



June 12, 2020

Eagle Harbor Township Planning Commission  
George Bailey, Chairman  
321 Center Street  
Eagle Harbor, Michigan 49950

**SUBJECT: REQUEST FOR SECTION 106 COMMENTS = CLG REPRESENTATIVE**

**SITE: COPPER HARBOR (SITE NUMBER: MI100)  
HWY 41  
COPPER HARBOR, KEWEENAW COUNTY, MICHIGAN 49918  
RAMAKER & ASSOCIATES, INC. PROJECT NUMBER: 20670**

Dear Mr. Bailey:

Ramaker & Associates, Inc. (RAMAKER) was retained by Diamond Towers V, LLC (DIAMOND) to complete a NEPA and Section 106 review of a proposed antenna and equipment installation on a proposed 260-foot self support tower (overall height with appurtenances of 263 feet). RAMAKER and DIAMOND have opined that the proposed activities cannot be considered compliant with the Federal Communication Commission's (FCC's) *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the FCC* (Nationwide Agreement) nor the Nationwide Programmatic Agreement for Collocations or the FCC's March 8, 2015 "Report & Order". Thus, a Section 106 submittal is required on behalf of the proposed DIAMOND undertaking. The purpose of this report is to document the potential for effect to the project's Direct and Indirect Areas of Potential Effect (APEs).

The proposed activity is located along Hwy 41 in Copper Harbor, Keweenaw County, Michigan. The property is further identified as being located in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 1, Township 58 North, Range 29 West. The location of the property is depicted on the attached Lake Medora, Michigan Quadrangle. The project is also identified as being located at  $47^{\circ} 27' 28.2''$  North and  $87^{\circ} 55' 21.6''$  West. The locations of the site, site photographs, and appropriate Area of Potential Effect (APE) maps have been included.

The property is an approximately 200-foot by 200-foot area and is currently wooded and vacant land improved with a proportion of an existing access drive. The proposed development includes construction of a self support tower within a fenced compound. The compound was designed to be suitable for additional equipment shelters/platforms. Utilities will be routed underground from the Hwy 41 right-of-way to the property within the proposed shared access and utility easement. Access to the property will be from Hwy 41 along the proposed and existing gravel access drive within the easement. Additional site development details are included in the attached figures.

The property was historically wooded land dating back to at least 1938. By 1983 an access was developed on the host property and transected the property. In 2013 a portion of the property was clear cut. The surrounding area is currently characterized by the Keweenaw Mountain Lodge and wooded land.

It is the opinion of RAMAKER that the proposed DIAMOND undertaking will have "No Effect" to the Direct APE and "No Adverse Effect" to the Indirect APE.

Following the FCC protocols and procedures, should you wish to provide additional comments with respect to the potential to effect cultural and/or historic properties, please contact RAMAKER. Additionally, if you have any information regarding other potentially interested commenting parties that should be contacted, your input on this matter would also be greatly appreciated. As the project is proposed for development in the very near future, we would appreciate receiving your comments in the next 30 days.

Please direct all future correspondence to:

Ramaker & Associates, Inc.  
Jessica McDonald, Environmental Specialist  
855 Community Drive  
Sauk City, Wisconsin 53583  
Telephone: (608) 643-4100  
Facsimile: (608) 643-7999  
Email: [jmcdonald@ramaker.com](mailto:jmcdonald@ramaker.com)

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

RAMAKER & ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Jessica McDonald".

