Agenda

Planning Commission - Regular Meeting
City and Borough of Juneau

June 11, 2019
Assembly Chambers
7:00 PM

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. Minutes from May 14, 2019, Regular Planning Commission Meeting

IV. WRITTEN AGENCY AND PUBLIC COMMENTS POST DEADLINE

A. Additional Materials, June 11, 2019

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

A. USE2019 0012: A Conditional Use Permit to locate a food truck in an Industrial zone.

B. CSP2019 0006: A City Project Review for a detox addition at Rainforest Recovery

C. CSP2019 0007: A consistency review for an easement across CBJ property to provide year-round access to private land

D. SMP2019 0001: A subdivision of U.S. Survey 708 into 17 lots

E. SMF2019 0002: A subdivision of U.S. Survey 708 into 17 lots

F. USE2019 0016: A Conditional Use Permit to reduce the rear yard setback from 25 feet to 20 feet per CBJ49.25.430(4)(N)

G. USE2019 0011: A Conditional Use Permit for an aquaculture operation in the vicinity of Mab Island

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

A. CSP2019 0004: A State Project to construct two roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and with Floyd Dryden Middle School

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. ADJOURNMENT

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
May 14, 2019

I. ROLL CALL

Ben Haight, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:03 p.m.

Commissioners present: Ben Haight, Chairman; Nathaniel Dye, Ken Alper, Shannon Crossley, Dan Hickok, (telephonic) Andrew Campbell

Commissioners absent: Paul Voelckers, Michael LeVine, Travis Arndt

Staff present: Jill Maclean, CDD Director; Beth McKibben, CDD Senior Planner; Tim Felstead, Planner II; Amy Liu, Planner I; Robert Palmer, CBJ Attorney; Jane Mores, Assistant Municipal Attorney

Assembly members: Wade Bryson, Assembly Liaison to the Planning Commission

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA- None

III. APPROVAL OF MINUTES

A. April 9, 2019 DRAFT Minutes – Planning Commission Regular Meeting

MOTION: *by Mr. Dye, to approve the Planning Commission April 9, 2019, Regular Meeting minutes, with any minor alterations by staff or committee member.*

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

V. ITEMS FOR RECONSIDERATION - None

VI. CONSENT AGENDA - None

VII. UNFINISHED BUSINESS

A. Title 53 Lease Review Process Presentation - continued
(Updated Ordinance re: Planning Commission Review of CBJ Land Conveyances)

Mr. Palmer reported that the Assembly had authorized Assembly member Loren Jones to work on code amendments related to Planning Commission review of CBJ land conveyances. Upon presentation to the planning Commission on April 23, 2019, Mr. Palmer said he understands there are two primary questions:

1. What is the origin of the Planning Commission reviewing CBJ Land conveyances?
2. What type of CBJ land conversances would the Planning Commission still review after enactment of this ordinance?

The Land Alaska case had gone all the way up to the Alaska State Supreme Court, said Mr. Palmer. At issue was whether the Planning Commission should review the Conditional Use Permit application first, or whether it was to review the lease application first.

The Court did ultimately approve the Planning Commission's decision to review the Conditional Use Application first. But there were strong indications that there was enough opportunity to improve the process, said Mr. Palmer. This is one of the ways to improve this process, said Mr. Palmer: to separate the Planning Commission from its regulatory role and its review role.

The Planning Commission is not needed any more to review land conveyances and land acquisitions, said Mr. Palmer. The Lands Committee has taken over this role today, he said. Although those roles have changed, Title 53 still tasks the Planning Commission with reviewing CBJ land conveyances, said Mr. Palmer.

In answer to a question posed by Mr. Alper, Mr. Palmer said in Version two the Commission would still evaluate land sales and exchanges. It would be up to the Assembly to decide if it needed both Commission and Lands Committee reviews.

The Commission can make comments on this ordinance prior to its return to the Assembly for final review.

Mr. Campbell spoke in favor of this and thinks that version two makes a lot of sense.

Mr. Dye said the recommendation does not specifically state this is to be in conformance with the Comprehensive Plan. Mr. Dye asked why Planning Commissioners serving on the Lands Committee cannot vote.

This would be something that could be changed, said Mr. Palmer.

DRAFT

The Commission agreed to forward this item to the Assembly for approval.

VIII. REGULAR AGENDA

AME2019 0004: Amend the Comprehensive Plan Map G to designate lots 8479, 8477, and 8476 Thunder Mountain Road as Medium Density Residential
Applicant: Wright Services Inc.
Location: 8479, 8477, and 8479 Thunder Mountain Road

Staff Recommendation
Staff recommends that the Planning Commission recommend that the Assembly approve the Comprehensive Plan land use map designation amendment for 8479, 8477, and 8476 Thunder Mountain Road from Urban Low Density Residential to Medium Density Residential.

On Mar 26, 2019, the Planning Commission recommended that the Assembly approve AME2019 0002 to rezone 41,985 square feet and to amend Comprehensive Plan Map G to designate 8479, 8477, 8476 Thunder Mountain road as Medium Density Residential and to change those same lots from D5 to D18, said Ms. Liu.

The Assembly may revise the Comprehensive Plan to reflect changing values and needs, said Ms. Liu. These lots are currently characterized by Urban Low Density Residential and the recommendation is to accept a map change to Medium Density Residential, said Ms. Liu.

One of three criteria must be meant, said Ms., Liu:

1. The original decision was made in error
2. Changing conditions
3. The proposed change is consistent with other applicable policies in the Comprehensive Plan

For many years the land has been acting more consistent with D18 zoning such as the mobile home park that it serves, said Ms. Liu. This land is inconsistent with the designations it currently bears as Low Density Residential, she said.

Mr. Dye asked if the correct abutter notice was sent out.

Ms. Liu said that it was.

MOTION: *by Mr. Dye, to accept staff's findings, analysis and recommendations and to recommend AME2019 0004 to the Assembly to the change of lots 8479, 8477 and 8476 from Low Density to Medium Density Residential and to amend the Comprehensive Land Plan Map Designation G to reflect these changes.*

Mr. Alper reiterated the comments on this issue at the last meeting. He said he finds if there are no changes in this information that he finds no problem with this action.

(There was no public comment)

AME2018 0014: A request to rezone 28 acres from D5 to D18 near Vista Drive
Applicant: JLC Properties
Location: Near Vista Drive

Mr. Campbell said he does business with Mr. Hannah but does not feel conflicted.

No objection by Commission members or public to Mr. Campbell remaining on the panel.

Staff Recommendation
Based upon the findings and conclusions stated above, staff recommends the Planning Commission concur with the Director's analysis and findings and **RECOMMEND APPROVAL** to the Assembly for a rezone of the subject parcel from D-5 to D-18.

Ms. McKibben told the Commission this land is designated Medium Density Residential, and has been since 2008. If the property was rezoned to D18 it has the area to go from 140 units per acre to over 500 units per acre, but the vertical topography of the land inhibits this development somewhat, she said. The property is located above the Volunteers of America condos on Vista Drive, she said, on Douglas, near Lawson Creek. The entire area would be zoned D18 from its current D5 zoning, she said.

Mr. Alper asked if undevelopable areas can be developed elsewhere on the lot.
Ms. McKibben said they may. She said this land is within the urban service boundary which encourages maximum densities. The requested rezone is supported by the Housing Action Plan and would be consistent with its policies. She said the neighborhood meeting was well attended. At the meeting the public expressed concerns about traffic from Vista Drive onto Douglas and the negative effects on the roundabout on Douglas Highway. Concerns at the meeting were also expressed about the effects the development may have on the wildlife and on the sewer capacity to serve such a large development.

The land is described as Medium Density Residential on the Comprehensive Land Use Map, said Ms. McKibben. This request was submitted in July, to meet the requirements of Title 49. The rezone must be an expansion of an existing zoning district and it is, she said. It also fulfills the requirement of being more than two acres in size. Also meeting the requirements, no similar request has been made within the previous 12 months, said Ms. McKibben.

Mr. Dye asked what the acreage was of the contiguous tail of D18 land.

Ms. McKibben said she did not know.

Ms. McKibben listed examples of activities which can take place within a D18 zoning district with a Conditional Use Permit.

Mr. Alper asked if the lot crossed the creek. Would a clustered development be able to take place on one side of the creek, he asked.

Ms. McKibben answered in the affirmative. Areas of the property which cannot be developed may be clustered on the property that can be developed, said Ms. McKibben.

Mr. Dye asked if a D18 development could take place even though a portion of the lot was zoned D5.

Ms. McKibben said she would have to look into that.

The 2016 Housing Action Plan supports this proposed rezone from D5 to D18, said Ms. McKibben.

Other impacts raised as a concern by the pubic include further impacts to wildlife, impacts to Vista Drive and to Douglas Highway, with the potential of extending traffic onto David Street or John Street, traffic impacts at the Douglas Highway and the Douglas Bridge, concerns about road capacity and hillside development, slope stability and drainage, and impacts to Gastineau Elementary School. There were also a lot of concerns about considering a rezone request without a specific development plan. Ms. McKibben said when a rezone request is considered, it is evaluated with all the potential development that might occur within that zone. There is no mechanism by which the rezone can be limited to only a specific development.

They received comments from Streets and Fleets, the Department of Transportation and Public Facilities, and the Alaska Department of Fish and Game, said Ms. McKibben. City water and sewer are available and the city water capacity is sufficient for the development. The sewer line should be more than adequate for most of the potential development, said Ms. McKibben.

CBJ Streets comments noted that an extension of Vista Drive would require a turn around unless it turned into John Street or David Street. They would prefer a second street access to provide more options for residents to reach Douglas Highway, said Ms. McKibben.

AKDOT indicated that if a Traffic Impact Analysis indicated mitigation is required, mitigation could include a turn lane, to a roundabout or a signalized intersection, said Ms. McKibben. AKDOT is required to evaluate a roundabout before signal lights or an intersection. Fire access requirements would have to be considered once there was an actual development plan, said Ms. McKibben.

DRAFT

ADF&G commented that the future high-density development would likely increase negative impacts with wildlife such as deer and bear and the fish in the anadromous fish stream in the area, said Ms. McKibben.

The area has significant slopes making much of it too steep to be developed, said Ms. McKibben.

The Commission can approve the rezone request, it can deny the rezone request or it could recommend a different zoning district other than the one proposed by the applicant, said Ms. McKibben. It could also modify the boundaries of the area as long as they were in accordance with the Comprehensive Plan.

Commission Comments and Questions
Mr. Alper asked what the development was near Vista Drive.

Ms. McKibben said it is the Volunteers of America development. Volunteers of America has 75 units, said Ms. McKibben. The water line was extended from Johns Street to the Volunteers of America, said Ms. McKibben.

Applicant
Mr. Hanna said this is just the first step of a very lengthy process. Projects take a lot work and they cannot announce what the project is prior to the rezone, said Mr. Hannah. Mr. Hannah said he has heard a lot of complaints about the traffic. He said he drove to Vista Drive at 7:00 in the morning to observe the traffic. He said he did not observe a problem, with average wait times of 17 seconds. Mr. Hanna said he only observed cars waiting for more than a few seconds. Juneau needs more land, said Mr. Hanna. The utilities are there, the roads are there, and it should provide good housing for residents. His hope is to develop small homes on small lots.

Commission Comments and Questions
Mr. Dye asked Mr. Hanna if he knew how many of the acres were already zoned D18.

Mr. Hanna said he guessed that 20 acres were zoned D5.

Mr. Alper asked Mr. Hanna how long he has owned the lot.

Mr. Hanna said it has been for a few years. He said they have constructed an access road that goes all the way through John Street. It already meets the grades for the City, he said. The drainage has already been taken care of, he said.

Ms. Crossley asked if Mr. Hanna felt the neighbor's concerns were addressed adequately after the neighborhood meeting.

DRAFT

Mr. Hanna said he is not sure that he has a good read on that. He has talked to a few of the residents, and he feels they better understand the process, now. He said he thinks they understand now that the applicant has to come back before the Commission with an actual permit application, before many of their questions can be addressed.

Mr. Dye asked Mr. Hanna if he knows the history of the zoning changes to the property over the years.

Mr. Hanna said he does not know the complete history.

Public Comment
Judy Cavanagh said she lives in the area. She said her biggest concern is over the drainage in the area. They do not want to see the drainage affected in the future, she said.

Mr. Campbell asked if they have noticed any problems with the water line as it was installed.

She said they experienced no problems with that.

Pat Davidson said she is a resident on John Street. She said her questions relate to capacity. She said she is still concerned about the roads, about putting 500 more units up the hill. She said she does not think the traffic issue is resolved. She added she thinks this will also create problems with the busses.

Mr. Hanna said the highway is much closer to the development that has been indicated. They have already provided emergency access for the area for fire access, said Mr. Hanna. Drainage has been much better since they built the access roads, he said.

In answer to a question, Mr. Hanna said any developer wants to develop to the highest capacity. He said he does not know what their development will look like until they actually begin the process. He said he would like to develop small, single family dwellings. The D18 zoning gives them the most options, he said.

In answer to an earlier question posed by Mr. Dye, Ms. Maclean said she thinks that the D18 would remain on the D18 portion, and the D5 would remain on the D5 portion. She said they will follow up with further information as it becomes available.

Mr. Alper asked how common it is to have one property with two zones upon it.

Ms. Maclean said there are a fair number of those types of lots.

DRAFT

Mr. Alper said this rezone only makes sense if it has some sort of connectivity. He said in a rezone there is no place to put a condition. He asked if they could put something on the record regarding this rezone.

Ms. Maclean repeated they can build how they desire once given the new zone. They would still have to go through the permitting process.

Mr. Alper asked for the zoning of the Forest Edge Condominium area.

He was told that area is zoned D18.

MOTION: *by Mr. Dye, to approve for passage to the Assembly AME2018 0014 accepting staff's findings, analysis, and recommendations.*

In support of his motion, Mr. Dye said he finds the land conforms to the MDR Comprehensive Plan designation. The public's concerns will be addressed during the permitting process in terms of access, fire requirements and other concerns.

Speaking in favor of the motion, Mr. Campbell said this fits the D18 zoning and that the concerns heard through public comments will be addressed through the permitting processing.

Chairman Haight said he appreciated the applicant already thinking and acting on the access issue, as well as supporting secondary access for the surrounding neighborhoods.

Mr. Hickok said he agreed with the comments made by the previous Commission members.

The motion passed with no objection.

IX. BOARD OF ADJUSTMENT - None

X. OTHER BUSINESS - None

XI. STAFF REPORTS

A. Director's Report: Zoning upgrade for twelve transitional zone lots

Ms. Crossley noted that she is the first cousin to Mr. Felstead, but that she feels she can act in a fair manner on the Commission.

Neither the public nor the Commission voiced any concern with Ms. Crossley remaining on the panel.

DRAFT

Mr. Felstead said CDD are requesting that the Commission consider upzoning 12 properties along Auke Lake from D1 to D3. The lots in question are currently served by sewer and water, said Mr. Felstead.

Mr. Campbell said he had questions about the sewer capacity being up to the task of serving the three additional lots.

Mr. Felstead said the sewer was a forced pressure-type of sewer each of the lots has its own pump. He did not think there should be any concern about smaller lots being up-zoned within the current system.

For the zoning upgrade, Ms. Mores said there would have to be a feasibility report performed by a City engineer.

The Commission expressed no problems moving forward with this small, transitional rezone.

Director Report

Ms. Maclean reported they will be meeting with realtors, brokers and surveyors on the code over the next few months. They will be reporting back to the Commission after those meetings have occurred.

Mr. Felstead is back and working on urban agriculture.

The last planned meeting for the Auke Bay neighborhood meeting is May 29, 2019.

They will be filling a senior planner position left vacant by Ms. Boyce.

There will be a COW for June 11 to go over rules which have been revamped.

Nine properties along the Mendenhall River have been working with an engineer on bank stabilization work.

XII. COMMITTEE REPORTS

A public meeting was held on downtown blueprint at 6:00 at the fire hall on Thursday. Mr. Voelckers gave a presentation.

XIII. LIAISON REPORTS

Mr. Bryson reported that on April 24, the Finance Committee discussed the mill rate which has gone down one tenth of one percent. The Assembly finalized $377 million of its budget. On

April 29, 2019, they heard a new presentation about a new city hall, senior housing and tax abatement as well as a presentation about a sleep off center. On April 30, 2019, there was a presentation about the sleep off center and the Public Works and Facilities committee gave a presentation about the Centennial Hall remodel. The HR committee is working on board and commission recruitment strategy. There are still problems filling some of these commissions and they are working on trying to increase citizen involvement in these commissions. The number of junked vehicles has arisen dramatically. They are now disposing of 700 vehicles a year. A tentative date of June 9, 2019, has been set for a float trip down the river between 9 a.m. and 10 a.m.

XIV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mr. Hannah said there is concern about the sewer on Fritz Cove Road for those transitional lots.

XV. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVI. EXECUTIVE SESSION

XVII. ADJOURNMENT

The meeting was adjourned at 8:57 p.m.

DRAFT

Additional Materials

Committee of the Whole Meeting and Regular Planning Commission Meeting

Assembly Chambers, 7:00 pm, June 11, 2019

1. **Committee of the Whole**
   a. Memo re: Proposed Revisions to Planning Commission Rules of Order

2. **USE2019 0016**
   a. Public comment from Jeanette Gann, received 6/3/19
   b. Public comment from Rod & Gaile Swope, received 6/5/19

3. **USE2019 0011**
   a. Public comment from Garrett Schoenberger, received 6/4/19
   b. Public comment from Robert Varness, received 6/4/19
   c. Public comment from Wayne Coogan, received 6/5/19
   d. Public comment from Aaron Morrison, received 6/5/19
   e. Public comment from Bob Deering, received 6/5/19
   f. Public comment from Jonathan Kreiss-Tomkins, received 6/5/19
   g. Public comment from Charity MacKinnon, received 6/5/19
   h. Public comment from John Kiser, received 6/5/19
   i. Public comment from Scott & Sandy Spickler, received 6/5/19
   j. Public comment from Frank Bergstrom, received 6/6/19
   k. Public comment from Hayden Garrison, received 6/6/19
   l. Public comment from Lia Heifetz, received 6/6/19
   m. Public comment from Melissa Cullum, received 6/7/19
   n. Public comment from Brian Delay, received 6/7/19
   o. Public comment from Duff Mitchell, received 6/7/19
   p. Public comment from Dan Lesh, received 6/6/19
   q. Public comment from the Neely Family, received 6/7/19
   r. Public comment from James White, received 6/7/19
   s. Public comment from Meghan White, received 6/7/19
   t. Public comment from Charles Williams, received 6/7/19
   u. Public comment from Thomas Williams, received 6/7/19

4. **CSP2019 0004**
   a. Public comment from Charles Collins, received 5/22/19
   b. Public comment from Gary Miller, received 5/23/19
   c. Public comment from Lynda Foreman, received 5/24/19
   d. Public comment from Becky Allison, received 6/3/19
   e. Agency comment from Christopher Goins, DOT, received 6/6/19
   f. Public comment from Jack & Tom Manning, received 6/6/19
   g. Public comment from Janet Argevitch, received 6/7/19

Agenda

Committee of the Whole

City and Borough of Juneau
Ben Haight, Chair

June 11, 2019
Assembly Chambers
5:45 PM

I. ROLL CALL

II. REGULAR AGENDA

A. Discussion on continued revisions/updates to the Planning Commission's Rules of Order

III. OTHER BUSINESS

IV. REPORT OF REGULAR AND SPECIAL COMMITTEES

V. ADJOURNMENT

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0757
Jill.Maclean@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Date: **June 5, 2019**

To: **Planning Commission Committee of the Whole**
Benjamin Haight, Chair

From: **Jill Maclean, AICP, Director**

Re: **Proposed Revisions to Planning Commission Rules of Order**

The Rules Committee met on March 14 and April 5, 2019, to discuss on-going revisions and updates to the Planning Commission's Rules of Order. This process began in September 2017, and the first update was completed in December 2017. Since that time, staff and the Planning Commission have noted several items that benefit from further clarification and revision, namely the following:

- Re-naming of the committee to "Governance Committee" in order to provide an appropriate format to discuss issues pertinent to the facilitation of the Planning Commission
- Reorganization of the rules
- Revisions to participation by the commissioners, staff, applicants, and the public
- Clarification on submittals to the Planning Commission regarding cases

Attached please find a markup of the existing Rules of Order with track changes (Attachment A) and a clean version with tracked changes that have been accepted (Attachment B).

The Rules Committee recommends that the Committee of the Whole favorably recommend these revisions to the Planning Commission for adoption.

Attachments:

Attachment A – Rules of Order markup
Attachment B – Rules of Order clean version

CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION
RULES OF ORDER

The following rules and guidelines are hereby adopted by the Planning Commission of the City and Borough of Juneau~~, in order to:~~

~~1. Make the most efficient use of the time of the members, the Community Development staff, applicants, and the public.~~

~~2. Improve communications between the Commission, applicants, and the public-at-large.~~

~~Balance the efforts of the Commission between responding to applicants and recognizing the planning work necessary to guide the progressive development of the City and Borough of Juneau into the future.~~:

Commented [ML1]: Not discussed during the meeting, but in looking at the rules, it's hard for me to see why we need these. And, in particular, what does the third one mean?

Commented [JMM2]: Is a purpose statement needed for the Rules?

Rule 1. COMMISSION STRUCTURE

The officers of the Planning Commission shall be Chair, Vice-Chair, Clerk, and Vice-Clerk. Officers shall be elected at the first meeting after the annual appointment of new members by a majority vote of the members of the Planning Commission.

Rule 2. MEETINGS

A. Date and Time of Regular Meetings. The regular meetings of the Planning Commission shall be at 7:00 p.m. on the second and fourth Tuesday of each month.

B. Place of Meetings. ~~Regular~~ Planning Commission meetings shall be held in the Assembly Chambers at the Municipal Building at 155 South Seward Street, Juneau, Alaska, unless public notice is provided for a different location.

C. Public Meetings ~~Public~~. All meetings of the Planning Commission and any of its committees shall be open to the public except for executive sessions.

D. Special Meetings and Committee of the Whole Meetings. Special and Committee of the Whole meetings may be called at any time by the Chair~~,~~ or at the request of three Commission members.

Time of Adjournment. Meetings will adjourn no later than ~~promptly by~~ 11:00 p.m. unless extensions are allowed by a majority of the ~~non-recused~~ members present who are not recused from hearing from the business under consideration at the time. No new business will be considered after 10:30 p.m. unless agreed to by a majority of the members present who are not

recused from ~~to~~ hearing the new business. Meetings may be extended past 11:30 p.m. only by unanimous vote of the non-recused members present. Any action taken after 11:30 p.m. will be treated as if reconsideration has been noticed and will automatically be subject to a vote on reconsideration at the next regular meeting. The normal rules for reconsideration will apply to this action.

Rule 3. PUBLIC NOTICE OF MEETINGS

Notice of all meetings of the Commission and its committees shall be supplied to a newspaper of general circulation as well as posted on the City and Borough website and on the Municipal Bulletin Board.

Rule 4. STAFF ATTENDANCE

At least one Community Development Department staff member will attend all meetings of the Commission and its committees.

Rule 5. ORDER OF BUSINESS

The order of business for Planning Commission meetings shall be:

I. Roll Call
II. Request for Agenda Changes and Approval of Agenda
III. Approval of Minutes
Brief Review of the Rules for Public Participation
IV. Public Participation on Non-Agenda Items
V. Items for Reconsideration
VI. Consent Agenda
VII. Unfinished Business
VIII. Regular Agenda
IX. Board of Adjustment
X. Other Business
XI. Staff Reports
XII. Committee Reports
XIII. Liaison Reports
XIV. Continuation of Public Participation on Non-Agenda Items
XV. Planning Commission Comments and Questions
XVI. Executive Session
XVII. Adjournment

Commented [JMM3]: Note to check numbering – should be a new IV

Rule 6. COMMITTEES

A. Appointment and Membership. The Chair ~~of the Commission~~, with the approval of the Commission, shall (i) appoint members to ~~a~~ the standing committees and appoint the chairs of those committees ~~chair~~; and (ii) create committees as deemed necessary, and appoint members and chairs of those ~~, and appoint the~~ committees ~~chair~~. Each committee shall consist of at least four Planning Commission members. The Planning Commission Chair is an ex officio of all committees; the Chair can debate and vote, but

Commented [JMM4]: Is 'of the Commission' necessary? It's not used above under Rule 2D for example

Note—we may need to go through the entire document to ensure we use "Chair" and "Members" consistently, and we might consider changing "members" to "commissioners" throughout.

is not considered a member for purposes of establishing ~~does not count toward~~ the minimum quorum necessary for action if absent.

B. Committee Chair. Committee chair~~person~~s or their designated alternate shall have full responsibility for conducting the affairs of their committees and reporting the same to the full Commission. Committee c~~C~~hair~~person~~s shall act as spokespersons for their committee at public hearings and meetings.

~~B.~~C. Standing Planning Commission Committees

1. **Subdivision Review Committee.** The purpose of this committee is to study and

2. **Title 49 Committee.** The purpose of this committee is to review the land use code and recommend changes to the Commission.

3. ~~**Rules and Procedures**~~**Governance.** The purpose of this committee is to review and recommend updates to these rules and procedures as necessary and to recommend other action as may be necessary to facilitate Commission meetings and debate.

~~C.~~D. Liaisons to Other Committees

1. **Assembly Lands Committee.** There will be one representative of the Planning Commission on the Assembly Lands committee.

2. **Assembly Public Works and Facilities Committee.** There will be one representative of the Planning Commission on the Assembly Public Works and Facilities Committee.

3. **Wetlands Review Board.** There will be two representatives of the Planning Commission on the Wetlands Review Board with voting authority.

4. **Juneau Commission on Sustainability.** There will be one representative of the Planning Commission on the Juneau Commission on Sustainability.

Rule 7. COMMISSIONER CONDUCT ~~PROTOCOL FOR~~DURING PUBLIC MEETINGS

A. Speaking on the Question. A Commission member or the Director of Community Development may speak more than once to the same question at the same stage of proceedings. In determining the order of speakers, the Chair shall give priority to members who have not spoken on the question. Members shall endeavor to provide the Commission with relevant facts and arguments and shall strive to avoid redundancy.

B. Asking Questions. After obtaining recognition from the Chair, a member may ask direct questions of another member of the Commission, staff, or of a person appearing

Commented [ML5]: We suggest removing this committee.

Commented [ML6]: We need to review this—are the liaisons really "on" these other committees?

Commented [JMM7]: I suggest that we state which ones they are "voting" member of…which is only WRB, I believe.

Consistent with my note above—are these liaisons "on" the committees? I believe the non-voting ones are "liaisons to." Yes, let's confirm.

Commented [ML8]: Let's make this exactly consistent with whatever it says in Title 49.

Commented [JMM9R8]: T49 states:
The members of the wetlands review board shall be nine residents of the City and Borough who shall serve without pay. Two shall be members of the planning commission, and seven shall be members of the public

before the Commission. The questions may not be argumentative.

C. Decorum. Members of the Commission shall not question the motives, competency, or integrity of any person except as necessary to decide an appeal or other matter in which such issues are relevant. The Chair shall admonish any member violating this rule, and may, without a vote, declare a recess not to exceed ten minutes.

D. Members of the Commission will not direct questions to each other or to the Chair during public participation except as to the conduct of the hearing.

E. Members of the Commission may direct questions through the Chair to members of the public who are presenting so as to obtain clarification of material presented. Other than the Chair, members of the Commission may not communicate with members of the public under any other circumstances during the conduct of the meeting.

Rule 8. PROTOCOL FOR PUBLIC MEETINGS

A. Order of Public Hearings on Action Items:

1. The Chair will open the hearing on an individual item for action ~~public hearing~~ and read the title of the matter at hand.

~~1.~~2. Planning staff will present a report and recommendation, and respond to initial Commission questions. Staff is encouraged to limit its presentation to no more than 10 minutes. Members of the Commission are encouraged to hold questions until the completion of the initial presentation.

~~2.~~3. The applicant or the applicant's representative will have an opportunity to present information regarding the request and respond to initial Commission questions. This presentation is limited to no more than 10 minutes. The limit shall be extended as long as necessary to answer any questions addressed to the speaker by the members of the Commission. If the applicant wishes to use electronic slides (PowerPoint or the equivalent) during a ~~eir~~ presentation, the applicant must supply an electronic version of those slides to ~~Planning~~Community Development Department staff no later than 12pm on the Friday before the hearing. This deadline may be altered for meetings held other than at the regular meeting time.

~~3.~~4. Public participation will be opened, and the public will be invited to comment. Members of the Commission~~ers~~ may pose questions to those testifying through the Chair.

~~4.~~5. Public participation will be closed.

Commented [JMM10]: For consistency and succinctness, suggest changing to 'Commissioners'

Commented [ML11]: Check this language

Commented [JMM12]: I'm not sure 'conduct' is the term, maybe 'proceedings'?

Commented [ML13]: Again, check this.

~~5.~~6. The applicant or the applicant's representative will have an opportunity to present additional information regarding the request and respond to Commission questions. This presentation shall be limited to no more than 5 minutes; this time limit shall be extended as long as necessary to answer any questions addressed to the speaker by members of the Commission.

~~6.~~7. The Commission will deliberate and make its decision.

B. The Chair will set forth the item or subject to be discussed and will rule non-germane comments out of order.

C. All speakers, members of the public, and members of the Commission will be recognized by the ~~c~~Chair by surname.

D. When recognized by the Chair, ~~s~~Staff may participate in the same manner as the members of the Commission except that ~~they~~staff members cannot vote.

1. Once public participation is closed, it cannot be reopened except by six votes.

E. Telephonic participation by an applicant or member of the public is not permitted. An applicant or member of the public that wishes to participate at a meeting, but cannot attend the meeting, may submit comments in writing pursuant to these Rules or send a representative to present on their behalf.

Rule 9. PUBLIC PARTICIPATION DURING HEARINGS

A. Oral Participation~~Rules for Public Participation During Hearings~~. Public participation during hearings on permit applications, ordinances, resolutions, and matters other than appeals will be conducted according to the following rules:

1. **Public Participation.** Any person present desiring to be heard upon a matter which is the subject of a specific public hearing shall be given one opportunity to be heard during such public hearing portion of the meeting. In addition, there shall be a time during all regular meetings for members of the public to address the Planning Commission concerning any matter relevant to the Commission's jurisdiction and not on the agenda for specific public hearing at such meeting.

2. **Time Limits of Public Participation**. Unless otherwise specified by the Chair, public presentation is limited to five minutes per speaker. The five-minute limit shall be extended as long as necessary to answer any questions addressed to the speaker by the Commission or staff. The Chair may set a different time limit if it appears necessary to gain maximum participation and conserve time and may, for the same reason, disallow all questions from the Commission to members of the public. The time limit may be changed by a majority of the Commission. The

time limit for individual speakers shall be uniform for all speakers and shall be strictly enforced.

3. An individual may speak on behalf of a group of other individuals provided that all individuals are present during the meeting, have signed in on the sign-~~o~~in sheet, and have indicated on the sheet that the representative individual will present on their . Under these circumstances, the time limit for the oral testimony presented by the representative individual shall be extended by one minute for each individual represented up to a maximum of five additional minutes regardless of the total number of people represented~~Speakers shall not have the right to transfer their unused time to other speakers, but the Chair may grant additional time to a person speaking on behalf of a group present in the chambers~~. Individuals that are represented in this manner shall not also have the right to present oral testimony for themselves.

~~2.~~4. Members of the public will precede their remarks by stating their names and, unless otherwise allowed by the Chair, their place of residence. The public will write this information on the sign-in sheet provided.

B. **Submission of Written Material.** Members of the public are encouraged to submit written comments, reports, and exhibits. Written material, especially maps, graphics, photographs, and responses to specific code sections, generally aids the Commission in making its decision. However, written materialsubmitted close to the hearing date, especially voluminous written material offered at a public hearing, can present fairness problems. The Commission adopts this written material policy to give ~~staff~~ Staff and the applicant a reasonable opportunity to analyze public comments, to give the public a reasonable opportunity to submit written material before and after publication of the staff report, to give the members of the Commission a reasonable opportunity to review the meeting packets, and to give the Commission the ability to balance the relevance and prejudice of any late written material. Members of the public should assume that the Commission has read all materials submitted in advance of the hearing.

Formatted: List Paragraph, Indent: Left: 0.5", Right: 0.08", Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1", Tab stops: 1.07", Left

1. **Staff Report**. The original staff report should be published by close of business eight days before the hearing (Monday). If justice so requires, the Director may extend the publishing deadline to close of business six days before the hearing (Wednesday).

2. **Timely Written Material**. Written material—including public comments, applicant comments, and supplemental staff reports—submitted to the ~~Director's office~~Community Development Department before noon four days before the hearing (Friday at noon) is considered timely submitted and will be included in a packet for that meeting. If a member of the public wishes to use electronic slides (PowerPoint or the equivalent) during public testimony, an electronic version of those slides

must be provided to PlanningCommunity Development Department staff by the same deadline for timely written material. Written material submitted less than four days before a meeting is subject to the late submittal policy below. If justice so requires and with consultation with the Chair, the Director may extend the timely written material deadline to noon the day before the hearing (Monday).

3. **Late Written Material**. Maps, graphics, photographs, and no more than two pages of written information are allowed to be submitted at the hearing when a person presents. Specifically, if the applicant, ~~staff~~Staff, or a member of the public who wishes to submit written comment after the timely written material deadline (Friday at noon), that person or a representative for that person must (1) attend the meeting to orally comment, and (2) provide fifteen copies of the written material.

4. Written comments, with the exception of e-mail transmissions, must be signed. E-mail transmissions must show the author's name. Anonymous written comments will not be accepted.

~~3.~~

~~3.1. The Chair will set forth the item or subject to be discussed and will rule non- germane comments out of order.~~

~~4.1. All speakers, members of the public, and members of the Commission will be recognized by the chair by surname.~~

C. **Decorum. Members of the public shall be respectful at all times. ~~S~~Audible or visible displays of approval or disapproval of statements or actions by the Commission, staff, or members of the public will not be tolerated. During oral testimony, members of the** ~~The~~ public may direct questions to the Chair~~for staff or the applicant to the Chair for consideration~~. The questions may not be argumentative. Members of the public shall not direct questions to the applicant, ~~c~~Commissioners (other than the Chair), or other members of the public. When in the audience, members of the public shall not address the Commission, ~~S~~staff, the applicant, or other members of the public. The Chair shall admonish any member of the public violating this rule, and may, without a vote, declare a recess not to exceed ten minutes.

~~5.1. Members of the Commission will not direct questions to each other or to the Chair during public participation except as to the conduct of the hearing.~~

~~6.1. Members of the Commission may direct questions to members of the public who are presenting so as to obtain clarification of material presented.~~

Commented [JMM14]: Do you want to set a number of pages for these types in addition to the 2 pages of written?

Commented [JMM15]: Clarifying that it's one page with two-sided printing equaling 2 pages

Commented [JMM16]: Is this applicable to staff? We sometimes have a very brief memo on Monday or Tuesday if a discrepancy is noticed

~~7.1. The public may direct questions for staff or the applicant to the Chair for consideration. The questions may not be argumentative.~~

~~8.1. When recognized by the Chair, staff may participate in the same manner as the members of the Commission except they cannot vote.~~

~~9.1. Once public participation is closed, it cannot be reopened except by six votes.~~

~~10.1. Telephonic participation by an applicant or member of the public is not permitted. An applicant or member of the public that wishes to participate at a meeting but cannot attend the meeting may submit comments in writing pursuant to these rules or send a representative to present on their behalf.~~

Rule ~~8~~10. MOTIONS

A. Seconds. Seconds to motions are not required.

B. Renewal of Defeated Motions. Defeated motions may be renewed only under suspension of the ~~rules~~Rules.

C. Priority of Privileged Motions. Privileged motions shall have the following priority:

1. Fix time to adjourn
2. Give notice of reconsideration
3. Adjourn
4. Recess
5. Question of privilege of the Commission
6. Question of personal privilege

Rule ~~9~~11. CLERICAL ERRORS

Clerical errors that do not affect the substance of an ordinance or resolution, such as errors in numbering or errors in spelling~~,~~ may be corrected by the Attorney upon discovery of the error.

Commented [JMM17]: Do we need to specify City Attorney?

Rule ~~10~~12. VOTE REQUIRED

The affirmative vote of five members of the Commission shall be sufficient to take any action except as otherwise provided by Charter or ordinance and except in the following instances, which require the affirmative vote of at least six members:

A. Limiting, extending, or closing debates.
B. Suspension of the rules.
C. Setting of or postponement of special orders.
D. Objection to consideration of question.
E. Motion for immediate vote (previous question).
F. Rescind.

G. To take up a motion for reconsideration at the meeting at which the action to be reconsidered was taken.
H. Reopen public participation.

Charter §-3.16 (e) allows the prevailing vote to be reduced by one vote for every two Commissioners who are present, but who do not vote because they have a conflict of interest or have been excused from voting by a vote of all the remaining Commissioners who may vote on the question. However, the prevailing vote may not be reduced to less than one-third of the membership of the Commission. A quorum of a board shall consist of a majority of the full membership.

Rule ~~11~~13. PUBLIC PARTICIPATION CONFINED TO THAT AGENDA ITEM

No person except a member of the Commission or the Director of Community Development may participate in Commission proceedings except as provided in the agenda item for public participation and except that the Attorney, planner assigned to the agenda item, and other CBJ ~~staff~~ Sstaff may comment on professional or procedural aspects. Public participation shall be permitted on a motion to recess into executive session prior to the vote on such a motion. Public participation shall be permitted on all items on the agenda, except that public participation shall not be permitted on items before the Commission for information purposes.

Unless specifically authorized at the meeting by a majority of the Commissioners or by the chair, public participation shall not be permitted at the Committee of the Whole meetings, committee meetings, and meetings advertised as work sessions only.

Rule ~~12~~14. RECONSIDERATION

A. What May Be Reconsidered. Main motions, amendments to main motions, privileged motions involving substantive questions, and appeals are subject to reconsideration. Procedural motions may not be reconsidered.

B. Who May Reconsider. Any member of the Commission, whether or not that member voted on the prevailing side, may give notice of or move for reconsideration.

Effect of Notice. The effect of giving notice of reconsideration is to suspend all action on the subject of the notice until a motion for reconsideration is made and acted upon or until the time within which the motion for reconsideration may be made and acted upon has expired.

C. Time in Which Notice Must Be Taken Up. A notice of reconsideration expires unless a motion for reconsideration is made and acted upon prior to adjournment of the next regular meeting succeeding the meeting at which the action to be reconsidered occurred.

D. Successive Reconsideration. There may be only one reconsideration even though the action of the Commission after reconsideration is opposite from the action of the Commission before reconsideration.

Commented [JMM18]: 'if'?

E. Precedence. A motion for reconsideration has precedence over every main motion and may be taken up at any time during the meeting when there is no other motion on the floor.

F. Effect. A motion for reconsideration completely cancels the previous vote on the question to be reconsidered as though the previous vote had never been taken. The motion for reconsideration is debatable to the same extent as the underlying motion.

Rule ~~13~~15. TELEPHONIC PARTICIPATION

A. A member of the Commission may participate via telephone in a Planning Commission meeting or a Planning Commission committee meeting if the member declares that circumstances prevent physical attendance at the meeting. If the Chair chooses to participate via telephone, the Vice -Chair shall preside.

B. The member of the Commission shall notify the Director and the presiding officer, if reasonably practicable, at least four hours in advance of ~~a~~ the meeting which the member proposes to attend by telephone.

C. At the meeting, the Secretary shall establish the telephone connection when the call to order is imminent.

D. A member of the Commission participating by telephone shall be counted as present for purposes of quorum, discussion, ~~and~~ voting, and attendance.

Commented [JMM19]: Suggested wording

E. The member of the Commission participating by telephone shall make every effort to participate in the entire meeting. From time to time during the meeting the presiding officer shall confirm the connection.

F. The member of the Commission participating by telephone may ask to be recognized by the presiding officer to the same extent as any other member.

G. To the extent reasonably practicable, the Director shall provide backup materials to the member of the Commission participating by telephone.

H. If the telephone connection cannot be made or is made and then lost, the meeting shall commence or continue as scheduled. The Secretary shall attempt to establish or restore the connection, provided that if the member of the Commission participating by telephone is necessary to achieve a quorum, the meeting shall be at ease, recess, or adjourn as necessary until the telephone connection is established or restored.

I. Meeting times shall be expressed in Alaska Time regardless of the time at the location of any member of the Commission participating by telephone.

J. Remarks by members of the Commission participating by telephone shall be transmitted so as to be audible by all members of the Commission and the public in attendance at the meeting.

Rule 16. ADOPTION OF ROBERT'S RULES OF ORDER
The conduct of the meetings of the Planning Commission shall be governed by the Chair of the Commission according to Robert's Rules of Order, ~~10th~~ 11th Edition.

REPEAL AND EFFECTIVE DATE
The existing Planning Commission Rules of Order are repealed, and these Rules of Order shall be effective upon filing with the City Clerk.

Benjamin Haight, Chair
Planning Commission

_____ _____
Filed with City Clerk Date

CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION
RULES OF ORDER

The following rules and guidelines are hereby adopted by the Planning Commission of the City and Borough of Juneau, in order to:

1. Make the most efficient use of the time of the members, the Community Development staff, applicants, and the public.

2. Improve communications between the Commission, applicants, and the public-at-large.

3. Balance the efforts of the Commission between responding to applicants and recognizing the planning work necessary to guide the progressive development of the City and Borough of Juneau into the future.

Rule 1. COMMISSION STRUCTURE

The officers of the Planning Commission shall be Chair, Vice-Chair, Clerk, and Vice-Clerk. Officers shall be elected at the first meeting after the annual appointment of new members by a majority vote of the members of the Planning Commission.

Rule 2. MEETINGS

A. Date and Time of Regular Meetings. The regular meetings of the Planning Commission shall be at 7:00 p.m. on the second and fourth Tuesday of each month.

B. Place of Meetings. Regular Planning Commission meetings shall be held in the Assembly Chambers at the Municipal Building at 155 South Seward Street, Juneau, Alaska, unless public notice is provided for a different location.

C. Meetings Public. All meetings of the Planning Commission and any of its committees shall be open to the public except for executive sessions.

D. Special Meetings and Committee of the Whole Meetings. Special and Committee of the Whole meetings may be called at any time by the Chair, or three members.

E. Time of Adjournment. Meetings will adjourn promptly by 11:00 p.m. unless extensions are allowed by a majority of the non-recused members present. No new business will be considered after 10:30 p.m. unless agreed to by a majority of the members present who are not recused to hear the new business.

DRAFT

Rule 3. PUBLIC NOTICE OF MEETINGS

Notice of all meetings of the Commission and its committees shall be supplied to a newspaper of general circulation as well as posted on the City and Borough website and on the Municipal Bulletin Board.

Rule 4. STAFF ATTENDANCE

A Community Development Department staff member will attend all meetings of the Commission and its committees.

Rule 5. ORDER OF BUSINESS

The order of business for Planning Commission meetings shall be:

I. Roll Call
II. Request for Agenda Changes and Approval of Agenda
III. Approval of Minutes
IV. Public Participation on Non-Agenda Items
V. Items for Reconsideration
VI. Consent Agenda
VII. Unfinished Business
VIII. Regular Agenda
IX. Board of Adjustment
X. Other Business
XI. Staff Reports
XII. Committee Reports
XIII. Liaison Reports
XIV. Continuation of Public Participation on Non-Agenda Items
XV. Planning Commission Comments and Questions
XVI. Executive Session
XVII. Adjournment

Rule 6. COMMITTEES

A. Appointment and Membership. The Chair of the Commission, with the approval of the Commission, shall (i) appoint members to a standing committee and appoint the committee chair; and (ii) create committees as deemed necessary, appoint members, and appoint the committee chair. Each committee shall consist of at least four Planning Commission members. The Planning Commission Chair is an ex officio of all committees; the Chair can debate and vote but does not count toward the minimum quorum if absent.

B. Committee Chair. Committee chairpersons or their designated alternate shall have full responsibility for conducting the affairs of their committees and reporting the same to the full Commission. Committee Chairpersons shall act as spokespersons for their committee at public hearings and meetings.

DRAFT

C. Standing Planning Commission Committees

1. **Subdivision Review Committee.** The purpose of this committee is to study and conduct preliminary review of proposed subdivisions.

2. **Title 49 Committee.** The purpose of this committee is to review the land use code and recommend changes to the Commission.

3. **Rules and Procedures.** The purpose of this committee is to review these rules and procedures as necessary.

D. Liaisons to Other Committees

1. **Assembly Lands Committee.** There will be one representative of the Planning Commission on the Assembly Lands committee.

2. **Assembly Public Works and Facilities Committee.** There will be one representative of the Planning Commission on the Assembly Public Works and Facilities Committee.

3. **Wetlands Review Board.** There will be two representatives of the Planning Commission on the Wetlands Review Board.

4. **Juneau Commission on Sustainability.** There will be one representative of the Planning Commission on the Juneau Commission on Sustainability.

Rule 7. PROTOCOL FOR MEETINGS

A. Speaking on the Question. A Commission member or the Director of Community Development may speak more than once to the same question at the same stage of proceedings. In determining the order of speakers, the Chair shall give priority to members who have not spoken on the question. Members shall endeavor to provide the Commission with relevant facts and arguments and shall strive to avoid redundancy.

B. Asking Questions. After obtaining recognition from the Chair, a member may ask direct questions of another member of the Commission, staff, or of a person appearing before the Commission. The questions may not be argumentative.

C. Decorum. Members shall not question the motives, competency, or integrity of any person except as necessary to decide an appeal or other matter in which such issues are relevant. The Chair shall admonish any member violating this rule, and may, without a vote, declare a recess not to exceed ten minutes.

D. Order of Public Hearings:

1. The Chair will open the public hearing and read the title of the matter at hand.

2. Planning staff will present a report and recommendation, and respond to initial Commission questions.

3. The applicant or the applicant's representative will have an opportunity to present information regarding the request and respond to initial Commission questions.

4. Public participation will be opened, and the public will be invited to comment. Commissioners may pose questions to those testifying.

5. Public participation will be closed.

6. The applicant or the applicant's representative will have an opportunity to present additional information regarding the request and respond to Commission questions.

7. The Commission will deliberate and make its decision.

E. Rules for Public Participation During Hearings. Public participation during hearings on permit applications, ordinances, resolutions, and matters other than appeals will be conducted according to the following rules:

1. **Public Participation.** Any person present desiring to be heard upon a matter which is the subject of a specific public hearing shall be given one opportunity to be heard during such public hearing portion of the meeting. In addition, there shall be a time during all regular meetings for members of the public to address the Planning Commission concerning any matter relevant to the Commission's jurisdiction and not on the agenda for specific public hearing at such meeting.

2. **Time Limits of Public Participation**. Unless otherwise specified by the Chair, public presentation is limited to five minutes per speaker. The five-minute limit shall be extended as long as necessary to answer any questions addressed to the speaker by the Commission or staff. The Chair may set a different time limit if it appears necessary to gain maximum participation and conserve time and may, for the same reason, disallow all questions from the Commission to members of the public. The time limit may be changed by a majority of the Commission. The time limit for individual speakers shall be uniform for all speakers and shall be strictly enforced. Speakers shall not have the right to transfer their unused time to other speakers, but the Chair may grant additional time to a person speaking on behalf of a group present in the chambers.

3. **Submission of Written Material.** Members of the public are encouraged to submit written comments, reports, and exhibits. Written material, especially maps, graphics, photographs, and responses to specific code sections, generally

aids the Commission in making its decision. However, written material submitted close to the hearing date, especially voluminous written material offered at a public hearing, can present fairness problems. The Commission adopts this written material policy to give staff and the applicant a reasonable opportunity to analyze public comments, to give the public a reasonable opportunity to submit written material before and after publication of the staff report, to give the members a reasonable opportunity to review the meeting packets, and to give the Commission the ability to balance the relevance and prejudice of any late written material. Members of the public should assume that the Commission has read all materials submitted in advance of the hearing.

a. **Staff Report**. The original staff report should be published by close of business eight days before the hearing (Monday). If justice so requires, the Director may extend the publishing deadline to close of business six days before the hearing (Wednesday).

b. **Timely Written Material**. Written material—including public comments, applicant comments, and supplemental staff reports—submitted to the Director's office before noon four days before the hearing (Friday at noon) is considered timely submitted and will be included in a packet for that meeting. Written material submitted less than four days before a meeting is subject to the late submittal policy below. If justice so requires and with consultation with the Chair, the Director may extend the timely written material deadline to noon the day before the hearing (Monday).

c. **Late Written Material**. Maps, graphics, photographs, and no more than two pages of written information are allowed to be submitted at the hearing when a person presents. Specifically, if the applicant, staff, or a member of the public who wishes to submit written comment after the timely written material deadline (Friday at noon), that person or a representative for that person must (1) attend the meeting to orally comment, and (2) provide fifteen copies of the written material.

4. The Chair will set forth the item or subject to be discussed and will rule non-germane comments out of order.

5. All speakers, members of the public, and members of the Commission will be recognized by the chair by surname.

6. Members of the public will precede their remarks by stating their names and, unless otherwise allowed by the Chair, their place of residence. The public will write this information on the sign-in sheet provided.

7. Written comments, with the exception of e-mail transmissions, must be signed. E-

mail transmissions must show the author's name. Anonymous written comments will not be accepted.

8. Members of the Commission will not direct questions to each other or to the Chair during public participation except as to the conduct of the hearing.

9. Members of the Commission may direct questions to members of the public who are presenting so as to obtain clarification of material presented.

10. The public may direct questions for staff or the applicant to the Chair for consideration. The questions may not be argumentative.

11. When recognized by the Chair, staff may participate in the same manner as the members of the Commission except they cannot vote.

12. Once public participation is closed, it cannot be reopened except by six votes.

13. Telephonic participation by an applicant or member of the public is not permitted. An applicant or member of the public that wishes to participate at a meeting but cannot attend the meeting may submit comments in writing pursuant to these rules or send a representative to present on their behalf.

Rule 8. MOTIONS

A. Seconds. Seconds to motions are not required.

B. Renewal of Defeated Motions. Defeated motions may be renewed only under suspension of the rules.

C. Priority of Privileged Motions. Privileged motions shall have the following priority:

1. Fix time to adjourn
2. Give notice of reconsideration
3. Adjourn
4. Recess
5. Question of privilege of the Commission
6. Question of personal privilege

Rule 9. CLERICAL ERRORS

Clerical errors that do not affect the substance of an ordinance or resolution, such as errors in numbering or errors in spelling, may be corrected by the Attorney upon discovery of the error.

Rule 10. VOTE REQUIRED

The affirmative vote of five members of the Commission shall be sufficient to take any

DRAFT

action except as otherwise provided by Charter or ordinance and except in the following instances, which require the affirmative vote of at least six members:

A. Limiting, extending, or closing debates.
B. Suspension of the rules.
C. Setting of or postponement of special orders.
D. Objection to consideration of question.
E. Motion for immediate vote (previous question).
F. Rescind.
G. To take up a motion for reconsideration at the meeting at which the action to be reconsidered was taken.
H. Reopen public participation.

Charter § 3.16 (e) allows the prevailing vote to be reduced by one vote for every two Commissioners who are present but who do not vote because they have a conflict of interest or have been excused from voting by a vote of all the remaining Commissioners who may vote on the question. However, the prevailing vote may not be reduced to less than one-third of the membership. A quorum of a board shall consist of a majority of the full membership.

Rule 11. PUBLIC PARTICIPATION CONFINED TO THAT AGENDA ITEM

No person except a member or the Director of Community Development may participate in Commission proceedings except as provided in the agenda item for public participation and except that the Attorney, planner assigned to the agenda item, and other CBJ staff may comment on professional or procedural aspects. Public participation shall be permitted on a motion to recess into executive session prior to the vote on such a motion. Public participation shall be permitted on all items on the agenda except public participation shall not be permitted on items before the Commission for information purposes.

Unless specifically authorized at the meeting by a majority of the Commissioners or by the chair, public participation shall not be permitted at the Committee of the Whole meetings, committee meetings, and meetings advertised as work sessions only.

Rule 12. RECONSIDERATION

A. What May Be Reconsidered. Main motions, amendments to main motions, privileged motions involving substantive questions, and appeals are subject to reconsideration. Procedural motions may not be reconsidered.

B. Who May Reconsider. Any member, whether or not that member voted on the prevailing side, may give notice of or move for reconsideration.

C. Effect of Notice. The effect of giving notice of reconsideration is to suspend all action on the subject of the notice until a motion for reconsideration is made and acted upon

DRAFT

or until the time within which the motion for reconsideration may be made and acted upon has expired.

D. Time in Which Notice Must Be Taken Up. A notice of reconsideration expires unless a motion for reconsideration is made and acted upon prior to adjournment of the next regular meeting succeeding the meeting at which the action to be reconsidered occurred.

E. Successive Reconsideration. There may be only one reconsideration even though the action of the Commission after reconsideration is opposite from the action of the Commission before reconsideration.

F. Precedence. A motion for reconsideration has precedence over every main motion and may be taken up at any time during the meeting when there is no other motion on the floor.

G. Effect. A motion for reconsideration completely cancels the previous vote on the question to be reconsidered as though the previous vote had never been taken. The motion for reconsideration is debatable to the same extent as the underlying motion.

Rule 13. TELEPHONIC PARTICIPATION

A. A member may participate via telephone in a Planning Commission meeting or a Planning Commission committee meeting if the member declares that circumstances prevent physical attendance at the meeting. If the Chair chooses to participate via telephone, the Vice-Chair shall preside.

B. The member shall notify the Director and the presiding officer, if reasonably practicable, at least four hours in advance of a meeting which the member proposes to attend by telephone.

C. At the meeting, the Secretary shall establish the telephone connection when the call to order is imminent.

D. A member participating by telephone shall be counted as present for purposes of quorum, discussion, and voting.

E. The member participating by telephone shall make every effort to participate in the entire meeting. From time to time during the meeting the presiding officer shall confirm the connection.

F. The member participating by telephone may ask to be recognized by the presiding officer to the same extent as any other member.

G. To the extent reasonably practicable, the Director shall provide backup materials to

members participating by telephone.

H. If the telephone connection cannot be made or is made and then lost, the meeting shall commence or continue as scheduled. The Secretary shall attempt to establish or restore the connection, provided that if the member participating by telephone is necessary to achieve a quorum, the meeting shall be at ease, recess, or adjourn as

DRAFT

From: jeanette gann <jeanette.gann@gmail.com>
Sent: Monday, June 03, 2019 4:43 PM
To: PC_Comments
Subject: Proposed reduction of setbacks for 6 properties on Merritt Road

---

To whom it may concern,

I am writing in support of the proposed conditional use permit that will reduce the setbacks on the back side of each property in question, from 25 to 20 feet. I am one of the property owners and in light of the fact that we had originally been told that the setbacks were 20 feet, we have already designed our property as such, to align with a 20 foot setback. Moving to a 25 foot setback at this point means pushing our house forward, thus creating a steeper drive (which could make winter months more difficult).

Approving the conditional use permit for a 20 foot setback would considerably improve our options for development of our property, and eliminate any potential hardship.

I appreciate the opportunity to comment on this matter, thank you very much for taking my comments into consideration!

Cheers,
Jeanette Gann

June 3, 2019

Planning Commission Members,

Last year we purchased Lot 9 on Merritt Street, one of the lots under consideration tonight for a revision to the setback requirement.

The lot is very narrow with a steep drop off in front and a steep rock face behind it. Based on a setback requirement of 20 feet, which is what CBJ staff said was required, we designed a home to fit on our lot that meets that requirement. Because of the building constraints in the front and back of the lot, there is simply not enough room to move the house 5 feet forward in order to comply with a 25 foot setback. Instead, we would have to completely change the design of our house plan. We have already spent nearly $20,000 on design plans, architectural drawings, engineering and structural reviews, etc. and were within a few weeks of starting construction.

The 25 foot setback requirement for the back of the property, which is at issue, abuts US Forest Service property. As such, there is no compelling reason for a setback and it certainly makes no sense to place a hardship on property owners for the sake of an additional 5 feet.

For the reasons stated above we kindly request your approval of the Conditional Use Permit allowing for a 20 foot setback.

Sincerely,

Rod and Gaile Swope

RECEIVED
JUN 05 2019
PERMIT CENTER/CDD

Garrett Schoenberger
4401 Riverside Drive – D3
Juneau, AK 99801

May 10, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,



Garrett Schoenberger



Tongass Rain Electric Cruise LLC
3004 Goodwin Road
Juneau, Alaska 99801

June 4th, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,

Robert A. Varness

Tim Felstead

From: Wayne Coogan <wdc@cooganalaska.com>
Sent: Wednesday, June 05, 2019 6:30 PM
To: Tim Felstead
Cc: PeggyAnn E. McConnochie DSA; Scott Spickler; meta@saltyladyseafood.com
Subject: USE20190011

Ladies and Gentlemen of Planning Commission,

Salty Lady Seafood has applied for a Use Permit for a mariculture operation near Mab Island.
We see other agencies with jurisdiction have reviewed and approved this operation.
We strongly concur with the CDD staff report recommending conditional approval.
Furthermore, this enterprise is a rare example of a “primary industry” activity.
As such, it addresses, head-on, critical priorities set forth by the CBJ Assembly.
In other words, the Assembly has already clearly endorsed this proposal vis-a-vis its written plans.
For any opposing concern to justify a denial, it must be earth-shaking enough to outweigh the City’s written goals.
We cannot imagine any such concerns within your purview coming even close to that bar.
This proposal should be approved with minimal fanfare.
Thank you.

Wayne D Coogan, cel-907-723-7634

Aaron Morrison
4916 Wren Drive
Juneau, Alaska 99801

June 5, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

In Juneau we do not have much in the way of farmland and hence, very little in the way of locally grown food. What we do have are untapped opportunities in mariculture. This is why I am happy to learn about Salty Lady Seafood Co.'s efforts in developing mariculture near Mab Island. I am writing to express my support for their application for a conditional use permit to operate their mariculture farm.

I have seen a presentation on their business have inquired on their progress. I am impressed with their courage to take on such an undertaking but am concerned with the amount of regulatory restrictions they have had to overcome to get this business off the ground. I believe Meta Mesdag in her desire to build a successful and responsible business, but I know that her company is up against numerous obstacles, both natural and manmade.

Therefore, I write this letter to the planning commission to encourage your backing for mariculture and local business. I request that each of the 8 conditions listed with the recommendation for approval be evaluated as to whether they are necessary in allowing this business to operate. Many appear to repeat existing law, or seem arbitrary in nature.

Please vote in support of Salty Lady Seafood Co.'s application and do so without undue burdens or restrictions.

Sincerely,



Aaron Morrison

Bob Deering
2319 Meadow Lane
Juneau, Alaska 99801

June 4, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. Diversifying Juneau's local economy is critical to our community. Producing high-value food from sustainable local resources makes Juneau a more resilient community.

I know the Mesdag family and am entirely confident that they will run a responsible business in every respect. Their plan to integrate this venture into their family, teaching their kids the principles of operating a business and the value of productive work is another reason to support this effort.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,

Bob Deering

Tim Felstead

From: Jonathan Kreiss-Tomkins <jonathan.s.kt@gmail.com>
Sent: Wednesday, June 05, 2019 9:56 AM
To: Tim Felstead
Subject: Support for conditional use permit for Meta

Hi —

I'm a representative in the Alaska Legislature and follow mariculture issues closely. I'm only a "part time" resident of Juneau (in Sitka the rest of the year), but from my vantage in the legislature Meta is *exactly* the face and profile of sustainable economic development and diversification in Juneau and across Southeast.

I mean, if not what Meta and the Mesdag family propose to do, then what? It's hard to imagine a more conscientious, grounded, mission-driven operator or vision.

I want to take a moment to voice my support for CBJ Planning Commission's favorable consideration of her conditional use permit application.

Please let me know if I can provide further comment.

Thank you!

Jonathan

Tim Felstead

From: Charity MacKinnon <Charity@keybookjuneau.com>
Sent: Wednesday, June 05, 2019 5:19 PM
To: Tim Felstead
Subject: Support for upcoming conditional use permit - Salty Lady Seafood Company

---

Hi Tim, this letter (below) is for the CBJ Panning Commission. Thank you for your time!

June 4, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I support the Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. As a community striving to thrive, encouraging responsible business enterprise is an excellent start.

This family owned and operated company has not only monetary assets at stake, but also a lot of sweat equity into this project. They have waded through the state and federal hurdles, and intend to do this responsibly.

As a business community member, I appreciate their efforts, and the fact that they are indeed investing in Juneau. I hope the CBJ too appreciates this company's efforts, and approves the application, so they can move forward without delay.

Sincerely,

Charity A MacKinnon
1112 Glacier Ave
Juneau, AK 99801

Office 907-789-0899
Cell: 907-321-0933

PO Box 1011
Ward Cove, AK 99928
June 5, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Commissioners:
I am writing in support of Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove.

I have been the owner / operator of an oyster farm in Southeast Alaska for the past nine years. I have had several discussions with the owner of Salty Lady Seafood Company, and it appears that the operation plan for the farm is very solid. We have discussed company's business plan, infrastructure plan, and husbandry protocols and I think they have every chance of becoming a successful operation. I especially like the idea of using a labor pool from the commnity, to include students. This is not only smart, but it will afford a great deal of much needed visibility to the operation and the industry.

The operation's proximity to Juneau has the potential to be a great windfall as well. For one thing, it will allow for more productive workdays without the difficulty of bringing labor to a remote site, as most of us have to do. The proximity will also allow more opportunity for teaching and internships. Lastly, the proximity will give Juneau yet another potential tourist venue, one which, owing to the eco-friendly nature of mariculture, is sure to be successful.

The plan to remain a small, family owned operation will reinforce a good model for what many of us consider the best future for the mariculture industry in the state. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area. As such, this small farm can potentially provide large benefits to Juneau's economy, researchers, educators, and students.

Salty Lady Seafood Co., as a member of the Alaska Shellfish Grower's Association (ASGA) complies with ASGA's Best Practices. This, in essence, assures the community that they will be responsible stewards of the environment in their regions. Operations such as this could be used as good role models by the community and governance in the future.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions.

Sincerely,



John Kiser
Rocky Bay Oysters

Dear Juneau Planning Commission Members,

I would like urge you to approve the Salty Lady Seafood Company's conditional use permit without delay and without any additional requirements than what has already been approved by the State of Alaska for their permit and lease guidelines.

This is a terrific opportunity to grow the mariculture industry in Juneau's backyard that will ideally have a chance to succeed without additional CBJ bureaucratic burdens put upon the applicant.

Thank you,

Scott and Sandy Spickler
10754 Horizon Dr
Juneau, AK . 99801
789-3780 W
Sent from my iPad

Frank Bergstrom
PO Box 22909
Juneau, Alaska 99802

June 6, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

It has come to my attention that a new small mariculture business – Salty Lady Seafood Co. – has obtained state and federal permits to do business in state waters near Bridget Cove. They have applied for a conditional use permit from the CBJ, which is currently before the Planning Commission. Given the declining job and population situation in Juneau it is paramount that such small business be given every opportunity to compete and succeed. I urge you to approve their application with no burdens in excess of state and federal permits with the exception of mitigation for demonstrable impacts of local concern; such as, dust, noise, municipal water, sewer, police and fire protection, and traffic congestion – as the case may be. Regarding noise, please be mindful of the tiny footprint of this operation and other sources of noise including vessels in the area, traffic and overflights. That is, it is fairly inconceivable such an operation could have a detrimental noise impact that would be considered worthy of a permit condition when taken in light of the economic and social benefits of encouraging such business creation, growth, and sustained viability.

Regarding all other issues subject to local regulation, businesses duly permitted in state waters and located miles out the road should incur no demonstrable need for specific conditions. Again, please consider the social, community, economic, and educational benefits of encouraging – not hindering – creation of such business, not to mention additional tax revenue.

Regards,



Creative SOURCE
FOR ALL YOUR PROMOTIONAL NEEDS

June 5, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am here to support Salty Lady Seafood Co. in their application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, amazing Locally Raised Family's business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, students, and other businesses that they will work with. The farm will also soon supply Juneau with its first locally grown oysters.

All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. Salty Lady Seafood's proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these simple reasons and many more, I implore you to vote whole heartedly in support of the application for Salty Lady Seafood without undue burden or restrictions.

I thank you for supporting this exciting addition to our community.

Sincerely,

Hayden Garrison
Creative Source

RECEIVED
JUN 06 2019
PERMIT CENTER/CDD

Look Local • Buy Local
It Does Make A Difference!

4480 Mountainside Drive • Juneau, AK 99801
Phone: 907.586.6111 • CreativeSource@alaska.net

barnacle
COAST TO KITCHEN
PO Box 21092 Juneau, AK 99802

June 5, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove.

My name is Lia Heifetz and I co-own Barnacle Foods — a Juneau based company. Barnacle uses Alaskan seaweed and processes it into kelp salsas, kelp pickles, and dried kelp seasonings. Our business is growing quickly and we have a tremendous opportunity to continue growth. By producing shelf stable products we are able to reduce Alaskans need for imported foods, as well as establishing a high value export product that brings new revenue into our community.

There is potential to expand mariculture within coastal Alaska, and Juneau has a timely opportunity to reap the benefits of a responsibly managed, restorative, and highly renewable mariculture industry. Salty Lady Seafood Co. is the perfect example of a business that will promote environmental stewardship of our oceans and coast, while feeding Juneauites local foods. Salty Lady Seafood Co. will create long term jobs and economic diversification through planting the value chain of local resources right in our community.

Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, yet they can have large benefits to our community. They intend to continue their work with local researchers and educators. Farming shellfish and seaweeds is a hands on learning tool — allowing people of all ages to experience the connection between food, the environment, and the economy.

I strongly encourage you to support Salty Lady Seafood Co.'s application without undue burden or restrictions, and do what you can to support this business for the benefit of the community.

Sincerely,

Lia Heifetz
Co-Founder, Barnacle Foods

8787 Duran
Juneau, AK 99801

June 3, 2019

Planning Commission
City and Borough of Juneau
155 South Seward St.
Juneau, AK 99801

Dear Commissioners,

Salty Lady Seafood Co. is currently the only mariculture farm licensed by the State of Alaska to operate in Juneau. Although it is the smallest mariculture farm in Alaska, this small business is already developing lasting relationships with graduate students and researchers from UAS and is looking forward to working with local vendors and restaurants to supply the only locally grown and harvested oysters in the Capital City.

A conditional use permit would allow Salty Lady Co. to continue building a thriving mariculture business focused on working with researchers and educators to enhance the scientific understanding of how mariculture interacts with the environment as well as provide opportunities for students to learn about the relationships between our environment, food and economy.

Both the CBJ Comprehensive Plan and the Juneau Economic Plan have recognized that a strong mariculture industry would have a positive social, environmental and economic impact on Southeast Alaska. By voting in support with undue burden or restrictions for the application of Salty Lady Seafood Co., you will be paving the way for a local family to develop a business that will provide for a not just a family, but its community.

Sincerely,
Melissa Cullum

June 7, 2019

Planning Commission
City and Borough of Juneau
155 South Seward St
Juneau, Alaska 99801

Dear Commissioners,

I am writing in support of Salty lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. As a commercial fisherman who seasonally uses the area as an anchorage and safe harbor during prosecution of the Southeast Drift Gillnet fishery, I don't believe this mariculture operation poses a conflict between users such as myself. To the contrary I believe the presence of such a farm, for local food production, has the potential to raise awareness to the impacts of all marine discharges by fishermen and recreational users alike.

My Family uses this area for recreation year round, beach combing with our kids in the spring months during the herring spawn is a time we frequently use the area. The presence of a farm in bridget cove does not adversely effect our experiences there and actually provides an opportunity to enhance my children's opportunity to learn about the marine environment and peoples interactions with it.

The mariculture industry is a new and fledgling industry in northern Southeast. It provides NEW economic opportunity at the local level at a time when state coffers are shrinking and our local municipality faces leaner times, depending more on outside visitors, investors and economic stimulus. Small businesses act as anchors for families in communities- creating connection and supporting the multitude of businesses that surround them. As new industries to Northern Southeast Alaska, Aqua Culture and Mariculture bare the burden of fitting in around all other user groups and Industries. There are few comparable examples of a new industry that faces such hurdles to create thin bottom lines worthy of investment, energy and risk.

I encourage the planning commission to consider the many potential benefits of supporting this type of economic development in the City and Borough of Juneau and accept Salty Lady Seafood Co.'s application for a conditional use permit in Bridget Cove.

Respectfully,

Brian Delay
F/V Rainy Dawn
Rainy Dawn Fisheries
16955 Glacier Highway
Juneau, Alaska 99801

Duff W. Mitchell
3274 Pioneer Avenue
Juneau, Alaska 99801
907-723-2481 (mobile)

June 7, 2019

Tim Felstead, Planner
Ben Haight, Chair
Planning Commission Commissioners
City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801 submitted via e-mail

RE: Comments of support and request for less restrictive conditions on USE2019 0011 Mab Island Oyster/Aquaculture operation. Applicant- Meta Mesdag.

Dear Mr. Felstead, Chairman Haight and Commissioners,

I am submitting comments for support of the approval and issuance of the Conditional Use Application for Mab Island Oyster/Aquaculture operation. My support comes from two viewpoints.

One view is that Juneau is a very low food security community and any local operation which increases food security should be supported. Food Security is a recognized public issue in Juneau as the Juneau Commission on Sustainability (JCOS) has hosted well-attended sustainability sessions on the Food Security topic and has a page on the JCOS website devoted to local food security. Alaska imported $1.9B worth of food and is 95% dependent on transported food into our State (source 2014 report, *Building Food Security in Alaska*). Although I am a Commissioner of the JCOS, the applicant has not sought a recommendation or support from JCOS and therefore I am not writing on behalf of the Commission. However, from a food security viewpoint, Mr. Felstead has appropriately identified Comprehensive Plan sections that support this and other food production development for our community. I understand that the type of food production (Oysters and other aquaculture) are high-end food items but that is immaterial to the fact that Juneau ranks extremely low on food security and that Ms. Mesdag and other food production operations have a recognized public good in assisting our community to become less dependent on barged and airfreighted foodstuffs. Additionally, this operation is a clean and healthy expansion to our local economy and represents a smart and positive diversification of our local economy.

The second viewpoint is that in the past I have personally commercially harvested Dungeness Crab in this area when these areas were open for commercial harvest. The noise emitted from commercial salmon gillnetters from their engines as well hydraulic gillnet reels as well as crab blocks operated by hydraulics regularly emit a much larger noise footprint and decibel level than what is proposed. Another consideration is that the hours of operation for noise is too restrictive. Alaskans in the renewable resource business must work with seasons and daylight and are not suitable for comparison to the traditional office or banking hours. I would suggest that you loosen the restrictions of tumbler hours to 5 AM to 9 PM for all days of the week to provide reasonable accommodations for Ms. Mesdag's operation. Sound in the evening air travels longer and during the daylight hours when there is more environmental noise such as birds, wind, and other operations that would likely further mitigate any noise derived from the operations seasonal use of a tumbler. From the application: "The site will be ~200 feet from the shoreline of Mab Island, which means it will be about 1,250 feet from camping areas on the North Bridget Cove shoreline… Ultimately, Staff determined that the low visibility and noise from the intertidal operation would not

impact the recreational use of the cove." Therefore, the loosening of the suggested hour restriction on noise operations is reasonable and appropriate. The Commission can condition that if future noise complaints occur that the CBJ staff can revisit the issue and seek a tightening of the operational noise allowance window under current noise ordinances. This suggested hour of operation for noise alternative would wisely serve the needs of the aquaculture operation since the staff has determined that noise "would not impact the recreational use…" and therefore these should be no or at least reduced conditioned noise restrictions in the approved conditioning.

I thank you for the opportunity to provide comments of support for this local entrepreneurial operation that seeks to diversify our economy and make small but important steps to increasing Juneau's food security. Ms. Mesdag and other food production entrepreneurs must meet market forces and a host of business challenges-regulatory, commercial, financial, operational, safety and others. I ask the Planning Commission to alleviate and remove one more regulatory hurdle required for Ms. Mesdag to be successful and approve her conditional use application with a less onerous noise restriction to provide her greater flexibility in her operations.

Sincerely,



Duff Mitchell

Dan Lesh
609 5th Street
Douglas, Alaska 99824

May 10, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

Along with many others, I am excited about the potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, but will have outsized positive impacts throughout the Juneau community and the Alaska mariculture industry.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

It is important that our community welcome new businesses and this one in particular!

Thank for your consideration of these points,

Dan Lesh

The Neely Family
1000 Mink Circle
Juneau, Alaska 99801

6 June, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

We are writing to express our support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. Over the past two years, we've watched as Salty Lady Seafood Co. has come from a dream to small business, and it's been so wonderful to see the excitement at each step of the process. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these reasons and many more, we encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,

The Neely Family

James White
1019 Arctic Circle
Juneau, Alaska 99801

June 6, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,

James White

Meghan White
1019 Arctic Circle
Juneau, Alaska 99801

June 6, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,

Meghan White

June 6, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. The pursuit of a sustainable seafood growing business benefits all of Juneau with improved food resources and economic benefits to our tax base.

I would like to protest several requirements that CDD has placed on this permit. Specifically, items 2 and 3 should be removed because both of these items limit the ability of this business to be able to complete their necessary tasks. Hours that a business must operate are subject to the requirements of the existing conditions of the business; just as the type of generator needed is dictated by the requirements of the equipment needing that generator. The CDD has no experience in running a business of this type and would not be able to be responsive to the needs of the business without this experience. Why expand the scope of responsibility for this department, when it doesn't have the tools to handle this added scope? Additionally, items 1,5,7, and 8 should be discarded because they are already handled by regulation and ordinance within either the City's scope or the required permits that have been issued through the DNR, ADFG, DEC, NOAA, and the USCG.

I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,
Charles Williams
8461 Old Dairy Road
Juneau, AK 99801

THOMAS C. WILLIAMS
3170 FRITZ COVE ROAD
JUNEAU, AK 99801
tcw-ak@gci.net
907-957-0071

June 7, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Dear Commissioners:

I support Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This family business will benefit Juneau's economy while supplying our community with our first locally grown oysters.

As an additional benefit, it is my understanding that Salty Lady Seafood will also be working with local researchers and educators to increase the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

It appears that some of the proposed conditions, such as #5 and #7, are already a requirement of other state and federal regulatory agencies. To avoid duplication and jurisdiction overlap I recommend that any condition that is already required by Salty Lady's state and/or federal permit be eliminated as a condition of the CBJ's permit, other than a general statement that the Salty Lady will comply the all other state and federal requirements pertinent to their business.

I also recommend that the commission eliminate proposed conditions #2 and #3. Having grown up in farm country, I know that limiting operational times for an agricultural-type business is simply not practical, and may ultimately lead to its failure. Requiring CDD's approval of the type of generator that the business may use, however well intentioned, is just unnecessary regulatory over-reach.

I encourage you to approve Salty Lady Seafood Co.'s application with my recommended changes.

Sincerely,

Thomas C Williams

Thomas C. Williams

From: Charles Collins <charles.collins@wsialaska.com>
Sent: Tuesday, May 21, 2019 4:41 PM
To: PC_Comments
Subject: case CSP2019 0004
Attachments: image002.jpg; image004.jpg

While we are applauding the effort to reduce congestion on Mendenhall Loop Road and improve the access to Stephan Richard's Drive, we have concerns on the project.

Our concerns start with access for our tenants to the properties off of Stephan Richards, both Glacier View Park and Alderwood Apartments. The impact of the construction and possible closing of the intersection at Loop Road and Stephan Richards is enormous. The vast majority of our tenants use this intersection and the loss of it will bring not only inconvenience but financial hardship. We have approximately five hundred residents that transverse this area daily, for work, school and entertainment. That is over 1,000 car trips through the intersection. We also have several dozen that use the bus stop located at the intersection or just walk through the area. All of these trips, whether by vehicle, bicycle or walking will be greatly impacted.

Secondly, we wonder why a round about is the answer? Would an extension of the two lane both directions past Nancy St and continuing on past the Floyd Dryden intersection not make for less congestion? Certainly the width of the project should be of no concern as this must be the widest right of way in Juneau. If reducing congestion and moving traffic through the area is the reason for the project, then add another lane. This would allow commuters to move through intersections to the street of their choice without a stoppage for turns or slow down to deal with round abouts.

Lastly, what is the medigation for the impact upon our property? Not only does this project seem to infringe upon Wright Service property, still waiting for that answer, it effects the value of our business. As the landlord for several properties directly impacted by this project, which will lose value to renters, what is the recourse for us? While we are prepared for certain limits for access, our product will become less valuable if access is limited and other locations seem a better value. To put it bluntly, if I lose money because I lose renters due to access whom can I call to make up the difference in my sales?

What I would like the Planning Commission to do:

Require that the intersection at Stephan Richards and Loop Road is open from 7am to 9am and from 4pm to 6pm every day.
That a traffic assistant is on duty to guide people to the easiest way to detour around construction.
That no construction start before 7am or continue after 7pm.
Allow left turns off of Loop Road onto Stephan Richards Drive.
That a clear and concise time line be posted and followed, and that residents have a point of contact that is reachable and knowledgeable.

Thank you!

Charles Collins
907-321-2130
charles.collins@wsialaska.com
General Manager Driftwood Hotel and Wright Services Inc [Wright Services LOGO][DriftwoodHotel-Logo2018_FINALvG2_Gray-Blue_SMOOTH(NEW-WHALE-WAVES)]

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Thursday, May 23, 2019 12:57 PM
To: PC_Comments
Subject: Round Abouts

I support the proposed round abouts at the intersections of Stephen Richards Dr. with Mendenhall Loop Road and the one by Floyd Dryden.

I live out the road and drive through the round about in Auke Bay. It works far better than when the intersection was controlled by a stop sign. It works especially well during rush hour traffic. I have also come through the one by the Juneau-Douglas bridge during rush hour and it too works incredibly well, especially during rush hour.

Thank you.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

From: Lynda Foreman <gmtravelodge@gci.net>
Sent: Friday, May 24, 2019 12:06 PM
To: PC_Comments
Subject: Conditional use permit

I live at 8682 Dudley Street and I am not in favor for the Recreational Facility on the Mendenhall Loop Road. This would cause to much traffic on the Loop Road which is already an issue.

I think the round abouts are not a solution for the traffic problems and that the Mendenhall Loop Road should be expanded into a Four Lane Highway with a middle turning lane.

Thank you for your time.

Lynda Foreman, General Manager
Email: gmtravelodge@gci.net
Travelodge by Wyndham Juneau Hotel www.wyndhamhotels.com/hotels/09476
9200 Glacier Highway, Juneau, AK 99801
907.789.9700 x503 phone ~ 907.789.1969 fax ~ 888.660.2327 toll free

Thank you for choosing TRAVELODGE by Wyndham!

THIS EMAIL ADDRESS DOES NOT MAKE GUEST RESERVATIONS AND/OR MAKE CHANGES TO EXISTING RESERVATIONS

June 3, 2019

Community Development Commissioners
City and Borough of Juneau
Juneau AK 99801

RE: Case No. CSP2019 0004

Dear Commissioners,

I wish to convey to you my thoughts regarding the possible changes to the Mendenhall Loop Road: I am adamantly against this major road construction project.

I have lived on El Camino Street, a major thorough way to the Loop Road, for over 30 years. El Camino is directly across from the entrance to Floyd Dryden Middle School. Drivers and pedestrians from McGinnis, Julep, Duran, Portage and Trio Streets and others from the Mendenhaven area use El Camino as an access route to the Loop Road and/or as a drop off point for their children who attend Floyd Dryden.

The changes that are planned for the Loop Road are nonsensical and dangerous for the following reasons:
*The plan is not pedestrian friendly. The crosswalk/signal presently at the Floyd Dryden intersection would be removed, leaving students and pedestrians trying to cross the Loop Road to run the gauntlet of vehicles using the roundabout. Even with a speed limit reduction through this and other roundabouts planned, I feel that drivers would be more concerned of merging vehicles onto the roundabout then with pedestrians. I feel this would cause more vehicle/pedestrian accidents.
*There is a possible plan to 'block off' the north end of El Camino so no vehicles can enter or exit the street at all there. I can't even imagine the bottleneck that it will make at this new dead end. In my view, Floyd Dryden drivers will make it an ugly scene day after day during the school year. There would no longer be a safe drop-off zone for Floyd Dryden students.
*The south end of El Camino would be a right turn only. So drivers who need to get to Floyd Dryden or heading north towards the glacier, would have to drive south on the Loop Road to Stephen Richards Drive roundabout just to be able to drive north on the Loop Road.

I'm curious how the CBJ and the State feels this new flow of traffic is good. I live on the north end of El Camino, right where El Camino meets up with Duran Street. If my house is in need of the fire department, the fire truck coming to my house would have to drive north on Loop Road go through the Stephen Richards roundabout at a very slow speed, then bypass south El Camino (because it cannot turn left due to the meridian), bypass north El Camino, take the Floyd Dryden roundabout, then head south, bypassing north El Camino again, then enter onto El Camino via the south end. Or the fire department can take the alternative route: Riverside Drive, then to Julep Street, then to Trio Street, then to Portage Street, then to Duran Street, then to El Camino. And what of the 'emergency access only' gate at the north end of the blocked El Camino? Ha! Don't get me started on this. What kind of safety joke is this idea? What happens when this 'gate' freezes in the winter? Or any other situation in which the 'gate' couldn't be opened? Ridiculous, just ridiculous.

At the one public meeting I went to, I was told by a DOT/PF representative that DOT/PF does not like overpasses because now they have to be ADA approved. I was shocked and dumbfounded to hear this from a DOT/PF representative. I personally believe we need at least two overpasses on the Loop Road: By Cinema Drive and by Nancy Street. It is scary seeing families jaywalking across the Loop Road because there is no overpass or signal-crosswalk to assist them between Atlin Street and Stephen Richards Drive. The Floyd Dryden signal-crosswalk works wonders. I know, I use it quite a lot throughout the year. It seems silly to me that the government thinks a roundabout are safer for any pedestrian then an overpass. The overpass that was by Cinema Drive worked great for years.

Want to build a roundabout...how about at the corner of Loop Road and the Back Loop Road? That's one intersection that could really use one. Or, if you are convinced a roundabout is needed at Floyd Dryden, how about an oval-about? It could work. Who says roundabouts have to be perfectly round? Thus dropping Floyd Dryden students off would be simpler and no locked 'emergency access gate' at the north end of El Camino would exist. A plus for all.

Please consider making the exit out of Floyd Dryden a year-round right-turn only. Drivers then can use the Loop/Back Loop Road roundabout so they can head south. Because school is only in session for 9 months, and sporting events at Adair Kennedy Park aren't THAT often. This Loop Road plan is affecting so many people in so many ways without warrant. I see one of your alternative plans is to continue Short Court through to the school/park's parking lot, that's only moving the problem a block over, not fixing it, unless, again it would be a right turn only out of Tongass Blvd onto the Loop Road. How about a regular signal right there? Left turns would be much safer.

Who thought of this sad plan? Was it a local who lives out the road? Or a local that lives in the Valley that was frustrated because the five extra minutes of driving caused him to miss the kickoff of some football game? Or was it a 'consultant' from California? This project would majorly affect too many drivers from all the streets behind El Camino and elsewhere in the Valley, yet the CBJ and the State are willing to spend millions of dollars to save me about five minutes of driving time during rush hour. Five minutes!! That is an abysmally low amount of driving time you're trying to save me to justify the spending of millions of dollars.

There are improvements that the Loop Road could use, I agree, but nothing as drastic and ridiculous as what is planned. It would be nice though, if DOT/PF and the CBJ would have come to the people first and asked us what improvements do we think is needed on the Loop Road instead of insisting on this is what needs to be done. Please do not let this project go forth; the CBJ and DOT/PF is trying to fix something that is not broke.

I again emphasize the crazy idea of spending millions of dollars to save me five minutes of driving time during rush hour, but it would add five minutes more just to get from point A to B if I wanted to head north. Plus, it would add a good five minutes for emergency personnel to get to my house. How is that justified in spending millions?

Please reconsider this proposed state project.

Sincerely,

Becky

Becky Allison
3727 El Camino St.
Juneau AK 99801
907-789-5057
firebox@gci.net

To: Goins, Christopher B (DOT) <christopher.goins@alaska.gov>
Subject: FYI, Negative Public Comment

Hi Chris,

The attached memo was received from a concerned resident. You may have already heard from her before, or comments like hers. I haven't replied yet, but plan to describe the features that improve pedestrian safety, and clarify that El Camino will not be permanently closed.

As for emergency response and the right turn only issues, do you have particular points you emphasize in your response?

Amy Liu | Planner

From: Goins, Christopher B (DOT) <christopher.goins@alaska.gov>
Sent: Thursday, June 06, 2019 5:02 PM
To: Amy Liu <Amy.Liu@juneau.org>
Cc: Schelb, Christopher A (DOT) <chris.schelb@alaska.gov>; Landau, Aurah (DOT) <aurah.landau@alaska.gov>; Carroll, Lawrence P (DOT) <pat.carroll@alaska.gov>
Subject: RE: FYI, Negative Public Comment

Amy,

Thank you for the chance to comment.

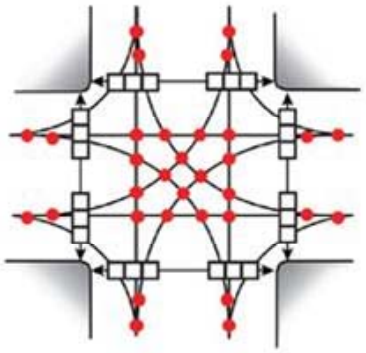
To date there has been multiple public meetings on the project. Following each of those meeting the design was modified in response to concerns raised by the public and emergency/service providers. It appears Becky's comments are similar to others heard in the earlier stages of the project and were resolved through design modifications. I will try to address each of her concerns as concisely as possible. I will also provide a timeline narrative on the public involvement and design process at the end.

First concern as follows:

*The plan is not pedestrian friendly. The crosswalk/signal presently at the Floyd Dryden intersection would be removed, leaving students and pedestrians trying to cross the Loop Road to run the gauntlet of vehicles using the roundabout. Even with a speed limit reduction through this and other roundabouts planned, I feel that drivers would be more concerned of merging vehicles onto the roundabout then with pedestrians. I feel this would cause more vehicle/pedestrian accidents.

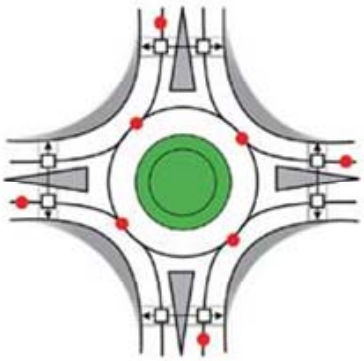
The safest at grade intersection is a roundabout intersection, and the time tested research data overwhelmingly supports this statement. According to U.S. DOT Federal Highway Administration, single-lane roundabouts (when compared to a signaled intersection) reduce fatalities by 90%, reduce injury crashes by 76%, and reduce pedestrian related crashes by 30-40%. Additionally, other studies have found a 35-50% reduction in total crashes (ones not including injuries).

Three main reasons account for these overwhelming safety benefits in all modern roundabouts. First, speeds through a roundabout are low (under 30 mph), and in the case of the Mendenhall Loop Road roundabouts, the majority of the designed turning movements dictate speeds of less than 25 mph. Second, roundabouts have 75% fewer vehicle-to-vehicle conflict points compared to a signalized intersection (please see figure below). Last, roundabouts have 67% fewer vehicle-to-pedestrian conflict points compared to a signaled intersection (please see figure below). Simply put, roundabouts have a well-defined track record of saving lives.



32 vehicle-to-vehicle conflict points

24 vehicle-to-person conflict points



8 vehicle-to-vehicle conflict points

8 vehicle-to-person conflict points

Further more modern roundabouts place the crossing point back from the roundabout circle and provide a center island as a pedestrian refuge. This allows for a two-stage crossing of the road meaning a pedestrian or wheel chair user will have to only look for vehicles approaching in one direction before reaching a pedestrian refuge. Once in the pedestrian refuge the pedestrian or wheel chair user will look in the opposite direction and wait for traffic to stop prior to crossing again.

On Mendenhall Loop Rd. (at Floyd Dryden) and at the south to north crossing of the SRMD Roundabout, pedestrians would only have to cross one lane of traffic prior to reaching a pedestrian refuge. Pedestrians at the other two crossings at SRMD (east to west) would have to cross two lanes of traffic before reaching a pedestrian refuge. At the two lane crossings, Rectangular Rapid Flashing Beacons (RRFB), like those on Riverside Drive adjacent the elementary school, would be installed to assist pedestrians in notifying drivers they are there and attempting to cross. Rectangular Rapid Flashing Beacons would also be installed at the northerly crossing at the Floyd Dryden roundabout to assist with students crossing the roadway. In addition, these systems are compatible with crossing guards, a practice by which the school and school district intend to maintain to ensure the safest crossing conditions possible at the school during school times.

Second Concern is as follows:

*There is a possible plan to 'block off' the north end of El Camino so no vehicles can enter or exit the street at all there. I can't even imagine the bottleneck that it will make at this new dead end. In my view, Floyd Dryden drivers will make it an ugly scene day after day during the school year. There would no longer be a safe drop-off zone for Floyd Dryden students.

After hearing public comments, access at the El Camino St. entrance to Mendenhall Loop Rd. (just south of the proposed Floyd Dryden roundabout) has been designed to allow for a right turn out of El Camino onto Mendenhall Loop Rd and no gate will be installed. Left hand turns out of the northerly El Camino were eliminated only due to the close proximity to the intersection and potential conflicts they could cause with roundabout traffic. Simply put, allowing left turns would be dangerous here. This exit from the neighborhood will be open at all times. The project team has also coordinated with the CBJ Fire and Police Departments and taken measurements on fire equipment vehicles to design the median islands and allow for emergency vehicle left hand turns from Mendenhall Loop Rd. onto El Camino over the median island. This will ensure the quickest access for Emergency Responders to the neighborhood while discouraging the same movement for all other drivers. CBJ Police and Fire have approved this design.

Third Concern is as follows:

*The south end of El Camino would be a right turn only. So drivers who need to get to Floyd Dryden or heading north towards the glacier, would have to drive south on the Loop Road to Stephen Richards Drive roundabout just to be able to drive north on the Loop Road.

The southerly El Camino will not be restricting left hand turns with the currently proposed construction project for the summer of 2020. If you wanted to take a left on El Camino after the project is completed, you could make a left at the Southerly El Camino Street or make a right out of the Northly El Camino Street and proceed south to the SRMD roundabout and turn around and head back north. The movement to head right and turn around through the roundabout to go north has some benefits. At high traffic times of the day, turning left turning left is very difficult. The change will certainly lead to faster travel times heading north than can be experienced now. The added benefit of going right out versus left out is it reduces the risk of an accident occurring on a left hand turn, which is significantly higher according to all data. More simply put, right hand turns are significantly safer movements for all drivers., and can be faster during heavy traffic flow.

Also, roundabouts are more efficient than signalized intersections. Roundabouts can handle 30-50% more traffic than conventional intersections significantly reducing delays. For example, existing traffic delays at the Mendenhall Loop Rd. and SRMD intersection, for the average northbound driver (during peak evening traffic), is 20 seconds. Projections indicate by the year 2035, the average delay per driver will be 45 seconds. In contrast, the proposed roundabout is projected to delay the average northbound driver in 2035 by only 12 seconds, effectively reducing projected delays by nearly 75% in 2035 and a 40% improvement post construction next summer. The proposed project would significantly improve the LOS at both the Mendenhall Loop Rd. / SRMD and Mendenhall Loop Rd. / Floyd Dryden Access Rd. intersections.

Below is a brief project public involvement and design timeline and descriptions.

Project Development History

- **Spring/Summer 2012,** the Alaska State Legislature approved the placing of the Alaska Transportation Projects Bond Question onto the November ballot which included this project.
- **November 2012**, voters approved The Alaska Transportation Projects Bond Question.
- **November 2013,** first public meetings initiated and public comment recorded.
- **Spring 2014**, Public comment from previous public meeting was used to develop two concept families for the proposed project:

  - **Concept A** examined three different corridors consisting of two travel lanes in each direction and a center turn lane, but they differed in where the roadway transitions from five to three lanes. After public comment, stakeholder involvement, and further consideration it was determined the five lane concept would have had significant drawbacks including the following:
    - Pedestrian crossing distances were lengthened, increasing pedestrian exposure to vehicles;
    - The five-lane sections impacted right-of-way and reduced the available buffer to abutting properties;
    - Nancy Street would have experienced increased delays; Floyd Dryden Access Road would operate at Level of Service (LOS) F during weekday p.m. peak period;
    - Opportunities for access management and its associated safety benefits were limited in comparison to B concepts;
    - Crashes were predicted to increase when expanded to five lanes; and
    - The public and the project advisory group were generally not supportive of five-lane cross section.

- **Concept B** was a series of four *concepts B1, B2, B3,* and *B4,* focusing on improvements to maintain a three-lane cross section for the length of the corridor and expand the roadway only at the intersections of SRMD/Haloff Way and Floyd Dryden Access Road.
    - *Concept B1* maintained the existing signalized traffic control throughout the corridor and expanded the SRMD/Haloff Way intersection with auxiliary through lanes to add through capacity and reduce queues. *Concepts B2, B3, and B4* introduced roundabouts at key intersections.
    - *Concept B2* included a roundabout at SRMD/Haloff Way.
    - *Concept B3* included roundabouts at SRMD/Haloff Way and Floyd Dryden Access Road.
    - *Concept B4* included roundabouts at these two intersections plus Mendenhall Boulevard/Valley Boulevard. After public comment, stakeholder involvement, and further consideration it was determined the family *B* concepts would have the following benefits:
        - The SRMD-Haloff Way intersection operates with lower delay and shorter queues as a roundabout as proposed in *Concepts B2, B3, and B4*, than as a signalized intersection as proposed in the A family of concepts and *Concept B1*.
        - The Floyd Dryden Access operates at LOS B or better with a roundabout in concepts *B3* and *B4*;
        - Pedestrian crossing delay is reduced; and
        - Public supported a three-lane cross section.

    - Drawbacks to family *B* concepts included the following:

        - Roundabouts created localized right-of-way impacts
        - Minor overall capacity reduction as compared to the family *A* five lane concepts.

  Given the feedback received from the project stake holders and the public in the spring of 2014 the Department began to develop the preferred alternative for the project based on concept B4.

- **Spring 2017**, The preferred alternative was brought before the public for further comment.

Based on the comments received, the stakeholders (including, but not limited, to Capital City Transit, CBJ emergency services, CBJ Public Works, and the Juneau School District), and the public and continued coordination with CBJ the full corridor project plans were developed to a 75% design level. Following this development, the project scope was reduced based on available funding and developed to the level submitted to CBJ at this time for planning consistency review.

*** To access preliminary project concepts please follow the link:**

http://dot.alaska.gov/sereg/projects/jnu_mend.loop.rd_capacity/documents.shtml

Again, thank you for the opportunity to respond!

Christopher Goins, P.E.
Design Group Chief
Alaska Department of Transportation and Public Facilities
Southcoast Region
Ph: (907) 465-4443

CBJ Planning Commission, CBJ Assembly, AK DOT

Re: Case No: CSP2019 0004, , ,2020 Construction, Intersection Round-About, Stephen Richards and Mendenhall Loop Road

Commission & Assembly Members,
As business owners of Duck Creek Market on Stephen Richards Drive we are contacting you requesting help in determining a realistic traffic plan for the 2020, construction of the round-about intersection at Stephen Richards Drive and Mendenhall Loop Road. We are extremely concerned that the lack of access to Stephen Richards Drive during this 4 month construction project will be devastating to our business. We support the round-about intersection and believe it will offer a positive impact to traffic in our neighborhood. Our concern is the lack of a realistic construction traffic plan for the entire summer, four months, May-August, 2020.

We have met several times over the last several months with Chris Goines, State DOT, and with representatives of Glacier View, and Sprucewood Park. The initial traffic plan was no traffic plan, all affected roads barricaded for the entire project. After meeting with DOT we believed there would be traffic control with right turns in and out of Stephen Richards Drive to Mendenhall Loop Road. We hoped to add left turns onto Stephen Richards during the afternoon traffic. At our last meeting with DOT on May 29th we were informed that the priority was to move traffic further into the valley (Mendenhall Glacier) and there would be only a right in OR out of Stephen Richards and no left. Wayne Coogan, representing Sprucewood Park also attended this meeting and suggested a detour along the edge of the construction project on his property which would remove the traffic impact from the project site and still allow access to our neighborhood. Mr. Goines said he would take this possible solution back to the project consultant but we did not come away feeling encouraged.

In looking at other recent traffic intersection projects, including those currently in use, the round-about at Auke Bay and the Douglas Bridge, all roads were kept open with flagman and a functional actual construction traffic plan. DOT felt it was important to take on the cost for those neighborhoods. It seems more then reasonable that our neighborhood requires a traffic plan beyond that which has been proposed for this project.

Several years ago the intersection was closed for two weeks to put in the traffic light control that is in place now. During that 2 week period we lost more than $1,000.00 per day due to lack of access. Now we are looking at a 4 month closure that will be devastating to our business. We realize that a traffic control plan allowing access with a flagman or other controls will not prevent business loss during this period but it would mitigate the impact greatly.

Thank You for your consideration

Jack Manning Tom Manning

From: ja@alaskan.com
Sent: Friday, June 07, 2019 11:48 AM
To: PC_Comments
Subject: Proposed Roundabout at Loop Road and Stephen Richards

---

Hello:

My name is Janet Argevitch, and I use the Haloff (east/west) signal to go to work in the business section of the Valley. This means that I have to turn left to get where I'm going.

The signals work extremely well, and perhaps the North/South signal time could be increased so as not to create long waiting times.

I have experienced five Roundabouts, three in the San Francisco area and two here in Juneau. Two in San Francisco were not in high traffic areas, and the other is a disaster because of the lack of control that comes with a roundabout in high traffic areas.

In Juneau, the Douglas and Auke Bay roundabouts work well because the traffic flow is nowhere near the flow on Loop Road.Moreover, a successful and workable roundabout presumes courteous drivers, a fact rarely evident on Loop Rd.

I believe that winter weather and summer tour buses will create an even bigger issue if there is a roundabout.

I assume that a substantial amount of money has already been spent on proposals, so I don't believe that public responses will be given appropriate consideration after money has already been spent and plans drawn up. However, I feel that it's my responsibility to my neighbors and myself to voice my concerns.

Thank you for your consideration.

Greater Juneau Chamber of Commerce

9301 Glacier Hwy, Suite 110 • Juneau AK 99801 • (907)463-3488

Board Members

Mike Satre
President
Hecla Greens Creek Mine

Charlie Williams
President-Elect
Valley Paint Center

Richard Burns
Past President
Juneau Radio Center

Max Mertz
Treasurer
Mertz CPA & Advisor

Bruce Denton
Secretary
Juneau Self Storage

Eric Eriksen
AEL&P/AVISTA

McHugh Pierre
Goldbelt Inc.

Eric Forst
Red Dog Saloon

Linda Thomas
Alaskan Brewing Co

Erica Simpson-Qureshi
Platinum Real Estate Group

Benjamin Brown
The Partnership, Inc.

Wayne Jensen
Jensen Yorba Wall

Mike Stedman
Alaska Seaplanes

June 7, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Re: Salty Lady Seafood Co.

Dear Commissioners:

The chamber has had the opportunity to follow the progress of Meta Mesdag's mariculture farm near Bridgett Cove over several months. We have been very impressed with her determination to open a business in line with the developing "blue economy" while pursuing a vision for their growing family. Her energy, commitment and values epitomize the entrepreneurial spirit that we need to encourage.

We've also reviewed the conditional use permit that is before you for approval and agree with concerns raised by Ms. Mesdag. In general, we agree that requiring her to comply with all existing CBJ, state and federal regulations is appropriate, as well as listing the specific permits required to operate. However, restating segments or adding to those regulations as part of the conditions is unnecessary. The list of "other permits required" should be sufficient to establish the requirements under which the farm will operate.

However, items 2 & 3 of the permit place unreasonable restrictions on how they operate the farm. Limiting the time and days of operation prevent full utilization of family resources as well as working around tide and weather conditions that impact any marine-based operation. While their farm is permanent, there are countless other commercial and private vessels that utilize the safety of Bridget Cove for anchorage throughout the year while operating 24-hr/day circulating pumps, generators and bright lights. In the same regard, requiring CDD approval of any generator used by the operation is unnecessary and only creates redundant regulatory burden for CDD.

Salty Lady Seafood Co. oyster farm is in line with all local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan. It seems that the Planning Commission supports this project, but we ask that you remove the restrictions on the conditional use permit that could prove to be a barrier to their success.

Respectfully,

Craig E. Dahl, Executive Director
Greater Juneau Chamber of Commerce

USE2019 0011 Public Comment

PCSGA

PACIFIC COAST SHELLFISH GROWERS ASSOCIATION

June 6, 2019

Tim Felstead
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Mr. Felstead:

The Pacific Coast Shellfish Growers Association (PCSGA) respectfully asks that you approve the conditional use permit application from Salty Lady Seafood Co – ***without*** the proposed conditions. Their application is consistent with State and NOAA initiatives to increase domestic seafood production. We feel that the CBJ is hampering those initiatives by imposing unnecessary and extremely restrictive conditions. Salty Lady already follows stringent permitting regulations to ensure their farm is viable, and adheres to best management practices. These additional conditions are unwarranted and unfair.

PCSGA represents shellfish growers in all the Pacific Coast states, including WA, OR, CA, HI and Alaska. Our 115+ member companies produce oysters, mussels, clams and geoduck, and include small mom-and-pop shellfish companies, as well as the largest shellfish producers in the US. PCSGA has advocated for shellfish growers for 90+ years. We work closely with local jurisdictions, state and federal agencies, congressional offices, NGO's, academia, researchers, and other stakeholders to ensure our members have a voice at the table and their concerns are supported.

Salty Lady Seafood is a small, ½-acre, family farm that will soon be providing healthy sustainably-farmed protein for the local seafood market. Clean water and environmentally-sound practices are essential to shellfish farmers. Their livelihoods depend on ensuring that best management practices are followed above and beyond the letter of the law. Without a healthy, clean growing environment, shellfish farmers cannot farm. Shellfish growers are, without a doubt, the best stewards of the tidelands.

In order for Salty Lady to receive their conditional use permit, the CBJ has proposed additional conditions. A number of those conditions are unnecessary and pointless because of other more stringent laws already in place by local ordinances, state agencies, the Army Corps, the Clean Water Act, etc. There are, however, two proposed conditions that are downright egregious - specifically conditions #2 and #3.

Condition #2 mandates that Salty Lady can only operate their generator 9-5 pm, Monday – Friday because of noise concerns. What is the justification for this condition? Salty Lady's tiny ½ acre operation sits within hundreds of miles of coastline in and around Juneau. Surely other tenders, gillnetters, trawlers, recreational fishermen, jet skiers, boaters and random fun-seekers

120 State Ave. NE, #142 • Olympia, WA 98501 • O: 360-754-2744 • F: 360-754-2743 • www.pcsga.org

are not held to those same standards. It is within their right to operate their engines and generators at all hours of the day, seven days a week. Salty Lady Seafood should be allowed that same right. Furthermore, one of the two owners of Salty Lady also works a day job. The only time he is able to work on their farm is after the regular workday is over at 5 pm. Condition #2 is extreme, essentially excluding him from working his own farm.

Condition #3 mandates that any generator from Salty Lady be approved by the CDD prior to use. Salty Lady already owns a generator, as do hundreds (thousands?) of other marine water users in Juneau. Is Salty Lady expected to purchase another more expensive model if their current generator is not approved? Do you intend to require the same approval of the entire commercial and recreational fishing fleet and others whose generators are older and louder? This condition is unfair. It creates an unnecessary burden on Salty Lady's nascent farm operation as they struggle to harvest their first crop.

No doubt the CBJ realizes the tremendous potential for the mariculture industry in Alaska to provide economic, environmental, and social benefits to the State. Proposing these extreme conditions are not only unwarranted, but they set a dangerous precedent – especially in light of the State's interest to grow their seafood industry.

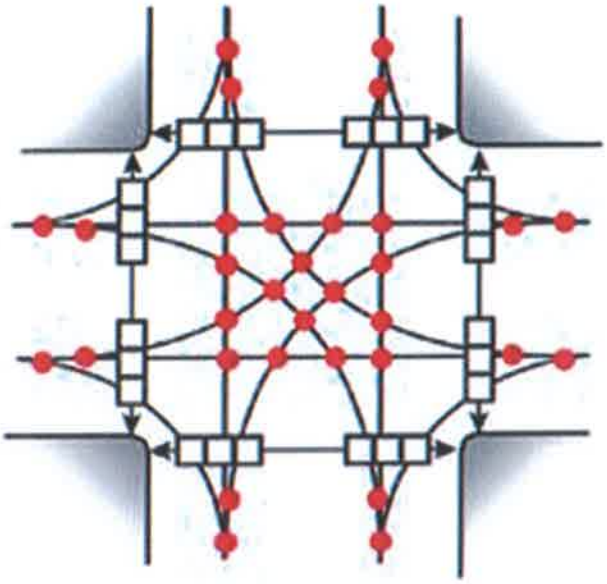
I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions.

Sincerely,

Connie Smith

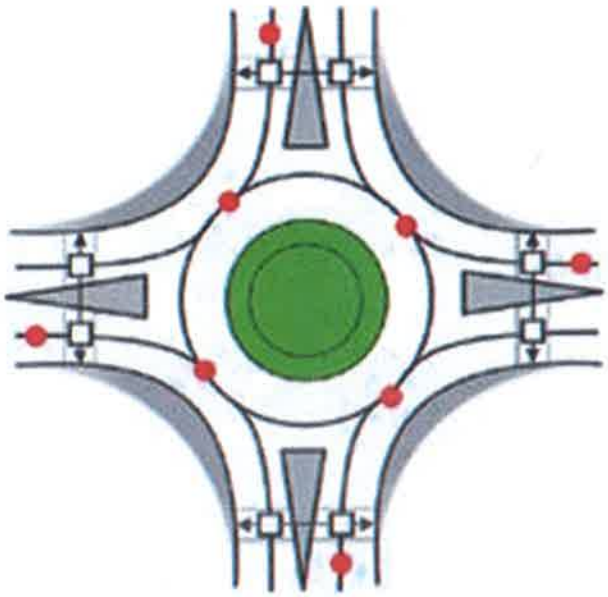
Connie Smith
Assistant Director

CSP2019 0004 Applicant Handout



32 vehicle-to-vehicle conflict points

24 vehicle-to-person conflict points



8 vehicle-to-vehicle conflict points

8 vehicle-to-person conflict points

*Graphics courtesy of AARP Modern Roundabouts website

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: June 3, 2019

TO: Planning Commission

FROM: Amy Liu, Planner
Community Development Department

CASE NO.: USE2019 0012

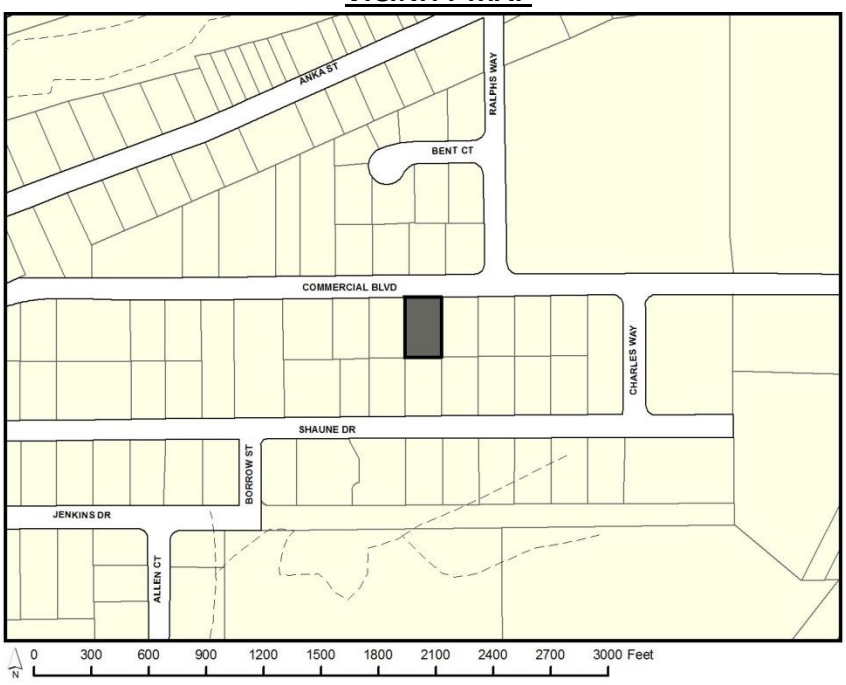
PROPOSAL: Food Truck on parking lot in an Industrial Zone

GENERAL INFORMATION

Applicant:	Wild Alaskan Halibut Truck
Property Owner:	AKBEV Group LLC
Property Address:	NA
Legal Description:	SSG IV Lot 50
Parcel Code Number:	5B1201410050
Site Size:	16,500 square feet
Comprehensive Plan Future Land Use Designation:	Light Industrial
Zoning:	Industrial
Utilities:	City water and sewer
Access:	Commercial Boulevard
Existing Land Use:	Vacant, storage

Surrounding Land Use:	North	-	Construction, storage
	South	-	Construction, storage
	East	-	Vacant
	West	-	Brewery

VICINITY MAP



ATTACHMENTS

Attachment A – Application

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit to allow a 204 square foot seafood truck to be temporarily parked at parcel 5B1201410050. The truck will be located on the east side of the lot. The operation is for counter-service customers; it is not a drive through. Customers will park on the same lot and walk to the truck for service. The truck owner has a lease agreement with AKBEV, who own the neighboring Alaskan Brewing Company.

The applicant plans to be open from 11:00 am to 7:00 pm daily from June to September. The applicant has not decided whether vending will resume next year during the same months and times. Future plans will depend on the outcome from this year. The manager has Serve-Safe certification and will be joined by five to six other employees.

BACKGROUND

The lot was created in 1993 through SSG Subdivision Phase IV, a subdivision of a remainder of USS 2487. The plat number is 93-17. Prior to the repeal of Ordinance 87-49, the site was zoned RML, Multi-Family (Low Density). After the repeal, the site was zoned Industrial.

Per 49.25.300, item 8.200, restaurants without drive through service may be allowed with an approved Conditional Use Permit.

AGENCY REVIEW

An agency review period was conducted from April 23, 2019 through May 7, 2019. The following agencies stated that they had no concerns or no comments on the development: CBJ Building Division and Assessor's Office.

CBJ Engineering and Public Works stated that spillage or leakage of wastewater is not permitted, and recommended that the applicant specify a wastewater disposal method. Options that may be available include hiring a pumping service or periodic connections to the Alaskan Brewing Company's sewer system. The applicant has stated that wastewater will be removed through hired pumping services.

ANALYSIS

Project Site – The lot is paved and striped for overflow parking serving the neighboring Alaskan Brewing Company, in addition to equipment storage for Anchor Electric. Topography is relatively flat. CBJ 49.25.300 allows for storage on lots zoned Industrial.

Project Design – The Wild Alaskan Halibut truck is an 8.5 foot by 24-foot Wells Cargo Food Trailer. Facilities and equipment are fully contained and include a three-tub sink, two deep fryers, a 24-foot Char Broil, a two burner stovetop, a chest freezer, a refrigerator with freezer unit, a beverage cooler, two fire extinguishers, and a fire suppression system. The truck has been certified by the Alaska Department of Environmental Conservation (DEC).

Power is supplied by a 3000-watt generator. The applicant does not intend to connect to city power this year and may revaluate depending on whether they will return next year. Water is stored in the trailer. The truck will be located outside the 10-foot front and rear yard setbacks, and not encroach past the 0-foot side yard setback (Attachment A).

Traffic – The most similar use listed in the Trip Generation Manual Institute of Transportation Engineers, 9th Edition is a Bread/Donut/Bagel Shop without drive-through service. There is an average of 49 trips during weekend, morning peak hours per 1,000 square feet of gross floor area. The proposed food trailer would have 10 average trips. CBJ 49.40.300 states that a traffic impact analysis is not required when a development is projected to generate less than 250 average trips in a day. A traffic impact analysis is not required.

Parking and Circulation – CBJ 49.40.210 requires restaurants to provide one parking space per 200 square feet of gross floor area. CBJ 49.40.210(b)(3) requires that for 1 to 25 parking spaces one space must be ADA accessible. Accessible spaces are required to be 13 feet by 17 feet, including an access aisle that measures 5 feet by 17 feet.

The gross floor area is 204 square feet, so one standard parking space is required. The site has 10 striped parking spaces provided, which are not required for the neighboring Alaskan Brewing Company to meet their parking requirement. Because the number of spaces available exceeds the number of spaces required for any existing uses, the standard parking requirement for the truck may be met onsite. Plans do not show an onsite ADA van accessible space. Access is provided by Commercial Boulevard. The site plan shows proposed circulation (Attachment A).

As a condition of approval, staff recommends that one ADA van accessible parking space is provided on site, and that CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Noise – The development is surrounded on all sides by Industrial-zoned land. The development is not expected to generate noise beyond that of uses allowed outright in the Industrial zoning district.

Public Health or Safety – No evidence indicates that there will be any public health or safety impacts caused by the proposed development. The applicant has received a DEC permit for food preparation which serves to protect the quality and sanitation of the food served. Rubbish will be stored in bear-proof bins and removed from the site every Monday, Wednesday, and Friday, unless it becomes a known bear attractant and may then require daily removal.

Habitat – There are no known habitat issues on site.

Property Value or Neighborhood Harmony – The assessor's office did not share concerns. Property values and neighborhood harmony are not expected to diminish as a result of the proposed development.

Conformity with Adopted Plans – The subject property has a Comprehensive Land Use designation of Light Commercial (LC). The LC land use designation is defined as follows:

> *Land to be developed for heavy commercial or light industrial uses such as small to medium scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing process; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat and heavy equipment sales; and repair and maintenance activities…*

While restaurants do not conform to the LC definition, there are policies within the Comprehensive Plan that support the development, specifically policy 5.8:

> *To encourage the location and growth of locally-based sector industries that provide year-round, full-time employment and provide tax revenues that support public services.*

The proposed development is a small-scale business with growth potential, which supports the intent of this policy.

FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 8.200 for the Industrial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the May 31, 2019 and June 9, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. A Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

4. Will the proposed development materially endanger the public health or safety?

No. As previously discussed, the proposed site for the food truck is located in the Industrial zone, on a large lot with adequate room for parking and circulation. No evidence indicates that the proposed development will materially endanger public health or safety.

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

No. No evidence indicates that the proposed development will substantially decrease the value of or be out of harmony with property in the neighboring area, which is characterized by industrial and retail uses.

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

Yes. The development is in general conformity with Title 49, the Land Use Plan and the 2013 CBJ Comprehensive Plan, specifically policy 5.11 regarding local business.

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

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

N/A

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a food trailer at SSG IV Lot 50 on Commercial Boulevard, located in the Industrial zone.

The approval is subject to the following conditions:

1. One ADA van accessible parking space is provided on site, and that CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to assign name)		

PROJECT / APPLICANT INFORMATION

Project Description: Placement of food Truck on paved parking lot. Wild Alaskan Halibut Truck

PROPERTY LOCATION

Street Address		City / Zip	
Commercial Blvd O		Juneau	99801
Subdivision (If known)	Survey (If known)	Block / Tract (If known)	Lot (If known)
		550 IV	LOT 50

Assessor's Parcel Number (If known): 5B1201410050

LANDOWNER /LESSEE

Property Owner's Name	Contact by E-Mail	Contact Person	Work Phone No.
Alaskan Brewing Co. - AK Bev Grp LLC	cburchfield@alaskan.com	Cindy Burchfield	907-780-5988
Mailing Address		Home Phone No. Cell	FAX No.
5429 Shaune Drive Juneau AK		907-321-1364	907-780-4514

LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)

I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X [signature] Landowner/Lessee Signature — Date 3/18/19

X [signature] Landowner/Lessee Signature — Date 3/19/19

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.

INITIAL ALL THAT MAY APPLY

APPLICATION TYPE	OWNER'S INITIALS
ALLOWABLE USE	
CONDITIONAL USE	
VARIANCE	
DESIGN REVIEW	
SUBDIVISION	
OTHER	

APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)

Applicant's Name	Contact by E-Mail	Contact Person	Work Phone No.
Wild Alaskan Halibut Truck		Jeff Hastings	(401) 527-4551
Mailing Address		Home Phone No.	FAX No.
350 Irwin St Juneau, AK 99801			

X [signature] Applicant's Signature — X 3/19/19 Date of Application

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS

CK	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	CK	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	ALLOWABLE USE APPROVAL					WATER PERMIT		
	CONDITIONAL USE APPROVAL					SEWER PERMIT		
	VARIANCE					GRADING PERMIT		
	DESIGN REVIEW APPROVAL — MINOR / MAJOR					DRIVEWAY PERMIT		
	SUBDIVISION — MINOR / MAJOR / PUD					RIGHT-OF-WAY PERMIT		
	STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
	SIGN APPROVAL — LOCATED IN HISTORIC DISTRICT? ☐ YES ☐ NO					OTHER - (Describe)		
	BUILDING PERMIT					Permit Intake Initials	NJF	

Zone	Total Lot Area	Required Setbacks			
		Front	Back	Side	Other

COMMENTS: use 19-12

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

* Check how this impacts the parking requirement for brewery or tasting room operations. Looks like it is next door to tasting room and not on brewery or tasting room lot. There possibly should be off-site parking agreement for the tasting room

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
		USE19-12	

TO BE COMPLETED BY THE APPLICANT

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment*** (AAP) ☐ Driveway in Right-of-Way (ADW)

☒ Use Listed in §49.25.300 (Table of Permissible Uses) (USE)

Please list the Table of Permissible Uses Category: 49.25.300 8.050 Small restaurant

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

Wild Alaskan Halibut Truck

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☒ NO ☐ YES – Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Parking lot, vacant land

PROPOSED USE OF LAND OR BUILDING(S):

Food truck for the purposes of selling Wild Alaskan Seafood, Hamburgers and soft drinks

UTILITIES PROPOSED:

WATER: ☐ Public ☒ On Site SEWER: ☐ Public ☐ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 16,500 square feet

Total Area of Existing Structure(s) 0 square feet

Total Area of Proposed Structure(s) 161.50 square feet

EXTERNAL LIGHTING:

Existing to remain ☒ No ☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ☐ No ☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- ☒ Site Plan
- ☐ Floor Plan of proposed buildings
- ☐ Elevation view of existing and proposed buildings
- ☒ Proposed Vegetative Cover
- ☒ Existing and proposed parking areas (including dimensions) and proposed traffic circulation
- ☐ Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 500			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50			
Pub. Not. Sign Deposit	$ 100			
Total Fee	$ 650			

NOTE: MUST BE ACCOMPANIED BY* DEVELOPMENT PERMIT APPLICATION *FORM

Allowable/Conditional Use Permit Application Instructions

Pre-Application Conference: A pre-application conference is required prior to submitting an application. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

Forms: A completed Allowable/Conditional Use Permit Application and Development Permit Application form. The "land owner or lessee consent" signature is mandatory for all landowners on the Development Permit Application form.

Fees: The fee is dependent upon the class of the proposed use. Land Use fees generally range from $350 to $1,600. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.

Project Description: A detailed letter or narrative describing the project.

Plans: All plans are to be drawn to scale and clearly show the items listed below:

A. Site plan, floor plan and elevation views of existing and proposed structures
B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
C. Proposed traffic circulation within the site including access/egress points and traffic control devices
D. Existing and proposed lighting (including cut sheets for each type of lighting)
E. Existing and proposed vegetation with location, area, height and type of plantings
F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All information that is submitted as part of an application shall be submitted in either of the following formats:

A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif .xlm, .rtf or other formats pre-approved by the Community Development Department.
B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: As part of the Allowable/Conditional Use permitting process, all permit requests must be given proper public notice, which consists of the following:

Community Development Department: Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site.

Applicant: Will post a sign on the site at least 14-days prior to the meeting. The sign shall be visible from a public right-of-way or where determined to be appropriate by the Department. Signs may be produced by the Community Development Department for a preparation fee of $50, and a $100 deposit that will be refunded in full if the sign is returned by 4:30 p.m. on the Monday following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, $50.00 may be refunded. The applicant may make and erect their own sign. Please speak with the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Re: Planning Commision

The Wild Alaskan Halibut Truck prepares and serves locally sourced produce with wild alaskan seafood. Our seafood menu will include Salmon, Halibut, Cod, and shellfish. We believe that wild alaska seafood is the best tasting and healthiest seafood in the world and Alaska is a better place because of it. Wild Alaskan Halibut Truck will be a convenient service with excellent customer service.

Employee welfare, participation and training are equally important to our success. Everyone is treated fairly and with respect.

Our Wild Alaskan Halibut truck is a Wells Cargo 19' box Food Trailer, which is fully contained. It has a 3 tub sink, full fire suppression system, 2 Fire Extinguishers, 2 deep fryers, a 24' Charbroil, a 2 burner stovetop, a chest freezer, refrigerator/freezer unit, and a beverage cooler. Power is supplied by a quiet 3000 watt Honda generator and a power inverter for after hours.

The manager, Jeff Hastings, is a certified Serve-Safe manager, assuring the highest quality of food safety. Staff will include 5 to 6 employees.
The truck has been inspected and certified by DEC and all State and Federal laws.

Our hours of operation are daliy from 11:00 am to 7:00 pm from May 1 to September 31, 2019

Attached is copies of site plan with property lines and distances to nearest structure, The Alaskan Brewing Company Tasting room. Lines for parking have already been established along with ADA compliant parking.

Planning Division:

1. Zoning - Industrial Use 8.200 - Restaurant or coffee with drive through is allowed
2. Setbacks - The Food trailer will be parked allowing for all setbacks
3. Access - Commercial Boulevard
4. Parking - The lot has over 20 parking spaces already marked including ADA parking for the Alaska Brewing Tasting room.
5. Vegetation - some vegetation is naturally provided at the lot, but the Alaska Brewing Company does not want landscape to be covered by vegetation or landscaping as it removes much needed parking spaces.
6. Lighting - Due to the hours of operation there is no need for additional lighting.
7. Trash - will be stored in Bear safe bins and will be picked up every Monday, Wednesday and Friday by waste management.
8. Flood - not in a flood plain
9. Plat or Covenant Restrictions - not applicable
10. Utilities - The food trailer provides its on electricity. Water is contained in food trailers water system. Waste water will be discharged at approved CBJ location.

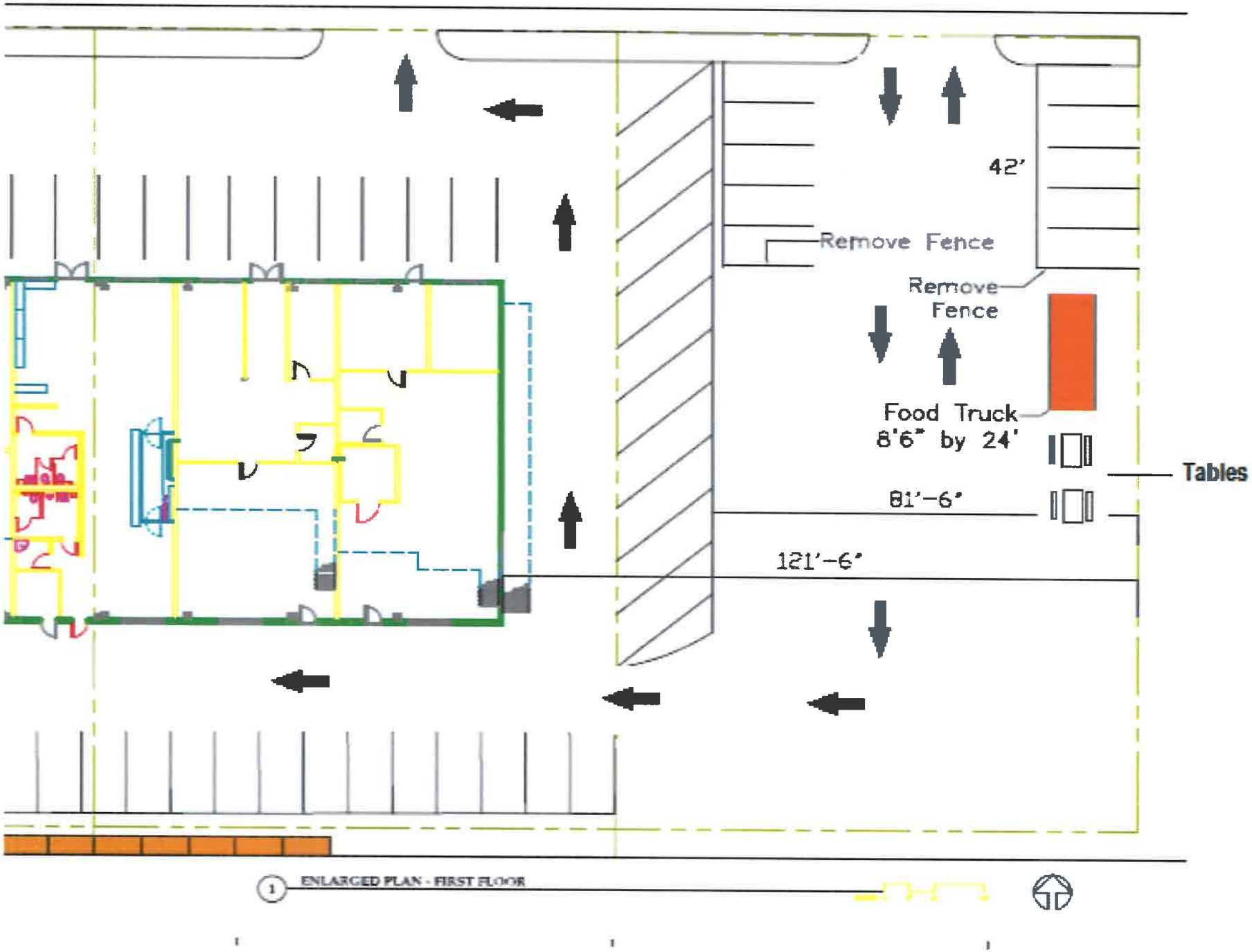
11. Traffic - Traffic signs are currently on site. Since the trailer is located within an industrial area there is no need for additional traffic signs or signals. Both Costco and home Depot are located within the vicinity
12. Fire Items/Access - The food trailer has a full fire suppression system with 2 fire extinguishers
13. Noise - No additional noise above what is expected from zoning district is anticipated. Hours of Operation will be 11:00 am to 7:00 pm.



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.

N

Attachment A - Application



Attachment A - Application

Kyle Paw

From: Jeff Hastings <wildalaskanhalibut@gmail.com>
Sent: Tuesday, April 9, 2019 1:34 AM
To: Kyle Paw
Subject: Wild Alaskan Halibut truck

Follow Up Flag: Follow up
Flag Status: Flagged

Kyle,

Here are the additional pics to be included with the application.







Jeff Hastings

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Wild Alaskan Halibut (food truck in an industrial zone.

Case Number: PAC20190018
Applicant: Jeff Hastings

Property Owner: AKBEV Group LLC.

Property Address: Commercial Blvd

Parcel Code Number: 5B1201410050

Site Size: 16,500 Square Feet

Zoning: Industrial

Existing Land Use:

Conference Date:	1:30pm 03/20/2019
Report Issued:	03/20/2019

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Jeff Hastings	Applicant	WildAlaskanhalibut@gmail.com
Teri Camery	Planning	teri.camery@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division:

1. **Zoning** – Industrial
2. **Setbacks** – 10 feet front, rear, sides
3. **Access – Commercial Boulevard**
4. **Parking** – With a 206.4 square foot food cart, code requires 1 regular parking space plus one accessible space with an aisle. The applicant notes that there will be 5-6 employees so additional parking should be added for daily employees. Standard parking spaces are 8 ½ x 17 feet. Accessible spaces are 13' x 17' with a 4' x 17' access aisle. Parking spaces should be clearly marked on the site plan.
5. **Vegetative Coverage** – five percent of the lot: 825 square feet.
6. **Lighting** – Note whether any lighting is proposed
7. **Noise** – not applicable
8. **Flood** – not in the floodplain
9. **Plat or Covenant Restrictions** – not applicable

The application should include a project narrative which generally describes the operation and notes the following: hours/days/months of operation; lighting if proposed; number of employees; compliance with applicable state laws; parking. The site plan should include required parking, ingress and egress points, vehicle and pedestrian circulation patterns, outdoor serving areas, vegetation areas with square footage to confirm conformance with the 825 square foot vegetative cover requirement, property lines, and the 10-foot setbacks.

Please note that the Conditional Use Permit process typically requires three months after we have received a complete application. We'll do our best to move this review along quickly so you can operate early in the summer. The more detailed your application is, the faster we'll be able to move and this will help to address any potential concerns in advance.

Building Division:

10. **Building** – A building permit will be required for placement of the truck.

General Engineering/Public Works:

11. **Utilities** – Describe water and power systems on site.

Fire Marshal:

12. **Fire Items/Access** – The application should address fire suppression.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Conditional Use Permit Application

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Building permit.

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1.
2.

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Class II Use, $500, in addition to sign fee and deposit.
2.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application
You must submit your application(s) in person with payment to:

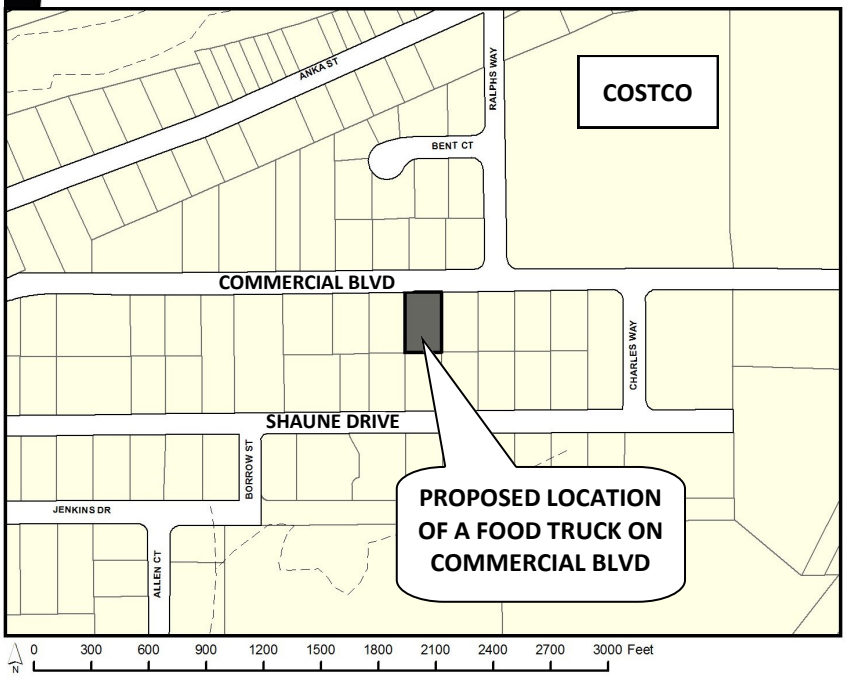
City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit** to **locate a food truck** on a parcel along **Commercial Boulevard** in an **Industrial zone.**

TIMELINE

Staff Report expected to be posted **Monday, May 20, 2019,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through May 6, 2019

Comments received during this period will be sent to the Planner, **Amu Liu,** to be included in the staff report.

May 7 through 12 noon, May 24

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, May 28, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

May 29

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

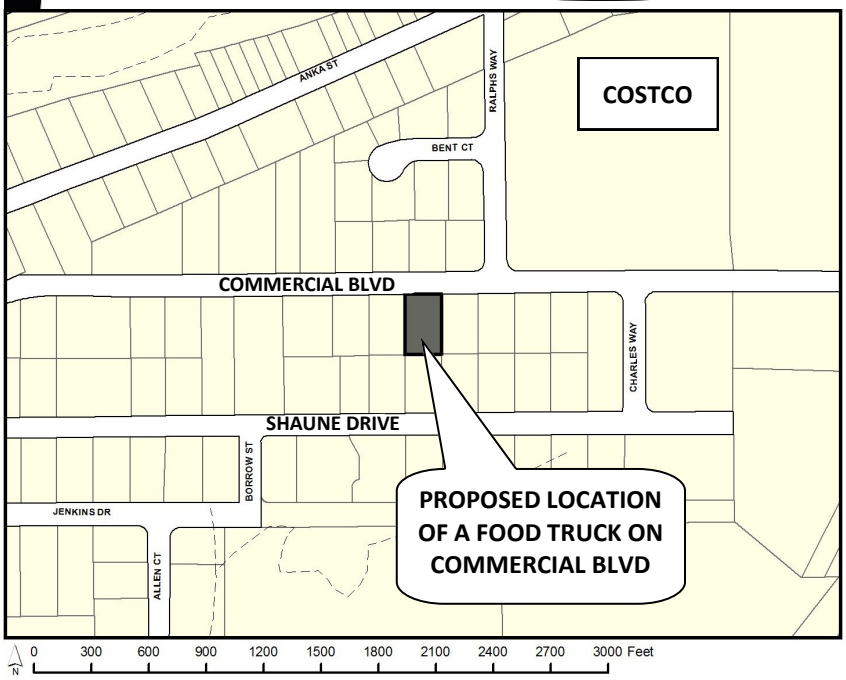
Printed April 26, 2019

Case No.: USE2019 0012
Parcel No.: 5B12014100050
CBJ Parcel Viewer: http://epv.juneau.org

Revised Notice

On a proposal to be heard by the CBJ Planning Commission

Hearing Rescheduled



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

You are receiving a 2nd notice regarding an application being heard by the Planning Commission for a Conditional Use Permit to locate a food truck on a parcel along Commercial Boulevard in an Industrial zone. Originally, the hearing was set for May 28, 2019. **The hearing has been rescheduled for June 11, 2019.**

TIMELINE

Staff Report expected to be posted **Monday, June 3, 2019,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas** Find hearing results, meeting minutes and more here as well.

Now through 12 noon, June 7, 2019

Comments that have already been received will be included in the staff report. Comments received during this period will be read by the planner, **Amy Liu**, as well as sent to the members of the Planning Commission to read in preparation for the hearing and will also become part of the public record.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed May 20, 2019

HEARING DATE & TIME
7:00 pm, June 11, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

June 12

The results of the hearing will be posted online.

Case No.: USE2019 0012
Parcel No.: 5B12014100050
CBJ Parcel Viewer: http://epv.juneau.org

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: June 12, 2019
Case No.: USE2019 0012

Wild Alaskan Halibut Truck
ATTN: Jeff Hastings
350 Irwin Street
Juneau, AK 99801

Proposal: A Conditional Use Permit to locate a food truck in an Industrial Zone

Property Address: Commercial Blvd

Legal Description: SSG IV Lot 50

Parcel Code No.: 5B1201410050

Hearing Date: June 11, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 3, 2019, and approved the food truck on a parking lot in an Industrial Zone to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. One ADA van accessible parking space is provided on site, and that CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Attachments: June 3, 2019, memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding USE2019 0012.

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

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

Effective Date: The permit is effective upon approval by the Commission, June 11, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or December 11, 2019, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Amy Liu, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

6/20/2019
Date

cc: Plan Review

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

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

CORRECTED

PLANNING COMMISSION
NOTICE OF DECISION

Date: July 3, 2019
Case No.: USE2019 0012

Wild Alaskan Halibut Truck
ATTN: Jeff Hastings
350 Irwin Street
Juneau, AK 99801

Proposal:	A Conditional Use Permit to locate a food truck in an Industrial Zone
Property Address:	Commercial Blvd
Legal Description:	SSG IV Lot 50
Parcel Code No.:	5B1201410050
Hearing Date:	June 11, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 3, 2019, and approved the food truck on a parking lot in an Industrial Zone to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. One ADA van accessible parking space is provided on site, and that CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Attachments: June 3, 2019, memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding USE2019 0012.

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

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

Effective Date: The permit is effective upon approval by the Commission, June 11, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or December 11, 2020, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Amy Liu, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

7/9/2019
Date

cc: Plan Review

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: May 29, 2019

TO: Planning Commission

FROM: Laurel Christian, Planner
Community Development Department

FILE NO.: CSP2019 0006

PROPOSAL: City Project Review for Rainforest Recovery Detox Addition

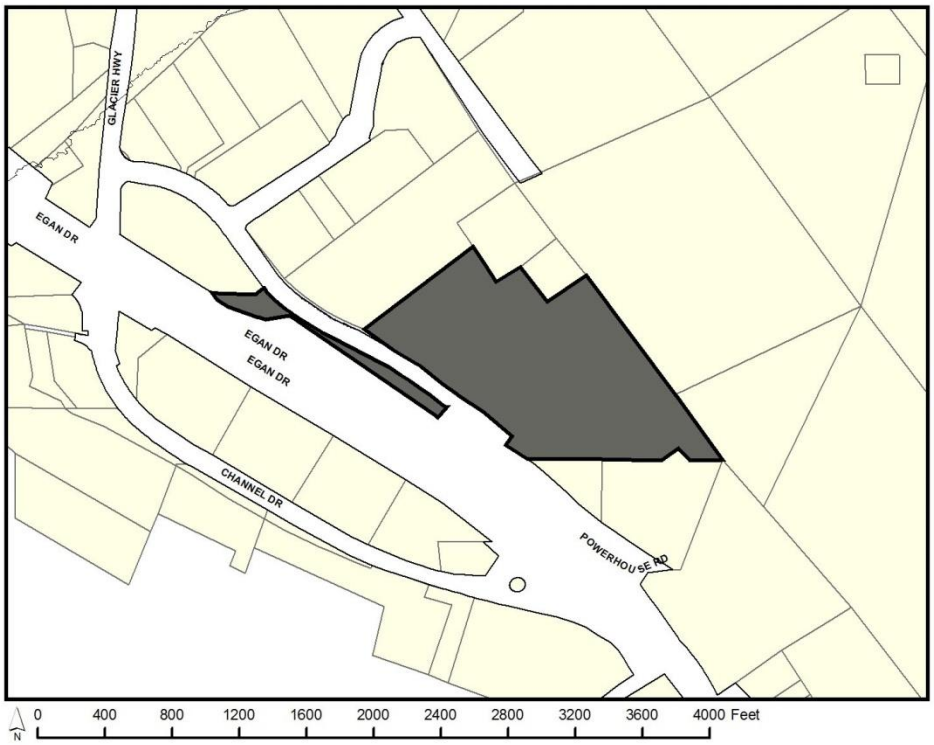
GENERAL INFORMATION

Applicant:	City & Borough of Juneau Engineering Department
Property Owner:	City & Borough of Juneau
Property Address:	2000 Salmon Creek Lane
Legal Description	Hospital Lot 1
Parcel Code No.:	7B0901020041
Site Size:	699,574 square feet (16.06 acres)
Comprehensive Plan Future Land Use Designation:	Institutional and Public Use (IPU)
Zoning:	GC
Utilities:	Public Water & Sewer
Access:	Hospital Drive
Existing Land Use:	Bartlett Regional Hospital

Surrounding Land Use:

North	-	Bartlett Regional Hospital Campus
South	-	AEL&P Parcel (RR)
East	-	Vacant RR
West	-	Egan Drive

VICINITY MAP



ATTACHMENTS

Attachment A – Application, project narrative, and building plans

PROPOSAL

This City Project will demolish approximately 2400 square feet of a wing attached to the Rainforest Recovery Center on the Bartlett Regional Hospital Campus and replace it with an approximately 4400 square foot wing that will house the Rainforest Recovery Detox Addition and administrative offices. The existing wing currently houses administrative offices, a conference room, and the sleep-off center. A detailed project description and plans can be found in Attachment A.

BACKGROUND

The subject parcel houses the Bartlett Regional Hospital Campus. The subject building houses the Rainforest Recovery Center. The Capital Improvement Program (CIP) Fiscal Years 2019 through 2024 lists Rainforest Recovery Center Upgrades as a CIP project, which is estimated to

cost $1.8 million. According to *CBJ 49.15.580(a)* the Planning Commission shall review all City projects estimated to cost over $500,000:

> *49.15.580(a) CBJ project review: The commission shall review all proposed City and Borough capital improvement projects estimated to cost $500,000 or more for consistency with this title. The commission may review, at the director's discretion, all proposed City and Borough capital projects estimated to cost more than $250,000 but less than $500,000. The commission may recommend conditions on and modifications to any project reviewed by the commission through a notice of recommendation. The notice of recommendation shall be forwarded to the assembly for further action.*

ANALYSIS

Agency and Public Comments

Staff contacted CBJ Engineering & Public Works, the Building Code Official, Capital City Fire & Rescue, and the Assessor's Office during this review. At the time of writing this, no comments have been received regarding this project.

At this time, no public comments have been received regarding this project.

Conformity with Adopted Plans

Comprehensive Plan of the City and Borough of Juneau (2013 update) – The subject parcel has a future land use designation of Institutional and Public Use (IPU). The proposed development is consistent with the intent of this designation:

> Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly-supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities.

Additionally, the proposed development is consistent with the following policies of the Comprehensive Plan:

> POLICY 3.1. TO BALANCE AVAILABILITY OF SUFFICIENT LAND WITHIN THE DESIGNATED URBAN SERVICE AREA BOUNDARY THAT IS SUITABLY LOCATED AND PROVIDED WITH THE APPROPRIATE PUBLIC SERVICES AND FACILITIES TO MEET THE COMMUNITY'S FUTURE GROWTH NEEDS AND THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT AND SCENIC CORRIDORS.
>
> POLICY 13.3. TO PROMOTE QUALITY MEDICAL AND SOCIAL SERVICES IN THE CBJ TO ENSURE THE SAFETY, HEALTH, WELL-BEING AND SELF-SUFFICIENCY OF ITS RESIDENTS.

> 13.3 - IA4 Establish and maintain a coordinated substance abuse prevention program, and comprehensive treatment, rehabilitation, and recovery programs for Juneau residents.

Juneau Economic Development Plan (2015) – The Economic Development Plan identifies an opportunity, and need *for establishing more health services in Juneau and, subsequently, capturing more health care spending within the Juneau economy.* The plan identifies sub-acute care and rehab facilities and specific needs identified for Juneau. The proposal is consistent with providing these services and keeping health care local.

Land Management Plan (2015) – The CBJ Land Management plan lists the subject parcel as "retain" and identifies it as the Bartlett Regional Hospital Complex. This designation will not change under the proposed development. Additionally, the *CBJ 53.09.010* Land Management Policy is as follows:

> *It is the policy of the City and Borough to manage its real property as a municipal resource and to use, retain and dispose of both improved and unimproved land to realize the maximum benefit of the municipality and its residents, including encouraging beneficial private economic activity and facilitating the provision of public services, guiding a rational growth pattern, preserving land for public and private use for present and future generations of City and Borough residents, meeting the need of City and Borough residents for private ownership, and stabilizing land values without making land available for purposes of speculation.*

Habitat

There are no known habitat concerns on the subject parcel.

FINDINGS

Staff finds the proposed development to be consistent with CBJ adopted Plans. Specifically, staff finds the proposed development to be consistent with the 2013 Comprehensive Plan, 2015 Juneau Economic Development Plan, and the 2015 Land Management Plan.

RECOMMENDATION

Staff recommends that the Planning Commission find CSP2019 0006 to be consistent with adopted local plans and policies, as required by *CBJ 49.15.580* and forward the proposed development to the Assembly with a recommendation of approval.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
3250 HOSPITAL DRIVE (2000 Salmon Creek Lane)

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
HOSPITAL LT 1 [HOSPITAL COMPLEX LAND PARCEL)

Parcel Number(s)
7B0901020041 (TAX ID #)

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
CBJ/BRH	NATHAN COFFEE
Mailing Address: 155 SOUTH SEWARD	Phone Number(s): 586-0895
E-mail Address: NATHAN.COFFEE@JUNEAU.ORG	

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ _____
Landowner/Lessee Signature — Date

X _____ _____
Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant	Contact Person
SAME	
Mailing Address	Phone Number(s)
E-mail Address	

X _____ 4/26/2019
Applicant's Signature — Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials	
Case Number: CSP 2019 0006	Date Received: 4/29/19

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

1. The project will demolish ~2400 SF of one-story wood framed structure that houses administrative offices, a meeting room and a sleep off center and is attached to the residential care portion of the Rainforest Recovery Center. The project will construct a new ~6400 SF one-story wood framed addition over the footprint of the demolished space. The addition will house administrative offices, a reception and entry lobby, an assessment center, and a four room Detox Suite. The project will also undertake small selective demolition and renovation at other locations in the facility as funding allows. The project also includes the following work: demolition of back-up generator and transformer and installation of new electrical service and communications wiring from Bartlett Regional Hospital, new paving and site improvements to integrate the enlarged Detox wing into the site, revisions to sewer and water service to the facility, concrete foundations and slab on grade, wood framing, fiberglass windows, vinyl siding, asphalt shingles with an option for asphalt shingle replacement for the entire facility as an alternate bid item, hollow metal frames and doors, wood doors and sidelites, door hardware including electronic card access systems, gypsum wall board and painting, carpet and sheet vinyl, cabinets and solid surface countertops, bath accessories, plumbing systems, HVAC systems, DDC systems, lighting and power systems, special electrical systems, and a new fire alarm system throughout the facility. The work will occur in an occupied facility so coordination with Owner ' s operations and phasing of the work is required.

TYPE OF PROJECT REVIEW:

☑ City Project Review ☐ City Land Acquisition /Disposal ☐ State Project Review

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ◉ YES Case No.: _____ ○ NO

Capital Improvement Program # (CIP) YES

Local Improvement District # (LID) NO

State Project # NA

ESTIMATED PROJECT COST: $ 1800000

ALL REQUIRED MATERIALS ATTACHED

- ☐ **Complete application**
- ☐ **Pre-Application notes** (if applicable)
- ☐ **Narrative including:**
  - ☐ Current use of land or building(s)
  - ☐ Proposed use of land or building(s)
  - ☐ How the proposed project complies with the Comprehensive Plan
  - ☐ How the proposed project complies with the Land Use Code (Title 49)
- ☐ **Site Plan** (details on page 2) See BLD20190177 Site Plan

NOTE: This application is <u>required</u> even if the proposed project is associated with other Land Use permits.

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	$_____			

This form and all documents associated with it are public record once submitted.

<u>INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED</u>

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
CSP20190006	4/29/19.

Laurel Bruggeman

From:	Nathan Coffee
Sent:	Friday, April 26, 2019 4:27 PM
To:	Laurel Bruggeman
Cc:	Jill Maclean; Alexandra Pierce
Subject:	RE: BLD20190177 CSP Review Required
Attachments:	CSP App Rainforest Recovery Ctr.pdf

Laurel :

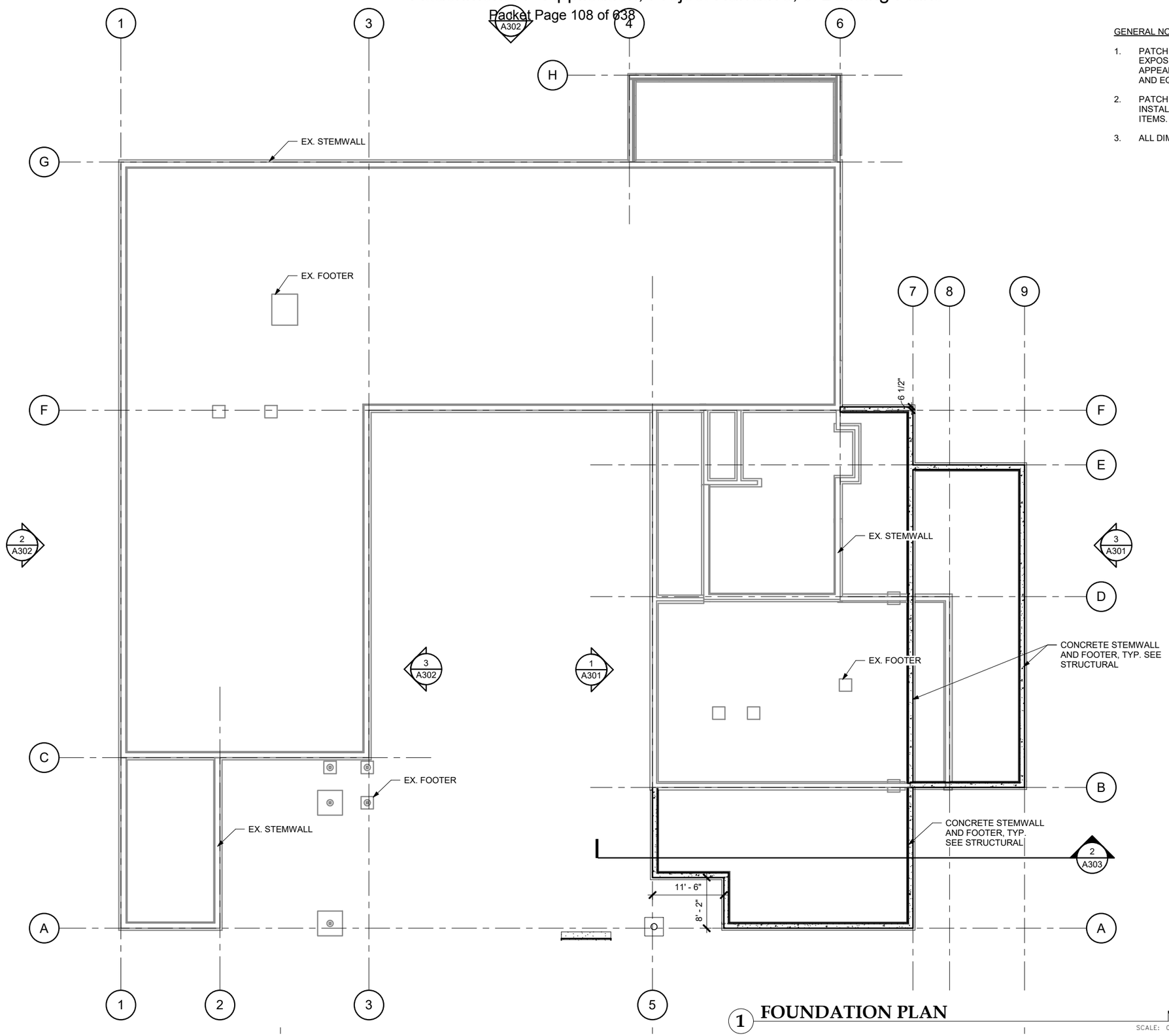
CSP applications attached for your use. Please refer to previously submitted building permit plans for detailed site and project information. The project scope is as follows:

> The project will demolish ~2400 SF of one-story wood framed structure that houses administrative offices, a meeting room and a sleep-off center and is attached to the residential care portion of the Rainforest Recovery Center. The project will construct a new ~4400 SF one-story wood framed addition over the footprint of the demolished space. The addition will house administrative offices, a reception and entry lobby, an assessment center, and a four room Detox Suite. The project will also undertake small selective demolition and renovation at other locations in the facility as funding allows. The project also includes the following work: demolition of back-up generator and transformer and installation of new electrical service and communications wiring from Bartlett Regional Hospital, new paving and site improvements to integrate the enlarged Detox wing into the site, revisions to sewer and water service to the facility, concrete foundations and slab on grade, wood framing, fiberglass windows, vinyl siding, asphalt shingles with an option for asphalt shingle replacement for the entire facility as an alternate bid item, hollow metal frames and doors, wood doors and relites, door hardware including electronic card access systems, gypsum wall board and painting, carpet and sheet vinyl, cabinets and solid surface countertops, bath accessories, plumbing systems, HVAC systems, DDC systems, lighting and power systems, special electrical systems, and a new fire alarm system throughout the facility. The work will occur in an occupied facility so coordination with Owner's operations and phasing of the work is required.

Please contact me with any questions.

Thanks

Nathan Coffee, City Architect
City of Juneau Engineering Department
P# (907) 586-0895
C# (907) 500-8114



GENERAL NOTES:

1. PATCH AND REPAIR ALL EXISTING FINISHES IN EXPOSED LOCATIONS AS REQUIRED FOR SEAMLESS APPEARANCE. COORDINATE WITH REMOVED WALLS AND EQUIPMENT. SEE DEMOLITION PLANS.
2. PATCH WALL FINISHES AS REQUIRED BY INSTALLATION OF ELECTRICAL AND MECHANICAL ITEMS.
3. ALL DIMENSIONS ARE FROM FACE OF STUD - UON

1 FOUNDATION PLAN

SCALE: 0 4' 8' 16'

Jensen Yorba Lott Inc.
522 West 10th Street
Juneau, Alaska 99801
Phone 907-586-1070
Fax 907-586-3959
jensenyorbalott.com

03/25/19

City and Borough of Juneau Bartlett Regional Hospital
Rainforest Recovery Center
Detox Addition
CBJ Project #BE19-173
Juneau, Alaska

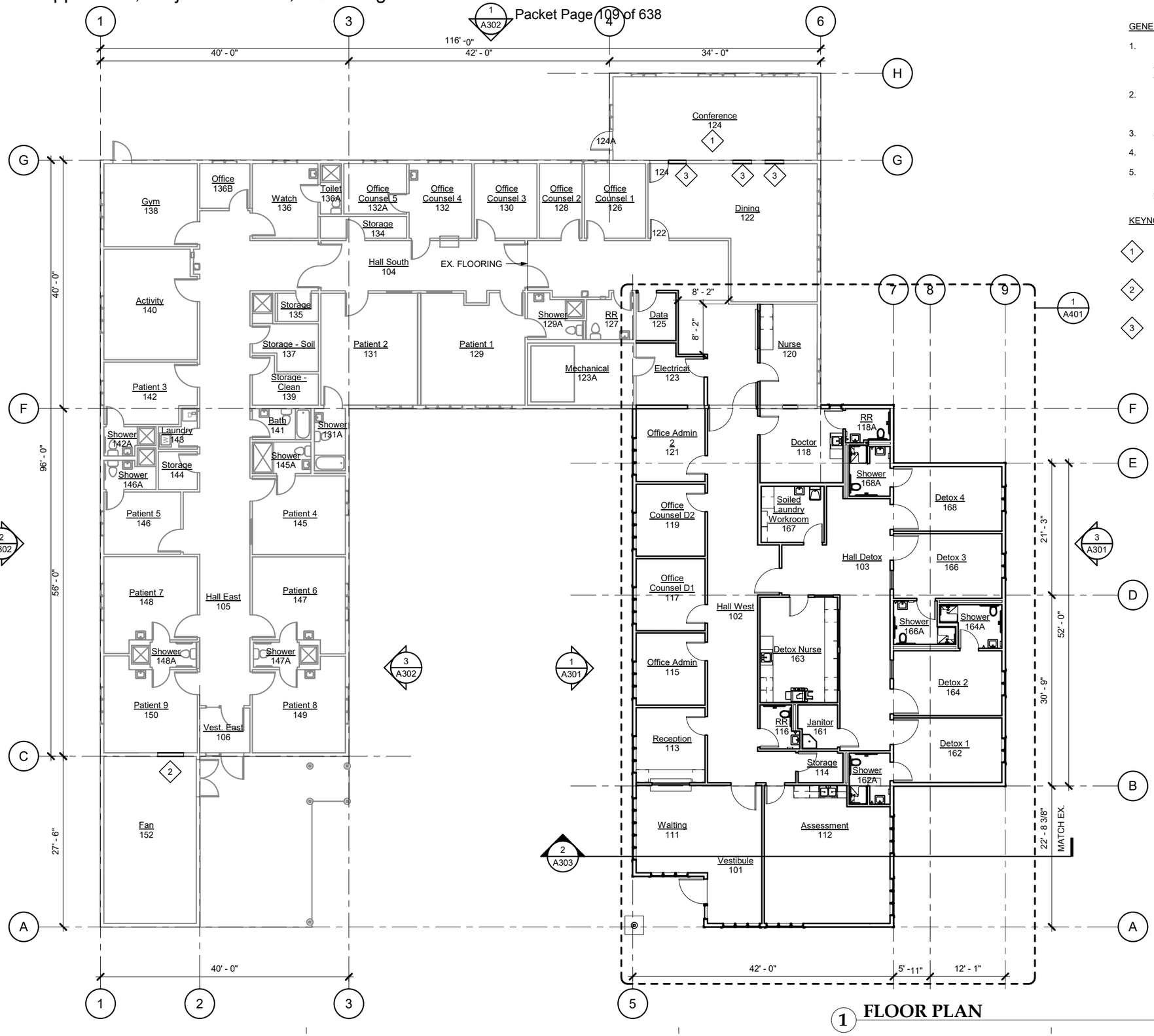
100% CDs

REVISIONS

SHEET TITLE
FOUNDATION PLAN

DATE: March 26, 2019
FILE: 18002

A200



GENERAL NOTES:

1. PATCH AND REPAIR ALL EXISTING FINISHES IN EXPOSED LOCATIONS AS REQUIRED FOR SEAMLESS APPEARANCE. COORDINATE WITH REMOVED WALLS AND EQUIPMENT. SEE DEMOLITION PLANS.
2. PATCH WALL FINISHES AS REQUIRED BY INSTALLATION OF ELECTRICAL AND MECHANICAL ITEMS.
3. ALL DIMENSIONS ARE FROM FACE OF STUD - UON.
4. SEE AD201 FOR PHASING AND ALTERNATE NOTES
5. PATCH WALLS AND CEILINGS IN LOCATIONS OF REMOVED DEVICES, SEE ELECT. TEXTURE AND PAINT AS REQ'D FOR SEAMLESS APPEARANCE. NOTE THAT WORK TAKES PLACE THROUGHOUT BUILDING.

KEYNOTES:

1. NEW INSUL. AND VB AT WALLS, NEW GWB OVER EXISTING STUDS AND ROOF FRAMING. NEW WINDOW / DOOR TRIM.
2. PATCH WALL AROUND NEW DUCTS, SEE MECHANICAL
3. INFILL PARTITION. MATCH ADJACENT WALL THICKNESS, A4, SIM. TEXTURE TO MATCH ADJACENT.

1 FLOOR PLAN

SCALE: 0 4' 8' 16'

Jensen Yorba Lott Inc.
522 West 10th Street
Juneau, Alaska 99801
Phone 907-586-1070
Fax 907-586-3959
jensenyorbalott.com

03/25/19

City and Borough of Juneau Bartlett Regional Hospital
Rainforest Recovery Center
Detox Addition
CBJ Project #BE19-173
Juneau, Alaska

100% CDs

REVISIONS

SHEET TITLE
FLOOR PLAN

DATE: March 26, 2019
FILE: 18002

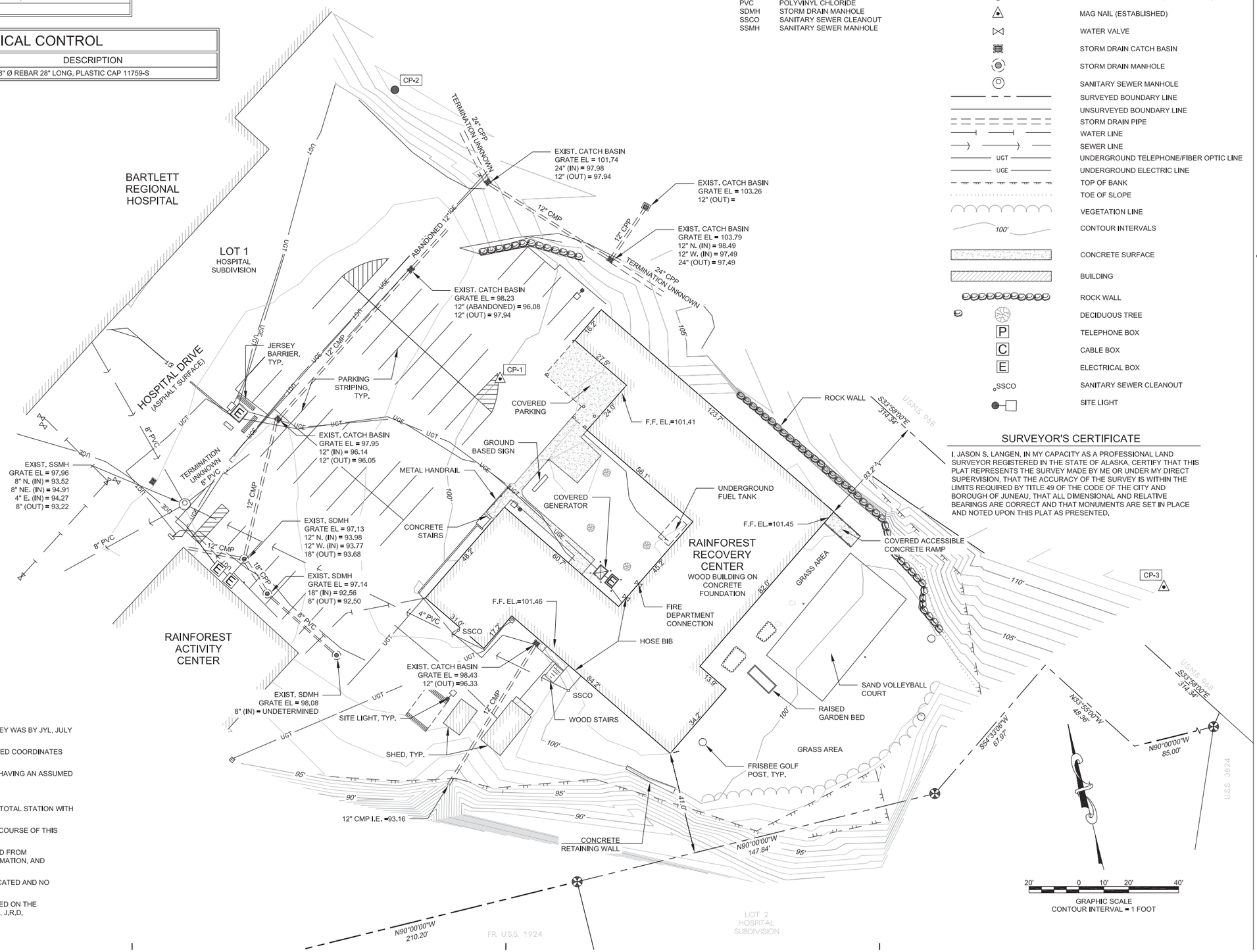
A201

TABLE OF HORIZONTAL CONTROL

POINT #	NORTHING	EASTING	DESCRIPTION
CP-1	10,000.00	10,000.00	MAG NAIL
CP-2	10,115.77	9,957.83	5/8" Ø REBAR 28" LONG, PLASTIC CAP 11759-S
CP-3	9,916.49	10,266.39	MAG NAIL

TABLE OF VERTICAL CONTROL

T.B.M.	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-2	10,115.77	9,957.83	104.48'	5/8" Ø REBAR 28" LONG, PLASTIC CAP 11759-S



ABBREVIAITONS:

CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
EL.	ELEVATION
F.F.	FINISH FLOOR
PVC	POLYVINYL CHLORIDE
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE

SYMBOLS - EXISTING

- PRIMARY MONUMENT (RECOVERED) 1410-S
- REBAR W/PLASTIC CAP (ESTABLISHED)
- MAG NAIL (ESTABLISHED)
- WATER VALVE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SURVEYED BOUNDARY LINE
- UNSURVEYED BOUNDARY LINE
- STORM DRAIN PIPE
- WATER LINE
- SEWER LINE
- UGT — UNDERGROUND TELEPHONE/FIBER OPTIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- TOP OF BANK
- TOE OF SLOPE
- VEGETATION LINE
- 100' — CONTOUR INTERVALS
- CONCRETE SURFACE
- BUILDING
- ROCK WALL
- DECIDUOUS TREE
- P — TELEPHONE BOX
- C — CABLE BOX
- E — ELECTRICAL BOX
- SSCO — SANITARY SEWER CLEANOUT
- SITE LIGHT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

GENERAL NOTES:

1. AUTHORIZATION TO CONDUCT THIS TOPOGRAPHIC SURVEY WAS BY JYL, JULY 26, 2018.
2. HORIZONTAL FOR THIS SURVEY WERE BASED ON ASSUMED COORDINATES FOR CP-1 WITH N-10,000 E-10,000 POSITION.
3. VERTICAL CONTROL IS BASED ON 11759-S REBAR (CP-2) HAVING AN ASSUMED ELEVATION OF 104.48'
4. DATE OF FIELD SURVEY WAS JULY 27 & 30, 2018.
5. FIELD WORK CONDUCTED USING A TRIMBLE S7 ROBOTIC TOTAL STATION WITH STANDARD LASER RANGING TECHNIQUES.
6. NO BOUNDARY RETRACEMENT WAS PERFORMED IN THE COURSE OF THIS SURVEY.
7. UNDERGROUND UTILITIES, SHOWN HEREON, ARE DERIVED FROM UNDERGROUND UTILITY FIELD LOCATES, AS-BUILT INFORMATION, AND OBSERVABLE ABOVE GROUND APPURTENANCES.
8. SITE LIGHTING UNDERGROUND CONDUITS NOT FIELD LOCATED AND NO AS-BUILTS AVAILABLE.
9. THE BOUNDARY OF LOT 1, HOSPITAL SUBDIVISION IS BASED ON THE RECOVERED MONUMENTS, AS SHOWN ON PLAT NO. 99-29, J.R.D.

Jensen Yorba Lott Inc.
522 West 10th Street
Juneau, Alaska 99801
Phone 907-586-1070
Fax 907-586-3959
jensenyorbalott.com

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49TH JASON S. LANGEN NO. 11759 REGISTERED PROFESSIONAL LAND SURVEYOR

City and Borough of Juneau
Bartlett Regional Hospital
Rainforest Recovery Center
Detox Addition

Schematic Design

REVISIONS

SHEET TITLE
EXISTING SITE CONDITIONS SURVEY

DATE: August 6, 2018
FILE: 18002

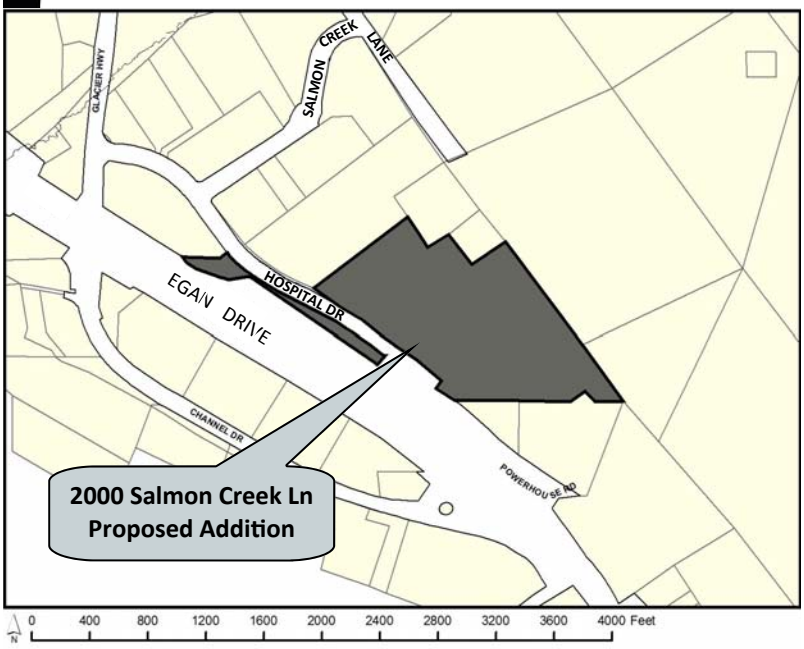
C100

\\pdc.local\DFS\JMI\Projects\2018\18047\JM-JYL_Rnfst_Rec\L\18047JM_basemap.dwg PLOT: September 01, 2018 at: 2:24pm JasonLangen

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **City Project Review** for a **detox addition at Rainforest Recovery** located at **2000 Salmon Creek Lane** in a **General Commercial Zone.**

TIMELINE

Staff Report expected to be posted **Monday, June 3, 2019** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through May 20, 2019

Comments received during this period will be sent to the Planner, **Laurel Christian,** to be included in the staff report.

May 21 through 12 noon, June 7

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, June 11, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

June 12

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed May 9, 2019

Case No.: CSP2019 0006
Parcel No.: 7B0901020041
CBJ Parcel Viewer: http://epv.juneau.org

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF RECOMMENDATION

Date: June 11, 2019
File No.: CSP2019 0006

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Proposal:	Planning Commission Recommendation to the City and Borough Assembly regarding a City Project Review for Rainforest Recovery Detox Addition
Property Address:	2000 Salmon Creek Lane
Legal Description	Hospital Lot 1
Parcel Code No.:	7B0901020041
Hearing Date:	June 11, 2019

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 29, 2019, and recommended that the City Manager direct CBJ staff to design and build the project.

Attachments: May 29, 2019 memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding CSP2019 0006.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

Project Planner: Laurel Christian

Laurel Christian, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

6/12/2019
Date

cc: Plan Review

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: May 31, 2019

TO: Planning Commission

FROM: Allison Eddins, Planner II
Community Development Department

FILE NO.: CSP2019 0007

PROPOSAL: A consistency review for a 220-foot extension of an existing easement across CBJ property to provide year-round access to private property on USS 3248.

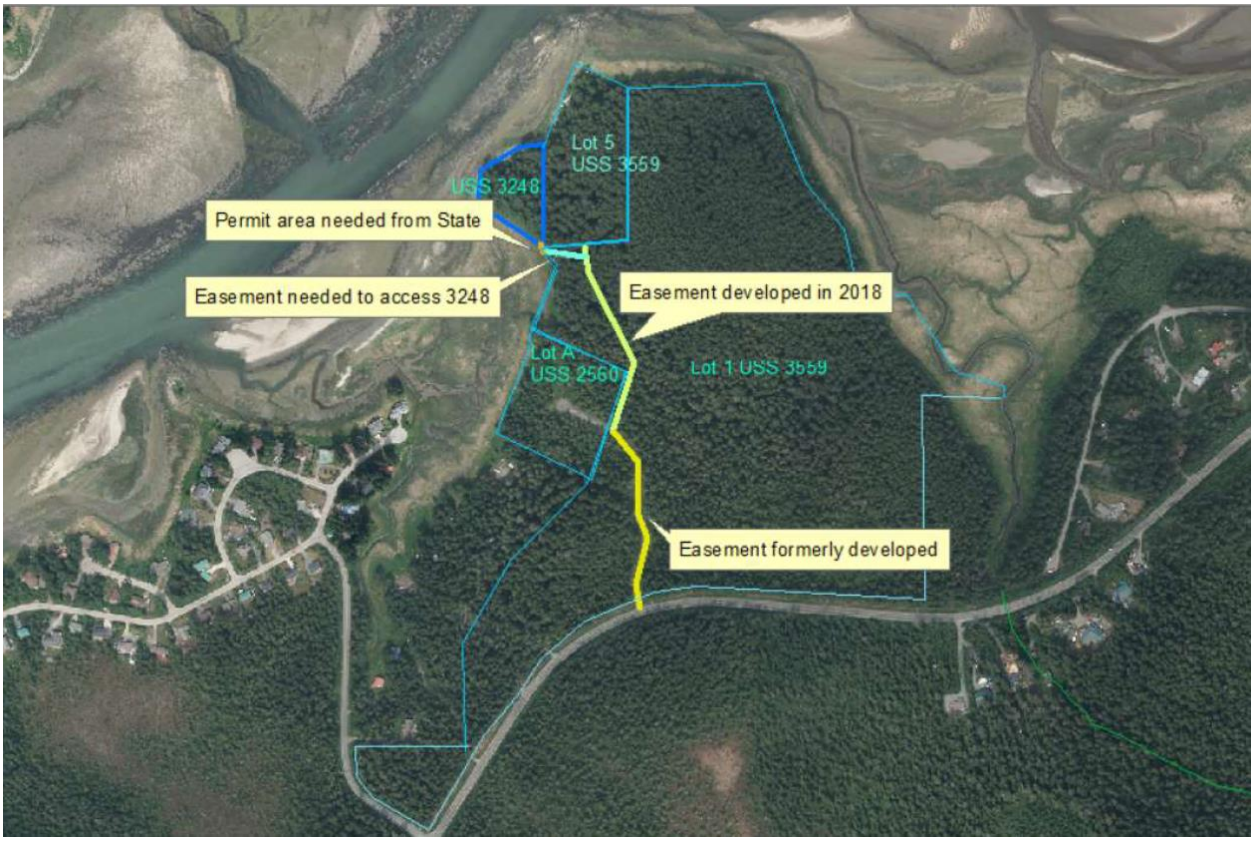
GENERAL INFORMATION

Applicant:	City & Borough of Juneau Lands & Resources
Property Owner:	City & Borough of Juneau Lands & Resources
Property Address:	North Douglas Highway
Legal Description:	USS 3559 Lot 1
Parcel Code No.:	6D1011000010
Site Size:	1,122 acres
Comprehensive Plan Future Land Use Designation:	Conservation Area (CA)
Zoning:	Rural Reserve (RR)
Utilities:	None existing or required
Access:	North Douglas Highway
Existing Land Use:	Vacant CBJ land with existing easement

Surrounding Land Use:

North - Gastineau Channel / Private Land (RR)
South - North Douglas Highway / Vacant CBJ Land (RR)
East - Gastineau Channel
West - Bayview Subdivision (D3)

VICINITY MAP



ATTACHMENTS

Attachment A – Application
Attachment B – Resolution 2325
Attachment C – Resolution 2725

PROPOSAL

The applicant, CBJ Lands and Resources Division, requests a Planning Commission recommendation to the Assembly regarding a proposed access and utility easement located on USS 3559 Lot 1. The proposed easement would be a 220-foot extension of an existing 1600 feet long by 35 feet wide easement. The existing easement is developed as a gravel driveway; the extension will be developed in the same manner.

CBJ 49.10.170 describes the duties of the Planning Commission including the review and recommendation to the Assembly regarding land disposals as described in Title 53.

> ***CBJ 49.10.170(c) City and borough land acquisitions, disposals and projects.*** *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53 or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the Comprehensive Plan and the capital improvement plan.*

CBJ 53.09.300 states that easement applications will receive department and Planning Commission review. Fair market value will be determined by appraisal and the City Manager will convey the easement upon Assembly approval by resolution.

> ***CBJ 53.09.300(d) Easements.*** *Upon receipt of the Planning Commission recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly.*

BACKGROUND

USS 3248, the property for which the driveway access is being sought, was platted in 1963 and is currently undeveloped. No road access was provided to the subject lot or surrounding lots when they were platted. Access to USS 3248 is currently only from Gastineau Channel.

On July 26, 2005, the Planning Commission approved CSP2005-00007 for a driveway and utility easement across the CBJ owned parcel to USS 3559 Lot 5. The Assembly authorized the easement with Resolution 2325 (Attachment B). The original permit stipulated that if the driveway was not constructed within five years, the right-of-entry would expire. In December 2010, the CBJ Lands and Resources Division determined insufficient work had been done on the driveway to warrant an extension. Payment for the easement was returned to the property owner of USS 3559 Lot 5 and the right-of-entry expired.

In December 2014, the owner of USS 3559 Lot 5 applied again for an access and utility easement across the CBJ owned parcel. On February 11, 2015, the Planning Commission approved CSP2014-

0023. The Assembly authorized the easement with Resolution 2725 (Attachment C). Construction on the driveway began in 2015 and was completed in 2018. The resolution reserved public pedestrian access rights along the easement.

This current CSP application would allow the existing easement to be extended 220 feet to provide access to USS 3248. After an appraisal of the easement land, the owner of USS 3248 would pay fair market value. The CBJ Lands Committee unanimously supported the requested easement on October 22, 2018 (see page 6 of Attachment A). Public pedestrian access would also be allowed along the extension.

AGENCY AND COMMITTEE COMMENTS

Staff reached out to the CBJ Engineering Department, Capital City Fire and Rescue, and the Assessor's Office for comment for this easement application. These departments either did not have any concerns or did not provide comment.

The area of the proposed easement extension is located in high-value wetlands. On May 23, 2019, the Wetland Review Board (WRB) provided comment. The WRB noted that the area is relatively flat, forested wetlands and the impacts of the extension would be relatively minor. The WRB recommended the driveway be constructed in a way that would maintain the natural hydrology of the wetlands by using porous materials and minimizing or avoiding stream crossings.

ANALYSIS

Conformity with Adopted Plans

2013 Comprehensive Plan

The 2013 Comprehensive Plan land use maps designate the location of the proposed easement extension as Conservation Area.

> ***Conservation Area (CA).***
>
> *Conservation Areas consist of CBJ-owned Parks and Recreation Department-managed lands with recognized high value environmental qualities that are set aside for the protection and management of the natural environment with recreation, such as fishing, hiking and non-motorized boating, as a secondary objective. These may be non-anadromous fish watercourses or areas adjacent to anadromous fish streams that have been designated Stream Protection Corridors (SPC), greenbelts, or high value wetlands. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities.*

The definition above for Conservation Area states that these lands will be managed by CBJ Parks and Recreation, however, this lot is managed by Lands and Resources. The majority of the existing 1,600-foot-long access easement is also located in a Conservation Area. The developer is required to obtain an Army Corps of Engineers wetland fill permit for construction of the driveway and CBJ will be asked to provide comment for this fill permit.

2016 CBJ Lands Management Plan

The area of the proposed easement is part of a 1,122 acre CBJ owned parcel that extends from Bonnie Brae Subdivision to Nine Mile Creek. The 2016 City and Borough of Juneau Land Management Plan recommends disposal of 17 acres abutting Bonnie Brae Subdivision. The plan recommends that the remainder of the lot be retained.

1996 Parks and Recreation Master Plan

The 1996 Juneau Parks and Recreation Comprehensive Plan (PRCP) also identifies the location of the proposed driveway easement as Conservation Area. The PRCP calls for identifying "beach trail opportunities" and "waterfront park sites." The entire driveway easement is open to pedestrians and may provide beach access.

FINDINGS

The project analysis, above and attached, show that the proposed project is appropriate for the project site, is consistent with all adopted plans and studies, and meets the relevant requirements of the CBJ Title 49, Land Use Code.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's findings for the proposed project, and recommend that the Assembly approve an easement for access and utilities for USS 3248 across USS 3559 Lot 1, as described in the project application materials, with the following conditions:

1. The CBJ Manager may revoke the rights-of-entry, if the applicants or their successors in interest have not constructed the driveways after five (5) years from the date of issuance of the rights-of-entry. The CBJ Manager may extend the rights-of-entry, for good cause.

2. The easements be revoked if the grantees do not use the driveway for a period of more than five (5) years.

3. The easement be revoked if the grantees' property is served by a dedicated, constructed public street.

4. The CBJ reserves the right to utilize portions of the driveway alignment for a dedicated public street.

5. The easement be used to serve single-family or duplex residences on the grantees' properties. No commercial use is allowed.

7. The easement is not exclusive. The CBJ may grant other overlapping easements.

8. The grantees of the easements are responsible for construction and maintenance of any improvements.

9. The CBJ reserves the right of public pedestrian access along the easement.

11. The grantees shall provide as-built surveys of the driveways once constructed.

12. In order to minimize environmental impacts, the driveway shall be constructed to maintain the natural hydrology of the wetlands by using porous materials and minimizing or avoiding stream crossings.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
This easement across CBJ land would allow for the applicant to construct a driveway similar to the one granted in Resolution of the City and Borough of Juneau, Serial No. 2725, and would allow access to the road. This easement would allow the property holder to gain year round access to their house and property. This easement would be an approximate 200 foot extension off of this approximate 1600 foot long easement referenced above in

PROPERTY LOCATION

Street Address	City/Zip
N. Douglas Hwy 0	Juneau, 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
USS 3248

Assessor's Parcel Number(s)
6D1101060020

LANDOWNER/ LESSEE

Property Owner's Name	Contact Person:	Work Phone:
Roger Ramsey	Roger Ramsey	
Mailing Address	**Home Phone:**	**Fax Number:**
10615 Horizon Drive, Juneau, AK 99801	907-723-2936	
E-mail Address	**Other Contact Phone Number(s):**	
rogerramsey@mac.com		

LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature _____ Date

X _____ Landowner/Lessee Signature _____ Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
[redacted] CBJ Lands & Resources		
Mailing Address	**Home Phone:**	**Fax Number:**
E-mail Address	**Other Contact Phone Number(s):**	

X Rorie Duckworth
Applicant's Signature

03/06/2019
Date of Application

---OFFICE USE ONLY BELOW THIS LINE---

STAFF APPROVALS

✔	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit	[redacted]		
P	City/State Project Review and City Land Action	[redacted]	5/6/19	USP19-007
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)	[redacted]		
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)	[redacted]		
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)	[redacted]		
	Wetlands Permits			
	Zone Change Application			
	Other (Describe) _____			

***Public Notice Sign Form filled out and in the file.

Comments:

Permit Intake Initials
BET

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
		CSP 2019007	5/6/19

TO BE COMPLETED BY THE APPLICANT

TYPE OF PROJECT REVIEW:

☐ City Project Review ☑ City Land Acquisition /Disposal ☐ State Project Review

DESCRIPTION OF PROJECT

This easement would allow the property holder to gain year round access to their house and property. This easement would be an approximate 200 foot extension off of this approximate 1600 foot long easement referenced above in the resolution. ~~This 200 foot extension would run approximately down the south property line of Lot 5, USS 3559, where it adjoins Lot 1 USS 3559, until it gets to Alaska State lands. A permit to cross State lands would be applied for, to go around the SW corner of Lot 1,USS 3559 and give access to USS 3248.~~

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

Currently the CBJ owned parcel is vacant, with an existing easement from the Highway through this lot to another private property next to the applicant's lot. This easement would be an approximate 200 foot extension off of this approximate 1600 foot long easement previously granted in Resolution of the City and Borough of Juneau, Serial No. 2725

PROPOSED USE OF LAND OR BUILDING(S):

To grant an easement across CBJ Property to allow for the property owner to access to his land.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☐ No ☑ Yes **Case No.:** Resolution No. 2725

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: $ _____

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

CITY/STATE PROJECT FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 0			
Total Fee	$			

NOTE: MUST BE ACCOMPANIED BY* DEVELOPMENT PERMIT APPLICATION *FORM

&

EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES
March 18, 2019, 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

Chair Mary Becker called the meeting to order at 5:00pm.

Members Present: Mary Becker, Chair, Maria Gladziszewski, Michele Hale, and Alicia Hughes-Skandijs

Liaisons Present: Chris Mertl, Parks & Recreation

Liaisons Absent: Weston Eiler, Docks and Harbors; Paul Voelckers, Planning Commission

Other Assembly Members Present: Beth Weldon, Mayor

Some Members of the Public Present: Dave McCasland, , Members of Veterans for Peace, Kathleen Strasburg, Vice President of Senior Citizens Support Services, Inc. (SCSSI), in attendance

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Scott Ciambor, Chief Housing Officer; Rorie Watt, City Manager; Jill MacLean, Community Development Director

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

A. February 25, 2019 Draft Minutes

Chair Becker had submitted her comments for changes.
The February 25, 2019 minutes were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Pederson Hill Strategy

Mr. Chaney introduced the Pederson Hill Subdivision disposal strategy. The City has been working on this project for about 13 years and is close to having Stage One completed with a plan of building three stages to create an 86-lot subdivision. The Lands Division is hoping to offer a couple of innovated ways of selling the lots for the various user groups interested in purchasing. These include sealed competitive bid, which is a process that we have used for all of our recent lot sales. The minimum bid is set at market value, determined by an appraiser. People can place a minimum bid at

that price or above in a sealed bid and the property is sold to the highest bidder. This tends to drive up the price of the lots by an average of 10% and increases the sale price.

Another option is a fair market lottery. The lot value would still be determined by appraisal and those interested in paying that price would put their name "in a hat" in hopes of being drawn. The party that wins the lottery would have to pay the appraised value for the lot.

Third option is to sell blocks of lots. This tends to make construction more efficient and is preferred by developers. We would use the sealed competitive bid approach but the difference would be that blocks of lots would be sold together at one sale.

These sale options would be blended in the subdivision so each user group would have an opportunity to buy lots.

The Lands Division has been aggressive at trying to get some of our lots into the Community Lands Trust during Stage 1. We have done this with previous land development projects, such as the Lena Subdivision and the Renninger Subdivision. Community Land Trust is a model where a trust owns the ground, and in previous cases, the university and high school has built houses on them. The buyers would buy the lots without buying the land, which is held in trust. This keeps the barrier to entry low because you are not buying the land. Lands does not know when the sale of Pederson lots will take place, what the fair market value of the land will be, or the capacity of the Land Trust to absorb more properties. Community Land Trust will probably start participating in Stage 2.

For Stage 1, Lands is looking at late summer or early fall for the first disposal pattern. Stages Two and Three would follow. This is a recommendation to the Assembly for disposal and an opportunity for multiply user groups to be involved.

We have a recommended motion that the Lands Committee recommend the Assembly adopt a blend of sale options for the Pederson Hill Lots, as depicted in figure 1 (in the staff report and on the PowerPoint), and forward further discussion concerning the of the sale of lots in Pederson Hill Subdivision to the Assembly Committee of the Whole.

Chair Becker called for questions.

Ms. Hughes-Skandijs had a comment about the lottery option, if it would be marketed to developers and if there would be a limit on entries for this model. Mr. Chaney replied that people could enter as many lotteries as they wanted and if their names were pulled then they would be disqualified for other drawings, but this could be refined. Ms. Hughes-Skandijs followed up, if this were to be forwarded to the Assembly, then this disposal pattern does not include any of the Land Trust. Mr. Chaney confirmed and said they are probably not ready for Stage 1.

Mr. Mertl commented that we have tracking this for a while and he was excited about this. Only offering 17 lots to begin with is a great way to test this. We want to keep this affordable. Ms. Gladziszewski asked how fair market value was determined. Mr. Chaney replied that the City would hire a licensed appraiser. Ms. Gladziszewski asked

about the Lena Lots, if the last ones were sold in this way. Mr. Chaney replied that the Lena Lot sales were sold by sealed competitive bid after an appraisal. Ms. Gladziszewski asked if the data says that the Lena lots have gone above appraised value. Mr. Chaney replied that the lots have sold for slightly above appraisal. Ms. Gladziszewski asked if that data something we can get? Mr. Chaney responded affirmatively. Ms. Gladziszewski asked if this is the first time this particular committee has discussed this and if we have had public input. Mr. Chaney replied that this was discussed at earlier committee meetings and has been generally well received.

Ms. Hale moved that the Lands Committee recommend this blended option as depicted in figure 1 and forwards further discussion concerning the of the sale of lots in this manner of Pederson Hill Subdivision to the Assembly Committee of the Whole and asks for unanimous consent.

Unanimous consent confirmed.

