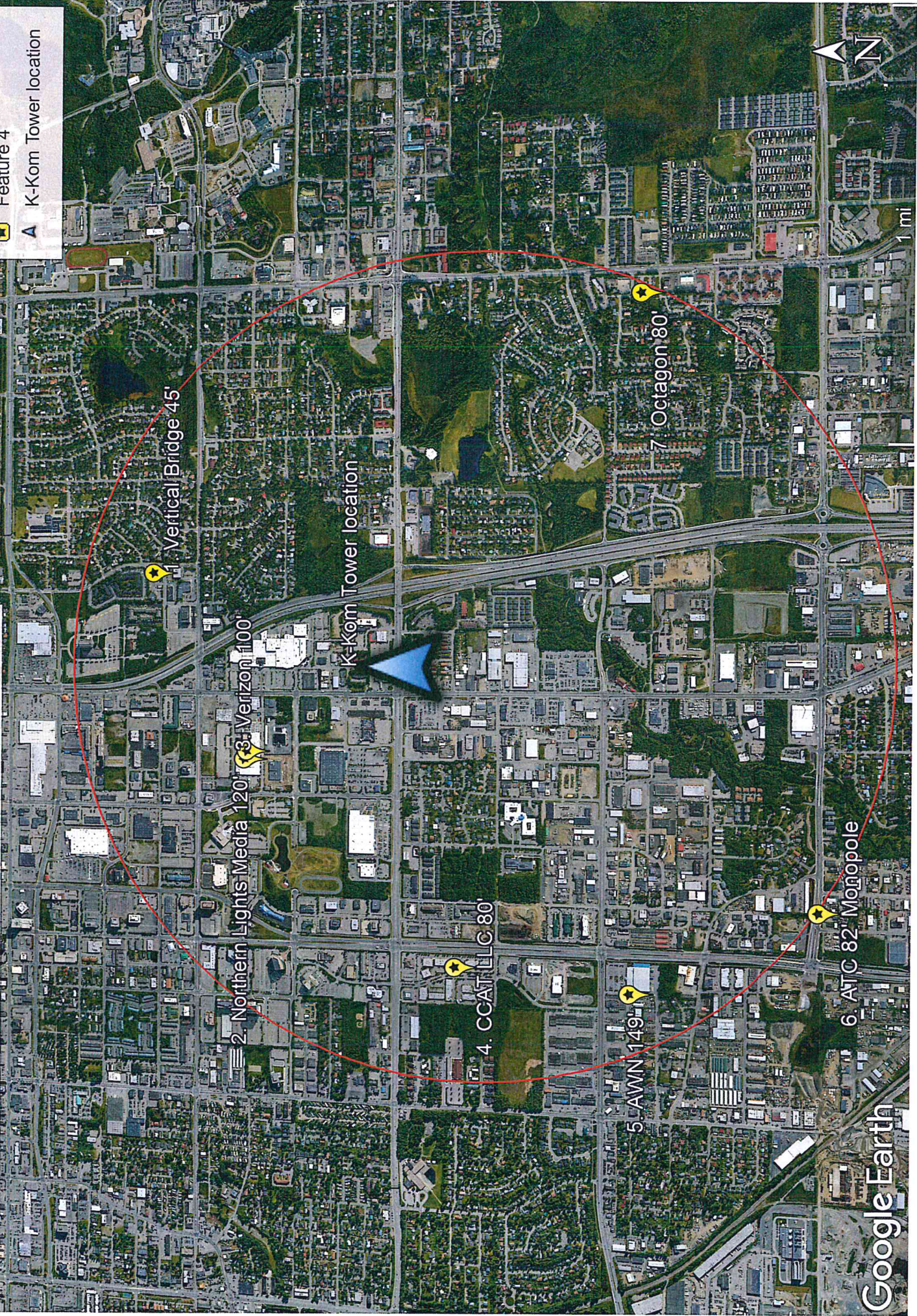
1. Vertical Bridge 45', .77 Mile, Wood Monopole
2. Northern Lights Media (KTUU) 120', .56 Mile, Lattice Tower
3. Verizon 100', .53 Mile, Lattice Tower
4. CCAT 80', .72 Mile, Monopole
5. AWN 149', .87 Mile, Monopole
6. ATC 82', 1.00 Mile, Monopole
7. Octagon Towers 80', 1.00 Mile, Monopole

1 Mile Radius Map

Map depicting the separation distance from other tower structures within ~one mile.

Legend

- 1 mile radius
- Feature 4
- K-Kom Tower location



EXISTING TOWER STRUCTURES

A description of the suitability of the use of existing tower structures, other structures or alternative technology not requiring the use of tower structures or structures to provide the servicesAMC21.05.040K.2.p.iv)

1. Vertical Bridge 45', .77 Mile
2. Northern Lights Media (KTUU) 231', .56 Mile
3. Verizon 100', .53 Mile
4. GCI 133', .84 Mile
5. AWN 92', .68 Mile
6. CCAT 80', .72 Mile
7. AWN 149', .87 Mile
8. ATC 82', 1.00 Mile
9. Octagon 80', 1.00 Mile

The State of Alaska recently adopted the REV H ANSI/TIA (Telecommunications Industry Standard) standard.