Jessica McDonald, Environmental Specialist

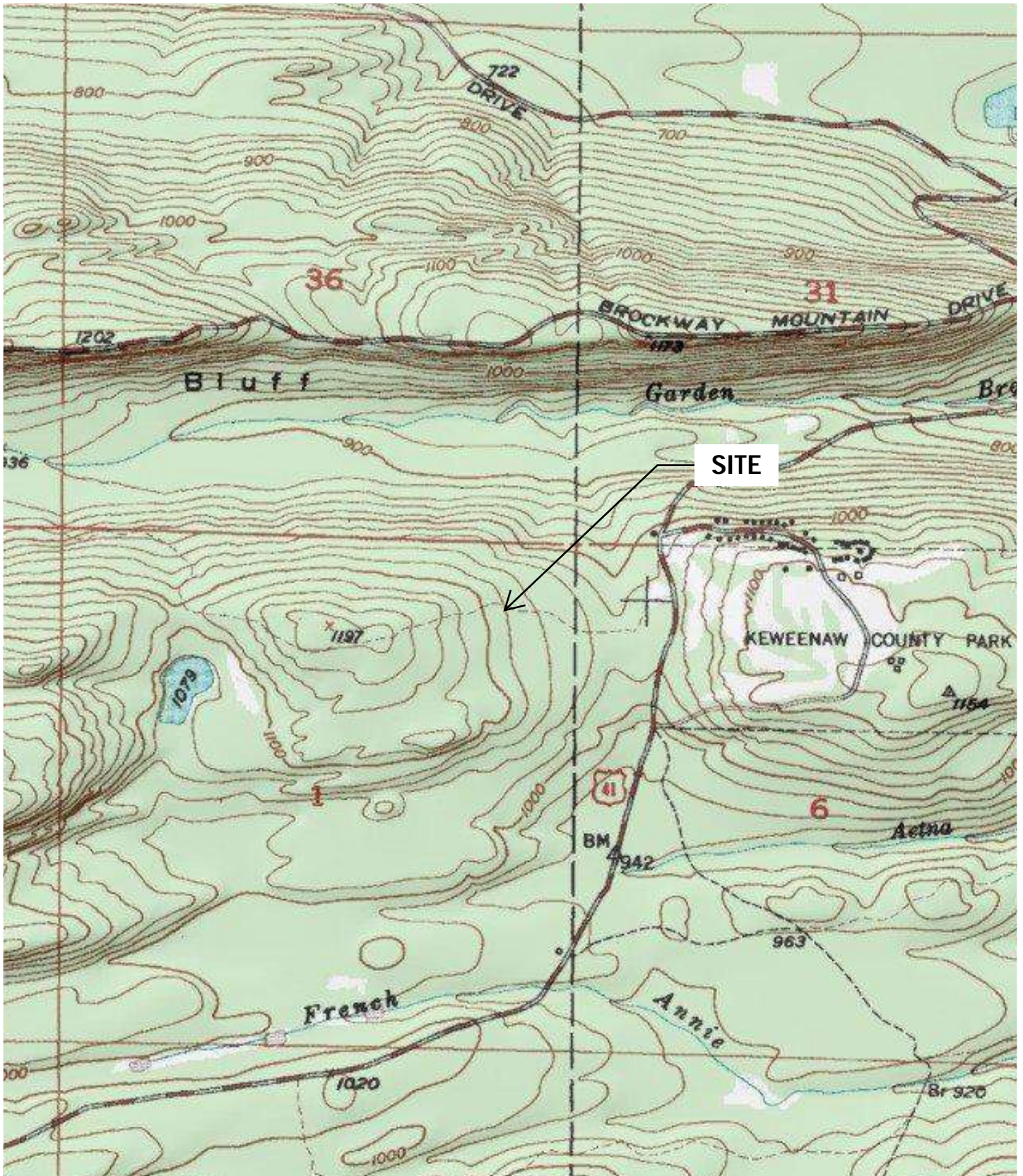
DEF

Attachments: Site Location Maps

Cc: Keweenaw County Planning Commission  
John Parsons, Chairman  
5095 Fourth Street  
Eagle River, Michigan 49950

Keweenaw County Historical Society  
Lawrence Molloy, President  
670 Lighthouse Road  
Eagle Harbor, Michigan 49950





**USGS 7.5-Minute Quadrangle**

Copper Harbor (MI100)  
Hwy 41  
Copper Harbor, Michigan 49918  
Keweenaw County

Source: Mapcard.com



NOT TO SCALE





**Aerial Photograph**

Copper Harbor (MI100)  
Hwy 41  
Copper Harbor, Michigan 49918  
Keweenaw County

Source: [Mapcard.com](http://Mapcard.com)



NOT TO SCALE





View of the property facing west.