B. Veterans for Peace

Mr. Chaney introduced the peace sign area located on Commercial Blvd next to Home Depot. Garrith McLean, a local surveyor, who worked on the Home Depot project in 2008, spearheaded this. The Lands Division manages the land and this was not authorized by the City. We have heard at least one complaint over the years, but mostly positive comments. It was originally laid out with top soil and volunteers have maintained this area over the years. The Veterans for Peace wrote us a letter to adopt this officially and turn it into a living art sculpture. Lands was concerned about slope stabilization and had the City Landscape Supervisor, Ben Patterson, look this over and discussed the idea with Veterans for Peace, who came up with a proposal. Lands is recommending a few conditions before they start work in collaboration with Juneau Urban Forestry Partnership. Those conditions are:

- The Veterans for Peace and Juneau Urban Forestry Partnership must notify the Lands Division prior to engaging in work and receive written permission from the Lands Manager before proceeding
- Volunteers must sign a liability waiver prior to engaging in work
- CBJ retains the right to halt work if the activities are increasing the risk of erosion or are causing harm to CBJ property
- CBJ retains the right at any time to remove any items or plants installed and re-vegetate the site

The Staff recommendation is for the Lands Committee to provide a motion of support to allow the Veterans for Peace and Juneau Urban Forestry Partnership to proceed with refurbishing the peace sign as proposed in their letter of February 16, 2019 and with conditions recommended by the Lands Manager.

Mr. Chaney opened the floor for questions and noted that representatives from Veterans for Peace were also available to answer questions.

Ms. Hale had a concern that since one complaint was received, the Assembly should vote on this. Mr. Chaney replied that Lands felt that issues like this were normally handled at the staff level and unless the Committee felt otherwise, was not recommending forwarding this proposal on to the Assembly.

Ms. Gladziszewski commented that she was ambivalent about that proposal and would not object to the motion but would move that the Lands Committee recommend the Lands Department to enter into an agreement with the recommended conditions. Ms. Hale objected to the motion and wanted to provide the COW an opportunity to review so that people could speak to this proposal. Mr. Watt commented that if the Assembly wants a public process then the Lands Committee should either forward to the Assembly as new business as the COW doesn't typically take public testimony or leave it as a low-lying issue.

Mr. Mertl commented that the peace sign is gorilla art and makes Juneau unique and is of the mind to let this go, but thinks the Lands Committee does need to set up a policy for future art installations on CBJ lands.

Chair Becker presented the motion on the floor and stated that we should support this and let the proposal proceed with the conditions presented by the Lands Division Staff.

> The Lands Committee provides a motion of support to allow the Veterans for Peace and Juneau Urban Forestry Partnership to proceed with refurbishing the peace sign as proposed in their letter of February 16, 2019 and with conditions recommended by the Lands Manager.

Three yes, one no, motion passes, Ms. Hale objecting.

C. Gunakadeit Park Resolution

Mr. Bleidorn discussed the request to lease Gunakadeit Park. The lease application was introduced at the Special Assembly meeting on 3/19/19. Staff wanted to get direction from the Lands Committee on the amendment to Resolution 1950, which would allow possession of alcohol in Gunakadeit Park. The sale of beer and wine was included in the application as presented to the PRAC, Planning Commission and the Lands Committee, and this was something we needed to address.

Staff is recommending that the Lands Committee pass a motion of support to full Assembly to remove Gunakadeit Park from Resolution 1950 if Gunakadeit Park is leased or otherwise disposed of.

Mr. Bleidorn called for questions.

Mr. Mertl commented that he did not believe this had come before the PRAC. Mr. Bleidorn replied that was correct, amendment to Resolution 1950 has not but the original application did include the sale of beer and wine. Mr. Mertl inquired if people can still drink after Deckhand Dave's is closed, is the site secure, and is there language that addresses these issues. Chair Becker reiterated the same reservations.

Mr. McCasland, owner of Deckhand Dave's, shared with the Committee the hours of operation, 11am – 8pm and he does not plan to sell alcohol past that time. He is required to have a fence to enclose everything, and he will have a security system and post signs.

Ms. Hughes-Skandijs, proposed a question for Mr. Bleidorn, to understand the process, this is going to be coupled with that specific lease and that decision would be made at the full Assembly where public comment would take place. Mr. Bleidorn replied that both the resolution to amend Resolution 1950 and the lease were not coupled but they will be presented at the April 1 Assembly. This resolution will be set up to sell alcohol if the City leases or sells the property to any entity, even if this lease were to fail.

Ms. Gladziszewski commented that this is parkland, and there is no reason to write the words, "otherwise disposed of," if we disposed of this lot, then it is not parkland anymore. It would be private land that we do not control. This should be connected to this lease and not any other lease. Ms. Gladziszewski's impression was alcohol that was banned in all parkland but there are only three places you cannot have alcohol. She do not object for this to go through while this business is leasing, but when it goes back to parkland alcohol should be prohibited.

Ms. Hale was concerned that this specific lease creates extra paperwork and would she prefer to make certain the language in the resolution is specific that the leaseholder is responsible for the fencing and security and this area would not be used afterhours. Ms. Hughes-Skandijs agreed that these conditions are to be tied to this lease and would not want it taken out of Resolution 1950, as other leases may not have a model that would involve alcohol sales. Mr. Mertl agreed that there might not be compatible uses in the future that could be leased on Gunakadeit Park that would be appropriate for alcohol.

Ms. Gladziszewski moved that the Lands Committee passed a motion of support to the Assembly for amending Resolution 1950 only if the property is leased to Franklin Foods LLC

Motion passes unanimously

D. Roger Ramsey Easement

Mr. Chaney introduced an easement proposal. PowerPoint slides indicate that the location is next to Lot 5, USS 3559 that has an existing easement. Lands received an application from Mr. Ramsey to apply for an easement with CBJ; he would also need to go through the State of Alaska for tideland access. We are recommending passing a motion of support for an access easement through CBJ property to his property, US Survey 3248.

Chair Becker called for questions.

Mr. Mertl asked what happens if the agreement does not happen. Mr. Chaney replied that that is a maintenance agreement and this is an approval for the concept. Mr. Bleidorn commented that the City has similar agreements for shared easements and the City does have the ability to grant overlapping easements but it is in Mr. Ramsey's best interest for applicant to work with adjacent property owners.

Chair Becker asked if there is any charge. Mr. Chaney replied that they have to pay fair market after an appraisal. Mr. Mertl asked if the public could also use this easement and if someone could use this to get on CBJ land. Mr. Bleidorn affirmed it would be open to pedestrians and to prevent unauthorized dumping that Lands would request that people put up a barrier for vehicular traffic.

Ms. Gladziszewski moved to support this motion and it received unanimous support.

E. City Housing Timeline

Mr. Chaney introduced Mr. Ciambor to discuss the CBJ affordable housing timeline.

For the past year, the Assembly has been talking extensively about housing incentives. There are four Initiatives that are currently being discussed; one of those is the Juneau Affordable Housing Fund, which has been discussed recently at the COW. A series of guidelines has been agreed upon with one final change to have extra points for loans in the scoring matrix of the fund. We are looking for guidance from Lands Committee on where to go next.

The second initiative is tax abatement for housing development. Previously discussed, the outcome was to bring back targeted language for tax abatement and downtown core or include denser town-centered type of areas around town.

Third initiative on the Gantt chart is the Senior Assisted Living discussion. Bayshire and the SCSSI approached the City with the concept of helping to get a senior housing proposal off ground. The latest discussion with them involved multiple steps. Does the City want to purchase the property, would we be the funding source for that property, do we want to put out a RFP, because if it would be City property, we could have the

option to work solely with Bayshire. There is also a question of the future of the Mendenhall River. Another component is to obtain input from SCSSI and Bayshire.

The fourth initiative is the Pederson Hill lot disposal. The Housing Action Plan discusses workforce housing and is aware that once single-family homes hit the market they are no longer affordable. Land set aside for Community Land Trust is the only model that can ensure affordability for the future. Is there a strategy the City wants to pursue to meet the goals and actions of affordable housing?

Chair Becker called for questions.

Ms. Hale inquired about the first initiative, if the next steps are for the Assembly to discuss the Committee review process, if Mr. Ciambor could provide more information about that, and then to determine the FY20 JAHF funding availability, and to provide a recommendation. Mr. Ciambor replied that of the five initiatives, this is the furthest along with the City. The COW has discussed this in December with a proposal to acquire expertise on the review committee. July 1, the City will receive an additional $400,000 in funding. Mr. Ciambor recommends to move this initiative to the Assembly for final discussion and to approve the Juneau Affordable Housing fund round one in July.

Ms. Gladziszewski recalled the discussion when the Affordable Housing Commission was dissolved with talk of more than one public member to be involved and had no objections to staff members. Ms. Hale recalled discussing financers on the committee. Mr. Ciambor discussed bringing in experts from Alaska Housing and is open to local developers to be included but to make sure there is no conflict of interest.

Ms. Hale inquired if we recommend forwarding this, would it be possible to split these up into four different motions and if Committee recommendations could be included at the next scheduled meeting. Ms. Gladziszewski inquired what the plan to be accomplished at this Lands Committee meeting. Mr. Ciambor replied that was up to the Lands Committee with an urgency for the Senior Housing Assisted Living proposal and from Bayshire for Senior Housing.

Ms. Hale moved that the Lands Committee direct staff to prepare information concerning Initiative 1, discussing the committee review process and to determine the FY20 JAHF funding availability to the Assembly as a motion, and that the Lands Committee direct staff relative to Initiative 3, to discuss at the next Lands Committee a specific proposal for purchasing the property that is of interest for senior housing.

Ms. Gladziszewski asked if this should first go to COW. Mr. Ciambor replied that the Affordable Housing Fund Balance sheet has $600,000 with an additional $400,000 available after July 1; the Lands Committee could discuss this topic at the next meeting.

Ms. Hale proposed a motion that with Initiative 1, to discuss the review process and determine FY20 JAH funding availability and to forward the concept to an Assembly

meeting for review. Chair Becker called for objections. Ms. Gladziszewski had no objections but followed up with a comment that the City should not put all of the money into this fund until more issues could be worked out. Mr. Ciambor replied that at an Assembly meeting, Assembly members would receive program guidelines, an application for the program, a balance sheet of the Affordable Housing funds, a dashboard to track those funds moving forward, and a summary of the committee structure.

Ms. Hale proposed a second motion, relative to Initiative 3, Task 2, funding for land purchase, and Task 3, request a proposal for the senior housing/assisted living project. She moved that the Lands Committee ask Mr. Ciambor to provide to the Lands Committee all of the information that needed to review and consider whether CBJ should purchase the land next to the Mendenhall River for the senior housing facility, and to be prepared for discussion and potentially move this to the COW or an Assembly meeting. Ms. Hughes-Skandijs commented that this goal should be urgent, as it has fallen through in the past. The Committee decided to consider the motions concurrently.

Chair Becker called for public comment. Kathleen Strasburg spoke on behalf of SCSSI and to inform the Committee that part of the urgency is that there is an earnest money agreement that needs to be extended for that property.

Chair Becker inquired if there was there a motion Ms. Hale affirmed that the motion is to direct staff to bring the information needed to the next Lands Committee so the Committee can consider and move forward on this issue.

Chair Becker noting no objections to the motions, they were confirmed by unanimous consent.

Mr. Ciambor replied that tax abatement could be taken up at a later meeting.

VI. STAFF REPORTS

A. Lena Lots Ordinance

Mr. Chaney provided an informational item that the Lands Division will be proceeding with the four lot Lena Subdivision land sale, which should be coming up in the spring. Lands has more land uphill to consider for development, but that would be after the Pederson Hill project has been complete.

Mr. Bleidorn commented that Lands is hoping to have an ordinance for introduction April 1, public hearing on April 22, and then to proceed with the lot sales. Lands will use the sealed competitive bid method, the same format as the other Lena lots.

Ms. Gladziszewski asked if these were the "eagle lots". Mr. Chaney affirmed they were and that they were set aside for an eagle nest when the major subdivision was initially created but the nest is no longer being used, as confirmed by the U.S. Fish and Wildlife.

Chair Becker questioned April 1, Mr. Chaney replied that is when an ordinance will be introduced, then the next meeting will be the public hearing, then it will go up for adoption.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

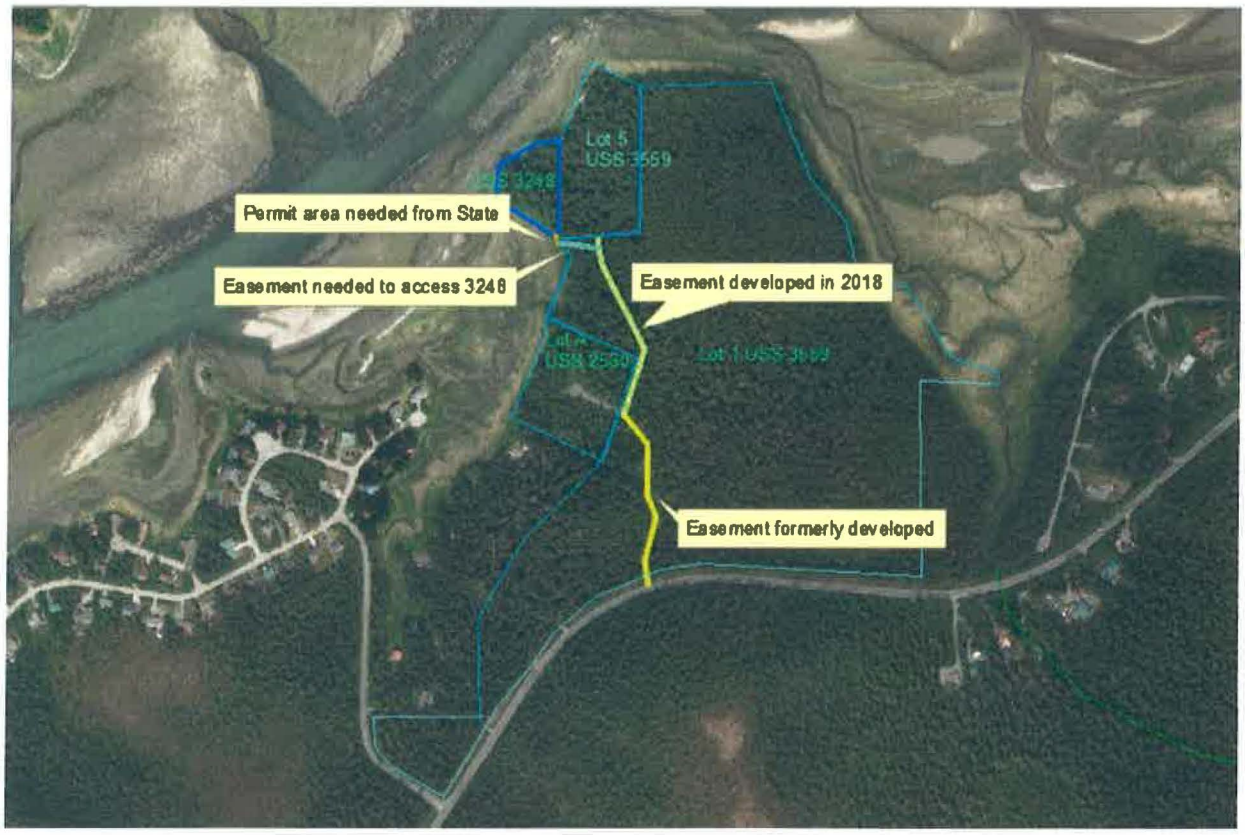
Mr. Mertl had no report from the Parks and Recreation Advisory Committee.

VIII. ADJOURNMENT

Chair Becker adjourned the meeting at 6:10PM.

DRAFT


Lot 1 USS 3589



The easement area needed for the section which would access USS 3248 from the developed driveway is estimated to be around 200' feet in length. Assuming a 35-foot width, which is the width of the formerly developed easement, the area encumbered by this easement would be 7000 SF.

Presented by: The Manager
Introduced: 06/08/2015
Drafted by: A. G. Mead

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2725

A Resolution Authorizing the Manager to Convey an Access and Utility Easement across a Fraction of Lot 1, U.S. Survey 3559, Located at the North End of Douglas Island.

WHEREAS, the City and Borough of Juneau owns Lot 1, U.S. Survey 3559, a large parcel of land located on the north end of Douglas Island; and

WHEREAS, Lot 1, U.S. Survey 3559 was designated as a Conservation Area in the CBJ's 1996 Parks and Recreation Comprehensive Plan; and

WHEREAS, Lisa Simone Machamer owns Lot 5, U.S. Survey 3559, a landlocked parcel accessible by navigable water; and

WHEREAS, Ms. Machamer is considering selling her property and is seeking a driveway easement across CBJ land in order to improve the value of the property; and

WHEREAS, CBJ 53.09.300 authorizes the Manager to convey easements across CBJ land upon approval by the Assembly by resolution; and

WHEREAS, the Machamer family requested an identical easement in 2005 which was approved by Resolution 2325 but never finalized due to the Machamers' failure to initiate and complete certain required improvements; and

WHEREAS, the Planning Commission and the Assembly Lands Committee reviewed this proposed easement and recommended approval at their meetings February 10, 2015 and March 23, 2015 respectively.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Authorization. The Manager is authorized to negotiate and convey an easement across a fraction of Lot 1, U.S. Survey 3559 to Lisa Simone Machamer or her successor in interest ("Grantee"), owner of Lot 5, U.S. Survey 3559, as generally shown in Exhibit A, subject to the Grantee completing construction of a driveway and approved as-built drawings. The Manager is authorized to enter into a right-of-entry agreement with the Grantee for the purpose of allowing the construction of the driveway and related improvements and completion of the required as-built drawings required by the

right-of-entry agreement. The right-of-entry agreement and final easement shall include the following essential terms and conditions.

Section 2. Terms and Conditions.

(a) Term. The right-of-entry agreement shall terminate on July 1, 2020, unless extended consistent herein, if Grantee fails to complete construction and required as-built drawings of the driveway. The CBJ Manager may extend right-of-entry for good cause. If Grantee satisfies the terms of the right-of-entry agreement, then the driveway and utility easement shall be perpetual.

(b) Use. Use of the easement shall be for the sole purpose of providing vehicular access, pedestrian access, and utilities to serve a single family or duplex residence on the Grantee's property. No commercial use of the easement is allowed.

(c) Non Exclusivity. The easement shall be non-exclusive. The CBJ may grant other overlapping easements.

(d) Right-of-Entry. Prior to issuance of the right-of-entry agreement, the Grantee shall pay the fair market value of the easement and provide a centerline description of the driveway alignment, approved by the CBJ.

(e) Permits. The Grantee shall obtain all authorizations and permits necessary to construct the driveway.

(f) Construction and Maintenance. The Grantee is responsible for construction and maintenance of any improvements. Grantee shall only employ licensed, bonded, and insured contractors when performing pursuant to this agreement.

(g) Purchase Price. Purchase price of the easement/right-of-entry shall be fair market value.

(h) Revocation of Easement.

1) Non-Use. The easement shall be revoked if the easement holder does not use the driveway for a period of five years.

2) CBJ Street Constructed. The easement shall be revoked if the easement holder's property is served by a dedicated, constructed CBJ street.

(i) Rights Retained by CBJ.

1) Use of Driveway Alignment. The CBJ reserves the right to use portions of the driveway alignment for a dedicated CBJ street.

2) Public Pedestrian Use. The CBJ reserves the right of public pedestrian access along the easement.

(j) Relocation. The grantee may be required to relocate the driveway to a new location upon direction of the Assembly in accordance with CBJ 53.09.300(i).

(k) As-Built Survey. Grantee shall provide CBJ with an as-built survey of the driveway and any improvements, once constructed.

(l) Other Terms and Conditions. The CBJ Manager may include other terms and conditions deemed to be in the public interest.

Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 8th day of June, 2015.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

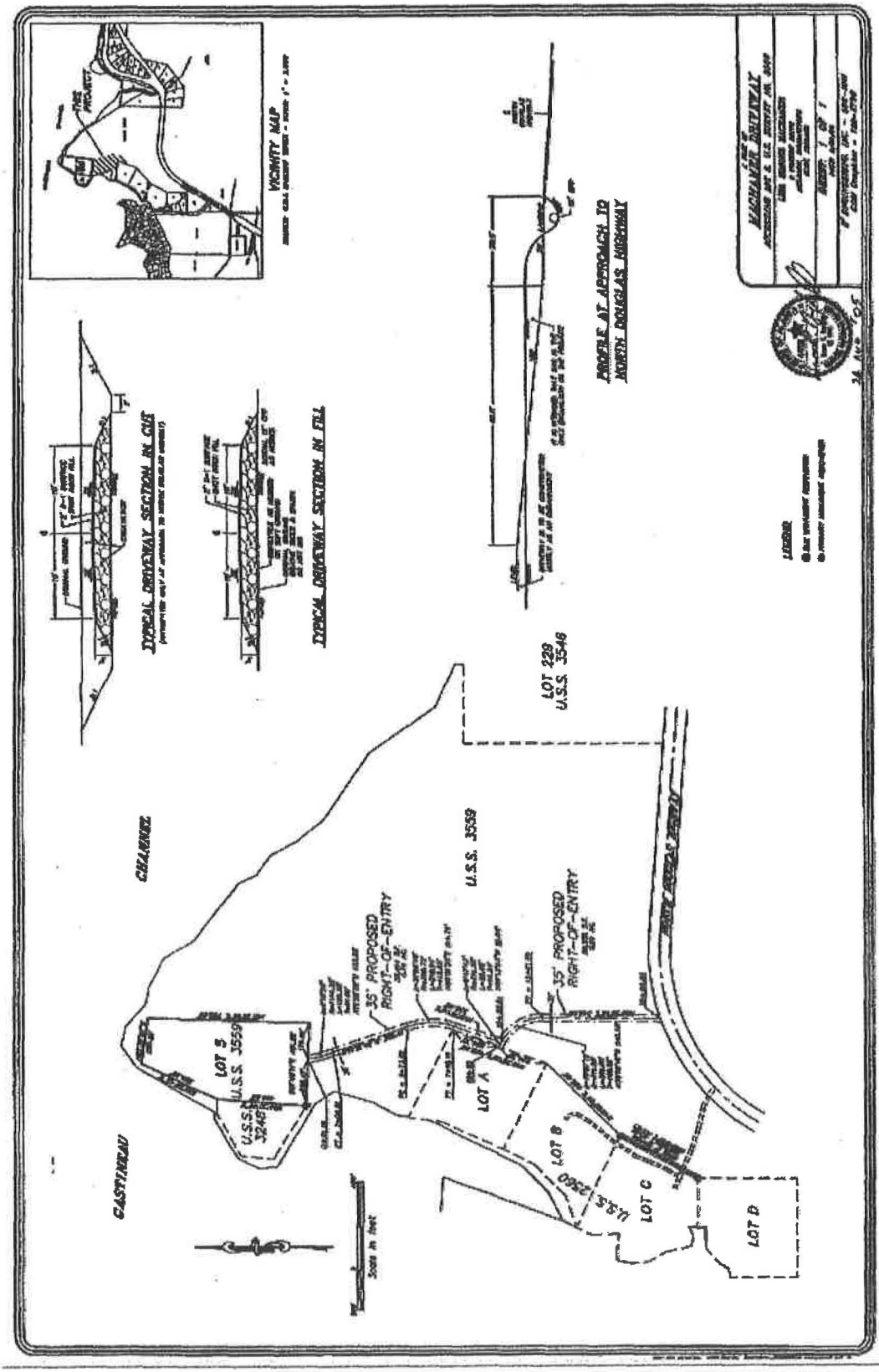


Exhibit A
Machamer Easement, Lot 1, U.S. Survey 3559

Attachment A - Application

Centerline Description
Entry Authorization
Lisa Simone Machamer

An easement approximately 35 feet wide to contain the limits of excavations and embankments of a driveway with 20 foot wide top along the following centerline:
beginning at a point on the southerly line of lot 5 USS 3559 T41S R66E CRM which lies 225.47 feet from the southwesterly lot corner and 175.82 feet from the southeasterly lot corner (station 0+81.55);
thence S 13° 21' 30" E no distance tangent to the following curve;
thence curving to the left 6° 10' 20" along a curve of 1144.23 foot radius to a point of tangency (station 2+04.81);
thence S 19° 31' 49" E a distance of 368.41 feet to a point of curvature (station 5+73.22);
thence curving to the right 39° 06' 49" along a curve of 320.72 foot radius to a point of tangency (station 7+92.16);
thence S 19° 35' 00" W a distance of 232.88 feet to a point on a curve which is approximately 25 feet East of the midpoint of Lot A USS 2560 (station 10+25.04);
thence S 63° 49' 11" E no distance tangent to the following curve;
thence curving to the right 64° 09' 29" along a curve of 211.25 foot radius to a point of tangency (station 12+61.60);
thence S 00° 20' 18" W approximately 548 feet to a point on the northerly boundary of the North Douglas Highway Right of Way (station 18+09.6+/-), the terminus of centerline;
covering a land area of 60,752 square feet or 1.395 acres.

Presented by: The Manager
Introduced: 08/25/2005
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2325

A Resolution Authorizing the Manager to Convey a Driveway and Utility Easement Across a Fraction of Lot 1, U.S. Survey 3559, in the Vicinity of North Douglas Island.

WHEREAS, the City and Borough of Juneau owns Lot 1, U.S. Survey 3559, a large parcel of land located on the north side of Douglas Island; and

WHEREAS, Lot 1, U.S. Survey 3559 was designated as a Conservation Area in the CBJ's 1996 Parks and Recreation Comprehensive Plan; and

WHEREAS, Lisa Simone Machamer owns Lot 5, U.S. Survey 3559, a landlocked parcel; and

WHEREAS, Ms. Machamer is considering selling her property and is seeking a driveway easement across CBJ land in order to improve the value of the property; and

WHEREAS, CBJ 53.09.300 authorizes the Manager to convey easements across CBJ land, upon approval of the Assembly by resolution; and

WHEREAS, comments on the proposed easement were solicited from Public Works, Engineering, Parks and Recreation, Community Development, and the Fire departments and there were no objections to the issuance of an easement; and

WHEREAS, the Planning Commission and the Assembly Lands Committee reviewed this proposed easement and recommended approval at their meetings July 26, 2005 and August 8, 2005, respectively.

///

//

Exhibit C

Attachment B - Resolution 2325

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Authorization. The Manager is authorized to negotiate and convey a driveway/utility easement, across a fraction of Lot 1, U.S. Survey 3559 to Lisa Simone Machamer or her successor in interest, owner of Lot 5, U.S. Survey 3559, as generally shown in Exhibit A, subject to the terms and conditions established herein.

Section 2. Terms and Conditions.

(a) Term. The easement shall be perpetual.

(b) Use. Use of the easement shall be for the sole purpose of providing vehicular access, pedestrian access, and utility lines to serve a single family or duplex residence on the grantee's property. No commercial use of the easement is allowed.

(c) Non Exclusivity. The easement shall be non exclusive. The CBJ may grant other overlapping easements.

(d) Right-of-Entry. Prior to issuance of the right-of-entry, the applicant shall provide a centerline description of the driveway alignment, approved by the CBJ Chief Regulatory Engineer.

(e) Permits. The grantee shall obtain all authorizations and permits necessary to construct the driveway.

(f) Construction and Maintenance. The grantee is responsible for construction and maintenance of any improvements.

(g) Purchase Price. Purchase price of the easement/right-of-entry shall be fair market value.

(h) Revocation.

(1) Driveway Not Constructed. The CBJ Manager may revoke the right-of-entry if the applicant or successor in interest has not constructed the driveway after five years from the date of issuance of the right-of-entry. The CBJ Manager may extend the right-of-entry for good cause.

(2) Non Use. The easement shall be revoked if the easement holder does not use the driveway for a period of five years.

(3) CBJ Street Constructed. The easement shall be revoked if the easement holder's property is served by a dedicated, constructed CBJ street.

(i) Rights Retained by CBJ.

(1) Use of Driveway Alignment. The CBJ reserves the right to use portions of the driveway alignment for a dedicated CBJ street.

(2) Public Pedestrian Use. The CBJ reserves the right of public pedestrian access along the easement.

(j) Relocation. The grantee may be required to relocate the driveway to a new location upon direction of the Assembly in accordance with CBJ 53.09.300(i).

(k) As-Built Survey. Grantee shall provide CBJ with an as-built survey of the driveway and any improvements, once constructed.

(l) Other Terms and Conditions. The CBJ Manager may include other terms and conditions he deems in the public interest.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 25th day of August, 2005.

Bruce Botelho, Mayor

Attest:

Laurie J. Sica, Clerk

Presented by: The Manager
Introduced: 06/08/2015
Drafted by: A. G. Mead

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2725

A Resolution Authorizing the Manager to Convey an Access and Utility Easement across a Fraction of Lot 1, U.S. Survey 3559, Located at the North End of Douglas Island.

WHEREAS, the City and Borough of Juneau owns Lot 1, U.S. Survey 3559, a large parcel of land located on the north end of Douglas Island; and

WHEREAS, Lot 1, U.S. Survey 3559 was designated as a Conservation Area in the CBJ's 1996 Parks and Recreation Comprehensive Plan; and

WHEREAS, Lisa Simone Machamer owns Lot 5, U.S. Survey 3559, a landlocked parcel accessible by navigable water; and

WHEREAS, Ms. Machamer is considering selling her property and is seeking a driveway easement across CBJ land in order to improve the value of the property; and

WHEREAS, CBJ 53.09.300 authorizes the Manager to convey easements across CBJ land upon approval by the Assembly by resolution; and

WHEREAS, the Machamer family requested an identical easement in 2005 which was approved by Resolution 2325 but never finalized due to the Machamers' failure to initiate and complete certain required improvements; and

WHEREAS, the Planning Commission and the Assembly Lands Committee reviewed this proposed easement and recommended approval at their meetings February 10, 2015 and March 23, 2015 respectively.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Authorization. The Manager is authorized to negotiate and convey an easement across a fraction of Lot 1, U.S. Survey 3559 to Lisa Simone Machamer or her successor in interest ("Grantee"), owner of Lot 5, U.S. Survey 3559, as generally shown in Exhibit A, subject to the Grantee completing construction of a driveway and approved as-built drawings. The Manager is authorized to enter into a right-of-entry agreement with the Grantee for the purpose of allowing the construction of the driveway and related improvements and completion of the required as-built drawings required by the

right-of-entry agreement. The right-of-entry agreement and final easement shall include the following essential terms and conditions.

Section 2. Terms and Conditions.

(a) Term. The right-of-entry agreement shall terminate on July 1, 2020, unless extended consistent herein, if Grantee fails to complete construction and required as-built drawings of the driveway. The CBJ Manager may extend right-of-entry for good cause. If Grantee satisfies the terms of the right-of-entry agreement, then the driveway and utility easement shall be perpetual.

(b) Use. Use of the easement shall be for the sole purpose of providing vehicular access, pedestrian access, and utilities to serve a single family or duplex residence on the Grantee's property. No commercial use of the easement is allowed.

(c) Non Exclusivity. The easement shall be non-exclusive. The CBJ may grant other overlapping easements.

(d) Right-of-Entry. Prior to issuance of the right-of-entry agreement, the Grantee shall pay the fair market value of the easement and provide a centerline description of the driveway alignment, approved by the CBJ.

(e) Permits. The Grantee shall obtain all authorizations and permits necessary to construct the driveway.

(f) Construction and Maintenance. The Grantee is responsible for construction and maintenance of any improvements. Grantee shall only employ licensed, bonded, and insured contractors when performing pursuant to this agreement.

(g) Purchase Price. Purchase price of the easement/right-of-entry shall be fair market value.

(h) Revocation of Easement.

1) Non-Use. The easement shall be revoked if the easement holder does not use the driveway for a period of five years.

2) CBJ Street Constructed. The easement shall be revoked if the easement holder's property is served by a dedicated, constructed CBJ street.

(i) Rights Retained by CBJ.

1) Use of Driveway Alignment. The CBJ reserves the right to use portions of the driveway alignment for a dedicated CBJ street.

2) Public Pedestrian Use. The CBJ reserves the right of public pedestrian access along the easement.

(j) Relocation. The grantee may be required to relocate the driveway to a new location upon direction of the Assembly in accordance with CBJ 53.09.300(i).

(k) As-Built Survey. Grantee shall provide CBJ with an as-built survey of the driveway and any improvements, once constructed.

(l) Other Terms and Conditions. The CBJ Manager may include other terms and conditions deemed to be in the public interest.

Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 8th day of June, 2015.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

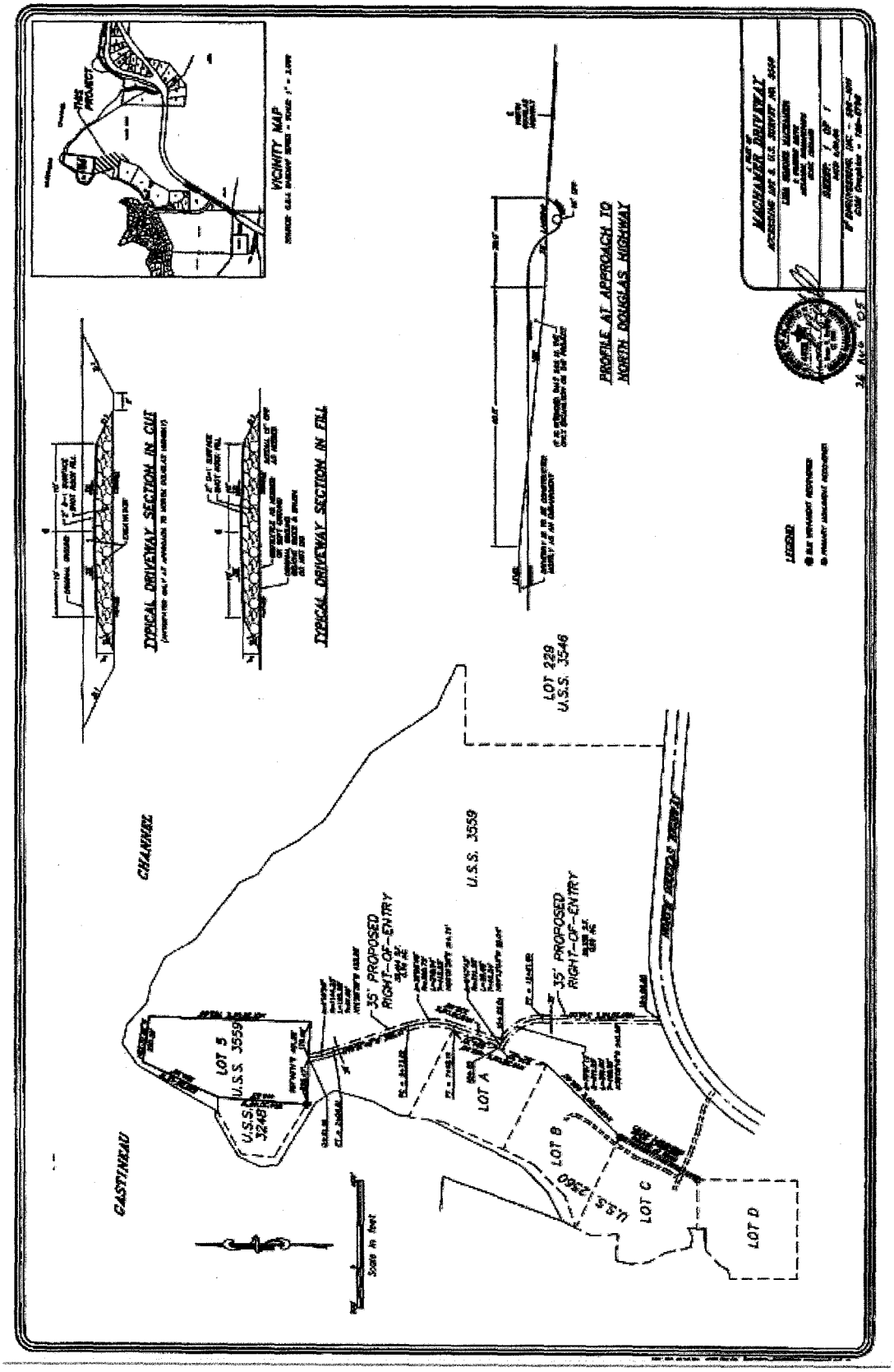


Exhibit A
Machamer Easement, Lot 1, U.S. Survey 3559

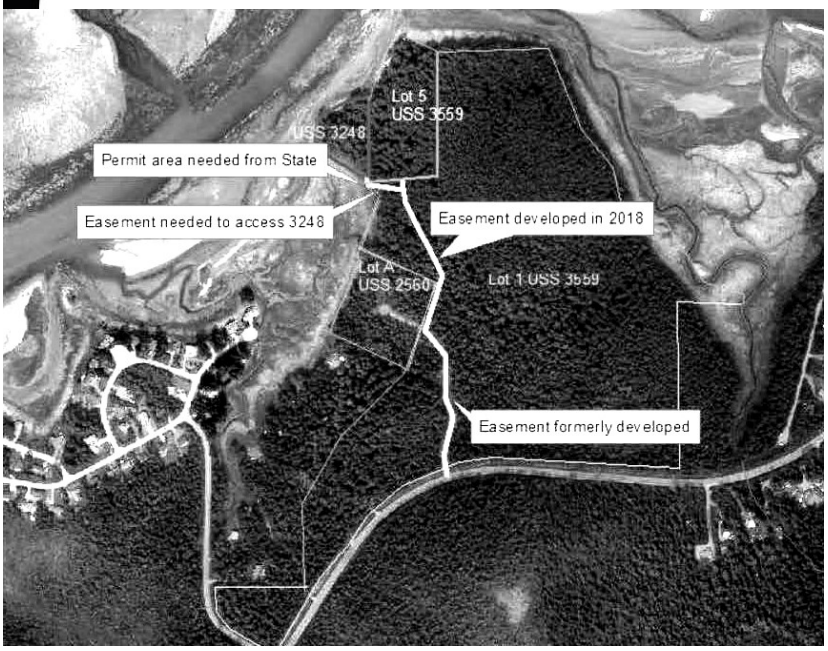
Centerline Description
Entry Authorization
Lisa Simone Machamer

An easement approximately 35 feet wide to contain the limits of excavations and embankments of a driveway with 20 foot wide top along the following centerline:
beginning at a point on the southerly line of lot 5 USS 3559 T41S R66E CRM which lies 225.47 feet from the southwesterly lot corner and 175.82 feet from the southeasterly lot corner (station 0+81.55);
thence S 13° 21' 30" E no distance tangent to the following curve;
thence curving to the left 6° 10' 20" along a curve of 1144.23 foot radius to a point of tangency (station 2+04.81);
thence S 19° 31' 49" E a distance of 368.41 feet to a point of curvature (station 5+73.22);
thence curving to the right 39° 06' 49" along a curve of 320.72 foot radius to a point of tangency (station 7+92.16);
thence S 19° 35' 00" W a distance of 232.88 feet to a point on a curve which is approximately 25 feet East of the midpoint of Lot A USS 2560 (station 10+25.04);
thence S 63° 49' 11" E no distance tangent to the following curve;
thence curving to the right 64° 09' 29" along a curve of 211.25 foot radius to a point of tangency (station 12+61.60);
thence S 00° 20' 18" W approximately 548 feet to a point on the northerly boundary of the North Douglas Highway Right of Way (station 18+09.6+/-), the terminus of centerline;
covering a land area of 60,752 square feet or 1.395 acres.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **consistency review** for an **easement across CBJ property to provide year-round access to private land** in **North Douglas** in a **Rural Reserve zone.**

TIMELINE

Staff Report expected to be posted **Monday, June 3, 2019,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through May 20, 2019

Comments received during this period will be sent to the Planner, **Allison Eddins,** to be included in the staff report.

May 21 through 12 noon, June 7

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, June 11, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

June 12

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed May 15, 2019

Case No.: CSP2019 0007
Parcel No.: [number]
CBJ Parcel Viewer: http://epv.juneau.org

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF RECOMMENDATION
Date: June 13, 2019
File No.: CSP2019 0007

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a consistency review for an extension of an existing easement across CBJ property to provide year-round access to private property

Property Address: N. Douglas Highway

Legal Description or ROW name: USS 3559 Lot 1

Parcel Code No.: 6D1011000010

Hearing Date: June 11, 2019

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached staff report dated May 31, 2019, and recommended that the CBJ Assembly approves an easement for access and utilities for USS 3248 across USS 3559 Lot 1, as described in the project application materials and with the following conditions:

1. The CBJ Manager may revoke the rights-of-entry, if the applicants or their successors in interest have not constructed the driveways after five (5) years from the date of issuance of the rights-of-entry. The CBJ Manager may extend the rights-of-entry, for good cause.
2. The easements be revoked if the grantees do not use the driveway for a period of more than five (5) years.
3. The easement be revoked if the grantees' property is served by a dedicated, constructed public street.
4. The CBJ reserves the right to utilize portions of the driveway alignment for a dedicated public street.

5. The easement be used to serve single-family or duplex residences on the grantees' properties. No commercial use is allowed.
6. The easement is not exclusive. The CBJ may grant other overlapping easements.
7. The grantees of the easements are responsible for construction and maintenance of any improvements.
8. The CBJ reserves the right of public pedestrian access along the easement.
9. The grantees shall provide as-built surveys of the driveways once constructed.
10. In order to minimize environmental impacts, the driveway shall be constructed to maintain the natural hydrology of the wetlands by using porous materials and minimizing or avoiding stream crossings.

Attachments: May 31, 2019 memorandum from Allison Eddins, Community Development, to the CBJ Planning Commission regarding CSP2019 0007.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

Project Planner: A. Eddins

Allison Eddins, Planner
Community Development Department

Benjamin C Haight

Benjamin Haight, Chair
Planning Commission

Elizabeth J McEwen

Filed With Municipal Clerk

6/20/2019

Date

cc: Plan Review

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: June 3, 2019

TO: Planning Commission

FROM: Amy Liu, Planner I
Community Development Department

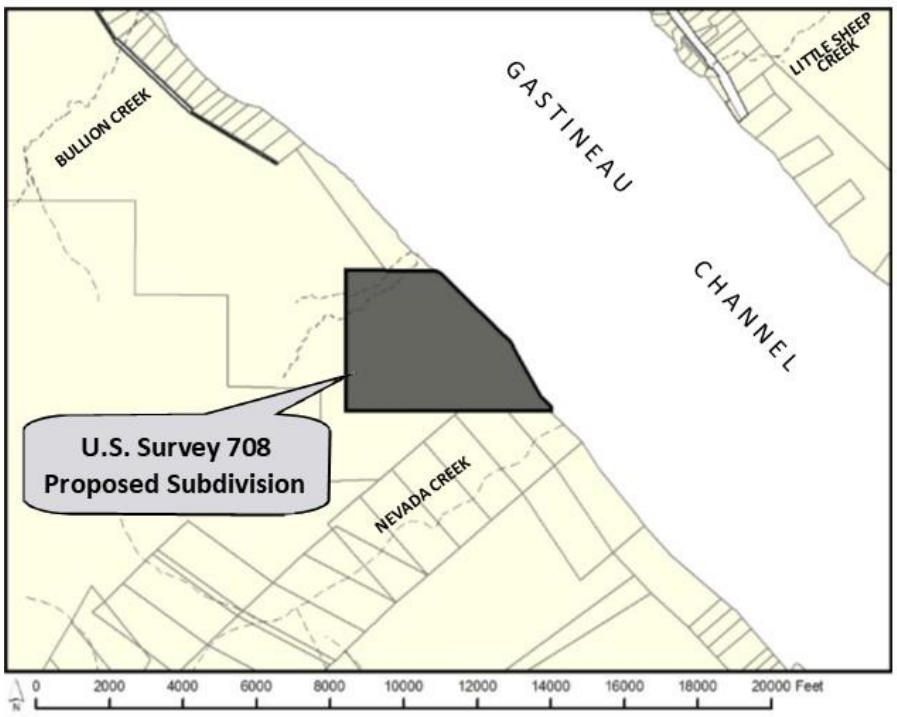
FILE NO.: SMP2019 0001

PROPOSAL: A subdivision of U.S. Survey 708 into 17 lots

GENERAL INFORMATION

Applicant:	PDC Engineers
Property Owner:	McKeown & McKeown LLC
Legal Description:	USS 708
Parcel Code No.:	3D0201000040
Site Size:	103 Acres
Comprehensive Plan Future Land Use Designation:	Rural Dispersed Residential (RDR)
Zoning:	RR
Utilities:	No public utilities onsite
Access:	Water
Existing Land Use:	Vacant
Surrounding Land Use:	North – Channel South – Forest, CBJ East – Forest, Nevada Creek Mitigation Partners West – Forest, CBJ

VICINITY MAP



ATTACHMENTS

Attachment A – Application
Attachment B – Plat
Attachment C – Patent
Attachment D – Title Report
Attachment E – Department of Natural Resources Comment
Attachment F – USS 708
Attachment G – April 6, 2019, Quitclaim
Attachment H – Memo from Engineering

BACKGROUND

The lot was created by USS 708 to accompany Homestead Certificate No. 86 by M.S. Hudson. The survey was recorded in 1906. The certificate's patent number is 16022 (Attachment C). Prior to and after receipt of the subdivision application on February 21, 2019, staff informed the applicant that there were unresolved title issues. Ralph Kibby owned approximately 20,000 square feet of land within the subdivision but was not included as an applicant. The subdivision intersects USMS 575, 724, and 1526, whose current or past owners may hold title. The subdivision intersects the Gastineau Townsite subdivision recorded in 1910.

On April 10, 2019, Ralph Kibby recorded a quitclaim deed to quitclaim the approximately 20,000 square feet to the applicant (Attachment G). The applicant has provided a title report to demonstrate clear ownership of all land subject to the subdivision (Attachment D). On April 11, 2019, CBJ Engineering confirmed directly with the applicant that the title report demonstrated ownership of all land subject to the subdivision. The applicant provided this confirmation to the Community Development Department on May 2, 2019.

ANALYSIS

Zoning- The lot is zoned Rural Reserve (RR). Per CBJ 49.25.400, the minimum lot size for the zoning district is 36,000 square feet and the minimum depth and width are 150 feet, respectively. The maximum lot coverage is 10% for permissible uses and 20% for accessory uses. The maximum building height is 45 feet. Required setbacks are 25 feet from the front, 25 feet from the rear, and 15 feet from each side. There is a 0-foot setback along the tidewater lot line, although areas within the V zone, particularly along the shore, are subject to CBJ 49.70.400.

Provided in CBJ 49.25.300, allowed uses in the RR zone include, but are not limited to, one single-family dwelling, two detached single-family dwellings, and duplexes. One single-family dwelling is allowed on each lot. Two detached single-family dwellings are allowed on a lot greater than 72,000 square feet. A duplex is allowed on a lot that is greater than 54,000 square feet. Accessory apartments are allowed for lots with a single-family development, not duplexes. Specific provisions for accessory apartments are outlined in CBJ 49.25.510(k).

Per CBJ 49.40.210(d)(2), no parking is required for lots that are within the subdivision per the exception in the parking requirement section of the Land Use Code regarding parcels not accessible by road.

Drainage- A drainage easement is provided on Lot 17 for the subdivision.

Wetlands- Wetlands may exist within the subdivision. No delineation is necessary, but as a condition of approval, the following will be added as a plat note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Habitat- There are no catalogued anadromous streams or other CBJ regulated habitat areas.

Access- Each lot is accessed via the water only. Each lot meets the minimum requirement of 30 feet of frontage on the water and has direct and practical access via the water.

The original patent states that “a roadway sixty feet in width, parallel to the shore line as near as may be practicable, shall be reserved for use of the public as a highway”. The full ROW has been platted as a public access easement. Per CBJ 49.35.240(i)(3), construction requirements may be

waived by the Planning Commission. Requirements are waived in Finding B.

Traffic Analysis- A traffic impact analysis is not required given that access is only via water.

Pedestrian Access- There is an RS2477 ROW on Lot 1. Per AS 19.10.015(a), the width of this ROW is 100 feet. As a condition of approval, staff recommends modifying the width of the RS277 ROW on the plat to be 100 feet wide. Per 11 AAC 51.100, construction within this ROW is prohibited. Lot 1 has approximately 110 feet by 278 feet of buildable area, which excludes RS2477 ROW and public access easement.

FINDINGS

CBJ 49.15.402(4) Major Subdivisions, the Director shall prepare and submit a report to the Planning Commission noting any conditions of approval or plat notes recommended and addressing the following criteria:

(A) Whether the preliminary plat complies with CBJ 49.15.411.

Yes. The preliminary plat complies with CBJ 49.15.411.

(B) Whether the applicable subdivision development standards of this title are met, or can reasonably be met with conditions.

Yes. Applicable subdivision standards of this title have been met. Per CBJ 49.35.240(i)(3), the Planning Commission waives construction requirements.

(C) Whether the proposed subdivision will provide building sites suitable for the zoning district.

Yes. The topographical information and lot dimensions are suitable for residential development permitted in the Rural Reserve zone.

(D) Whether the proposed street names are unique in the City and Borough or are continuations of existing streets and are otherwise acceptable.

N/A

(E) Whether the Director of Engineering and Public Works has reviewed the application and determined that:
(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

Yes. Per the May 21, 2019, memo from the CBJ Engineering & Public Works Department, the subdivision can be constructed to conform to applicable drainage and water quality requirements. No streets, pioneer paths, or pedestrian ways have been proposed for review. No improvements have been proposed. On-lot wastewater treatment and disposal is feasible due to the lot size and adjacent location to Gastineau Channel for each lot in the subdivision. Actual design approval of systems is reviewed, regulated, and permitted through the Alaska Department of Environmental Conservation (Attachment H).

CBJ 49.15.402(c)(5) Major Subdivisions, in issuing its notice of decision on a preliminary plat, the Commission may accept, amend, or reject the director's proposed recommendations. The decision of the commission approving or denying a preliminary plat application will be set forth in a notice of decision, and will specify any conditions or plat notes required for final plat approval. If the preliminary plat is denied, the applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the Preliminary Plat for Gastineau Shores Subdivision. This approval would allow the applicant to submit for the Final Plat Application. Approval is subject to the following conditions:

1. Monuments set along a meander line should be marked accordingly, e.g. M.C. Please include a typical of the monument that will be set for these corners.
2. Add label for L102 for drainage easement.
3. Remove the Community Development Department Plat Approval. Major subdivisions require the Planning Commission Plat Approval.
4. Modify width of the RS277 ROW to be 100 feet wide per AS 19.10.015(a).
5. Add note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

6. Correct the numbering sequence of the General Notes.

7. Modify the Platting Commission Plat Approval to read:

PLANNING COMMISSION PLAT APPROVAL

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 2/21/19
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
U.S. SURVEY 708

PROPERTY LOCATION

Street Address	City/Zip
N/A	DOUGLAS

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
U.S. SURVEY 708

Assessor's Parcel Number(s)
3D0201000040

PROPERTY OWNER

Property Owner's Name	Contact Person:	Work Phone:
MCKEOWN & MCKEOWN, LLC	Marty McKeown	(907) 789-4794
Mailing Address	**Home Phone:**	**Fax Number:**
3031 CLINTON DR., STE. 101, JUNEAU, AK 99801		
E-mail Address	**Other Contact Phone Number(s):**	
martymckeown@yahoo.com		

PROPERTY OWNER'S AUTHORIZATION — Required for Planning Permits, not required on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ 2/18/2019
Landowner/Lessee Signature — Date

X _____
Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT — If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
JASON LANGEN, PLS	JASON LANGEN	907-780-6060
Mailing Address	**Home Phone:**	**Fax Number:**
6205 GLACIER HWY., JUNEAU, AK 99801		
E-mail Address	**Other Contact Phone Number(s):**	
jasonlangen@pdceng.com		

X _____
Applicant's Signature — Date of Application

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS

	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit	■		
	City/State Project Review and City Land Action	■		
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)	■		
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)	■		
✓	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		2/21/19	SMP19-001
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)	■		
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments: need to get Law review of land ownership issues including status of 1910-? Gastineau Townsite Plat!

Permit Intake Initials: TJR

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

Attachment A - Application

SUBDIVISION OR PLATTING APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
Prelimianary Plat	GASTINEAU SHORES	SMP 19-001	2/13/2019

TO BE COMPLETED BY THE APPLICANT

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

(see submittal requirements on reverse)

MINOR SUBDIVISION
(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
- ☐ Final Plat (MIF)
- ☐ Panhandle Subdivision
- ☐ Accretion Survey
- ☐ Boundary Adjustment
- ☐ Lot Consolidation (SLC)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

MAJOR SUBDIVISION
(changing or creating 14 or more lots)

- ☑ Preliminary Plat (SMP)
- ☐ Final Plat (SMF)
- ☐ Preliminary Development Plan - PUD (PDP)
- ☐ Final Development Plan – PUD (PDF)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED:

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

Number of Existing Parcels 1 Total Land Area 104.84 ac Number of Resulting Lots or Parcels 17

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS:

☐ NO ☐ YES If Yes, provide the Case Number _____

EXISTING BUILDING(S) OR STRUCTURES ON THE LAND:

☐ YES ☐ NO

CURRENT USE OF LAND OR BUILDING(S):

None

PROPOSED USE OF LAND OR BUILDING(S):

Subdivide for rural lots

UTILITIES AVAILABLE:

WATER: ☐ Public ☐ On Site SEWER: ☐ Public ☐ On Site

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

Ideal for a rural water access subdivision

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

SUBDIVISION/PLATTING FEES $170 parlot - 17 lots.

	Fees	Check No.	Receipt	Date
Application Fees	$~~185~~ 1870	35409	035436	2/24/19
Admin. of Guarantee	$			
Adjustment	$			
Total Fee	$			

Need $150 for public notice sign

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION *FORM*

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

Name of Proposed Subdivision: GASTINEAU SHORES

The following items must be included with the initial submittal of a Preliminary Plat:

- ☑ Application, filled out completely
- ☑ Application fee (see fee schedule)
- ☑ Project Narrative
- ☑ Five (5) – 22" by 34" Copies
- ☑ Pre-application Conference Report
- ☑ Lot Closure Report
- ☐ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☑ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.

Signature — 20 February, 2019 (Date)

Jason Langen
Print Name

GENERAL REQUIREMENTS

- ☑ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☑ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☑ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☑ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☑ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☑ The vicinity map shall be oriented in the same direction as the plat
- ☑ A suitable north arrow shall be shown for the plat and vicinity map
- ☑ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☑ The proposed name of the subdivision
- ☑ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☑ "City and Borough of Juneau, Alaska"
- ☑ "State Recorder's Office at Juneau"
- ☑ The date the preliminary plat was prepared and revised
- ☑ The horizontal scale
- ☑ The name and address of the owner of record
- ☑ The name, address, and telephone number of the surveyor preparing the preliminary plat

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

Lot, block, and street information:

- ☑ The area of each lot
- ☑ The dimensions in feet and hundredths of a foot
- ☑ An identifying number and letter for lots and blocks
- ☑ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☐ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☑ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☑ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☐ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
  - ☑ The minimum data shown for each curve shall be as follows:
    - ☑ Length
    - ☑ Central angle
    - ☑ Radius
    - ☑ Bearing and distance of long chord
  - ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☑ All boundary lines of the subdivision with bearings and distances described
- ☑ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☑ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☑ The monuments used to establish the basis of bearing
- ☑ Each monument found or set shall be identified on the plat by a symbol
- ☑ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☑ A legend showing the symbols for all the types of monuments
- ☑ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☑ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☑ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☑ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☑ The width, ownership, and use of all proposed easements

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

☑All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground

☑Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements

☐Proposed trails or pathways and widths of their rights-of-way

☐If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted

☐The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

☐For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions

☐For slopes between five percent and ten percent, show two foot contour lines

☑For slopes greater than ten percent, show five foot contour lines

☑Every fifth elevation contour shall be distinctive and clearly labeled

☐Dashed lines shall represent existing contours

☐Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles

☐If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:

- ☐Pad elevations and drainage patterns for each lot
- ☐Tops and toes of all manufactured slopes, including daylight lines
- ☐Existing and proposed retaining wall locations and heights

☐For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

☐Existing sewer and water mains within the tract with pipe sizes and grades

☐A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

☑When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:

- ☑North arrow
- ☑Legend
- ☑Surveyor's seal and signature
- ☑Title block
- ☑Sheet _____ of _____
- ☑Scale
- ☑All plat notes
- ☑Vicinity map

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

ADDITIONAL MAPPING OR REPORTS- If required, the following additional mapping or reports shall be submitted:

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
  - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
  - ☐ The location and size of drain fields for each lot
  - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
  - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
  - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
  - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
  - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
  - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
  - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
  - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used
  - ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

☐A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands

☐This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

☐The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

☐A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

☐A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

☐For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

Parcel Name: LOT 3 - LOT 3
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,845.6452' East:11,028.2577'

Segment# 1: Line
Course: N88° 47' 24"W Length: 278.35'
North: 7,851.5231' East: 10,749.9698'

Segment# 2: Line
Course: N58° 36' 06"E Length: 787.93'
North: 8,262.0227' East: 11,422.5200'

Segment# 3: Line
Course: S28° 46' 00"E Length: 150.16'
North: 8,130.3944' East: 11,494.7835'

Segment# 4: Line
Course: S58° 36' 06"W Length: 546.56'
North: 7,845.6450' East: 11,028.2585'

Perimeter: 1,763.00' Area: 100,087.00Sq.Ft. 2.3 ac.
Error Closure: 0.0009 Course: S71° 44' 58"E
Error North : -0.00028 East: 0.00085

Precision 1: 1,958,888.89

Parcel Name: LOT 10 - LOT 10
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,886.7866' East:9,080.2482'

Segment# 1: Line
Course: N88° 47' 24"W Length: 278.35'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

North: 7,892.6645'

East: 8,801.9603'

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,127.9611'

Length: 2371.08'
East: 10,825.8335'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,019.7778'

Length: 154.76'
East: 10,936.4997'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,886.7921'

Length: 2174.7'
East: 9,080.2498'

Perimeter: 4,978.89'
Error Closure: 0.0057
Error North : 0.00552

Area: 340,933.24Sq.Ft.
Course: N16° 04' 42"E
East: 0.00159

7.83 ac.

Precision 1: 873,489.47

Parcel Name: LOT 11 - LOT 11
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,892.6639'

East:8,801.9612'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,894.3322'

Length: 79'
East: 8,722.9788'

Segment# 2: Line
Course: N0° 00' 00"E
North: 8,020.1922'

Length: 125.86'
East: 8,722.9788'

Segment# 3: Line
Course: N58° 36' 06"E
North: 9,236.1447'

Length: 2333.95'
East: 10,715.1591'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Segment# 4: Line
Course: S45° 39' 00"E
North: 9,127.9613'

Length: 154.76'
East: 10,825.8253'

Segment# 5: Line
Course: S58° 36' 06"W
North: 7,892.6646'

Length: 2371.08'
East: 8,801.9521'

Perimeter: 5,064.65'
Error Closure: 0.0091
Error North : 0.00071

Area: 357,847.30Sq.Ft.
Course: N85° 32' 32"W
East: -0.00905

8.22 ac.

Precision 1: 556,554.95

Parcel Name: LOT 12 - LOT 12
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,020.1901'

East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E
North: 8,195.9201'

Length: 175.73'
East: 8,722.9800'

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,344.3269'

Length: 2204.3'
East: 10,604.4954'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,236.1436'

Length: 154.76'
East: 10,715.1617'

Segment# 4: Line
Course: S58° 36' 06"W
North: 8,020.1911'

Length: 2333.95'
East: 8,722.9814'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Perimeter: 4,868.75'
Error Closure: 0.0017
Error North : 0.00096

Area: 340,368.77Sq.Ft. 7.81 ac.
Course: N56° 00' 12"E
East: 0.00142

Precision 1: 2,863,964.71

Parcel Name: LOT 13 - LOT 13
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,195.9235' East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E Length: 175.73'
North: 8,371.6535' East: 8,722.9800'

Segment# 2: Line
Course: N58° 36' 06"E Length: 2074.64'
North: 9,452.5094' East: 10,493.8221'

Segment# 3: Line
Course: S45° 39' 00"E Length: 154.76'
North: 9,344.3260' East: 10,604.4883'

Segment# 4: Line
Course: S58° 36' 06"W Length: 2204.3'
North: 8,195.9192' East: 8,722.9729'

Perimeter: 4,609.44'
Error Closure: 0.0083
Error North : -0.00425

Area: 320,920.64Sq.Ft. 7.37 ac.
Course: S59° 08' 12"W
East: -0.00712

Precision 1: 555,353.01

Parcel Name: LOT 14 - LOT 14

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,371.6568' East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E Length: 175.73'
North: 8,547.3868' East: 8,722.9800'

Segment# 2: Line
Course: N58° 36' 06"E Length: 1944.99'
North: 9,560.6970' East: 10,383.1572'

Segment# 3: Line
Course: S45° 39' 00"E Length: 154.76'
North: 9,452.5137' East: 10,493.8235'

Segment# 4: Line
Course: S58° 36' 06"W Length: 2074.64'
North: 8,371.6577' East: 8,722.9814'

Perimeter: 4,350.13' Area: 301,472.51Sq.Ft. 6.92 ac.
Error Closure: 0.0017 Course: N56° 00' 12"E
Error North : 0.00096 East: 0.00142

Precision 1: 2,558,894.12

Parcel Name: LOT 15 - LOT 15
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,547.3901' East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E Length: 175.73'
North: 8,723.1201' East: 8,722.9800'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,668.8847'

Length: 1815.34'
East: 10,272.4924'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,560.7013'

Length: 154.76'
East: 10,383.1587'

Segment# 4: Line
Course: S58° 36' 06"W
North: 8,547.3911'

Length: 1944.99'
East: 8,722.9814'

Perimeter: 4,090.82'
Error Closure: 0.0017
Error North : 0.00096

Area: 282,024.38Sq.Ft.
Course: N56° 00' 12"E
East: 0.00142

6.47 ac.

Precision 1: 2,406,364.71

Parcel Name: LOT 16 - LOT 16
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,723.1235'

East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E
North: 8,898.8535'

Length: 175.73'
East: 8,722.9800'

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,777.0671'

Length: 1685.68'
East: 10,161.8191'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,668.8837'

Length: 154.76'
East: 10,272.4853'

Segment# 4: Line

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Course: S58° 36' 06"W
North: 8,723.1192'

Length: 1815.34'
East: 8,722.9729'

Perimeter: 3,831.51'
Error Closure: 0.0083
Error North : -0.00425

Area: 262,576.26Sq.Ft.
Course: S59° 08' 12"W
East: -0.00712

6.03 ac.

Precision 1: 461,627.71

Parcel Name: LOT 17 - LOT 17
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,898.8568'

East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E
North: 9,917.7468'

Length: 1018.89'
East: 8,722.9800'

Segment# 2: Line
Course: S88° 35' 56"E
North: 9,885.2612'

Length: 1328.57'
East: 10,051.1528'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,777.0778'

Length: 154.76'
East: 10,161.8190'

Segment# 4: Line
Course: S58° 36' 06"W
North: 8,898.8641'

Length: 1685.68'
East: 8,722.9800'

Perimeter: 4,187.90'
Error Closure: 0.0074
Error North : 0.00736

Area: 803,054.97Sq.Ft.
Course: N0° 16' 04"W
East: -0.00003

18.44 ac.

Precision 1: 565,932.43

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Parcel Name: LOT 1 - LOT 1
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,831.7938' East:11,684.1139'

Segment# 1: Line
Course: N88° 47' 24"W Length: 377.65'
North: 7,839.7686' East: 11,306.5481'

Segment# 2: Line
Course: N58° 36' 06"E Length: 338.03'
North: 8,015.8771' East: 11,595.0790'

Segment# 3: Line
Course: S45° 31' 00"E Length: 80.23'
North: 7,959.6598' East: 11,652.3194'

Segment# 4: Line
Course: S13° 58' 00"E Length: 131.76'
North: 7,831.7951' East: 11,684.1207'

Perimeter: 927.67' Area: 37,162.38Sq.Ft. 0.85 ac.
Error Closure: 0.0069 Course: N79° 07' 19"E
Error North : 0.00131 East: 0.00679

Precision 1: 134,444.93

Parcel Name: LOT 2 - LOT 2
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,015.8758' East:11,595.0747'

Segment# 1: Line

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Course: S58° 36' 06"W
North: 7,839.7673'

Length: 338.03'
East: 11,306.5438'

Segment# 2: Line
Course: N88° 47' 24"W
North: 7,845.6452'

Length: 278.35'
East: 11,028.2559'

Segment# 3: Line
Course: N58° 36' 06"E
North: 8,130.3946'

Length: 546.56'
East: 11,494.7809'

Segment# 4: Line
Course: S28° 46' 00"E
North: 8,095.6204'

Length: 39.67'
East: 11,513.8718'

Segment# 5: Line
Course: S45° 31' 00"E
North: 8,015.8736'

Length: 113.81'
East: 11,595.0701'

Perimeter: 1,316.42'
Error Closure: 0.0051
Error North : -0.00221

Area: 65,693.81Sq.Ft.
Course: S64° 33' 19"W
East: -0.00465

1.51 ac.

Precision 1: 258,121.57

Parcel Name: LOT 4 - LOT 4
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,851.5226'

East:10,749.9706'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,857.4005'

Length: 278.35'
East: 10,471.6827'

Segment# 2: Line
Course: N58° 36' 06"E

Length: 1029.3'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

North: 8,393.6501'

East: 11,350.2581'

Segment# 3: Line
Course: S28° 46' 00"E
North: 8,262.0219'

Length: 150.16'
East: 11,422.5217'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,851.5223'

Length: 787.93'
East: 10,749.9715'

Perimeter: 2,245.74'
Error Closure: 0.0009
Error North : -0.00028

Area: 136,292.33Sq.Ft.
Course: S71° 44' 58"E
East: 0.00085

3.13 ac.

Precision 1: 2,495,266.67

Parcel Name: LOT 5 - LOT 5
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,857.3999'

East:10,471.6836'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,863.2778'

Length: 278.35'
East: 10,193.3956'

Segment# 2: Line
Course: N58° 36' 06"E
North: 8,525.2776'

Length: 1270.67'
East: 11,277.9963'

Segment# 3: Line
Course: S28° 46' 00"E
North: 8,393.6493'

Length: 150.16'
East: 11,350.2598'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,857.3996'

Length: 1029.3'
East: 10,471.6844'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Perimeter: 2,728.48'
Error Closure: 0.0009
Error North : -0.00028

Area: 172,497.66Sq.Ft.
Course: S71° 44' 58"E
East: 0.00085

3.96 ac.

Precision 1: 3,031,644.44

Parcel Name: LOT 6 - LOT 6
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,863.2773'

East:10,193.3965'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,869.1551'

Length: 278.35'
East: 9,915.1086'

Segment# 2: Line
Course: N58° 36' 06"E
North: 8,656.9050'

Length: 1512.04'
East: 11,205.7344'

Segment# 3: Line
Course: S28° 46' 00"E
North: 8,525.2767'

Length: 150.16'
East: 11,277.9980'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,863.2770'

Length: 1270.67'
East: 10,193.3973'

Perimeter: 3,211.21'
Error Closure: 0.0009
Error North : -0.00028

Area: 208,703.00Sq.Ft.
Course: S71° 44' 58"E
East: 0.00085

4.79 ac.

Precision 1: 3,568,022.22

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Parcel Name: LOT 7 - LOT 7
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,869.1546' East:9,915.1094'

Segment# 1: Line
Course: N88° 47' 24"W Length: 278.35'
North: 7,875.0325' East: 9,636.8215'

Segment# 2: Line
Course: N58° 36' 06"E Length: 1753.41'
North: 8,788.5324' East: 11,133.4726'

Segment# 3: Line
Course: S28° 46' 00"E Length: 150.16'
North: 8,656.9042' East: 11,205.7361'

Segment# 4: Line
Course: S58° 36' 06"W Length: 1512.04'
North: 7,869.1543' East: 9,915.1103'

Perimeter: 3,693.95' Area: 244,908.33Sq.Ft. 5.62 ac.
Error Closure: 0.0009 Course: S71° 44' 58"E
Error North : -0.00028 East: 0.00085

Precision 1: 4,104,400.00

Parcel Name: LOT 8 - LOT 8
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,875.0319' East:9,636.8224'

Segment# 1: Line
Course: N88° 47' 24"W Length: 278.35'
North: 7,880.9098' East: 9,358.5344'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Segment# 2: Line
Course: N58° 36' 06"E
North: 8,911.5897'

Length: 1978.33'
East: 11,047.1696'

Segment# 3: Line
Course: S45° 39' 00"E
North: 8,872.0380'

Length: 56.58'
East: 11,087.6290'

Segment# 4: Line
Course: S28° 46' 00"E
North: 8,788.5344'

Length: 95.26'
East: 11,133.4722'

Segment# 5: Line
Course: S58° 36' 06"W
North: 7,875.0344'

Length: 1753.41'
East: 9,636.8212'

Perimeter: 4,161.92'
Error Closure: 0.0028
Error North : 0.00248

Area: 280,662.65Sq.Ft.
Course: N25° 51' 31"W
East: -0.00120

6.44 ac.

Precision 1: 1,486,403.57

Parcel Name: LOT 9 - LOT 9
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,880.9093'

East:9,358.5353'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,886.7872'

Length: 278.35'
East: 9,080.2474'

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,019.7728'

Length: 2174.7'
East: 10,936.4973'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Segment# 3: Line
Course: S45° 39' 00"E
North: 8,911.5894'

Length: 154.76'
East: 11,047.1635'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,880.9096'

Length: 1978.33'
East: 9,358.5284'

Perimeter: 4,586.14'
Error Closure: 0.0070
Error North : 0.00031

Area: 311,477.06Sq.Ft.
Course: N87° 24' 53"W
East: -0.00694

7.15 ac.

Precision 1: 655,162.86

PDC ENGINEERS

PLAN • DESIGN • CONSTRUCT

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

February 19, 2019

Community Development Department
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

Re: Subdivision of US Survey 708

To Whom It May Concern:

PDC Engineers is submitting, on behalf of Marty Mckeown, for the Major Rural Subdivision of U.S. Survey 708, herein referred as "Gastineau Shores". The intent of this subdivision is to plat 17 rural water access lots along the eastern shores of Douglas Island on Gastineau Channel. Several record items are unresolved at this point, which were raised by CBJ immediately following the pre-application conference.

First, Deed Book 22, Page 196, JRD, dated May 4, 1909, (between Michael Hudson and Sam Jurich; containing no signature), Document No. 2006-004918-0, JRD, dated June 15, 2006 (between Barbara Bouterious and Ralph Kibby), and Doc. No. 2006-004920-0, JRD, dated May 20, 2006 (between Rose Jurich and Ralph Kibby) describe a 2,000 square foot parcel that "lies within the exterior bounds of M.P Hudson's Homestead Claim". These documents contain ambiguities that do not correlate with other record documentation. The calls, as written, indicate the tract lies immediately west of the boundary of U.S. Survey 708. Also, the closing call describes the easterly line being along the beach line, which cannot happen if starting from "Corner 1" (Southwest corner of the tract) or be "...one hundred feet in a southerly direction along the beach line..." Had the closing call been along the beach line, the distance should have reflected the hypotenuse distance of approximately 140'. Rose Jurich can be found as an heir to Sam Jurich, but records of interest held by Barbara Bouterious have not been identified in record research. Doc. No. 2006-004920-0, JRD provides a citation to the correct document (Homestead Certificate No. 86), with the incorrect date citation. It is the opinion of PDC that while the record documentation exists for this parcel, the ambiguities, irregularities, and discrepancies prevent the parcel from being located on the ground, and thus PDC presumes these documents are not valid.

Additionally, the lands contained within U.S. Survey 708, title was transferred from ALVENCO, Inc. to M.E.R. Lillegraven within Deed Book 93, page 354, dated March 30, 1970 (Doc. No. 1970-000756-0). This Statutory Warranty Deed pre-dates the other Quit Claim deeds for the same parcel. After this transaction, M.E.R. Lillegraven transferred title to the Monagle's on Deed Book 278, page 748, JRD, dated November 5, 1986, (Doc. No. 1986-007701-0, JRD), again pre-dating other Quit Claim deeds, without the citation for claim for Sam Jurich. The initial title transfer of ownership to ALVENCO, Inc. has not been identified.

Anchorage | Fairbanks | Juneau | Palmer | Soldotna
6205 Glacier Hwy., Juneau, Alaska 99801
907.780.6060
www.pdceng.com

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

Second, pertains to the interest of the overlapping mineral claim sections into U.S. Survey 708. This was also quitclaimed to Ralph Kibby in 1998, but again cannot find prior records for interest by the Grantors (Candy Family Trust). Ownership of mineral claims in the area by the Candy's is found in Deed Book 97, Page 449, JRD (Doc No. 1971-002056-0, JRD), but do not include "Alpha", "Jumbo", or "Horse" lodes. Doc. No. 2014-004335-0 transferred title of all the MS 1526 mineral claims to the Nevada Creek Conservation. Ownership of the overlapping sections is not indicated on the recently recorded plat no. 2019-2, JRD, performed by Mullikan.

All of aforementioned items have ambiguities that would likely not withstand the scrutiny of litigation, with exception to the final deed, Doc. No. 2014-004335-0.

Finally, is the status of Gastineau Townsite plat. This was recorded as plat no. 1910-1, JRD, with four (4) parcels being identified as having title being transferred from historic record deeds. Outside of the historic deeds being located, no indication of ownership has been recovered and the status of the plat is uncertain. While Alaska Department of Natural Resources has record of the plat, no ownership is listed with it. In lieu of any supporting documentation, PDC presumes that the plat is not valid.

1. Deed Book 22, Page 479, dated December 20, 1910, deeded Lots 1, Block "D" & Lot 4, Block 4 to Caro & Co., Inc. No further records of this company have been identified. Hearsay evidence indicates that the corporation is defunct. Further records have not been identified.

2. Deed Book 41, Page 183, dated January 13, 1949, indicates ownership of Lot 5, Block 4 by Mrs. William Halvor. No record of her or her heirs has been identified through DNR database research. Further records have not been identified.

3. Deed Book 93, page 355 (Doc. No. 1970-000756-0, JRD), dated march 30, 1970, provides a citation for Lot 8, Block 5 by William Steinbeck. No record of him or his heirs has been identified through DNR database research. Further records have not been identified.

PDC has enclosed the Development Permit Application and Subdivision Application, Subdivision Plat, Supplemental Plat, closure reports, and pre-application conference notes, and preliminary application fee of $1870.00 for this preliminary plat submittal.

Sincerely,

PDC Engineers, Juneau Office

Jason Langen, PLS

Jason Langen, PLS
Juneau Land Survey Managerjasonlangen@pdceng.com

P:\2018\18277JN-Mckeown_USS708\L\project narrative.docx

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Remote subdivision of USS 708

Case Number: PAC20180057

Applicant: Marty Mckeown

Property Owner: Marty Mckeown

Property Address: N/A

Parcel Code Number: 3D0201000040

Site Size: 103.11 Acres

Zoning: RR

Existing Land Use: Vacant

Conference Date:	8/22/2018
Report Issued:	8/31/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Jason Langen	Surveyor	Jasonlangen@pdceng.com
Marty Mckeown	Owner	martymckeown@yahoo.com
Autumn Sapp	General Engineering	Autumn.sapp@juneau.org
Sven Pearson	Fire Marshal	Sven.pearson@juneau.org
Tim Felstead Laurel Bruggeman Amy Liu	Planning staff	Tim.felstead@juneau.org Laurel.bruggeman@juneau.org Amy.liu@juneau.org
Eddie Quinto	Permit Specialist	Edward.quinto@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

This will be a major subdivision. This requires review by the Planning Commission for the preliminary plat and for the final plat. The preliminary plat review will result in a Notice of Decision possibly with some conditions. The Planning Commission may also deny the plat but if all requirements have been met it is unlikely.

Once all requirements of the preliminary plat decision have been met the final plat review allows the Planning Commission to review if those requirements have been met. They may also apply further conditions at this stage for the final recorded plat.

1. **Zoning** – Lot is zoned Rural Reserve. Minimum lot size is 36,000 square feet and must be minimum 150 feet deep and minimum 150 feet wide.

   This would be suitable for a remote subdivision as it is outside of the roaded service area and the fire service area. The normal subdivision public and private improvements requirements do get triggered.

   The proposed number of lots would be a major subdivision and require review by the Planning Commission.

   The applicant hopes to purchase some land from CBJ to make the northern side lot lines run more perpendicular to the shore line. Applicant expects to divide the existing US Survey into 17-20 lots with side lot lines running from the beach all the way to the rear of the existing property lines.

   Applicant was advised that the lots would be restricted to the number of dwelling units allowed based on lot size and zoning. Recreational cabins for private use would be treated as single family dwellings unless another proposal such as a 'campground' or 'lodge' were pursued.

2. **Setbacks** – Setbacks are

   Front – 25 feet

   Rear – 25 feet

   Side – 15 feet.

   Along the tidewater lot line there is a 0 foot setback although there is a right of way 60ft wide in the patent that runs along the beach so this area could not be built in.

3. **Height** – Maximum building height is 45 ft.

4. **Access** – The applicant is not proposing a pioneer path that provides access to this subdivision or to the lots within it - each lot would be accessed via the water only. Access to other land towards the rear may be required to be platted to ensure they have some access to the water.

   Each lot must have a minimum of 30ft of frontage on the water and have direct and practical access to the water. This may need to be demonstrated that boats can be safely used to access the lots. Applicant has indicated that the beach is sandy and shallow and that beach landings would be the most likely method of access.

Platting a right of way to run along the rear lot line may allow further subdivision in the future and provide a future connected right of way. The obvious place for a right of way would be at an elevation that would provide a continuation of the right of way that runs to the rear of previously subdivided US Mineral Surveys to the northwest. This would allow for lots on the beachfront to be 600ft -700ft deep. It would bisect the property though and require access to the beachfront for resulting upland lot/s. The CBJ Comprehensive Plan also gives an approximate alignment for a future road running at that elevation. It would allow for further subdivision which could be advantageous to the subdivider. The construction of a platted road may be waived by the Planning Commission if they are not being used to achieve access requirements.

Public right of way included in US patent - The original patent from 1908 provided for a 60' right-of-way running parallel with the shore line. This would have to be identified on the plat. It is assumed this now belongs to the State but would have to be checked with State DOT.

RS2477 right of way - An RS2477 right of way exists on the southern corner of the lot that approximately follows Nevada Creek. It is not known if this trail has been formally located. State DNR would have to be consulted during plat review. RS2477's are peculiar rights-of-way that the State asserts rights to even though they were never platted. In Juneau they often follow old mining trails – they were historically used as 'public' access across lands that had not been claimed for private ownership and this public access right continues to exist today. The 1901 'plat' of the Gastineau Townsite (see Item 13) shows that this seems to relate to an old tramway for the Nevada Creek mine.

Recreational trail easement – If a platted right-of-way is not required then a trail easement might be necessary. A trail is also shown on the State property map (Marmion Island Trail) that appears to along a line that runs about 600-700ft uphill and parallel from the beach.

5. **Parking –** No parking is required for lots that are within the subdivision per exception in parking requirement section of Land Use Code as it is not accessible by road. The more recent remote subdivision (SUB 1999-00044) of the nearby Alice Lode did not require parking to be provided off-site and this was also a remote subdivision.
6. **Lot Coverage –** Max lot coverage is 10% for permissible uses and 20% for accessory uses.
7. **Vegetative Coverage** – There is no minimum vegetative coverage.
8. **Lighting** – NA
9. **Noise** – NA
10. **Flood** – Shoreline is in flood zone. The standard CBJ plat note referencing the FEMA panel numbers is required for plat (02110C1905D and 02110C1910D 08/19/2013).
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement –**
12. **Wetlands –** There appear to be wetlands on this lot. No delineation is necessary but the standard CBJ wetlands plat note should be applied.
13. **Habitat** – Though not regulated by CBJ there may be bald eagle nests on the site which are subject to Federal restrictions. There are no catalogued anadromous streams.
14. **Plat or Covenant Restrictions –**

Title to overlapping Mineral Survey – There is a US Mineral Survey that Overlaps the US survey. The current owners of the Mineral Survey do not have title to the overlapping area but that does not mean the previous owners did not keep the title. Evidence will be needed that the ownership pf the overlapping area is not clouded.

Previous 1910 Plat for Gastineau Townsite – this is on the Recorders website under USS 708. The legal status of this 'plat' should be explained. The 1970 quitclaim deed on the Recorders website for USS 708

states that some land was not part of the quitclaim including parts of the Gastineau Townsite subdivision.

Building Division:

15. **Building** –Applicant was advised that CBJ has some exceptions for recreational cabins that are for occasional use. Cabins deemed to meet this definition are exempt from building permit review and although a building permit application is still needed there would be no fee.
16. **Outstanding Permits** - NA

General Engineering/Public Works:

17. **Engineering** – NA
18. **Drainage** – Significant established drain ways may need to be eased. Drainage flows to the beach. It may be required that easements are established alongside lot lines for drainage. Ideally lot lines will follow existing contours. Drainage plans are not specifically identified in list of public improvements required for remote subdivisions (CBJ 49.15.442). CBJ topography data available to surveyor with existing drainage patterns identified will suffice for preliminary plat.
19. **Utilities** –

    Wastewater - There is a requirement for final plat approval that a stamped report by an Alaskan licensed Engineer demonstrates that soils or alternative on-site wastewater system that meets ADEC requirements is possible on each lot. It is suggested that this is required as part of the subdivision application for preliminary plat review to ensure this aspect is reviewed by the Planning Commission. It will definitely be required for final plat approval by the Planning Commission.

    Water – Standard subdivision requirements are not required for remote subdivisions. Subdivider is not intending to provide water system as part of the development.

Fire Marshal:

20. **Fire Items/Access** – Outside Fire service area. No issues for Fire to address.

Other Applicable Agency Review:

21. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Subdivision application form including plat checklist
2. 4 copies of 24" x 36" preliminary plats and 4 copies of a version showing existing topography/drainage patterns and any structures, trails etc that exist.

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Verification of ownership of Mineral and US Surveys overlap.

3. Verification of previous townsite status

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1.

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. This is a major subdivision if 14 or more lots.
    a. $110 per lot for preliminary plat
    b. $70 per lot for final plat review
2. Public notice sign. **Fee for all signs $50**. Suggest 3 public notice signs at Douglas, Aurora and Harris Harbors instead of one at the remote site. $100 refundable deposit if returned within a week of the hearing.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

Attachment A - Application

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OF U.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1983 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 08 , 2018, AND MARCH 15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

, 2019

MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE DAY OF , 20 , BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA
MY COMMISSION EXPIRE

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

,2019

JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

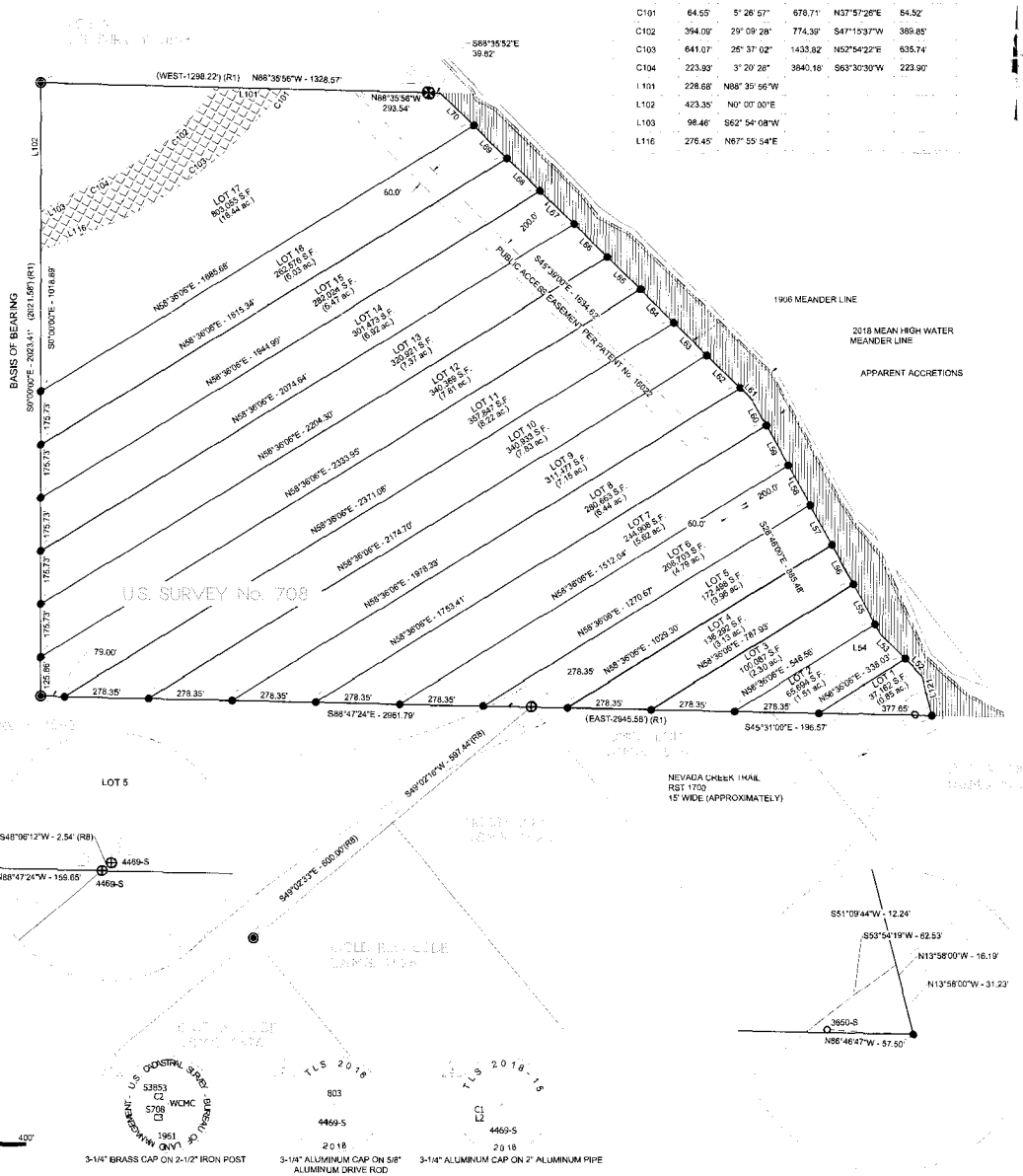
CLERK, CITY AND BOROUGH OF JUNEAU

MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.28'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.75'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.75'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			

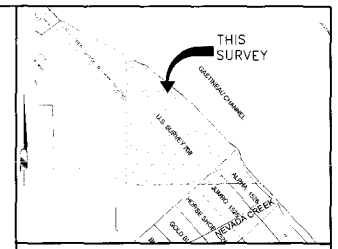


SCALE: 1"=200'

3-1/4" BRASS CAP ON 2-1/2" IRON POST

3-1/4" ALUMINUM CAP ON 5/8" ALUMINUM DRIVE ROD

3-1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE



VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 516, JRD
- R2 — PLAT No. 96-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PRELIMINARY

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277.JN

Attachment A - Application

GENERAL NOTES

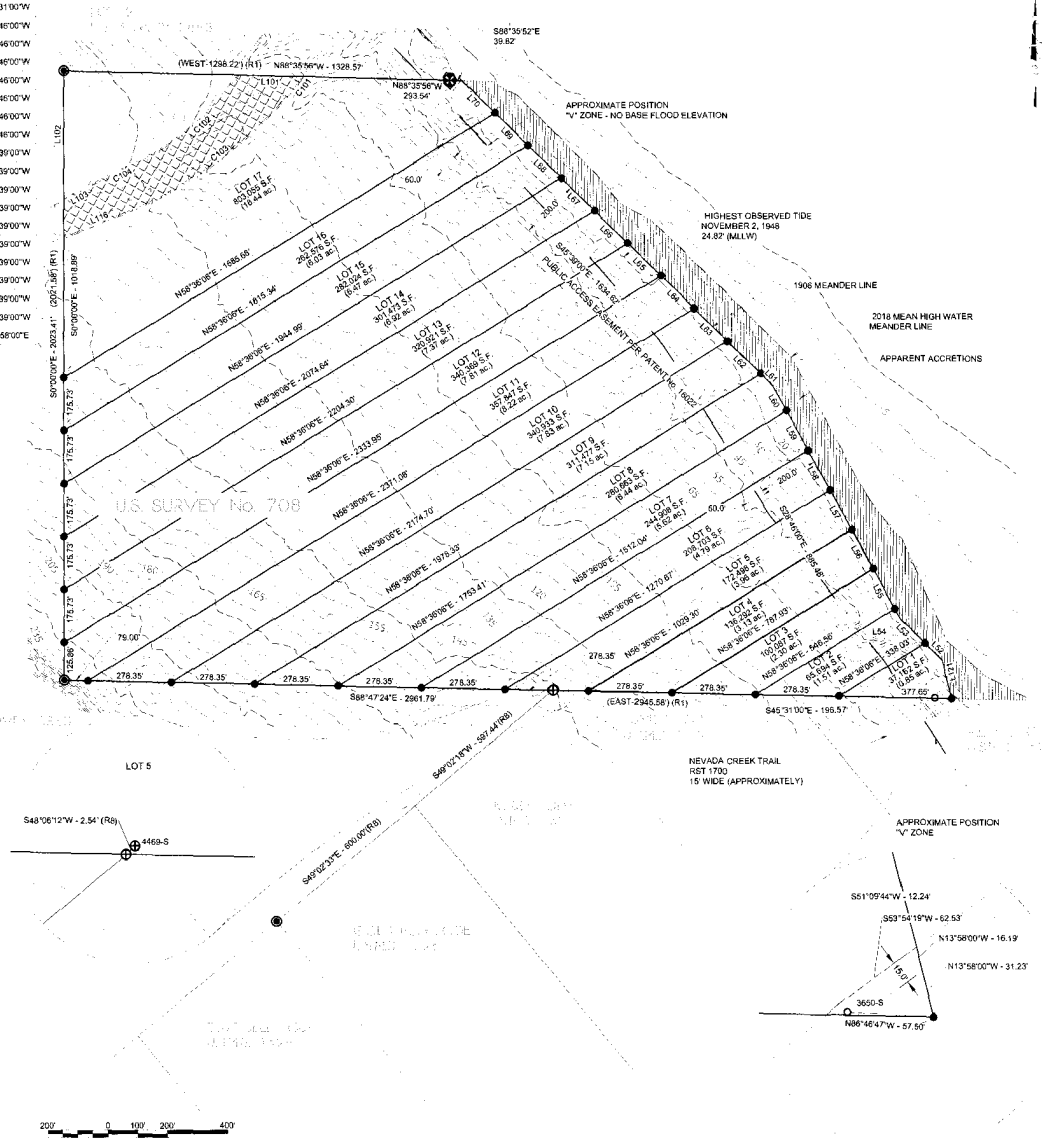
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OF U.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1908 (R1)
   - B. U.S. SURVEY 3653, DATED JUNE 10, 1953 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

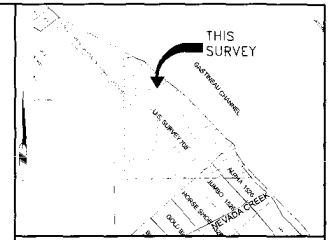
PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.56'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.75'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.78'	S13°58'00"E





VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

⊗	G.L.O./B.L.M. MONUMENT (RECOVERED)
◉	G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
———	LOT LINE
— — —	2018 MEAN HIGH WATER
———	RST 1700 EASEMENT LINE
———	TOP OF BANK LINE
———	EASEMENT LINE
JRD	JUNEAU RECORDING DISTRICT
U.S.M.S.	UNITED STATES MINERAL SURVEY
R1	PLAT No. 518, JRD
R2	PLAT No. 96-6, JRD
R3	PLAT No. 2014-48, JRD
R7	FEDERAL PATENT 16022
R8	PLAT No. 2019-2, JRD
	APPARENT ACCRETIONS
10	CONTOUR LINE
	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:	SURVEYOR:
MARTY MCKEOWN 3031 CLINTON DRIVE, STE 101 JUNEAU, AK 99824	PDC ENGINEERS 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99801 (907) 780-6060

SCALE: 1" = 200'
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

Attachment A - Application

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 90°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1993 (R2)
   - C. U.S.M.S. 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2008-004616-0, JRD, DATED JUNE 13, 2008 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #0211OD1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

, 2019

MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE DAY OF , 20 . BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA
MY COMMISSION EXPIRE

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

,2019

JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

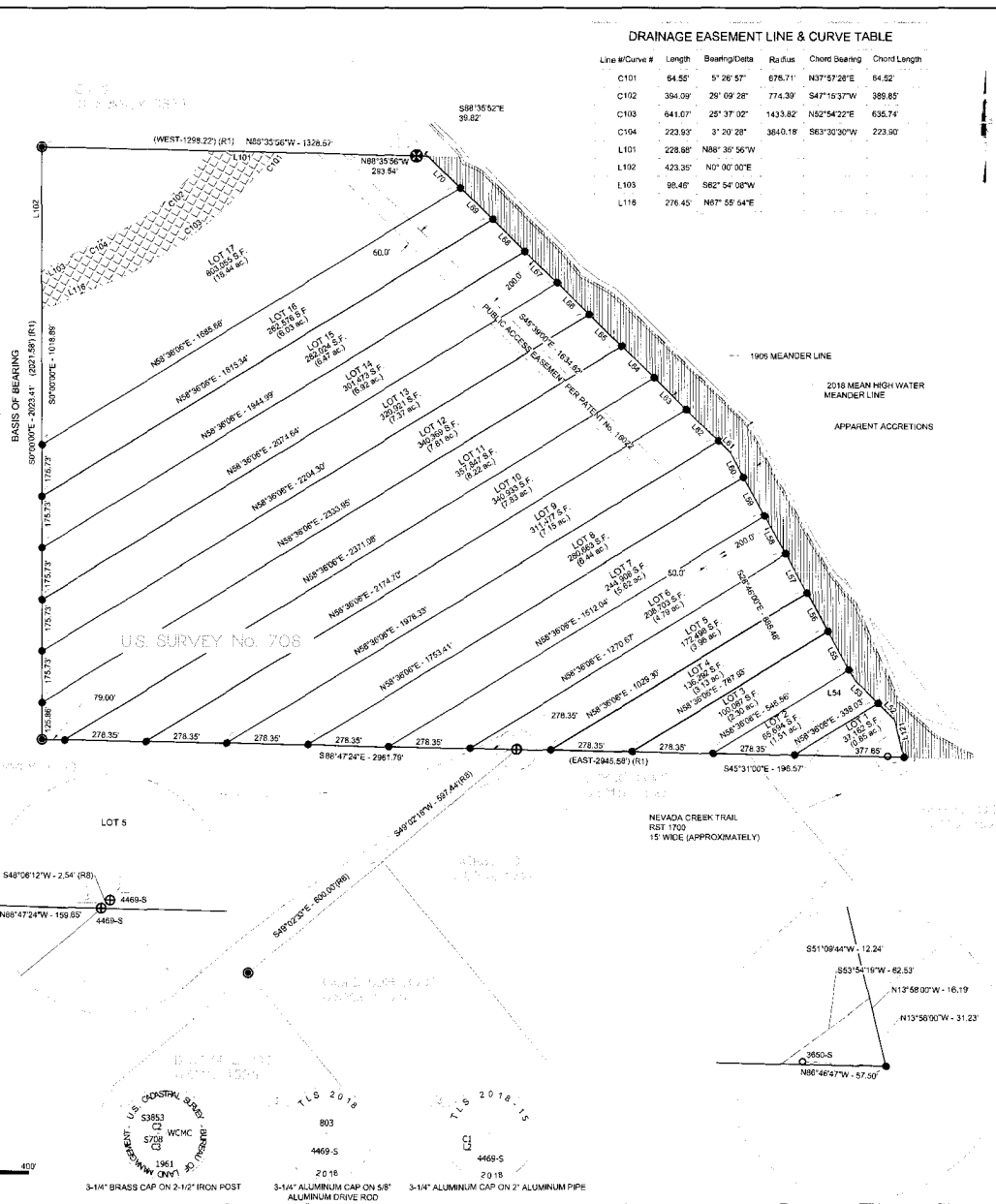
CLERK, CITY AND BOROUGH OF JUNEAU

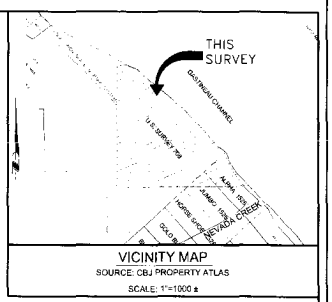
MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	676.71'	N37°57'28"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.88'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N87° 55' 54"E			





VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 95-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 18022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PRELIMINARY

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'
DATE: February 20, 2019
SHEET 1 OF 1
PDC PROJ. No. 18277JN

RECEIVED

FILE:

Attachment A - Application

GENERAL NOTES

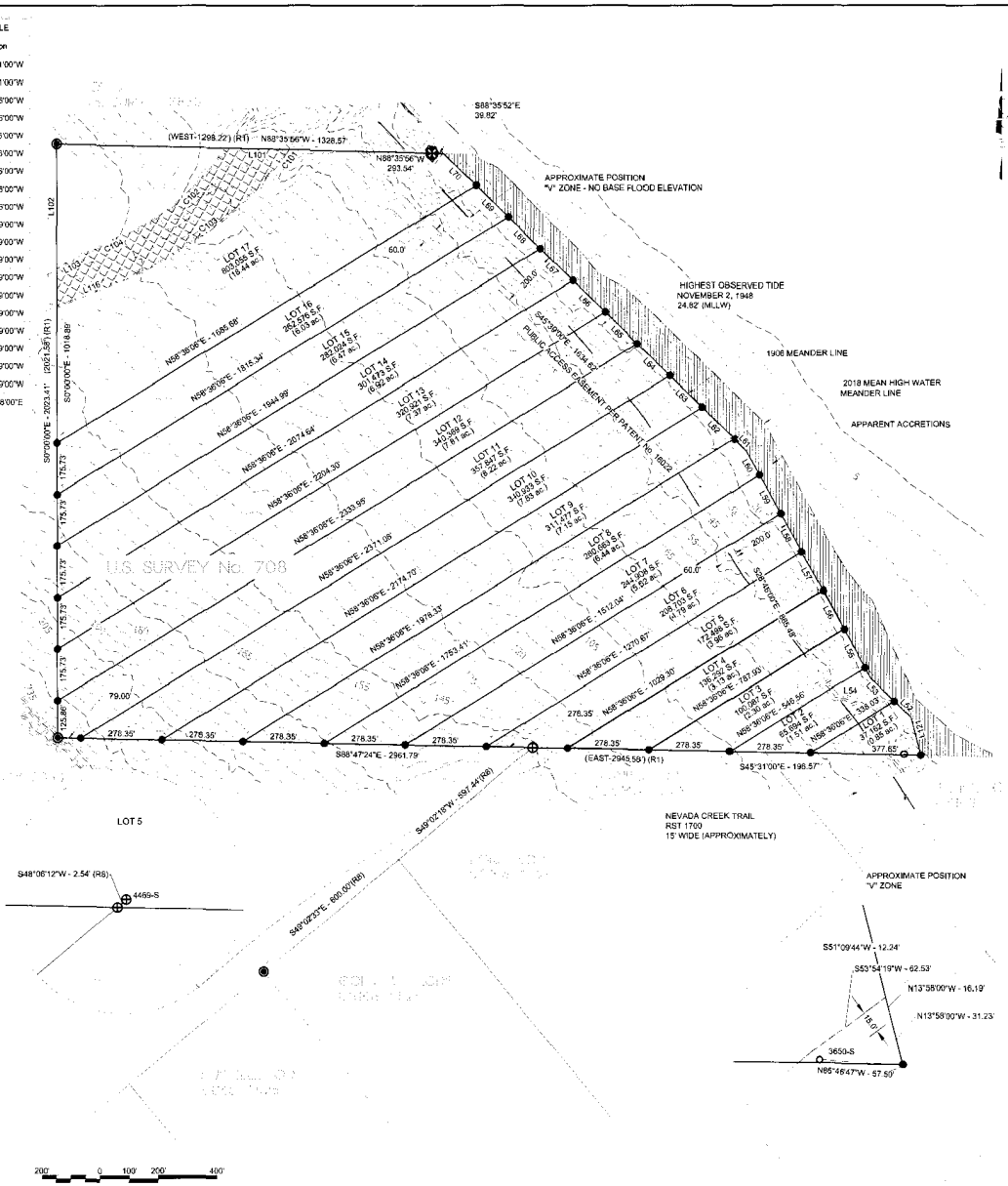
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1525, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2008-004916-0, JRD, DATED JUNE 13, 2008 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

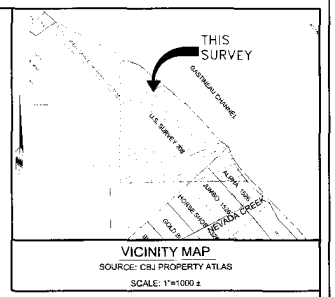
PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE. SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.29'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E





VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

⊗	G.L.O./B.L.M. MONUMENT (RECOVERED)
◉	G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
———	LOT LINE
— — —	2018 MEAN HIGH WATER
———	RST 1700 EASEMENT LINE
– · – · –	TOP OF BANK LINE
———	EASEMENT LINE
JRD	JUNEAU RECORDING DISTRICT
U.S.M.S.	UNITED STATES MINERAL SURVEY
R1	PLAT No. 518, JRD
R2	PLAT No. 96-6, JRD
R3	PLAT No. 2014-48, JRD
R7	FEDERAL PATENT 16022
R8	PLAT No. 2019-2, JRD
	APPARENT ACCRETIONS
	CONTOUR LINE
	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF

GASTINEAU SHORES LOTS 1-17

WITHIN

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

WITHIN

CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3631 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'

DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

Attachment A - Application

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OF U.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1908 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1983 (R2)
   - C. U.S.M.S.1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2013-002701-0, JRD, DATED MAY 20, 2013 (R4)
   - E. DOC. NO. 2005-004915-0, JRD, DATED JUNE 13, 2005 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16922, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06, 2018, AND MARCH 5 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 15.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

, 2019

MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE DAY OF , 20 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA
MY COMMISSION EXPIRE

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

,2019

JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

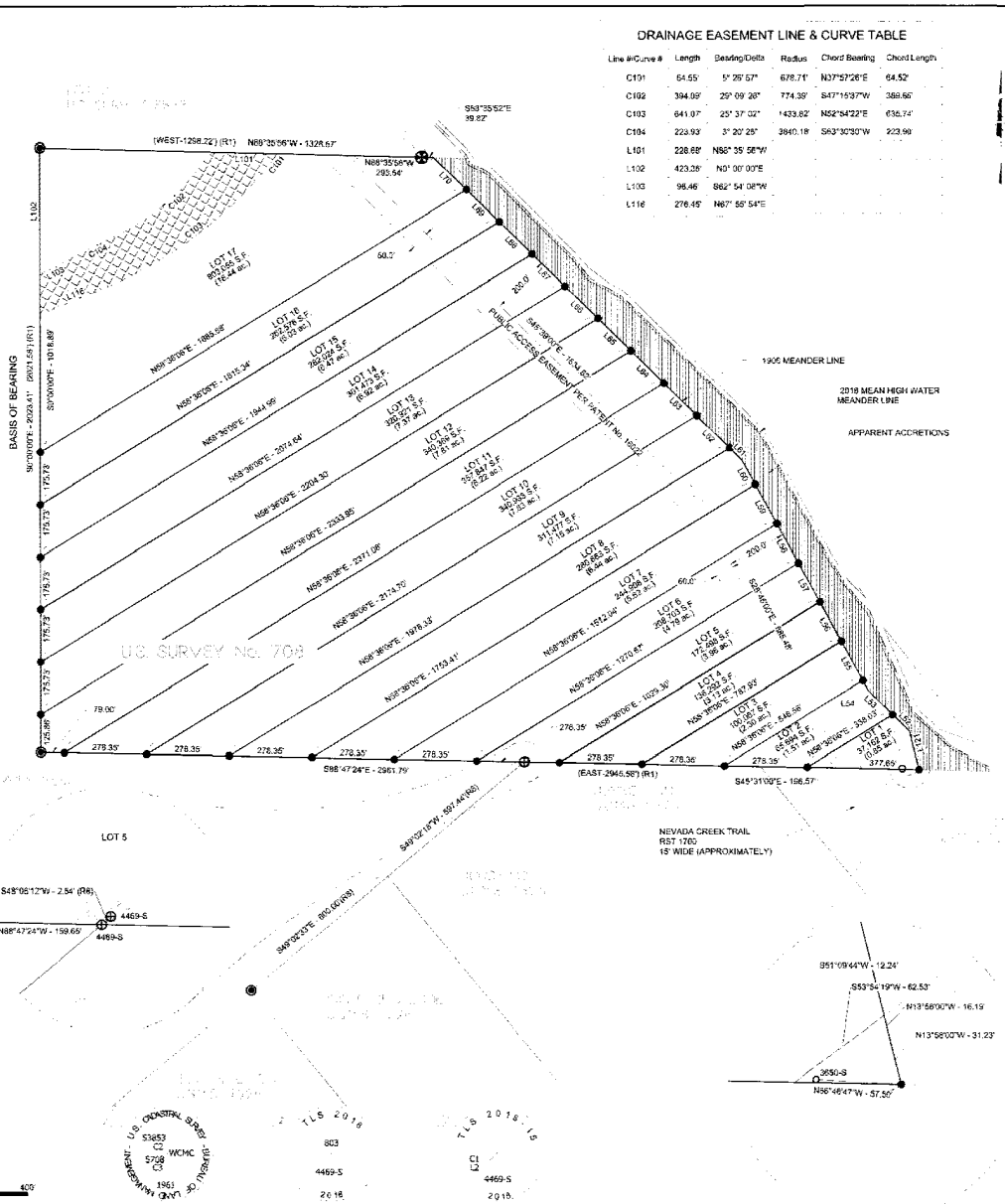
CLERK, CITY AND BOROUGH OF JUNEAU

MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.25'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.75'	N45°39'00"W
L66	154.75'	N45°39'00"W
L67	154.75'	N45°39'00"W
L68	154.75'	N45°39'00"W
L69	154.75'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.78'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 26"	774.39'	S47°15'37"W	389.86'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 25"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N56° 35' 56"W			
L102	423.26'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			


S53°35'52"E
39.82'
(WEST-1298.22') (R1) N89°35'56"W - 1328.67'
N88°35'56"W
293.64'
L70
L101
C101
L102
L103
C102
C103
C104
L116
LOT 17
855,565 S.F.
(19.64 ac.)
50.0'
200.0'
PUBLIC ACCESS EASEMENT PER 2018 RST No. 1702
S47°38'09"E - 1634.62'
1905 MEANDER LINE
2018 MEAN HIGH WATER MEANDER LINE
APPARENT ACCRETIONS
BASIS OF BEARING
S0°00'00"E - 2003.41' (R1)
S0°00'00"E - 1918.89'
N89°36'09"E - 1889.58'
N89°36'09"E - 1815.24'
N89°36'09"E - 1944.96'
N89°36'09"E - 2074.64'
N89°36'09"E - 2204.32'
N89°36'09"E - 2333.86'
N89°36'09"E - 2371.06'
N89°36'09"E - 2174.70'
N89°36'09"E - 1978.33'
N89°36'09"E - 1753.41'
N89°36'09"E - 1512.04'
N89°36'09"E - 1270.64'
N89°36'09"E - 1029.30'
N89°36'09"E - 787.95'
N89°36'09"E - 546.56'
N89°36'09"E - 305.03'
LOT 16
267,578 S.F.
(6.14 ac.)
LOT 15
782,024 S.F.
(17.47 ac.)
LOT 14
307,973 S.F.
(6.92 ac.)
LOT 13
329,371 S.F.
(7.37 ac.)
LOT 12
340,369 S.F.
(7.81 ac.)
LOT 11
337,842 S.F.
(7.75 ac.)
LOT 10
340,525 S.F.
(7.82 ac.)
LOT 9
311,175 S.F.
(7.15 ac.)
LOT 8
285,665 S.F.
(6.56 ac.)
LOT 7
244,596 S.F.
(5.61 ac.)
LOT 6
208,703 S.F.
(4.79 ac.)
LOT 5
172,585 S.F.
(3.96 ac.)
LOT 4
136,793 S.F.
(3.13 ac.)
LOT 3
100,951 S.F.
(2.32 ac.)
LOT 2
65,684 S.F.
(1.51 ac.)
LOT 1
37,083 S.F.
(0.85 ac.)
175.75'
175.75'
175.75'

Attachment A - Application

GENERAL NOTES

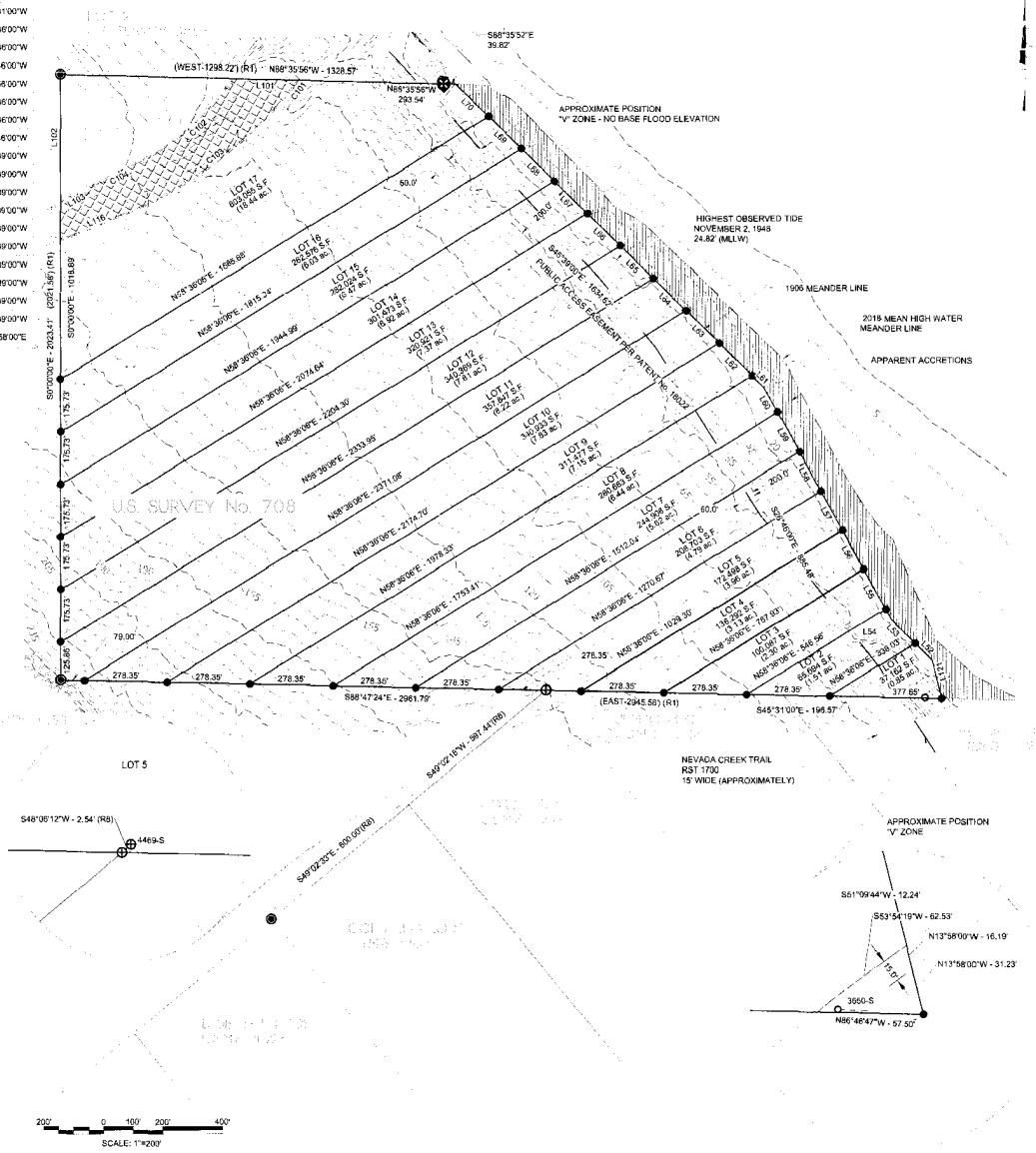
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

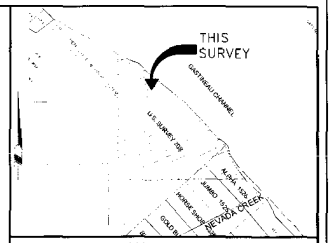
PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013, SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 40, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE, SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.61'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.25'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E





VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

⊛	G.L.O./B.L.M. MONUMENT (RECOVERED)
◉	G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
———	LOT LINE
— — —	2018 MEAN HIGH WATER
———	RST 1700 EASEMENT LINE
———	TOP OF BANK LINE
———	EASEMENT LINE
JRD	JUNEAU RECORDING DISTRICT
U.S.M.S.	UNITED STATES MINERAL SURVEY
R1	PLAT No. 516, JRD
R2	PLAT No. 96-6, JRD
R3	PLAT No. 2014-48, JRD
R7	FEDERAL PATENT 16022
R8	PLAT No. 2019-2, JRD
	APPARENT ACCRETIONS
10	CONTOUR LINE
	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF

GASTINEAU SHORES LOTS 1-17

WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'
DATE: February 20, 2019
SHEET 1 OF 1
PDC PROJ. No. 16277JN

Attachment A - Application

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1626, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2019-002701-0, JRD, DATED MAY 20, 2019 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 05 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

. , 2019

MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE DAY OF , 20 . BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA
MY COMMISSION EXPIRE

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

.2019

JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

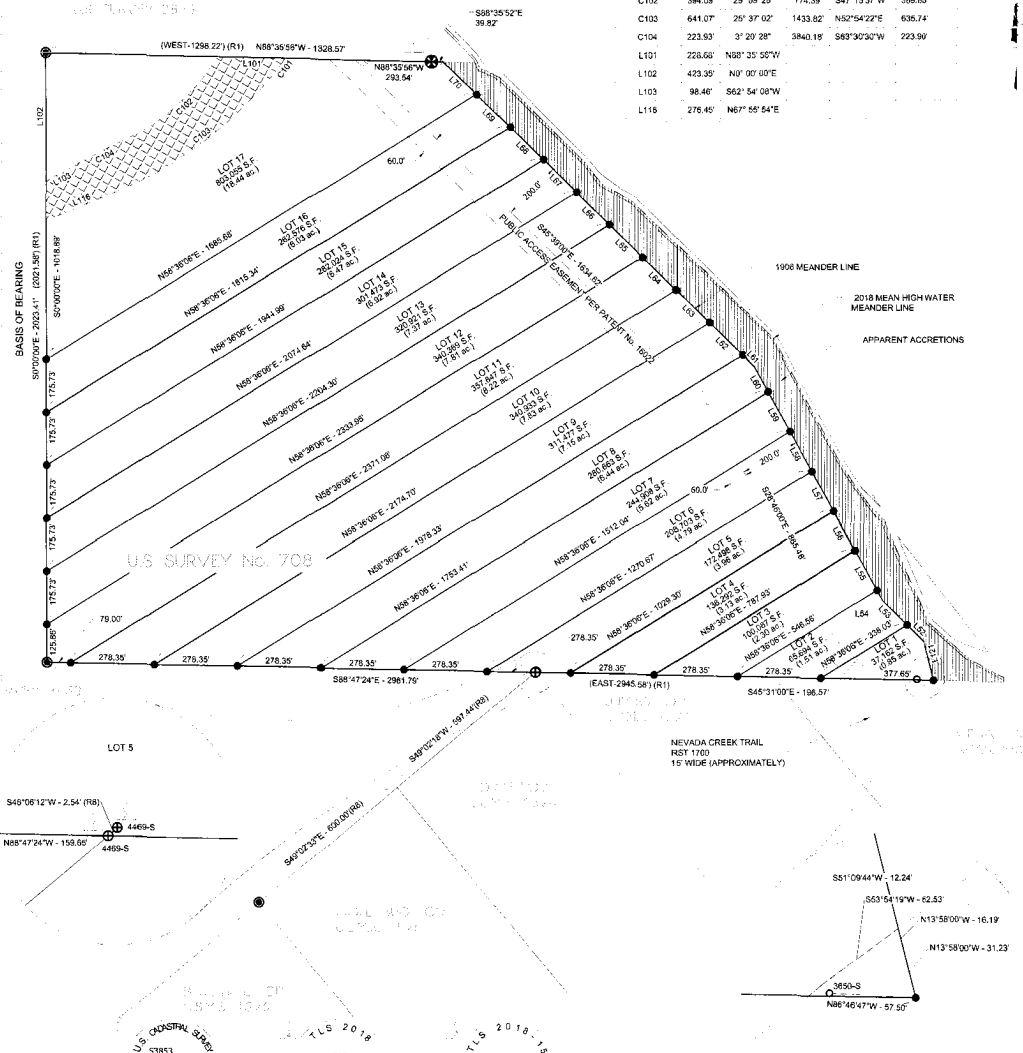
CLERK, CITY AND BOROUGH OF JUNEAU

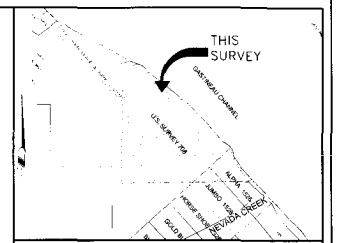
MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 55"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			





VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 96-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PRELIMINARY

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

200' 0 100' 200' 400'
SCALE: 1"=200'

3-1/4" BRASS CAP ON 2-1/2" IRON POST — U.S. COASTAL SURVEY S3853 C2 S708 C3 WCMC 1961 BUREAU OF LAND MANAGEMENT

3-1/4" ALUMINUM CAP ON 5/8" ALUMINUM DRIVE ROD — T L S 2018 803 4469-S 2018

3-1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE — T L S 2018 15 C1 L2 4469-S 2018

Attachment A - Application

GENERAL NOTES

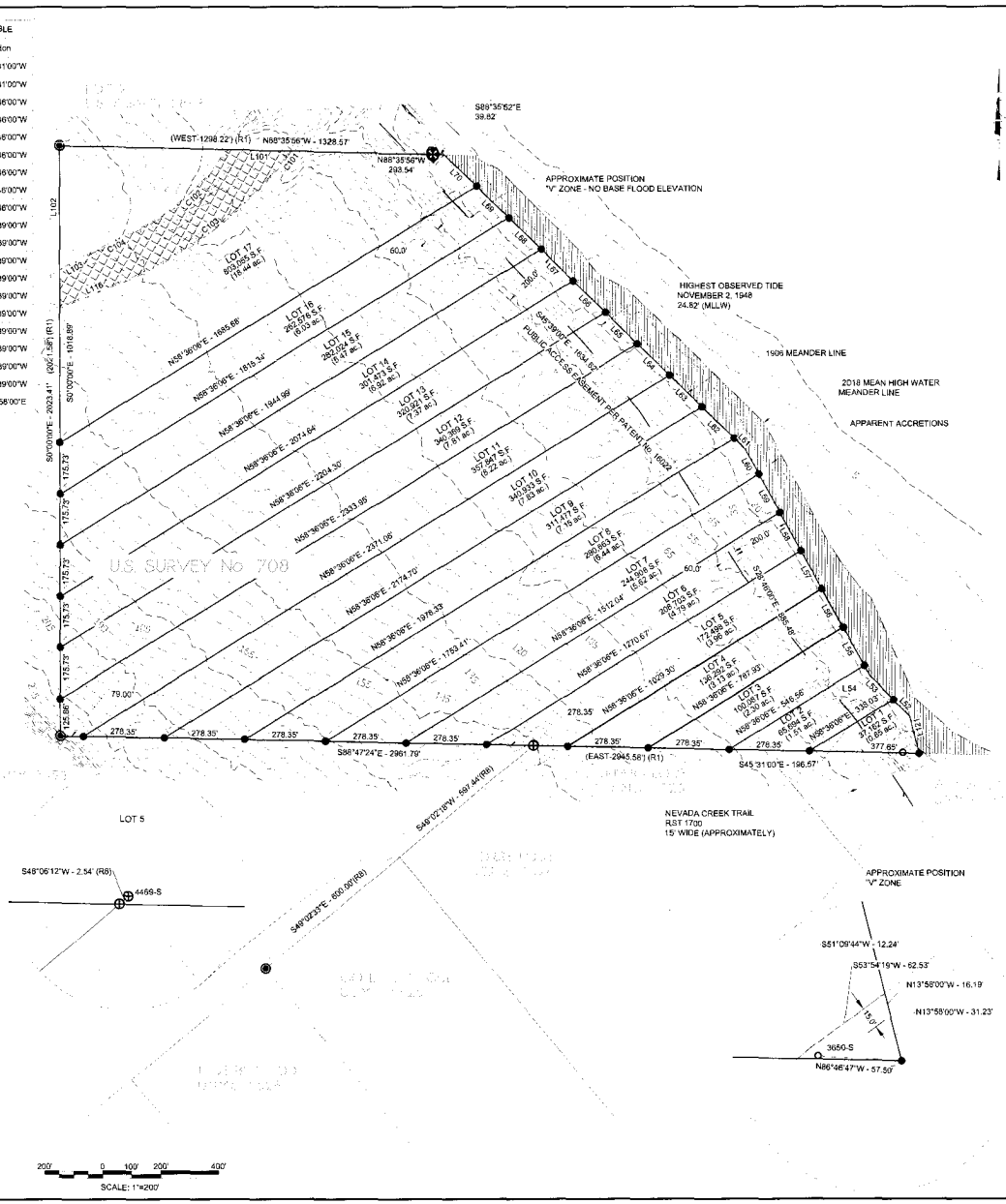
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1908, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1908 (R1)
   - B. U.S. SURVEY 3953, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 05 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

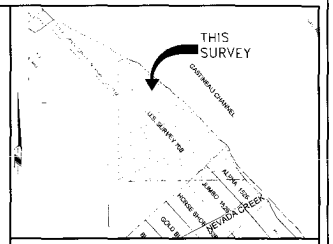
PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE, SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E





VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- TOP OF BANK LINE
- EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 96-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- CONTOUR LINE
- DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF

GASTINEAU SHORES LOTS 1-17

WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

RECEIVED
FEB 21 '19
PDC ENGINEERS

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3931 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

Attachment A - Application

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 8, 1908, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1983 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004916-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

_____ ,2019

MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
) SS.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____ ,20__
BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA
MY COMMISSION EXPIRE

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

_____ ,2019

JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

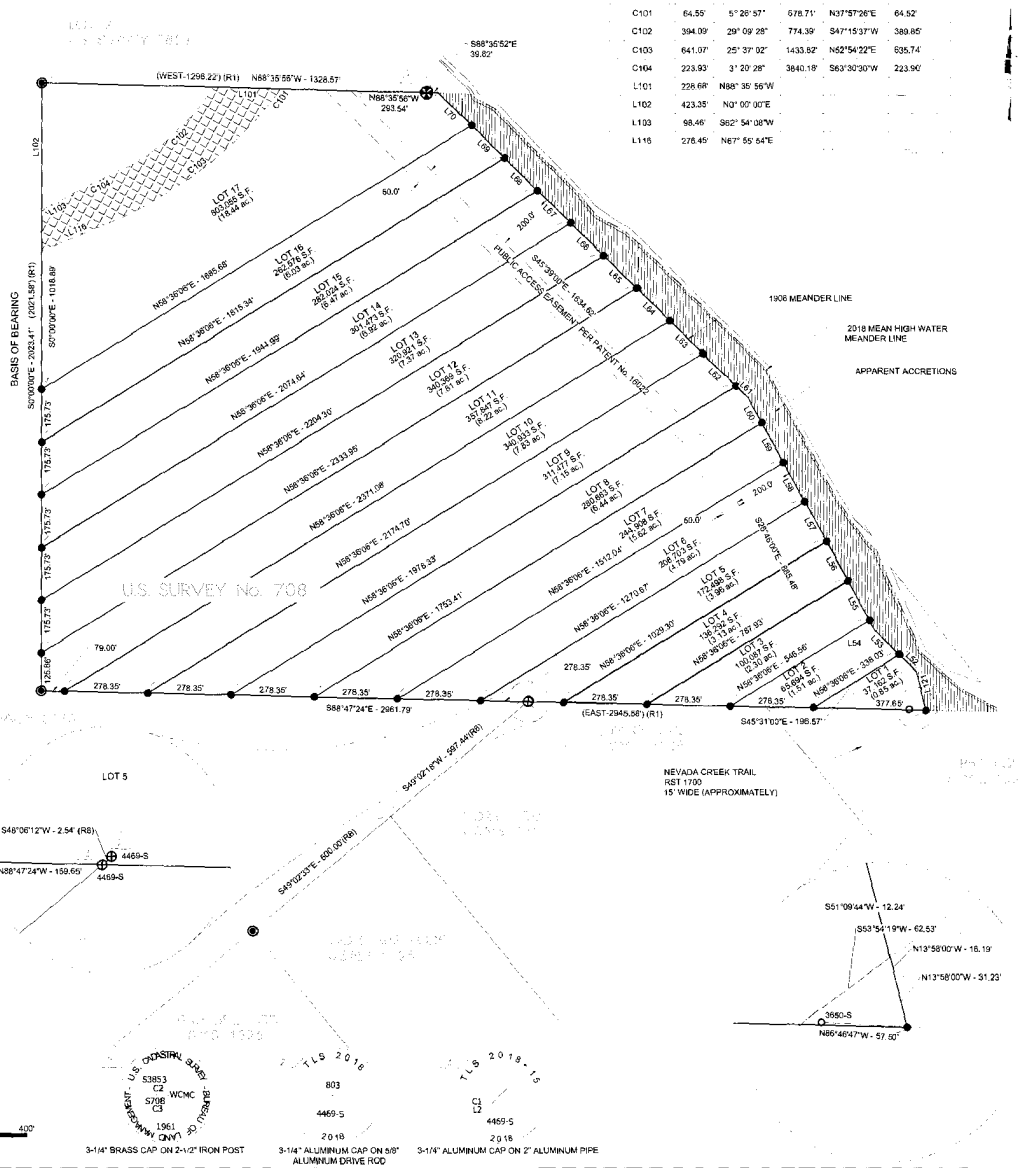
CLERK, CITY AND BOROUGH OF JUNEAU

MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.56'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°56'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	278.45'	N67° 55' 54"E			

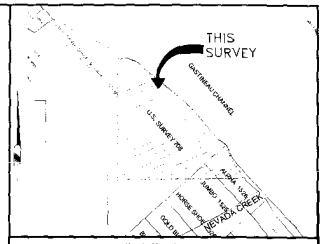


200' 0 100' 200' 400'
SCALE: 1"=200'

3-1/4" BRASS CAP ON 2-1/2" IRON POST

3-1/4" ALUMINUM CAP ON 5/8" ALUMINUM DRIVE ROD

3-1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE



VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 95-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PRELIMINARY

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

Attachment A - Application

GENERAL NOTES

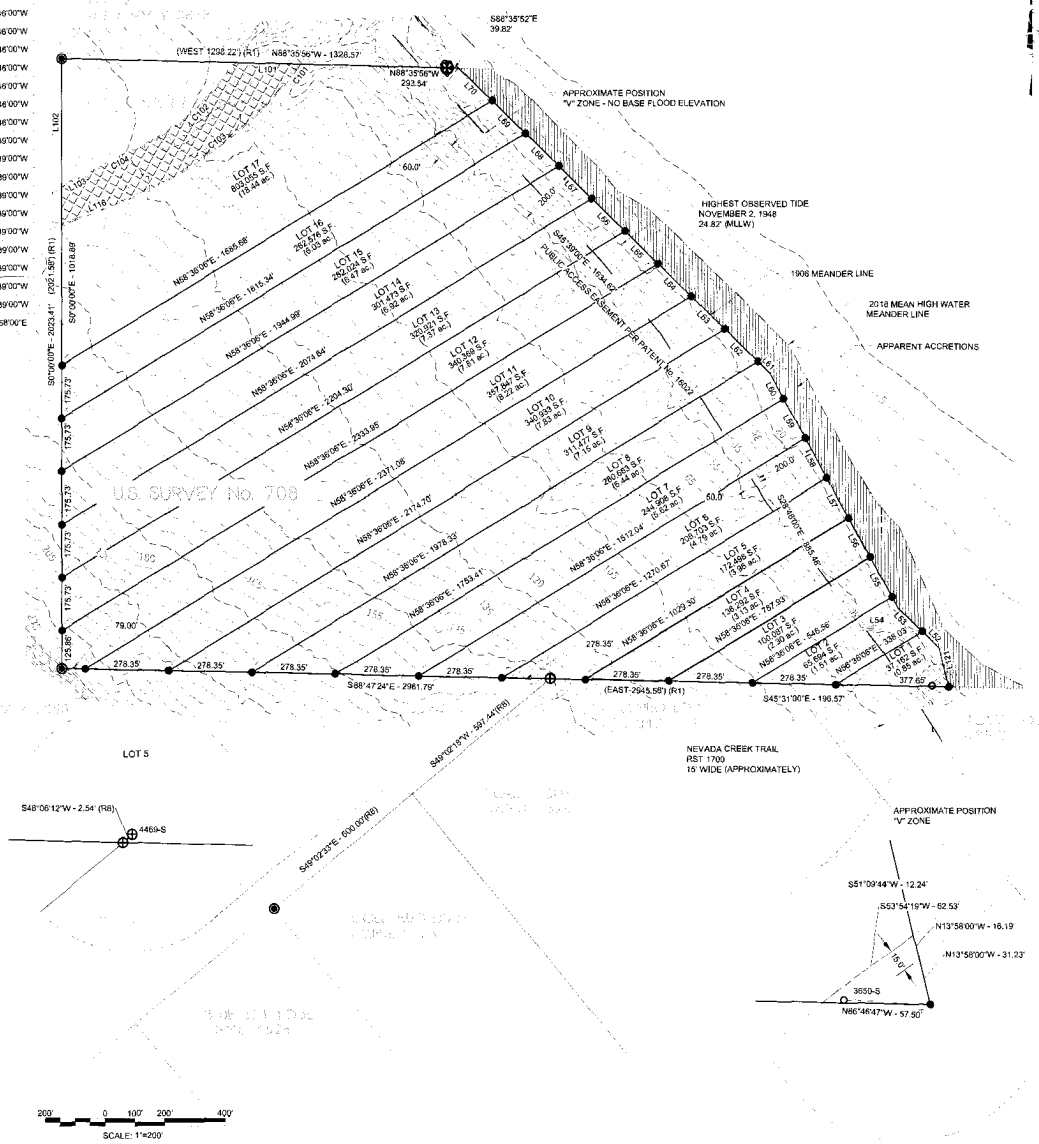
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 09°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1908, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 5, 1908 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

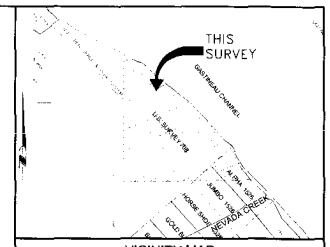
PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D, THE POSITION OF THE LINE, SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE

Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.75'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.78'	S13°58'00"E





VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

⊗	G.L.O./B.L.M. MONUMENT (RECOVERED)
◉	G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
	LOT LINE
— — —	2018 MEAN HIGH WATER
	RST 1700 EASEMENT LINE
	TOP OF BANK LINE
	EASEMENT LINE
JRD	JUNEAU RECORDING DISTRICT
U.S.M.S.	UNITED STATES MINERAL SURVEY
R1	PLAT No. 518, JRD
R2	PLAT No. 963, JRD
R3	PLAT No. 2014-48, JRD
R7	FEDERAL PATENT 16022
R8	PLAT No. 2019-2, JRD
	APPARENT ACCRETIONS
	CONTOUR LINE
	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF

GASTINEAU SHORES LOTS 1-17

WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:	SURVEYOR:
MARTY MCKEOWN 3031 CLINTON DRIVE, STE 101 JUNEAU, AK 99824	PDC ENGINEERS 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99801 (907) 780-6060

SCALE: 1" = 200'
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277.JN

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OF U.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19, 2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU. ON-SITE WATER AND WASTEWATER DISPOSAL PER APPROVAL OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12..
9. WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#)

OWNERSHIP CERTIFICATE

KEOWN & MCKEOWN, LLC, HEREBY CERTIFIES THAT THE CORPORATION THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND T IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE SENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND ER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

_____, 2019 DATE: _____

KEOWN & MCKEOWN LLC
TIN MCKEOWN, REGISTERED AGENT

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
E OF ALASKA)

THIS IS TO CERTIFY THAT ON THE DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE E OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY ARED _____
KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND KNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME LY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA _____
MY COMMISSION EXPIRE _____

Attachment B Plat

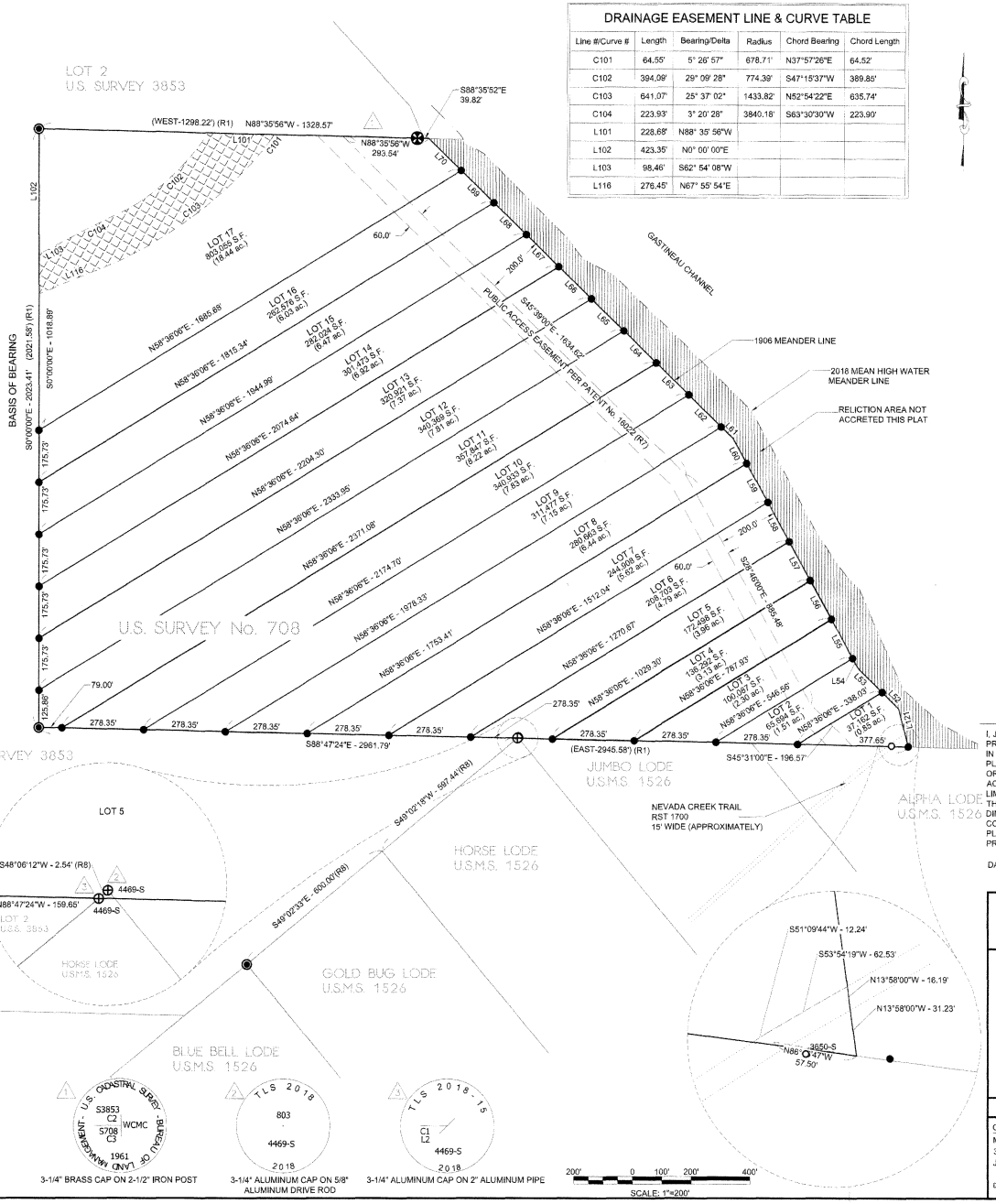
MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

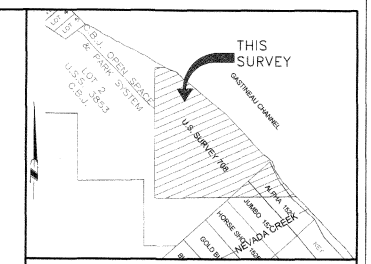
TYPICAL SECONDARY MONUMENT

1-1/4" DIA. ORANGE PLASTIC SURV-CAP ON 5/8" DIA. x 30" IRON PIN

PDC ENG.
11759-S

DRAINAGE EASEMENT LINE & CURVE TABLE					
Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			





VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- # MONUMENT REFERENCE NUMBER
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- PUBLIC ACCESS EASEMENT
- JRD JUNEAU RECORDING DISTRICT
- U.S.M.S. UNITED STATES MINERAL SURVEY
- R1 USS 708
- R7 FEDERAL PATENT 16022
- R8 PLAT No. 2019-2, JRD
- RELICTION AREA
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 04/23/19

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

_____ 2019

JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU
ATTEST:

_____
CLERK, CITY AND BOROUGH OF JUNEAU

PLATTING COMMISSION PLAT APPROVAL

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

DATED _____, 20____

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

_____
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

3-1/4" BRASS CAP ON 2-1/2" IRON POST

3-1/4" ALUMINUM CAP ON 5/8" ALUMINUM DRIVE ROD

3-1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE

200' 0 100' 200' 400'
SCALE: 1"=200'

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

PLAT OF

GASTINEAU SHORES

A SUBDIVISION OF

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

OWNER:
MCKEOWN & MCKEOWN LLC
3031 CLINTON DRIVE
JUNEAU, AK 99801

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'

DATE: April 15, 2019

SHEET 1 OF 1

PDC PROJ. No. 18277JN

P:\2018\18277JN-McKeown_USS708\Survey\18277JN_ESS708_CBJ Misc_subdiv.dwg 4:01 pm April 23, 2019 cjh -4.00pm jsonlangen

16022

The United States of America,

To all to whom these presents shall come, Greeting:

Homestead Certificate No. 86.

Application No. 86.

WHEREAS, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Juneau, Alaska, whereby it appears that pursuant to the Act of Congress, approved 20th May 1862, "To secure Home-steads to Actual Settlers on the Public Domain" and the Acts supplemental thereto, including the Act of March 3, 1891, (26 Stat. 1099) and the Act of May 14, 1898, (30 Stat. 409), as amended by the Act of March 3, 1903, the claim of Michael Sylvester Hudson has been established and duly consummated in conformity to law, for the lands embraced in U. S. Survey No. 708, situated on Douglas Island, Alaska, and more particularly bounded and described as follows, with magnetic variation thirty degrees, forty-five minutes east: Beginning at corner No. 1, from whence U. S. Location Monument No. 9 bears south thirty degrees, three minutes west fifty-nine and seventy-nine-hundredths chains distant; thence east forty-four and sixty-three-hundredths chains to corner No. 2 on the west shore of Gastineau Channel; thence meandering along the shore of said Gastineau Channel, first course, north thirteen degrees, fifty-eight minutes west one and two-hundredths chains; second course, north forty-five degrees, thirty-one minutes west two and ninety-four-hundredths chains; third course, north twenty-eight degrees, forty-six minutes west thirteen and forty-two-hundredths chains; fourth course, north forty-five degrees, thirty-nine minutes west twenty-two and sixty-hundredths chains to corner No. 3; thence west nineteen and sixty-seven-hundredths chains to corner No. 4; thence south thirty and sixty-three-hundredths chains to corner No. 1, the place of beginning, containing one hundred three and eleven-hundredths acres:

Packet Page 194 of 638

4-401Ma-tyr.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said Michael Sylvester Hudson, and to his heirs, the lands above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature thereunto belonging, unto the said Michael Sylvester Hudson, and to his heirs and assigns forever. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States; and a roadway sixty feet in width, parallel to the shore line as near as may be practicable, shall be reserved for the use of the public as a highway; and reserving to the United States the right to regulate the taking of salmon, and to do all things necessary to protect and prevent the destruction of salmon in all waters of the lands hereby granted, and ingress and egress are reserved to the public on the waters of all streams, whether navigable or otherwise.

Packet Page 195 of 638

IN TESTIMONY WHEREOF, I, Theodore Roosevelt, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the twenty-fourth day of September, in the year

(SEAL) of our Lord one thousand nine hundred and eight, and of the Independence of the United States the one hundred and thirty-third.

By the President: Theodore Roosevelt

By M. W. Young, Secretary.

H. W. Bryant

Recorder of the General Land Office.

6—1105

A L A S K A

2019-001344-0

Recording Dist: 101 - Juneau
4/11/2019 11:54 AM Pages: 1 of 4

When recorded return to:

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT BY
FIRST AMERICAN TITLE INSURANCE COMPANY
TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

A L A S K A

2018-004088-0
Recording Dist: 101 - Juneau
9/17/2018 02:13 PM Pages: 1 of 3

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:
Name: **McKeown & McKeown LLC**
Address: **3031 Clinton Drive #100**
Juneau, AK 99801
File No.: **0231-3120910 (ev)**

Corrective*

STATUTORY WARRANTY DEED

THE GRANTOR, **Patrick T. Monagle and Theresa M. Nitschke, who acquired title as Theresa M. Monagle and Christopher J. Monagle and Michael P. Monagle and John B. Monagle and Rebecca Ann Monagle**, whose mailing address is **PO Box 20162, Juneau, AK 99802**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **McKeown & McKeown LLC, an Alaska limited liability company**, residing at **3031 Clinton Drive #100, Juneau, AK 99801**, the following described real estate, situated in the **Juneau** Recording District, **First** Judicial District, State of **Alaska**:

All of the lands embraced and contained within U.S. Survey No. 708 and described in Patent No. 16022, and Homestead Certificate No. 86, recorded on June 19, 1909, in Book No. 22 of Deeds at Pages 219 and 220 of the records in the Office of the United States Recorder at Juneau, Alaska and more particularly bounded and described as follows, with magnetic variation 30° 45' East: Beginning at corner No. 1, from whence U.S. Location Monument No. 9 bears South 30° 3' West 59.79 chains distant; thence East 44.63 chains to corner No. 2 on the West shore of Gastineau Channel; thence meandering along the shore of said Gastineau Channel, first course, North 13°, 58' West 1.02 chains; second course, North 45° 31' West 2.94 chains; third course, North 28° 46' West 13.42 chains; fourth course, North 45° 39' West 22.60 chains to corner No. 3; thence West 19.67 chains to corner No. 4; thence South 30.63 chains to corner No. 1, the place of beginning,

EXCEPT THEREFROM that portion conveyed to Sam Urloch in Deed recorded May 1, 1909 in Deed Book 22 Page 196 and,

EXCEPT THEREFROM any portion overlapping into U.S. Survey 1526

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

eRecorded Document

Dated: September 12, 2018.

Patrick T. Monagle by Michael P. Monagle as Atty in fact
Patrick T. Monagle by Michael P. Monagle as Attorney In Fact

Theresa M. Nitchke

Christopher J. Monagle by Michael P. Monagle as Atty in fact
Christopher J. Monagle by Michael P. Monagle as Attorney In Fact

Michael P. Monagle

John B. Monagle

Rebecca Ann Monagle by Michael P. Monagle as Atty in fact
Rebecca Ann Monagle by Michael P. Monagle as Attorney In Fact

eRecorded Document

eRecorded Document

STATE OF Alaska)
) ss.
First Judicial District)

Notary Public
EDELYN E. VEJAR
State of Alaska
My Commission Expires Mar. 12, 2019

THIS IS TO CERTIFY that on this 12th day of September, 2018, before me the undersigned Notary Public, personally appeared **Michael P. Monagle,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument for himself/herself/themselves and as attorney-in-fact on behalf of **Patrick T. Monagle, Christopher J. Monagle and Rebecca A. Monagle** and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 3/12/19

STATE OF Alaska)
) ss.
First Judicial District)

Notary Public
EDELYN E. VEJAR
State of Alaska
My Commission Expires Mar. 12, 2019

THIS IS TO CERTIFY that on this 12th day of September, 2018, before me the undersigned Notary Public, personally appeared **Theresa M. Nitchke and John B. Monagle** , known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 3/12/19

*This document is being coorected and re-recorded to correct the legal description.

A L A S K A

2019-001333-0

Recording Dist: 101 - Juneau
4/10/2019 12:46 PM Pages: 1 of 2

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **McKeown & McKeown LLC**

Address: **3031 Clinton Drive**
Juneau, AK 99801

File No.: **Courtesy ()**
3019-40

QUIT CLAIM DEED

THE GRANTOR, **Ralph Kibby**, whose address is **PO Box 35285, Juneau, AK 99803**, for and in consideration of **Ten Dollars,** conveys and quit claims to **McKeown & McKeown LLC**, whose address is **3031 Clinton Drive, Juneau, AK 99801**, the following described real estate, situated in the Recording District of **Juneau, First Judicial District, State of Alaska**

A certain piece of land situated approximately 1,100 feet North of Nevada Creek, 100 x 200 feet, being 250 feet North of stake number 1 of M.P. Hudson's Homestead claim granted to him as Homestead Certificate No. 36 by Letters Patent of date Sept. 24th, 1905, thus beginning at Corner stake No. 1 of above claim from thence North 250 feet - and from this point - we describe this piece of land as running 200 feet West, from this 100 feet North, thence 200 feet in and Easterly course; thence 100 feet in a Southerly direction along the beach line of Gastineau Channel to place of beginning all located within the exterior boundaries of M.P. Hudson's homestead claim described above. Located within U.S.S 708

Dated: April 10, 2019

Ralph Kibby
Ralph Kibby

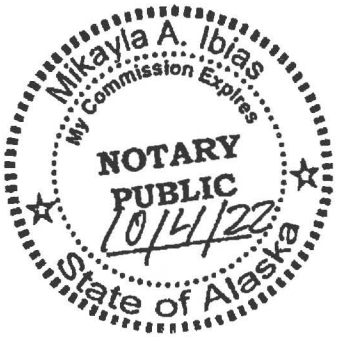
STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Tenth day of April, 2019,** before me the undersigned Notary Public, personally appeared **Ralph Kibby,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Mikayla A. Ibias

Notary Public in and for Alaska
My commission expires 10/4/22



This instrument is being recorded by FIRST AMERICAN TITLE INSURANCE COMPANY OF ALASKA INC. as an accommodation only. It has not been examined as to its effect., if any on the title of the estate herein.

THIS DOCUMENT HAS BEEN
RECORDED ELECTRONICALLY

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **McKeown & McKeown LLC**

Address: **3031 Clinton Drive**
Juneau, AK 99801

File No.: **Courtesy ()**
3019-40

QUIT CLAIM DEED

THE GRANTOR, **Ralph Kibby**, whose address is **PO Box 35285, Juneau, AK 99803**, for and in consideration of **Ten Dollars,** conveys and quit claims to **McKeown & McKeown LLC**, whose address is **3031 Clinton Drive, Juneau, AK 99801**, the following described real estate, situated in the Recording District of **Juneau, First** :

A certain piece of land situated approximately 1,100 feet North of Nevada Creek, 100 x 200 feet, being 250 feet North of stake number 1 of M.P. Hudson's Homestead claim granted to him as Homestead Certificate No. 36 by Letters Patent of date Sept. 24th, 1905, thus beginning at Corner stake No. 1 of above claim from thence North 250 feet - and from this point - we describe this piece of land as running 200 feet West, from this 100 feet North, thence 200 feet in and Easterly course; thence 100 feet in a Southerly direction along the beach line of Gastineau Channel to place of beginning all located within the exterior boundaries of M.P. Hudson's homestead claim described above.

Dated: April 10, 2019

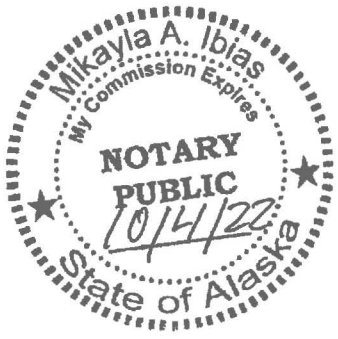
Ralph Kibby
Ralph Kibby

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Tenth day of April, 2019**, before me the undersigned Notary Public, personally appeared **Ralph Kibby,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 10/4/22



This Instrument is being recorded by FIRST AMERICAN TITLE INSURANCE COMPANY OF ALASKA INC. as an accommodation only. It has not been examined as to its effect., if any on the title of the estate herein.

Amy Liu

From: Timian, Aaron R (DNR) <aaron.timian@alaska.gov>
Sent: Monday, May 13, 2019 10:52 AM
To: Amy Liu
Cc: 'Jason Langen'
Subject: RE: RS2477 Along Nevada Creek

Amy,
AS 19.10.015(a) speaks to the width, http://www.akleg.gov/basis/statutes.asp#19.10.015.
Thanks,
Aaron Timian
Natural Resource Specialist
Alaska Department of Natural Resources
Division of Mining, Land & Water
Southeast Regional Land Office
PO Box 111020
Juneau, AK 99811-1020
(907)465-3513

From: Amy Liu
Sent: Monday, May 13, 2019 10:29 AM
To: Timian, Aaron R (DNR)
Cc: 'Jason Langen'
Subject: RE: RS2477 Along Nevada Creek
Aaron,
Thank you. Could you cite a record that shows the width is 100' and not 15'?
Amy Liu | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764

From: Timian, Aaron R (DNR) [mailto:aaron.timian@alaska.gov]
Sent: Monday, May 13, 2019 10:21 AM
To: Amy Liu
Subject: RE: RS2477 Along Nevada Creek
Good Morning Amy,
I would note that RST 1700 is 100' in width, not 15' as noted on the PDC survey. For information on what is allowed and how we manage R.S. 2477s, please see regulation 11 AAC 51.100, http://www.akleg.gov/basis/aac.asp#11.51.100.
Let me know if you have any questions.
Thanks,
Aaron Timian
Natural Resource Specialist
Alaska Department of Natural Resources
Division of Mining, Land & Water

Southeast Regional Land Office
PO Box 111020
Juneau, AK 99811-1020
(907)465-3513

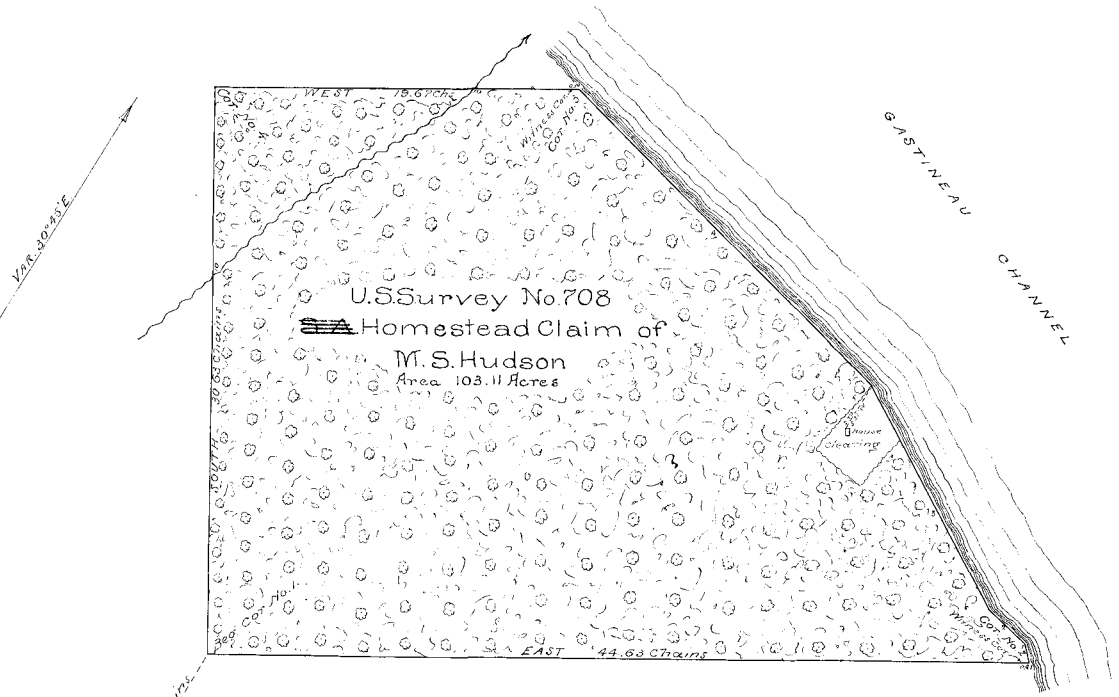
From: Amy Liu <Amy.Liu@juneau.org>
Sent: Thursday, May 9, 2019 12:30 PM
To: Timian, Aaron R (DNR) <aaron.timian@alaska.gov>
Subject: RS2477 Along Nevada Creek

Hi Aaron,

Per our call, please see the attached and let me know if you have comments by Monday, May 13. Thanks!

Amy Liu | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764





Meanders		
No.	Course	Distance
1	N 14° 45' W.	1.02 Chains
2	N 45° 31' W.	2.94 "
3	N 28° 16' W.	13.42 "
4	N 45° 39' W.	22.60 "

Scale
Chains

PLAT

OF

U. S. SURVEY NO. 708

OF THE

Homestead Claim

UNDER ACT OF MAY 14, 1898
As Amended by Act of March 3, 1903

OF

M. S. Hudson

SITUATE

On Douglas Island

DISTRICT OF ALASKA

SCALE OF	5.00	CHS. TO INCH
VARIATION	30° 45'	EAST
AREA	103.11	ACRES

AS
SURVEYED BY
Charles E. Davidson
U. S. DEPUTY SURVEYOR
April 17-19, 1906

The original field notes of the survey of the Homestead Claim of M. S. Hudson *from which this plat has been made have been examined and approved, and are on file in this office; and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments as will perpetuate and fix the* LOCUS *thereof.*

And I further certify that this is a correct plat of said claim, made in conformity with said original field notes of the survey thereof. And the same is hereby approved.

Surveyor General's Office,

Sitka, Alaska, August 6 1906

Surveyor General of the District of Alaska.

CERTIFICATE OF DEPUTY SURVEYOR

I, U. S. Deputy Surveyor for Alaska, do hereby certify that this is a true and correct plat of a tract of acres of land claimed for entry

and in accordance with accompanying field notes of the survey of the same made by me.

U. S. Deputy Surveyor.

Vol. 414 p93

Attachment F - USS 708

A L A S K A

2019-001333-0

Recording Dist: 101 - Juneau
4/10/2019 12:46 PM Pages: 1 of 2

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **McKeown & McKeown LLC**

Address: **3031 Clinton Drive**
Juneau, AK 99801

File No.: **Courtesy ()**
3c19-40

QUIT CLAIM DEED

THE GRANTOR, **Ralph Kibby**, whose address is **PO Box 35285, Juneau, AK 99803**, for and in consideration of **Ten Dollars,** conveys and quit claims to **McKeown & McKeown LLC,** whose address is **3031 Clinton Drive, Juneau, AK 99801**, the following described real estate, situated in the Recording District of **Juneau, First Judicial District, State of Alaska**

A certain piece of land situated approximately 1,100 feet North of Nevada Creek, 100 x 200 feet, being 250 feet North of stake number 1 of M.P. Hudson's Homestead claim granted to him as Homestead Certificate No. 36 by Letters Patent of date Sept. 24th, 1905, thus beginning at Corner stake No. 1 of above claim from thence North 250 feet - and from this point - we describe this piece of land as running 200 feet West, from this 100 feet North, thence 200 feet in and Easterly course; thence 100 feet in a Southerly direction along the beach line of Gastineau Channel to place of beginning all located within the exterior boundaries of M.P. Hudson's homestead claim described above. Located within U.S.S 708

Dated: April 10, 2019

Ralph Kibby

Ralph Kibby

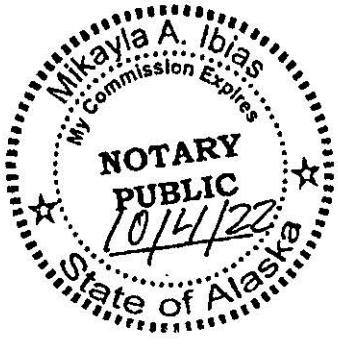
eRecorded Document

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Tenth day of April, 2019**, before me the undersigned Notary Public, personally appeared **Ralph Kibby,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 10/4/22



This Instrument is being recorded by FIRST AMERICAN TITLE INSURANCE COMPANY OF ALASKA INC. as an accommodation only. It has not been examined as to its effect., if any on the title of the estate herein.

THIS DOCUMENT HAS BEEN
RECORDED ELECTRONICALLY

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **McKeown & McKeown LLC**

Address: **3031 Clinton Drive**

Juneau, AK 99801

File No.: **Courtesy ()**
3c19-40

QUIT CLAIM DEED

THE GRANTOR, **Ralph Kibby**, whose address is **PO Box 35285, Juneau, AK 99803**, for and in consideration of **Ten Dollars,** conveys and quit claims to **McKeown & McKeown LLC**, whose address is **3031 Clinton Drive, Juneau, AK 99801**, the following described real estate, situated in the Recording District of **Juneau, First** :

A certain piece of land situated approximately 1,100 feet North of Nevada Creek, 100 x 200 feet, being 250 feet North of stake number 1 of M.P. Hudson's Homestead claim granted to him as Homestead Certificate No. 36 by Letters Patent of date Sept. 24th, 1905, thus beginning at Corner stake No. 1 of above claim from thence North 250 feet - and from this point - we describe this piece of land as running 200 feet West, from this 100 feet North, thence 200 feet in and Easterly course; thence 100 feet in a Southerly direction along the beach line of Gastineau Channel to place of beginning all located within the exterior boundaries of M.P. Hudson's homestead claim described above.

Dated: April 10, 2019

Ralph Kibby

Ralph Kibby

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Tenth day of April, 2019**, before me the undersigned Notary Public, personally appeared **Ralph Kibby,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 10/4/22



This Instrument is being recorded by FIRST AMERICAN TITLE INSURANCE COMPANY OF ALASKA INC. as an accommodation only. It has not been examined as to its effect., if any on the title of the estate herein.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Phone: 907-586-0800 | Fax: 907-463-2606

DATE: May 21, 2019

TO: Amy Lui, Community Development Department

FROM: Autumn Sapp, Engineering & Public Works Department

RE: SMP20190001 – Lots 1-17, Gastineau Shores Subdivision – Engineering Report

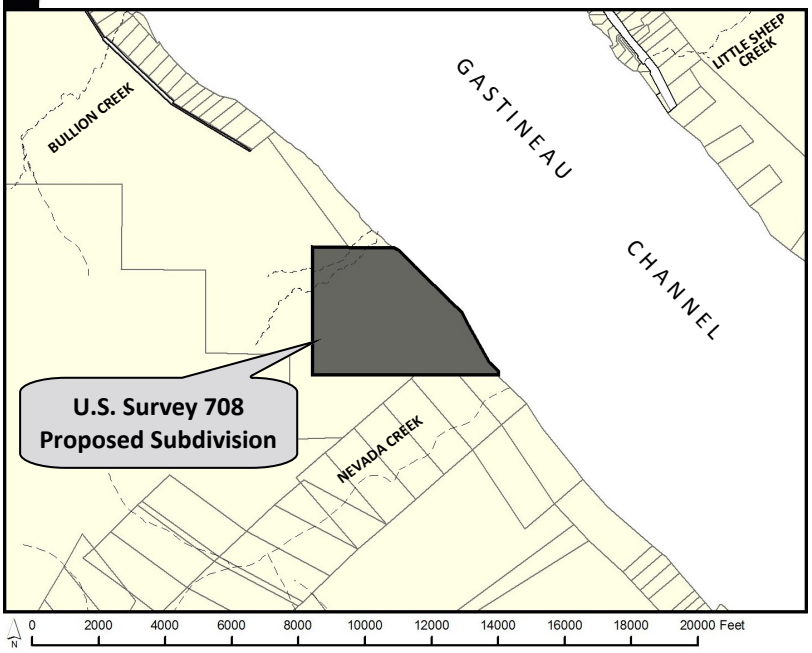
Summary of Findings-

- The subdivision can be constructed to conform to applicable drainage and water quality requirements.
- No streets, pioneer paths, or pedestrian ways have been proposed for review.
- No improvements have been proposed.
- On-lot wastewater treatment and disposal is feasible due to the lot size and adjacent location to Gastineau Channel for each lot in the subdivision. Actual design approval of systems is reviewed, regulated, and permitted through Alaska Department of Environmental Conservation (ADEC).

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission to **subdivide one (1) lot into seventeen (17) lots** located at **U.S. Survey 708** in a **Rural Residential Zone**.

TIMELINE

Staff Report expected to be posted **Monday, June 3, 2019** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through May 20, 2019

Comments received during this period will be sent to the Planner, **Amy Liu,** to be included in the staff report.

May 21 through 12 noon, June 7

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, June 11, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

June 12

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed May 10, 2019

Case No.: SMP2019 0001 & SMF2019 0002
Parcel No.: 3D0201000040
CBJ Parcel Viewer: http://epv.juneau.org

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: June 12, 2019
File No.: SMP2019 0001

PDC Engineers
Attn: Jason Langen
6205 Glacier Highway
Juneau, AK 99801

Proposal:	A subdivision of U.S. Survey 708 into 17 lots
Legal Description:	USS 708
Parcel Code No.:	3D0201000040
Hearing Date:	June 11, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 3, 2019, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Monuments set along a meander line should be marked accordingly, e.g. M.C. Please include a typical of the monument that will be set for these corners.
2. Add label for L102 for drainage easement.
3. Remove the Community Development Department Plat Approval. Major subdivisions require the Planning Commission Plat Approval.
4. Modify width of the RS277 ROW to be 100 feet wide per AS 19.10.015(a).
5. Add note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
6. Correct the numbering sequence of the General Notes.
7. Modify the Platting Commission Plat Approval to read:

PLANNING COMMISSION PLAT APPROVAL

Attachment: June 3, 2019, memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding SMP2019 0001.

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

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

Effective Date: The permit is effective upon approval by the Commission, June 11, 2019.

Expiration Date: The permit will expire five (5) years after the effective date, or June 11, 2024, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: _____
Amy Liu, Planner
Community Development Department

_____
Benjamin Haight, Chair
Planning Commission

_____
Filed With Municipal Clerk

6/20/2019
Date

cc: Plan Review

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: June 3, 2019

TO: Planning Commission

FROM: Amy Liu, Planner
Community Development Department

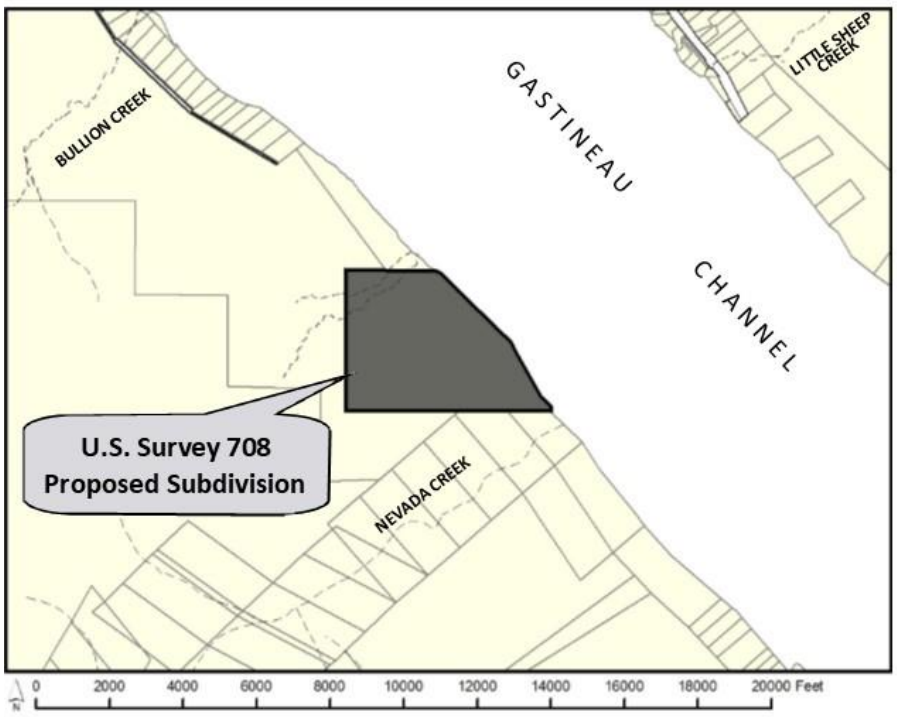
FILE NO.: SMF2019 0002

PROPOSAL: A subdivision of U.S. Survey into17 lots

GENERAL INFORMATION

Applicant:	PDC Engineers
Property Owner:	McKeown & McKeown LLC
Legal Description:	USS 708
Parcel Code No.:	3D0201000040
Site Size:	103 Acres
Comprehensive Plan Future Land Use Designation:	Rural Dispersed Residential (RDR)
Zoning:	RR
Utilities:	No public utilities onsite
Access:	Water
Existing Land Use:	Vacant
Surrounding Land Use:	North – Channel South – Forest, CBJ East – Forest, Nevada Creek Mitigation Partners West – Forest, CBJ

VICINITY MAP



ATTACHMENTS

Attachment A – Application
Attachment B – Plat
Attachment C – Patent
Attachment D – Title Report
Attachment E – Department of Natural Resources Comment
Attachment F – USS 708
Attachment G – April 6, 2019, Quitclaim
Attachment H – Memo from Engineering

BACKGROUND

The lot was created by USS 708 to accompany Homestead Certificate No. 86 by M.S. Hudson. The survey was recorded in 1906. The certificate's patent number is 16022 (Attachment C). Prior to and after receipt of the subdivision application on February 21, 2019, staff informed the applicant that there were unresolved title issues. Ralph Kibby owned approximately 20,000 square feet of land within the subdivision but was not included as an applicant. The subdivision intersects USMS 575, 724, and 1526, whose current or past owners may hold title. The subdivision intersects the Gastineau Townsite subdivision recorded in 1910.

On April 10, 2019, Ralph Kibby recorded a quitclaim deed to quitclaim the approximately 20,000 square feet to the applicant (Attachment G). The applicant has provided a title report to demonstrate clear ownership of all land subject to the subdivision (Attachment D). On April 11, 2019, CBJ Engineering confirmed directly with the applicant that the title report demonstrated ownership of all land subject to the subdivision. The applicant provided this confirmation to the Community Development Department on May 2, 2019.

ANALYSIS

Zoning- The lot is zoned Rural Reserve (RR). Per CBJ 49.25.400, the minimum lot size for the zoning district is 36,000 square feet and the minimum depth and width are 150 feet, respectively. The maximum lot coverage is 10% for permissible uses and 20% for accessory uses. The maximum building height is 45 feet. Required setbacks are 25 feet from the front, 25 feet from the rear, and 15 feet from each side. There is a 0-foot setback along the tidewater lot line, although areas within the V zone, particularly along the shore, are subject to CBJ 49.70.400.

Provided in CBJ 49.25.300, allowed uses in the RR zone include, but are not limited to, one single-family dwelling, two detached single-family dwellings, and duplexes. One single-family dwelling is allowed on each lot. Two detached single-family dwellings are allowed on a lot greater than 72,000 square feet. A duplex is allowed on a lot that is greater than 54,000 square feet. Accessory apartments are allowed for lots with a single-family development, not duplexes. Specific provisions for accessory apartments are outlined in CBJ 49.25.510(k).

Per CBJ 49.40.210(d)(2), no parking is required for lots that are within the subdivision per the exception in the parking requirement section of the Land Use Code regarding parcels not accessible by road.

Drainage- A drainage easement is provided on Lot 17 for the subdivision.

Wetlands- Wetlands may exist within the subdivision. No delineation is necessary, but as a condition of approval, the following will be added as a plat note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Habitat- There are no catalogued anadromous streams or other CBJ regulated habitat areas.

Access- Each lot is accessed via the water only. Each lot meets the minimum requirement of 30 feet of frontage on the water and has direct and practical access via the water.

The original patent states that “a roadway sixty feet in width, parallel to the shore line as near as may be practicable, shall be reserved for use of the public as a highway”. The full ROW has been platted as a public access easement. Per CBJ 49.35.240(i)(3), construction requirements may be

waived by the Planning Commission. Requirements are waived in Finding B.

Traffic Analysis- A traffic impact analysis is not required given that access is only via water.

Pedestrian Access- There is an RS2477 ROW on Lot 1. Per AS 19.10.015(a), the width of this ROW is 100 feet. As a condition of approval, staff recommends modifying the width of the RS277 ROW on the plat to be 100 feet wide. Per 11 AAC 51.100, construction within this ROW is prohibited. Lot 1 has approximately 110 feet by 278 feet of buildable area, which excludes RS2477 ROW and public access easement.

FINDINGS

CBJ §49.15.402(f)(3) states:

> *The commission may place conditions upon the granting of final plat commission as are necessary to preserve the public welfare. The commission shall approve the application for a final plat if the following criteria are met:*
> *(A) The applicant has compiled with any conditions or plat notes required in the notice of decision approving the preliminary plat;*
> *(B) The applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010; and*
> *(C) The final plat meets the standards set forth in CBJ 49.15.412*

The conditions of the preliminary plat are as follows:

1. Monuments set along a meander line should be marked accordingly, e.g. M.C. Please include a typical of the monument that will be set for these corners.
2. Add label for L102 for drainage easement.
3. Remove the Community Development Department Plat Approval. Major subdivisions require the Planning Commission Plat Approval.
4. Modify width of the RS277 ROW to be 100 feet wide per AS 19.10.015(a).
5. Add note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
6. Correct the numbering sequence of the General Notes.
7. Modify the Platting Commission Plat Approval to read:

PLANNING COMMISSION PLAT APPROVAL

RECOMMENDATION

The final plat is generally consistent with the preliminary plat, and the conditions of approval have been met. Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the requested final plat for Gastineau Shores Subdivision.

DEVELOPMENT PERMIT APPLICATION

Project Number SMF2019 0002	CITY and BOROUGH of JUNEAU	Date Received: 2/21/19
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
U.S. SURVEY 708

PROPERTY LOCATION

Street Address	City/Zip
N/A	DOUGLAS

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
U.S. SURVEY 708

Assessor's Parcel Number(s)
3D0201000040

PROPERTY OWNER

Property Owner's Name	Contact Person:	Work Phone:
MCKEOWN & MCKEOWN, LLC	Marty McKeown	(907) 789-4794
Mailing Address	**Home Phone:**	**Fax Number:**
3031 CLINTON DR., STE, 101, JUNEAU, AK 99801		
E-mail Address	**Other Contact Phone Number(s):**	
martymckeown@yahoo.com		

OWNER'S CONSENT ***Required for Planning Permits, not required on Building/Engineering Permits***

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date: 2/18/2019

X _____ Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
JASON LANGEN, PLS	JASON LANGEN	907-780-6060
Mailing Address	**Home Phone:**	**Fax Number:**
6205 GLACIER HWY., JUNEAU, AK 99801		
E-mail Address	**Other Contact Phone Number(s):**	
jasonlangen@pdceng.com		

X _____ Applicant's Signature — Date of Application

STAFF APPROVALS

OFFICE USE ONLY BELOW THIS LINE

✓	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
✓	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		2/21/19	SMP19-001
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments: need to get Law review of land ownership issues including status of LTO-1 Gastineau Townsite Plat!

Permit Intake Initials: JF

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

SMF 19-02

Attachment A - Application

SUBDIVISION OR PLATTING APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
Prelimianary Plat	GASTINEAU SHORES	SMP 19-001	2/13/2019

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

(see submittal requirements on reverse)

MINOR SUBDIVISION
(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
- ☐ Final Plat (MIF)
- ☐ Panhandle Subdivision
- ☐ Accretion Survey
- ☐ Boundary Adjustment
- ☐ Lot Consolidation (SLC)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

MAJOR SUBDIVISION
(changing or creating 14 or more lots)

- ☑ Preliminary Plat (SMP)
- ☒ Final Plat (SMF)
- ☐ Preliminary Development Plan - PUD (PDP)
- ☐ Final Development Plan – PUD (PDF)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED:

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

Number of Existing Parcels 1 Total Land Area 104.84 ac Number of Resulting Lots or Parcels 17

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS:

■ NO ☐ YES If Yes, provide the Case Number _____

EXISTING BUILDING(S) OR STRUCTURES ON THE LAND:

☐ YES ■ NO

CURRENT USE OF LAND OR BUILDING(S):

None

PROPOSED USE OF LAND OR BUILDING(S):

Subdivide for rural lots

UTILITIES AVAILABLE:

WATER: ☐ Public ☐ On Site SEWER: ☐ Public ☐ On Site

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

Ideal for a rural water access subdivision

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

SUBDIVISION/PLATTING FEES $10 per lot - 17 lots.

	Fees	Check No.	Receipt	Date
Application Fees	$ ~~185~~ 1870	35409	035436	2/24/19
Admin. of Guarantee	$			
Adjustment	$ 1,190 for SMP			
Total Fee	$			

Need $150 for public notice sign

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

SMF 19-02

Attachment A - Application

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

Name of Proposed Subdivision: GASTINEAU SHORES

The following items must be included with the initial submittal of a Preliminary Plat:

- ☑ Application, filled out completely
- ☑ Application fee (see fee schedule)
- ☑ Project Narrative
- ☑ Five (5) – 22" by 34" Copies
- ☑ Pre-application Conference Report
- ☑ Lot Closure Report
- ☐ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☑ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.

Signature — 20 February, 2019 (Date)

Jason Langen
Print Name

GENERAL REQUIREMENTS

- ☑ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☑ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☑ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☑ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☑ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☑ The vicinity map shall be oriented in the same direction as the plat
- ☑ A suitable north arrow shall be shown for the plat and vicinity map
- ☑ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☑ The proposed name of the subdivision
- ☑ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☑ "City and Borough of Juneau, Alaska"
- ☑ "State Recorder's Office at Juneau"
- ☑ The date the preliminary plat was prepared and revised
- ☑ The horizontal scale
- ☑ The name and address of the owner of record
- ☑ The name, address, and telephone number of the surveyor preparing the preliminary plat

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

Lot, block, and street information:

- ☑ The area of each lot
- ☑ The dimensions in feet and hundredths of a foot
- ☑ An identifying number and letter for lots and blocks
- ☑ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☐ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☑ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☑ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☐ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
  - ☑ The minimum data shown for each curve shall be as follows:
    - ☑ Length
    - ☑ Central angle
    - ☑ Radius
    - ☑ Bearing and distance of long chord
  - ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☑ All boundary lines of the subdivision with bearings and distances described
- ☑ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☑ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☑ The monuments used to establish the basis of bearing
- ☑ Each monument found or set shall be identified on the plat by a symbol
- ☑ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☑ A legend showing the symbols for all the types of monuments
- ☑ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☑ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☑ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☑ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☑ The width, ownership, and use of all proposed easements

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

- ☑ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☑ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☐ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☐ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☑ For slopes greater than ten percent, show five foot contour lines
- ☑ Every fifth elevation contour shall be distinctive and clearly labeled
- ☐ Dashed lines shall represent existing contours
- ☐ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☐ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
  - ☐ Pad elevations and drainage patterns for each lot
  - ☐ Tops and toes of all manufactured slopes, including daylight lines
  - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☐ Existing sewer and water mains within the tract with pipe sizes and grades
- ☐ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☑ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
  - ☑ North arrow
  - ☑ Legend
  - ☑ Surveyor's seal and signature
  - ☑ Title block
  - ☑ Sheet _____ of _____
  - ☑ Scale
  - ☑ All plat notes
  - ☑ Vicinity map

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

ADDITIONAL MAPPING OR REPORTS- If required, the following additional mapping or reports shall be submitted:

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
  - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
  - ☐ The location and size of drain fields for each lot
  - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
  - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
  - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
  - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
  - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
  - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
  - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
  - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used
  - ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PRELIMINARY PLAT CHECK LIST

☐A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands

☐This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

☐The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

☐A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

☐A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

☐For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

Parcel Name: LOT 3 - LOT 3
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,845.6452' East:11,028.2577'

Segment# 1: Line
Course: N88° 47' 24"W Length: 278.35'
North: 7,851.5231' East: 10,749.9698'

Segment# 2: Line
Course: N58° 36' 06"E Length: 787.93'
North: 8,262.0227' East: 11,422.5200'

Segment# 3: Line
Course: S28° 46' 00"E Length: 150.16'
North: 8,130.3944' East: 11,494.7835'

Segment# 4: Line
Course: S58° 36' 06"W Length: 546.56'
North: 7,845.6450' East: 11,028.2585'

Perimeter: 1,763.00' Area: 100,087.00Sq.Ft. 2.3 ac.
Error Closure: 0.0009 Course: S71° 44' 58"E
Error North : -0.00028 East: 0.00085

Precision 1: 1,958,888.89

Parcel Name: LOT 10 - LOT 10
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,886.7866' East:9,080.2482'

Segment# 1: Line
Course: N88° 47' 24"W Length: 278.35'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

North: 7,892.6645'

East: 8,801.9603'

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,127.9611'

Length: 2371.08'
East: 10,825.8335'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,019.7778'

Length: 154.76'
East: 10,936.4997'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,886.7921'

Length: 2174.7'
East: 9,080.2498'

Perimeter: 4,978.89'
Error Closure: 0.0057
Error North : 0.00552

Area: 340,933.24Sq.Ft.
Course: N16° 04' 42"E
East: 0.00159

7.83 ac.

Precision 1: 873,489.47

Parcel Name: LOT 11 - LOT 11
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,892.6639'

East:8,801.9612'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,894.3322'

Length: 79'
East: 8,722.9788'

Segment# 2: Line
Course: N0° 00' 00"E
North: 8,020.1922'

Length: 125.86'
East: 8,722.9788'

Segment# 3: Line
Course: N58° 36' 06"E
North: 9,236.1447'

Length: 2333.95'
East: 10,715.1591'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Segment# 4: Line
Course: S45° 39' 00"E
North: 9,127.9613'

Length: 154.76'
East: 10,825.8253'

Segment# 5: Line
Course: S58° 36' 06"W
North: 7,892.6646'

Length: 2371.08'
East: 8,801.9521'

Perimeter: 5,064.65'
Error Closure: 0.0091
Error North : 0.00071

Area: 357,847.30Sq.Ft.
Course: N85° 32' 32"W
East: -0.00905

8.22 ac.

Precision 1: 556,554.95

Parcel Name: LOT 12 - LOT 12
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,020.1901'

East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E
North: 8,195.9201'

Length: 175.73'
East: 8,722.9800'

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,344.3269'

Length: 2204.3'
East: 10,604.4954'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,236.1436'

Length: 154.76'
East: 10,715.1617'

Segment# 4: Line
Course: S58° 36' 06"W
North: 8,020.1911'

Length: 2333.95'
East: 8,722.9814'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Perimeter: 4,868.75'
Error Closure: 0.0017
Error North : 0.00096

Area: 340,368.77Sq.Ft. 7.81 ac.
Course: N56° 00' 12"E
East: 0.00142

Precision 1: 2,863,964.71

Parcel Name: LOT 13 - LOT 13
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,195.9235' East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E Length: 175.73'
North: 8,371.6535' East: 8,722.9800'

Segment# 2: Line
Course: N58° 36' 06"E Length: 2074.64'
North: 9,452.5094' East: 10,493.8221'

Segment# 3: Line
Course: S45° 39' 00"E Length: 154.76'
North: 9,344.3260' East: 10,604.4883'

Segment# 4: Line
Course: S58° 36' 06"W Length: 2204.3'
North: 8,195.9192' East: 8,722.9729'

Perimeter: 4,609.44'
Error Closure: 0.0083
Error North : -0.00425

Area: 320,920.64Sq.Ft. 7.37 ac.
Course: S59° 08' 12"W
East: -0.00712

Precision 1: 555,353.01

Parcel Name: LOT 14 - LOT 14

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,371.6568' East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E Length: 175.73'
North: 8,547.3868' East: 8,722.9800'

Segment# 2: Line
Course: N58° 36' 06"E Length: 1944.99'
North: 9,560.6970' East: 10,383.1572'

Segment# 3: Line
Course: S45° 39' 00"E Length: 154.76'
North: 9,452.5137' East: 10,493.8235'

Segment# 4: Line
Course: S58° 36' 06"W Length: 2074.64'
North: 8,371.6577' East: 8,722.9814'

Perimeter: 4,350.13' Area: 301,472.51Sq.Ft. 6.92 ac.
Error Closure: 0.0017 Course: N56° 00' 12"E
Error North : 0.00096 East: 0.00142

Precision 1: 2,558,894.12

Parcel Name: LOT 15 - LOT 15
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,547.3901' East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E Length: 175.73'
North: 8,723.1201' East: 8,722.9800'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,668.8847'

Length: 1815.34'
East: 10,272.4924'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,560.7013'

Length: 154.76'
East: 10,383.1587'

Segment# 4: Line
Course: S58° 36' 06"W
North: 8,547.3911'

Length: 1944.99'
East: 8,722.9814'

Perimeter: 4,090.82'
Error Closure: 0.0017
Error North : 0.00096

Area: 282,024.38Sq.Ft.
Course: N56° 00' 12"E
East: 0.00142

6.47 ac.

Precision 1: 2,406,364.71

Parcel Name: LOT 16 - LOT 16
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,723.1235'

East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E
North: 8,898.8535'

Length: 175.73'
East: 8,722.9800'

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,777.0671'

Length: 1685.68'
East: 10,161.8191'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,668.8837'

Length: 154.76'
East: 10,272.4853'

Segment# 4: Line

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Course: S58° 36' 06"W
North: 8,723.1192'

Length: 1815.34'
East: 8,722.9729'

Perimeter: 3,831.51'
Error Closure: 0.0083
Error North : -0.00425

Area: 262,576.26Sq.Ft.
Course: S59° 08' 12"W
East: -0.00712

6.03 ac.

Precision 1: 461,627.71

Parcel Name: LOT 17 - LOT 17
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,898.8568'

East:8,722.9800'

Segment# 1: Line
Course: N0° 00' 00"E
North: 9,917.7468'

Length: 1018.89'
East: 8,722.9800'

Segment# 2: Line
Course: S88° 35' 56"E
North: 9,885.2612'

Length: 1328.57'
East: 10,051.1528'

Segment# 3: Line
Course: S45° 39' 00"E
North: 9,777.0778'

Length: 154.76'
East: 10,161.8190'

Segment# 4: Line
Course: S58° 36' 06"W
North: 8,898.8641'

Length: 1685.68'
East: 8,722.9800'

Perimeter: 4,187.90'
Error Closure: 0.0074
Error North : 0.00736

Area: 803,054.97Sq.Ft.
Course: N0° 16' 04"W
East: -0.00003

18.44 ac.

Precision 1: 565,932.43

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Parcel Name: LOT 1 - LOT 1
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,831.7938' East:11,684.1139'

Segment# 1: Line
Course: N88° 47' 24"W Length: 377.65'
North: 7,839.7686' East: 11,306.5481'

Segment# 2: Line
Course: N58° 36' 06"E Length: 338.03'
North: 8,015.8771' East: 11,595.0790'

Segment# 3: Line
Course: S45° 31' 00"E Length: 80.23'
North: 7,959.6598' East: 11,652.3194'

Segment# 4: Line
Course: S13° 58' 00"E Length: 131.76'
North: 7,831.7951' East: 11,684.1207'

Perimeter: 927.67' Area: 37,162.38Sq.Ft. 0.85 ac.
Error Closure: 0.0069 Course: N79° 07' 19"E
Error North : 0.00131 East: 0.00679

Precision 1: 134,444.93

Parcel Name: LOT 2 - LOT 2
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:8,015.8758' East:11,595.0747'

Segment# 1: Line

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Course: S58° 36' 06"W
North: 7,839.7673'

Length: 338.03'
East: 11,306.5438'

Segment# 2: Line
Course: N88° 47' 24"W
North: 7,845.6452'

Length: 278.35'
East: 11,028.2559'

Segment# 3: Line
Course: N58° 36' 06"E
North: 8,130.3946'

Length: 546.56'
East: 11,494.7809'

Segment# 4: Line
Course: S28° 46' 00"E
North: 8,095.6204'

Length: 39.67'
East: 11,513.8718'

Segment# 5: Line
Course: S45° 31' 00"E
North: 8,015.8736'

Length: 113.81'
East: 11,595.0701'

Perimeter: 1,316.42'
Error Closure: 0.0051
Error North : -0.00221

Area: 65,693.81Sq.Ft.
Course: S64° 33' 19"W
East: -0.00465

1.51 ac.

Precision 1: 258,121.57

Parcel Name: LOT 4 - LOT 4
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,851.5226'

East:10,749.9706'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,857.4005'

Length: 278.35'
East: 10,471.6827'

Segment# 2: Line
Course: N58° 36' 06"E

Length: 1029.3'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

North: 8,393.6501'

East: 11,350.2581'

Segment# 3: Line
Course: S28° 46' 00"E
North: 8,262.0219'

Length: 150.16'
East: 11,422.5217'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,851.5223'

Length: 787.93'
East: 10,749.9715'

Perimeter: 2,245.74'
Error Closure: 0.0009
Error North : -0.00028

Area: 136,292.33Sq.Ft.
Course: S71° 44' 58"E
East: 0.00085

3.13 ac.

Precision 1: 2,495,266.67

Parcel Name: LOT 5 - LOT 5
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,857.3999'

East:10,471.6836'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,863.2778'

Length: 278.35'
East: 10,193.3956'

Segment# 2: Line
Course: N58° 36' 06"E
North: 8,525.2776'

Length: 1270.67'
East: 11,277.9963'

Segment# 3: Line
Course: S28° 46' 00"E
North: 8,393.6493'

Length: 150.16'
East: 11,350.2598'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,857.3996'

Length: 1029.3'
East: 10,471.6844'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Perimeter: 2,728.48'
Error Closure: 0.0009
Error North : -0.00028

Area: 172,497.66Sq.Ft.
Course: S71° 44' 58"E
East: 0.00085

3.96 ac.

Precision 1: 3,031,644.44

Parcel Name: LOT 6 - LOT 6
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,863.2773'

East:10,193.3965'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,869.1551'

Length: 278.35'
East: 9,915.1086'

Segment# 2: Line
Course: N58° 36' 06"E
North: 8,656.9050'

Length: 1512.04'
East: 11,205.7344'

Segment# 3: Line
Course: S28° 46' 00"E
North: 8,525.2767'

Length: 150.16'
East: 11,277.9980'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,863.2770'

Length: 1270.67'
East: 10,193.3973'

Perimeter: 3,211.21'
Error Closure: 0.0009
Error North : -0.00028

Area: 208,703.00Sq.Ft.
Course: S71° 44' 58"E
East: 0.00085

4.79 ac.