TIA-222 Rev H Standard improves communication tower site safety and design, updates for weather impact.

Per the TIA: "Revision H represents a significant update to this important standard, which provides the industry with critical guidance regarding minimum load requirements and design criteria. More specifically, TIA-222-H addresses the requirements for the structural design and fabrication of new, and the modification of existing antenna supporting structures, antennas, small wind turbine supporting structures, appurtenance mounting systems, structural components, guy assemblies, insulators and foundations. The last update of TIA-222 (Revision G), which represented the most sweeping update to the standard, was published in 2006."

"Changes included in the newly published TIA-222-H standard include bringing it into alignment with the latest version of ASCE-7, use of ultimate gust wind speeds, updates to seismic loading considerations, to the design provisions in line with the latest AISC 360 steel design, climbing facilities, foundations, and analysis of existing structures. New annexes have been added including inspection of new construction or modification of existing structures and other informative annexes."

1. Existing tower structures were designed to REV G ANSI/TIA standards.
2. The Municipality of Anchorage recently went through reclassification for wind and ice loading which has increased the design requirements for structural loading criteria.

Additional Qualifying Evidence

AMC 21.05.040K.2.p.iv.

Evidence submitted to demonstrate that no existing tower structure, structure or alternative technology can accommodate the applicant's proposed antenna will consist of the following:

1. No existing tower structures or structures are located within the geographic area which meet applicant's engineering requirements.
2. Existing tower structures or structures are not of sufficient height to meet applicant's engineering requirements.
3. Existing tower structures or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
4. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing tower structures or structures, or the antenna on the existing tower structures or structures would cause interference with the applicant's proposed antenna.
5. The fees, costs, or contractual provisions required by the owner in order to share an existing tower structure or structure or to adapt an existing tower structure or structure for sharing are unreasonable. Costs exceeding new tower structure development are presumed to be unreasonable.
6. The applicant demonstrates that there are other limiting factors that render existing tower structures and structures unsuitable.
7. The applicant demonstrates that an alternative technology that does not require the use of tower structures or structures, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new tower structure or antenna development shall not be presumed to render the technology unsuitable.

1. There are no existing tower structures within the geographic area of ½ mile that will meet engineering requirements (no existing towers that are capable for collocation).
2. Existing tower structures do not have sufficient height and are outside of the desired area allowing expanded or improved coverage for wireless networks.
3. Existing tower structures are already near capacity with the expired REV G standards and towers are now failing structural analysis under the new REV H standards. The existing towers cannot support new antenna arrays for additional broadband service providers.
4. N/A – No towers within ½ mile radius.
5. N/A – No towers within ½ mile radius.
6. Existing tower structures were already near capacity with the REV G standards and towers and antenna mounts are now failing structural analysis under the new REV H standards. The existing towers cannot support new antenna arrays for additional broadband service providers.
7. The Telecommunications Act of 1996 prohibits a municipality from restricting the construction of new infrastructure required by a provider to fill a gap in its network, even if alternative technology or coverage is available from other providers in the area.

Community Council Meeting

Community Meeting Notification:

Midtown Community Meeting
Date & Location:

APRIL 12 @ 12:00 PM

Conference Room
3000 C St.
Anchorage, AK 99503

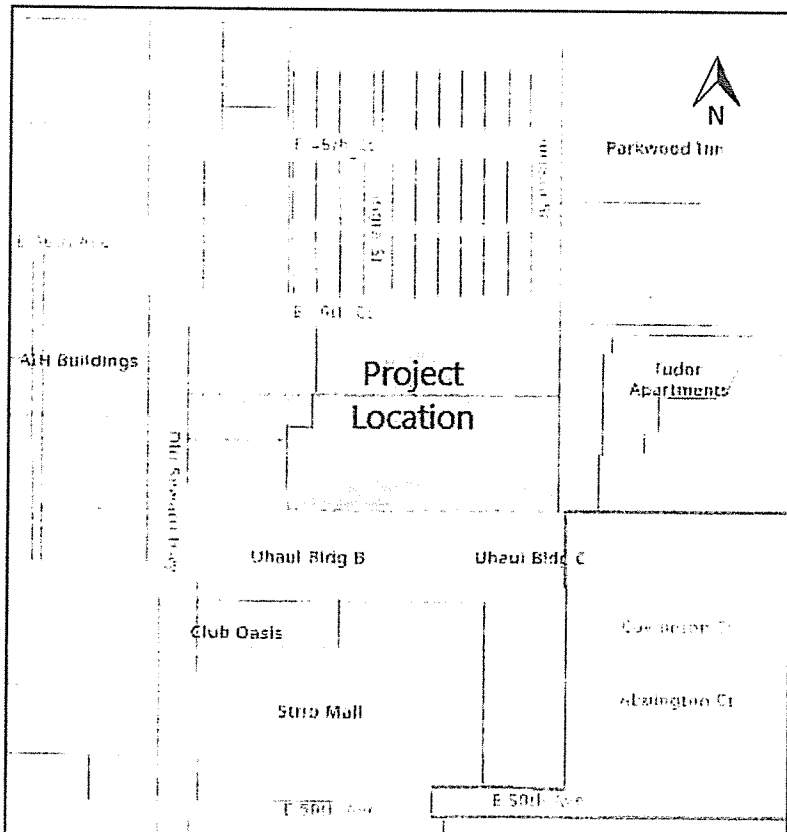
Please check the community council page at communitycouncils.org for any meeting changes.