View of the property facing south-southwest.



View of the property facing northeast.



View of the property facing east.



View of the existing access facing east from the property.



View of the existing access facing west.





CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53678  
 608.644.1449 VOICE  
 608.644.1549 FAX  
 www.edgeconsult.com

CLIENT:  
**Diamond**  
 Communications LLC  
 820 MORRIS TURNPIKE, SUITE 104  
 SHORT HILLS, NJ 07078

**SITE PLAN**  
 SITE NAME: COPPER HARBOR  
 SITE ID: MI100  
 COPPER HARBOR, MI 49918

SUBMITTAL:

INT.	DATE	DESCRIPTION
JLM	06/05/20	REV. A

CHECKED BY	APK
PLOT DATE	6/5/2020
PROJECT NUMBER	25025
SET TYPE	DRAFT

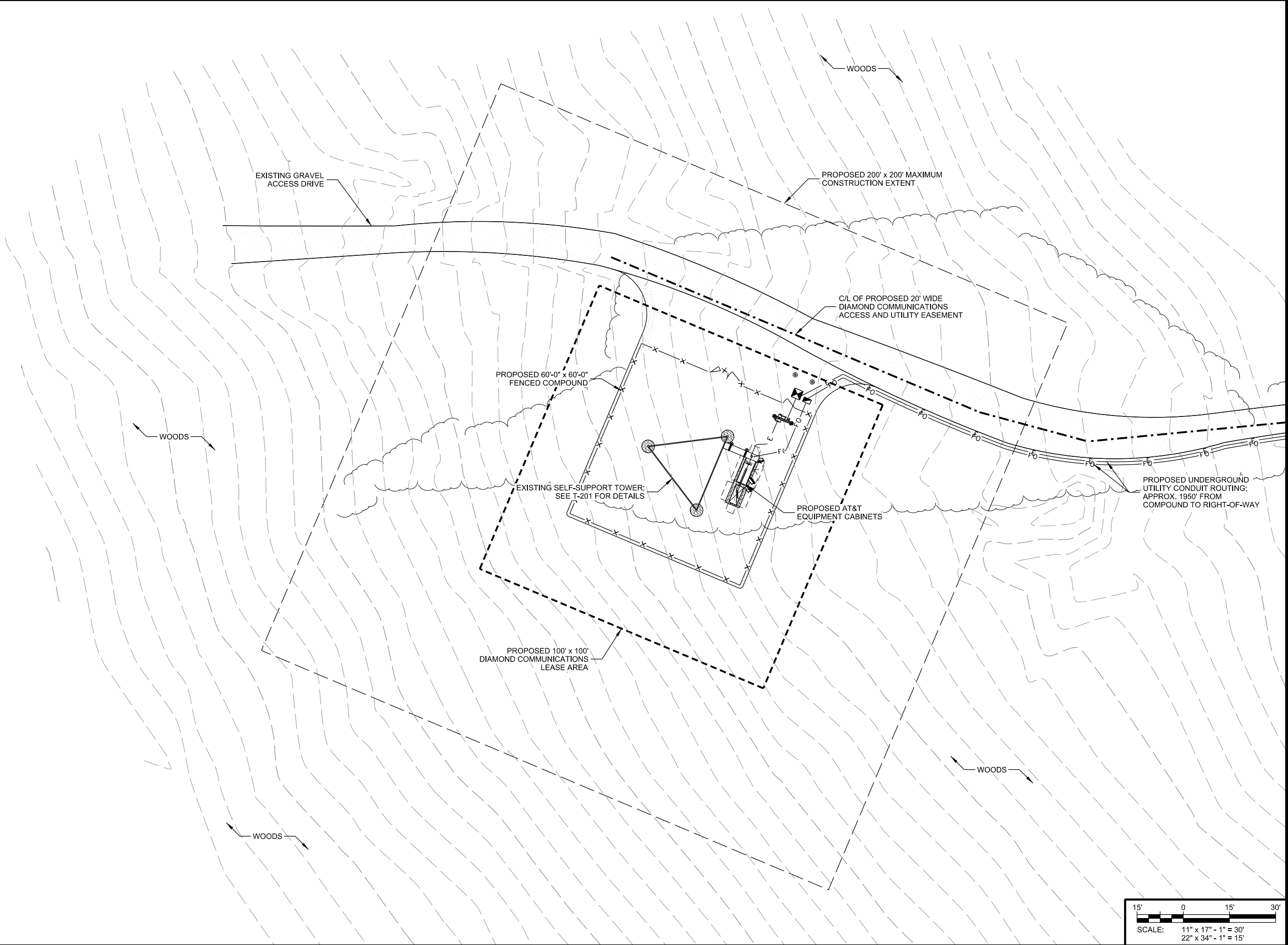
SHEET NUMBER **C-101**