Precision 1: 3,568,022.22

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Parcel Name: LOT 7 - LOT 7
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,869.1546' East:9,915.1094'

Segment# 1: Line
Course: N88° 47' 24"W Length: 278.35'
North: 7,875.0325' East: 9,636.8215'

Segment# 2: Line
Course: N58° 36' 06"E Length: 1753.41'
North: 8,788.5324' East: 11,133.4726'

Segment# 3: Line
Course: S28° 46' 00"E Length: 150.16'
North: 8,656.9042' East: 11,205.7361'

Segment# 4: Line
Course: S58° 36' 06"W Length: 1512.04'
North: 7,869.1543' East: 9,915.1103'

Perimeter: 3,693.95' Area: 244,908.33Sq.Ft. 5.62 ac.
Error Closure: 0.0009 Course: S71° 44' 58"E
Error North : -0.00028 East: 0.00085

Precision 1: 4,104,400.00

Parcel Name: LOT 8 - LOT 8
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,875.0319' East:9,636.8224'

Segment# 1: Line
Course: N88° 47' 24"W Length: 278.35'
North: 7,880.9098' East: 9,358.5344'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Segment# 2: Line
Course: N58° 36' 06"E
North: 8,911.5897'

Length: 1978.33'
East: 11,047.1696'

Segment# 3: Line
Course: S45° 39' 00"E
North: 8,872.0380'

Length: 56.58'
East: 11,087.6290'

Segment# 4: Line
Course: S28° 46' 00"E
North: 8,788.5344'

Length: 95.26'
East: 11,133.4722'

Segment# 5: Line
Course: S58° 36' 06"W
North: 7,875.0344'

Length: 1753.41'
East: 9,636.8212'

Perimeter: 4,161.92'
Error Closure: 0.0028
Error North : 0.00248

Area: 280,662.65Sq.Ft.
Course: N25° 51' 31"W
East: -0.00120

6.44 ac.

Precision 1: 1,486,403.57

Parcel Name: LOT 9 - LOT 9
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:7,880.9093'

East:9,358.5353'

Segment# 1: Line
Course: N88° 47' 24"W
North: 7,886.7872'

Length: 278.35'
East: 9,080.2474'

Segment# 2: Line
Course: N58° 36' 06"E
North: 9,019.7728'

Length: 2174.7'
East: 10,936.4973'

Parcel Map Check Report

Client:
Marty McKeown
us survey 708
Douglas Island
Date: 2/12/2019 3:44:53 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 18277JN

Segment# 3: Line
Course: S45° 39' 00"E
North: 8,911.5894'

Length: 154.76'
East: 11,047.1635'

Segment# 4: Line
Course: S58° 36' 06"W
North: 7,880.9096'

Length: 1978.33'
East: 9,358.5284'

Perimeter: 4,586.14'
Error Closure: 0.0070
Error North : 0.00031

Area: 311,477.06Sq.Ft.
Course: N87° 24' 53"W
East: -0.00694

7.15 ac.

Precision 1: 655,162.86

PDC ENGINEERS

PLAN • DESIGN • CONSTRUCT

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

February 19, 2019

Community Development Department
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

Re: Subdivision of US Survey 708

To Whom It May Concern:

PDC Engineers is submitting, on behalf of Marty Mckeown, for the Major Rural Subdivision of U.S. Survey 708, herein referred as "Gastineau Shores". The intent of this subdivision is to plat 17 rural water access lots along the eastern shores of Douglas Island on Gastineau Channel. Several record items are unresolved at this point, which were raised by CBJ immediately following the pre-application conference.

First, Deed Book 22, Page 196, JRD, dated May 4, 1909, (between Michael Hudson and Sam Jurich; containing no signature), Document No. 2006-004918-0, JRD, dated June 15, 2006 (between Barbara Bouterious and Ralph Kibby), and Doc. No. 2006-004920-0, JRD, dated May 20, 2006 (between Rose Jurich and Ralph Kibby) describe a 2,000 square foot parcel that "lies within the exterior bounds of M.P Hudson's Homestead Claim". These documents contain ambiguities that do not correlate with other record documentation. The calls, as written, indicate the tract lies immediately west of the boundary of U.S. Survey 708. Also, the closing call describes the easterly line being along the beach line, which cannot happen if starting from "Corner 1" (Southwest corner of the tract) or be "…one hundred feet in a southerly direction along the beach line…" Had the closing call been along the beach line, the distance should have reflected the hypotenuse distance of approximately 140'. Rose Jurich can be found as an heir to Sam Jurich, but records of interest held by Barbara Bouterious have not been identified in record research. Doc. No. 2006-004920-0, JRD provides a citation to the correct document (Homestead Certificate No. 86), with the incorrect date citation. It is the opinion of PDC that while the record documentation exists for this parcel, the ambiguities, irregularities, and discrepancies prevent the parcel from being located on the ground, and thus PDC presumes these documents are not valid.

Additionally, the lands contained within U.S. Survey 708, title was transferred from ALVENCO, Inc. to M.E.R. Lillegraven within Deed Book 93, page 354, dated March 30, 1970 (Doc. No. 1970-000756-0). This Statutory Warranty Deed pre-dates the other Quit Claim deeds for the same parcel. After this transaction, M.E.R. Lillegraven transferred title to the Monagle's on Deed Book 278, page 748, JRD, dated November 5, 1986, (Doc. No. 1986-007701-0, JRD), again pre-dating other Quit Claim deeds, without the citation for claim for Sam Jurich. The initial title transfer of ownership to ALVENCO, Inc. has not been identified.

Anchorage | Fairbanks | Juneau | Palmer | Soldotna
6205 Glacier Hwy., Juneau, Alaska 99801
907.780.6060
www.pdceng.com

Second, pertains to the interest of the overlapping mineral claim sections into U.S. Survey 708. This was also quitclaimed to Ralph Kibby in 1998, but again cannot find prior records for interest by the Grantors (Candy Family Trust). Ownership of mineral claims in the area by the Candy's is found in Deed Book 97, Page 449, JRD (Doc No. 1971-002056-0, JRD), but do not include "Alpha", "Jumbo", or "Horse" lodes. Doc. No. 2014-004335-0 transferred title of all the MS 1526 mineral claims to the Nevada Creek Conservation. Ownership of the overlapping sections is not indicated on the recently recorded plat no. 2019-2, JRD, performed by Mullikan.

All of aforementioned items have ambiguities that would likely not withstand the scrutiny of litigation, with exception to the final deed, Doc. No. 2014-004335-0.

Finally, is the status of Gastineau Townsite plat. This was recorded as plat no. 1910-1, JRD, with four (4) parcels being identified as having title being transferred from historic record deeds. Outside of the historic deeds being located, no indication of ownership has been recovered and the status of the plat is uncertain. While Alaska Department of Natural Resources has record of the plat, no ownership is listed with it. In lieu of any supporting documentation, PDC presumes that the plat is not valid.

1. Deed Book 22, Page 479, dated December 20, 1910, deeded Lots 1, Block "D" & Lot 4, Block 4 to Caro & Co., Inc. No further records of this company have been identified. Hearsay evidence indicates that the corporation is defunct. Further records have not been identified.

2. Deed Book 41, Page 183, dated January 13, 1949, indicates ownership of Lot 5, Block 4 by Mrs. William Halvor. No record of her or her heirs has been identified through DNR database research. Further records have not been identified.

3. Deed Book 93, page 355 (Doc. No. 1970-000756-0, JRD), dated march 30, 1970, provides a citation for Lot 8, Block 5 by William Steinbeck. No record of him or his heirs has been identified through DNR database research. Further records have not been identified.

PDC has enclosed the Development Permit Application and Subdivision Application, Subdivision Plat, Supplemental Plat, closure reports, and pre-application conference notes, and preliminary application fee of $1870.00 for this preliminary plat submittal.

Sincerely,

PDC Engineers, Juneau Office

Jason Langen, PLS

Jason Langen, PLS
Juneau Land Survey Manager jasonlangen@pdceng.com

P:\2018\18277JN-Mckeown_USS708\L\project narrative.docx

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Remote subdivision of USS 708

Case Number: PAC20180057

Applicant: Marty Mckeown

Property Owner: Marty Mckeown

Property Address: N/A

Parcel Code Number: 3D0201000040

Site Size: 103.11 Acres

Zoning: RR

Existing Land Use: Vacant

Conference Date:	8/22/2018
Report Issued:	8/31/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Jason Langen	Surveyor	Jasonlangen@pdceng.com
Marty Mckeown	Owner	martymckeown@yahoo.com
Autumn Sapp	General Engineering	Autumn.sapp@juneau.org
Sven Pearson	Fire Marshal	Sven.pearson@juneau.org
Tim Felstead Laurel Bruggeman Amy Liu	Planning staff	Tim.felstead@juneau.org Laurel.bruggeman@juneau.org Amy.liu@juneau.org
Eddie Quinto	Permit Specialist	Edward.quinto@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

This will be a major subdivision. This requires review by the Planning Commission for the preliminary plat and for the final plat. The preliminary plat review will result in a Notice of Decision possibly with some conditions. The Planning Commission may also deny the plat but if all requirements have been met it is unlikely.

Once all requirements of the preliminary plat decision have been met the final plat review allows the Planning Commission to review if those requirements have been met. They may also apply further conditions at this stage for the final recorded plat.

1. **Zoning** – Lot is zoned Rural Reserve. Minimum lot size is 36,000 square feet and must be minimum 150 feet deep and minimum 150 feet wide.

   This would be suitable for a remote subdivision as it is outside of the roaded service area and the fire service area. The normal subdivision public and private improvements requirements do get triggered.

   The proposed number of lots would be a major subdivision and require review by the Planning Commission.

   The applicant hopes to purchase some land from CBJ to make the northern side lot lines run more perpendicular to the shore line. Applicant expects to divide the existing US Survey into 17-20 lots with side lot lines running from the beach all the way to the rear of the existing property lines.

   Applicant was advised that the lots would be restricted to the number of dwelling units allowed based on lot size and zoning. Recreational cabins for private use would be treated as single family dwellings unless another proposal such as a 'campground' or 'lodge' were pursued.

2. **Setbacks** – Setbacks are

   Front – 25 feet

   Rear – 25 feet

   Side – 15 feet.

   Along the tidewater lot line there is a 0 foot setback although there is a right of way 60ft wide in the patent that runs along the beach so this area could not be built in.

3. **Height** – Maximum building height is 45 ft.

4. **Access** – The applicant is not proposing a pioneer path that provides access to this subdivision or to the lots within it - each lot would be accessed via the water only. Access to other land towards the rear may be required to be platted to ensure they have some access to the water.

   Each lot must have a minimum of 30ft of frontage on the water and have direct and practical access to the water. This may need to be demonstrated that boats can be safely used to access the lots. Applicant has indicated that the beach is sandy and shallow and that beach landings would be the most likely method of access.

Platting a right of way to run along the rear lot line may allow further subdivision in the future and provide a future connected right of way. The obvious place for a right of way would be at an elevation that would provide a continuation of the right of way that runs to the rear of previously subdivided US Mineral Surveys to the northwest. This would allow for lots on the beachfront to be 600ft -700ft deep. It would bisect the property though and require access to the beachfront for resulting upland lot/s. The CBJ Comprehensive Plan also gives an approximate alignment for a future road running at that elevation. It would allow for further subdivision which could be advantageous to the subdivider. The construction of a platted road may be waived by the Planning Commission if they are not being used to achieve access requirements.

Public right of way included in US patent - The original patent from 1908 provided for a 60' right-of-way running parallel with the shore line. This would have to be identified on the plat. It is assumed this now belongs to the State but would have to be checked with State DOT.

RS2477 right of way - An RS2477 right of way exists on the southern corner of the lot that approximately follows Nevada Creek. It is not known if this trail has been formally located. State DNR would have to be consulted during plat review. RS2477's are peculiar rights-of-way that the State asserts rights to even though they were never platted. In Juneau they often follow old mining trails – they were historically used as 'public' access across lands that had not been claimed for private ownership and this public access right continues to exist today. The 1901 'plat' of the Gastineau Townsite (see Item 13) shows that this seems to relate to an old tramway for the Nevada Creek mine.

Recreational trail easement – If a platted right-of-way is not required then a trail easement might be necessary. A trail is also shown on the State property map (Marmion Island Trail) that appears to along a line that runs about 600-700ft uphill and parallel from the beach.

5. **Parking –** No parking is required for lots that are within the subdivision per exception in parking requirement section of Land Use Code as it is not accessible by road. The more recent remote subdivision (SUB 1999-00044) of the nearby Alice Lode did not require parking to be provided off-site and this was also a remote subdivision.
6. **Lot Coverage –** Max lot coverage is 10% for permissible uses and 20% for accessory uses.
7. **Vegetative Coverage** – There is no minimum vegetative coverage.
8. **Lighting** – NA
9. **Noise** – NA
10. **Flood** – Shoreline is in flood zone. The standard CBJ plat note referencing the FEMA panel numbers is required for plat (02110C1905D and 02110C1910D 08/19/2013).
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement –**
12. **Wetlands –** There appear to be wetlands on this lot. No delineation is necessary but the standard CBJ wetlands plat note should be applied.
13. **Habitat** – Though not regulated by CBJ there may be bald eagle nests on the site which are subject to Federal restrictions. There are no catalogued anadromous streams.
14. **Plat or Covenant Restrictions –**

Title to overlapping Mineral Survey – There is a US Mineral Survey that Overlaps the US survey. The current owners of the Mineral Survey do not have title to the overlapping area but that does not mean the previous owners did not keep the title. Evidence will be needed that the ownership pf the overlapping area is not clouded.

Previous 1910 Plat for Gastineau Townsite – this is on the Recorders website under USS 708. The legal status of this 'plat' should be explained. The 1970 quitclaim deed on the Recorders website for USS 708

states that some land was not part of the quitclaim including parts of the Gastineau Townsite subdivision.

Building Division:

15. **Building** –Applicant was advised that CBJ has some exceptions for recreational cabins that are for occasional use. Cabins deemed to meet this definition are exempt from building permit review and although a building permit application is still needed there would be no fee.
16. **Outstanding Permits** - NA

General Engineering/Public Works:

17. **Engineering** – NA
18. **Drainage** – Significant established drain ways may need to be eased. Drainage flows to the beach. It may be required that easements are established alongside lot lines for drainage. Ideally lot lines will follow existing contours. Drainage plans are not specifically identified in list of public improvements required for remote subdivisions (CBJ 49.15.442). CBJ topography data available to surveyor with existing drainage patterns identified will suffice for preliminary plat.
19. **Utilities** –

    Wastewater - There is a requirement for final plat approval that a stamped report by an Alaskan licensed Engineer demonstrates that soils or alternative on-site wastewater system that meets ADEC requirements is possible on each lot. It is suggested that this is required as part of the subdivision application for preliminary plat review to ensure this aspect is reviewed by the Planning Commission. It will definitely be required for final plat approval by the Planning Commission.

    Water – Standard subdivision requirements are not required for remote subdivisions. Subdivider is not intending to provide water system as part of the development.

Fire Marshal:

20. **Fire Items/Access** – Outside Fire service area. No issues for Fire to address.

Other Applicable Agency Review:

21. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Subdivision application form including plat checklist
2. 4 copies of 24" x 36" preliminary plats and 4 copies of a version showing existing topography/drainage patterns and any structures, trails etc that exist.

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Verification of ownership of Mineral and US Surveys overlap.

3. Verification of previous townsite status

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1.

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. This is a major subdivision if 14 or more lots.
    a. $110 per lot for preliminary plat
    b. $70 per lot for final plat review
2. Public notice sign. **Fee for all signs $50**. Suggest 3 public notice signs at Douglas, Aurora and Harris Harbors instead of one at the remote site. $100 refundable deposit if returned within a week of the hearing.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013, SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

_____, 2019

_____
MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA _____
MY COMMISSION EXPIRE _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

_____,2019

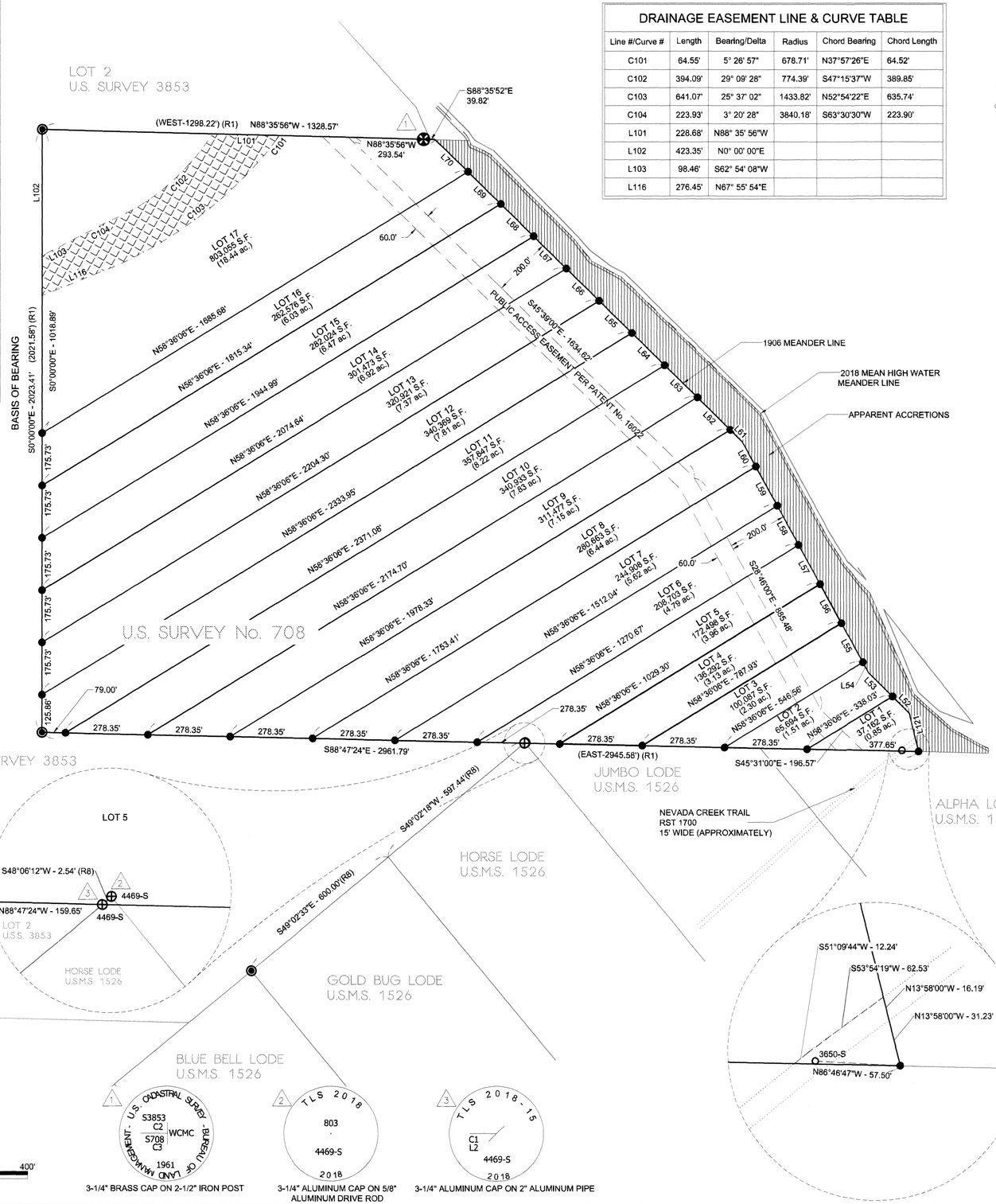
_____
JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

_____
CLERK, CITY AND BOROUGH OF JUNEAU

MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE					
Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			


LOT 2
U.S. SURVEY 3853
S88°35'52"E
39.82'
(WEST-1298.22') (R1) N88°35'56"W - 1328.57'
N88°35'56"W
293.54'
BASIS OF BEARING
S0°00'00"E - 2023.41' (2021.58') (R1)
S0°00'00"E - 1018.89'
175.73'
175.73'
175.73'
175.73'
25.86'
79.00'
278.35'
278.35'
278.35

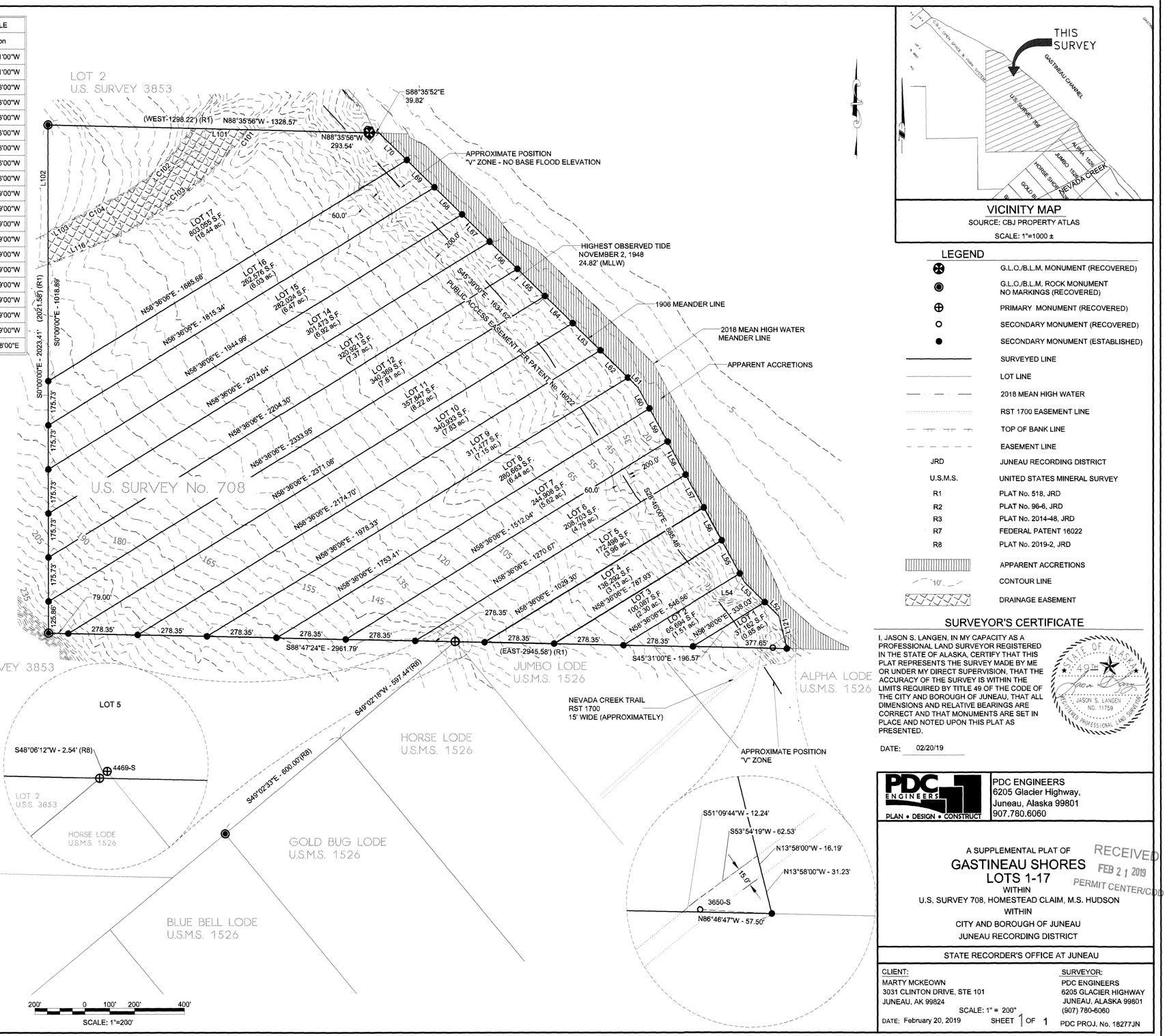
GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE, SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E



VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- TOP OF BANK LINE
- EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 96-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- 10' CONTOUR LINE
- DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA · 49TH · JASON S. LANGEN · NO. 11759 · REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200"
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

FILE:#

P:\2018\18277JN--Mckeown_USS708\Sheets\18277JN--USS708--20181105--v2014.dwg PLOT: February 20, 2019 at: 9:52am jasonlangen

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

_____, 2019

_____
MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA _____
MY COMMISSION EXPIRE _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

_____,2019

_____
JILL MACLEAN, DIRECTOR

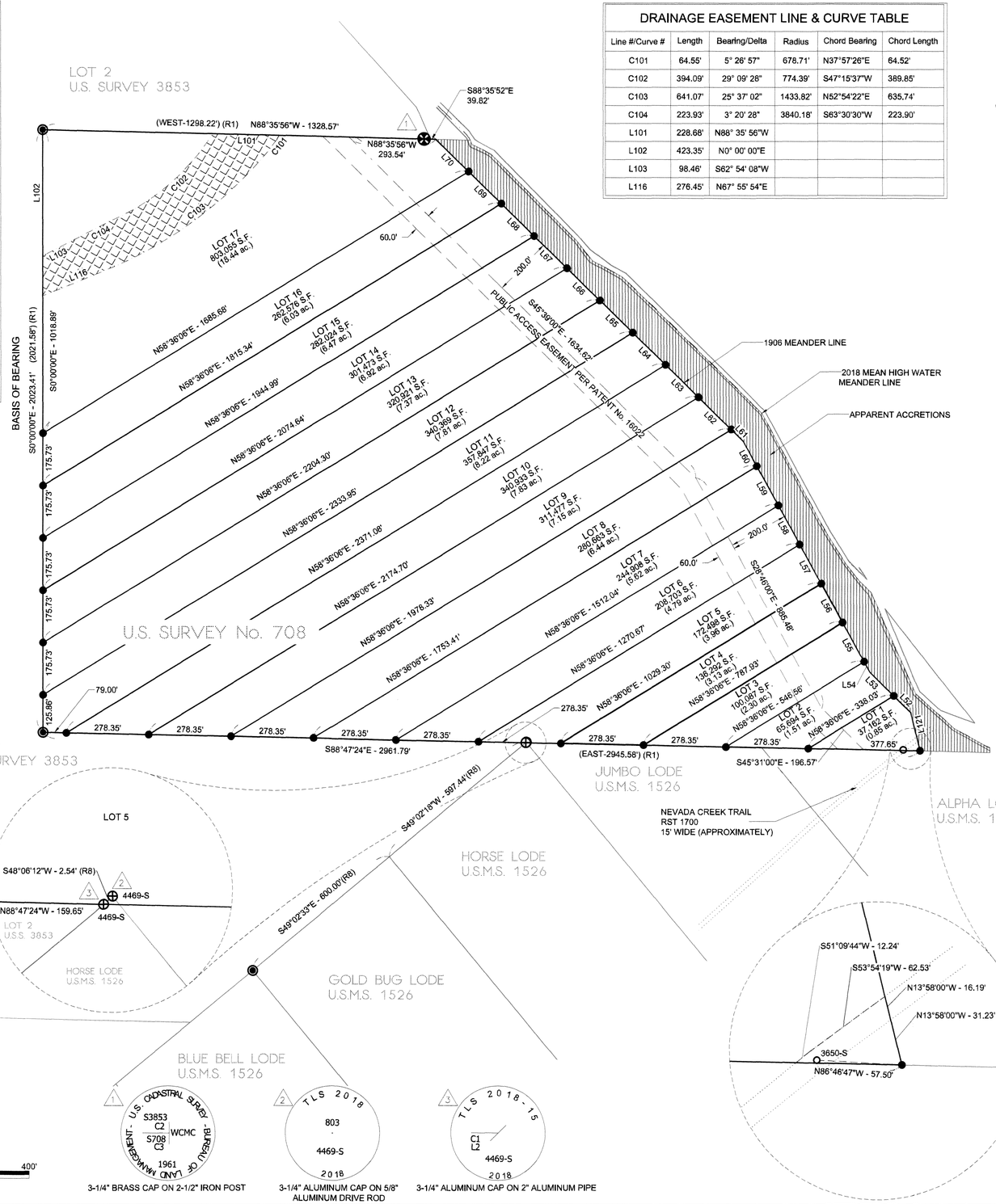
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

_____
CLERK, CITY AND BOROUGH OF JUNEAU

MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE					
Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			

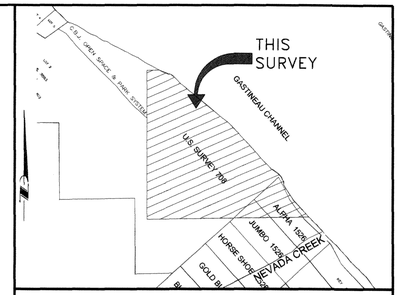


200' 0 100' 200' 400'
SCALE: 1"=200'

3-1/4" BRASS CAP ON 2-1/2" IRON POST

3-1/4" ALUMINUM CAP ON 5/8" ALUMINUM DRIVE ROD

3-1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE



VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- JRD JUNEAU RECORDING DISTRICT
- U.S.M.S. UNITED STATES MINERAL SURVEY
- R1 PLAT No. 518, JRD
- R2 PLAT No. 96-6, JRD
- R3 PLAT No. 2014-48, JRD
- R7 FEDERAL PATENT 16022
- R8 PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

JASON S. LANGEN
No. 11759
REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

A PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:	SURVEYOR:
MARTY MCKEOWN	PDC ENGINEERS
3031 CLINTON DRIVE, STE 101	6205 GLACIER HIGHWAY
JUNEAU, AK 99824	JUNEAU, ALASKA 99801
	(907) 780-6060

SCALE: 1" = 200"
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

P:\ 2018\ 18277JN - Mckeown, USS708\ SheetSet\ 18277JN - USS708 - 20181105 - v2014.dwg PLOT: February 20, 2019 at 10:04am rasonlangen

FILE:#

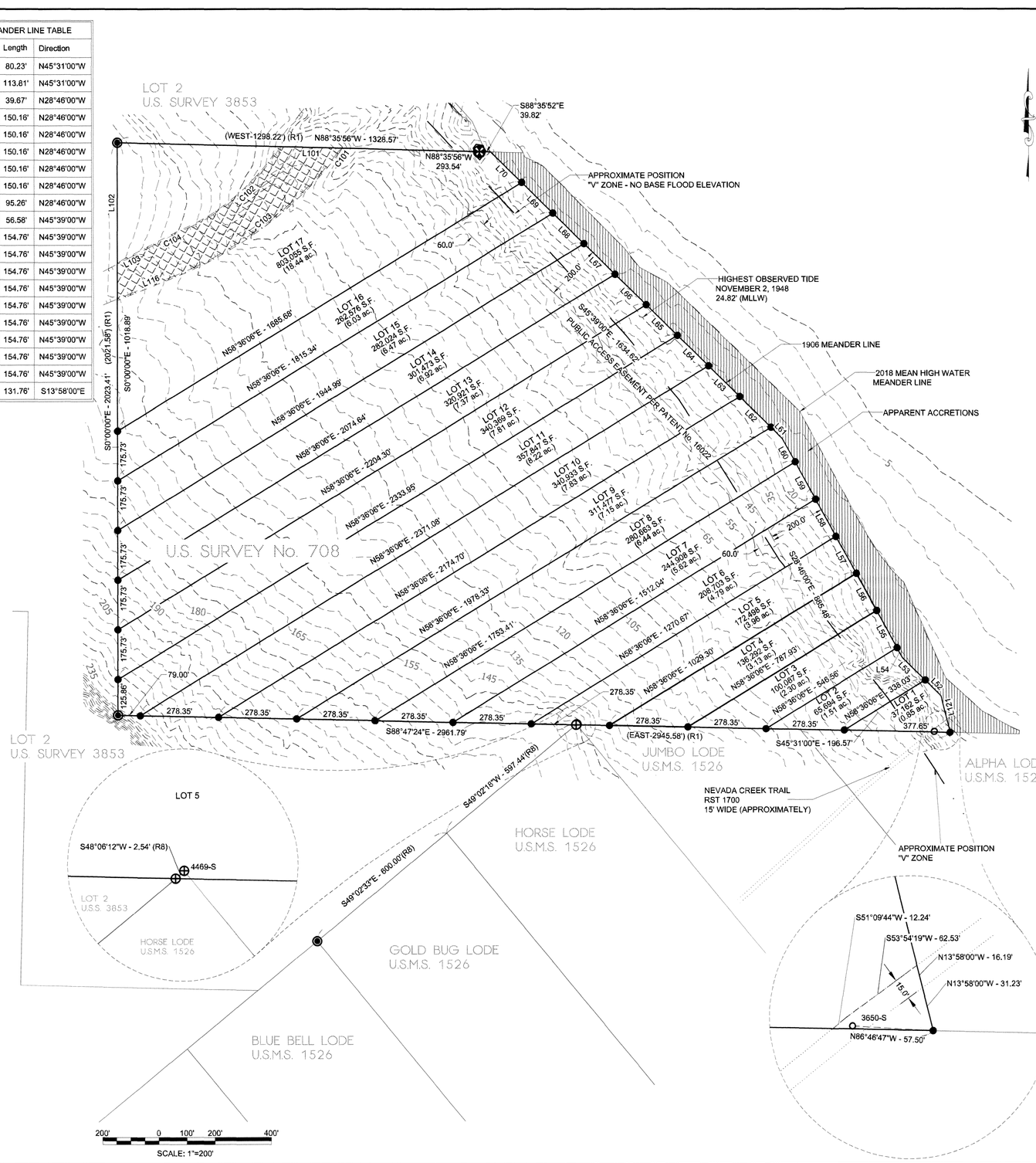
GENERAL NOTES

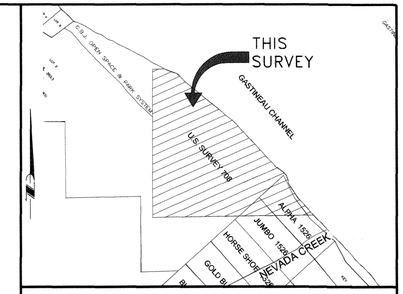
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE, SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E





VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

⊗	G.L.O./B.L.M. MONUMENT (RECOVERED)
◉	G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
———	LOT LINE
— — —	2018 MEAN HIGH WATER
·····	RST 1700 EASEMENT LINE
— — —	TOP OF BANK LINE
- - - -	EASEMENT LINE
JRD	JUNEAU RECORDING DISTRICT
U.S.M.S.	UNITED STATES MINERAL SURVEY
R1	PLAT No. 518, JRD
R2	PLAT No. 96-6, JRD
R3	PLAT No. 2014-48, JRD
R7	FEDERAL PATENT 16022
R8	PLAT No. 2019-2, JRD
	APPARENT ACCRETIONS
10'	CONTOUR LINE
	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA · JASON S. LANGEN · NO. 11759 · REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF

GASTINEAU SHORES
LOTS 1-17

WITHIN

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

WITHIN

CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

RECEIVED
FEB 21 2019
PERMIT CENTER CDD

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:	SURVEYOR:
MARTY MCKEOWN 3031 CLINTON DRIVE, STE 101 JUNEAU, AK 99824	PDC ENGINEERS 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99801 (907) 780-6060

SCALE: 1" = 200"

DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

P:\2018\18277JN - Hickstown USS708\Sheets\18277JN-USS708-20181105-v20.14.dwg 4:01: February 20, 2019 at: 9:52am jasonlangen
FILE:#

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

_____, 2019

MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE____DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA _____
MY COMMISSION EXPIRE_____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

_____,2019

_____
JILL MACLEAN, DIRECTOR

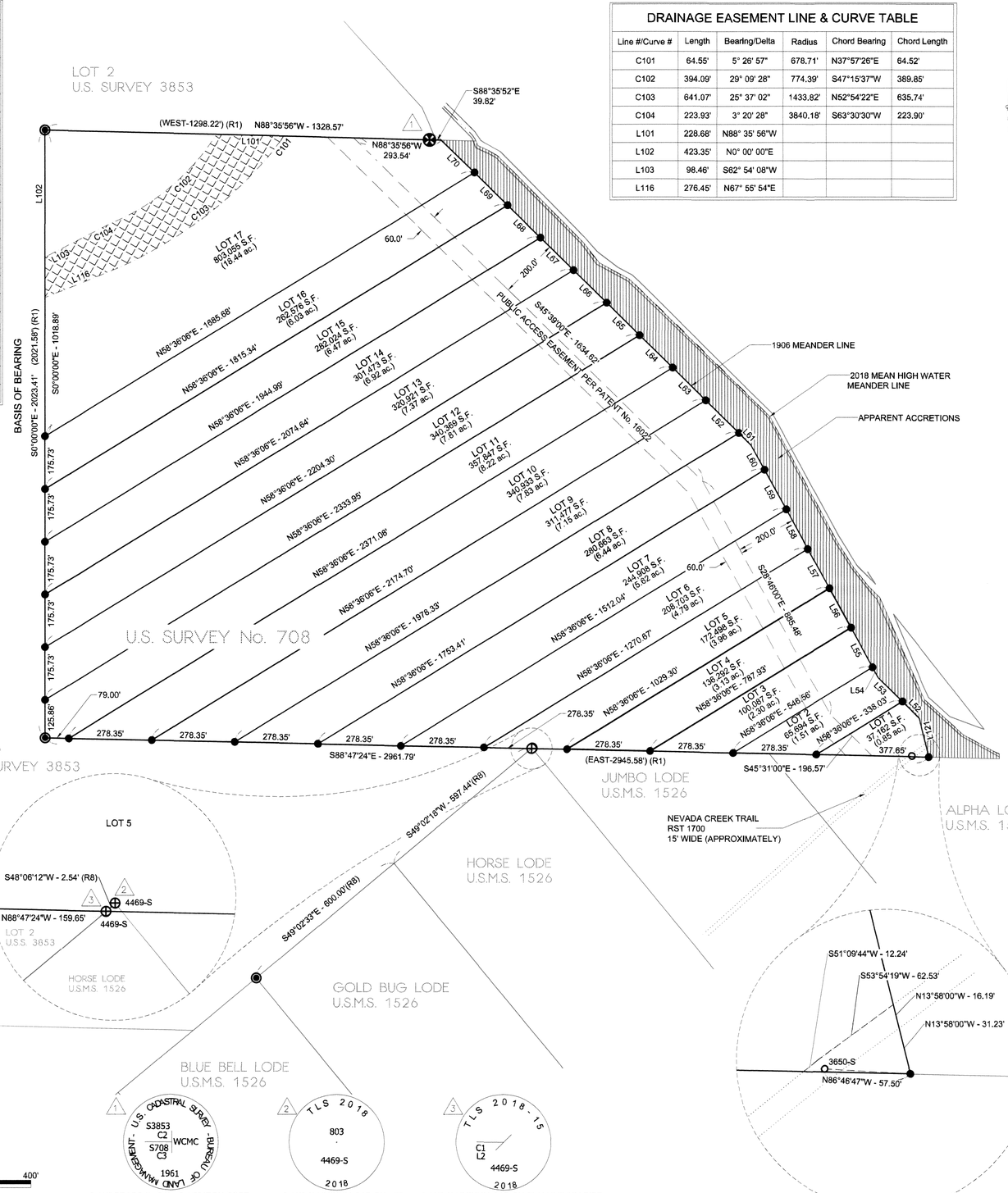
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

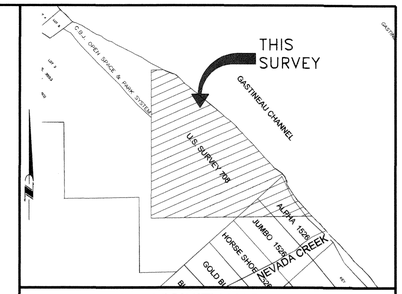
ATTEST:

_____
CLERK, CITY AND BOROUGH OF JUNEAU

MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE					
Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			





VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 96-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

JASON S. LANGEN
NO. 11759
REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

A PLAT OF

GASTINEAU SHORES LOTS 1-17

WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200"

DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

P:\2018\18277JN-Mckeown_USS708\Survey\18277JN-USS708-20181105-v2014.dwg PLOT: February 20, 2019 on 1to1admin jasonlangen

FILE:#

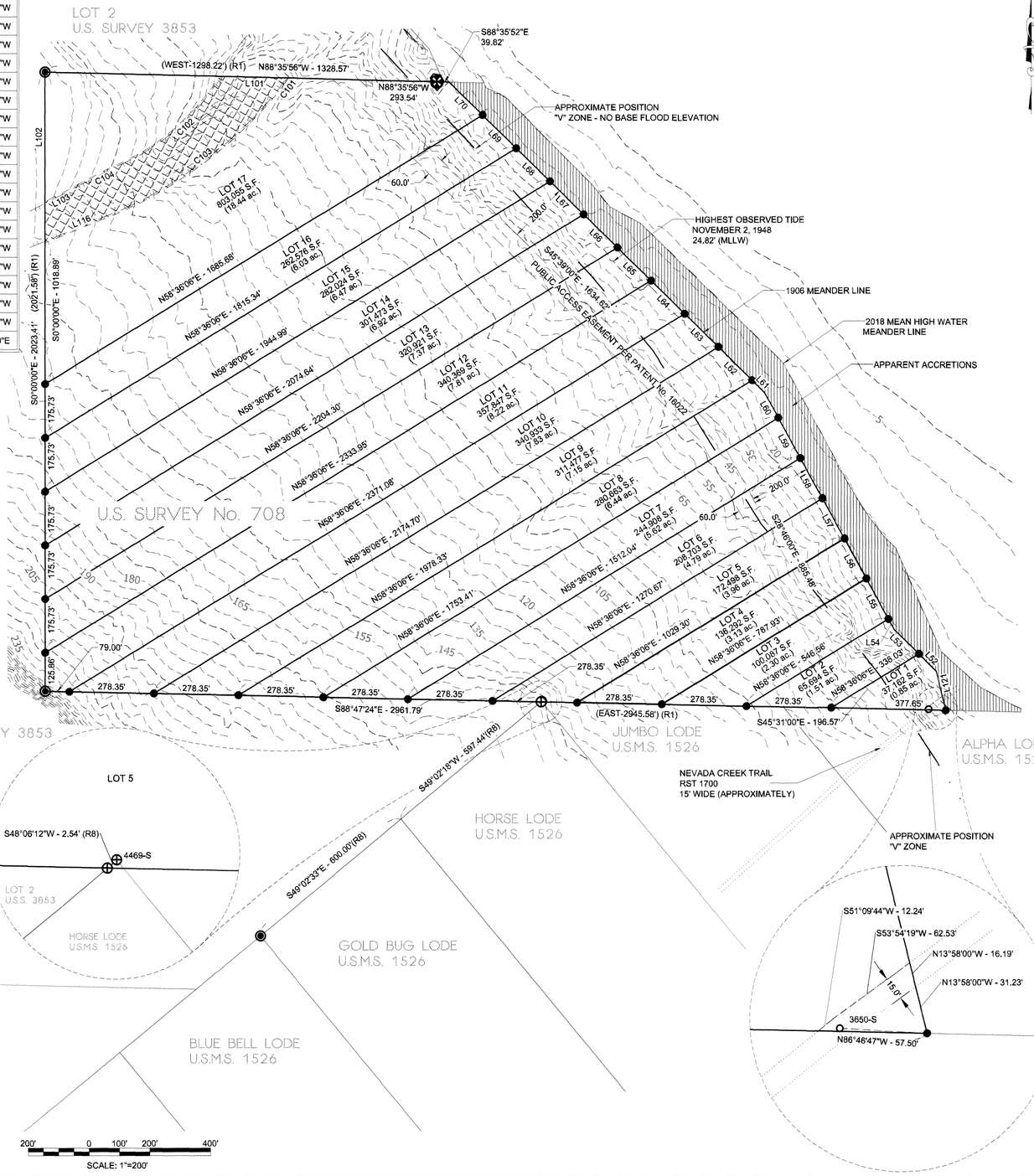
GENERAL NOTES

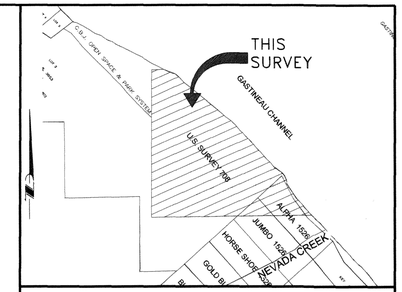
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE, SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E





VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

⊗	G.L.O./B.L.M. MONUMENT (RECOVERED)
◉	G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
———	LOT LINE
— — —	2018 MEAN HIGH WATER
·····	RST 1700 EASEMENT LINE
— — —	TOP OF BANK LINE
- - - -	EASEMENT LINE
JRD	JUNEAU RECORDING DISTRICT
U.S.M.S.	UNITED STATES MINERAL SURVEY
R1	PLAT No. 518, JRD
R2	PLAT No. 96-6, JRD
R3	PLAT No. 2014-48, JRD
R7	FEDERAL PATENT 16022
R8	PLAT No. 2019-2, JRD
	APPARENT ACCRETIONS
10'	CONTOUR LINE
	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA 49TH JASON S. LANGEN NO. 11759 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF

GASTINEAU SHORES LOTS 1-17

WITHIN

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

WITHIN

CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:	SURVEYOR:
MARTY MCKEOWN	PDC ENGINEERS
3031 CLINTON DRIVE, STE 101	6205 GLACIER HIGHWAY
JUNEAU, AK 99824	JUNEAU, ALASKA 99801
	(907) 780-6060

SCALE: 1" = 200"

DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

P:\2018\18277JN - McKeown - USS708\Sheets\SA\18277JN - USS708 - 2018 HOS - 2674.dwg PLOT: February 20, 2019 at: 9:55am jasonlangen

FILE#

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

_____, 2019 _____
MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

Packet Page 254 of 638

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA _____
MY COMMISSION EXPIRE _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

_____,2019

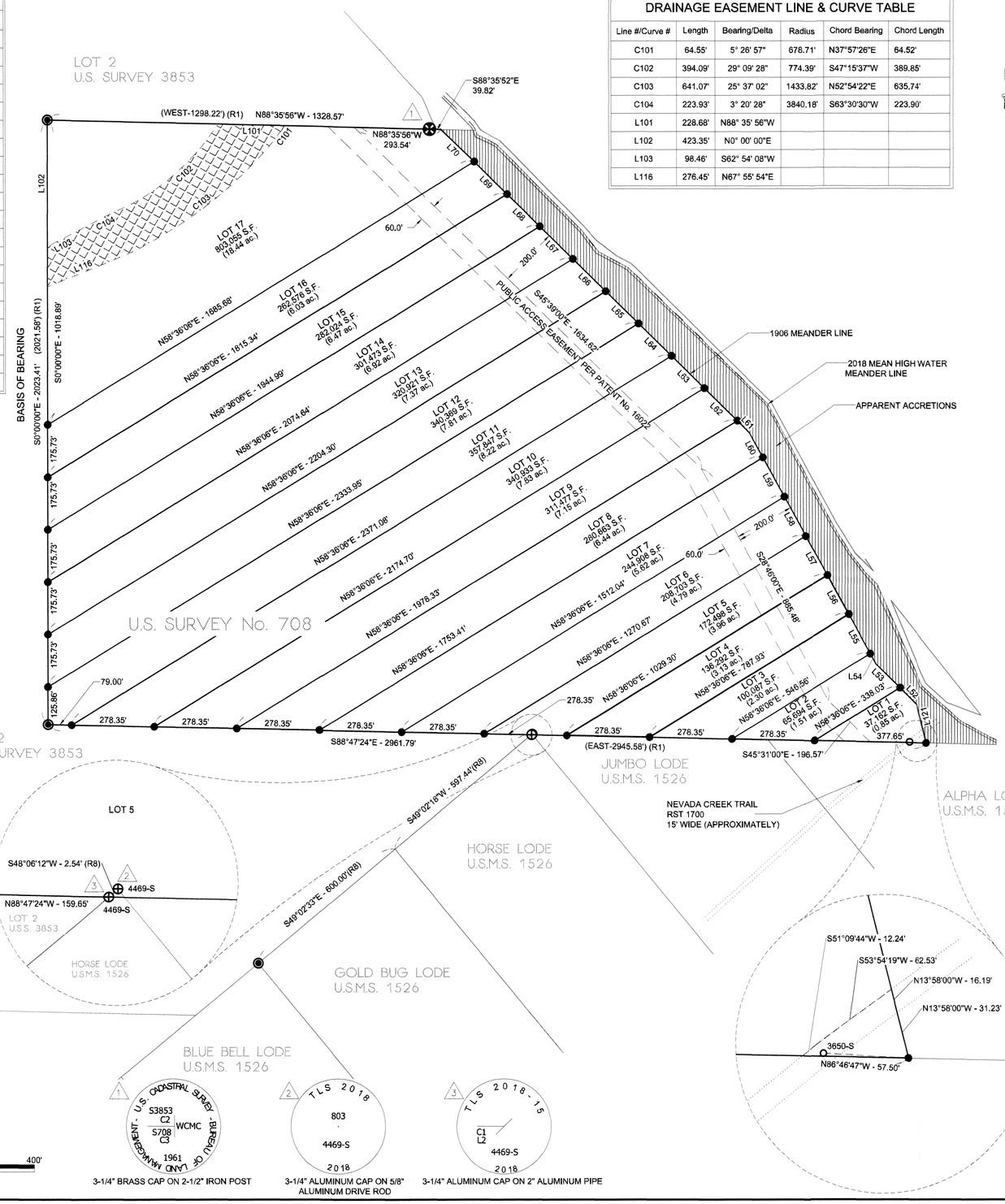
_____
JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

_____
CLERK, CITY AND BOROUGH OF JUNEAU

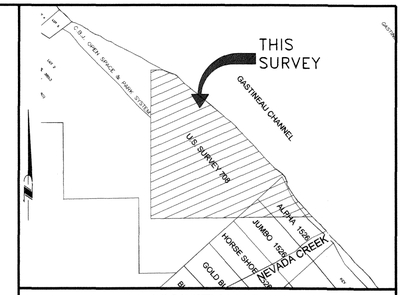
MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE					
Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			



200' 0 100' 200' 400'
SCALE: 1"=200'

3-1/4" BRASS CAP ON 2-1/2" IRON POST
3-1/4" ALUMINUM CAP ON 5/8" ALUMINUM DRIVE ROD
3-1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE



VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 96-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PRELIMINARY

JASON S. LANGEN
NO. 11759
REGISTERED PROFESSIONAL LAND SURVEYOR

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200"
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

P:\2018\18277JN-Mckeown_USS708\Sheets\18277JN-USS708-20181105-v2014.dwg PLOT: February 20, 2019 8h 10:04am jasonlangen

FILE:

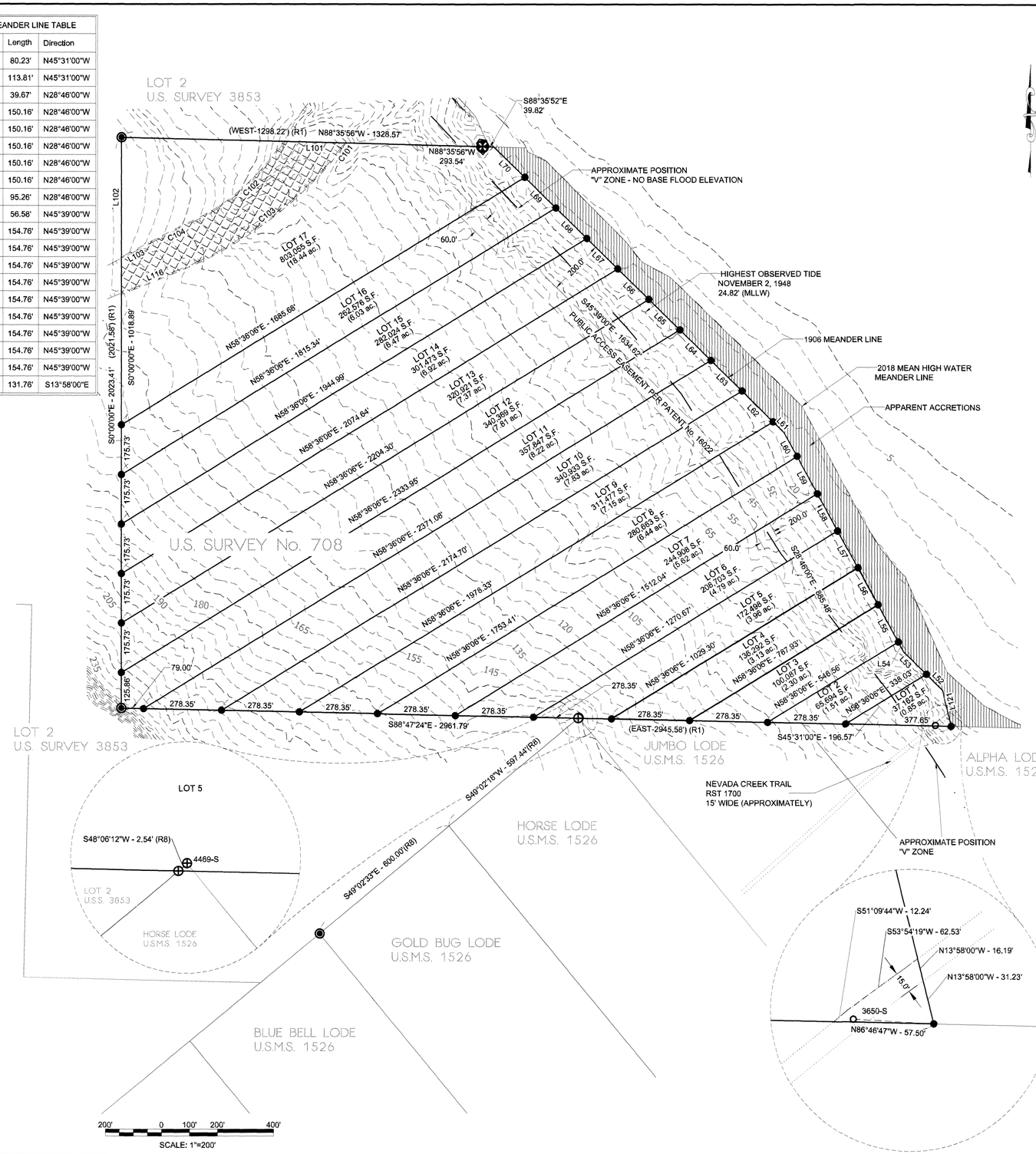
GENERAL NOTES

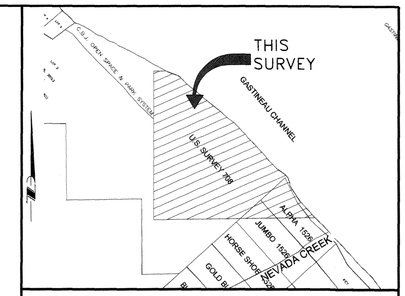
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, JRD, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013, SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE, SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E





VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- TOP OF BANK LINE
- EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 96-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- 10' — CONTOUR LINE
- DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA — JASON S. LANGEN — NO. 11759 — REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF

GASTINEAU SHORES
LOTS 1-17

WITHIN

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

WITHIN

CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200"

DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

P:\2018\18277JN-Mckeown_USS708\SheetSet\18277JN-USS708_20181105_v2014.dwg PLOT: February 20, 2019 at: 9:52am jasonlangen
FILE:#

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

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

_____, 2019 _____
MARTY MCKEOWN

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

Packet Page 256 of 638

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA _____
MY COMMISSION EXPIRE _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

_____,2019

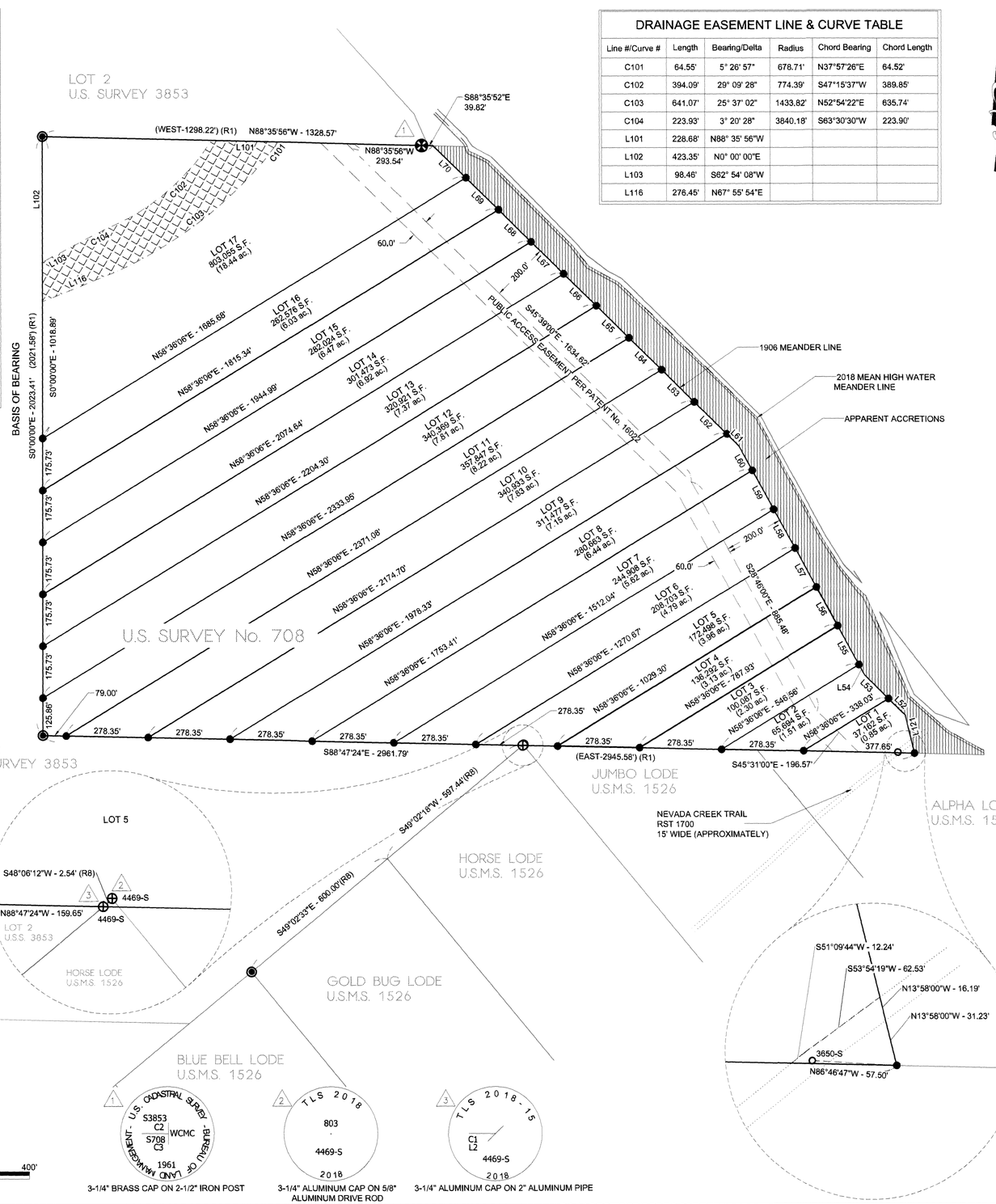
_____
JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

_____
CLERK, CITY AND BOROUGH OF JUNEAU

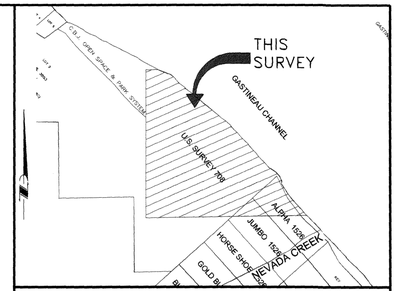
MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

DRAINAGE EASEMENT LINE & CURVE TABLE					
Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			



200' 0 100' 200' 400'
SCALE: 1"=200'

3-1/4" BRASS CAP ON 2-1/2" IRON POST
3-1/4" ALUMINUM CAP ON 5/8" ALUMINUM DRIVE ROD
3-1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE



VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- JRD — JUNEAU RECORDING DISTRICT
- U.S.M.S. — UNITED STATES MINERAL SURVEY
- R1 — PLAT No. 518, JRD
- R2 — PLAT No. 96-6, JRD
- R3 — PLAT No. 2014-48, JRD
- R7 — FEDERAL PATENT 16022
- R8 — PLAT No. 2019-2, JRD
- APPARENT ACCRETIONS
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 02/20/19

PRELIMINARY

STATE OF ALASKA — JASON S. LANGEN — NO. 11759 — REGISTERED PROFESSIONAL LAND SURVEYOR

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A PLAT OF
GASTINEAU SHORES
LOTS 1-17
WITHIN
U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON
WITHIN
CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

RECEIVED
FEB 21 2019
PERMIT CENTER CDD

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200"
DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

G:\2018\18277JN-Mckeown-USS708\Sheets\18277JN-USS708-20181105-v2014.dwg Plot: February 20, 2019 at 10:04am tasmingen

FILE#

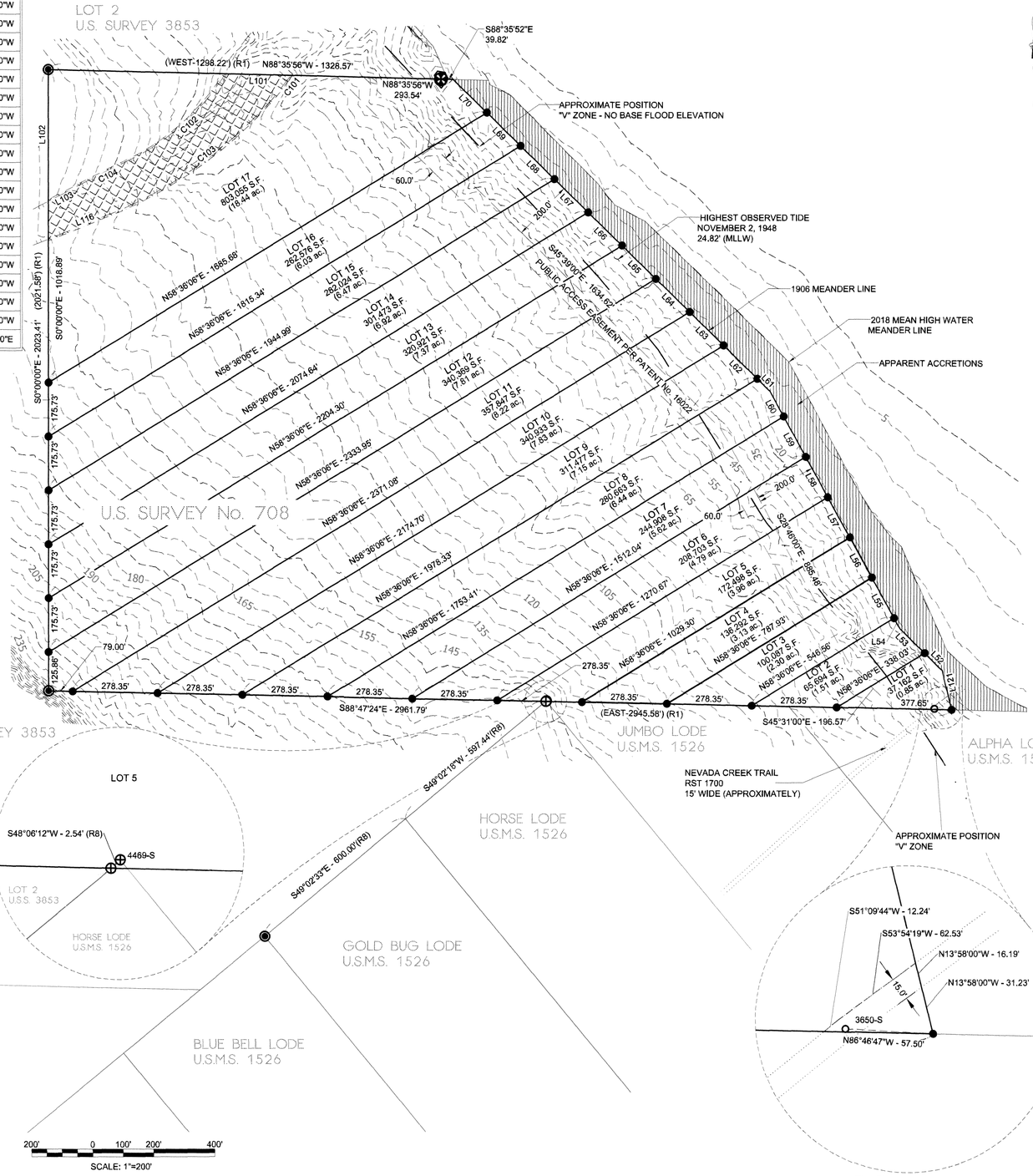
GENERAL NOTES

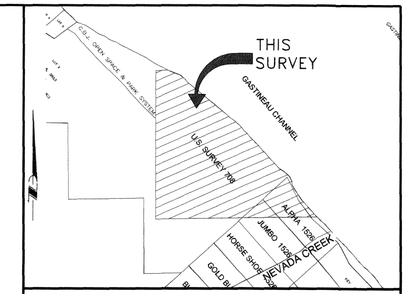
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OFU.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.

PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19,2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

6. THE SPECIAL FLOOD HAZARD ZONE ("V" ZONE" - NO BASE FLOOD ELEVATION) WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP PANELS 02110C1905D AND 02110C1910D. THE POSITION OF THE LINE, SHOWN HEREON, IS APPROXIMATE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
9. TOPOGRAPHY WAS DEVELOPED FROM LIMITED FIELD SURVEYING AND 2013 CITY AND BOROUGH OF JUNEAU LIDAR DATA.

MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.61'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E





VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

⊗	G.L.O./B.L.M. MONUMENT (RECOVERED)
◉	G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
———	LOT LINE
— — · —	2018 MEAN HIGH WATER
·····	RST 1700 EASEMENT LINE
— ⊤⊤ —	TOP OF BANK LINE
- - - - -	EASEMENT LINE
JRD	JUNEAU RECORDING DISTRICT
U.S.M.S.	UNITED STATES MINERAL SURVEY
R1	PLAT No. 518, JRD
R2	PLAT No. 96-6, JRD
R3	PLAT No. 2014-48, JRD
R7	FEDERAL PATENT 16022
R8	PLAT No. 2019-2, JRD
▨	APPARENT ACCRETIONS
10'	CONTOUR LINE
▨	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA
49TH
JASON S. LANGEN
NO. 11759
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 02/20/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

A SUPPLEMENTAL PLAT OF

GASTINEAU SHORES
LOTS 1-17

WITHIN

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

WITHIN

CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

RECEIVED
FEB 21 2019
PERMIT CENTER/CDD

STATE RECORDER'S OFFICE AT JUNEAU

CLIENT:
MARTY MCKEOWN
3031 CLINTON DRIVE, STE 101
JUNEAU, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200"

DATE: February 20, 2019 SHEET 1 OF 1 PDC PROJ. No. 18277JN

P:\2018\18277JN-Hideaway-ASS\08\Shatsteh\18277JN-USS708-20181105-20181105-20181105-20190220-Plot-February 20, 2019 at 9:55am jasonlangen

FILE:#

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OF U.S. SURVEY 708, DATED AUGUST 6, 1906, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT ROCK MONUMENTS WHICH MARK THE NW CORNER AND THE SW CORNER OF U.S. SURVEY 708, AS SHOWN ON THIS PLAT.
2. THE RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS:
   - A. U.S. SURVEY 708, DATED AUGUST 6, 1906 (R1)
   - B. U.S. SURVEY 3853, DATED JUNE 10, 1963 (R2)
   - C. U.S.M.S 1526, DATED OCTOBER 20, 1910 (R3)
   - D. DOC. NO. 2010-002701-0, JRD, DATED MAY 20, 2010 (R4)
   - E. DOC. NO. 2006-004918-0, JRD, DATED JUNE 13, 2006 (R5)
   - F. PLAT NO. 1910-1, JRD, DATED 1910 (R6)
   - G. PATENT No. 16022, DATED SEPTEMBER 24, 1908 (R7)
   - H. PLAT No. 2019-2, DATED JANUARY 28, 2019 (R8)
3. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
4. THE UNADJUSTED FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
5. THE FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 4 THROUGH NOVEMBER 06 , 2018, AND MARCH15 THROUGH MARCH 20, 2019.
6. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110D1910D, DATED AUGUST 19, 2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
7. NO PUBLIC UTILITIES ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU. ON-SITE WATER AND WASTEWATER DISPOSAL PER APPROVAL OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. THE ON-LOT STORMWATER RUNOFF IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE CBJ ENGINEER PURSUANT TO CHAPTER 19.12..
9. WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#)

OWNERSHIP CERTIFICATE

KEOWN & MCKEOWN, LLC, HEREBY CERTIFIES THAT THE CORPORATION THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND T IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE SENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND ER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

_____, 2019 DATE: _____

KEOWN & MCKEOWN LLC
TIN MCKEOWN, REGISTERED AGENT

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)SS.
E OF ALASKA)

THIS IS TO CERTIFY THAT ON THE DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE E OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY ARED _____
KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND KNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME LY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF ALASKA _____
MY COMMISSION EXPIRE _____

Attachment B Plat

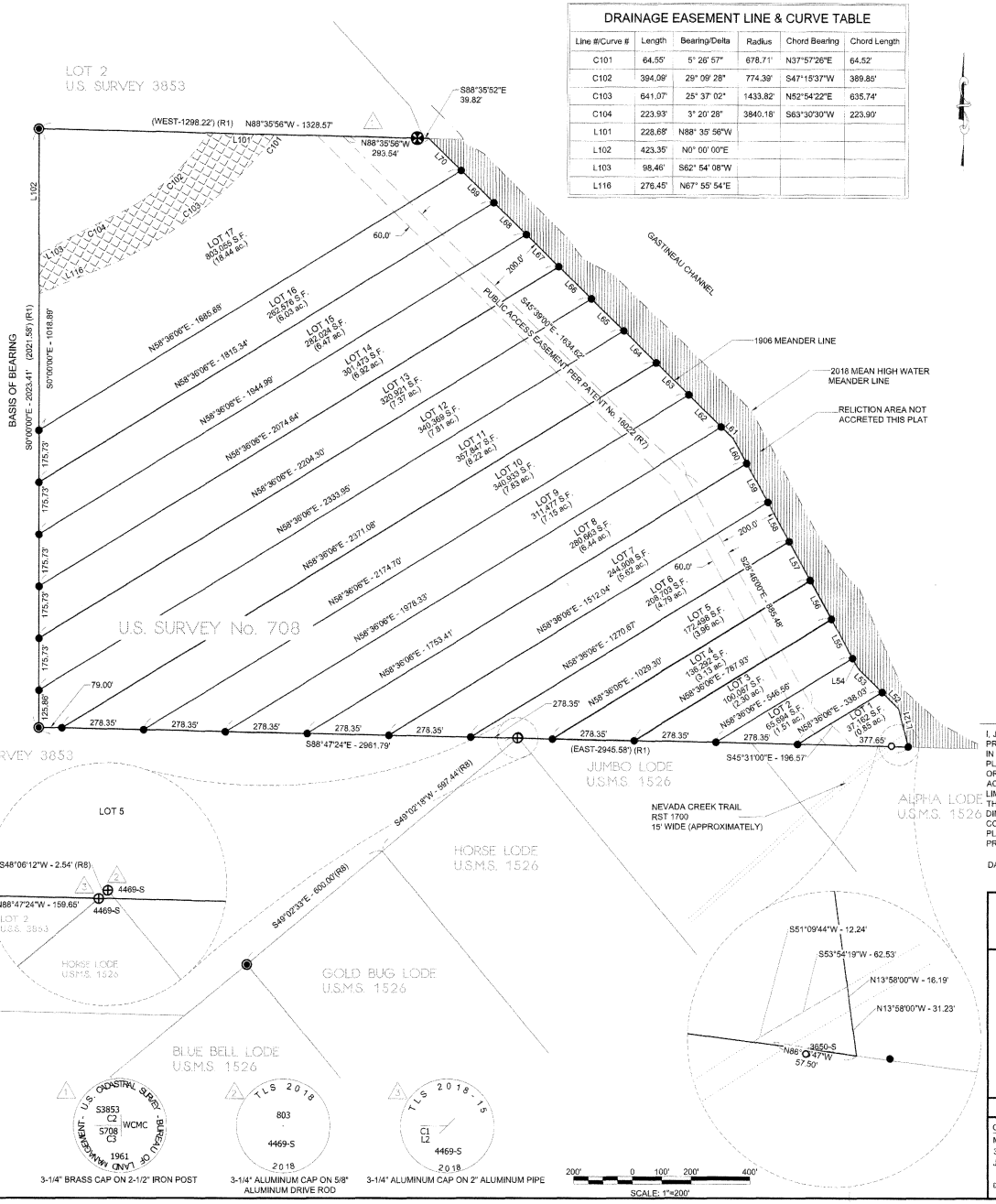
MEANDER LINE TABLE		
Line #	Length	Direction
L52	80.23'	N45°31'00"W
L53	113.81'	N45°31'00"W
L54	39.67'	N28°46'00"W
L55	150.16'	N28°46'00"W
L56	150.16'	N28°46'00"W
L57	150.16'	N28°46'00"W
L58	150.16'	N28°46'00"W
L59	150.16'	N28°46'00"W
L60	95.26'	N28°46'00"W
L61	56.58'	N45°39'00"W
L62	154.76'	N45°39'00"W
L63	154.76'	N45°39'00"W
L64	154.76'	N45°39'00"W
L65	154.76'	N45°39'00"W
L66	154.76'	N45°39'00"W
L67	154.76'	N45°39'00"W
L68	154.76'	N45°39'00"W
L69	154.76'	N45°39'00"W
L70	154.76'	N45°39'00"W
L121	131.76'	S13°58'00"E

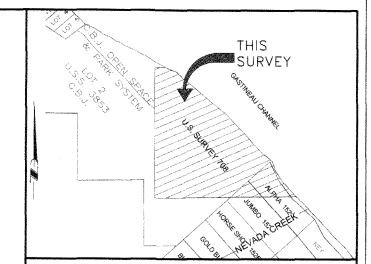
TYPICAL SECONDARY MONUMENT

1-1/4" DIA. ORANGE PLASTIC SURV-CAP ON 5/8" DIA. x 30" IRON PIN

PDC ENG.
11759-S

DRAINAGE EASEMENT LINE & CURVE TABLE					
Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C101	64.55'	5° 26' 57"	678.71'	N37°57'26"E	64.52'
C102	394.09'	29° 09' 28"	774.39'	S47°15'37"W	389.85'
C103	641.07'	25° 37' 02"	1433.82'	N52°54'22"E	635.74'
C104	223.93'	3° 20' 28"	3840.18'	S63°30'30"W	223.90'
L101	228.68'	N88° 35' 56"W			
L102	423.35'	N0° 00' 00"E			
L103	98.46'	S62° 54' 08"W			
L116	276.45'	N67° 55' 54"E			





VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=1000 ±

LEGEND

- G.L.O./B.L.M. MONUMENT (RECOVERED)
- G.L.O./B.L.M. ROCK MONUMENT NO MARKINGS (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- # MONUMENT REFERENCE NUMBER
- SURVEYED LINE
- LOT LINE
- 2018 MEAN HIGH WATER
- RST 1700 EASEMENT LINE
- PUBLIC ACCESS EASEMENT
- JRD JUNEAU RECORDING DISTRICT
- U.S.M.S. UNITED STATES MINERAL SURVEY
- R1 USS 708
- R7 FEDERAL PATENT 16022
- R8 PLAT No. 2019-2, JRD
- RELICTION AREA
- DRAINAGE EASEMENT
- DRAINAGE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 04/23/19

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

_____ 2019

JILL MACLEAN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU
ATTEST:

_____
CLERK, CITY AND BOROUGH OF JUNEAU

PLATTING COMMISSION PLAT APPROVAL

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

DATED _____, 20____

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

_____
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

3-1/4" BRASS CAP ON 2-1/2" IRON POST

3-1/4" ALUMINUM CAP ON 5/8" ALUMINUM DRIVE ROD

3-1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE

200' 0 100' 200' 400'
SCALE: 1"=200'

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

PDC ENGINEERS
6205 Glacier Highway,
Juneau, Alaska 99801
907.780.6060

PLAT OF

GASTINEAU SHORES

A SUBDIVISION OF

U.S. SURVEY 708, HOMESTEAD CLAIM, M.S. HUDSON

WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

OWNER:
MCKEOWN & MCKEOWN LLC
3031 CLINTON DRIVE
JUNEAU, AK 99801

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SCALE: 1" = 200'

DATE: April 15, 2019

SHEET 1 OF 1

PDC PROJ. No. 18277JN

P:\2018\18277JN-McKeown_USS708\Survey\18277JN_ESS708_CBJ Misc_subdiv.dwg 4:01 pm April 23, 2019 cjh -4.00pm jsonlangen

16022

The United States of America,

To all to whom these presents shall come, Greeting:

Homestead Certificate No. 86.

Application No. 86.

WHEREAS, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Juneau, Alaska, whereby it appears that pursuant to the Act of Congress, approved 20th May 1862, "To secure Home-steads to Actual Settlers on the Public Domain" and the Acts supplemental thereto, including the Act of March 3, 1891, (26 Stat. 1099) and the Act of May 14, 1898, (30 Stat. 409), as amended by the Act of March 3, 1903, the claim of Michael Sylvester Hudson has been established and duly consummated in conformity to law, for the lands embraced in U. S. Survey No. 708, situated on Douglas Island, Alaska, and more particularly bounded and described as follows, with magnetic variation thirty degrees, forty-five minutes east: Beginning at corner No. 1, from whence U. S. Location Monument No. 9 bears south thirty degrees, three minutes west fifty-nine and seventy-nine-hundredths chains distant; thence east forty-four and sixty-three-hundredths chains to corner No. 2 on the west shore of Gastineau Channel; thence meandering along the shore of said Gastineau Channel, first course, north thirteen degrees, fifty-eight minutes west one and two-hundredths chains; second course, north forty-five degrees, thirty-one minutes west two and ninety-four-hundredths chains; third course, north twenty-eight degrees, forty-six minutes west thirteen and forty-two-hundredths chains; fourth course, north forty-five degrees, thirty-nine minutes west twenty-two and sixty-hundredths chains to corner No. 3; thence west nineteen and sixty-seven-hundredths chains to corner No. 4; thence south thirty and sixty-three-hundredths chains to corner No. 1, the place of beginning, containing one hundred three and eleven-hundredths acres:

Packet Page 259 of 638

4-401Ma-tyr.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said Michael Sylvester Hudson, and to his heirs, the lands above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature thereunto belonging, unto the said Michael Sylvester Hudson, and to his heirs and assigns forever. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States; and a roadway sixty feet in width, parallel to the shore line as near as may be practicable, shall be reserved for the use of the public as a highway; and reserving to the United States the right to regulate the taking of salmon, and to do all things necessary to protect and prevent the destruction of salmon in all waters of the lands hereby granted, and ingress and egress are reserved to the public on the waters of all streams, whether navigable or otherwise.

IN TESTIMONY WHEREOF, I, Theodore Roosevelt, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the twenty-fourth day of September, in the year

(SEAL) of our Lord one thousand nine hundred and eight, and of the Independence of the United States the one hundred and thirty-third.

By the President: Theodore Roosevelt

By M. W. Young, Secretary.

H. W. Bryant

Recorder of the General Land Office.

6—1105

ALASKA

2019-001344-0

Recording Dist: 101 - Juneau
4/11/2019 11:54 AM Pages: 1 of 4

When recorded return to:

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT BY
FIRST AMERICAN TITLE INSURANCE COMPANY
TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

eRecorded Document

A L A S K A

2018-004088-0
Recording Dist: 101 - Juneau
9/17/2018 02:13 PM Pages: 1 of 3

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:
Name: **McKeown & McKeown LLC**
Address: **3031 Clinton Drive #100**
Juneau, AK 99801
File No.: **0231-3120910 (ev)**

Corrective*

STATUTORY WARRANTY DEED

THE GRANTOR, **Patrick T. Monagle and Theresa M. Nitschke, who acquired title as Theresa M. Monagle and Christopher J. Monagle and Michael P. Monagle and John B. Monagle and Rebecca Ann Monagle**, whose mailing address is **PO Box 20162, Juneau, AK 99802**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **McKeown & McKeown LLC, an Alaska limited liability company**, residing at **3031 Clinton Drive #100, Juneau, AK 99801**, the following described real estate, situated in the **Juneau** Recording District, **First** Judicial District, State of **Alaska**:

All of the lands embraced and contained within U.S. Survey No. 708 and described in Patent No. 16022, and Homestead Certificate No. 86, recorded on June 19, 1909, in Book No. 22 of Deeds at Pages 219 and 220 of the records in the Office of the United States Recorder at Juneau, Alaska and more particularly bounded and described as follows, with magnetic variation 30° 45' East: Beginning at corner No. 1, from whence U.S. Location Monument No. 9 bears South 30° 3' West 59.79 chains distant; thence East 44.63 chains to corner No. 2 on the West shore of Gastineau Channel; thence meandering along the shore of said Gastineau Channel, first course, North 13°, 58' West 1.02 chains; second course, North 45° 31' West 2.94 chains; third course, North 28° 46' West 13.42 chains; fourth course, North 45° 39' West 22.60 chains to corner No. 3; thence West 19.67 chains to corner No. 4; thence South 30.63 chains to corner No. 1, the place of beginning,

EXCEPT THEREFROM that portion conveyed to Sam Urloch in Deed recorded May 1, 1909 in Deed Book 22 Page 196 and,

EXCEPT THEREFROM any portion overlapping into U.S. Survey 1526

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

eRecorded Document

Dated: September 12, 2018.

Patrick T. Monagle by Michael P. Monagle as Atty in fact
Patrick T. Monagle by Michael P. Monagle as Attorney In Fact

Theresa M. Nitchke

Christopher J. Monagle by Michael P. Monagle as Atty in fact
Christopher J. Monagle by Michael P. Monagle as Attorney In Fact

Michael P. Monagle

John B. Monagle

Rebecca Ann Monagle by Michael P. Monagle as Atty in fact
Rebecca Ann Monagle by Michael P. Monagle as Attorney In Fact

STATE OF Alaska)
) ss.
First Judicial District)

Notary Public
EDELYN E. VEJAR
State of Alaska
My Commission Expires Mar. 12, 2019

THIS IS TO CERTIFY that on this 12th day of September, 2018, before me the undersigned Notary Public, personally appeared **Michael P. Monagle,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument for himself/herself/themselves and as attorney-in-fact on behalf of **Patrick T. Monagle, Christopher J. Monagle and Rebecca A. Monagle** and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 3/12/19

STATE OF Alaska)
) ss.
First Judicial District)

Notary Public
EDELYN E. VEJAR
State of Alaska
My Commission Expires Mar. 12, 2019

THIS IS TO CERTIFY that on this 12th day of September, 2018, before me the undersigned Notary Public, personally appeared **Theresa M. Nitchke and John B. Monagle** , known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 3/12/19

*This document is being coorected and re-recorded to correct the legal description.

A L A S K A

2019-001333-0

Recording Dist: 101 - Juneau
4/10/2019 12:46 PM Pages: 1 of 2

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **McKeown & McKeown LLC**

Address: **3031 Clinton Drive**
Juneau, AK 99801

File No.: **Courtesy ()**
3019-40

QUIT CLAIM DEED

THE GRANTOR, **Ralph Kibby**, whose address is **PO Box 35285, Juneau, AK 99803**, for and in consideration of **Ten Dollars**, conveys and quit claims to **McKeown & McKeown LLC**, whose address is **3031 Clinton Drive, Juneau, AK 99801**, the following described real estate, situated in the Recording District of **Juneau, First Judicial District, State of Alaska**

A certain piece of land situated approximately 1,100 feet North of Nevada Creek, 100 x 200 feet, being 250 feet North of stake number 1 of M.P. Hudson's Homestead claim granted to him as Homestead Certificate No. 36 by Letters Patent of date Sept. 24th, 1905, thus beginning at Corner stake No. 1 of above claim from thence North 250 feet - and from this point - we describe this piece of land as running 200 feet West, from this 100 feet North, thence 200 feet in and Easterly course; thence 100 feet in a Southerly direction along the beach line of Gastineau Channel to place of beginning all located within the exterior boundaries of M.P. Hudson's homestead claim described above. Located within U.S.S 708

Dated: April 10, 2019

Ralph Kibby
Ralph Kibby

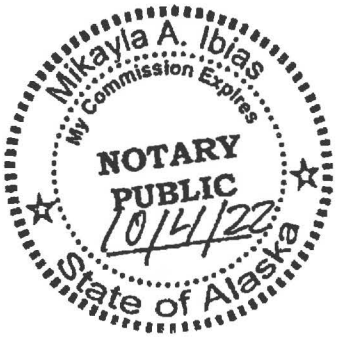
STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Tenth day of April, 2019,** before me the undersigned Notary Public, personally appeared **Ralph Kibby,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Mikayla A. Ibias

Notary Public in and for Alaska
My commission expires 10/4/22



This instrument is being recorded by FIRST AMERICAN TITLE INSURANCE COMPANY OF ALASKA INC. as an accommodation only. It has not been examined as to its effect., if any on the title of the estate herein.

THIS DOCUMENT HAS BEEN
RECORDED ELECTRONICALLY

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **McKeown & McKeown LLC**

Address: **3031 Clinton Drive**

Juneau, AK 99801

File No.: **Courtesy ()**
3019-40

QUIT CLAIM DEED

THE GRANTOR, **Ralph Kibby**, whose address is **PO Box 35285, Juneau, AK 99803**, for and in consideration of **Ten Dollars,** conveys and quit claims to **McKeown & McKeown LLC**, whose address is **3031 Clinton Drive, Juneau, AK 99801**, the following described real estate, situated in the Recording District of **Juneau, First** :

A certain piece of land situated approximately 1,100 feet North of Nevada Creek, 100 x 200 feet, being 250 feet North of stake number 1 of M.P. Hudson's Homestead claim granted to him as Homestead Certificate No. 36 by Letters Patent of date Sept. 24th, 1905, thus beginning at Corner stake No. 1 of above claim from thence North 250 feet - and from this point - we describe this piece of land as running 200 feet West, from this 100 feet North, thence 200 feet in and Easterly course; thence 100 feet in a Southerly direction along the beach line of Gastineau Channel to place of beginning all located within the exterior boundaries of M.P. Hudson's homestead claim described above.

Dated: April 10, 2019

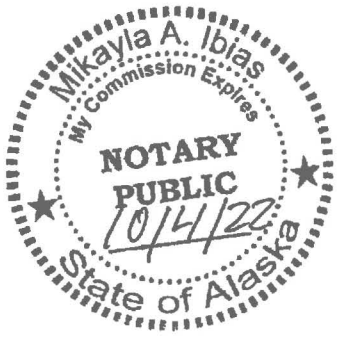
Ralph Kibby
Ralph Kibby

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Tenth day of April, 2019**, before me the undersigned Notary Public, personally appeared **Ralph Kibby,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 10/4/22



This Instrument is being recorded by FIRST AMERICAN TITLE INSURANCE COMPANY OF ALASKA INC. as an accommodation only. It has not been examined as to its effect., if any on the title of the estate herein.

Amy Liu

From: Timian, Aaron R (DNR) <aaron.timian@alaska.gov>
Sent: Monday, May 13, 2019 10:52 AM
To: Amy Liu
Cc: 'Jason Langen'
Subject: RE: RS2477 Along Nevada Creek

Amy,
AS 19.10.015(a) speaks to the width, http://www.akleg.gov/basis/statutes.asp#19.10.015.
Thanks,
Aaron Timian
Natural Resource Specialist
Alaska Department of Natural Resources
Division of Mining, Land & Water
Southeast Regional Land Office
PO Box 111020
Juneau, AK 99811-1020
(907)465-3513

From: Amy Liu
Sent: Monday, May 13, 2019 10:29 AM
To: Timian, Aaron R (DNR)
Cc: 'Jason Langen'
Subject: RE: RS2477 Along Nevada Creek
Aaron,
Thank you. Could you cite a record that shows the width is 100' and not 15'?
Amy Liu | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764

From: Timian, Aaron R (DNR) [mailto:aaron.timian@alaska.gov]
Sent: Monday, May 13, 2019 10:21 AM
To: Amy Liu
Subject: RE: RS2477 Along Nevada Creek
Good Morning Amy,
I would note that RST 1700 is 100' in width, not 15' as noted on the PDC survey. For information on what is allowed and how we manage R.S. 2477s, please see regulation 11 AAC 51.100, http://www.akleg.gov/basis/aac.asp#11.51.100.
Let me know if you have any questions.
Thanks,
Aaron Timian
Natural Resource Specialist
Alaska Department of Natural Resources
Division of Mining, Land & Water

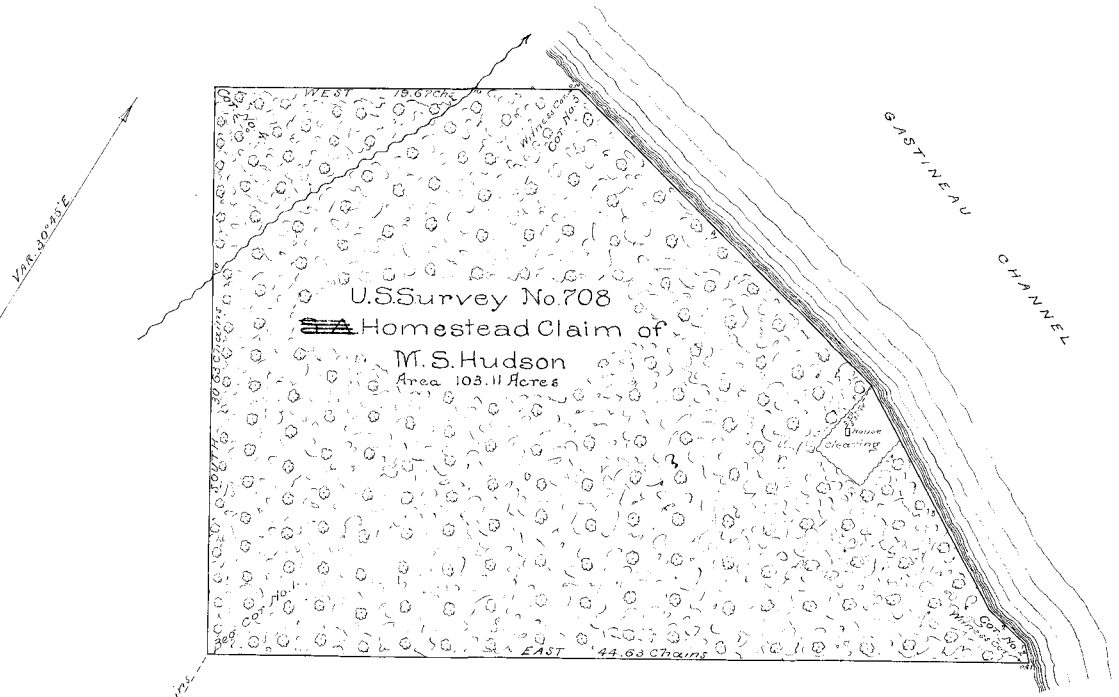
Southeast Regional Land Office
PO Box 111020
Juneau, AK 99811-1020
(907)465-3513

From: Amy Liu <Amy.Liu@juneau.org>
Sent: Thursday, May 9, 2019 12:30 PM
To: Timian, Aaron R (DNR) <aaron.timian@alaska.gov>
Subject: RS2477 Along Nevada Creek

Hi Aaron,

Per our call, please see the attached and let me know if you have comments by Monday, May 13. Thanks!

Amy Liu | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764



Meanders		
No.	Course	Distance
1	N 14° 45' W.	1.02 Chains
2	N 45° 31' W.	2.94 "
3	N 28° 16' W.	13.42 "
4	N 45° 39' W.	22.60 "

Scale
Chains

PLAT

OF

U. S. SURVEY NO. 708

OF THE

Homestead Claim

UNDER ACT OF MAY 14, 1898
As Amended by Act of March 3, 1903

OF

M. S. Hudson

SITUATE

On Douglas Island

DISTRICT OF ALASKA

SCALE OF	5.00	CHS. TO INCH
VARIATION	30° 45'	EAST
AREA	103.11	ACRES

AS
SURVEYED BY
Charles E. Davidson
U. S. DEPUTY SURVEYOR
April 17-19, 1906

The original field notes of the survey of the Homestead Claim of M. S. Hudson *from which this plat has been made have been examined and approved, and are on file in this office; and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments as will perpetuate and fix the* LOCUS *thereof.*

And I further certify that this is a correct plat of said claim, made in conformity with said original field notes of the survey thereof. And the same is hereby approved.

Surveyor General's Office,

Sitka, Alaska, August 6 1906

Surveyor General of the District of Alaska.

CERTIFICATE OF DEPUTY SURVEYOR

I, U. S. Deputy Surveyor for Alaska, do hereby certify that this is a true and correct plat of a tract of acres of land claimed for entry

and in accordance with accompanying field notes of the survey of the same made by me.

U. S. Deputy Surveyor.

Vol. 414 p93

Attachment F - USS 708

A L A S K A

2019-001333-0

Recording Dist: 101 - Juneau
4/10/2019 12:46 PM Pages: 1 of 2

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **McKeown & McKeown LLC**

Address: **3031 Clinton Drive**
Juneau, AK 99801

File No.: **Courtesy ()**
3c19-40

QUIT CLAIM DEED

THE GRANTOR, **Ralph Kibby**, whose address is **PO Box 35285, Juneau, AK 99803**, for and in consideration of **Ten Dollars,** conveys and quit claims to **McKeown & McKeown LLC,** whose address is **3031 Clinton Drive, Juneau, AK 99801**, the following described real estate, situated in the Recording District of **Juneau, First Judicial District, State of Alaska**

A certain piece of land situated approximately 1,100 feet North of Nevada Creek, 100 x 200 feet, being 250 feet North of stake number 1 of M.P. Hudson's Homestead claim granted to him as Homestead Certificate No. 36 by Letters Patent of date Sept. 24th, 1905, thus beginning at Corner stake No. 1 of above claim from thence North 250 feet - and from this point - we describe this piece of land as running 200 feet West, from this 100 feet North, thence 200 feet in and Easterly course; thence 100 feet in a Southerly direction along the beach line of Gastineau Channel to place of beginning all located within the exterior boundaries of M.P. Hudson's homestead claim described above. Located within U.S.S 708

Dated: April 10, 2019

Ralph Kibby

Ralph Kibby

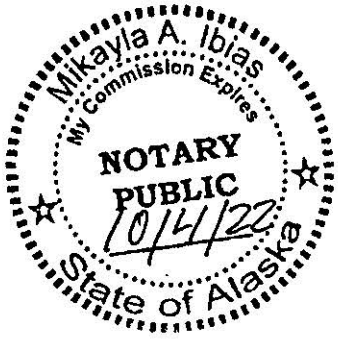
eRecorded Document

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Tenth day of April, 2019**, before me the undersigned Notary Public, personally appeared **Ralph Kibby,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 10/4/22



This Instrument is being recorded by FIRST AMERICAN TITLE INSURANCE COMPANY OF ALASKA INC. as an accommodation only. It has not been examined as to its effect., if any on the title of the estate herein.

THIS DOCUMENT HAS BEEN
RECORDED ELECTRONICALLY

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **McKeown & McKeown LLC**

Address: **3031 Clinton Drive**

Juneau, AK 99801

File No.: **Courtesy ()**
3c19-40

QUIT CLAIM DEED

THE GRANTOR, **Ralph Kibby**, whose address is **PO Box 35285, Juneau, AK 99803**, for and in consideration of **Ten Dollars,** conveys and quit claims to **McKeown & McKeown LLC**, whose address is **3031 Clinton Drive, Juneau, AK 99801**, the following described real estate, situated in the Recording District of **Juneau, First** :

A certain piece of land situated approximately 1,100 feet North of Nevada Creek, 100 x 200 feet, being 250 feet North of stake number 1 of M.P. Hudson's Homestead claim granted to him as Homestead Certificate No. 36 by Letters Patent of date Sept. 24th, 1905, thus beginning at Corner stake No. 1 of above claim from thence North 250 feet - and from this point - we describe this piece of land as running 200 feet West, from this 100 feet North, thence 200 feet in and Easterly course; thence 100 feet in a Southerly direction along the beach line of Gastineau Channel to place of beginning all located within the exterior boundaries of M.P. Hudson's homestead claim described above.

Dated: April 10, 2019

Ralph Kibby

Ralph Kibby

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Tenth day of April, 2019**, before me the undersigned Notary Public, personally appeared **Ralph Kibby,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 10/4/22



This Instrument is being recorded by FIRST AMERICAN TITLE INSURANCE COMPANY OF ALASKA INC. as an accommodation only. It has not been examined as to its effect., if any on the title of the estate herein.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Phone: 907-586-0800 | Fax: 907-463-2606

DATE: May 21, 2019

TO: Amy Lui, Community Development Department

FROM: Autumn Sapp, Engineering & Public Works Department

RE: SMP20190001 – Lots 1-17, Gastineau Shores Subdivision – Engineering Report

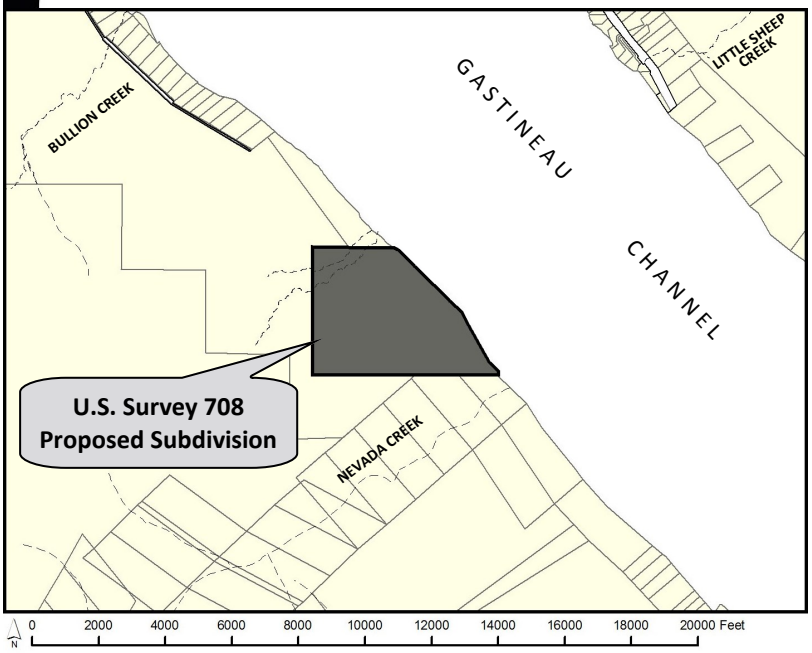
Summary of Findings-

- The subdivision can be constructed to conform to applicable drainage and water quality requirements.
- No streets, pioneer paths, or pedestrian ways have been proposed for review.
- No improvements have been proposed.
- On-lot wastewater treatment and disposal is feasible due to the lot size and adjacent location to Gastineau Channel for each lot in the subdivision. Actual design approval of systems is reviewed, regulated, and permitted through Alaska Department of Environmental Conservation (ADEC).

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission to **subdivide one (1) lot into seventeen (17) lots** located at **U.S. Survey 708** in a **Rural Residential Zone**.

TIMELINE

Staff Report expected to be posted **Monday, June 3, 2019** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through May 20, 2019

Comments received during this period will be sent to the Planner, **Amy Liu,** to be included in the staff report.

May 21 through 12 noon, June 7

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, June 11, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

June 12

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed May 10, 2019

Case No.: SMP2019 0001 & SMF2019 0002
Parcel No.: 3D0201000040
CBJ Parcel Viewer: http://epv.juneau.org

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: May 30, 2019

TO: Planning Commission

FROM: Laurel Christian, Planner
Community Development Department

CASE NO.: USE2019 0016

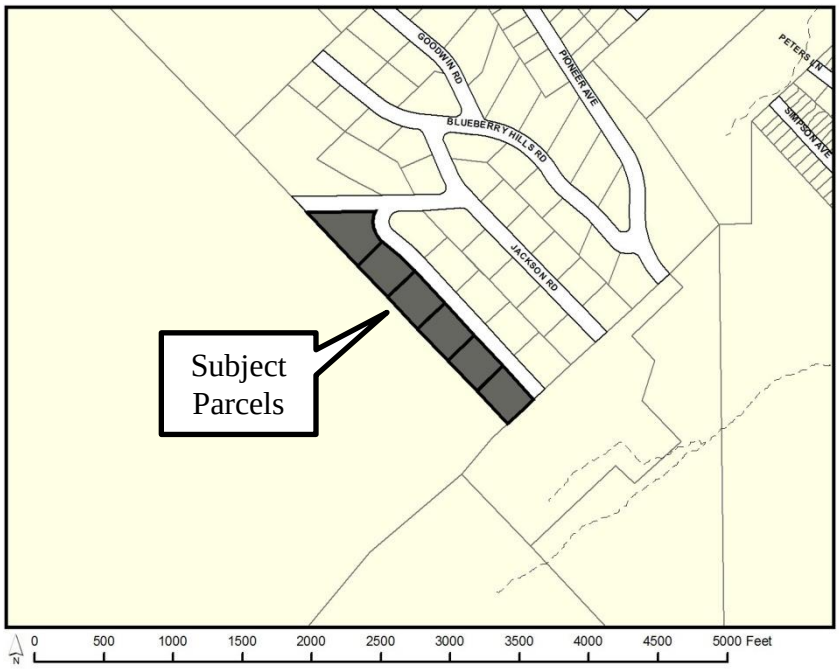
PROPOSAL: Conditional Use Permit to reduce the rear yard setback from 25 feet to 20 feet per CBJ 49.25.430(4)(N).

GENERAL INFORMATION

Applicant:	PEAK Construction
Property Owner:	Various
Property Address:	Merritt Road Lots 6, 7, 8, 9, 10, & 11
Legal Description:	Merritt Lots 6, 7, 8, 9, 10, & 11
Parcel Code Number:	1D0501070060, 1D0501070070, 1D0501070080, 1D0501070090, 1D0501070100, & 1D0501070110
Site Size:	23,224 square feet, 22,006 square feet, 23,162 square feet, 23,572 square feet, 23,001 square feet, and 31,734 square feet
Comprehensive Plan Future Land Use Designation:	Urban Low Density Residential (ULDR)
Zoning:	D5 Single-Family & Duplex
Utilities:	Public Water & Sewer
Access:	Merritt Road
Existing Land Use:	Vacant & Single-Family Under Construction

Surrounding Land Use:
North - D5 Single-Family & Duplex
South - Rural Reserve (RR)
East - D5 Single-Family & Duplex
West - D5 Single-Family & Duplex

VICINITY MAP



ATTACHMENTS

Attachment A – Application, Narrative, and Site Plans
Attachment B – Plat 2018-55
Attachment C – U.S. Forest Service Email
Attachment D – Maps

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit to reduce the rear yard setback from 25 feet to 20 feet per CBJ 49.25.430(4)(N) for Lots 6, 7, 8, 9, 10, and 11. This would allow for the construction of single-family dwellings as planned.

BACKGROUND

The Merritt subdivision was platted in 2018 creating 13 lots (Attachment B). Lots 6, 7, 8, 9, 10, and 11 share a lot line with USS 2393 Lot 2, a large tract of land owned and managed by the

United States Forest Service (USFS). According to CBJ 49.25.400 Note 3, *Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.* The rear property lines of Lots 6, 7, 8, 9, 10, and 11 abut the front property line of USS 2393 Lot 2. The Merritt lots have a rear yard setback of 20 feet for the D5 zoning district; USS 2393 Lot 2 has a front yard setback and rear yard setback of 25 feet for the Rural Reserve (RR) zoning district. Therefore, per CBJ 49.25.400 Note 3, the Merritt lots are required to have a 25-foot rear yard setback.

CBJ 49.25.430(4)(N) may allow projections into setbacks when a parcel adjoins publically owned land:

> *(N) Parcels adjoining publicly owned land. The commission, through the conditional use permit process, may allow structural projections into required side or rear yard setbacks if the affected yard adjoins publicly owned land which has been placed in a park, open space, or similarly restrictive land management classification; provided such projections are minimized and are necessary to prevent substantial hardship to the applicant. The commission may deny such requests if it finds that the structure, with the addition, would result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts.*

The USFS owned parcel, USS 2393 Lot 2, is part of the Tongass National Forest and contains portions of the Dan Moller Trail and the Treadwell Ditch Trail (Attachment D). The USFS has stated that the reduced setback would not adversely affect National Forest System lands (Attachment C).

In 2018, staff issued a building permit for a single-family dwelling on Lot 7 (BLD2018 0536) and stated that the rear yard setback was 20 feet, instead of 25 feet as required by CBJ 49.25.400 Note 3. The site plan for lot 7 can be found in Attachment A. Based on the information provided by staff at this time, PEAK Construction planned to build additional single-family homes on the remaining lots with a 20-foot rear yard setback.

In 2019, PEAK Construction applied for a building permit for a single-family dwelling on Lot 9 (BLD2019 0236). At this time, staff discovered the error in the setback listed for Lot 7 and notified the applicant, PEAK Construction, for Lot 9. The building permit for Lot 9 is being held until this Conditional Use Permit is heard by the Planning Commission. At this time, no other building permits have been issued for Lots 6, 8, 9, 10, or 11.

The applicant requests to reduce the rear yard setback to 20 feet in accordance with CBJ 49.25.430(4)(N). This would allow the applicant to construct homes to the typical rear yard setback for the D5 zoning district. The applicant has described that allowing the 20-foot setback would reduce hardship to the property owners in the project narrative found in Attachment A.

ANALYSIS

Project Site – The subject parcels are within the D5 zoning district. However, as stated above, they abut an RR parcel to the rear. A zoning map can be found in Attachment D. The minimum lot size for the D5 zoning district is 7,000 square feet. The subject parcels all exceed this requirement, ranging from 22,006 square feet to 31,734 square feet. The subject parcels are steep in some areas, making construction more difficult (Attachment D).

Project Design – The applicant provided site plans for Lots 7, 8, and 9 in Attachment A. The site plan for Lot 7 demonstrates that the single-family dwelling approved under building permit BLD2018 0536 can meet the setbacks if the 25-foot is required or if the 20-foot is required. The site plan for Lot 8 demonstrates that the proposed building would encroach into the rear yard setback of 25 feet, but could meet a 20-foot setback. The site plan for Lot 9 also shows that the proposed building would not be able to meet the 25-foot rear yard setback, but would meet a 20-foot rear yard setback. At this time, no plans for the remaining lots have been submitted.

If this Conditional Use Permit is not approved, the applicant would need to re-design the site plans for Lots 8 and 9; Lot 7 can meet either required rear yard setback. The applicant discusses in their narrative why shifting the building pad locations would be problematic (Attachment A).

Traffic – According to the Trip Generation Manual, published by the Institute of Transportation Engineers, an apartment generates 6.65 average vehicle trips per day, and a single-family home generates 9.52 average vehicle trips per day. Each of the subject parcels are large enough to house a single-family dwelling and accessory apartment. If each lot had a single-family dwelling and accessory apartment, the six subject parcels could generate 97.02 ADTs. Per CBJ 49.40.300(a)(1), a traffic impact analysis is not required for projects that are projected to generate fewer than 500 average daily trips.

Parking and Circulation – Per CBJ 49.40.210(a), single-family homes require two (2) parking spaces. The lots are large for the D5 zoning district and can accommodate the required parking. The site plans submitted by the applicant demonstrate large areas for parking as well as garages. Parking for each lot will be reviewed during the building permit process.

Vegetative Cover – In the D5 zoning district, 20 percent of each parcel shall be maintained with live vegetative cover according to CBJ 49.50. This will be reviewed during the building permit process.

Noise – Noise is not expected to be out of character with the existing neighborhood.

Agency and Public Comments – This proposal was sent to CBJ Engineering and Public Works, CBJ Building Code Official, CBJ Assessor, and Capital City Fire and Rescue. At this time, no issues have been raised by the proposal. Additionally, this proposal was sent to the Forest Service,

Juneau Ranger District, who manages the land, as discussed above (Attachment C).

At this time, no public comments have been received.

Conformity with Adopted Plans

2013 Comprehensive Plan - The proposed development is consistent with the following policies from the 2013 CBJ Comprehensive Plan:

> POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS
>
> POLICY 10.2. TO ALLOW FLEXIBILITY AND A WIDE RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.

FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The use is listed at CBJ 49.25.300, Section 1.110 for the D5 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the May 31, 2019 and June 9, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

4. Will the proposed development materially endanger the public health or safety?

No. There is no evidence that the proposed development will materially endanger the public health or safety.

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

No. There is no evidence that the proposed development will substantially decrease the value or be out of harmony with properties in the neighboring area.

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

Yes. Staff finds the proposed development to be generally consistent with the 2013 Comprehensive Plan for the City and Borough of Juneau.

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

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

N/A

Per CBJ 49.25.430(N)

The commission may deny such requests if it finds that the structure, with the addition, would result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts.

8. Will the proposed development result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts?

No. There is no evidence that the proposed setback reduction would result in excessive blockage of views, excessive restriction of light and air, or any other deleterious impacts.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the reduction of a rear yard setback from 25 feet to 20 feet for Lots 6, 7, 8, 9, 10, and 11 located in Merritt Subdivision.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
Lots 6-11 Merritt Subdivision

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
Merritt Subdivision a Subdivision of A Fraction of US Mineral Survey 66A Within the CBJ, Alaska Juneau Recording District

Parcel Number(s)
6-11 1D050107006O, 1D0501070070, 1D0501070080, 1D0501070090, 1D0501070100, 1D0501070110

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
Seth M Koch (various)	Seth Koch
Mailing Address	**Phone Number(s)**
PO Box 33515, Juneau, AK 99803	907-321-7792
E-mail Address	
seth@peakconstruction-inc.com	

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — 5.17.19 Date

X _____ Landowner/Lessee Signature — _____ Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT

If the same as OWNER, write "SAME"

Applicant	Contact Person
Same (Peak Construction)	Seth Koch
Mailing Address	**Phone Number(s)**
E-mail Address	

X _____ Applicant's Signature — 5/17/19 Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials	
LEB	
Case Number	**Date Received**
USE20190016	5/17/19

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Single family residence requesting typical standards apply to D-5 zoning district.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ○ Accessory Apartment – Accessory Apartment Application (AAP)
- ◉ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 49.26.430(4)(N)

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ○ YES – Case # _____ ◉ NO

UTILITIES PROPOSED WATER: ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot See Attached square feet Total Area of Existing Structure(s) See Attached square feet

Total Area of Proposed Structure(s) See Attached square feet

EXTERNAL LIGHTING

N/A Existing to remain ○ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ○ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Description of project, project site, circulation, traffic etc.
- ☑ Proposed use of land or building(s)
- ☐ How the proposed use complies with the Comprehensive Plan

☐ **Plans including:**

- ☑ Site plan
- ☐ Floor plan(s)
- ☐ Elevation view of existing and proposed buildings
- ☐ Proposed vegetative cover
- ☑ Existing and proposed parking areas and proposed traffic circulation
- ☑ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

Will email Narrative to Laurel.

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 500 00			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50 00			
Pub. Not. Sign Deposit	$ 100 00			
Total Fee	$ 650 00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE20190016	5/17/19

Attachment A - Application, Narrative, & Site Plans

Conditional Use Permit Application

Site and Building Specifics:

- Attached Plat for Merritt Subdivision
- Attached site plans for lots 7, 8, and 9.

CBJ Zoning Codes:

- *Where one district abuts another the greater of the two setbacks is required for both uses on the common property line (CBJ 49.25.400 Note 3).*
- *CBJ49.25.430(4)(N) Parcels adjoining publicly owned land. The commission, through the conditional use permit process, may allow structural projections into required side or rear yard setbacks if the affected yard adjoins publicly owned land which has been placed in a park, open space, or similarly restrictive land management classification; provided such projections are minimized and are necessary to prevent substantial hardship to the applicant. The commission may deny such requests if it finds that the structure, with the addition, would result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts*

Narrative:

- Current Use: Residential
- Description of Project: New CBJ street with 13 residential parcels. There are 6 parcels affected.
- Proposed Use: Residential
- Due to the near-surface bedrock on the upper portion of lots 5-11, and the increasing depth of non-structural overburden materials on the lower portions of the lots it is necessary to construct the structural rock building pads using cut/fill techniques as close to the rear property line as possible.
- Construction of structural rock building pads mid-slope may require blasting of the bedrock in order to meet the more conservative setback.
- Due to the topography and steep slope of the lots it is also best to place the building pad towards the rear of the property in order to lesson the slope angle of the already steep driveways.
- Lot 6 has additional burden of the conservative setback due to a portion of the cul-de-sac that also removes a portion of the usable land on the front setback.
- Due to these conditions the property owners are requesting the typical standards and not the more conservative standard when two zoning districts abut one another.
- The property in the CBJ Rural Zoning District is owned by the federal government and there is a recreational trail to the USFS Dan Moller Cabin and the Historic Treadwell Ditch Trail. Per CBJ49.25.430(4)(N) there would be no "excessive blockage of views, excessive restriction of light and air, or other deleterious impacts" to this public land.
- After repeated inquiries to CBJ Community Development Department staff over the last 2 years by the developer, contractor, property owners, architects and designers, surveyors, and civil

engineers each inquiry was answered by CBJ staff with a D-5 zoning district with a 20' front and rear setback and 5' side setback. CBJ issued a building permit in the fall of 2018 with an approved 20' rear setback. All information to date indicates that there was a 20' rear setback and CBJ even issued a permit with said setback. All planning and development of the affected lots was done with the understanding that a 20' rear setback applied. After 2 years of CBJ staff stating it was a 20' rear setback they recently informed the affected property owners that they made a mistake and due to a provision in the code the more conservative 25' setback applies. This will cause significant financial hardship and schedule delays for the affected parcels.

- Due to errors and omissions by the CBJ Community Development Department staff all of the planning and development by the developer, the contractor and the property owners' was done under the assumption of a 20' rear setback and we are requesting the typical standards be applied.

PEAK
CONSTRUCTION INC

Seth Koch <seth@peakconstruction-inc.com>

Merritt Subdivision

1 message

Merrill Sanford <fish3duck@aol.com> Thu, May 16, 2019 at 5:12 PM
To: seth@peakconstruction-inc.com

Seth Koch has my permission to speak to the Planning Commission concerning an exemption to the back property line at Lot 6.

Merritt Subdivision
Part of U.S. Mineral Survey 66A, Lot 6

Merrill A. Sanford
3188 Pioneer Avenue
Juneau, Alaska 99801
Home: 463-4413
Cell: 500-8011

PEAK CONSTRUCTION INC.

Seth Koch <seth@peakconstruction-inc.com>

Merit lot setback

1 message

Jeremiah Engen <je@encoalaska.com> Thu, May 16, 2019 at 3:25 PM
To: "seth@peakconstruction-inc.com" <seth@peakconstruction-inc.com>

To Whom It May Concern,

I, Jeremiah Engen , due hereby consent to and give permission for Seth Koch to apply for on my behalf as owner of Merrit Subdivision Lot 11 a CBJ conditional use permit for the purpose of defining the lot setbacks.

Jeremiah Engen

Get Outlook for iOS

PEAK CONSTRUCTION INC.

Seth Koch <seth@peakconstruction-inc.com>

Re: Setback

1 message

tenakeeswope@gmail.com <tenakeeswope@gmail.com> Tue, May 14, 2019 at 9:27 AM
To: Seth Koch <seth@peakconstruction-inc.com>
Cc: Gaile Swope <swopegaile@gmail.com>

I consent to you submitting the conditional use permit on our behalf. Gaile is in Juneau and can sign it if it needs to be done now.

Sent from my iPad

On May 13, 2019, at 3:44 PM, Seth Koch <seth@peakconstruction-inc.com> wrote:

> We wouldn't actually make the lot bigger, but rather make the pad bigger. This is the area that is currently sloped above your driveway that we were discussing when we were up there last. We would have to move the driveway over and start adding rock in 1' lifts and compact each time to make the pad bigger. It's quite an amount of vertical relief and would require a fare amount of material and work. Bruce and I both estimated about $10,000. I don't think it's worth it and your lot will benefit by pushing the house back to a 20' setback.
>
> I was at the building department today and met with Jill and Laurel. I got all of the information I need to submit for a conditional use permit on behalf of all of the property owners up there. I will be submitting that this week. They are 100% behind it and they acknowledge they made a mistake. They suggested we put that in the narrative. We will be on the agenda for the 6/11 meeting. They are confident it will get approved.
>
> I will need an email from you stating that you consent to me applying on your behalf and then when you get back to town you can sign it.
>
> **Seth Koch**
> **Peak Construction, Inc.**
> **907.321.7792**
> **P.O. Box 33515**
> **Juneau, AK 99803**
> www.peakconstruction-inc.com

PEAK CONSTRUCTION INC.

Seth Koch <seth@peakconstruction-inc.com>

Merritt Lot 7 conditional use permit

1 message

Gabe Hayden <Hayden@katabaticeng.com> Thu, May 16, 2019 at 1:51 PM
To: Seth Koch <seth@peakconstruction-inc.com>

Seth,

I authorize you, Seth Koch, to apply on my behalf for the conditional use permit modifying the rear setback limit at Lot 7 Merritt Subdivision.

Thanks so much for doing this for me while I'm out of town.

Gabe

Gabe Hayden, PE
hayden@katabaticeng.com
(503) 866-5579

KATABATIC ENGINEERING

PEAK CONSTRUCTION INC.

Seth Koch <seth@peakconstruction-inc.com>

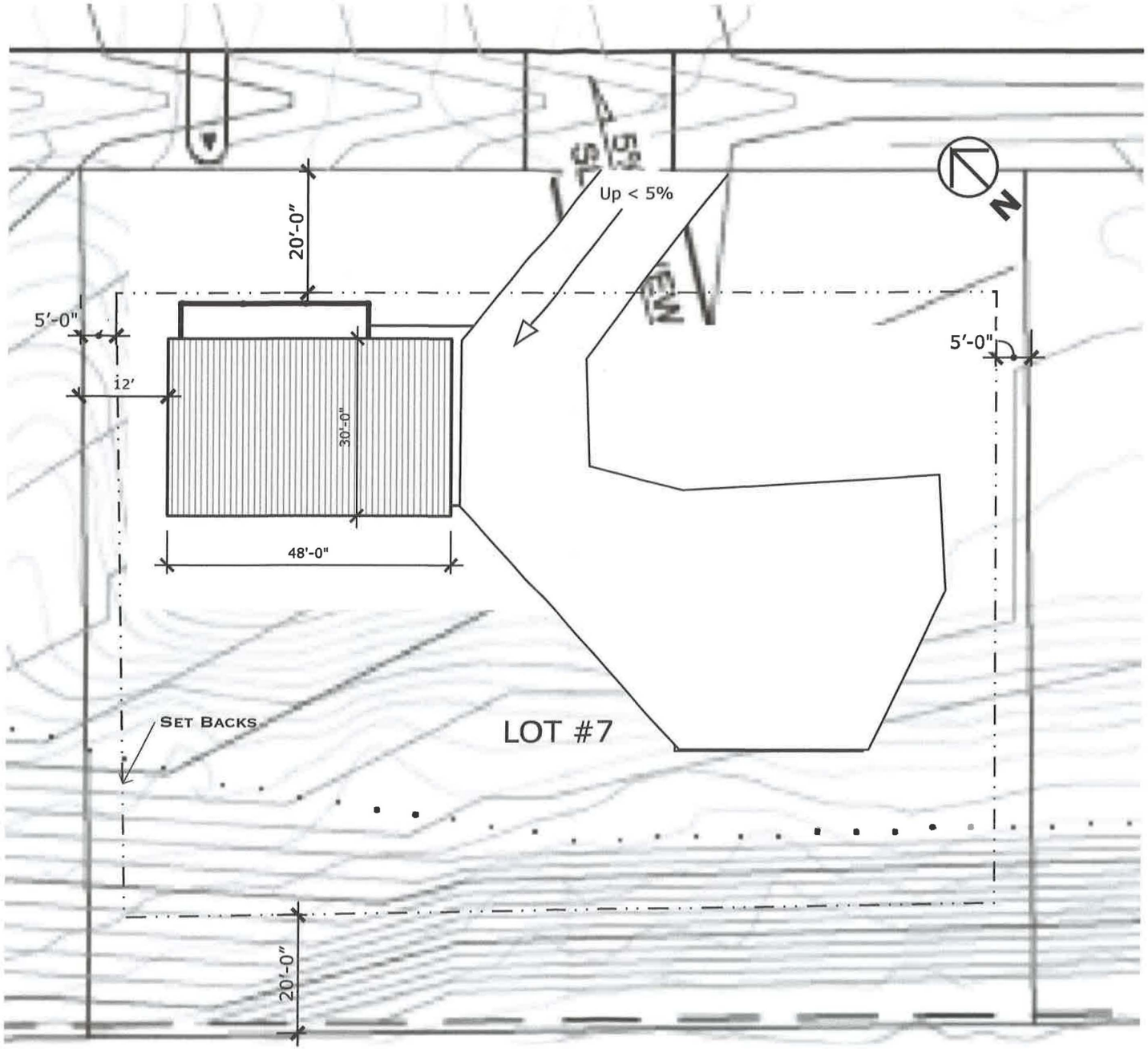
consent to apply

1 message

David Gann <david.gann@gmail.com> Thu, May 16, 2019 at 1:53 PM
To: Seth Koch <seth@peakconstruction-inc.com>
Cc: Jeanette <jeanette.gann@gmail.com>

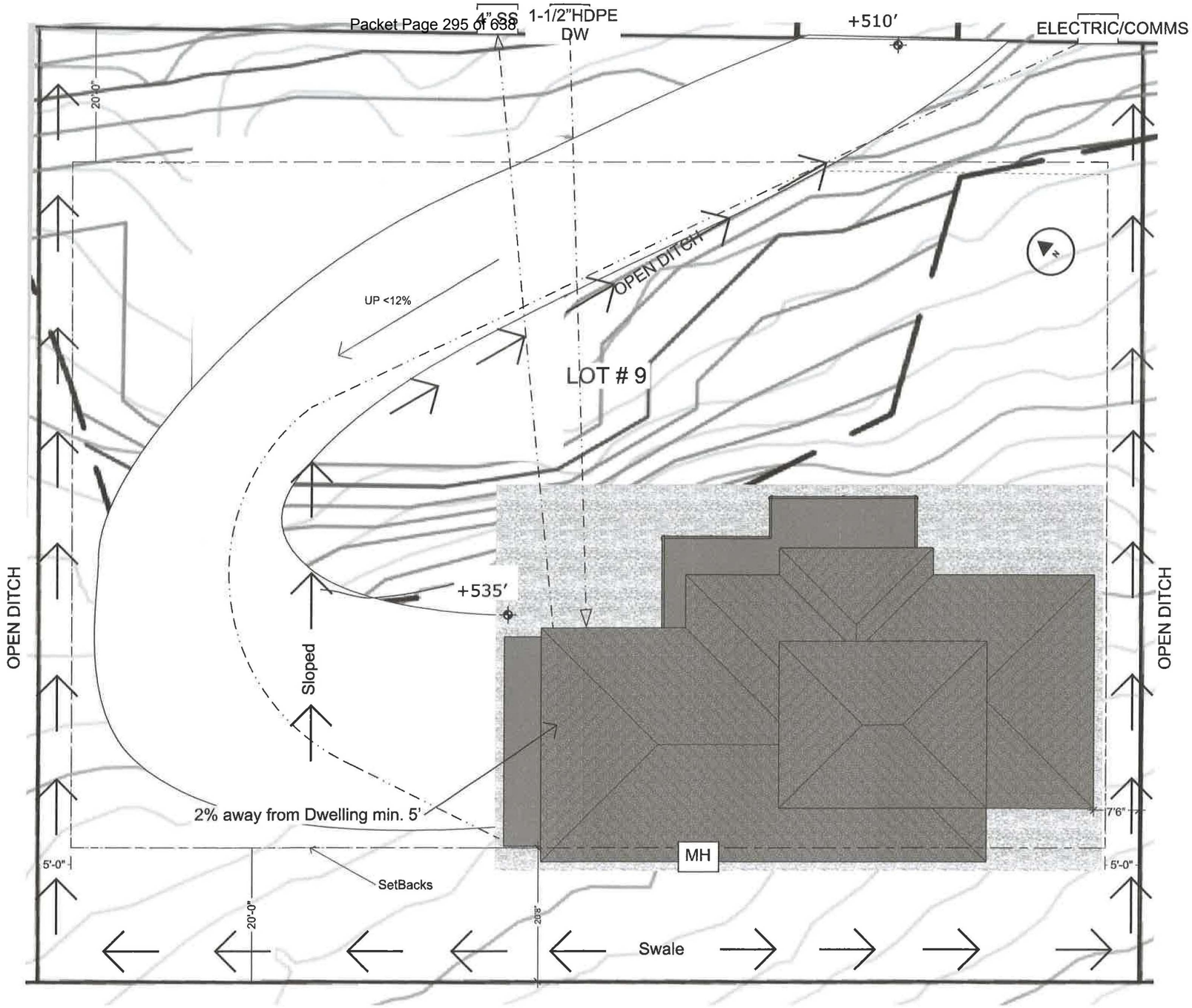
Hello Seth,
We consent to allowing you, Seth Koch, apply for the CBJ conditional use permit for Lot 8 of Merritt Subdivision (Plat No. 2018-55) on our behalf. If you have any questions or concerns, or need anything else, please do not hesitate to contact us.

Thanks,
David and Jeanette Gann



RECEIVED
MAY 17 2019
PERMIT CENTER/CDD

PROJECT Gabe Hayden Residence Lot #7 Merrit St Subdivision Douglas, AK 99824	**PROJECT NO.** 1806	**ISSUE** 3.02.2018 **RE-ISSUE** 5.22.2018 **RE-ISSUE** 9.30.2018	**CLIENT** Gabe Hayden Address Douglas, AK 99824	Site Plan	TERRA CONSTRUCTION & DESIGN, LLC ALL RIGHTS RESERVED 2018 907-988-8090 POB 278 Gustavus, AK 99826 License # 124881 Endorsement #124882

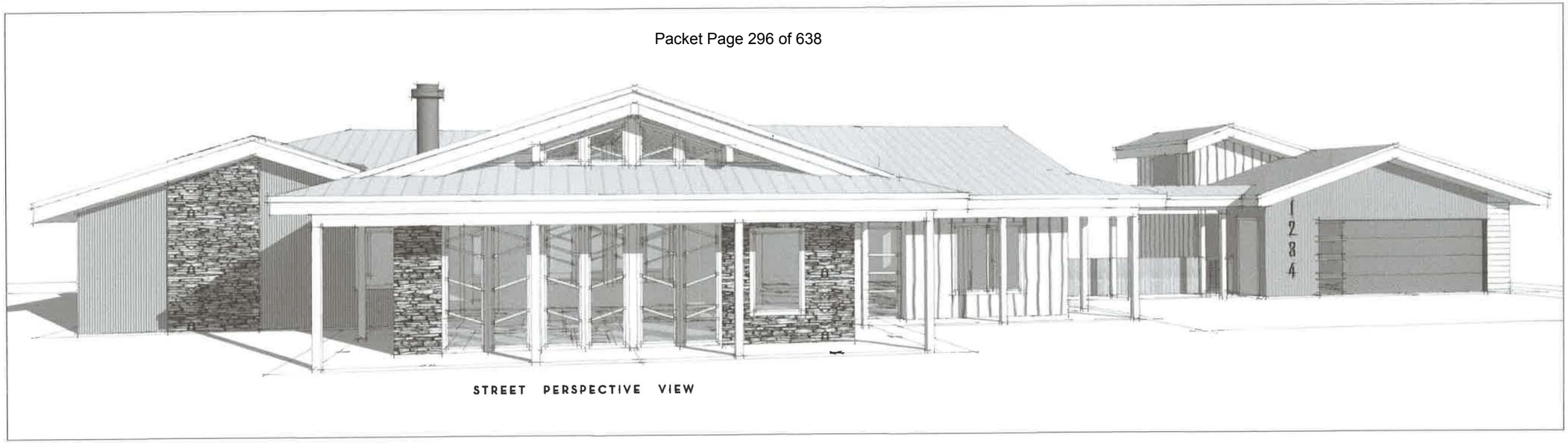


RECEIVED
MAY 17 2019
PERMIT CENTER/CDD

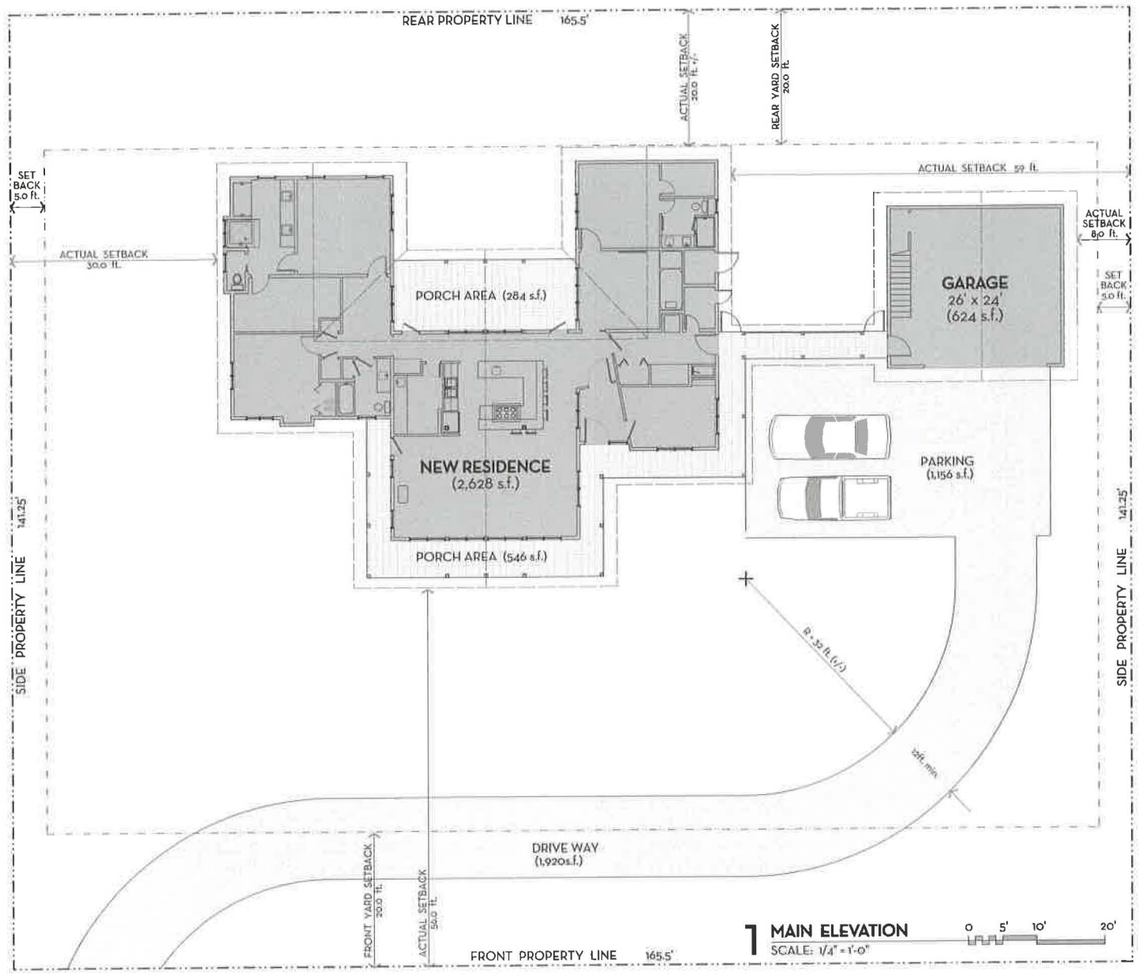
PROJECT ADDRESS	CLIENT	ISSUE	PROJECT NO.	DESCRIPTION	DRAWN BY
Lot 9 Merritt St Douglas, AK 99824	Rod and Gail Swope Tenakee Springs, AK	3.21.2019	1811	SITE PLAN	Matt Davis

TERRA CONSTRUCTION & DESIGN, LLC

ALL RIGHTS RESERVED 2019



STREET PERSPECTIVE VIEW

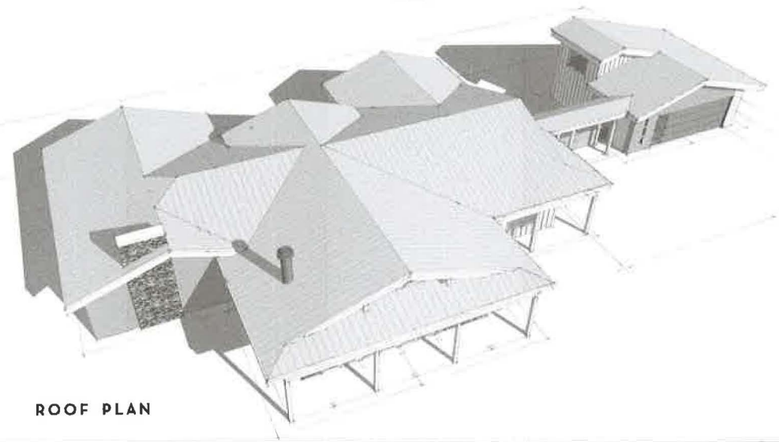




MOUNTAIN VIEW



STREET VIEW



ROOF PLAN

PERMIT SET:
APRIL 24, 2019

GENERAL CONSTRUCTION NOTES
CODE REQUIREMENTS:
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2012 EDITION, AND ALL APPLICABLE MECHANICAL, ELECTRICAL AND FIRE CODES, AND ALL OTHER CODES AND REGULATIONS ADOPTED BY THE CITY OF JUNEAU.

GENERAL:
IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE BRACING, SHORING, AND FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS BEFORE PROCEEDING AND NOTIFY THE A/E OF ANY DISCREPANCIES. NOTIFY THE LOCAL BUILDING OFFICIAL AT CONSTRUCTION STAGES REQUIRING INSPECTION AND OBTAIN NECESSARY APPROVAL PRIOR TO COMMENCEMENT OR CONTINUATION OF THE WORK. TAKE ALL PRECAUTIONS TO PROTECT THE WORK AND ADJACENT WORK FROM UNFAVORABLE WEATHER TO PREVENT DAMAGE, INJURY OR LOSS TO:
1. EMPLOYEES AND ALL OTHER AFFECTED PERSONS.
2. ALL WORK, MATERIALS, AND EQUIPMENT.
3. OTHER PROPERTY AT THE SITE OR ADJACENT.

OBTAIN APPROVAL FROM ARCHITECT & OWNER FOR PROPOSED FIELD CHANGES PRIOR TO CONSTRUCTION OR MODIFICATION.

DIMENSIONS:
DIMENSIONS SHALL BE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE INDICATED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE. DO NOT SCALE DRAWINGS.

COPYRIGHT:
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN FIRM WHO PRODUCED THEM. THESE DRAWINGS ARE FOR USE ON THE GANN HOME ONLY, THEY ARE NOT TO BE REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF RICH CONNEEN ARCHITECTS LLC. THEY ARE NOT TO BE LOANED, COPIED OR DISCLOSED TO, FOR USE ON, OR FOR ANY OTHER PROJECT THAT HAS NOT BEEN DULY WRITTEN PERMISSION AND VARIFICATION BY RICH CONNEEN ARCHITECTS LLC. WILL BE AT THE OWNERS RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE THE OWNER WILL, TO THE FURTHEST EXTENT PERMITTED BY LAW, INDEMNIFY & HOLD THE CONSULTANT HARMLESS FOR ANY CLAIMS, SUITS, LIABILITIES AND EXPENSES ARISING FROM SUCH USE. IN THE EVENT THE OWNER SHALL BE HELD TO COMPENSATE THE CONSULTANT AT HIS CURRENT BILLING RATE.

IMPORTANT:
THESE DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED ONLY AS A GUIDE, AND THEY DO NOT ATTEMPT TO DEPICT EVERY COMPONENT NECESSARY FOR THE COMPLETION OF THE PROJECT. ALL ARCHITECTURAL AND ENGINEERED WORK, COMPONENTS, SYSTEMS, AND OTHER MANUFACTURED ITEMS AND EQUIPMENT SHALL BE REVIEWED BY THE CONTRACTOR AND ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. A BUILDING PERMIT IS APPLIED FOR, OR MATERIALS ARE ORDERED. THE BUILDING CONTRACTOR DESIGNATED BY THE OWNER, SHALL REVIEW THE CONSTRUCTION DOCUMENTS WITH THE DESIGNERS. THE DESIGNER'S LIABILITY DUE TO ERRORS AND OMISSIONS CONTAINED WITHIN THESE DRAWINGS SHALL BE LIMITED TO THE REMOVING OR REDESIGNING OF THE PLAN TO CORRECT THE SITUATION.

4/24

RECEIVED
MAY 17 2019
PERMIT CENTER/CDD

STATE OF ALASKA
RICHARD L. CONNEEN JR.
ARCHITECT
DATE: APRIL 24, 2019



GANN HOME
JUNEAU ALASKA

415 6th Street
Suite #300
Juneau, Alaska
T: 907.723.3190
E: rc2@gci.net

Lot 8

RICH CONNEEN ARCHITECTURE, LLC

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Merritt Subdivision CUP for Setback Encroachment

Case Number: PAC20190037

Applicant: Seth Koch

Property Owner: Seth Koch, Peak Construction representing the owners

Property Address: Merritt Road (Lots 6 - 11)

Parcel Code Number: 1D0501070060; 1D0501070070; 1D0501070080; 1D0501070090; 1D0501070100; 1D0501070110

Site Size: Lots range from 22,006 - 31,734 sq. ft.

Zoning: D5

Existing Land Use: Lot 7 Single-family dwelling; remaining lots are vacant

Conference Date:	Counter pre-app meeting 05/07/2019

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Seth Koch, Peak Construction	Applicant	seth@peakconstruction-inc.com
Jill Maclean	Director Comm. Dev.	Jill.Maclean@juneau.org
Laurel Christian	Planner I	Laurel.Christian@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.
The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division:

1. **Zoning** – D5 (7000 sq. ft. min. lot size) / abutting RR
2. **Setbacks** – 20 ft. front; 25 ft. rear due to abutting RR zoning district; 5 ft. sides
3. **Height** – 35 ft.
4. **Access –** Merritt Rd.
5. **Parking & Circulation** – 2 off-street spaces per s.f. dwelling unit; 1 off-street space per accessory apartment
6. **Lot Coverage –** 50%
7. **Vegetative Coverage** – 20%
8. **Lighting** – N/A
9. **Noise** – N/A
10. **Flood** – N/A
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
12. **Wetlands** – N/A
13. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – N/A
14. **Plat or Covenant Restrictions** – N/A
15. **Traffic** – N/A

Building Division:

16. **Building** – N/A at this time
17. **Outstanding Permits** – N/A at this time

General Engineering/Public Works:

18. **Engineering** – N/A at this time
19. **Drainage** – N/A at this time
20. **Utilities** – N/A at this time

Fire Marshal:

21. **Fire Items/Access** – N/A at this time

Other Applicable Agency Review:

22. N/A at this time

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application w/all owners signatures or emails signing off
2. Conditional Use Permit application per CBJ 49.25.430(4)(N) Parcels adjoining publicly owned lands

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. (Add any necessary supporting documents required in the application forms OR that may be useful supporting information)

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. $500 for CUP application
2. $150 for the public notification sign

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

RECEIVED
MAY 17 2019
PERMIT CENTER/CDD

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US MINERAL SURVEY 59 (LUCY LODE), DATED 24 NOVEMBER 1887; US MINERAL SURVEY 61 (NEW YORK LODE), DATED 24 NOVEMBER 1887; US SURVEY 2393, DATED 2 JANUARY 1947; PLAT 85-98, BLUEBERRY HILLS SUBDIVISION RECORDED 23 AUGUST 1985; PL AT 85-109, USMS 61 AND TRACTS A, B, AND C A SUBDIVISION OF USMS 59 RECORDED 27 SEPTEMBER 1985; PLAT 96-31, RECORD OF SURVEY BLUEBERRY HILLS SUBDIVISION RECORDED 28 MAY 1996; PLAT 97-43, A SUBDIVISION PLAT DENOTING LAND GAINS TO BLUEBERRY HILLS SUBDIVISION , RECORDED 30 JUNE 1997; AND PLAT 2000-15 RECORDED 7 APRIL 2000, JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN MERRITT SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED MERRITT SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120 BEST MANAGEMENT PRACTICES.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY

9) OTHER THAN SHOWN THERE IS AN IMPLIED PRIVATE 10FT WIDE DRAINAGE EASEMENT, CENTERED ON THE COMMON SIDE PROPERTY LINES OF THIS SUBDIVISION FOR CONTROL OF SURFACE STORMWATER RUNOFF TO BE MAINTAINED IN COMMON AND HARMONY BY ADJACENT PROPERTY OWNERS.

10) IF LOT 12 IS FURTHER SUBDIVIDED OR NEBEL LANE IS USED BY LOT 11 FOR ACCESS, ALL, OR A PORTION AS DETERMINED APPROPRIATE BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT, OF THE STREET SHALL BE CONSTRUCTED TO THE APPLICABLE STANDARD REQUIRED FOR PUBLIC ACCEPTANCE AND MAINTENANCE.

11) AT THE TIME OF RECORDING THE BLUEBERRY HILLS ACCESS TRAIL WAS OPEN TO MOTORIZED VEHICLES 50INCHES OR LESS IN WIDTH ON A SEASONAL BASIS WHEN SNOW COVERAGE ALLOWED. VEHICULAR ACCESS TO THIS TRAIL WAS PERMITTED BY CITY AND THE BOROUGH OF JUNEAU AND THE US FOREST SERVICE, JUNEAU RANGER DISTRICT.

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I , AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____,2018

_____
BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

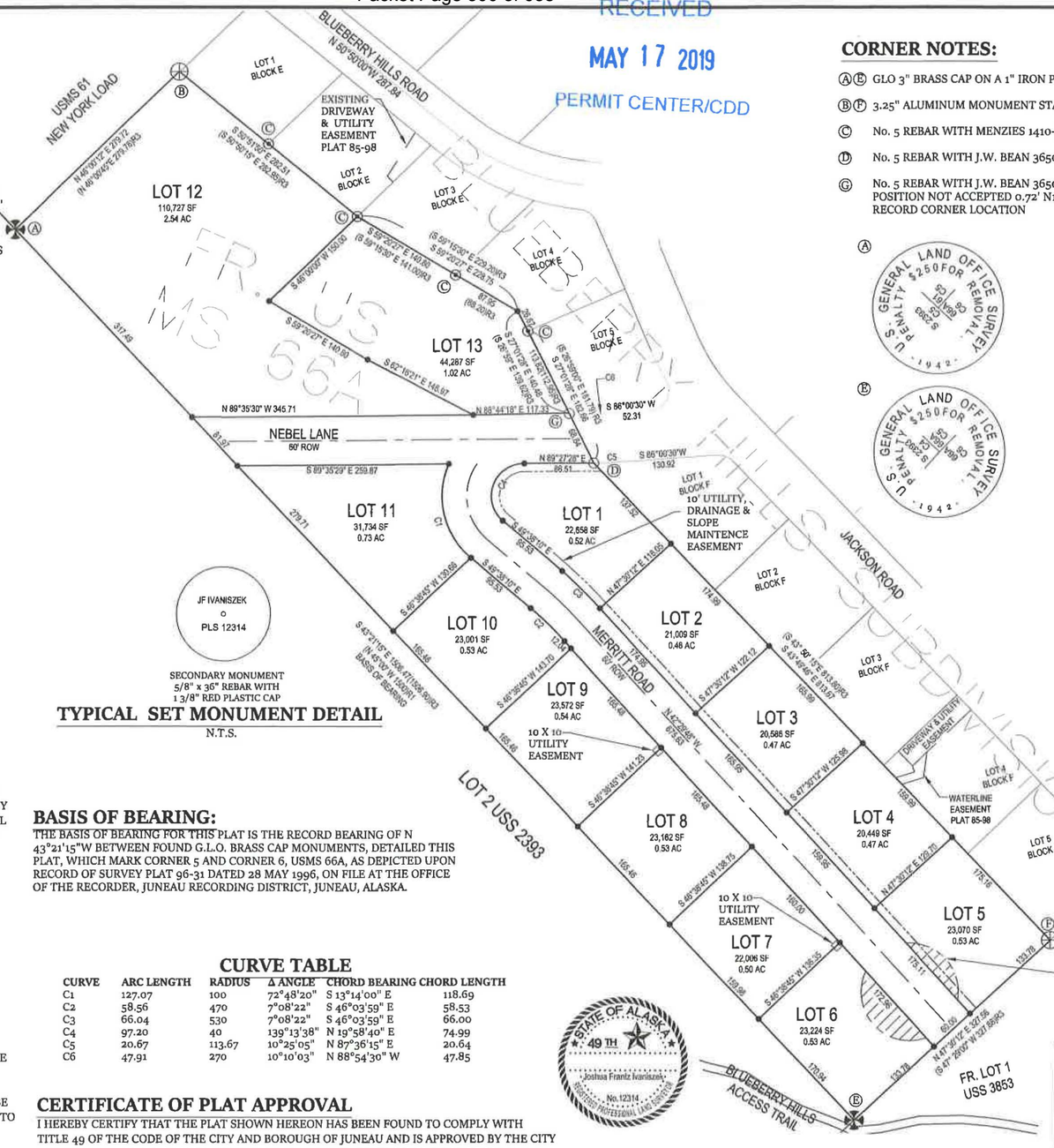
UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS_____ DAY OF _____, 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR ALASKA

_____
MY COMMISSION EXPIRES:



SECONDARY MONUMENT
5/8" x 36" REBAR WITH
1 3/8" RED PLASTIC CAP

TYPICAL SET MONUMENT DETAIL

N.T.S.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 43°21'15"W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 5 AND CORNER 6, USMS 66A, AS DEPICTED UPON RECORD OF SURVEY PLAT 96-31 DATED 28 MAY 1996, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	127.07	100	72°48'20"	S 13°14'00" E	118.69
C2	58.56	470	7°08'22"	S 46°03'59" E	58.53
C3	66.04	530	7°08'22"	S 46°03'59" E	66.00
C4	97.20	40	139°13'38"	N 19°58'40" E	74.99
C5	20.67	113.67	10°25'05"	N 87°36'15" E	20.64
C6	47.91	270	10°10'03"	N 88°54'30" W	47.85

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU , ALASKA.

DATED _____,2018

_____
DIRECTOR, CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:

_____
CLERK, CITY AND BOROUGH OF JUNEAU

SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____,2018

CORNER NOTES:

Ⓐ Ⓔ GLO 3" BRASS CAP ON A 1" IRON PIPE STAMPED AS SHOWN

Ⓑ Ⓕ 3.25" ALUMINUM MONUMENT STAMPED AS SHOWN.

Ⓒ No. 5 REBAR WITH MENZIES 1410-S PLASTIC CAP.

Ⓓ No. 5 REBAR WITH J.W. BEAN 3650-S PLASTIC CAP.

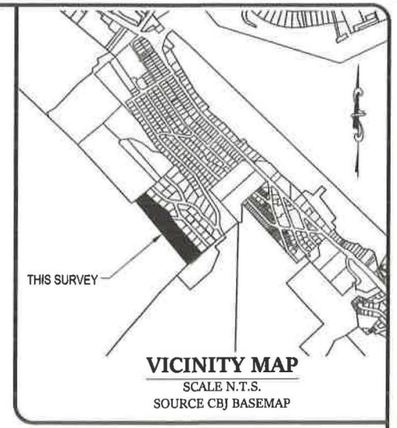
Ⓖ No. 5 REBAR WITH J.W. BEAN 3650-S PLASTIC CAP. POSITION NOT ACCEPTED 0.72' N16°15'18"E FROM RECORD CORNER LOCATION

Ⓐ

Ⓑ


Ⓔ

Ⓕ

VICINITY MAP

SCALE N.T.S.
SOURCE CBJ BASEMAP

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERD
- 3650-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- EASEMENT LINE
- UNSURVEYED LINES
- TEMPORARY CUL-DE-SAC

(N 45°11' W)R1 RECORD INFORMATION FROM US MS 66
(N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No.85-98
(S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 96-31

1"=80'
0 80 160 240 320

PLAT OF
MERRITT SUBDIVISION
A SUBDIVISION OF
A FRACTION OF US MINERAL SURVEY 66A
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
CREATIVE DEVLOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:	DATE:	SHEET NO.
1" = 80'	AUGUST 2018	1 OF 1

Laurel Christian

From: Morgenthaler, Rob -FS <rob.morgenthaler@usda.gov>
Sent: Tuesday, May 28, 2019 5:44 PM
To: Laurel Christian
Cc: Orr, Brad -FS
Subject: RE: USS2393 LT 2

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Laurel,
Thank you for providing us an opportunity to comment on the proposed set back variance of properties adjacent to Forest Service lands in the Merritt Subdivision.

We have reviewed the provided information and have concluded that decreasing the building setback from 25 feet to 20 feet will not adversely affect National Forest System lands.

The majority of National Forest lands within CBJ are managed by the Juneau Ranger District. Information listed in in CBJ's on line parcel viewer incorrectly identifies many areas of the Tongass National Forest as Bureau of Land Management. Please direct future inquiries to the address listed below or call 586-8800 during regular business hours.

The Forest Service requests continued notification of any changes by City Borough of Juneau (CBJ) to zoning, variances or development of properties adjacent to Forest Service System lands.

We appreciate you contacting us in this matter.

Rob Morgenthaler
Special Use Permit Administrator
Forest Service
Admiralty Island National Monument & Juneau Ranger District
p: 907-789-6283
f: 907-586-8808
rob.morgenthaler@usda.gov
8510 Mendenhall Loop Rd.
Juneau, AK 99801
www.fs.fed.us
Caring for the land and serving people

From: Laurel Christian [mailto:Laurel.Christian@juneau.org]
Sent: Tuesday, May 21, 2019 1:23 PM
To: Morgenthaler, Rob -FS <rob.morgenthaler@usda.gov>
Subject: USS2393 LT 2

Hi Robert,

I am working with an applicant on a conditional use permit to get a rear yard setback reduced. When a lot adjoins publically owned lands, we may allow a reduced setback. The applicant said they may have

spoken with you about this project, I was hoping to get more information from you regarding the land classification of the parcel. Specifically, would the parcel be restricted as open space, park land, or a similarly restrictive land classification.

I have attached the application materials. If you could please review them and provide any applicable comments, that would be much appreciated.

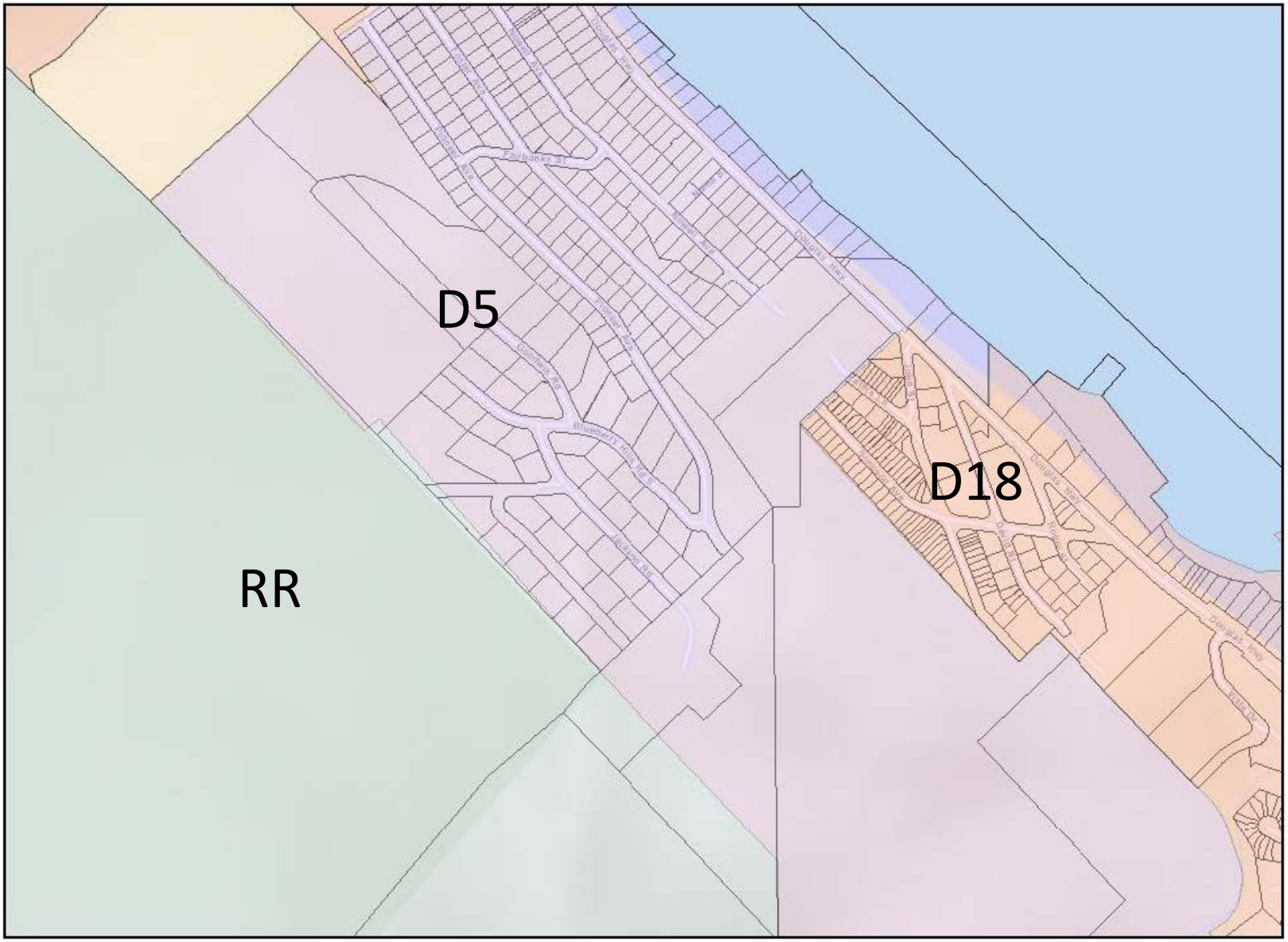
Please let me know if you have any questions or if there is any additional information I can provide.

Thank you,

Laurel Christian | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0761
Please note name change (Bruggeman to Christian) and new email: Laurel.christian@juneau.org



This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES

N

Interactive Visitor Map: Tongass National Forest





Attachment D - Maps



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY ANC FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES

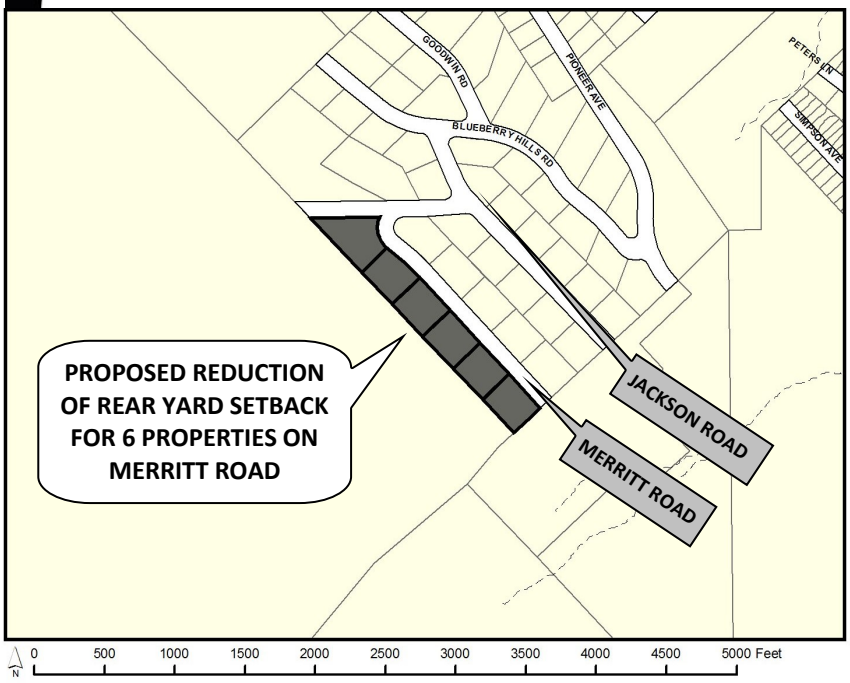
N

Attachment D - Maps

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit** to **reduce the rear yard setbacks from 25 ft to 20 ft** on **6 parcels** in the **Merritt Subdivision** in a **D5 zone**.

TIMELINE

Staff Report expected to be posted **Monday, June 3, 2019,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through 12 noon, June 7, 2019

Comments received during this period will be read by the planner, **Laurel Christian**, as well as sent to the members of the Planning Commission to read in preparation for the hearing and will become part of the public record.

Phone: **(907)586-0715** ◆
Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed May 20, 2019

HEARING DATE & TIME
7:00 pm, June 11, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

June 12

The results of the hearing will be posted online.

Case No.: USE2019 0016
Parcel Nos.: 1D0501070060; 0070; 0080; 0090; 0100; 0110
CBJ Parcel Viewer: http://epv.juneau.org

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: June 11, 2019
Case No.: USE2019 0016

Peak Construction
ATTN: Seth Koch
P.O. Box 33515
Juneau, AK 99803

Proposal:	A Conditional Use Permit to reduce the rear yard setback from 25 feet to 20 feet per CBJ 49.25.430(4)(N)
Property Address:	Merritt Road
Legal Description:	Merritt Subdivision Lots 6-11
Parcel Code Nos.:	1D0501070060; 1D0501070070; 1D0501070080; 1D0501070090; 1D0501070100; 1D0501070110
Hearing Date:	June 11, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 30, 2019, and APPROVED the Conditional Use Permit to reduce the rear yard setback from 25 feet to 20 feet per CBJ 49.25.430(4)(N); to be conducted as described in the project description and project drawings submitted with the application.

Attachments: May 30, 2019, memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding USE2019 0016.

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

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Planning Commission, June 11, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or December 11, 2020, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: Laurel Christian

Laurel Christian, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

6/12/2019
Date

cc: Plan Review

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: June 4, 2019

TO: Planning Commission

FROM: Tim Felstead, Planner II
Community Development Department

CASE NO.: USE2019 0011

PROPOSAL: A Conditional Use Permit for an aquaculture operation in the vicinity of Mab Island

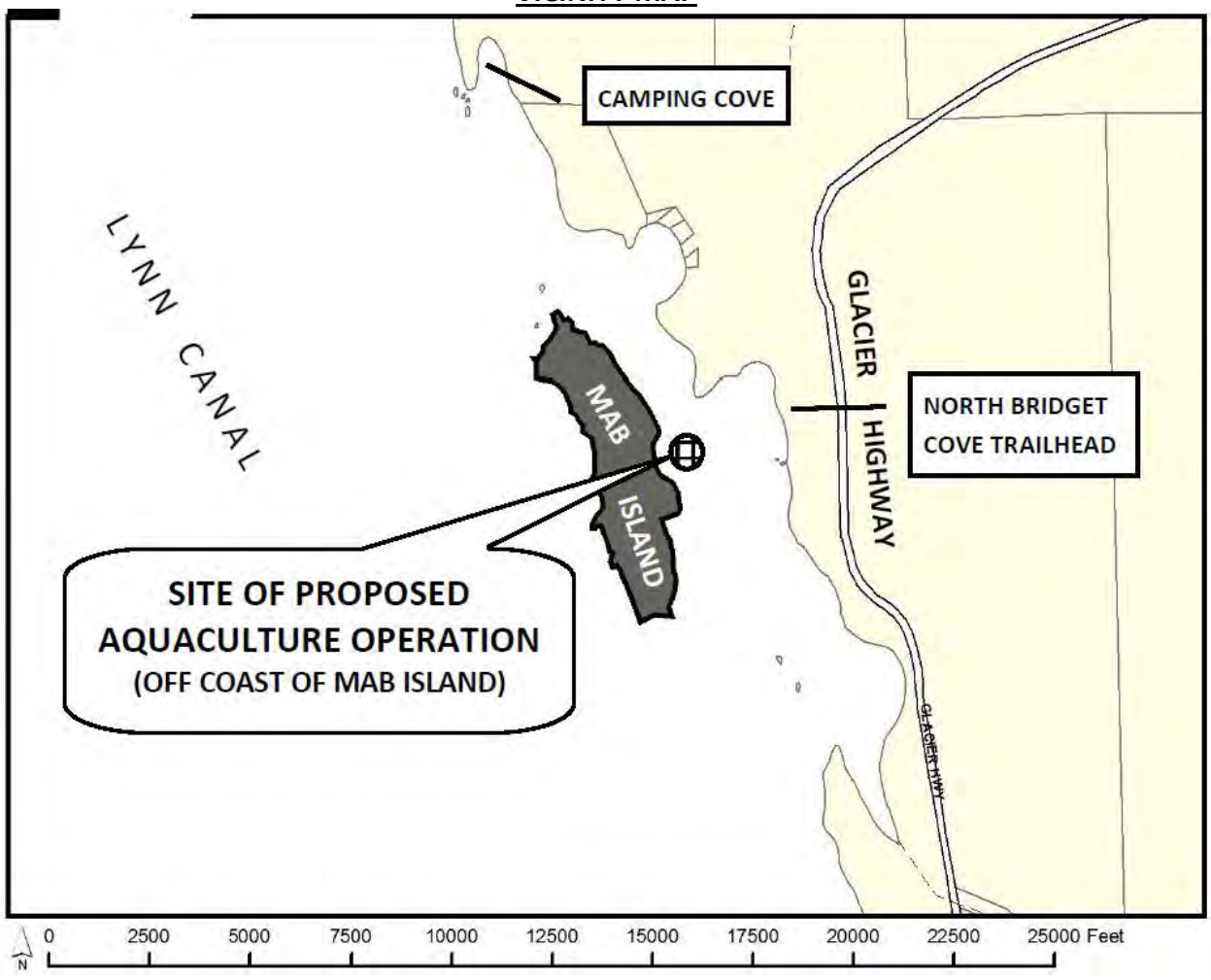
GENERAL INFORMATION

Applicant:	Meta Mesdag
Property Owner:	Meta Mesdag
Property Address:	No address number
Legal Description:	Submerged tidelands between North Bridget Cove and Mab Island, in vicinity of Mile 37, Glacier Highway
Parcel Code Number:	3B4501000012 (Mab Island); 3B4501000011 (Bridget Cove)
Site Size:	Approximately 2 acres of submerged State tidelands
Comprehensive Plan Future Land Use Designation:	In subtidal waters adjacent to CBJ Natural Area Park
Zoning:	Rural Reserve (RR)
Utilities:	No utilities
Access:	Boat access
Existing Land Use:	Subtidal State waters; permitted geoduck beds on otherwise undeveloped mainland shoreline; Mab Island is undeveloped.

Surrounding Land Use:

North - Akiyama Bight including Private Cabins (RR); North Bridget to Camping Cove trail; CBJ Natural Area Park; Existing
South - Submerged tidelands (RR)
East - North Bridget Cove; Trail from parking lot on Glacier Highway to North Bridget Cove; CBJ Natural Area Park
West - Mab Island; CBJ Natural Area Park (RR)

VICINITY MAP



ATTACHMENTS

Attachment 1 – Application including Department of Natural Resources (DNR) lease and Alaska Department of Fish & Game (ADF&G) permit
Attachment 2 – Email from applicant regarding agreement to provide navigational aid lighting to site

Attachment 3 – Comments from CBJ Parks and Recreation Director and Deputy Director
Attachment 4 – Aerial photo showing visibility of site from public and private cabins
Attachment 5 – Photos from North Bridget Cove, taken Saturday May 25, 2019. Some photos have the proposed floating raft superimposed
Attachment 6 – Trail map for Bridget Cove vicinity
Attachment 7 – Loudness comparison chart
Attachment 8 – Letters of support received by CDD
Attachment 9 – Compiled conditions for Alaska Department of Fish and Game Aquatic Farm Operation Permit for clam, oyster, and kelp farming in Bridget Cove vicinity

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the development of an oyster and kelp farming operation in submerged, subtidal lands between Mab Island and North Bridget Cove. The proposed operation will utilize four floating platforms including one with a work shed, a crane, shell hardening tumblers, and a generator.

BACKGROUND

The immediate area of North Bridget Cove and Akiyama Bight is subject to approved CBJ Conditional Use Permits (USE2001-00049; modified for expansion of operation by USE2005-00049). These permits addressed farming geoduck clams and little neck clams in the intertidal zone (area between high and low tides) on the shoreline of the mainland. The clam farming operations are not currently active, but the current applicant hopes to restart those operations at some point in the future. These operations were also subject to approval of tideland leases by the State. These permits were sought by a previous operator. During discussions with the current applicant, who is also the new owner of these tideland leases and associated State permits, it appears the previous operator also secured approval from the State for expansion of the clam operation to include oysters. The applicant is not seeking to amend the existing Conditional Use Permits for the clam farming in the mainland intertidal area and vessel-mooring buoy in the waters of Akiyama Bight. The expansion of the clam operation to include use of the area identified as Parcel 6 on the site plan, nor the floating structures and machinery necessary for an oyster farm, has never received CBJ Conditional Use Permit approval and the applicant is now seeking to address this. The subject Conditional Use Permit should be considered a stand-alone permit.

There currently are a number of floating bags already on site and attached to buoys that hold the young oysters. The existing oyster operation is not overtly visible from the North Bridget Cove beach at this stage. The bags and buoys have a similar appearance to a collection of personal use crab pots – placement of crab pots is not something that is regulated by the Land Use Code and is not an uncommon site along Juneau shorelines. However, future plans for floating rafts and a work shed, plus a crane and generator, will increase the visibility operation.

Activity maintaining the oysters as they grow will also increase in intensity.

A number of issues were addressed in the review of the previous Conditional Use Permits including:

- Noise
- Visual obtrusiveness
- Natural Area Park status and interference with land-based recreational activities
- Trail use for access
- Navigation hazards
- Habitat impacts on eelgrass and herring spawning, and Dungeness crabs
- Entanglement of marine mammals
- Bond for site restoration (removal of structures and gear from the site)

The subject application differs from the previous application in that it will be located in permanently submerged lands rather than intertidal areas that would be easily accessed by land-based recreational users. This also means that impacts on eelgrass are also irrelevant to this analysis.

A key element of the review is how compatible the proposed use is with the Natural Area Park designation of the CBJ lands surrounding the site as well as the impacts on other private users.

The 2013 Comprehensive Plan describes Natural Area Parks as:

> *Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands. (p.145).*

Reviews related to the earlier Conditional Use Permits for clam farming in the intertidal zone addressed the compatibility of the operations with the Natural Area Park designation. The Bridget Cove area was noted as one of the last undeveloped park areas on the Juneau road system. Ultimately, staff determined that the low visibility and noise from the intertidal clam farming would not have an impact on the recreational use of the cove.

Other Agency Permits – The operation is subject to the following agency permits, each of which comes with operating restrictions or requirements:

State DNR lease – A copy of the lease transfer from the previous owner to the applicant is provided in Attachment 1. The DNR lease transfer also includes copies of the lease for the intertidal clam operation and a separate lease for the oyster and bull kelp farm. The DNR lease requires that the applicant adhere to U.S. Coastguard and ADF&G maritime navigation requirements.

ADF&G Aquatic Farm Operating Permit – This permit has also been included in the application (see Attachment 1). The approval notes a number of changed conditions from previous permits. Staff has taken the original permit and all subsequent amendments to provide one master list of ADF&G permit conditions for the subject oyster and kelp farm.

Army Corp of Engineers Permit – While the site had previously received a Corp permit under a previous Nationwide Permit for Aquatic Farms this Nationwide Permit has expired and so the applicant has to reapply for a site-specific permit. The applicant is addressing this.

DEC food quality approval – The oysters also have to meet DEC food quality standards (especially shellfish toxins).

ANALYSIS

Project Site – The site is in submerged lands in the vicinity of Mile 37, Glacier Highway. The subject proposal would be one of six State approved tideland leases for the site, specifically identified as 'Parcel 6' on the applicant's site plan. Activities in Parcels 1 to 5 have already been reviewed and are subject to existing Conditional Use Permits.

Parcel 6 is 100 feet by 200 feet in size (20,000 square feet or 0.46 acres), although the applicant intends to increase the area used by the operation in the future. The applicant's site plan indicates that this would be expanding the area to up to ~2.5 acres. Use of an oyster beach hardening area was discussed during the pre-application conference but has not been discussed in the application and has not been included in this review. The applicant has been clear that this expansion would not increase intensity of use or the number of structures on the site. The intention of the expansion is to provide increased space between the lines and to allow the platforms to be moved out to deeper water, so the cages can be submerged to deeper depths, if needed. An expanded area would need to be addressed in other agency permits and would not be allowed to restrict the navigable channel through the area.

North Bridget Cove is surrounded by CBJ Bridget Cove Natural Area Park and Mab Island. Two public trails lead to the cove. Immediately north of the project site is Akiyama Bight, which has

several private cabins along the shoreline. The CBJ Bridget Cove Natural Area Park continues behind these cabins, and includes a public easement along the shoreline. Point Bridget State Park is located immediately north of Akiyama Bight and the city park. Sunshine Cove, which is also part of the CBJ Natural Area Park, is the next cove to the south.

Trails along the shoreline connect the parks, as shown in Attachment 6. A State public use cabin exists at Camping Cove, as well. The surrounding area is used for camping, hiking, picnicking, beachcombing, sport fishing, and kayaking.

One catalogued anadromous stream, number 115-10-10230 as identified in the 2013 Comprehensive Plan Appendix B, is at the south end of Bridget Cove, three quarters of a mile from the site. Another stream, approximately 3 to 4 feet wide with a gentle gradient, empties into the cove although this is not a catalogued stream.

The applicant has stated that when they first approached the DNR regarding an aquaculture operation, the DNR suggested that it would be very difficult to permit a suitable location on the Juneau road system and that they should consider acquiring rights to the existing lease in the Mab Island area. Proximity to the road system has logistical and operational benefits for the applicant.

Project Design – The operation will grow oysters and kelp with applicant's intention of supplying the local market. All of this will take place using floating equipment or platforms in a defined area leased by the DNR and an associated ADF&G operating permit. As mentioned above, the applicant proposes to expand this lease area to allow for greater separation between the lines and platforms and to allow the cages to be dropped to be in deeper water – this future expanded area would be included in this approval, as it does not increase the reviewed impacts. Any expansion intensity of the activities including number of floats, work sheds, and number of tumblers, is not addressed in this Conditional Use Permit. <u>The subject review is based only on the current proposal.</u>

It is recommended that any expansion in the intensity of the operation, which may include the use of additional platforms, work sheds, tumblers, lights, and expansion into intertidal areas, shall be subject to a new Conditional Use Permit or a modification of this Conditional Use Permit. This would give the Commission the benefit of understanding the impacts of the subject operation.

The applicant's site plan for the existing Parcel 6 lease area shows the arrangement of the various floating bags and rafts. The site plan shows a row of floating bags that are initially used to grow the oysters from 'spat' (a young stage in the oyster lifecycle), lines from which to grow kelp, and four 24 x 24 foot floating platforms – one of which will contain a work shed. The entire floating area will be securely anchored and the securing lines are checked regularly.

The maturing oysters are transferred from the bags to stacks of submerged grow cages that are suspended from a number of floating anchored platforms. These cages will be lifted out of the water using a crane/davit. The oysters will be hardened by tumbling them inside rotating plastic tubes. This 'tumbling' is essential to developing the shape and robustness of the shell and must occur on site because those not ready for market are returned to the cages. The kelp component of the operation will be more passive. Once the seeds are placed on site, they will grow with relatively little interaction until they are harvested in the spring.

The applicant states that, since oyster growth is highest during the summer, most activity at the site will occur during the summer months. Wintertime inspections of the site will occur to tend to the growing kelp, check that the lines and anchors of the site are secure, and to patrol the beach for any litter or debris. Conditions regarding beach debris were included as part of the previous Conditional Use Permits, and CBJ Parks and Recreation have requested that this condition be included in this permit. It is recommended as a condition of any approval that beaches surrounding the project site shall be patrolled on a regular basis to retrieve any garbage or debris from the operation. If garbage or debris from the operation washes up onto CBJ property, it shall be removed within 24 hours.

Traffic – Based on the narrative, there is expected to be a limited increase in traffic. A Traffic Impact Analysis is not necessary for the insignificant traffic generation. The applicant states that they will normally access the site using a boat launched from the private dock at Yankee Cove, or, if there is no space at Yankee Cove, from the public ramp at Amalga Harbor. The applicant also proposes infrequent use of the North Bridget Cove trail to bring a kayak or paddleboard to the beach and paddle to the site or to a boat moored at the existing mooring buoy in Akiyama Bight (Parcel 5 on the area plan – see Attachment 1). Accessing the site from the more sheltered waters would be necessary when rough weather prevents a boat launch; although, the applicant discusses concerns of fuel use, regarding the run from Amalga Harbor, as a possible justification for using the trail.

Use of the trail was considered by the Parks and Recreation Advisory Committee (PRAC) during their review of the previous permits (USE2001-00049 and USE2005-00049); it was not considered a significant issue since it would not significantly increase the intensity of trail use. However, a condition of the previous permit was that the applicant obtains a commercial trail use Permit from CBJ Parks and Recreation if, and when, such a permit is available. If a trail permit was available, but not obtained, then access to the site was restricted to be by boat only - not being able to access via the trail did not prohibit Planning Commission approval of the operation.

Based on the paperwork submitted as part of the ADF&G permit and included in the application for this Conditional Use Permit, it is expected that, at most, three employees will be working on the site at any time. The applicant has also described how there will be collaboration with the University of Alaska Fairbanks and the University of Alaska Southeast. When small groups of employees, university students, or researchers visit the site, they will all park at Yankee Cove or

Amalga Harbor and ride to the site by boat. In the event that larger groups wish to access during rough weather, then up to two vehicles could be expected to be parked at the North Bridget Cove trailhead.

The applicant also states that there is interest in having larger groups of students from the Juneau School District have educational visits to the site. In those instances, the students would access the North Bridget Cove beach after being dropped off by a school bus on the highway adjacent to the trailhead. The trailhead parking lot is not suitable for a bus to turnaround. These school visits would be relatively infrequent with Sea Week in May being a likely time for the highest number of visits.

The State Department of Transportation and Public Facilities (DOT&PF) have noted that the highway shoulder at that location would not accommodate a school bus, but the bus could simply activate their traffic stoplights to legally hold up traffic while passengers disembarked.

Parking and Circulation – Per CBJ 49.40.200(3) *Uses not specified*, there is no specific parking requirement for this operation, nor a closely related operation. However, based on the analysis of the application and the applicant's prediction of up to two vehicles being necessary for smaller groups, parking at the three potential parking locations is ample. There is ample parking at Yankee Cove to cope with the existing uses of that dock. At Amalga Harbor, the use of the public parking will be no greater than would normally be associated with a boat at this location. A standard launch permit will be required by CBJ Docks and Harbors - since this does immediately impact the subject site, having a Docks and Harbors launch permit is not a recommended condition of Planning Commission approval.

The North Bridget Cove trailhead parking lot can comfortably fit eight vehicles. The parking lot layout is informal and spaces are not striped or otherwise marked. Back-out parking is unnecessary, as there is sufficient maneuvering room. Traffic-sight distances are good at the location and approaching vehicles would be able to see a stopped school bus.

Noise and visibility – Noise will be produced by the activities of the operation. Travelling to the site by boat will not cause any greater impact than would occur from normal boat traffic that passes through the area. The most noticeable noise would come from the use of the tumbler and the generator. The applicant states these tumbler activities will occur during typical working day hours, for a few hours a day, a few days a week, primarily during the summer months.

The noise and visibility of the floating platforms are the most obtrusive elements of the operation to users of the mainland, Natural Area Park, and those that access Mab Island. For the previous Conditional Use Permits, the noise impact from a battery-powered water pump was considered negligible.

Noise is such a concern, because of the purpose of Natural Area Parks as described in the Comprehensive Plan (see 'Comprehensive Plan' below). Per 49.15.330(g)(10), conditions may be imposed to discourage production of more than 65dB(A) at the property line during the day or 55dB(A) at night. A noise level comparison chart is included in Attachment 7. To select a few comparators:

90 dB(A) - food blender at 3 feet

75 dB(A) – Vacuum cleaner at 10 feet

65 dB(A) – normal speech at 3 feet or commercial area

35 dB(A) – Library background noise

25 dB(A) – Quiet rural area at nighttime

Given the Natural Area Park designation, it is appropriate to minimize noise levels experienced at the shoreline/property line. The recommended conditions to mitigate noise may reduce noise below the 65 dB(A) day time limit, but are appropriate because they assist in making the operation in greater conformity with the intent of the Natural Area Park designation, as identified in adopted plans.

Discussions with the applicant indicate that the loudest part of the operation will be the use of the tumbler. The tumbler is a spinning tube with holes of differing sizes drilled into the side of the tube. The applicant has yet to determine the optimum location on the platforms for the tumbler. Use of the tumbler will be for relatively short periods in the first two years of operation, until the oysters begin to mature.

Advice on how to minimize noise from the tumbler was sought from the CBJ Building Division. If the tumbler were located in the work shed, this would prevent most sound escaping into the surrounding area. Even locating the tumbler adjacent to the shed, with a roof and some sidewalls, would assist in projecting the noise toward the south, if the open side were orientated in that direction. However, the applicant has concerns about the operational practicalities of having to load/unload the oysters in a confined space and the difficulty of maintaining a clean work area. The material used for the plastic tube will have an impact, with the least amount of noise resulting from a thicker, denser, or softer material; to some extent, softer plastic would defeat the purpose of the tumbler. The applicant intends to use sections of HDPE pipe with a material thickness of ½ to ¾ inch. Ultimately, the complete noise impacts will not be known until the equipment is used in the field.

The applicant is willing to work with CDD to address noise disturbance as the project develops. The hours that the tumbler operates would seem to be the most effective way to minimize disturbance from the tumbler to beach users. This would not preclude other less-noisy

activities at the site. To minimize noise impacts to users of the Natural Area Park at peak use times (i.e. evenings and weekends) it is recommended that the use of the tumbler and generator be restricted to weekdays, not including public holidays, between 9am and 5pm. This would be more restrictive than CBJ noise provisions for construction projects (7am-10pm weekdays and 9am-10pm weekends).

The operation will require use of a generator to power the tumbler and the crane. Not all generators of the same power output are equally loud. Fuel type, or if it is an inverter-type design, can have an impact on the level of noise produced. The applicant has selected generators that have a relatively low level of loudness and believe them to be the same loudness as a small, boat kicker motor. To ensure there is some permit control on the generator loudness for the current and future operators, it is recommended that CDD should be able to approve the generator to ensure it is a relatively quiet generator for its power class. It is recommended as a condition of approval that the type of generator used be approved by CDD. The applicant shall submit the specifications of the generator for approval by CDD, to ensure it is a low noise generator for the class of power output.

The five floating platforms will be visually obvious to recreational users of North Bridget Cove, South Bridget Cove, and Mab Island. It will not be visible from the private cabins in Akiyama Bight, nor from the public use cabin in Camping Cove (see aerial photograph in Attachment 4). The applicant's sketch of the floating platforms suggests that the platforms themselves will not have a large silhouette on the water, but the platform with the work shed and any equipment stored on the other platforms will increase the silhouette (see Attachment 1 and sketch of view from beach in Attachment 5). The site will be ~200 feet from the shoreline of Mab Island, which means it will be about 1,250 feet from camping areas on the North Bridget Cove shoreline. In addition, the applicant has agreed to light the perimeter of the site to abate any navigational hazard concerns (see navigational hazard discussion under 'Public Health or Safety'. It is recommended as a condition of approval that the work shed should be constructed of materials that have earth or forest color tones. These colors should be approved by CDD prior to construction of the work shed.

Public Health or Safety –

Navigation – The DNR lease agreement requires that the applicant contacts the U.S. Coastguard (see Clause 15 in 'Lease stipulations' of the DNR lease agreement included in the application – see Attachment 1). ADF&G requires that all corners of the site are marked with buoys during harvest. According to the applicant, the site does not need to be lit - marker buoys and radar reflectors would be sufficient to meet the minimum Coastguard requirements. CDD attempted to contact the 17th U.S. Coastguard District, Juneau, but received no response. Commercial fishing boats often use the area to anchor overnight and the applicant has been working with the Southeast Alaska Fisherman's Alliance (SEAFA) to ensure the site is clearly visible – see Attachment 2. In response to feedback, they have placed strobe lights on the two corner buoys nearest the navigable channel (i.e. furthest from Mab Island and facing the

mainland) and a strobe light on the central longline buoy that the kelp will be grown on. Reflective tape has also been added to the central longline, so that it would be obvious that there is a floating structure present.

Staff experience with cell tower lighting suggests that a steady light would be preferable. Coastguard regulations for moored vessels state that a solid white light should be used. The applicant will not have work lighting at the site since all work will occur during daylight hours. It is recommended as a condition of approval that any navigational aid lighting shall satisfy U.S. Coastguard requirements and, where allowable, be white in color and be static (not a strobe). A solid light will be less obtrusive to those camping on Mab Island or beaches in Bridget Cove, while still meeting the purpose of alerting boat traffic of the presence of the farm site.

Structure – The CBJ Building Division has confirmed that a building permit would not be required for the floating structures.

Habitat – Previous permits for the area raised concerns over disturbance of valuable eelgrass habitat, which benefits biodiversity in the cove. In those reviews, it was noted that eelgrass is an important herring-spawning habitat, and also provides habitat to young Dungeness crabs. More discussion on this can be found in the 'Enforceable Coastal Management Plan policies' section below.

The ADF&G permit has a number of conditions associated with it that are based on State regulations for aquatic farms. The entire list of conditions is provided in Attachment 9.

The DNR lease has requirements that they be notified immediately of any oil or petroleum releases. The applicant also has to provide a $2500 performance bond to the DNR, as well as demonstrate that they have insurance for the operation. The performance bond covers all the DNR lease sites including the clam-farming activity in the intertidal area. Given the use of a generator on-site, and the potential for fuel spills when filling the generator, it is recommended, as a condition of approval, that the operation be required to have a universal marine spill kit sized appropriately for the amount of fuel that will be handled on the raft (i.e. the volume of the generator tank and the container used to transport fuel to the site). The size shall be approved by CDD.

Property Value or Neighborhood Harmony – The CBJ Assessor has been contacted for comments. The privately owned cabins will not be able to see the subject site and any noise from the operation will primarily be directed away from the private cabins. The CBJ Assessor had the following response to the proposal:

> *"I was able to review the use application this morning and cannot see how this would have any impact on neighboring parcels. The area is fairly remote and being an island, considered self-contained. The only concern would be if the endeavor created excessive noise, odors or bright lights – items considered*

> *nuisances to the peaceful quiet enjoyment rights. In reading the statements within the application, it appears there will be minimal, if any impact on those concerns.*
>
> *Overall, I agree with the applicant the benefits outweigh any negligible visual changes to the area. I see no negative impact to surrounding property in this case."*

Conformity with Adopted Plans –

Comprehensive Plan (2013)

<u>*Natural Area Park designation:*</u> A key element of the review is how compatible the proposed use is with the Natural Area Park designation of the CBJ lands surrounding the site.

The 2013 Comprehensive Plan describes Natural Area Parks as:

> *Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands. (p.145).*

As mentioned above, Mab Island and the surrounding mainland is primarily owned by CBJ and is managed by CBJ Parks & Recreation. Reviews related to the earlier Conditional Use Permits for clam farming in the intertidal zone addressed the compatibility of the operations with the Natural Area Park designation. The Bridget Cove area was noted at that time as one of the last undeveloped park areas on the Juneau road system. Ultimately, Staff determined that the low visibility and noise from the intertidal clam farming would not impact the recreational use of the cove. There were concerns that the placement of a cabin-like nursery structure in the intertidal area would adversely impact the visual character of the areas undeveloped, natural environment.

The following policies support the preservation of Natural Area Parks:

> *POLICY 9.1. TO PROVIDE QUALITY DISPERSED OUTDOOR RECREATIONAL OPPORTUNITIES AND TO ACQUIRE AND DEVELOP SUFFICIENT LOCAL PARKS AND*

RECREATIONAL FACILITIES IN LOCATIONS CONVENIENT TO ALL AREAS OF THE CBJ. PLACES GIVEN PRIORITY FOR NEW FACILITIES INCLUDE RAPIDLY DEVELOPING AREAS AND CURRENTLY DEVELOPED AREAS THAT LACK ADEQUATE PARKS AND RECREATION FACILITIES.

9.1 - IA8 CDD and P&RD should work to permanently protect CBJ's Natural Area Parks and Conservation areas. P&RD should initiate a pilot Forever Wild program.

9.1 - IA23 Develop parks and recreation facilities, for both urban level and dispersed recreation, based on the community's unique characteristics, needs, and traditions. In developing dispersed recreation opportunities such as fish and wildlife viewing areas and increased sport fishing opportunities, recognize the importance of habitat and sensitive area protection.

POLICY 3.3. OUTSIDE OF THE URBAN SERVICE AREA, PERMIT APPROPRIATE LOW-INTENSITY, LOW IMPACT DEVELOPMENT THAT PROVIDES AN OVERALL PUBLIC BENEFIT IN RURAL AREAS, WHILE ASSURING THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT, WATERSHEDS, SCENIC CORRIDORS, PUBLIC ACCESS TO THE SHORELINE AND INLAND WATER BODIES, AND RECREATIONAL OPPORTUNITIES.

3.3 - DG2 CBJ-owned shoreline lands that can provide non-motorized access to water bodies and that provide unobstructed views of the water from the shoreline and/or from public roads should remain in their natural state, with the exception of the provision of low-scale recreational facilities and convenience stations such as restrooms, boat launch and/or picnic facilities.

For the operation subject to this current review, comments are from the Director and Deputy Director of CBJ Parks and Recreation regarding the impact of the operation. A summary of their response is as follows:

- The operation is different from previous clam farming permit reviews, because there is minimal land-based activity. There is minimal conflict with the upland Natural Area Park designation, because of the site's location in the subtidal area and as such does not significantly impact land-based recreation.

- They understand from the application and discussions with the applicant's representative that noise will be intermittent and no louder than a passing boat. They would support a condition requiring use of a low-noise generator unit.

- Navigational, aid-related lighting should be as required by the U.S. Coast Guard, which Parks & Recreation understand to be a solid white light and not a strobing light.

- They would recommend a condition that requires the applicant to remove any garbage or debris that results from their operation from CBJ property immediately. If debris washes up onto CBJ property due to weather or marine events, the garbage shall be removed within 24 hours.

- Under the current Commercial Use Program, an application for the trail is not required. However, the Commercial Use Program will be evaluated this year and this operation may require a Commercial Use Permit in the future.