S4 Group, LLC will be presenting platting actions and a zoning action to the Midtown community council at their regularly scheduled April meeting.

Representatives of the proposed project will provide an overview of the platting action, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: craig@s4ak.com or (907) 306-8104.

The project site is located east of Old Seward Hwy and South of E 46th Ct, known legally as McKinley Landscaping Subdivision, Fragment Lots 1 and 2, and the NW 1/4, NW1/4 Ptn. T13N R3W Sec. 32 S.M..

For more information go to: s4ak.com/notice



«Name»
«Address»
«City», «State» «Zip»

Sent by: S4 Group, LLC, E 7th Ave, Anchorage, AK 99501



E 46th Platting and Rezone
Summary of Community Meeting
April 12, 2023

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

466 notices were mailed on 03/13, 0 returned, see attached for content of notices.

Date: 04/12/2023 @ 12 PM

Participants: 28

Location: 3000 C St, Conference Room

Subject: E 46th Platting and Rezone Project

This community meeting was held by the Midtown Community Council on April 12, 2023. The presentation lasted about 8 minutes and covered the details of the proposed platting actions and rezone action, as well as the timeline and process of the project. The following is a brief summary of the questions and comments made by the community.

Q: Can you tell us what businesses are located near the location?

A: A&A Subaru and U-haul are near this project off of E 46th Ave.

Q: What is the current zoning and proposed zoning for Tract A?

A: The current zoning is R-3 (residential) and the proposed zoning is B-3 which will give the owner more options for the property. The south property is I-1 and is not changing.

Q: What has been done on Tract A historically and what are you planning to use it for?

A: Proposed Tract A has historically been Harolds-Rent-A-Truck, mostly a storage/parking lot. If we are able to rezone the property to B-3, we are possibly looking at more of a mixed use application. The lot to the south would likely be storage and parking.



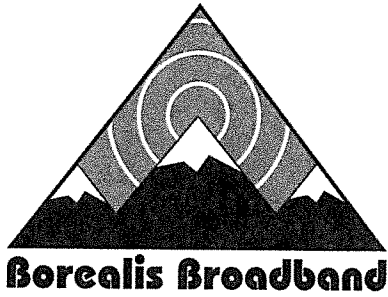
The following is a list of names of the attendees from the Midtown sign-in sheets:

Katrena Leuthold
Norm Leuthold
Melinda Gant
Brent Fisher
Megan Debenhaum
Sue Link
Greg McDonald
Kirk Hastain
Travis Busse
Allison Biastock

Craig Bennett
Kate Sauve
Trista Espe
Michelle Hodel
Joseph Cron
Lindsay Hyduk
Michael Demoling
Jim Hegedus
Rina Suejue
Mark Friscakaren

Brian Swartzentber
Kalla Peacock
Kirsten Peacock
Jeremy Borchatt
Steve Williams
Kris Stoener
Margo Bellamy
Unkown

Carrier Letters of Interest



Borealis Broadband
907 E. Dowling Rd. STE 27
Anchorage, AK 99518
(907)563-3278
www.borealisbroadband.net

To whom it may concern,

I am writing to express the sincere interest of Borealis Broadband in the proposed Busse Enterprise tower as a strategic asset for our wireless operations. As a leading provider of communication services in Anchorage, we recognize the immense potential of your tower site to significantly enhance and expand our network coverage in the region.

At Borealis Broadband, our mission is to deliver reliable and high-speed internet and communication services to communities across Alaska. We believe that the location of the Busse Enterprise tower presents a unique opportunity to achieve this goal by improving connectivity and bridging communication gaps in the Anchorage area.

The strategic location of the proposed tower site is particularly appealing to us, as it offers unparalleled coverage and reach within the community. By leveraging this prime location, we can effectively extend our network footprint and provide enhanced services to both residential and business customers in the vicinity.

Furthermore, we are committed to fostering strong partnerships with local stakeholders and contributing to the growth and development of Anchorage. We see the Busse Enterprise tower as more than just a structure; it is a catalyst for progress and connectivity, enabling economic growth and enriching the lives of residents through improved communication services.

In conclusion, Borealis Broadband views the proposed Busse Enterprise tower as a vital component of our expansion strategy in Anchorage. We are eager to explore potential collaboration opportunities and work closely with you to realize the full potential of this asset for the benefit of the community.

Thank you for considering our letter of intent. We look forward to the opportunity to discuss this further and explore how we can mutually benefit from this endeavor.

Sincerely,

J. Scott Fleming

COO

Borealis Broadband