**A** **AERIAL OVERVIEW OF SITE**

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 Consulting Engineers, Inc.  
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 PRAIRIE DU SAC, WI 53678  
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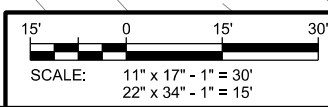
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 Communications LLC  
 820 MORRIS TURNPIKE, SUITE 104  
 SHORT HILLS, NJ 07078

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 COPPER HARBOR, MI 49918

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JLM	06/05/20	REV. A

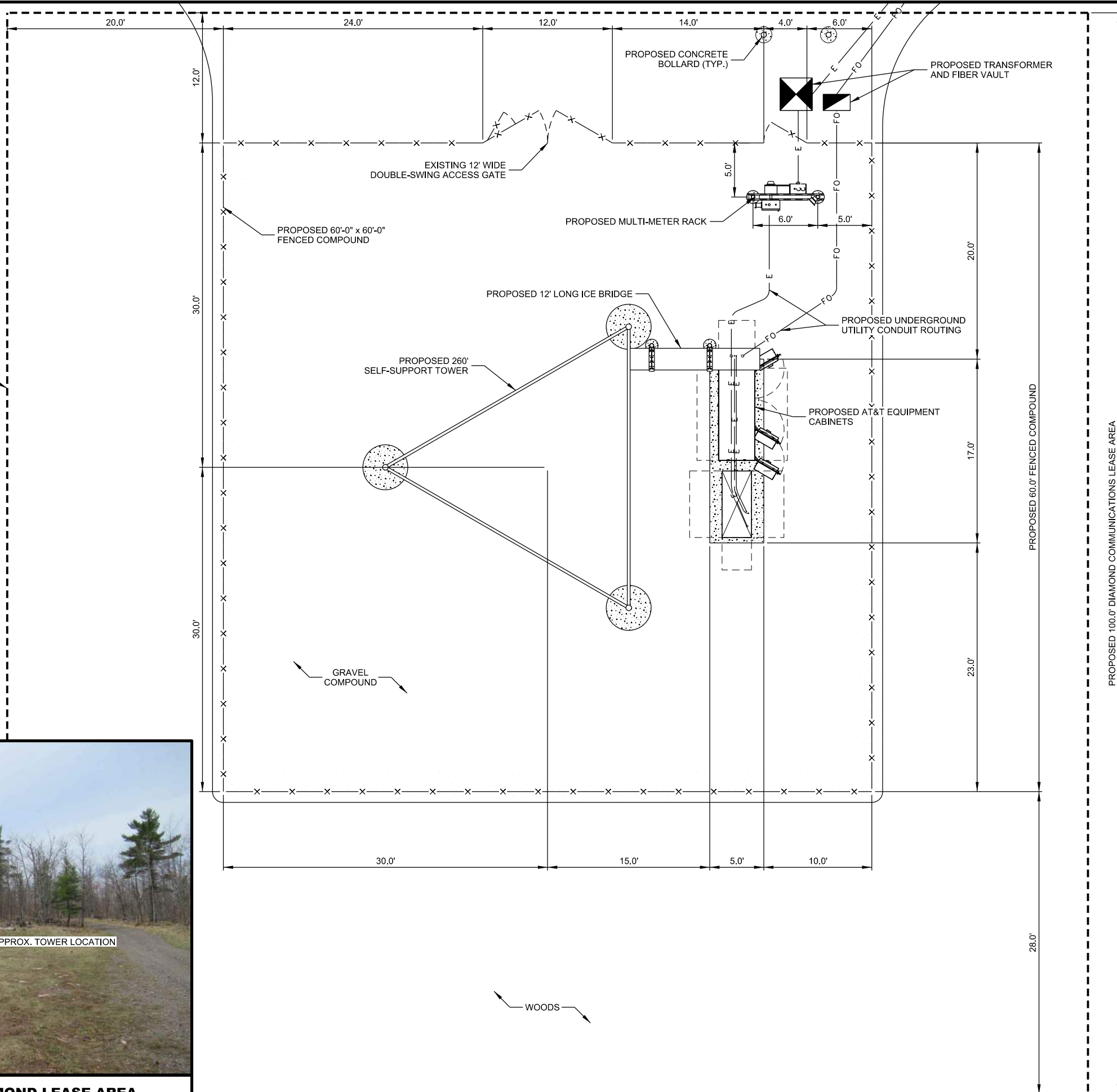
CHECKED BY:	APK
PLOT DATE:	6/5/2020
PROJECT NUMBER:	25025
SET TYPE:	DRAFT
SHEET NUMBER:	<b>C-101</b>