- Due to the limited impact on CBJ park property, the application did not need to be reviewed by the Parks and Recreation Advisory Committee.

Land Use Guidelines – Subarea 1:

Bridget Cove is located in Subarea 1 on the Comprehensive Plan Land Use Maps. There are a number of relevant guidelines regarding the subject site and proposal.

> *1. Preserve valuable publicly-owned lands, including Lynn Canal shorelines areas, as public open space/natural areas, recreation areas, fish and wildlife habitat and scenic corridors with public access.*
>
> *2. Recognize that Pacific herring are an important indicator and keystone species, and that commercial harvest of this species could be an economic boon to the CBJ if herring populations recover to a level capable of supporting commercial fisheries. Further, as a keystone species upon which other species depend, a healthy and abundant herring population will have an economic ripple effect on other commercial fisheries and tourism. There is, therefore, special concern for the conservation and protection of herring spawning areas located along the east shoreline of Lynn Canal, especially near Bridget Point, Echo Cove, and in Berners Bay.*
>
> *5. With the exception of the Echo Cove New Growth Area, limit residential and non-residential development to very low densities and rural-character development within the subarea to protect sensitive habitat therein.*

Support for mariculture and education:

There are a number of policies that support the development of a locally owned aquaculture operation and provide an educational element such as the subject operation.

> *POLICY 2.1. TO BUILD A SUSTAINABLE COMMUNITY THAT ENDURES OVER GENERATIONS AND IS SUFFICIENTLY FAR-SEEING AND FLEXIBLE TO MAINTAIN*

THE VITAL AND ROBUST NATURE OF ITS ECONOMIC, SOCIAL, AND ENVIRONMENTAL SUPPORT SYSTEMS.

2.1 - IA10 Support the individual and commercial production of foods locally with careful evaluation of environmental impacts.

POLICY 5.4. TO ENCOURAGE AND SUPPORT REGIONAL ECONOMIC DEVELOPMENT IN OTHER CITIES AND LOCATIONS IN SOUTHEAST ALASKA TO CREATE A LOCAL ENVIRONMENT OF SERVICES AND OFFERINGS ATTRACTIVE TO COMMERCE ORIGINATING FROM OUTSIDE THE CBJ, AND TO ACTIVELY PARTICIPATE IN DEVELOPMENT AND IMPLEMENTATION OF REGIONAL SUSTAINABLE DEVELOPMENT GOALS.

5.4 - SOP7 Strengthen Juneau's role as a regional services hub for such things as fisheries research, medical, retail, tourism, transportation, and education.

POLICY 5.14. TO SUPPORT THE DEVELOPMENT AND EXPANSION OF THE SEAFOOD INDUSTRY AND OF SERVICES AND FACILITIES THAT BENEFIT COMMERCIAL FISHING ACTIVITY AND TO ATTRACT AND RETAIN HARVESTERS, PROCESSORS, AND SUSTAINABLE AQUACULTURE ACTIVITIES IN JUNEAU.

5.14 - IA4 Support mariculture that does not have unacceptable impacts on important fish and wildlife habitat and other maritime-related activities and ensure adherence with state law and protocols on mariculture practices. Use of invasive species or harmful food or waste products in these operations should be prohibited.

POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.

POLICY 5.19 TO ENCOURAGE AND SUPPORT CONTINUATION AND EXPANSION OF LOCAL AND REGIONAL RESEARCH ACTIVITIES, BOTH ACTIVITIES THAT SUPPORT REGIONAL INDUSTRY, AND THOSE THAT ATTRACT NEW JOBS AND RESEARCH DOLLARS TO JUNEAU AND THE REGION.

5.19 - IA3 Actively promote Juneau and the region as world class research and education arenas.

5.19 - IA4 Encourage location of research facilities and activities in Juneau and the region. Actively encourage NOAA and other research vessels to homeport in the region.

POLICY 10.11. TO FACILITATE THE CAREFUL DEVELOPMENT OF ECONOMICALLY-VALUABLE NATURAL RESOURCES WHILE AVOIDING, MINIMIZING, AND/OR

> *MITIGATING ADVERSE ENVIRONMENTAL AND/OR ECONOMIC IMPACTS TO OTHER LOCAL OR REGIONAL BUSINESS SECTORS.*
>
> *10.11 - IA4 Encourage the use of CBJ-owned land for sustainable harvesting of natural products to develop value-added products in cottage industries.*

A number of letters of support have been received and are included in Attachment 8.

Parks and Recreation Comprehensive Plan (1996)

The Parks and Recreation Comprehensive Plan and the Draft 2019 Parks and Recreation Masterplan identify the Bridget Cove Natural Area Park as a semi-primitive area, which is defined as:

> *'…an area left predominantly in its natural state with minimal to moderate evidence of the sights and sounds of people. Activities are primarily unstructured, passive types of recreation with high potential for interaction with the natural environment. Concentration of users may be low to moderate. These areas vary in size and are meant to serve the entire community. North and South Bridget Cove are examples of semi-primitive areas* [Outer Point is used as the example in the Draft Masterplan].*' p.6-10*

The plan also identifies how semi-primitive Natural Are Parks are to be managed:

> *'Area will be managed to provide low to moderate densities with facilities sometimes provided for group activities. Facilities are primarily provided for visitor safety and resource protection, although some may be for the convenience of the users. The primary focus of the park is its natural setting. Management will occur to a moderate extent.' p. 6-10*

It is noted that the semi-primitive parks do allow for minimal to moderate evidence of the sights and sounds of people.

On balance, Staff believes that the proposed operation is generally consistent with adopted plans. This determination is based upon:

- The descriptions of Natural Area Parks in both the CBJ Comprehensive Plan and the Parks & Recreation Comprehensive Plan;
- Comprehensive Plan and Economic Development Plan policies supporting mariculture operations;
- Comments from Parks & Recreation management; and
- The subtidal proximity from the CBJ-owned land (i.e. not a beach accessible operation)

Juneau Economic Development Plan (2015)

The Juneau Economic Development Plan recommends to '*Build on our strengths*' as one of eight high potential economic development initiatives. This notes that Juneau already has a successful seafood sector, but that more could be done to make more of our seafood and maritime resources (Objective 12). The subject development would be in keeping with this objective.

Coastal Management Plan Enforceable Policies

The CBJ Land Use Code has a number of enforceable policies based on the Coastal Management Plan. As these are part of the Land Use Code, they should be applied as part of any relevant coastal development, where applicable policies are recommended as a condition of approval. The following coastal development policies are applicable:

49.70.905 - Coastal development

> *(2) To the extent feasible and prudent, coastal development shall be designed and operated to prevent adverse impact upon beaches and other physical shore features in the coastal zone.*

The proposed development will not adversely impact the coastal zone.

> *(11) Navigable waters shall be kept free of unnecessarily hazardous or obstructive development.*

The proposed development, with recommended conditions, will not pose a hazard to navigable waters.

> *(12) To the extent feasible and prudent, development shall not detract from the scenic qualities of the shorelines, shall be compatible with its surroundings and shall not significantly block scenic vistas.*

While the proposed development will include floating platforms and a work shed that will have a silhouette above the water line, the impact does not significantly block scenic vistas

> *(17) Floating structures, other than those addressed in subsections (14), (15) and (16) of this section, intended for commercial or industrial purposes including, fish propagation, mineral extraction, mineral processing, timber extraction or processing, lodging, seafood processing, research, marine service and repairs, which will be fixed in one location for more than 30 days, may do so only after having obtained approval through the conditional use process.*

Approval of this Conditional Use permit would satisfy this policy.

> *(18) Industrial and commercial uses on or adjacent to the shorelines of navigable waters must be located in the appropriate special waterfront designation established in section 49.70.960 unless:*
>
> > *(A) There is no feasible and prudent alternative to meet the public need for the use; and*
> >
> > *(B) The nature of the use requires a specific location and no other location will suffice.*

The limited number of suitable sites on the Juneau road system that would be approved by the DNR means that it is acceptable for the proposed development to occur outside of a special waterfront area.

In addition to the general policies, there are specific requirements for fish and seafood propagation such as the subject oyster and kelp farm.

> *49.70.930 - Fish and seafood propagation and processing*
>
> *(a) Shoreline use shall not adversely impact important fisheries habitat, migratory routes and harvest of significant fish or shellfish species. Shorelines having banks, beaches, and beds critical to the preservation or enhancement of the fisheries resource base shall be maintained in, or restored to, their original condition wherever and whenever feasible and prudent. Upland areas shall be managed to maintain water quality standards necessary for the propagation of anadromous fish species.*

The ADF&G aquatic farming permit has operating conditions that restrict the clearing of herring eggs from gear suspended in the water and restrict the grounding of the floating platforms except for de-fouling purposes. Cynthia Pring-Ham, ADF&G, has confirmed that eelgrass is not a concern with the oyster and kelp farm, because it does not interface with eelgrass habitat.

> *(b) Fisheries enhancement and aquaculture shall maintain or restore quality and normal circulation patterns of affected waters at optimum levels consistent with applicable state standards. Aquaculture hatcheries and fisheries shall be protected from significant water quality degradation by other users.*

The proposed development is not expected to negatively impact quality or circulation of water in the cove. Oyster farms are filter feeders and provide beneficial improvements to water chemistry. Kelp farming also has beneficial impacts on water quality and provides a useful role in reducing ocean acidification due to their high carbon uptake and shoreline eutrophication. However, as the applicant has stated, the water quality at the site is already very good and is part of the reason for the proposed location. The applicants have not addressed how they will

dispose of human waste. While it is not expected that the operator would pollute the water their product is grown in, a condition addressing human waste is recommended.

> *(c) Aquaculture development and fisheries enhancement shall be located, designed and operated so that aesthetic values of local shorelines are maintained to the extent feasible and prudent.*

As described in other parts of the staff report, while there will be some visual impact from the proposed operation, the impacts are not significant. The applicant has proposed to increase the size of the oyster farm in the future, but only for the purposes of spacing out the operation. A condition regarding a new permit for increased intensity of activities has been recommended above.

> *(d) Fisheries enhancement and aquaculture practices, including disposal of wastes, viscera or fish scrap, shall be conducted so as not to violate applicable state water quality and litter control standards.*

The applicant has indicated that they will transport the raw product off site for any further processing. A condition regarding beach litter and debris has been discussed above. All other wastes including human waste should be transported off-site. However, it is recommended that as a condition of approval that no waste of any kind, in including human waste, may be discharged or otherwise disposed of at the site. There shall be no on-site shucking or processing of aquatic farm products beyond sorting, washing, grading, and packaging. Human waste shall be transported for disposal at a recognized land-based sewage disposal location.

FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the

development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 14.100 (Aquaculture) for the Rural Reserve zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the May 31, 2019 and June 9, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, Public Notice Signs were posted at the North Bridget Cove parking lot and at the boat ramp for Amalga Harbor.

4. Will the proposed development materially endanger the public health or safety?

No. Together with recommended conditions, the proposed operation will not impact public health or safety. The site will be adequately visible to boat and other water users in the area. The site is not accessible from land without having to cross water.

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

No. The site is not visible from the nearby private use cabins Akiyama Bight in the area. Noise from the operation is directed away from the privately owned land. While the operation will result in a more constant visual and noise presence than existing activities in the area, on balance the impacts will still be consistent with the semi-primitive Natural Area Park use on

surrounding CBJ public land. The recommended limit on the hours of operation should minimize disturbance during the peak times for recreational users.

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

Yes. While there are competing elements of adopted plans for and against approval of the subject operation, on balance, it is determined that the proposed development is in greater conformity with adopted plans than not. The CBJ Comprehensive Plan and Parks & Recreation Comprehensive Plan support for restricting uses that would impact the current undeveloped, natural status of the Bridget Cove Area. However, the CBJ Comprehensive Plan also supports development of mariculture/aquaculture as a local industry and food source, together with the educational and research opportunities the subject operation would provide. Suitable locations for an oyster and kelp farm on the Juneau road system are limited, so a balance must be considered between the level of development that is appropriate in the Bridget Cove area, while providing support for mariculture operations in the Juneau area.

On balance, Staff finds that the proposed development is generally consistent with adopted plans. This determination is based upon:

- Descriptions of Natural Area Parks in both the CBJ Comprehensive Plan and the Parks & Recreation Comprehensive Plan/Draft Parks & Recreation Master Plan;
- Comprehensive Plan and Economic Development Plan policies supporting mariculture operations;
- Comments from Parks & Recreation management;
- Subtidal proximity from the CBJ owned land (i.e. not a beach accessible operation); and
- Recommended conditions of approval

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

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

Yes. Based on the applicant's proposal, and recommended conditions of approval of this Conditional Use Permit, the proposal will comply with the Land Use Code's enforceable policies of the Coastal Management Program.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of an oyster and kelp farm in subtidal waters between Mab Island and North Bridget Cove.

The approval is subject to the following conditions:

1. Beaches surrounding the project site shall be patrolled on a regular basis to retrieve any garbage or debris from the operation. If garbage or debris from the operation washes up onto CBJ property, it shall be removed within 24 hours.

2. The use of the tumbler and generator shall only be allowed on weekdays, not including public holidays, between 9am and 5pm to minimize noise impacts to users of the Natural Area Park at peak use times (i.e. evenings and weekends)

3. The type of generator used shall be approved by CDD. The applicant shall submit the specifications of the generator for approval by CDD prior to use.

4. The work shed should be constructed of materials that have earth or forest color tones. These colors should be approved by CDD prior to construction of the work shed.

5. Any navigational aid lighting shall satisfy U.S. Coast Guard requirements and, where allowable, be white in color and be static (not a strobe).

6. Any expansion in the intensity of the operation, which may include the use of additional platforms, work sheds, tumblers, lights, and expansion into intertidal areas, shall be subject to a new Conditional Use Permit or a modification of this Conditional Use Permit.

7. The operation shall have a universal marine spill kit sized appropriately for the amount of fuel that will be handled on the raft (i.e. the volume of the generator tank and the container used to transport fuel to the site). The size shall be approved by CDD.

8. No wastes of any kind, including human waste, may be discharged or otherwise disposed of at the site. There shall be no on-site shucking or processing of aquatic farm products beyond sorting, washing, grading, and packaging. Human waste shall be transported for disposal at a recognized land-based sewage disposal location.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
Tidelands Near Mab Island

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)

Parcel Number(s)
NA 3B4501000012 (Parcel code for mab Island)

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
Meta Mesdag	
Mailing Address	**Phone Number(s)**
1008 Mink Cir, Juneau, AK 99801	907-500-2827
E-mail Address	
meta@saltyladyseafood.co	

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Mita Mesdag — Landowner/Lessee Signature — Date: 4.8.2019

X _____ — Landowner/Lessee Signature — Date: _____

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT

If the same as OWNER, write "SAME"

Applicant	Contact Person
Same Same	
Mailing Address	**Phone Number(s)**
E-mail Address	

X _____ — Applicant's Signature — Date of Application: _____

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials	
LEB	
Case Number	**Date Received**
USE20190011	4/8/19 LEB

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Salty Lady Seafood Co. Mariculture Farm

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ○ Accessory Apartment – Accessory Apartment Application (AAP)
- ◉ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 14.100

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ○ YES – Case # _____ ◉ NO

UTILITIES PROPOSED WATER: ☐ Public ☐ On Site SEWER: ☐ Public ☐ On Site

SITE AND BUILDING SPECIFICS Would like to get up to 2 acres Approved.

Total Area of Lot ~~43,560~~ 87,120 square feet Total Area of Existing Structure(s) _____ square feet

Total Area of Proposed Structure(s) 3,024 square feet

EXTERNAL LIGHTING

Existing to remain ○ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ◉ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Description of project, project site, circulation, traffic etc.
- ☑ Proposed use of land or building(s)
- ☑ How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

☑ **Plans including:**

- ☑ Site plan
- NA ☐ Floor plan(s)
- ☑ Elevation view of existing and proposed buildings
- NA ☐ Proposed vegetative cover
- NA ☐ Existing and proposed parking areas and proposed traffic circulation
- ☑ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

---DEPARTMENT USE ONLY BELOW THIS LINE---

49.85.100(3)(B)(ii)

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 500.00			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50.00			
Pub. Not. Sign Deposit	$ 200.00			
Total Fee	$ 750.00			

(100.00 per sign)

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE2019001	4/8/19

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Aquaculture Pre-application conference.

Case Number: PAC2019 0009

Applicant: **Meta Mesdag**

Property Owner: City and Borough of Juneau

Property Address: Mab Island

Parcel Code Number: 3B4501000012

Site Size: 129,569,200 Square Feet

Zoning: RR

Existing Land Use:

Conference Date:	02/27/2019 10:30am
Report Issued:	March 6, 2019

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Meta Mesdag	Applicant	meta@saltyladyseafood.co
Teri Camery	Planning	teri.camery@juneau.org
Tim Felstead	Planning	tim.felstead@juneau.org

RECEIVED
APR 08 2019
PERMIT CENTER/CDD
US E2019011

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

The application should include the following:

1) Copies of any state or federal permits
2) Detailed site plans that show all structures and markers and hardening areas associated with the development, and land ownership
3) A detailed project narrative that includes:
    a. The overall goal/purpose of the operation (e.g. educational and research as well as for profit)
    b. A non-technical description of the operation: planting, maintenance, and harvesting methods and activity level at different times of year
    c. Access
    d. Noise impacts, if any (if there are none, explain why)
    e. Lighting, if any
    f. Habitat impacts and/or benefits
    g. Impacts on recreational users, if any (if there are none, explain why)
    h. Impacts of navigation if any (if there are none, explain why)
    i. Impacts on the CBJ Natural Area Park (if there are none, explain why)
    j. An explanation of how the site will be maintained to minimize waste and debris
    k. An explanation of how the footprint has been minimized to reduce impacts (this overlaps with previous topics; organize the narrative however you see fit)
    l. Security at the site

Some specific items that should be addressed in the application are also provided below.

Planning Division:

1. **Zoning** – Zoned RR. The development will be in tideland waters. The intention is to have an oyster operation which may expand to mussels in the future. The applicant wishes to keep the existing geoduck permits. If geoduck operations will be substantively different then they may need to be reviewed again. Existing Notice of Decisions and staff reports can be emailed to the applicant upon request. Some activities will be off Mab Island and some on the mainland shoreline. ***Please describe the location of all activities that you wish to be***

reviewed under this permit. Exclude activities that are too uncertain to commit to doing or are a significant time period in the future. Be sure to mention if these areas are in approved State tideland leases. Did the State provide for public access easements for areas below Mean High Water (AS38.05.127)? Mention that you plan to have education visits.

2. **Setbacks** – Development will be in tideland waters. Lot setbacks are not applicable.
3. **Height** – Structures are limited to 45 feet in height. The datum in this case will be above water. The height of any floating structures should not be an issue except possibly in terms of visual impacts.
4. **Access – The** narrative describes access via water from Amalga Harbor. **Commercial use permits may be required from CBJ Docks and Harbors; you should check with the CBJ Harbor master.**

   Some access will be to drive to North Bridget Cove trail head and access using a kayak. **How many vehicles will in the parking lot if this access is used? There may be commercial use permits applicable to this CBJ parking lot. We suggest that you speak with CBJ Parks and Recreation about this.**

   You mentioned schools were interested in visiting the operation on occasion/special events. **How will this be managed, how frequently and where will vehicles drop of groups (e.g. school bus on shoulder of highway)?**
5. **Parking** – See above. Likely use of parking at Amalga Harbor or trailhead parking lot for North Bridget Cove trail.
6. **Lot Coverage –** Not applicable
7. **Vegetative Coverage** – Not applicable
8. **Lighting** – Describe any lighting that will be present
9. **Noise** – This is a natural area park. Describe how the activities and equipment will contribute to noise and any plans to mitigate noise impacts to recreational users
10. **Flood** – Please describe how all structures are sufficiently anchored to avoid debris in the event of a storm. Otherwise flood management standards are not applicable.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – FEMA requirements
12. **Wetlands** – not applicable
13. **Habitat** – Please describe benefits and detriments in the project narrative as noted.

14. **Plat or Covenant Restrictions** – Not applicable

Building Division:

15. **Building** – No CBJ Building code requirements. Unsure if there are Coastguard construction requirements for floating structures. This will be checked during agency review of the application. ***Feel free to provide any Coast Guard requirements you know of.***

16. **Outstanding Permits** – Not applicable

General Engineering/Public Works:

17. **Engineering** – NA

18. **Drainage** – NA

19. **Utilities** – (water, power, sewer, etc.) Not applicable

Fire Marshal:

20. **Fire Items/Access** – Outside fire service area.

Other Applicable Agency Review:

4) DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections... -
Submit copies of any state or federal permits. Comment on how water navigation hazards be addressed.

Please allow approximately 4 months review time; the actual review time could be a month more or a month less. The application will include review by the CBJ Parks and Recreation Advisory Board before going to the Planning Commission.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application form (see CDD website under Land Use forms)
2. Conditional Use Permit application form including a narrative, site plan and any supporting materials (see CDD website under Land Use forms).

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Federal and State permits associated with the operation. Any agreements for commercial use of CBJ parking lots (if applicable).

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. Not applicable

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Depending on the final plans this may be a Class I ($350) or Class II ($500) Development permit. The floating structures or the area being used may move this up to a Class II permit.
2. Two public notice signs (one at trailhead and one at Amalga Harbor or Statter Harbor) - $50 for each sign and $100 refundable sign deposit

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Fax: (907) 586-4529
Web: www.juneau.org/cdd

Salty Lady Seafood Co. - Project Narrative

Introduction

Salty Lady Seafood Co is building a small, family farm on tidelands leased from the State of Alaska Department of Natural Resources ("DNR") in the vicinity of Mab Island and Bridget Cove. The farm received its initial lease and permits in the early 2000's to raise geoduck for Krestof Clam Company. In subsequent years, the state lease and permits were modified to add oysters and kelp to the species approved in the farm's development plan. DNR recently issued its decision to transfer lease ADL #106365 from Tom Manning, the owner of Krestof Clam Company, to Meta Mesdag, owner of Salty Lady Seafood Co. ("Salty Lady"). Salty Lady seeks to achieve three main goals: 1) to raise and sell high-quality, sustainable seafood in Juneau, 2) to become a valued partner to the University of Alaska and the Juneau School District ("JSD"), and 3) to create meaningful work.

Purpose of the Operation

Mariculture sits at the confluence of many important issues in our community. While the natural world that surrounds Juneau largely remains healthy and beautiful, we know that it is changing. We import the vast majority of our food from hundreds or thousands of miles away. And we understand the need to provide children in our community the opportunity to get outside and experience hands-on science. Oysters, kelp, and other species that we can grow and sell locally - thereby helping to retain dollars within our community while reducing the environmental cost associated with imported foods - provide valuable ecosystem services, such as helping to combat ocean acidification - a tangible lesson we can share with students. At the community level and, as a family farm, at a personal level, our goal is to build a business that provides our kids with a reason to spend time outside, to learn what work is, to learn to appreciate where their food comes from, and to learn how the changing conditions in the environment affect those things.

Salty Lady intends to establish strong relationships with researchers and educators. Ginny Eckert of the University of Alaska Fairbanks ("UAF") College of Fisheries and Ocean Sciences is currently studying harmful algal blooms. To assist with this research, Salty Lady transports graduate and undergraduate students to the farm to collect data and take water samples. The information collected provides value to Salty Lady and all shellfish users because of the danger associated with paralytic shellfish poisoning ("PSP"). The University of Alaska Southeast ("UAS") is also working with Salty Lady to create an undergraduate internship program through professor Sherry Tamone. The program will provide students with an opportunity to learn how to operate an aquaculture farm. Only about 30 farms operate in Alaska, and very few are similarly accessible to students. We plan to have between two and four students visit the farm weekly to learn about the growing methods utilized and to collect environmental data. We also hope to create a summer intensive program that will allow students to earn three credits over the summer.

In addition to the research and internship opportunities with UAF and UAS, the farm at Bridget Cove will provide an incredible experience for JSD students during Sea Week, where they can comb the beach at Bridget Cove and learn about oysters, geoducks, and kelp, the role they play in the ocean, and the role they play in our food system. Numerous elementary teachers already indicated their desire to bring classes to Bridget Cove for field trips, and they are excited to incorporate the farm operation into their Sea Week curriculum.

Description of Operation

The equipment and methods currently in use and planned for the site mimic what is used at other successful farms in the state. Pacific oysters are currently at the site, with near-term plans to add kelp and geoduck, the latter of which received approval under USE2001-00049 (modified in USE2005-00049) and long-term plans to explore mussels or other species. Other seaweed and shellfish species require functionally similar management to what is described here for oysters and kelp. Over time, we plan to apply for additional grow areas to increase oyster and kelp production, and we intend to test various culture gear to identify how we can get the best results. Current and planned areas of operations are shown in the attached site plans, and all planned changes to area, species, and culture gear are subject to approval by ADF&G and/or DNR.

Oysters at the site are currently in floating, perforated bags attached to lines tied between buoys. These oysters will require one to two more years of growth before they are market-ready, and as they get larger, they will be moved to stackable trays ("cages") that suspend below the water's surface from buoys or grow-out rafts. The cages require use of a large davit or small crane to hoist the stacked trays out of the water and move them to the work raft, where they can be tumbled and sorted.

In general, oysters need to be kept free of fouling and to have their shells hardened through various methods, commonly done by using specialized equipment to tumble the oysters. A tumbler/grader uses a perforated metal or plastic rotating tube installed at an incline with a hose spraying water down the tube. The perforations in the sides of the tube get larger as the oysters work their way down from the top. As the oysters tumble inside the tube - a bit like clothes in a dryer - they break away fouling and thin bits of shell until they fall through a grading hole into trays below. This process intends to mimic natural shell hardening of an oyster living on the seafloor, and it helps the oysters develop a deep cup of meat. This process will occur primarily in the summer months, when growth rates are high. At peak production, tumbling will occur during regular business hours for a few hours per day, a few days per week from a work raft at the site.

Grading helps to keep the oysters organized by size and market-readiness. After grading, oysters are pulled aside for sale, or they are returned to bags or cages, which are pressure-washed to remove fouling. Oysters ready for harvest are pulled from the water and stored in coolers at an offsite processing facility. Samples are sent to a lab in Anchorage to test for toxins, and once the lab results are received, typically in 24 hours, the product can be sold, or in

the event that a toxin is found, the oysters will be returned to the water until the toxin is filtered through.

Growing kelp requires less interaction than oysters. A nursery seeds the kelp to a rope wound around a tube and delivers the tube to the farm. At the farm, we slide a longline through the tube and uncoil the seeded rope along the longline. This happens in the fall, when oyster activity is low, and the kelp grows through the winter until harvest in the spring.

Salty Lady intends to produce and sell into the Juneau market and will not seek to sell outside of Juneau unless the community demand is not sufficient to produce sustainable revenues. Ultimately, we expect we will learn over time the combinations of equipment, methods, and species that yield the best results. Changes to culture gear, species, and parcel area are all subject to regulation by the State of Alaska, and we do not anticipate any changes that will substantially alter the general nature or intensity of activities at the site.

Access

The need to work the oysters during the summer months comprises most of the activity at the site. The only way to the floating parcel is with a boat, so travel to and from the site will originate from Amalga Harbor, a private dock at Yankee Cove, or using a moored vessel. CBJ Docks and Harbors indicated they require no more than a launch ramp permit, which I will purchase annually. At times, and largely during the winter months, the weather will prevent safe access to the site by boat. If there is a need to visit the site to inspect the culture gear, take water samples, patrol the beach to ensure no loss of gear, etc., I will use the North Bridget Cove Beach Access. Over the past year, I have accessed the site in this way approximately six times, most commonly to obtain water samples to send to the Alaska Department of Environmental Conservation ("DEC") for water quality testing. In those instances, I took a paddleboard or kayak to the beach to paddle inside the protected waters to collect samples, ensure there are no issues with the culture gear, etc. This activity mirrors recreational use of the area.

In the future, additional use of the parking lot and beach access trail may occur if there are extended periods of rough weather, or during periods when I am unable to moor my boat at Yankee Cove and traveling to and from Amalga Harbor daily would cause an unnecessary and significant increase in fuel consumption. During those periods, I will use the trail to access a vessel moored at the floating parcel near Mab Island or the permitted mooring buoy noted in the site plan. No more than two vehicles would be parked in the lot, and the trail would not be used to transport goods or equipment beyond what is typical for a recreational user of the trail - things like a paddleboard, food and water, dry clothes and raingear. It remains unclear whether CBJ Parks and Recreation has a commercial permit requirement for such use.

Also, the previously noted partnerships with UAS and JSD will require use of the trail, as there will be times when groups of students will visit the site and transporting them all by boat will not be feasible. Currently, university students carpool to either Amalga Harbor or Yankee Cove and ride in an open skiff to the farm site. The small size of the skiff limits the number of students

able to take part in collecting data, both because of limited room for people on board and because the small size of the skiff forces frequent cancellations, particularly in the winter. If JSD students visit the beach during Sea Week or for other field trips, the students will likely be transported by bus and walk the North Bridget Cove Beach Access.

Area Impacts

The adjacent natural area park currently experiences relatively benign disturbances associated with the commercial fishing industry and recreational boaters, and the farm will create similar impacts. The biggest difference will be the continuous presence of floating structures near Mab Island, which will be low-lying rafts with the exception of a covered raft and small crane to lift cages from grow-out rafts, all of which will remain far below the 45' height limit in the Rural Reserve ("RR") zone. In general, the farm will not have a significant impact on recreational use of the area, as much use of the area is by people hiking past to the Camping Cove cabin and the other private cabins, or to beach areas north of the farm site. Use of the tent camping sites closer to the area is concentrated on the weekends, when activity at the farm will be low.

Noise from the farm operation will largely be associated with operation of the tumbler/grader. We intend to minimize the noise from that activity by using a plastic tube instead of metal. Equipment at the site at times will require use of a small generator, and over time we will collect energy consumption data to evaluate renewable energy sources that might replace the need for a gas or diesel generator. Operation of an outboard motor will create noise that is consistent with existing uses. We will also have equipment, either a davit or small crane, to lift suspended oyster cages from the water. The motors for this equipment will have some noise associated with their operation, which will generally be short-lived and similar to what is currently experienced in the area during the fishing season.

As work at the site will concentrate in the summer months and during regular business hours, we do not anticipate a need for site lighting. We are not currently required to provide lighting to aid navigation, and we instead use reflective material to make the site visible to boaters, which we will continue to do unless directed otherwise by a relevant regulatory body. The site does not impede the navigable channel that lies between Mab Island and Bridget Cove, and therefore the farm does not pose a hazard to vessels navigating through.

Habitat Impacts and/or Benefits

The type of aquatic farming we intend to do is generally considered to have minimal to beneficial environmental impacts. The species we intend to cultivate will not require inputs - they will grow using what the ocean provides naturally, which means we will not have to fertilize or provide food, as might be required for land-based or finfish farming. Oysters can contribute to denitrification, though that isn't likely a concern at this farm site, and kelp can help combat ocean acidification. The food we produce will offset foods imported from outside Juneau, helping to reduce carbon emissions. And the protein from shellfish produced on our farm will hopefully offset protein sources that have much greater environmental impacts, like beef or farmed fish. The ADF&G farm operation permit also includes requirements to minimize impacts

to habitat, including preventing disturbance of herring eggs, eelgrass or kelp beds, grounding of floating facilities at any tidal stage, prohibiting the use of pressure-treated lumber, etc.

The structures at the site are secured with a substantial anchoring system, described in the ADF&G farm operation permit. The frequent interactions required for oysters forces consistent monitoring of the anchoring and attachments of all gear. This will play a major role in preventing loss of gear that could otherwise appear as debris along neighboring shorelines. We will operate a "pack it in, pack it out" approach to the operation, not only to fulfill our duty as a good neighbor, but also to ensure the best possible growing conditions.

Comprehensive Plan

This project aligns with Juneau's Comprehensive Plan in many ways. Echoing many principles applied to formulate the plan, Salty Lady Seafood Co. will be integral to how my husband and I raise our kids, providing them with experience and education about the value of hard work, the importance of knowing where our food comes from, and the role that oysters, kelp, and other ocean products can play in reducing the impacts of climate change on our oceans. Creating that experience in the context of a small, local business helps maintain a balanced economy and community, and of course our responsibility will be to operate in a manner that respects the character of the natural park area surrounding the farm site.

Specific components of Juneau's Comprehensive Plan that relate to this application:

2.1 - IA10: Support the individual and commercial production of foods locally with careful evaluation of environmental impacts.

Salty Lady Seafood Co. will provide a local source of food that will offset food that would otherwise need to be imported into Juneau from a great distance, and it will do so with little environmental impact.

5.4 - SOP5: Encourage economic development; in particular, industries that represent regional economic strengths and that support the production and distribution of renewable energy sources.

The State of Alaska Department of Commerce, Community, and Economic Development ("DCCED"), Alaska Mariculture Task Force, Alaska Fisheries Development Foundation, Southeast Conference, Juneau Economic Development Council, and Juneau Economic Plan have all noted the immense potential for growth to the local and regional economy by expanding mariculture in Southeast Alaska.

5.4 - SOP7: Strengthen Juneau's role as a regional service hub for such things as fisheries research, medical, retail, tourism, transportation, and education.

Because of my ability to provide regular transportation to a suitable testing site, Salty Lady Seafood Co. already assists local researchers, and I hope to increase my connections to

researchers and educators in the area in part because these types of partnerships enhance Juneau's reputation as a regional services hub for fisheries research.

5.14 - IA4: Support mariculture that does not have unacceptable impacts on important fish and wildlife habitat and other maritime-related activities and ensure adherence with state law and protocols on mariculture practices. Use of invasive species or harmful food or waste products in these operations should be prohibited.

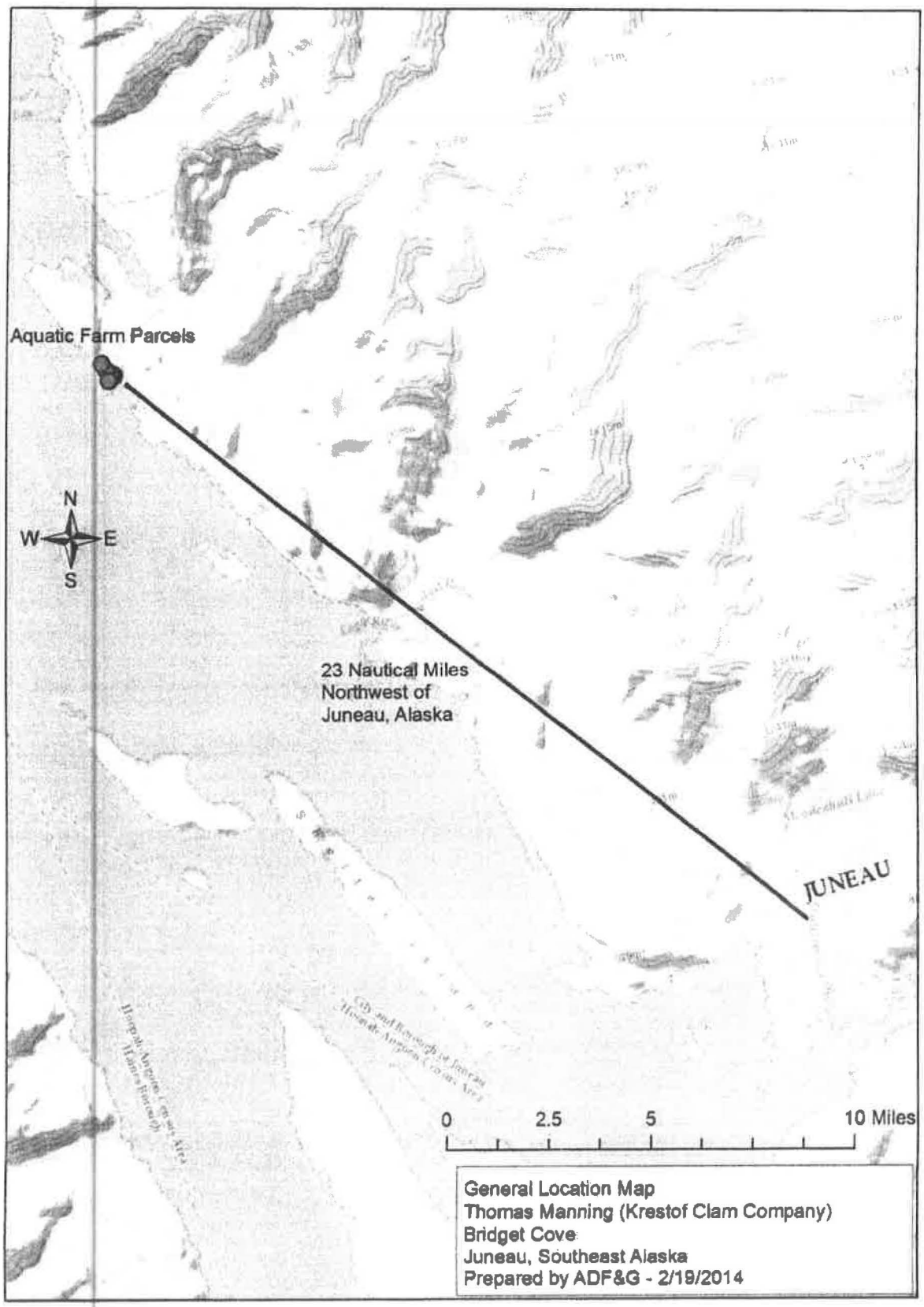
Salty Lady Seafood Co. intends to operate in compliance with all laws and permit requirements as a low-impact, family-run farm that complements other maritime-related activities.

5.19 - IA3: Actively promote Juneau and the region as world class research and education arenas.

Researchers benefit greatly from the ability to engage with a diverse private sector. Partnerships between researchers and businesses are mutually beneficial and enhance the community's attractiveness to researchers. Salty Lady Seafood Co. already participates in such a relationship.

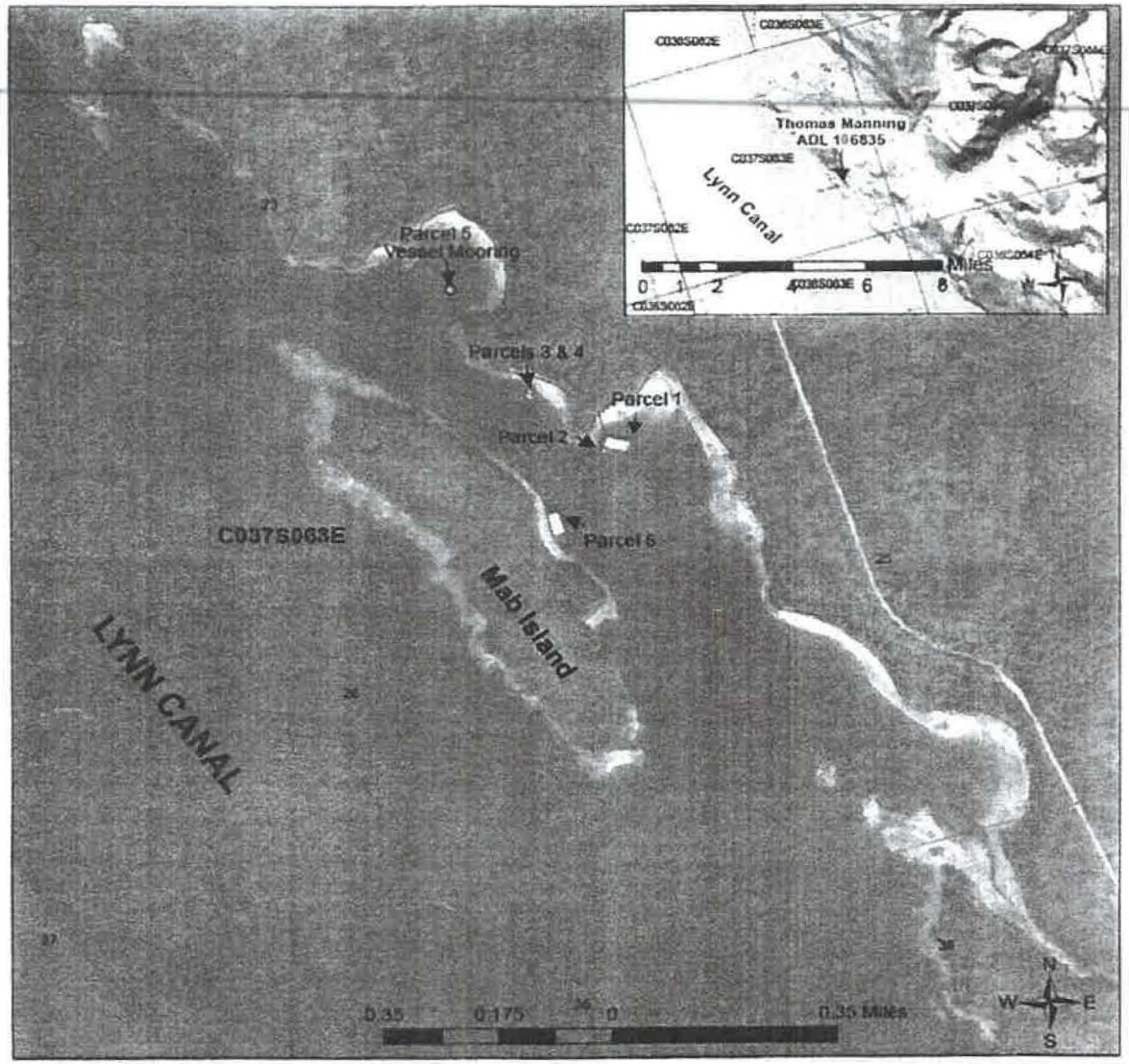
5.20 - SOP2: Encourage local purchase by schools for their food programs. Encourage local purchases of goods by local industries. Encourage use of Centennial Hall or other CBJ facilities for conferences or other extended events.

A product must exist in Juneau before "look local first" can replace an imported product. Salty Lady Seafood Co. will provide the first oysters grown right here in Juneau.



Attachment 1 - Application

Alaska Department of Fish & Game
Aquatic Farm Operation Permit No. DFG-2001-25B-AF-SE
ATTACHMENT NO.: 1



Thomas Manning DBA
Krestof Clam Company
ADL 106835

Parcel 1: intertidal growing area for Pacific geoducks (100 ft x 200 ft, 0.46 acre)

NE Corner	58° 38.188'N	134° 56.981'W
SE Corner	58° 38.175'N	134° 56.999'W
SW Corner	58° 38.191'N	134° 57.053'W
NW Corner	58° 38.204'N	134° 57.035'W

Parcel 2: intertidal growing area for Pacific geoducks (26 ft x 50 ft, 0.03 acre)

NE Corner	58° 38.189'N	134° 57.046'W
SE Corner	58° 38.182'N	134° 57.054'W
SW Corner	58° 38.185'N	134° 57.062'W
NW Corner	58° 38.191'N	134° 57.053'W

Parcel 3: intertidal area (12 ft x 24 ft, 0.01 acre)

NE Corner	58° 38.290'N	134° 57.184'W
SE Corner	58° 38.286'N	134° 57.191'W
SW Corner	58° 38.291'N	134° 57.202'W
NW Corner	58° 38.295'N	134° 57.196'W

Parcel 4: intertidal area (32 ft x 50 ft, 0.04 acre)

NE Corner	58° 38.299'N	134° 57.182'W
SE Corner	58° 38.297'N	134° 57.184'W
SW Corner	58° 38.299'N	134° 57.191'W
NW Corner	58° 38.301'N	134° 57.188'W

Parcel 5: vessel moorage

NE Corner	58° 38.465'N	134° 57.300'W

Parcel 6: suspended Pacific oyster grow-out area (100 ft x 200 ft, 0.46 acre)

NE Corner	58° 38.120'N	134° 57.207'W
SE Corner	58° 38.088'N	134° 57.210'W
SW Corner	58° 38.088'N	134° 57.243'W
NW Corner	58° 38.120'N	134° 57.242'W

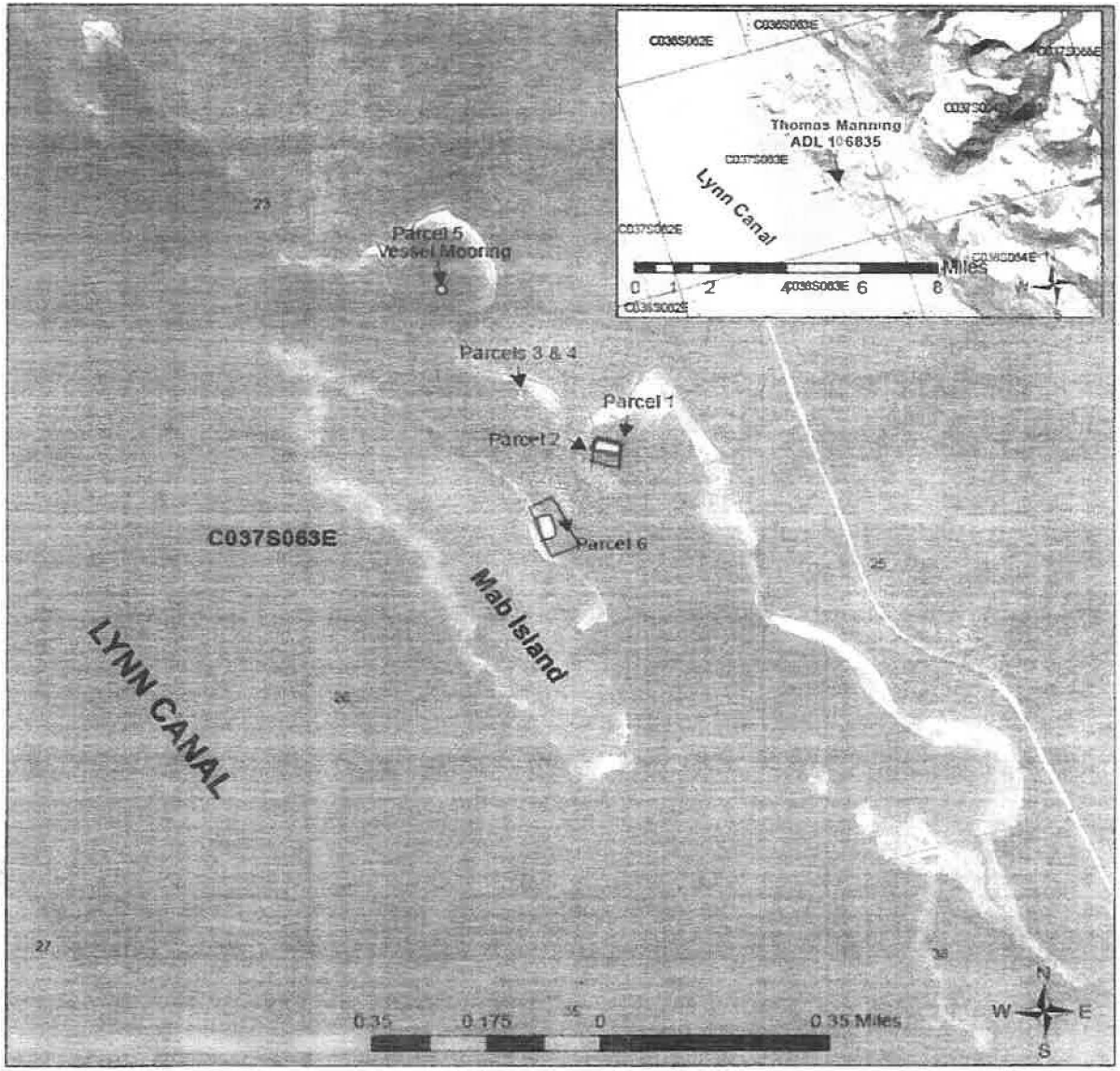
application for #6

Produced July 2015
DNR, SCRO, Aquatic Farm Program

NOTE
This map provides a graphical representation of a proposed aquatic farm lease site. The exact location of the site is as described and may only be provided as a general reference for Parcels 3 - 5 (Vessel Moorage). This map is not intended for navigational purposes.

Attachment 1 - Application

Areas outlined in red at parcels 1, 2 & 6 show areas of potential future expansion.



Thomas Manning DBA Krestof Clam Company ADL 106835

Parcel 1: intertidal growing area for Pacific geoducks (100 ft x 200 ft, 0.46 acre)

NE Corner	58° 38.188'N	134° 56.981'W
SE Corner	58° 38.175'N	134° 56.999'W
SW Corner	58° 38.191'N	134° 57.053'W
NW Corner	58° 38.204'N	134° 57.035'W

Parcel 2: intertidal growing area for Pacific geoducks (26 ft x 50 ft, 0.03 acre)

NE Corner	58° 38.189'N	134° 57.046'W
SE Corner	58° 38.182'N	134° 57.054'W
SW Corner	58° 38.185'N	134° 57.062'W
NW Corner	58° 38.191'N	134° 57.053'W

Parcel 3: intertidal area (12 ft x 24 ft, 0.01 acre)

NE Corner	58° 38.290'N	134° 57.184'W
SE Corner	58° 38.286'N	134° 57.191'W
SW Corner	58° 38.291'N	134° 57.202'W
NW Corner	58° 38.295'N	134° 57.196'W

Parcel 4: intertidal area (32 ft x 50 ft, 0.04 acre)

NE Corner	58° 38.299'N	134° 57.182'W
SE Corner	58° 38.297'N	134° 57.184'W
SW Corner	58° 38.299'N	134° 57.191'W
NW Corner	58° 38.301'N	134° 57.188'W

Parcel 5: vessel moorage

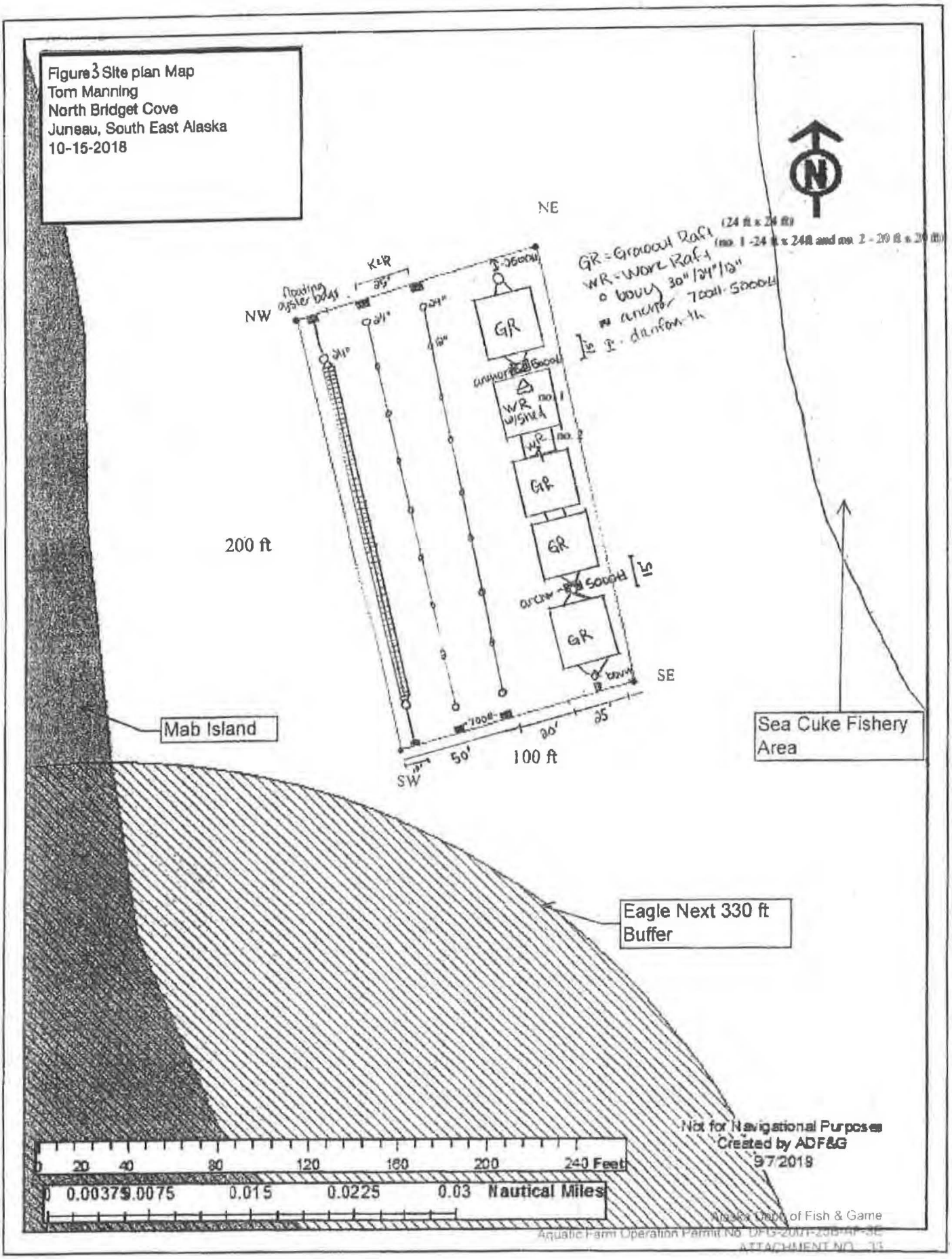
NE Corner	58° 38.465'N	134° 57.300'W

Parcel 6: suspended Pacific oyster grow-out area (100 ft x 200 ft, 0.46 acre)

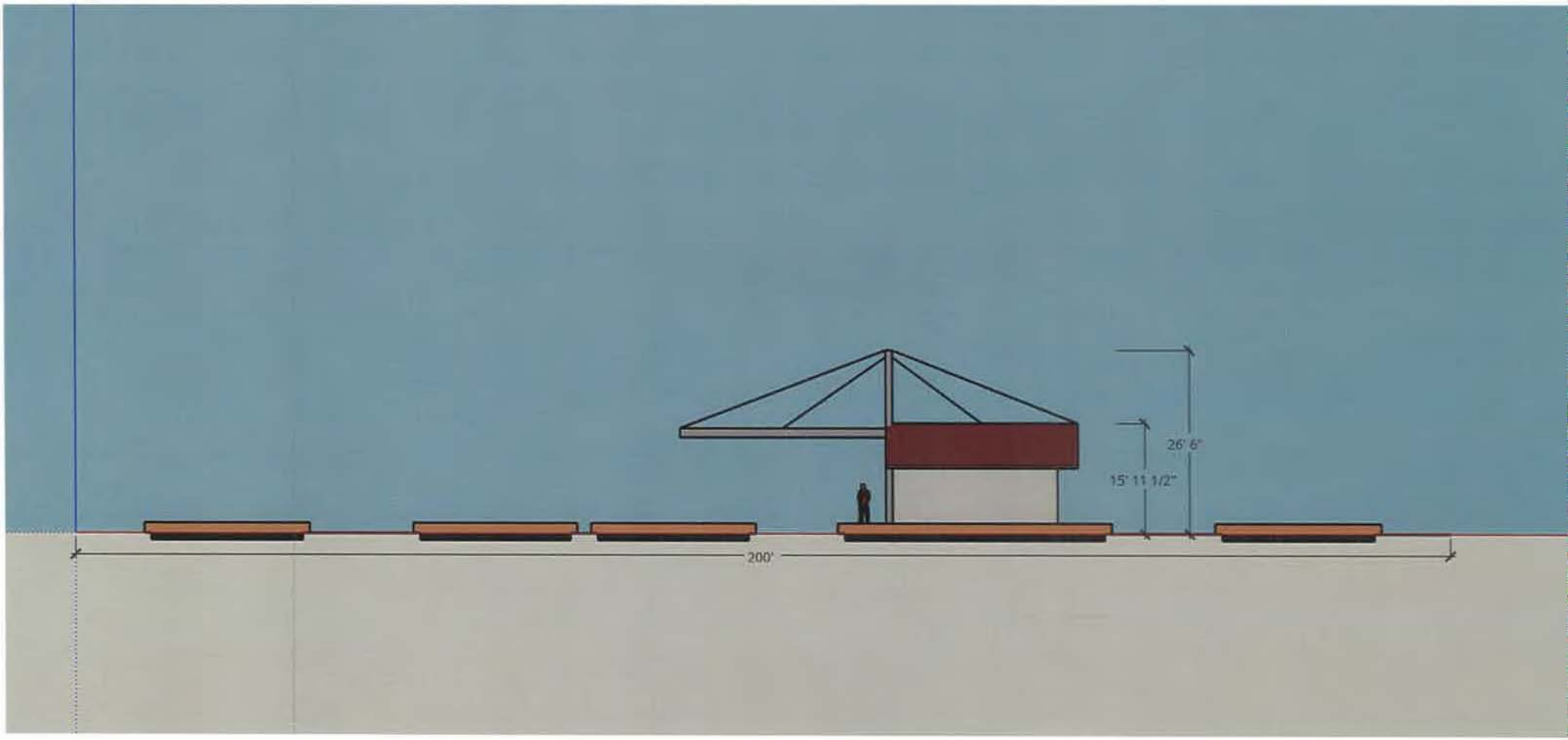
NE Corner	58° 38.120'N	134° 57.207'W
SE Corner	58° 38.088'N	134° 57.210'W
SW Corner	58° 38.088'N	134° 57.243'W
NW Corner	58° 38.120'N	134° 57.242'W

Produced July 2015
DNR, SCRO, Aquatic Farm Program

NOTE
This map provides a graphical representation of a proposed aquatic farm lease site. This is not an exact location of the application and has only been displayed as a general reference for locating. Diverse AK Mapping makes no representation for navigational purposes.



Attachment 1 - Application



Attachment 1 - Application

RECEIVED
APR 08 2019
PERMIT CENTER/CDD
USE20190011

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
550 West 7th Avenue, Suite 900C
Anchorage, Alaska 99501-3577

ASSIGNMENT AND AMENDMENT DECISION
ADL 106835

Assignment No. 1 and Amendment No. 2 to Lease Agreement
From:
Thomas W. Manning
To:
Meta Mesdag
AS 38.05.920

Proposed Action:
Thomas W. Manning, 622 Hemlock Way, Juneau, Alaska 99801, has requested to assign his interest in state land covered by **Lease Agreement ADL No. 106835** to Meta Mesdag, 1008 Mink Circle, Juneau, Alaska 99801. Meta Mesdag has requested to assume all rights, obligations and interests in said leasehold for the unexpired term of the above lease, commencing on the date this assignment and amendment is executed by the State of Alaska. The lease term began on January 1, 2014, and will end on December 31, 2023, at 12 o'clock midnight. The Lessor, the Department of Natural Resources, Division of Mining, Land and Water (DMLW), Southcentral Regional Land Office (SCRO) and the new Lessee, who agree to all terms and conditions contained in Lease Agreement serialized as ADL 106835 and accompanying additional stipulations.

Authority:
The lease is issued pursuant to AS 38.05.083. AS 38.05.083 allows a lessee in "good standing" to assign and amend this interest with approval from DMLW. The authority to approve an assignment of a lease has been delegated to the Regional Managers of DMLW.

Administrative Record:
Case file ADL No. 106835 constitutes the administrative record for this case.

Background:
This leasehold was originally issued to Thomas W. Manning on January 1, 2003. The lease was amended for the first time on March 23, 2007, for the purpose of modifying Section 1, Grant, of the lease to reflect the addition of a geoduck nursery site (site one) and to increase the inter-tidal geoduck planting area (site two) on DNR tidelands. On January 1, 2014, the lease was renewed for a 10-year lease renewal and expires on December 31, 2023.

Meta Mesdag has assisted on the Manning aquatic farm in Bridget Cove for more than six months. She has done research related to aquatic farming including meeting with several aquatic farm leaseholders to understand the business. She also has promoted aquatic farming locally in the

Juneau area and has been interviewed for a newspaper article which was published in the Juneau Empire on February 21, 2019. By assigning this lease, the State of Alaska will continue to receive the yearly rent and any other associated lease fees.

Third Party Interests:
There are no known third party interests.

Authorization and Term Length:
Meta Mesdag assumes all rights, obligations and interests in said leasehold for the unexpired term of the above lease, commencing on the date this assignment and amendment is executed by the State of Alaska, and expiring at 12:00 midnight, December 31, 2023.

Fees:

- Assignment and Amendment Fee: There is an assignment and amendment fee of **$100.00**.
- Annual Fee: In accordance with the terms of the original lease, the annual fee for this site is **$450.00**.
- Bonding: In accordance with AS 38.05.035(a)(4), Meta Mesdag will be required to submit a replacement performance guaranty for the lease.
    - **$2,500.00 Performance Bond:** This bond will remain in place for the life of the lease. The bond amount is based upon the level of development, amounts of hazardous material/substances on site, and the perceived liability to the State. This bond will be used to insure the applicant's compliance with the terms and conditions of the lease issued for their project. This bond amount will be subject to periodic adjustments and may be adjusted upon approval of any amendments, assignments, changes in the Operation and Development Plan, changes in the activities conducted, or changes in the performance of operations conducted on the authorized premises, and as a result of any violations to one or more of the authorizations associated with this project.
    - **Reclamation Bond:** SCRO is reserving the right to require a reclamation bond due to noncompliance issues during the term of the lease or near the end of the life of the project.
- Insurance: In accordance with AS 38.05.035(a)(4), Meta Mesdag will be required to submit proof of liability and worker's compensation insurance to SCRO, with the State of Alaska listed as a "NAMED" insured party. Meta Mesdag will be responsible for maintaining such insurance throughout the term of the Lease.

Amendment No. 2
The lease shall be amended by this decision to add the following stipulations:

- In accordance with 11 AAC 96.065, the lessee will be required to submit proof of liability insurance to SCRO, with the State of Alaska listed as a "NAMED" insured party, and must maintain such insurance throughout the term of the lease.
- The assignee will be required to meet the commercial-use requirement of $3,000 after the fifth year of the lease being assigned, assuming the lease is renewed.

Recommendation:
DMLW has completed a review of the information provided by the applicant and information found in the case file, examined the relevant land management documents, and has found that this assignment and amendment is consistent with all applicable statutes and regulations. With granting Meta Mesdag this assignment and amendment she assumes all rights, obligations and interests in said amended leasehold for the unexpired term of the above lease, commencing on the date this assignment and amendment is executed by the State of Alaska.

Karen Cougan 3/7/19

Karen Cougan — Date
Natural Resource Specialist III

Decision:
In consideration of all the criteria listed above, it is my determination that this assignment and amendment is consistent with the overall classification and management intent for this land and would be a benefit to the State of Alaska. I find that all applicable statutes and regulations appear to have been met and it is in the best interest of the State to proceed with the assignment and amendment. Meta Mesdag will be required to submit the annual fee of $450.00, a performance bond in the amount of $2,500.00, and provide a certificate of insurance for the State of Alaska liability insurance requirements prior to authorization of the assignment and amendment. Upon meeting these requirements, SCRO will execute the assignment and amendment for and between Thomas W. Manning and Meta Mesdag, for the remaining term expiring at 12:00 midnight, December 31, 2023.

3/19/19

for Clark Cox, Regional Manager — Date
Southcentral Regional Land Office

Attachments:

- Attachment A - Development Plan
- Attachment B - Lease Agreement

Appeal:

A person affected by this decision who provided timely written comment or public hearing testimony on this decision may appeal it, in accordance with 11 AAC 02. Any appeal must be received within 20 calendar days after the date of "issuance" of this decision, as defined in 11 AAC 02.040(c) and (d) and may be mailed or delivered to the Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Suite 1400, Anchorage, Alaska 99501; faxed to 1-907-269-8918, or sent by electronic mail to dnr.appeals@alaska.gov. Under 11 AAC 02.030, appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which has been set at $200 under the provisions of 11 AAC 05.160 (a) and (b). If no appeal is filed by the appeal deadline, this decision goes into effect as a final administrative order and decision of the Department on the 31st day after issuance. An eligible person must first appeal this decision in accordance with 11 AAC 02 before appealing this decision to Superior Court (11 AAC 02.020(a) and (b)). A copy of 11 AAC 02 may be obtained from any regional office of the Department of Natural Resources.

Attachment A
Operation and Development Plan

*Complete one operation and development plan for each species

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN – PART A

Name Meta Mesdag, Salty Lady Seafood **Species** Pacific oyster (*Magalana gigas*)
ADNR Lease ADL No. 106835 **ADF&G Permit No.** 2001 - 25B - AI - SE

1. Provide an estimate of the total days and number of people (including yourself) that will be needed to operate your farm site for each year:

Year 1:	Number of Days 104	Number of People 2
Year 2:	Number of Days 104	Number of People 2
Year 3:	Number of Days 104	Number of People 2
Year 4:	Number of Days 104	Number of People 2
Year 5:	Number of Days 104	Number of People 2

2. **Site Monitoring/Maintenance**

   a. How often, in days per month, do you intend to monitor your site for things such as adequate anchoring, disease, exotic species settlement, fouling, gear drift, snow load, wind damage, vandalism, etc.?

   Growing season 12 (days/month) **Winter months** 4 (days/month)

   b. Where will you store any farm gear and/or equipment when not in use?
   Crane will stay on work raft. Equipment that is not in use will go to private residence.

   c. How will you keep the gear and shellfish free of fouling organisms (hot-dip, air dry, pressure washing, etc.)?
   Air dry

   d. How will you manage incidental species over the course of operations (sea urchins, sea cucumbers, butter clams, or other non-targeted species)? Leave alone or gently remove

   e. For on-bottom culture, if you intend to use predator netting, how long will you keep netting over your product?
   N/A

3. **Recordkeeping**

   a. What methods are you going to use to measure the success of your operation (growth, survival or mortality rates, production, etc.)? Production, growth, mortality rates

   b. Will you maintain records of aquatic farm product, such as counts and measurements to track survival and growth? **Yes** ☒ **No** ☐ **Describe:** count and measurement to track survival and growth

   c. Do you plan to record other physical or environmental parameters at your site such as water temperatures and salinity? **Yes** ☒ **No** ☐ **Describe:** Weekly monitoringof PSP presence at farm site using UAF Lab, salinity, water temp, types of phytoplankton at surface, 1 meter, and 3 meter depths.

4. **Harvest**

   a. How often do you intend to harvest your product? Weekly

Attachment A
Operation and Development Plan

b. How do you intend to harvest your product? **Suspended:** Manual ☒ Other: also using crane on work raft
On-Bottom: Hand/Digging ☐ Hydraulic wand ☐ Manual ☐ Other: _____

5. Sales

a. DNR has a commercial use requirement (CUR) of $3,000 per acre per year or $15,000 per farm, whichever is less. What is your anticipated total production using farm gate value by the end of year 5?
$ 150,000

6. Seed Acquisition

a. Which certified shellfish seed source(s) will you use? Blue Starr Oyster, OceansAlaska, Alutiiq Pride Shellfish Hatchery and Naukati Shellfish Nursery

b. Applicable for indigenous species (mussels, scallops, abalone, etc.), how do you intend to collect wild seed?
N/A

PART A – SIGNATURE BLOCK

Signature: Mita Mesday **Date:** 3-1-19

Attachment A
Operation and Development Plan

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN - PART B

Complete one operation and development plan for each species using a reasonable expectation of what you believe is possible for each year of the 0-year lease and operation permit. This is a projection to help you visualize a 10-year farming plan keeping in mind that annual sales at the end of year 5 must meet or exceed the commercial use requirement and sales must then be maintained or increased in the remaining years of the lease. Commercial use equals the annual sum of farm sales from all species combined. The commercial use requirement does not have to be met for each species. Your plan can be amended to reflect any changes as the aquatic farm operations develop.

Name: Meta Mesdag, ad[illegible] afoods ADL No.: 0[illegible] ADF&G Permit No.: 0[illegible] Species: Pacific oysters, *Magallana gigas*

Calendar Year	Installation Schedule			# of Hatchery-Produced Seed	# of Seed Collected Onsite (Only applies to indigenous sp.)	Aquatic Farm Production Projected Harvest and Sales		
	Support Facilities[1]	Equipment/Gear Types and Numbers[2]	Anchoring Systems			Projected Sales[3] ($)	# of Animals	# of Pounds
(Year 1) 2019	2 work rafts (24 ft x 24 ft and 20 ft x 20ft), 1 [illegible] (20 ft x 8 ft	2 grow-out rafts (24 ft [illegible] 80 stacks of 5-10-tier rafts, 200 floating bags	[illegible]			$		
(Year 2) 2020		2 grow-out rafts (24 ft [illegible] 80 stacks of 5-10-tier rafts, 200 floating bags				$		
(Year 3) 2021						$		
(Year 4) 20[illegible]						$ 150,000		
(Year 5) 2023						$ 150,000	150,000	

[1] Support facilities examples: caretaker, storage, or processing facilities, work rafts, etc. This must correspond to diagrams and drawings

[2] Equipment examples: grow-out rafts, longlines, buoys, etc. Gear examples: trays, tiers of lantern nets, or predator netting. This must correspond to diagrams and drawings.

[3] Projected sales are based on Farm Gate Income which is defined as the unprocessed value, excluding the cost of packaging or transport of the product to its' first point of sale.

[4] By the end of your 5th year, ***projected sales for all species combined must meet the commercial use requirement*** (CUR) defined as the annual sales of at least $3,000 per acre or fraction of an acre, or $15,000 per farm, whichever is less (11 AAC 63.03(b)). The CUR applies to combined total of all species, is not a "per species" requirement and must be maintained or increased in Years 6-10

I understand I must improve productivity according to above operation and development plan for this species and that this plan can amended to reflect any changes as the aquatic farm operations develop.

Signature: Meta Mesdag Date: 3-1-19

Attachment A
Operation and Development Plan



***Complete one operation and**  **development plan for each species**



AQUATIC FARM OPERATION AND DEVELOPMENT PLAN – PART A

Name Meta Mesdag, Salty Lady Seafood **Species** Pacific geoduck (Panopea generosa)
ADNR Lease ADL No. 106835 **ADF&G Permit No.** 2001 - 2518 - AF - SE

1. Provide an estimate of the total days and number of people (including yourself) that will be needed to operate your farm site for each year:

Year 1:	Number of Days 104	Number of People 2
Year 2:	Number of Days 104	Number of People 2
Year 3:	Number of Days 104	Number of People 2
Year 4:	Number of Days 104	Number of People 2
Year 5:	Number of Days 104	Number of People 2

2. **Site Monitoring/Maintenance**

   a. How often, in days per month, do you intend to monitor your site for things such as adequate anchoring, disease, exotic species settlement, fouling, gear drift, snow load, wind damage, vandalism, etc.?

   Growing season 12 (days/month) **Winter months** 4 (days/month)

   b. Where will you store any farm gear and/or equipment when not in use?
   Equipment that is not in use will go to private residence.

   c. How will you keep the gear and shellfish free of fouling organisms (hot-dip, air dry, pressure washing, etc.)?
   Air dry

   d. How will you manage incidental species over the course of operations (sea urchins, sea cucumbers, butter clams, or other non-targeted species)? Leave alone or gently remove

   e. For on-bottom culture, if you intend to use predator netting, how long will you keep netting over your product?
   N/A

3. **Recordkeeping**

   a. What methods are you going to use to measure the success of your operation (growth, survival or mortality rates, production, etc.)? Production, growth, mortality rates

   b. Will you maintain records of aquatic farm product, such as counts and measurements to track survival and growth? **Yes** ☒ **No** ☐ **Describe:** count and measurement to track survival and growth

   c. Do you plan to record other physical or environmental parameters at your site such as water temperatures and salinity? **Yes** ☒ **No** ☐ **Describe:** Weekly monitoring of: PSP presence at farm site using UAF Lab, salinity, water temp, types of phytoplankton at surface, 1 meter, and 3 meter depths

4. **Harvest**

   a. How often do you intend to harvest your product? As soon as it is marketable size up to 7 years plus

Attachment A
Operation and Development Plan

b. How do you intend to harvest your product? **Suspended:** Manual ☐ Other: _____
On-Bottom: Hand/Digging ☒ Hydraulic wand ☐ Manual ☐ Other: _____

5. Sales

a. DNR has a commercial use requirement (CUR) of $3,000 per acre per year or $15,000 per farm, whichever is less. What is your anticipated total production using farm gate value by the end of year 5?
$ 150,000 total - all species

6. Seed Acquisition

a. Which certified shellfish seed source(s) will you use? OceansAlaska, Alutiiq Pride Shellfish Hatchery

b. Applicable for indigenous species (mussels, scallops, abalone, etc.), how do you intend to collect wild seed?
N/A

PART A – SIGNATURE BLOCK

Signature: Mitt Mesday **Date:** 3-1-19

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN - PART B

Complete one operation and development plan for each species using a reasonable expectation of what you believe is possible for each year of the 10-year lease and operation permit. This is a projection to help you visualize a 10-year farming plan keeping in mind that annual sales at the end of year 5 must meet or exceed the commercial use requirement and sales must then be maintained or increased in the remaining years of the lease. Commercial use equals the annual sum of farm sales from all species combined. The commercial use requirement does not have to be met for each species. Your plan can be amended to reflect any changes as the aquatic farm operations develop.

Name: Meta Mesdag, Salty Lady Seafoods ADL No.: 106835 ADF&G Permit No.: 2001-25B-AF-SE Species: Pacific geoduck *Panopea generosa*

Calendar Year	Installation Schedule			# of Hatchery-Produced Seed	# of Seed Collected Onsite (Only applies to indigenous sp.)	Aquatic Farm Production Projected Harvest and Sales		
	Support Facilities[1]	Equipment/Gear Types and Numbers[2]	Anchoring Systems			Projected Sales[3] ($)	# of Animals	# of Pounds
(Year 1) 2019						$0		
(Year 2) 2020						$0		
(Year 3) 2021						$0		
(Year 4) 2022						$0		
(Year 5) 2023						$0		

[1] Support facilities examples: caretaker, storage or processing facilities, work rafts, etc. This must correspond to diagrams and drawings.

[2] Equipment examples: grow-out rafts, longlines, buoys, etc. Gear examples: trays, tiers of lantern nets, or predator netting. This must correspond to diagrams and drawings.

[3] Projected sales are based on Farm Gate Income which is defined as the unprocessed value, excluding the cost of packaging or transport of the product to its' first point of sale.

[4] By the end of your 5th year, *projected sales for all species combined must meet the commercial use requirement* (CUR) defined as the annual sales of at least $3,000 per acre or fraction of an acre, or $15,000 per farm, whichever is less (11 AAC 63.03(b)). The CUR applies to combined total of all species, is not a "per species" requirement and must be maintained or increased in Years 6-10.

I understand I must improve productivity according to above operation and development plan for this species and that this plan can amended to reflect any changes as the aquatic farm operations develop.

Signature: Meta Mesdag Date: 3-1-19

Attachment A
Operation and Development Plan

***Complete one operation and development plan for each species**

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN – PART A

Name Meta Mesding, Salty Lady Seafoods **Species** *Nereocystis luetkeana*, Bull Kelp
ADNR Lease ADL No. 106835 **ADF&G Permit No.** 2001 - 250 - AF - 55

1. Provide an estimate of the total days and number of people (including yourself) that will be needed to operate your farm site for each year:

Year 1:	Number of Days 7	Number of People 2
Year 2:	Number of Days 10	Number of People 3
Year 3:	Number of Days 10	Number of People 3
Year 4:	Number of Days 10	Number of People 3
Year 5:	Number of Days 10	Number of People 3

2. **Site Monitoring/Maintenance**

   a. How often, in days per month, do you intend to monitor your site for things such as adequate anchoring, disease, exotic species settlement, fouling, gear drift, snow load, wind damage, vandalism, etc.?

   Growing season 4 (days/month) **Winter months** 4 (days/month)

   b. Where will you store any farm gear and/or equipment when not in use?
   At Meta Mesding's house - in her shed, on her property

   c. How will you keep the gear and shellfish free of fouling organisms (hot-dip, air dry, pressure washing, etc.)?
   Leave alone or scrape off if too bad

   d. How will you manage incidental species over the course of operations (sea urchins, sea cucumbers, butter clams, or other non-targeted species)?
   Gently remove or leave alone

   e. For on-bottom culture, if you intend to use predator netting, how long will you keep netting over your product?
   NA

3. **Recordkeeping**

   a. What methods are you going to use to measure the success of your operation (growth, survival or mortality rates, production, etc.)? production and sales

   b. Will you maintain records of aquatic farm product, such as counts and measurements to track survival and growth? **Yes** ☒ **No** ☐ **Describe:** number of Pounds - ft of line of marketable kelp

   c. Do you plan to record other physical or environmental parameters at your site such as water temperatures and salinity? **Yes** ☒ **No** ☐ **Describe:** Water Temp

4. **Harvest**

   a. How often do you intend to harvest your product? 1 x yr
   b. How do you intend to harvest your product? **Suspended:** Manual ☒ Other: _____
   On-Bottom: Hand/Digging ☐ Hydraulic wand ☐ Manual ☐ Other: _____

Attachment 1 - Application

Attachment A
Operation and Development Plan

5. Sales

a. DNR has a commercial use requirement (CUR) of $3,000 per acre per year or $15,000 per farm, whichever is less. What is your anticipated total production using farm gate value by the end of year 5?
$ 1200

6. Seed Acquisition

a. Which certified shellfish seed source(s) will you use? Ocean's/Alaska Hatchery or other approved seed provider

b. Applicable for indigenous species (mussels, scallops, abalone, etc.), how do you intend to collect wild seed?

PART A – SIGNATURE BLOCK

Signature: Matt Mesdag **Date:** 3/19

Attachment A
Operation and Development Plan

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN - PART B

Complete one operation and development plan for <u>each species</u> using a reasonable expectation of what you believe is possible for each year of the 10-year lease and operation permit. This is a projection to help you visualize a 10-year farming plan keeping in mind that annual sales at the end of year 5 must meet or exceed the commercial use requirement and sales must then be maintained or increased in the remaining years of the lease. Commercial use equals the annual sum of farm sales from all species combined. The commercial use requirement does not have to be met for each species. Your plan can be amended to reflect any changes as the aquatic farm operations develop.

Name: ADL No.: 106835 ADF&G Permit No.: 2001-25B-AF-SE Species: Nereocystis *leutkeana, bull kelp*

Calendar Year	Installation Schedule			# of Hatchery-Produced Seed	# of Seed Collected Onsite (Only applies to indigenous sp.)	Aquatic Farm Production Projected Harvest and Sales		
	Support Facilities[1]	Equipment/Gear Types and Numbers[2]	Anchoring Systems			Projected Sales[3] ($)	# of Animals	# of Pounds
(Year 1) 20 '		1 submerged longline (150ft); remove at harvest and replace each year	2- 50lb. Danforth anchors, 2 300 lb. steel blocks, chain.	30150 sporophytes (20/ft)		$ 300		300
(Year 2) 2020		2 submerged longline (150ft); remove at harvest and replace each year	2- 50lb. Danforth anchors, 2 300 lb. steel blocks, chain.	60300 sporophytes (20/ft)		$ 600		600
(Year 3) 2021		2 submerged longline (150ft); remove at harvest and replace each year	2- 50lb. Danforth anchors, 2 300 lb. steel blocks, chain.	60300 sporophytes (20/ft)		$ 600		600
(Year 4) 2022		2 submerged longline (150ft); remove at harvest and replace each year	2- 50lb. Danforth anchors, 2 300 lb. steel blocks, chain.	60300 sporophytes (20/ft)		$ 600		600
(Year 5) 2023		2 submerged longline (150ft); remove at harvest and replace each year	2- 50lb. Danforth anchors, 2 300 lb. steel blocks, chain.	60300 sporophytes (20/ft)		$ 600		600

[1] Support facilities examples: caretaker, storage, or processing facilities, work rafts, etc. This must correspond to diagrams and drawings.

[2] Equipment examples: grow-out rafts, longlines, buoys, etc. Gear examples: trays, tiers of lantern nets, or predator netting. This must correspond to diagrams and drawings.

[3] Projected sales are based on Farm Gate Income which is defined as the unprocessed value, excluding the cost of packaging or transport of the product to its' first point of sale.

[4] **By the end of your 5th year, *projected sales for all species combined must meet the commercial use requirement* (CUR) defined as the annual sales of at least $3,000 per acre or fraction of an acre, or $15,000 per farm, whichever is less (11 AAC 63.03(b)). The CUR applies to combined total of all species, is not a "per species" requirement and <u>must be maintained or increased in Years 6-10</u>**

I understand I must improve productivity according to above operation and development plan for this species and that this plan can amended to reflect any changes as the aquatic farm operations develop.

Signature: Meta Mesdag Date: 3-1-19

Attachment B
Lease Agreement

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
550 W. 7th Avenue, Suite 900c
Anchorage, Alaska 99501-3579

ADL No. 106835

LEASE AGREEMENT

Effective this **1st** day of **January, 2014,** this lease agreement is entered into by the State of Alaska, hereafter referred to as "lessor," and **Thomas Manning dba Krestof Clam Company**, hereafter referred to as "lessee," whether one or more, whose sole addresses for purposes of notification under this lease agreement are listed in section 28.

The lessor and the lessee agree that this lease, including all attachments and documents that are incorporated in this lease by reference, contains the entire agreement between the parties, and each of the covenants and conditions in this lease including any attachments will be binding upon the parties and upon their respective successors and assigns. The lessor and the lessee further agree that this lease is conditioned upon satisfactory performance by the lessor and the lessee of all covenants and conditions contained in this lease. The lessee is aware of the provisions of Title 38, Alaska Statutes, Title 11, Alaska Administrative Code, and other applicable laws, regulations, and ordinances, and fully understands the duties and obligations of the lessee under this lease, and the rights and remedies of the lessor.

This lease is subject to all applicable state, federal, and municipal statutes, regulations, and ordinances in effect on the effective date of this lease, and insofar as is constitutionally permissible, to all statutes, regulations, and ordinances placed in effect after the effective date of this lease. A reference to a statute, regulation, or ordinance in this lease includes any change in that statute, regulation, or ordinance, whether by amendment, repeal and replacement, or other means. This lease does not limit the power of the State of Alaska, its political subdivisions, or the United States of America to enact and enforce legislation or to adopt and enforce regulations or ordinances affecting, directly or indirectly, the activities of the lessee or its agents in connection with this lease or the value of the interest held under this lease. In case of conflicting provisions, statutes, regulations, and ordinances take precedence over this lease. This lease shall not be construed as a grant or recognition of authority for promulgation or adoption of municipal ordinances that are not otherwise authorized.

1. Grant. This lease is issued under the authority of **AS 38.05.083**, for a term of **ten (10)** year(s) beginning on the **1st** day of **January 2014** and ending at 12 o'clock midnight on the **31st** day of **December 2023**, unless sooner terminated, subject to: compensation as specified in section 2; the attached development plan approved by the state; and attached stipulations, if any, that are incorporated in and made a part of this lease, for the following, hereafter referred to as the "leasehold":

Township 37 South, Range 63 East, Section 23, 25, 26 Copper River Meridian

Those tide and submerged lands located in Bridget Cove, approximately 23 nautical miles northwest of Juneau and further described as:

Parcel #1: Intertidal growing area for geoducks 100 ft. x 200 ft. = 0.46 acres

NE Corner	58° 38.186' N	134° 56.981' W
SE Corner	58° 38.175' N	134° 56.999' W
SW Corner	58° 38.191' N	134° 57.053' W
NW Corner	58° 38.204' N	134° 57.035' W

T. Manning Lessee

102-111 (revised 9/25/2001)

Attachment B
Lease Agreement

Parcel #2:	Intertidal growing area for geoducks 26 ft. x 50 ft. = .03 acres		
	NE Corner	58° 38.189' N	134° 57.046' W
	SE Corner	58° 38.182' N	134° 57.054' W
	SW Corner	58° 38.185' N	134° 57.062' W
	NW Corner	58° 38.191' N	134° 57.053' W
Parcel #3:	Intertidal area 12 ft. x 24 ft. = 0.01 acres		
	NE Corner	58° 38.290' N	134° 57.184' W
	SE Corner	58° 38.286' N	134° 57.191' W
	SW Corner	58° 38.291' N	134° 57.202' W
	NW Corner	58° 38.295' N	134° 57.196' W
Parcel #4:	Intertidal area 32 ft. x 50 ft. = 0.04 acres		
	NE Corner	58° 38.299' N	134° 57.182' W
	SE Corner	58° 38.297' N	134° 57.184' W
	SW Corner	58° 38.299' N	134° 57.191' W
	NW Corner	58° 38.301' N	134° 57.188' W
Parcel #5:	Vessel moorage		
	NE Corner	58° 38.465' N	134° 57.300' W
Parcel #6:	Suspended Pacific Oyster grow-out area 100 ft. x 200 ft. = 0.46 acres		
	NE Corner	58° 38.120' N	134° 57.207' W
	SE Corner	58° 38.088' N	134° 57.210' W
	SW Corner	58° 38.088' N	134° 57.243' W
	NW Corner	58° 38.120' N	134° 57.242' W

Excepting and reserving any general reservations to the lessor that are required by law and that may be stated elsewhere in this lease, and the following, which the state reserves for itself and others:

Subject to: Attachment A, Special Stipulations, attached hereto and made a part of this lease agreement; and Attachment B, Site Drawings and Development Plans, attached hereto and made a part of this lease agreement, containing approximately 1.0 acre more or less.

2. Compensation. (a) The lessee shall pay to the lessor compensation as follows, without the necessity of any billing by the lessor:

Equal annual payments, in advance, on or before the 1st of January of every year during said term at the rate of Four Hundred and Fifty Dollars ($450.00) per annum.

The lessor may, upon 10 days' notice, review and copy any records of the lessee that are necessary to verify the lessee's compliance with this paragraph.

(b) In accordance with AS 38.05.105, the lease compensation is subject to adjustment by the lessor at the commencement of the sixth year of the term and every fifth year thereafter (the "adjustment date"). The compensation adjustment takes effect on the applicable adjustment date, regardless of whether the adjustment determination occurs before or after that date. All reasonable costs of the

Attachment B
Lease Agreement

adjustment, including reappraisal if required by the lessor, will be borne by the lessee.

3. Denial of Warranty. The lessor makes no warranty, express or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the leasehold, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability or fitness of the leasehold for any use. The lessee represents that the lessee has inspected the leasehold and determined that the leasehold is suitable for the use intended, or has voluntarily declined to do so, and accepts the leasehold "as is" and "where is."

4. Use of Leasehold. Prior to execution of this lease and to commencing use or development of the leasehold, the lessee shall submit a development plan for the leasehold to the lessor and obtain the lessor's approval of the plan. Any use or development of the leasehold must be consistent with the development plan approved by the lessor. Any proposed revisions to the development plan must be submitted to the lessor for approval before any change in use or development occurs. The lessee shall use and occupy the leasehold in compliance with the approved development plan and all applicable laws, regulations, ordinances, and orders that a public authority has put into effect or may put into effect, including those of a building or zoning authority and those relating to pollution and sanitation control. The lessee may not permit any unlawful occupation, business, or trade to be conducted on the leasehold. The lessee shall properly locate all activities and improvements on the leasehold, and may not commit waste of the parcel. The lessee shall maintain and repair the leasehold including improvements in a reasonably neat and clean condition, and shall take all necessary precautions to prevent or suppress grass, brush, or forest fires, and to prevent erosion, unreasonable deterioration, or destruction of the land or improvements. The lessee agrees not to place any aboveground or underground fuel or chemical tanks on the leasehold without the prior written approval of the lessor.

5. Encumbrance of Leasehold. The lessee may not encumber or cloud the lessor's title to the leasehold, or any portion of the leasehold, nor enter into any lease, easement, or other obligation of the lessor's title without the prior written approval of the lessor.

6. Assignment of Interest. The lessee may not assign or sublet any interest held under this lease, including a security interest, without the prior written approval of the lessor. The lessor may approve such assignment or subletting if the lessor finds it to be in the best interest of the state. No such assignment or subletting will be effective until approved by the lessor in writing, and the assignee agrees to be subject to and governed by the provisions of this lease, any subsequent amendments to this lease, any additional stipulations, or reappraisal as deemed appropriate by the lessor, and all applicable laws, regulations, and ordinances in the same manner as the original lessee. No assignment or subletting of the leasehold, or any portion thereof, by the lessee will annul the lessee's obligation to pay the compensation required for the full term of this lease. Except as provided in this lease, no subdivision of the leasehold interest may occur without the prior written approval of the lessor.

7. Conditional Lease. If all or part of the leasehold has been tentatively approved, or approved, but not yet patented, by the United States to the lessor, then this lease will be conditioned upon receipt by the lessor of such patent. If for any reason the lessor does not receive patent, any compensation paid to the lessor under this lease will not be refunded. Any prepaid compensation for land to which patent is denied the lessor will be refunded to the lessee of record in the amount of the pro-rata portion of the unexpired term. The lessor will have no further liability to the lessee for the termination of the lease.

8. Payment of Taxes and Assessments. The lessee shall pay prior to delinquency all taxes and assessments accruing against the leasehold.

Lessee

Attachment B
Lease Agreement

9. Section Line Rights-of-Way. If the leasehold borders on or includes one or more section lines, the lessor hereby expressly reserves unto itself and its successors and assigns a right-of-way or rights-of-way pursuant to AS 19.10.010.

10. Navigable and Public Waters. (a) Pursuant to AS 38.05.127 and 11 AAC 53.330, the lessor reserves a public access easement to and along all public or navigable water bodies that border on or are included in this leasehold. No public access easement may be obstructed or otherwise rendered incapable of reasonable use for the purposes for which it was reserved. No public access easement may be vacated, abandoned, or extinguished without the prior written approval of the lessor.

(b) The Public Trust Doctrine guarantees public access to and the public right to use, navigable and public waters and the land beneath them for navigation, commerce, fishing, and other purposes. This lease is issued subject to the principles of the Public Trust Doctrine regarding navigable or public waters. The lessor reserves the right to grant other interests to the leasehold consistent with the Public Trust Doctrine.

11. Condemnation of Leasehold or Improvements. If the whole or any part of the leasehold is taken by any authorized body or person vested with the power of eminent domain, by negotiation, court action, or otherwise, the following provisions control:

(1) Taking of the entire leasehold. If all of the leasehold is taken by condemnation, this lease and all rights of the lessee will immediately terminate, and the compensation will be adjusted so that it is due only until the date the lessee is required to surrender possession of the leasehold. The lessor is entitled to all the condemnation proceeds, except that the lessee will be paid the portion of the proceeds attributable to the fair market value, as determined in the condemnation proceedings, of any buildings or improvements taken that were placed on the condemned leasehold by the lessee in accordance with the approved development plan.

(2) Taking of substantial part of the leasehold. If the taking is of a substantial part of the leasehold, the following rules apply:

(A) If the taking by condemnation reduces the ground area of the leasehold by at least 30 percent or materially affects the use being made by the lessee of the leasehold, the lessee has the right to elect to terminate the lease by written notice to the lessor not later than 180 days after the date of taking.

(B) If the lessee elects to terminate, the provisions in subsection (1) of this section govern the condemned portion of the leasehold and the covenants and conditions of the lease govern disposal of the remainder of any buildings or improvements made by the lessee in accordance with the approved development plan.

(C) If the lessee does not elect to terminate, the lease continues and the lessor is entitled to the full condemnation proceeds except the portion attributable to the fair market value, as determined in the condemnation proceedings, of any buildings or improvements taken that were placed on the condemned portion of the leasehold by the lessee in accordance with the approved development plan. Compensation at the existing rate will terminate on the date the lessee is required to surrender possession of the condemned portion of the leasehold. Except as it may be adjusted from time to time under the covenants and conditions of the lease and applicable statutes, compensation for the balance of the term will be adjusted by the lessor to reflect the taking.

(3) Taking of insubstantial part of the leasehold. If the taking by condemnation reduces the ground

T M ,Lessee

Attachment B
Lease Agreement

area of the leasehold by less than 30 percent and the lessor determines that the taking is of such an insubstantial portion that the lessee's use of the leasehold is not materially affected, the lessee may not elect to terminate the lease and the compensation provisions of subsection 2(C) of this section will govern.

12. Valid Existing Rights. This lease is subject to all valid existing rights, including easements, rights-of-way, reservations, or other interests in land in existence on the date of execution of this lease.

13. Inspection. The lessor will have reasonable access to the leasehold for purposes of inspection.

14. Mineral Reservations. This lease is subject to the reservations required by AS 38.05.125 and the rights and obligations imposed by AS 38.05.130.

15. Concurrent Use. This lease is subject to reasonable concurrent uses as provided under Article VIII, Section 8 of the Constitution of the State of Alaska. The concurrent user who is found to be at fault for damage or injury arising from noncompliance with the terms governing the user's concurrent use is liable for damages and the user's interest is subject to forfeiture or termination by the lessor. In this context, the term "concurrent user" includes the lessee and any other person or entity who lawfully uses the land subject to this lease, but does not include the State of Alaska.

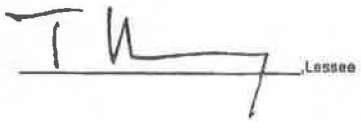
16. Surface Resources. Unless otherwise provided by this lease or other written authorization, the lessee may not sell or remove from the leasehold any timber, stone, gravel, peat moss, topsoil, or any other material valuable for building or commercial purposes. Material required for the development of the leasehold may be used only in compliance with the approved development plan.

17. Appropriation or Disturbance of Waters. During the term of this lease, the lessee will have the right to apply for an appropriation of ground or surface water on the leasehold in accordance with AS 46.15 and 11 AAC 93.060.

18. Acquisition of Rights or Interests. Any right or interest acquired during the term of this lease and accruing to the benefit of the leasehold will remain appurtenant to the leasehold, and may not be severed or transferred from the leasehold without the prior written approval of the lessor. In the event of termination or forfeiture of this lease, any such right or interest will vest in the lessor.

19. Land Alterations Due to Natural or Artificial Causes. The interest described in this lease constitutes the entire leasehold. If, through natural or artificial causes, accretion or reliction of land occurs contiguous to the leasehold, the Lessee has no right to occupy or use the accreted land unless a separate lease is entered with the Lessor with respect to such lands. The rules of law usually applicable to accretion or reliction of land do not apply to this lease, nor to the interest described in this lease.

20. Waiver or Forbearance. The receipt of compensation by the lessor, with or without knowledge of any default on the part of the lessee, is not a waiver of any provision of this lease. No failure on the part of the lessor to enforce a covenant or condition of this lease, nor the waiver of any right under this lease by the lessor, unless in writing, will discharge or invalidate the application of such covenant or condition. No forbearance or written waiver affects the right of the lessor to enforce any covenant or condition in the event of any subsequent default. The receipt of compensation by the lessor after termination or any notice of termination will not reinstate, continue, or extend this lease, or destroy, or in any manner impair the validity of any notice of termination that may have been given prior to receipt of the compensation, unless specifically stated by the lessor in writing.



Lessee

Attachment B
Lease Agreement

21. Default and Remedies. (a) Time is of the essence in this lease. If the lessee defaults on the performance of any of the covenants or conditions of this lease, and the default is not remedied within 60 days after the lessor issues written notice of such default to the lessee and to the holder of a security interest in the leasehold approved by the lessor, or within any additional period the lessor allows for good cause, the lessee will be subject to legal or any other administrative action deemed appropriate by the lessor, including termination of this lease. The lessor may, in the notice of the default or in a separate written notice, state that if the default is not remedied, this lease shall terminate on a date certain, which shall be at least 60 days after issuance of the notice of default. Upon the date specified in such notice, unless the default has been remedied, the lease shall expire automatically without further notice or action by the lessor and this lease and all rights of the lessee under the lease shall terminate. Upon termination of the lease the lessor shall have an immediate right to possession of the leasehold and any possession by the lessee shall be unlawful. It is specifically agreed that no judicial action shall be necessary to terminate this lease or to allow the lessor to retake possession in the event of default by the lessee. No improvements may be removed from the leasehold while the lease is in default except with the lessor's prior written approval. If this lease is terminated for default, all compensation paid by the lessee is forfeited to the lessor. The lessor is not liable for any expenditures made or undertaken by the lessee under this lease. Any costs or fees, including attorney's fees, reasonably incurred by the lessor for the enforcement of this lease, shall be added to the obligations due and payable by the lessee.

(b) The rights, if any, of third-party security interest holders or lienholders are controlled solely by AS 38.05.103 and 11 AAC 58.590. If the lessee fails to remedy the default within the time allowed in subsection (a) of this section, the holder of an approved security interest who has received notice under subsection (a) of this section may remedy the default. The holder shall act within 60 days from the date of receipt of notice under subsection (a) of this section, or within any additional period the lessor allows for good cause.

(c) The lessor may, at the lessor's option, following the lessee's default and failure to remedy, or after termination of this lease due to such default and failure to remedy, accelerate the unpaid compensation for the remainder of the term of this lease. The lessee's obligation to pay such accelerated rent to the lessor survives termination of this lease.

(d) If this lease is terminated, or all or any portion of the leasehold is abandoned by the lessee, the lessor may immediately enter, or re-enter and take possession of the leasehold, and without liability for any damage, remove all persons and property from the leasehold and may, if necessary, use summary proceedings or an action at law. The words "enter" and "re-enter" as used are not restricted to their technical legal meaning. Any entry, re-entry, possession, repossession, or dispossession by the lessor, whether taken with or without judicial action, does not absolve, relieve, release, or discharge the lessee, either in whole or part, of any liability under the lease.

(e) The lessor, upon or at any time after giving written notice of any default, may enter or re-enter the leasehold to remedy any default by the lessee or exercise any right given under this lease, all without the intervention of any court being required. The curing of such default shall not be deemed for any purpose to be for the benefit of the lessee.

(f) At any time after termination of this lease, the lessor may re-let the leasehold, or any part thereof, in the name of the lessor for such term and on such conditions as the lessor may determine, and may collect and receive the compensation therefor. The lessor shall not be responsible or liable for failure to re-let the leasehold or for any failure to collect any compensation due upon such re-letting, nor shall the lessor be required to account for or pay to the lessee any excess compensation received as a result of such re-letting. The lessee shall be liable for any deficiency, and for all costs, expenses, and fees incurred by the lessor arising out of the default, including the lessor's efforts to re-let the leasehold.

Lessee

Attachment B
Lease Agreement

(g) No right or remedy conferred upon or reserved to the lessor in this lease or by statute, or existing in law or equity, is intended to be exclusive of any other right or remedy, and each and every right shall be cumulative.

22. Disposition of Improvements and Chattels After Termination. AS 38.05.090 will govern disposition of any lessor-approved chattels or improvements left on the leasehold after termination. At the lessor's sole option, improvements not approved by the lessor shall be removed from the leasehold and the site restored to its original condition at the lessee's sole expense, or be forfeited to the lessor. The lessee shall be liable to the lessor for any costs, expenses, or damages arising out of the disposition of improvements not approved by the lessor, and may be required to pay rent on any improvements or chattels left on the parcel in accordance with 11 AAC 58.680.

23. Indemnity to Lessor. The lessee shall indemnify, defend, and hold the lessor harmless from and against all claims, demands, judgments, damages, liabilities, penalties, and costs, including attorney's fees, for loss or damage, including but not limited to property damage, personal injury, wrongful death, and wage, employment, or worker's compensation claims, arising out of or in connection with the use or occupancy of the leasehold by the lessee or by any other person holding under the lessee, or at the lessee's sufferance or invitation; and from any accident or fire on the leasehold; and from any nuisance made or suffered on the leasehold; and from any failure by the lessee to keep the leasehold in a safe and lawful condition consistent with applicable laws, regulations, ordinances, or orders; and from any assignment, sublease, or conveyance, attempted or successful, by the lessee of all or any portion of the leasehold or interest therein contrary to the covenants and conditions of this lease. The lessee holds all goods, materials, furniture, fixtures, equipment, machinery, and other property whatsoever on the parcel at the sole risk of the lessee, and shall defend, indemnify and hold the lessor harmless from any claim of loss or damage by any cause whatsoever, including claims by third parties.

24. Insurance. If required by the lessor, the lessee shall obtain insurance in an amount determined by the lessor to be sufficient. The lessor shall be named as an additional insured party of any such insurance. The types and amount of insurance shall be specified in the attached stipulations made a part of this lease agreement and may be adjusted periodically. The lessee shall maintain that insurance as long as required by the lessor. Any insurance acquired by the lessee for the purpose of providing insurance coverage under this lease must be issued by an insurer authorized to do business in the State of Alaska under the provisions of AS 21.09.010 and AS 21.27.010 for the type of policy being written.

25. Bonding. If required by the lessor, the lessee shall furnish a bond, cash deposit, certificate of deposit, or other form of security acceptable to the lessor in an amount determined by the lessor to be sufficient to ensure faithful performance of the covenants and conditions of this lease, and to cover the cost of site cleanup and restoration and any associated costs after termination of the lease. The amount and conditions of the bond shall be specified in the attached stipulations made a part of this lease agreement. The lessee shall maintain the bond as long as the lessor deems necessary, and in the amount required by the lessor, which amount may be adjusted periodically.

26. Environmental Compliance. (a) The lessee shall, at the lessee's own expense, comply with all existing and hereafter enacted environmental responsibility laws ("Environmental Laws"). The lessee shall, at the lessee's own expense, make all submissions to, provide all information to, and comply with all requirements of the appropriate governmental authority (the "Authority") under the Environmental Laws.

(b) Should the Authority require that a remedial action plan be prepared and that a remedial action be undertaken because of the presence of, or any disposal, release, spill, or discharge, or threatened disposal, release, spill, or discharge of or contamination by hazardous materials at the

Attachment B
Lease Agreement

leasehold that occurs during the term of this lease or arises out of or in connection with the lessee's use or occupancy of the land described in section 1 of this lease, then the lessee shall, at the lessee's own expense, prepare and submit the required plans and financial assurances and carry out the approved plans. The lessee's obligations under this section shall arise if there is any event or occurrence at the leasehold during the term of this lease, or arising out of or in connection with the lessee's use or occupancy of the land described in section 1 of this lease, that requires compliance with the Environmental Laws.

(c) At no expense to the lessor, the lessee shall promptly provide all information requested by the lessor for preparation of affidavits or other documents required by the lessor to determine the applicability of the Environmental Laws to the leasehold, and shall sign the affidavits promptly when requested to do so by the lessor.

(d) The lessee shall indemnify, defend, and hold harmless the lessor from all fines, penalties, suits, judgements, procedures, claims, demands, liabilities, settlements, and actions of any kind arising out of or in any way connected with the presence of or any disposal, release, spill, or discharge or any threatened disposal, release, spill, or discharge of or contamination by hazardous materials at the leasehold that occurs during the term of the lease or arises out of or in connection with the lessee's use or occupancy of the land described in section 1 of this lease; and from all fines, penalties, suits, judgements, procedures, claims, demands, liabilities, settlements, and actions of any kind arising out of the lessee's failure to provide all information, make all submissions, and take all steps required by the Authority under the Environmental Laws or any other law concerning any spill, discharge, or contamination that occurs during the term of this lease or arises out of or in connection with the lessee's use or occupancy of the land described in section 1 of this lease.

(e) The lessee agrees that it will not discharge or dispose of or suffer the discharge or disposal of any petroleum products, gasoline, hazardous chemicals, or hazardous materials into the atmosphere, ground, wastewater disposal system, sewer system, or any body of water.

(f) In any court action or administrative proceeding, in addition to all other applicable presumptions, it shall be rebuttably presumed that any environmental contamination of the leasehold (i) has been released on the leasehold; (ii) has resulted from acts or omissions of the lessee or its agents; and (iii) has occurred during the term of this lease. The lessee has the burden of rebutting the presumptions by clear and convincing evidence.

(g) This section of this lease does not in any way alter the State of Alaska's powers and rights or the lessee's duties and liabilities under Title 46 (or its successor) of the Alaska Statutes or other state, federal, or municipal statutes, regulations, or ordinances. For example, notwithstanding the provisions of this lease, the State of Alaska shall not be precluded from claiming under AS 46.03.822 that the lessee is strictly liable, jointly and severally, for damages and costs incurred by the state for cleanup of contamination on the leasehold. The obligations and provisions of this section 26 shall survive the termination of this lease.

(h) As used in this lease, the term "hazardous materials" means any hazardous or toxic substance, material, or waste that is or becomes regulated by any municipal governmental authority, the State of Alaska, or the United States government.

27. Surrender of Leasehold. Upon the expiration, termination, or cancellation of this lease, the lessee shall peacefully leave and deliver up all of the leasehold in good, sanitary, and marketable condition, order, and repair.

28. Notices. (a) Any notice or demand by the lessee will be made by hand delivery to the Director, Division of Mining, Land and Water, or by certified mail, postage prepaid, addressed as follows (or

Lessee

to a new address that the lessor designates in writing), with delivery occurring upon receipt by the lessor:

To the Lessor:

Division of Mining, Land and Water
550 W. 7th Avenue, Suite 900C
Anchorage, Alaska 99501-3579

(b) Any notice or demand by the lessor will be issued as provided in 11 AAC 02.040(c). If issuance is by mail, the notice or demand will be addressed as follows (or to a new address that the lessee or its successor in interest designates in writing):

To the Lessee:

Thomas Manning
Dba Krestof Clam Company
622 Hemlock Way
Juneau, AK 99801

The lessor will issue a copy of any such notice or demand to each holder of a security interest in the leasehold whose assignment has been approved by the lessor under section 6 of this lease. Any security interest not approved as provided in section 6 is insufficient to require notice by the lessor under AS 38.05.103.

(c) Any notice or demand regarding the lease must be in writing and will be complete if given as set out above.

29. Penalty Charges. The lessee shall pay a fee for any late payment or returned check issued by the lessee as follows:

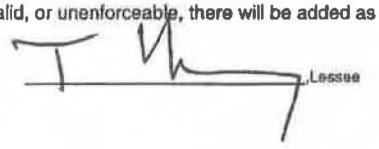
(1) Late Payment Penalty: The greater of either the fee specified in 11 AAC 05.010 or interest at the rate set by AS 45.45.010(a) will be assessed on a past-due account until payment is received by the lessor. Acceptance of a late payment or of a service charge for a late payment is subject to the lessor's rights under sections 20 and 21 of this lease.

(2) Returned Check Penalty: A returned check fee as provided in 11 AAC 05.010 will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date remains the same. Late penalties under subsection (1) of this section shall continue to accumulate.

30. Modification. This lease may be modified or amended only by a document signed by both parties. Any purported amendment or modification has no legal effect until placed in writing and signed by both parties.

31. Choice of Law. This lease shall be construed under the laws of the State of Alaska. The lessee confers personal jurisdiction on the courts of the State of Alaska for any litigation under this lease.

32. Severability of Clauses of Lease Agreement. If any clause or provision of this lease is, in a final judicial proceeding, determined illegal, invalid, or unenforceable under present or future laws, then the lessor and the lessee agree that the remainder of this lease will not be affected, and in lieu of each clause or provision of this lease that is illegal, invalid, or unenforceable, there will be added as



Lessee

Attachment B
Lease Agreement

a part of this lease a clause or provision as similar in terms to the illegal, invalid, or unenforceable clause or provision as may be possible, legal, valid, and enforceable.
By signing this lease, the lessor and the lessee agree to be bound by its provisions.

LESSEE:

Thomas Manning dba Krestof Clam Company

STATE OF ALASKA)
) ss.
FT. Judicial District)

THIS IS TO CERTIFY THAT ON THIS 18 day of November, 2015, before me personally appeared Thomas Manning, known to me to be the person named and who signed the foregoing lease and acknowledged voluntarily signing the same.

Notary Public
CHRISTIAN M. VELIZ
State of Alaska
My Commission Expires April 7, 2017

Notary Public in and for the State of Alaska
My commission expires: 4/7/17

LESSOR:

CHRISTY COLLES NOTARY PUBLIC STATE OF ALASKA

Clark Cox
Regional Manager, Southcentral Regional Office

STATE OF ALASKA)
) ss.
3rd Judicial District)

THIS IS TO CERTIFY THAT ON THIS 7th day of March, 2016, before me personally appeared Clark Cox, of the Division of Mining, Land and Water of the Department of Natural Resources of the State of Alaska, who executed the foregoing lease on behalf of the State of Alaska, and who is fully authorized by the State to do so.

Notary Public in and for the State of Alaska
My commission expires: w/office

Approved as to form February 9, 1994, and September 25, 2001.

/s/ Elizabeth J. Barry, Assistant Attorney General

10

102-111 (revised 9/25/2001)

Lessee

Attachment B
Lease Agreement

AQUATIC FARMSITE LEASE STIPULATIONS

ATTACHMENT A

ADL 106835 – Thomas Manning dba Krestof Clam Company

1.0 Acre Aquatic Farm Lease
Annual Lease Fee = **$450.00**
Annual Lease Fee Due by: **January 1st**
Commercial Use Requirement (CUR): **$3,000 Annually**
(CUR begins no later than the 5th year of operation)

1. **Authorized Officer** (AO): For the purpose of this Lease the Authorized Officer (AO) is the Regional Manager of the Southcentral Region Land Office. The AO may designate a representative for specific administrative portions of this authorization.

2. **Preference Right:** No preference right to a sale of this leasehold is granted or implied by the issuance of this Lease. Any renewal of this Lease will be subject to current statutes and regulations at the time of Lease expiration.

3. **Lease Utilization:** Section 4 of the Lease document is hereby amended to include the following: In accordance with 11 AAC 58.510, the lessee is bound to the approved Development Plan submitted as part of the application for Lease. Use of the land or any portion of it, for purposes other than those specified in the Development Plan constitutes a breach of the Lease and may result in revocation. Failure to develop and/or utilize the leased site for a period of five years or more may, at the discretion of the AO, constitute grounds for termination of the Lease.

4. **Modifications to the Development Plan:** Sections 4 & 30 of the Lease document are hereby amended to include the following: To adequately address any modifications to the approved Development Plan, the lessee will be required to provide advance written notice to the AO for approval of those changes prior to construction or implementation and must be accompanied by the amendment fee required by 11 AAC 05.010. The AO reserves the right to reevaluate the Lease compensation and other terms and conditions of the Lease prior to approval. No modifications are approved unless specifically authorized in writing by the AO.

However, under this paragraph:

(A) the following changes do not require an amendment of the Development Plan:

(i) any change in the species or number of shellfish or aquatic plants being raised if the change is permitted by the Department of Fish and Game;

(ii) a change in the number or type of rearing structures authorized within the lease boundaries, if the change does not increase obstructions to navigation or to other public use;

(B) the department will not authorize a proposed amendment to the lease development plan for a "change of use"; for the purpose of this subparagraph and AS 38.05.083(d),

_____,Lessee

Attachment B
Lease Agreement

"change of use" means a change from the raising of shellfish and aquatic plants to any other use; and

(C) the approval of an amendment of an aquatic farm site lease does not relieve the lessee of the obligation to obtain other necessary authorizations.

5. **Commercial Use Requirement:** The lessee shall report annually to the department, no later than January 31, on sales during the previous year of shellfish and aquatic plants raised on the lease site, not including sales of commercially harvested wild stock that had been stored at the lease site. If the lessee provides this sales information to the Department of Fish and Game by an annual report, by copies of fish tickets, or by other means, the lessee may fulfill this paragraph's requirement for a sales report by asking the Department of Fish and Game to give a copy of the information to the department.

Failure to comply with the commercial-use requirement set out in 11 AAC 63.030(b) is a default and cause for termination, unless the lessee shows to the AO's satisfaction that the failure is due to circumstances beyond the lessee's reasonable ability to foresee or control.

The commercial-use requirement for this 1 acre lease is $3,000 in annual sales, and must be met by the commencement of the fifth (5th) year of the term and continued annually for the remaining lease term.

6. **Inspections:** Section 13 of the Lease document is hereby amended to include the following: The AO may designate representatives to inspect the leased area at any time. Sites which are determined to be in noncompliance will be subject to re-inspection for which the lessee may be assessed, at the AO's discretion, either a fee of $100 or a fee equal to the actual expenses incurred by the Division of Mining, Land and Water (11 AAC 05.010) for the inspection.

The AO reserves the right:

(A) of reasonable access to the leasehold for purposes of inspection, including the lessee's improvements and rearing structures; when the department inspects the lessee's rearing structures, the department will not lift or handle underwater rearing structures without prior notice to the lessee; the notice to the lessee may include notice by the Department of Fish and Game in accordance with AS 16.40.150(b); and

(B) upon 10 days' prior notice, to inspect records of the lessee necessary to verify the lessee's compliance with the lease provisions.

7. **Request for Data/Additional Information:** For purposes of information and review, the AO may require the lessee to furnish data related to the use, maintenance, and operational activities undertaken in connection with this leasehold. The lessee shall furnish the required data as soon as possible or as otherwise required under the terms of this Lease.

8. **Assignment:** Section 6 of the Lease document is hereby amended to include the following: In the event the lessee desires to transfer their interest of this Lease to another party, the lessee must submit a letter to the AO requesting the assignment and include a copy of the draft Assignment Agreement with that letter for review. The AO reserves the right to renegotiate new terms or conditions for the Lease prior to approving any assignment. The AO reserves the right to require an assignment between the lessee and another party in the event of a change in corporate ownership, or LLC/LLP membership/name change.

9. **Performance Guaranty:** Per section 25 of the Lease agreement: The lessee must post a

Attachment B
Lease Agreement

performance guaranty in the amount of **$2,500.00** to secure faithful performance with all terms and conditions of the Lease and to insure site restoration of the leasehold. This performance guaranty must remain in effect for the duration of the Lease term or until released in writing by the AO. **Failure by the lessee to provide replacement security shall be grounds for the AO to make a claim upon the existing security to protect the lessor's interests.**

If three or more lessees post an association bond to cover all of their leases, the minimum security amount is 50 percent of the amount individually calculated for each lease. The association must designate an agent for notification purposes. The association has the right to be notified of the termination of a lease covered by its association bond. If neither the former lessee nor the association completes the site restoration as required by AS 38.05.090, the department will use the association bond for this purpose, up to 100 percent of the amount individually calculated for that lease. The association may remove a lease in good standing from the coverage of its association bond after 60 days' notice to the department, during which time the affected lessee must make other arrangements to comply with this section. A lease that is in default or that has been terminated with site restoration still pending may not be removed from the coverage of the association bond.

The guaranty amount will be subject to periodic adjustments and may be adjusted upon approval of any amendments to the Lease, assignments, reappraisals, changes in the Development Plan, approval of a reclamation plan, any change in the activities conducted, or performance of operations conducted on the leasehold and as a result of any violations to the Lease agreement.

The guaranty may be utilized by the AO to cover actual costs incurred by the State of Alaska to pay for any necessary corrective actions in the event the lessee does not comply with the site utilization, restoration requirements and/or other stipulations contained in the Lease agreement. If the lessee fails to perform the obligations under the Lease agreement within a reasonable timeframe, the AO may perform the lessee's obligations at the lessee's expense. The lessee agrees to pay within 60 days following notice, all costs and expenses reasonably incurred by the State of Alaska as a result of the failure of the lessee to comply with the terms and conditions of the Lease agreement. The provisions of this authorization shall not prejudice the State's right to obtain a remedy under any applicable law or regulation.

The performance guaranty will be released upon expiration of the Lease provided that all terms and conditions of the Lease have been met, including restoration of the leasehold to a safe and clean condition found acceptable by the AO.

10. **Insurance:** Per section 24 of the Lease agreement: The lessee is required to carry commercial liability insurance with the State of Alaska listed as an **"additional insured party"**. The case number **ADL 106835** is to be referenced on the policy.

Insurance is required and is subject to annual review and adjustment by the AO. The AO may require a reasonable increase based on a change in the lessee's Development Plan or with increased risk. The insurance policy(s) must be written by a company(s) on the Division of Insurance's "admitted list" and the broker/agent must be licensed to do business in the State. If surplus lines insurance is provided, the broker must have a surplus broker license and be listed on the "surplus lines insurance list". Additional information regarding the admitted and surplus lines lists may be obtained from the Division of Insurance at (907) 269-7900.

a) Consult, as appropriate, with an insurance professional licensed to transact the business of insurance under Alaska Statute, Title 21, to determine what types and levels of insurance are adequate to protect the lessee and lessor (the State, its officers, agents and employees) relative to the liability exposures of the lessee's commercial operations.

Lessee

Attachment B
Lease Agreement

b) Secure or purchase at lessee's own expense, and maintain in full force at all times during the term of the Lease, adequate insurance policies and coverage levels recommended by an insurance professional, licensed to transact the business of insurance under Alaska Statute, Title 21, and acceptable to the State of Alaska. The State will expect to see at a minimum, the following types of coverage:

- **Commercial General Liability Insurance:** The policy shall be written on an "occurrence" form and shall not be written as a "claims-made" form unless specifically reviewed and agreed to by the Division of Risk Management, Alaska Department of Administration.

- **Workers' Compensation Insurance:** The lessee shall provide and maintain, for all its employees, Workers' Compensation Insurance as required by AS 23.30.045. Where applicable, coverage must comply with any other statutory obligations, whether Federal (i.e. U.S.L. & H or Jones Act) or other State laws in which employees are engaged in work on the premises. The insurance policy must contain a waiver of subrogation clause in favor of the State of Alaska.

c) Provide proof of insurance to the AO on a yearly basis. The certificate must provide for a 30-day prior notice to the State of Alaska in the event of cancellation, nonrenewal, or material change of conditions. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach of the Lease and shall be grounds, at the discretion of the AO, for termination of the Lease. Generally, the AO will rely upon the best professional judgment of the licensed insurance agent and, at renewal, the agent's annual reassessment of the insured's liability exposure for determination of adequate levels of coverage. The AO reserves the right to require additional coverage if, in its discretion, it determines that it may be warranted.

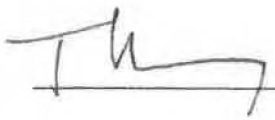
In the event the lessee becomes aware of a claim against any of its liability coverage, the lessee shall notify, and provide documentation and full disclosure of the claim to the AO within 20 days.

11. **Spill Response:** Section 26 of the Lease document is hereby amended to include the following: The lessee is responsible for preventing fuel, hydraulic fluid, and oil spills that could result in contamination of contiguous land and water. Petroleum product spills shall be cleaned up immediately and any contaminated earth or vegetative materials shall be disposed of as required by the Alaska Department of Environmental Conservation regulations. To facilitate rapid spill response, adequate sorbent materials (i.e., material that collects or absorbs petroleum products while at the same time repels water) will be kept on site to be used in the event of a spill. Should any unlawful discharge, leakage, spillage, emission, or pollution of any type occur due to lessee activities, the lessee shall, at its expense, be obligated to clean the area to the reasonable satisfaction of the State of Alaska.

12. **Spill Notification:** Section 26 of the Lease document is hereby amended to include the following: The lessee is responsible for notifying the State of Alaska of any pollutants they have caused to be discharged, released, or spilled in or around the project area by contacting the Division of Mining, Land and Water Hazardous Materials Coordinator at (907) 269-8552 and the Department of Environmental Conservation Southcentral Area Response Team Office at (907) 269-3063 during business hours (after hours call the Department of Environmental Conservation Spill Hotline at (800) 478-9300) for the following situations:

Oil/Petroleum Releases:

<u>To Water</u>



Lessee

Attachment B
Lease Agreement

- ***Any*** **release** of oil to water ***must be reported*** as soon as the lessee has knowledge of the discharge.

To Land

- Release(s) of oil **in excess of 55 gallons** must be reported as soon as the lessee has knowledge of the discharge.
- Release(s) of oil **between 10 and 55 gallons** must be reported within 48 hours after the lessee has knowledge of the discharge.
- The lessee is responsible for providing, on a monthly basis, a written record of any discharge of oil **between 1 to 10 gallons.**

Within Impermeable Secondary Containment Area

- Any release of oil **in excess of 55 gallons** must be reported within 48 hours after the lessee has knowledge of the discharge.

Hazardous Substance Releases:

- Release(s) of all hazardous substances (other than oil) **in any amount** must be reported as soon as the lessee has knowledge of the discharge.

The lessee is responsible for following all timelines, and submitting all required information as outlined in18 AAC 75.300 and other applicable spill regulations under Article 3.

13. **Historic Preservation:** The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any State-owned historic/prehistoric archaeological or paleontological site without a lease from the commissioner. Should any sites be discovered during the course of field operations, activities that may cause damage will cease and the Office of History and Archaeology in the Division of Parks and Recreation (907) 269-8721/8720/8722 and the appropriate coastal district shall be notified immediately.

14. **Incurred Expenses:** All expenses incurred by the lessee connected with the exercise of the privileges covered by this authorization shall be borne solely by the lessee and the State of Alaska shall in no way be held liable for said expenses.

15. **Navigation:** The United States Coast Guard (USCG) shall be contacted prior to placing any aquatic farm structures under this lease to determine lighting or marking requirements, such as buoys, necessary for the protection of maritime navigation, in accordance with Title 33, Code of Federal Regulations, Part 64. Required markings of this nature are Private Aids to Navigation, and must be subject to an approved permit. The USCG may be reached at the following address and phone number: Commander, 17th Coast Guard District, P. O. Box 25517, Juneau, AK 99802-5517, telephone (907) 463-2254.

16. **Site Requirements:** The lessee is required to adhere to the following:

(A) Visibly mark the corners of the site and in accordance with USCG and ADF&G (5 AAC 41.277) marking requirements;

(B) All improvements shall be secured utilizing anchoring methods with sufficient weight and holding capability to keep them in their authorized location(s) and must be retrievable upon expiration, termination, or cancellation of the lease. Anchoring systems for floating facilities moored for periods of more than 14 days must be approved by the Regional Manager and the USCG;

Lessee

Attachment B
Lease Agreement

(C) The use of adjacent uplands for activities related to the aquatic farm site, including shore ties, is not authorized under this lease. Written permission from the upland owner and authorization from this department must be obtained prior to any use of the adjacent uplands; and

(D) Any commercially harvested wild stock acquired under AS 16, a fishery administered by DFG, may be held within the lease boundary before transporting to market. If DFG allows this activity within the lease boundary, the lessee is required to comply with DFG's operation permit requirements including clearly identifying and keeping the commercially harvested wild stock separate from any farmed product.

17. **Lease Compensation:** An administrative lease fee schedule for aquatic farm sites has been approved by the Division of Mining, Land and Water effective March 15, 2014 through March 14, 2016 under Appraisal Report 2522-11. The lease fee schedule is subject to review every two years. The annual rent for the proposal based on a 1-acre farm site, is **$450.00**. (The annual fee is calculated at $450 for the first acre, or portion thereof, plus $125 for each additional acre, or portion thereof.) The lease is subject to review of the annual rent every 5 years. In other words, should the fee be increased during the term of a lease, the lease will be amended at five-year intervals for fee adjustment. The lease fee is due on or before **January 1st** of each year of the lease. **It is the responsibility of the lessee to submit the annual lease payment.** A courtesy notice of the lease fee may not be sent by the State.

18. **Lease Expiration and Site Reclamation:** No later than one (1) year prior to lease expiration, the lessee shall file with the AO:

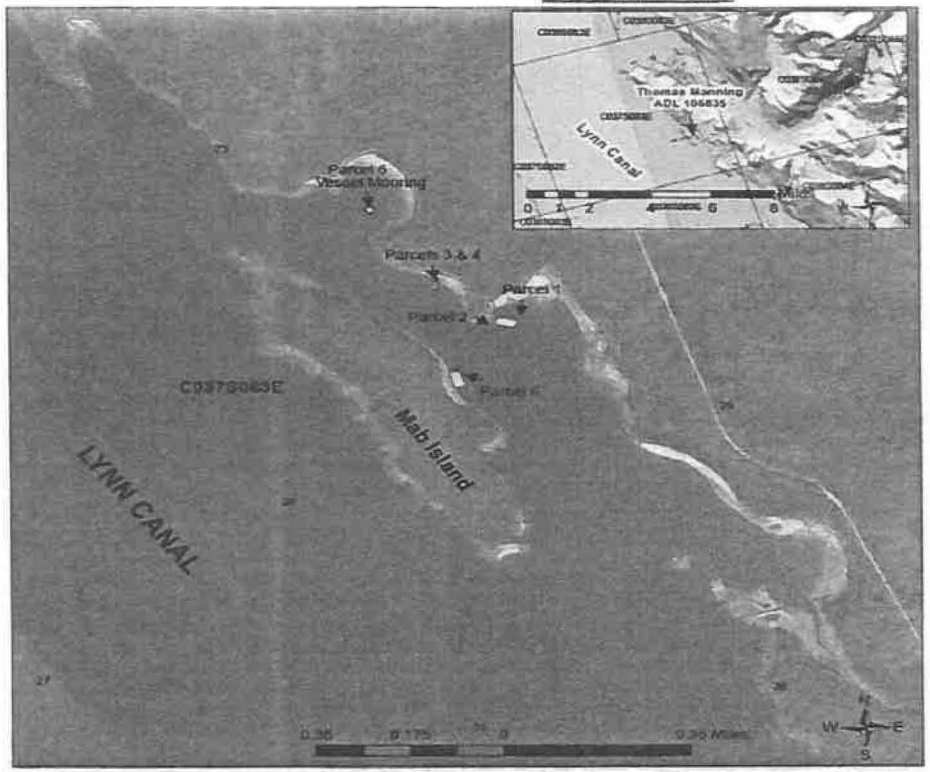
a) A complete renewal/reissuance lease application; or

b) An approved reclamation plan for the leasehold. *Reclamation plans must include a description of the methods and techniques that will be used to rehabilitate affected areas of the leasehold. The plan must also include a specific time line showing when each step of the restoration process will be completed.*

Lessee

AQUATIC FARMSITE LEASE DEVELOPMENT PLAN

ATTACHMENT B



Thomas Manning DBA
Krestof Clam Company
ADL 106835

Parcel 1 Inter-tidal Area
100 ft x 200 ft, .46 acres

Parcel 2 Inter-tidal Area
26 ft x 50 ft, .03 acres

Parcel 3 Inter-tidal Area
12 ft x 24 ft, .01 acres

Parcel 4 Inter-tidal Area
32 ft x 50 ft, .04 acres

Parcel 5 Vessel Mooring

Parcel 6 Oyster Grow-out
100 ft x 200 ft, .46 acres

Produced July 2015
DNR, SCRO, Aquatic Farm Program

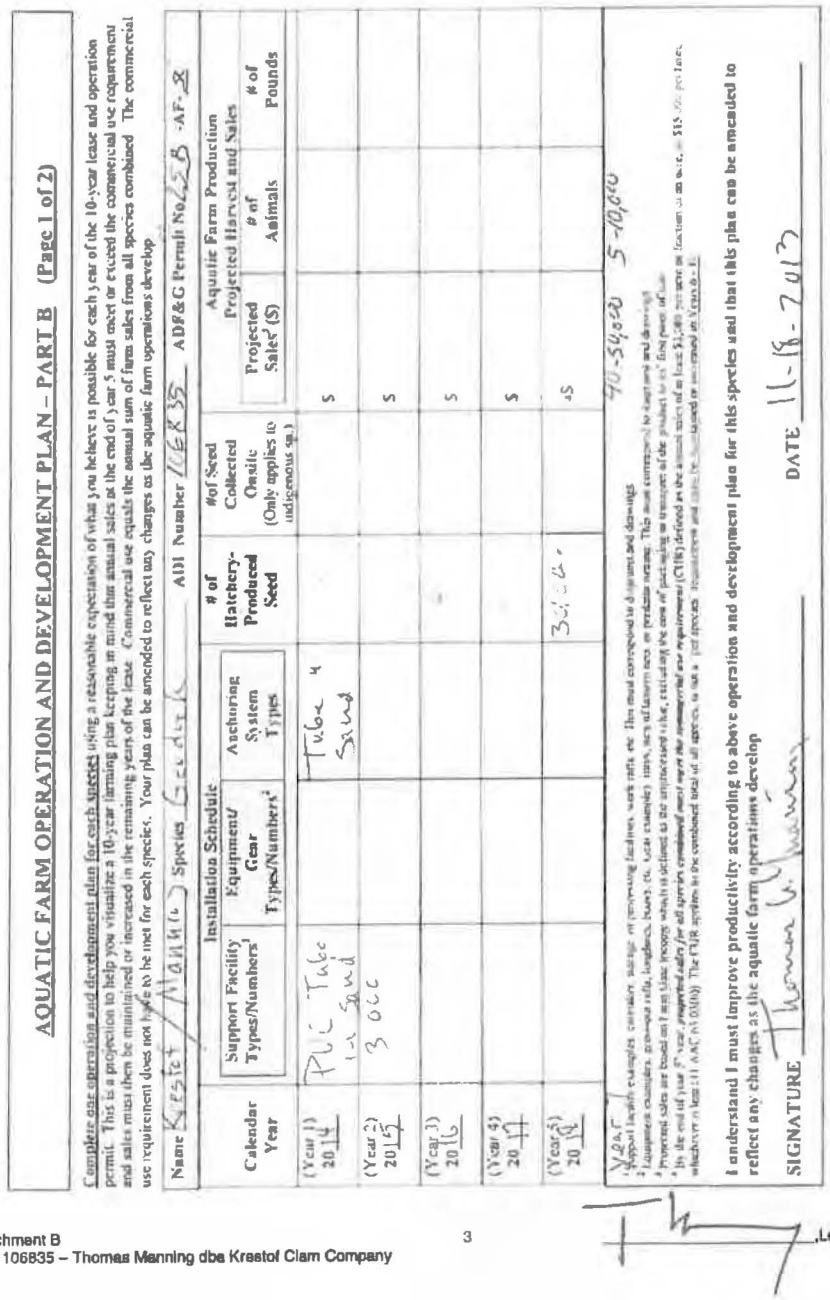
NOTE:
This map is not intended for navigational purposes

Attachment 1 - Application

Attachment B
Lease Agreement

North Bridget Cove
The Bridget lease site will remain within one acre but be reconfigured to expand the Mab Island vessel/nursery mooring site (58' 38.088 N, 134' 57.210) to add a 110 X 200 ft suspended oyster growing area. Parcel 1 will be reduced by 110 X 200 ft; drawing attached. This area is protected from S/SE wind & wave action but is out of the channel.

Attachment B
Lease Agreement



AQUATIC FARM OPERATION AND DEVELOPMENT PLAN – PART B (Page 1 of 2)

Complete one operation and development plan for each species using a reasonable expectation of what you believe is possible for each year of the 10-year lease and operation permit. This is a projection to help you visualize a 10-year farming plan keeping in mind that annual sales at the end of year 5 must meet or exceed the commercial use requirements and sales must then be maintained or increased in the remaining years of the lease. Commercial use equals the annual sum of farm sales from all species combined. The commercial use requirement does not have to be met for each species. Your plan can be amended to reflect any changes as the aquatic farm operations develop.

Name Krestof Manning Species Geoduck ADL Number 106835 ADF&G Permit No. 25B-AF-22

Calendar Year	Installation Schedule			# of Hatchery-Produced Seed	#of Seed Collected Onsite (Only applies to indigenous sp.)	Aquatic Farm Production Projected Harvest and Sales		
	Support Facility Types/Numbers[1]	Equipment/ Gear Types/Numbers[2]	Anchoring System Types			Projected Sales[3] ($)	# of Animals	# of Pounds
(Year 1) 2014	PVC Tube in Sand		Tube & Sand			$		
(Year 2) 2015	3 OCC					$		
(Year 3) 2016				-		$		
(Year 4) 2017						$		
(Year 5) 2018				30,000		$	40-50,000	5-10,000

[1] Support facility examples: nursery, upwellers, raceways, barges, etc. Also examples: trays, bags, substrate, etc. This must correspond to equipment and drawings

[2] Equipment examples: growout rafts, longlines, floats, etc. Also examples: trays, bags, substrate, etc. This must correspond to equipment and drawings

[3] Projected sales are based on best knowledge which is defined as the anticipated value, excluding the cost of packaging or transport of the product to its first point of sale

[4] By the end of year 5 your projected sales for all species combined must meet the commercial use requirement (CUR) defined as the annual sales of at least $5,000 per acre or fraction of an acre, or $15,000 per farm, whichever is less (11 AAC 58.600(b)). The CUR applies to the combined total of all species, so not a goal species. Aquaculture and associated activities must be conducted on Year 5 as well.

I understand I must improve productivity according to above operation and development plan for this species and that this plan can be amended to reflect any changes as the aquatic farm operations develop

SIGNATURE _____ DATE 11-19-2013

_____, Lessee

Attachment B
Lease Agreement

Brandon

*Complete one operation and development plan for each species

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN – PART A

Part A includes questions regarding your proposed operation. Your proposed aquatic farm or hatchery plans must demonstrate technical and operational feasibility (AS 16.40.105(4). Please provide any additional information that you consider pertinent to your operating plan on additional sheets of paper as necessary.

Name Krestof/Manning Species Oysters

ADNR Lease ADL No.: 106 835 ADF&G Permit No. 01 -25B-AP-SE

1. **Site Monitoring/Maintenance**
   a. How often, in days per month, do you intend to monitor your site for things such as adequate anchoring, disease, exotic species settlement, fouling, gear drift, snow load, wind damage, vandalism, etc.? Growing season 10 (days/month) Winter months 1-2 (days/month)
   b. Where will you store any farm gear and/or equipment when not in use? Tanana
   c. How will you keep the gear and shellfish free of fouling organisms (hot-dip, air dry, pressure washing, etc.)? Air Dry & Freeze
   d. How will you manage incidental species over the course of operations (sea urchins, sea cucumbers, butter clams, or other non-targeted species)? Leave Them be.
   e. If you intend to use predator netting, how long will you keep netting over your product? 6 (months)
2. **Record keeping**
   a. What methods are you going to use to measure the success of your operation (growth, survival or mortality rates, production, etc.)? Annual Sort & Measure
   b. Will you maintain records of aquatic farm product, such as counts and measurements to track survival and growth? Yes ☒ No ☐ Describe:
   c. Do you plan to record other physical or environmental parameters at your site such as water temperatures and salinity? Yes ☒ No ☐ Describe:
3. **Harvest**
   a. How often do you intend to harvest your product? 2-3 year
   b. How do you intend to harvest your product? Suspended: Manual ☒ other
   On-Bottom: Hand/Digging ☐ Hydraulic wand ☐ Manual ☐ other
   Near-Bottom: Manual ☐ other ☐
4. **Sales**
   a. DNR has a commercial use requirement (CUR) of $3,000 per acre per year or $15,000 per farm, whichever is less. What is your anticipated CUR by the end of year 5? $ 30,000
5. **Seed Acquisition**
   a. Which certified shellfish seed source(s) will you use? A Pride Nagat, Ocean AK
   b. How do you intend to collect wild seed? (applicable for indigenous species; i.e. mussels, scallops, abalone, etc.)

PART A – SIGNATURE BLOCK

Signature: Thomas L Manning Date: 11-18 2013

Thomas, Lessee

Attachment B
Lease Agreement

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN – PART B (Page 1 of 2)

Complete one operation and development plan for each species using a reasonable expectation of what you believe is possible for each year of the 10-year lease and operation permit. This is a projection to help you visualize a 10-year farming plan keeping in mind that annual sales at the end of year 5 must meet or exceed the commercial use requirements and sales must then be maintained at the end of the remaining years of the lease. Commercial use equals the annual sum of farm sales from all species combined. The commercial use requirements does not have to be met for each species. Your plan can be amended to reflect any changes as the aquatic farm operations develop.

Name Manning/Krestof Species Oyster ADL Number 106835 ADF&G Permit No. 25B AF SF

Calendar Year	Installation Schedule: Support Facility Types/Numbers[1]	Installation Schedule: Equipment/Gear Types/Numbers[2]	Installation Schedule: Anchoring System Types	# of Hatchery-Produced Seed	# of Seed Collected Onsite (Only applies to indigenous sp.)	Aquatic Farm Production Projected Harvest and Sales: Projected Sales[3] ($)	# of Animals	# of Pounds
(Year 1) 2014	Float	80 Suspended	To Float	20,000	0	$		
(Year 2) 2015	"	Trays	"	20,000	0	$ 0		
(Year 3) 2016	"	80 Per year	"	20,000	20,000	$ 10,000	20	
(Year 4) 2017	"	Thrush	"	20,000	20,000	$ 10,000		
(Year 5) 2018	"	Years	"	20,000	20,000	$ 10,000		

[1] Support facility examples: operation, storage, or processing facilities, work tables, etc. This item corresponds to diagrams and drawings.
[2] Equipment examples: gear and tally longlines, buoys, etc. Gear examples: trays, rows of bottom tubes, or gardens setting. This item corresponds to diagrams and drawings.
[3] Projected sales are based on Farm Gate Pricing which is defined as the commercial value, excluding the cost of packaging or transport of the product to the first point of sale.
[4] At the end of year 5 your projected sales for all species combined must meet the commercial use requirements (CUR) defined as the annual sales of actions 50,000 per year or harvest of at least 115,000 per farm [illegible]. The CUR applies to the commercial use of all species, or more "per species" requirements and [illegible] as [illegible].

I understand I must improve productivity according to above operation and development plan for this species and that this plan can be amended to reflect any changes as the aquatic farm operations develop.

SIGNATURE Thomas Manning DATE 11-18-2018

(Continued – Page 2)

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN – PART B (Page 2 of 2)

Name Krestof/Manning Species Oyster ADL Number 106835 ADF&G Permit No. 25B AF SF

Calendar Year	Installation Schedule (For each year): Support Facility Types/Numbers[1]	Installation Schedule (For each year): Equipment/Gear Types/Numbers[2]	Installation Schedule (For each year): Anchoring System Types	# of Hatchery-Produced Seed	# of Seed Collected Onsite (Only applies to indigenous sp.)	Aquatic Farm Production Projected Harvest and Sales: Projected Sales[3] ($)	# of Animals	# of Pounds
(Year 6) 2019	Float	300-400	Float	30,000		$ 10,000	20,000	
(Year 7) 2020	"	Trays	"	30,000		$ 10,000	20,000	
(Year 8) 2021	"	Suspended	"	30,000		$ 10,000	20,000	
(Year 9) 2022	"	"	"	30,000		$ 10,000	20,000	
(Year 10) 2023	"	"	"	30,000		$ 10,000	20,000	

[1] Support facility examples: operation, storage, or processing facilities, work tables, etc. This item corresponds to diagrams and drawings.
[2] Equipment examples: gear and tally longlines, buoys, etc. Gear examples: trays, rows of bottom tubes, or gardens setting. This item corresponds to diagrams and drawings.
[3] Projected sales are based on Farm Gate Pricing which is defined as the commercial value, excluding the cost of packaging or transport of the product to the first point of sale.

I understand I must improve productivity according to above operation and development plan for this species and that this plan can be amended to reflect any changes as the aquatic farm operations develop.

SIGNATURE Thomas Manning DATE 11-18-2013

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Fish and Game
DIVISION OF COMMERCIAL FISHERIES
Headquarters Office
1255 West 8th Street
P.O. Box 115526
Juneau, Alaska 99811-5526
Phone: 907.465.6150
Fax: 907.465.4168

November 16, 2018

Tom Manning
dba Krestof Clam Company
622 Hemlock Way
Juneau, AK 99801

RE: Aquatic Farm Operation Permit Amendment No. 6
Permit AFOP DFG-2001-25B-SE

Dear ~~Mr Manning~~ META:

Enclosed you will find an amendment to your aquatic farm operation permit. This aquatic farm operation permit amendment includes the following:

- replaces the operation and development plan for Pacific oysters to reflect increased production;
- adds 2 work rafts, sized 20 ft x 20 ft and 24 ft x 24 ft; and
- corrects size of existing work rafts in Amendment No. 5 from 20 ft x 16 ft to 24 ft x 24 ft.

To reflect the increase in production and new work rafts, this amendment replaces or modifies the following sections in the current operation permit: Project Description; Culture Gear Approved For Use at the Farm Site; Aquatic Farm Operation Permit Conditions; and Attachments. The amendment adds attachments 33–47 and removes attachments 21–28.

For this permit amendment to be valid, it is required that you sign the *Permit Amendment Validation* section at the end of the operation permit, agreeing to abide by permit conditions before beginning your operations.

This amendment must be retained with your operation permit. All activities with the associated aquatic farm operations are subject to the permit [or the current operation permit and associated amendment(s)] conditions, the approved species list, site drawing, and applicable state laws. Please read through the permit amendment to ensure you understand the terms and conditions.

If you have any questions pertaining to this permit amendment, please feel free to contact me by phone at (907) 465-6150 or by email at cynthia.pring-ham@alaska.gov.

Sincerely,

Cynthia Pring-Ham

Cynthia Pring-Ham
Aquatic Farming Coordinator

Enclosure: Aquatic Farm Operation Permit Amendment

ecc: Garold Pryor, Southeast Alaska Regional Resource Development Biologist, ADF&G, Juneau
David Harris, Area Management Biologist, ADF&G, Douglas
Ted Meyers, Statewide Pathology Laboratory Supervisor, ADF&G, Juneau
Chris Habicht, Fisheries Geneticist, ADF&G, Anchorage
Karen Cougan, Aquatic Farm Program Coordinator, DNR, Anchorage
George Scanlan, Shellfish Permit Coordinator, DEC, Anchorage
Captain Scott Quist, Alaska Wildlife Troopers, DPS, Anchorage
Colonel Steve Hall, Alaska Wildlife Troopers, DPS, Anchorage
District Office, USACE, JBER

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Fish and Game
DIVISION OF COMMERCIAL FISHERIES
Headquarters Office
1255 West 8th Street
P.O. Box 115526
Juneau, Alaska 99811-5526
Phone: 907.465.6150
Fax: 907.465.4168

ADF&G AQUATIC FARM OPERATION PERMIT
DFG-2001-25B-AF-SE

Amendment No. 6
(Retain with Current Operation Permit and associated amendments)

Issued to: Tom Manning
Dba Krestof Clam Company
622 Hemlock Way
Juneau, AK 99801

(907) 463-3431 (phone)
sayulitamex@gmail.com

Amendment Description

This aquatic farm operation permit amendment includes the following:

- replaces the operation and development plan for Pacific oysters to reflect increased production;
- adds 2 work rafts, sized 20 ft x 20 ft and 24 ft x 24 ft; and
- corrects size of existing work rafts in Amendment No. 5 from 20 ft x 16 ft to 24 ft x 24 ft.

To reflect the increase in production and new work rafts, this amendment replaces or modifies the following sections in the current operation permit: Project Description; Culture Gear Approved For Use at the Farm Site; Aquatic Farm Operation Permit Conditions; and Attachments. The amendment adds attachments 33–47 and removes attachments 21–28.

Replaced Project Description to read:

Project Description (Attachments 1, 2, 3, 6–20, 33, and 41–43)

The aquatic farm operation is located within North Bridget Cove, approximately 23 nautical miles NW of Juneau, Southeast Alaska, on state-owned tidal and submerged lands. Access to the site is by road from Juneau. The aquatic farm site consists of six parcels, totaling about one acre, including:

1. intertidal growing area for geoducks, measuring 100 ft x 200 ft, totaling 0.46 acre (Parcel 1);
2. intertidal growing area for geoducks, measuring 26 ft x 50 ft, totaling 0.03 acre (Parcel 2);
3. intertidal area, measuring 12 ft x 24 ft, totaling 0.01 acre (Parcel 3);
4. intertidal area, measuring 32 ft x 50 ft, totaling 0.04 acre (Parcel 4);

5. vessel moorage (Parcel 5); and
6. suspended Pacific oyster grow-out area, measuring 100 ft x 200 ft, totaling 0.46 acre (Parcel 6).

Parcels 1–4 will be used for culturing Pacific geoducks using PVC tubes, plastic buckets, and predator exclusion netting. Parcel 5 is a vessel moorage location.
Parcel 6 will be used to culture Pacific oysters using the following inwater structures and methods: 3 – 150 ft suspended longlines supporting a floating grow-out bag culture system and 4 grow-out rafts (24 ft x 24 ft) supporting a submerged stacked cage / tray culture system. Oysters will be held in floating bags with torpedo floats (20 inches x 24 inches; 8 and 14 mm mesh size) with two sets of floats configured between the longlines. Each grow-out raft will hold 80 cages to culture oysters per raft with a maximum 320 cages. Cages (24 in x 24 in x 5 in) will be stacked 8 –10 high and will be suspended under from the raft with staggered depths from 8 to 10 ft. The anchoring system for the suspended longline and floating bag culture system will consist of 2 – 700lb steel blocks with link chain and leadline running to 24" buoys. The anchoring system of the raft and cage culture system consists of 2 – 5000 lb concrete blocks, 2 – 2500 lb Danforth with chains and shackle. Sorting, cleaning, and handling product in culture gear will be done on this parcel by using two work rafts (20 ft x 20 ft and 24 ft x 24 ft). The depth of the area is approx. 31 ft at MLLW.

Parcel 6 will also be used for culturing of kelp using a submerged longline culture system which includes 2 – 150 ft submerged longlines with mooring buoys at each end. The longline will provide support for kelp seedstarts and will hang 7 ft under the water's surface using depth control system made of lead weights snapped to the longline. The anchoring system is made up of 50 lb Danforth anchors attached to 2 – 700 lb steel blocks with link chain and leadline running to surface buoys. The depth of the area is approx. 27 ft at MLLW.

The operation projects to obtain 80,000 Pacific oyster seed initially from an approved seed source annually and then build over three years to a maximum of 200,000 oyster seed. Maximum harvest of marketable-sized Pacific oysters is estimated to be 150,000 oysters yearly within three years. In addition, the operation plans to obtain up to 60,300 Bullwhip kelp seedstarts from an approved seed source after the first year resulting in a maximum final production and harvest of 600 pounds of Bullwhip kelp.

Replaced <u>Culture Gear Approved For Use at the Farm Site</u> to read:

<u>Culture Gear Approved For Use at the Farm Site</u> (Attachments 4–10 and 34–40)

1. PVC tubes
2. Plastic buckets
3. Predator exclusion netting
4. Suspended longlines (3 – 150 ft)
5. Submerged longlines (2 – 150 ft)
6. Cages / Trays
7. Grow-out rafts (4 – 24 ft x 24 ft)
8. Work rafts (1 – 20 ft x 20 ft with crane & 1 – 24 ft x 24 ft with shed)

Replaced two conditions in Aquatic Farm Operation Permit Conditions to read:

The permit holder will improve productivity of the species intended for culture according to the operation and development plan, as shown in attachments 14–16 for Pacific geoduck, attachments 29–32 for bull kelp, and attachments 44–47 for Pacific oyster. (5 AAC 41.250(a)(1))

- If modifications need to be made to the plan over the duration of this permit, an amendment request to update the operation and development plan, and the revised plan, must be submitted to the department for review and approval.

The permit holder must conduct aquatic farm operations in a manner that avoids significantly affecting fish, wildlife, and their habitats in an adverse manner. (5 AAC 41.250(a)(6))

- If herring spawn on the site, the herring eggs must not be disturbed or removed. If herring spawn on the inwater infrastructure of the farm site, the spawn should be left undisturbed for 21 days and allow all eggs must be allowed to hatch. The Department of Fish and Game shall be notified within five days of the initial discovery by the operator.

- Activities at the site may not be conducted in eelgrass or kelp beds. Disturbance of tidelands must be kept to the minimum necessary to practicably accomplish the work. Entrance to and exit from the site must be made where there is no eelgrass.

- No portion of the floating facilities may ground at any tidal stage, other than grounding for purposes of defouling. Defouling activities must be confined to areas designated for that purpose in attachments to this permit.

Added additional site-specific conditions in Aquatic Farm Operation Permit Conditions to read:

- The public shall continue to have access to and use of plants, fish (including shellfish) and wildlife resources, other than the species being cultured at the farm site, to the extent that such access does not disrupt the operation of the farm, disturb the species being cultured, or damage any of the aquatic farm equipment, facilities, or gear.

- For any rafts, flotation shall be of materials that will not become waterlogged or sink when punctured. Closed-cell (extruded) expanded polystyrene or equivalent material of good quality and manufactured for marine use is required. Lesser quality, foam bead flotation may be authorized if it is encased in a protective coating to prevent deterioration with resultant loss of beads. Existing foam flotation will be authorized until it is severely deteriorated and is no longer serviceable or capable of supporting the structure, at which time it no longer complies with this stipulation.

Replaced Attachments to read:

General Location Map (Attachment 1)
Detailed Location Map (Attachment 2)
Site Plan Map (Attachments 3 and 33)*
Cross-sectional Diagrams and Detailed Drawings (Attachments 4–10 and 34–40)*
Project Description (Attachment 41–43)*
Operation and Development Plan (Attachments 11–16, 29–32, and 44–47)*
Site-specific Report (Attachments 17–20)

Note: * added attachments 33–47 and removed attachments 21-28 in Amendment no. 6.

This is considered an amendment to the aquatic farm operation permit for this farm.

All other terms and conditions of the current aquatic farm operation permit remain the same. This amendment must be retained with the current operation permit.

AUTHORIZED BY

Sam Rabung
Aquaculture Section Chief
Division of Commercial Fisheries
ADF&G, Juneau

11/13/2018
Date

Forrest R. Bowers
Acting Director
Division of Commercial Fisheries
ADF&G, Juneau

11/15/18
Date

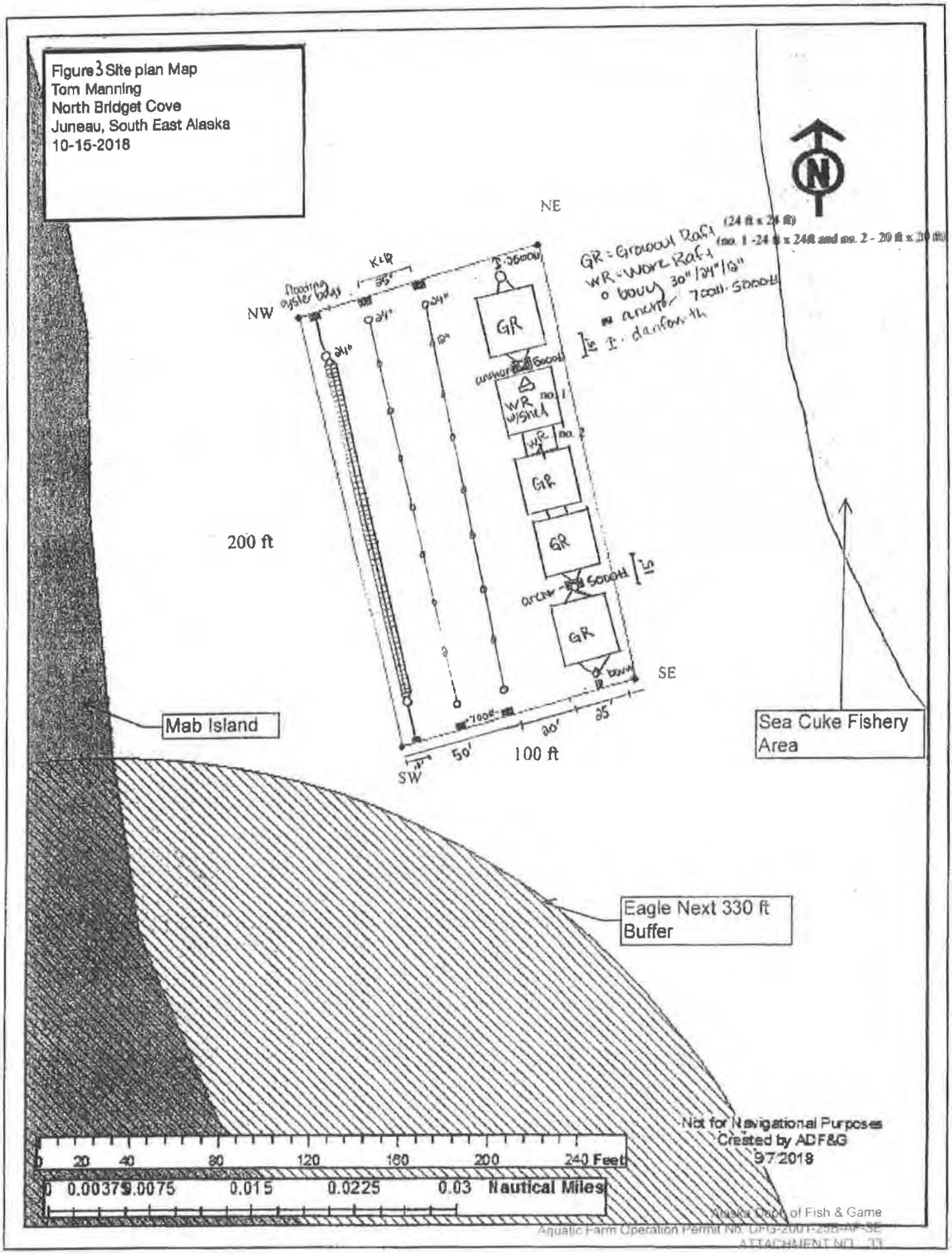
PERMIT AMENDMENT VALIDATION requires permittee's signature agreeing to abide by the conditions of this permit amendment.

Mike Mesday for Thomas Manning 11/16/18

Signature of Permittee **Date**

Tom Manning Krestof Clam Company North Bridget Cove, Southeast, AK

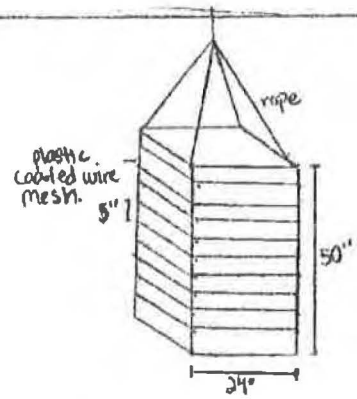
ecc: Cynthia Pring-Ham, Aquatic Farming Coordinator, ADF&G, Juneau, 465-6150, cynthia.pring-ham@alaska.gov
Flip Pryor, Southeast Alaska Regional Resource Development Biologist, ADF&G, Juneau 465-4222, garold.pryor@alaska.gov
David Harris, Area Management Biologist, ADF&G Douglas, 465-4205, david.harris@alaska.gov
Chris Habicht, Fisheries Geneticist, ADF&G, Anchorage, 267-2169, chris.habicht@alaska.gov
Ted Meyers, Statewide Pathology Laboratory Supervisor, ADF&G, Juneau, 465-3577, ted.meyers@alaska.gov
Judy Lum, Fish & Game Coordinator, ADF&G, Douglas, 465-4314, judy.lum@alaska.gov
Daniel Teske, Fish Biologist III, ADF&G, Douglas, 465-8152, daniel.teske@alaska.gov
Karen Cougan, Aquatic Farm Program Manager, DNR, Anchorage, 269-8543, karen.cougan@alaska.gov
George Scanlan, Shellfish Permit Coordinator, DEC, Anchorage, 269-7638, george.scanlan@alaska.gov
District Office, USACE, P.O. Box 6898, JBER, 99506-0898, 53-2708, 800-478-2712, regpagemaster@usace.army.mil
Captain Scott Quist, Alaska Wildlife Troopers, DPS, Anchorage, 754-3453, scott.quist@alaska.gov
Colonel Steve Hall, Alaska Wildlife Troopers, DPS, Anchorage, 269-5955, steven.hall@alaska.gov



Attachment 1 - Application

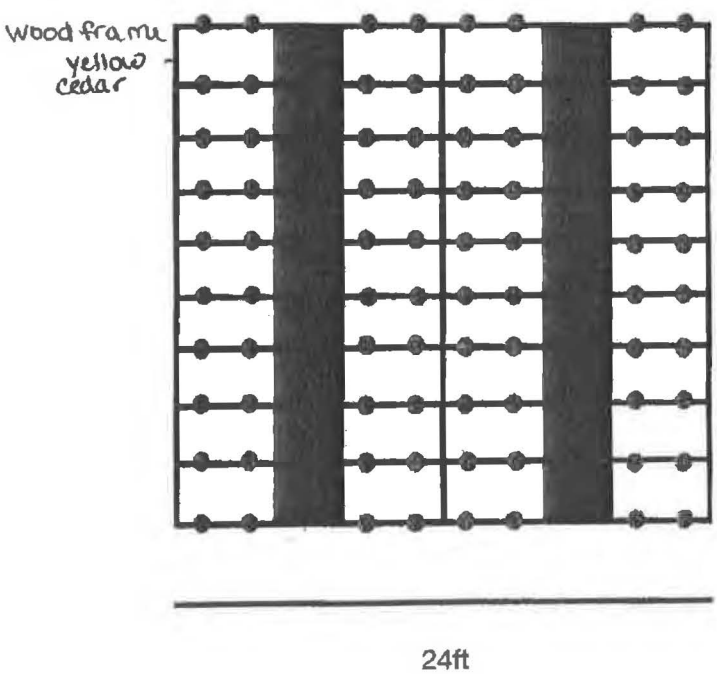
Figure . Cross-Sectional Diagrams and Drawings For Grow out Rafts not to scale

Detail Drawing of Hanging Trays for use in Oyster Grow out Rafts

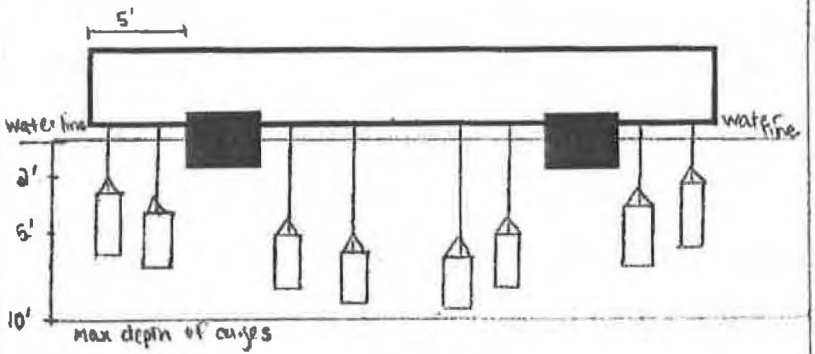


Detail Drawing of 24'x24' Grow out Rafts

Overhead



Cross-Sectional of Grow out Raft



=Floats 3'x2'x8' (6 Total) Foam filled LDPE

● = Suspension point for hanging Cages (80 Cages Total) Each holds up to 10 trays with 100 oysters/tray

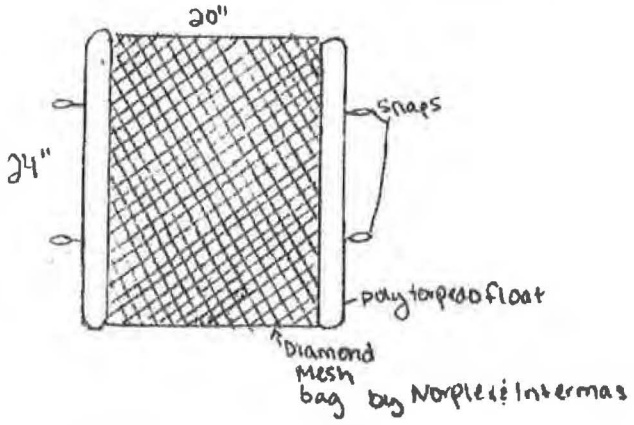
Tom Manning
Bridget Cove
Juneau, South East Alaska
10-15-2018

Alaska Dept of Fish & Game
Aquatic Farm Operations Permit No. DEC-2001-25B-AF-SE
ATTACHMENT NO.: 34

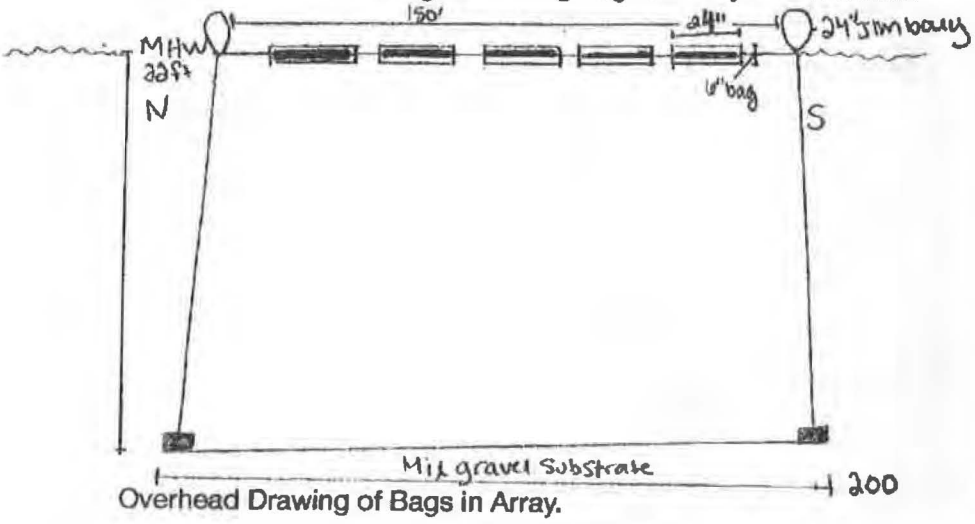
Attachment 1 - Application

Figure . Cross sectional Diagrams and Drawings of Long Line with Floating Bags

Detail Drawing of Grow out Bags with floats

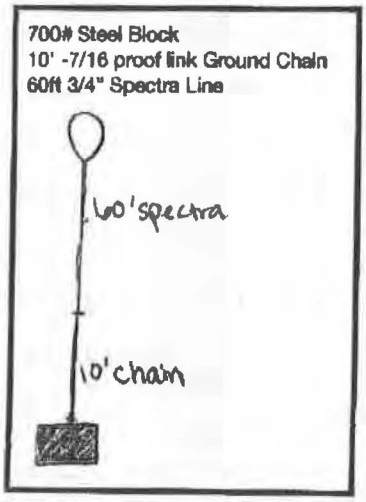


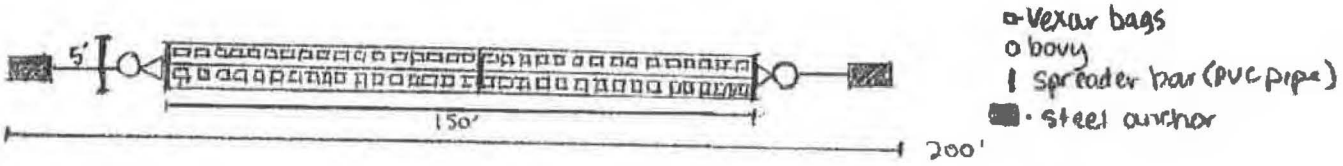
Cross Sectional Drawing Of floating bags in Array not to Scale



Overhead Drawing of Bags in Array.

Anchoring





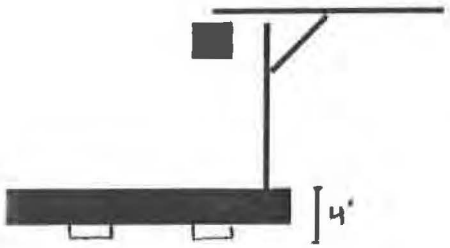
Tom Manning
Bridget Cove
Juneau, South East Alaska
10-15-2018

Alaska Dept. of Fish & Game
Aquatic Farm Operation Permit No DFG-2001-25B-AF-SE
ATTACHMENT NO 35

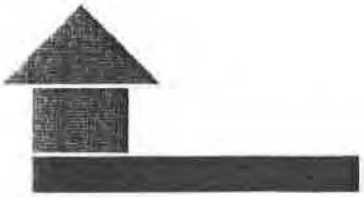
Figure . Cross-sectional Diagrams and Drawings of Work Rafts

Cross-Sectional Detail Drawings

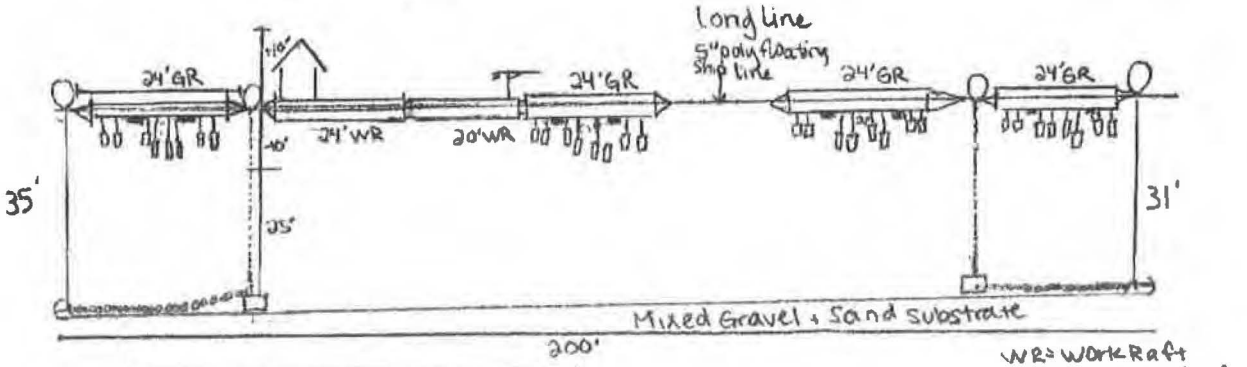
20'x20' Work Raft with Crane

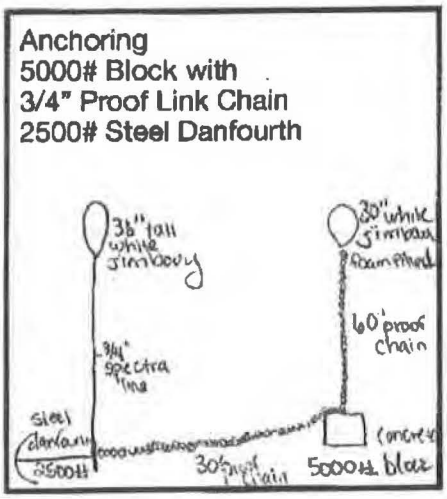


24'x24' Work Raft with shed



Cross Sectional View Showing Work Rafts and Grow out Rafts in Convoy



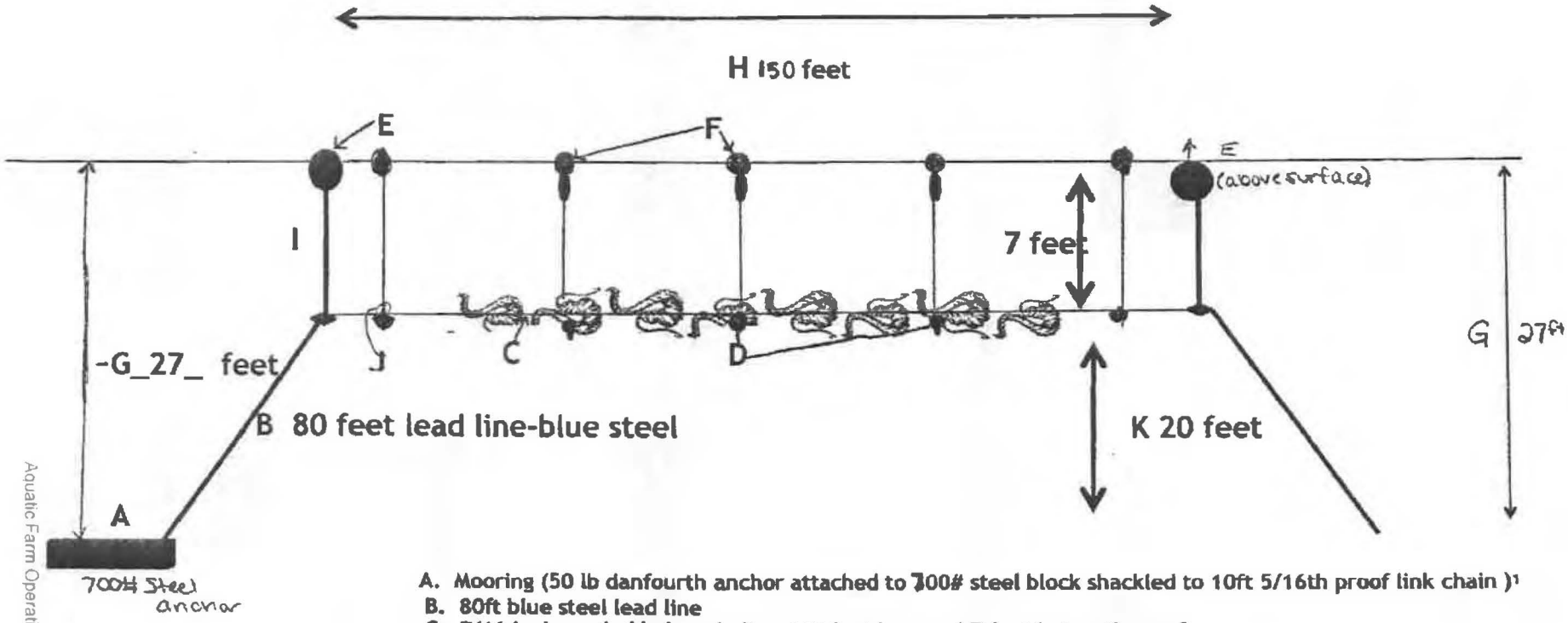


Tom Manning
Bridget Cove
Juneau, South East Alaska
10-15-2018

Alaska Dept. of Fish & Game
Aquatic Farm Operation Permit No. DFG-2001-2BB-AF-SE
ATTACHMENT NO. 36

Figure 5A. Cross-sectional view Bull Kelp Longline H

(not to scale)



A. Mooring (50 lb danfourth anchor attached to 700# steel block shackled to 10ft 5/16th proof link chain)[1]
B. 80ft blue steel lead line
C. 7/16 inch seeded kelp poly line 150 feet long and 7 feet below the surface
D. 5lb lead cannon ball weights every 20-30 feet to keep kelp 7 feet below surface attached with a snap(J)
E. Surface mooring ball 24 inch diameter 240 lb. buoyancy
F. 5/16 inch poly depth 7' control line (dropper) , 12 inch round plastic surface buoy
G. Water depth at low tide
H. Longline 300 feet poly
I. 7 feet 5/16th inch proof link chain to shackle. J. Line snap(holdfast same?-attaches weight to line)

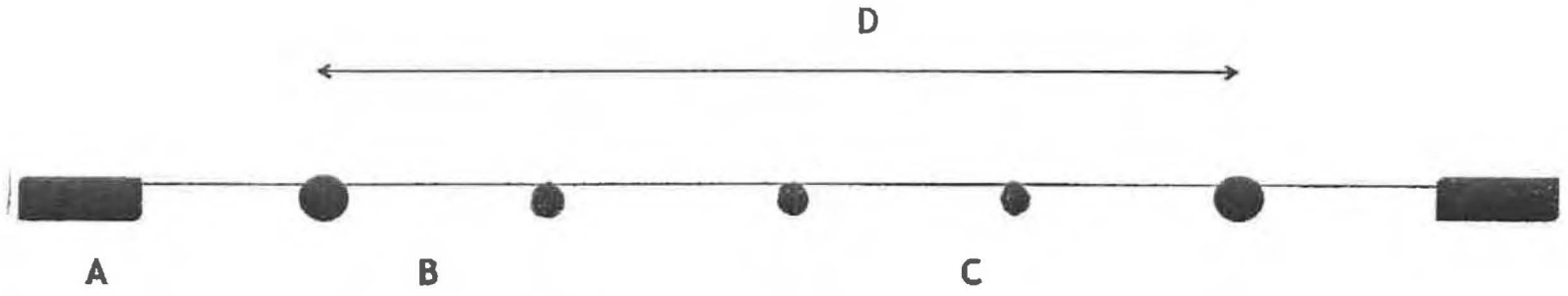
[1] Mooring detail to be filled out by grower in Figure 5.

Alaska Dept. of Fish & Game
Aquatic Farm Operation Permit No DFG-2001-25B-AF-SE
ATTACHMENT NO. 37

FIGURE 5A-7 K. Distance from kelp longline to bottom -20ft

Figure 5B. Plan view Bull Kelp Longline

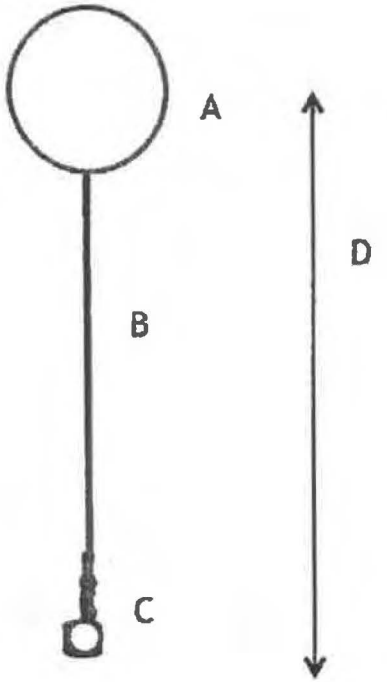
(not to scale)



A	50# Danfourth-10ft 5/16th chain- shackled to 700# steel block
B	24" Mooring buoy 240lb holding capacity
C	Kelp longline with surface buoys every 20-30ft
D	150 foot kelp longline section

Alaska Dept of Fish & Game
Aquatic Farm Operation Permit No DFG-2001-25B-AF-SE
ATTACHMENT NO: 38

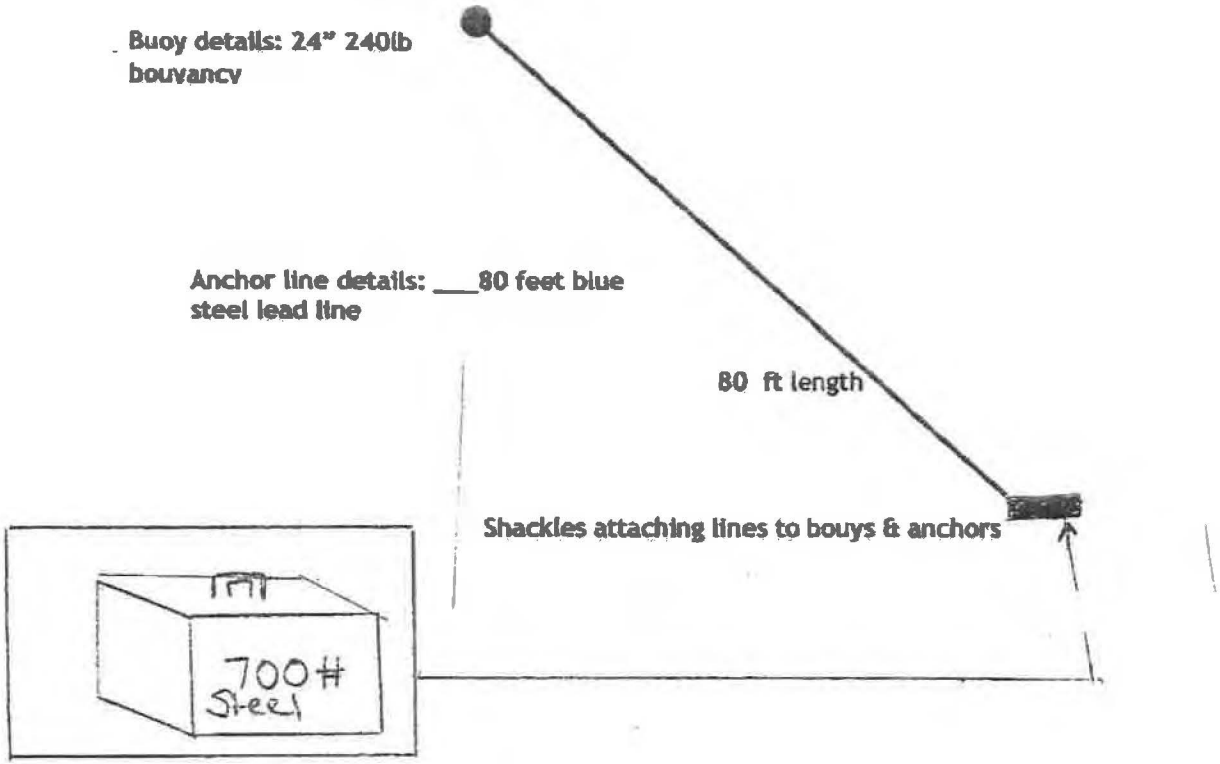
Figure 5c. Details on kelp depth control line dropper



A. 12 inch round plastic surface buoy
B. 5/16th inch lead line tied to bouy(A) with 5lb lead weight at the bottom(c) snapped to kelp long line to keep kelp line sunk to 7 foot depth
C. 5 lb. lead weight bowline knotted to Poly Line (D)5/16 poly 7 foot length

Alaska Dept. of Fish & Game
Aquatic Farm Operation Permit No. DFG-2001-25B-AF-SE
ATTACHMENT NO.: 39

Figure 5d. Anchoring system with configuration and poundage



Alaska Dept. of Fish & Game
Aquatic Farm Operation Permit No DFG-2001-25B-AF-SE
ATTACHMENT NO : 40

PROJECT DESCRIPTION
Krestof Clam Company
10/17/2018

1. Site location

Bridget Cove near the community of Juneau in Southeast Alaska, inside Mab island, approximately 23 nautical miles NW of the City of Juneau, Alaska, on State Owned tide and submerged lands. It is located in major part or in whole, within Township 37, Range 63E, Copper River meridian, and sections 23, 25, and 26.

2. Site dimensions

Parcel 1: Intertidal growing area for Pacific geoducks (100 x 200ft, .46 acres)
Parcel 2: Intertidal growing area for Pacific geoducks (26ft x 50ft, 0.03 acres)
Parcel 3: Hardening beach (12ft x 24ft, 0.01 acres)
Parcel 4: Nursery facility (32ft x 50ft, 0.04
acre) Parcel 5: Vessel moorage
Parcel 6: Suspended Pacific oyster grow-out area (100ft x 200ft 0.46 acres)

3. Total acres of all parcels = 1 acre

4. Species you intend to farm

Pacific Oyster (*Crassostrea gigas),*
Pacific Geoduck (*Panopea generosa),* Bull Kelp (*Nereocystis leutekeana*).

5. Culture Method

For oysters:

Oysters (20mm juvenile spat) will be grown on long lines in floating bags for the first season. Bags will be flipped each week to tumble and allow each side to air dry to prevent fouling and graded 3 times during the first season to sort by like size, divided for adequate stocking, optimal nutrient flow, and good cup development. In the kelp off season(summer months) we will experiment with running additional bags on the kelp long lines at the surface so we can optimize our parcel year round and allow for adequate stocking density in juvenile oysters. Each year we will run up to 200 floating bags, 100 during the winter moths and up to 200 during the summer peak growing season. At the end of the growing season, the largest oysters will be transferred to suspended trays(cages) and rafts for the second season to mitigate Vibrio sp. and PSP. In order to manage fouling on the raft and cage system, cages will be lifted out of the water and oysters will be tumbled and graded over the week, so they develop firm shells and deep cups, and then can be prepped for market. During the spring and summer growing season, we will experiment with moving the rafts around within the parcel to obtain optimal nutrient flow. In order to manage fouling, oysters will be tumbled and graded every other week so they develop firm shells and deep cups and

Alaska Dept of Fish & Game
Aquatic Farm Operation Permit No DFG-2001-25B-AF-SE
ATTACHMENT NO 41

are prepped for market. Cages will be pulled out of the water using a crane attached to a 20'x20' work raft. Oyster will then be Tumbled and graded on a second larger 24 'x24' work raft with a tumbler grader and a shed housing the generator and water pump, fuel and supplies to separate market ready product from smaller oysters which will then be restocked and dropped back into the water. Market ready product will be transported into town to a certified processing facility to clean/sort and hold in cold storage while we await testing results.

For kelp: Kelp seedstarts on line will be funneled on a submerged longline system in late October. During the growing season, monitoring and inspecting lines to maintain adequate growing depth and making sure the structures are in secured. In late spring, harvesting will take place using a Davit on our personal vessel. Kelp will be cut from the longline. Longlines will be removed at this time and replaced in the fall when seedstarts are available.

6. Gear/Equipment

For oysters:

Suspended longline and floating bags culture system includes

a. Floating mesh grow-out bags (8mm and 14 mm mesh size) with torpedo floats zip tied to bags and snapped to long lines with each bag having 4 snaps-2 on each side.
b. The 3 – 150foot long 7/16th blue steel long lines in each array will run parallel with two 24" long bags side by side every 3feet and sharing the middle line with a total of 100 bags at a time during the winter and 200 bags during the peak growing season on an identical array running from the 24" foam Jim bouys at the kelp anchors.
c. Lines are separated by 5ft long header bars at each end bridled to the buoy to prevent lines from tangling and to support the structure of the array.
d. The anchoring system is made up of 2 – 700lb steel blocks with 10 feet 7/16 proof link chain shackled to 80 ft of 7/16ths blue steel leadline that is shackled to 7 /16 proof link chain running to the 24" buoys and attached with shackles.

Raft and cage /tray culture system includes

a. Aqua Pacific Cages with 5"x2'x2' trays sized stacked 8-10 high staggered for optimal nutrient flow. Each Grow out raft will hold up to 80,000 market sized Oysters, 100 oysters/ tray, 10 trays/cage and 80 cages/ raft. Each cage will be staggered in depth with 10-foot depth max for the lowest cages to maintain optimal nutrient flow. We will fit 2 cages/5ft of beam so cages can be easily lifted out of raft without difficulty.
b. 4 – 24 ft x24 ft rafts for suspending oyster cages / trays.
c. The anchoring system is made up of 2 – 5000 lb concrete blocks and 2 – 2500 lb Danforth anchors with chains and shackles.

For kelp:

Submerged longline culture gear includes

a. 2 - 150 ft submerged longlines with mooring buoys at each end. The submerged longline will hang 7 ft from the surface of the water. The longlines maintain

constant depth from the surface using a depth control system made up of lead weights snapped to the longline. The anchoring system is made up of two 501b Danforth anchors attached to 2 –7001b steel blocks with 10 feet 7/16th proof link chain shackled to 80 ft of 7/16ths blue steel leadline that is shackled to 7 /16ths proof link chain running to the 24" bouys and attached with shackles.

7. Harvest equipment and method

For oysters: Crane to pull cages out of water, tumbler to grade and sort oysters each year when marketable size.

For kelp: Use davit on boat to pull longline up and out of water and cut product off by hand to process for market.

8. Support Facilities (type, size, number, configuration, material, and anchoring)

a. 1 – 24 ft x 24 ft work raft with a shed to house tumbler/grader, generator, water pump, fuel, safety equipment, sorting table, generator, pressure washer, cages, and general equipment storage needed for managing production and handling (not processing.
b. 1 – 20 ft x 20 ft work raft with crane to pull suspended cages out of water

9. Access to and from site

Boat and road system access from Juneau

10. Storage location of equipment and gear when not in use

Stored in Shed on work raft during peak season production May-October, Residential Property for other not necessary equipment during low season.

*Complete one operation and development plan for each species

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN – PART A

Name Tom Manning **Species** Pacific oyster (*Magalana gigas*)
ADNR Lease ADL No. 106835 **ADF&G Permit No.** DFG-2001-25B-AF-SE

1. Provide an estimate of the total days and number of people (including yourself) that will be needed to operate your farm site for each year:

Year 1:	Number of Days 104	Number of People 2
Year 2:	Number of Days 104	Number of People 2
Year 3:	Number of Days 104	Number of People 2
Year 4:	Number of Days 104	Number of People 2
Year 5:	Number of Days 104	Number of People 2

2. **Site Monitoring/Maintenance**

   a. How often, in days per month, do you intend to monitor your site for things such as adequate anchoring, disease, exotic species settlement, fouling, gear drift, snow load, wind damage, vandalism, etc.?

   Growing season 12 (days/month) **Winter months** 4 (days/month)

   b. Where will you store any farm gear and/or equipment when not in use?
   Crane will stay on work raft. Equipment that is not in use will go to private residence

   c. How will you keep the gear and shellfish free of fouling organisms (hot-dip, air dry, pressure washing, etc.)?
   Air dry

   d. How will you manage incidental species over the course of operations (sea urchins, sea cucumbers, butter clams, or other non-targeted species)? Leave alone or gently remove

   e. For on-bottom culture, if you intend to use predator netting, how long will you keep netting over your product?
   N/A

3. **Recordkeeping**

   a. What methods are you going to use to measure the success of your operation (growth, survival or mortality rates, production, etc.)? Production, growth, mortality rates

   b. Will you maintain records of aquatic farm product, such as counts and measurements to track survival and growth? **Yes** ☒ **No** ☐ **Describe:** count and measurement to track survival and growth

   c. Do you plan to record other physical or environmental parameters at your site such as water temperatures and salinity? **Yes** ☒ **No** ☐ **Describe:** Weekly monitoringof: PSP presence at farm site using UAF Lab, salinity, water temp, types of phytoplankton at surface, 1 meter, and 3 meter depths.

4. **Harvest**

   a. How often do you intend to harvest your product? Weekly

b. How do you intend to harvest your product? **Suspended:** Manual ☒ Other: also using crane on work raft
On-Bottom: Hand/Digging ☐ Hydraulic wand ☐ Manual ☐ Other: _____

5. Sales

a. DNR has a commercial use requirement (CUR) of $3,000 per acre per year or $15,000 per farm, whichever is less. What is your anticipated total production using farm gate value by the end of year 5?
$ 150,000

6. Seed Acquisition

a. Which certified shellfish seed source(s) will you use? Blue Starr Oyster, OceansAlaska, Alutiiq Pride Shellfish Hatchery and Naukati Shellfish Nursery

b. Applicable for indigenous species (mussels, scallops, abalone, etc.), how do you intend to collect wild seed?
N/A

PART A – SIGNATURE BLOCK

Signature: *Thomas Manning* **Date:** 10/09/2018

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN - PART B

Complete one operation and development plan for each species using a reasonable expectation of what you believe is possible for each year of the 10-year lease and operation permit. This is a projection to help you visualize a 10-year farming plan keeping in mind that annual sales at the end of year 5 must meet or exceed the commercial use requirement and sales must then be maintained or increased in the remaining years of the lease. Commercial use equals the annual sum of farm sales from all species combined. The commercial use requirement does not have to be met for each species. Your plan can be amended to reflect any changes as the aquatic farm operations develop.

Name: Tom Manning, Krestof Clam Co. ADL No.: 106835 ADF&G Permit No.: DFG-2001-25B-AF-SE Species: Pacific oyster, *Magalana gigas*

Calendar Year	Installation Schedule			# of Hatchery-Produced Seed	# of Seed Collected Onsite (Only applies to indigenous sp.)	Aquatic Farm Production Projected Harvest and Sales		
	Support Facilities[1]	Equipment/Gear Types and Numbers[2]	Anchoring Systems			Projected Sales[3] ($)	# of Animals	# of Pounds
(Year 1) 2018	2 work rafts (24 ft x 24 ft and 20 ft x 20)	2 grow-out rafts (24 ft x 24 ft; 80 stacks of 8-10-tier trays per raft; 200 floating bags	2 concrete anchor blocks (5000 lb); 4 steel blocks (700 lb)	50,000	N/A	$ 0	0	N/A
(Year 2) 2019		2 grow-out rafts (24 ft x 24 ft; 80 stacks of 8-10-tier trays per raft; 200 floating bags		150,000	N/A	$ 15,000	15000	N/A
(Year 3) 2020				200,000	N/A	$ 150,000	150,000	N/A
(Year 4) 2021				200,000	N/A	$ 150,000	150,000	N/A
(Year 5) 2022				200,000	N/A	$ 150,000	150,000	N/A

[1] Support facilities examples: caretaker, storage, or processing facilities, work rafts, etc. This must correspond to diagrams and drawings.

[2] Equipment examples: grow-out rafts, longlines, buoys, etc. Gear examples: trays, tiers of lantern nets, or predator netting. This must correspond to diagrams and drawings.

[3] Projected sales are based on Farm Gate Income which is defined as the unprocessed value, excluding the cost of packaging or transport of the product to its' first point of sale.

[4] By the end of your 5th year, ***projected sales for all species combined must meet the commercial use requirement*** (CUR) defined as the annual sales of at least $3,000 per acre or fraction of an acre, or $15,000 per farm, whichever is less (11 AAC 63.03(b)). The CUR applies to combined total of all species, is not a "per species" requirement and must be maintained or increased in Years 6-10

I understand I must improve productivity according to above operation and development plan for this species and that this plan can amended to reflect any changes as the aquatic farm operations develop.

Signature: *Tom Manning* Date: 10 9 2018

AQUATIC FARM OPERATION AND DEVELOPMENT PLAN - PART B (continued)

Complete one operation and development plan for <u>each species</u> using a reasonable expectation of what you believe is possible for each year of the 10-year lease and operation permit. This is a projection to help you visualize a 10-year farming plan keeping in mind that annual sales at the end of year 5 must meet or exceed the commercial use requirement and sales must then be maintained or increased in the remaining years of the lease. Commercial use equals the annual sum of farm sales from all species combined. The commercial use requirement does not have to be met for each species. Your plan can be amended to reflect any changes as the aquatic farm operations develop.

Name: Tom Manning, Krestof Clam Co ADL No.: 106835 ADF&G Permit No.: DFG-2001-25B-AF-SE Species: Pacific oyster, *Magalana gigas*

Calendar Year	Installation Schedule			# of Hatchery-Produced Seed	# of Seed Collected Onsite (Only applies to indigenous sp.)	Aquatic Farm Production Projected Harvest and Sales		
	Support Facilities[1]	Equipment/Gear Types and Numbers[2]	Anchoring Systems			Projected Sales[3] ($)	# of Animals	# of Pounds
(Year 6) 2023				200,000	N/A	$ 150,000	150,000	N/A
(Year 7) 20__						$		
(Year 8) 20__						$		
(Year 9) 20__						$		
(Year 10) 20__						$		

[1] Support facilities examples: caretaker, storage, or processing facilities, work rafts, etc. This must correspond to diagrams and drawings.

[2] Equipment examples: grow-out rafts, longlines, buoys, etc. Gear examples: trays, tiers of lantern nets, or predator netting. This must correspond to diagrams and drawings.

[3] Projected sales are based on Farm Gate Income which is defined as the unprocessed value, excluding the cost of packaging or transport of the product to its' first point of sale.

I understand I must improve productivity according to above operation and development plan for this species and that this plan can amended to reflect any changes as the aquatic farm operations develop.

Signature: *Tom Manning* Date: 10/09/2018

From: Meta Mesdag <meta@saltyladyseafood.co>
Sent: Thursday, May 16, 2019 4:09 PM
To: Tim Felstead <Tim.Felstead@juneau.org>
Subject: Fwd: Oyster farm at Bridget Cove

Tim,

Here's the conversations I've had with the USAG as well as SEAFA and ADFG. We reached out to them so the commercial fleet has a heads up about the farm in the cove. They have given us feedback regarding visibility and asked that we make sure everything is very clearly marked so there's no accidents. We already went out to the farm and added three strobes that turn on at night as well as lots of extra buoys and reflectors along the outside longline so they will light up too to prevent any vessels from hitting the gear/oysters.

Thanks!
Meta

Forwarded Conversation

Subject: Oyster farm at Bridget Cove

From: **Meta Mesdag** <meta@saltyladyseafood.co>
Date: Tue, May 7, 2019 at 3:23 PM
To: <seafa@gci.net>

Hey Kathy,

Thanks for chatting. Here's the current area map for the farm. It was originally leased to Tom Manning in 2003. I contacted the state to try and find a suitable farm site in Juneau and was told that this was the only site that had ever been permitted in all of Juneau and the only farm likely to be permitted on the road system. We were told a lease transfer was our best option so that is the route we took. I understand that the area provides essential anchorage for commercial fishermen and want to be sure I am available to answer any questions or concerns that may arise as we work to build out our farm site.

The current total area of the farm is 1 acre and is split between 6 small parcels(yellow areas shown on map). In order to create a profitable and sustainable business we are hoping to expand the oyster parcel(6) to a total area of 2.5 acres(see red outline). It would bring the farm size to 3 acres divided between the 6 parcels. Parcels 1 & 2 are our geoduck parcels in the sand at the 0' tide line. Parcels 3 & 4 are a hardening beach and nursery which we don't plan to develop.

We are currently one of the smallest farms in the state and focused on growing food for our community as well as partnering with the university to study the phytoplankton in the cove and provide aquaculture education to students.

The farm is run by me and my kids and we plan to be out there ~3 days a week during the summer and I'm out there 1-2 days a week in the winter. We hope to offer farm gate oysters to the fishermen in the cove throughout the summer and want to work to foster positive relationships with the other fisheries in Southeast. We don't have any intention of expanding beyond the 3 acres or impeding navigation in the cove-which would not be permissible by the State.

Please don't hesitate to reach out with any questions,

Thanks!
--
Meta Mesdag, Owner

Salty Lady Seafood Co.
1008 Mink Circle
Juneau, AK 99801
907-500-2827

From: **SEAFA** <seafa@gci.net>
Date: Tue, May 7, 2019 at 3:47 PM
To: Meta Mesdag <meta@saltyladyseafood.co>

Meta,

Thank you for reaching out. I will pass on your information to our membership and see if they have any questions or concerns.

Kathy

From: **Meta Mesdag** <meta@saltyladyseafood.co>
Date: Tue, May 7, 2019 at 4:32 PM
To: <seafa@gci.net>

Great, thank you so much!

From: **Meta Mesdag** <meta@saltyladyseafood.co>
Date: Tue, May 14, 2019 at 12:32 PM
To: Pring-Ham, Cynthia K (DFG) <cynthia.pring-ham@alaska.gov>

Cynthia,

Please see the email below that I sent out to the commercial fleet regarding the farm at Bridget Cove. I'm not sure if selling farm gate oysters to private individuals is fine as long as we are doing our weekly testing. I figured we would cross that bridge when we get there but mostly want to try and be sure we are great neighbors and encouraging the fleet to help protect the waters inside Mab by utilizing good holding practices. We figure no better way to do that then by feeding them oysters.
The response has been very positive. We have been taking their feedback seriously and have responded quickly. They asked us to run additional marker bouys along our long line that have reflective tape that bounces light. We painted FARM on each bouy and added reflectors plus we added stobes and reflectors to the NE corner bouy and SE corner bouy plus one strobe in the middle of the Eastern Long line. All of the reflective tape should catch the light of the strobes so our site will be very visible to vessels coming in for moorage in the night without the vessel having to use lights. We also plan to pick up a couple radar reflectors for the corner bouys and we will reach out to NOAA to see if they could add the farm to the charts.

We have a fish and game request as well from the fleet. Could you please add a reminder about our farm site in the Commercial fishing newsletter? It would be great if it could mention our presence in the cove so vessels looking for night time anchorage are aware of the changes? Also, if the newsletter could mention that we are growing shellfish that filter feed from the cove so best management(holding) practices for protecting the cleanliness of the water in the cove would be greatly appreciated.

Thanks!
Meta

---------- Forwarded message ---------
From: **Meta Mesdag** <meta@saltyladyseafood.co>
Date: Tue, May 7, 2019 at 3:23 PM
Subject: Oyster farm at Bridget Cove
To: <seafa@gci.net>

Hey Max,

I’m reaching out to you and the fleet hoping you can help answer any questions or concerns that may arise from commercial fishermen in area 15c. I’ve also attached a current area map for the farm as well as the small changes we hope to make over the next couple of years.

A little back story for you: I contacted the state to try and find a suitable farm site in Juneau and was told that this was the only site that had ever been permitted in all of Juneau and the only farm likely to be permitted on the road system. We were told a lease transfer was our best option so that is the route we took. I understand that the area provides essential anchorage for commercial fishermen and want to be sure I am available to answer any questions or concerns that may arise as we work to build out our farm site.

The current total area of the farm is 1 acre and is split between 6 small parcels(yellow areas shown on map). In the next two years, We are hoping to expand the oyster parcel(6) to a total area of 2.5 acres(see red outline) so we have enough elbow room to accommodate our current development plan as our oysters get bigger. We are currently utilizing the surface of the water column and next phase will be to transition to grow out rafts that suspend deeper in the column. We are hoping for elbow room for anchors and ground chain which will have minimal impact on the vessels traveling through. The foreseen changes will bring the farm size to 3 acres total divided between the 6 parcels. Parcels 1 & 2 are our geoduck parcels in the sand at the 0' tide line. Parcels 3 & 4 are a hardening beach and nursery which we don't plan to develop.

We are currently one of the smallest farms in the state and focused on growing food for our community as well as partnering with the university to study the phytoplankton in the cove and provide aquaculture education to students.

The farm is run by me and my 3 young kids and we plan to be out there ~3 days a week during the summer and I'm out there 1-2 days a week in the winter. We hope to offer farm gate oysters to the fishermen in the cove throughout the summer(2020) and want to work to foster positive relationships with the other fisheries in Southeast. We don't have any intention of expanding beyond the 3 acres or impeding navigation in the cove-which would not be permissible by the State.

In order to maximize visibility for both commercial and recreational users, I will snap additional orange bouys with reflective tape to our outer long line and corner strobes on our Jim bouys so as use in the cove increases we are easier to see. We will also add radar reflectors and reach out to the coast guard with the hope that they add us to the chars for additional visibility.

Please don't hesitate to reach out with any questions or concerns. We appreciate your support and look forward to a fun summer in the cove!

Thanks!

Hi Tim,

Sorry for not getting back to you sooner.

We agree that this operation is different from the previous geoduck farm, primarily because there is very little land-based activity.

If a generator is going to be used, we agree that low-noise unit would be a good idea.

As for the light, I'm fairly certain that a flashing orange light is not acceptable under US Coast Guard regulations (https://www.navcen.uscg.gov/pdf/navRules/NavRules01-38.pdf). They should use a steady, white light:

Rule 30 - Anchored Vessels and Vessels Aground



- (a) A vessel at anchor shall exhibit where it can best be seen:
  - (i) in the fore part, an all-round white light or one ball;
  - (ii) at or near the stern and at a lower level than the light prescribed in subparagraph (i), an all-round white light.
- (b) A vessel of less than 50 meters in length may exhibit an all-round white light where it can best be seen instead of the lights prescribed in paragraph (a) of this Rule.
- (c) A vessel at anchor may , and a vessel of 100 meters and more in length shall, also use the available working or equivalent lights to illuminate her decks.
- (d) A vessel aground shall exhibit the lights prescribed in paragraph (a) or (b) of this Rule and in addition, *if practicable,* [Inld] where they can best be seen;
  - (i) two all-round red lights in a vertical line;
  - (ii) three balls in a vertical line.

- (e) A vessel of less than 7 meters in length, when at anchor not in or near a narrow channel, fairway or where other vessels normally navigate, shall not be required to exhibit the shape prescribed in paragraphs (a) and (b) of this Rule.
- (f) A vessel of less than 12 meters in length, when aground, shall not be required to exhibit the lights or shapes prescribed in subparagraphs (d)(i) and (ii) of this Rule.
- *(g) A vessel of less than 20 meters in length, when at anchor in a special anchorage area designated by the Secretary, shall not be required to exhibit the anchor lights and shapes required by this Rule.* [Inld]

Does that cover your questions?

Best,
George

From: Tim Felstead <Tim.Felstead@juneau.org>
Sent: Monday, May 20, 2019 4:46 PM
To: George Schaaf <George.Schaaf@juneau.org>
Cc: Michele Elfers <Michele.Elfers@juneau.org>
Subject: USE20190011: Conditional Use permit for mariculture operation at North Bridget Cove

George/Michele,

I hadn't heard back from you about whether my summary of what made this permit different from the previous geo-duck permits in terms of needing PRAC review and the Natural Area Park considerations. See below.

I have also been updated that the applicant now intends to light the floats with a red strobe at night time due to navigation concerns from the fishermen. Obviously this sort of lighting is much more obtrusive for anyone camping in the cove or on Mab Island than their original unlit proposal. I was going to explore if it could be a solid light instead. Our experience with the Spuhn Island cell tower is a solid light is more acceptable to the public than a flashing light.

Any thoughts or comments?

Thanks

From: Tim Felstead
Sent: Tuesday, May 07, 2019 1:20 PM
To: George Schaaf
Cc: Michele Elfers
Subject: Re: USE20190011: Conditional Use permit for mariculture operation at North Bridget Cove

Thanks. So would you agree there is minimal conflict with the Natural Area Park designation because of the off shore location of the new floating structures?

We may think about a low noise generator to minimize noise. It might be helpful for one of you to come to the Commission hearing if we get public comments on the park issue. I'm thinking 2nd Tuesday in June for our Commission hearing but will confirm.

Thanks

Tim

----- Reply message -----
From: "George Schaaf" <George.Schaaf@juneau.org>
To: "Tim Felstead" <Tim.Felstead@juneau.org>
Cc: "Michele Elfers" <Michele.Elfers@juneau.org>
Subject: USE20190011: Conditional Use permit for mariculture operation at North Bridget Cove
Date: Tue, May 7, 2019 12:51

Hi Tim,

Michele sent me her comments last week (see below), and I concur.

Please let me know if you have any other questions.

Best,
George

From: Michele Elfers <Michele.Elfers@juneau.org>
Sent: Sunday, April 28, 2019 9:17 PM
To: George Schaaf <George.Schaaf@juneau.org>
Subject: Re: USE20190011: Conditional Use permit for mariculture operation at North Bridget Cove

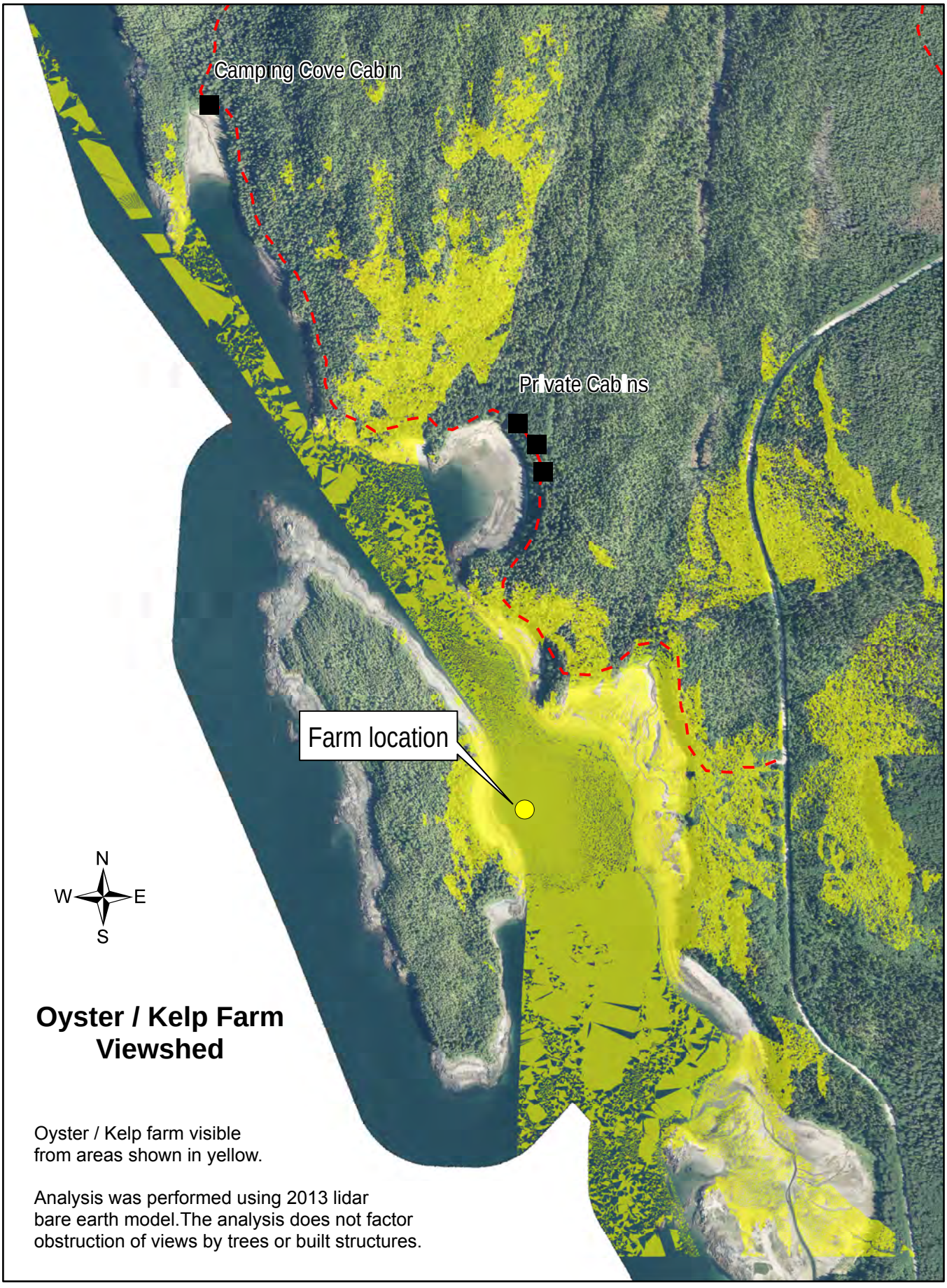
Hi George,
I read through the application and I have spoken with Alec twice about it with general questions on the operation and access through Park property as well as noise. I am not concerned with impacts to Parks property due to the limited trail access and parking or the noise. It appears that the noise level will be intermittent and about the same as passing and trolling boats. You mentioned past issues with garbage washing up on shore and I think we should propose a condition concerning garbage. I would also like to inform the applicant of upcoming changes to our commercial use permits that may affect them. Here are my proposed comments:

1. The Parks and Recreation Department recommends a condition that requires the applicant to remove any garbage or debris that results from their operation from CBJ property immediately. If debris washes up onto CBJ property due to weather or marine events, the garbage shall be removed within 24 hours.

2. Under the current Commercial Use program, an application is not required. However, the commercial use program will be evaluated this year and this operation may require a commercial use permit in the future.

3. Due to the limited impact of the operation to Park property, the application does not need to be reviewed by the Parks and Recreation Advisory Committee.

Feel free to revise or just pass back to Teri.
Thanks,
Michele

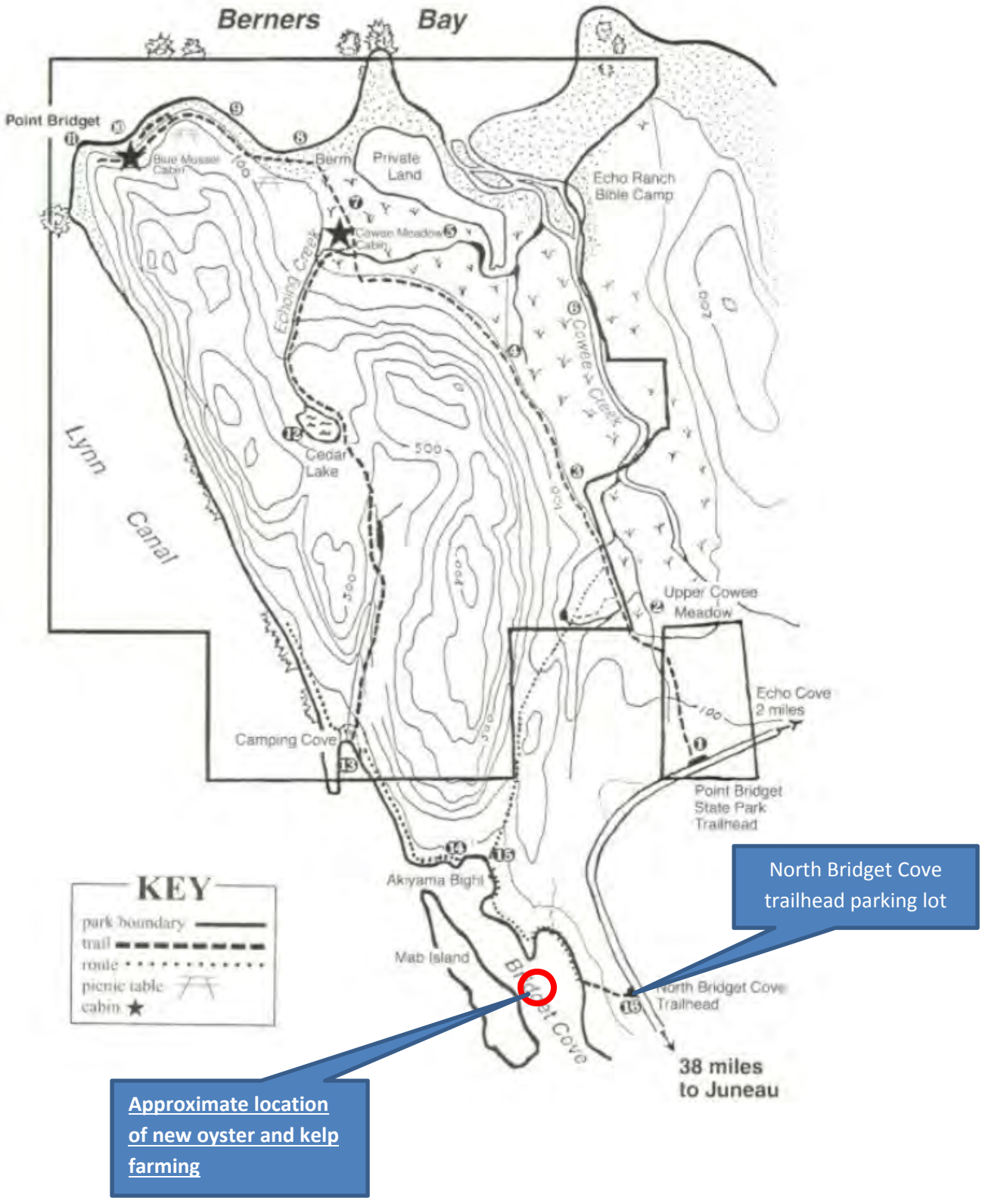


Attachment 4 - Aerial Photo Showing Visibility of Site from Public & Private Cabins



Attachment 5 - Photo from mainland shoreline of North Bridget Cove showing approximate scale of rafts and work shed. Scaled based on buoys in photo being 200ft apart.

Map of Point Bridget State Park



Attachment 6 - Trail Map for Bridget Cove Vicinity

SOUTH REDDING 6-LANE PROJECT

LOUDNESS COMPARISON CHART (dBA)

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Jet Fly-over at 1000 ft	110	Rock Band
	100	
Gas Lawn Mower at 3 ft		
	90	Food Blender at 3 ft
Diesel Truck at 50 ft at 50 mph	80	Garbage Disposal at 3 ft
Noisy Urban Area, Daytime		Vacuum Cleaner at 10 ft
Gas Lawn Mower at 100 ft	70	
Commercial Area		Normal Speech at 3 ft
Heavy Traffic at 300 ft	60	
		Large Business Office
Quiet Urban, Daytime	50	Dishwasher Next Room
Quiet Urban, Nighttime		
Quiet Suburban, Nighttime	40	Theater, Large Conference Room (Background)
	30	Library
Quiet Rural, Nighttime		Bedroom at Night, Concert Hall (Background)
	20	Broadcast/Recording Studio
	10	
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

An increase of 3 dBA is barely perceptible to the human ear.

Shasta County Regional Transportation Planning Agency

Caltrans

Attachment 7 - Loudness Comparison Chart

JEDC.org
612 West Willoughby Ave. Suite A
Juneau, AK 99801
Phone 907-523-2300
Fax 907-463-3929

JEDC Juneau Economic Development Council

May 31, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801
RE: Salty Lady Seafood Co. Conditional Use Permit

Dear Planning Commissioners:

The Juneau Economic Development Council (JEDC) fosters a healthy and sustainable economic climate in Juneau and throughout Southeast Alaska. In collaboration with other organizations, the Council implements initiatives to maintain, expand, and create economic opportunities that help make Juneau a great (Capital) city; that strengthen key regional industries, including maritime activity and fisheries; and that promote entrepreneurship.

The State of Alaska has identified mariculture as an emerging industry with potential for substantial economic impact. Juneau has the ideal environment for mariculture development: clean and abundant waters, an existing seafood industry and infrastructure, research capacity at UAS, and citizens with maritime experience. With declining state employment, diversifying Juneau's economy should be a high priority of the CBJ. The conditional use permit for Salty Lady Seafood will set precedent to determine if Juneau is a welcoming place for the mariculture industry to thrive.

JEDC supports Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also supply Juneau with its first locally grown oysters.

CBJ recommends approval of Salty Lady Seafood's Conditional Use Permit subject to conditions which impose operating restrictions that may adversely affect business viability. These conditions are based largely on hypothetical concerns, such as noise and appearance, without knowing if these will be an issue for the community. JEDC requests that the CBJ not micro-manage business operations, such as type of generator used, hours of operation, construction materials used, without evidence to support the need for these restrictions.

In recognition of its anticipated role in strengthening the economic vitality of Juneau and providing opportunities for small business development, JEDC encourages you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions.

Sincerely,

Brian Holst
Executive Director
Juneau Economic Development Council

To: Planning Commission
C/O Tim Felstead, City and Borough of Juneau
155 South Seward Street, Juneau, AK 99801

RE: Support for Salty Lady Seafood's conditional use permit

Dear Commissioners: May 30, 2019

I am writing on behalf of the Alaska Fisheries Development Foundation (AFDF) to support the conditional use permit application submitted by Salty Lady Seafood Company to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm approved by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

Mariculture has a tremendous potential to provide economic, environmental, and social benefits to Alaska. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, its presence in Alaska's Capital City can mean big things for the community. Ms. Meta Mesdag, the owner, has already participated in a Legislative Lunch & Learn to help policy makers learn about these opportunities. She has also volunteered to serve on the Board of Directors of the Alaska Shellfish Growers Association where she has been able to testify on important legislation to help this new developing industry and fellow farmers.

Ms. Mesdag has also developed relationships with local researchers, students and NOAA to utilize her farm as a platform for research activities as she intends to build a responsible business that helps enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy. Ms. Mesdag's farm and business is part of a larger effort to grow the mariculture industry in Alaska.

AFDF was formed in 1978 to serve as the only statewide research and development entity on behalf of Alaska's seafood industry. Since that time, AFDF has been dedicated to identifying challenges common to the Alaska seafood industry and developing efficient, sustainable outcomes that provide benefits to the economy, environment and communities. The development of mariculture is recent area of focus for AFDF.

In 2014, AFDF received a grant from NOAA to pursue the **Alaska Mariculture Initiative** – an effort to accelerate the development of mariculture in Alaska

Alaska Fisheries Development Foundation, Inc.

Board of Directors

Jan Jacobs – President
Harvester, Region IV
American Seafoods Company

Mark Scheer – Vice-President
Processor, At-Large
Premium Aquatics

Trevor Sande - Treasurer
Harvester, Region I
Marble Seafoods

Tommy Sheridan - Secretary
Service Sector
Sheridan Consulting

Al Burch
Harvester, Region III
Alaska Whitefish Trawlers Association

Jim Denning
Service Sector
AquaStar

Tom Enlow
Processor, At-large
UniSea

Buck Laukitis
Harvester, Region II
Magic Fish Company

Chris Mierzejek
Service Sector
Aleutian Pribilof Island Community Development Assoc.

Stefanie Moreland
Processor, At-large
Trident Seafoods

Glenn Reed
Processor, At-large
Pacific Seafood Processors Assoc.

Keith Singleton
Harvester, At-large
Alaskan Leader Seafoods

John Sund
Service Sector
Stellar North LLC

with the vision to grow a $1 billion industry in 30 years. (*NOTE: In this initiative,* ***mariculture is defined as enhancement, restoration, and farming of shellfish and seaweed. Mariculture does not include fin-fish farming, which is prohibited in Alaska waters***.)

Since the inception of the **Alaska Mariculture Initiative**, over 15 letters or resolutions of support for the Initiative have been written (see bottom of this link), including the following organizations:

- Southeast Conference
- Southeast Alaska Regional Dive Fisheries Association
- United Fishermen of Alaska
- Alaska Shellfish Growers Association
- Southwest Alaska Municipal Conference
- Juneau Economic Development Council
- Haa Ani, a subsidiary of Sealaska
- Representative Jonathan Kreiss-Tomkins
- Senator Bert Stedman
- Senator Lisa Murkowski

Additionally, legislators who have sponsored or co-sponsored mariculture related legislation over the past two years include Representatives Andi Story, Dan Ortiz, Sam Kito, Les Gara, Andy Josephson, and Sarah Vance, and Senators Gary Stevens and Peter Micciche.

As a result of the Initiative, the **Alaska Mariculture Task Force** (Task Force) was established in 2016 by Administrative Order #280 and re-authorized in 2018 by AO#297. The administrative orders describe the benefits provided to Alaskans by a fully developed mariculture industry:

- Economic – providing jobs and commerce in coastal communities:
- Environmental – improving the local ecosystem in various ways, such as providing habitat improvement, carbon removal, or countering ocean acidification;
- Cultural – compatible with traditions, cultures, and skills in rural communities;
- Industrial – complements and expands our existing renewable seafood industry, which is Alaska's largest private sector employer;
- Food Security – increases access to local foods for Alaskans.



The Task Force is comprised of 11 representatives of various stakeholders, including communities, Tribes, industry, and two state departments (Commerce, Fish and Game). I currently serve as the Chair. The Task Force was directed ***to create a comprehensive plan for the development of a viable and sustainable mariculture industry producing shellfish and aquatic plants for the long-term benefit of Alaska's economy, environment and communities***. The comprehensive plan was completed in 2018 and can be viewed here. Additionally, a brief version of the plan can be viewed here.

A part of the comprehensive planning process has included dozens of public meetings of not only the Task Force, but also five additional Advisory Committees in the following topic areas: Investment and Infrastructure, Research and Development, Regulatory Issues, Public Education and Marketing, and Workforce Development. All information related to meetings of the Task Force is available at the Task Force's website.

Another part of the planning process included a phased economic analysis to inform the development of the comprehensive plan. The first phase of the economic analysis involved a set of case studies of other regions with successful mariculture industries and relevance to Alaska in terms of species, regulatory structure, etc., which demonstrated common pre-existing elements leading to success (i.e. pre-existing large-scale seafood industry) and common challenges to overcome. The second phase of the economic analysis provided an economic framework for the development of a $100 million mariculture industry in 20 years. This framework included the following six species currently under some level of research and development in Alaska and annual revenue goals in 20 years: oysters ($30M), geoducks ($10M), seaweeds ($15.7M), mussels ($7.5M), sea cucumbers ($6.5M), and King crab ($5.7M).

Given the **Alaska Mariculture Initiative**, the work of the **Alaska Mariculture Task Force**, and my personal experiences working with Ms. Mesdag as a leader in a new and developing industry, AFDF supports the conditional use permit application submitted by Salty Lady Seafood as an example of the type of business that will have positive economic, environmental and social benefits to the community of Juneau.

Thank you for your consideration.

Sincerely,

Julie Decker, Executive Director
Alaska Fisheries Development Foundation

Cc: Rorie Watt, City Manager, City & Borough of Juneau
Meta Mesdag, Owner, Salty Lady Seafood Co.
Margo Reveil, President, Alaska Shellfish Growers Association
Eric Wyatt, Alaska Shellfish Growers Association
Tomi Marsh, OceansAlaska
Trevor Sande, Hump Island Oyster Company
Matt Kern and Lia Heifitz, Barnacle Foods
Robert Venables and Meilani Schijvens, Southeast Conference

Greg Smith
412 Gastineau Ave #14
Juneau, Alaska 99801

May 10, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. It is exciting to see development of this industry that holds so much promise for our region and state. The farm will provide jobs, locally-grown food, and economic diversity to our community. From what I know of the proposed farm, it sounds like there will be an additional focus on education for local students, and using the farm for research.

Having done some regulatory and statutory work on the issue, I know the stringent oversight these businesses must endure to begin operating. For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions.

Thank you for supporting this exciting addition to our community.

Sincerely,

Greg Smith

James R Wilson
9621 Kelly Ct
Juneau, Alaska 99801

May 31, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

I retired as an Economist, after a 37 year career with the Alaska Department of Labor and Workforce Development. Naturally I have a strong interest in healthy economies and job creation in Alaska, and particularly in my hometown of Juneau.

My original education includes a BS degree in Fisheries Science from the University of Washington, and a second UW BS degree in Microbiology.

In my opinion, the Salty Lady Seafood Co is exactly the kind of development we should be encouraging, given our amazing maritime environment and resources in the Juneau Area. It seems to be a perfect fit, given its focus on a wise use of natural resources, in a sustainable and environmentally sound manner.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,

James R Wilson

James R Wilson

Courtney Hart
2396 O'Day Drive
Juneau, Alaska 99801

May 14, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits far beyond suppling Juneau with its first locally grown oysters. All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. This small operation has the potential to provide benefits to our small but growing food economy, to academic researchers studying the benefits and limits of local marine farms, and to local educators and students who are constantly teaching the future generations about the value of living in coastal Alaska.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy. For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. As a researcher at UAF I have already collaborated with the company to better understand the trends of harmful algal blooms in our area. Thank you for supporting this exciting addition to our community.

Sincerely,

Courtney Hart

OceansAlaska MARINE SCIENCE CENTER

Ocean Alaska
PO Box 6383
Ketchikan, AK 99901

Planning Commission of the City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

May 10, 2019

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Thank you,

Tomi Marsh

President OceansAlaska

P.O. BOX 6383 • KETCHIKAN, ALASKA 99901 • PH. (907) 225-7900 • FAX. (907) 247-7900

May 17, 2019

CBJ Planning Commission
Attention: Tim Felstead
155 South Seward Street
Juneau, Alaska 99801
Via email

Dear Planning Commissioners:

Mariculture is one of the top regional priorities Southeast Conference members have identified as having the potential to bring significant economic benefits to the region. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their start-up is a significant step for the industry, Juneau and southeast Alaska. Their project also is consistent with the newly adopted Alaska Mariculture Development Plan.

Salty Lady Seafood Co. is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area. If permitted by CBJ, the farm will soon supply Juneau with its first locally grown oysters, providing multiple benefits to both the Juneau and regional economy.

We applaud their efforts to work with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

Southeast Conference urges the Planning Commission to give the fullest support possible for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove.

Thank you,



Robert Venables
Executive Director
Southeast Conference

City and Borough of Juneau Planning Commission
155 S Seward Street
Juneau, Alaska 99801

RE: Salty Lady Seafood Co. Mariculture Farm

Dear Commissioners,

In December at the Alaska Shellfish Growers Association meeting I become aware of a new oyster farm "Salty Lady Seafood" I would like to highlight the benefits that an oyster farm would bring to your fine city of Juneau. As Alaska works to diversify economic opportunity by sustainably growing the blue economy, we have seen a tremendous push for developing mariculture in the state. Currently there are about thirty mariculture farms operating in Alaska, and only one in the capital city. Salty Lady Seafood Co. is asking to develop the only farm permitted to date in Juneau. It has been reported that one job in Aquaculture creates 5 additional jobs, from Marketing, Shipping, Sales, Retail, Research, and Manufacturing. Every farm needs gear, workers, markets to sell oysters, ways to get products to markets, storage, marketing, and many other support services that benefit nearby communities and the State of Alaska in general.

The farm at Bridget Cove was initially permitted by the state and City and Borough of Juneau more than a decade ago. Over the years, the farm struggled to secure consistent geoduck seed. Salty Lady Seafood Co. is wanting to create a sustainable, family business that helps increase the local food supply in a manner that compliments the community's goal to balance a stable economy with a high quality of life in a pristine setting. Salty Lady Seafood Co. exemplifies this with strong connections throughout the community, perhaps most importantly to the University of Alaska and Juneau School District.

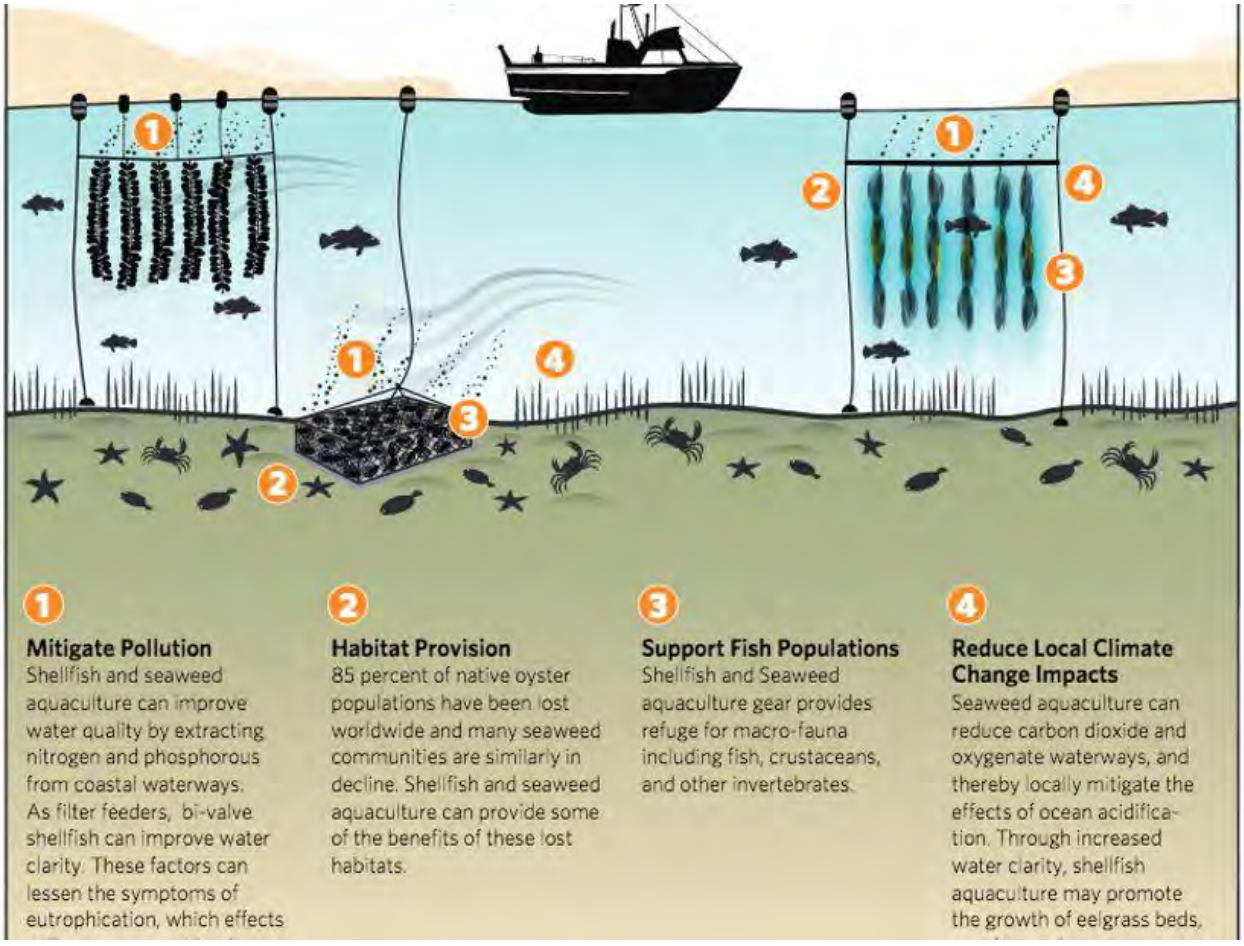
I am currently the Manager of Hawaiian Shellfish LLC, a hatchery on the Island of Hawaii that supplies Alaska with the eyed larvae and oyster seed that become Alaska-grown oysters. I know first-hand that mariculture industry in Alaska is full of business owners who are focused on building sustainable operations that are an asset to the communities in which they operate. The farms themselves become a haven for wildlife, as the structure created by kelp and oyster cages provide habitat for invertebrates and small fish. This in turn brings in Salmon and other valuable species both economically and restoratively. I have attached a picture from the Nature Conservancy below to show how this works.

It is clear Salty Lady Seafood Co. plans to build a business that makes Juneau a better place to live. I personally would like to sell more oysters into Alaska and encourage more farmers

like Meta and her family to work in mariculture. I strongly encourage your support for this business, and I am happy to answer and questions you have about the industry or what is happening to our oceans.

Sincerely,

Brian Koval,
Hatchery Manager
Hawaiian Shellfish LLC
808-345-1933



Kristie Erickson
Box 32632
Juneau, Alaska 99803

May 24, 2019

Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my support for Salty Lady Seafood Co.'s application for a conditional use permit to operate a mariculture farm near Bridget Cove. This small, family business is currently the only mariculture farm licensed by the State of Alaska to operate in the Juneau area, and the farm will provide benefits to Juneau's economy, researchers, educators, and students. The farm will also soon supply Juneau with its first locally grown oysters.

All local and regional economic development organizations, as well as the CBJ Comprehensive Plan and Juneau Economic Plan, recognize the tremendous potential for the mariculture industry to provide economic, environmental, and social benefits to Southeast Alaska. While Salty Lady Seafood Co. proposes to operate as one of the smallest farms in the state, their presence in Alaska's Capital City can mean big things for the community.

Salty Lady Seafood Co. intends to build a responsible business that works with local researchers and educators to help enhance the scientific understanding of how mariculture interacts with our environment and teach local students about the relationship between our food, environment, and economy.

For these reasons and many more, I encourage you to vote in support of Salty Lady Seafood Co.'s application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,

Kristie Erickson

Compiled ADFG Aquatic Farm Operation Permit conditions through to Amendment 6

(AFOP DFG-2001-25B-AF-SE)

1. The permit holder will improve productivity of the species intended for culture according to the operation and development plan, as shown in attachments 14–16 for Pacific geoduck, attachments 29–32 for bull kelp, and 44-47 for Pacific oyster. (5 AAC 41.250(a)(1))

    a. If modifications need to be made to the plan over the duration of this permit, an amendment request to update the operation and development plan, and the revised plan, must be submitted to the department for review and approval.

2. The permit holder will limit an aquatic farm or hatchery to the culture of species approved by the department. (5 AAC 41.250(a)(2))

3. The permit holder may not store, or otherwise possess, animals of the same species being cultured that have been commercially or recreationally-harvested, unless the commercially or recreationally harvested animals are clearly separated from cultured species, labeled, and if applicable, accompanied with a receipt of purchase. (5 AAC 41.250(a)(3))

4. The permit holder must prevent aquatic farm operations from significantly altering an established use of fish and wildlife resources. (5 AAC 41.250(a)(5))

5. The permit holder must conduct aquatic farm operations in a manner that avoids significantly affecting fish, wildlife, and their habitats in an adverse manner. (5 AAC 41.250(a)(6))

    a. If herring spawn on the site, the herring eggs must not be disturbed or removed. If herring spawn on the inwater infrastructure of the farm site, the spawn should be left undisturbed for 21 days and all eggs must be allowed to hatch. The Department of Fish and Game shall be notified within five days of the initial discovery by the operator.

    b. Activities at the site may not be conducted in eelgrass or kelp beds. Disturbance of tidelands must be kept to the minimum necessary to practicably accomplish the work. Entrance to and exit from the site must be made where there is no eelgrass.

    c. No portion of the floating facilities may ground at any tidal stage, other than grounding for purposes of defouling. Defouling activities must be confined to areas designated for that purpose in attachments to this permit.

6. The permit holder must avoid adverse effects of predator exclusion methods on the environment and incidental species. (5 AAC 41.250(a)(7))

a. The permit holder is required to monitor all predator exclusion devices used in permitted operations for entanglement or harm of fish and wildlife, and shall report all incidences to the mariculture coordinator. All project-related equipment and materials must be removed within 90 days of cessation of activities. Careful monitoring of predator exclusion devices and removal of all farming equipment and structures at the conclusion of farming activities will minimize hazards to fish and wildlife transiting or inhabiting the site.

7. The permit holder must report all acquisitions of wild stock of the species intended for culture. (5 AAC 41.250 (a)(8))

8. The permit holder will report observations of nonnative or exotic species occurring on the aquatic farm site. (5 AAC 41.250(a)(9))

9. If the commissioner determines that the holder of an aquatic farm or hatchery operation permit is not complying with the permit conditions, or is not in compliance with the provisions of AS 16.40.100 - 16.40.199 or 5 AAC 41.200 - 5 AAC 41.400, the commissioner will notify the permit holder in writing of the noncompliance. Within 30 days after the date of the notification, the permit holder shall provide the commissioner with a plan to correct the noncompliance. If the commissioner approves the plan to correct the noncompliance, the department will notify the permit holder of the approval, and will provide the permit holder 90 days after the date of that notification to implement the plan to comply with the permit conditions. If the permit holder does not comply with the permit conditions within 90 days after the date of the notification, the commissioner may revoke the permit. (5 AAC 41.250(c))

10. <u>Site-Specific Conditions</u>
    a. Gear for removal of Pacific geoduck must be limited to manual removal, manually operated shovels and forks, or department approved hydraulic or mechanical clam diggers.

    b. Incidental bivalve species (i.e., butter clams, cockles, etc.,) removed from permitted beach sites must be distributed on similar beach habitat on or adjacent to the aquatic farm site in a manner that will encourage survival and not create a nuisance or unduly attract predators.

    c. The aquatic farm permit holder, upon termination of the aquatic farm operations, will be required to leave an approximate number of species that were approved for culture on the aquatic farm site sufficient to restore the population to the level that was present when the site was permitted for use as an aquatic farm.

d. Aquatic farm facilities shall be designed, constructed, maintained, operated, and appurtenances placed in a manner and location that does not restrict free public access for commercial or recreational purposes

e. This permit provides for culture of specific macroalgae, Bull kelp, Nereocystis luetkeana, and approves of the use of seedstock of these specific macoalgae obtained from a permitted hatchery in the state. Managed cultivation of these macroalgae will be limited to suspended culture and not include any on-bottom culture. Culture gear for these macroalgae will conform to the gear types currently permitted at the site. Projected harvests of these aquatic farm products will follow the operation and development plans included with this permit. Any new culture gear or departures from operation and development plan harvest projections would require an amendment.

f. To minimize the risk of genetic or disease impacts on wild populations, hatchery-cultivated macroalgae seedstock can only be transported for out planting within 50 km (by water) of the broodstock (parent) collection site. If applying for a stock transport permit for macroalgae, the permit holder must provide with the permit request the following items before seed transport from a hatchery [to an aquatic farm] will be considered by the department:

    i. a map of the collection sites and the out planting site and distance in km between the sites;
    ii. a table of collection location coordinates; and
    iii. number of culture broodstock used to produce the seedstock progeny.
    iv. This information can be obtained from the participating permitted seed source.

g. The permit holder will implement best management practices to reduce impacts to marine mammals in the area of the aquatic farm operation including: a) regular maintenance of farm structures (i.e. keeping lines secured and anchor wraps under tension), b) ensuring waste material and debris are collected and disposed of correctly, c) using caution when operating vessels, d) directing aquatic farm workers to avoid interacting with or feeding marine mammals, and e) for crab pots used as anchors, remove all entangling materials on the pots and avoid the use of rubber. Any marine mammal entanglements should be immediately reported to the department's aquatic farming coordinator – (907) 465-6150 and National Marine Fisheries Service Alaska 24 hr. Stranding Hotline, phone – (877) 925-7773.

h. The permit holder will complete an On-bottom Site-Specific Report, on a form provided by the department and return it to the department no later than January 31 of the following year. This report is a required as a condition of the aquatic farm or hatchery operation permit. (5 AAC 41.270(e))

i. The permit holder will, except for wild stock removed by a common property fishery, as provided in AS 16.40.100(e), upon termination of a permit for on-bottom culture, leave an approximate number of the species that were approved for culture on the aquatic farm site sufficient to restore the population to the level that was present when the site was permitted for use as an aquatic farm or hatchery. (5 AAC 41.250(a)(10))

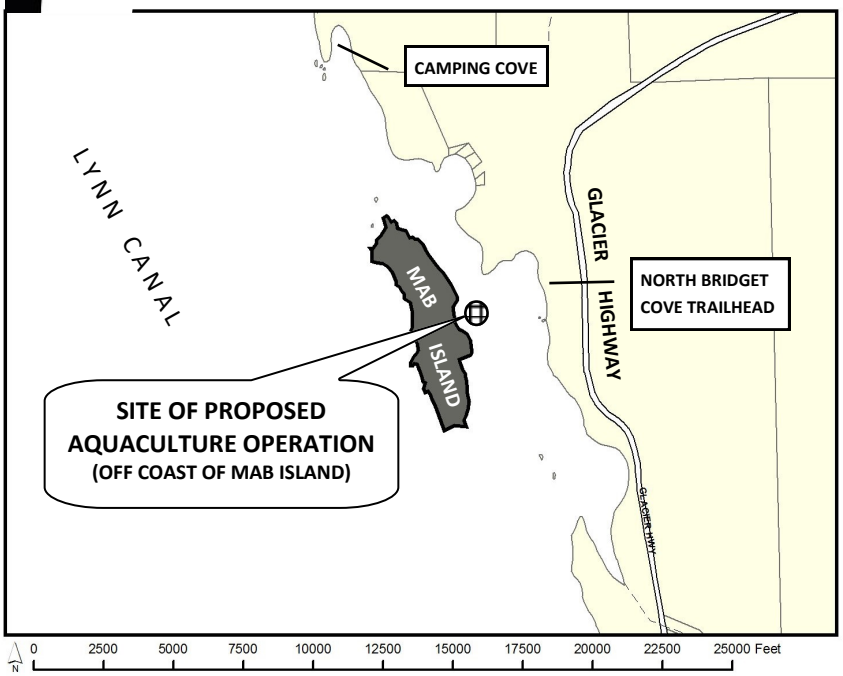
j. The public shall continue to have access to and use of plants, fish (including shellfish) and wildlife resources, other than the species being cultured at the farm site, to the extent that such access does not disrupt the operation of the farm, disturb the species being cultured, or damage any of the aquatic farm equipment, facilities, or gear.

k. For any rafts, flotation shall be of materials that will not become waterlogged or sink when punctured. Closed-cell (extruded) expanded polystyrene or equivalent material of good quality and manufactured for marine use is required. Lesser quality, foam bead flotation may be authorized if it is encased in a protective coating to prevent deterioration with resultant loss of beads. Existing foam flotation will be authorized until it is severely deteriorated and is no longer serviceable or capable of supporting the structure, at which time it no longer complies with this stipulation.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit** for an **aquaculture operation** in the vicinity of **Mab Island.**

TIMELINE

Staff Report expected to be posted **Monday, June 3, 2019,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through May 20, 2019

Comments received during this period will be sent to the Planner, **Tim Felstead**, to be included in the staff report.

May 21, through 12 noon, June 7, 2019

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, June 11, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

June 12

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed May 13, 2019

Case No.: USE2019 0011
Parcel No.: 3B4501000012
CBJ Parcel Viewer: http://epv.juneau.org

USE2019-0011

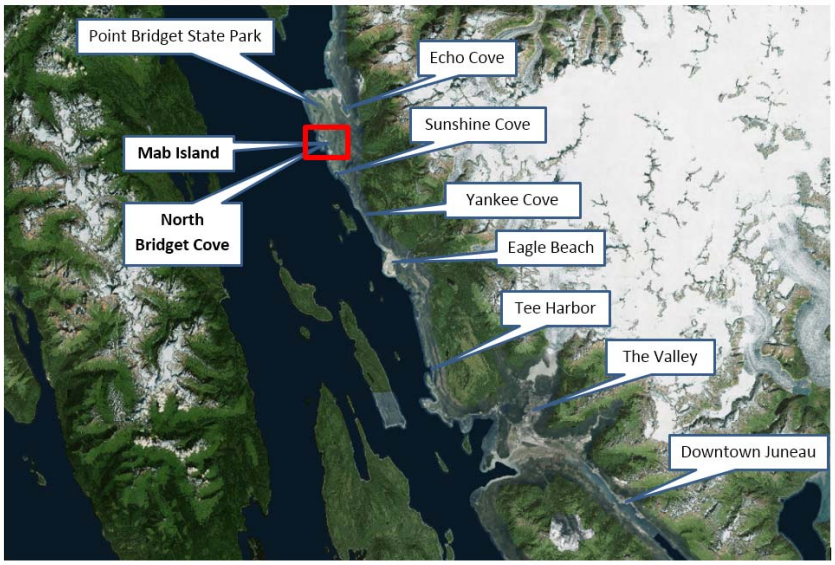
A Conditional Use Permit for an aquaculture operation in the vicinity of Mab Island

Planning Commission Meeting
June 11, 2019

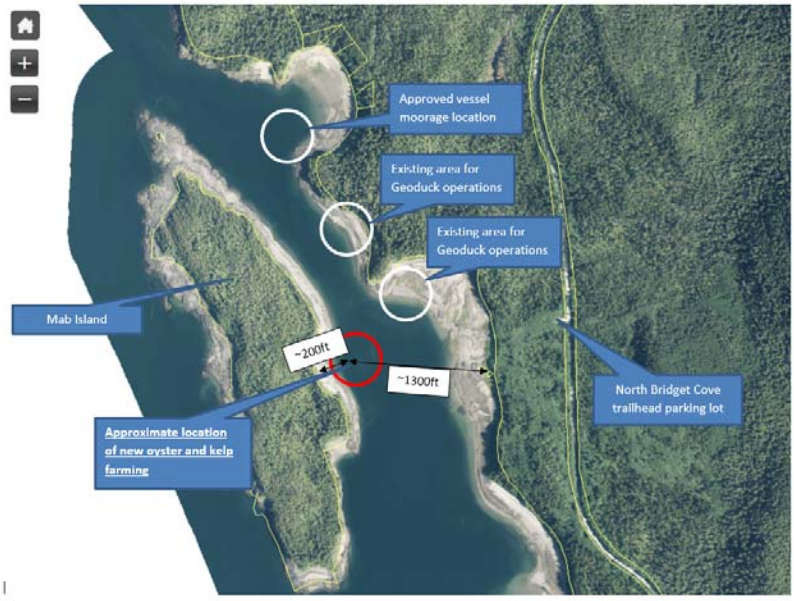
USE2019-0011 Conditional Use permit - purpose

49.15.330(a) *Purpose*. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

USE2019-0011 Vicinity

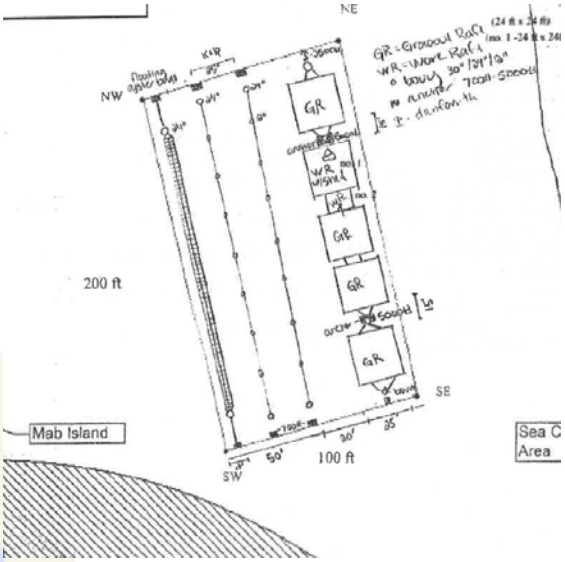


USE2019-0011 Vicinity



USE2019-0011

Farm design and operation

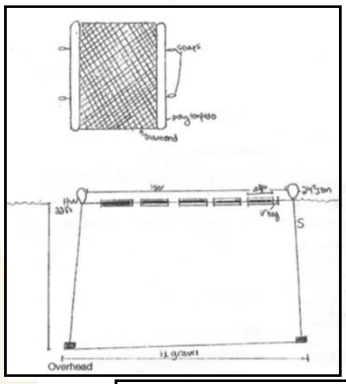


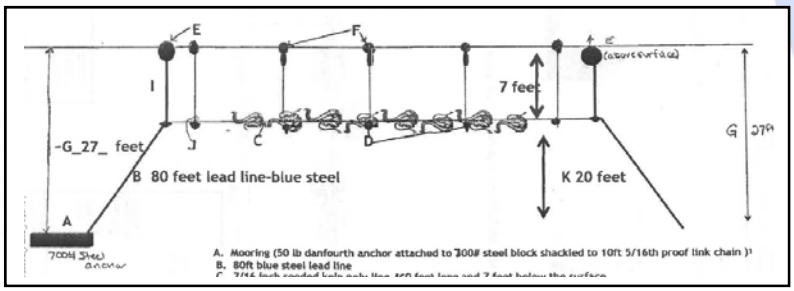
- 100 x 200 ft area at moment but space will expand
- 4 lines with marker buoys
- 4 grow rafts and work shed raft.
- Crane
- Tumbler for shell hardening
- Generator
- More intense use would require additional Conditional Use permit
- Red strobe light on buoys

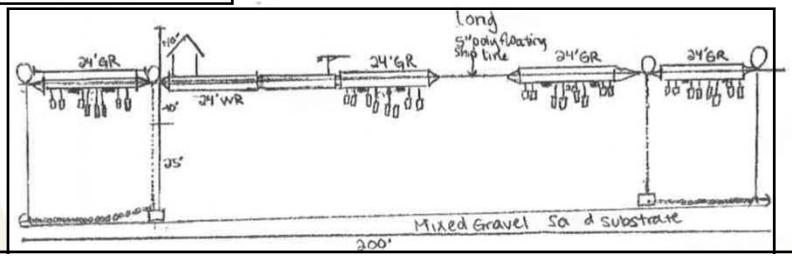
CITY AND BOROUGH OF JUNEAU

USE2019-0011

Farm design and operation (2)







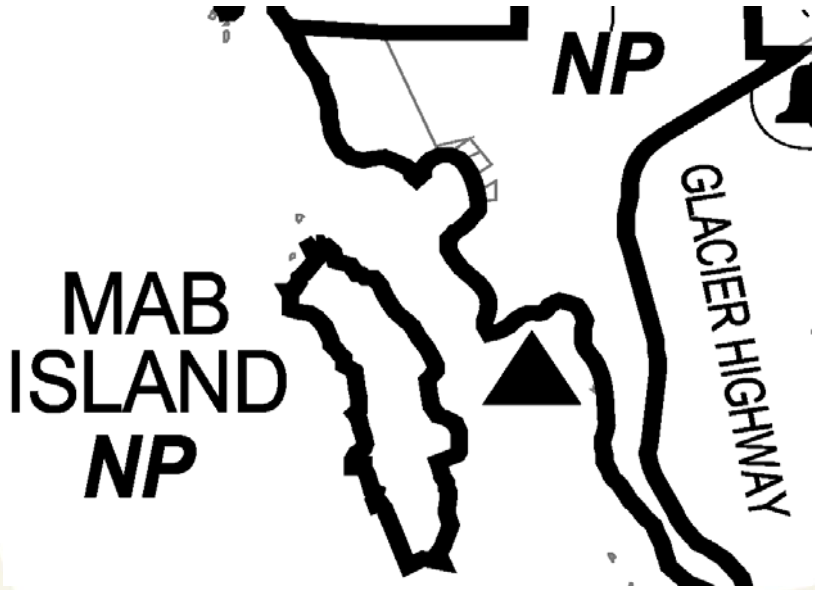
CITY AND BOROUGH OF JUNEAU

USE2019-0011 Concerns considered in previous permits

A number of issues were addressed in the review of the previous Conditional Use Permits including:

- Noise
- Visual obtrusiveness
- Natural Area Park status and interference with land-based recreational activities
- Trail use for access
- Navigation hazards
- Habitat impacts on eelgrass and herring spawning, and Dungeness crabs
- Entanglement of marine mammals
- Bond for site restoration (removal of structures and gear from the site)

USE2019-0011 Natural Area Park – semi-primitive



USE2019-0011 Natural Area Park

- *Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands. (p.145 – Comprehensive Plan).*

USE2019-0011 Natural Area Park – semi primitive

- *'…an area left predominantly in its natural state with minimal to moderate evidence of the sights and sounds of people. Activities are primarily unstructured, passive types of recreation with high potential for interaction with the natural environment. Concentration of users may be low to moderate. These areas vary in size and are meant to serve the entire community. North and South Bridget Cove are examples of semi-primitive areas* [Outer Point is used as the example in the Draft Masterplan].*' p.6-10 Park and Rec Master Plan*

USE2019-0011 Park and Recreation comments

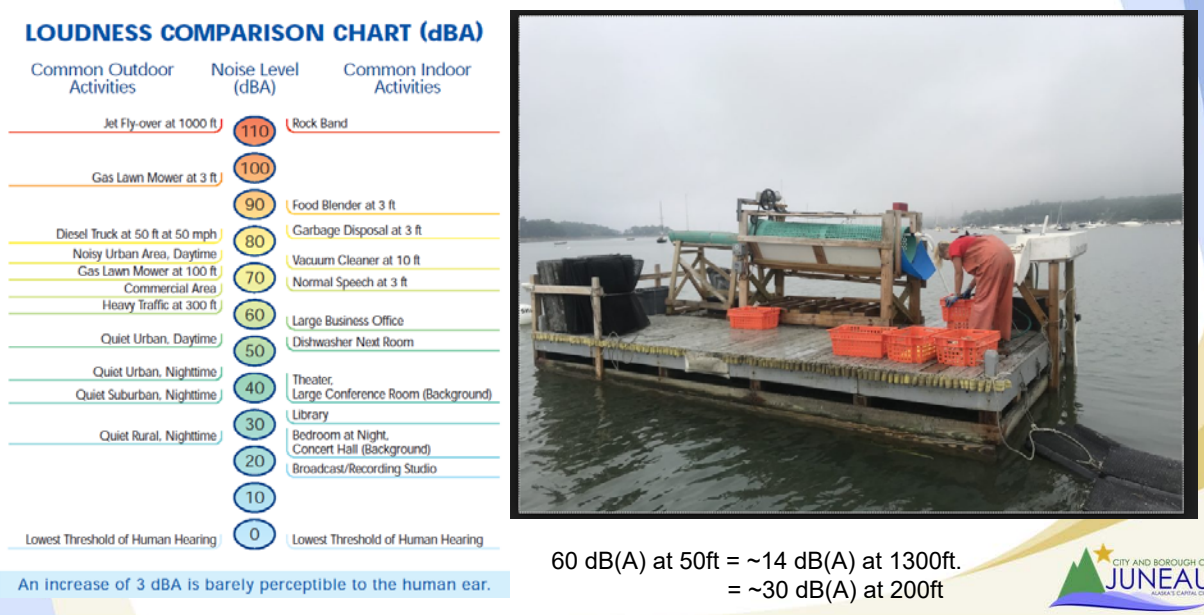
- Different from previous applications since it was not accessible by land
- Understood to be noise to be intermittent similar to passing boat. Support condition for low noise generator
- Would prefer if navigational lighting was fixed white light but understood that would be the Coastguard requirement anyway
- Condition for removal of garbage on shoreline within 24hrs
- Commercial Use trail may need permit in future
- Did not need PRAC review

USE2019-0011 Noise

- Concern about noise from tumbler and generator
- The area is frequented by commercial and recreational boats
- Applicant stated tumbler will not be used outside of normal business hours and will be used a few hours a day, a few days a week.
- Applicant is planning to use a plastic tumbler. A change to a metal tumbler in the future may need a modification if the noise impacts were substantively different. Unknown how loud this will be.
- Conditions recommended that limit source noise of generator and hours of operation of both generator and tumbler. Applicant has concerns regarding both these conditions.
- Attempting to preserve 'quietness' of location at peak recreation time.
- Generator condition modified to be measured in the field.

USE2019-0011

Noise (2)



60 dB(A) at 50ft = ~14 dB(A) at 1300ft.
= ~30 dB(A) at 200ft

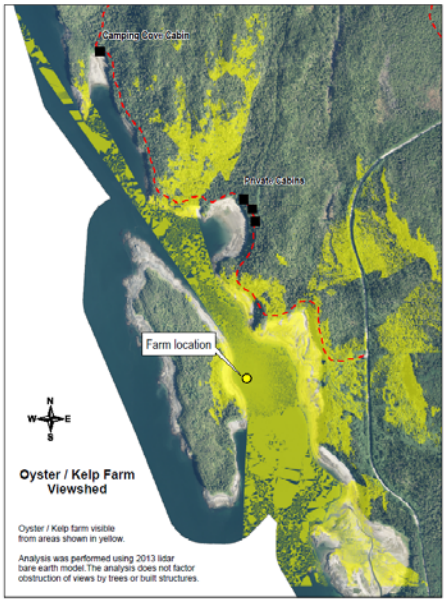
USE2019-0011

Visibility



USE2019-0011

Visibility



USE2019-0011

Navigation

- Requirements for marking of periphery of floating structures and farming area.
- DNR lease and ADFG has navigational markings requirement
- Additional lighting in form of red strobing light at night-time. In response to consultation with Southeast Alaska Fisherman's Alliance (SEAFA) - added by applicant not to be Coastguard compliant.
- Coastguard were contacted for comments but did not respond.
- Appears regulations would require a solid white ball light
- Out of navigable channel
- Condition attempts to balance navigational visibility and night-time visibility from beach on Mab Island.

USE2019-0011 Habitat

- A number of ADFG permit conditions will address habitat impacts addressed in enforceable Land Use Code policies for Coastal Management
- DNR permit requires notification if there are fuel spills but no requirements for spill kits were found in other permits. Recommended adequately sized spill kit be stored on sit due to generator fuel and oil presence.
- Disposal of waste including human waste was not obviously covered in other permits and so condition has been recommended.

USE2019-0011 Conformity with adopted plans

- Numerous policies, standard operating practices and implementing actions supporting mariculture and the research this operation proposes to foster.
- Surrounding Natural Area Park designation and recreational uses do need to be considered.
  - Previous permits noted that Bridget Cove is one of the few places that have a remote shoreline feel but still on the road system.
- Generally consistent with Comprehensive Plan –
  - The descriptions of Natural Area Parks in both the CBJ Comprehensive Plan and the Parks & Recreation Comprehensive Plan;
  - Comprehensive Plan and Economic Development Plan policies supporting mariculture operations;
  - Comments from Parks & Recreation management; and
  - The subtidal proximity from the CBJ-owned land (i.e. not a beach accessible operation)

USE2019-0011

Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of an oyster and kelp farm in subtidal waters between Mab Island and North Bridget Cove.

The approval is subject to the following conditions:

1. Beaches surrounding the project site shall be patrolled on a regular basis to retrieve any garbage or debris from the operation. If garbage or debris from the operation washes up onto CBJ property, it shall be removed within 24 hours.

USE2019-0011

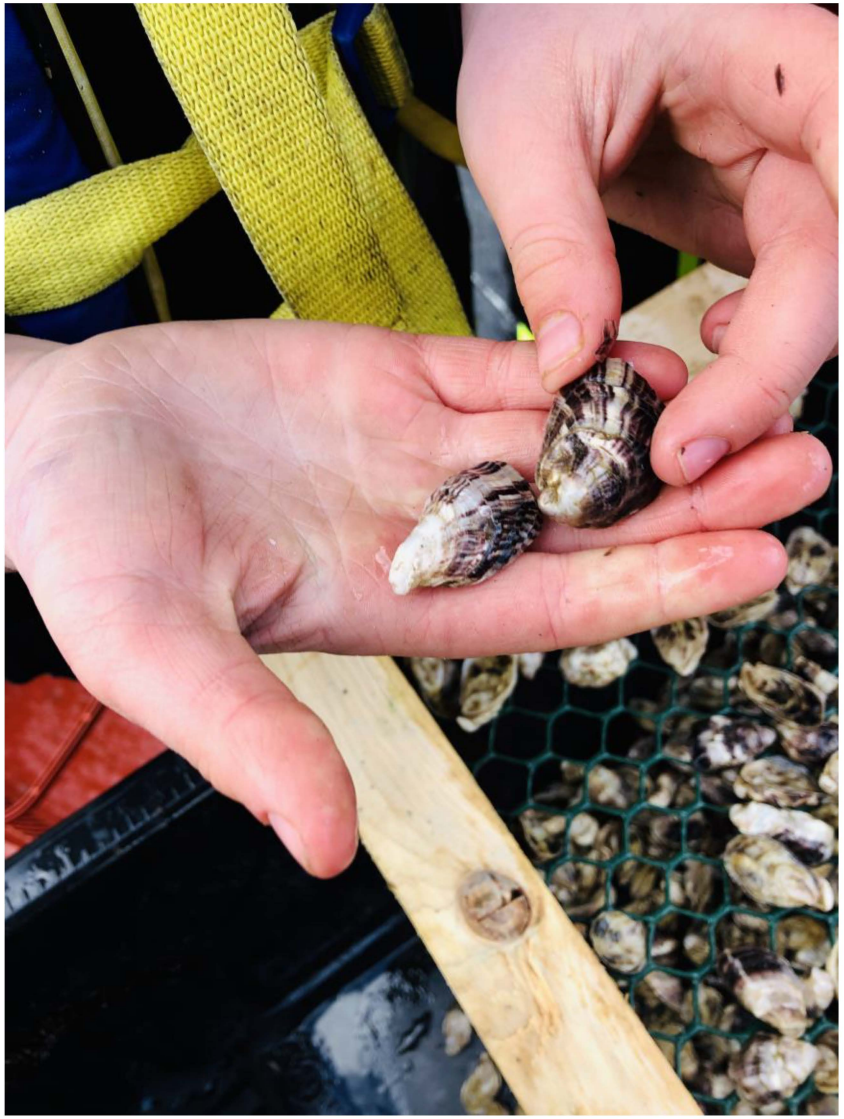
Recommendation

2. The use of the tumbler and generator shall only be allowed on weekdays, not including public holidays, between 9am and 5pm to minimize noise impacts to users of the Natural Area Park at peak use times (i.e. evenings and weekends).
3. The generator shall not exceed a noise level of 60 dB(A) at a distance of 50 feet. This may be measured in-situ or prior to location on-site.
4. The work shed should be constructed of materials that have earth or forest color tones. These colors should be approved by CDD prior to construction of the work shed.
5. Any navigational aid lighting shall satisfy U.S. Coast Guard requirements and, where allowable, be white in color and be static (not a strobe).

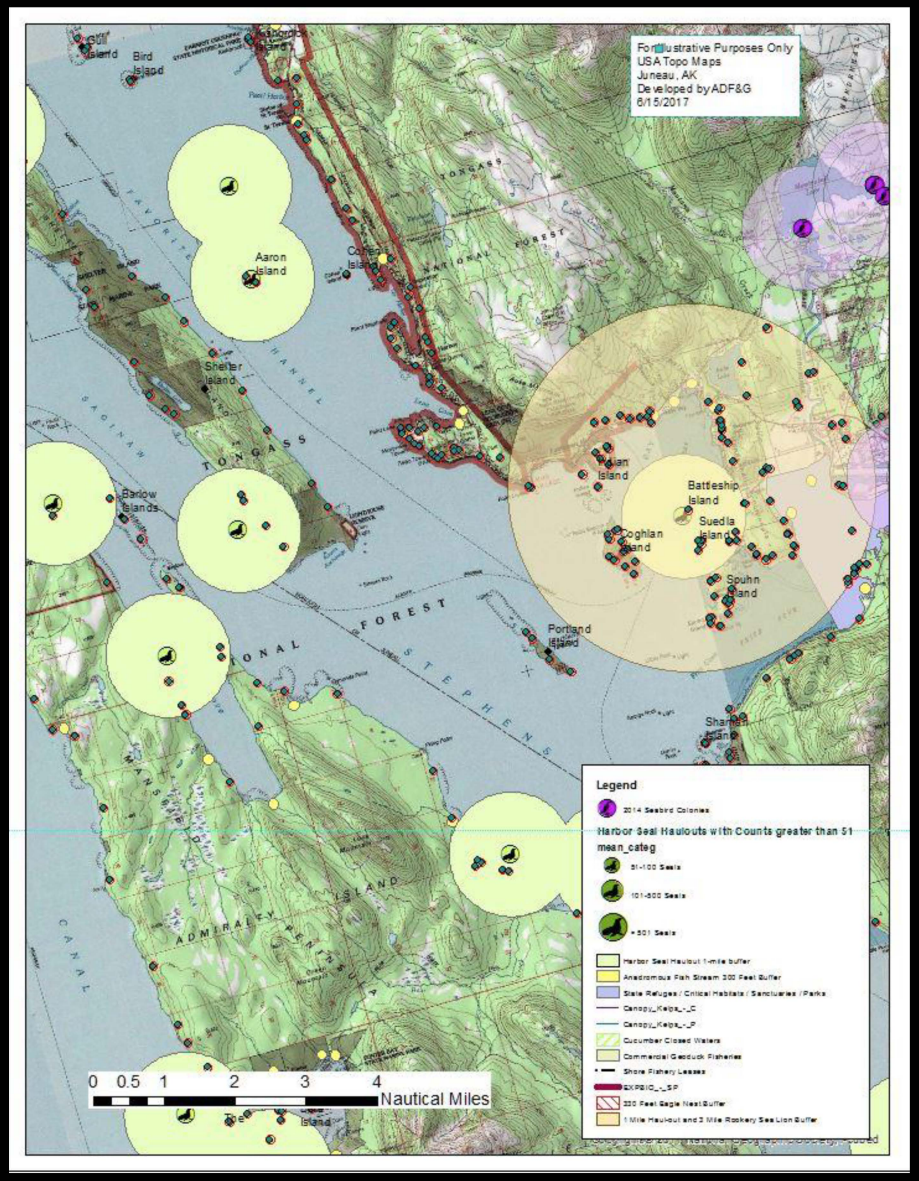
USE2019-0011 Recommendation

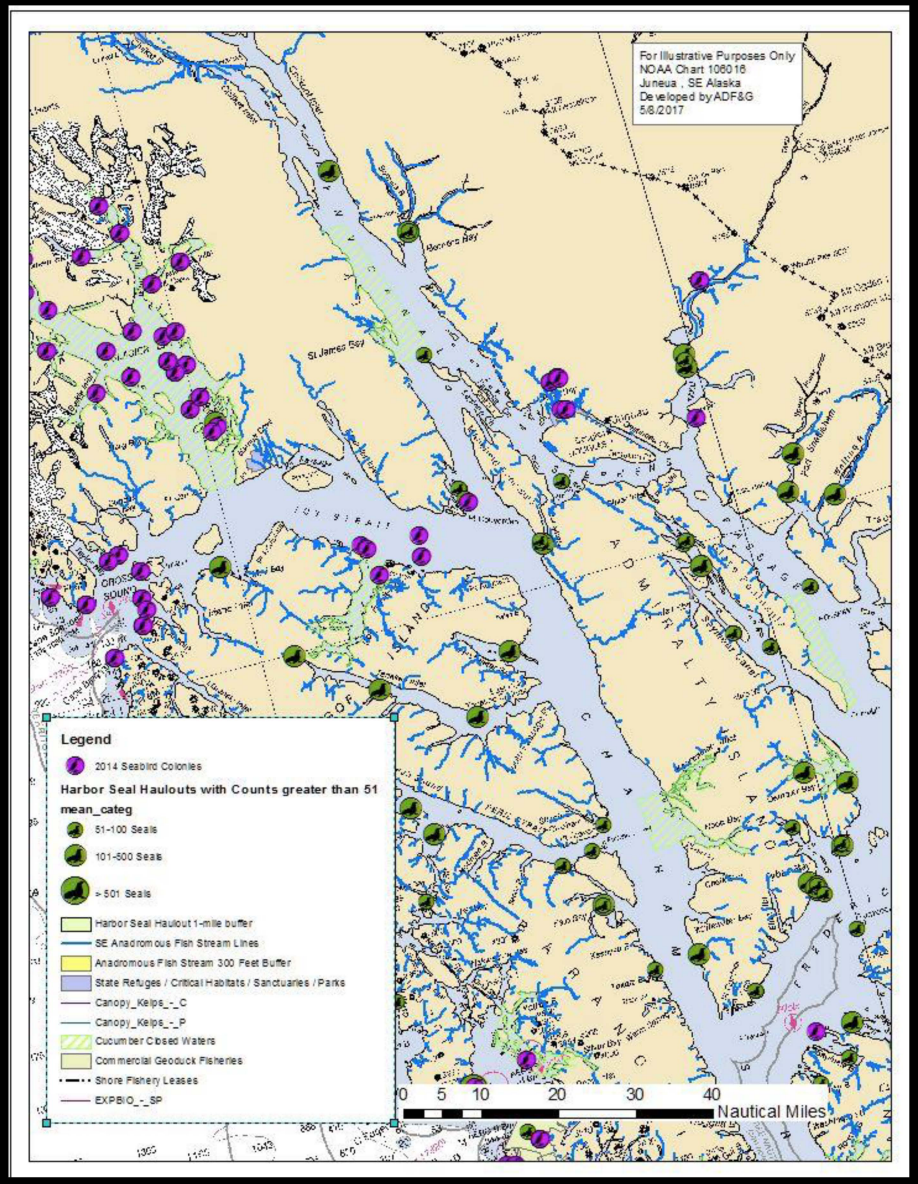
6. Any expansion in the intensity of the operation, which may include the use of additional platforms, work sheds, tumblers, lights, and expansion into intertidal areas, shall be subject to a new Conditional Use Permit or a modification of this Conditional Use Permit.
7. The operation shall have a universal marine spill kit sized appropriately for the amount of fuel that will be handled on the raft (i.e. the volume of the generator tank and the container used to transport fuel to the site). The size shall be approved by CDD.
8. No wastes of any kind, including human waste, may be discharged or otherwise disposed of at the site. There shall be no on-site shucking or processing of aquatic farm products beyond sorting, washing, grading, and packaging. Human waste shall be transported for disposal at a recognized land-based sewage disposal location.

Salty Lady
SEAFOOD CO.
JUNEAU • ALASKA






For Illustrative Purposes Only
USA Topo Maps
Juneau, AK
Developed by ADF&G
6/15/2017
Gull Island
Bird Island
Aaron Island
Shelter Island
Barlow Islands
Battleship Island
Suedia Island
Coghlan Island
Spuhn Island
Portland Island
Sharman Island
TONGASS
NATIONAL FOREST
ADMIRALTY ISLAND
Legend
2014 Seabird Colonies
Harbor Seal Haulouts with Counts greater than 51 mean_categ
51-100 Seals
101-500 Seals
> 501 Seals
Harbor Seal Haulout 1-mile buffer
Anadromous Fish Stream 300 Feet Buffer
State Refuges / Critical Habitats / Sanctuaries / Parks
Canopy_Kelps_-_C
Canopy_Kelps_-_P
Cucumber Closed Waters
Commercial Geoduck Fisheries
Shore Fishery Leases
EXPBIO_-_SP
330 Feet Eagle Nest Buffer
1 Mile Haul-out and 3 Mile Rookery Sea Lion Buffer
0 0.5 1 2 3 4
Nautical Miles


For Illustrative Purposes Only
NOAA Chart 106016
Juneua , SE Alaska
Developed by ADF&G
5/8/2017
St James Bay
Legend
2014 Seabird Colonies
Harbor Seal Haulouts with Counts greater than 51 mean_categ
51-100 Seals
101-500 Seals
> 501 Seals
Harbor Seal Haulout 1-mile buffer
SE Anadromous Fish Stream Lines
Anadromous Fish Stream 300 Feet Buffer
State Refuges / Critical Habitats / Sanctuaries / Parks
Canopy_Kelps_-_C
Canopy_Kelps_-_P
Cucumber Closed Waters
Commercial Geoduck Fisheries
Shore Fishery Leases
EXPBIO_-_SP
0 5 10 20 30 40
Nautical Miles






LINDY



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: June 13, 2019
Case No.: USE2019 0011

Meta Mesdag
1008 Mink Circle
Juneau, AK 99801

Proposal:	A Conditional Use Permit for an aquaculture operation in the vicinity of Mab Island
Property Address:	No address number
Legal Description:	Submerged tidelands between North Bridget Cove and Mab Island, in vicinity of Mile 37, Glacier Highway (Parcel 6, DNR Lease Agreement ADL 106835)
Adjacent Parcel Code No.:	3B4501000012 (Mab Island); 3B4501000011 (Bridget Cove)
Hearing Date:	June 11, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 4, 2019, and APROVED the development of an oyster and kelp farm in subtidal waters between Mab Island and North Bridget Cove to be conducted as described in the project description and project drawings submitted with the application and with the following conditions as modified by the Commission:

1. Beaches surrounding the project site shall be patrolled by the applicant on a regular basis to retrieve any garbage or debris from the operation. If garbage or debris from the operation washes onto shore, it shall be removed within 48 hours, or as soon as safely or practically possible.

2. The use of the tumbler shall only be allowed during the following times to minimize noise impacts to users of the Natural Area Park at peak use times:

    - 8 am to 8 pm, Monday to Friday
    - 10 am to 5 pm, Saturday and Sunday

3. The generator shall not exceed a noise level of 60 dB(A) at a distance of 50 feet. This may be measured in-situ or prior to location on-site.

4. The work shed should be constructed of materials that have earth or forest color tones. These colors should be approved by CDD prior to construction of the work shed.

5. Any navigational aid lighting shall satisfy U.S. Coast Guard requirements and, where allowable, be white in color and be static (not a strobe).

6. Any significant expansion in the intensity, footprint, noise, or other impacts of the operation, as determined by the CDD Director, shall be subject to a new Conditional Use Permit or a modification of this Conditional Use Permit.

7. The operation shall have a universal marine spill kit sized appropriately for the amount of fuel that will be handled on the raft (i.e. the volume of the generator tank and the container used to transport fuel to the site). The size shall be approved by CDD.

8. No wastes of any kind, including human waste, may be discharged or otherwise disposed of at the site. There shall be no on-site shucking or processing of aquatic farm products beyond sorting, washing, grading, and packaging. Human waste shall be transported for disposal at a recognized land-based sewage disposal location.

Attachment: June 4, 2019, memorandum from Tim Felstead, Community Development, to the CBJ Planning Commission regarding USE2019 0011.

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

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

Effective Date: The permit is effective upon approval by the Commission, June 11, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or January 11, 2021, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Tim Felstead, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

6/20/2019
Date

cc: Plan Review

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: June 3, 2019

TO: Planning Commission

FROM: Amy Liu, Planner I

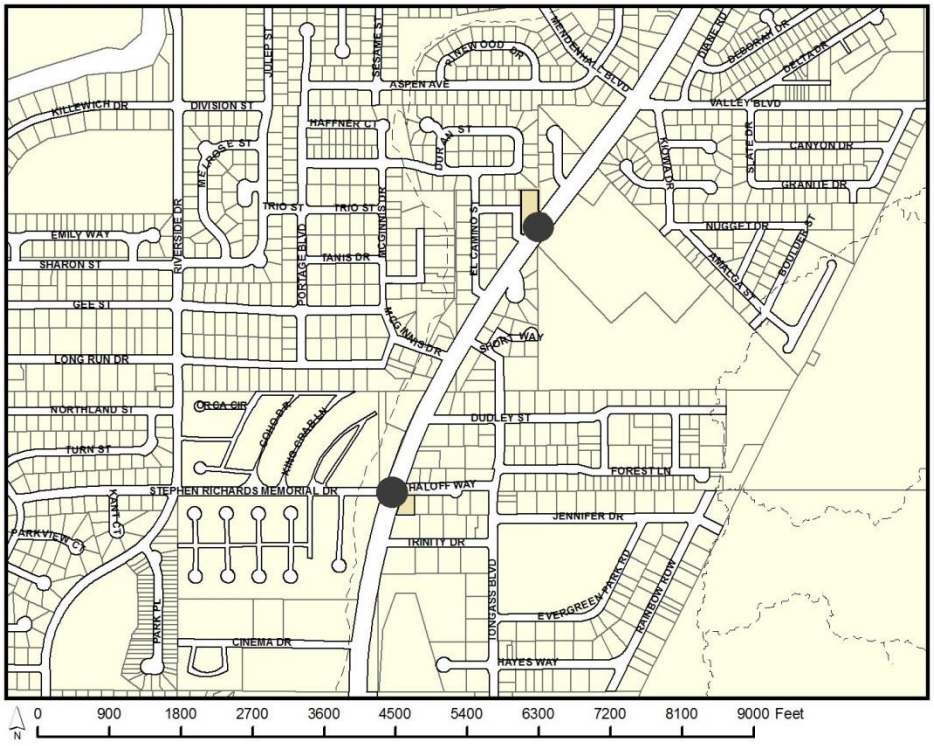
FILE NO.: CSP2019 0004

PROPOSAL: A State Project to construct two (2) roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and with Floyd Dryden Middle School

GENERAL INFORMATION

Applicant:	State of Alaska DOT&PF
Property Owner:	State of Alaska
Property Address:	Intersections of Mendenhall Loop Road at Stephen Richards Memorial Drive and at Floyd Dryden Middle School
Comprehensive Plan Future Land Use Designation:	Urban Low Density Residential
Zoning:	D5, D15
Utilities:	Public water and sewer
Surrounding Land Use:	North - Residential South - Residential East - Residential/School West - Residential

VICINITY MAP



ATTACHMENTS

Attachment A – Application

Note: Project drawings submitted with the application can be found at the online version of this staff report.

Attachment B - Public comments and applicant and staff responses

PROPOSAL

The applicant is requesting a City Project Review of two proposed roundabouts at the intersections of Mendenhall Loop Road and Stephen Richards Memorial Drive (SRMD) and Mendenhall Loop Road and Floyd Dryden Middle School (FDMS). The project includes the following work:

- Two roundabouts:
  - At the SRMD intersection, the roundabout consists of two lanes at the center of the intersection, four lanes on Mendenhall Loop Road approaching the intersection, and two lanes on SRMD and Haloff Way as each roadway approaches the intersection.
  - At the FDMS intersection, the roundabout consists of one lane at the center of the intersection and two lanes on Mendenhall Loop Road and FDMS as each roadway approaches the intersection.

- Pedestrian/multi-use paths, marked bicycle lanes, and bicycle ramps on both sides of the streets directly connecting to the roundabouts.
- Vegetative buffers separating vehicle traffic from pedestrian/multi-use paths.
- Pedestrian signage and LED lights that flash to indicate pedestrian right-of-ways (ROW).
- LED lights illuminating the ROW.
- Bus pullouts at the southeast and northwest sides of each roundabout.

BACKGROUND

In November 2012, voters approved the Alaska transportation projects bond question, *Shall the State of Alaska issue its general obligation bonds in the principal amount of not more than $453,499,200 for the purpose of paying the cost of state transportation projects?*. One year later, public meetings were held with opportunities for public comment. Input from these meetings and comments were used to form design concepts.

The project scope has been reduced since the initial designs. The initial designs were estimated to cost over $27 million and included improvements from Nancy Street to Back Loop Road. The current proposal is estimated to cost $8 million, excludes those boundaries, and has pared down the improvements. There is no estimate of when full project funding will be available. Bidding will open during the fall/winter of 2019, and construction will begin in 2020.

Mendenhall Loop Road at the SRMD intersection currently consists of two lanes northeast and southwest bound, respectively, and one westbound, left-turn lane. Mendenhall Loop Road at the FDMS intersection currently consists of two lanes northeast and southwest bound, respectively, and one center-turn lane. At both intersections, there are sidewalks and unmarked road shoulders on both sides.

AGENCY REVIEW

Staff contacted CBJ General Engineering, Streets, and Capital City Fire & Rescue, as well as the Alaska Department of Fish and Game (ADF&G). Capital City Fire & Rescue and General Engineering expressed no concerns with the project, as their input had already been incorporated into the project from earlier discussions. ADF&G stated that at the SRMD roundabout, a fish habitat permit will be required for adding fill and extending the culvert on Duck Creek, Stream No. 111-50-10500-2002. At the FDMS roundabout, a fish habitat permit will be required for channel grading and bank reconstruction on a tributary to Duck Creek, Stream No. 111-50-10500-2002-3030. The applicant is aware of the need for these permits and is working towards their completion. No other agency comments were received at the time of this staff report.

PUBLIC COMMENTS

Comments submitted through email were generally in support of the project. Specific concerns included child pedestrians commuting between home and FDMS and disruption to a local business. Staff, in coordination with the applicant, was able to address these concerns (Attachment B).

There have been several efforts organized by the applicant and consultant to solicit public comments. On November 13, 2017, they held public meetings for specific stakeholders and the general public. The process was repeated on July 14, 2018, when 15 stakeholders and 35 members of the public attended. On May 17, 2019, another meeting was held for stakeholders, although there was a small turnout, but there was a large turnout for the public meeting held the following week. The meetings were advertised in the Juneau Empire and the State online public notice system. The consultant disseminated a mailer to all addresses for residents in the Valley. Most mailers were successfully delivered, though there were a few complaints about unsuccessful deliveries.

ANALYSIS

All proposed State capital improvement projects must be reviewed for consistency with the CBJ Land Use code (Title 49). Title 49 also provides reference to the CBJ Comprehensive Plan and a number of additional plans that have been officially adopted as part of the Comprehensive Plan.

> ***49.15.580 (b) - State project review:*** *The commission shall review proposed Alaska State capital improvement projects for consistency with this title pursuant to AS 35.30.010 and may impose conditions on and modifications to such projects. If the commission approves or approves with conditions or modifications, a notice of decision shall be issued. A notice of decision becomes final 90 days from the date the project was submitted unless modified or disapproved by the assembly. If the commission disapproves, a notice of recommendation and draft resolution shall be forwarded to the assembly for further action.*

Conformity with Adopted Plans

Project features are supported by several adopted plans.

2013 Comprehensive Plan of the City and Borough of Juneau

> *Improved pedestrian and bicycle movement within and between major shopping and employment centers, schools and other concentrations of population are needed. Pedestrian and bicycle facilities are needed to provide safer and more efficient movement within and between neighborhoods and major concentrations of population. These facilities are also*

important as an aspect of recreation and can contribute to community health by facilitating active transportation and recreation. (pg. 115)

7.10 - SOP2 *Consider noise mitigation when reviewing new roadway improvements. Require berms, sound walls and/or planting strips along highways and major arterials in noise sensitive areas where the CBJ owns the roadway. Encourage the Alaska Department of Transportation and Public Facilities (ADOT&PF) to leave or provide dense vegetation. (pg. 89)*

8.6 - IA4 *Work with the Juneau School District and other agencies to identify opportunities for improved pedestrian and bicycle access to schools. (pg.114)*

Area Wide Transportation Plan

Roundabouts have the potential to improve safety at several of Juneau's intersections, while providing for all movements with less congestion and delay. Drivers enter a roundabout at a slow speed and move to the right around a large center island. Exiting the roundabout is completed by a low speed turn to the right away from the center island. Instead of crossing the center island, pedestrians walk around the roundabout, using crosswalks at each entrance and exit. Bicyclists have the option to travel with pedestrians on these paths instead of sharing the travel lane with motor vehicles. (pg. 26)

Non-Motorized Transportation Plan

When constructing a new street or rebuilding an existing one, walking can be encouraged by considering the walker's experience. Features such as ample sidewalks, street furniture, crosswalks, curb cuts, pedestrian scale lighting, and vegetated buffers between the sidewalk and street make walking safer and more enjoyable. (pg. 19)

Juneau Renewable Energy Strategy (2018)

Short Term Actions: Update road and street standards to include wider sidewalks, traffic calming measures in high-pedestrian areas, and shortened pedestrian crossing distances. (pg. A15)

The increased use of renewable energy needs to be encouraged to offset energy consumption of non-renewable sources. This should be accomplished in two manners: conservation of energy consumption with more efficient application and reduced need; and increased development of renewable resources. Programs to reduce energy consumption including building envelope heat loss reduction; application of heat pump technology, biomass and other technologies; and LED lighting application, all of which should be supported. (pg. 28)

2012 Juneau Safe Routes to School Plan

> *This plan has several recommendations to improve safety for pedestrians, especially those who are children, commuting between home and school. The plan does not explicitly mention the project site's two intersections, but the proposed improvements are in keeping with the general ideas of adding more separated pedestrian paths to protect pedestrians.*

Habitat –

Fill will be placed in the Duck Creek floodway to extend the north SRMD culvert and in the pond to extend the northwest corner of the Mendenhall Loop Road and SRMD. Fish passage is intended to be maintained in the culvert.

A Conditional Letter of Map Revision (CLOMR) was submitted by the applicant and received by FEMA on May 8, 2019. The CLOMR addresses CFR 60.3(10), which states, *Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.* The CLOMR shows that modification to SRMD and extension of the passage for Duck Creek will result in a 0.09-foot increase in base flood elevation.

On May 27, 2019, a representative from STARR II, on behalf of FEMA, delivered notice to the applicant requesting additional data. The applicant is working towards meeting that request.

The proposed development is exempt from the Coastal Management program per 49.70.950(f):

> *All structures and foundations located adjacent to streams or lakes listed in Table VI-2 of Appendix C of the Juneau Coastal Management Plan, shall have a 50-feet setback from each side of the stream or lake measured from the ordinary high water mark, where feasible and prudent;* ***provided, docks, bridges, culverts and public structures whose purpose is access to or across the stream or lake are not subject to this policy****, and provided further, uses which must be in or adjacent to the stream or lake in order to function, such as mining activities, fish culturing, water supply intakes and similar uses, are exempt from the setback requirement. The setback shall be vegetated or revegetated, where feasible and prudent, and such vegetation or revegetation shall be kept or arranged to maximize shade on the stream.* (Emphasis added)

FINDINGS

Staff finds the proposed construction of two (2) roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and Mendenhall Loop Road and Floyd

Dryden Middle School to be consistent with CBJ adopted plans and consistent with Title 49.

RECOMMENDATION

Staff recommends that the Planning Commission find CSP2019 0004 to be consistent with adopted local plans and polices, as required by CBJ 49.15.580, and **APPROVE** CSP2019 0004 to construct two (2) roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and with Floyd Dryden Middle School, including upgrades to pedestrian infrastructure and lighting.

DEVELOPMENT PERMIT APPLICATION

Project Number CSP20190004	CITY and BOROUGH of JUNEAU	Date Received: 4/23/19
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
The proposed project would construct roundabouts at the intersections of Mendenhall Lp. Rd. and Stephan Richards Memorial Dr., and at Floyd Dryden. Included is updated lighting, possible pavement rehabilitation, and other improvements and updates to existing transportation infrastructure.

PROPERTY LOCATION

Street Address	City/Zip
Mendenhall Lp Rd intersection of Steven Richards M. Dr. and Floyd Dry	Juneau 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
Sections 17, 19, and 20, Township 40S, Range 66E, Copper River Meridian; on the Juneau B-2 Quadrangle Map

Assessor's Parcel Number(s) 0

LANDOWNER/ LESSEE

Property Owner's Name	Contact Person:	Work Phone:
State of Alaska	Christopher Goins	465-4443
Mailing Address	**Home Phone:**	**Fax Number:**
PO Box 112506 Juneau, AK 99811-2506		465-4414
E-mail Address	**Other Contact Phone Number(s):**	
christopher.goins@alaska.gov		

LANDOWNER/ LESSEE CONSENT

****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature _____ Date

X _____ Landowner/Lessee Signature _____ Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT

If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
same		
Mailing Address	**Home Phone:**	**Fax Number:**
E-mail Address	**Other Contact Phone Number(s):**	

X [signature] Applicant's Signature — 4/19/19 Date of Application

---OFFICE USE ONLY BELOW THIS LINE---

STAFF APPROVALS

✔	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit			
✓	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments: See initial pre-design letter from CDD for the relevant plans to include in the CSP review. There may be others. Check if new plat is needed.

Permit Intake Initials: TJF

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.
NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

The proposed project would construct roundabouts at the intersections of Mendenhall Lp. Rd. and Stephan Richards Memorial Dr., and at Floyd Dryden. Included is updated lighting, possible pavement rehabilitation, and other improvements and updates to existing transportation infrastructure.

TYPE OF PROJECT REVIEW:

☐ City Project Review ☐ City Land Acquisition /Disposal ☑ State Project Review

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ○ YES Case No.: _____ ◉ NO

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # Z676220000

ESTIMATED PROJECT COST: $ 8,000,000

ALL REQUIRED MATERIALS ATTACHED

- ☑ **Complete application**
- ☐ **Pre-Application notes** (if applicable)
- ☑ **Narrative including:**
  - ☑ Current use of land or building(s)
  - ☑ Proposed use of land or building(s)
  - ☑ How the proposed project complies with the Comprehensive Plan
  - ☑ How the proposed project complies with the Land Use Code (Title 49)
- ☑ **Site Plan** (details on page 2)

NOTE: This application is required even if the proposed project is associated with other Land Use permits.

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	$ 1,600			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
CSP2019 0004	4/23/19

Pre-design letter sent to DOT regarding project

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Chris Schleb
Environmental Impact Analyst
Dept. of Transportation and Public Facilities, Southcoast Region
6860 Glacier Highway
PO Box 112506
Juneau, Alaska 99801-2506

RE: JNU Mendenhall Loop Rd Capacity Imp. – State Project #67622

Dear Chris,

Thank you for the opportunity to comment on the proposed pavement rehabilitation and highway reconfiguration project along the Mendenhall Loop Road. Beth McKibben, the City and Borough of Juneau (CBJ) Planning Manager, asked me to review the proposed plans included with your April 12, 2017 letter. Going forward, I will be the CBJ planner reviewing State and CBJ transportation-related projects for consistency with adopted plans, although all requests for comments should continue to include Beth McKibben.

This initial review has examined how the proposed project conforms to the relevant local CBJ plans as adopted by the CBJ Assembly. The Department of Transportation and Public Facilities (DOT&PF) may find this early review useful in guiding the next design stages of the project to ensure it is consistent with local plans.

Borough wide transportation infrastructure is addressed in a number of CBJ plans. In many cases, there is specific reference to the arterial and collector roads in the Mendenhall Valley area, including the section of Mendenhall Loop Road covered by this specific project.

The project will need to be reviewed by the CBJ Planning Commission as part of the formal local consistency review process; I understand that DOT&PF intend to submit an application for this review in August, 2017. At that point, a more in depth comparison of the project design versus local planning requirements will be performed. In between those times, CBJ Community Development Department staff will be keen to assist in DOT&PF's design refinement including helping with any public meetings and clarification of local planning requirements.

Review summary

Improving intersection Level of Service (LOS) - The 2013 City and Borough of Juneau Comprehensive Plan Update, based on studies by DOT&PF, identified that the LOS that exists at some of the intersections along Mendenhall Loop Road falls below the desired threshold of LOS-D or worse. Design changes to the road that improve the LOS are welcomed. Improving the LOS at these intersections can only aid CBJ's ambitions to encourage infill development of the

area as described in the Comprehensive Plan. As vehicle users see improvements in the efficiency delivered by the roundabouts, some circulation patterns and traffic using other side roads connecting directly to Mendenhall Loop Road may occur, especially during the peak traffic periods.

Fill of wetlands – The CBJ Land Use Code has specific buffer distances from anadromous streams. Development along Duck Creek is normally subject to these buffers, but there are exemptions for road projects. It is noted that some stream, ponds and other wetlands will need to be filled to accommodate the proposal and that stream relocations may be required. I have asked my colleague Teri Camery, our wetlands specialist, to comment on this aspect of the proposal. A review of the project by the CBJ Wetlands Review Board would be a useful step as you develop more definite plans, but doing this earlier in the design phase would be beneficial.

Modification of 100 year flood plain – We would also be interested in how the design modifies the Base Flood Elevation for properties in the vicinity of the proposal. These changes may need to be accounted for in our existing Flood Hazard Maps that govern what construction can occur in the 100 year flood plain.

Provision of separated pedestrian and bicycle lanes – The Comprehensive Plan, the 2001 Area Wide Transportation Plan and the 2009 Juneau Non-Motorized Transportation Plan all identify a need for shared pedestrian and cycle lanes that are separated by a vegetative strip or berm from the vehicle travel way along proposed areas. Mendenhall Loop Road is identified as a component in a Cross Juneau Bikeway. It appears the proposal will contain a continuous separated, shared use path plus a cycle path immediately adjacent to the vehicle travel path. This is an ideal combination allowing faster, more advanced cyclists to be away from pedestrians but also allowing slower, or more novice cyclists (such as younger children) to have a separation from vehicle traffic. This local requirement should be taken into account as designs are further developed.

It appears consideration has already been given to the safe integration of the separated paths and cycle lanes across streets connecting to Mendenhall Loop Road. At the roundabouts, it appears shared path crossings suitable for pedestrians and bicyclists will allow users to cross from one side of the Mendenhall Loop Road to the other – cyclists should not have to enter or remain in the motorized traffic stream to perform these turning movements. Appropriate signage treatment will be important at these locations. It is noted that roundabouts are particularly helpful at providing opportunities for crossing refuges in the four lanes of traffic, though it is unclear if there will still be signalized pedestrian crossings (see 'Safe Routes to Schools' below). The Non-Motorized Transportation Plan states that shared, separated paths should be a minimum of 8 feet in width and cycle lanes should be 6 feet wide. The available plans indicate that a 10 foot wide separated path and 8 foot cycle path will be provided on both sides of Mendenhall Loop Road. Texture or color differences in road surface to better delineate the cycle lanes/shoulders from the general vehicle lane should be explored over simple white

line striping, although it is recognized that this may not be feasible on a limited construction budget. Painted cycle lane symbols should be provided in these lanes which will help remind drivers that they can expect to encounter cyclists and to not encroach into these lanes.

The Non-Motorized Transportation Plan specifically identifies improvements at the Nancy Street intersection including consideration of signals and a crosswalk with a refugee island as high priority actions. This does not seem to be included in the proposed plans. The exclusion of this from the proposed design should be justified. It is unclear if this intersection will be signalized as part of the plans.

Transit stops - There are a number of CBJ Capital Transit bus stops on Mendenhall Loop Road. The Comprehensive Plan recommends that all transit and school bus stops are provided with bus pull-outs to allow these services to be 'good neighbors' with other vehicle traffic. There are a number of pull-outs shown on the proposal, but I have not had the chance to review their location compared to existing bus stops to see which stops do not have pull-outs under the proposed plan. Improvements to transit stops were part of the specific recommendations of the 2014 CBJ Transit Development Plan and improvement of transit facilities is a consistent theme in the Comprehensive Plan, the Area Wide Transportation Plan, and the 2011 Juneau Climate Action and Implementation Plan. Improvements that could be facilitated by the proposed reconstruction could include electrical provision for lighting bus shelters and spaces to place bike lockers next to shelters, as well as space within the proposed design for a shelter to be located at each bus pull-out. Feedback from Capital Transit will be sought for the full consistency review.

Vegetative buffers along Mendenhall Loop Road – To address concerns with noise and dust from the road, the Comprehensive Plan encourages CBJ to work with the DOT&PF on '*providing dense vegetation along State roadways that border residential areas*'. For the consistency review, it would be useful to know what additional vegetation would be provided along the roadway. The Area Wide Transportation Plan also states that Mendenhall Loop Road should receive a 'boulevard' treatment which includes landscaped medians. A number of central median strips are shown on the proposed plans and together with the roundabout islands offer an opportunity to provide quality landscaping that would enhance the appearance of the neighborhoods served by Mendenhall Loop Road. It would also improve the enjoyment of using the road for recreation activities such as walking, cycling, jogging, etc. and reduce the sense of community severance that exists with the current road design. Paving these medians, including those on side approach roads to the proposed roundabouts, would be a missed opportunity.

Fire access – It is noted that one entrance to El Camino Street opposite the Floyd Dryden Middle School driveway will be closed to general access. It is assumed that Capital City Fire and Rescue have been asked for comments directly. Their feedback will be sought for the full consistency review. Closing this road is not likely to move noticeable additional traffic to the other entrance of El Camino Street.

Street lighting – It is presumed that the existing street lighting will be replaced as part of the reconstruction. In keeping with the energy policies of the Comprehensive Plan and the Juneau Climate Action and Implementation Plan, LED street lights should be used for the replacement lighting.

Safe routes to schools – The 2012 Juneau Safe Routes to School Plan identifies some issues regarding current crossings on Mendenhall Loop Road. A significant proportion of school children who attend Floyd Dryden Middle School or Glacier Valley Elementary School cross Mendenhall Loop Road as part of their morning walk to school. The purpose of the Safe Routes to School Plan is to encourage more children to walk and cycle to school, and concern from parents over traffic accidents is the key factor in allowing their children to walk or bike to school. This has obvious benefits to children's health and traffic congestion around school sites. The proposed reconstruction offers opportunities to improve safety for children attending Floyd Dryden Middle School and Glacier Valley Elementary by improving crossings and allowing them to walk and cycle in a safe space. The plan identifies that where gap intervals for traffic approaching and leaving crossings, including those at the roundabouts, is limited during school hours, crossing signals should be considered. Pedestrian wayfinding signs for individual schools pointing people in the direction of safer crossing locations would also be helpful in establishing an identifiable 'safe walking route'.

CBJ Land Use Code – The proposal appears to meet all relevant road standard requirements for the CBJ Land Use Code in terms of lane widths, sidewalk widths etc..

All of the mentioned plans can be found on the CBJ Community Development Department website if you wish to look at them in more detail (http://www.juneau.org/cddftp/plansstudies.php).

Please continue to keep me informed and let me know if I can help with any future public meetings or the design process. I will update you of any additional information I receive from other CBJ Departments.

Yours sincerely,

Tim Felstead

Tim Felstead, Ph.D.
Planner II
Community Development Department
(907) 586-0466
tim.felstead@juneau.org

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation, And Public Facilities
Southcoast Region

6860 Glacier Highway
PO Box 112506
Juneau, Alaska 99801-2506
Main: 907.465.1763
Toll free: 800.575.4540
Fax: 907.465.8485

April 23, 2019

City/Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

RE: State Project No. Z6762200000
JNU: Mendenhall Loop Road Capacity Improvements

To whom it may concern:

We are submitting the enclosed project and land action review application, development permit application, $1,600.00 review fee, the preliminary project plans, and a response letter to a CBJ letter dated June 5, 2017 for your review and comment. In addition to a general review, please specifically review for compliance in accordance with AS 35.30.020.

Pursuant to AS 35.30.010, you have 90 days from delivery of the plans to review and ensure compliance with local planning and zoning ordinances and other regulations in the same manner and to the same extent as other landowners. If you fail to respond within this time frame the State is authorized to proceed with the project.

Under AS 35.30.020, the Department must comply with local planning and zoning ordinances and other regulations in the same manner and to the same extent as other landowners. If you believe the Department's construction of this project would result in a violation of planning, zoning, or other regulations generally applicable to landowners, please identify the portions of the project that would be in violation, and the specific planning, zoning, or other regulations you believe would be violated.

The Mendenhall Loop Road Capacity Improvements Project submitted for your review is designed to improve the capacity through the intersections of Mendenhall Loop Road and Steven Richards Memorial Drive (SRMD), and Mendenhall Loop Road and Floyd Dryden by constructing roundabouts. The roundabout at the intersection of Mendenhall Loop Road and SRMD is designed as a two by one roundabout thereby allowing two lanes of traffic in one direction to proceed through the intersection going north and south and one lane of traffic to proceed east and west. The roundabout at the intersection of Mendenhall Loop Road and Floyd Dryden is designed as a single lane roundabout similar to the

roundabout in Auke Bay. Additionally, this project will upgrade the existing multiuse path at these two intersections, and realign El Camino Drive just south of the Intersection of Mendenhall Blvd. and Floyd Dryden to a right out only. Please see the attached plans and the attached response letter for further details and discussion regarding past CBJ concerns.

If you have any questions, I can be reached by phone at: (907) 465-4443, or by e-mail at: christopher.goins@alaska.gov.

Sincerely,



Christopher Goins, P.E.
DOT&PF Design Group Chief

Enc: Project and Land Action Review Application, Development Permit Application, Application Review Fee, Preliminary Project Plans, and a response letter to Ted Feldstad, CBJ Planner II letter dated June 5, 2017.

THE STATE of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

SOUTHCOAST REGION
Design & Engineering Services
Preconstruction

P.O. Box 112506
Juneau, Alaska 99801-2506
Main: (907)465-1799
Fax: (907)-465-2030
TTY-TDD: (800)-770-8973
dot.state.ak.us

April 23, 2019
Tim Felstead, Ph.D.
Planner II
Community Development Department
155 S. Seward St.
Juneau, Alaska 99801

RE: State Project No. Z6762200000
JNU: Mendenhall Loop Road Capacity Improvements

Dear Mr. Felstead,

Thank you for your letter and comments regarding the proposed JNU Mendenhall Loop Road Improvements Project (Z676220000). The Department of Transportation and Public Facilities (DOT&PF) found your initial review both helpful and instrumental in the design and development of the proposed project.

Due to budgetary constraints, the scope of the proposed project has been changed from the original plan you had commented on which included work from Nancy Street to Backloop Road. Funding for the proposed project comes from a voter-approved public works bond with funding limits, and current construction funding is estimated at approximately $8 million. The original scope was considerably larger than the present design with a cost over $27 million.

The new reduced scope includes the construction of two roundabouts on Mendenhall Loop Road at the intersections of Steven Richards Memorial Drive (SRMD) and Floyd Dryden. The reduction in scope is also further addressed in the response summary to your letter.

There is no estimate of when full project funding will be in place, but the intent is to advertise the proposed project for bid during fall/winter 2019 and to begin construction in 2020.

Below is a brief project development history and a summary of responses to the comments in your letter.

Project Development History

- **Spring/Summer 2012,** the Alaska State Legislature approved the placing of the Alaska Transportation Projects Bond Question onto the November ballot.
- **November 2012**, voters approved The Alaska Transportation Projects Bond Question.
- **November 2013,** first public meetings initiated and public comment recorded.
- **Spring 2014**, Public comment from previous public meeting used to develop two concept families for the proposed project:

    - **Concept A** examined three different corridors consisting of two travel lanes in each direction and a center turn lane, but they differed in where the roadway transitions from five to three lanes. After

public comment, stakeholder involvement, and further consideration it was determined the five lane concept would have had significant drawbacks including the following:

- Pedestrian crossing distances were lengthened, increasing pedestrian exposure to vehicles;
- The five-lane sections impacted right-of-way and reduced the available buffer to abutting properties;
- Nancy Street would have experienced increased delays; Floyd Dryden Access Road would operate at Level of Service (LOS) F during weekday p.m. peak period;
- Opportunities for access management and its associated safety benefits were limited in comparison to B concepts;
- Crashes were predicted to increase when expanded to five lanes; and
- The public and the project advisory group were generally not supportive of five-lane cross section.

- **Concept B** was a series of four *concepts B1, B2, B3,* and *B4*, focusing on improvements to maintain a three-lane cross section for the length of the corridor and expand the roadway only at the intersections of SRMD/Haloff Way and Floyd Dryden Access Road.
  - *Concept B1* maintained the existing signalized traffic control throughout the corridor and expanded the SRMD/Haloff Way intersection with auxiliary through lanes to add through capacity and reduce queues. *Concepts B2, B3, and B4* introduced roundabouts at key intersections.
  - *Concept B2* included a roundabout at SRMD/Haloff Way.
  - *Concept B3* included roundabouts at SRMD/Haloff Way and Floyd Dryden Access Road.
  - *Concept B4* included roundabouts at these two intersections plus Mendenhall Boulevard/Valley Boulevard. After public comment, stakeholder involvement, and further consideration it was determined the family *B* concepts would have the following benefits:
    - The SRMD-Haloff Way intersection operates with lower delay and shorter queues as a roundabout as proposed in *Concepts B2, B3, and B4*, than as a signalized intersection as proposed in the A family of concepts and *Concept B1*.
    - The Floyd Dryden Access operates at LOS B or better with a roundabout in concepts *B3* and *B4*;
    - Pedestrian crossing delay is reduced; and
    - Public supported a three-lane cross section.
  - Drawbacks to family *B* concepts included the following:
    - Roundabouts created localized right-of-way impacts
    - Minor overall capacity reduction as compared to the family *A* five lane concepts.

Given the feedback received from the project stake holders and the public in the spring of 2014 the Department began to develop the preferred alternative for the project based on concept B4.

- **Spring 2017**, The preferred alternative was brought before the public for further comment, and was the focus of your letter to the Department.

Based on the comments received from you, the stakeholders (including, but not limited, to Capital City Transit, CBJ emergency services, CBJ Public Works, and the Juneau School District), and the public and continued coordination with CBJ the full corridor project plans were developed to a 75% design level. Following this development, the project scope was reduced based on available funding and developed to the level submitted to you now.

*** To access preliminary project concepts please follow the link:**

http://dot.alaska.gov/sereg/projects/jnu_mend.loop.rd_capacity/documents.shtml

Response Summary

Improving intersection Level of Service (LOS)

The 2013 City and Borough of Juneau Comprehensive Plan Update, based on studies by DOT&PF, identified that the LOS that exists at some of the intersections along Mendenhall Loop Rd. falls below the desired threshold of LOS-D (indicating frequent delays in entering the intersection) or worse. The intersection design changes DOT&PF have proposed to improve the LOS call for the installation of roundabouts.

Roundabouts are more efficient than signalized intersections. Roundabouts can handle 30-50% more traffic than conventional intersections significantly reducing delays. For example, existing traffic delays at the Mendenhall Loop Rd. and SRMD intersection, for the average northbound driver (during peak evening traffic), is 20 seconds. Projections indicate by the year 2035, the average delay per driver will be 45 seconds. In contrast, the proposed roundabout is projected to delay the average northbound driver in 2035 by only 12 seconds, effectively reducing projected delays by nearly 75%. The proposed project would significantly improve the LOS at both the Mendenhall Loop Rd. / SRMD and Mendenhall Loop Rd. / Floyd Dryden Access Rd. intersections, which is in accordance with the 2013 CBJ Comprehensive Plan Update.

Both the Juneau Renewable Energy Strategy (2018) and the Juneau Climate Action and Implementation Plans support reduced energy use and reduced emissions. Accordingly the DOT&PF will be reducing vehicle delays at the intersections thereby reducing emissions, and reducing energy use by the elimination of the traffic signal at the SRMD intersection.

Fill of Wetlands

DOT&PF impacts are limited to fill placed in Duck Creek to extend the culvert on SRMD to the North, and the pond on the Northwest corner of the Mendenhall Loop Road and SRMD to allow for the needed expansion of the roundabout. Fish Passage is being maintained in the culvert and the Department will comply with permitting agency requirements. DOT&PF are willing to further discuss any concerns with these plans with the City.

Modification of 100-year Floodplain

DOT&PF has conducted a Conditional Letter of Map Revision (CLOMR) Request and has submitted this to CBJ and soon to FEMA for the proposed construction work. The results of this analysis indicate the proposed modification to the SRMD intersection and extension of the arch conveying Duck Creek will result in a 0.09-foot increase in the water surface elevation. However, this increase is within the 0.10-feet margin of error of the model indicating a lack of significance. Additionally, due to detailed LiDAR topographic data the floodplain boundaries are less extensive after the increase in water surface, as compared to the current FIRM floodplain extents. More simply put, the floodplain area is smaller than previously mapped, and no new structures are impacted by the proposed modifications.

Provision of Separated Pedestrian and Bicycle Lanes

The Comprehensive Plan, the 2001 Area Wide Transportation Plan and the 2009 Juneau Non-motorized Transportation Plan, all identify a need for shared pedestrian and bicycle lanes separated by a vegetative strip or berm from the motorized-vehicle travel way. The proposed project has been designed in accordance with those specifications. Mendenhall Loop Rd. roundabouts are designed to provide a bicyclist with the opportunity to either ride through the roundabout or to cross as a pedestrian via crosswalks to the 10-foot multiuse paths on either side of the road.

Bicycle vs. Pedestrian/Multi-use paths have been delineated in the design with signage and markings (including painted cycle lane symbols), while signs on the multi-use paths would be installed to indicate crosswalk locations. The proposed project would install rectangular rapid flashing beacons on the north side of the Mendenhall Loop Road and Floyd Dryden intersection and on both Mendenhall Loop Road Crossings at the SRMD intersection.

The Non-Motorized Transportation Plan specifically identifies improvements at the Nancy St. intersection, including consideration of signals and a crosswalk with a refuge island, as high priority actions. DOT&PF is aware of these concerns but is unable to improve the Nancy St. intersection as part of the proposed project due to budgetary constraints.

Transit Stops

The Comprehensive Plan recommends all transit and school bus stops are provided with bus pullouts to allow these services to be 'good neighbors' with other vehicle traffic. The proposed project has incorporated bus pullouts at the SE and NW sides of each of the roundabouts.

The 2014 Transit Development Plan, the Comprehensive Plan, the Area Wide Transportation Plan, and the 2011 Juneau Climate Action and Implementation Plan all recommend improvements to transit stops and DOT&PF has designed the proposed project for this purpose in coordination with Capital Transit. DOT&PF will place concrete pads at all bus stops to accommodate CBJ's placement of amenities such as passenger shelters and locking bicycle racks.

Vegetative Buffers along Mendenhall Loop Rd

To address concerns with noise and dust from the road, the Comprehensive Plan encourages CBJ to work with the DOT&PF on '*providing dense vegetation along State roadways that border residential areas*'. The proposed project's fill slopes would be planted with a native grass blend and care would be given to reduce the number of trees removed during implementation. A larger area of clearing will be required in the areas of the roundabouts due to their width in comparison to the roadway. Overall, the corridor concept developed to 75% including the currently proposed roundabouts limits the number of traffic lanes providing for the least impact to the vegetative buffers of all concepts considered during public involvement.

Fire Access

In response to CBJ's concerns regarding Fire/ Public Safety, access at the El Camino St. entrance to Mendenhall Loop Rd. (just south of the proposed Floyd Dryden roundabout) has been designed to allow for only a right turn out of El Camino onto Mendenhall Loop Rd. This exit will be open at all times. The project team has also coordinated with the CBJ Fire and Police Departments and taken measurements on fire equipment vehicles to design and allow for emergency vehicle left hand turns from Mendenhall Loop Rd. onto El Camino over the median island ensuring the quickest access for Emergency Responders to the neighborhood while discouraging the same movement for all other drivers.

Street Lighting

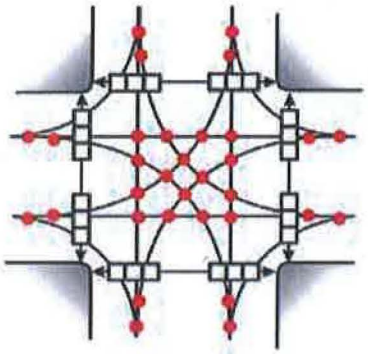
Both the Juneau Renewable Energy Strategy (2018) and the Juneau Climate Action and Implementation Plans support reduced energy use. The DOT&PF has designed the proposed project for the exclusive use of LED streetlights to be consistent with this goal.

Safe Routes to Schools

The 2012 Juneau Safe Routes to School Plan identifies some concerns with current crossings on Mendenhall Loop Road. The proposed project has been designed to address those issues by improving pedestrian safety and promoting the use of multi-use paths by the public (including students of Floyd Dryden Middle School and Glacier Valley Elementary School).

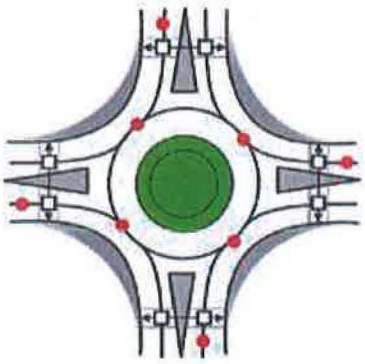
According to U.S. DOT Federal Highway Administration, single-lane roundabouts (when compared to a signaled intersection) reduce fatalities by 90%, reduce injury crashes by 76%, and reduce pedestrian related crashes by 30-40%. Additionally, other studies have found a 35-50% reduction in total crashes (ones not including injuries).

Three main reasons account for these overwhelming safety benefits in all modern roundabouts. First, speeds through a roundabout are low (under 30 mph), and in the case of the Mendenhall Loop Road roundabouts, the majority of the designed turning movements dictate speeds of less than 25 mph. Second, roundabouts have 75% fewer vehicle-to-vehicle conflict points compared to a signalized intersection (please see figure to the right). Last, roundabouts have 67% fewer vehicle-to-pedestrian conflict points compared to a signaled intersection (please see figure to the right). Simply put, roundabouts have a well-defined track record of saving lives.



32 vehicle-to-vehicle conflict points

24 vehicle-to-person conflict points



8 vehicle-to-vehicle conflict points

8 vehicle-to-person conflict points

*Graphics courtesy of AARP Modern Roundabouts website

Further more modern roundabouts place the crossing point back from the roundabout circle and provide a center island as a pedestrian refuge. This allows for a two-stage crossing of the road meaning a pedestrian or wheel chair user will have to only look for vehicles approaching in one direction before reaching a pedestrian refuge. Once in the pedestrian refuge the pedestrian or wheel chair user will look in the opposite direction and wait for traffic to stop prior to crossing again.

On Mendenhall Loop Rd. (at Floyd Dryden) and at the south to north crossing of the SRMD Roundabout, pedestrians would only have to cross one lane of traffic prior to reaching a pedestrian refuge. Pedestrians at the other two crossings at SRMD (east to west) would have to cross two lanes of traffic before reaching a pedestrian refuge. At the two lane crossings Rectangular Rapid Flashing Beacons (RRFB), like those on Riverside Drive adjacent the elementary school, would be installed to assist pedestrians in notifying drivers they are there and attempting to cross. Rectangular Rapid Flashing Beacons would also be installed at the northerly crossing at the Floyd Dryden roundabout to assist with students crossing the roadway.

Again, I would like to thank you for your time and comments. Your comments, together with the other comments from CBJ staff, stakeholders, and the public, have heavily influenced DOT&PF's decisions during the design phase of this project. DOT&PF looks forward to further collaboration with CBJ and welcomes the opportunity to address any remaining questions.

I can be reached by phone at (907) 465-4443, or by e-mail at christopher.goins@alaska.gov.

Thank you for your time and consideration.

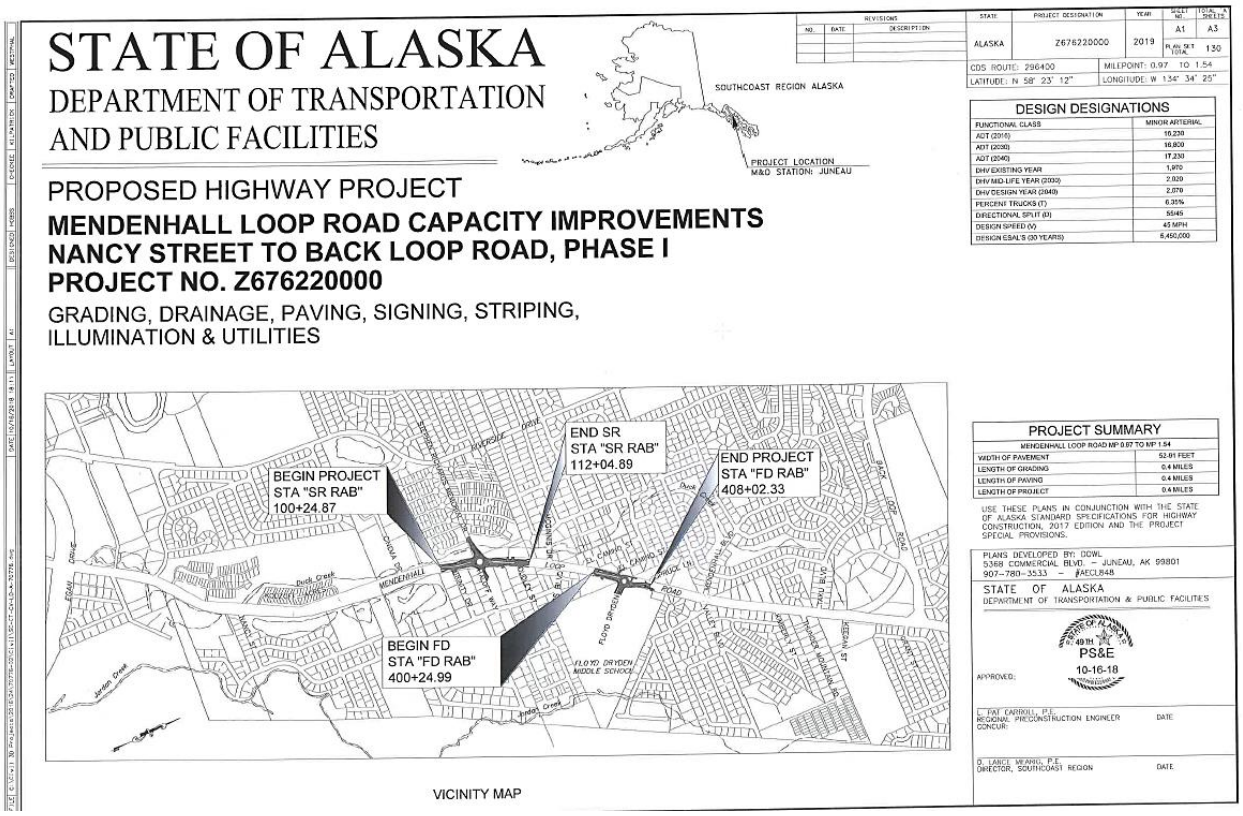
Sincerely,

Christopher Goins, P.E.

DOT&PF Design Group Chief

A full packet of project drawings for CSP2019 0004 can be found with the online version of the staff report at the CBJ Agendas and Minutes page for the June 11, 2019, Planning Commission Regular Meeting or by following this link:

https://packet.cbjak.org/CoverSheet.aspx?ItemID=7013&MeetingID=978



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

SOUTHCOAST REGION ALASKA
PROJECT LOCATION
M&D STATION: JUNEAU

PROPOSED HIGHWAY PROJECT
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS
NANCY STREET TO BACK LOOP ROAD, PHASE I
PROJECT NO. Z676220000
GRADING, DRAINAGE, PAVING, SIGNING, STRIPING,
ILLUMINATION & UTILITIES

REVISIONS		
NO.	DATE	DESCRIPTION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	A1	A3
			PLAN SET TOTAL	130

CDS ROUTE: 296400 MILEPOINT: 0.97 TO 1.54
LATITUDE: N 58° 23' 12" LONGITUDE: W 134° 34' 25"

DESIGN DESIGNATIONS

FUNCTIONAL CLASS	MINOR ARTERIAL
ADT (2015)	16,230
ADT (2030)	16,800
ADT (2040)	17,230
DHV EXISTING YEAR	1,970
DHV MID-LIFE YEAR (2030)	2,020
DHV DESIGN YEAR (2040)	2,070
PERCENT TRUCKS (T)	6.35%
DIRECTIONAL SPLIT (D)	55/45
DESIGN SPEED (V)	45 MPH
DESIGN ESALS (20 YEARS)	5,450,000

BEGIN PROJECT
STA "SR RAB"
100+24.87

END SR
STA "SR RAB"
112+04.89

BEGIN FD
STA "FD RAB"
400+24.99

END PROJECT
STA "FD RAB"
408+02.33

VICINITY MAP

PROJECT SUMMARY
MENDENHALL LOOP ROAD MP 0.97 TO MP 1.54

WIDTH OF PAVEMENT	52-91 FEET
LENGTH OF GRADING	0.4 MILES
LENGTH OF PAVING	0.4 MILES
LENGTH OF PROJECT	0.4 MILES

USE THESE PLANS IN CONJUNCTION WITH THE STATE OF ALASKA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2017 EDITION AND THE PROJECT SPECIAL PROVISIONS.

PLANS DEVELOPED BY: DOWL
5368 COMMERCIAL BLVD. – JUNEAU, AK 99801
907-780-3533 – #AECL848

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

PS&E
10-16-18

APPROVED:

C. PAT CARROLL, P.E.
REGIONAL PRECONSTRUCTION ENGINEER
CONCUR: DATE

G. LARCE MEARNS, P.E.
DIRECTOR, SOUTHCOAST REGION DATE

From: Cobley, Jessica <jessica.cobley@juneauschools.org>
Sent: Friday, May 17, 2019 8:52 AM
To: PC_Comments
Subject: Roundabout Feedback

Hello,

I am writing as a teacher working at Floyd Dryden Middle School. I am all in favor of roundabouts, but have concerns about there being one at the entrance to our school.

I feel that if a round about goes in at this location, **there will not be a designated safe place for students who walk to and from school everyday to cross the street.** Will there be a designated crossing path with a stop light for students?

Please consider this as you vote on plans to add in the roundabout.

Cheers,
Jess

--

Jessica Cobley

7th Grade Science Teacher

Floyd Dryden Middle School

Juneau, AK

From: Amy Liu
Sent: Friday, May 17, 2019 2:33 PM
To: PC_Comments
Subject: FW: Roundabout Feedback
Attachments: att2.pdf; att1.pdf

From: Amy Liu
Sent: Friday, May 17, 2019 2:33 PM
To: 'jessica.cobley@juneauschools.org'
Subject: RE: Roundabout Feedback

Jessica,

Thank you for follow-up on the public notice for the roundabouts project. There several features that attempt to address safety for students walk to and from school daily to cross the street.

- Pedestrian paths and vehicle traffic will be separated by a vegetative strip.
- Crosswalk locations will have static and flashing beacon signage that indicates times during which pedestrians have right of way.
- Vehicle traffic will be generally slower than it is currently. Turning speeds tend to reduce speeds to 25 mph.
- The center of the roundabout functions as a pedestrian refuge where there is not one currently. The center allows for two-stage crossing, by which a pedestrian only has to look for vehicles approaching in one direction in between crossings.

The attached drawings may help illustrate some of those features. Don't hesitate to let me know if you have further questions.

Amy Liu | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764

From: Amy Liu
Sent: Saturday, May 18, 2019 12:54 PM
To: 'Cobley, Jessica'
Subject: RE: Roundabout Feedback

Hi Jess,

Sorry about the typos in my first email. As for the flashing lights, have a look at the attached diagram. Under the pedestrian sign, there is an LED light that will flash when pedestrians have right of way.

Correct me if I'm wrong, but I sense that there could be concern about whether that signal is clear enough for children, in which case a crossing guard would be helpful. I'm not aware of whether crossing guards were specifically factored into the project design, but I will raise this question to the project lead when I talk to him on Monday. And based off of the drawings, it doesn't seem that the proposed infrastructure will prohibit crossing guards. The road median provides space for someone to stand when not ushering pedestrians.

Please feel free to let me know your thoughts.

Sincerely,
Amy

From: Cobley, Jessica [mailto:jessica.cobley@juneauschools.org]
Sent: Friday, May 17, 2019 4:47 PM
To: Amy Liu
Subject: Re: Roundabout Feedback

Hi Amy,

Thank you for the feedback. Will there be a place for a crossing guard to initiate the flashing lights for students crossing before and after school? Sorry if that is what you meant by flashing lights - I just wasn't sure.

Thanks,
Jess

From: Amy Liu <Amy.Liu@juneau.org>
Sent: Tuesday, May 21, 2019 12:11 PM
To: Goins, Christopher B (DOT) <christopher.goins@alaska.gov>
Subject: FW: Roundabout Feedback

Hi Chris,

Please see the message below. Any comments? I'm wondering if Kittleson was able to speak to this at one of their public meetings.

Thanks!
Amy Liu

From: Cobley, Jessica [mailto:jessica.cobley@juneauschools.org]
Sent: Monday, May 20, 2019 1:35 PM
To: Amy Liu <Amy.Liu@juneau.org>
Subject: Re: Roundabout Feedback

Hi Amy,

Yes - my main concern is how the school would need to adjust the number of people needed for the crossing guard position. Right now we have 1 person in the morning and after school who are crossing guards. I would hope that we can continue to do that easily and when one crosswalk button is pressed, the other side also activates - if that that makes sense :)

Thank you so much for bringing this to the committee!

Cheers,
Jess

--

Jessica Cobley

7th Grade Science Teacher

Floyd Dryden Middle School

From: Goins, Christopher B (DOT) [mailto:christopher.goins@alaska.gov]
Sent: Tuesday, May 21, 2019 2:16 PM
To: Amy Liu <Amy.Liu@juneau.org>
Subject: RE: Roundabout Feedback

Amy,

I am assuming Jessica is asking when the Rapid Rectangular Flashing Beacon (RRFB) (flashing light) button is pushed does it light up the full crosswalk from one side of the road to the other in the singular crosswalk on the north end of the roundabout. The answer is yes. The push button when pressed will activate four RRFB's. The first RRFB is close to the button where pushed, two in the pedestrian island and one on the far side of the road. This means a driver approaching the crosswalk will see one on either side of the lane they will approach from. In the advent the pedestrian crosses slowly and only makes it to the pedestrian island there will be a push button in the center to reactivate the signal as necessary. Furthermore in discussions and coordination with the school district throughout the project, and confirmation efforts most recently in the last month with the school district, Floyd Dryden Principal, and First Student Bussing it was determined to place this crossing on the north end of the intersection and work with the school to educate the teachers, crossing guards, and students to use this crossing as it requires students to only cross the road in one location and not two as it would be the case if the south crossing was used.

Lastly, this design is set up to be compatible with crossing guards as the school desires.

I hope this answers the question, but if not please do not hesitate to reach out again.

P.S. Do you have your draft report ready you could pass along to me for review and preparation of the coming meeting? Thanks!

Christopher Goins, P.E.

Design Group Chief
Alaska Department of Transportation and Public Facilities
Southcoast Region
Ph: (907) 465-4443

From: Casperson, Robert <robert.casperson@juneauschools.org>
Sent: Friday, May 17, 2019 12:31 PM
To: PC_Comments
Subject: Mendenhall Loop Round About Project

To Whom it May Concern,

I believe there have been two substantial accidents involving pedestrians (with injuries) at the new round about by DeHart's since it was completed. In those accidents, it is my understanding that the victims were adults.

There is a lot more foot traffic on M. Loop Rd, adults and kids alike, and kids are notorious for not paying attention. I have concerns as a teacher for our students' safety and their ability to navigate morning and afternoon traffic in a round about. Have there been any injury accidents involving pedestrians since the installation of the stop lights and and HAWK systems on MLR?

I believe changing from the recently added stop light and HAWK systems in place would be a dangerous mistake. Please consider a safer alternative (if one exists?), or leave it as it currently stands.

Thank you,
Robert

PLEASE NOTE: This communication, including any attachment, contains information that may be confidential or privileged, and is intended solely for the entity or individual to whom it is addressed and contents may be subject to terms of the federal Family Educational Rights and Privacy Act (FERPA). If you are not the intended recipient, you should delete this message and are hereby notified that any disclosure, copying, or distribution of this message is strictly prohibited.

From: jmmanning@gci.net
Sent: Monday, May 20, 2019 12:15 PM
To: PC_Comments
Subject: Fwd: Round about csp2019 0004

From: "Jack Manning" <jmmanning@gci.net>
To: sayulitamex@gmail.com, purves@gci.net, "Jack Manning" <jmmanning@gci.net>
Sent: Sunday, May 19, 2019 9:18:04 PM
Subject: Round about csp2019 0004

We are glad to hear that the CBJ and Valley residents will have a voice in this project through the Planning Commission. In general we support the roundabouts primarily because of the safety they bring for valley residents. We do however, as residents and business owners in the immediate neighborhood have a major concern regarding the construction traffic plan. As of last discussions with DOT the plan has Stephen Richards closed from Loop for left hand turns, for a period of two months, June and July. As you can imagine this could be devastating to our business Duck Creek Market especially in the summer. We understand there will be a need for closures and delays during construction but to survive as a convenience store you must be convenient and accessible. Recently a roundabout was built in Auke Bay, all roads and access were kept open during construction, DOT felt it was important for the people and businesses of Auke Bay to spend the money for a construction traffic plan that kept the roads open. I ask the commission if the citizens of the Valley should be treated any different. We are looking for CBJ /Planning Commission to have an effect on DOT's construction traffic plan, one that affords the Valley residents the same consideration as Auke Bay residents

Jack Manning 8592 Duran st
Tom Manning 789 4637

From: Goins, Christopher B (DOT) <christopher.goins@alaska.gov>
Sent: Wednesday, May 22, 2019 12:37 PM
To: Amy Liu
Cc: Schelb, Christopher A (DOT)
Subject: RE: Round about csp2019 0004 Draft

Amy,

I realized I made a miss-statement below when rereading the notes in my discussions with our consultant. I made this statement, "These final two phases (phase 3 and 4 mentioned above) at the Steven Richards Intersection can be started as early as May 23rd and will have an interim completion date of August 15th." The part about starting on May 23rd for the 3rd and 4th phase at Steven Richards Memorial Drive (SRMD) at the earliest is not accurate. We are still evaluating this at this time to see if these two phases can be restricted to this start date and still make August 15th. If we believe it is not possible we will allow those two phase to begin before May 23rd at the SRMD intersection.

Let me know if this is not clear or you have other questions.

Christopher Goins, P.E.
Design Group Chief
Alaska Department of Transportation and Public Facilities
Southcoast Region
Ph: (907) 465-4443

From: Goins, Christopher B (DOT)
Sent: Wednesday, May 22, 2019 8:49 AM
To: 'Amy Liu'
Cc: Schelb, Christopher A (DOT)
Subject: RE: Round about csp2019 0004 Draft

Amy,

Absolutely, we have been in communication for a long time. We have been working through ways to best accomplish traffic control phasing to limit disruptions to them while not causing significant backups in the valley given construction of this the nature.

To help avoid impacts to the business owners we have developed an 8 phase construction project plan with 4 phases for each roundabout. During the last two phases of construction at the Steven Richards intersection left hand turns will not be allowed into Steven Richards to avoid extensive backups on Mendenhall Loop Road for all other users. The elimination of the left hand turn during these two phase creates a longer route to get to Duck

Creek Market, however access will still exist to the business but it will be through detours. Also, open business signs will be in place to help people understand they are still open during construction.

While left hand turns will not be allowed during these two phases certain right in and right out movements will be allowed on to Steven Richards Memorial Drive. During the third phase of the four construction phases at Steven Richards Memorial Drive intersection the contractor will be required to maintain a right in or right out of Steven Richards Memorial Drive but not both due to the amount of work required during this phase. This was placed into the contract specifically to help alleviate the concerns of the Duck Creek Market owners. During the last phase Steven Richards will have both right hand in and right hand out access. These final two phases (phase 3 and 4 mentioned above) at the Steven Richards Intersection can be started as early as May 23rd and will have an interim completion date of August 15th. To incentives the contractor to complete the work by August 15th the interim completion date will come with liquidated damages which the Duck Creek Market data helped support the creation of. These phasing plans should be actuated to the back end of the plans submitted to you.

We are also in continuous discussion and more than willing to listen and consider any further ideas they may have to try to make this as least impactful to them as possible while taking into consideration the needs of the work and the other road users.

Additionally, I was made aware today the wetlands review board meets tomorrow and Mendenhall is on the agenda with an applicant presentation. I was not aware of this time and am somewhat concerned I am needed. Can you help clarify your expectation and potentially the review boards. Thanks.

Christopher Goins, P.E.
Design Group Chief
Alaska Department of Transportation and Public Facilities
Southcoast Region
Ph: (907) 465-4443

From: Amy Liu <Amy.Liu@juneau.org>
Sent: Tuesday, May 21, 2019 4:40 PM
To: Goins, Christopher B (DOT) <christopher.goins@alaska.gov>
Subject: FW: Round about csp2019 0004

Hi Chris,

I have another concern for you. Have you interacted with this business before?

Thanks,
Amy

From: Amy Liu
Sent: Tuesday, May 21, 2019 4:39 PM
To: 'Jack Manning' <jmmanning@gci.net>

Cc: PC_Comments <PC_Comments@juneau.org>
Subject: RE: Round about csp2019 0004

Good afternoon,

Thank you for following up on our public notice. I'd like to discuss this with the project lead and have more information for you afterwards. Let me know if any other questions arise in the meantime.

Amy Liu | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764

From: Amy Liu
Sent: Wednesday, May 22, 2019 4:34 PM
To: 'Jack Manning'
Cc: PC_Comments
Subject: CDD Follow-Up on Roundabouts
Attachments: phasing_plans.pdf

Good afternoon,

Thank you for following up on CBJ's public notice. Please have a look at the attached construction phasing drawings.

To help avoid impacts to the business owners, DOT and consultants plan for an 8 phase construction project plan with 4 phases for each roundabout. During the last two phases of construction at the Steven Richards intersection left hand turns will not be allowed into Steven Richards to avoid extensive backups on Mendenhall Loop Road for all other users. DOT acknowledges that elimination of the left hand turn during these two phases creates a longer route to get to Duck Creek Market. However, access will still exist to the business but it will be through detours. Also, open business signs will be in place to help people understand they are still open during construction.

While left hand turns will not be allowed during these two phases, certain right in and right out movements will be allowed on to Steven Richards Memorial Drive. During the third phase of the four construction phases at Steven Richards Memorial Drive intersection the contractor will be required to maintain a right in or right out of Steven Richards Memorial Drive, but not both due to the amount of work required during this phase. This was placed into the contract specifically to help alleviate impacts to Duck Creek Market. During the last phase Steven Richards will have both right hand in and right hand out access.

Let me know if you have further questions.

Amy Liu | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764

From: Charles Collins <charles.collins@wsialaska.com>
Sent: Tuesday, May 21, 2019 4:41 PM
To: PC_Comments
Subject: case CSP2019 0004
Attachments: image002.jpg; image004.jpg

While we are applauding the effort to reduce congestion on Mendenhall Loop Road and improve the access to Stephan Richard's Drive, we have concerns on the project.

Our concerns start with access for our tenants to the properties off of Stephan Richards, both Glacier View Park and Alderwood Apartments. The impact of the construction and possible closing of the intersection at Loop Road and Stephan Richards is enormous. The vast majority of our tenants use this intersection and the loss of it will bring not only inconvenience but financial hardship. We have approximately five hundred residents that transverse this area daily, for work, school and entertainment. That is over 1,000 car trips through the intersection. We also have several dozen that use the bus stop located at the intersection or just walk through the area. All of these trips, whether by vehicle, bicycle or walking will be greatly impacted.

Secondly, we wonder why a round about is the answer? Would an extension of the two lane both directions past Nancy St and continuing on past the Floyd Dryden intersection not make for less congestion? Certainly the width of the project should be of no concern as this must be the widest right of way in Juneau. If reducing congestion and moving traffic through the area is the reason for the project, then add another lane. This would allow commuters to move through intersections to the street of their choice without a stoppage for turns or slow down to deal with round abouts.

Lastly, what is the medigation for the impact upon our property? Not only does this project seem to infringe upon Wright Service property, still waiting for that answer, it effects the value of our business. As the landlord for several properties directly impacted by this project, which will lose value to renters, what is the recourse for us? While we are prepared for certain limits for access, our product will become less valuable if access is limited and other locations seem a better value. To put it bluntly, if I lose money because I lose renters due to access whom can I call to make up the difference in my sales?

What I would like the Planning Commission to do:

Require that the intersection at Stephan Richards and Loop Road is open from 7am to 9am and from 4pm to 6pm every day.
That a traffic assistant is on duty to guide people to the easiest way to detour around construction.
That no construction start before 7am or continue after 7pm.
Allow left turns off of Loop Road onto Stephan Richards Drive.
That a clear and concise time line be posted and followed, and that residents have a point of contact that is reachable and knowledgeable.

Thank you!

Charles Collins
907-321-2130
charles.collins@wsialaska.com
General Manager Driftwood Hotel and Wright Services Inc [Wright Services LOGO][DriftwoodHotel-Logo2018_FINALvG2_Gray-Blue_SMOOTH(NEW-WHALE-WAVES)]

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Thursday, May 23, 2019 12:57 PM
To: PC_Comments
Subject: Round Abouts

I support the proposed round abouts at the intersections of Stephen Richards Dr. with Mendenhall Loop Road and the one by Floyd Dryden.

I live out the road and drive through the round about in Auke Bay. It works far better than when the intersection was controlled by a stop sign. It works especially well during rush hour traffic. I have also come through the one by the Juneau-Douglas bridge during rush hour and it too works incredibly well, especially during rush hour.

Thank you.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

From: Lynda Foreman <gmtravelodge@gci.net>
Sent: Friday, May 24, 2019 12:06 PM
To: PC_Comments
Subject: Conditional use permit

I live at 8682 Dudley Street and I am not in favor for the Recreational Facility on the Mendenhall Loop Road. This would cause to much traffic on the Loop Road which is already an issue.

I think the round abouts are not a solution for the traffic problems and that the Mendenhall Loop Road should be expanded into a Four Lane Highway with a middle turning lane.

Thank you for your time.

Lynda Foreman, General Manager
Email: gmtravelodge@gci.net
Travelodge by Wyndham Juneau Hotel www.wyndhamhotels.com/hotels/09476
9200 Glacier Highway, Juneau, AK 99801
907.789.9700 x503 phone ~ 907.789.1969 fax ~ 888.660.2327 toll free

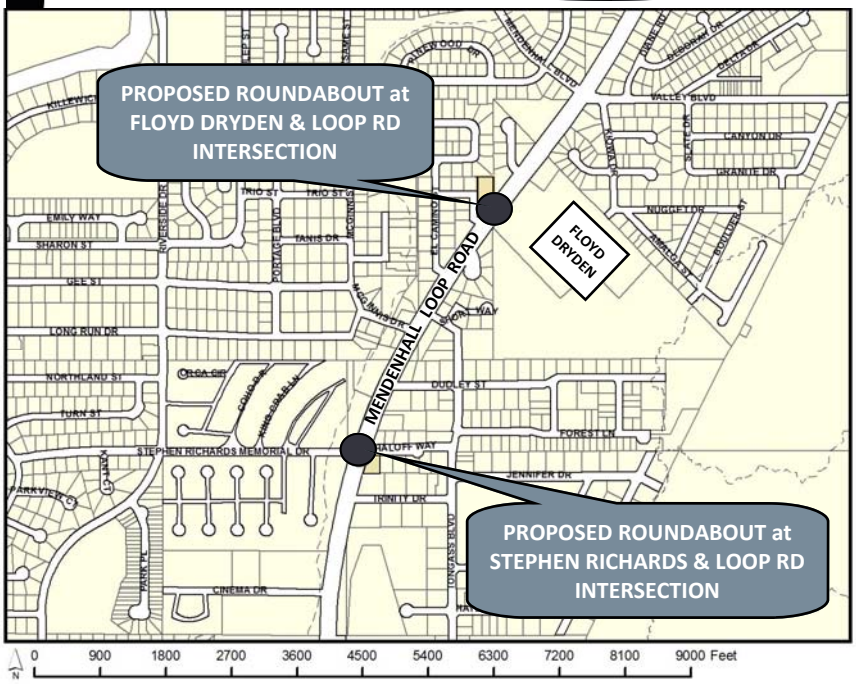
Thank you for choosing TRAVELODGE by Wyndham!

THIS EMAIL ADDRESS DOES NOT MAKE GUEST RESERVATIONS AND/OR MAKE CHANGES TO EXISTING RESERVATIONS

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **state project** to **construct two roundabouts** at the intersections of **Mendenhall Loop Road with Stephen Richards Drive and with Floyd Dryden Middle School.** The project includes updates to lighting and existing transportation infrastructure.

TIMELINE

Staff Report expected to be posted **Monday, June 3,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through May 20, 2019

Comments received during this period will be sent to the Planner, **Amy Liu,** to be included in the staff report.

May 21 through 12 noon, June 7

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, June 11, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

June 12

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

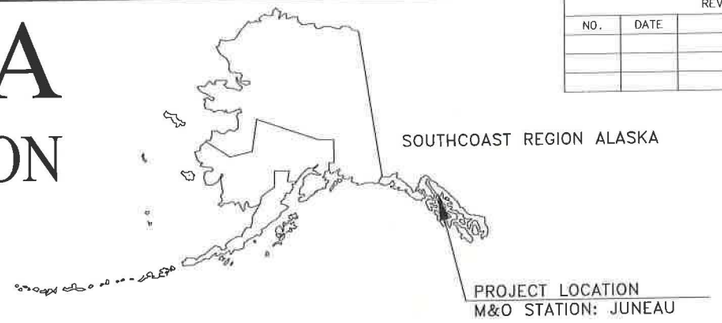
Printed May 10, 2019

Case No.: CSP2019 0004
CBJ Parcel Viewer: http://epv.juneau.org

FILE | C:\Civil 3D Projects\2018\24\170776-02\Civil\SC-CT-CV-LO-A-70776.dwg | DATE | 10/16/2018 18:11 | LAYOUT | A1 | DESIGNED | HOBBS | CHECKED | KILPATRICK | DRAFTED | WESTPHAL

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES



REVISIONS		
NO.	DATE	DESCRIPTION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL 'A' SHEETS
ALASKA	Z676220000	2019	A1	A3
			PLAN SET TOTAL	130

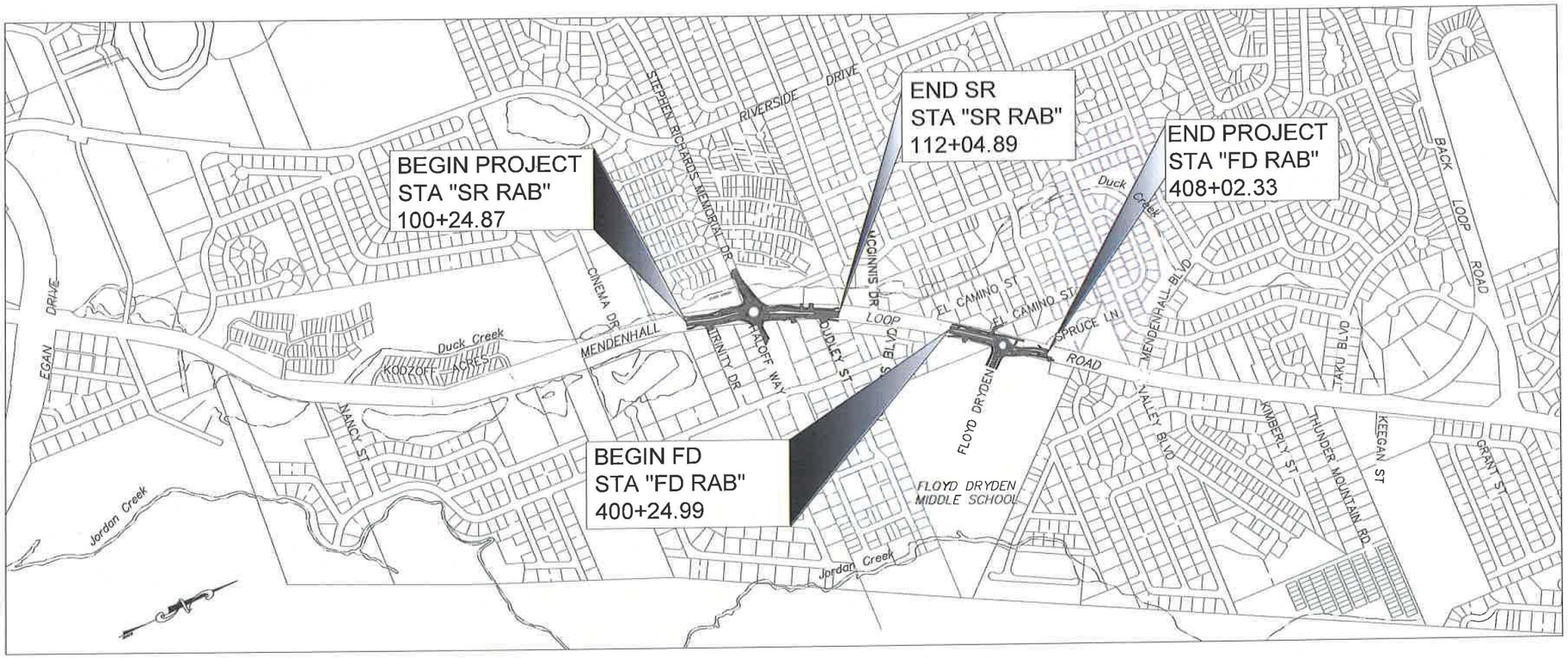
CDS ROUTE: 296400	MILEPOINT: 0.97 TO 1.54
LATITUDE: N 58° 23' 12"	LONGITUDE: W 134° 34' 25"

PROPOSED HIGHWAY PROJECT

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS
NANCY STREET TO BACK LOOP ROAD, PHASE I
PROJECT NO. Z676220000

GRADING, DRAINAGE, PAVING, SIGNING, STRIPING, ILLUMINATION & UTILITIES

DESIGN DESIGNATIONS	
FUNCTIONAL CLASS	MINOR ARTERIAL
ADT (2016)	16,230
ADT (2030)	16,800
ADT (2040)	17,230
DHV EXISTING YEAR	1,970
DHV MID-LIFE YEAR (2030)	2,020
DHV DESIGN YEAR (2040)	2,070
PERCENT TRUCKS (T)	6.35%
DIRECTIONAL SPLIT (D)	55/45
DESIGN SPEED (V)	45 MPH
DESIGN ESAL'S (30 YEARS)	5,450,000



VICINITY MAP

PROJECT SUMMARY	
MENDENHALL LOOP ROAD MP 0.97 TO MP 1.54	
WIDTH OF PAVEMENT	52-91 FEET
LENGTH OF GRADING	0.4 MILES
LENGTH OF PAVING	0.4 MILES
LENGTH OF PROJECT	0.4 MILES

USE THESE PLANS IN CONJUNCTION WITH THE STATE OF ALASKA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2017 EDITION AND THE PROJECT SPECIAL PROVISIONS.

PLANS DEVELOPED BY: DOWL
5368 COMMERCIAL BLVD. – JUNEAU, AK 99801
907-780-3533 – #AECL848

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

STATE OF ALASKA 49TH PS&E 10-16-18 REGISTERED PROFESSIONAL

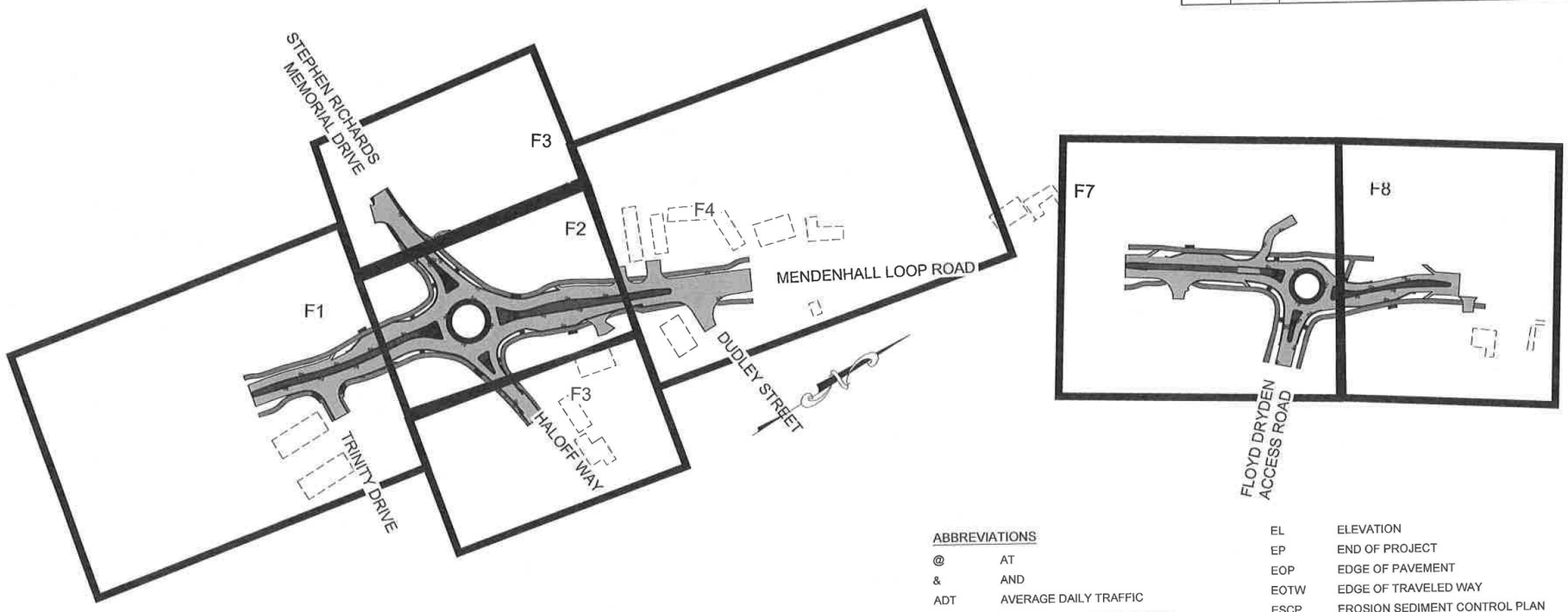
APPROVED:

L. PAT CARROLL, P.E.
REGIONAL PRECONSTRUCTION ENGINEER DATE
CONCUR:

D. LANCE MEARIG, P.E.
DIRECTOR, SOUTHCOAST REGION DATE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	A2	A3

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT A2 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE | FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-CV-LD-A-70776.dwg



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
A1	TITLE SHEET
A2	INDEX, SHEET LAYOUT, AND ABBREVIATIONS
A3	LEGEND AND SYMBOLS
B1-B6	TYPICAL SECTIONS
C1	ESTIMATE OF QUANTITIES
D1-D6	SUMMARY TABLES
E1-E5	DETAILS
F1-F8	PLAN AND PROFILE
G1-G34	GRADING
H1-H28	SIGNING AND STRIPING PLANS
J1-J21	ELECTRICAL
P1-P4	ESCP
Q1-Q9	STORM DRAIN & FISH PASSAGE
T1-T5	TRAFFIC CONTROL

GENERAL NOTES

1. ADJUST ALL SANITARY SEWER MANHOLES, FIRE HYDRANTS AND WATER VALVES TO MATCH PROPOSED GRADES OR RELOCATE OUTSIDE PROPOSED IMPROVEMENTS PER CBJ STANDARDS.
2. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. CERTIFY EXACT LOCATIONS BY OBTAINING UTILITY LOCATES, FIELD LOCATES AND EXERCISING CAUTION DURING EXCAVATION. UTILITY AGREEMENTS WILL BE COMPLETED PRIOR TO FINAL DESIGN AND WILL BE INCLUDED IN SPECIFICATIONS.
3. RIGHT-OF-WAY LINES AND PROPERTY LINES ARE SHOWN FOR GENERAL INFORMATION PURPOSES. SEE RIGHT-OF-WAY MAPS FOR LOCATION AND SURVEY CONTROL FOR PROPERTY LINES AND RIGHT-OF-WAY LINES.
4. EXISTING BUS SHELTER TO BE SALVAGED AND DELIVERED TO CBJ PUBLIC WORKS FACILITY AT 7 MILE. NEW BUS SHELTER TO BE PROVIDED AND INSTALLED BY CBJ.

ALIGNMENT DESIGNATIONS

ALIGNMENT NAME	ABBREVIATION	SHEET
FLOYD DRYDEN ROUNDABOUT CENTERLINE	"FD RAB"	F5-F6
FLOYD DRYDEN ACCESS ROAD	"FD"	F5
FLOYD DRYDEN ROUNDABOUT, WEST CURB	"FD CURB WEST"	G13-G14
FLOYD DRYDEN ROUNDABOUT, SOUTHEAST CURB	"FD CURB SE"	G13-G14
FLOYD DRYDEN ROUNDABOUT, NORTHEAST CURB	"FD CURB NE"	G13-G14
FLOYD DRYDEN ROUNDABOUT, INNER CURB	"FD INNER"	G13
STEPHEN RICHARDS ROUNDABOUT	"SR RAB"	F1-F3
STEPHEN RICHARDS ROUNDABOUT, SOUTHWEST CURB	"SR SW CURB"	G9-G11
STEPHEN RICHARDS ROUNDABOUT, SOUTHEAST CURB	"SR SE CURB"	G9-G11
STEPHEN RICHARDS ROUNDABOUT, NORTHWEST CURB	"SR NW CURB"	G10-G12
STEPHEN RICHARDS ROUNDABOUT, NORTHEAST CURB	"SR NE CURB"	G10-G12
STEPHEN RICHARDS ROUNDABOUT, INNER CURB	"SR INNER"	G10

THE FOLLOWING STANDARD DRAWINGS APPLY TO THIS PROJECT:

D-01.02	F-03.02	I-20.20	M-13.01	S-00.11	T-20.03
D-04.21	F-01.03	I-21.10	M-16.01	S-01.01	T-21.03
D-07.00		I-22.10		S-05.01	T-22.03
D-09.00		I-81.00		S-20.10	T-31.00
D-22.01				S-30.04	
D-23.01				S-31.01	
D-24.00					
D-26.03					
D-35.00					
D-36.00					

THE FOLLOWING CBJ STANDARD DRAWINGS APPLY TO THIS PROJECT:

205	303	407
206A	305	
	306	

ABBREVIATIONS

@	AT
&	AND
ADT	AVERAGE DAILY TRAFFIC
AFB	ACTUATED FLASHING BEACON
APPROX	APPROXIMATE
ATB	ASPHALT TREATED BASE
BM	BENCH MARK
BMPS	BEST MANAGEMENT PRACTICES
BP	BEGINNING OF PROJECT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CC	CENTER TO CENTER
C&G	CURB AND GUTTER
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONT	CONTINUOUS, CONTINUATION
CPP	CORRUGATED POLYETHYLENE PIPE, TYPE S
CTE	CONNECT TO EXISTING
CY	CUBIC YARD
DET	DETAIL
DHV	DESIGN HOURLY VOLUME
DIA	DIAMETER
DOT&PF	DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
DT	DETECTABLE WARNING TILE
DWG	DRAWING
E	EAST
EA	EACH
EG	EXISTING GRADE
EL	ELEVATION
EP	END OF PROJECT
EOP	EDGE OF PAVEMENT
EOTW	EDGE OF TRAVELED WAY
ESCP	EROSION SEDIMENT CONTROL PLAN
FG	FINAL GRADE
FL	FLOW LINE (ELEV)
FT	FOOT OR FEET
FTG	FOOTING
GAL	GALLONS
GB	GRADE BREAK
HMA	HOT MIX ASPHALT
IN	INCH
INV	INVERT
J, JB	JUNCTION BOX
JT	JOINT
LB	POUNDS
L	LENGTH
LF	LINEAR FOOT
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
MISC	MISCELLANEOUS
MLR	MENDENHALL LOOP ROAD
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
NO, #	NUMBER, NUMBERING
NTS	NOT TO SCALE
O.C./ OC	ON CENTER
OD	OUTSIDE DIAMETER
PED	PEDESTRIAN
PI	POINT OF INTERSECTION
PC, POC	POINT OF CURVATURE
POT, PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
R, RAD	RADIUS
RD	ROAD
REQD	REQUIRED
ROW, R/W	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SH	SHEET
SHLD	SHOULDER
SPECS	SPECIFICATIONS
STA	STATION
STD	STANDARD
TBC	TOP BACK OF CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TCP	TEMPORARY CONSTRUCTION PERMIT
TW	TOP OF WALL
TYP	TYPICAL
VBS	VEGETATED BUFFER STRIP
VC	VERTICAL CURVE
VGB	VALLEY GUTTER
VPI	VERTICAL POINT OF INTERSECTION
W	WEST
WI	WIDTH

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

INDEX, SHEET LAYOUT, AND ABBREVIATIONS

STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	A3	A3

	RECOVERED	SET
BLM MONUMENT		
GLO MONUMENT		
USC&GS MONUMENT		
PRIMARY MONUMENT		
CENTERLINE MONUMENT IN CASING		
PRIMARY R.O.W. MONUMENT		
BEARING OBJECT		
MISCELLANEOUS MONUMENT		
LINE OF SIGHT MONUMENT		
CONCRETE R.O.W. MONUMENT		
BENCHMARK		BM
REBAR AND CAP		
REBAR		
IRON PIPE		
PK NAIL		
SPIKE		
HUB AND TACK		
CONSTRUCTION CENTERLINE	5+00	
STATION EQUATION	STA "WP" 68+93.08 = STA "VB RAB" 4+84.88	
RIGHT-OF-WAY ACQUISITION		
EXISTING RIGHT-OF-WAY LINE	R/W	
EXISTING PROPERTY LINE		
EXISTING EASEMENT LINE		
PROPOSED EASEMENT LINE		
PROPOSED CUT SLOPE LIMIT		
PROPOSED FILL SLOPE LIMIT		
TCE		
EASEMENT		

	EXISTING	PROPOSED
SANITARY SEWER (FLOW DIRECTION →)	SS	SS
GAS LINE	G	G
WATER LINE	W	W
METER, VALVE, FIRE HYDRANT	W	W
EXISTING STORM DRAIN (FLOW DIRECTION →)		
PROPOSED STORM DRAIN	S-10, S-11, P-11, P-10	
FIBER OPTIC LINE	F	
DIRECT BURIAL TELEPHONE CABLE	T	T
DIRECT BURIAL ELECTRIC CABLE	E	E
ELECTRIC LINE (OVERHEAD)		
POWER POLE LINE		
JOINT USE POWER & TELEPHONE		
TELEPHONE POLE LINE		
POLE ANCHOR		
STUB POLE (POWER OR TELEPHONE)		
TELEPHONE DUCT	T	T
TELEPHONE PEDESTAL		
BURIED CABLE MARKER		
PIPELINE MARKER OR VALVE		
CATCH BASIN OR DROP INLET		
MANHOLE	MH	MH
SANITARY SEWER CLEAN OUT		
DITCH CENTERLINE		
TREE LINE		
FLOW DIRECTION		

	EXISTING	PROPOSED
ROADWAY/PAVEMENT EDGE		
ROADWAY/PAVEMENT HATCH		
PATHWAY/PAVEMENT HATCH		
PATTERNED CONCRETE HATCH		
CURB CUT		
CONCRETE HATCH		
GRAVEL HATCH		
FENCE	X	X
CURB AND GUTTER		
DETECTABLE WARNINGS		
CULVERT PIPE		
SIGN		
WETLANDS		
EXISTING BUILDINGS		
POST OR BOLLARD		
WELL OR MONITORING WELL	W	W
SEPTIC PIPE	S	
FUEL TANK FILL PIPE/VENT	P	
TEST HOLE	B	

	EXISTING	PROPOSED
JUNCTION BOX, TYPE IA		5
JUNCTION BOX, TYPE II		6
JUNCTION BOX, TYPE III		3
RECTANGULAR RAPID FLASHING BEACON		
LUMINAIRE		

STATE OF ALASKA 49TH PS&E 10-16-18 REGISTERED PROFESSIONAL ENGINEER

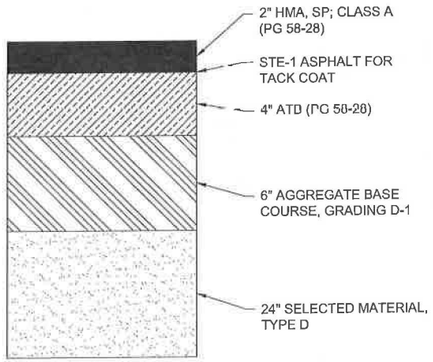
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

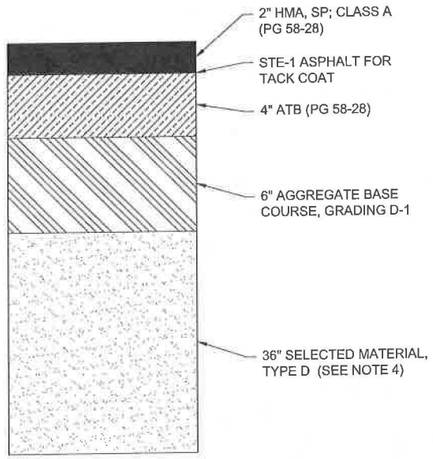
LEGEND

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | LAYOUT A3 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-CV-LD-A-70776.dwg

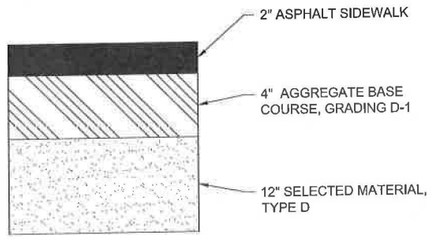
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	B1	B6



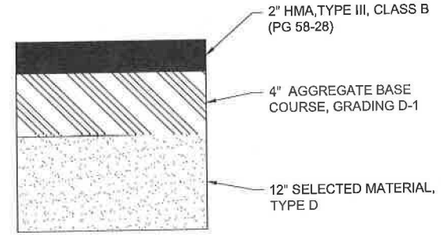
STRUCTURAL DETAIL "A"
ROADWAY
NTS



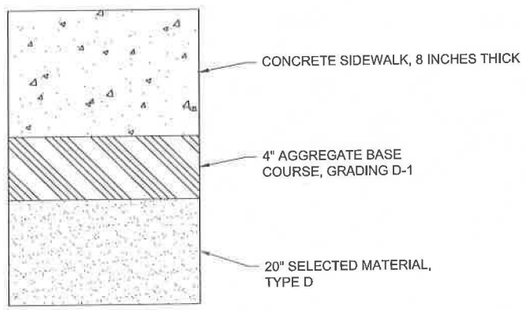
STRUCTURAL DETAIL "A2"
STA "FD RAB" 407+12 TO STA "FD RAB" 408+02
NTS



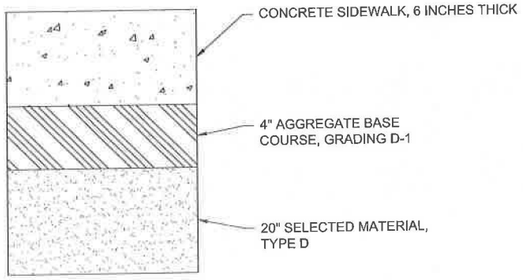
STRUCTURAL DETAIL "B"
PATH/SIDEWALK
NTS



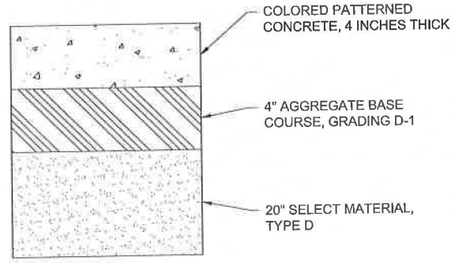
STRUCTURAL DETAIL "C"
ASPHALT MEDIANS & PAVED APPROACHES
NTS



STRUCTURAL DETAIL "D"
ROUNDABOUT TRUCK APRON
NTS



STRUCTURAL DETAIL "E"
BUS SHELTER PAD & SIDEWALK
NTS



STRUCTURAL DETAIL "F"
CONCRETE MEDIANS
NTS

NOTES

1. IN CUT OR SMALL FILL AREAS WITHIN THE EXISTING ROAD BED, EXISTING SUBGRADE CAN BE LEFT IN PLACE AND REUSED. ADD SELECTED MATERIAL, TYPE D, AS NEEDED TO MEET GRADES.
2. IN DEEP FILL AREAS OUTSIDE THE EXISTING ROAD BED, CONTRACTOR SHALL USE SELECTED MATERIAL, TYPE D, TO BRING GRADES UP TO THE BOTTOM OF MINIMUM REQUIRED SELECTED MATERIAL, TYPE D.
3. BOTTOM ELEVATION AND CROSS-SLOPE OF MINIMUM REQUIRED SELECTED MATERIAL, TYPE D, SHALL BE CONSISTENT TO MAINTAIN POSITIVE DRAINAGE AND EASE OF CONSTRUCTABILITY.
4. OVEREXCAVATED MATERIAL AT FLOYD DRYDEN SHOULD BE REPLACED AT A 4H:1V TAPER TO THE PAVEMENT SECTION TO REDUCE DIFFERENTIAL FROST MOVEMENT.

STATE OF ALASKA
49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

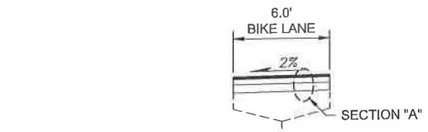
STRUCTURAL SECTIONS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE	(907) 780-3533	CERTIFICATE OF AUTH #:	AECL848				
5/10/2018	DESIGNED	HOBBS	CHECKED	NOBLE	DRAFTED	WESTPHAL		
LAYOUT	B1							
FILE	C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-TS-B-70776.dwg							
DATE								

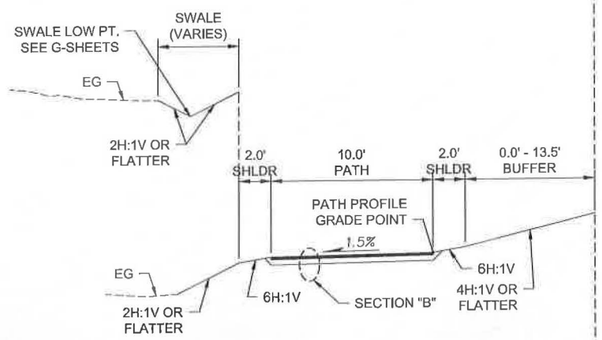
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	B2	B6

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
5/10/2018 | LAYOUT B2 | DATE
C:\Civil 3D Projects\2016\24\Z0776-02\Civil\SC-CT-TS-B-Z0776.dwg | FILE

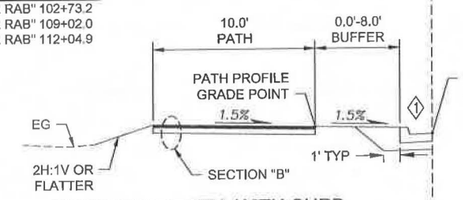
BIKE LANE
STA "SR RAB" 100+24.6 TO STA "SR RAB" 102+22.1
STA "SR RAB" 107+67.5 TO STA "SR RAB" 112+04.9



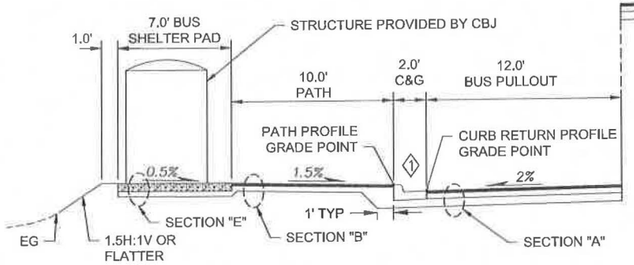
OUTSIDE SWALE EXCEPTION
STA "SR RAB" 109+24.3 TO STA "SR RAB" 111+67.6



SEPARATED PATH, NO CURB
STA "SR RAB" 100+22.1 TO STA "SR RAB" 102+73.2
STA "SR RAB" 107+67.5 TO STA "SR RAB" 109+02.0
STA "SR RAB" 111+67.6 TO STA "SR RAB" 112+04.9

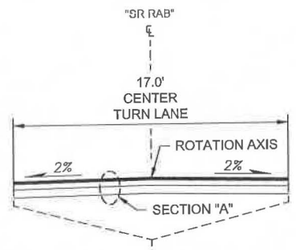


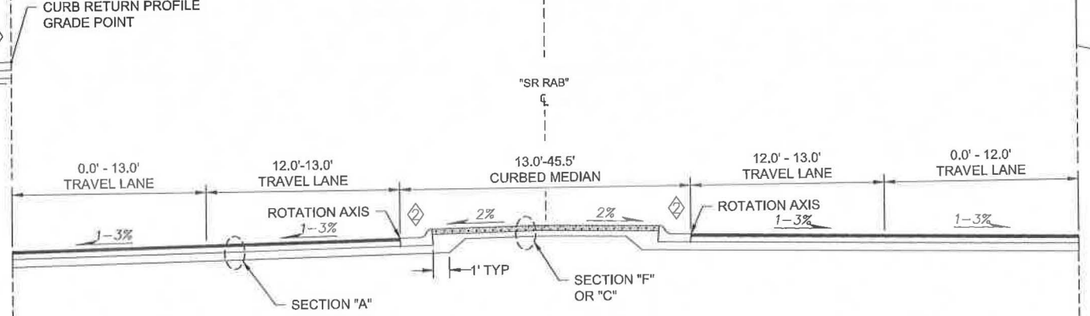
SEPARATED PATH, WITH CURB
STA "SR RAB" 104+23.5 TO STA "SR RAB" 107+67.5



BUS STOP LANDING PAD
STA "SR RAB" 102+73.2 TO STA "SR RAB" 104+23.5

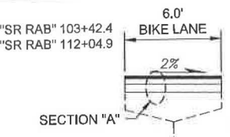
CENTER TURNING LANE
STA "SR RAB" 110+21.2 TO STA "SR RAB" 112+04.9



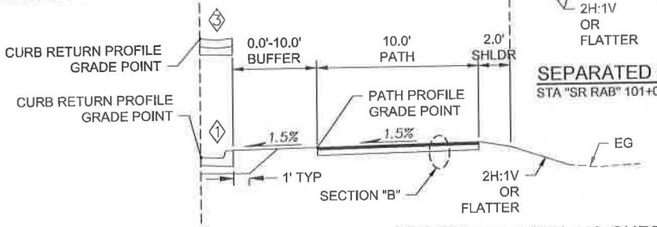


MENDENHALL LOOP ROAD
STEPHEN RICHARDS/HALOFF ROUNDABOUT
STA "SR RAB" 100+24.9 TO STA "SR RAB" 112+04.9
NTS

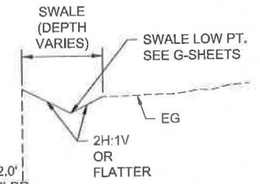
BIKE LANE
STA "SR RAB" 100+25.1 TO STA "SR RAB" 103+42.4
STA "SR RAB" 109+50.5 TO STA "SR RAB" 112+04.9



VALLEY GUTTER EXCEPTION
STA "SR RAB" 108+14.2 TO STA "SR RAB" 108+93.1

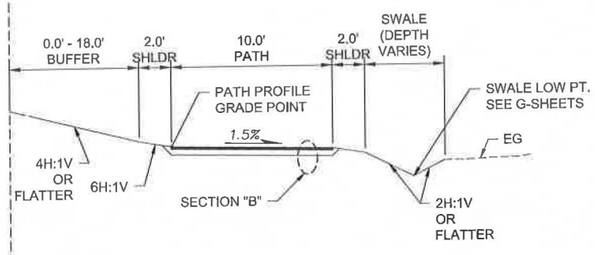


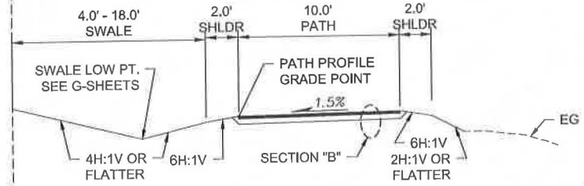
OUTSIDE SWALE EXCEPTION
STA "SR RAB" 108+91.0 TO STA "SR RAB" 110+50.2



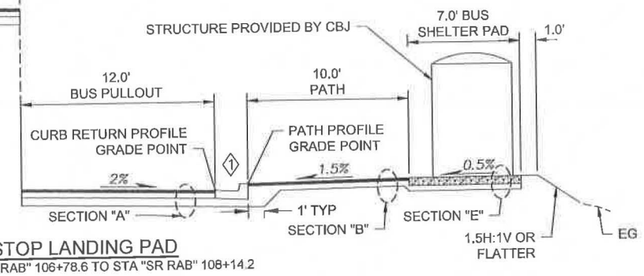
SEPARATED PATH, WITH CURB
STA "SR RAB" 101+01.0 TO STA "SR RAB" 108+91.0

SEPARATED PATH, NO CURB, OUTSIDE SWALE
STA "SR RAB" 111+25.1 TO STA "SR RAB" 112+04.9





SEPARATED PATH, NO CURB, INSIDE SWALE
STA "SR RAB" 100+25.1 TO STA "SR RAB" 101+01.0



BUS STOP LANDING PAD
STA "SR RAB" 106+78.6 TO STA "SR RAB" 108+14.2

CURB LEGEND
1. STANDARD CURB & GUTTER
2. MOUNTABLE CURB & GUTTER
3. VALLEY GUTTER

NOTE
1. SEE SECTION C-C ON SHEET B3 FOR TYPICAL SECTION OF INNER DRIVING CIRCLE OF THE STEPHEN RICHARDS/HALOFF ROUNDABOUT.
2. PATH ALIGNMENTS ARE ON SHEET G12-G20 AND INCLUDE "SR SE PATH", "SR SW PATH", "SR NE PATH", AND "SR NW PATH". PROFILE GRADE POINT IS THE INSIDE EDGE OF THE PATH.
3. PLACE 4 INCHES OF TOPSOIL AND SEED ALL DISTURBED AREAS, INCLUDING BUFFER AND INNER ROUNDABOUT AREA.