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PROPOSED 100' x 100' DIAMOND COMMUNICATIONS LEASE AREA



PROPOSED 100.0' DIAMOND COMMUNICATIONS LEASE AREA

PROPOSED 60.0' FENCED COMPOUND



X APPROX. TOWER LOCATION

**A** APPROXIMATE DIAMOND LEASE AREA

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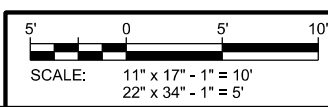
CLIENT:  
**Diamond**  
 Communications LLC  
 820 MORRIS TURNPIKE, SUITE 104  
 SHORT HILLS, NJ 07078

**ENLARGED SITE PLAN**  
 SITE NAME: COPPER HARBOR  
 SITE ID: MI100  
 COPPER HARBOR, MI 49918

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
JLM	06/05/20	REV. A

CHECKED BY:	APK
PLOT DATE:	6/5/2020
PROJECT NUMBER:	25025
SET TYPE:	DRAFT

SHEET NUMBER **C-103**





N1/4 CORNER SECTION 1 T.58N., R.29W. (MON. FND.)

PARCEL NO.: 205-36-400-000

NE CORNER SECTION 1 T.58N., R.29W. (MON. FND.)

N89°-03'-22"W

NORTH LINE OF THE NE1/4, SECTION 1

2627.31'

EAGLE HARBOR TOWNSHIP GRANT TOWNSHIP

EAST LINE, SECTION 1 WEST LINE, SECTION 6

S00°-29'-15"W

SE CORNER SECTION 1 T.58N., R.29W. (MON. FND.)

PROPOSED 200' x 200' ENVIRONMENTAL IMPACT AREA

PROPOSED SELF-SUPPORT TOWER

GRAVEL ROADWAY

PARCEL NO.: 202-01-100-500

C/L OF PROPOSED 20' WIDE ACCESS AND UTILITY EASEMENT

PARCEL NO.: 306-06-100-501

SECTION 6-58-28

12" CULVERT

12" CULVERT

U.S.H. "41"

PUBLIC ROADWAY

R/W LINE

R/W LINE

BEAUTIFICATION STRIP

150.0'

100'

150.0'

BEARINGS REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - NORTH ZONE AND THE WEST LINE OF SECTION 6, T.58N., R.28W., WHICH BEARS: S00°-29'-15"W

**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 6" NAIL SET
- ⊙ = COUNTY MONUMENT FOUND
- ┆ = WOOD LATH
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE
- \* = EXISTING PINE TREE
- 🌳 = EXISTING TREE
- 🪵 = EXISTING TREE STUMP

**SURVEY NOTES:**

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-MISS DIG TICKET NO. B001340993-00B.