STATE OF ALASKA
49TH
PS&E
10-16-18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

TYPICAL SECTIONS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	B3	B6

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT B3
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-TS-B-70776.dwg

BIKE LANE
STA "SR" 202+07.7 TO STA "SR" 203+79.5

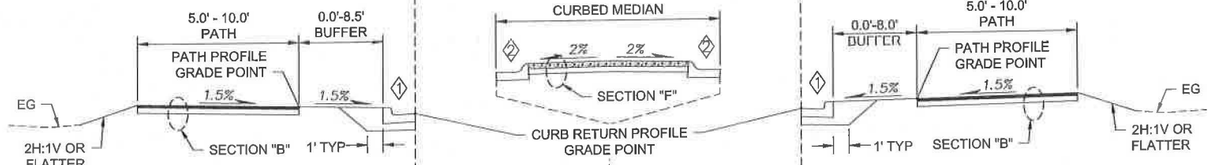


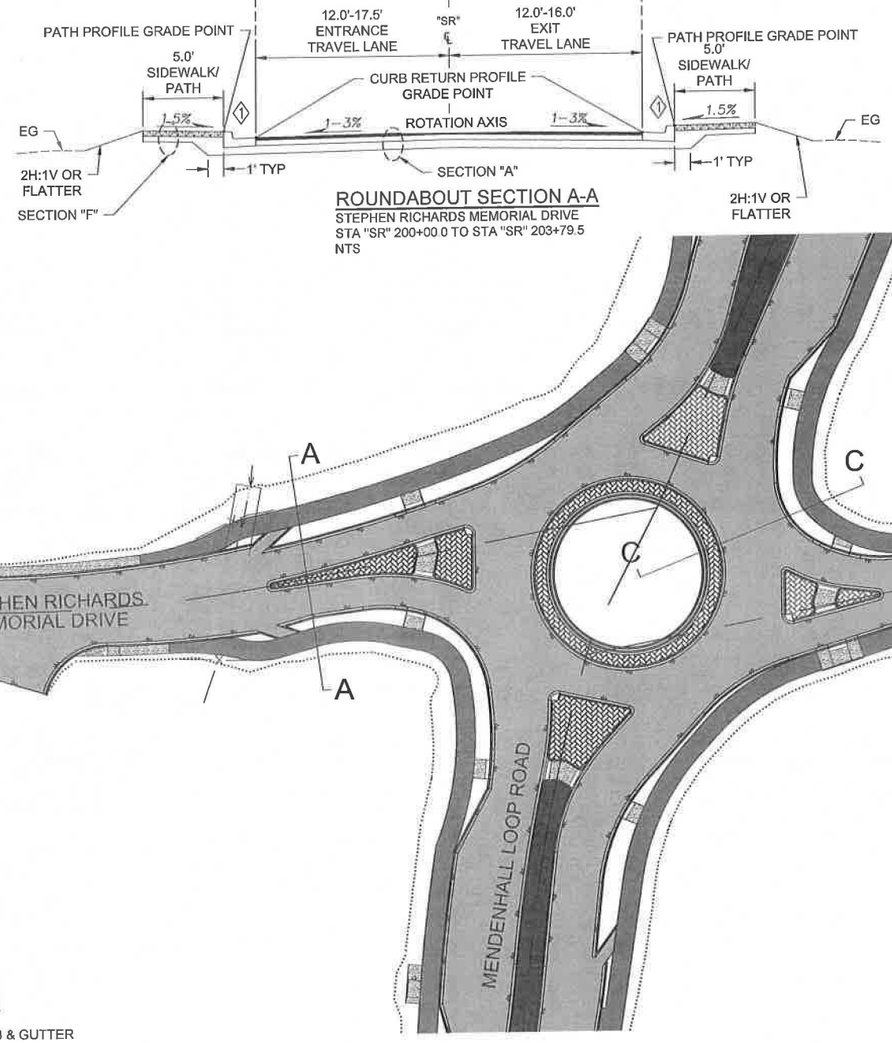
BIKE LANE
STA "SR" 202+08.6 TO STA "SR" 203+79.5



SEPARATED PATH, WITH CURB
STA "SR" 200+00.0 TO STA "SR" 202+63.9

RAISED MEDIAN
STA "SR" 201+01.7 TO STA "SR" 202+09.0





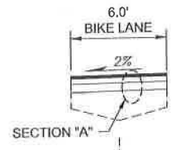
ROUNDABOUT SECTION A-A
STEPHEN RICHARDS MEMORIAL DRIVE
STA "SR" 200+00.0 TO STA "SR" 203+79.5
NTS

CURB LEGEND
1. STANDARD CURB & GUTTER
2. MOUNTABLE CURB & GUTTER
5. TRUCK APRON CURB & GUTTER

STEPHEN RICHARDS MEMORIAL DRIVE / HALOFF WAY ROUNDABOUT
NTS

SEPARATED PATH, WITH CURB
STA "SR" 200+00.0 TO STA "SR" 202+73.9

BIKE LANE
STA "HW" 302+38.0 TO STA "HW" 302+64.7



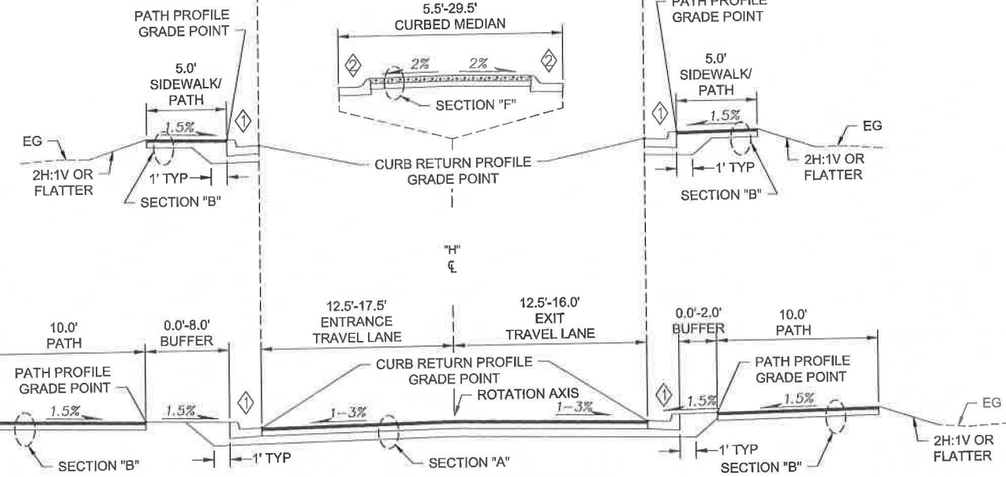
BIKE LANE
STA "HW" 302+72.0 TO STA "HW" 302+93.9



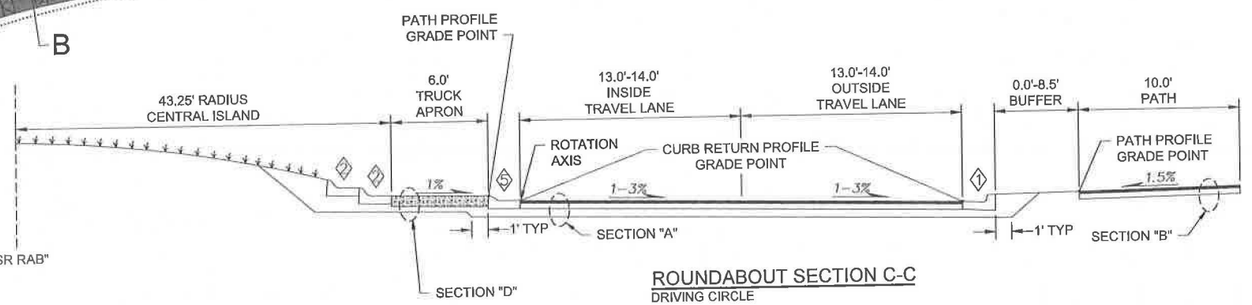
MATCH EXISTING PATH
STA "HW" 302+32.4 TO STA "HW" 302+64.8

RAISED MEDIAN
STA "HW" 301+04.8 TO STA "HW" 301+59.3

MATCH EXISTING PATH
STA "HW" 302+65.7 TO STA "HW" 302+93.9



ROUNDABOUT SECTION B-B
HALOFF WAY
STA "HW" 300+00.0 TO STA "HW" 302+93.9
NTS



ROUNDABOUT SECTION C-C
DRIVING CIRCLE
NTS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

TYPICAL SECTIONS

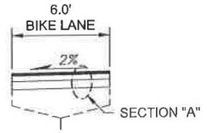
STATE OF ALASKA 49TH
PS&E
10-16-18

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	B4	B6

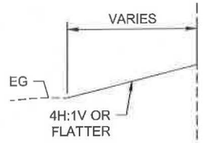
5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE (907) 780-3533	CERTIFICATE OF AUTH #: AECL848
LAYOUT B4	DESIGNED HOBBS	CHECKED NOBLE	DRAFTED WESTPHAL
DATE 5/10/2018			

FILE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-TS-B-70776.dwg

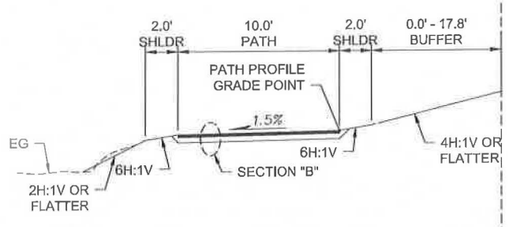
BIKE LANE
STA "FD RAB" 400+25.0 TO STA "FD RAB" 400+76.7
STA "FD RAB" 407+43.6 TO STA "FD RAB" 408+02.3



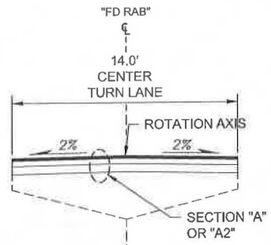
NO PATH, NO CURB
STA "FD RAB" 406+15.3 TO STA "FD RAB" 408+02.3



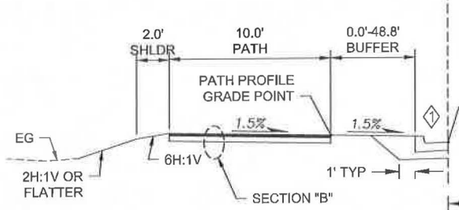
SEPARATED PATH, NO CURB
STA "FD RAB" 400+31.9 TO STA "FD RAB" 401+26.5

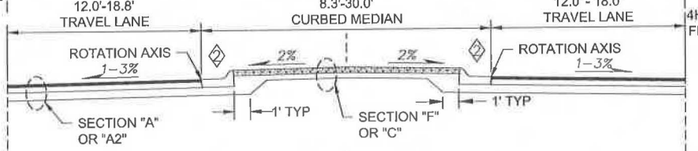


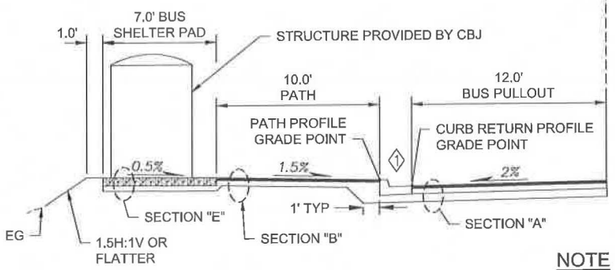
CENTER TURN LANE
STA "FD RAB" 407+83.2 TO STA "FD RAB" 408+02.3



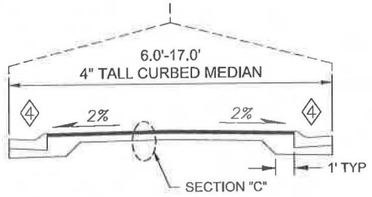
SEPARATED PATH WITH CURB
STA "FD RAB" 402+73.8 TO STA "FD RAB" 406+15.3





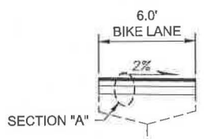


BUS STOP SHELTER PAD
STA "FD RAB" 401+26.5 TO STA "FD RAB" 402+73.8

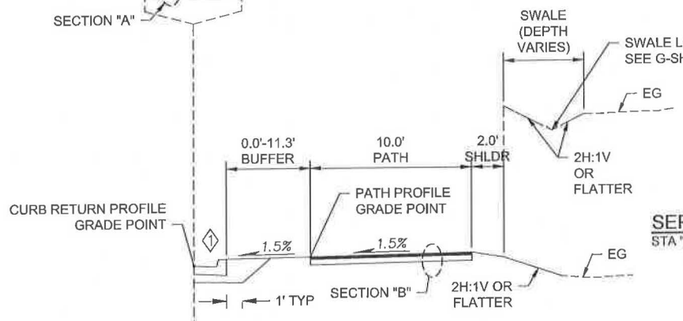


MENDENHALL LOOP ROAD
FLOYD DRYDEN ROUNDABOUT
STA "FD RAB" 400+25.0 TO STA "FD RAB" 408+02.3
NTS

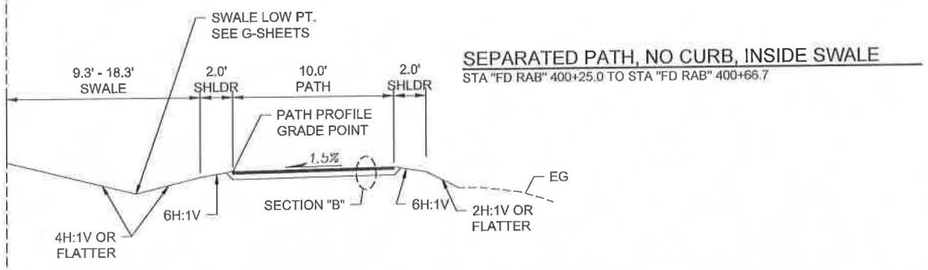
BIKE LANE
STA "FD RAB" 400+25.0 TO STA "FD RAB" 403+00.5
STA "FD RAB" 407+41.8 TO STA "FD RAB" 408+02.6



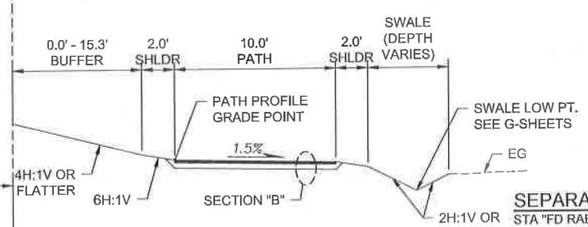
OUTSIDE SWALE EXCEPTION
STA "FD RAB" 401+76.3 TO STA "FD RAB" 402+64.5



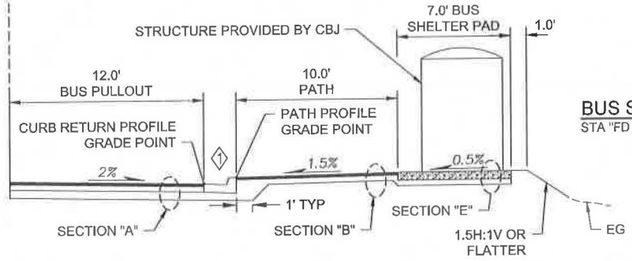
SEPARATED PATH, WITH CURB
STA "FD RAB" 402+64.5 TO STA "FD RAB" 405+39.4



SEPARATED PATH, NO CURB, INSIDE SWALE
STA "FD RAB" 400+25.0 TO STA "FD RAB" 400+66.7



SEPARATED PATH, NO CURB, OUTSIDE SWALE
STA "FD RAB" 400+66.7 TO STA "FD RAB" 401+22.8
STA "FD RAB" 406+88.2 TO STA "FD RAB" 408+14.0



BUS STOP SHELTER PAD
STA "FD RAB" 405+39.4 TO STA "FD RAB" 406+88.2

CURB LEGEND
1. STANDARD CURB & GUTTER
2. MOUNTABLE CURB & GUTTER
4. 4-INCH MOUNTABLE CURB & GUTTER

NOTE
1. SEE SECTION B-B ON SHEET B5 FOR TYPICAL SECTION OF INNER DRIVING CIRCLE OF THE FLOYD DRYDEN ROUNDABOUT.
2. PATHWAY ALIGNMENTS ARE ON SHEET G12-G20 AND INCLUDE "SR SE PATH", "SR SW PATH", "SR NE PATH", AND "SR NW PATH". PROFILE GRADE POINT IS THE INSIDE EDGE OF THE PATHWAY.
3. OVER EXCAVATION OF EXISTING ROADBED MATERIAL IS RECOMMENDED FROM STA 407+12 TO 408+02, PROJECT LEFT, BASED ON POOR SOILS IDENTIFIED IN THE GEOTECHNICAL RECOMMENDATIONS MEMORANDUM (DEC. 2017), SEE DETAIL A2 ON SHEET B1.
4. PLACE 4 INCHES OF TOPSOIL AND SEED ALL DISTURBED AREAS, INCLUDING BUFFER AND INNER ROUNDABOUT AREA.

STATE OF ALASKA
49TH
PS&E
10-16-18

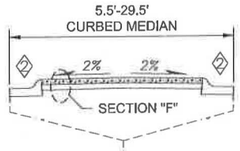
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

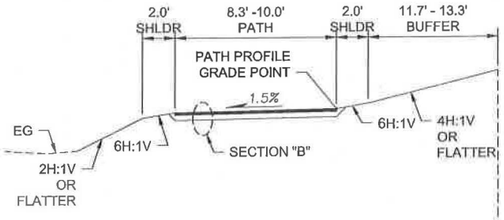
TYPICAL SECTIONS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	B5	B6

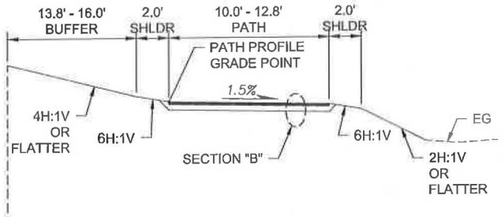
CURBED MEDIAN
STA "FD" 500+59.0 TO STA "FD" 501+34.7

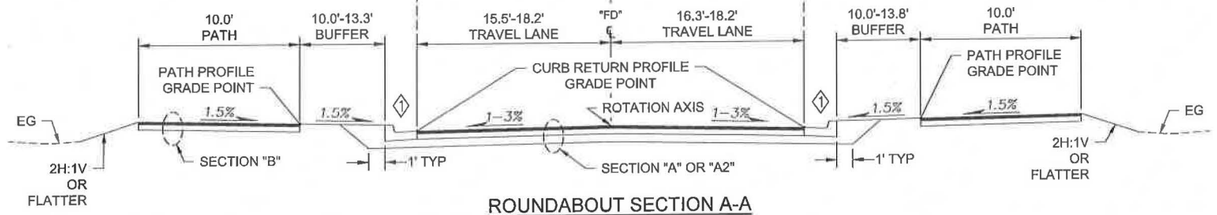


SEPARATED PATH, NO CURB
STA "FD" 501+34.6 TO STA "FD" 501+89.5

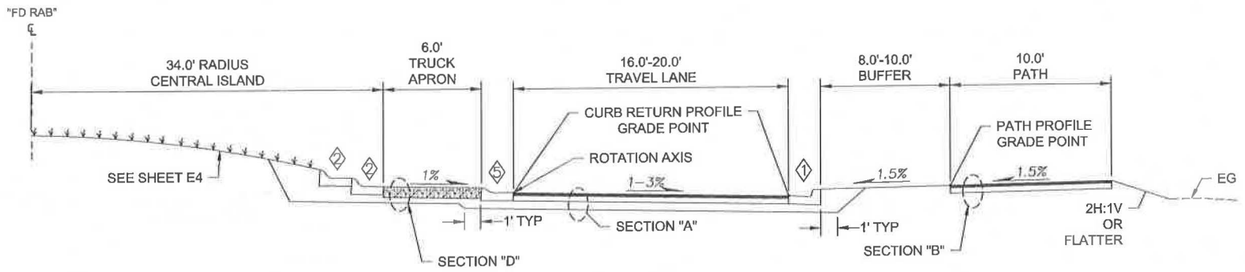


SEPARATED PATH, NO CURB
STA "FD" 501+34.8 TO STA "FD" 501+89.5

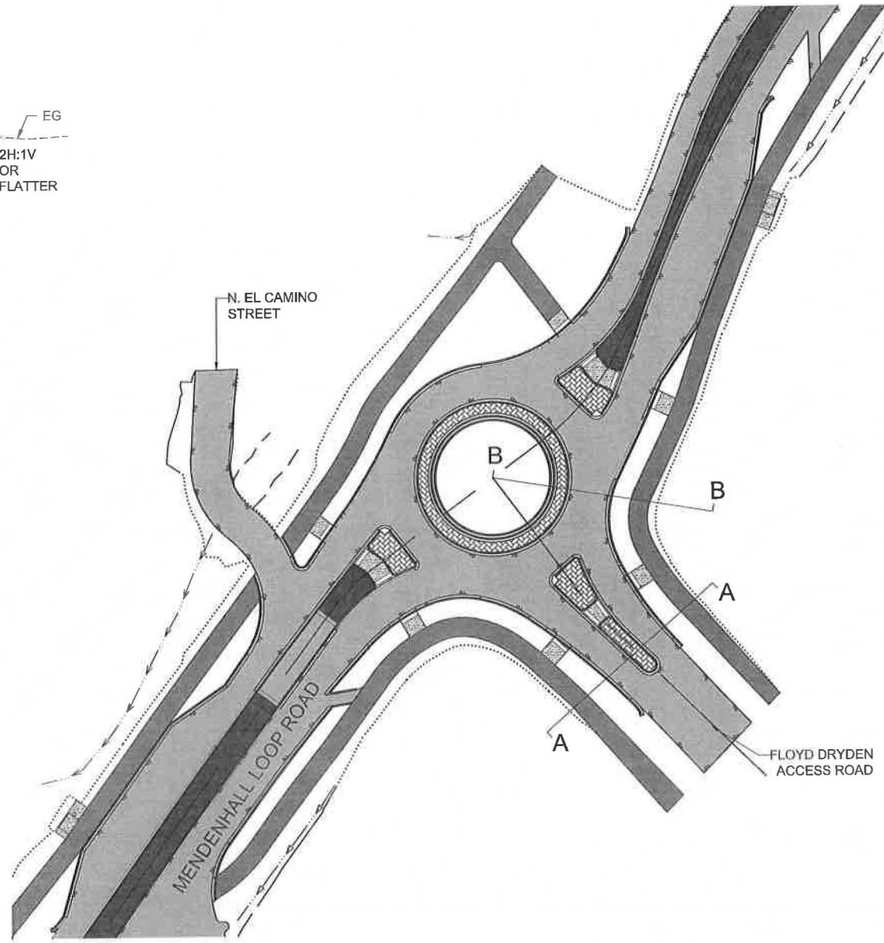




ROUNDABOUT SECTION A-A
FLOYD DRYDEN ACCESS ROAD
STA "FD" 500+00.0 TO STA "FD" 501+89.5
NTS



ROUNDABOUT SECTION B-B
FLOYD DRYDEN ACCESS ROAD
NTS



FLOYD DRYDEN ACCESS ROAD ROUNDABOUT
NTS

CURB LEGEND
1. STANDARD CURB & GUTTER
2. MOUNTABLE CURB & GUTTER
5. TRUCK APRON CURB & GUTTER

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

TYPICAL SECTIONS

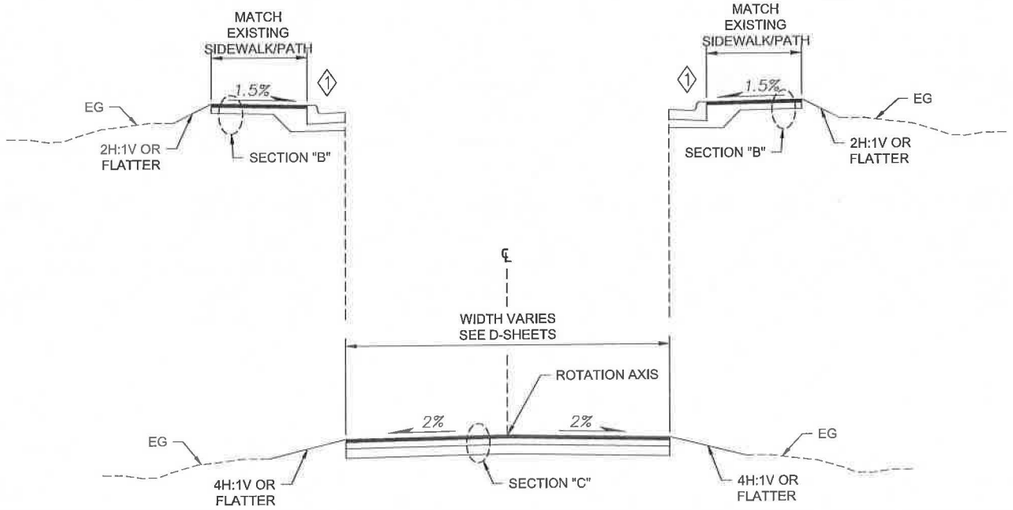
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL846
5/10/2018 | LAYOUT B5 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-TS-B-70776.dwg | DATE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	B6	B6

5368 COMMERCIAL BLVD. | ANCHORAGE, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
LAYOUT B6 | DATE 5/10/2018 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2018\2A\70776-02\Civil\SC-CT-TS-B-70776.dwg

SOUTH SIDEWALK EXCEPTION

TRINITY DRIVE, STA "SR RAB" 101+84.8 RT
NTS

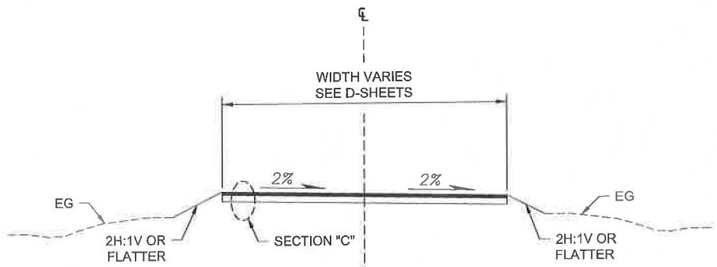


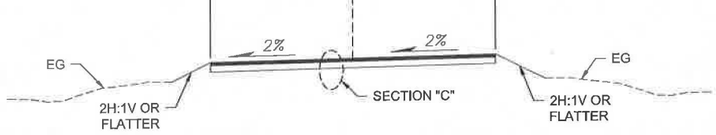
NORTH SIDEWALK EXCEPTION

TRINITY DRIVE, STA "SR RAB" 101+84.8 RT
NTS

PUBLIC APPROACHES

DUDLEY STREET, STA "SR RAB" 110+76.1 RT
CHANNCIE COURT, STA "FD RAB" 401+49.8 RT
N. EL CAMINO STREET, STA "FD RAB" 402+95.7 LT
NTS





RESIDENTIAL & COMMERCIAL DRIVE APPROACHES

PRIVATE DRIVE 2, STA "SR RAB" 108+43.8 RT
PRIVATE DRIVE 3, STA "SR RAB" 109+13.4 LT
PRIVATE DRIVE 4, STA "SR RAB" 109+82.0 LT
PRIVATE DRIVE 11, STA "FD RAB" 408+22.0 RT
NTS

CURB LEGEND

1 STANDARD CURB & GUTTER

STATE OF ALASKA
12 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

TYPICAL SECTIONS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	C1	C1

ESTIMATE OF QUANTITIES

ITEM NO.	AASHTOWARE ITEM NO.	ITEM DESCRIPTION	PAY UNIT	QUANTITY
201(3A)	201.0003.0000	CLEARING AND GRUBBING	ACRE	3
201(7)	201.2001.0000	INVASIVE PLANT SPECIES CONTROL, REMOVAL, AND DISPOSAL	SQUARE YARD	91
202(1)	202.0001.0000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP SUM	ALL REQUIRED
202(2)	202.0002.0000	REMOVAL OF PAVEMENT	SQUARE YARD	21,019
202(3)	202.0003.0000	REMOVAL OF SIDEWALK	SQUARE YARD	321
202(4)	202.0004.0000	REMOVAL OF CULVERT PIPE	LINEAR FOOT	988
202(0)	202.0000.0000	REMOVAL OF INLET	EACH	3
202(9)	202.0009.0000	REMOVAL OF CURB AND GUTTER	LINEAR FOOT	2,732
202(10)	202.0010.0000	SINGLE MAIL BOX INSTALLATION	EACH	1
203(3)	203.0003.0000	UNCLASSIFIED EXCAVATION	CUBIC YARD	5,900
203(6D)	203.0006.0000	BORROW, TYPE D	TON	19,300
203(9)	203.0009.0000	OBLITERATION OF ROADWAY	SQUARE YARD	172
301(1)	301.0001.00D1	AGGREGATE BASE COURSE, GRADING D-1	TON	7,000
306(1)	306.0001.0000	ATB	TON	3150
306(2)	306.0002.5828	ASPHALT BINDER, GRADE PG 58-28	TON	158
306(15)	306.2002.0000	ASPHALT MATERIAL PRICE ADJUSTMENT	CONTINGENT SUM	ALL REQUIRED
401(1A)	401.0001.003B	HMA, TYPE III; CLASS B	TON	500
401(4)	401.0004.5828	ASPHALT BINDER, GRADE PG 58-28	TON	30
402(1)	402.0001.STE1	STE-1 ASPHALT FOR TACK COAT	TON	12
408(1A)	408.2001.000A	HMA, SP; TYPE A	TON	1,600
408(4)	408.2004.5828	ASPHALT BINDER, GRADE PG 58-28	TON	96
408(8A)	408.2008.000A	HMA PRICE ADJUSTMENT, SP; TYPE A	CONTINGENT SUM	ALL REQUIRED
408(9)	408.2009.0000	LONGITUDINAL JOINT DENSITY PRICE ADJUSTMENT	CONTINGENT SUM	ALL REQUIRED
408(10)	408.2010.0001	PAVEMENT SMOOTHNESS PRICE ADJUSTMENT, METHOD 1	CONTINGENT SUM	ALL REQUIRED
603(21-12)	603.0021.0012	12 INCH CORRUGATED POLYETHYLENE PIPE	LINEAR FOOT	221
603(21-18)	603.0021.0018	18 INCH CORRUGATED POLYETHYLENE PIPE	LINEAR FOOT	2,847
603(21-24)	603.0021.0024	24 INCH CORRUGATED POLYETHYLENE PIPE	LINEAR FOOT	270
603(21-30)	603.0021.0030	30 INCH CORRUGATED POLYETHYLENE PIPE	LINEAR FOOT	43
604(1A)	604.0001.0001	STORM SEWER MANHOLE, TYPE I	EACH	18
	604.2002.0000	OIL WATER SEPARATOR	EACH	3
604(3)	604.0003.0000	RECONSTRUCT EXISTING MANHOLE	EACH	7
604(4)	604.0004.0000	ADJUST EXISTING MANHOLE	EACH	2
604(5)	604.0005.000A	INLET, TYPE A	EACH	13
607(3)	607.0003.0000	CHAIN LINK FENCE	LINEAR FOOT	88
608(1B)	608.0001.0006	CONCRETE SIDEWALK, 6 INCHES THICK	SQUARE YARD	165
608(1C)	608.2027.0000	CONCRETE SIDEWALK, 8 INCHES THICK	SQUARE YARD	336
608(3)	608.0003.0000	ASPHALT SIDEWALK	SQUARE YARD	5,237
608(6)	608.0006.0000	CURB RAMP	EACH	31
608(9)	608.2013.0005	CONCRETE SLABS, COLORED & PATTERN IMPRINTED, 4 INCHES THICK	SQUARE YARD	514
609(2)	609.0002.0001	CURB AND GUTTER, TYPE 1	LINEAR FOOT	8,581
615(1)	615.0001.0000	STANDARD SIGN	SQUARE FOOT	2,240
615(2)	615.0002.0000	REMOVE AND RELOCATE SIGN	EACH	28
615(6)	615.0006.0000	SALVAGE SIGN	EACH	16
618(2)	618.0002.0000	SEEDING	POUND	100
618(3)	618.0003.0000	WATER FOR SEEDING	M. GAL	69
620(1)	620.0001.0000	TOPSOIL	SQUARE YARD	7,627
627(10)	627.0010.0000	ADJUSTMENT OF VALVE BOX	EACH	8
	628.2002.0000	FISH PASSAGE, STEPHEN RICHARDS MEMORIAL DRIVE	LUMP SUM	ALL REQUIRED
635(1)	635.0001.0000	INSULATION BOARD	MBM	1
639(3)	639.2000.0000	APPROACH	EACH	15
640(1)	640.0001.0000	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	ALL REQUIRED
641(1)	641.0001.0000	EROSION, SEDIMENT AND POLLUTION CONTROL ADMINISTRATION	LUMP SUM	ALL REQUIRED
641(3)	641.0003.0000	TEMPORARY EROSION, SEDIMENT AND POLLUTION CONTROL	LUMP SUM	ALL REQUIRED
641(5)	641.0005.0000	TEMPORARY EROSION, SEDIMENT AND POLLUTION CONTROL BY DIRECTIVE	CONTINGENT SUM	ALL REQUIRED
641(6)	641.0006.0000	WITHHOLDING	CONTINGENT SUM	ALL REQUIRED
641(7)	641.0007.0000	SWPPP MANAGER	LUMP SUM	ALL REQUIRED

ESTIMATE OF QUANTITIES

ITEM NO.	AASHTOWARE ITEM NO.	ITEM DESCRIPTION	PAY UNIT	QUANTITY
642(1)	642.0001.0000	CONSTRUCTION SURVEYING	LUMP SUM	ALL REQUIRED
642(3)	642.0003.0000	THREE PERSON SURVEY PARTY	HOUR	265
642(4)	642.0004.0000	SET PRIMARY MONUMENT	EACH	10
642(5)	642.0005.0000	SET SECONDARY MONUMENT	EACH	25
642(10)	642.0010.0000	MONUMENT CASE	EACH	35
643(2)	643.0002.0000	TRAFFIC MAINTENANCE	LUMP SUM	ALL REQUIRED
643(3)	643.0003.0000	PERMANENT CONSTRUCTION SIGNS	LUMP SUM	ALL REQUIRED
643(23)	643.0023.0000	TRAFFIC PRICE ADJUSTMENT	CONTINGENT SUM	ALL REQUIRED
643(25)	643.0025.0000	TRAFFIC CONTROL	CONTINGENT SUM	ALL REQUIRED
643(15)	643.0032.0000	FLAGGING	CONTINGENT SUM	ALL REQUIRED
643(33)	643.2005.0000	PUBLIC INFORMATION PROGRAM	LUMP SUM	ALL REQUIRED
644(7)	644.0007.0000	VEHICLE - TEMPORARY SHUTTLE	DAY	120
645(1)	645.0001.0000	TRAINING PROGRAM, 2 TRAINEES/APPRENTICES	LABOR HOUR	1,000
646(1)	646.0001.0000	CPM SCHEDULING	LUMP SUM	ALL REQUIRED
	654.2006.0000	CHANNEL REALIGNMENT	LUMP SUM	ALL REQUIRED
660(2A)	660.0002.0000	FLASHING BEACON SYSTEM COMPLETE - STEPHEN RICHARDS	LUMP SUM	ALL REQUIRED
660(2B)	660.0002.0000	FLASHING BEACON SYSTEM COMPLETE - FLOYD DRYDEN	LUMP SUM	ALL REQUIRED
660(3)	660.0003.0000	HIGHWAY LIGHTING SYSTEM COMPLETE	LUMP SUM	ALL REQUIRED
670(1)	670.0001.0000	PAINTED TRAFFIC MARKINGS	LUMP SUM	ALL REQUIRED
670(10)	670.2002.0000	MMA PAVEMENT MARKINGS, INLAID	LUMP SUM	ALL REQUIRED

BASIS OF ESTIMATE

ITEM NO.	ITEM DESCRIPTION	ESTIMATING FACTOR
203(6D)	BORROW, TYPE D	1.89 TON/CY
301(1)	AGGREGATE BASE COURSE, GRADING D-1	2.00 TON/CY
306(1)	ATB	119 LB/SY PER INCH DEPTH
306(2)	ASPHALT BINDER, GRADE PG 58-28	5% OF ITEM 306(1)
401(1A)	HMA, TYPE III; CLASS B	119 LB/SY PER INCH DEPTH
401(4)	ASPHALT BINDER, GRADE PG 58-28	6% OF ITEM 401(1A)
402(1)	STE-1 ASPHALT FOR TACK COAT	0.1 GAL/SY, 240 GAL/TON
408(1A)	HMA, SP; TYPE A	119 LB/SY PER INCH DEPTH
408(4)	ASPHALT BINDER, GRADE PG 58-28	6% OF ITEM 408(1A)
618(2)	SEEDING	1.5 LB/1000 SF
618(3)	WATER FOR SEEDING	1 GAL/SF
670(1)	PAINTED TRAFFIC MARKINGS	20 SYMBOLS WHITE
670(10)	METHYL METHACRYLATE PAVEMENT MARKINGS	5551 LF LONGITUDINAL YELLOW
		7852 LF LONGITUDINAL WHITE
		2632 SF TRANSVERSE WHITE
		38 SYMBOLS WHITE

STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

ESTIMATE OF QUANTITIES

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT C1
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-QY-C-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	D1	D6

201(3A) CLEARING AND GRUBBING

SHEET	FROM STATION	TO STATION	AREA (SF)	AREA (ACRE)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 104+00	13,137	0.3	
F2	'SR RAB' 104+00	'SR RAB' 109+00	33,106	0.8	
F3	'SR RAB' 109+00	'SR RAB' 112+50	10,133	0.2	
F4	'HW' 301+50	'HW' 302+79	348	0.0	RIGHT
F4	'SR' 201+75	'SR' 203+79	3,992	0.1	LEFT
F5	'FD RAB' 400+25	'FD RAB' 406+00	32,482	0.7	
F6	'FD RAB' 406+00	'FD RAB' 408+00	9,043	0.2	
		TOTAL:		2.3	ACRE
		ROUNDED TOTAL:		3.0	ACRE

202(1) REMOVAL OF STRUCTURES AND OBSTRUCTIONS

SHEET	STATION	OFFSET	QUANTITY	REMARKS
F1	'SR RAB' 101+30	RT	1 EA	CONCRETE FOUNDATION
F2	'SR RAB' 104+80	LT/RT	3 EA	BOLLARDS
F2	'SR RAB' 104+17	LT	1 EA	BUS STOP SHELTER (SALVAGE AND DELIVER TO CBJ PUBLIC WORKS FACILITY)
F2	'SR RAB' 104+40	RT	1 EA	HOUSE
F4	'SR' 202+40	LT	40 LF	CHAIN LINK FENCE AT FISH PASSAGE
F4	'SR' 202+25	RT	40 LF	CHAIN LINK FENCE AT FISH PASSAGE

201(7) INVASIVE PLANT SPECIES CONTROL, REMOVAL, AND DISPOSAL

SHEET	FROM STATION	TO STATION	OFFSET	AREA (SY)	REMARKS
F1	'SR RAB' 99+63	'SR RAB' 100+16	RT	16.6	PHAR
F1	'SR RAB' 102+66	'SR RAB' 102+84	RT	1.7	PHAR
F1-F2	'SR RAB' 103+94	'SR RAB' 104+08	RT	1.3	PHAR
F2	'SR RAB' 107+36	'SR RAB' 108+01	RT	35.6	PHAR
F2	'SR RAB' 108+71	'SR RAB' 108+81	RT	0.4	PHAR
F3	'SR RAB' 109+78	'SR RAB' 109+87	RT	0.4	PHAR
F3	'SR RAB' 110+68	'SR RAB' 100+93	LT	0.2	HIAU
F3	'SR RAB' 111+11	'SR RAB' 111+21	RT	1.0	PHAR/ELRE
F3	'SR RAB' 111+21	'SR RAB' 111+28	RT	1.3	PHAR/ELRE
F3	'SR RAB' 111+28	'SR RAB' 111+59	LT	3.1	HIAU/HICA
F3	'SR RAB' 112+44	'SR RAB' 112+53	RT	0.1	PHAR
F5	'FD RAB' 399+47	'FD RAB' 399+72	RT	8.3	PHAR
F5	'FD RAB' 400+35	'FD RAB' 400+40	RT	0.2	PHAR
F5	'FD RAB' 401+89	'FD RAB' 402+14	RT	2.0	LEVU
F5	'FD RAB' 402+27	'FD RAB' 402+47	RT	4.0	LEVU
F5	'FD RAB' 403+22	'FD RAB' 403+30	RT	0.1	PHAR
F5	'FD RAB' 403+26	'FD RAB' 403+20	RT	0.4	PHAR
F5	'FD RAB' 403+97	'FD RAB' 404+02	LT	0.4	PHAR
F5	'FD RAB' 405+75	'FD RAB' 405+87	RT	0.9	PHAR
F6	'FD RAB' 407+19	'FD RAB' 407+65	LT	9.8	PHAR
F6	'FD RAB' 407+76	'FD RAB' 407+91	RT	2.7	PHAR
F6	'FD RAB' 408+80	'FD RAB' 408+89	LT	0.4	PHAR
F6	'FD RAB' 409+03	'FD RAB' 409+12	LT	0.4	PHAR
			TOTAL:	90.3	SY
			ROUNDED TOTAL:	91.0	SY

202(2) REMOVAL OF PAVEMENT

SHEET	FROM STATION	TO STATION	OFFSET	AREA (SY)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 104+00	LT/RT	2,252	ROADWAY
F1	'SR RAB' 100+25	'SR RAB' 101+89	RT	199	PATH RIGHT
F1	'SR RAB' 102+24	'SR RAB' 104+00	RT	209	PATH RIGHT
F1	'SR RAB' 100+25	'SR RAB' 104+00	LT	534	PATH LEFT
F1	'SR RAB' 101+28	'SR RAB' 104+00	LT/RT	134	MEDIAN
F2	'SR RAB' 104+00	'SR RAB' 109+00	LT/RT	4,351	ROADWAY
F2	'SR RAB' 104+00	'SR RAB' 105+79	RT	182	PATH RIGHT
F2	'SR RAB' 106+22	'SR RAB' 108+34	RT	359	PATH RIGHT
F2	'SR RAB' 108+58	'SR RAB' 109+00	RT	47	PATH RIGHT
F2	'SR RAB' 105+46	'SR RAB' 109+03	LT	426	PATH LEFT
F2	'SR RAB' 104+00	'SR RAB' 104+81	LT/RT	18	MEDIAN
F3	'SR RAB' 105+96	'SR RAB' 107+62	LT/RT	70	MEDIAN
F3	'SR RAB' 109+00	'SR RAB' 112+05	LT/RT	2,328	ROADWAY
F3	'SR RAB' 109+00	'SR RAB' 110+56	RT	176	PATH RIGHT
F3	'SR RAB' 110+97	'SR RAB' 112+05	RT	119	PATH RIGHT
F3	'SR RAB' 109+24	'SR RAB' 109+72	LT	60	PATH LEFT
F3	'SR RAB' 110+03	'SR RAB' 112+05	LT	233	PATH LEFT
F4	'HW' 301+50	'HW' 302+79	LT/RT	634	ROADWAY RIGHT
F4	'HW' 301+50	'HW' 302+94	RT	86	PATHWAY RIGHT
F4	'HW' 301+50	'HW' 302+65	LT	84	PATHWAY RIGHT
F4	'SR' 201+75	'SR' 203+79	LT/RT	933	ROADWAY LEFT
F5	'FD RAB' 400+25	'FD RAB' 406+00	LT/RT	4,565	ROADWAY
F5	'FD RAB' 400+25	'FD RAB' 401+40	RT	131	PATH RIGHT
F5	'FD RAB' 401+80	'FD RAB' 404+22	RT	420	PATH RIGHT
F5	'FD RAB' 404+89	'FD RAB' 406+00	RT	332	PATH RIGHT
F5	'FD RAB' 400+25	'FD RAB' 403+45	LT	365	PATH LEFT
F5	'FD RAB' 403+75	'FD RAB' 406+16	LT	244	PATH LEFT
F6	'FD RAB' 406+00	'FD RAB' 408+00	LT/RT	1,270	ROADWAY
F6	'FD RAB' 406+00	'FD RAB' 408+65	RT	269	PATH RIGHT
			TOTAL:	21,019	SY

202(3) REMOVAL OF SIDEWALK

SHEET	START STATION	END STATION	OFFSET	AREA (SY)	REMARKS
F2	'SR RAB' 104+11	'SR RAB' 104+22	LT	11	
F2	'SR RAB' 104+92	'SR RAB' 105+21	RT	9	
F2	'SR RAB' 105+31	'SR RAB' 105+44	RT	9	
F2	'SR RAB' 104+75	'SR RAB' 104+89	LT	21	
F2	'SR RAB' 105+10	'SR RAB' 105+48	LT	70	
F2	'SR RAB' 105+67	'SR RAB' 105+82	LT	8	
F4	'SR' 201+75	'SR' 203+15	RT	60	
F4	'SR' 201+75	'SR' 203+79	LT	113	
			TOTAL:	321	SY

STATE OF ALASKA 49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SUMMARY SHEETS

5388 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH # AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT D1
FILE C:\Civil 3D Projects\2016\24\Y0776-02\Civil\SA-GT-SU-D-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	D2	D6

202(4) REMOVAL OF CULVERT PIPE

SHEET	PIPE ID	INLET STATION	INLET OFFSET	OUTLET STATION	OUTLET OFFSET	SIZE (FT)	LENGTH (LF)	REMARKS
F4	P-09	'SR RAB' 100+15	37.0' RT	'SR RAB' 100+44	38.6' RT	1.00'	29	
F4-F5	P-10	'SR RAB' 100+53	36.8' RT	'SR RAB' 102+52	42.8' RT	1.50'	200	
F5	P-11	'SR RAB' 102+66	46.2' RT	'SR RAB' 103+09	40.0' RT	1.50'	46	
F5	P-12	'SR RAB' 105+51	67.2' RT	'SR RAB' 106+00	60.8' RT	1.00'	54	
F5	P-12A	'SR RAB' 105+51	67.2' RT	'SR RAB' 105+86	125.5' RT	1.00'	69	
F5	P-13	'SR RAB' 106+00	60.8' RT	'SR RAB' 106+46	41.9' RT	1.00'	50	
F5-F6	P-14	'SR RAB' 108+21	33.4' RT	'SR RAB' 108+86	32.6' RT	1.00'	67	
F6	P-15	'SR RAB' 108+90	28.9' RT	'SR RAB' 108+85	72.2' LT	2.00'	101	
F6	P-16	'SR RAB' 110+26	36.1' RT	'SR RAB' 111+19	37.1' RT	1.50'	92	
F6	P-19	'FD RAB' 401+28	39.1' RT	'FD RAB' 401+92	39.7' RT	1.50'	64	
F7	P-19A	'FD RAB' 401+97	40.4' RT	'FD RAB' 402+03	40.1' RT	1.00'	6	
F7	P-20	'FD RAB' 403+36	74.6' LT	'FD RAB' 403+73	82.2' LT	2.00'	60	
F7	P-21	'FD RAB' 405+52	4.8' LT	'FD RAB' 405+73	93.0' LT	2.00'	91	
F7	P-22	'FD RAB' 407+10	35.5' RT	'FD RAB' 407+33	36.4' RT	1.00'	20	
F8	P-23A	'FD RAB' 408+05	36.2' RT	'FD RAB' 408+44	36.5' RT	1.00'	39	
					TOTAL:		988	LF

202(8) REMOVAL OF INLET

SHEET	STATION	OFFSET	QUANTITY (EACH)	REMARKS
F1	'SR RAB' 105+50	67.5' RT	1	
F1	'SR RAB' 106+00	60.8' RT	1	
F1	'SR RAB' 106+46	41.9' RT	1	
		TOTAL:	3	EA

202(9) REMOVAL OF CURB AND GUTTER

SHEET	FROM STATION	TO STATION	OFFSET	LENGTH (LF)	REMARKS
F1	'SR RAB' 101+05	'SR RAB' 101+86	RT	148	
F1	'SR RAB' 102+24	'SR RAB' 102+53	RT	114	
F1	'SR RAB' 101+28	'SR RAB' 102+63	CT	278	MEDIAN
F1	'SR RAB' 102+65	'SR RAB' 103+75	CT	225	MEDIAN
F1-F2	'SR RAB' 103+77	'SR RAB' 104+81	CT	212	MEDIAN
F2	'SR RAB' 104+88	'SR RAB' 105+79	RT	127	
F2	'SR RAB' 104+35	'SR RAB' 104+69	LT	149	
F2	'SR RAB' 106+22	'SR RAB' 107+59	RT	220	
F2	'SR RAB' 104+90	'SR RAB' 105+83	LT	171	
F2	'SR RAB' 105+96	'SR RAB' 106+87	CT	188	MEDIAN
F2	'SR RAB' 106+86	'SR RAB' 107+62	CT	159	MEDIAN
F4	'HW' 301+50	'HW' 302+65	LT	118	
F4	'HW' 301+50	'HW' 302+94	RT	143	
F4	'SR' 201+75	'SR' 203+16	LT	150	
F4	'SR' 203+64	'SR' 203+79	LT	17	
F4	'SR' 201+75	'SR' 203+79	RT	203	
F5	'FD RAB' 403+76	'FD RAB' 404+23	RT	58	
F5	'FD RAB' 404+81	'FD RAB' 404+81	RT	52	
			TOTAL:	2,732	LF

202(10) SINGLE MAIL BOX INSTALLATION

SHEET	STATION	OFFSET	QUANTITY (EA)	REMARKS
F4	'HW' 301+63	19.4' RT	1	
		TOTAL:	1	EA

203(3) UNCLASSIFIED EXCAVATION

SHEET	START STATION	END STATION	VOLUME (CY)	REMARKS
F1-F6	'SR RAB' 100+25	'FD RAB' 408+02	5,900	
		TOTAL:	5,900	CY

203(6D) BORROW, TYPE D

SHEET	START STATION	END STATION	VOLUME (TON)	REMARKS
F1-F6	'SR RAB' 100+25	'FD RAB' 408+02	19,300	
		TOTAL:	19,300	TON

203(9) OBLITERATION OF ROADWAY

SHEET	START STATION	END STATION	OFFSET	AREA (SY)	REMARKS
F5	'FD RAB' 403+51	'FD RAB' 403+79	LT	172	
			TOTAL:	172	SY

301(1) AGGREGATE BASE COURSE, GRADING D-1

SHEET	START STATION	END STATION	OFFSET	WEIGHT (TON)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 104+00	LT/RT	680	ROADWAY
F2	'SR RAB' 104+00	'SR RAB' 109+00	LT/RT	1,366	ROADWAY
F3	'SR RAB' 109+00	'SR RAB' 112+00	LT/RT	565	ROADWAY
F4	'SR' 201+75	'SR' 203+79	LT/RT	301	ROADWAY
F4	'HW' 301+50	'HW' 302+79	LT/RT	150	ROADWAY
F5	'FD RAB' 400+25	'FD RAB' 406+00	LT/RT	1,104	ROADWAY
F6	'FD RAB' 406+00	'FD RAB' 408+02	LT/RT	286	ROADWAY
F1	'SR RAB' 101+40	'SR RAB' 102+49	RT	85	APPROACH
F2	'SR RAB' 108+15	'SR RAB' 108+89	RT	44	APPROACH
F2-F3	'SR RAB' 108+84	'SR RAB' 109+43	LT	25	APPROACH
F3	'SR RAB' 109+51	'SR RAB' 110+23	LT	44	APPROACH
F3	'SR RAB' 110+20	'SR RAB' 111+54	RT	97	APPROACH
F4	'SR' 202+95	'SR' 203+79	LT	28	APPROACH
F5	'FD RAB' 400+92	'FD RAB' 402+07	RT	53	APPROACH
F5	'FD RAB' 402+94	'FD RAB' 403+48	LT	75	APPROACH
F5	'FD RAB' 408+03	'FD RAB' 408+45	RT	24	APPROACH
F1-F2	'SR RAB' 100+25	'SR RAB' 104+34	LT/RT	136	HMA MEDIAN
F2-F3	'SR RAB' 108+86	'SR RAB' 110+19	LT/RT	142	HMA MEDIAN
F5	'FD RAB' 400+25	'FD RAB' 403+85	LT/RT	114	HMA MEDIAN
F5	'FD RAB' 405+34	'FD RAB' 407+81	LT/RT	55	HMA MEDIAN
F2	'SR RAB' 105+00	'SR RAB' 106+02	LT/RT	47	TRUCK APRON
F5	'FD RAB' 404+09	'FD RAB' 404+88	LT/RT	34	TRUCK APRON
F2	'SR RAB' 103+09	'SR RAB' 104+79	LT/RT	28	SR ROUNDABOUT SOUTH MEDIAN
F2	'SR RAB' 105+20	'SR RAB' 104+94	RT	27	SR ROUNDABOUT EAST MEDIAN
F2	'SR RAB' 105+77	'SR RAB' 105+92	LT	12	SR ROUNDABOUT WEST MEDIAN
F2	'SR RAB' 106+20	'SR RAB' 106+55	LT	26	SR ROUNDABOUT NORTH MEDIAN
F5	'FD RAB' 403+77	'FD RAB' 403+88	LT	8	FD ROUNDABOUT SOUTH MEDIAN
F5	'FD RAB' 404+50	'FD RAB' 404+55	LT/RT	16	FD ROUNDABOUT EAST MEDIAN
F5	'FD RAB' 405+10	'FD RAB' 405+22	LT/RT	9	FD ROUNDABOUT NORTH MEDIAN
F1	'SR RAB' 103+09	'SR RAB' 103+30	LT	4	BUS SHELTER PAD
F4	'HW' 302+53	'HW' 302+72	RT	2	PARALLEL BIKE RAMP
F4	'SR' 202+64	'SR' 202+89	LT	4	SIDEWALK
F4	'SR' 203+66	'SR' 203+79	LT	2	SIDEWALK
F4	'HW' 302+20	'HW' 302+38	LT	2	PARALLEL BIKE RAMP
F4	'SR' 202+74	'SR' 203+79	RT	14	SIDEWALK
F2	'SR RAB' 107+73	'SR RAB' 107+93	RT	4	BUS SHELTER PAD
F3	'SR RAB' 109+33	'SR RAB' 109+51	RT	2	PARALLEL BIKE RAMP
F5	'FD RAB' 401+60	'FD RAB' 401+80	LT	4	BUS SHELTER PAD
F6	'FD RAB' 406+32	'FD RAB' 406+52	RT	4	BUS SHELTER PAD
F1	'SR RAB' 100+25	'SR RAB' 101+88	RT	45	PATH
F1	'SR RAB' 102+24	'SR RAB' 104+00	RT	54	PATH
F1-F2	'SR RAB' 100+25	'SR RAB' 104+00	LT	101	PATH
F2	'SR RAB' 104+00	'SR RAB' 105+75	RT	42	PATH
F2	'SR RAB' 106+16	'SR RAB' 108+29	RT	65	PATH
F2	'SR RAB' 108+73	'SR RAB' 109+00	RT	8	PATH
F2	'SR RAB' 104+00	'SR RAB' 104+82	LT	41	PATH
F2-F3	'SR RAB' 105+14	'SR RAB' 109+00	LT	109	PATH
F3	'SR RAB' 109+00	'SR RAB' 110+39	RT	40	PATH
F3	'SR RAB' 111+20	'SR RAB' 112+05	RT	22	PATH
F3	'SR RAB' 109+26	'SR RAB' 109+69	LT	12	PATH
F3	'SR RAB' 110+07	'SR RAB' 112+05	LT	54	PATH
F4	'HW' 301+50	'HW' 302+94	RT	34	PATH
F4	'HW' 301+50	'HW' 302+65	LT	27	PATH
F4	'SR' 201+75	'SR' 202+64	LT	22	PATH
F4	'SR' 201+75	'SR' 202+74	RT	23	PATH
F5	'FD RAB' 400+25	'FD RAB' 401+19	RT	25	PATH
F5	'FD RAB' 401+84	'FD RAB' 404+22	RT	93	PATH
F5-F6	'FD RAB' 404+89	'FD RAB' 406+00	RT	67	PATH
F5	'FD RAB' 400+25	'FD RAB' 403+25	LT	78	PATH
F5-F6	'FD RAB' 403+48	'FD RAB' 406+00	LT	71	PATH
F6	'FD RAB' 406+00	'FD RAB' 408+14	RT	54	PATH
F6	'FD RAB' 408+39	'FD RAB' 408+65	RT	7	PATH
F6	'FD RAB' 406+00	'FD RAB' 406+16	LT	5	PATH
			TOTAL:	6,901	TONS
			ROUNDED TOTAL:	7,000	TONS

306(1) ATB

SHEET	START STATION	END STATION	WEIGHT (TON)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 104+00	476	ROADWAY
F2	'SR RAB' 104+00	'SR RAB' 109+00	955	ROADWAY
F3	'SR RAB' 109+00	'SR RAB' 112+00	395	ROADWAY
F4	'SR' 201+75	'SR' 203+79	211	ROADWAY
F4	'HW' 301+50	'HW' 302+79	105	ROADWAY
F5	'FD RAB' 400+25	'FD RAB' 406+00	772	ROADWAY
F6	'FD RAB' 406+00	'FD RAB' 408+02	200	ROADWAY
		TOTAL:	3,114	TON
		ROUNDED TOTAL:	3,150	TON

306(2) ASPHALT BINDER, GRADE PG 58-28

SHEET	START STATION	END STATION	WEIGHT (TON)	REMARKS
F1-F6	'SR RAB' 100+25	'FD RAB' 408+02	158	5.0% OF 306(1)
		TOTAL:	158	TON

401(1A) TYPE III; CLASS B

SHEET	START STATION	END STATION	WEIGHT (TON)	REMARKS
F1-F2	'SR RAB' 100+25	'SR RAB' 104+34	71	MEDIAN
F1	'SR RAB' 101+40	'SR RAB' 102+49	45	APPROACH
F2-F3	'SR RAB' 106+66	'SR RAB' 110+19	75	MEDIAN
F2	'SR RAB' 108+15	'SR RAB' 108+89	23	APPROACH
F2-F3	'SR RAB' 108+84	'SR RAB' 109+43	14	APPROACH
F3	'SR RAB' 109+51	'SR RAB' 110+23	23	APPROACH
F3	'SR RAB' 110+20	'SR RAB' 111+54	51	APPROACH
F4	'SR' 202+95	'SR' 203+79	15	APPROACH
F5	'FD RAB' 400+25	'FD RAB' 403+65	60	MEDIAN
F5	'FD RAB' 400+92	'FD RAB' 402+07	28	APPROACH
F5	'FD RAB' 402+94	'FD RAB' 403+48	39	APPROACH
F5-F6	'FD RAB' 405+34	'FD RAB' 407+81	29	MEDIAN
F6	'FD RAB' 408+03	'FD RAB' 408+45	13	APPROACH
		TOTAL:	486	TON
		ROUNDED TOTAL:	500	TON

401(4) ASPHALT BINDER, GRADE PG 58-28

SHEET	START STATION	END STATION	WEIGHT (TON)	REMARKS
F1-F6	'SR RAB' 100+25	'FD RAB' 408+02	30	6.0% OF 401(1A)
		TOTAL:	30	TON

STATE OF ALASKA 49TH — PS&E — 10-16-18 — REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SUMMARY SHEETS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE | (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED | HOBBS | CHECKED | NOBLE | DRAFTED | WESTPHAL
LAYOUT | D2 | 5/10/2018 | DATE
FILE | C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-SU-D-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	D3	D6

402(1) STE-1 ASPHALT FOR TACK COAT

SHEET	START STATION	END STATION	WEIGHT (TON)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 104+00	1.6	
F2	'SR RAB' 104+00	'SR RAB' 109+00	3.4	
F3	'SR RAB' 109+00	'SR RAB' 112+00	1.4	
F4	'SR' 201+75	'SR' 203+79	0.8	
F4	'HW' 301+50	'HW' 302+79	0.4	
F5	'FD RAB' 400+25	'FD RAB' 406+00	2.8	
F6	'FD RAB' 406+00	'FD RAB' 408+02	0.8	
		TOTAL:	11.2	TON
		ROUNDED TOTAL:	12.0	TON

408(1A) HMA, SP; TYPE A

SHEET	START STATION	END STATION	WEIGHT (TON)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 104+00	238	ROADWAY
F2	'SR RAB' 104+00	'SR RAB' 109+00	478	ROADWAY
F3	'SR RAB' 109+00	'SR RAB' 112+00	198	ROADWAY
F4	'SR' 201+75	'SR' 203+79	106	ROADWAY
F4	'HW' 301+50	'HW' 302+79	53	ROADWAY
F5	'FD RAB' 400+25	'FD RAB' 406+00	386	ROADWAY
F6	'FD RAB' 406+00	'FD RAB' 408+02	100	ROADWAY
		TOTAL:	1,559	TON
		ROUNDED TOTAL:	1,600	TON

408(4) ASPHALT BINDER, GRADE PG 58-28

SHEET	START STATION	END STATION	WEIGHT (TON)	REMARKS
F1-F6	'SR RAB' 100+25	'FD RAB' 408+02	96	6.0% OF 408(1A)
		TOTAL:	96	TON

603(21-12) 12-INCH CORRUGATED POLYETHYLENE PIPE

SHEET	PIPE ID	INLET			OUTLET			SLOPE	LENGTH (LF)	REMARKS
		STATION	OFFSET	INVERT	STATION	OFFSET	INVERT			
F2	P-25	'SR RAB' 111+19	54.9' RT	39.45	'SR RAB' 110+56	50.6' RT	39.29	0.25%	63	
F2	P-26	'SR RAB' 111+85	37.1' RT	40.44	'SR RAB' 111+70	54.5' RT	39.56	3.87%	23	
F5	P-27	'FD RAB' 400+72	51.4' RT	43.56	'FD RAB' 400+48	38.1' RT	43.50	0.20%	28	
F5	P-30	'FD RAB' 401+77	54.6' RT	43.77	'FD RAB' 401+24	53.2' RT	43.66	0.20%	54	
F6	P-45	'FD RAB' 408+51	35.2' RT	45.11	'FD RAB' 408+01	51.3' RT	43.89	2.32%	53	
								TOTAL:	221	LF

603(21-24) 24-INCH CORRUGATED POLYETHYLENE PIPE

SHEET	PIPE ID	INLET			OUTLET			SLOPE	LENGTH (LF)	REMARKS
		STATION	OFFSET	INVERT	STATION	OFFSET	INVERT			
F5	P-41	'FD RAB' 405+22	34.8' LT	43.21	'FD RAB' 404+43	105.1' LT	42.97	0.25%	95	
F5	P-42	'FD RAB' 405+52	0.5' LT	43.32	'FD RAB' 404+22	34.8' LT	43.21	0.25%	43	
F5	P-43	'FD RAB' 405+76	32.3' RT	43.42	'FD RAB' 405+52	0.5' LT	43.32	0.25%	41	
F5-F6	P-44	'FD RAB' 406+65	47.1' RT	43.65	'FD RAB' 405+76	32.3' RT	43.42	0.25%	91	
								TOTAL:	270	LF

603(21-30) 30-INCH CORRUGATED POLYETHYLENE PIPE

SHEET	PIPE ID	INLET			OUTLET			SLOPE	LENGTH (LF)	REMARKS
		STATION	OFFSET	INVERT	STATION	OFFSET	INVERT			
F5	P-37	'FD RAB' 403+54	76.3' LT	42.59	'FD RAB' 403+23	72.6' LT	42.53	0.14%	43	
								TOTAL:	43	LF

603(9-18) 18-INCH CORRUGATED POLYETHYLENE PIPE

SHEET	PIPE ID	INLET			OUTLET			SLOPE	LENGTH (LF)	REMARKS
		STATION	OFFSET	INVERT	STATION	OFFSET	INVERT			
F1	P-1	'SR RAB' 102+37	32.8' RT	37.85	'SR RAB' 100+59	34.4' RT	36.78	0.60%	178	
F1	P-2	'SR RAB' 103+49	32.4' RT	38.48	'SR RAB' 102+37	32.8' RT	37.85	0.55%	115	
F2	P-3	'SR RAB' 104+41	43.3' RT	38.92	'SR RAB' 103+49	32.4' RT	38.48	0.50%	89	
F1-F2	P-4	'SR RAB' 103+14	44.0' LT	38.53	'SR RAB' 104+47	35.9' LT	37.97	0.41%	138	
F2	P-5	'SR RAB' 104+47	35.9' LT	37.97	'SR RAB' 105+00	77.6' LT	37.62	0.50%	71	
F2-F4	P-6	'SR' 201+21	35.3' LT	37.62	'SR' 202+00	20.1' LT	37.22	0.50%	81	
F4	P-7	'SR' 202+00	20.1' LT	37.22	'SR' 202+32	48.0' LT	37.00	0.50%	44	
F2-F4	P-8	'HW' 301+17	22.0' RT	38.5	'HW' 302+53	12.4' RT	37.67	0.61%	137	
F4	P-9	'HW' 302+53	12.4' RT	37.67	'HW' 302+96	18.2' RT	37.56	0.25%	43	
F4	P-10	'SR' 202+98	18.7' RT	38.21	'SR' 202+98	16.0' RT	38.19	0.60%	3	
F4	P-11	'SR' 202+00	18.2' RT	37.82	'SR' 202+00	20.1' LT	37.22	1.57%	39	
F4	P-12	'SR' 201+11	26.7' RT	38.35	'SR' 201+99	18.7' RT	37.82	0.60%	88	
F1-F2	P-13	'SR RAB' 106+50	38.7' LT	39.08	'SR RAB' 105+42	103.3' LT	38.35	0.60%	122	
F2	P-14	'SR RAB' 107+62	39.0' LT	39.75	'SR RAB' 106+50	38.7' LT	39.08	0.60%	113	
F4	P-15	'HW' 301+25	36.8' LT	38.54	'HW' 302+19	13.7' LT	37.96	0.60%	97	
F4	P-16	'HW' 302+19	13.7' LT	37.96	'HW' 302+96	16.2' LT	37.76	0.25%	79	
F2	P-17	'SR RAB' 106+53	40.1' RT	40.06	'SR RAB' 107+89	45.2' RT	39.24	0.60%	137	
F2	P-18	'SR RAB' 107+89	45.2' RT	39.24	'SR RAB' 108+89	17.0' RT	38.62	0.60%	104	
F2	P-19	'SR RAB' 108+91	49.1' RT	38.99	'SR RAB' 108+89	17.0' RT	38.62	1.15%	33	
F2	P-20	'SR RAB' 108+89	17.0' RT	38.62	'SR RAB' 108+85	72.2' LT	38.03	0.66%	90	
F2-F3	P-21	'SR RAB' 109+25	51.6' LT	38.40	'SR RAB' 108+89	70.0' LT	38.10	0.75%	41	
F3	P-22	'SR RAB' 109+54	27.2' RT	39.31	'SR RAB' 109+54	48.7' RT	39.09	1.02%	22	
F3	P-23	'SR RAB' 109+54	8.5' LT	39.33	'SR RAB' 109+44	50.4' LT	38.30	2.38%	44	
F3	P-24	'SR RAB' 110+07	48.4' LT	38.70	'SR RAB' 109+67	48.9' LT	38.50	0.50%	40	
F5	P-28	'FD RAB' 400+52	8.5' LT	44.10	'FD RAB' 400+55	56.5' LT	44.00	0.20%	49	
F5	P-29	'FD RAB' 400+52	8.5' LT	44.44	'FD RAB' 400+52	8.5' LT	44.10	0.17%	201	
F5	P-31	'FD RAB' 401+64	32.5' LT	44.53	'FD RAB' 401+50	56.2' LT	44.19	1.25%	28	
F5	P-32	'FD RAB' 402+10	27.2' RT	43.72	'FD RAB' 400+49	32.7' RT	43.50	0.14%	161	
F5	P-33	'FD RAB' 403+06	23.0' RT	44.46	'FD RAB' 402+12	27.2' RT	43.72	0.78%	95	
F5	P-34	'FD RAB' 403+85	32.4' RT	44.88	'FD RAB' 403+06	23.0' RT	44.46	0.60%	71	
F5	P-35	'FD RAB' 403+79	32.9' LT	45.27	'FD RAB' 403+85	32.4' RT	44.88	0.60%	66	
F5	P-36	'FD RAB' 403+51	116.3' LT	43.91	'FD RAB' 403+24	78.1' LT	43.60	0.56%	56	
F5	P-38	'FD RAB' 404+23	77.1' RT	43.98	'FD RAB' 404+75	70.8' RT	43.79	0.36%	53	
F5	P-39	'FD RAB' 404+75	70.8' RT	43.79	'FD RAB' 405+18	30.6' RT	43.51	0.40%	70	
F5	P-40	'FD RAB' 405+18	30.6' RT	43.51	'FD RAB' 405+52	0.5' LT	43.32	0.40%	49	
								TOTAL:	2,847	LF

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SUMMARY SHEETS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | LAYOUT D3 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-01-SU-D-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	D4	D6

604(1A) STORM SEWER MANHOLE, TYPE I

SHEET	STRUCTURE ID	STATION	OFFSET	RIM ELEVATION (FT)	QUANTITY (EA)	TYPE OF CASTING
F1	S-01	'SR RAB' 102+37	32.8' RT	43.17	1	GRATE & CURB INLET
F1	S-02	'SR RAB' 103+49	32.4' RT	42.07	1	GRATE & CURB INLET
F2	S-05	'SR RAB' 104+47	35.9' LT	43.10	1	GRATE & CURB INLET
F2	S-06	'SR' 201+21	35.3' LT	43.00	1	GRATE & CURB INLET
F4	S-09	'HW' 302+53	12.4' RT	41.17	1	GRATE & CURB INLET
F2	S-11	'SR' 202+00	18.2' RT	42.19	1	GRATE & CURB INLET
F2	S-12	'SR' 201+10	26.1' RT	43.66	1	GRATE & CURB INLET
F2	S-13	'SR RAB' 106+50	38.7' LT	44.02	1	GRATE & CURB INLET
F4	S-16	'HW' 302+19	13.7' LT	41.46	1	GRATE & CURB INLET
F2	S-18	'SR RAB' 107+89	45.2' RT	43.06	1	GRATE & CURB INLET
F5	S-22	'FD RAB' 400+52	8.5' LT	47.39	1	GRATE & CURB INLET
F5	S-25	'FD RAB' 402+11	26.5' RT	46.97	1	GRATE & CURB INLET
F5	S-26	'FD RAB' 403+06	23.0' RT	47.67	1	GRATE & CURB INLET
F5	S-27	'FD RAB' 403+85	32.4' RT	48.44	1	GRATE & CURB INLET
F5	S-30	'FD' 500+71	26.0' LT	47.24	1	GRATE & CURB INLET
F5	S-31	'FD RAB' 405+18	30.6' RT	47.49	1	GRATE & CURB INLET
F5	S-32	'FD RAB' 405+22	34.8' RT	47.97	1	GRATE & CURB INLET
F5	S-34	'FD RAB' 405+76	32.3' RT	47.48	1	GRATE & CURB INLET
				TOTAL:	18	EA

OIL WATER SEPARATOR

SHEET	STRUCTURE ID	STATION	OFFSET	RIM ELEVATION (FT)	QUANTITY (EA)	TYPE OF CASTING
F2	S-07	'SR' 202+00	20.1' LT	42.18	1	GRATE & CURB INLET
F2	S-19	'SR RAB' 108+89	17.0' RT	43.21	1	MANHOLE FRAME & LID
F5	S-33	'FD RAB' 405+52	0.5' LT	48.03	1	MANHOLE FRAME & LID
				TOTAL:	3	EA

604(3) RECONSTRUCT MANHOLE

SHEET	STATION	OFFSET	QUANTITY (EA)	REMARKS
F1	'SR RAB' 101+95	26.5' RT	1	SS
F2	'SR RAB' 105+56	82.4' RT	1	SS
F2	'SR RAB' 105+63	46.5' RT	1	SS
F2	'SR RAB' 109+44	24.8' RT	1	SS
F5	'FD RAB' 403+13	37.2' RT	1	SS
F4	'HW' 302+98	16.2' LT	1	SD
F4	'HW' 302+97	18.5' RT	1	SD
		TOTAL:	7	EA

604(4) ADJUSTING EXISTING MANHOLE

SHEET	STATION	OFFSET	QUANTITY (EA)	REMARKS
F1	'SR RAB' 101+80	6.2' LT	1	SSCO
F5	'FD RAB' 401+69	50.5' RT	1	SS
		TOTAL:	2	EA

604(5) INLET, TYPE A

SHEET	STRUCTURE ID	STATION	OFFSET	RIM ELEVATION	QUANTITY (EA)	TYPE OF CASTING
F2	S-03	'SR RAB' 104+41	43.3' RT	42.42	1	GRATE & CURB INLET
F1	S-04	'SR RAB' 103+14	44.0' LT	42.03	1	GRATE & CURB INLET
F4	S-08	'HW' 301+15	21.6' RT	42.46	1	GRATE & CURB INLET
F2	S-10	'SR' 202+98	18.7' RT	41.21	1	GRATE & CURB INLET
F2	S-14	'SR RAB' 107+62	39.0' LT	43.25	1	GRATE & CURB INLET
F4	S-15	'HW' 301+25	36.8' LT	43.03	1	GRATE & CURB INLET
F2	S-17	'SR RAB' 106+53	40.1' RT	43.56	1	GRATE & CURB INLET
F2	S-20	'SR RAB' 109+54	27.2' RT	42.81	1	GRATE & CURB INLET
F2	S-21	'SR RAB' 109+64	8.5' LT	43.55	1	GRATE & CURB INLET
F5	S-23	'FD RAB' 402+52	8.5' LT	47.69	1	GRATE & CURB INLET
F5	S-24	'FD RAB' 401+64	32.5' LT	48.03	1	GRATE & CURB INLET
F5	S-28	'FD RAB' 403+79	32.9' LT	48.77	1	GRATE & CURB INLET
F5	S-29	'FD' 500+77	25.9' RT	47.48	1	GRATE & CURB INLET
				TOTAL:	13	EA

607(3) CHAIN LINK FENCE

SHEET	FROM STATION	OFFSET	TO STATION	OFFSET	LENGTH (LF)	REMARKS
F4	'SR' 201+98	39.3' RT	'SR' 202+43	31.4' RT	44	
F4	'SR' 202+21	37.3' LT	'SR' 202+59	370.80 Lt	44	
				TOTAL:	88	LF

608(1B) CONCRETE SIDEWALK, 6 INCHES THICK

SHEET	FROM STATION	TO STATION	OFFSET	AREA (SY)	REMARKS
F1	'SR RAB' 103+09	'SR RAB' 103+30	LT	16	BUS STOP PAD
F4	'HW' 302+53	'HW' 302+72	RT	7	PARALLEL BIKE RAMP
F4	'SR' 202+84	'SR' 202+89	LT	15	SIDEWALK
F4	'SR' 203+86	'SR' 203+79	LT	6	SIDEWALK
F4	'HW' 302+20	'HW' 302+38	LT	7	PARALLEL BIKE RAMP
F4	'SR' 202+74	'SR' 203+79	RT	58	SIDEWALK
F2	'SR RAB' 107+73	'SR RAB' 107+93	RT	16	BUS STOP PAD
F4	'SR RAB' 109+33	'SR RAB' 109+51	RT	8	PARALLEL BIKE RAMP
F5	'FD RAB' 401+60	'FD RAB' 401+80	LT	16	BUS STOP PAD
F6	'FD RAB' 406+32	'FD RAB' 406+52	RT	16	BUS STOP PAD
			TOTAL:	165	SY

608(1C) CONCRETE SIDEWALK, 8 INCHES THICK

SHEET	FROM STATION	TO STATION	OFFSET	AREA (SY)	REMARKS
F2	'SR RAB' 105+00	'SR RAB' 106+02	CT	194	TRUCK APRON
F5	'FD RAB' 404+09	'FD RAB' 404+88	CT	142	TRUCK APRON
			TOTAL:	336	SY

608(3) ASPHALT SIDEWALK

SHEET	FROM STATION	TO STATION	OFFSET	AREA (SY)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 101+88	RT	216	
F1	'SR RAB' 102+24	'SR RAB' 104+00	RT	261	
F1-F2	'SR RAB' 100+25	'SR RAB' 104+00	LT	485	
F2	'SR RAB' 104+00	'SR RAB' 105+75	RT	202	
F2	'SR RAB' 106+16	'SR RAB' 108+29	RT	311	
F2	'SR RAB' 108+73	'SR RAB' 109+00	RT	35	
F2	'SR RAB' 104+00	'SR RAB' 104+82	LT	195	
F2-F3	'SR RAB' 105+14	'SR RAB' 109+00	LT	524	
F3	'SR RAB' 109+00	'SR RAB' 110+39	RT	193	
F3	'SR RAB' 111+20	'SR RAB' 112+05	RT	106	
F3	'SR RAB' 109+26	'SR RAB' 109+69	LT	54	
F3	'SR RAB' 110+07	'SR RAB' 112+05	LT	259	
F4	'HW' 301+50	'HW' 302+94	RT	161	
F4	'HW' 301+50	'HW' 302+65	LT	128	
F4	'SR' 201+75	'SR' 202+84	LT	105	
F4	'SR' 201+75	'SR' 202+74	RT	108	
F5	'FD RAB' 400+25	'FD RAB' 401+19	RT	121	
F5	'FD RAB' 401+84	'FD RAB' 404+22	RT	450	
F5	'FD RAB' 404+89	'FD RAB' 406+00	RT	321	
F5	'FD RAB' 400+25	'FD RAB' 403+25	LT	378	
F5	'FD RAB' 403+48	'FD RAB' 406+00	LT	343	
F6	'FD RAB' 406+00	'FD RAB' 408+14	RT	261	
F6	'FD RAB' 408+38	'FD RAB' 408+65	RT	34	
F6	'FD RAB' 406+00	'FD RAB' 406+16	LT	22	
			TOTAL:	5,273	SY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SUMMARY SHEETS

STATE OF ALASKA 49TH — PS&E — 10-16-18 — LICENSED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
LAYOUT D4 | 5/10/2018 | DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-SU-D-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	D5	D6

608(6) CURB RAMPS

SHEET	STATION	OFFSET	QUANTITY (EA)	REMARKS
F1	'SR RAB' 101+72	43' RT	1	PARALLEL
F1	'SR RAB' 102+23	44' RT	1	PARALLEL
F2	'SR RAB' 104+26	40' RT	1	PATH ACCESS
F2	'SR RAB' 104+33	36' RT	1	PATH ACCESS
F2	'SR RAB' 104+37	10' RT	1	ROUNDABOUT MEDIAN
F2	'SR RAB' 104+38	6' LT	1	ROUNDABOUT MEDIAN
F2	'SR RAB' 105+65	118' RT	1	PARALLEL
F2	'SR RAB' 105+00	93' LT	1	PATH ACCESS
F4	'SR' 202+97	23' LT	1	UNIDIRECTIONAL
F2	'SR RAB' 105+79	104' RT	1	ROUNDABOUT MEDIAN
F2	'SR RAB' 105+79	104' RT	1	ROUNDABOUT MEDIAN
F2	'SR RAB' 105+18	102' LT	1	ROUNDABOUT MEDIAN
F2	'SR RAB' 105+18	102' LT	1	ROUNDABOUT MEDIAN
F2	'SR RAB' 106+06	98' RT	1	PATH ACCESS
F2	'SR RAB' 105+32	115' LT	1	PATH ACCESS
F2	'SR RAB' 106+68	36' RT	1	PATH ACCESS
F2	'SR RAB' 106+65	36' LT	1	PARALLEL
F2	'SR RAB' 106+62	5' LT	1	ROUNDABOUT MEDIAN
F2	'SR RAB' 106+61	10' RT	1	ROUNDABOUT MEDIAN
F5	'FD RAB' 403+68	31' RT	1	PATH ACCESS
F5	'FD RAB' 404+25	92' RT	1	PATH ACCESS
F5	'FD RAB' 403+64	30' LT	1	PATH ACCESS
F5	'FD RAB' 403+68	9' LT	1	ROUNDABOUT MEDIAN
F5	'FD RAB' 403+70	9' RT	1	ROUNDABOUT MEDIAN
F6	'FD RAB' 404+45	90' RT	1	ROUNDABOUT MEDIAN
F5	'FD RAB' 404+54	90' RT	1	ROUNDABOUT MEDIAN
F5	'FD RAB' 404+74	89' RT	1	PATH ACCESS
F5	'FD RAB' 405+31	30' RT	1	PATH ACCESS
F5	'FD RAB' 405+42	31' LT	1	PATH ACCESS
F5	'FD RAB' 405+29	7' RT	1	ROUNDABOUT MEDIAN
F5	'FD RAB' 405+32	11' LT	1	ROUNDABOUT MEDIAN
		TOTAL:	31	EA

608(9) COLORED PATTERNED CONCRETE, 4 INCHES THICK

SHEET	FROM STATION	TO STATION	OFFSET	AREA (SY)	REMARKS
F2	'SR RAB' 104+45	'SR RAB' 104+79	CT	114	
F2	'SR RAB' 105+20	'SR RAB' 104+94	LT	110	
F2	'SR RAB' 105+77	'SR RAB' 106+82	RT	49	
F2	'SR RAB' 106+20	'SR RAB' 106+55	CT	107	
F5	'FD RAB' 403+77	'FD RAB' 403+88	CT	32	
F5	'FD RAB' 404+50	'FD RAB' 404+55	RT	64	
F5	'FD RAB' 405+10	'FD RAB' 405+22	CT	38	
			TOTAL:	514	SY

609(2) CURB AND GUTTER, TYPE 1

SHEET	FROM STATION	OFFSET	TO STATION	OFFSET	LENGTH (LF)	REMARKS
F1	'SR RAB' 101+01	RT	'SR RAB' 101+93	RT	147	
F1	'SR RAB' 102+20	RT	'SR RAB' 103+40	RT	189	
F1-F4	'SR RAB' 103+42	RT	'HW' 302+72	RT	367	
F4	'HW' 302+72	RT	'HW' 302+94	RT	27	
F1-F2	'SR RAB' 100+25	CT	'SR RAB' 104+81	CT	1004	STEPHEN RICHARDS SOUTH MEDIAN
F1-F4	'SR RAB' 102+62	LT	'SR' 202+08	LT	352	
F4	'SR' 202+16	LT	'SR' 203+27	LT	126	
F4	'SR' 203+64	LT	'SR' 203+79	LT	16	
F4	'HW' 301+08	RT	'HW' 301+58	RT	170	STEPHEN RICHARDS EAST MEDIAN
F4	'HW' 302+38	LT	'HW' 302+85	LT	33	
F3-F4	'HW' 302+38	LT	'SR RAB' 109+51	RT	484	
F2-F4	'SR' 200+99	CT	'SR' 202+09	CT	297	STEPHEN RICHARDS WEST MEDIAN
F4	'SR' 202+12	RT	'SR' 203+79	RT	164	
F2-F4	'SR' 202+06	RT	'SR RAB' 107+67	LT	339	
F2-F3	'SR RAB' 108+19	CT	'SR RAB' 110+21	CT	893	STEPHEN RICHARDS NORTH MEDIAN
F2	'SR RAB' 105+00	CT	'SR RAB' 106+00	LT	314	STEPHEN RICHARDS ROUNDABOUT
F3	'SR RAB' 109+51	RT	'SR RAB' 110+48	RT	105	
F5	'FD RAB' 401+78	RT	'FD RAB' 403+08	RT	122	
F5	'FD RAB' 403+00	RT	'FD' 501+45	RT	208	
F5	'FD RAB' 400+25	CT	'FD RAB' 403+90	CT	805	FLOYD DRYDEN SOUTH MEDIAN
F5	'FD RAB' 401+16	LT	'FD RAB' 403+30	LT	227	
F5	'FD' 500+59	CT	'FD' 501+35	CT	427	FLOYD DRYDEN EAST MEDIAN
F5-F6	'FD RAB' 403+49	LT	'FD RAB' 406+05	LT	281	
F5-F6	'FD' 501+35	LT	'FD RAB' 406+99	RT	320	
F5-F6	'FD RAB' 405+08	CT	'FD RAB' 407+83	CT	630	FLOYD DRYDEN NORTH MEDIAN
F5	'FD RAB' 404+09	CT	'FD RAB' 404+90	CT	253	FLOYD DRYDEN ROUNDABOUT
F5-F6	'FD RAB' 403+49	LT	'FD RAB' 406+05	LT	281	
				TOTAL:	6,561	LF

618(2) SEEDING

SHEET	FROM STATION	TO STATION	QUANTITY (LB)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 104+00	10	
F2	'SR RAB' 104+00	'SR RAB' 109+00	27	
F3	'SR RAB' 109+00	'SR RAB' 112+00	12	
F4	'HW' 301+50	'HW' 302+79	2	
F4	'SR' 201+75	'SR' 203+79	4	
F5	'FD RAB' 400+25	'FD RAB' 406+00	38	
F6	'FD RAB' 406+00	'FD RAB' 408+02	7	
		TOTAL:	100	LB

620(1) TOPSOIL

SHEET	FROM STATION	TO STATION	AREA (SY)	REMARKS
F1	'SR RAB' 100+25	'SR RAB' 104+00	776	
F2	'SR RAB' 104+00	'SR RAB' 109+00	2105	
F3	'SR RAB' 109+00	'SR RAB' 112+00	926	
F4	'HW' 301+50	'HW' 302+79	112	
F4	'SR' 201+75	'SR' 203+79	283	
F5	'FD RAB' 400+25	'FD RAB' 406+00	2899	
F6	'FD RAB' 406+00	'FD RAB' 408+02	526	
		TOTAL:	7627	SY

STATE OF ALASKA
49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SUMMARY SHEETS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL843
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
LAYOUT D5 | 5/10/2018 | DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-SU-D-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	D6	D6

627(10) ADJUSTMENT OF VALVE BOX

SHEET	STATION	OFFSET	QUANTITY (EA)	REMARKS
F2	'SR RAB' 105+22	69.0' RT	2	
F2	'SR RAB' 108+74	41.7' RT	1	
F3	'SR RAB' 110+88	46.4' RT	1	
F5	'FD RAB' 403+45	48.0' LT	2	
F5	'FD RAB' 403+89	53.2' LT	2	
	TOTAL:		8	EA

635(1) INSULATION BOARD

SHEET	STATION	OFFSET	QUANTITY (MBM)	REMARKS
F2	'SR RAB' 108+00	RT	.13	
F4	'SR' 203+00	LT	.13	
F2	'SR RAB' 109+50	RT	.13	
F5	'FD RAB' 401+50	LT	.13	
F5	'FD RAB' 404+25	RT	.13	
F5	'FD RAB' 404+50	LT	.13	
	TOTAL:		.77	MBM
	ROUNDED TOTAL:		1	MBM

639(3) APPROACH

SHEET	STATION	OFFSET	TYPE			RADIUS (FT)	WIDTH (FT)	REMARKS
			PUBLIC (EA)	RES. (EA)	COMM. (EA)			
F1	'SR RAB' 101+84	RT	1			45		TRINITY DRIVE
F2	'SR RAB' 105+88	LT	1			45		STEPHEN RICHARDS MEMORIAL DRIVE
F2	'SR RAB' 105+02	RT	1			45		HALOFF WAY
F2	'SR RAB' 108+44	RT		1		20		DRIVEWAY
F3	'SR RAB' 109+13	LT		1		20		DRIVEWAY
F3	'SR RAB' 109+82	LT		1		20		DRIVEWAY
F3	'SR RAB' 110+76	RT	1			45		DUDLEY STREET
F5	'FD RAB' 401+50	RT	1			45		CHANNCIE COURT
F5	'FD RAB' 402+96	LT	1			45		N. EL CAMINO STREET
F5	'FD RAB' 404+51	RT	1			45		FLOYD DRYDEN ACCESS ROAD
F5	'FD RAB' 408+22	RT			1	20		AMERIGAS DRIVEWAY
F4	'SR' 203+38	LT	1			35		DUCK CREEK MARKET DRIVEWAY/KODIAK BEAR ST
F4	'HW' 301+81	RT		1		CURB CUT		DRIVEWAY
F4	'HW' 301+98	LT		1		CURB CUT		DRIVEWAY
F4	'HW' 302+29	RT		1		CURB CUT		DRIVEWAY
	TOTAL:		8	6	1	EA		

CHANNEL REALIGNMENT

SHEET	START STATION	END STATION	OFFSET	LENGTH (FT)	REMARKS
F4	'SR RAB' 100+58	'SR RAB' 101+05	LT	47	N. EL CAMINO ST.

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
LAYOUT D6 | DATE 5/16/2018
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-SU-D-70776.dwg

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

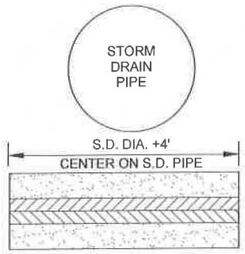
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SUMMARY SHEETS

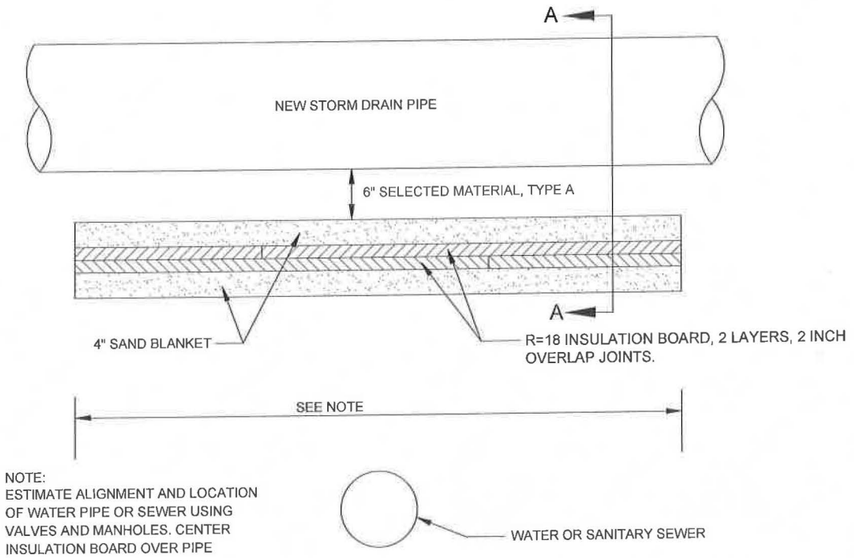
STATE OF ALASKA 49TH — REGISTERED PROFESSIONAL ENGINEER
PS&E
10-16-18

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	E1	E5

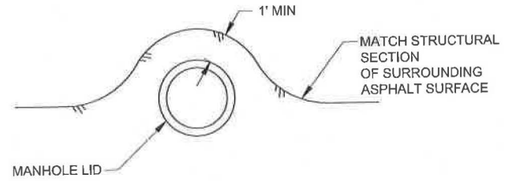
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AEOL848
5/10/2018 | LAYOUT E1 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-E-70776.dwg



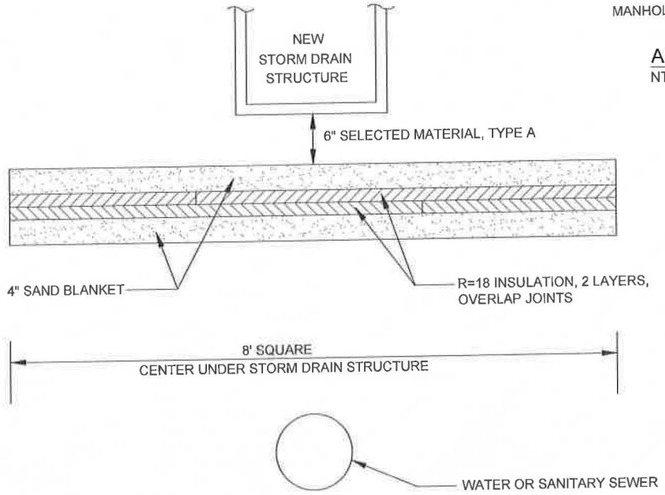
SECTION A-A



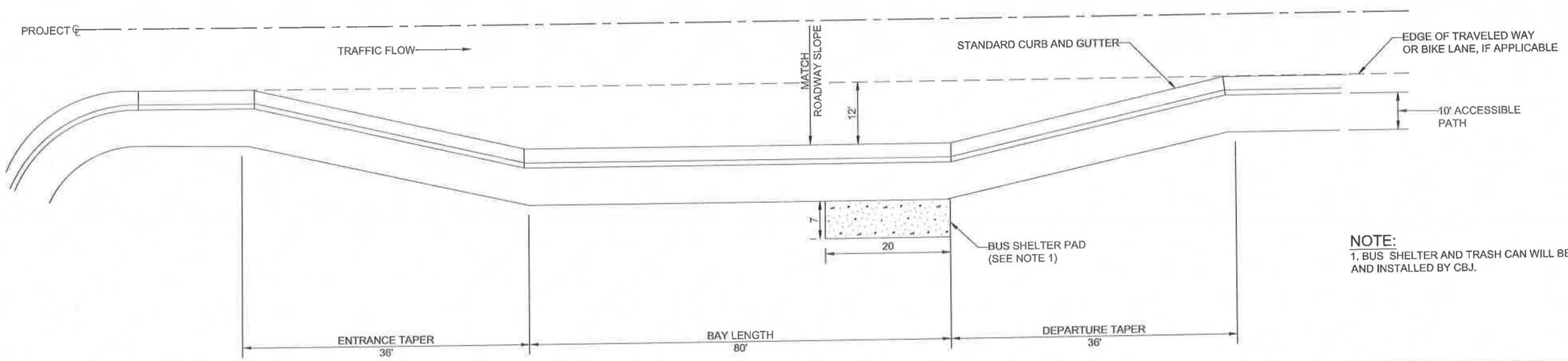
INSULATION BOARD UNDER STORM DRAIN PIPE
NTS



ASPHALT BUFFER AROUND MANHOLES DETAIL
NTS



INSULATION BOARD UNDER STORM DRAIN STRUCTURE
NTS



BUS PULLOUT DETAIL
NTS

NOTE:
1. BUS SHELTER AND TRASH CAN WILL BE PROVIDED AND INSTALLED BY CBJ.

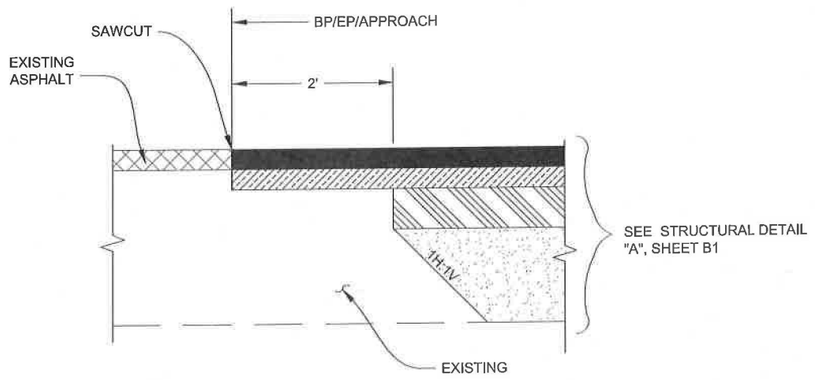
STATE OF ALASKA
49TH
PS&E
10-16-18
REGISTERED ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

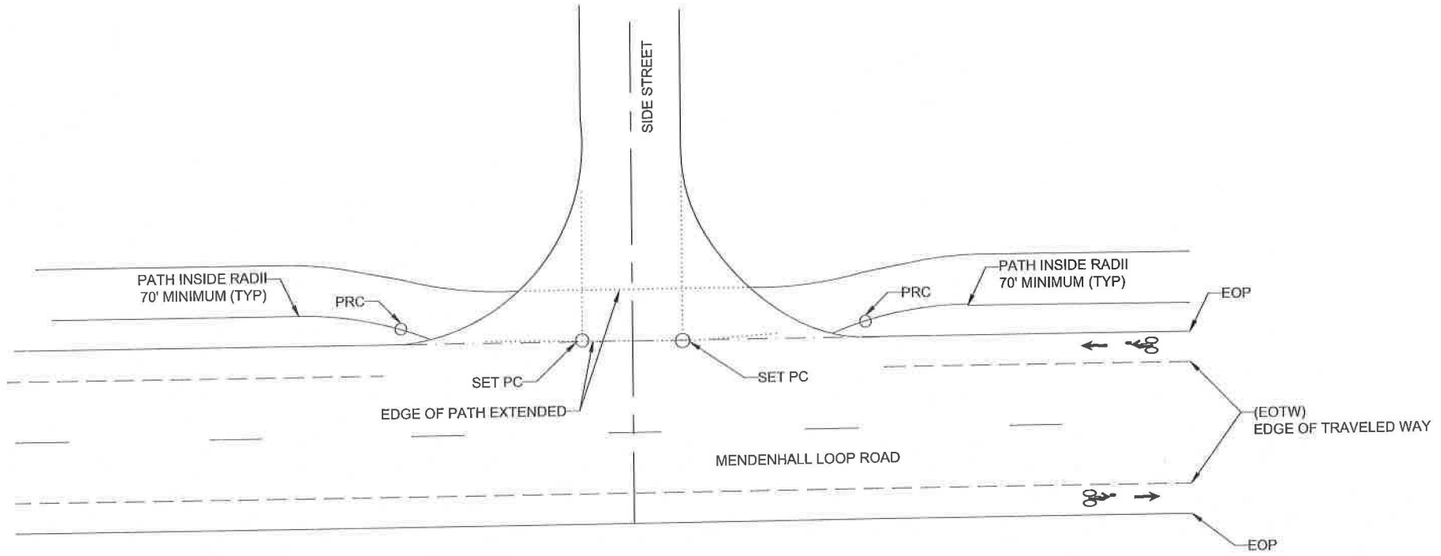
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

MISCELLANEOUS DETAILS

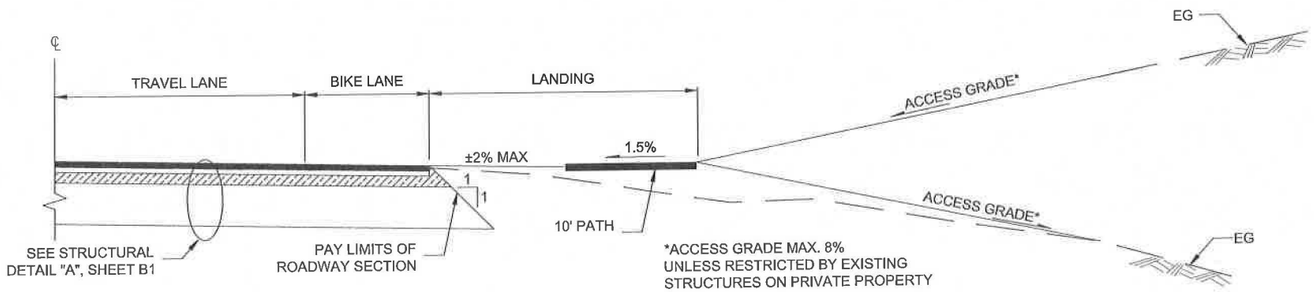
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	E2	E5



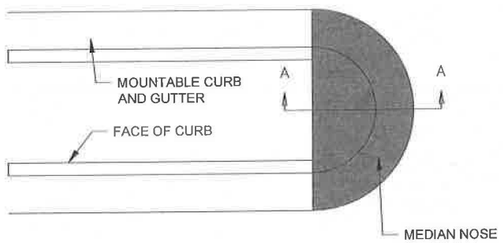
PAVEMENT MATCH JOINT DETAIL
NTS



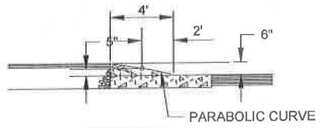
TYPICAL UNCURBED RETURN WITH PATH
NTS



APPROACH - TYPICAL PROFILE
NTS

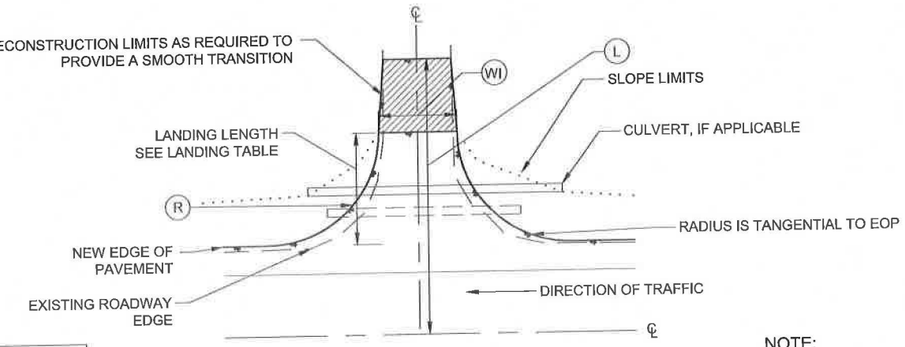


NOTE:
MEDIAN NOSE SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT. SHAPING AND PAINTING SHALL BE SUBSIDIARY.



MEDIAN NOSE DETAIL
NTS

LANDING TABLE	
TYPE	LENGTH
RESIDENTIAL	20' OR BACK OF PATH
COMMERCIAL	20' OR BACK OF PATH
PUBLIC	30'



APPROACH - PLAN VIEW
NTS

NOTE:

1. SEE APPROACH SUMMARY TABLE ON D SHEETS FOR WI, L, AND R.
2. SEE G SHEETS FOR ADDITIONAL DETAILS.

STATE OF ALASKA
49 TH
PS&E
10-16-18

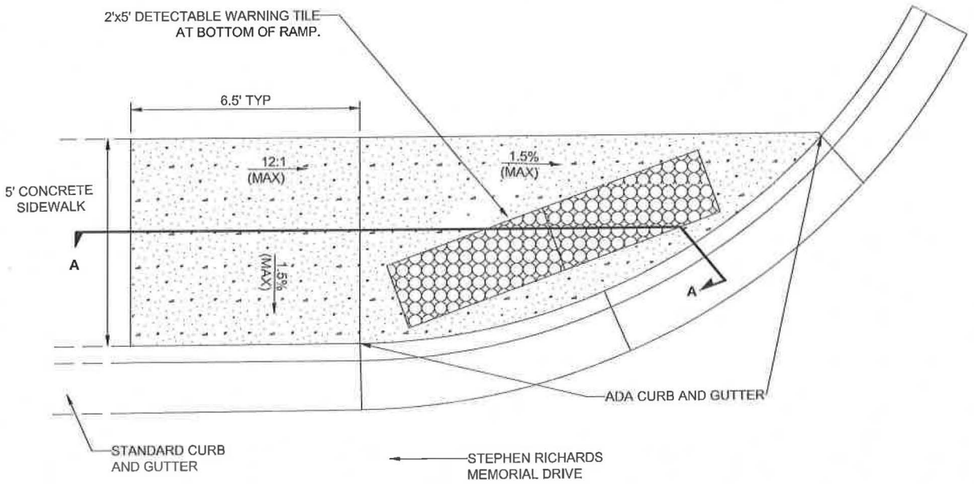
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

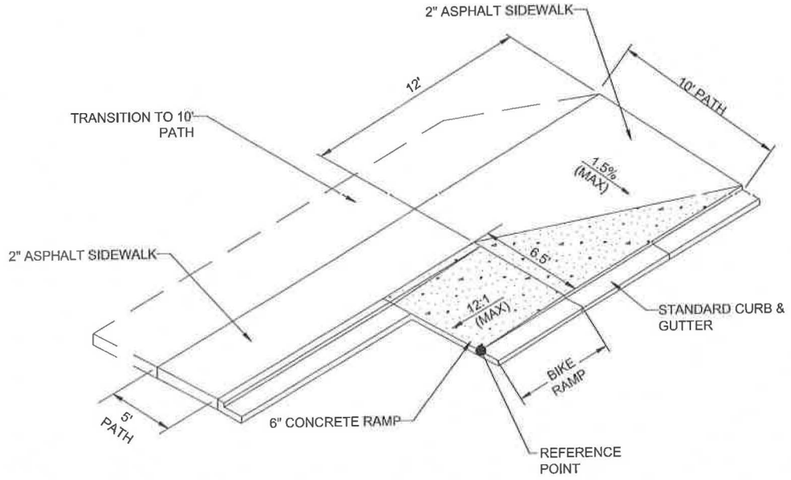
MISCELLANEOUS DETAILS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-ST-ST-E-70776.dwg | LAYOUT E2

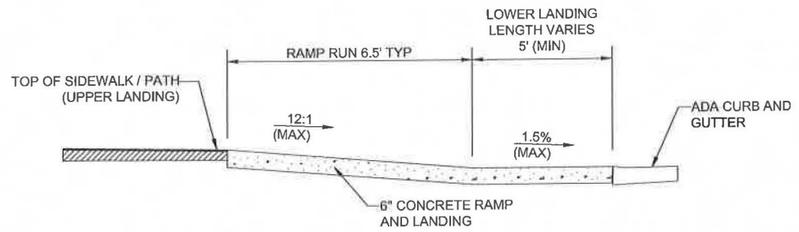
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	E3	E5



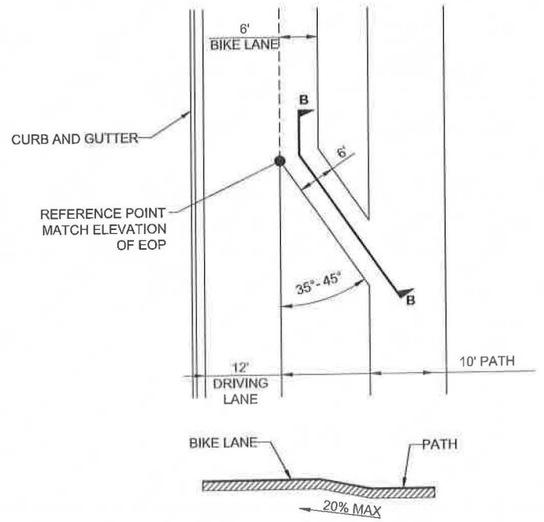
UNIDIRECTIONAL CURB RAMP
NTS



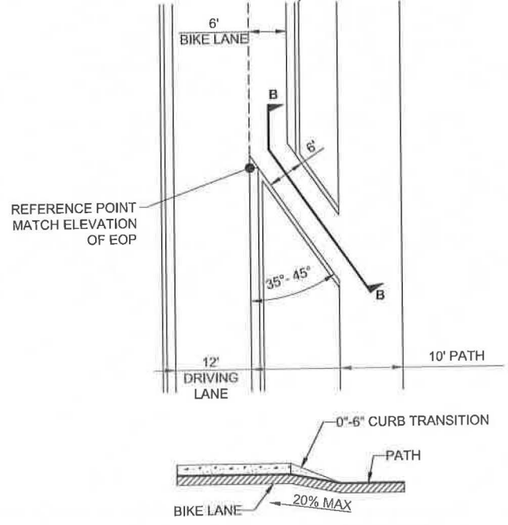
PARALLEL BIKE RAMP DETAIL
NTS



SECTION A-A



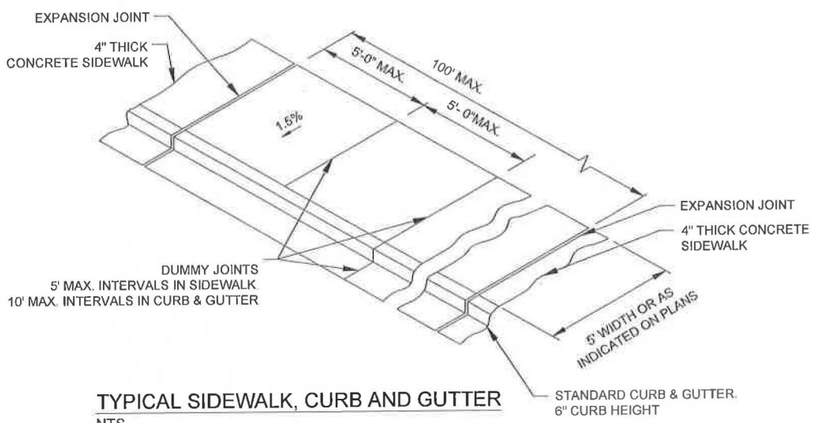
SECTION B-B WITHOUT CURB
NTS



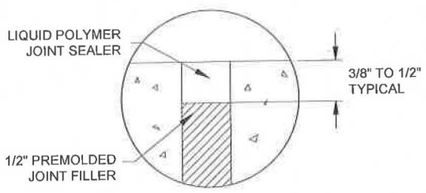
SECTION B-B WITH CURB
NTS

NOTES:
1. CURB AND GUTTER MAY BE ON ONE SIDE OF RAMP OR BOTH SIDES.

DIAGONAL BIKE RAMP DETAIL
NTS



TYPICAL SIDEWALK, CURB AND GUTTER
NTS



EXPANSION JOINT DETAIL
NTS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

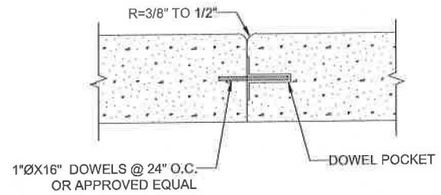
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

MISCELLANEOUS DETAILS

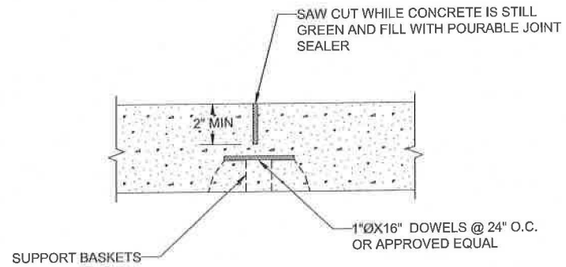
PS&E
10-16-18

5368 COMMERCIAL BLVD.	DATE	5/10/2018	LAYOUT	E3	DESIGNED	HOBBS	CHECKED	NOBLE	CERTIFICATE OF AUTH #:	AECL848
FILE	C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-E-70776.dwg				PHONE	(907) 780-3533			DRAFTED	WESTPHAL
					AL BLVD, JUNEAU, AK 99801					

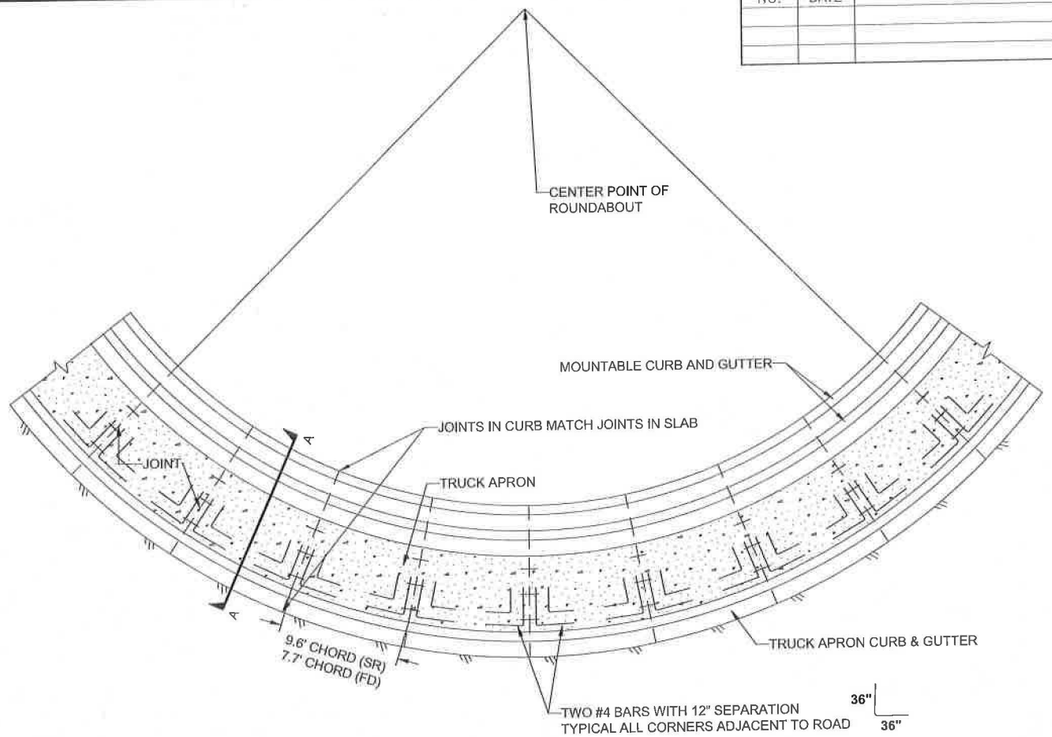
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	E4	E5



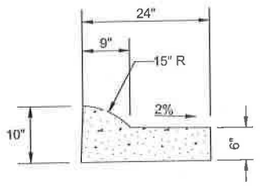
CONSTRUCTION JOINT DETAIL



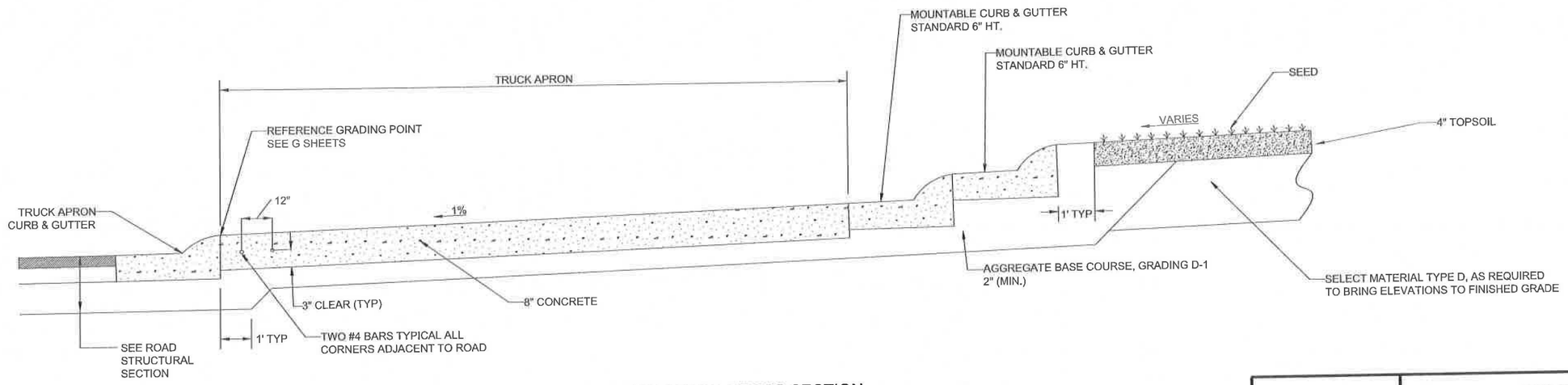
CONTROL JOINT DETAIL



TRUCK APRON DETAIL
NTS



TRUCK APRON
CURB & GUTTER



A-A TRUCK APRON CROSS SECTION
NTS

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

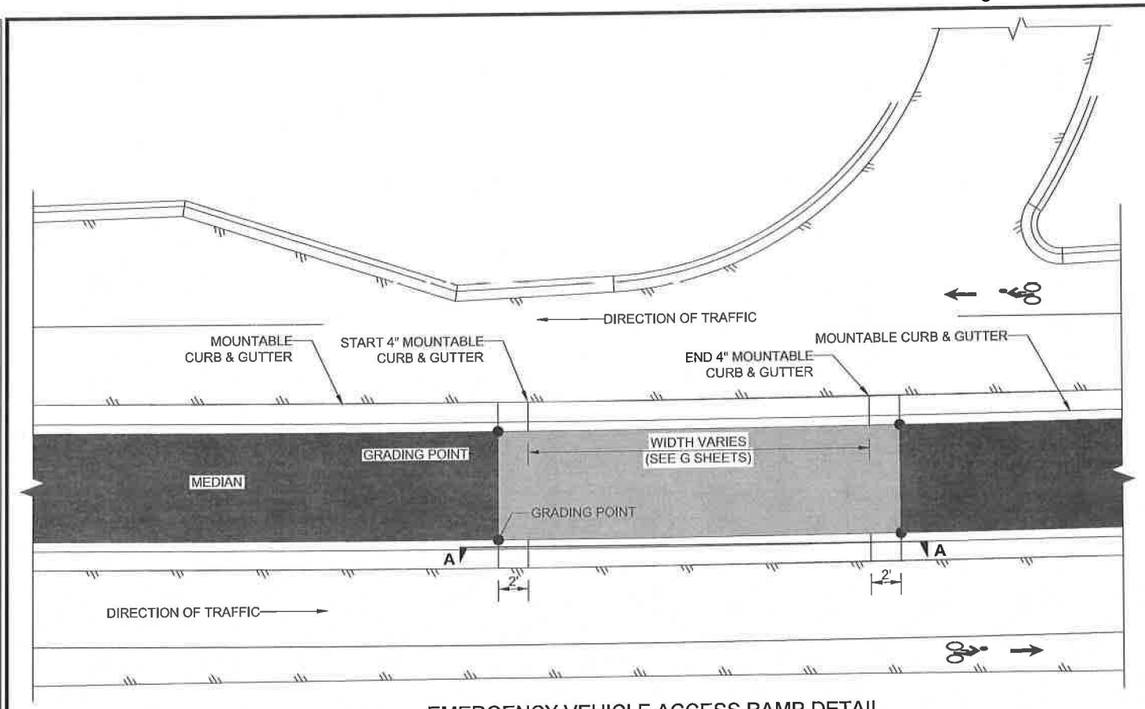
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

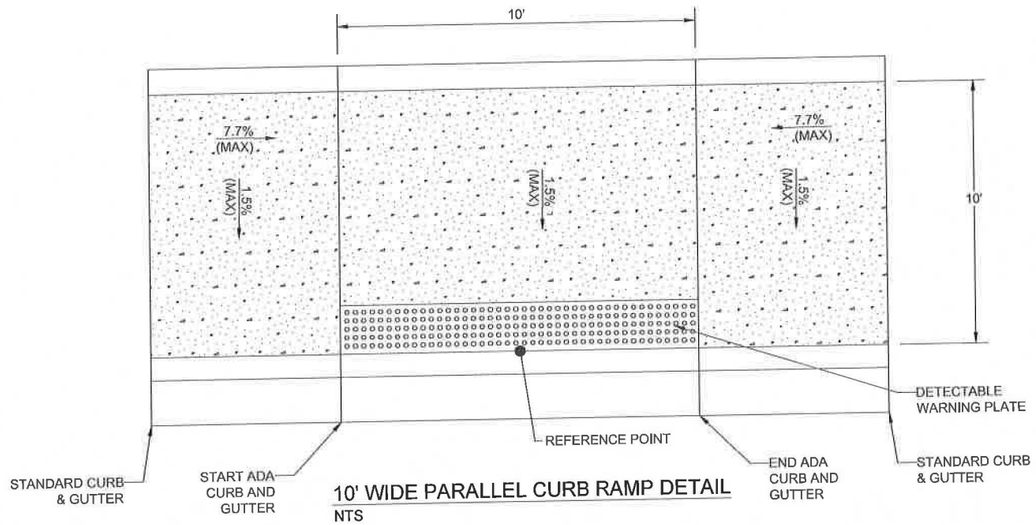
MISCELLANEOUS DETAILS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE	(907) 780-3533	CERTIFICATE OF AUTH #:	AECL848	FILE	C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-E-70776.dwg		
5/10/2018	DESIGNED	HOBBS	CHECKED	NOBLE	DRAFTED	WESTPHAL	DATE	
LAYOUT E4								

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	E5	E5



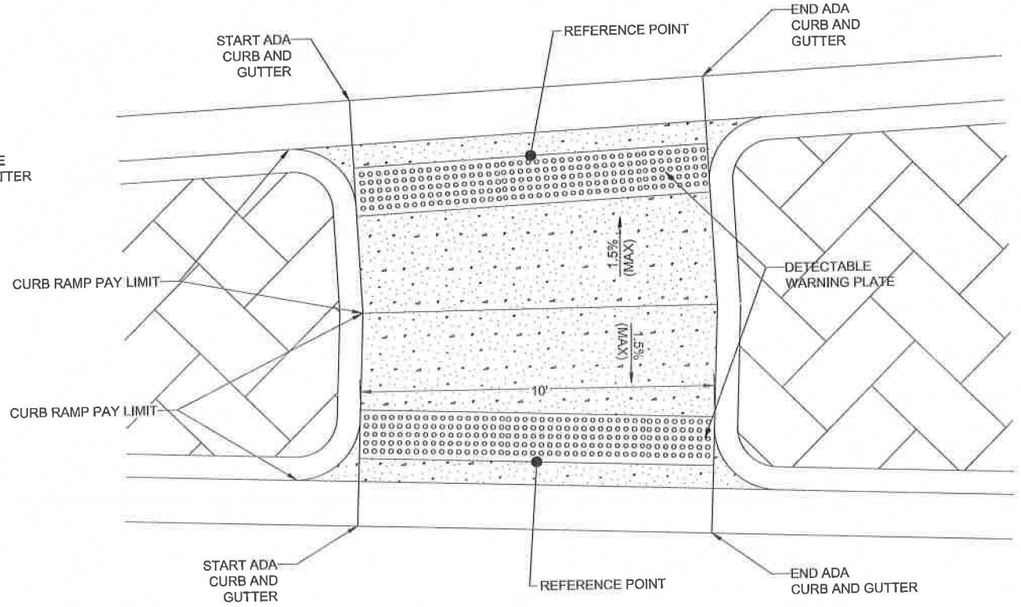
EMERGENCY VEHICLE ACCESS RAMP DETAIL
NTS



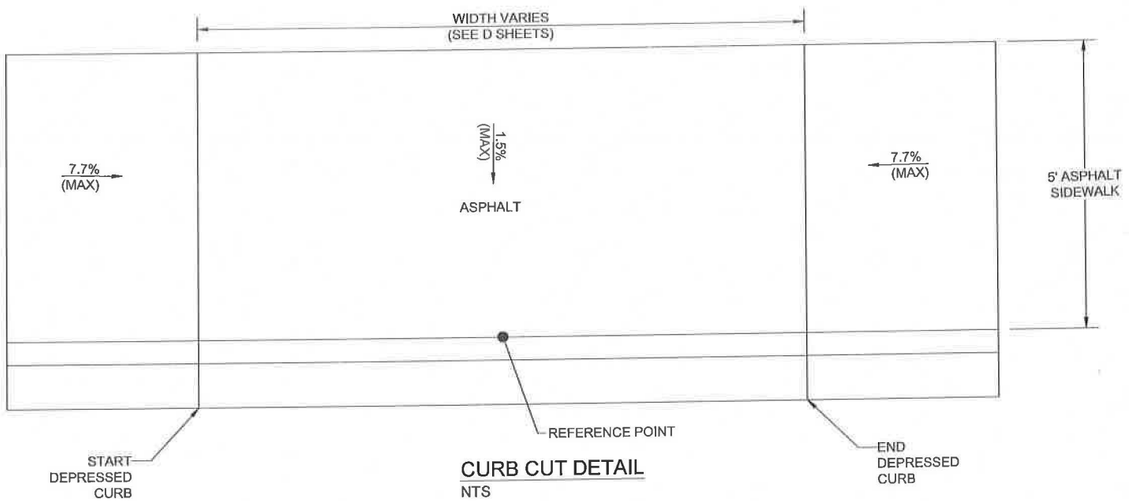
10' WIDE PARALLEL CURB RAMP DETAIL
NTS

4-INCH MOUNTABLE CURB DETAIL
NTS

SECTION A-A
NTS



ROUNDABOUT MEDIAN CURB RAMP DETAIL
NTS



CURB CUT DETAIL
NTS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

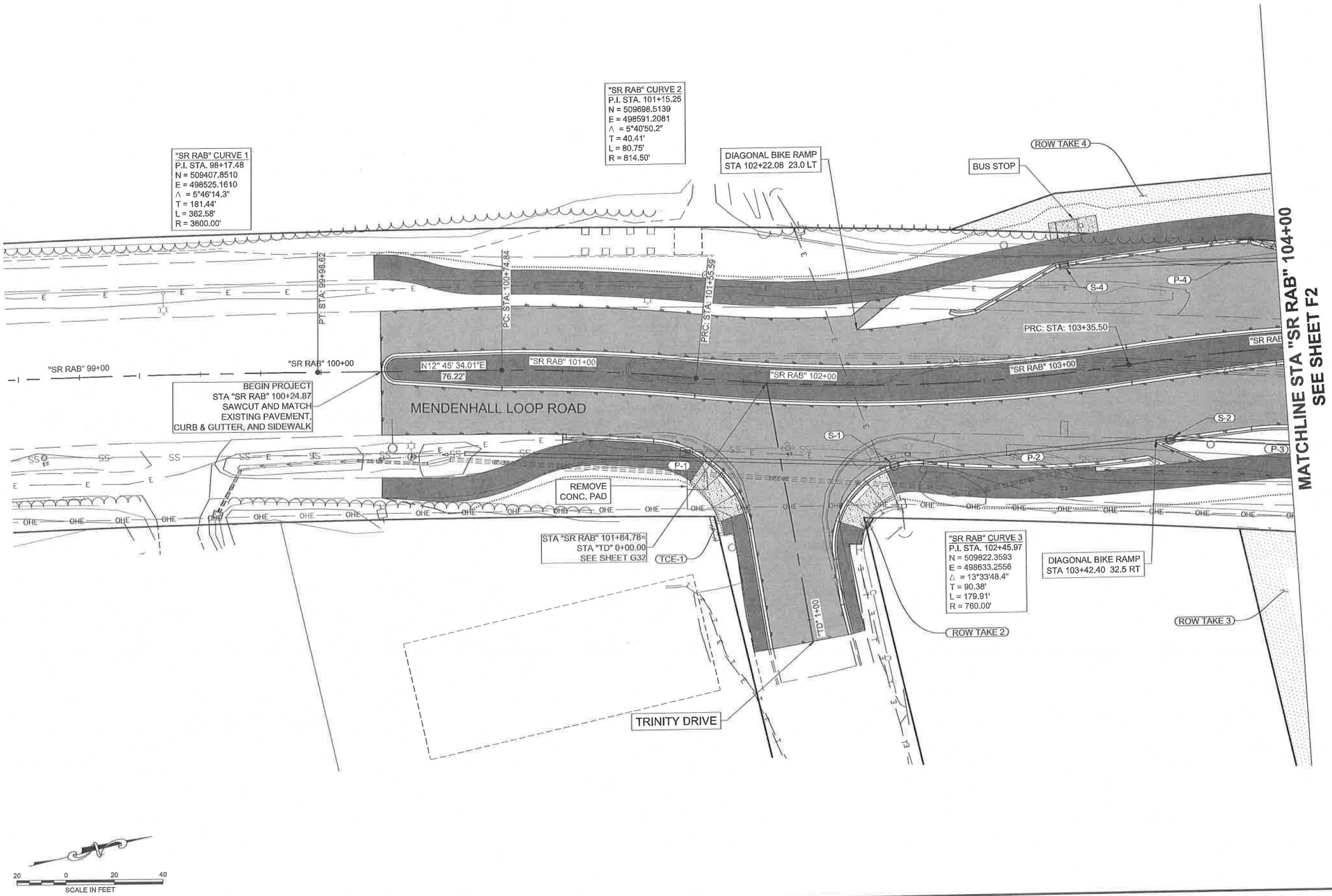
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

MISCELLANEOUS DETAILS

STATE OF ALASKA 49TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

FILE | C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-E-70776.dwg | DATE | 5/10/2018 | LAYOUT | E5 | DESIGNED | HOBBS | CHECKED | NOBLE | DRAFTED | WESTPHAL | PHONE | (907) 780-3533 | CERTIFICATE OF AUTH # | AECL848 | 5368 COMMERCIAL BLVD, JUNEAU, AK 99801

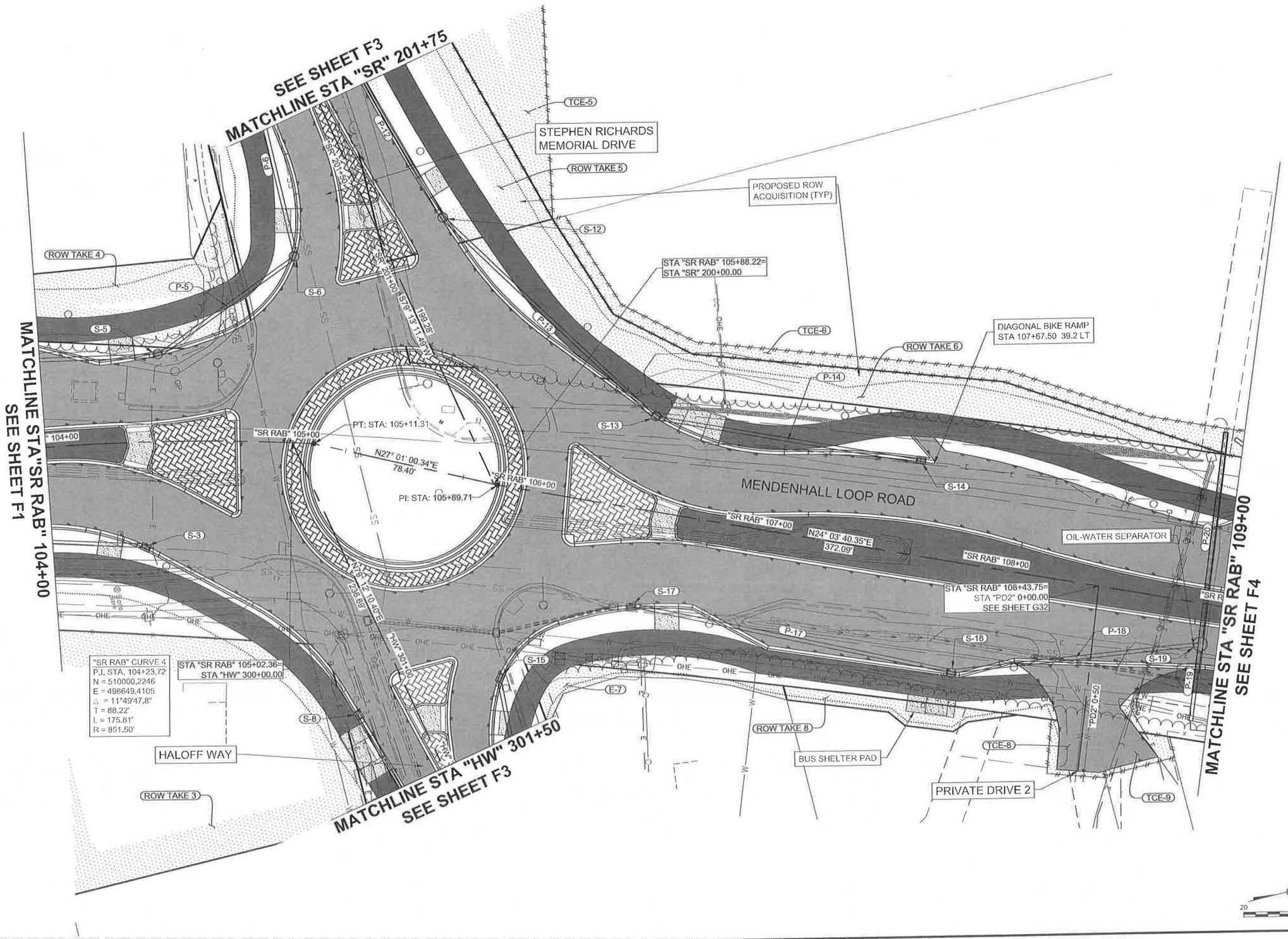
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	F1	F8



STATE OF ALASKA
49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

FIRM DOWL | ADDRESS 5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-RD-F-70776.dwg | DATE 7/14/2017 | LAYOUT F1 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL

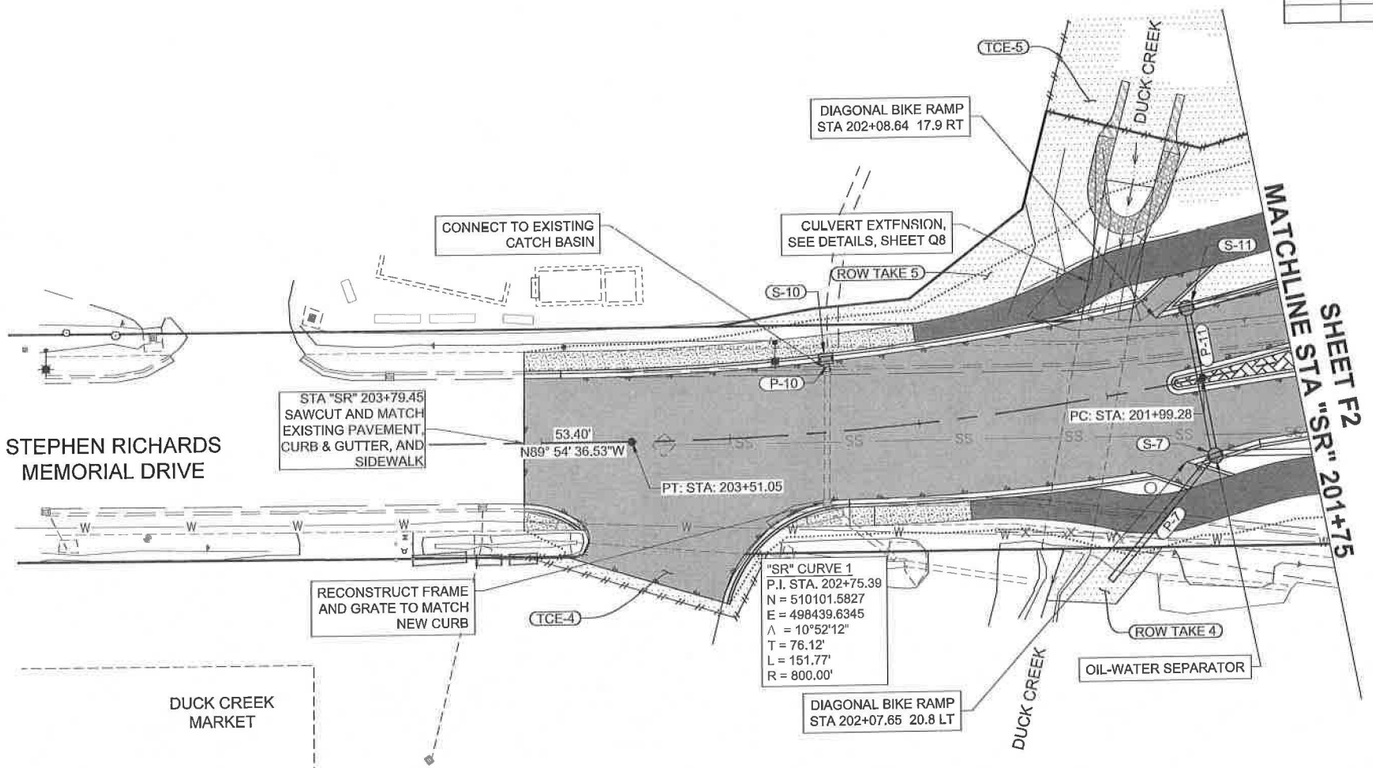
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	F2	F8

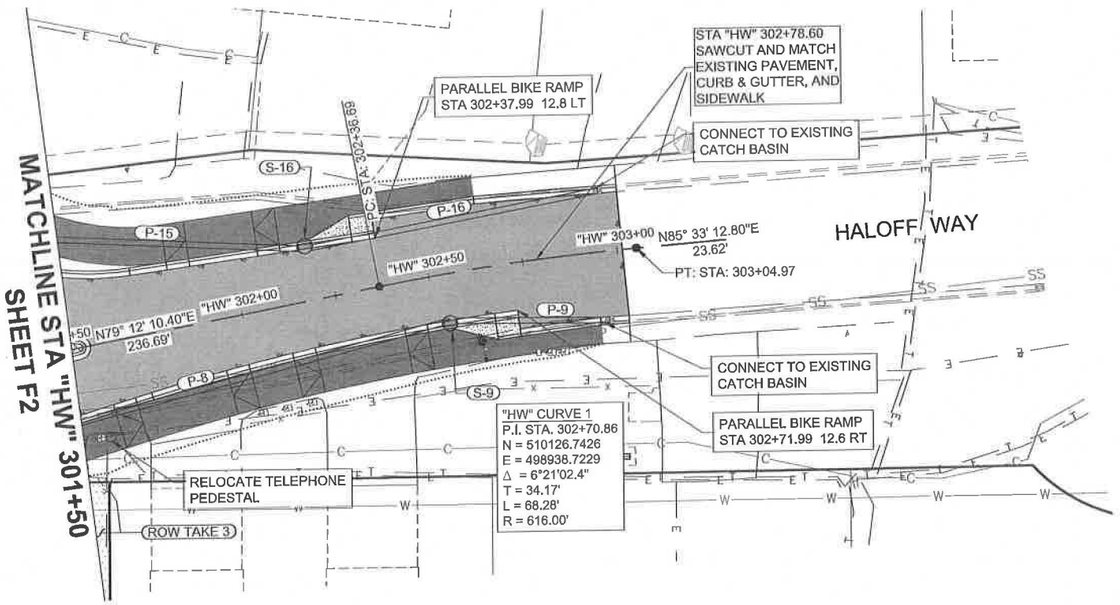


STATE OF ALASKA 49TH
PS&E
10-16-18

FIRM	COWL	ADDRESS	5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE	(907) 780-3533	CERTIFICATE OF AUTH #:	AECL848
FILE	C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-RD-F-70776.dwg	DATE	7/14/2017	LAYOUT	F2	DESIGNED	HOBBS
						CHECKED	NOBLE
						DRAFTED	WESTPHAL

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	F3	F8

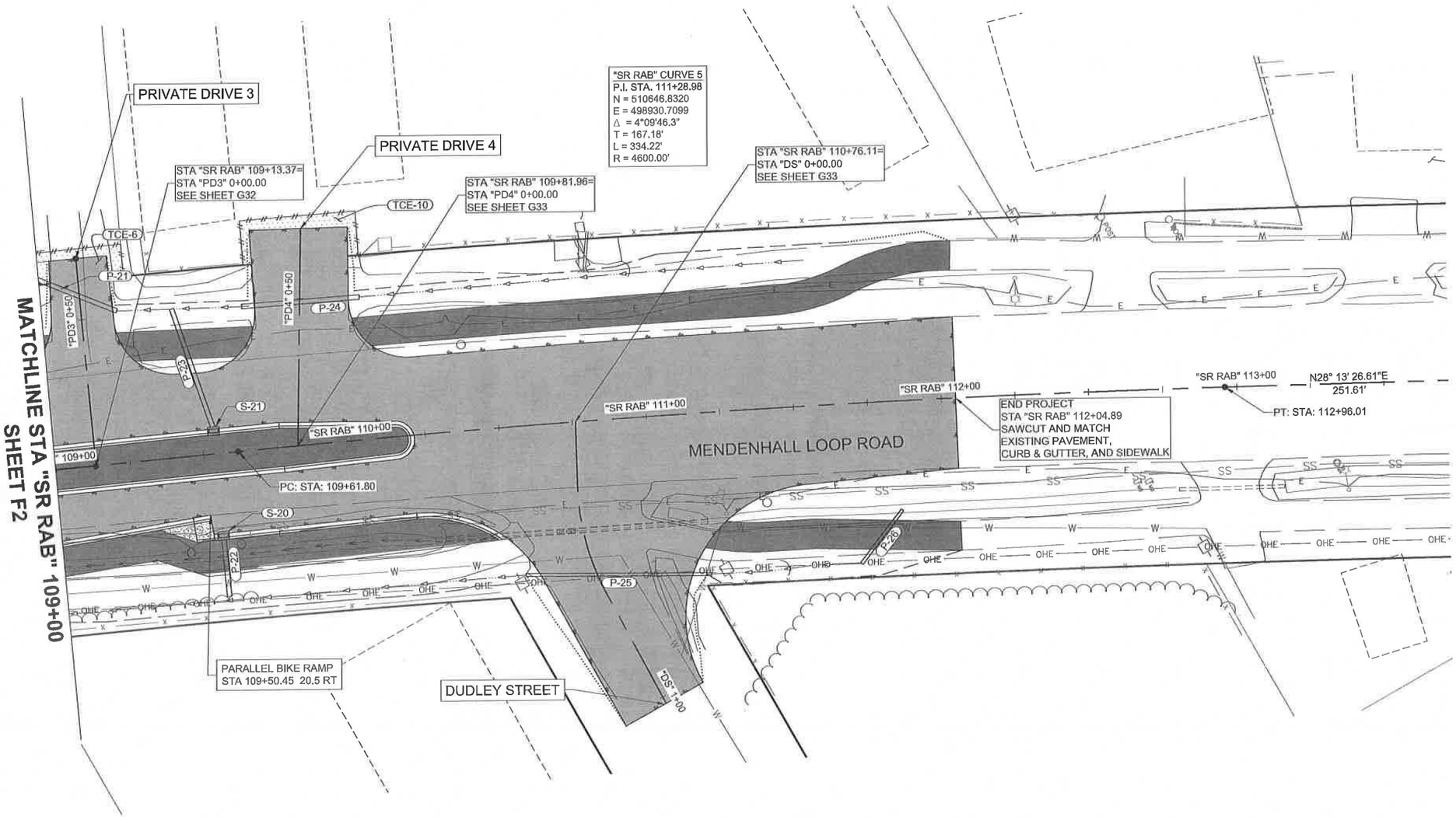




STATE OF ALASKA
49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

| | | |

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	F4	F8

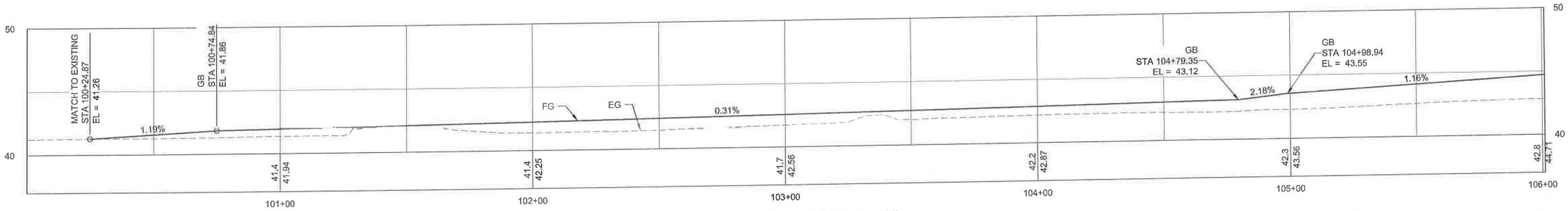


20 0 20 40
SCALE IN FEET

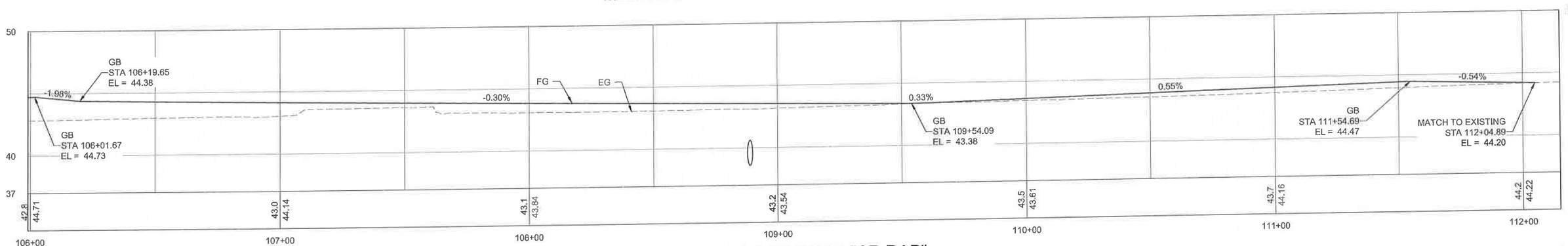
STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

ADDRESS	5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE	(907) 780-3533	CERTIFICATE OF AUTH #:	AECL848		
DATE	7/14/2017	LAYOUT	F4	DESIGNED	HOBBS	CHECKED	NOBLE	DRAFTED	WESTPHAL
IRM	DOWL						
ILE	C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-RD-F-70776.dwg						

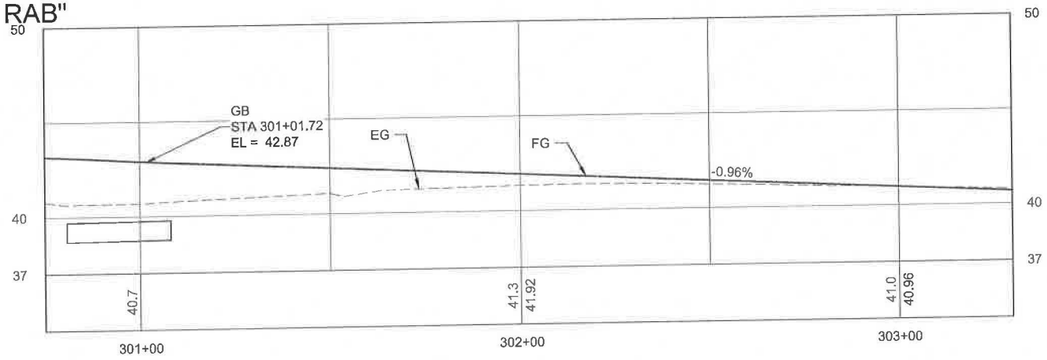
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	F5	F8



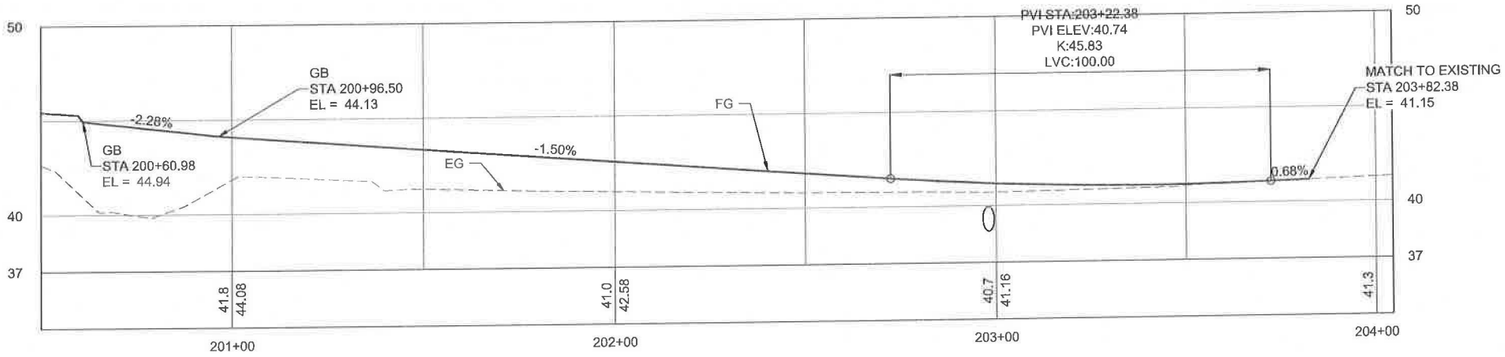
MENDENHALL LOOP ROAD "SR RAB"



MENDENHALL LOOP ROAD "SR RAB"



HALOFF WAY

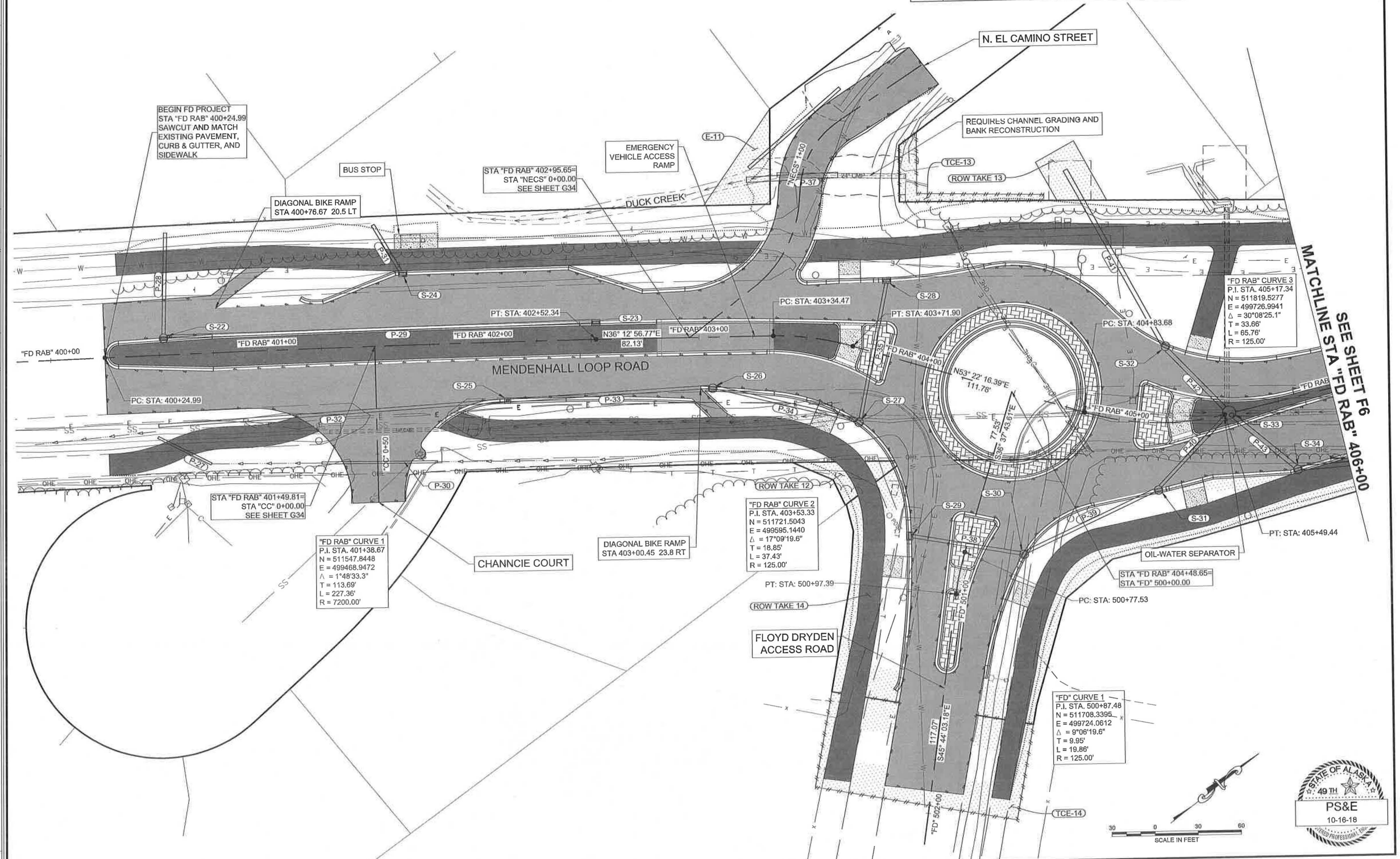


STEPHEN RICHARDS

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

FIRM DOWL | ADDRESS 5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-RD-F-70776.dwg | DATE 7/14/2017 | LAYOUT F5 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL

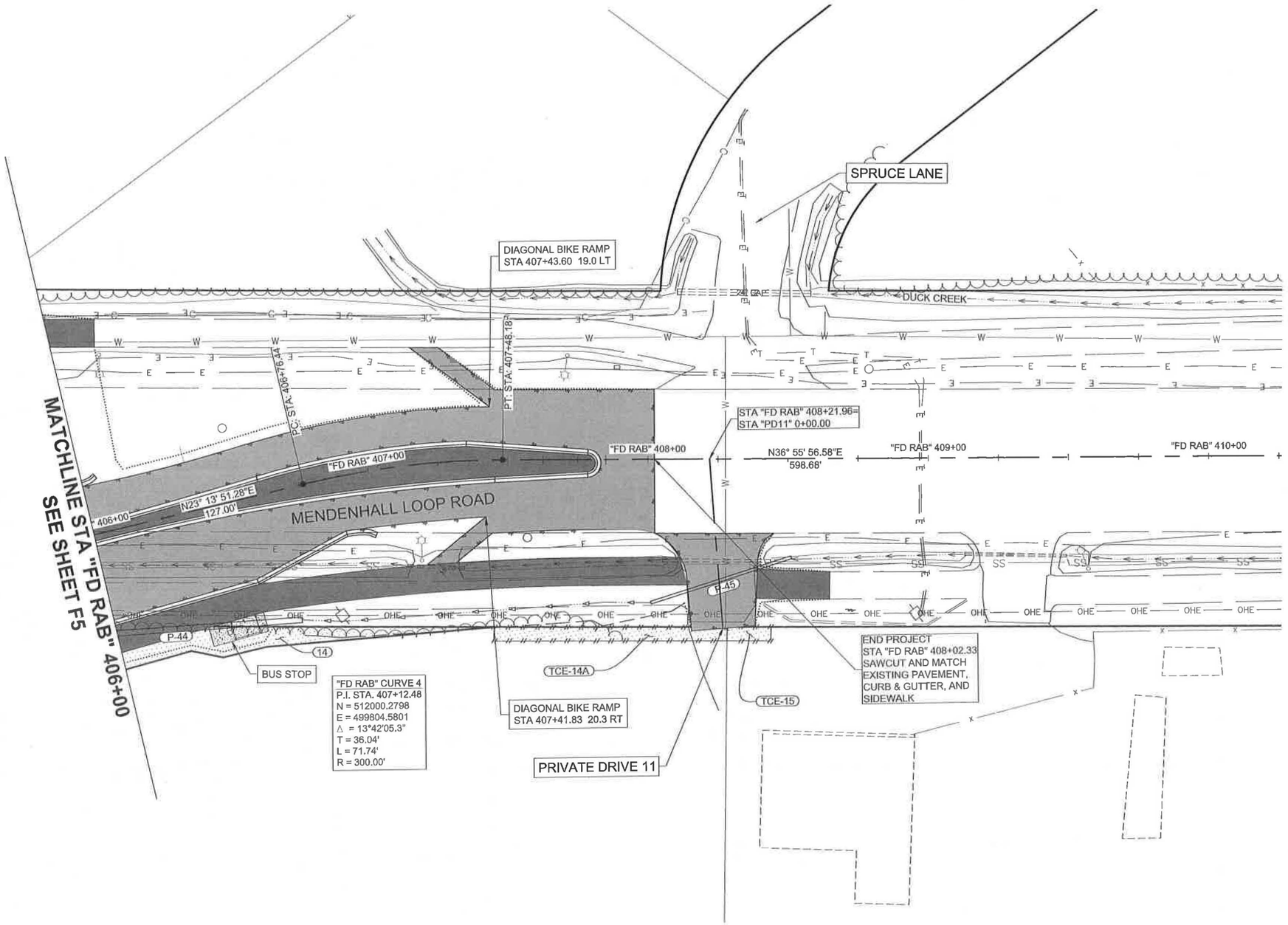
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	F6	F8



ADDRESS	5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE	(907) 780-3533	CERTIFICATE OF AUTH #:	AECL848		
DATE	7/14/2017	LAYOUT	F6	DESIGNED	HOBBS	CHECKED	NOBLE	DRAFTED	WESTPHAL

FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-RD-F-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	F7	F8

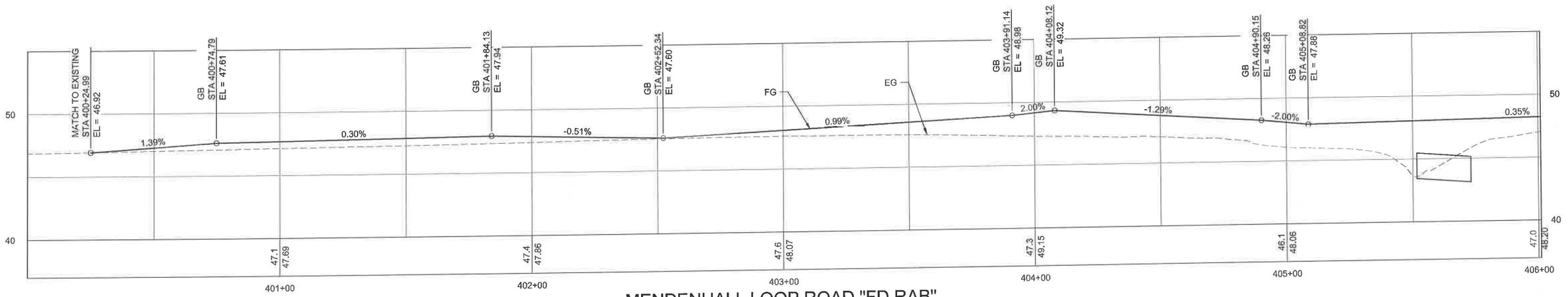


20 0 20 40
SCALE IN FEET

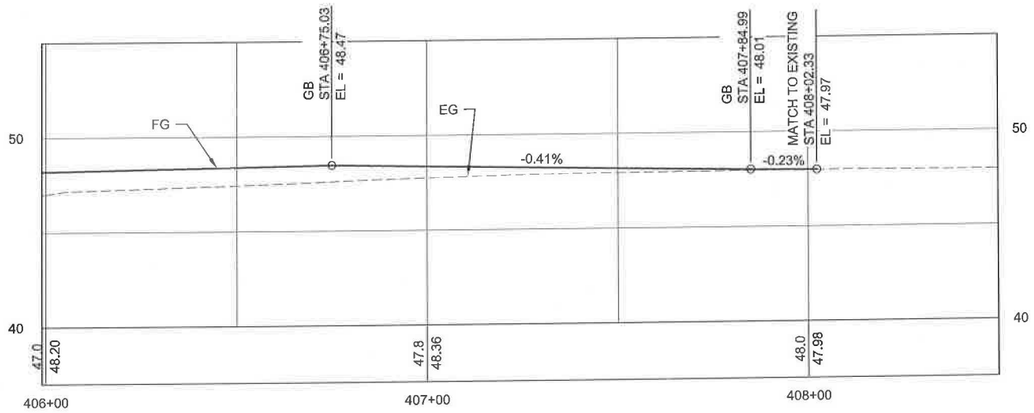
STATE OF ALASKA 49TH
PS&E
10-16-18

DRWN	DOWL	ADDRESS	5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE	(907) 780-3533	CERTIFICATE OF AUTH #:	AECL848
FILE	C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-CT-RD-F-70776.dwg	DATE	7/14/2017	LAYOUT	F7	DESIGNED	HOBBS	CHECKED	NOBLE	DRAFTED	WESTPHAL

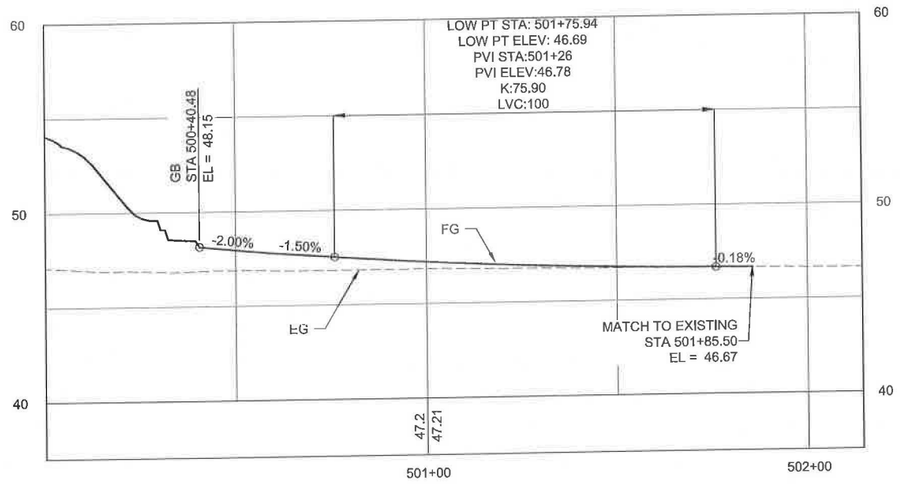
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	F8	F8



MENDENHALL LOOP ROAD "FD RAB"



MENDENHALL LOOP ROAD "FD RAB"



FLOYD DRYDEN

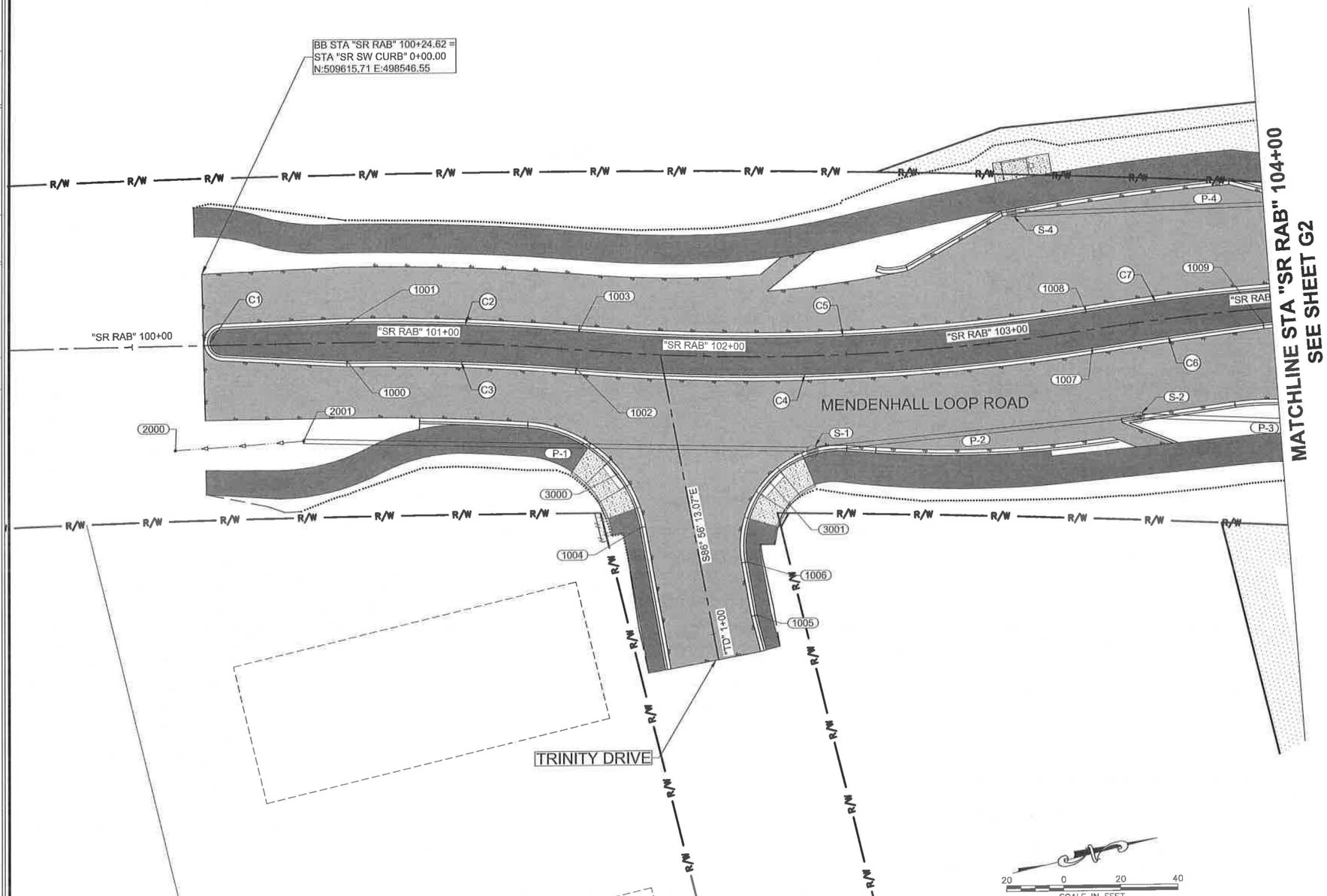
STATE OF ALASKA 49TH PS&E 10-16-18 REGISTERED PROFESSIONAL ENGINEER

FIRM DOWL	ADDRESS 5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE (907) 780-3533	CERTIFICATE OF AUTH #: AECL848		
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-RD-F-70776.dwg	DATE 7/14/2017	LAYOUT F8	DESIGNED HOBBS	CHECKED NOBLE	DRAFTED WESTPHAL

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G1	G34

NOTES:

1. SEE G5 FOR POINT AND CURVE TABLES.
2. 1000 SERIES POINTS ARE PLACED AT TOP BACK OF CURB (TBC). 2000 SERIES POINTS ARE CONSTRUCTED SWALES. 3000 SERIES POINTS ARE REFERENCE POINTS FOR CURB RAMPS AND CURB CUTS.



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
MEDIANS, SWALES & CURB RAMPS

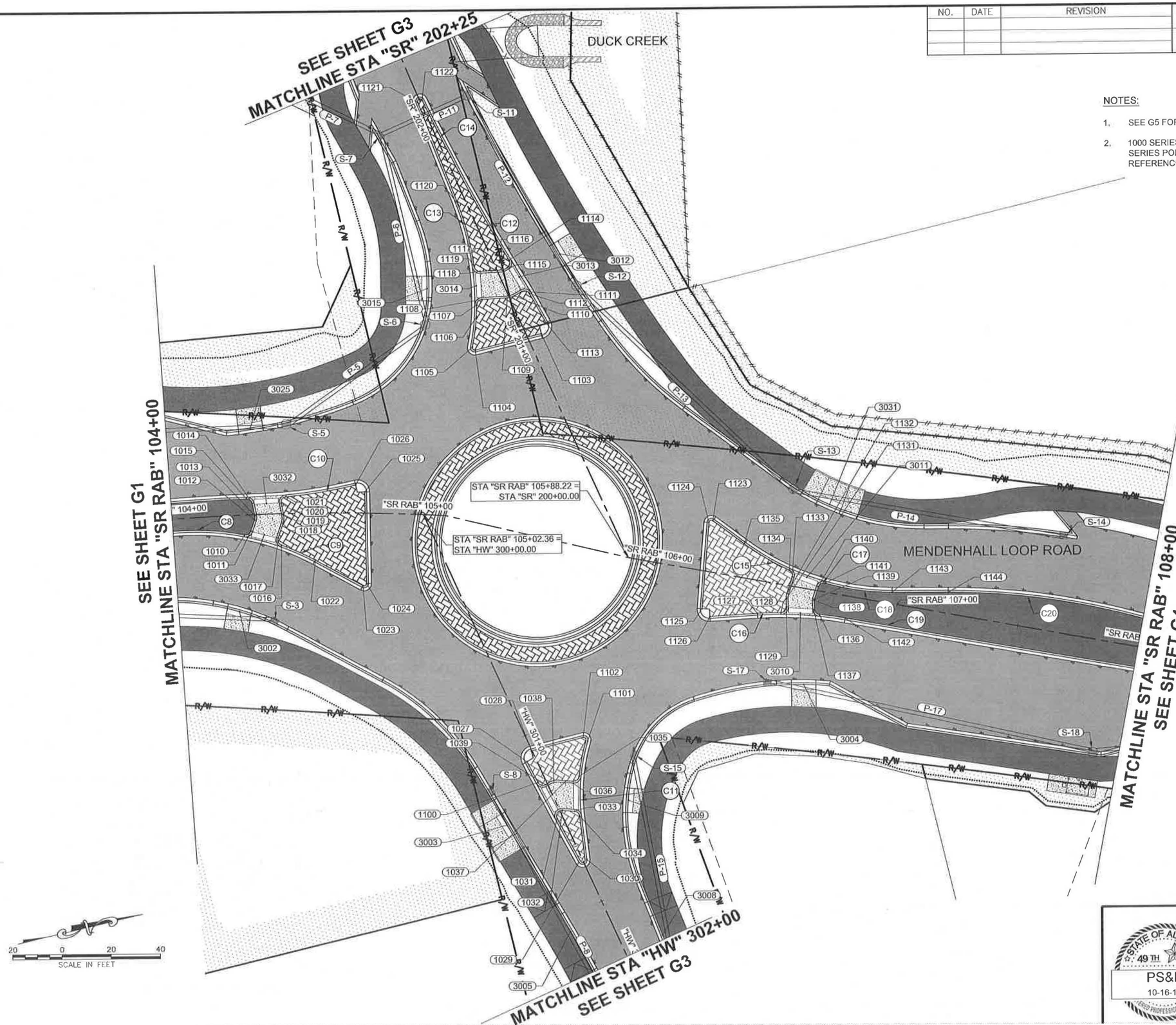
STATE OF ALASKA 49 TH
PS&E
10-16-18

5368 COMMERCIAL BLVD., JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT G1 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg | DATE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G2	G34

NOTES:

1. SEE G5 FOR POINT AND CURVE TABLES.
2. 1000 SERIES POINTS ARE PLACED AT TOP BACK OF CURB (TBC). 2000 SERIES POINTS ARE CONSTRUCTED SWALES. 3000 SERIES POINTS ARE REFERENCE POINTS FOR CURB RAMPS AND CURB CUTS.



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - MEDIANS, SWALES & CURB RAMPS

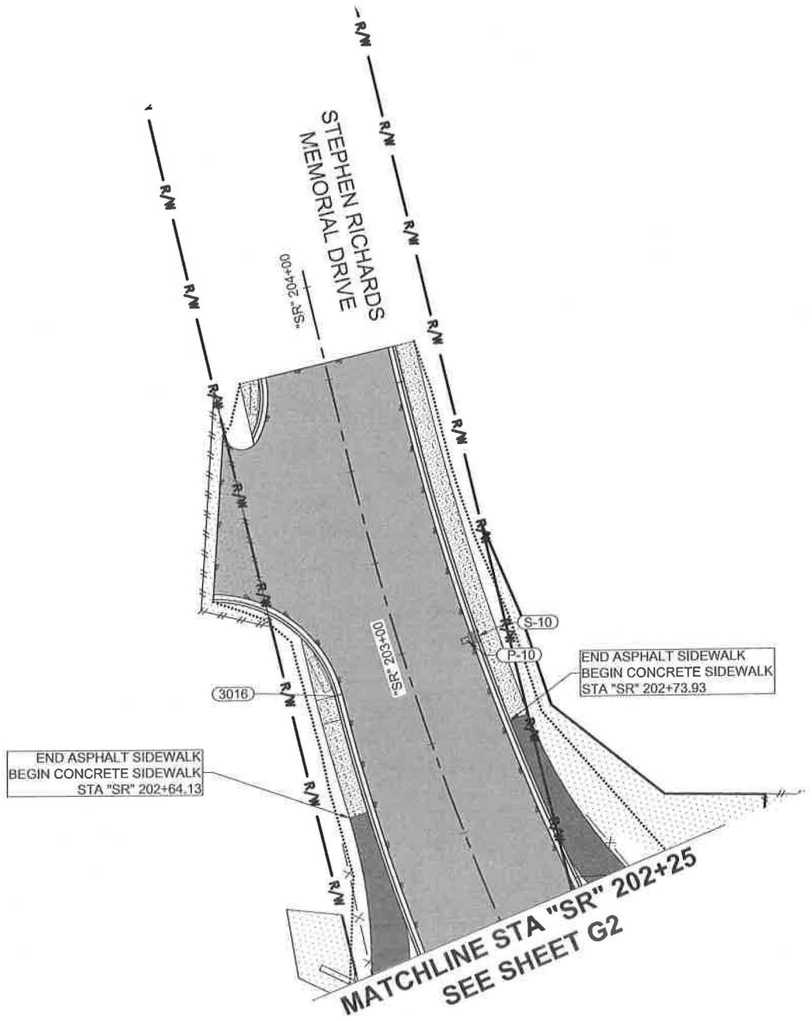
PS&E
10-16-18

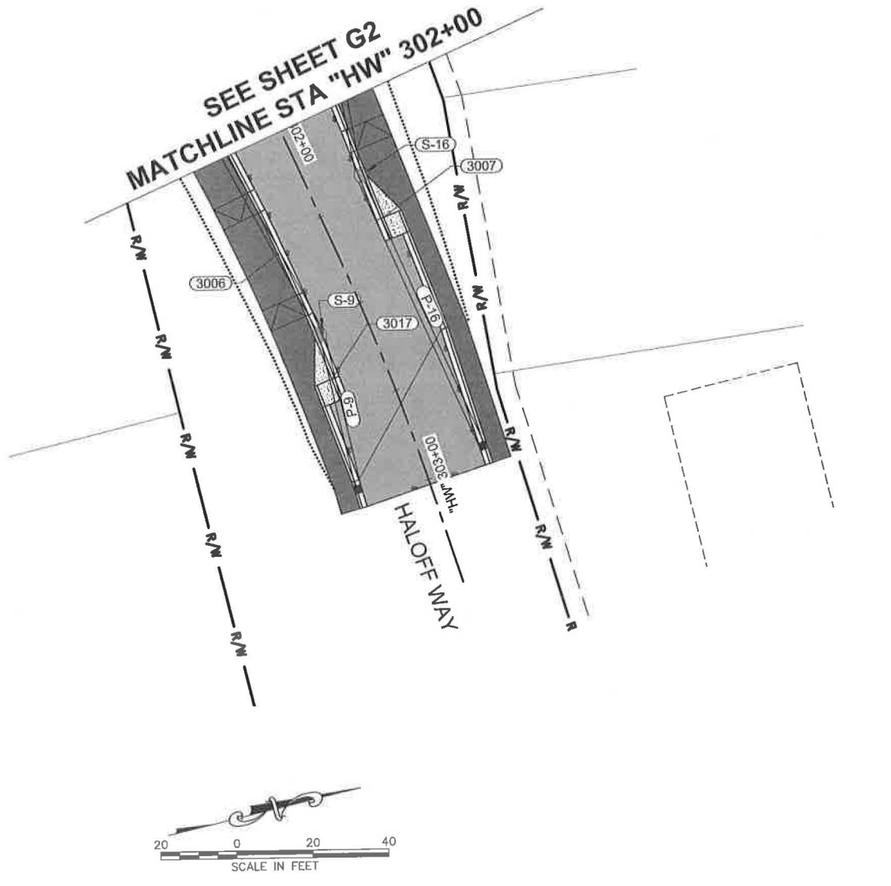
5368 COMMERCIAL BLVD. JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT G2 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-GT-GR-G-70776.dwg | DATE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G3	G34

NOTES:

1. SEE G5 FOR POINT AND CURVE TABLES.
2. 1000 SERIES POINTS ARE PLACED AT TOP BACK OF CURB (TBC). 2000 SERIES POINTS ARE CONSTRUCTED SWALES. 3000 SERIES POINTS ARE REFERENCE POINTS FOR CURB RAMPS AND CURB CUTS.





5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE (907) 780-3533	CERTIFICATE OF AUTH #: AECL848					
5/10/2018	LAYOUT G3	DESIGNED HOBBS	CHECKED NOBLE	DRAFTED WESTPHAL	DATE		

FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

PS&E
10-16-18

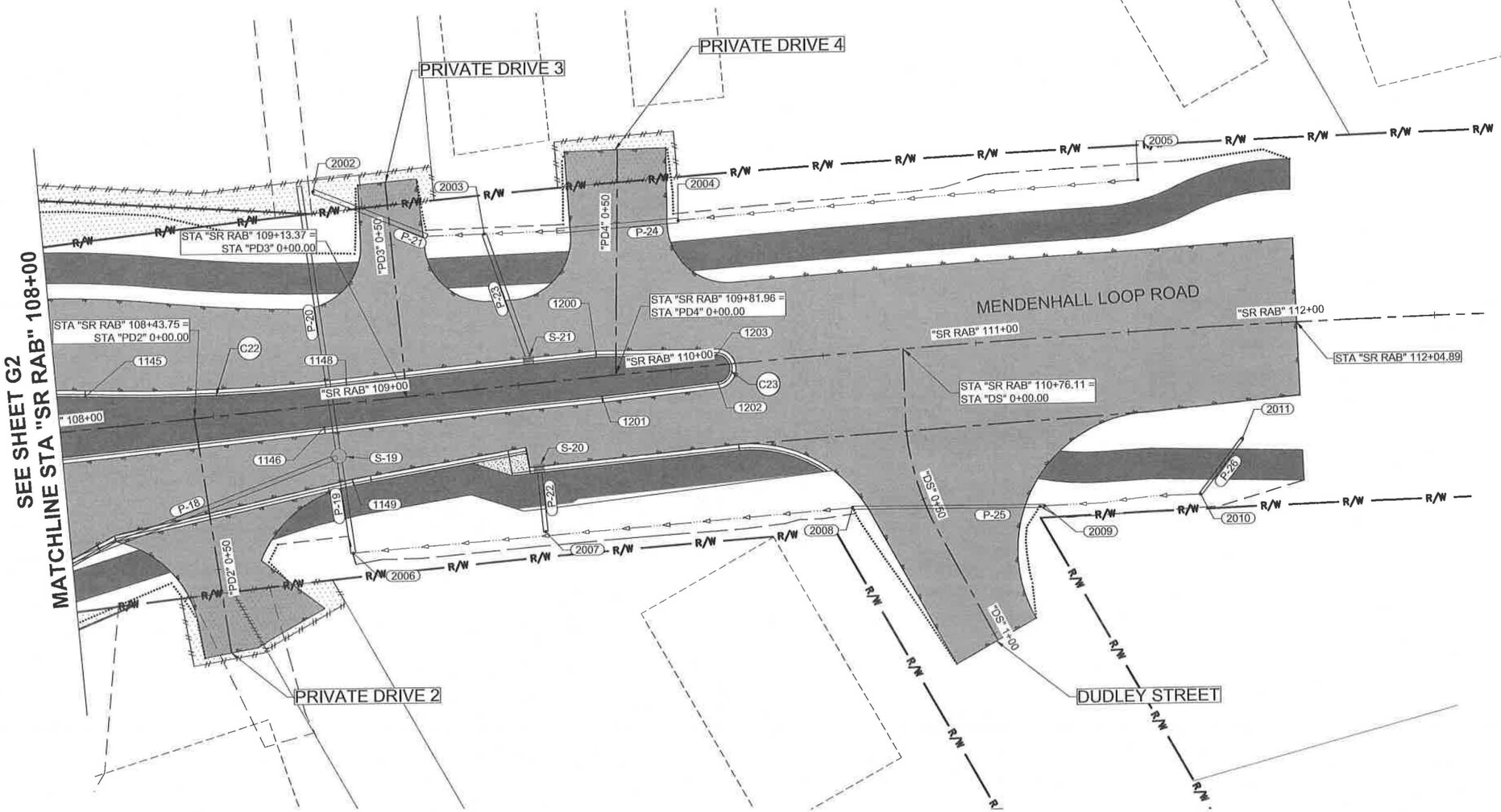
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - MEDIANS, SWALES & CURB RAMPS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G4	G34

NOTES:

1. SEE G5 FOR POINT AND CURVE TABLES.
2. 1000 SERIES POINTS ARE PLACED AT TOP BACK OF CURB (TBC). 2000 SERIES POINTS ARE CONSTRUCTED SWALES. 3000 SERIES POINTS ARE REFERENCE POINTS FOR CURB RAMPS AND CURB CUTS.



20 0 20 40
SCALE IN FEET

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - MEDIANS, SWALES & CURB RAMPS

PS&E
10-16-18

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT G4 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg | DATE

NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	G5	G34

CERTIFICATE OF AUTH #: AECL848
DRAFTED: WESTPHAL
CHECKED: NOBLE
DESIGNED: HOBBS
PHONE: (907) 780-3533
5368 COMMERCIAL BLVD, JUNEAU, AK 99801
TITLE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg
LAYOUT: G5
DATE: 5/10/2018

POINT TABLE - "SR RAB" ALIGNMENT

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	STATION/OFFSET
1000	509657.71	498588.41	41.73	TBC	SR RAB 100+74.87, 6.50
1001	509660.62	498575.74	41.82	TBC	SR RAB 100+74.84, -6.50
1002	509734.80	498610.39	41.98	TBC	SR RAB 101+55.71, 6.50
1003	509738.98	498598.08	42.00	TBC	SR RAB 101+55.71, -6.50
1004	509743.19	498670.26	40.32	TBC	SR RAB 101+80.87, 60.95
1005	509775.42	498710.09	40.17	TBC	SR RAB 102+18.76, 90.78
1006	509776.66	498691.10	40.74	TBC	SR RAB 102+15.67, 72.06
1007	509911.95	498647.92	42.54	TBC	SR RAB 103+35.68, 6.50
1008	509912.96	498634.96	42.55	TBC	SR RAB 103+35.50, -6.50
1009	509972.13	498654.19	42.71	TBC	SR RAB 103+96.60, 5.12
1010	510003.31	498663.05	42.78	TBC	SR RAB 104+29.11, 8.21
1011	510006.16	498662.20	42.82	TBC	SR RAB 104+31.77, 6.81
1012	510008.77	498658.05	42.93	TBC	SR RAB 104+33.48, 2.22
1013	510009.29	498656.33	42.97	TBC	SR RAB 104+33.64, 0.42
1014	510009.43	498651.18	42.99	TBC	SR RAB 104+32.73, -4.65
1015	510007.63	498648.92	42.98	TBC	SR RAB 104+30.52, -6.50
1016	510016.96	498670.74	42.80	TBC	SR RAB 104+44.26, 12.90
1017	510016.31	498667.68	42.83	TBC	SR RAB 104+42.94, 10.05
1018	510019.67	498662.32	42.95	TBC	SR RAB 104+45.08, 4.09
1019	510020.73	498658.82	43.01	TBC	SR RAB 104+45.36, 0.44
1020	510020.85	498654.10	43.05	TBC	SR RAB 104+44.45, -4.19
1021	510023.44	498651.93	43.09	TBC	SR RAB 104+46.50, -6.87
1022	510028.88	498680.08	42.82	TBC	SR RAB 104+58.24, 19.33
1023	510045.22	498694.96	42.88	TBC	SR RAB 104+78.29, 29.77
1024	510046.87	498694.44	42.89	TBC	SR RAB 104+79.80, 28.84
1025	510055.02	498657.80	43.26	TBC	SR RAB 104+78.27, -8.66
1026	510052.10	498654.15	43.29	TBC	SR RAB 104+74.57, -11.46
1027	510092.89	498781.41	42.74	TBC	SR RAB 105+66.95, 90.82
1028	510095.73	498777.55	42.82	TBC	SR RAB 105+67.72, 86.09
1029	510103.60	498826.67	42.32	TBC	SR RAB 105+90.53, 126.49
1030	510107.03	498826.44	42.34	TBC	SR RAB 105+93.56, 124.88
1031	510099.26	498807.06	42.50	TBC	SR RAB 105+84.28, 110.78
1032	510102.14	498804.36	42.56	TBC	SR RAB 105+85.61, 107.06
1033	510106.90	498805.92	42.56	TBC	SR RAB 0+00.00, 0.00
1034	510108.43	498808.33	42.54	TBC	SR RAB 0+00.00, 0.00
1035	510112.11	498792.41	42.79	TBC	SR RAB 105+89.07, 91.89
1036	510109.05	498794.52	42.73	TBC	SR RAB 105+87.30, 95.16
1037	510106.54	498792.91	42.74	TBC	SR RAB 105+84.33, 94.86
1038	510101.60	498791.65	42.72	TBC	SR RAB 105+79.36, 95.98
1039	510098.05	498792.42	42.67	TBC	SR RAB 105+76.55, 98.28
1100	510095.21	498790.81	42.65	TBC	SR RAB 105+73.29, 98.13
1101	510119.01	498779.23	43.07	TBC	SR RAB 105+89.23, 77.01
1102	510117.49	498777.35	43.09	TBC	SR RAB 105+87.02, 76.02
1103	510140.30	498612.36	44.10	TBC	SR RAB 105+32.40, -81.32
1104	510112.53	498612.33	43.80	TBC	SR RAB 0+00.00, 0.00
1105	510111.63	498610.90	43.74	TBC	SR RAB 0+00.00, 0.00

POINT TABLE - "SR RAB" ALIGNMENT

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	STATION/OFFSET
1106	510116.12	498599.36	43.45	TBC	SR RAB 0+00.00, 0.00
1107	510117.44	498594.52	43.43	TBC	SR RAB 0+00.00, 0.00
1108	510120.05	498592.86	43.49	TBC	SR RAB 0+00.00, 0.00
1109	510130.27	498594.00	43.79	TBC	SR RAB 105+15.48, -92.41
1110	510133.32	498594.67	43.80	TBC	SR RAB 105+18.14, -93.91
1111	510136.79	498593.72	43.75	TBC	SR RAB 105+20.80, -96.33
1112	510139.55	498595.29	43.76	TBC	SR RAB 105+23.97, -96.19
1113	510143.20	498608.57	44.00	TBC	SR RAB 105+33.25, -86.02
1114	510134.64	498579.97	43.52	TBC	SR RAB 105+12.63, -107.61
1115	510133.09	498582.81	43.59	TBC	SR RAB 105+12.54, -104.37
1116	510131.04	498583.24	43.62	TBC	SR RAB 0+00.00, 0.00
1117	510126.51	498582.38	43.55	TBC	SR RAB 0+00.00, 0.00
1118	510121.97	498581.52	43.40	TBC	SR RAB 0+00.00, 0.00
1119	510120.15	498579.08	43.32	TBC	SR RAB 0+00.00, 0.00
1120	510119.71	498552.73	43.03	TBC	SR RAB 105+09.35, -127.42
1121	510113.58	498507.98	42.47	TBC	SR RAB 104+93.59, -168.64
1122	510115.55	498507.63	42.47	TBC	SR RAB 104+95.09, -169.51
1123	510190.23	498703.93	44.60	TBC	SR RAB 106+19.59, -20.91
1124	510188.51	498704.25	44.60	TBC	SR RAB 106+18.15, -19.91
1125	510177.36	498737.94	44.18	TBC	SR RAB 106+21.70, 15.39
1126	510179.67	498741.83	44.12	TBC	SR RAB 106+25.40, 18.00
1127	510198.78	498745.32	44.08	TBC	SR RAB 106+44.27, 13.39
1128	510208.21	498747.35	44.06	TBC	SR RAB 106+53.71, 11.40
1129	510210.96	498745.61	44.10	TBC	SR RAB 106+55.51, 8.70
1131	510211.59	498742.49	44.16	TBC	SR RAB 106+54.82, 5.58
1132	510212.44	498740.32	44.21	TBC	SR RAB 106+54.71, 3.26
1133	510216.18	498734.19	44.30	TBC	SR RAB 106+55.62, -3.86
1134	510215.65	498731.25	44.33	TBC	SR RAB 106+53.94, -6.33
1135	510200.40	498716.28	44.48	TBC	SR RAB 106+33.91, -13.79
1136	510223.31	498751.96	44.03	TBC	SR RAB 106+69.38, 9.45
1137	510221.50	498749.32	44.07	TBC	SR RAB 106+66.65, 7.78
1138	510222.60	498745.78	44.15	TBC	SR RAB 106+66.21, 4.10
1139	510222.76	498745.37	44.16	TBC	SR RAB 106+66.19, 3.66
1140	510225.55	498740.79	44.24	TBC	SR RAB 106+66.87, -1.66
1141	510228.59	498740.01	44.23	TBC	SR RAB 106+69.32, -3.61
1142	510233.15	498755.92	44.01	TBC	SR RAB 106+79.98, 9.06
1143	510254.33	498750.34	44.06	TBC	SR RAB 106+97.05, -4.67
1144	510276.57	498755.91	43.90	TBC	SR RAB 107+19.62, -8.65
1145	510359.17	498790.45	43.69	TBC	SR RAB 108+09.12, -10.78
1146	510421.81	498838.04	43.43	TBC	SR RAB 108+85.72, 7.13
1148	510434.89	498829.50	43.57	TBC	SR RAB 108+94.19, -6.00
1149	510421.21	498857.36	43.02	TBC	SR RAB 108+93.05, 25.02
1200	510510.03	498862.53	43.60	TBC	SR RAB 109+76.25, -6.50
1201	510505.22	498874.63	43.34	TBC	SR RAB 109+76.83, 6.50
1202	510540.21	498889.61	43.55	TBC	SR RAB 110+14.93, 5.63
1203	510544.17	498881.54	43.75	TBC	SR RAB 110+15.15, -3.35

POINT TABLE - "SR RAB" ALIGNMENT

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	STATION/OFFSET
2000	509592.21	498604.52	40.50	SW	SR RAB 100+14.51, 70.04
2001	509636.39	498612.04	40.87	SW	SR RAB 100+59.26, 51.60
2002	510456.57	498769.05	42.28	SW	SR RAB 108+89.34, -50.40
2003	510498.12	498809.12	42.28	SW	SR RAB 109+43.61, -48.91
2004	510555.22	498837.05	41.96	SW	SR RAB 110+06.67, -48.39
2005	510691.73	498901.06	41.75	SW	SR RAB 111+55.85, -49.52
2006	510409.53	498878.57	40.82	SW	SR RAB 108+91.04, 49.14
2007	510467.46	498903.94	39.15	SW	SR RAB 109+54.28, 48.69
2008	510557.87	498947.38	40.80	SW	SR RAB 110+55.58, 50.55
2009	510612.46	498978.43	39.99	SW	SR RAB 111+18.96, 54.93
2010	510658.18	499000.58	40.43	SW	SR RAB 111+70.37, 54.50
2011	510679.07	498991.62	43.02	SW	SR RAB 111+85.14, 37.10
3000	509739.64	498650.14	40.78	CR	SR RAB 101+72.14, 42.78
3001	509791.09	498665.92	41.01	CR	SR RAB 102+23.04, 44.15
3002	509993.85	498693.10	42.86	CR	SR RAB 104+25.67, 39.54
3003	510078.82	498804.76	42.83	CR	SR RAB 105+65.02, 118.01
3004	510210.14	498778.26	43.99	CR	SR RAB 106+68.08, 38.84
3005	510093.54	498853.39	42.35	CC	SR RAB 105+92.23, 154.98
3006	510104.91	498900.30	41.89	CC	SR RAB 106+21.75, 193.18
3007	510134.30	498897.84	41.85	CR	SR RAB 106+47.58, 178.95
3008	510129.65	498864.08	42.15	CC	SR RAB 106+29.56, 150.02
3009	510129.33	498806.94	43.13	CR	SR RAB 106+05.98, 97.98
3010	510215.82	498749.46	44.04	CR	SR RAB 106+61.52, 10.23
3011	510221.91	498735.85	44.27	CR	SR RAB 106+61.54, -4.68
3012	510155.42	498582.53	43.88	CR	SR RAB 105+32.31, -114.76
3013	510137.08	498587.63	43.64	CR	SR RAB 105+18.29, -101.89
3014	510119.07	498586.83	43.38	CR	SR RAB 0+00.00, 0.00
3015	510099.34	498583.07	43.27	CR	SR RAB 104+99.72, -92.53
3016	510083.51	498420.95	41.36	CR	SR RAB 104+52.69, -245.43
3017	510110.77	498935.88	41.54	CR	SR RAB 106+41.60, 223.28
3025	510015.97	498621.01	43.37	TBC	SR RAB 104+32.99, -35.51
3025	510015.97	498621.01	43.37	TBC	SR RAB 104+32.99, -35.51
3031	510238.07	498709.18	44.32	TBC	SR RAB 106+65.41, -37.69
3032	510014.98	498652.68	43.02	TBC	SR RAB 104+38.45, -4.32
3033	510011.12	498664.94	42.82	TBC	SR RAB 104+37.23, 8.47

CURVE TABLE - "SR RAB" ALIGNMENT

CURVE No.	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	13.72	4.50	174.73	S75° 52' 42"E, 8.99
C2	81.37	821.00	5.68	S15° 54' 50"W, 81.34
C3	80.13	807.50	5.69	N15° 55' 14"E, 80.10
C4	181.51	764.50	13.60	N11° 57' 40"E, 181.08
C5	178.37	753.50	13.56	S11° 58' 17"W, 177.96
C6	60.51	2213.50	1.57	N5° 56' 32"E, 60.51
C7	95.75	858.00	6.39	S8° 23' 12"W, 95.70
C8	32.54	102.00	18.28	N15° 51' 57"E, 32.41
C9	15.16	102.00	8.52	N38° 04' 37"E, 15.15
C10	28.76	191.50	8.61	S4° 25' 11"W, 28.74
C11	14.59	76.25	10.96	N76° 17' 31"W, 14.57
C12	74.84	817.00	5.25	N75° 13' 01"W, 74.82
C13	26.41	110.50	13.69	S89° 02' 28"W, 26.35
C14	74.84	817.00	5.25	N75° 13' 01"W, 74.82
C15	21.41	102.00	12.03	S44° 29' 05"W, 21.37
C16	9.65	152.00	3.64	N12° 09' 50"E, 9.65
C17	3.47	2.25	88.36	S14° 29' 30"E, 3.14
C18	27.83	102.00	15.63	S21° 52' 24"W, 27.75
C19	205.75	14318.00	0.82	N23° 31' 26"E, 205.75
C20	89.87	298.00	17.28	S22° 41' 47"W, 89.53
C22	85.27	602.00	8.12	S27° 16' 41"W, 85.20
C23	13.67	4.50	174.08	N63° 51' 19"W, 8.99

STATE OF ALASKA
49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

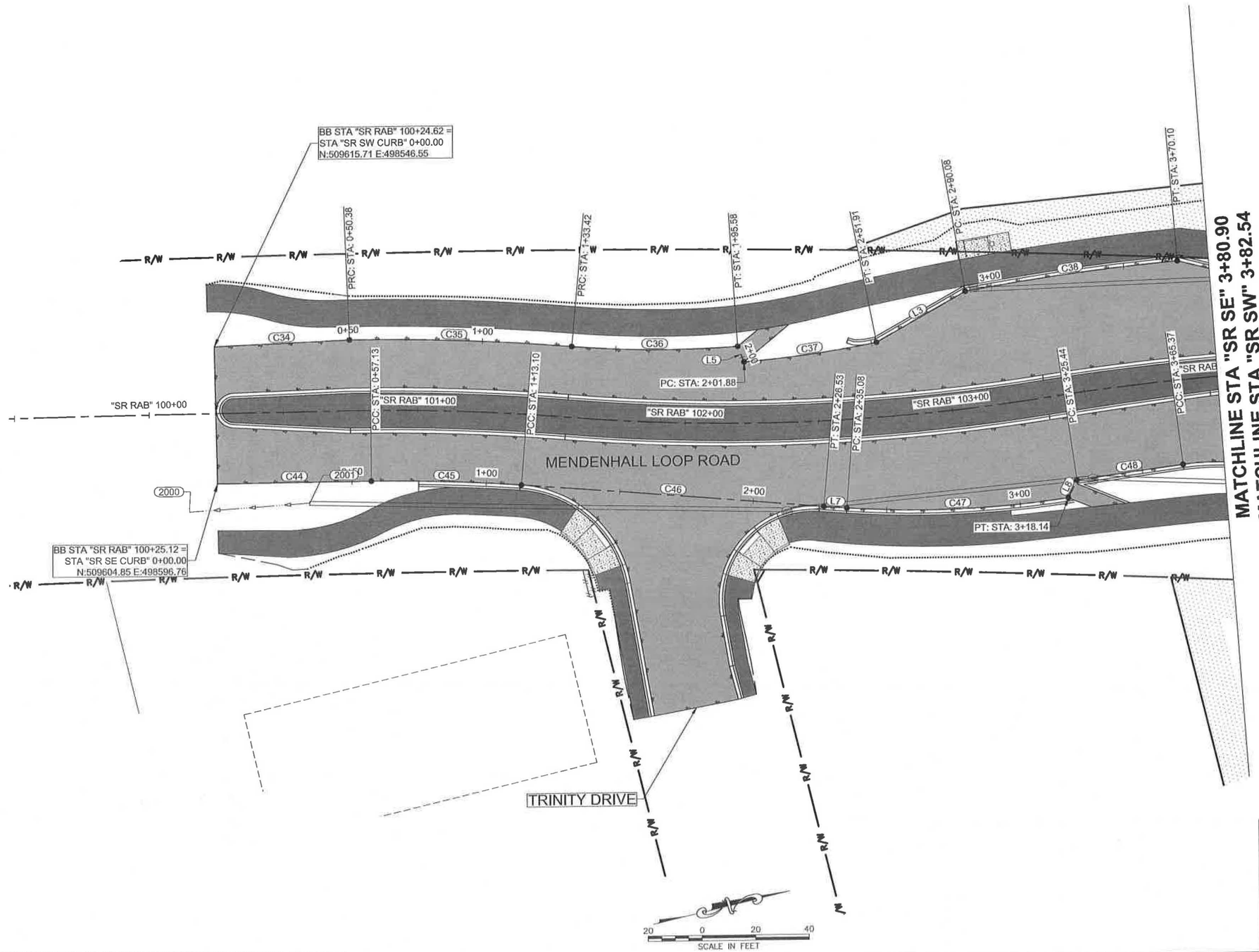
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - "SR RAB" POINT & CURVE TABLES

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G6	G34

NOTES:

1. SEE G10-G11 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.



MATCHLINE STA "SR SE" 3+80.90
MATCHLINE STA "SR SW" 3+82.54
SEE SHEET G7

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

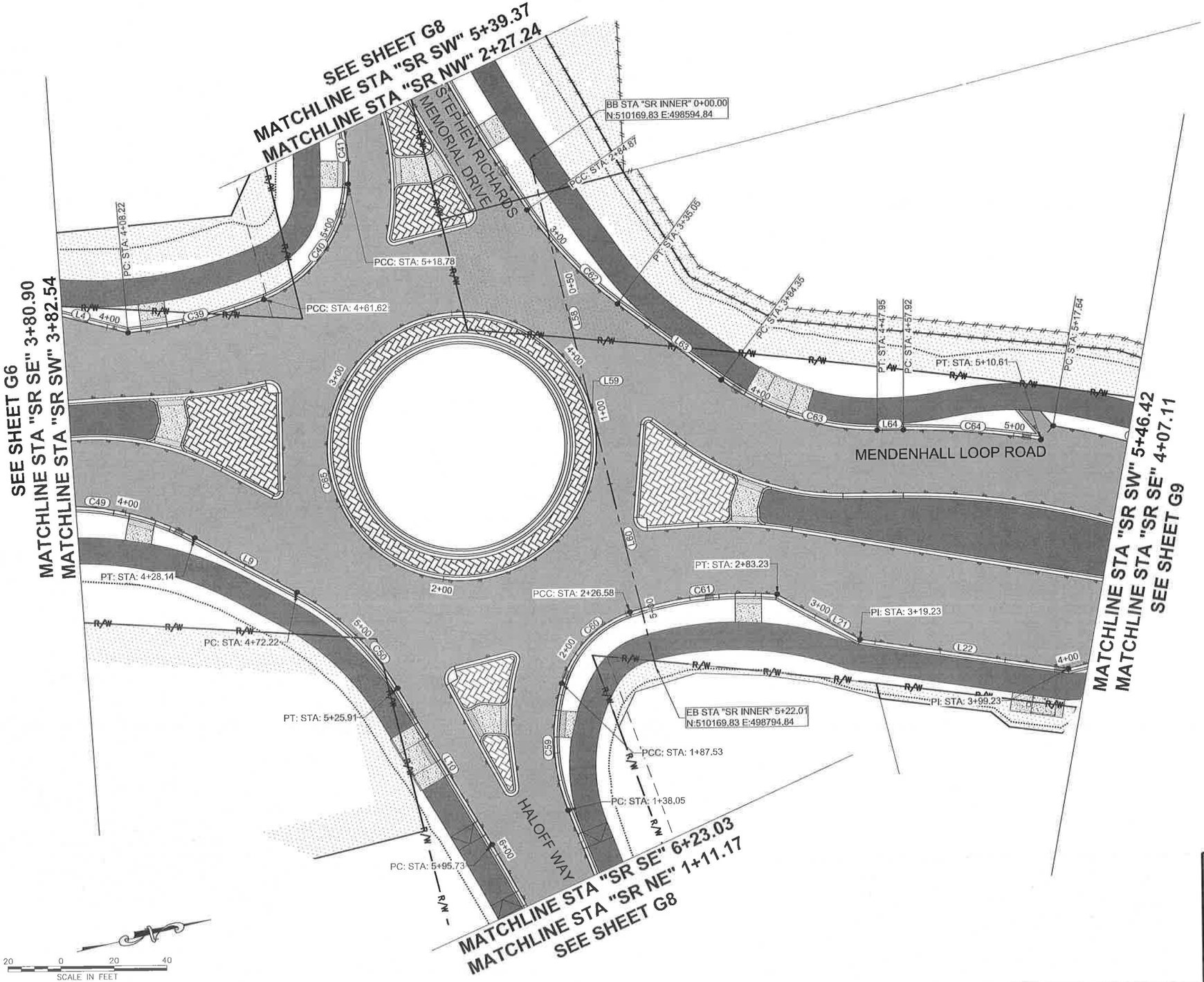
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - CURB RETURN ALIGNMENTS

STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL.848
FILE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg | LAYOUT G6 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL | DATE 5/10/2018

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G7	G34



NOTES:

1. SEE G10-G11 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.

STATE OF ALASKA
49TH

PS&E
10-16-18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

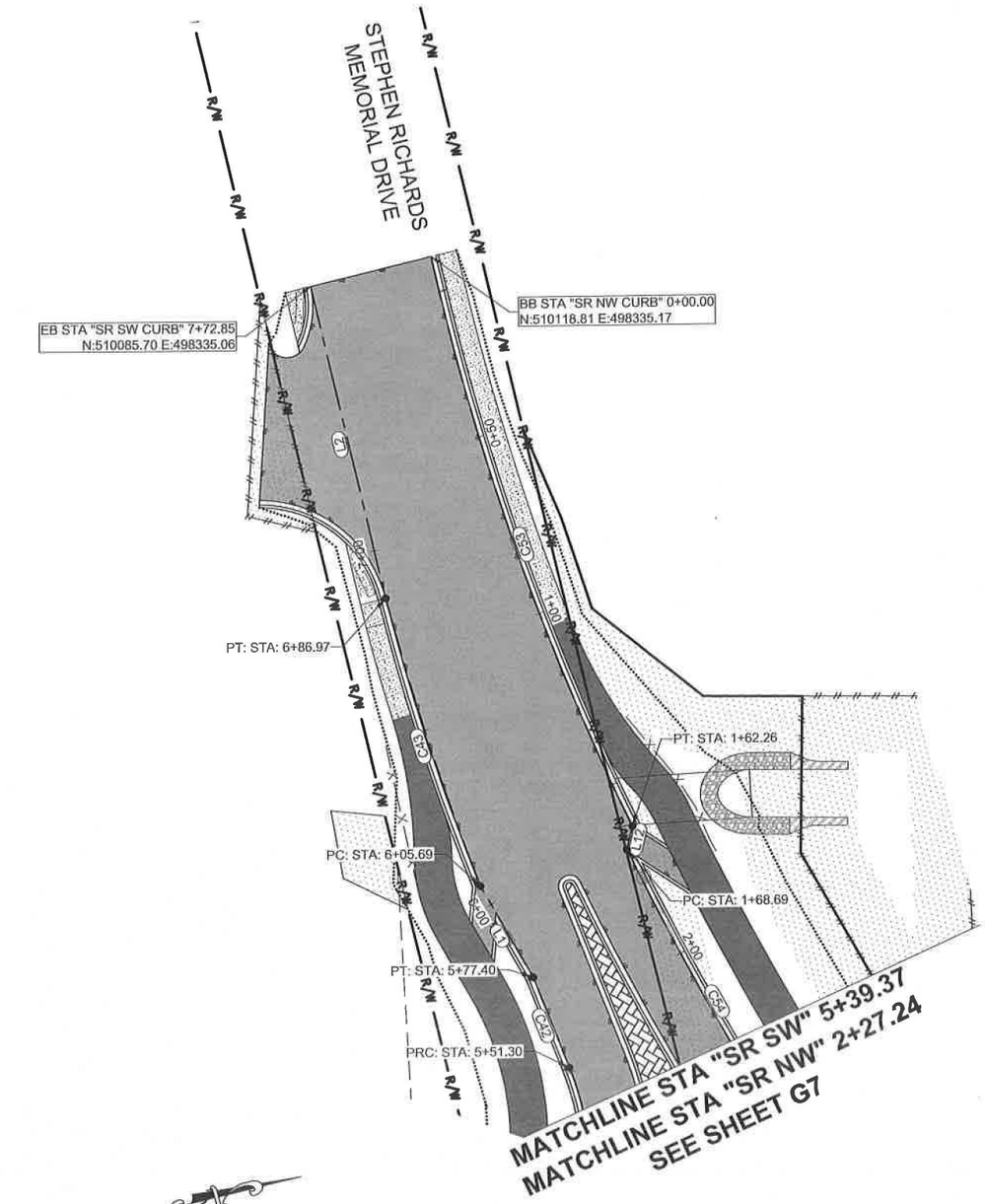
GRADING PLAN -
CURB RETURN ALIGNMENTS

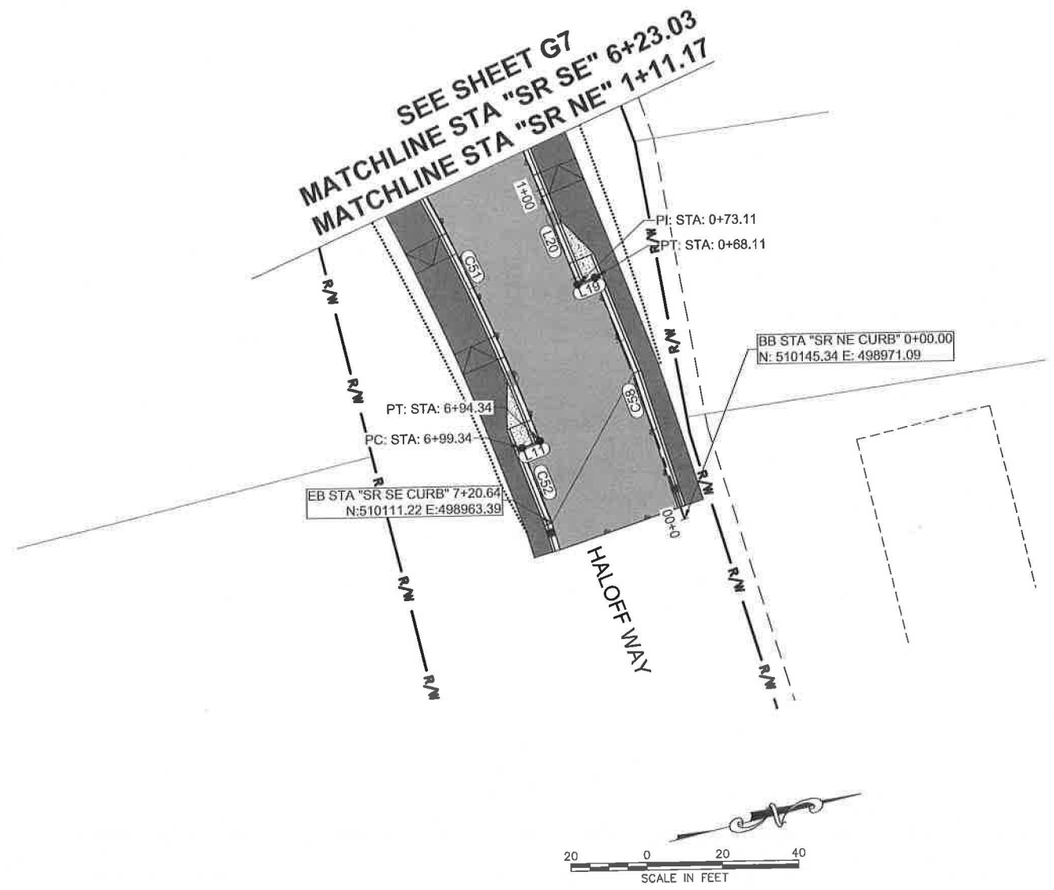
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
FILE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg | DATE 5/10/2018 | LAYOUT G7 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G8	G34

NOTES:

1. SEE G10-G11 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.





STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - CURB RETURN ALIGNMENTS

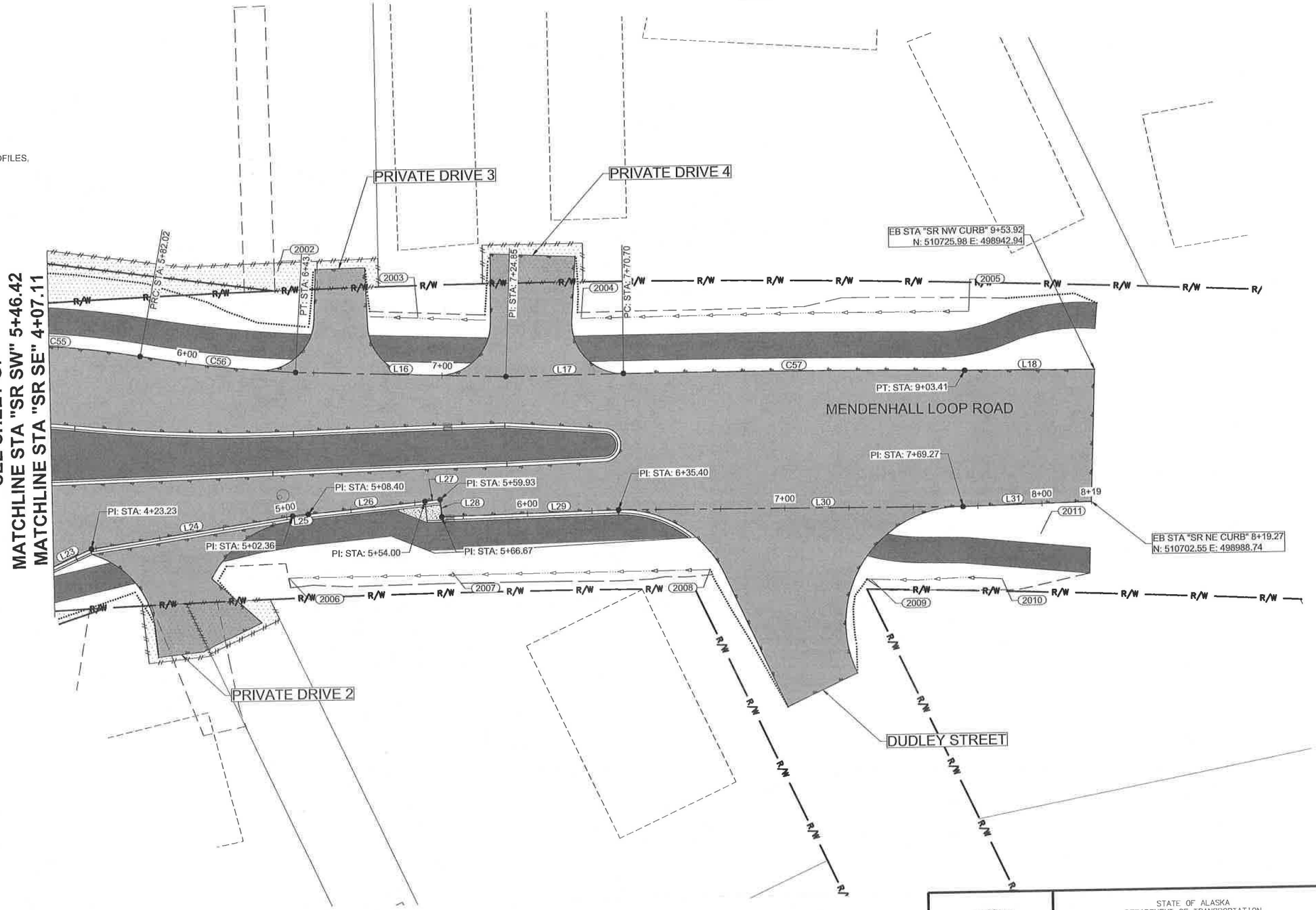
STATE OF ALASKA 49TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT G8
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G9	G34

NOTES:

1. SEE G10-G11 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.



30 0 30 60
SCALE IN FEET

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
CURB RETURN ALIGNMENTS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | LAYOUT G9 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-ST-GR-G-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G10	G34

MENDENHALL LOOP ROAD - SR NE CURB ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
C58	0+00.00	510145.34	498971.09	0+68.11	1482.61	68.11	2°37'55"	
L19	0+68.11	510138.10	498903.38	0+73.11				S7°51'04"E
L20	0+73.11	510133.14	498904.08	1+38.05				S82°08'56"W
C59	1+38.05	510124.27	498839.72	1+87.53	75.00	49.48	37°47'57"	
C60	1+87.53	510133.58	498792.04	2+26.58	40.00	39.04	55°55'40"	
C61	2+26.58	510165.36	498772.11	2+83.23	139.01	56.65	23°21'02"	
L21	2+83.23	510221.13	498779.53	3+19.23				N42°56'44"E
L22	3+19.23	510247.49	498804.06	3+99.23				N22°34'20"E
L23	3+99.23	510321.36	498834.77	4+23.23				N0°06'58"E
L24	4+23.23	510345.36	498834.82	5+02.36				N16°33'14"E
L25	5+02.36	510421.21	498857.36	5+08.40				N19°34'56"E
L26	5+08.40	510426.90	498859.39	5+54.00				N19°34'56"E
L27	5+54.00	510469.86	498874.67	5+59.93				N19°34'56"E
L28	5+59.93	510475.45	498876.66	5+66.67				S70°25'04"E
L29	5+66.67	510473.19	498883.01	6+35.40				N23°44'48"E
L30	6+35.40	510536.09	498910.69	7+69.27				N25°37'31"E
L31	7+69.27	510656.80	498968.58	8+19.27				N23°46'17"E

MENDENHALL LOOP ROAD - SR SE CURB ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
C44	-0+00.00	509604.85	498596.76	0+57.13	7755.14	57.13	0°25'20"	
C45	0+57.13	509660.52	498609.63	1+13.10	683.19	55.97	4°41'37"	
C46	1+13.10	509714.39	498624.73	2+26.53	8705.21	113.43	0°44'48"	
L7	2+26.53	509822.04	498660.49	2+35.08				N18°00'16"E
C47	2+35.08	509830.17	498663.13	3+18.14	381.50	83.05	12°28'24"	
L8	3+18.14	509911.33	498679.99	3+25.44				N49°52'19"W
C48	3+25.44	509916.04	498674.41	3+65.37	2187.50	39.93	1°02'45"	
C49	3+65.37	509955.76	498678.48	4+28.14	100.00	62.77	35°57'42"	
L9	4+28.14	510012.00	498703.94	4+72.22				N42°20'08"E
C50	4+72.22	510044.59	498733.62	5+25.91	100.00	53.69	30°45'49"	
L10	5+25.91	510072.92	498778.47	5+95.73				N73°05'57"E
C51	5+95.73	510093.22	498845.28	6+94.34	567.71	98.61	9°57'06"	
L11	6+94.34	510113.51	498941.65	6+99.34				S6°53'32"E
C52	6+99.34	510108.55	498942.25	7+20.64	12720.98	21.31	0°05'45"	

MENDENHALL LOOP ROAD - SR NW CURB ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
C53	0+00.00	510118.81	498335.17	1+62.26	707.74	162.26	13°08'11"	
L12	1+62.26	510134.62	498496.31	1+68.69				S63°21'42"E
C54	1+68.69	510131.74	498502.06	2+84.87	800.00	116.18	8°19'14"	
C62	2+84.87	510164.07	498613.54	3+35.05	150.00	50.18	19°10'05"	
L63	3+35.05	510188.98	498656.83	3+84.35				N50°29'55"E
C63	3+84.35	510220.34	498694.87	4+47.95	100.00	63.60	36°26'31"	
L64	4+47.95	510273.21	498728.27	4+57.92				N14°03'24"E
C64	4+57.92	510282.88	498730.69	5+10.61	324.00	52.69	9°19'02"	
C55	5+17.64	510338.50	498743.55	5+82.02	330.00	64.38	11°10'38"	
C56	5+82.02	510394.38	498775.31	6+43.01	510.22	60.99	6°50'57"	
L16	6+43.01	510446.23	498807.36	7+24.85				N27°07'40"E
L17	7+24.85	510519.06	498844.68	7+70.70				N24°31'37"E
C57	7+70.70	510560.78	498863.71	9+03.41	4626.50	132.71	1°38'37"	
L18	9+03.41	510680.41	498921.14	9+53.92				N25°34'35"E

MENDENHALL LOOP ROAD - SR SW CURB ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
C34	0+00.00	509615.71	498546.55	0+50.38	372010.37	50.38	0°00'28"	
C35	0+50.38	509665.14	498556.25	1+33.42	841.00	83.04	5°39'26"	
C36	1+33.42	509744.97	498579.00	1+95.58	396.00	62.16	8°59'39"	
L5	1+95.58	509805.17	498594.26	2+01.88				N81°57'06"E
C37	2+01.88	509806.05	498600.50	2+51.91	402.00	50.03	7°07'51"	
L3	2+51.91	509855.78	498605.63	2+90.08				N15°45'48"W
C38	2+90.08	509892.51	498595.27	3+70.10	896.00	80.03	5°07'03"	
L4	3+70.10	509972.04	498603.93	4+08.22				N27°58'48"E
C39	4+08.22	510005.70	498621.81	4+61.62	192.01	53.40	15°56'07"	
C40	4+61.62	510058.93	498622.11	5+18.78	50.29	57.15	65°07'09"	
C41	5+18.78	510100.28	498587.17	5+51.30	73.77	32.52	25°15'28"	
C42	5+51.30	510102.87	498555.02	5+77.40	3542.04	26.11	0°25'20"	
L1	5+77.40	510099.32	498529.15	6+05.69				S74°03'49"W
C43	6+05.69	510091.56	498501.96	6+86.97	730.03	81.29	6°22'47"	
L2	6+86.97	510085.51	498420.94	7+72.85				N89°52'15"W

MENDENHALL LOOP ROAD - STEPHEN RICHARDS INNER ROUNDABOUT ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L58	0+00.00	510169.83	498594.84	1+00.00				N90°00'00"E
C65	1+00.00	510169.83	498694.84	4+22.00	51.25	322.00	359°59'20"	
L59	4+22.00	510169.83	498694.83	4+22.01				N89°59'40"E
L60	4+22.01	510169.83	498694.84	5+22.01				N90°00'00"E

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

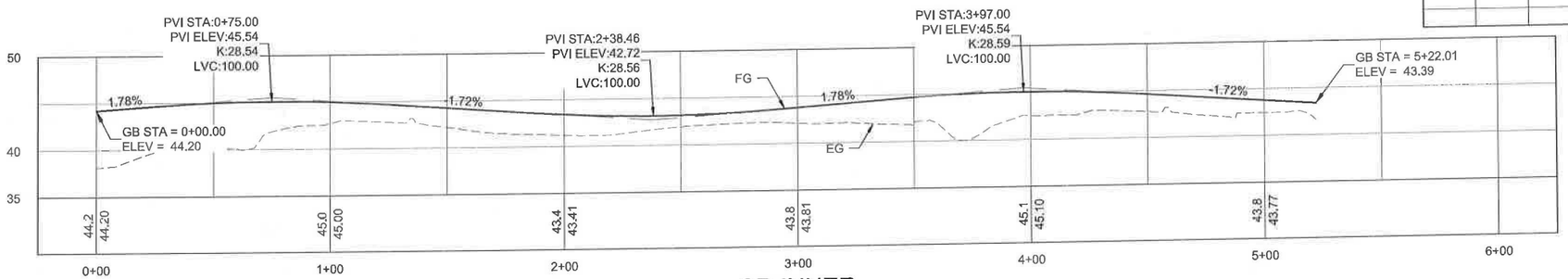
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

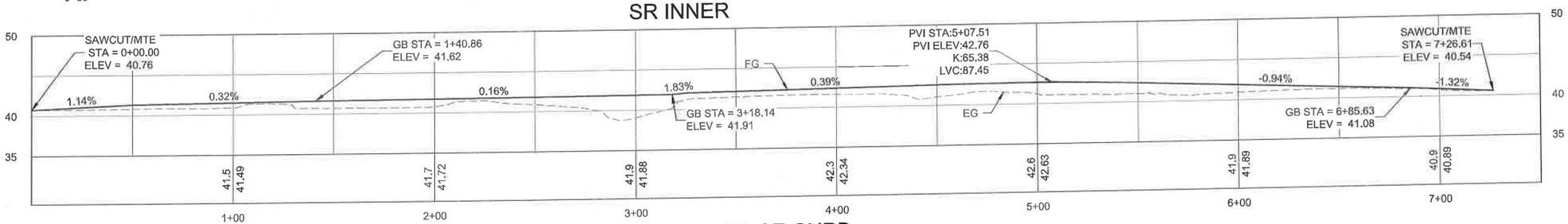
GRADING PLAN -
CURB RETURN ALIGNMENTS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT G10
FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-CT-GR-G-70776.dwg

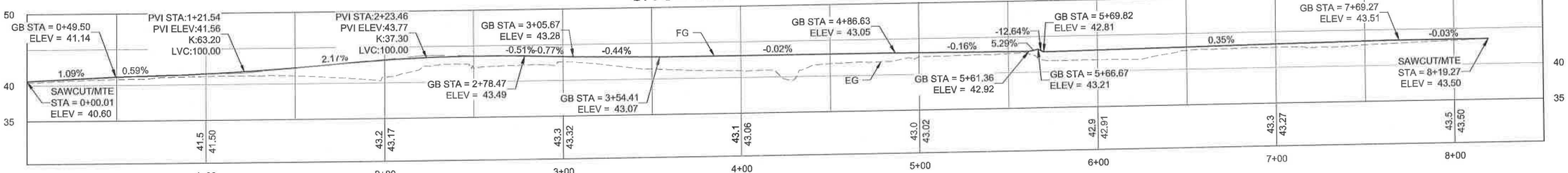
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G11	G34



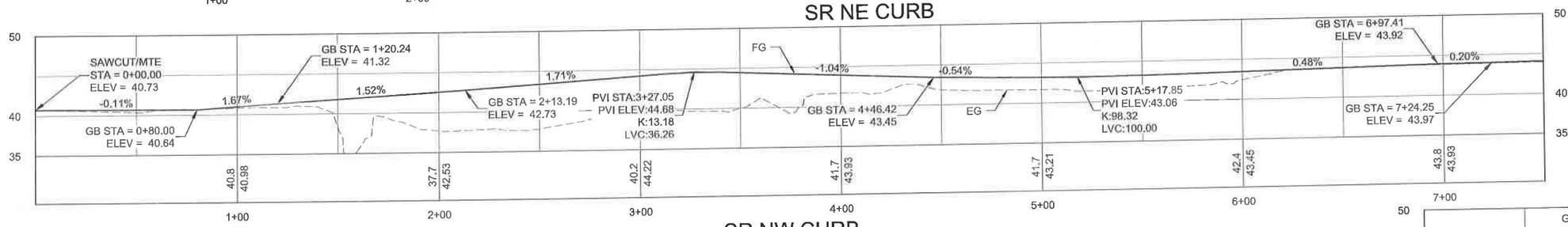
SR INNER



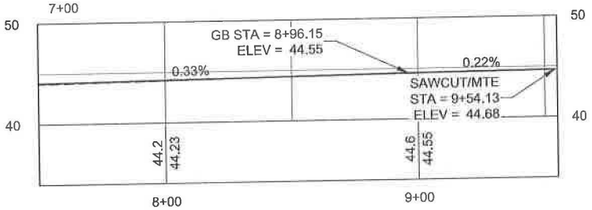
SR SE CURB



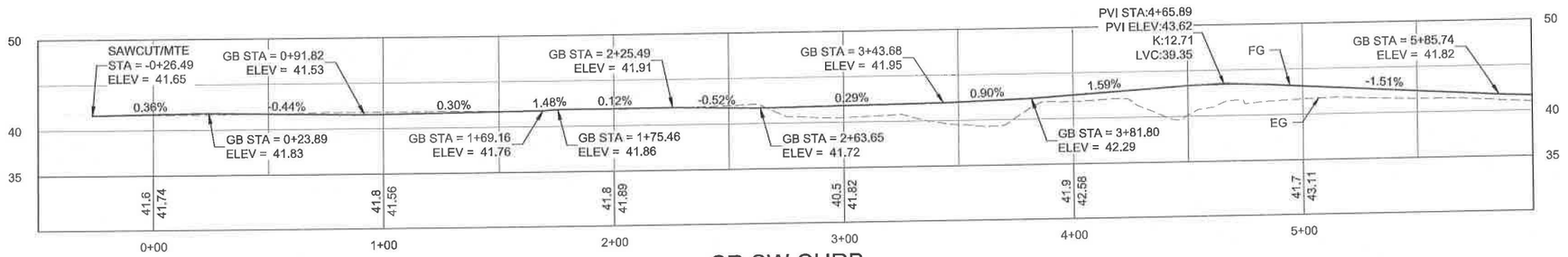
SR NE CURB



SR NW CURB



SR NW CURB



SR SW CURB

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - CURB RETURN ALIGNMENTS

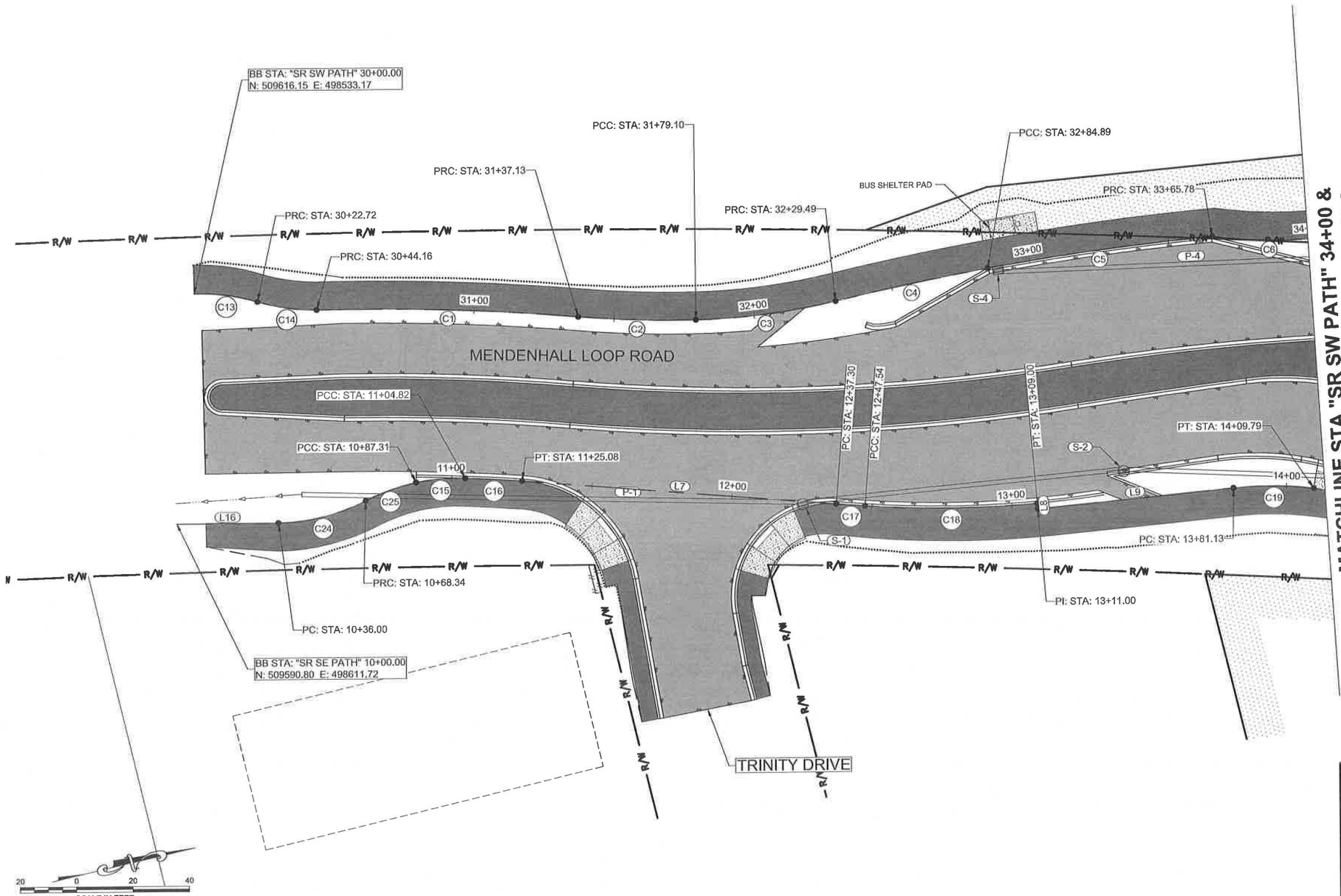
STATE OF ALASKA 49TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT G11 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G12	G34

NOTES:

1. SEE G16-G20 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

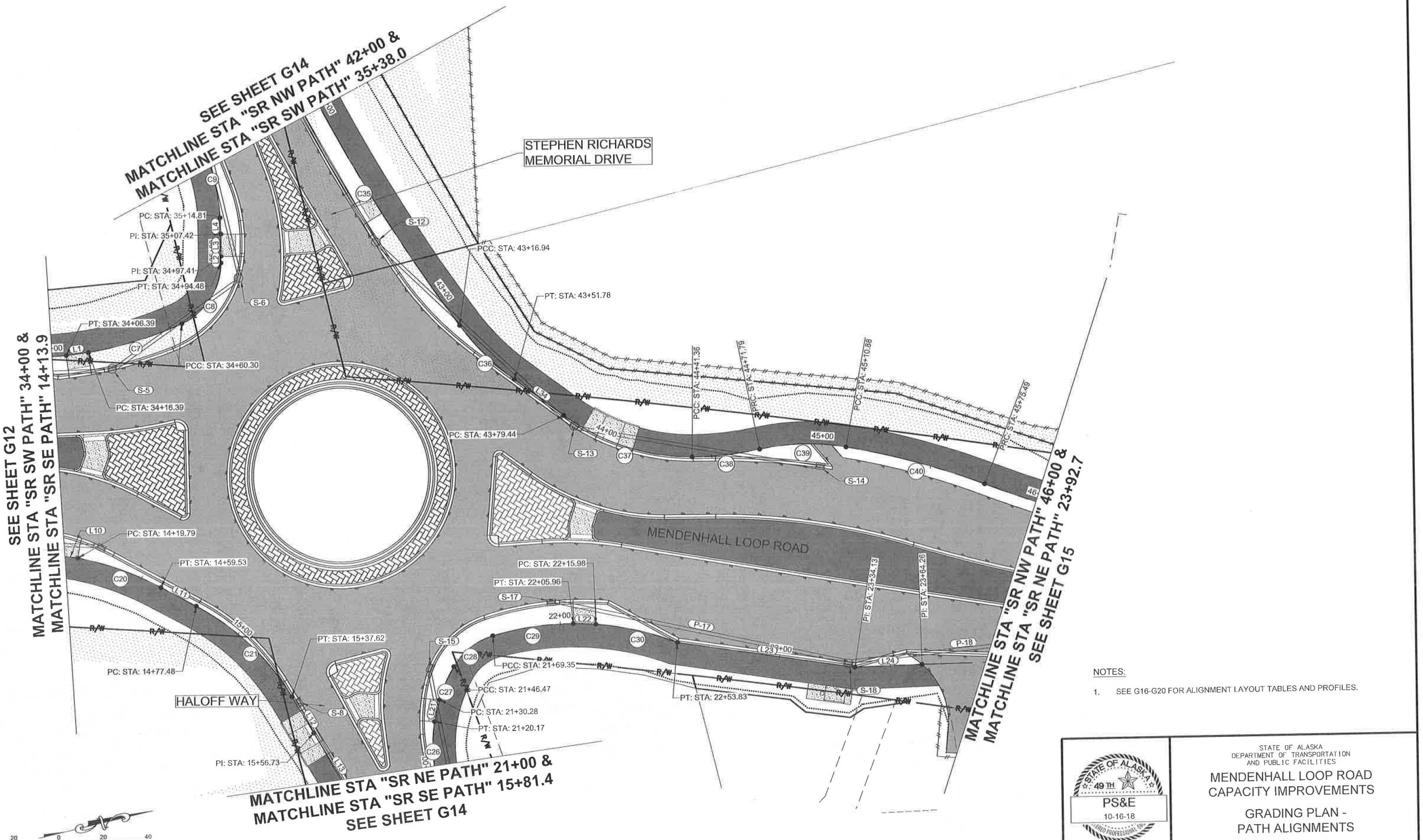
GRADING PLAN -
PATH ALIGNMENTS

PS&E
10-16-18

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
FILE | C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg | LAYOUT G12 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G13	G34

5368 COMMERCIAL BLVD., JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
LAYOUT G13 | DATE 5/10/2018 | FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg



NOTES:

1. SEE G16-G20 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.

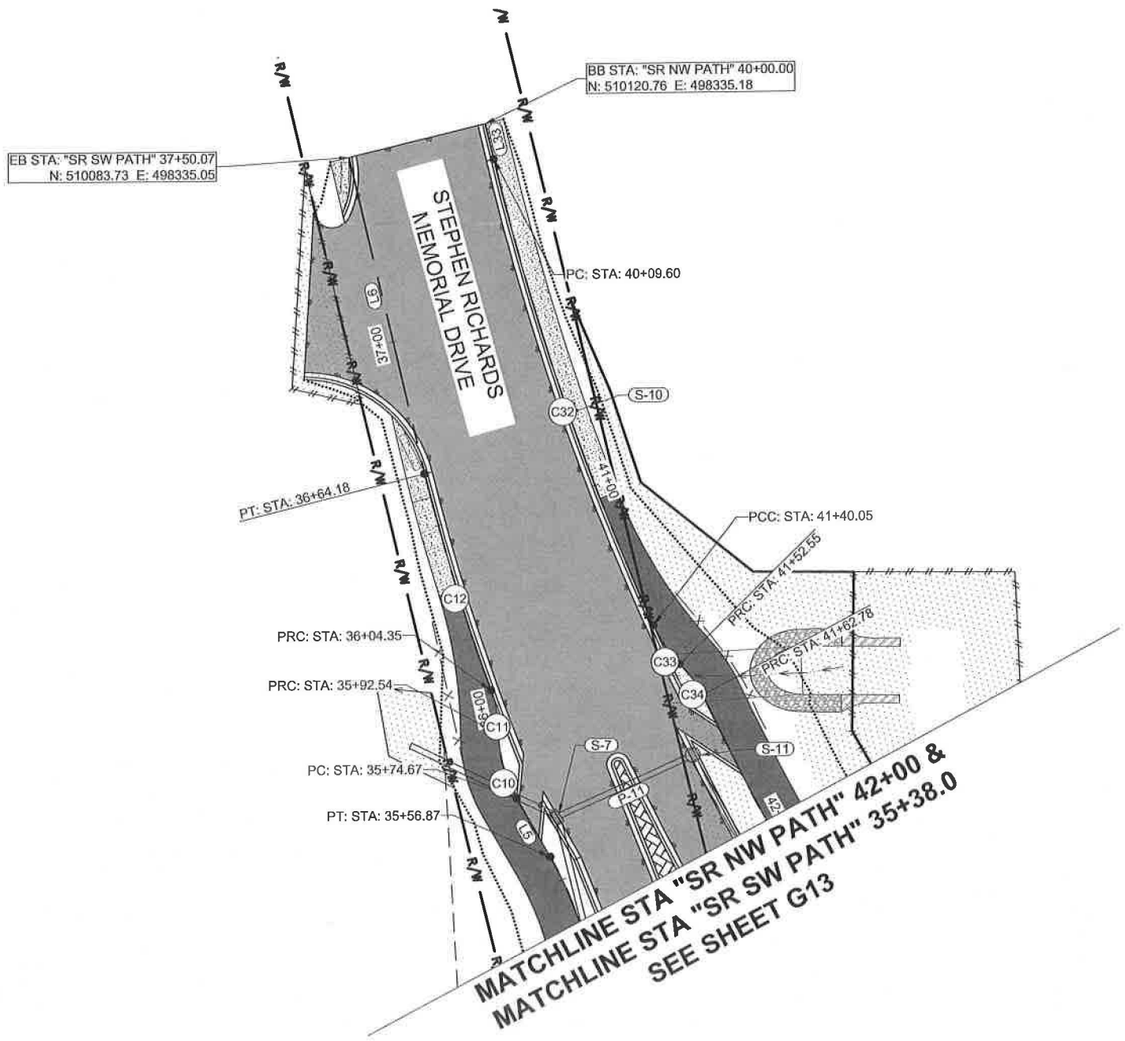
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

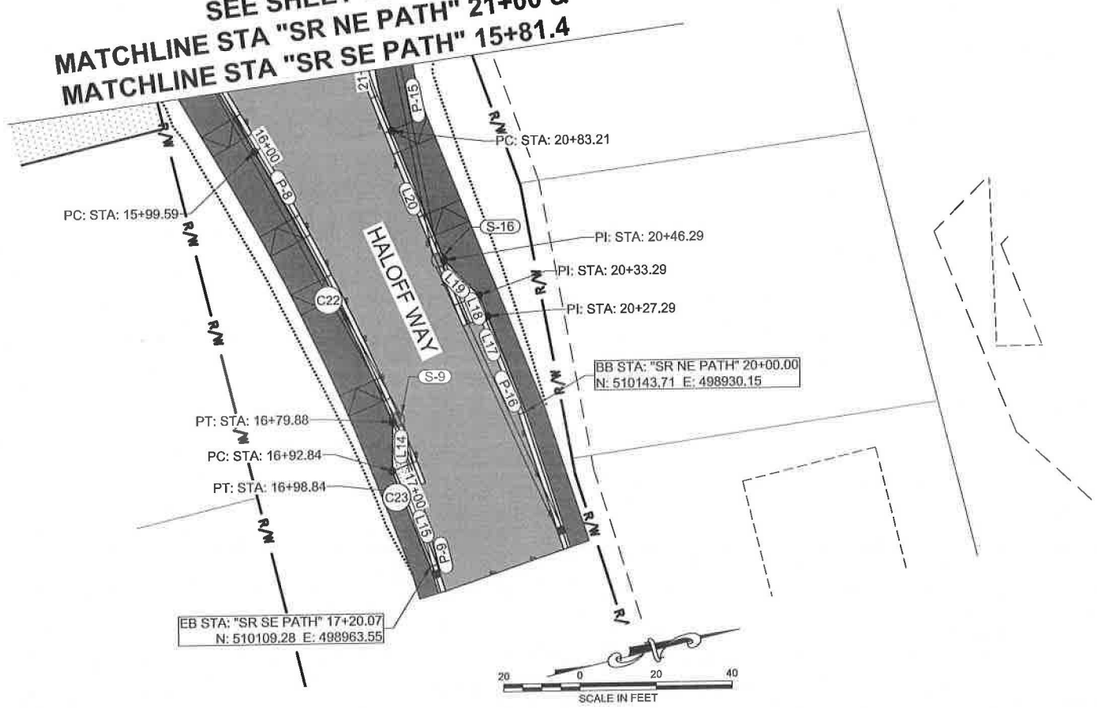
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - PATH ALIGNMENTS

PS&E
10-16-18

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G14	G34





NOTES:

1. SEE G16-G20 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

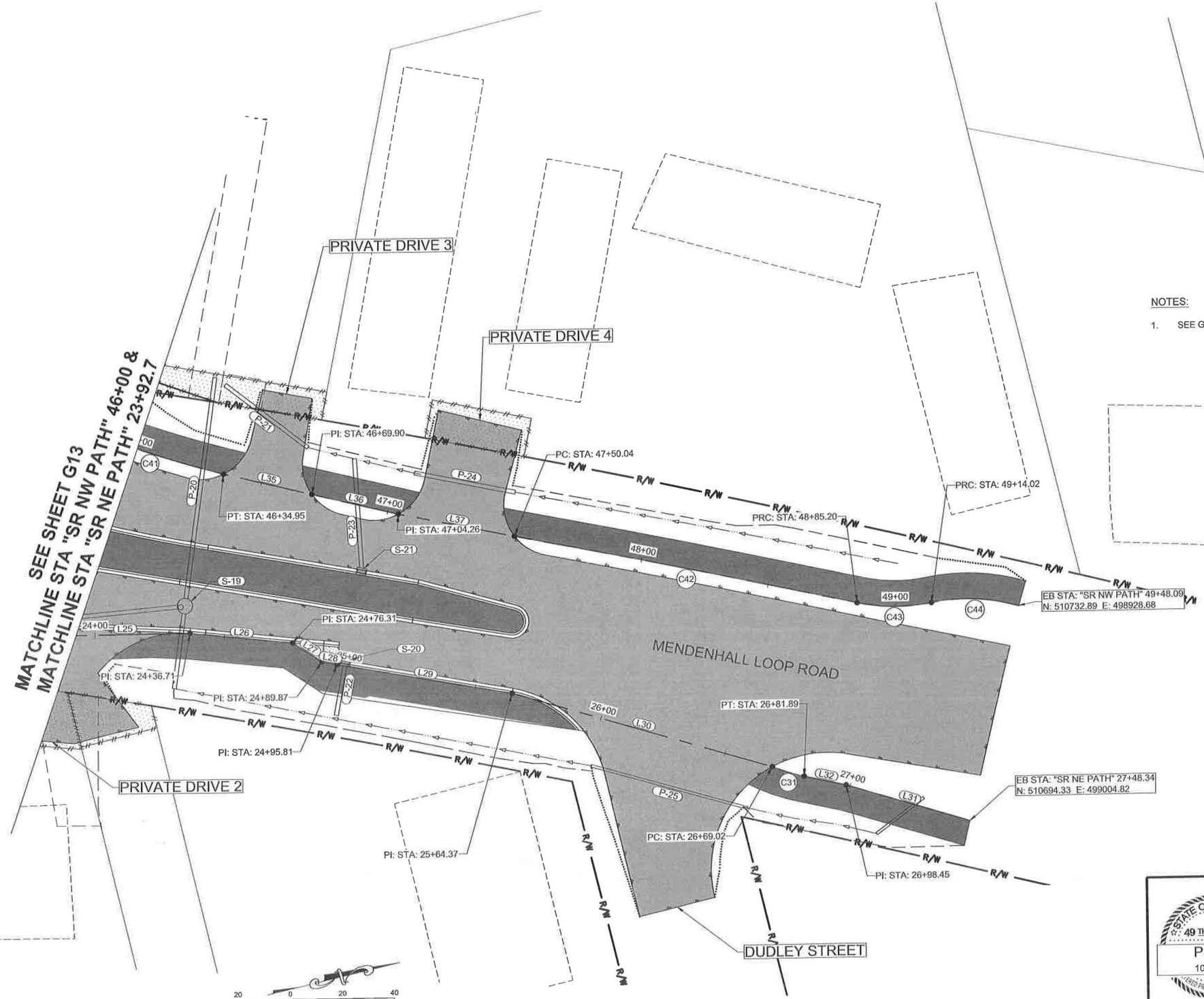
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - PATH ALIGNMENTS

STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

FILE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg | LAYOUT: G14 | DATE: 5/10/2018 | DESIGNED: HOBBS | CHECKED: NOBLE | DRAFTED: WESTPHAL
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE: (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G15	G34



NOTES:

1. SEE G16-G20 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - PATH ALIGNMENTS

PS&E
10-16-18

FILE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-GT-GR-G-PATH-70776.dwg | LAYOUT: G15 | DATE: 5/10/2018 | DESIGNED: HOBBS | CHECKED: NOBLE | DRAFTED: WESTPHAL
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE: (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848

NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	G16	G34

MENDENHALL LOOP ROAD - SR SE PATH ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L16	10+00.00	509590.80	498611.72	10+36.00				N13°25'07"E - 36.00
C24	10+36.00	509625.82	498620.08	10+68.34	70.00	32.34	26°28'29"	
C25	10+68.34	509657.88	498619.82	10+87.31	76.21	18.96	14°15'17"	
C15	10+87.31	509676.69	498617.86	11+04.82	70.00	17.51	14°20'06"	
C16	11+04.82	509693.94	498620.59	11+25.08	785.50	20.26	1°28'39"	
L7	11+25.08	509713.32	498626.48	12+37.30				N18°22'45"E - 112.22
C17	12+37.30	509819.82	498661.87	12+47.54	7784.00	10.24	0°04'31"	
C18	12+47.54	509829.56	498665.03	13+09.00	383.50	61.46	9°10'55"	
L8	13+09.00	509889.28	498679.24	13+11.00				S81°12'32"E - 2.00
L9	13+11.00	509888.98	498681.22	13+81.13				N8°10'40"E - 70.14
C19	13+81.13	509958.40	498691.20	14+09.79	131.50	28.65	12°29'06"	
L10	14+09.79	509986.09	498698.32	14+19.79				N22°50'30"E - 10.00
C20	14+19.79	509995.31	498702.20	14+59.53	131.50	39.74	17°18'53"	
L11	14+59.53	510028.25	498724.15	14+77.48				N42°20'08"E - 17.96
C21	14+77.48	510041.53	498736.25	15+37.62	112.00	60.14	30°45'49"	
L12	15+37.62	510073.26	498786.48	15+56.73				N73°05'57"E - 19.11
L13	15+56.73	510078.82	498804.76	15+99.59				N73°05'57"E - 42.86
C22	15+99.59	510091.28	498845.77	16+79.88	563.00	80.29	8°10'17"	
L14	16+79.88	510109.07	498924.00	16+92.84				S75°24'38"E - 12.95
C23	16+92.84	510105.81	498936.53	16+98.84	558.00	6.00	0°36'58"	
L15	16+98.84	510106.56	498942.49	17+20.07				N82°38'36"E - 21.24

MENDENHALL LOOP ROAD - SR NE PATH ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L17	20+00.00	510143.71	498930.15	20+27.29				S82°20'22"W - 27.29
L18	20+27.29	510140.08	498903.10	20+33.29				S82°08'56"W - 6.00
L19	20+33.29	510139.26	498897.16	20+46.29				S59°31'44"W - 13.00
L20	20+46.29	510132.66	498885.96	20+83.21				S82°08'56"W - 36.92
C26	20+83.21	510127.62	498849.38	21+20.17	70.00	36.96	30°15'10"	
L21	21+20.17	510132.25	498813.14	21+30.28				N63°27'24"W - 10.11
C27	21+30.28	510136.77	498804.10	21+46.47	70.00	16.19	13°15'09"	
C28	21+46.47	510146.56	498791.25	21+69.35	30.00	22.87	43°41'02"	
C29	21+69.35	510166.92	498782.09	22+05.96	126.50	36.62	16°35'08"	
L22	22+05.96	510203.22	498785.75	22+15.98				N16°18'44"E - 10.01
C30	22+15.98	510212.83	498788.56	22+53.83	126.50	37.85	17°08'34"	
L23	22+53.83	510246.39	498805.77	23+34.13				N22°34'20"E - 80.31
L24	23+34.13	510320.54	498836.60	23+64.26				N12°14'50"E - 30.13
L25	23+64.26	510349.98	498842.99	24+36.71				N12°58'56"E - 72.45
L26	24+36.71	510420.58	498859.26	24+76.31				N19°34'56"E - 39.60
L27	24+76.31	510457.89	498872.53	24+89.87				N47°21'02"E - 13.56
L28	24+89.87	510467.07	498882.51	24+95.81				N23°44'48"E - 5.94
L29	24+95.81	510472.51	498884.90	25+64.37				N23°44'48"E - 68.56
L30	25+64.37	510535.27	498912.51	26+69.02				N30°15'55"E - 104.65
C31	26+69.02	510625.66	498965.25	26+81.89	70.00	12.87	10°32'08"	
L32	26+81.89	510636.61	498971.98	26+98.45				N26°21'35"E - 16.56
L31	26+98.45	510651.45	498979.33	27+48.34				N30°43'51"E - 49.89

MENDENHALL LOOP ROAD - SR SW PATH ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
C13	30+00.00	509616.15	498533.17	30+22.72	70.00	22.72	18°36'00"	
C14	30+22.72	509637.25	498541.35	30+44.16	70.00	21.44	17°32'55"	
C1	30+44.16	509657.09	498549.26	31+37.13	859.13	92.96	6°11'59"	
C2	31+37.13	509746.58	498574.26	31+79.10	391.00	41.97	6°09'00"	
C3	31+79.10	509786.97	498585.58	32+29.49	233.00	50.39	12°23'27"	
C4	32+29.49	509836.93	498591.31	32+84.89	963.50	55.41	3°17'42"	
C5	32+84.89	509892.30	498593.25	33+65.78	898.00	80.89	5°09'39"	
C6	33+65.78	509972.68	498602.00	34+06.39	176.31	40.61	13°11'45"	
L1	34+06.39	510011.89	498612.23	34+16.39				N6°10'59"E - 10.00
C7	34+16.39	510021.83	498613.31	34+60.30	167.93	43.91	14°58'58"	
C8	34+60.30	510065.55	498610.95	34+94.48	30.00	34.19	65°17'23"	
L2	34+94.48	510089.00	498588.63	34+97.41				N76°14'11"W - 2.92
L3	34+97.41	510089.69	498585.80	35+07.42				N76°23'32"W - 10.02
L4	35+07.42	510092.05	498576.06	35+14.81				N79°14'51"W - 7.39
C9	35+14.81	510093.43	498568.80	35+56.87	90.00	42.06	26°46'34"	
L5	35+56.87	510091.51	498527.17	35+74.67				S73°58'35"W - 17.80
C10	35+74.67	510086.60	498510.06	35+92.54	35.00	17.88	29°15'54"	
C11	35+92.54	510086.17	498492.38	36+04.35	35.00	11.80	19°19'30"	
C12	36+04.35	510086.90	498480.66	36+64.18	606.00	59.83	5°39'24"	
L6	36+64.18	510083.51	498420.95	37+50.07				N89°50'55"W - 85.90

MENDENHALL LOOP ROAD - SR NW PATH ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L33	40+00.00	510120.76	498335.18	40+09.60				N89°56'49"E - 9.60
C32	40+09.60	510120.77	498344.78	41+40.05	701.00	130.45	10°39'43"	
C33	41+40.05	510132.31	498474.53	41+52.55	35.00	12.51	20°28'37"	
C34	41+52.55	510136.70	498486.17	41+62.78	35.00	10.23	16°44'53"	
C35	41+62.78	510140.60	498495.59	43+16.94	790.00	154.16	11°10'49"	
C36	43+16.94	510186.31	498642.55	43+51.78	120.00	34.84	16°38'01"	
L34	43+51.78	510204.29	498672.25	43+79.44				N50°29'55"E - 27.66
C37	43+79.44	510221.88	498693.60	44+41.36	98.00	61.92	36°12'03"	
C38	44+41.36	510273.30	498726.22	44+71.79	149.00	30.43	11°42'03"	
C39	44+71.79	510303.38	498730.46	45+10.88	102.00	39.09	21°57'21"	
C40	45+10.88	510341.21	498739.29	45+75.49	335.00	64.61	11°03'02"	
C41	45+75.49	510397.26	498771.22	46+34.95	489.00	59.47	6°58'03"	
L35	46+34.95	510447.82	498802.46	46+69.90				N27°16'30"E - 34.94
L36	46+69.90	510478.88	498818.47	47+04.26				N27°07'40"E - 34.37
L37	47+04.26	510509.47	498834.14	47+50.04				N25°13'03"E - 45.78
C42	47+50.04	510550.88	498853.64	48+85.20	4631.50	135.15	1°40'19"	
C43	48+85.20	510672.87	498911.81	49+14.02	70.00	28.82	23°35'18"	
C44	49+14.02	510700.57	498918.99	49+48.09	70.00	34.07	27°53'22"	

STATE OF ALASKA
49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

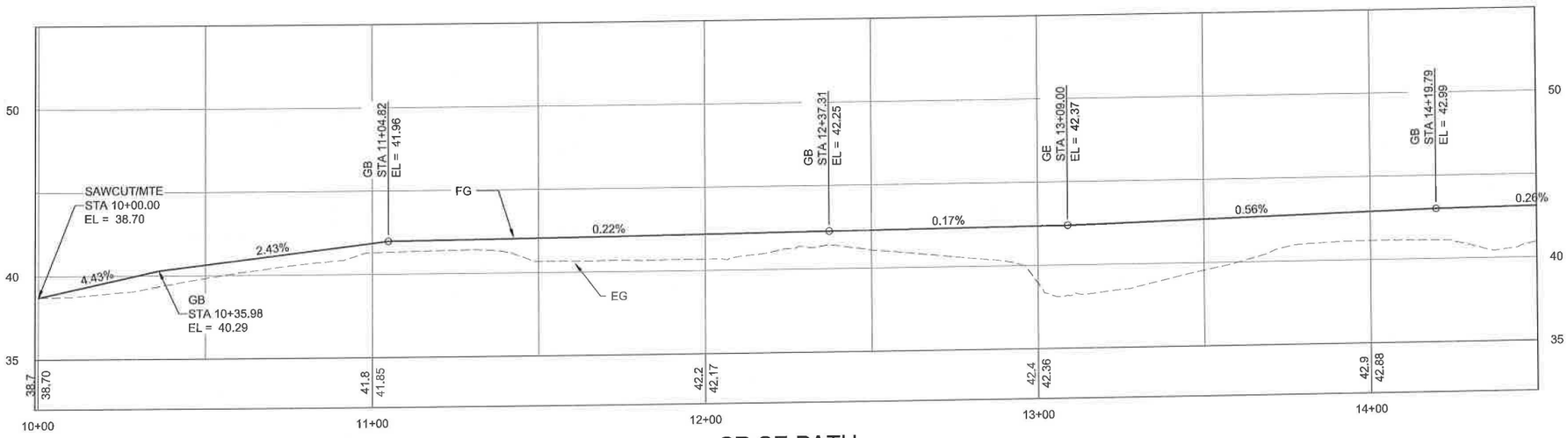
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
PATH ALIGNMENTS

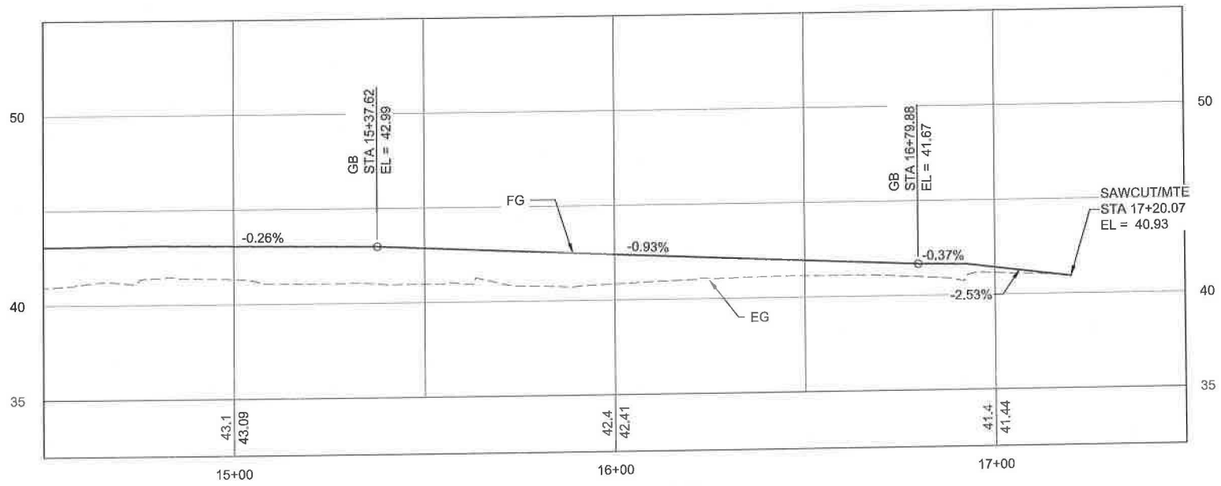
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT G16 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg | DATE 5/

NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	G17	G34



SR SE PATH



SR SE PATH

STATE OF ALASKA
49 TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

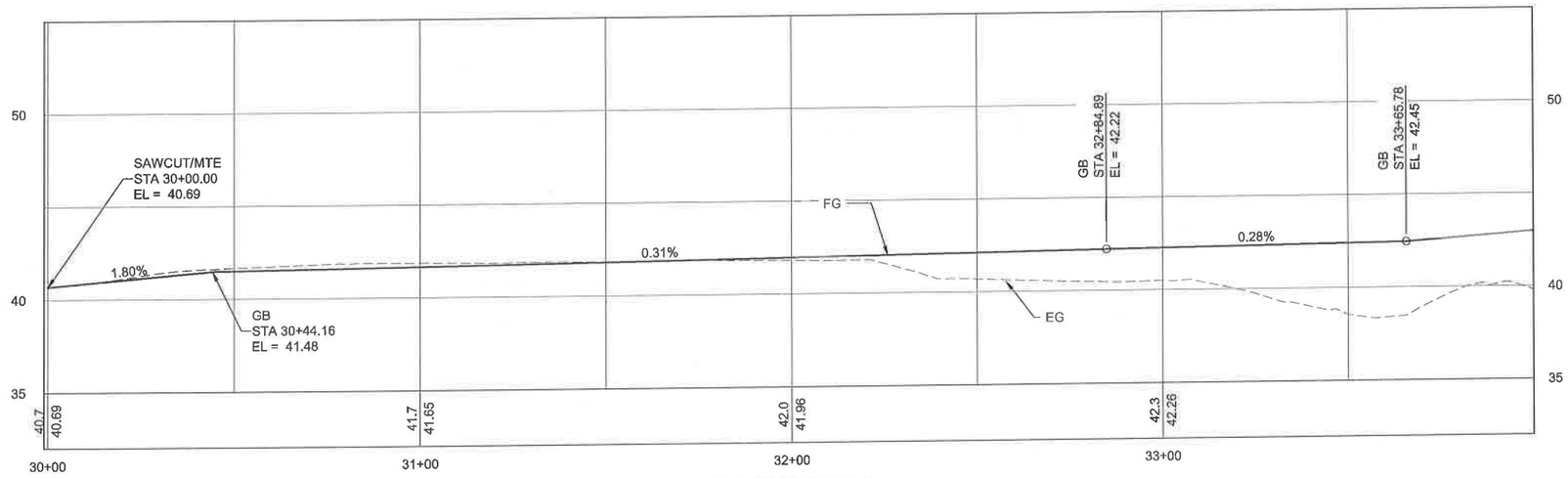
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

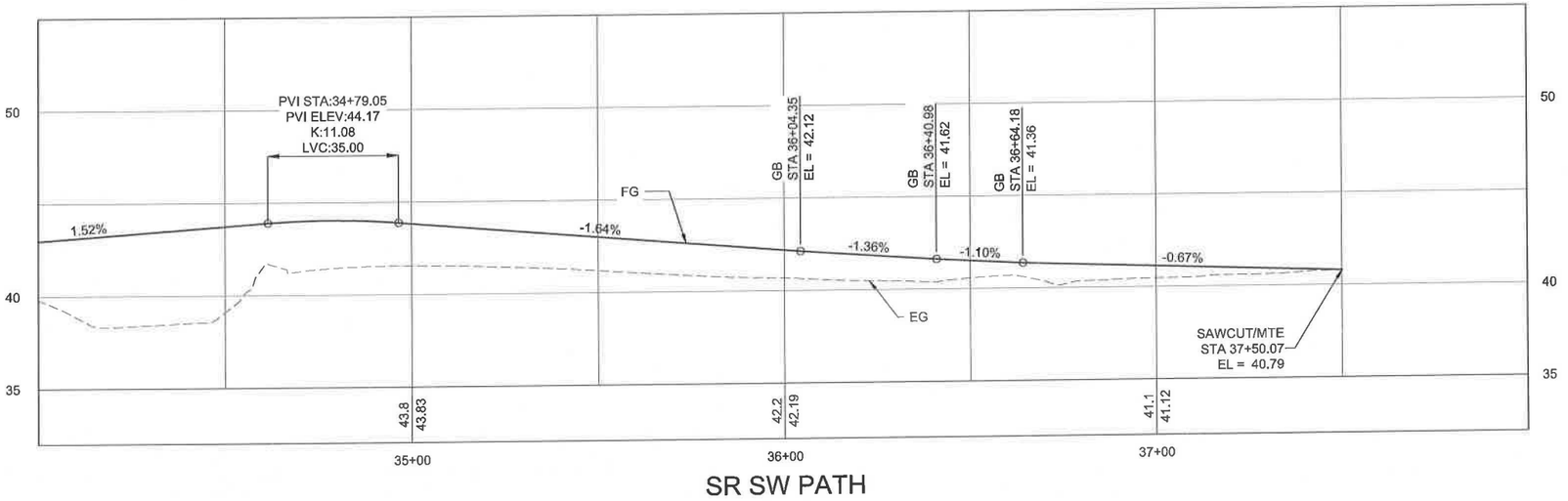
GRADING PLAN -
PATH ALIGNMENTS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT G17
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G18	G34



SR SW PATH



SR SW PATH

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

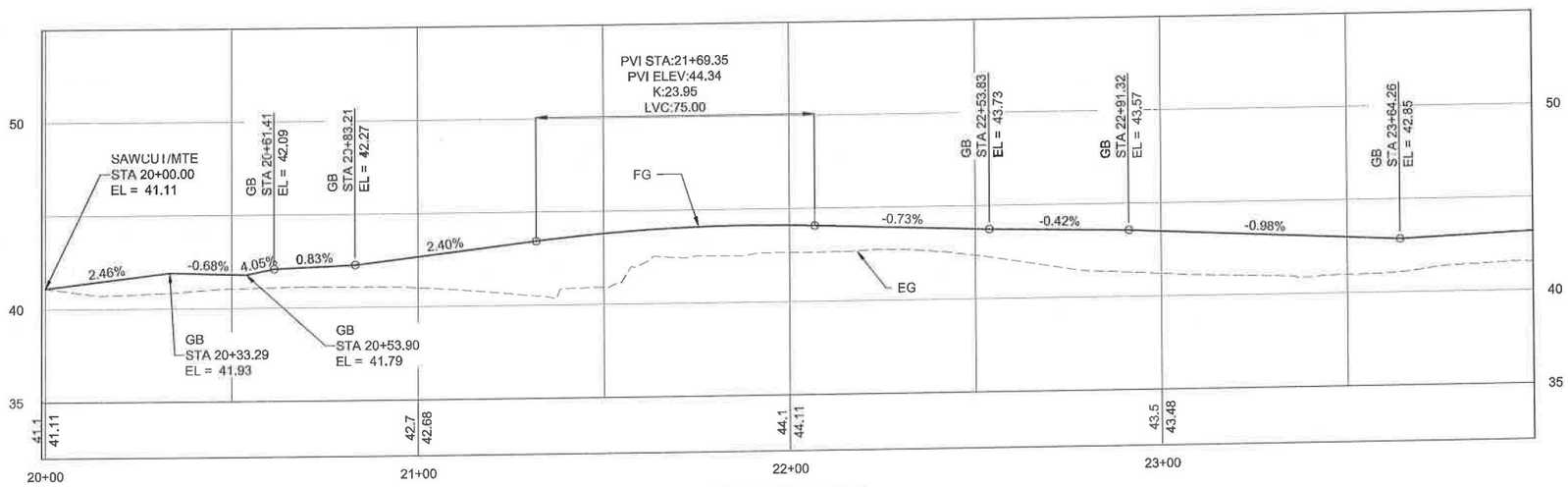
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
PATH ALIGNMENTS

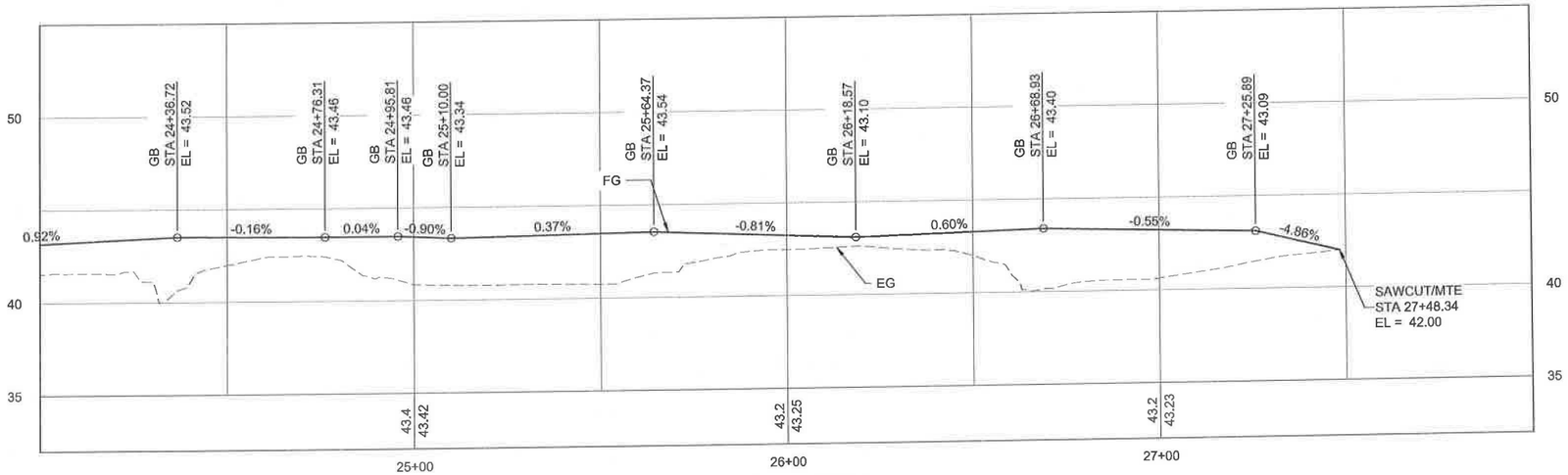
PS&E
10-16-18

FILE	C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg	DATE	5/10/2018	LAYOUT	G18	DESIGNED	HOBBS
	536B COMMERCIAL BLVD., JUNEAU, AK 99801	PHONE	(907) 780-3533	CERTIFICATE OF AUTH #:	AECL848		
				CHECKED	NOBLE	DRAFTED	WESTPHAL

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G19	G34



SR NE PATH



SR NE PATH

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

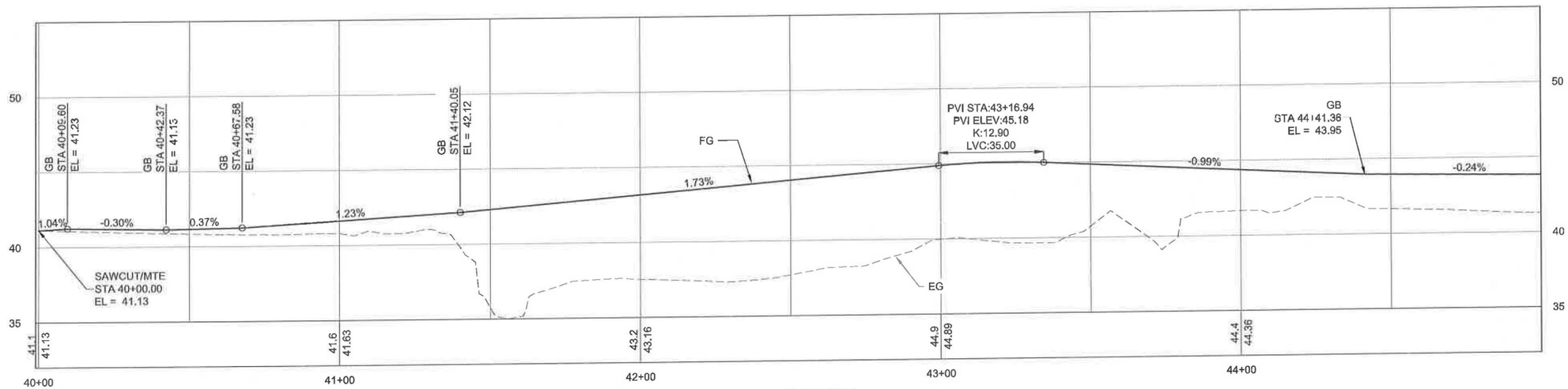
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
PATH ALIGNMENTS

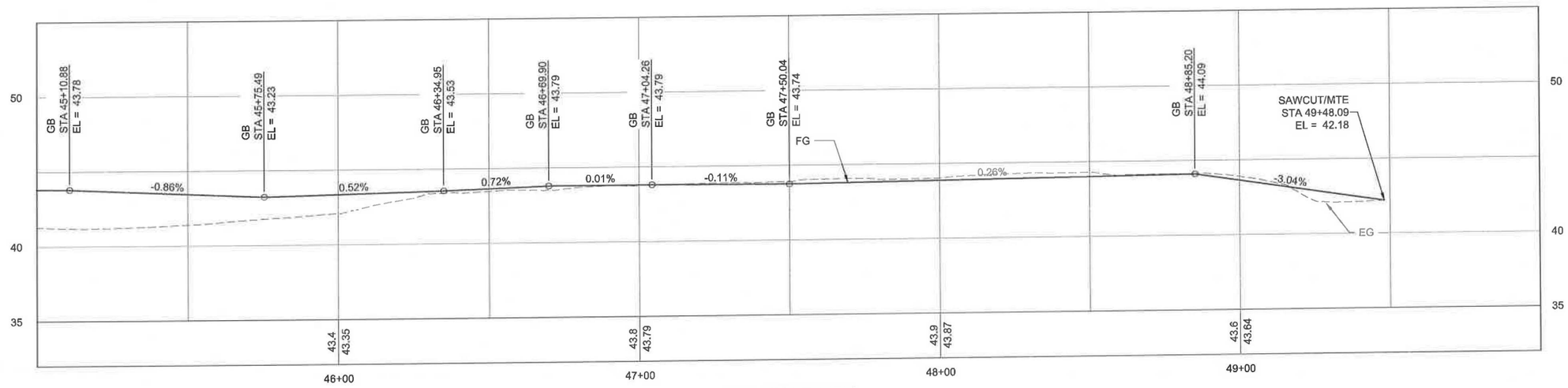
STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT G19
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G20	G34



SR NW PATH



SR NW PATH

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

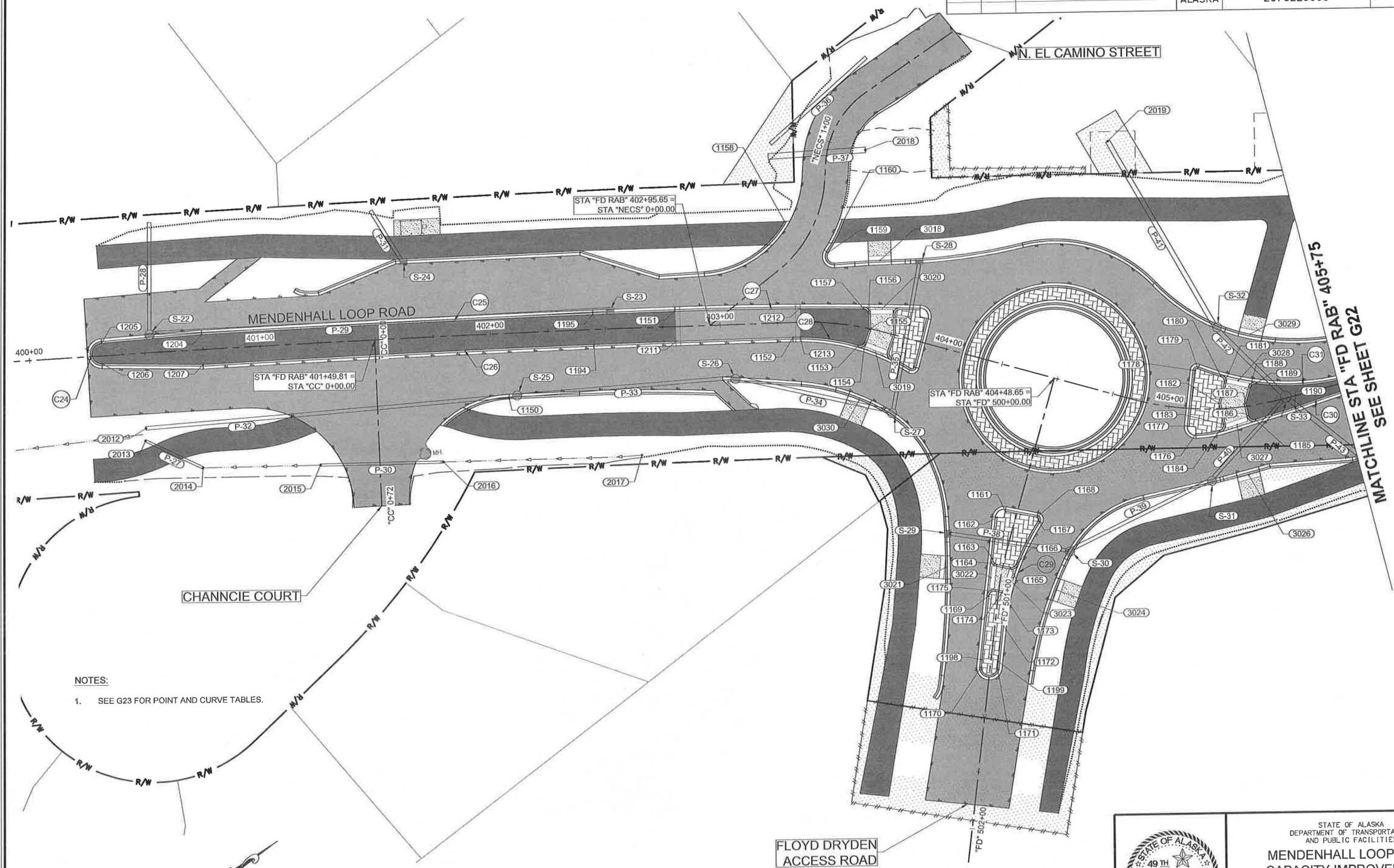
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
PATH ALIGNMENTS

STATE OF ALASKA 49TH
PS&E
10-16-18

5368 COMMERCIAL BLVD., JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #| AECL848
DATE 5/10/2018 | LAYOUT G20 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G21	G34



NOTES:

1. SEE G23 FOR POINT AND CURVE TABLES.

20 0 20 40
SCALE IN FEET

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

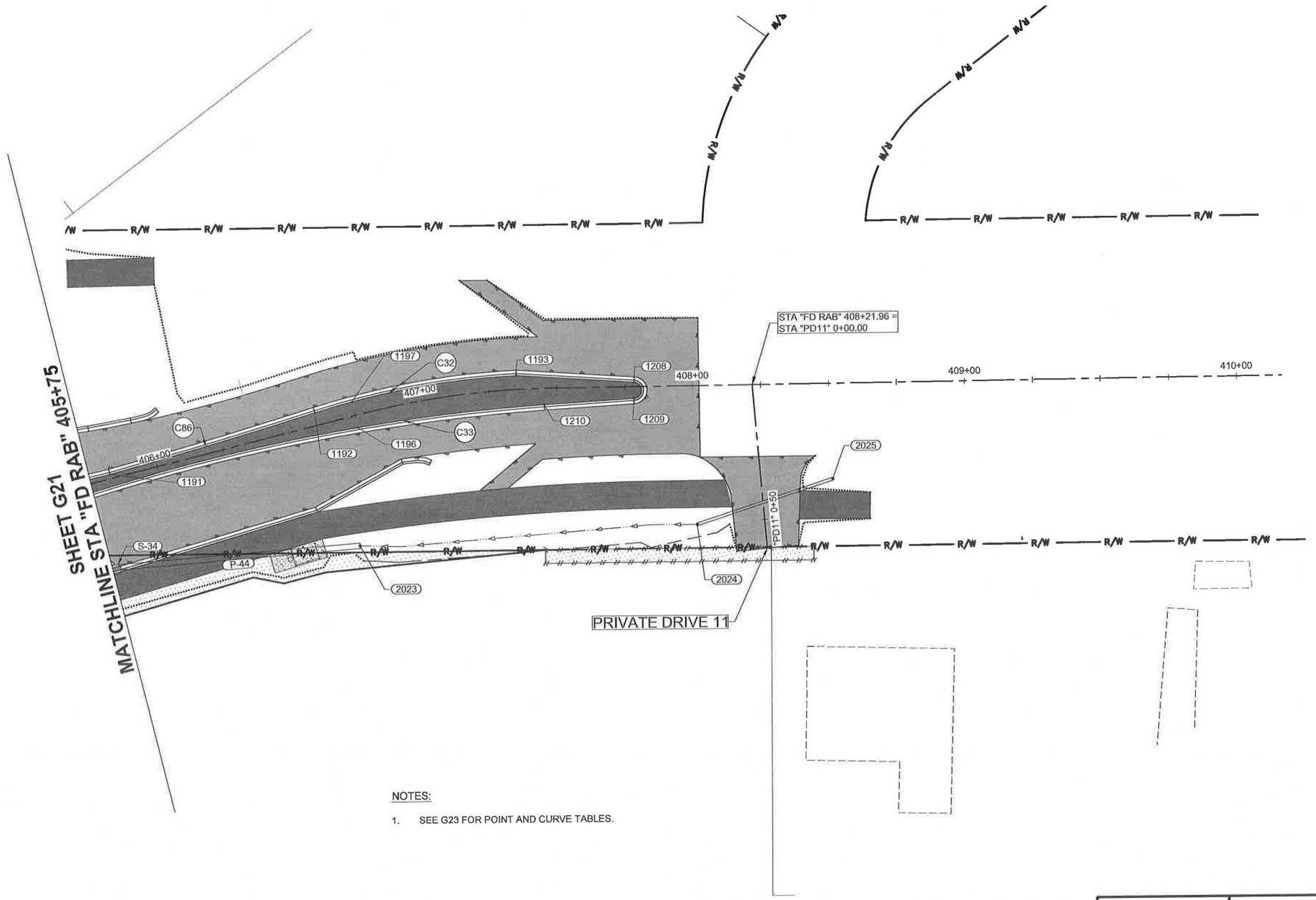
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - MEDIANS

PS&E
10-16-18

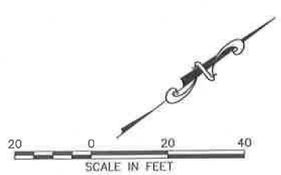
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg | LAYOUT G21 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G22	G34



NOTES:

1. SEE G23 FOR POINT AND CURVE TABLES.



STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
MEDIANS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | LAYOUT G22 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G23	G34

5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE (907) 780-3533	CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS	CHECKED NOBLE	DRAFTED WESTPHAL
DATE 5/10/2018	LAYOUT G23	FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-CT-GR-G-70776.dwg

POINT TABLE - "FD RAB"

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	STATION/OFFSET
1150	511586.76	499532.35	47.43	TBC	FD RAB 402+07.13, 28.50
1151	511666.61	499546.72	47.79	TBC	FD RAB 402+80.43, - 0.04
1152	511700.12	499587.40	48.25	TBC	FD RAB 403+31.50, 6.39
1153	511720.37	499607.87	48.53	TBC	FD RAB 403+61.92, 8.13
1154	511723.43	499608.43	48.59	TBC	FD RAB 403+64.48, 6.17
1155	511728.28	499605.23	48.71	TBC	FD RAB 403+65.16, 0.40
1156	511732.39	499599.51	48.66	TBC	FD RAB 403+63.47, - 6.43
1157	511731.85	499596.64	48.61	TBC	FD RAB 403+61.08, - 7.91
1158	511728.05	499545.27	48.72	TBC	FD RAB 403+29.14, - 44.11
1159	511734.68	499567.72	48.05	TBC	FD RAB 403+45.16, - 30.47
1160	511749.04	499560.66	47.78	TBC	FD RAB 403+49.70, - 45.36
1161	511726.19	499704.35	47.80	TBC	FD RAB 404+43.48, 61.40
1162	511721.76	499704.23	47.76	TBC	FD RAB 404+40.74, 64.88
1163	511709.09	499717.39	47.39	TBC	FD RAB 404+43.74, 82.90
1164	511708.99	499720.40	47.38	TBC	FD RAB 404+46.10, 84.78
1165	511712.95	499725.08	47.35	TBC	FD RAB 404+52.21, 84.39
1166	511715.82	499725.55	47.35	TBC	FD RAB 404+54.31, 82.37
1167	511734.98	499716.61	47.63	TBC	FD RAB 404+58.56, 61.66
1168	511735.41	499715.01	47.67	TBC	FD RAB 404+57.53, 60.36
1169	511697.93	499728.97	47.16	TBC	FD RAB 404+46.38, 98.76
1170	511676.43	499751.30	0.00	TBC	FD RAB 404+51.47, 129.34
1171	511681.47	499756.15	46.85	TBC	FD RAB 404+58.37, 128.19
1172	511694.87	499742.24	47.04	TBC	FD RAB 404+55.20, 109.14
1173	511703.02	499734.66	47.16	TBC	FD RAB 404+53.97, 98.07
1174	511703.29	499731.47	47.23	TBC	FD RAB 404+51.59, 95.95
1175	511701.27	499729.08	47.23	TBC	FD RAB 404+48.46, 96.15
1176	511811.98	499729.06	47.78	TBC	FD RAB 405+12.29, 10.83
1177	511811.62	499724.58	47.84	TBC	FD RAB 405+09.30, 7.69
1178	511828.45	499706.99	47.94	TBC	FD RAB 405+10.32, - 16.64
1179	511830.03	499707.18	47.93	TBC	FD RAB 405+11.86, - 17.54
1180	511835.81	499716.07	47.92	TBC	FD RAB 405+23.33, - 14.05
1181	511835.33	499719.19	47.93	TBC	FD RAB 405+24.88, - 11.22
1182	511827.93	499724.74	47.94	TBC	FD RAB 405+21.86, - 2.42
1183	511823.95	499733.24	47.82	TBC	FD RAB 405+23.52, 6.82
1184	511821.00	499734.34	47.78	TBC	FD RAB 405+21.87, 9.43
1185	511836.09	499740.12	47.85	TBC	FD RAB 405+36.79, 6.20
1186	511834.86	499737.06	47.89	TBC	FD RAB 405+34.30, 4.15
1187	511837.13	499732.22	47.97	TBC	FD RAB 405+33.83, - 1.18
1188	511842.97	499727.83	47.93	TBC	FD RAB 405+36.84, - 7.88
1189	511845.93	499728.06	47.93	TBC	FD RAB 405+39.74, - 9.09

POINT TABLE - "FD RAB"

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	STATION/OFFSET
1190	511852.92	499746.58	47.93	TBC	FD RAB 405+54.19, 4.82
1191	511801.57	499751.80	48.10	TBC	FD RAB 405+82.61, - 1.59
1192	511954.78	499779.92	48.29	TBC	FD RAB 406+60.94, - 4.72
1193	512021.55	499814.54	48.09	TBC	FD RAB 407+35.34, - 5.10
1194	511630.15	499536.37	47.49	TBC	FD RAB 402+44.85, 6.50
1195	511637.72	499525.80	47.69	TBC	FD RAB 402+44.81, - 6.50
1196	511963.91	499794.00	48.37	TBC	FD RAB 406+74.89, 4.62
1197	511967.76	499784.98	48.31	TBC	FD RAB 406+74.86, - 5.18
1198	511678.45	499749.19	46.89	TBC	FD RAB 404+50.99, 126.46
1199	511683.49	499754.05	46.87	TBC	FD RAB 404+57.89, 125.31
1204	511498.46	499428.00	0.00	TBC	FD RAB 400+74.79, - 6.50
1205	511462.03	499404.41	0.00	TBC	FD RAB 400+31.43, - 5.51
1206	511456.80	499411.72	0.00	TBC	FD RAB 400+31.20, 3.48
1207	511491.12	499438.72	0.00	TBC	FD RAB 400+74.79, 6.50
1208	512054.28	499843.12	48.01	TBC	FD RAB 407+78.46, - 1.64
1209	512050.64	499847.87	47.96	TBC	FD RAB 407+78.40, 4.34
1210	512023.18	499829.44	48.05	TBC	FD RAB 407+45.33, 6.10
1211	511659.12	499557.34	47.79	TBC	FD RAB 402+80.66, 6.36
1212	511710.14	499579.47	47.79	TBC	FD RAB 403+34.87, - 5.93
1213	511702.66	499589.34	47.79	TBC	FD RAB 403+34.70, 6.45
2012	511454.76	499445.65	46.24	SW	FD RAB 400+48.59, 32.71
2013	511451.31	499449.81	46.04	SW	FD RAB 400+48.07, 38.10
2014	511463.73	499474.43	43.19	SW	FD RAB 400+72.36, 51.44
2015	511504.70	499504.79	45.69	SW	FD RAB 401+23.69, 53.17
2016	511547.47	499536.49	46.06	SW	FD RAB 401+77.31, 54.60
2017	511617.10	499587.34	44.32	SW	FD RAB 402+64.48, 55.38
2018	511774.75	499542.47	46.52	SW	FD RAB 403+53.60, - 76.31
2019	511859.91	499604.84	45.01	SW	FD RAB 404+43.40, - 105.29
2023	511937.99	499829.06	46.78	SW	FD RAB 406+64.90, 47.07
2024	512040.66	499899.08	0.00	SW	FD RAB 408+01.20, 51.27
2025	512090.32	499916.34	0.00	SW	FD RAB 408+51.26, 35.24
3018	511750.37	499584.41	49.00	TBC	FD RAB 403+63.63, - 29.90
3019	511724.67	499614.40	48.60	DT	FD RAB 403+70.27, 8.94
3020	511738.07	499601.69	48.70	DT	FD RAB 403+68.44, - 9.44
3021	511690.92	499707.72	47.58	TBC	FD RAB 404+25.14, 91.71
3022	511703.51	499723.18	47.28	DT	FD RAB 404+45.06, 90.83
3023	511709.31	499729.81	47.25	DT	FD RAB 404+53.84, 90.13
3024	511722.55	499745.05	47.42	TBC	FD RAB 404+73.97, 88.60
3026	511818.99	499757.36	47.91	DT	FD RAB 405+31.46, 29.71
3027	511828.51	499737.06	47.82	DT	FD RAB 405+29.13, 7.45

POINT TABLE - "FD RAB"

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	STATION/OFFSET
3028	511840.64	499722.25	47.92	DT	FD RAB 405+31.61, - 11.53
3029	511857.32	499709.58	48.32	DT	FD RAB 405+41.75, - 30.73
3030	511706.15	499626.73	48.70	TBC	FD RAB 403+68.34, 31.13

CURVE TABLE - "FD RAB"

CURVE No.	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C24	13.72	4.50	174.73	S54° 26' 39"E, 8.99
C25	205.84	7206.50	1.64	N35° 13' 27"E, 205.84
C26	256.51	7193.50	2.04	S35° 25' 39"W, 256.49
C27	82.15	1699.50	2.77	S37° 25' 32"W, 82.14
C28	28.83	93.00	17.76	N45° 19' 54"E, 28.72
C30	189.94	702.00	15.50	N25° 57' 10"E, 189.36
C31	43.18	105.00	23.56	S33° 46' 04"W, 42.87
C32	75.43	288.00	15.01	S27° 24' 33"W, 75.21
C33	189.94	702.00	15.50	N25° 57' 10"E, 189.36
C86	78.40	2158.50	2.08	S20° 56' 49"W, 78.40

STATE OF ALASKA
49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

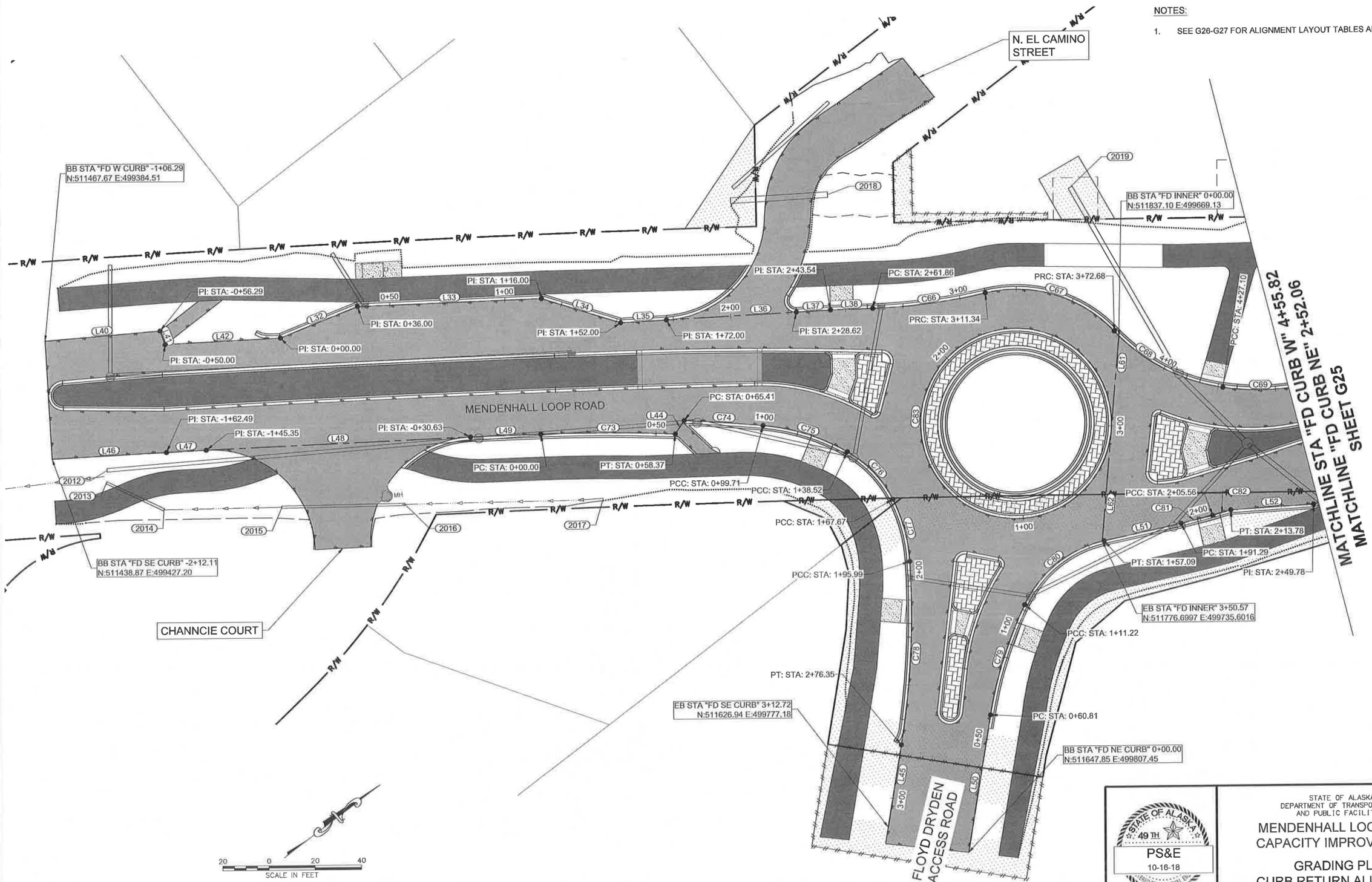
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - MEDIANS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G24	G34

NOTES:

1. SEE G26-G27 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - CURB RETURN ALIGNMENTS

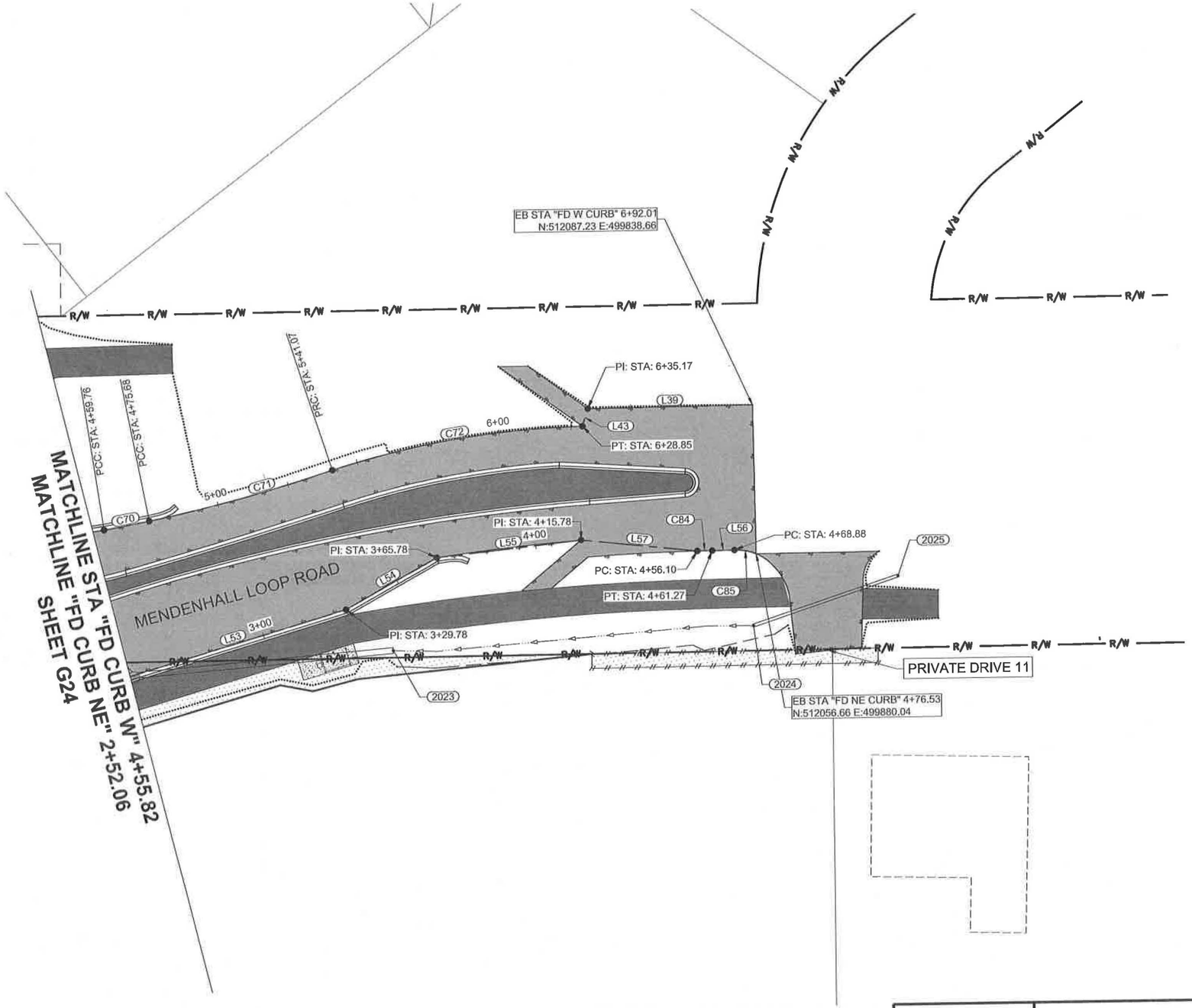
PS&E
10-16-18

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT G24
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-C-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G25	G34

NOTES:

1. SEE G26-G27 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.



20 0 20 40
SCALE IN FEET

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
CURB RETURN ALIGNMENTS

STATE OF ALASKA 49TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE (907) 780-3533	CERTIFICATE OF AUTH #: AECL848
LAYOUT G25	DESIGNED HOBBS	CHECKED NOBLE	DRAFTED WESTPHAL
DATE 5/10/2018			
FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-CT-GR-G-70776.dwg			

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G26	G34

MENDENHALL LOOP ROAD - FD NE CURB ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L50	0+00.00	511647.85	499807.45	0+60.81				N43°18'39"W
C79	0+60.81	511692.10	499765.74	1+11.22	175.85	50.41	16°25'34"	
C80	1+11.22	511733.20	499736.85	1+57.09	50.00	45.87	52°33'39"	
L51	1+57.09	511777.47	499735.95	1+91.29				N25°07'24"E
C81	1+91.29	511808.43	499750.48	2+05.56	318.00	14.27	2°34'17"	
C82	2+05.56	511821.49	499756.24	2+13.78	151.50	8.22	3°06'27"	
L52	2+13.78	511829.16	499759.19	2+49.78				N33°53'39"E
L53	2+49.78	511859.04	499779.26	3+29.78				N20°51'18"E
L54	3+29.78	511933.80	499807.74	3+65.78				N8°19'18"E
L55	3+65.78	511969.42	499812.95	4+15.78				N31°17'41"E
L57	4+15.78	512012.14	499838.92	4+56.10				N43°35'59"E
C84	4+56.10	512041.34	499866.73	4+61.27	944.65	5.17	0°18'48"	
L56	4+61.27	512045.47	499869.83	4+68.88				N36°55'57"E
C85	4+68.88	512051.57	499874.41	4+76.53	20.00	7.65	21°54'09"	

MENDENHALL LOOP ROAD - FD SE CURB ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L49	-0+30.63	511587.92	499530.72	0+00.00				N35°34'53"E
L48	-1+45.35	511493.94	499464.92	-0+30.63				N35°00'03"E
L47	-1+62.49	511479.82	499455.22	-1+45.35				N34°28'28"E
L46	-2+12.11	511438.87	499427.20	-1+62.49				N34°23'15"E
C73	0+00.00	511612.83	499548.55	0+58.37	772.00	58.37	4°19'56"	
L44	0+58.37	511658.90	499584.37	0+65.41				N18°17'55"W
C74	0+65.41	511665.58	499582.16	0+99.71	778.00	34.30	2°31'33"	
C75	0+99.71	511691.24	499604.92	1+38.52	90.00	38.81	24°42'28"	
C76	1+38.52	511713.22	499636.53	1+67.67	50.00	29.15	33°24'12"	
C77	1+67.67	511716.10	499665.13	1+95.99	70.00	28.32	23°10'44"	
C78	1+95.99	511705.33	499691.11	2+76.35	361.98	80.36	12°43'11"	
L45	2+76.35	511653.42	499752.23	3+12.72				S43°17'53"E

MENDENHALL LOOP ROAD - FD W CURB ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L42	-0+50.00	511507.93	499417.51	0+00.00				N34°37'09"E
L41	-0+56.29	511509.77	499411.49	-0+50.00				S73°02'57"E
L40	-1+06.29	511467.67	499384.51	-0+56.29				N32°39'56"E
L32	0+00.00	511549.08	499445.92	0+36.00				N15°28'52"E
L33	0+36.00	511583.77	499455.53	1+16.00				N35°24'13"E
L34	1+16.00	511648.98	499501.87	1+52.00				N54°56'58"E
L35	1+52.00	511669.65	499531.34	1+72.00				N34°26'35"E
L36	1+72.00	511686.15	499542.65	2+28.62				N34°26'35"E
L37	2+28.62	511732.84	499574.68	2+43.54				N34°26'35"E
L38	2+43.54	511745.14	499583.11	2+61.86				N35°46'43"E
C66	2+61.86	511760.01	499593.83	3+11.34	250.00	49.48	11°20'27"	
C67	3+11.34	511802.75	499618.61	3+72.68	58.50	61.34	60°04'38"	
C68	3+72.68	511836.78	499666.28	4+27.10	81.00	54.42	38°29'36"	
C69	4+27.10	511859.12	499714.78	4+59.76	105.00	32.66	17°49'19"	
C70	4+59.76	511885.01	499734.47	4+75.68	512.00	15.92	1°46'53"	
C71	4+75.68	511899.20	499741.69	5+41.07	540.07	65.39	6°56'15"	
C72	5+41.07	511959.55	499766.75	6+28.85	302.00	87.78	16°39'11"	
L43	6+28.85	512036.61	499808.13	6+35.17				N34°56'49"W
L39	6+35.17	512041.79	499804.51	6+92.01				N36°55'57"E

MENDENHALL LOOP ROAD - FD INNER ROUNDABOUT ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L61	0+00.00	511837.10	499669.13	0+41.40				S47°44'44"E
C83	0+41.40	511809.26	499699.77	3+01.57	41.50	260.17	359°11'26"	
L62	3+01.57	511809.65	499699.34	3+50.57				S47°44'23"E

STATE OF ALASKA
49 TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

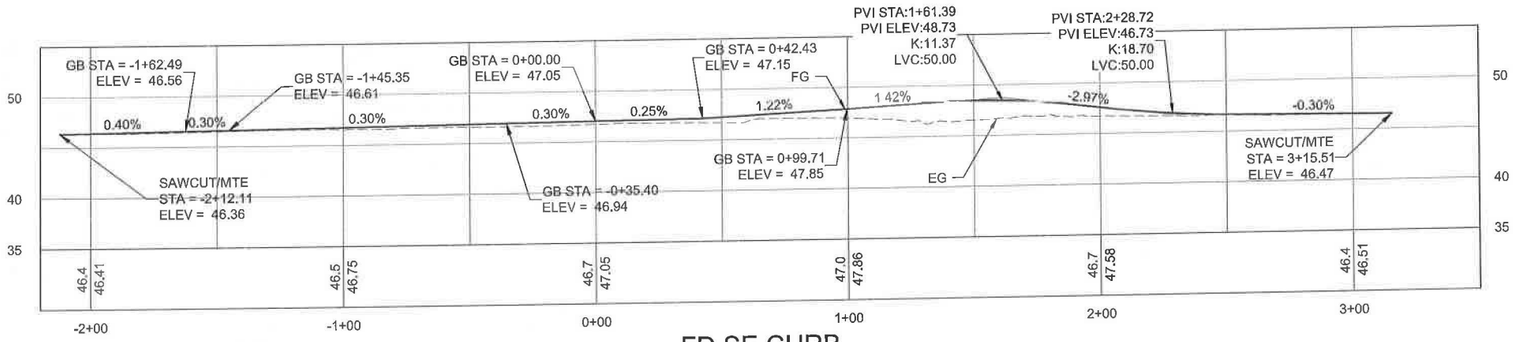
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

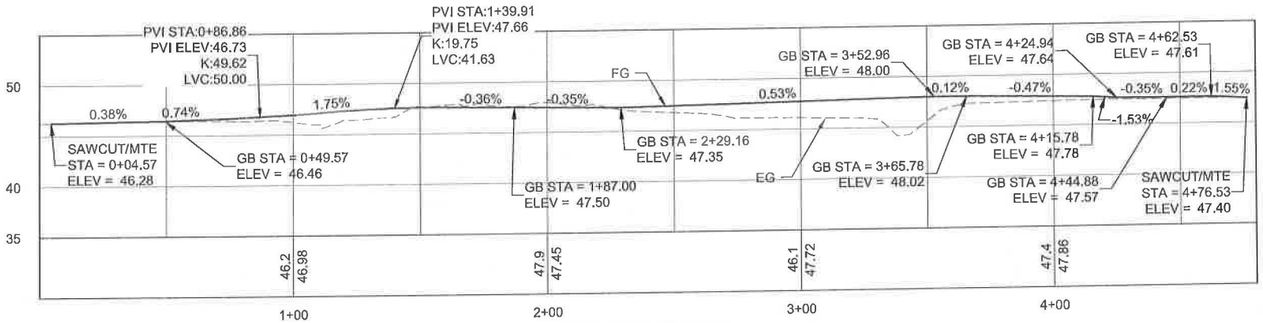
GRADING PLAN -
CURB RETURN ALIGNMENTS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | LAYOUT G26 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-CT-GR-G-70776.dwg
DATE

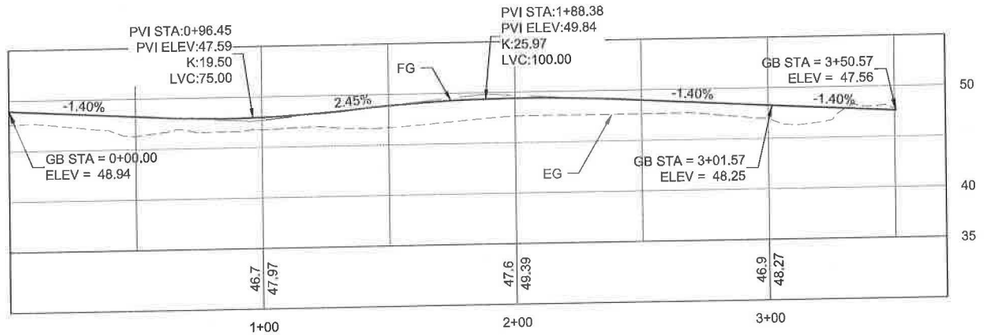
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G27	G34



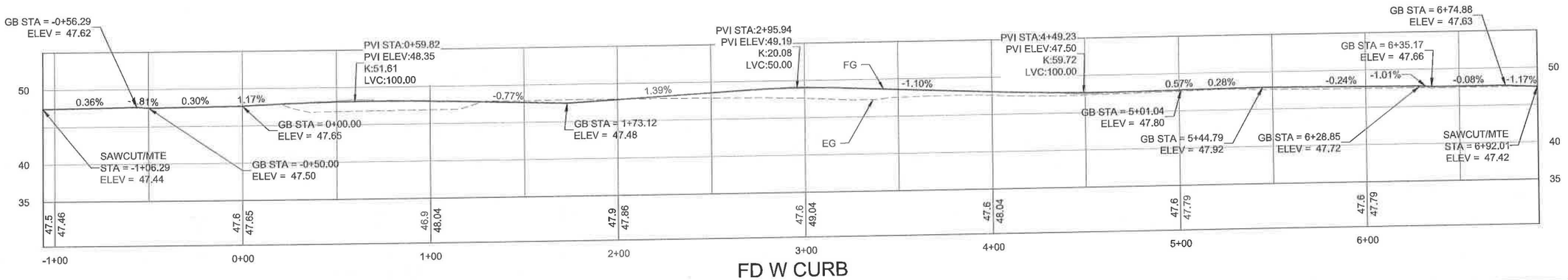
FD SE CURB



FD NE CURB



FD INNER



FD W CURB

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

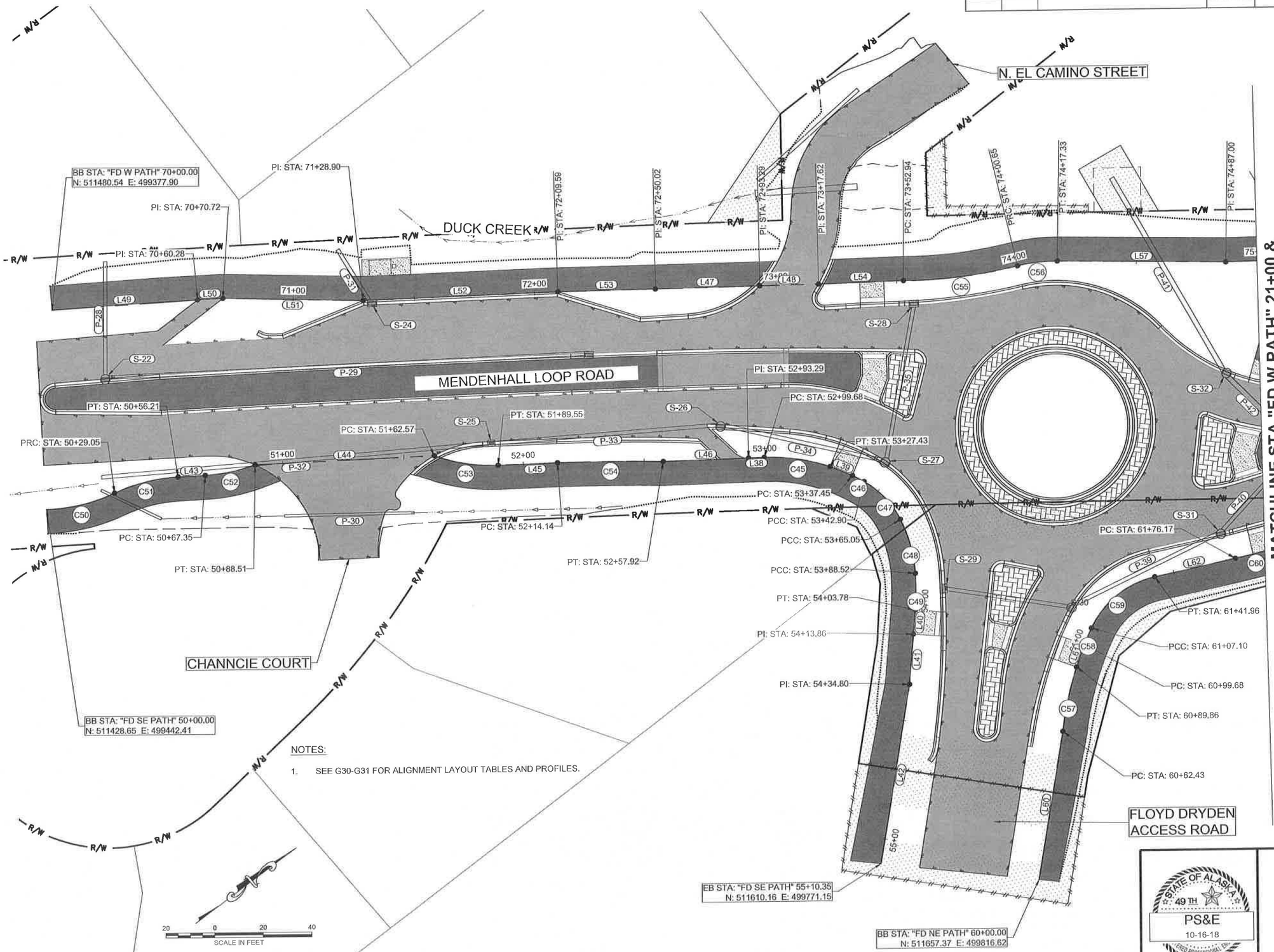
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
CURB RETURN ALIGNMENTS

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE | 5/10/2018 | LAYOUT G27 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G28	G34



NOTES:

1. SEE G30-G31 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

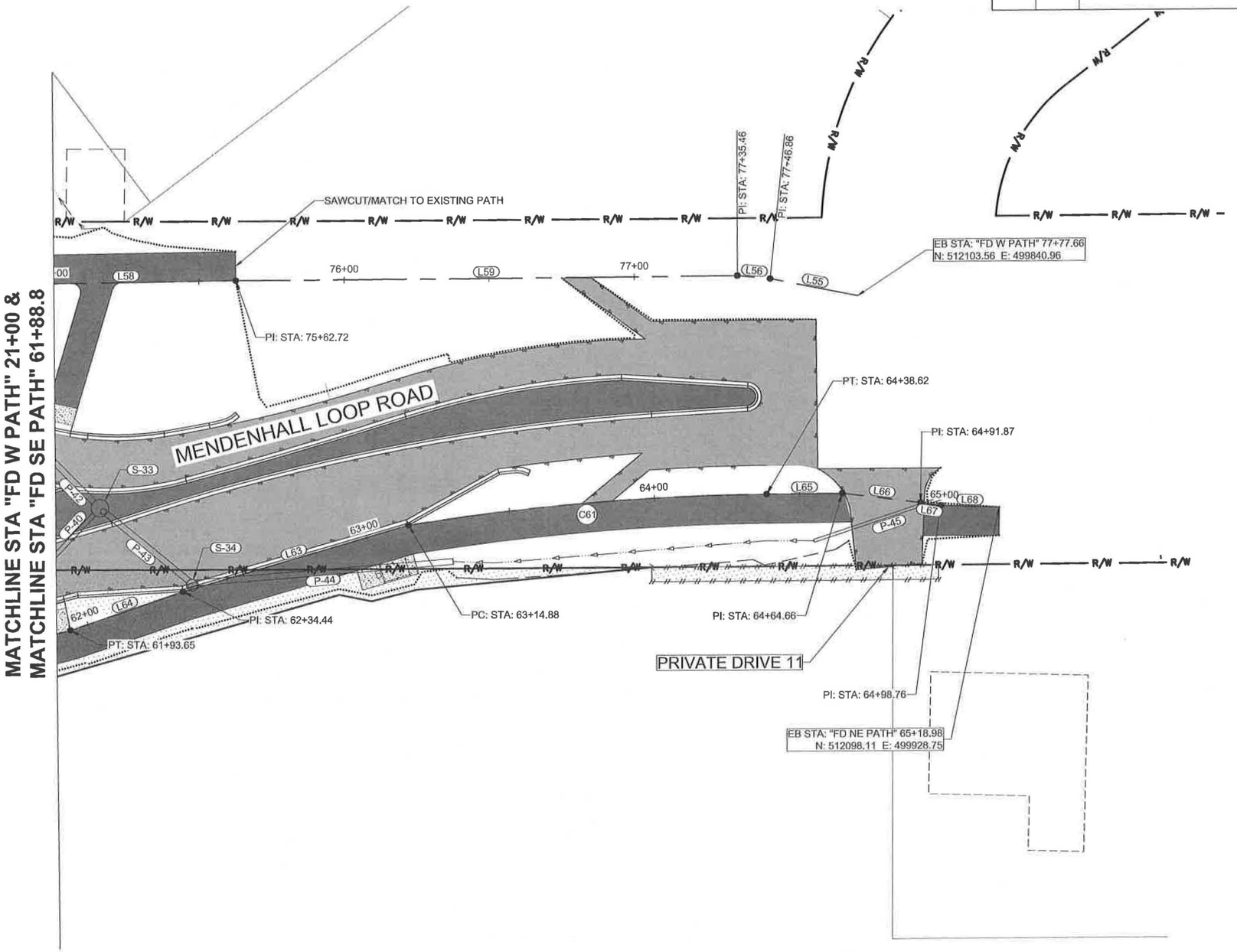
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - PATH ALIGNMENTS

STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

5366 COMMERCIAL BLVD., JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH # AECL848
5/10/2018 | LAYOUT G28 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G29	G34



NOTES:

1. SEE G30-G31 FOR ALIGNMENT LAYOUT TABLES AND PROFILES.

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848

DATE | 5/10/2018 | LAYOUT | G29 | DESIGNED | HOBBS | CHECKED | NOBLE | DRAFTED | WESTPHAL

FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg

STATE OF ALASKA
49TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
PATH ALIGNMENTS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G30	G34

MENDENHALL LOOP ROAD - FD W PATH ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L49	70+00.00	511480.54	499377.90	70+60.28				N33°39'59"E - 60.28
L50	70+60.28	511530.71	499411.32	70+70.72				N34°35'00"E - 10.44
L51	70+70.72	511539.30	499417.24	71+28.90				N38°47'42"E - 58.18
L52	71+28.90	511584.65	499453.69	72+09.59				N35°24'13"E - 80.70
L53	72+09.59	511650.42	499500.44	72+50.02				N36°24'36"E - 40.43
L47	72+50.02	511682.95	499524.44	72+93.29				N36°24'36"E - 43.27
L48	72+93.29	511717.77	499550.12	73+17.62				N36°24'36"E - 24.33
L54	73+17.62	511737.36	499564.56	73+52.94				N35°46'43"E - 35.32
C55	73+52.94	511766.01	499585.21	74+00.65	198.18	47.71	13°47'36"	
C56	74+00.65	511806.93	499609.53	74+17.33	68.50	16.68	13°57'06"	
L57	74+17.33	511821.12	499618.21	74+87.00				N38°25'59"E - 69.67
L58	74+87.00	511875.70	499661.52	75+62.72				N36°15'22"E - 75.72
L59	75+62.72	511936.75	499706.29	77+35.46				N36°56'01"E - 172.75
L56	77+35.46	512074.84	499810.10	77+46.86				N42°55'28"E - 11.39
L55	77+46.86	512083.18	499817.85	77+77.66				N48°34'47"E - 30.81

MENDENHALL LOOP ROAD - FD NE PATH ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
L60	60+00.00	511657.37	499816.62	60+62.43				N42°56'19"W - 62.43
C57	60+62.43	511703.07	499774.09	60+89.86	138.00	27.44	11°23'29"	
L61	60+89.86	511723.96	499756.38	60+99.68				N32°33'25"W - 9.82
C58	60+99.68	511732.24	499751.09	61+07.10	138.00	7.42	3°04'49"	
C59	61+07.10	511738.73	499747.50	61+41.96	38.00	34.86	52°33'39"	
L62	61+41.96	511772.37	499746.82	61+76.17				N25°07'24"E - 34.20
C60	61+76.17	511803.34	499761.34	61+93.65	330.00	17.49	3°02'11"	
L64	61+93.65	511819.36	499768.34	62+34.44				N18°09'22"E - 40.78
L63	62+34.44	511858.11	499781.05	63+14.88				N20°51'18"E - 80.45
C61	63+14.88	511933.29	499809.69	64+38.62	818.00	123.74	8°40'02"	
L65	64+38.62	512037.44	499876.30	64+64.66				N36°55'57"E - 26.03
L66	64+64.66	512058.24	499891.94	64+91.87				N44°26'42"E - 27.22
L67	64+91.87	512077.67	499910.99	64+98.76				N45°56'23"E - 6.89
L68	64+98.76	512082.47	499915.95	65+18.98				N39°18'12"E - 20.22

MENDENHALL LOOP ROAD - FD SE PATH ALIGNMENT

SEGMENT	STATION	NORTHING	EASTING	STATION	RADIUS	LENGTH	DELTA	BEARING
C50	50+00.00	511428.65	499442.41	50+29.05	70.00	29.05	23°46'40"	
C51	50+29.05	511454.97	499454.19	50+56.21	70.00	27.16	22°13'50"	
L43	50+56.21	511479.75	499464.88	50+67.35				N34°29'37"E - 11.14
C52	50+67.35	511488.94	499471.19	50+88.51	70.00	21.16	17°19'16"	
L44	50+88.51	511507.91	499480.39	51+62.57				N35°01'12"E - 74.05
C53	51+62.57	511568.55	499522.89	51+89.55	70.14	26.98	22°02'30"	
L45	51+89.55	511587.00	499542.35	52+14.14				N35°36'19"E - 24.59
C54	52+14.14	511606.99	499556.67	52+57.92	762.00	43.78	3°17'30"	
L46	52+57.92	511641.79	499583.22	52+93.29				N35°47'27"E - 35.38
L38	52+93.29	511670.48	499603.91	52+99.68				N35°47'27"E - 6.39
C45	52+99.68	511675.66	499607.64	53+27.43	78.00	27.75	20°23'06"	
L39	53+27.43	511694.85	499627.50	53+37.45				N59°51'26"E - 10.02
C46	53+37.45	511699.88	499636.16	53+42.90	78.00	5.45	4°00'12"	
C47	53+42.90	511702.13	499641.12	53+65.05	38.00	22.15	33°24'12"	
C48	53+65.05	511704.32	499662.85	53+88.52	58.00	23.46	23°10'44"	
C49	53+88.52	511695.39	499684.37	54+03.78	121.00	15.26	7°13'35"	
L40	54+03.78	511686.06	499696.44	54+13.86				S47°33'22"E - 10.08
L41	54+13.86	511679.25	499703.88	54+34.80				S47°51'10"E - 20.93
L42	54+34.80	511665.20	499719.40	55+10.35				S43°14'14"E - 75.55

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
PATH ALIGNMENTS

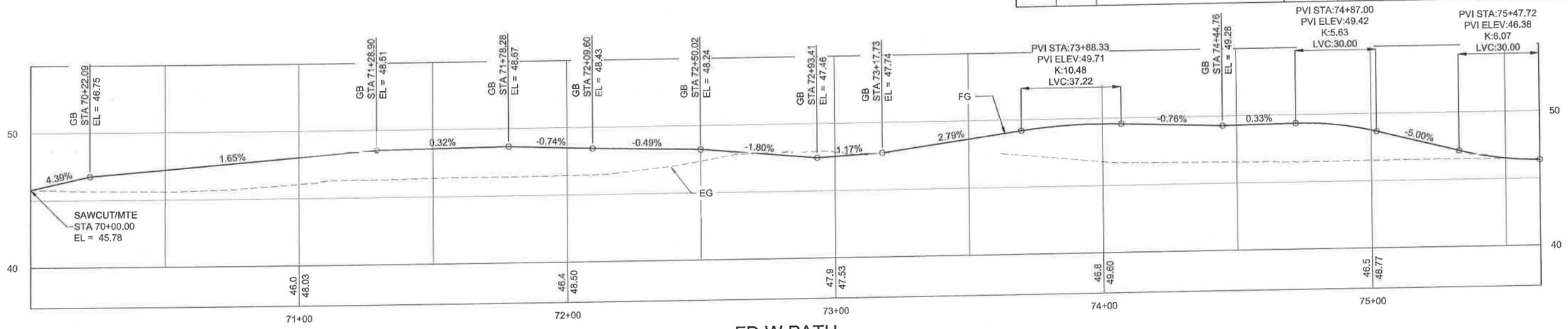
STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

FILE	DATE	DESIGNED	PHONE	CERTIFICATE OF AUTH #:	AECL848
C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg	5/10/2018	HOBBS	(907) 780-3533		
LAYOUT		CHECKED			
G30		NOBLE		DRAFTED	WESTPHAL

5368 COMMERCIAL BLVD., JUNEAU, AK 99801

NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	G31	G34



FD W PATH

FD SE PATH

FD NE PATH

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

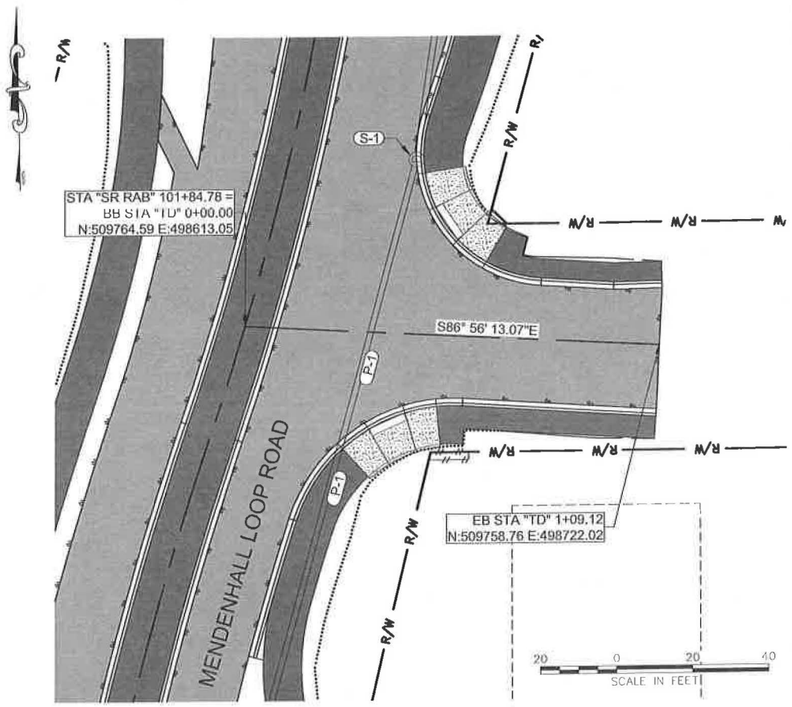
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - PATH ALIGNMENTS

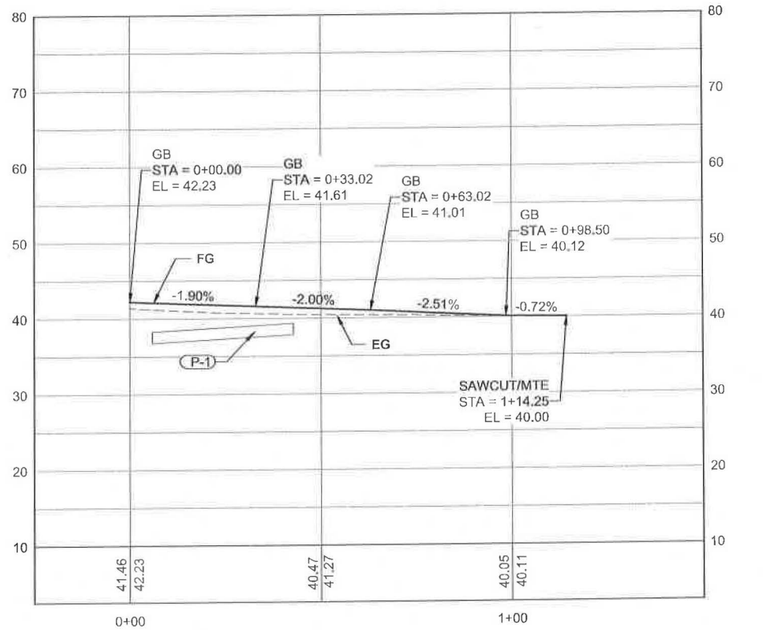
PS&E
10-16-18

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT G31 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-PATH-70776.dwg | DATE

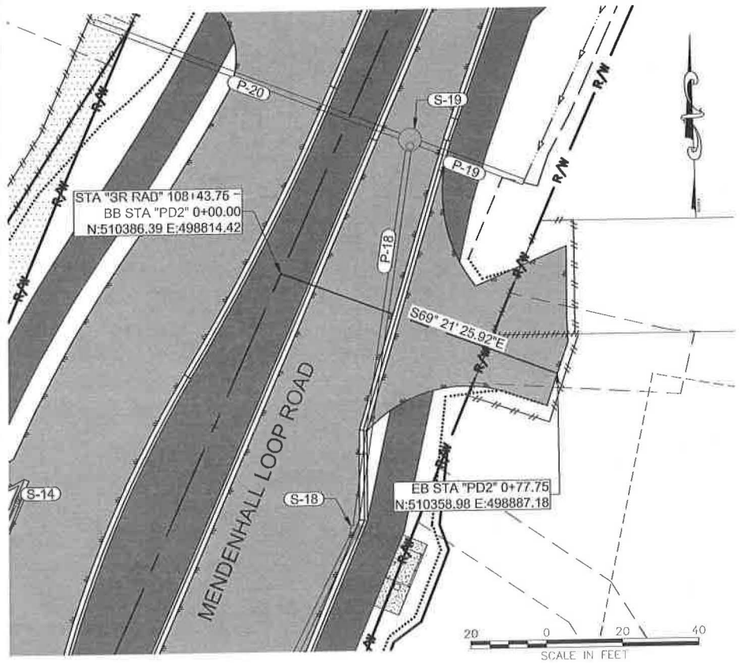
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G32	G34



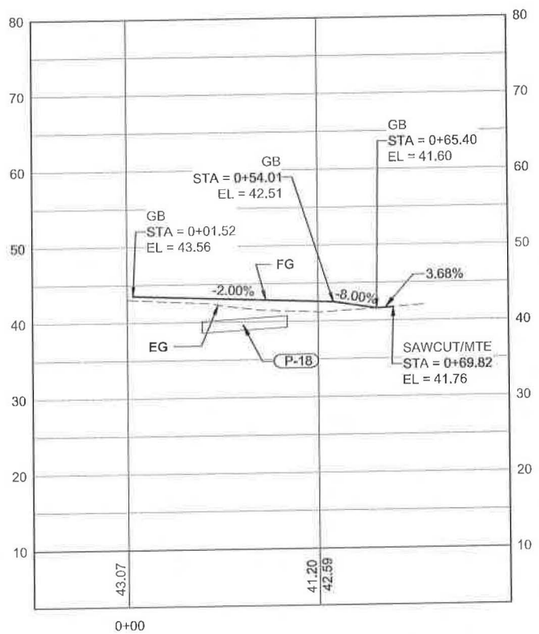
TRINITY DRIVE



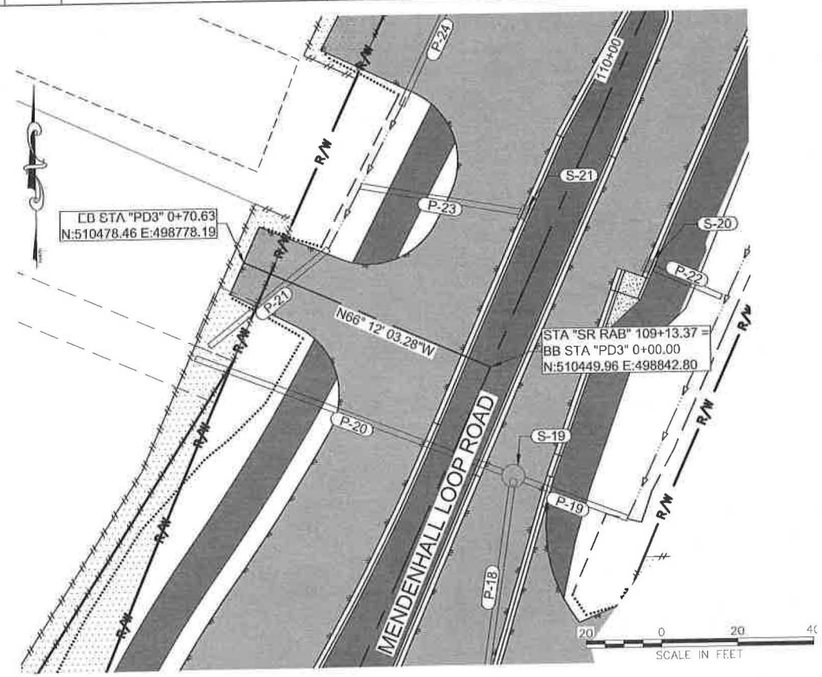
TRINITY DRIVE
PROFILE



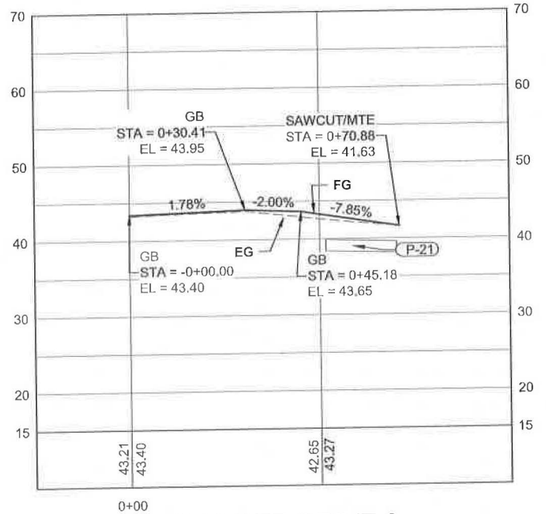
PRIVATE DRIVE 2



PRIVATE DRIVE 2
PROFILE



PRIVATE DRIVE 3



PRIVATE DRIVE 3
PROFILE

NOTE:
PATHWAY CROSS SLOPES TRANSITION FROM 1.5% TO 2.0% WITHIN APPROACH LANDINGS. BEGIN AND END TRANSITIONS AT LEAST 5' OUTSIDE OF APPROACH LIMITS.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

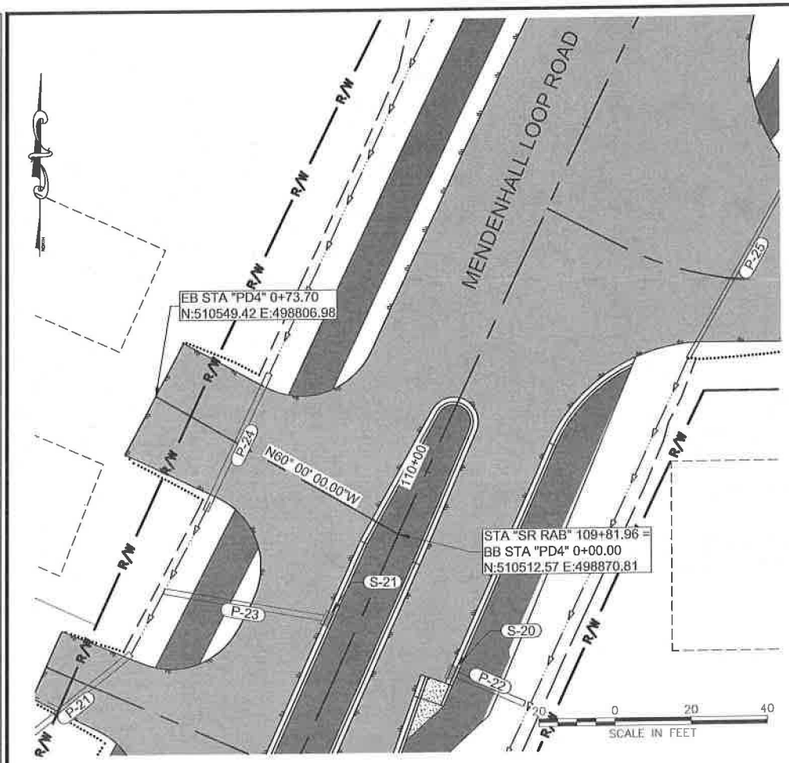
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

GRADING PLAN -
APPROACHES

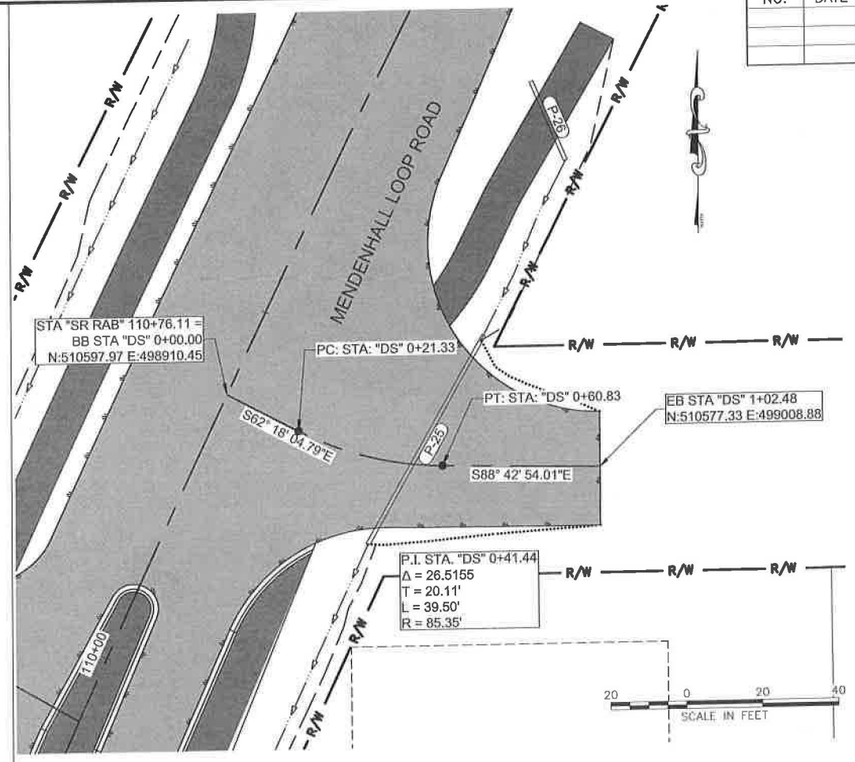
STATE OF ALASKA 49TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD. | JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT G32 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-DW-70776.dwg | DATE

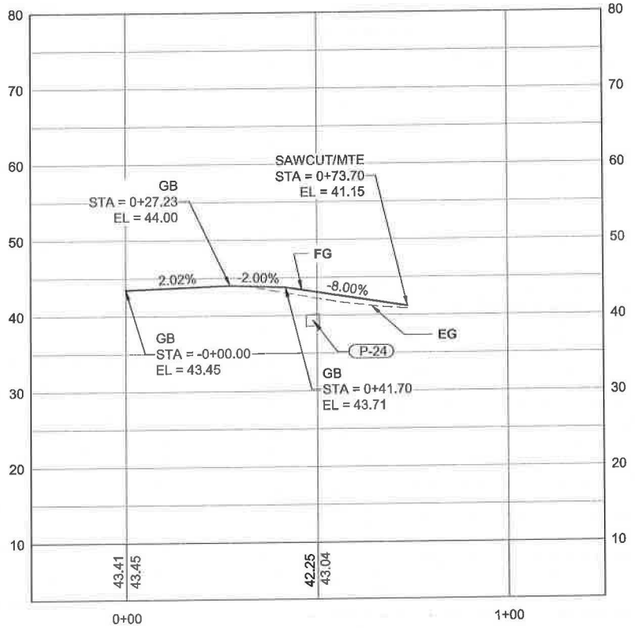
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G33	G34



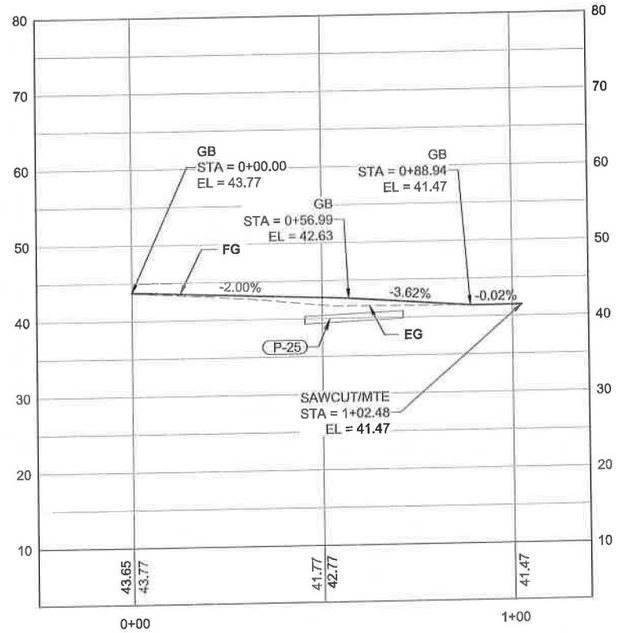
PRIVATE DRIVE 4



DUDLEY STREET



PRIVATE DRIVE 4
PROFILE



DUDLEY STREET
PROFILE

NOTE:

PATHWAY CROSS SLOPES TRANSITION FROM 1.5% TO 2.0% WITHIN APPROACH LANDINGS. BEGIN AND END TRANSITIONS AT LEAST 5' OUTSIDE OF APPROACH LIMITS.

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

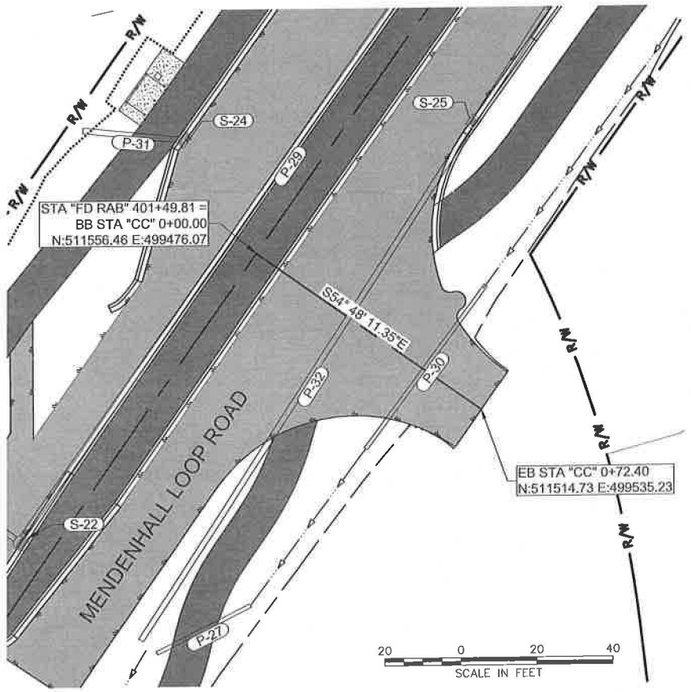
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

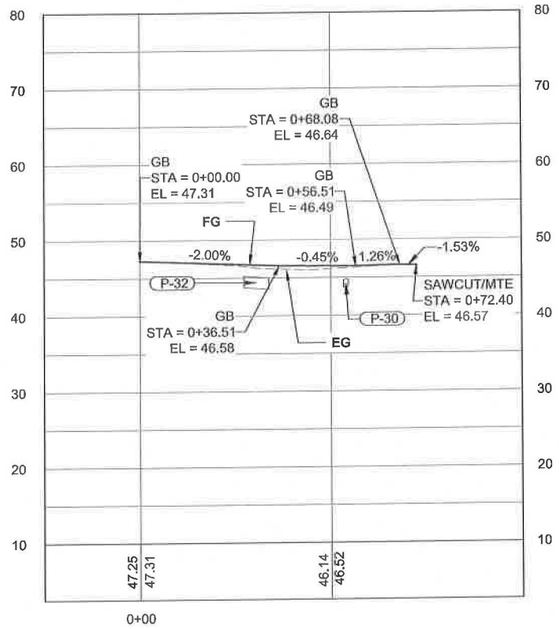
GRADING PLAN -
APPROACHES

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT G33 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-DW-70776.dwg

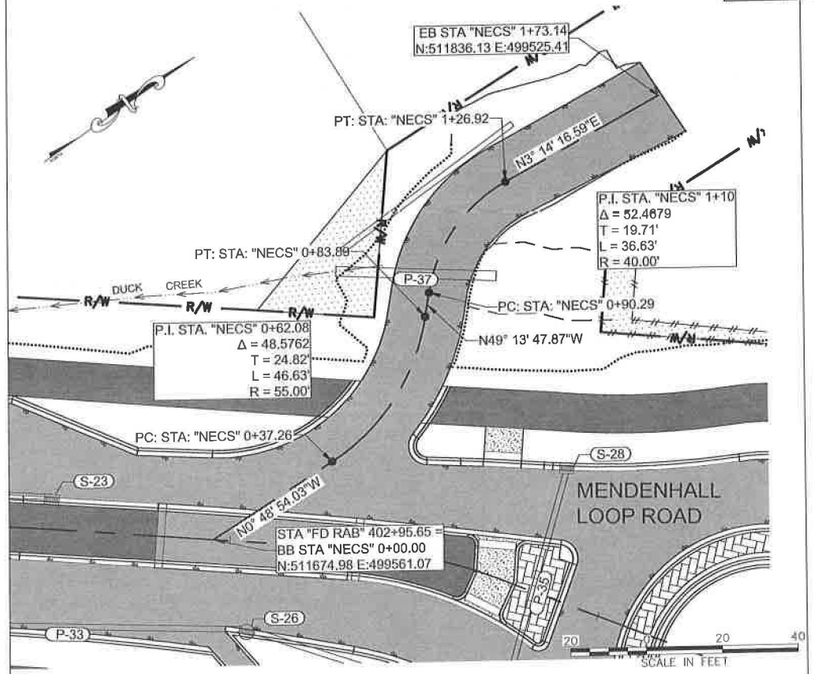
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	G34	G34



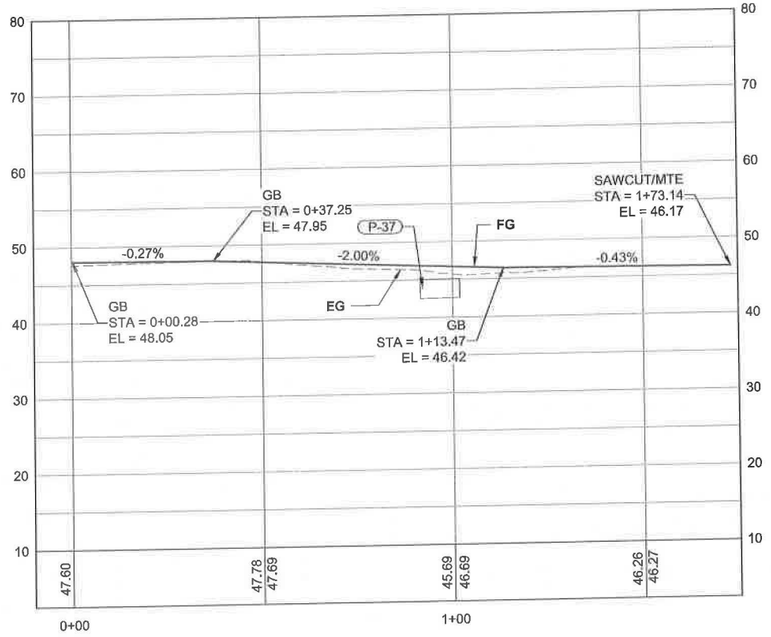
CHANNCIE COURT



CHANNCIE COURT PROFILE



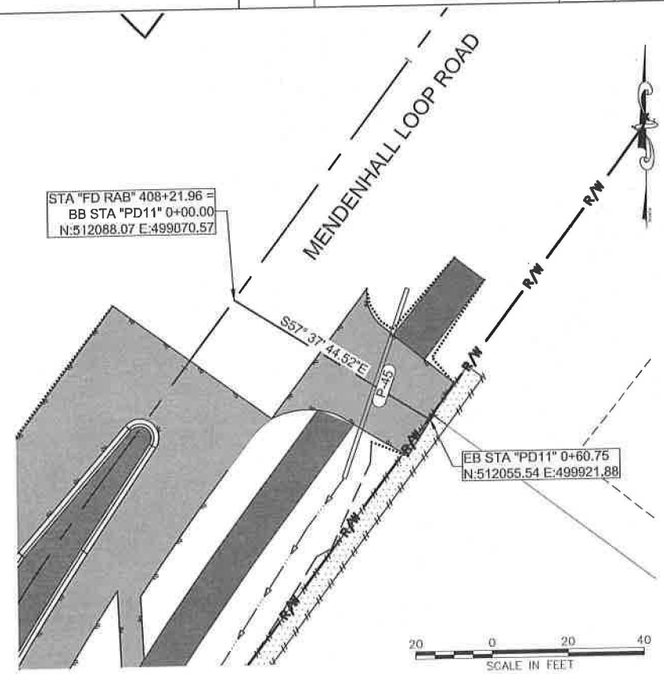
N. EL CAMINO STREET



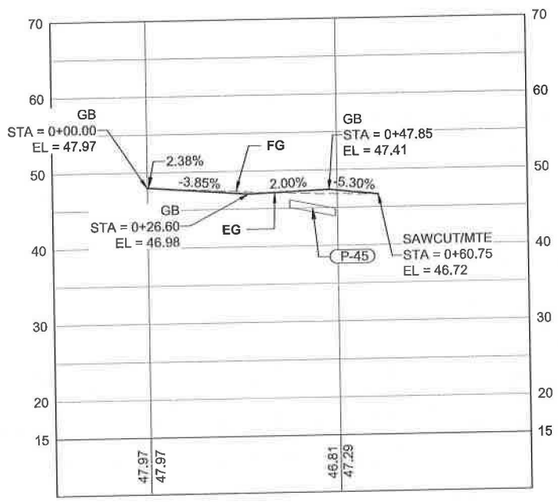
N. EL CAMINO STREET PROFILE

NOTE:

PATHWAY CROSS SLOPES TRANSITION FROM 1.5% TO 2.0% WITHIN APPROACH LANDINGS. BEGIN AND END TRANSITIONS AT LEAST 5' OUTSIDE OF APPROACH LIMITS.



PRIVATE DRIVE 11



PRIVATE DRIVE 11 PROFILE

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

GRADING PLAN - APPROACHES

STATE OF ALASKA 49TH
PS&E
10-16-18
LICENSED PROFESSIONAL ENGINEER

5388 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
5/10/2018 | LAYOUT G34 | DATE
FILE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-GR-G-DW-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H1	H28

LEGEND

LEGEND APPLIES TO "H" SHEETS ONLY.

	EXISTING	PROPOSED
JUNCTION BOX, TYPE IA		5
JUNCTION BOX, TYPE II		6
JUNCTION BOX, TYPE III		3
SIGNAL FACE, VEHICULAR	42	42
SIGNAL FACE, BACKPLATE	42	42
SIGNAL FACE, LEFT TURN, BACKPLATE	43	43
SIGNAL FACE, PEDESTRIAN	41	41
LOOP DETECTOR	33	73
VIDEO DETECTOR	2	2
RADAR DETECTOR	4	4A
OPTICOM DETECTOR	1	1
PEDESTRIAN PUSH BUTTON	1	1
SIGNAL POST W/O MAST ARM		1
SIGNAL POLE W/MAST ARM		4
SIGNAL CONTROLLER		
LOAD CENTER		
LUMINAIRE		22
FLASHING BEACON	1	1
RIGID METAL CONDUIT		
SIGN		H

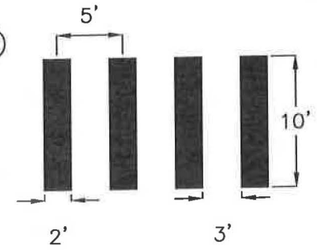
SIGNING KEY

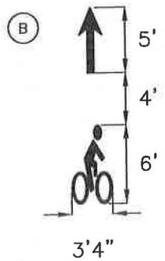
(#) STATION
SIGN CODE(S)
SIGN LOCATION #

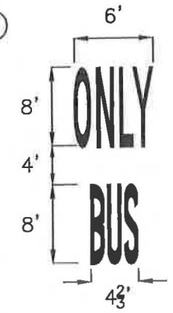
ABBREVIATIONS

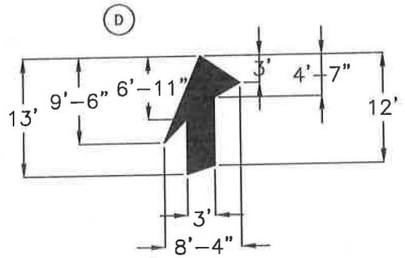
AAWF	ACTIVE ADVANCE WARNING FLASHER
AFB	ACTUATED FLASHING BEACON
AH	AHEAD
AVE	AVENUE
BMP	BEST MANAGEMENT PRACTICE
C/A	CONTROL ACCESS
CF	CUBIC FOOT
CGP	CONSTRUCTION GENERAL PERMIT
CRT	CONTROLLED RELEASE TERMINAL
EB	EASTBOUND
IN OR "	INCH
LBS	POUNDS
A.A.A.	LIP OF CURB
NB	NORTHBOUND
NE	NORTHEAST
NO.A.B.	NOT IN CONTRACT
NW	NORTHWEST
RP	REFERENCE POINT
RRFB	RECTANGULAR RAPID FLASHING BEACON
SB	SOUTHBOUND
SE	SOUTHEAST
SMFO	SINGLE MODE FIBER OPTIC
SW	SOUTHWEST
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
SF	SQUARE FOOT
SY	SQUARE YARD
USACOE	UNITED STATES ARMY CORP OF ENGINEERS
V	DESIGN SPEED
WB	WESTBOUND

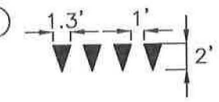
DETAILS

(A)


(B)


(C)


(D)


(E)


INDEX OF SHEETS

SHEET NO.	DESCRIPTION
H1	TRAFFIC LEGEND, DETAILS, AND SHEET INDEX
H2 TO H11	SIGNING AND STRIPING
H12 TO H16	SIGN SUMMARY
H17 TO H18	SIGN DETAILS
H19	SIGN ATTACHMENT DETAILS
H20	SIGN INSTALLATION DETAILS
H21 TO H28	FLASHING BEACON SHEETS

TRAFFIC MARKING SUMMARY

DESCRIPTION	QUANTITY	REMARKS
670(1) – PAINTED TRAFFIC MARKINGS		
RIGHT TURN ARROWS	75 SF	
BIKE SYMBOL	74 SF	
"ONLY" LETTERING	84 SF	
"BUS" LETTERING	80 SF	
670(10) – METHYL METHACRYLATE PAVEMENT MARKINGS		
4"WD-1	68 LF	
4"Y	4018 LF	
4"DY	1038 LF	
8"W	5080 LF	
8"WD-1	2056 LF	
18"Y (STD)	495 LF	
12"WRE	648 LF	
CROSSWALK BARS (ZEBRA)	1740 SF	
STOP BARS	446 SF	
THROUGH ARROWS	26 SF	
LEFT TURN/THROUGH ARROWS	216 SF	
RIGHT TURN/THROUGH ARROWS	108 SF	
YIELD TRIANGLES	26 SF	

STATE OF ALASKA 49TH
95% PS&E
10/16/2018

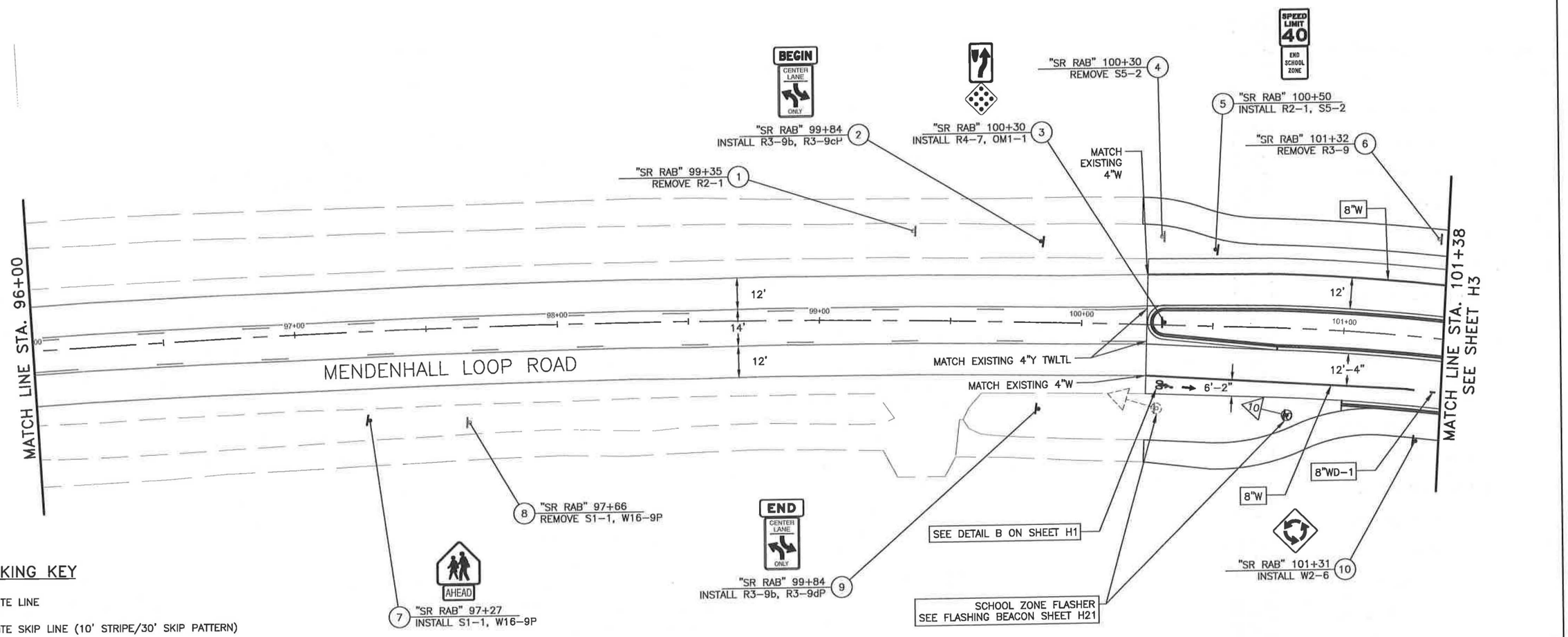
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

TRAFFIC LEGEND AND NOTES

FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #:
TITLE | H1\221222336 - Mendenhall Loop Rd Final Design\design_CD\67672_H_SIGNSTRIPE.dwg | DATE | 10/16/2018 | DESIGNED | NGUYEN | CHECKED | RODEGEROTS | DRAFTED | NGUYEN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H2	H28



TRAFFIC MARKING KEY

4"W	4" WHITE LINE
4"WS	4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"WD-1	4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
4"WD-2	4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
4"Y	4" YELLOW LINE
4"YS	4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"DY	4" DOUBLE YELLOW LINE
4"Y TWLTL	4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
8"W	8" WHITE LINE
8"WD-1	8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
8"WD-2	8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
12"WD	12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
12"WRE	12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
24"W	24" WHITE LINE
STD	SEE STANDARD DRAWING

NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

Scale: 1" = 20'
20 10 0 20

STATE OF ALASKA
49TH
"95% PS&E"
10/16/2018
PROFESSIONAL

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

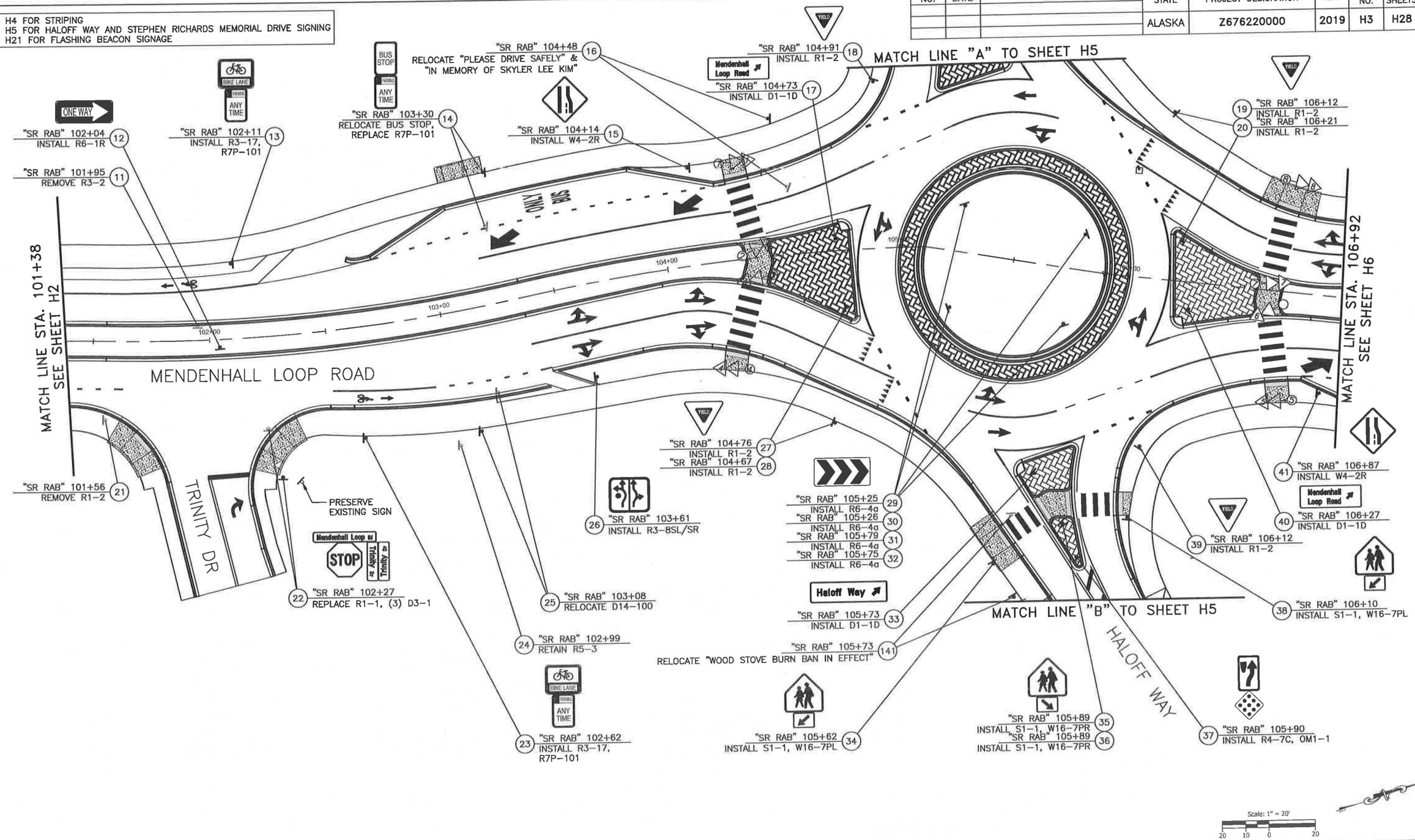
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SIGNING AND STRIPING –
PLAN 1

FIRM: KITTELSON AND ASSOCIATES, INC. | ADDRESS: 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE: (907) 646-7995 | CERTIFICATE OF AUTH #:
FILE: H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SIGNSTRIPE.dwg | DATE: 10/16/2018 | LAYOUT: H2 | DESIGNED: NGUYEN | CHECKED: RODEGERDTS | DRAFTED: NGUYEN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H3	H28

SEE SHEET H4 FOR STRIPING
SEE SHEET H5 FOR HALOFF WAY AND STEPHEN RICHARDS MEMORIAL DRIVE SIGNING
SEE SHEET H21 FOR FLASHING BEACON SIGNAGE



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

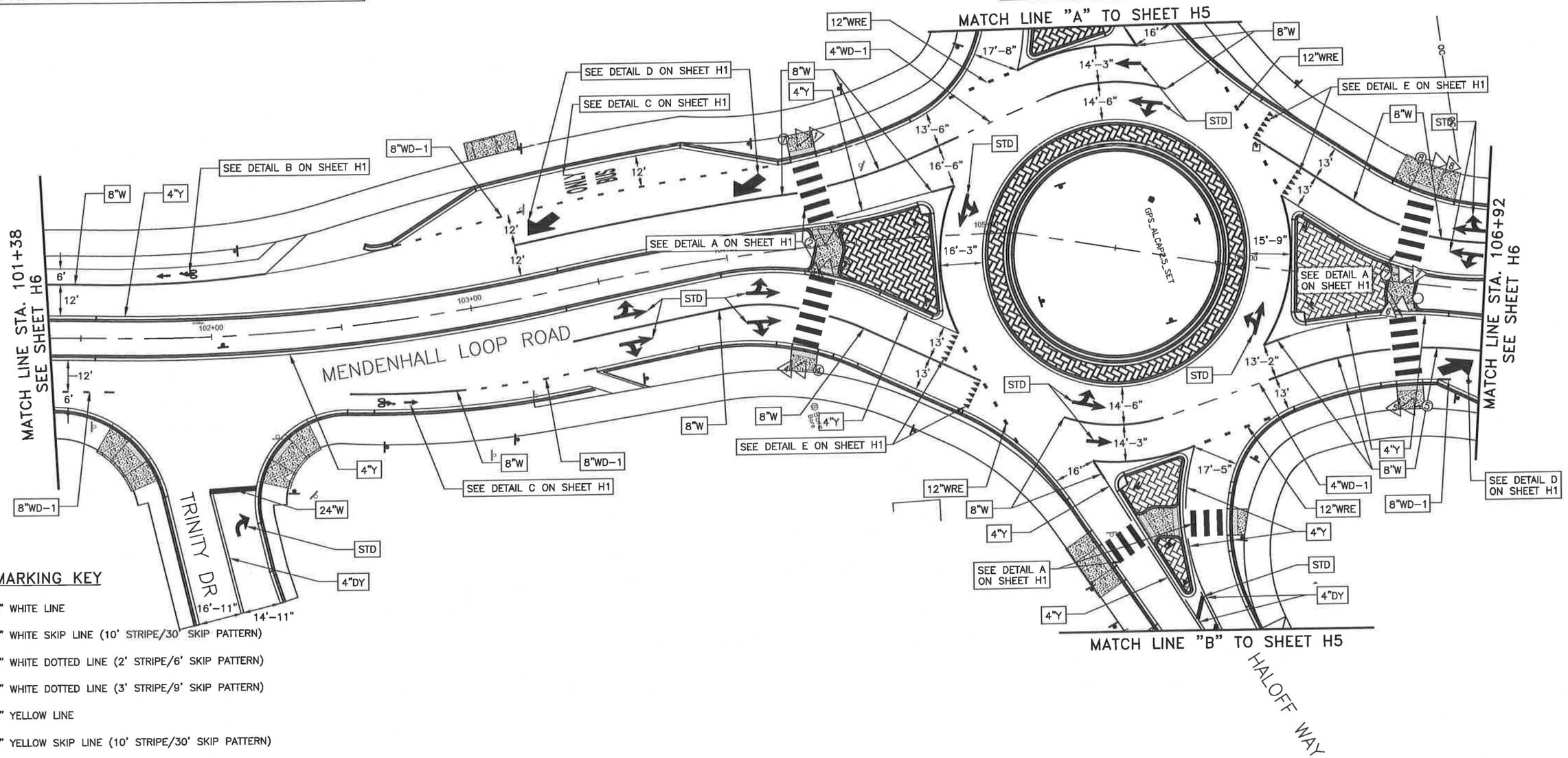
SIGNING AND STRIPING – PLAN 2

STATE OF ALASKA 49TH 95% PS&E 10/16/2018 PROFESSIONAL

FIRM KITTELSON AND ASSOCIATES, INC. | ADDRESS 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE (907) 646-7995 | CERTIFICATE OF AUTH #:
FILE H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SIGNSTRIPE.dwg | DATE 10/16/2018 | LAYOUT H3 | DESIGNED NGUYEN | CHECKED RODEGERDTS | DRAFTED NGUYEN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H4	H28

SEE SHEET H3 FOR SIGNING
SEE SHEET H10 FOR HALOFF WAY AND STEPHEN RICHARDS MEMORIAL DRIVE STRIPING



TRAFFIC MARKING KEY

4"W	4" WHITE LINE
4"WS	4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"WD-1	4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
4"WD-2	4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
4"Y	4" YELLOW LINE
4"YS	4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"DY	4" DOUBLE YELLOW LINE
4"Y TWLTL	4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
8"W	8" WHITE LINE
8"WD-1	8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
8"WD-2	8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
12"WD	12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
12"WRE	12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
24"W	24" WHITE LINE
STD	SEE STANDARD DRAWING

NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

Scale: 1" = 20'
20 10 0 20

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

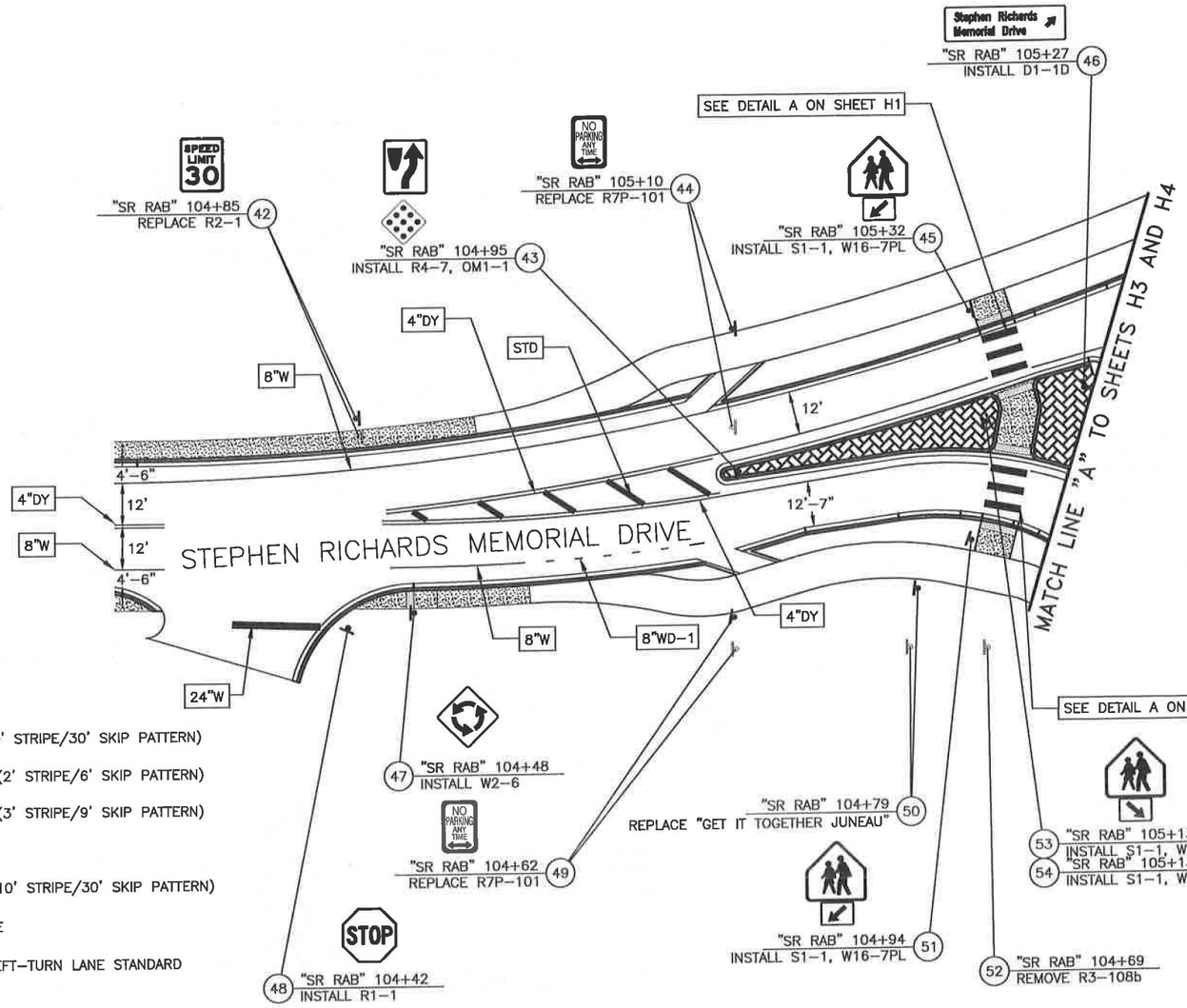
SIGNING AND STRIPING –
PLAN 3

STATE OF ALASKA 49TH
"95% PS&E"
10/16/2018
PROFESSIONAL

FIRM	KITTELSON AND ASSOCIATES, INC.	PHONE	(907) 646-7995	CERTIFICATE OF AUTH #:			
ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501	DESIGNED	NGUYEN	CHECKED	RODEGERDTS	DRAFTED	NGUYEN
DATE	10/16/2018	LAYOUT	H4				
FILE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67632_H_SIGNSTRIPE.dwg						

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H5	H28

SEE SHEET H3 AND H4 FOR MENDENHALL LOOP ROAD SIGNING AND STRIPING



TRAFFIC MARKING KEY

4"W	4" WHITE LINE
4"WS	4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"WD-1	4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
4"WD-2	4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
4"Y	4" YELLOW LINE
4"YS	4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"DY	4" DOUBLE YELLOW LINE
4"Y TWLTL	4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
8"W	8" WHITE LINE
8"WD-1	8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
8"WD-2	8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
12"WD	12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
12"WRE	12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
24"W	24" WHITE LINE
STD	SEE STANDARD DRAWING

NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

Scale: 1" = 20'
20 10 0 20

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

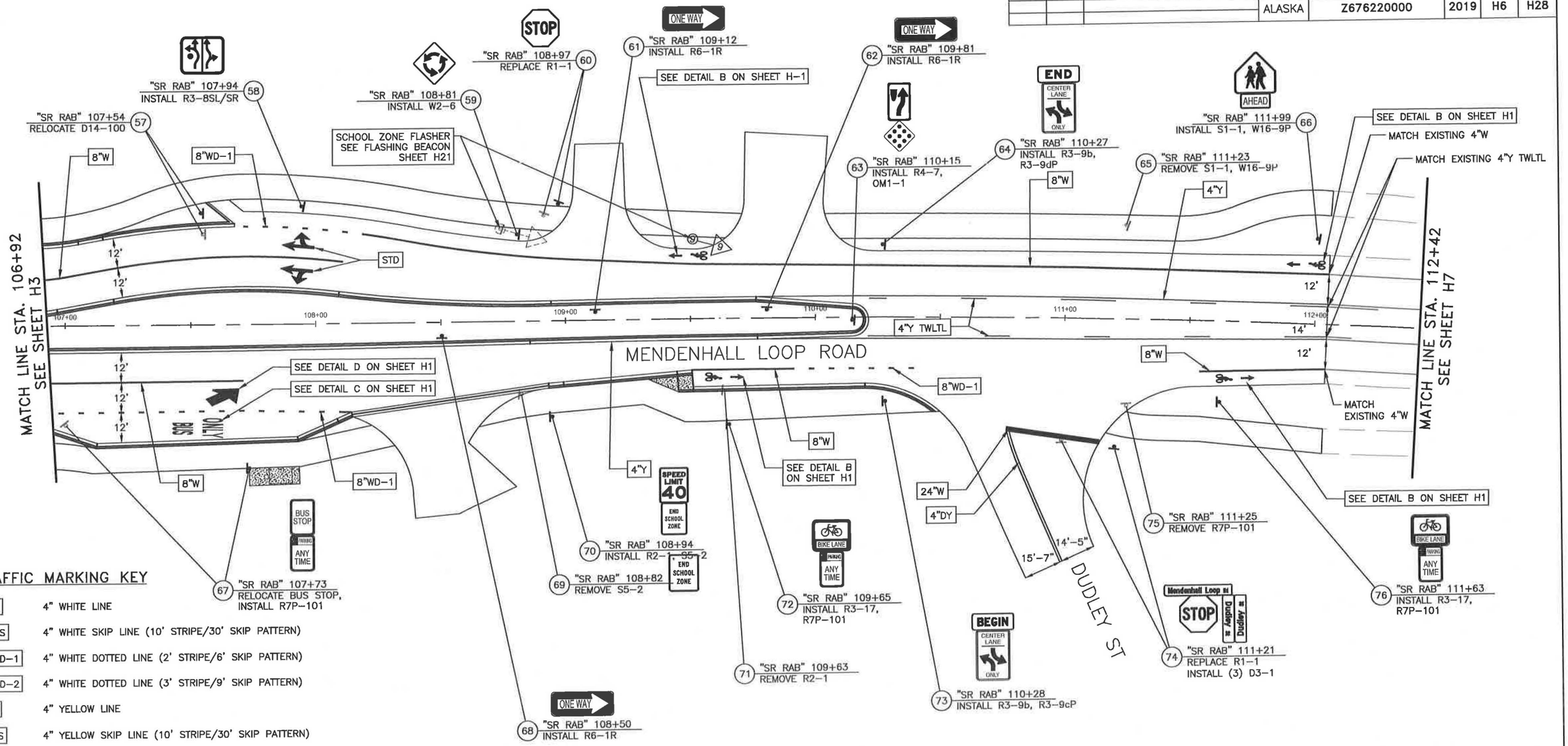
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SIGNING AND STRIPING –
PLAN 4

STATE OF ALASKA 49TH
95% PS&E
10/16/2018
PROFESSIONAL

FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #:
FILE | H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67822_H_SIGNSTRIPE.dwg | DATE | 10/16/2018 | DESIGNED | NGUYEN | CHECKED | RODEGERDTS | DRAFTED | NGUYEN
LAYOUT | H5

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H6	H28



TRAFFIC MARKING KEY

4"W	4" WHITE LINE
4"WS	4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"WD–1	4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
4"WD–2	4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
4"Y	4" YELLOW LINE
4"YS	4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"DY	4" DOUBLE YELLOW LINE
4"Y TWLTL	4" YELLOW TWO–WAY LEFT–TURN LANE STANDARD
8"W	8" WHITE LINE
8"WD–1	8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
8"WD–2	8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
12"WD	12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
12"WRE	12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
24"W	24" WHITE LINE
STD	SEE STANDARD DRAWING

NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

Scale: 1" = 20'
20 10 0 20

STATE OF ALASKA
49TH
95% PS&E
10/16/2018

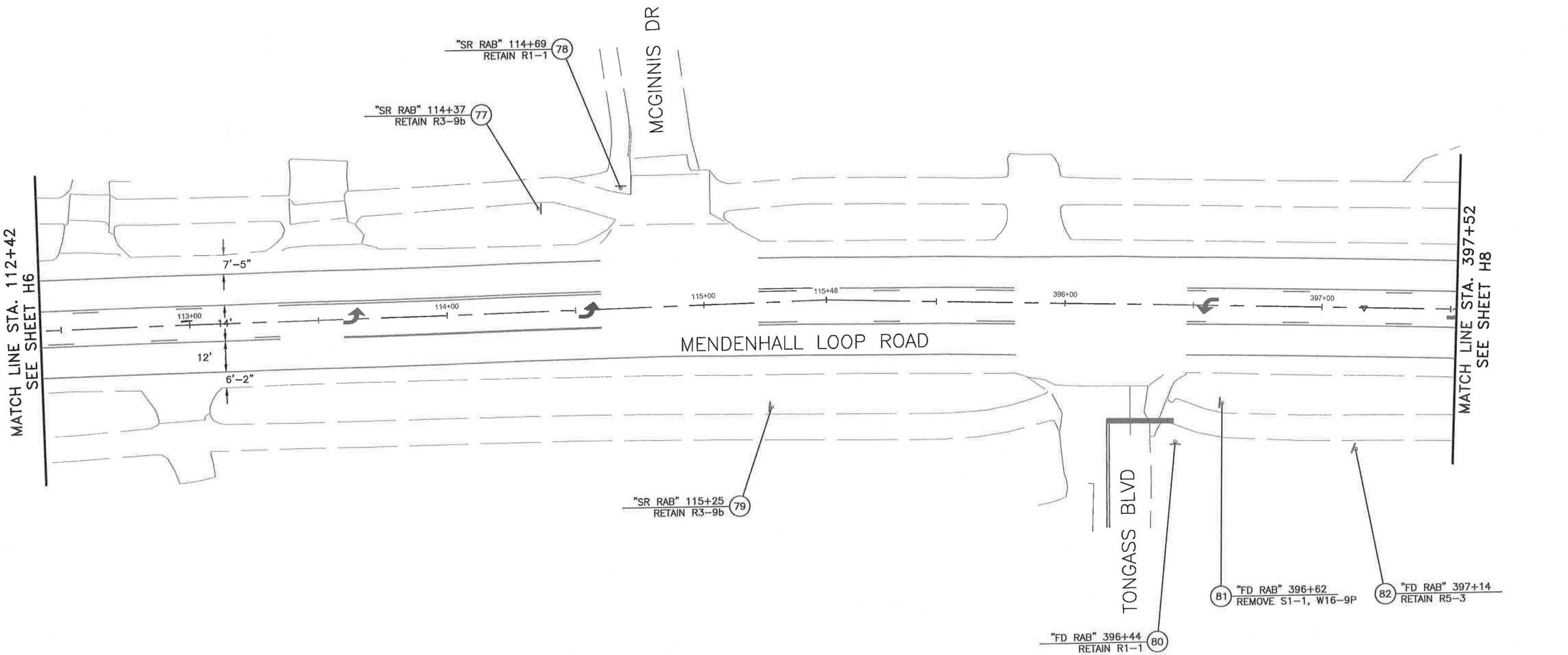
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGNING AND STRIPING – PLAN 5

FIRM | KITTELSON AND ASSOCIATES, INC.
ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501
PHONE | (907) 646-7995
CERTIFICATE OF AUTH #:
DESIGNED | NGUYEN
CHECKED | RODEGERDTS
DRAFTED | NGUYEN
DATE | 10/16/2018
LAYOUT | H6
FILE | H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SIGNSTRIPE.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H7	H28



Scale: 1" = 20'

20 10 0 20

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

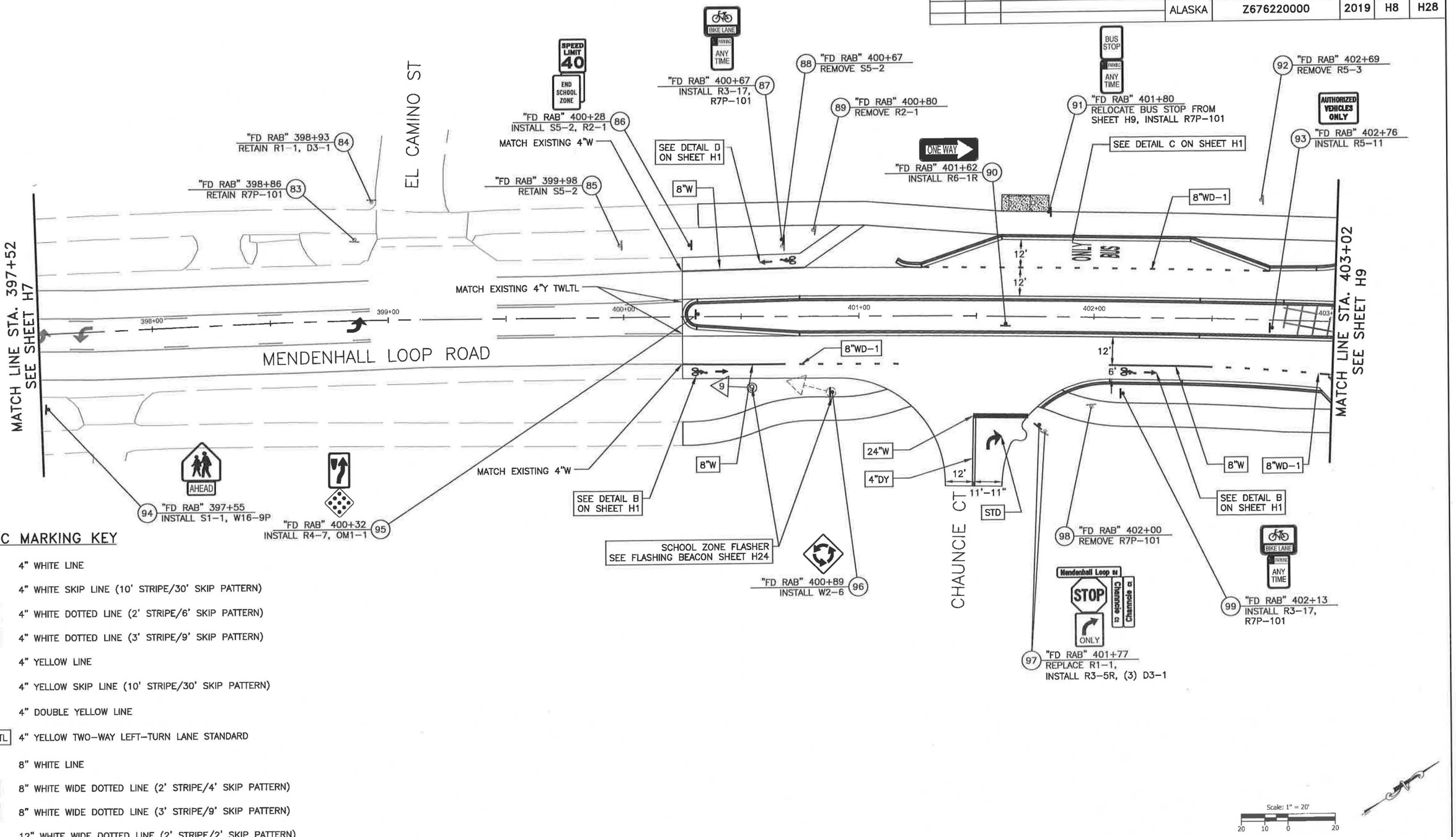
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGNING AND STRIPING – PLAN 6

STATE OF ALASKA 49TH
95% PS&E
10/16/2018
PROFESSIONAL

FIRM	KITTELSON AND ASSOCIATES, INC.	PHONE	(907) 646-7995	CERTIFICATE OF AUTH #:			
ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501	DESIGNED	NGUYEN	CHECKED	RODEGERDTS	DRAFTED	NGUYEN
DATE	10/16/2018	LAYOUT	H7				
FILE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SIGNSTRIPE.dwg						

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H8	H28



TRAFFIC MARKING KEY

4"W	4" WHITE LINE
4"WS	4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"WD-1	4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
4"WD-2	4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
4"Y	4" YELLOW LINE
4"YS	4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"DY	4" DOUBLE YELLOW LINE
4"Y TWLTL	4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
8"W	8" WHITE LINE
8"WD-1	8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
8"WD-2	8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
12"WD	12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
12"WRE	12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
24"W	24" WHITE LINE
STD	SEE STANDARD DRAWING

NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

Scale: 1" = 20'

20 10 0 20

STATE OF ALASKA
49 TH
95% PS&E
10/16/2018

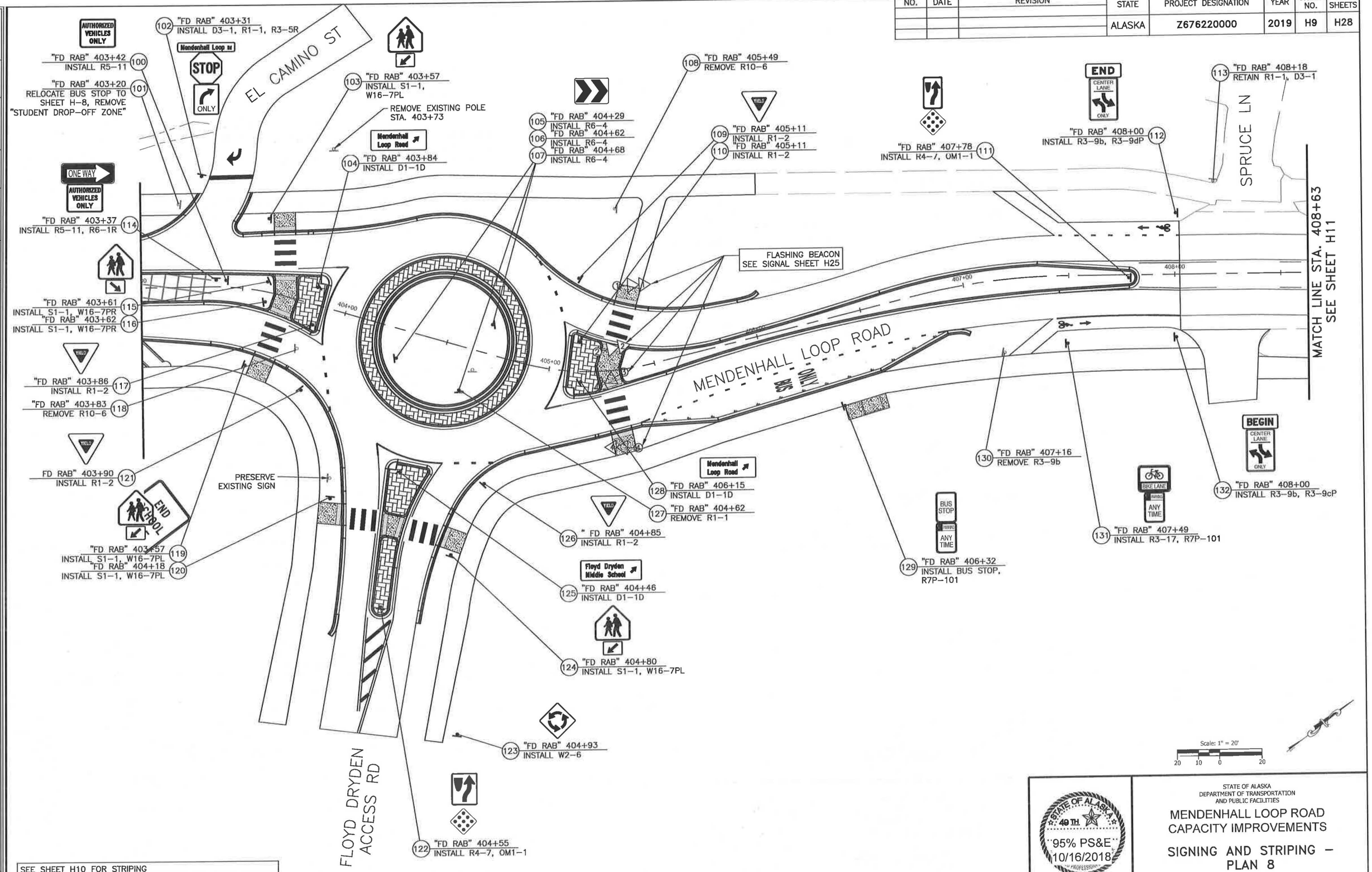
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGNING AND STRIPING – PLAN 7

ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #:
FIRM | KITTELSON AND ASSOCIATES, INC. | DESIGNED | NGUYEN | CHECKED | RODEGERDTS | DRAFTED | NGUYEN
FILE | H:\22\2336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SIGNSTRIPE.dwg | LAYOUT | H8 | 10/16/2018 | DATE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H9	H28



SEE SHEET H10 FOR STRIPING
NEW BUS STOP SIGN WILL BE PROVIDED BY CAPITAL TRANSIT

Scale: 1" = 20'
20 10 0 20

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

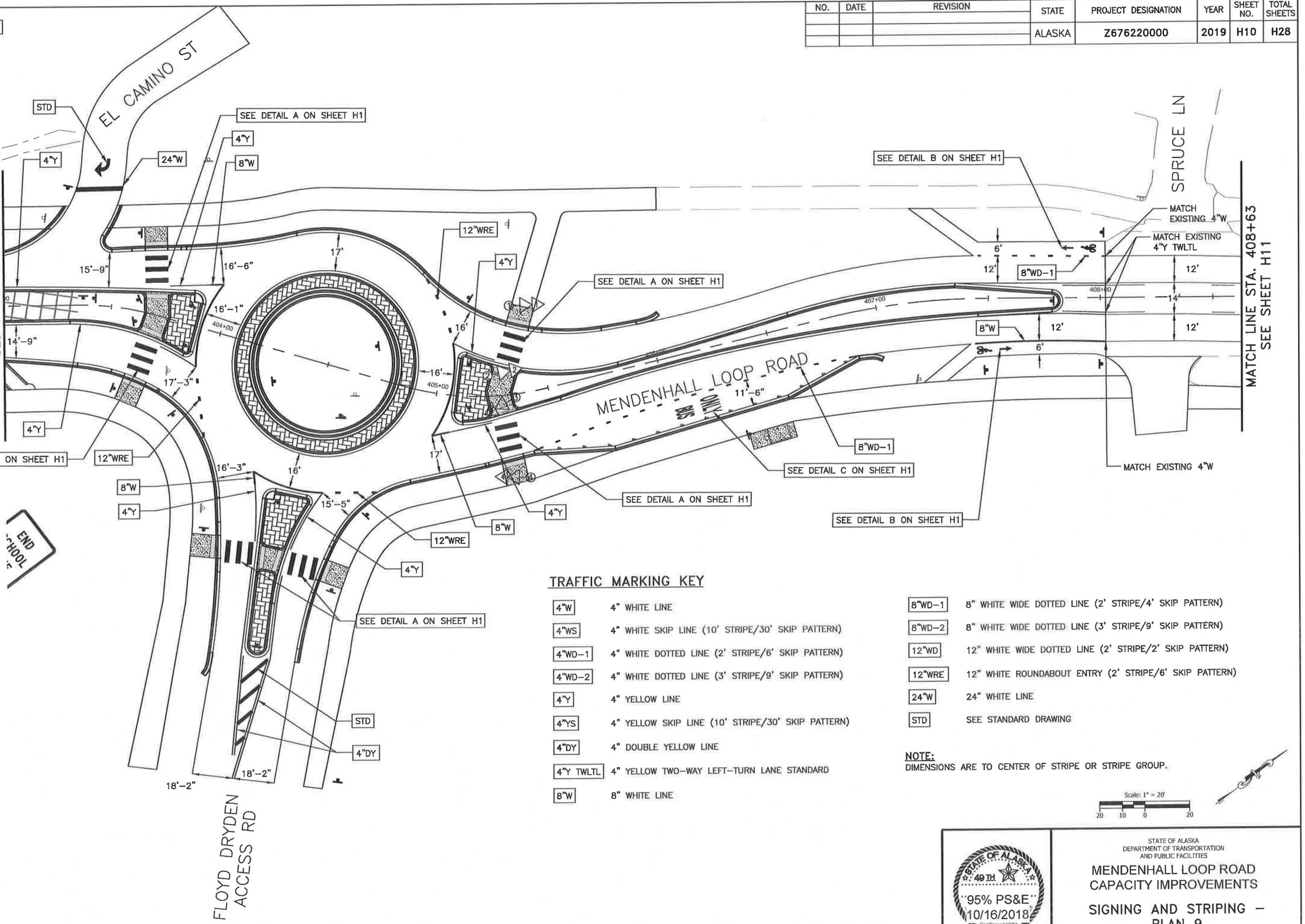
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGNING AND STRIPING – PLAN 8

STATE OF ALASKA 49TH
95% PS&E
10/16/2018
PROFESSIONAL

FIRM	KITTELSON AND ASSOCIATES, INC.
ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501
PHONE	(907) 646-7995
DESIGNED	NGUYEN
CHECKED	RODGERSROTS
DRAFTED	NGUYEN
DATE	10/16/2018
LAYOUT	H9
FILE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SIGNSTRIPE.dwg
CERTIFICATE OF AUTH #:	

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H10	H28



TRAFFIC MARKING KEY

4"W	4" WHITE LINE
4"WS	4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"WD-1	4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
4"WD-2	4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
4"Y	4" YELLOW LINE
4"YS	4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"DY	4" DOUBLE YELLOW LINE
4"Y TWLTL	4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
8"W	8" WHITE LINE
8"WD-1	8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
8"WD-2	8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
12"WD	12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
12"WRE	12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
24"W	24" WHITE LINE
STD	SEE STANDARD DRAWING

NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

Scale: 1" = 20'
20 10 0 20

STATE OF ALASKA
49TH
"95% PS&E"
10/16/2018
PROFESSIONAL

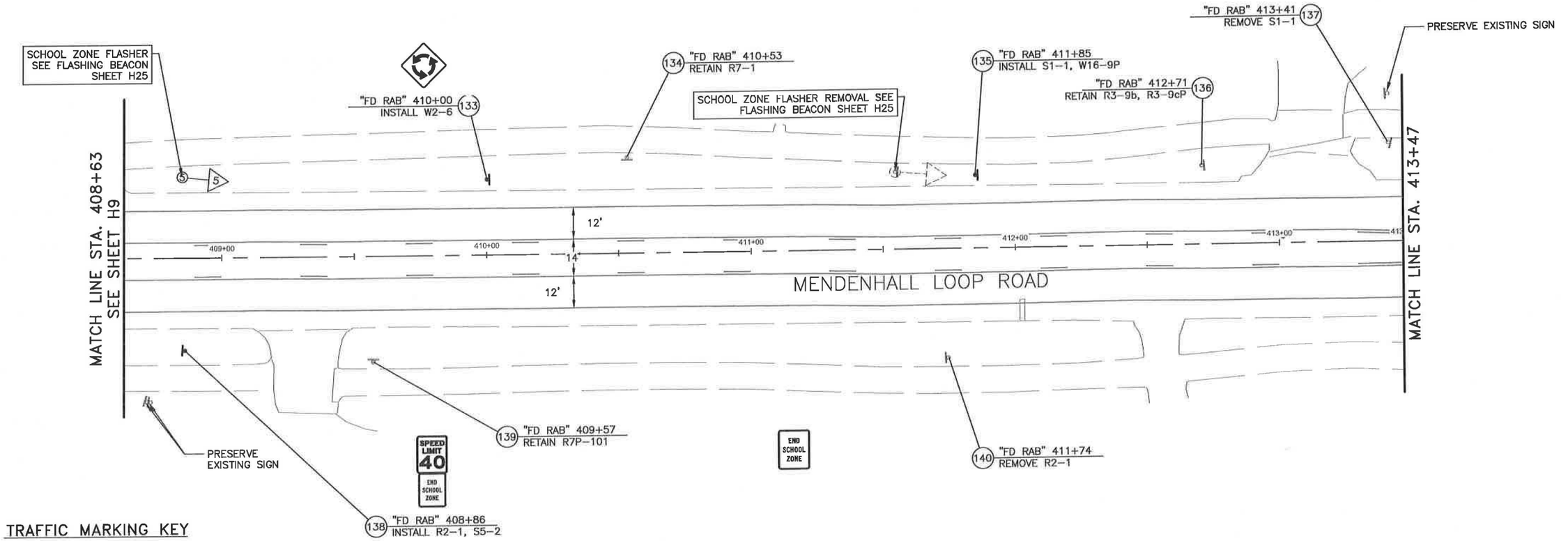
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGNING AND STRIPING – PLAN 9

FIRM	KITTELSON AND ASSOCIATES, INC.	PHONE	(907) 646-7995	CERTIFICATE OF AUTH #:			
ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501	DESIGNED	NGUYEN	CHECKED	RODEGERDTS	DRAFTED	NGUYEN
DATE	10/16/2018	LAYOUT	H10				
FILE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SIGNSTRIPE.dwg						

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H11	H28



TRAFFIC MARKING KEY

4"W	4" WHITE LINE
4"WS	4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"WD-1	4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
4"WD-2	4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
4"Y	4" YELLOW LINE
4"YS	4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"DY	4" DOUBLE YELLOW LINE
4"Y TWLTL	4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
8"W	8" WHITE LINE
8"WD-1	8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
8"WD-2	8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
12"WD	12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
12"WRE	12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
24"W	24" WHITE LINE
STD	SEE STANDARD DRAWING

NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

Scale: 1" = 20'
20 10 0 20

STATE OF ALASKA 49TH 95% PS&E 10/16/2018 PROFESSIONAL

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGNING AND STRIPING – PLAN 10

FIRM KITTELSON AND ASSOCIATES, INC. | ADDRESS 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE (907) 646-7995 | CERTIFICATE OF AUTH #:
FILE H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SIGNSTRIPE.dwg | DATE 10/16/2018 | LAYOUT H11 | DESIGNED NGUYEN | CHECKED RODEGEROTS | DRAFTED NGUYEN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H12	H28

SIGNING SUMMARY

LOC. NO	STATION	LOCATION LT.	LOCATION RT.	ASDS CODE	LEGEND	SIZE H (INCHES)	SIZE X	SIZE V	BRACING/ FRAMING BRACED	BRACING/ FRAMING FRAMED	AREA (SQ FT.)	MTG. HGT. (FT.)	DIR.	POST TYPE	POST SIZE	POST NO.	REMARKS
1	"SR RAB" 99+35	37.7		R2-1	SPEED LIMIT - 40								N				REMOVE
2	"SR RAB" 99+84	30.8		R3-9cP	BEGIN	30	X	12			2.5		N	PST	2.5	1	NEW
				R3-9b	CENTER LANE TWO-WAY TURN ONLY	24	X	36			6.0						
3	"SR RAB" 100+30	1.0		R4-/	KEEP RIGHT SYMBOL	24	X	30			5.0		S	PST	2.5	1	NEW
				OM1-1	TYPE 1 OBJECT MARKER	18	X	18			2.25						
4	"SR RAB" 100+30	33.7		S5-2	END OF SCHOOL ZONE								N				REMOVE
5	"SR RAB" 100+50	29.2		R2-1	SPEED LIMIT - 40	24	X	30			5.0		N	PST	2.5	1	NEW
				S5-2	END OF SCHOOL ZONE	24	X	30			5.0						
6	"SR RAB" 101+32	37.8		R3-9	CENTER LANE TWO-WAY TURN ONLY								N				REMOVE
7	"SR RAB" 97+27		34.0	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		S	PST	2.5	1	NEW
				W16-9P	AHEAD	24	X	12			2.0						
8	"SR RAB" 97+66		36.4	S1-1	SCHOOL CROSSING SYMBOL								S				REMOVE
				W16-9P	AHEAD												
9	"SR RAB" 99+84		33.0	R3-9dP	END	30	X	12			2.5		S	PST	2.5	1	NEW
				R3-9b	CENTER LANE TWO-WAY TURN ONLY	24	X	36			6.0						
10	"SR RAB" 101+31		39.6	W2-6	CIRCULAR INTERSECTION	36	X	36			9.0		S	PST	2.5	1	NEW
11	"SR RAB" 101+95	6.3		R3-2	NO LEFT TURN SYMBOL								E				REMOVE
12	"SR RAB" 102+04		3.3	R6-1R	ONE WAY	36	X	12			3.0		E	PST	2.5	1	NEW
13	"SR RAB" 102+11	32.4		R3-17	(BICYCLE SYMBOL) BIKE LANE	24	X	30			5.0		N	PST	2.5	1	NEW
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
14	"SR RAB" 103+30	56.5		BUS STOP	BUS STOP								N	PST	2.5	1	RELOCATE BUS STOP; NEW R7P-101
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
15	"SR RAB" 104+14	42.1		W4-2R	RIGHT LANE ENDS SYMBOL	36	X	36			9.0		N	PST	2.5	1	NEW
16	"SR RAB" 104+48	59.2		"PLEASE DRIVE SAFELY"	"PLEASE DRIVE SAFELY"								N				RELOCATE
				"IN MEMORY OF SKYLER LEE KIM"	"IN MEMORY OF SKYLER LEE KIM"												
17	"SR RAB" 104+73	5.2		D1-1D	MENDENHALL LOOP RD (ARROW)	78	X	24			13.0		W	PST	2.5	2	NEW
18	"SR RAB" 104+91	71.9		R1-2	YIELD	36	X	36			9.0		W	PST	2.5	1	NEW
19	"SR RAB" 106+12	72.2		R1-2	YIELD	36	X	36			9.0		N	PST	2.5	1	NEW
20	"SR RAB" 106+21	17.3		R1-2	YIELD	36	X	36			9.0		N	PST	2.5	1	NEW
21	"SR RAB" 101+56		33.9	R1-2	YIELD								S				REMOVE
22	"SR RAB" 102+27		61.1	R1-1	STOP	30	X	30			6.25		E	PST	2.5	2	REPLACE R1-1; NEW (3) D3-1
				D3-1	MENDENHALL LOOP RD	8	X	48			2.67						
				D3-1	TRINITY DR	12	X	42			3.5						
				D3-1	TRINITY DR	12	X	42			3.5						

SIGNING NOTES:

1. REMOVE AND DISPOSE OF ALL EXISTING SIGNS AND SIGN FOUNDATIONS WITHIN THE PROJECT LIMITS, EXCEPT THOSE DESIGNATED FOR REINSTALLATION, SALVAGE, OR OTHERWISE NOTED.
2. OFFSET DISTANCES ARE FROM DESIGN CENTERLINE TO CENTER OF POST OR POLE.
3. MOUNT SIGNS PER STANDARD DRAWING S-05.01. SIGNS THAT PROJECT OVER OR WITHIN 2 FEET OF THE SIDEWALK SHALL BE MOUNTED TO A HEIGHT OF 8 FEET TO BOTTOM OF SIGN.
4. DETERMINE POST LENGTHS IN THE FIELD. DO NOT EXTEND POSTS ABOVE TOP OF SIGN.
5. INSTALL POSTS WITH SLEEVE TYPE CONCRETE FOUNDATION PER STANDARD DRAWING S-30.03. ATTACH THE SIGN POST USING GALVANIZED 3/8" BOLT, NUT, SPLIT LOCK WASHER AND TWO FLAT WASHERS.
6. INSTALL "TUBE POST BRACING" AS SHOWN ON STANDARD DRAWING S-01.01 ON ALL SIGNS MOUNTED ON A SINGLE POST AND HAVING A HORIZONTAL DIMENSION OF 30 INCHES OR GREATER, EXCEPT D3-100 SERIES SIGNS. INSTEAD OF 5/8" GALVANIZED BOLTS AND NYLON LOCKING NUTS SHOWN ON STANDARD DRAWING S-01.00, USE GALVANIZED 3/8" BOLTS, SPLIT LOCK WASHERS AND NUTS. 1/4" X 1-1/2" ALUMINUM ALLOY 6061-T6 BAR MAY ALSO BE USED TO FABRICATE SIGN BRACES.
7. ATTACH ALL SIGNS TO THEIR SUPPORTS WITH 3/8" BOLTS, EXCEPT ATTACH UNFRAMED SIGNS TO POSTS WITH ALUMINUM DRIVE RIVETS. WIND WASHERS ARE NOT REQUIRED WITH DRIVE RIVETS. INCLUDE SPLIT LOCK WASHERS WHEN BOLTS ARE USED.
8. ALL FASTENER HARDWARE SHALL MEET THE REQUIREMENTS OF THE "FASTENER SPECIFICATION TABLE" ON SHEET H19.
9. SIGNS INSTALLED ON LIGHT POLES MAY REQUIRE TEMPORARY INSTALLATION ON 2-1/2" PST POST UNTIL LIGHT POLES ARE IN PLACE. THIS WORK IS SUBSIDIARY TO PAY ITEM 615(1).
10. SEE SIGNAL SIGN SCHEDULE ON SHEETS H23 AND H27 FOR LOCATION OF SIGNAL POLE AND MAST ARM MOUNTED SIGNS.
11. STOP (R1-1) AND YIELD (R1-2) SIGN LOCATIONS, ESPECIALLY THOSE AT LARGE RADIUS INTERSECTIONS, MAY NEED ADJUSTMENT IN THE FIELD. THE ENGINEER WILL APPROVE FINAL LOCATIONS.
12. INSTALL D3-1 SIGNS ABOVE THEIR RESPECTIVE STOP SIGNS. WHEN TWO D3-1 SERIES SIGNS ARE TO BE LOCATED ON THE SAME POST, INSTALL THE CROSS-STREET PANEL IN THE LOWER POSITION.
13. D3-1 SERIES SIGNS REQUIRE TWO SEPARATE SINGLE SIDED PANELS. END-BRACE PANELS PER SMALL STREET SIGN NAME SIGN BRACING DETAILS ON SHEET H20.
14. MAINTAIN EXISTING SIGNS UNTIL NEW SIGNS ARE INSTALLED. DO NOT LEAVE DUPLICATE OR CONFLICTING SIGNING UP AT ANY TIME.
15. ALL SIGNS NOTED FOR REMOVAL AND REINSTALLATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE IF THEY ARE DAMAGED DURING THE RELOCATION EFFORT.
16. USE SERIES D LETTERS FOR D3-1 SERIES SIGNS UNLESS OTHERWISE NOTED.
17. LOCATE AND PROTECT ALL NEW AND EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING SIGN POSTS. NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS.
18. CLEARING MAY BE REQUIRED TO ENSURE ADEQUATE VISIBILITY OF SIGNS. THIS WORK IS SUBSIDIARY TO PAY ITEM 615(1).
19. INSTALL WEATHER TIGHT CAPS ON ALL TUBE POSTS, EXCEPT PERFORATED STEEL TUBES.
20. INSTALL FRANGIBLE COUPLING SYSTEMS IN ACCORDANCE WITH STANDARD DRAWING S-31.01.
21. HINGED JOINTS WITH FRANGIBLE FUSE PLATE ARE REQUIRED ON ALL MULTIPLE POST SIGNS WITH FRANGIBLE COUPLING SYSTEMS. THE HINGE LOCATION ON ALL POST SHALL BE THE SAME DISTANCE BELOW THE SIGNS, INSTEAD OF THE 6 INCH MINIMUM SHOW ON STANDARD DRAWING S-30.01. SEE MANUFACTURER'S SPECIFICATION FOR HINGE LOCATION BELOW SIGN.
22. RELOCATION OF EXISTING SIGNS ON TO NEW POSTS SHALL BE SUBSIDIARY TO PAY ITEM 615(1) STANDARD SIGN.