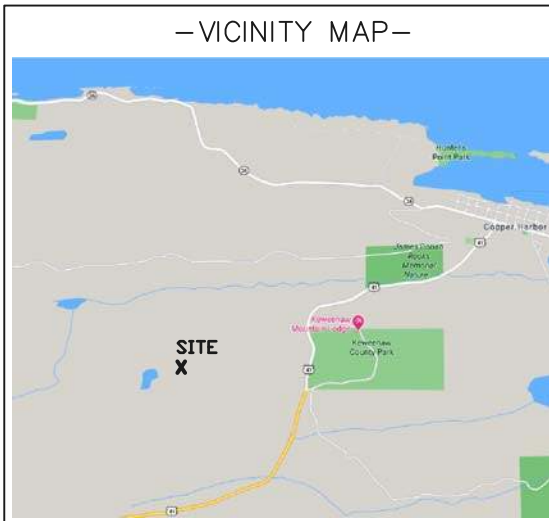
-NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

-ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME. YOU CAN CONTACT YOUR COMMUNITY OR THE FEMA FMIX FOR MORE INFORMATION ABOUT FLOOD RISK AND FLOOD INSURANCE IN YOUR COMMUNITY.

**WETLAND NOTE:**

-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.



I hereby certify: that the hereon described parcel was surveyed under my direction and that the iron markers and/or monuments have been found or set in the ground as shown. I further certify that this Site Survey is a true representation of the relative elevations and topographical features as found at the time of the field work on 5-28-2020.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Glenn C. Van Neste, Professional Surveyor # 27464

**VAN NESTE SURVEYING**  
30 YEARS OF PROFESSIONAL SURVEYING SERVICES  
1402 KIMBER AVENUE  
MARQUETTE, MICHIGAN 49855  
PHONE (906) 226-6241 FAX 226-6293  
www.VanNesteSurveying.com



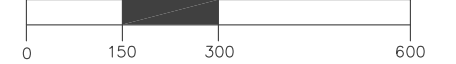

MISS DIG System, Inc.  
Please allow for 3 full working days before you dig - call the MISS DIG System at 811 or 800-482-7171.

SURVEYED FOR:



820 MORRIS TURNPIKE, SUITE 104  
SHORT HILLS, NJ 07078

GRAPHIC SCALE  
1 inch = 300 ft.



N9637 Friendship Drive Office: 920-993-0881  
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:  
**COPPER HARBOR**

SITE NUMBER:  
**MI100**

SITE ADDRESS:  
**U.S.H. 41  
COPPER HARBOR, MI 49918**

PROPERTY OWNER:  
GMO THRESHOLD TIMBER MICHIGAN II LLC  
C/O RENEWABLE RESOURCES LLC  
40 ROWES WHARF  
BOSTON, MA 02110

PARCEL NO.: 202-01-100-500 AND  
306-06-100-501

DEED REFERENCE: LIBER 21, PAGE 101-129

**SITE SURVEY**

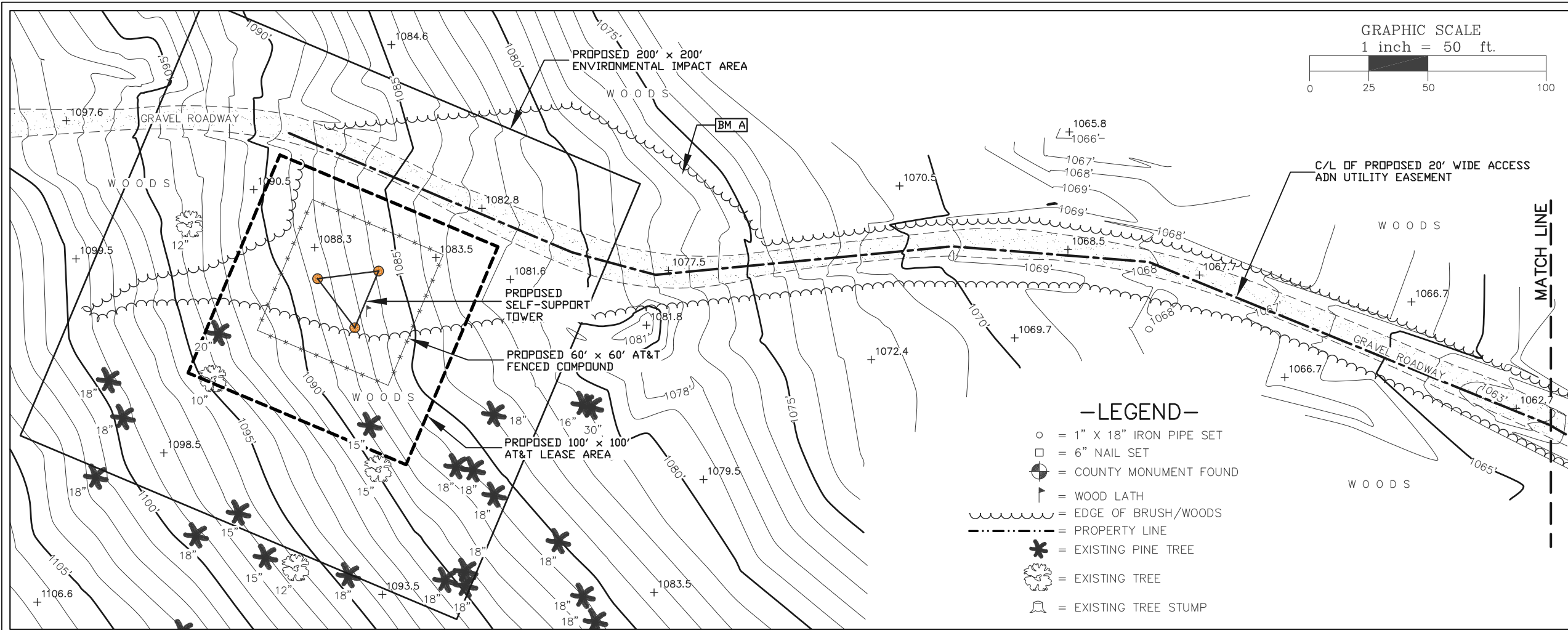
FOR  
**DIAMOND COMMUNICATIONS**

BEING A PART OF THE NE1/4 OF THE NE1/4, SECTION 1, EAGLE HARBOR TOWNSHIP AND A PART OF THE NW1/4, OF THE NW1/4, SECTION 6, GRANT TOWNSHIP, KEWEENAW COUNTY, MICHIGAN

NO.	DATE	DESCRIPTION	BY
2	6-5-20	Added Site Layout	JD
1	5-27-20	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 5-21-20
CHECKED BY: C.A.K.	FIELD BOOK: M-57, PG. 29
JOB NO.: 12020	SHEET 1 OF 3





SURVEYED FOR:

820 MORRIS TURNPIKE, SUITE 104  
SHORT HILLS, NJ 07078

**BENCHMARK INFORMATION**  
SITE BENCHMARK: (BM A)  
SET RAILROAD SPIKE IN TOP OF  
20" PINE TREE STUMP  
ELEVATION: 1079.38'

**MERIDIAN**  
**SURVEYING, LLC**

N9637 Friendship Drive Office: 920-993-0881  
Kaukauna, WI 54130 Fax: 920-273-6037

**SITE NAME:**  
COPPER HARBOR

**SITE NUMBER:**  
M1100

**SITE ADDRESS:**  
U.S.H. 41  
COPPER HARBOR, MI 49918

**PROPERTY OWNER:**  
GMO THRESHOLD TIMBER MICHIGAN II LLC  
C/O RENEWABLE RESOURCES LLC  
40 ROWES WHARF  
BOSTON, MA 02110

**PARCEL NO.:** 202-01-100-500 AND  
306-06-100-501

**DEED REFERENCE:** LIBER 21, PAGE 101-129

**SITE SURVEY**  
FOR  
**DIAMOND COMMUNICATIONS**

BEING A PART OF THE NE1/4 OF THE  
NE1/4, SECTION 1, EAGLE HARBOR  
TOWNSHIP AND A PART OF THE NW1/4,  
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**JOB NO.:** 12020 **SHEET** 2 **OF** 3