POST TYPE LEGEND:

PST = PERFORATED STEEL TUBE
TS = TUBE STEEL (SQUARE STRUCTURAL STEEL TUBING)
W_X_ = WIDE FLANGE

STATE OF ALASKA 49TH
95% PS&E
10/16/2018
PROFESSIONAL

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGN SUMMARY AND NOTES

FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #: 137243
DESIGNED | NGUYEN | CHECKED | RODEGERDTS | DRAFTED | NGUYEN
LAYOUT | H12 | DATE | 10/16/2018
FILE | H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SS_S&D.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H13	H28

SIGNING SUMMARY

LOC. NO	STATION	LOCATION LT.	LOCATION RT.	ASDS CODE	LEGEND	SIZE H (INCHES)	SIZE X	SIZE V	BRACING/ FRAMING BRACED	BRACING/ FRAMING FRAMED	AREA (SQ FT.)	MTG. HGT. (FT.)	DIR.	POST TYPE	POST SIZE	POST NO.	REMARKS
23	"SR RAB" 102+62		47.9	R3-17	(BICYCLE SYMBOL) BIKE LANE	24	X	30			5.0		S	PST	2.5	1	NEW
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
24	"SR RAB" 102+99		57.2	R5-3	NO MOTOR VEHICLES								S				RETAIN
25	"SR RAB" 103+08		52.8	D14-100	ADOPT A HIGHWAY								S				RELOCATE
26	"SR RAB" 103+61		40.2	R3-8SL/SR	INTERSECTION CONTROL (2 LANE, ROUNABOUT)	36	X	36			9.0		S	PST	2.5	1	NEW
27	"SR RAB" 104+76		24.5	R1-2	YIELD	36	X	36			9.0		S	PST	2.5	1	NEW
28	"SR RAB" 104+67		73.9	R1-2	YIELD	36	X	36			9.0		S	PST	2.5	1	NEW
29	"SR RAB" 105+25		24.3	R6-4a	ROUNDABOUT DIRECTIONAL (3 CHEVRONS)	48	X	24			8.0		S	PST	2.5	1	NEW
30	"SR RAB" 105+26	19.9		R6-4a	ROUNDABOUT DIRECTIONAL (3 CHEVRONS)	48	X	24			8.0		W	PST	2.5	1	NEW
31	"SR RAB" 105+79	15.4		R6-4a	ROUNDABOUT DIRECTIONAL (3 CHEVRONS)	48	X	24			8.0		N	PST	2.5	1	NEW
32	"SR RAB" 105+75		23.9	R6-4a	ROUNDABOUT DIRECTIONAL (3 CHEVRONS)	48	X	24			8.0		E	PST	2.5	1	NEW
33	"SR RAB" 105+73		89.4	D1-1D	HALOFF WAY (ARROW)	66	X	18			8.25		S	PST	2.5	2	NEW
34	"SR RAB" 105+62		130.6	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		W	PST	2.5	1	NEW
				W16-7pL	LEFT DOWNWARD ANGLED ARROW	24	X	12			2.0						
35	"SR RAB" 105+89		109.0	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		W	PST	2.5	1	NEW
				W16-7pR	RIGHT DOWNWARD ANGLED ARROW	24	X	12			2.0						
36	"SR RAB" 105+89		109.0	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		E	NEW; INSTALL ON SIGN POST 35			
				W16-7pR	RIGHT DOWNWARD ANGLED ARROW	24	X	12			2.0						
37	"SR RAB" 105+90		122.5	R4-7c	KEEP RIGHT (NARROW)	18	X	30			3.75		E	PST	2.5	1	NEW
				OM1-1	TYPE 1 OBJECT MARKER	18	X	18			2.25						
38	"SR RAB" 106+10		103.6	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		E	PST	2.5	1	NEW
				W16-7pL	LEFT DOWNWARD ANGLED ARROW	24	X	12			2.0						
39	"SR RAB" 106+12		72.5	R1-2	YIELD	36	X	36			9.0		E	PST	2.5	1	NEW
40	"SR RAB" 106+27		11.6	D1-1D	MENDENHALL LOOP RD (ARROW)	78	X	24			13.0		S	PST	2.5	2	NEW
41	"SR RAB" 106+87		42.0	W4-2R	RIGHT LANE ENDS SYMBOL	36	X	36			9.0		S	PST	2.5	1	NEW
42	"SR RAB" 104+85	272.5		R2-1	SPEED LIMIT - 30	24	X	30			5.0		E	PST	2.5	1	REPLACE
43	"SR RAB" 104+95	166.1		R4-7	KEEP RIGHT SYMBOL	24	X	30			5.0		W	PST	2.5	1	NEW
				OM1-1	TYPE 1 OBJECT MARKER	18	X	18			2.25						
44	"SR RAB" 105+10	180.2		R7P-101	NO PARKING ANY TIME	12	X	18			1.5		E	PST	2.5	1	REPLACE

SIGNING SUMMARY

LOC. NO	STATION	LOCATION LT.	LOCATION RT.	ASDS CODE	LEGEND	SIZE H (INCHES)	SIZE X	SIZE V	BRACING/ FRAMING BRACED	BRACING/ FRAMING FRAMED	AREA (SQ FT.)	MTG. HGT. (FT.)	DIR.	POST TYPE	POST SIZE	POST NO.	REMARKS
45	"SR RAB" 105+32	122.8		S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		E	PST	2.5	1	NEW
				W16-7pL	LEFT DOWNWARD ANGLED ARROW	24	X	12			2.0						
46	"SR RAB" 105+27	84.5		D1-1D	FLOYD DRYDEN MIDDLE SCHOOL (ARROW)	72	X	24			12.0		E	PST	2.5	2	NEW
47	"SR RAB" 104+48	154.8		W2-6	CIRCULAR INTERSECTION	36	X	36			9.0		W	PST	2.5	1	NEW
48	"SR RAB" 104+42	261		R1-1	STOP	30	X	30			6.25		S	PST	2.5	1	NEW
49	"SR RAB" 104+62	157.3		R7P-101	NO PARKING ANY TIME	12	X	18			1.5		W	PST	2.5	1	REPLACE
50	"SR RAB" 104+79	109.9		"GET IT TOGETHER JUNEAU"	"GET IT TOGETHER JUNEAU"								W				RELOCATE
51	"SR RAB" 104+94	98.9		S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		W	PST	2.5	1	NEW
				W16-7pL	LEFT DOWNWARD ANGLED ARROW	24	X	12			2.0						
52	"SR RAB" 104+69	87.1		R3-108b	LEFT TURN ONLY THROUGH ONLY								W				REMOVE
53	"SR RAB" 105+13	105.1		S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		E	PST	2.5	1	NEW
				W16-7pR	RIGHT DOWNWARD ANGLED ARROW	24	X	12			2.0						
54	"SR RAB" 105+13	105.1		S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		W	NEW; INSTALL ON SIGN POST 53			
				W16-7pR	RIGHT DOWNWARD ANGLED ARROW	24	X	12			2.0						
55	"SR RAB" 106+61		149.5	R3-8b	LEFT ONLY THROUGH ONLY RIGHT ONLY								E				REMOVE
				R7P-101	NO PARKING ANY TIME												
56	"SR RAB" 106+75		201.0	W2-6	CIRCULAR INTERSECTION	36	X	36			9.0		E	PST	2.5	1	NEW
57	"SR RAB" 107+54	44.7		D14-100	ADOPT A HIGHWAY								N				RELOCATE
58	"SR RAB" 107+94	47.0		R3-8SL/SR	INTERSECTION CONTROL (2 LANE, ROUNDABOUT)	36	X	36			9.0		N	PST	2.5	1	NEW
59	"SR RAB" 108+81	34.8		W2-6	CIRCULAR INTERSECTION	36	X	36			9.0		N	PST	2.5	1	NEW
60	"SR RAB" 108+97	46.8		R1-1	STOP	30	X	30			6.25		W	PST	2.5	1	REPLACE
61	"SR RAB" 109+12	3.3		R6-1R	ONE WAY	36	X	12			3.0		W	PST	2.5	1	NEW

POST TYPE LEGEND:

PST = PERFORATED STEEL TUBE
TS = TUBE STEEL (SQUARE STRUCTURAL STEEL TUBING)
W_X_ = WIDE FLANGE

95% PS&E
10/16/2018

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGN SUMMARY (PAGE 2 OF 5)

FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #: 137243
TITLE | H:\21\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SS_SAD.dwg | LAYOUT | H13 | DESIGNED | NGUYEN | CHECKED | RODGERDTS | DRAFTED | NGUYEN
DATE | 10/16/2018

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H14	H28

SIGNING SUMMARY

LOC. NO	STATION	LOCATION LT.	LOCATION RT.	ASDS CODE	LEGEND	SIZE H (INCHES)	SIZE X (INCHES)	SIZE V (INCHES)	BRACING/ FRAMING BRACED	BRACING/ FRAMING FRAMED	AREA (SQ FT.)	MTG. HGT. (FT.)	DIR.	POST TYPE	POST SIZE	POST NO.	REMARKS
62	"SR RAB" 109+81	3.3		R6-1R	ONE WAY	36	X	12			3.0		W	PST	2.5	1	NEW
63	"SR RAB" 110+15		1.0	R4-7	KEEP RIGHT SYMBOL	24	X	30			5.0		N	PST	2.5	1	NEW
				OM1-1	TYPE 1 OBJECT MARKER	18	X	18			2.25						
64	"SR RAB" 110+27	29.0		R3-9dP	END	30	X	12			2.5		N	PST	2.5	1	NEW
				R3-9b	CENTER LANE TWO-WAY TURN ONLY	24	X	36			6.0						
65	"SR RAB" 111+23	29.0		S1-1	SCHOOL CROSSING SYMBOL								N				REMOVE
				W16-9P	AHEAD												
66	"SR RAB" 111+99	34.0		S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		N	PST	2.5	1	NEW
				W16-9P	AHEAD	24	X	12			2.0						
67	"SR RAB" 107+73		57.6	BUS STOP	BUS STOP								S	PST	2.5	1	RELOCATE BUS STOP; NEW R7P-101
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
68	"SR RAB" 108+50		5.4	R6-1R	ONE WAY	36	X	12			3.0		E	PST	2.5	1	NEW
69	"SR RAB" 108+82		29.3	S5-2	END OF SCHOOL ZONE								S				REMOVE
70	"SR RAB" 108+94		38.4	R2-1	SPEED LIMIT - 40	24	X	30			5.0		S	PST	2.5	1	NEW
				S5-2	END OF SCHOOL ZONE	24	X	30			5.0						
71	"SR RAB" 109+63		28.8	R2-1	SPEED LIMIT - 40								S				REMOVE
72	"SR RAB" 109+65		42.5	R3-17	(BICYCLE SYMBOL) BIKE LANE	24	X	30			5.0		S	PST	2.5	1	NEW
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
73	"SR RAB" 110+28		33.7	R3-9cP	BEGIN	30	X	12			2.5		S	PST	2.5	1	NEW
				R3-9b	CENTER LANE TWO-WAY TURN ONLY	24	X	36			6.0						
74	"SR RAB" 111+21		51.3	R1-1	STOP	30	X	30			6.25		E	PST	2.5	1	REPLACE R1-1; NEW (3) D3-1
				D3-1	MENDENHALL LOOP RD	48	X	8			2.67						
				D3-1	DUDLEY ST	48	X	12			4.0						
				D3-1	DUDLEY ST	48	X	12			4.0						
75	"SR RAB" 111+25		34.8	R7P-101	NO PARKING ANY TIME								W				REMOVE
76	"SR RAB" 111+63		32.5	R3-17	(BICYCLE SYMBOL) BIKE LANE	24	X	30			5.0		S	PST	2.5	1	NEW
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
77	"SR RAB" 114+37	40.0		R3-9b	CENTER LANE TWO-WAY TURN ONLY								N				RETAIN
78	"SR RAB" 114+69	46.6		R1-1	STOP								W				RETAIN
79	"SR RAB" 115+25		40.7	R3-9b	CENTER LANE TWO-WAY TURN ONLY								S				RETAIN
80	"FD RAB" 396+44		53.3	R1-1	STOP								E				RETAIN
81	"FD RAB" 396+61		37.8	S1-1	SCHOOL CROSSING SYMBOL								S				REMOVE
				W16-9P	AHEAD												
82	"FD RAB" 397+14		54.9	R5-3	NO MOTOR VEHICLES								S				RETAIN
83	"FD RAB" 398+86	34.4		R7P-101	NO PARKING ANYTIME								E				RETAIN

SIGNING SUMMARY

LOC. NO	STATION	LOCATION LT.	LOCATION RT.	ASDS CODE	LEGEND	SIZE H (INCHES)	SIZE X (INCHES)	SIZE V (INCHES)	BRACING/ FRAMING BRACED	BRACING/ FRAMING FRAMED	AREA (SQ FT.)	MTG. HGT. (FT.)	DIR.	POST TYPE	POST SIZE	POST NO.	REMARKS
84	"FD RAB" 398+93	50.2		R1-1	STOP								W				RETAIN
				D3-1	EL CAMINO ST												
85	"FD RAB" 399+98	30.6		S5-2	END OF SCHOOL ZONE								N				RETAIN
86	"FD RAB" 400+28	30.4		R2-1	SPEED LIMIT - 30	24	X	30			5.0		N	PST	2.5	1	NEW
				S5-2	END OF SCHOOL ZONE	24	X	30			5.0						
87	"FD RAB" 400+67	32.5		R3-17	(BICYCLE SYMBOL) BIKE LANE	24	X	30			5.0		N	PST	2.5	1	NEW
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
88	"FD RAB" 400+67	29.7		S5-2	END OF SCHOOL ZONE								N				REMOVE
89	"FD RAB" 400+80	36.5		R2-1	SPEED LIMIT - 40								N				REMOVE
90	"FD RAB" 401+62		3.25	R6-1R	ONE WAY	36	X	12			3.0		E	PST	2.5	1	NEW
91	"FD RAB" 401+80	44.4		BUS STOP	BUS STOP								N	PST	2.5	1	RELOCATE BUS STOP; NEW R7P-101
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
92	"FD RAB" 402+69	50.9		R5-3	NO MOTOR VEHICLES								N				REMOVE
93	"FD RAB" 402+76	3.29		R5-11	AUTHORIZED VEHICLES ONLY	30	X	24			5.0		S	PST	2.5	1	NEW
94	"FD RAB" 397+55		32.0	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		S	PST	2.5	1	NEW
				W16-9P	AHEAD	24	X	12			2.0						
95	"FD RAB"400+32	1.0		R4-7	KEEP RIGHT SYMBOL	24	X	30			5.0		S	PST	2.5	1	NEW
				OM1-1	TYPE 1 OBJECT MARKER	18	X	18			2.25						
96	"FD RAB" 400+89		32.5	W2-6	CIRCULAR INTERSECTION	36	X	36			9.0		S	PST	2.5	1	NEW
97	"FD RAB" 401+77		46.2	R1-1	STOP	30	X	30			6.25		S	PST	2.5	1	REPLACE R1-1; NEW (3) D3-1, R3-5R
				D3-1	MENDENHALL LOOP RD	48	X	8			2.67						
				D3-1	CHANNCIE CT	48	X	12			4						
				D3-1	CHANNCIE CT	48	X	12			4						
				R3-5R	(RIGHT TURN ARROW) ONLY	30	X	36			7.5						
98	"FD RAB" 402+00		38.3	R7P-101	NO PARKING ANYTIME								W				REMOVE
99	"FD RAB" 402+13		32.5	R3-17	(BICYCLE SYMBOL) BIKE LANE	24	X	30			5.0		S	PST	2.5	1	NEW
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
100	"FD RAB" 403+42	3.2		R5-11	AUTHORIZED VEHICLES ONLY	30	X	24			5.0		N	PST	2.5	1	NEW

POST TYPE LEGEND:

PST = PERFORATED STEEL TUBE
TS = TUBE STEEL (SQUARE STRUCTURAL STEEL TUBING)
W_X_ = WIDE FLANGE

STATE OF ALASKA 49TH
95% PS&E
10/16/2018
PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGN SUMMARY (PAGE 3 OF 5)

FIRM	KITTELSON AND ASSOCIATES, INC.
ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501
PHONE	(907) 646-7995
TITLE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SS_S&D.dwg
DESIGNED	NGUYEN
DRAFTED	NGUYEN
CHECKED	RODEGERDTS
LAYOUT	H14
DATE	10/16/2018
CERTIFICATE OF AUTH #: 13724	

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H15	H28

SIGNING SUMMARY

LOC. NO	STATION	LOCATION LT.	LOCATION RT.	ASDS CODE	LEGEND	SIZE H (INCHES)	SIZE X	SIZE V	BRACING/ FRAMING BRACED	BRACING/ FRAMING FRAMED	AREA (SQ FT.)	MTG. HGT. (FT.)	DIR.	POST TYPE	POST SIZE	POST NO.	REMARKS
101	"FD RAB" 403+20	39.2		BUS STOP	BUS STOP								N	RELOCATE BUS STOP SIGN TO POST 91			RELOCATE BUS STOP; REMOVE "STUDENT DROP-OFF ZONE"
				STUDENT DROP-OFF ZONE	"STUDENT DROP-OFF ZONE"												
102	"FD RAB" 403+31	52.2		D3-1	MENDENHALL LOOP RD	48	X	8			2.67		W	PST	2.5	1	NEW
				R1-1	STOP	30	X	30			6.25						
				R3-5R	(RIGHT TURN ARROW) ONLY	30	X	36			7.0						
103	"FD RAB" 403+57	34.2		S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		N	PST	2.5	1	NEW
				W16-7pL	LEFT DOWNWARD ANGLED ARROW	24	X	12			2.0						
104	"FD RAB" 403+84	8.2		D1-1D	MENDENHALL LOOP RD (ARROW)	78	X	24			13.0		N	PST	2.5	2	NEW
105	"FD RAB" 404+29		13.8	R6-4	ROUNDABOUT DIRECTIONAL (2 CHEVRONS)	30	X	24			5.0		S	PST	2.5	1	NEW
106	"FD RAB" 404+62		20.2	R6-4	ROUNDABOUT DIRECTIONAL (2 CHEVRONS)	30	X	24			5.0		E	PST	2.5	1	NEW
107	"FD RAB" 404+68	13.8		R6-4	ROUNDABOUT DIRECTIONAL (2 CHEVRONS)	30	X	24			5.0		N	PST	2.5	1	NEW
108	"FD RAB" 405+49	75.3		R10-6	STOP HERE ON RED ARROW								N				REMOVE
109	"FD RAB" 405+11	43.9		R1-2	YIELD	36	X	36			9.0		E	PST	2.5	1	NEW
110	"FD RAB" 405+14	14.1		R1-2	YIELD	36	X	36			9.0		E	PST	2.5	1	NEW
111	"FD RAB" 407+78		1.6	R4-7	KEEP RIGHT SYMBOL	24	X	30			5.0		N	PST	2.5	1	NEW
				OM1-1	TYPE 1 OBJECT MARKER	18	X	18			2.25						
112	"FD RAB" 408+00	29.0		R3-9dP	END	30	X	12			2.5		N	PST	2.5	1	NEW
				R3-9b	CENTER LANE TWO-WAY TURN ONLY	24	X	36			6.0						
113	"FD RAB" 408+18	43.7		R1-1	STOP								W				RETAIN
				D3-1	SPRUCE LANE												
114	"FD RAB" 403+37	3.2		R6-1R	ONE WAY	36	X	12			3.0		W	PST	2.5	1	NEW
				R5-11	AUTHORIZED VEHICLES ONLY	30	X	24			5.0						
115	"FD RAB" 403+61	4.7		S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		N	PST	2.5	1	NEW
				W16-7pR	RIGHT DOWNWARD ANGLED ARROW	24	X	12			2.0						
116	"FD RAB" 403+62		4.8	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		S	PST	2.5	1	NEW
				W16-7pR	RIGHT DOWNWARD ANGLED ARROW	24	X	12			2.0						
117	"FR RAB" 403+86		9.5	R1-2	YIELD	36	X	36			9.0		W	PST	2.5	1	NEW
118	"FD RAB" 403+83		22.2	R10-6	STOP HERE ON RED ARROW								S	PST	2.5	1	REMOVE
119	"FD RAB" 403+57		35.9	S1-1	SCHOOL CROSSING SYMBOL	30	X	30			6.25		S	PST	2.5	1	NEW
				W16-7pL	LEFT DOWNWARD ANGLED ARROW	24	X	12			2.0						
120	"FD RAB" 404+18		86.0	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		W	PST	2.5	1	NEW
				W16-7pL	LEFT DOWNWARD ANGLED ARROW	24	X	12			2.0						

SIGNING SUMMARY

LOC. NO	STATION	LOCATION LT.	LOCATION RT.	ASDS CODE	LEGEND	SIZE H (INCHES)	SIZE X	SIZE V	BRACING/ FRAMING BRACED	BRACING/ FRAMING FRAMED	AREA (SQ FT.)	MTG. HGT. (FT.)	DIR.	POST TYPE	POST SIZE	POST NO.	REMARKS
121	FD RAB" 403+90		40.6	R1-2	YIELD	36	X	36			9.0		W	PST	2.5	1	NEW
122	"FD RAB" 404+55		128.7	R4-7	KEEP RIGHT SYMBOL	24	X	30			5.0		E	PST	2.5	1	NEW
				OM1-1	TYPE 1 OBJECT MARKER	18	X	18			2.25						
123	"FD RAB" 404+93		177.5	W2-6	CIRCULAR INTERSECTION	36	X	36			9.0		E	PST	2.5	1	NEW
124	"FD RAB" 404+80		96.0	S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		E	PST	2.5	1	NEW
				W16-7pL	LEFT DOWNWARD ANGLED ARROW	24	X	12			2.0						
125	"FD RAB" 404+46		65.8	D1-1D	STEPHEN RICHARDS MEMORIAL DRIVE (ARROW)	84	X	24			14.0		W	PST	2.5	2	NEW
126	" FD RAB" 404+85		59.4	R1-2	YIELD	36	X	36			9.0		S	PST	2.5	1	NEW
127	"FD RAB" 404+62		20.4	R1-1	STOP								E				REMOVE
128	"FD RAB" 406+15		4.9	D1-1D	MENDENHALL LOOP RD (ARROW)	78	X	24			13.0		S	PST	2.5	2	NEW
129	"FD RAB" 406+32		42.0	BUS STOP	BUS STOP	12	X	18			1.5		S	PST	2.5	1	NEW
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
130	"FD RAB" 407+16		34.3	R3-9b	CENTER LANE TWO-WAY TURN ONLY								S				REMOVE
131	"FD RAB" 407+49		31.9	R3-17	(BICYCLE SYMBOL) BIKE LANE	24	X	30			5.0		S	PST	2.5	1	NEW
				R7P-101	NO PARKING ANY TIME	12	X	18			1.5						
132	"FD RAB" 408+00		29.6	R3-9cP	BEGIN	30	X	12			2.5		S	PST	2.5	1	NEW
				R3-9b	CENTER LANE TWO-WAY TURN ONLY	24	X	36			6.0						
133	"FD RAB" 410+00	28.5		W2-6	CIRCULAR INTERSECTION	36	X	36			9.0		N	PST	2.5	1	NEW
134	"FD RAB" 410+53	36.7		R7-1	NO PARKING ANYTIME								E				RETAIN
135	"FD RAB" 411+85	27.5		S1-1	SCHOOL CROSSING SYMBOL	36	X	36			9.0		E	PST	2.5	1	NEW
				W16-9P	AHEAD	24	X	12			2						
136	"FD RAB" 412+72	29.5		R3-9cP	BEGIN								N				RETAIN
				R3-9b	CENTER LANE TWO-WAY TURN ONLY												
137	"FD RAB"413+41	37.2		S1-1	SCHOOL CROSSING SYMBOL								N				REMOVE

POST TYPE LEGEND:

PST = PERFORATED STEEL TUBE
TS = TUBE STEEL (SQUARE STRUCTURAL STEEL TUBING)
W_X_ = WIDE FLANGE

STATE OF ALASKA 49TH 95% PS&E 10/16/2018 PROFESSIONAL

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGN SUMMARY (PAGE 4 OF 5)

CERTIFICATE OF AUTH #: 137243 | DRAFTED: NGUYEN | CHECKED: RODGERDTS | DESIGNED: NGUYEN | LAYOUT: H15 | DATE: 10/16/2018

KITTELSON AND ASSOCIATES, INC. | ADDRESS: 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE: (907) 646-7995

H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\676222_H_SS_SSD.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H16	H28

SIGNING SUMMARY

LOC. NO	STATION	LOCATION		ASDS CODE	LEGEND	SIZE (INCHES)			BRACING/ FRAMING		AREA	MTG. HGT.	DIR.	POST			REMARKS
		LT.	RT.			H	X	V	BRACED	FRAMED	(SQ FT.)	(FT.)		TYPE	SIZE	NO.	
138	"FD RAB" 408+86		35.0	R2-1	SPEED LIMIT - 40	24	X	30			5.0		S	PST	2.5	1	NEW
				S5-2	END OF SCHOOL ZONE	24	X	30			5.0						
139	"FD RAB" 409+57		40.0	R7P-101	NO PARKING ANYTIME								W				RETAIN
140	"FD RAB" 411+74		41.4	R2-1	SPEED LIMIT - 40								S				REMOVE
141	"SR RAB" 105+73		143.5	"WOOD STOVE BURN BAN IN EFFECT"	"WOOD STOVE BURN BAN IN EFFECT"								W				RELOCATE

POST TYPE LEGEND:

PST = PERFORATED STEEL TUBE
TS = TUBE STEEL (SQUARE STRUCTURAL STEEL TUBING)
W_X_ = WIDE FLANGE

STATE OF ALASKA
49TH
95% PS&E
10/16/2018
PROFESSIONAL

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

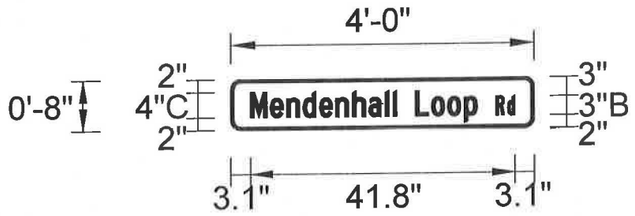
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SIGN SUMMARY
(PAGE 5 OF 5)

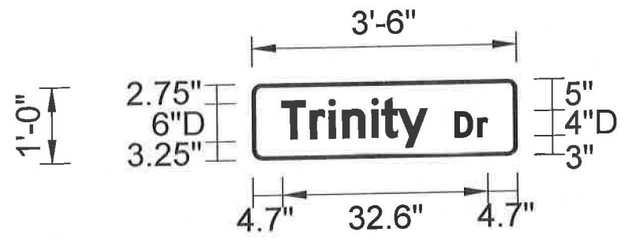
FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #: 137243
FILE | H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SS_S&D.dwg | DATE | 10/16/2018 | LAYOUT | H16 | DESIGNED | NGUYEN | CHECKED | RODEGERDTS | DRAFTED | NGUYEN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H17	H28

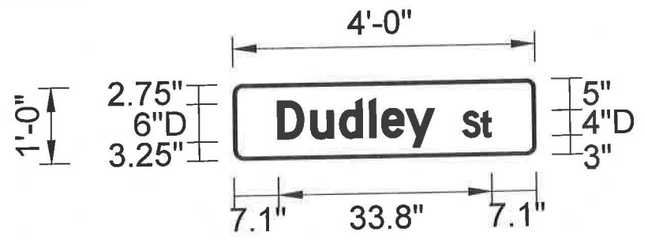
SIGN 22,74,97,102



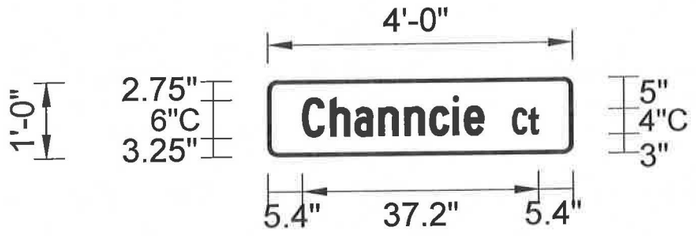
SIGN 22



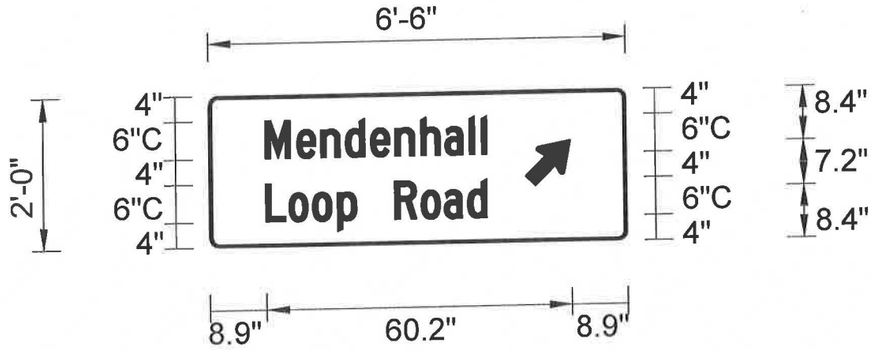
SIGN 74



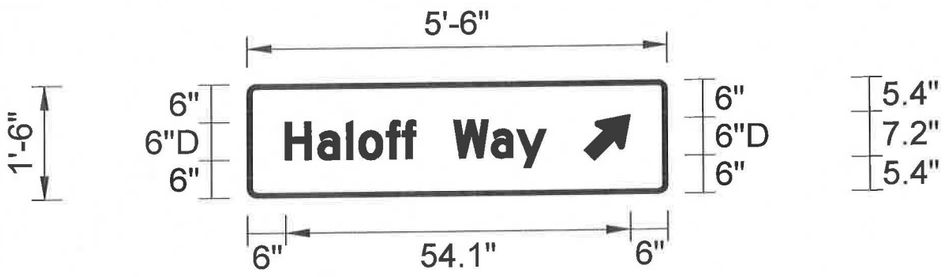
SIGN 97



SIGN 17,40,104,128



SIGN 33



FIRM	KITTELSON AND ASSOCIATES, INC.	ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501	PHONE	(907) 646-7995	CERTIFICATE OF AUTH #: 137243	
FILE	H:\23\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SS_S&D.dwg	DATE	10/16/2018	DESIGNED	NGUYEN	CHECKED	RODGERS
		LAYOUT	H17			DRAFTED	NGUYEN

95% PS&E
10/16/2018

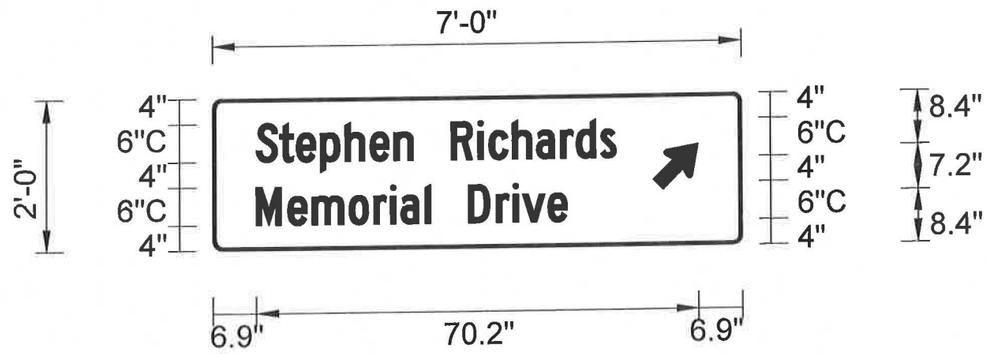
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

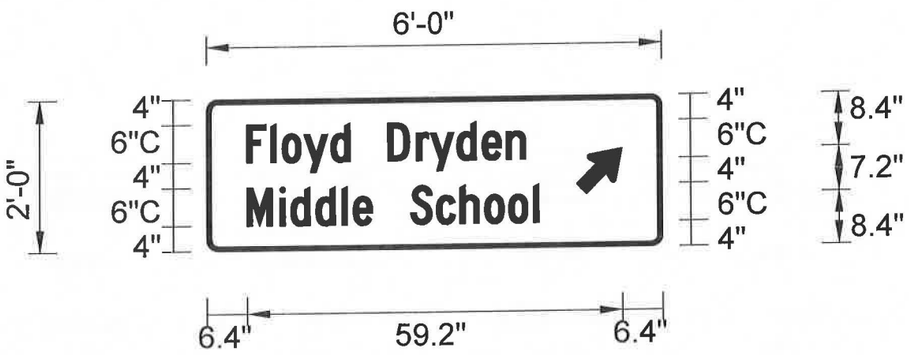
SIGN DETAILS
(PAGE 1 OF 2)

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H18	H28

SIGN 46



SIGN 125



FIRM	KITTELSON AND ASSOCIATES, INC.
ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501
PHONE	(907) 646-7995
CERTIFICATE OF AUTH #: 137243	
DESIGNED	NGUYEN
CHECKED	RODEGERDTS
DRAFTED	NGUYEN
DATE	10/16/2018
LAYOUT	H18
FILE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CDV67622_H_SS_SIGD.dwg

STATE OF ALASKA
49TH
95% PS&E
10/16/2018

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SIGN DETAILS
(PAGE 2 OF 2)

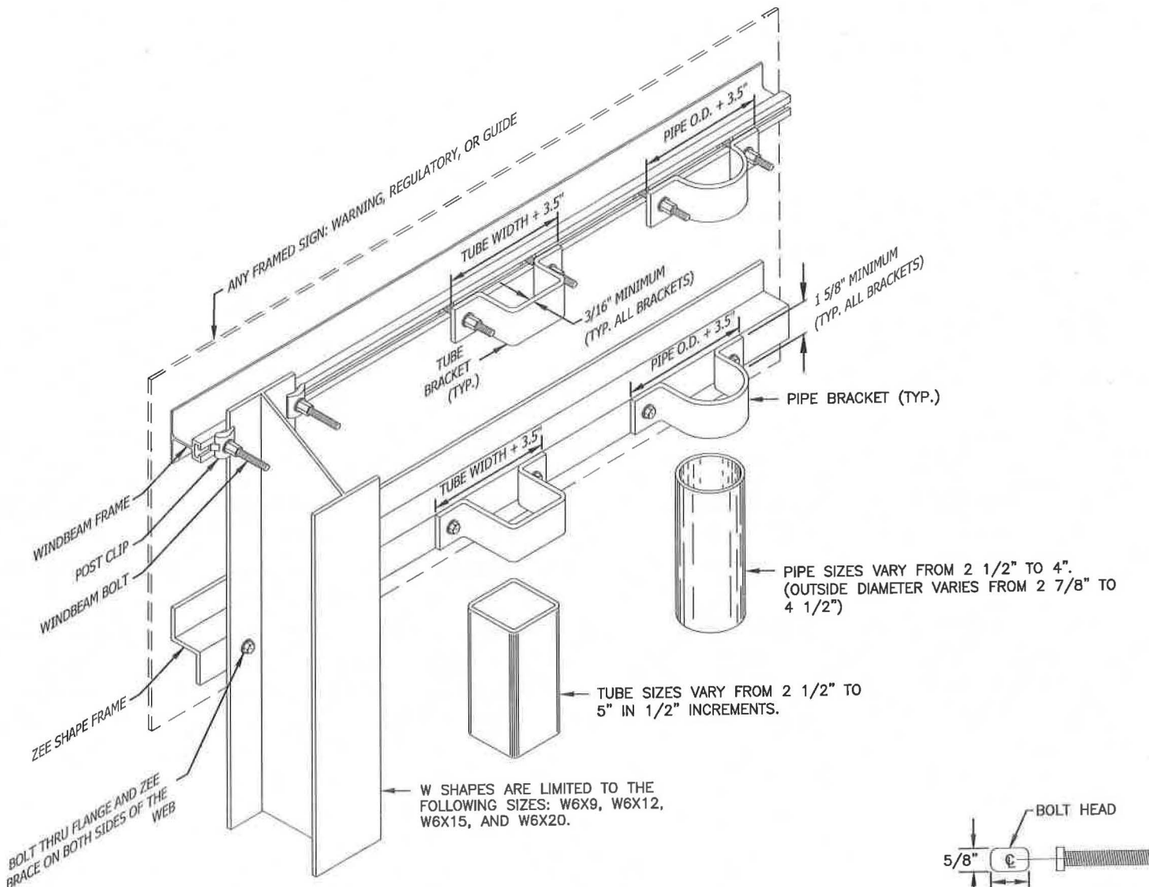
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H19	H28

FASTENER SPECIFICATION TABLE		
FASTENERS	STEEL	STAINLESS STEEL
BOLTS	ASTM A 307	ASTM F 593
NUTS	ASTM A 563	ASTM F 594
WASHERS	ASTM F 844	ASTM A 480

THESE SPECIFICATIONS APPLY TO ALL SIGN FASTENER HARDWARE ON THE PROJECT.

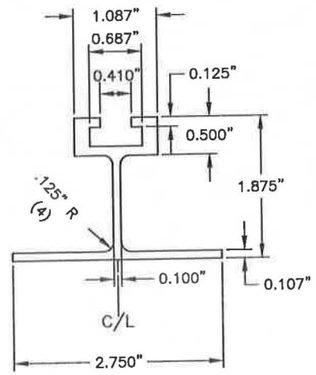
NOTES:

1. ATTACH FRAMED SIGNS TO POSTS WHEREVER THE FRAMES CROSS THE POSTS. AT EACH CROSSING, ATTACH THE SIGN USING TWO POST CLIPS ON W-SHAPE POSTS, A U-SHAPED BRACKET ON PIPES OR A BRACKET WITH SQUARE CORNERS ON TUBES.
2. THE TUBE BRACKETS USED ON EVEN INCH SIZE TUBES MAY ALSO BE USED ON TUBES 1/2" SMALLER IN SIZE.
3. THE BRACKET DETAILS SHOWN INDICATE GENERAL DESIGNS ONLY. DESIGNS MAY VARY BY MANUFACTURER.
4. ALUMINUM ALLOY 6061-T6 SHALL BE USED FOR ZEE SHAPE FRAMING AND RIVETS.



FRAMED SIGN ATTACHMENT BRACKETS

3/8" WINDBEAM BOLT



EXTRUDED ALUMINUM WINDBEAM

NOTES:

1. ALUMINUM ALLOY 6061-T6 SHALL BE USED FOR EXTRUDED WINDBEAM AND RIVETS.
2. ATTACH SIGNS TO WINDBEAM WITH 3/6" RIVETS AT 4" STAGGERED SPACING.

STATE OF ALASKA 49TH
95% PS&E
10/16/2018
PROFESSIONAL

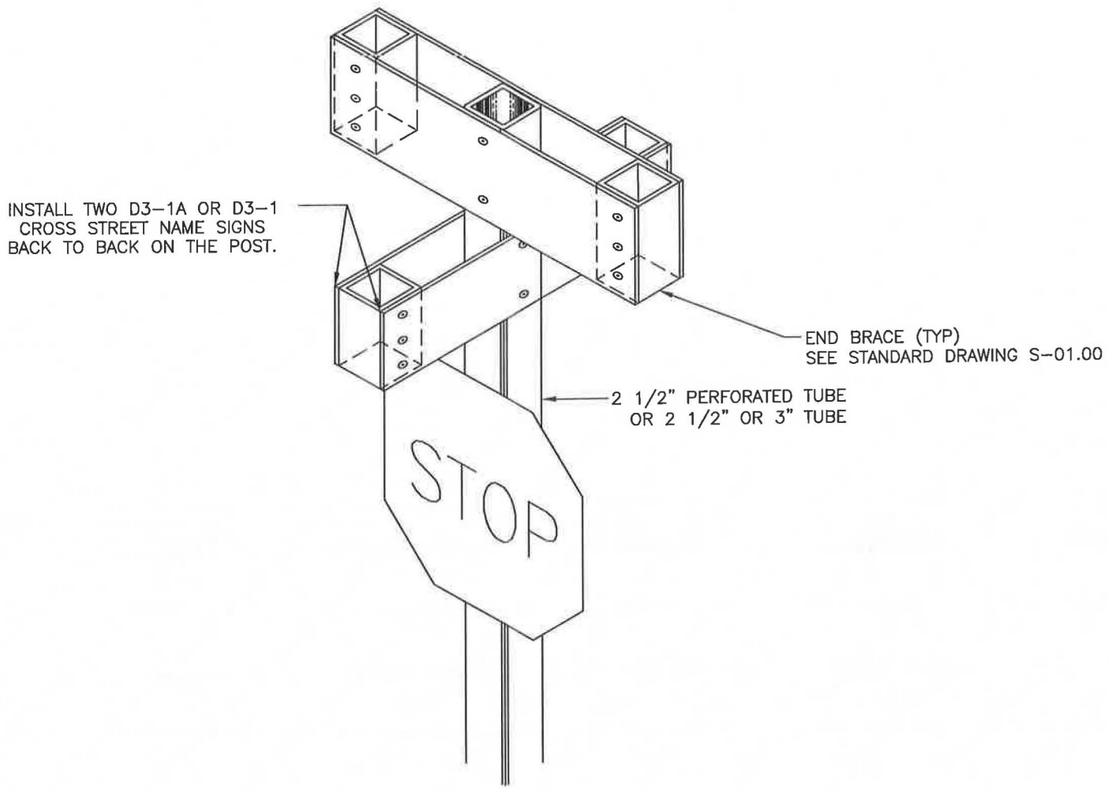
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SIGN ATTACHMENT DETAIL

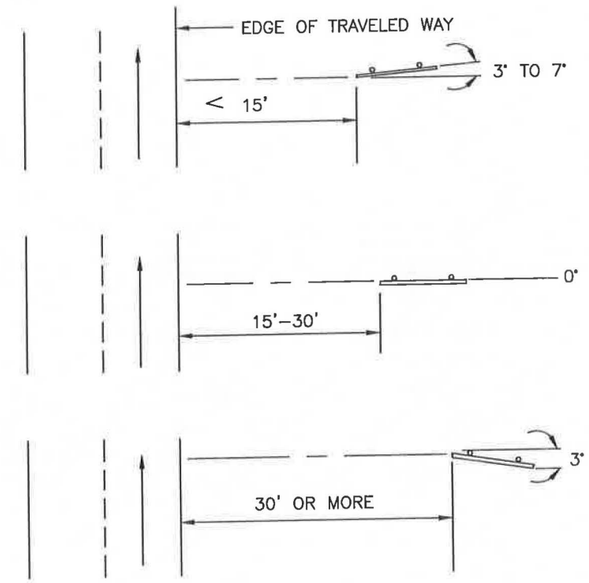
FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #: 137243
FILE | H:\221\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_SS_S&D.dwg | DATE | 10/16/2018 | DESIGNED | NGUYEN | CHECKED | RODEGEROTS | DRAFTED | NGUYEN
LAYOUT | H19

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H20	H28



STREET NAME SIGN

SIGN INSTALLATION ANGLES



STREET NAME SIGN NOTE:

VERTICALLY SEPARATE MULTIPLE SIGNS MOUNTED ON THE SAME POST BY 2 1/2 INCHES.

95% PS&E
10/16/2018

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

SIGN INSTALLATION DETAIL

FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #: 137243
FILE | H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67522_H_SS_S&D.dwg | DATE | 10/16/2018 | DESIGNED | NGUYEN | CHECKED | RODEGERDTS | DRAFTED | NGUYEN
LAYOUT | H20

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H21	H28

POLE 1 SHAFT MOUNTING DETAIL

POLE 2 SHAFT MOUNTING DETAIL

POLE 3 SHAFT MOUNTING DETAIL

POLE 4 SHAFT MOUNTING DETAIL

POLE 5 SHAFT MOUNTING DETAIL

POLE 6 SHAFT MOUNTING DETAIL

POLE 7 SHAFT MOUNTING DETAIL

POLE 8 SHAFT MOUNTING DETAIL

POLE 9 SHAFT MOUNTING DETAIL

POLE 10 SHAFT MOUNTING DETAIL

INSTALL FLASHING BEACON AND PED PUSH BUTTON

INSTALL NEW LOAD CENTER SEE LOAD CENTER #2 FOR DETAIL

INSTALL FLASHING BEACON CONTROLLER CABINET

EXSITING LOAD CENTER TO BE REMOVED

MENDENHALL LOOP ROAD

HALOFF WAY

TRINITY DRIVE

REMOVE AND SALVAGE EXISTING SCHOOL FLASHER AND REMOVE EXISTING WIRING AND CONDUIT SEE SHEET J2

INSTALL SCHOOL ZONE FLASHER AND POLE WITH CONTROLLER

INSTALL SCHOOL FLASHER CONTROLLER CABINET

DETAIL "9 & 10" S5-1, 24"x48"



DETAIL "3 & 6" S1-1, 36"x36" W16-7pR, 24"x12"



DETAIL "1 & 8" S1-1, 36"x36" W16-7pL, 24"x12"



DETAIL "4 & 5" S1-1, 36"x36" W16-7pL, 24"x12"



DETAIL "2 & 7" S1-1, 36"x36" W16-7pR, 24"x12"



RECTANGULAR RAPID FLASHING BEACON SIGN PLACEMENT

0 40' 80'

SCALE IN FEET

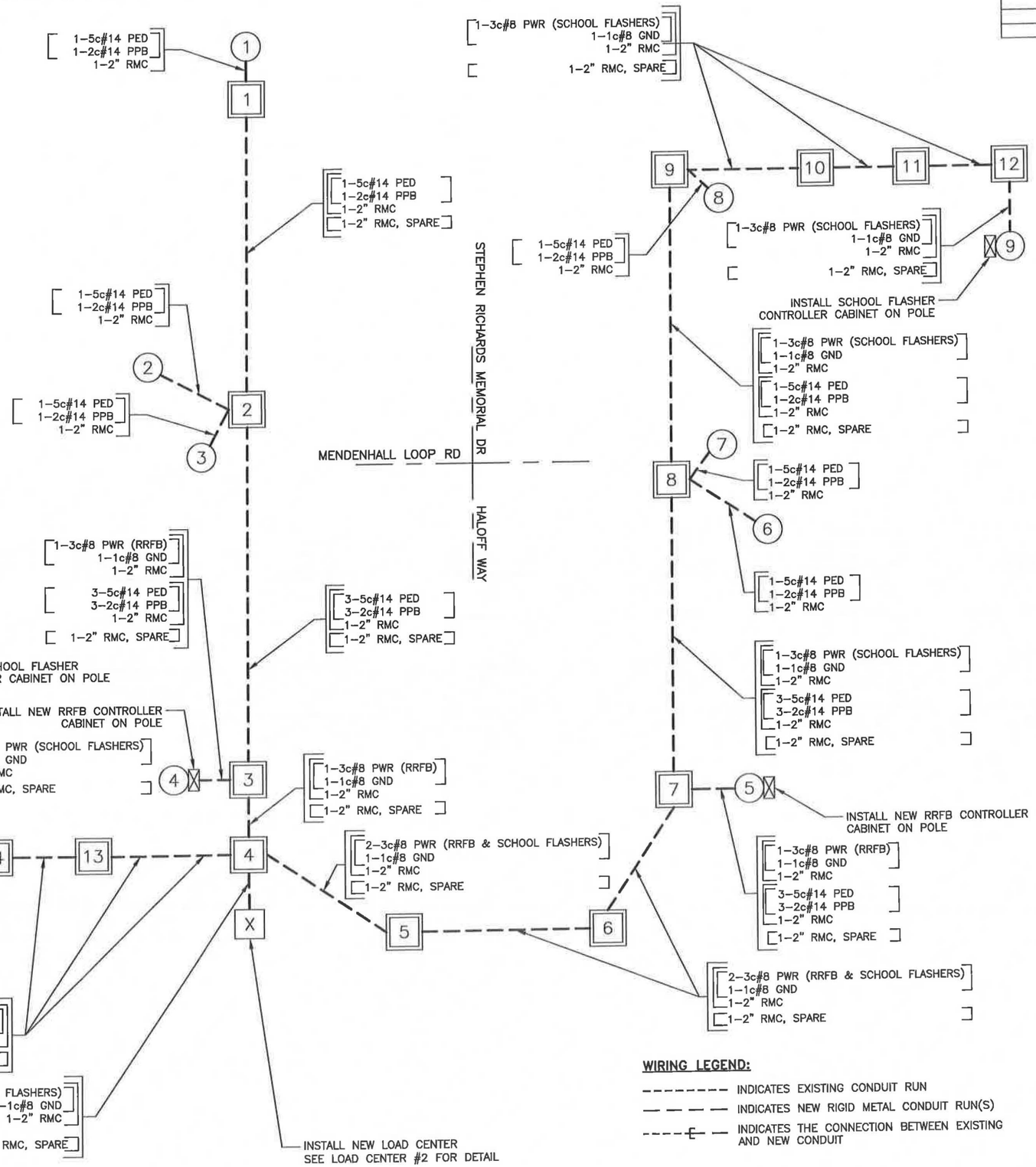
95% PS&E
10/16/2018

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS
STEPHEN RICHARDS MEMORIAL DRIVE FLASHING BEACON PLAN

FIRM	KITTELSON AND ASSOCIATES, INC.	DESIGNED	KORPORAL	CHECKED	RODESGEROTS	DRAFTED	KORPORAL
ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501	PHONE	(907) 646-7995			CERTIFICATE OF AUTH #: 137243	
DATE	10/16/2018	LAYOUT	H21				
FILE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_RRFB.dwg						

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H22	H28



WIRING DIAGRAM CODING LEGEND

OPC = OPTICOM CABLE		5c#14	TRAFFIC SIGNALS
LL = LOOP LEAD-IN		7c#14	PROTECTED-PERMITTED SIGNALS
INT = INTERCONNECT CABLE		5c#14	PEDESTRIAN SIGNALS
PWR = POWER CONDUCTORS FOR SIGNAL CONTROLLER		2c#14	PEDESTRIAN PUSH-BUTTON
T = TRANSFORMER		3pr#18, 6pr#18, 9pr#18, 15pr#18	LOOP LEAD-IN CABLE & VDET
PTZ = PAN, TILT, ZOOM CAMERA		3c#8	ILLUMINATION
GND = GROUND		3c#6	SIGNAL POWER
ILL = ILLUMINATION		1c#8	BARE COPPER GROUND
RMC = RIGID METAL CONDUIT		18pr#19 CABLE	PE-39 INTERCONNECT
PVC = POLYVINYLCHLORIDE CONDUIT		1c#6	BARE COPPER GROUND
HDPE= HIGH DENSITY POLYETHYLENE		APT MATRIX 2	RDET HOME RUN CABLE
PPB = PEDESTRIAN PUSH-BUTTON		CAT-6A	PTZ DATA
SIG# = SIGNAL HEAD NUMBER		SMFO	SINGLE MODE FIBER OPTIC
PED = PEDESTRIAN SIGNAL			
DET = DETECTION CONDUIT			
F = FUTURE USE			
VDET = VIDEO DETECTION			
EX = EXISTING			
AAWF= ACTIVE ADVANCED WARNING FLASHER			

NOTES:

1. INSTALL 1-1C#8 BARE COPPER GROUND CONDUCTOR IN ALL CONDUITS UNLESS ANOTHER GROUND CONDUCTOR IS SPECIFIED.
2. ADDITIONAL LIGHT CONDUIT AND WIRING NOT SHOWN ON THIS PLAN. SEE STREET LIGHTING PLANS.

WIRING LEGEND:

- -------- INDICATES EXISTING CONDUIT RUN
- — — — — INDICATES NEW RIGID METAL CONDUIT RUN(S)
- ----⊄— INDICATES THE CONNECTION BETWEEN EXISTING AND NEW CONDUIT

STATE OF ALASKA 49 III 95% PS&E 10/16/2018 PROFESSIONAL

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS
STEPHEN RICHARDS MEMORIAL DRIVE WIRING DIAGRAM

FIRM	KITTELSON AND ASSOCIATES, INC.	ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501	PHONE	(907) 646-7995	CERTIFICATE OF AUTH #: 137243	
TITLE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_RRFB.dwg	LAYOUT	H22	DESIGNED	KORPORAAL	CHECKED	RODGERDOTS	DRAFTED	KORPORAAL
		DATE	10/16/2018				

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H23	H28

RECTANGULAR RAPID FLASHING BEACON (RRFB) DESIGN SCHEDULE

POLE NO.	CORNER	LOCATION STATION	LOCATION OFFSET	POLE TYPE	POLE BASE	POLE FOUND. DEPTH	LUMINAIRE TYPE	LUMINAIRE ARM LENGTH	RRFB DEVICE	RRFB CONTROLLER	PUSH BUTTON	POLE–MOUNTED SIGNS ASDS CODE	SIZE HxV	AREA (SQ FT)	REMARKS
1	SW	104+26.8	42.1 LT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2–MAIN LEDs 1–PED LED	N/A	2 ½" BUTTON	S1–1	36"x36"	9.0	
												W16–7pL	24"x12"	2.0	
												R10–25	9x12"	0.75	
2	SW	104+32.4	1.5 LT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2–MAIN LEDs 1–PED LED	N/A	2 ½" BUTTON	S1–1	36"x36"	9.0	
												W16–7pR	24"x12"	2.0	
												R10–25	9x12"	0.75	
3	SE	104+44.9	8.1 RT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2–MAIN LEDs 1–PED LED	N/A	2 ½" BUTTON	S1–1	36"x36"	9.0	
												W16–7pR	24"x12"	2.0	
												R10–25	9x12"	0.75	
4	SE	104+30.5	47.4 RT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2–MAIN LEDs 1–PED LED	X	2 ½" BUTTON	S1–1	36"x36"	9.0	
												W16–7pL	24"x12"	2.0	
												R10–25	9x12"	0.75	
5	NE	106+75.7	46.0 RT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2–MAIN LEDs 1–PED LED	X	2 ½" BUTTON	S1–1	36"x36"	9.0	
												W16–7pL	24"x12"	2.0	
												R10–25	9x12"	0.75	
6	NE	106+67.7	5.4 RT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2–MAIN LEDs 1–PED LED	N/A	2 ½" BUTTON	S1–1	36"x36"	9.0	
												W16–7pR	24"x12"	2.0	
												R10–25	9x12"	0.75	
7	NW	106+54.5	2.2 LT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2–MAIN LEDs 1–PED LED	N/A	2 ½" BUTTON	S1–1	36"x36"	9.0	
												W16–7pR	24"x12"	2.0	
												R10–25	9x12"	0.75	
8	NW	106+63.0	48.2 LT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2–MAIN LEDs 1–PED LED	N/A	2 ½" BUTTON	S1–1	36"x36"	9.0	
												W16–7pL	24"x12"	2.0	
												R10–25	9x12"	0.75	
9	NW	109+51.2	31.9 LT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	N/A	N/A	N/A	S5–1	24"x48"	8.0	
												R2–6P	24"x18"	3.0	
10	NW	100+79.6	33.1 RT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	N/A	N/A	N/A	S5–1	24"x48"	8.0	
												R2–6P	24"x18"	3.0	
												RRFB SIGN SUBTOTAL		116.0	

1. LOCATION OFFSETS ARE FROM ℄ TO CENTER OF RRFB POLE.
2. POLE BASE A = SIGNAL BASE POST TYPE "A" (SEE T–31.00).
3. FOUND. DEPTH = FOUNDATION DEPTH.
4. RRFB AND SCHOOL FLASHER SPECIFIC DETAILS SEE SHEET H23.

SCHOOL FLASHER SIGNAL HEAD SCHEDULE

POLE/POST NO.	INDICATIONS 12" BALL R	12" BALL YF	12" BALL G	12" ARROW R	12" ARROW Y	12" ARROW YF	12" ARROW G	8" BALL R	8" BALL Y	8" BALL G	MOUNTING MAST ARM LOC. OFFSET	MAST ARM ELEV. PLUMB.	SIDE MTNG. TYPE	TOP OF POST	
9		X												X	3 – 12" YELLOW FLASHING BALLS PER HEAD
10		X												X	3 – 12" YELLOW FLASHING BALLS PER HEAD

1. FLASHING SIGNAL HEAD LOCATED ON POST MOUNTED SIGNAL POLE WITH THE TOP AND BOTTOM FLASHERS FACING ADVANCING TRAFFIC. MIDDLE FLASHER TO FACE OPPOSITE DIRECTION.
2. YF = YELLOW FLASHING BALL

JUNCTION BOX SCHEDULE

LOCATION STATION	LOCATION OFFSET	JUNCTION BOX NO.	TYPE IA	TYPE II	TYPE III	TYPE IV	REMARKS
104+26.1	37.6 LT	1		X			
104+47.9	2.4 RT	2		X			
104+34.5	47.3 RT	3		X			
104+31.0	61.1 RT	4		X			
105+51.0	121.0 RT	5		X			
106+10.8	86.9 RT	6		X			
106+62.7	46.9 RT	7		X			
106+53.0	3.6 RT	8		X			
106+59.6	49.9 LT	9		X			
107+77.0	63.3 LT	10		X			
108+98.2	48.9 LT	11		X			
109+51.7	44.5 LT	12		X			
102+26.4	64.8 RT	13		X			
101+70.3	92.9 RT	14		X			
100+91.1	46.2 RT	15		X			

STATE OF ALASKA 49 TH
95% PS&E
10/16/2018
PROFESSIONAL

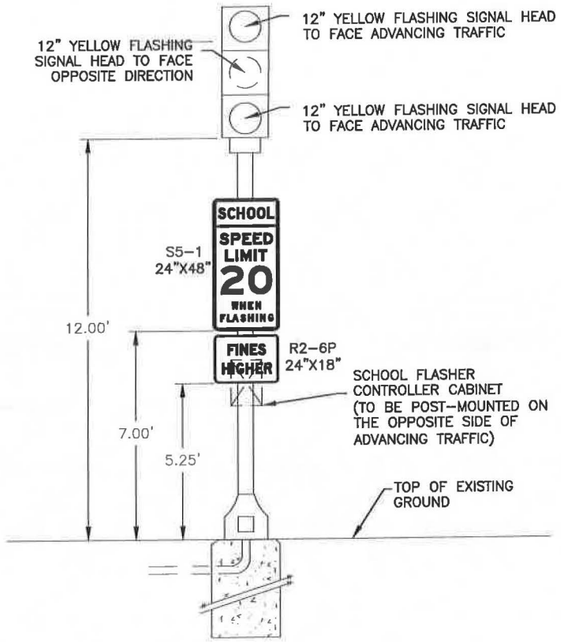
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

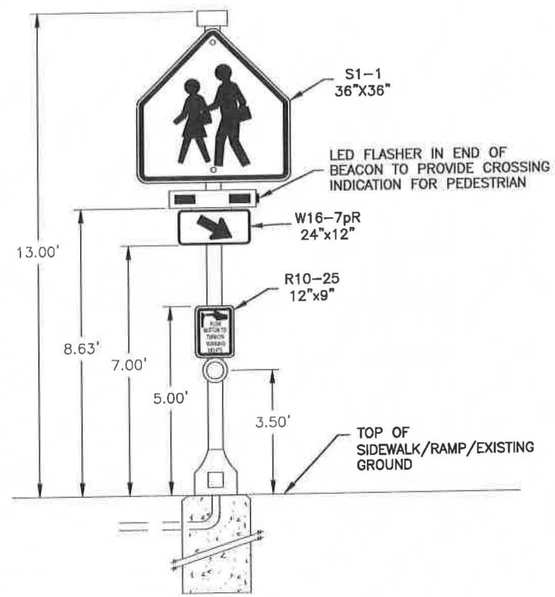
STEPHEN RICHARDS
MEMORIAL DRIVE SCHEDULES

FIRM KITTELSON AND ASSOCIATES, INC. | ADDRESS 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE (907) 846-7995 | CERTIFICATE OF AUTH #: 137243
TITLE H:\22\222336 – Mendenhall Loop Rd Final Design\design_CD\67622_H_RRFB.dwg | DATE 10/16/2018 | LAYOUT H23 | DESIGNED KORPORAAL | DRAFTED KORPORAAL | CHECKED RODEGERDTS | QC KORPORAAL

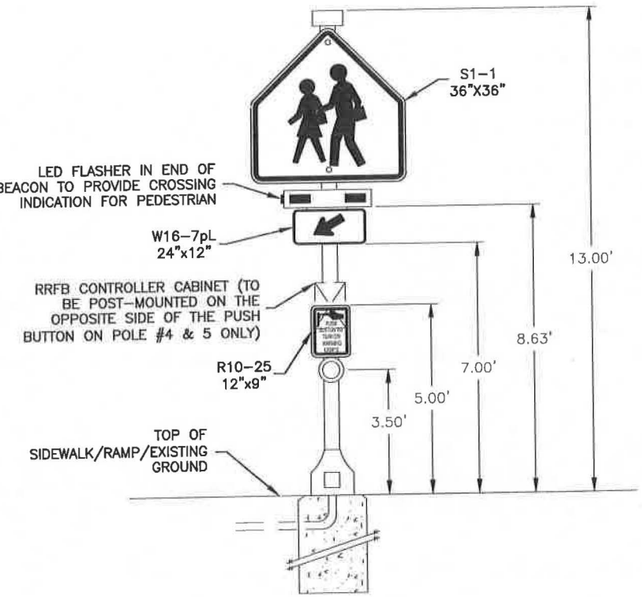
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H24	H28



SIGNAL POST WITH SCHOOL FLASHER
POLE 9 & 10
(NOT TO SCALE)



RECTANGULAR RAPID FLASHING BEACON DETAIL
POLE 2, 3, 6, 7
(NOT TO SCALE)



RECTANGULAR RAPID FLASHING BEACON DETAIL
POLE 1, 4, 5, 8
(NOT TO SCALE)

STATE OF ALASKA
49 TH
95% PS&E
10/16/2018

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

STEPHEN RICHARDS
MEMORIAL DRIVE SCHEDULES

FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #: 137243
FILE | H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_RRFB.dwg | DESIGNED | KORPORAAL | CHECKED | RODEGEROTS | DRAFTED | KORPORAAL
LAYOUT | H24 | DATE | 10/16/2018

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H25	H28

EXISTING LOAD CENTER SEE LOAD CENTER #4 FOR DETAIL

INSTALL FLASHING BEACON AND PED PUSH BUTTON

INSTALL FLASHING BEACON CONTROLLER CABINET

POLE 2 SHAFT MOUNTING DETAIL

POLE 1 SHAFT MOUNTING DETAIL

EL CAMINO STREET

ONE WAY

404+00

405+00

406+00

MENDENHALL LOOP ROAD

FLOYD DRYDEN ROAD

POLE 6 SHAFT MOUNTING DETAIL

INSTALL SCHOOL FLASHER CONTROLLER CABINET

INSTALL FLASHING BEACON AND PED PUSH BUTTON

POLE 4 SHAFT MOUNTING DETAIL

POLE 3 SHAFT MOUNTING DETAIL

MENDENHALL LOOP ROAD

401+00

402+00

CHANNOIE LANE

INSTALL SCHOOL ZONE FLASHER AND POLE WITH CONTROLLER

REMOVE AND SALVAGE EXISTING SCHOOL FLASHER AND REMOVE EXISTING WIRING FROM CONDUIT

INSTALL SCHOOL FLASHER CONTROLLER CABINET

POLE 5 SHAFT MOUNTING DETAIL

INSTALL SCHOOL ZONE FLASHER AND POLE WITH CONTROLLER

SPRUCE LANE

MENDENHALL LOOP ROAD

408+00

408+52

APPROX. STATION 411+54
APPROX. OFFSET 29.1 LT

REMOVE AND SALVAGE EXISTING SCHOOL FLASHER AND REMOVE EXISTING WIRING AND CONDUIT SEE SHEET J6

DETAIL "5 & 6"
S5-1, 24"x48"



DETAIL "1"
S1-1, 36"x36"
W16-7pL, 24"x12"

DETAIL "2"
S1-1, 36"x36"
W16-7pR, 24"x12"

DETAIL "3"
S1-1, 36"x36"
W16-7pR, 24"x12"

DETAIL "4"
S1-1, 36"x36"
W16-7pL, 24"x12"

RECTANGULAR RAPID FLASHING BEACON SIGN PLACEMENT

0 40' 80'

SCALE IN FEET

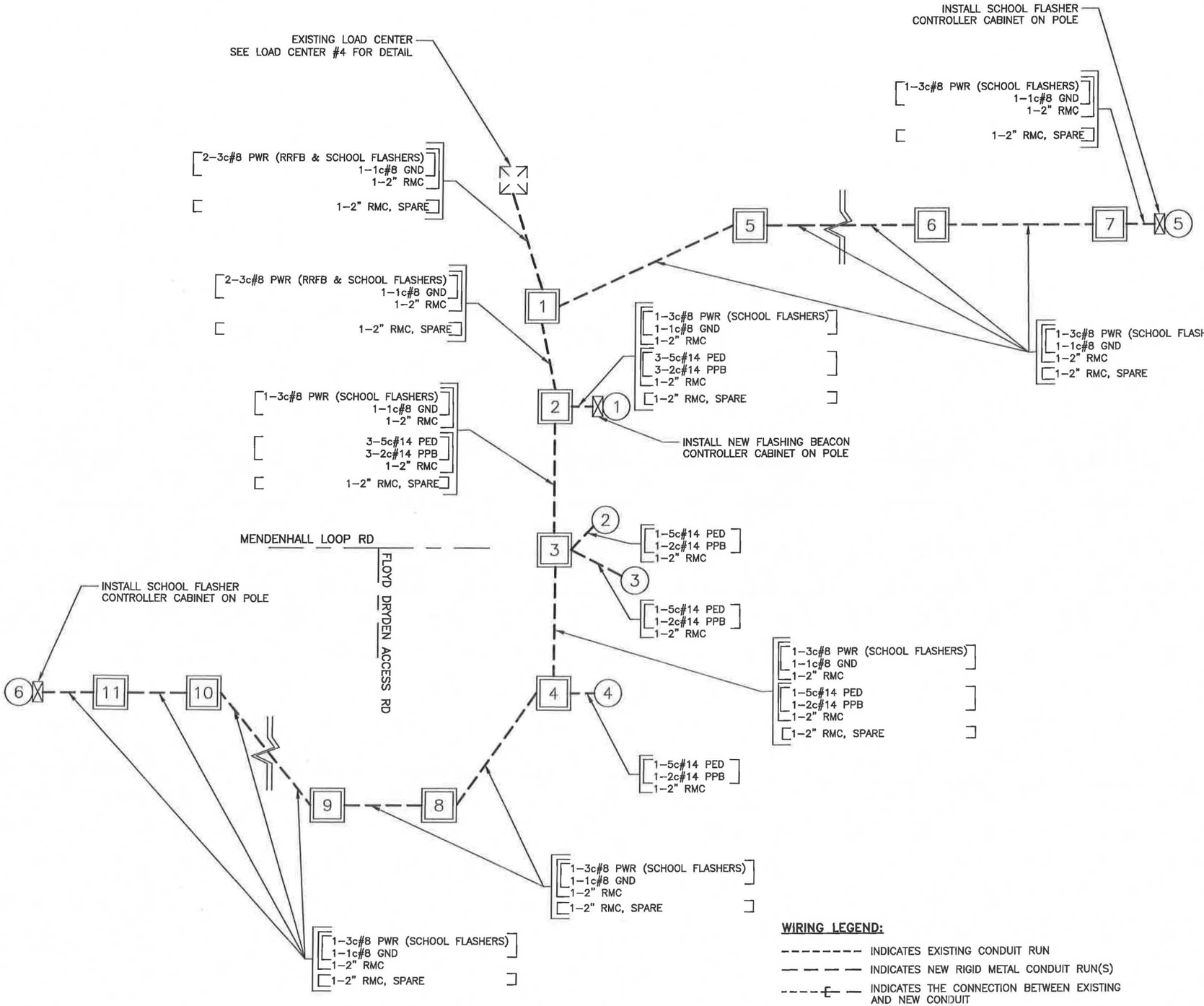
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

95% PS&E
10/16/2018

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS
FLOYD DRYDEN ACCESS ROAD FLASHING BEACON PLAN

FIRM	KITTELSON AND ASSOCIATES, INC.	ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501	PHONE	(907) 646-7995	CERTIFICATE OF AUTH #: 137243
FILE	H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_RRFB.dwg	DATE	10/16/2018	DESIGNED	KORPORAAL	CHECKED	RODEGEROTS	DRAFTED	KORPORAAL
				LAYOUT	H25				

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H26	H28



WIRING DIAGRAM CODING LEGEND

OPC = OPTICOM CABLE
LL = LOOP LEAD-IN
INT = INTERCONNECT CABLE
PWR = POWER CONDUCTORS FOR SIGNAL CONTROLLER
T = TRANSFORMER
PTZ = PAN, TILT, ZOOM CAMERA
GND = GROUND
ILL = ILLUMINATION
RMC = RIGID METAL CONDUIT
PVC = POLYVINYLCHLORIDE CONDUIT
HDPE = HIGH DENSITY POLYETHYLENE
PPB = PEDESTRIAN PUSH-BUTTON
SIG# = SIGNAL HEAD NUMBER
PED = PEDESTRIAN SIGNAL
DET = DETECTION CONDUIT
F = FUTURE USE
VDET = VIDEO DETECTION
EX = EXISTING
AAWF = ACTIVE ADVANCED WARNING FLASHER

5c#14 TRAFFIC SIGNALS
7c#14 PROTECTED-PERMITTED SIGNALS
5c#14 PEDESTRIAN SIGNALS
2c#14 PEDESTRIAN PUSH-BUTTON
3pr#18, 6pr#18, 9pr#18, 15pr#18 LOOP LEAD-IN CABLE & VDET
3c#8 ILLUMINATION
3c#6 SIGNAL POWER
1c#8 BARE COPPER GROUND
18pr#19 CABLE PE-39 INTERCONNECT
1c#6 BARE COPPER GROUND
APT MATRIX 2 RDET HOME RUN CABLE
CAT-6A PTZ DATA
SMFO SINGLE MODE FIBER OPTIC

NOTES:

1. INSTALL 1-1C#8 BARE COPPER GROUND CONDUCTOR IN ALL CONDUITS UNLESS ANOTHER GROUND CONDUCTOR IS SPECIFIED.
2. ADDITIONAL LIGHT CONDUIT AND WIRING NOT SHOWN ON THIS PLAN. SEE STREET LIGHTING PLANS.

WIRING LEGEND:

- - - - - - - - INDICATES EXISTING CONDUIT RUN
— — — — INDICATES NEW RIGID METAL CONDUIT RUN(S)
- - - -E— — INDICATES THE CONNECTION BETWEEN EXISTING AND NEW CONDUIT

STATE OF ALASKA 49TH
95% PS&E
10/16/2018

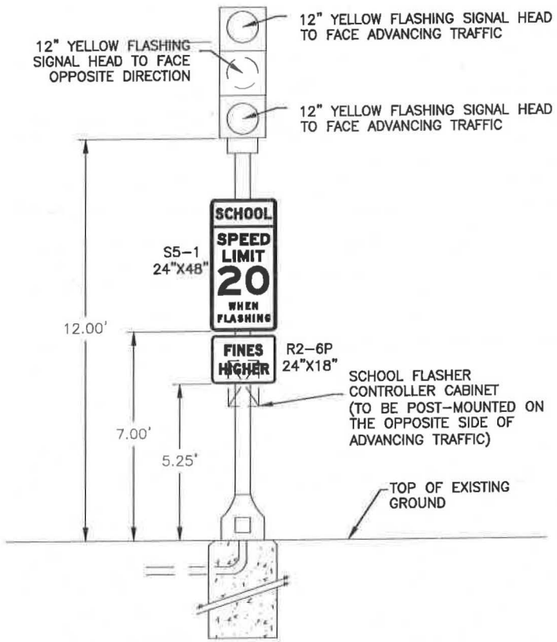
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

FLOYD DRYDEN ACCESS ROAD WIRING DIAGRAM

FIRM KITTELSON AND ASSOCIATES, INC. | ADDRESS 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE (907) 646-7995 | CERTIFICATE OF AUTH #: 137243
FILE H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_RRFB.dwg | DATE 10/16/2018 | LAYOUT H26 | DESIGNED KORPORAAL | CHECKED RODEGERDTS | DRAFTED KORPORAAL

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H27	H28



SIGNAL POST WITH SCHOOL FLASHER
POLE 5 & 6
(NOT TO SCALE)

RECTANGULAR RAPID FLASHING BEACON (RRFB) DESIGN SCHEDULE

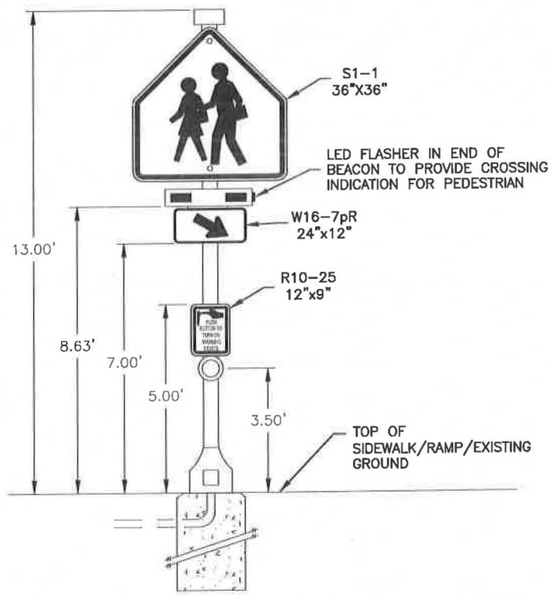
POLE NO.	CORNER	LOCATION STATION	LOCATION OFFSET	POLE TYPE	POLE BASE	POLE FOUND. DEPTH	LUMINAIRE TYPE	LUMINAIRE ARM LENGTH	RRFB DEVICE	RRFB CONTROLLER	PUSH BUTTON	POLE-MOUNTED SIGNS ASDS CODE	SIZE HxV	AREA (SQ FT)	REMARKS
1	NE	405+38.1	39.4 LT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2-MAIN LEDs 1-PED LED	X	2 ¼" BUTTON	S1-1	36"x36"	9.0	
												W16-7pL	24"x12"	2.0	
												R10-25	9"x12"	0.75	
2	NE	405+23.0	9.2 LT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2-MAIN LEDs 1-PED LED	N/A	2 ¼" BUTTON	S1-1	36"x36"	9.0	
												W16-7pR	24"x12"	2.0	
												R10-25	9"x12"	0.75	
3	NE	405+35.1	0.8 RT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2-MAIN LEDs 1-PED LED	N/A	2 ¼" BUTTON	S1-1	36"x36"	9.0	
												W16-7pR	24"x12"	2.0	
												R10-25	9"x12"	0.75	
4	NE	405+36.8	37.8 RT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	2-MAIN LEDs 1-PED LED	N/A	2 ¼" BUTTON	S1-1	36"x36"	9.0	
												W16-7pL	24"x12"	2.0	
												R10-25	9"x12"	0.75	
5	NE	408+85.1	30.5 LT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	N/A	N/A	N/A	S5-1	24"x48"	8.0	
												R2-6P	24"x18"	3.0	
6	SE	400+54.5	30.4 RT	SIGNAL POST (SEE SHEET H28)	A	4.0'	N/A	N/A	N/A	N/A	N/A	S5-1	24"x48"	8.0	
												R2-6P	24"x18"	3.0	
												SUBTOTAL RRFB SIGNS		69.0	

1. LOCATION OFFSETS ARE FROM ℄ TO CENTER OF RRFB POLE.
2. POLE BASE A = SIGNAL BASE POST TYPE "A" (SEE T-31.00).
3. FOUND. DEPTH = FOUNDATION DEPTH.
4. RRFB AND SCHOOL FLASHER SPECIFIC DETAILS SEE SHEET H26.

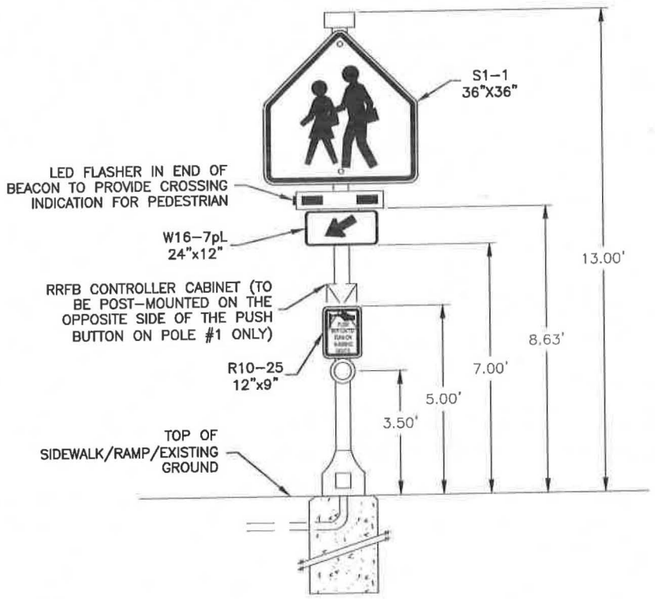
SCHOOL FLASHER SIGNAL HEAD SCHEDULE

POLE/POST NO.	INDICATIONS 12" BALL R	12" BALL YF	12" BALL G	12" ARROW R	12" ARROW Y	12" ARROW YF	12" ARROW G	8" BALL R	8" BALL Y	8" BALL G	MOUNTING MAST ARM LOC. OFFSET	MAST ARM ELEV. PLUMB.	SIDE MTNG. TYPE	TOP OF POST	REMARKS
5		X												X	3 – 12" YELLOW FLASHING BALLS PER HEAD
6		X												X	3 – 12" YELLOW FLASHING BALLS PER HEAD

1. FLASHING SIGNAL HEAD LOCATED ON POST MOUNTED SIGNAL POLE WITH THE TOP AND BOTTOM FLASHERS FACING ADVANCING TRAFFIC. MIDDLE FLASHER TO FACE OPPOSITE DIRECTION.
2. YF = YELLOW FLASHING BALL



RECTANGULAR RAPID FLASHING BEACON DETAIL
POLE 2 & 3
(NOT TO SCALE)



RECTANGULAR RAPID FLASHING BEACON DETAIL
POLE 1 & 4
(NOT TO SCALE)

JUNCTION BOX SCHEDULE

LOCATION STATION	LOCATION OFFSET	JUNCTION BOX NO.	TYPE IA	TYPE II	TYPE III	TYPE IV	REMARKS
405+41.1	52.8 LT	1		X			
405+30.4	41.3 LT	2		X			
405+19.5	2.2 LT	3		X			
405+27.1	39.1 RT	4		X			
406+62.7	22.9 LT	5		X			
408+04.0	29.1 LT	6		X			
408+68.0	47.1 LT	7		X			
404+83.4	78.7 RT	8		X			
404+13.5	81.4 RT	9		X			
402+02.6	32.5 RT	10		X			
400+62.9	32.5 RT	11		X			

STATE OF ALASKA
49 TH
95% PS&E
10/16/2018
PROFESSIONAL

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

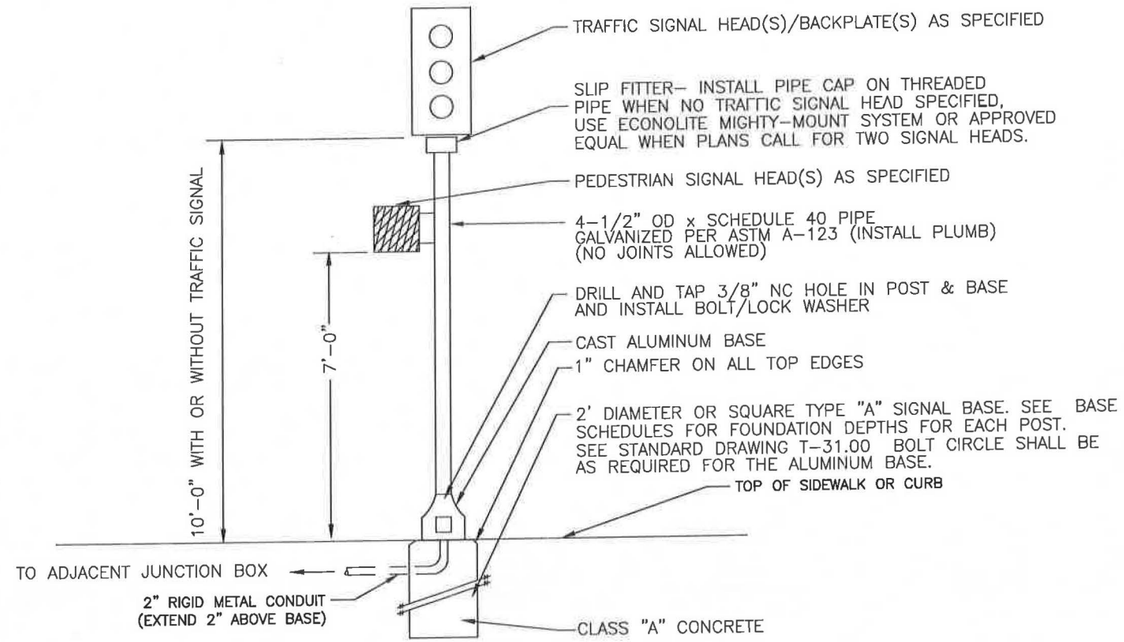
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

FLOYD DRYDEN ACCESS ROAD SCHEDULE

FIRM | KITTELSON AND ASSOCIATES, INC. | ADDRESS | 1600 A STREET, SUITE 105, ANCHORAGE, AK 99501 | PHONE | (907) 646-7995 | CERTIFICATE OF AUTH #: 137243
FILE | H:\22\22336 - Mendenhall Loop Rd Final Design\design_CD\67622_H_RRFB.dwg | LAYOUT | H27 | DESIGNED | KORPORAAL | CHECKED | RODGERDTS | DRAFTED | KORPORAAL
DATE | 10/16/2018

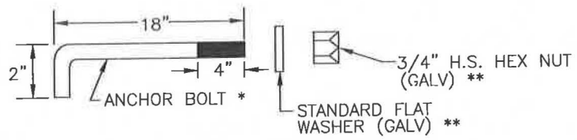
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	H28	H28

SIGNAL POST DETAIL



MATERIAL LIST *
1 TWO FOOT DIAMETER OR SQUARE x 4' BASE & 4 ANCHOR BOLTS, AND ONE 3" CONDUIT
1– POST TOP SLIP FITTER. (SEE STANDARD DRAWING T–30.11)
1– POST & BREAKAWAY CAST ALUMINUM BASE; VE PED CATALOG #0–SE–5030 OR APPROVED EQUAL.

ANCHOR BOLTS



* MEETS ASTM A–572 GALVANIZED PER ASTM A–153

** MEETS ASTM A–325 GALVANIZED

95% PS&E
10/16/2018

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

SIGNAL POST DETAIL

FIRM	KITTELSON AND ASSOCIATES, INC.	ADDRESS	1600 A STREET, SUITE 105, ANCHORAGE, AK 99501	PHONE	(907) 646-7995	CERTIFICATE OF AUTH #: 137243
FILE	H:\22\22336 – Mendenhall Loop Rd Final Design\design_CD\67622_H_RRFB.dwg	DATE	10/16/2018	LAYOUT	H28	DESIGNED KORPORAAL CHECKED RODEGEROTS DRAFTED KORPORAAL

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J1	J21

INDEX

Sheet Number	Sheet Title
J1	TITLE, LEGEND, INDEX, AND GENERAL NOTES
J2	EXISTING ELECTRICAL SITE PLAN STA SR RAB 91+37 TO 100+75
J3	EXISTING ELECTRICAL SITE PLAN STA SR RAB 100+75 TO 108+85
J4	EXISTING ELECTRICAL SITE PLAN STA SR RAB 108+85 TO 115+64
J5	EXISTING ELECTRICAL SITE PLAN STA FD RAB 395+23 TO 402+80
J6	EXISTING ELECTRICAL SITE PLAN STA FD RAB 402+80 TO 410+34
J7	NEW ELECTRICAL SITE PLAN STA SR RAB 91+37 TO 100+75
J8	NEW ELECTRICAL SITE PLAN STA SR RAB 100+75 TO 108+85
J9	NEW ELECTRICAL SITE PLAN STA SR RAB 108+85 TO 115+64
J10	NEW ELECTRICAL SITE PLAN STA FD RAB 395+23 TO 402+80
J11	NEW ELECTRICAL SITE PLAN STA FD RAB 402+80 TO 410+34
J12	EXISTING PLAN STA SR RAB 100+75 TO 108+85 UTILITY CONFLICTS
J13	EXISTING PLAN STA FD RAB 401+52 TO 409+12 UTILITY CONFLICTS
J14	NEW PLAN STA SR RAB 100+75 TO 108+85 UTILITY RESOLUTIONS
J15	NEW PLAN STA FD RAB 401+52 TO 409+12 UTILITY RESOLUTIONS
J16	ELECTROLIER AND JUNCTION BOX DETAILS
J17	TRENCH DETAILS
J18	ELECTROLIER SCHEDULE
J19	ELECTROLIER AND JUNCTION BOX SUMMARIES
J20	EXISTING LOAD CENTER SUMMARIES
J21	NEW LOAD CENTER SUMMARIES

LEGEND

AEL&P	ALASKA ELECTRIC LIGHT & POWER
APPROX	APPROXIMATELY
C	CONDUIT
CKT	CIRCUIT
CU	BARE COPPER
C/B	CIRCUIT BREAKER
20/1	CIRCUIT BREAKER (AMPS/POLES)
	CONTACTOR
DIA.	DIAMETER
DIST	DISTANCE
ELEC	ELECTRICAL
EXTG	EXISTING
ELECTROLIER	LIGHT POLE, LIGHT POLE BASE FOUNDATION, AND LUMINAIRE
GALV.	GALVANIZED

LEGEND

GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GRS	GALVANIZED RIGID STEEL
HOA	HAND–OFF–AUTO
	HAND–OFF–AUTO SWITCH
J–BOX	JUNCTION BOX
LTG	LIGHT
LC	LIGHTING CONTACTOR
	LIGHT POLE WITH LUMINAIRE
	LIGHT POLE, EXISTING
MAX	MAXIMUM
M	METER
MIN	MINIMUM

LEGEND

NEC	NATIONAL ELECTRICAL CODE
NO.	NUMBER
OD	OUTSIDE DIAMETER
PED	PEDESTAL
PE	PHOTOCELL
PVC	POLYVINYL CHLORIDE CONDUIT
	RECEPTACLE
REC	RECEPTACLE
TYP–#	TYPICAL
XFMR	TRANSFORMER
UNK	UNKNOWN
	UTILITY POLE
–OHE–	UTILITY – OVERHEAD ELECTRICAL
–E–	UTILITY – UNDERGROUND ELECTRICAL

GENERAL NOTES:

1. PERFORM ALL WORK PER NATIONAL ELECTRICAL CODE (NEC), 2017 EDITION.
2. PERFORM ALL WORK AS SHOWN ON DRAWINGS AND AS REQUIRED TO PROVIDE OPERATIONAL SYSTEMS.
3. COORDINATE WITH POWER, TELEPHONE, AND TELEVISION UTILITIES TO ALLOW THEM TO PERFORM THEIR WORK. UTILITY WORK WILL BE PAID FOR BY OTHERS. DO NOT INSTALL ANYTHING IN CONFLICT WITH UTILITIES. BRING ALL CONFLICTS TO THE ATTENTION OF THE ENGINEER. OBTAIN LOCATES BEFORE WORKING TO AVOID NEWLY INSTALLED UTILITIES. POWER, TELEPHONE, AND TV UTILITY FACILITY DRAWINGS ON SHEETS J12 – J15 ARE SHOWN TO INFORM THE CONTRACTOR WHERE AND HOW THEY WILL BE INSTALLED TO ALLOW FOR PROPER COORDINATION. THE POWER, TELEPHONE AND TV UTILITY COMPANIES WILL INSTALL THEIR FACILITIES, NOT THE CONTRACTOR.
4. ALL CONDUIT SHALL BE SCHEDULE 40 PVC EXCEPT ALL ROAD CROSSINGS SHALL BE SCHEDULE 80 PVC. PROVIDE SCHEDULE 80 PVC WITHIN 10' OF LIGHT POLE FOUNDATIONS, TYPE 1A JUNCTION BOXES AND CONCRETE STRUCTURES. INSTALL CONDUIT PER TRENCH DETAIL, SHEET J17.
5. ALL WIRING SHALL BE IN CABLE WITH COPPER CONDUCTOR, 600V RATED XHHW INSULATION, AND OVERALL PVC JACKET. PROVIDE ADDITIONAL BARE GROUND. USE BARE GROUND TO GROUND TYPE 1A JUNCTION BOXES, LIGHT POLES, FOUNDATIONS, ETC. BOND GROUND INSIDE CABLE TO LOAD CENTER AND LIGHT POLES.
6. LOCATE EQUIPMENT WHERE SHOWN ON THE STATION AND OFFSET TABLES, SEE SHEET J19.
7. THE EXISTING STREET LIGHTING, STREET SIGNALS, ETC. CIRCUITING IS BASED ON THE ORIGINAL DRAWINGS AND MAY NOT BE WHERE SHOWN. OBTAIN PRIVATE LOCATES BEFORE CONSTRUCTION AND PROTECT CONDUIT, EQUIPMENT, ETC. TO REMAIN. ADJUST NEW CONDUIT ROUTING AS REQUIRED TO INTERCEPT, EXTEND, AND RE–USE EXISTING CONDUIT, ETC.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789–3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

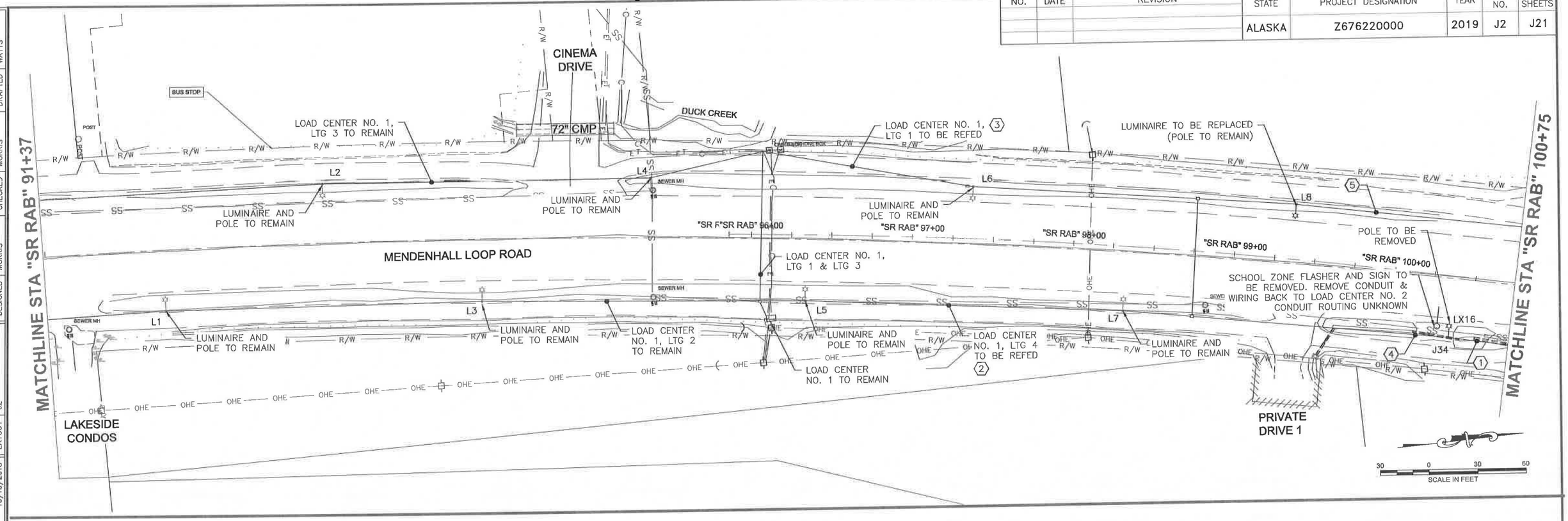
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

TITLE, LEGEND, INDEX, AND GENERAL NOTES

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789–3350 | CERTIFICATE OF AUTH #: AECL1010
JORDAN AVE, #7, JUNEAU, AK 99801 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018 | LAYOUT | J1
FILE | y:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\E01 TITLE, LEGEND, INDEX, AND GENERAL NOTES.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J2	J21



NOTES:

1. REMOVE CONDUIT AND CONDUCTORS FEEDING POLES THAT ARE BEING REMOVED.
2. DISCONNECT CIRCUIT LTG 4 FROM LOAD CENTER NO. 1. ELECTROLIERS L5, L7, L9 TO BE FED FROM RELOCATED LOAD CENTER NO. 2. REMOVE CONDUCTORS FROM LOAD CENTER NO. 1 TO L5. LEAVE PULL STRING IN CONDUIT. LABEL EACH END.
3. DISCONNECT CIRCUIT LTG 1 FROM LOAD CENTER NO. 1. ELECTROLIERS L6 & L8 TO BE FED FROM RELOCATED LOAD CENTER NO. 2. REMOVE CONDUCTORS FROM LOAD CENTER NO. 1 TO L6. LEAVE PULL STRING IN EMPTY CONDUIT. LABEL EACH END.
4. EXTEND EXISTING CONDUIT TO NEW JUNCTION BOX J1 AT LIGHT POLE L9. PROVIDE (1) 4 NO. 8 & 1 NO. 8 GND CABLE WITH 1 NO. 8 BARE COPPER SOLID GROUND TO POWER L7.
5. EXTEND EXISTING CONDUIT TO NEW JUNCTION BOX J2 AT LIGHT POLE L11. SEE SHEET J8. PROVIDE (1) 4 NO. 8 & 1 NO. 8 GND CABLE WITH 1 NO. 8 BARE COPPER SOLID GROUND TO POWER L8.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

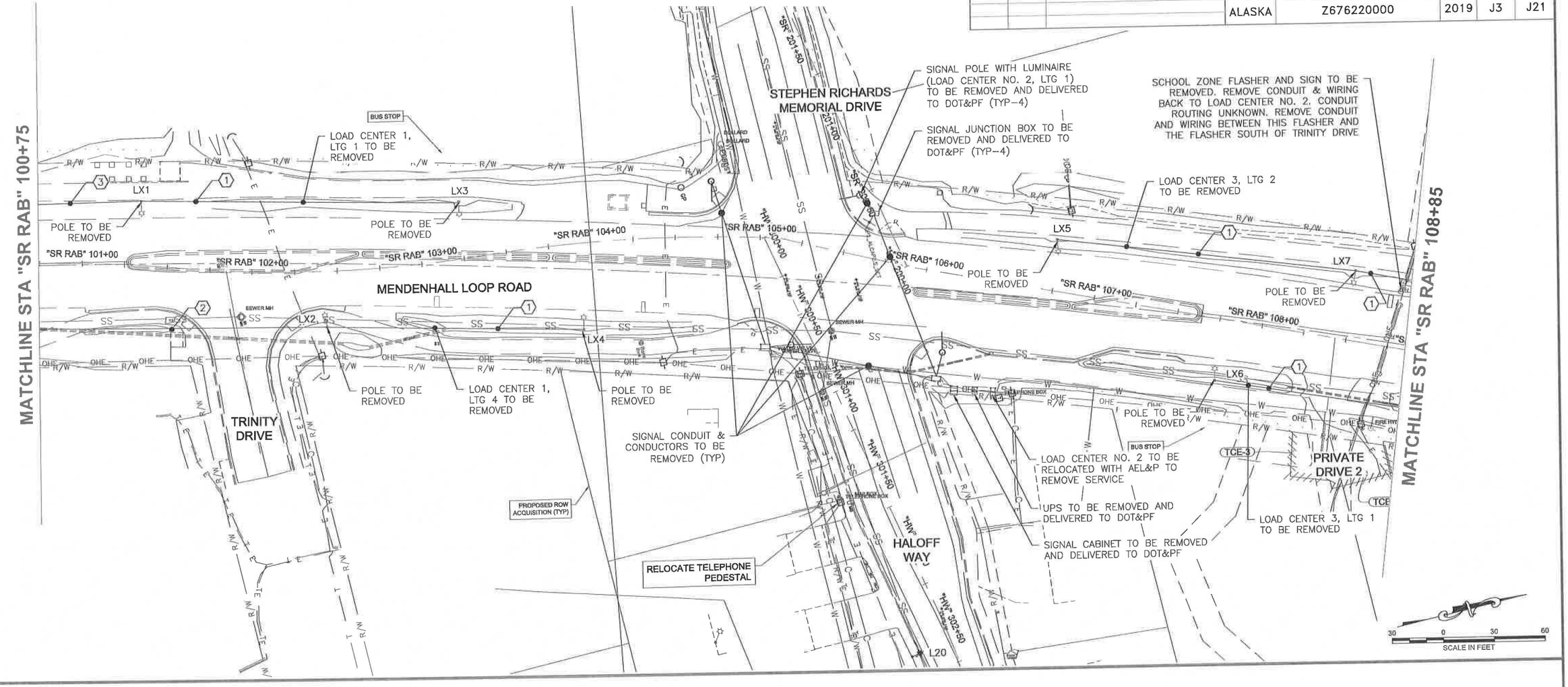
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

EXISTING ELECTRICAL SITE PLAN
STA SR RAB 91+37 TO 100+75

FIRM MORRIS ENGINEERING GROUP, INC | JORDAN AVE #7, JUNEAU, AK 99801 | PHONE (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
FILE y:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_SC14-CT-RD-70776.dwg | DATE 10/16/2018 | LAYOUT J2 | DESIGNED MORRIS | CHECKED MORRIS | DRAFTED WATTS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J3	J21



NOTES:

1. REMOVE CONDUIT AND CONDUCTORS FEEDING POLES THAT ARE BEING REMOVED.
2. EXTEND EXISTING CONDUIT TO NEW JUNCTION BOX J1 AT LIGHT POLE L10. SEE SHEET J8. PROVIDE (1) 4 NO. 8 & 1 NO. 8 GND CABLE WITH 1 NO. 8 BARE COPPER SOLID GROUND TO POWER L9.
3. EXTEND EXISTING CONDUIT TO NEW JUNCTION BOX J2 AT LIGHT POLE L11. SEE SHEET J8. PROVIDE (1) 4 NO. 8 & 1 NO. 8 GND CABLE WITH 1 NO. 8 BARE COPPER SOLID GROUND TO POWER L8.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

PRE PS&E 10/16/18

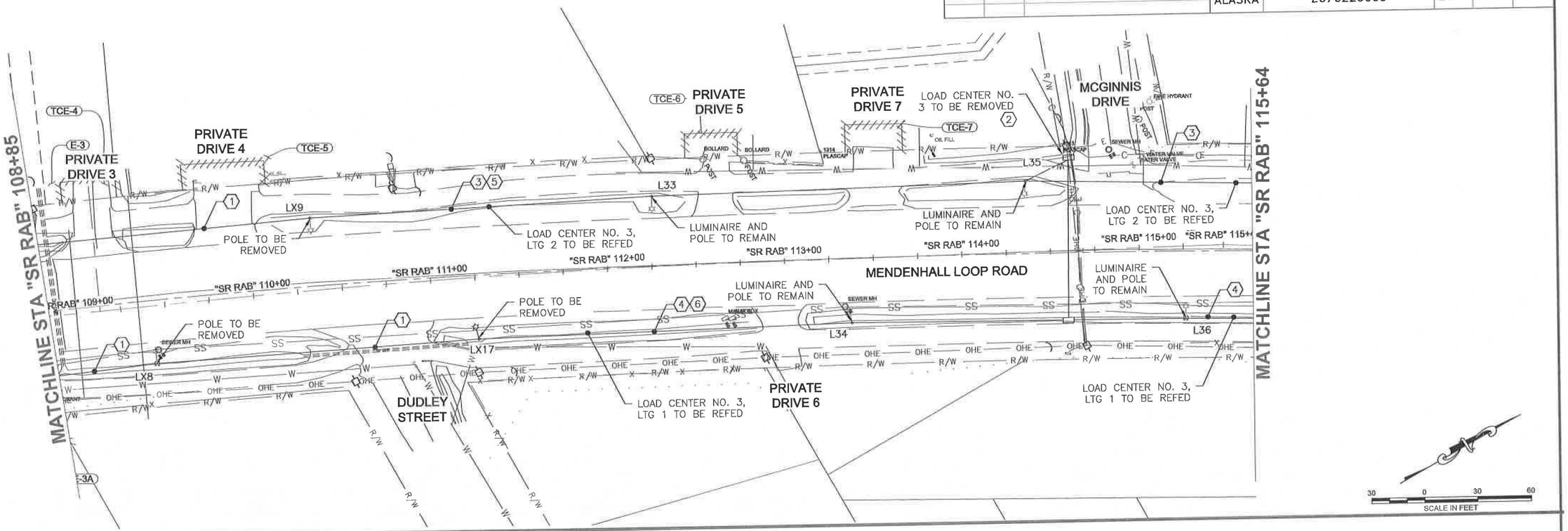
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

EXISTING ELECTRICAL SITE PLAN
STA SR RAB 100+75 TO 108+85

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH # AECL1010
JORDAN AVE #7, JUNEAU, AK 99801 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018 | LAYOUT | J3
FILE | y:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_SC14-CT-RD-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J4	J21



NOTES:

1. REMOVE CONDUIT AND CONDUCTORS FEEDING POLES THAT ARE BEING REMOVED.
2. COORDINATE WITH AEL&P TO REMOVE SERVICE TO LOAD CENTER NO. 3.
3. DISCONNECT LTG 2 FROM LOAD CENTER NO. 3. FEED L33 AND L35 FROM LOAD CENTER NO. 2, LTG 4. FEED L37, L39, AND L40 FROM LOAD CENTER NO. 4, LTG 1. SEE SHEETS J9 AND J10.
4. DISCONNECT LTG 1 FROM LOAD CENTER NO. 3. FEED L32 AND L34 FROM LOAD CENTER NO. 2, LTG 2. FEED L36 AND L38 FROM LOAD CENTER NO. 4, LTG 2. SEE SHEETS J9 AND J10.
5. EXTEND CONDUIT TO J20 AT POLE L31. PROVIDE NEW 4 NO. 8 & 1 NO. 8 GND CABLE AND 1 NO. 8 BARE COPPER SOLID GROUND BETWEEN L33 AND L31.
6. EXTEND CONDUIT TO J38 AT POLE L32. PROVIDE NEW 4 NO. 8 & 1 NO. 8 GND CABLE AND 1 NO. 8 BARE COPPER SOLID GROUND BETWEEN L32 AND L34.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

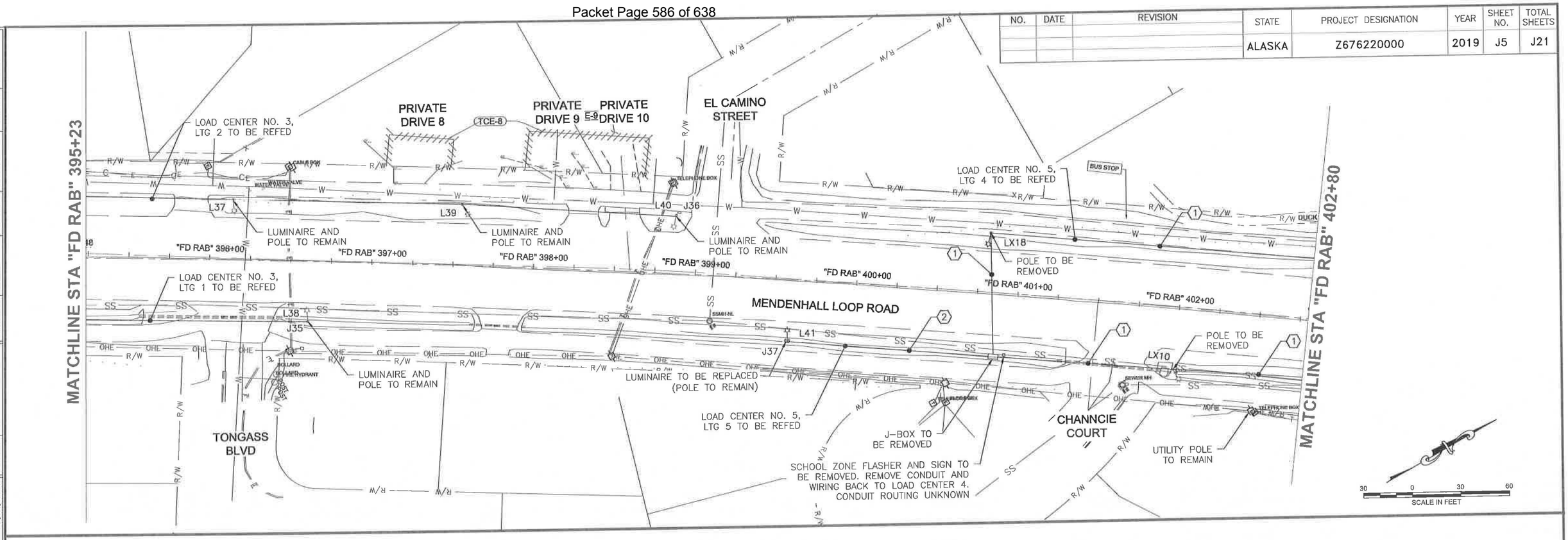
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

EXISTING ELECTRICAL SITE PLAN
STA SR RAB 108+85 TO 115+64

FIRM	MORRIS ENGINEERING GROUP, INC	PHONE	(907) 789-3350	CERTIFICATE OF AUTH #: AECL1010
FILE	J:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_SD14-CT-RD-70778.dwg	DESIGNED	MORRIS	CHECKED	MORRIS	DRAFTED	WATTS
		LAYOUT	J4	DATE	10/16/2018		

JORDAN AVE #7, JUNEAU, AK 99801

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J5	J21



NOTES:

1. REMOVE CONDUIT AND CONDUCTORS FEEDING POLES THAT ARE BEING REMOVED.
2. EXTEND CONDUIT TO J22 AT LIGHT POLE L43. PROVIDE 4 NO. 8 AND 1 NO. 8 GND CABLE AND 1 NO. 8 BARE COPPER SOLID GROUND TO POWER L41. SEE SHEETS J10 AND J11.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

PRE PS&E 10/16/18

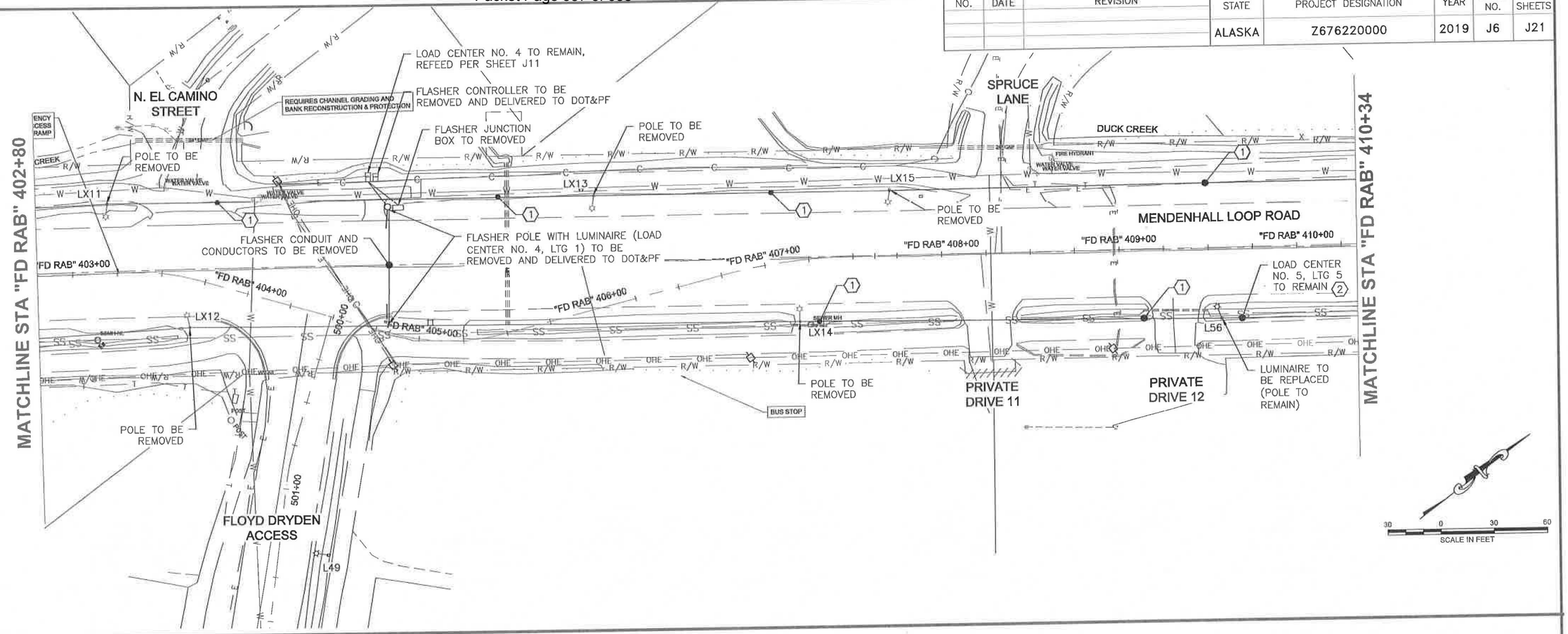
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

EXISTING ELECTRICAL SITE PLAN
STA FD RAB 395+23 TO 402+80

JORDAN AVE #7, JUNEAU, AK 99801 | PHONE (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
DESIGNED MORRIS | CHECKED MORRIS | DRAFTED WATTS
LAYOUT J5 | 10/16/2018 | DATE
FIRM MORRIS ENGINEERING GROUP, INC
FILE x:\129 dowl engineering\30 mendenhall loop road improvements\Working Drawings\X_SC14-CT-RD-70778.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J6	J21



NOTES:

1. REMOVE CONDUIT AND CONDUCTORS FEEDING POLES THAT ARE BEING REMOVED.
2. LOAD CENTER NO. 5 IS LOCATED ON NE CORNER OF MENDENHALL LOOP ROAD AND VALLEY BLVD INTERSECTION. NO WORK IS BEING DONE AT THIS LOAD CENTER.
3. REMOVE SCHOOL ZONE FLASHER NORTH OF SPRUCE LANE. SEE SIGNAL SHEETS FOR EXACT LOCATION. REMOVE CONDUIT AND CONDUCTORS BETWEEN FLASHERS AND THE FLASHER SOUTH OF CHANNCIE COURT. ALSO REMOVE CONDUCTORS FROM THIS FLASHER AND LOAD CENTER NO. 5 AT VALLEY BLVD.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

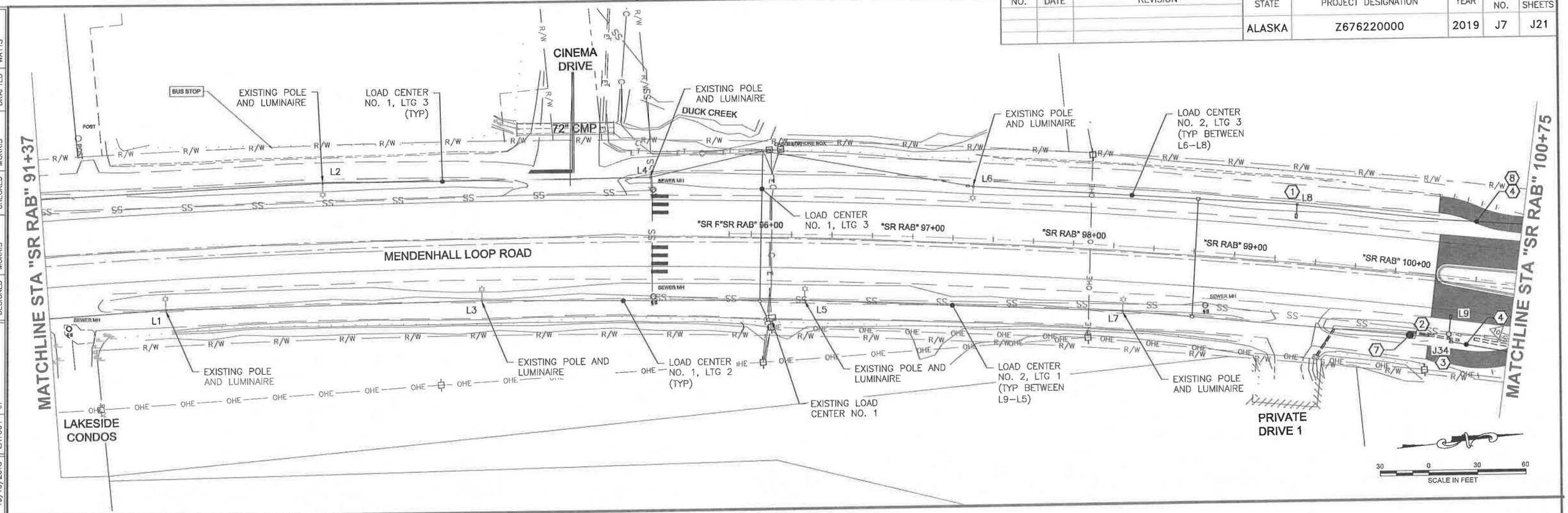
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

EXISTING ELECTRICAL SITE PLAN
STA FD RAB 402+80 TO 410+34

FIRM	MORRIS ENGINEERING GROUP, INC	PHONE	(907) 789-3350	CERTIFICATE OF AUTH #: AECL1010
	JORDAN AVE #7, JUNEAU, AK 99801	DESIGNED	MORRIS	CHECKED	MORRIS	DRAFTED	WATTS
DATE	10/16/2018	LAYOUT	J6
FILE	y:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_SC14-CT-RD-70776.dwg		

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J7	J21



NOTES:

1. EXISTING LIGHT POLE WITH NEW LUMINAIRE. SEE LETTER FOR LUMINAIRE TYPE. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE TYPE.
2. NEW 30' LIGHT POLE WITH NEW LUMINAIRE. SEE LUMINAIRE LETTER FOR LUMINAIRE TYPE. MAST ARM LENGTH NOTED ON ELECTROLIER SUMMARY. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE. SEE LIGHT POLE DETAIL.
3. TYPE 1A JUNCTION BOX.
4. 2"C, (1) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
5. 2"C, (2) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
6. NOT USED
7. PROVIDE A NEW JUNCTION BOX AND LIGHT POLE AT L9 AND POWER L5, AND L7 FROM LOAD CENTER NO. 2, LTG 1. PROVIDE NEW CONDUIT AND CONDUCTORS AS REQUIRED. PROVIDE NEW 4 NO. 8 AND 1 NO. 8 GND CABLE AND 1 NO. 8 BARE COPPER SOLID GROUND TO L7 FROM L9.
8. EXTEND EXISTING CONDUIT BETWEEN L8 AND L11 AND POWER L6 AND L8 FROM LOAD CENTER NO. 2, LTG 3. PROVIDE NEW CONDUIT AND CONDUCTORS AS REQUIRED. PROVIDE NEW 4 NO. 8 AND 1 NO. 8 GND CABLE AND 1 NO. 8 BARE COPPER SOLID GROUND TO L8 FROM L11.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789–3350
#AECL1010

PRE PS&E 10/16/18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

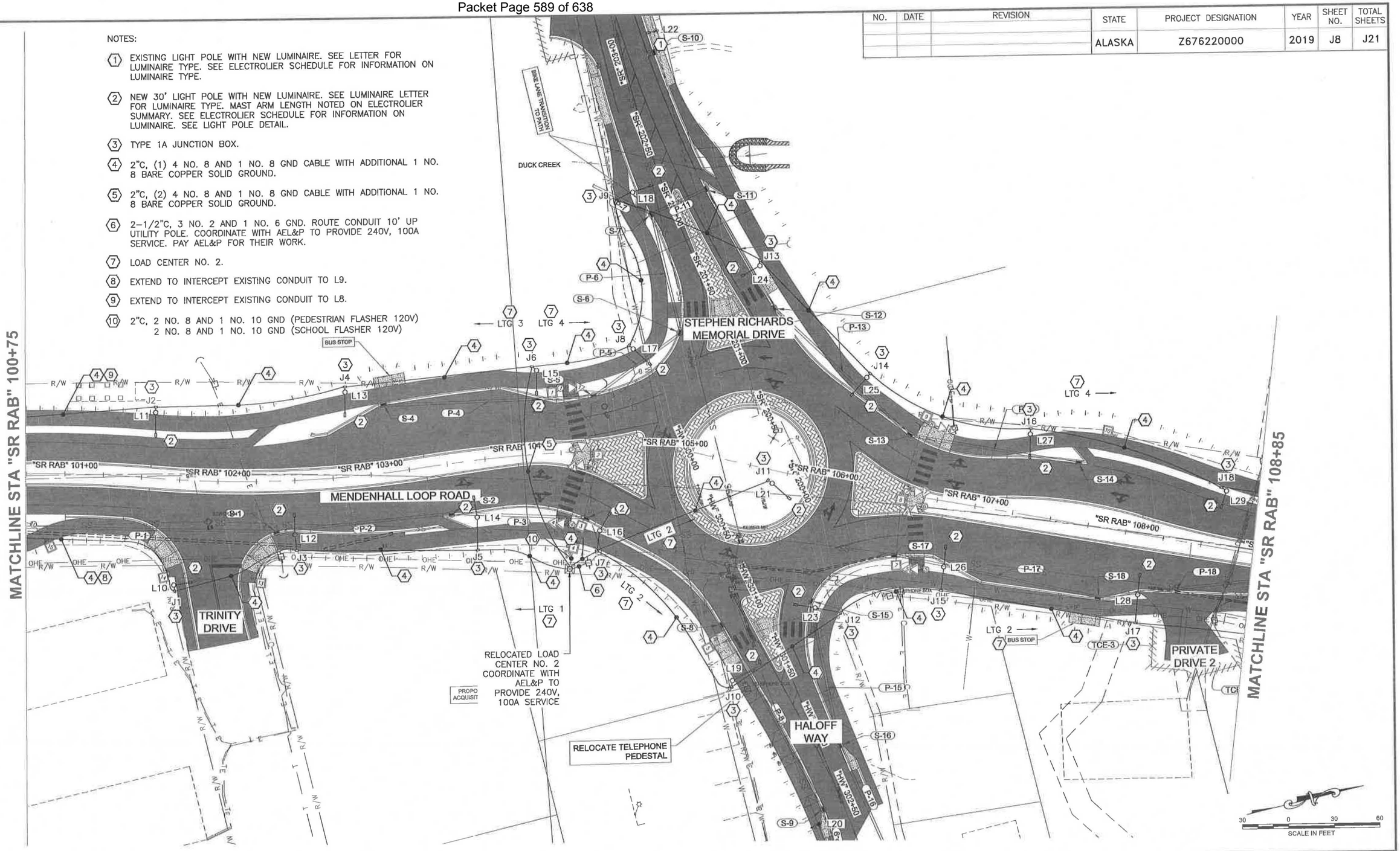
NEW ELECTRICAL SITE PLAN
STA SR RAB 91+37 TO 100+75

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789–3350 | CERTIFICATE OF AUTH #: AECL1010
FILE | y:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_Sht4–GT–RD–70776.dwg | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018 | LAYOUT | J7 | JORDAN AVE #7, JUNEAU, AK 99801

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J8	J21

NOTES:

1. EXISTING LIGHT POLE WITH NEW LUMINAIRE. SEE LETTER FOR LUMINAIRE TYPE. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE TYPE.
2. NEW 30' LIGHT POLE WITH NEW LUMINAIRE. SEE LUMINAIRE LETTER FOR LUMINAIRE TYPE. MAST ARM LENGTH NOTED ON ELECTROLIER SUMMARY. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE. SEE LIGHT POLE DETAIL.
3. TYPE 1A JUNCTION BOX.
4. 2"C, (1) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
5. 2"C, (2) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
6. 2-1/2"C, 3 NO. 2 AND 1 NO. 6 GND. ROUTE CONDUIT 10' UP UTILITY POLE. COORDINATE WITH AEL&P TO PROVIDE 240V, 100A SERVICE. PAY AEL&P FOR THEIR WORK.
7. LOAD CENTER NO. 2.
8. EXTEND TO INTERCEPT EXISTING CONDUIT TO L9.
9. EXTEND TO INTERCEPT EXISTING CONDUIT TO L8.
10. 2"C, 2 NO. 8 AND 1 NO. 10 GND (PEDESTRIAN FLASHER 120V)
    2 NO. 8 AND 1 NO. 10 GND (SCHOOL FLASHER 120V)



PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

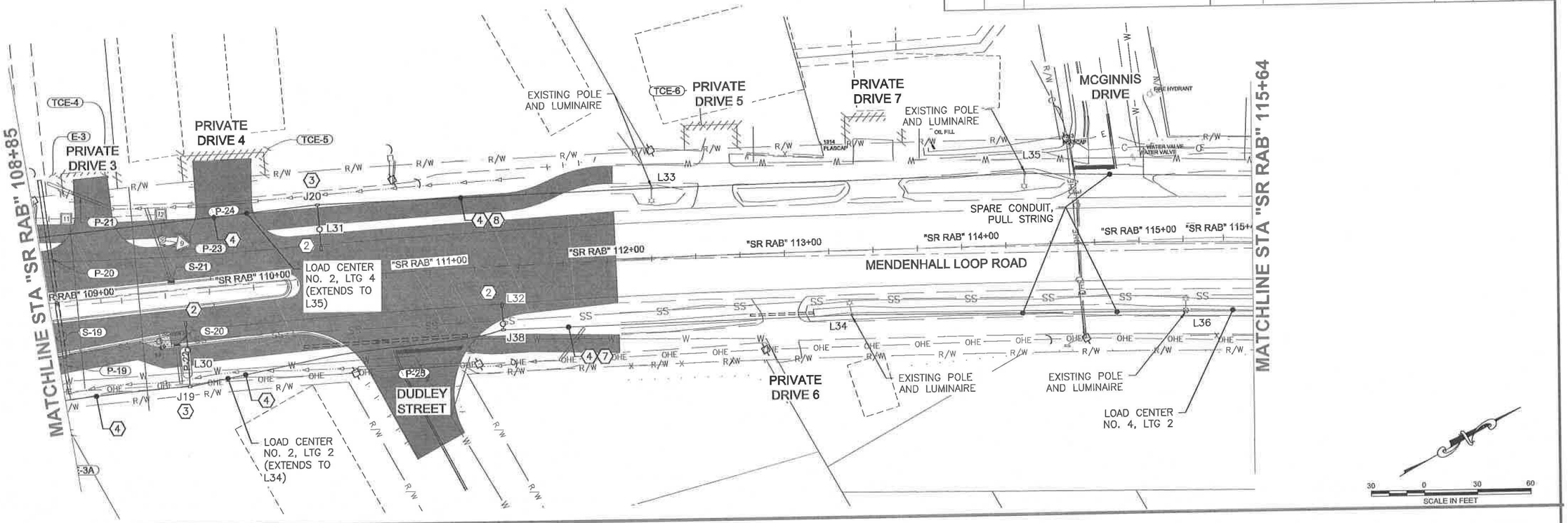
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

NEW ELECTRICAL SITE PLAN STA SR RAB 100+75 TO 108+85

FIRM MORRIS ENGINEERING GROUP, INC | PHONE (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
FILE y:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_SC14-CT-RD-70776.dwg | DATE 10/16/2018 | LAYOUT J8 | DESIGNED MORRIS | CHECKED MORRIS | DRAFTED WATTS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J9	J21



NOTES:

1. EXISTING LIGHT POLE WITH NEW LUMINAIRE. SEE LETTER FOR LUMINAIRE TYPE. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE TYPE.
2. NEW 30' LIGHT POLE WITH NEW LUMINAIRE. SEE LUMINAIRE LETTER FOR LUMINAIRE TYPE. MAST ARM LENGTH NOTED. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE. SEE LIGHT POLE DETAIL.
3. TYPE 1A JUNCTION BOX.
4. 2"C, (1) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
5. 2"C, (2) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
6. 2-1/2"C, 3 NO. 2 AND 1 NO. 6 GND. ROUTE CONDUIT 10' UP UTILITY POLE. COORDINATE WITH AEL&P TO PROVIDE 240V, 100A SERVICE. PAY AEL&P FOR THEIR WORK.
7. EXTEND TO NEW JUNCTION BOX J38. PROVIDE NEW 4 NO. 8 AND 1 NO. 8 GND CABLE AND 1 NO. 8 BARE COPPER SOLID GROUND. POWER L34 FROM LOAD CENTER NO. 2, LTG 4.
8. EXTEND TO INTERCEPT EXISTING CONDUIT TO L33. PROVIDE NEW 4 NO. 8 AND 1 NO. 8 GND CABLE AND 1 NO. 8 BARE COPPER SOLID GROUND. POWER L33 AND L35 FROM LOAD CENTER NO. 2, LTG 2.
9. EXISTING CONDUIT AND CONDUCTORS.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

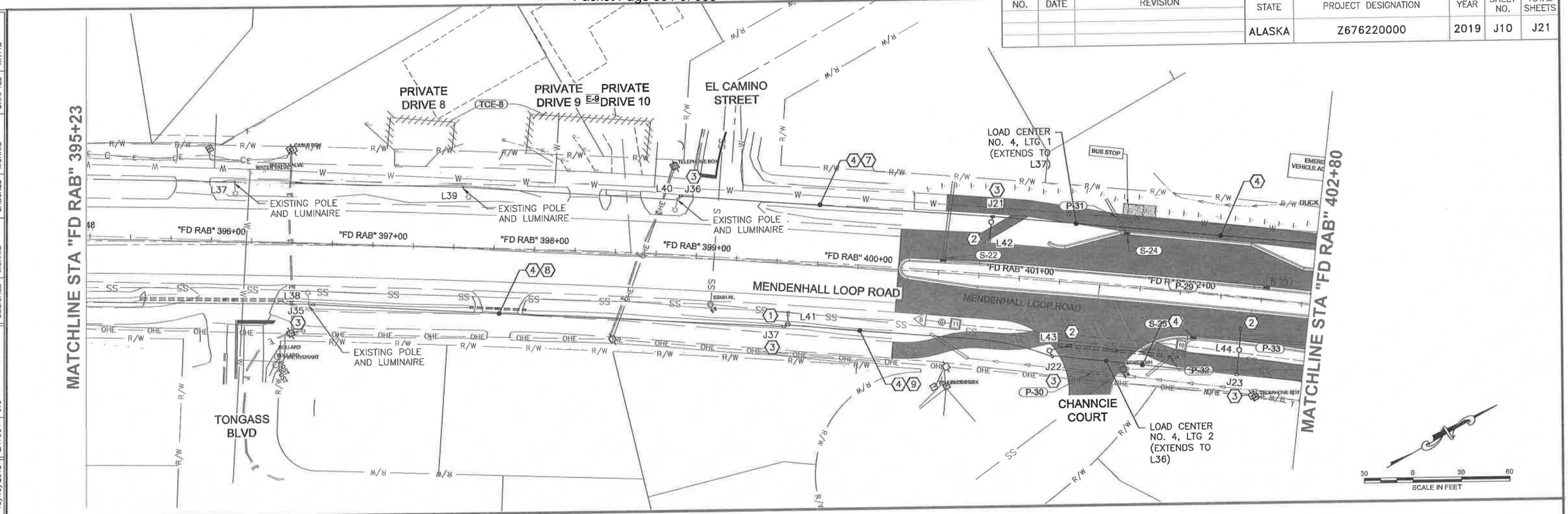
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

NEW ELECTRICAL SITE PLAN STA SR RAB 108+85 TO 115+64

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH. # AECL1010
FILE | J:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_SG14-CT-RD-70776.dwg | LAYOUT | J9 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018 | JORDAN AVE #7, JUNEAU, AK 99801

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J10	J21



NOTES:

1. EXISTING LIGHT POLE WITH NEW LUMINAIRE. SEE LETTER FOR LUMINAIRE TYPE. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE TYPE.
2. NEW 30' LIGHT POLE WITH NEW LUMINAIRE. SEE LUMINAIRE LETTER FOR LUMINAIRE TYPE. MAST ARM LENGTH NOTED ON ELECTROLIER SUMMARY. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE. SEE LIGHT POLE DETAIL.
3. TYPE 1A JUNCTION BOX.
4. 2"C, (1) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
5. 2"C, (2) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
6. 2-1/2"C, 3 NO. 2 AND 1 NO. 6 GND. ROUTE CONDUIT 10' UP UTILITY POLE. COORDINATE WITH AEL&P TO PROVIDE 480V, 100A SERVICE.
7. PROVIDE A NEW JUNCTION BOX AT L40. POWER L40, L39, AND L37 FROM LOAD CENTER NO. 4, LTG 1. REMOVE CONDUCTORS BETWEEN L37 AND L35 AND REPLACE WITH PULL STRING. LABEL BOTH ENDS. PROVIDE NEW CONDUIT AND CONDUCTORS AS REQUIRED. PROVIDE NEW 4 NO. 8 AND 1 NO. 8 GND CABLE 1 NO. 8 BARE COPPER SOLID GROUND BETWEEN L42 AND L40.
8. PROVIDE A NEW JUNCTION BOX AT L38 AND L41. POWER L41, L38 AND L36 FROM LOAD CENTER NO. 4, LTG 2. REMOVE CONDUCTORS BETWEEN L36 AND LOAD CENTER NO. 3. PROVIDE CONDUIT AND CONDUCTORS AS REQUIRED. PROVIDE NEW 4 NO. 8 AND 1 NO. 8 GND CABLE 1 NO. 8 BARE COPPER SOLID GROUND BETWEEN L38 AND L41.
9. EXTEND CONDUIT FROM L41 TO J22 AT L43. PROVIDE NEW 4 NO. 8 AND 1 NO. 8 GND CABLE AND 1 NO. 8 BARE COPPER SOLID GROUND TO POWER L41.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

PRE PS&E
10/16/18

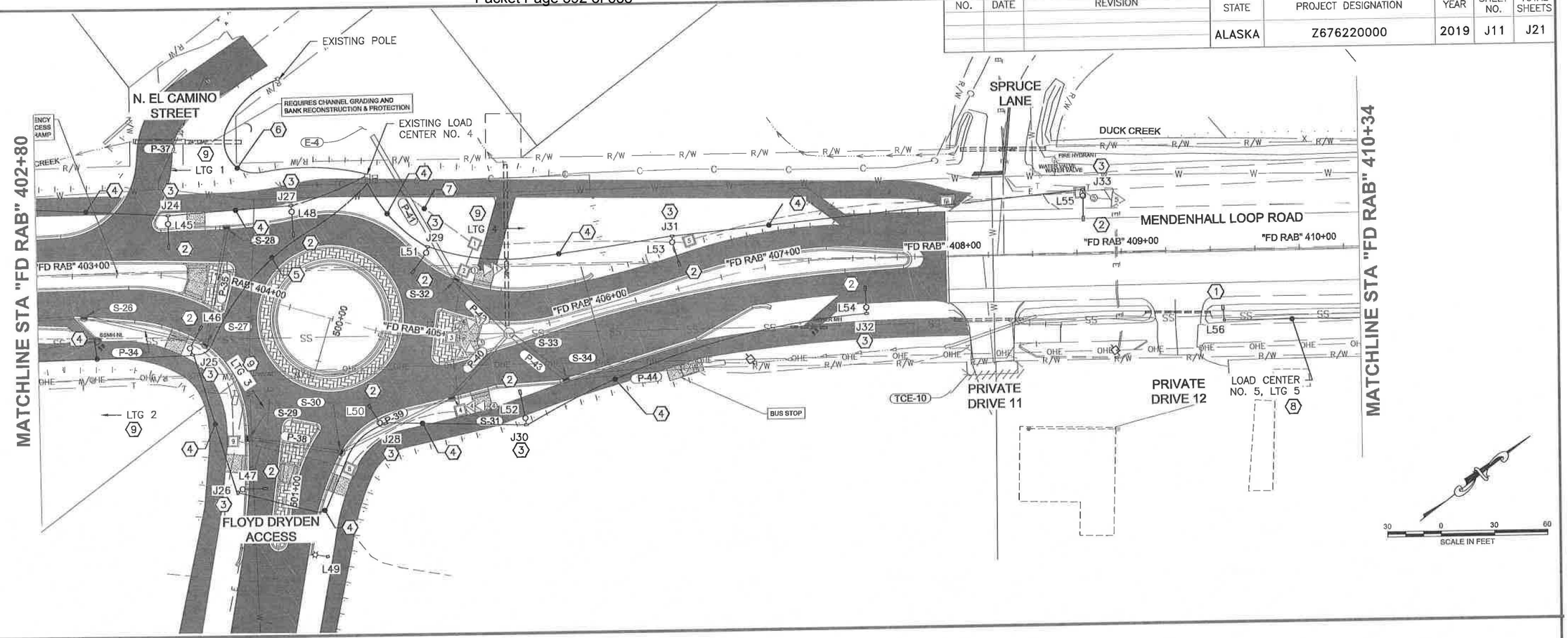
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

NEW ELECTRICAL SITE PLAN STA FD RAB 395+23 TO 402+80

FIRM	MORRIS ENGINEERING GROUP, INC	PHONE	(907) 789-3350	CERTIFICATE OF AUTH #: AECL1010
JORDAN AVE #7, JUNEAU, AK 99801		DESIGNED	MORRIS	CHECKED	MORRIS	DRAFTED	WATTS
FILE	x:\Z29 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_SC14-CT-RD-70778.dwg	LAYOUT	J10	DATE	10/16/2018

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J11	J21



NOTES:

1. EXISTING LIGHT POLE WITH NEW LUMINAIRE. SEE LETTER FOR LUMINAIRE TYPE. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE TYPE.
2. NEW 30' LIGHT POLE WITH NEW LUMINAIRE. SEE LUMINAIRE LETTER FOR LUMINAIRE TYPE. MAST ARM LENGTH NOTED ON ELECTROLIER SUMMARY. SEE ELECTROLIER SCHEDULE FOR INFORMATION ON LUMINAIRE. SEE LIGHT POLE DETAIL.
3. TYPE 1A JUNCTION BOX.
4. 2"C, (1) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
5. 2"C, (2) 4 NO. 8 AND 1 NO. 8 GND CABLE WITH ADDITIONAL 1 NO. 8 BARE COPPER SOLID GROUND.
6. 2-1/2"C, 3 NO. 2 AND 1 NO. 6 GND. ROUTE CONDUIT 10' UP UTILITY POLE. COORDINATE WITH AEL&P TO PROVIDE 240V, 100A SERVICE.
7. 2"C, 2 NO. 8 AND 1 NO. 10 GND (PEDESTRIAN FLASHER 120V)
   2 NO. 8 AND 1 NO. 10 GND (SCHOOL FLASHER 120V)
8. LOAD CENTER NO. 5 IS LOCATED ON NE CORNER OF MENDENHALL LOOP ROAD AND VALLEY BLVD INTERSECTION. NO WORK IS BEING DONE AT THIS LOAD CENTER.
9. LOAD CENTER NO. 4.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

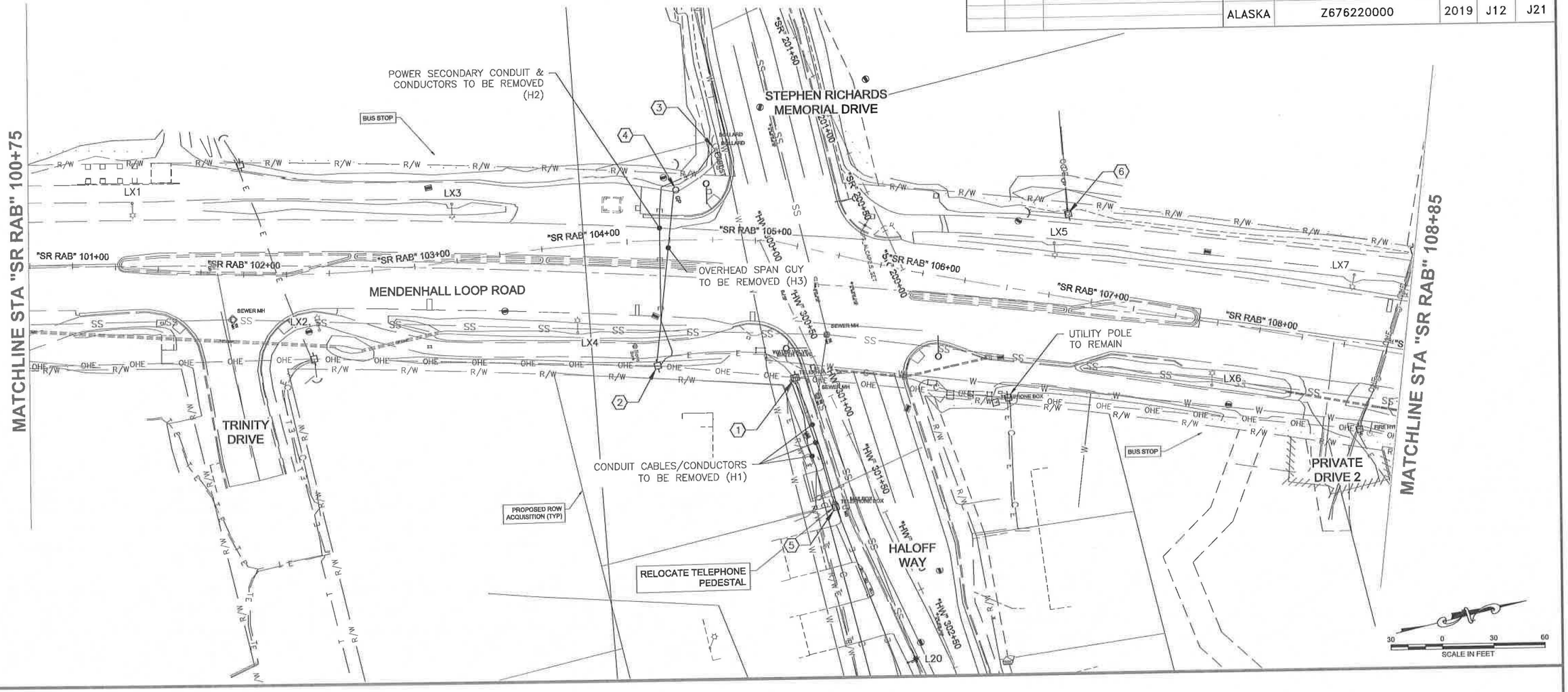
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

NEW ELECTRICAL SITE PLAN STA FD RAB 402+80 TO 410+34

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
JORDAN AVE #7, JUNEAU, AK 99801 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
FILE | J:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\V_SC14-CT-RD-70776.dwg | LAYOUT | J11 | DATE | 10/16/2018

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J12	J21



NOTES:

1. UTILITY POLE TO BE REMOVED BE AEL&P. UNDER GROUND RISERS FROM ADJACENT PEDESTALS THAT ARE ROUTED UP POLE SHALL BE REPLACED WITH NEW CONDUIT AND CONDUCTORS FROM PEDESTALS TO THE NEXT POLE SOUTH WHICH IS TO REMAIN. TELEPHONE AND TV UTILITIES TO PROVIDE NEW CONDUIT AND PULL NEW CONDUCTORS (ACS AND GCI). SEE NOTE 2. (CONFLICT H1). POWER UTILITY TO PROVIDE CONDUIT AND CABLE FROM EXISTING PRIMARY JUNCTION BOX ON HALOFF WAY TO POLE TO REMAIN.
2. UTILITY POLE TO REMAIN. POWER, TELEPHONE, AND TV UNDERGROUND CONDUIT TO BE ROUTED TO THIS POLE FROM PEDESTALS. (CONFLICT H1).
3. POWER SECONDARY JUNCTION BOX TO BE REMOVED. (CONFLICT H2).
4. SPAN GUY UTILITY POLE TO BE REMOVED. (CONFLICT H3).
5. TELEPHONE PEDESTAL TO BE MOVED. (CONFLICT H4).
6. UTILITY POLE WITH DOWN GUY TO BE REPLACED WITH A STEEL POLE. (CONFLICT H5).

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

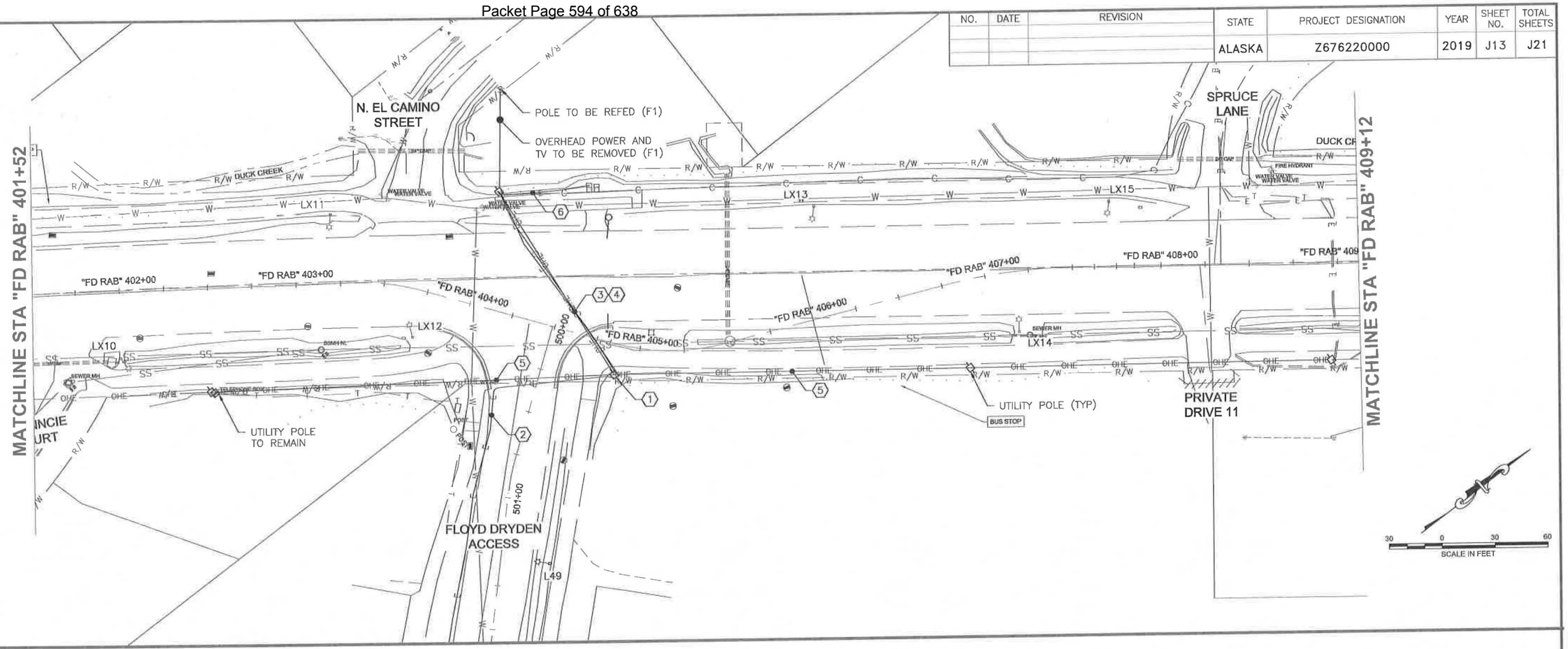
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

EXISTING PLAN STA SR RAB 100+75 TO 108+85 UTILITY CONFLICTS

DATE | 10/16/2018 | LAYOUT | J12 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
FIRM | MORRIS ENGINEERING GROUP, INC | JORDAN AVE #7, JUNEAU, AK 99801 | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
FILE | X:\129 dowt engineering\20 mendenhall loop road improvements\Working Drawings\X_5014-01-RD-70778.dwg

NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	J13	J21



NOTES:

1. UTILITY POLE TO BE REMOVED. (2) POWER PRIMARY UNDERGROUND RISERS, (1) POWER SECONDARY UNDERGROUND RISER, AND TV UNDERGROUND RISER TO BE REMOVED. (CONFLICT F1).
2. UNDERGROUND POWER PRIMARY TO BE REROUTED TO NEW UTILITY POLE. (CONFLICT F1).
3. UNDERGROUND POWER PRIMARY, UNDERGROUND POWER SECONDARY TO BE REMOVED (CONFLICT F1).
4. OVERHEAD MESSENGER CABLE TO BE REMOVED. (CONFLICT F1).
5. OVERHEAD TV AND TELEPHONE CABLES TO BE REMOVED. (CONFLICT F2).
6. UNDERGROUND POWER SECONDARY TO LOAD CENTER TO BE REMOVED. (CONFLICT F1).

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA

PRE PS&E 10/16/18

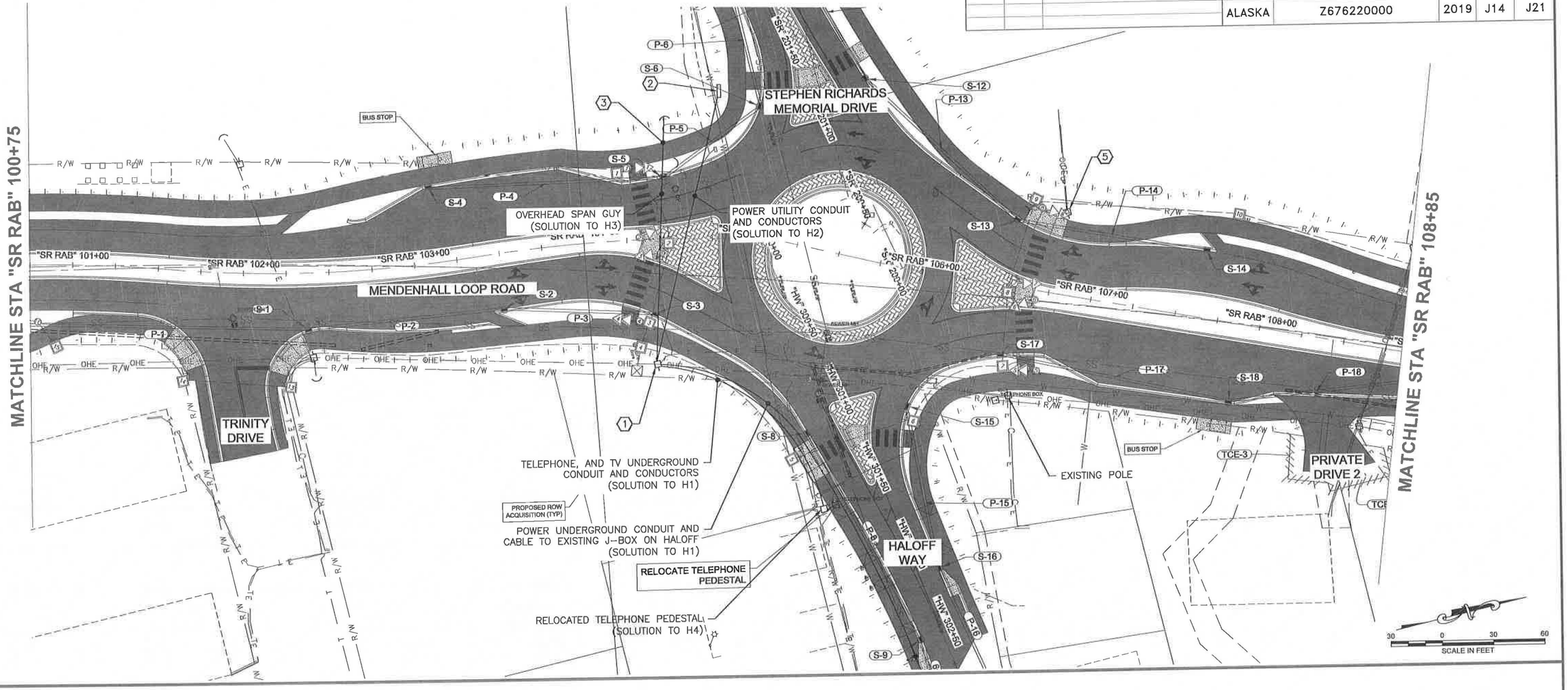
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

EXISTING PLAN STA FD RAB 401+52 TO 409+12 UTILITY CONFLICTS

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
JORDAN AVE #7, JUNEAU, AK 99801 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018 | LAYOUT | J13 | DATE
FILE | x:\29 dowl engineering\28 mendenhall loop road improvements\Working Drawings\X_SC14-C1-RD-70778.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J14	J21



NOTES:

1. EXISTING UTILITY POLE TO REMAIN. TELEPHONE AND TV UNDERGROUND CONDUITS ROUTED FROM EXISTING PEDESTALS TO EXISTING POLE AND ROUTED UP POLE TO BE FED. ALSO A NEW POWER CONDUIT WILL BE ROUTED FROM POLE TO EXISTING POWER JUNCTION BOX ON HALOFF WAY. (SOLUTION TO CONFLICT H1).
2. NEW POWER UTILITY PRIMARY JUNCTION BOX. ADDITIONAL COST TO CHANGE TO PRIMARY JUNCTION BOX TO BE COVERED BY AEL&P. (SOLUTION H2).
3. NEW SPAN GUY POLE WITH BACK GUY. (SOLUTION TO H3).
4. RELOCATED TELEPHONE PEDESTAL. TELEPHONE CABLES AND CONDUIT RELOCATED AS REQUIRED (SOLUTION TO H4).
5. STEEL POLE (SOLUTION TO H5).

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

PRE PS&E
10/16/18

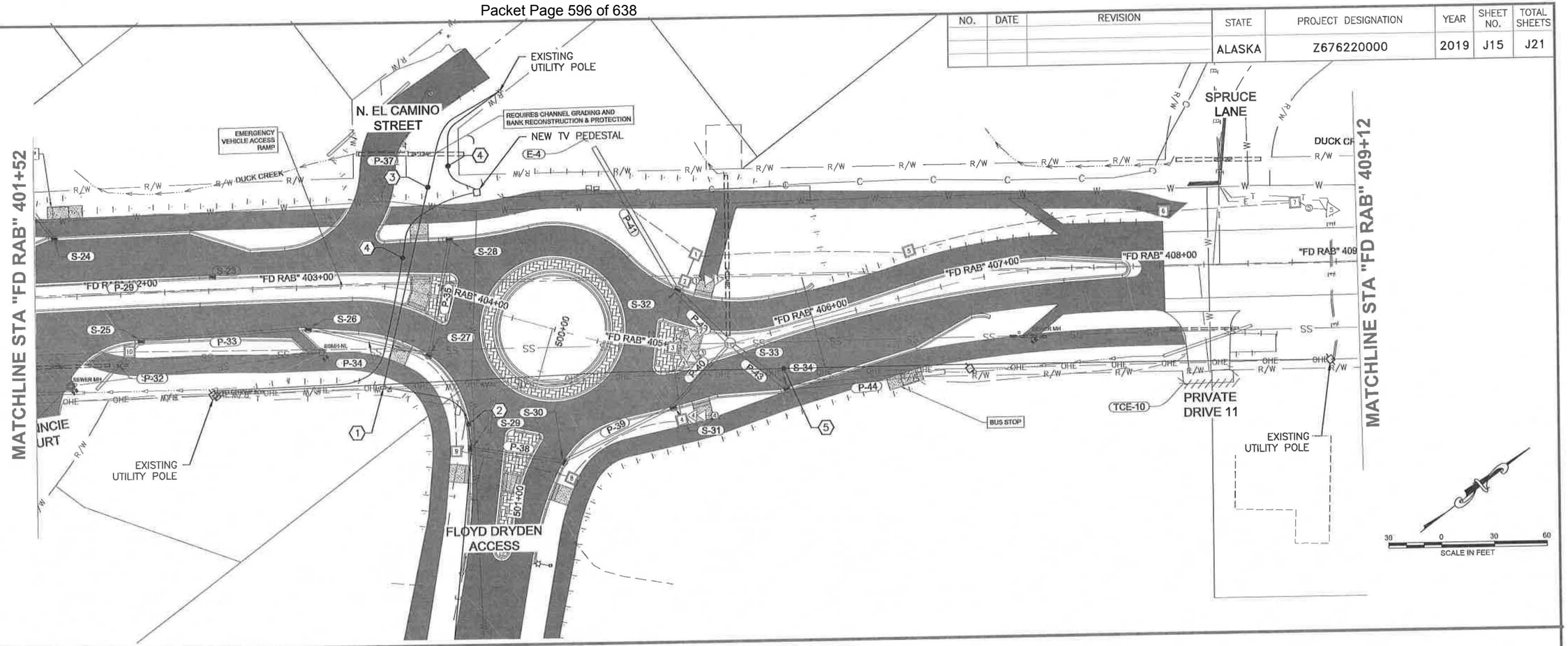
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

NEW PLAN STA SR RAB 100+75 TO 108+85 UTILITY RESOLUTIONS

DESIGNED | MORRIS | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
DRAFTED | WATTS | CHECKED | MORRIS | LAYOUT | J14 | 10/15/2018 | JORDAN AVE #7, JUNEAU, AK 99801
FIRM | MORRIS ENGINEERING GROUP, INC
FILE | y:\128 dowl engineering\20 mendenhall loop road improvements\Working Drawings\X_SC14-07-RD-70776.dwg
DATE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J15	J21



NOTES:

1. UTILITY NEW POLE WITH (2) POWER UTILITY PRIMARY RISER AND (1) POWER UTILITY SECONDARY RISER. (SOLUTION TO CONFLICT F1).
2. EXISTING POWER PRIMARY UNDERGROUND CONDUIT WITH CONDUCTORS ROUTED TO NEW POLE. (SOLUTION TO CONFLICT F1).
3. NEW POWER PRIMARY AND SECONDARY UNDERGROUND CONDUIT WITH CONDUCTORS. (SOLUTION TO CONFLICT F1).
4. NEW TV UNDERGROUND CONDUIT AND CABLE. (SOLUTION TO F1).
5. NEW POWER, TV, AND TELEPHONE UNDERGROUND CONDUIT AND CABLES ROUTED BETWEEN EXISTING POLES. (SOLUTION TO F2).
6. NEW POWER CONDUIT AND CONDUCTORS TO LOAD CENTER. (SOLUTION TO F1).

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

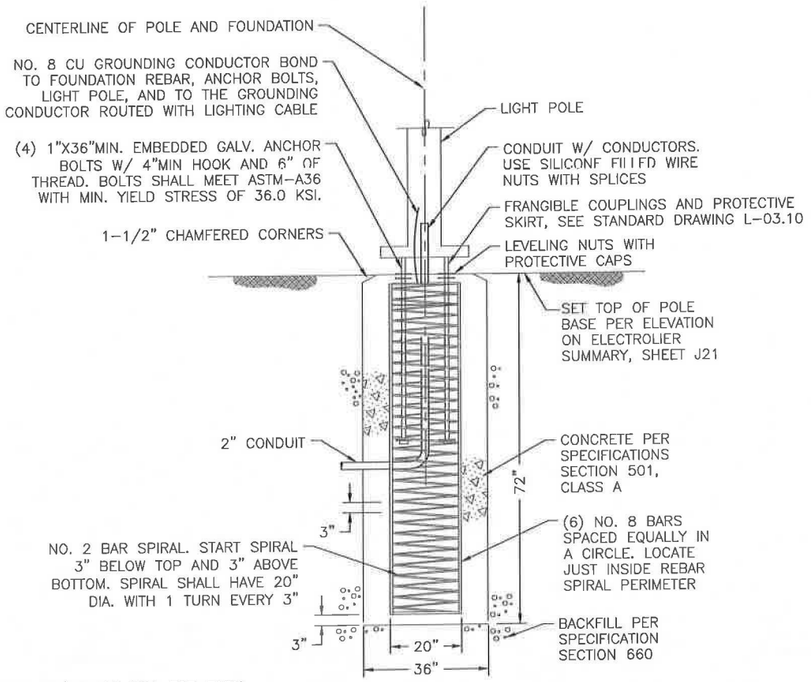
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

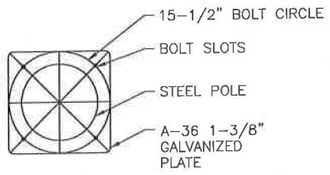
NEW PLAN STA FD RAB 401+52 TO 409+12 UTILITY RESOLUTIONS

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
ADDRESS | 2375 JORDAN AVE #7, JUNEAU, AK 99801 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018 | LAYOUT | J15
FILE | J:\Y129 dwg engineering\20 mendenhall loop road improvements\Working Drawings\X_SD14-GT-RD-10776.dwg

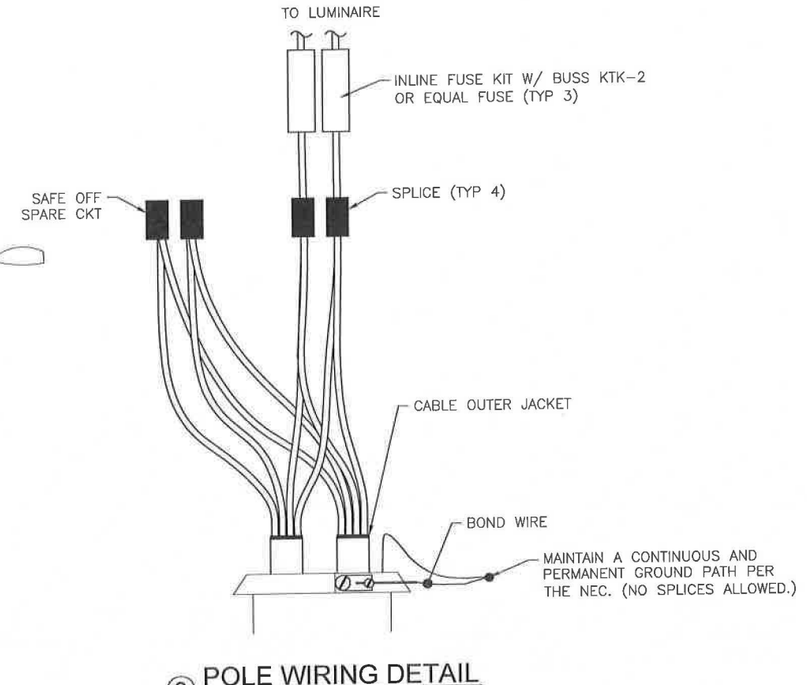
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J16	J21



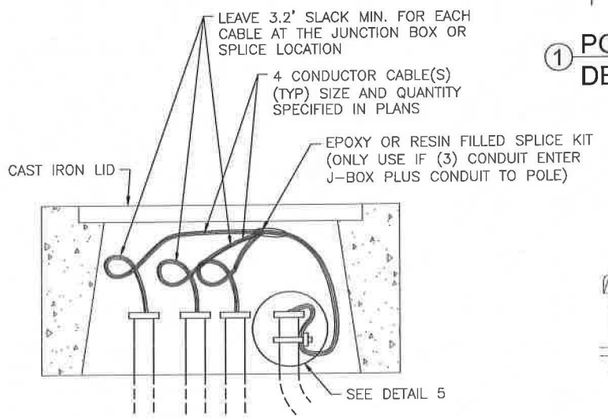
1 POLE BASE FOUNDATION DETAIL
NO SCALE



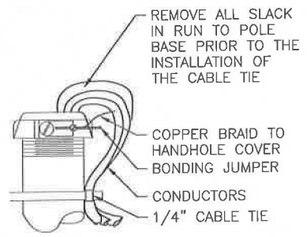
2 BOLT CIRCLE DETAIL
NO SCALE



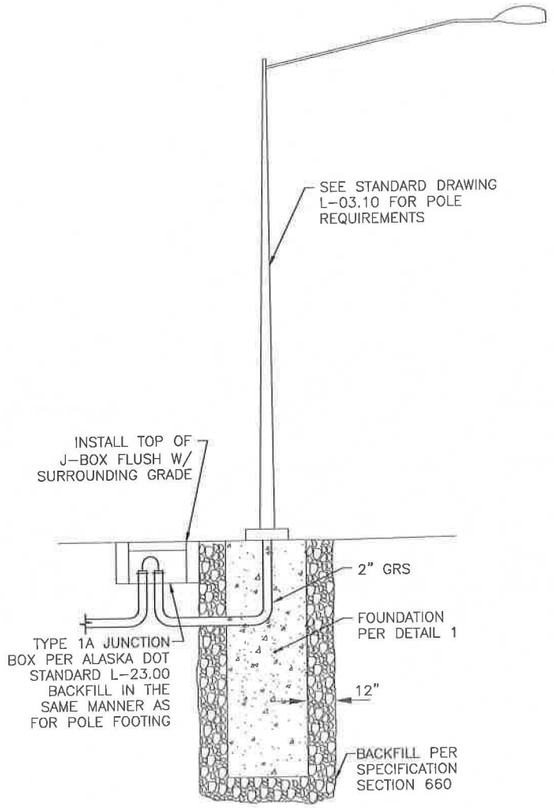
3 POLE WIRING DETAIL
NO SCALE



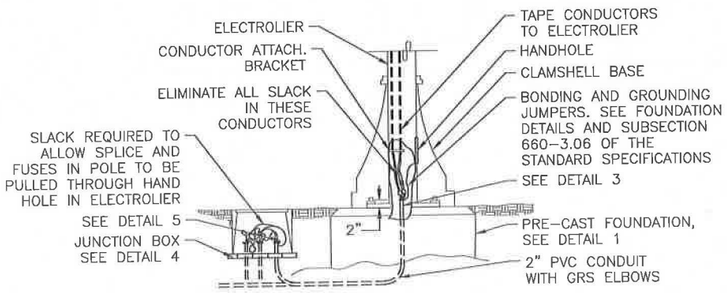
4 JUNCTION BOX DETAIL
NO SCALE



5 JUNCTION BOX GROUNDING DETAIL
NO SCALE



6 ELECTROLIER MOUNTING DETAIL
NO SCALE



7 LIGHTING SYSTEM POLE AND JUNCTION BOX WIRING DETAIL
NO SCALE

NOTES:

1. ALL SPLICES SHALL BE IN BASE OF POLE.
2. PROVIDE GROUNDING BUSHINGS ON CONDUIT. BOND GROUNDING CONDUCTOR ROUTED WITH LIGHTING CABLE TO GROUNDING BUSHINGS AND STEEL COVER, AND ROUTE TO LIGHT POLE BASE.
3. PROVIDE DOUBLE FUSED CONNECTOR KITS IN BASE OF POLE. SECTION NO. 1791-DF OR EQUAL. THE FUSES SHALL BE BUSS KTK-5 FAST ACTING DUAL FERRULE TYPE OR APPROVED EQUAL.
4. LOCATE THE LIGHT POLES AND JUNCTION BOXES WHERE SHOWN ON TABLES ON SHEET J19. ROUTE CONDUIT AS SHOWN.
5. SIZE POLE WITH LUMINAIRE FOR 100 MPH SUSTAINED WINDS WITH GUSTS TO 120 MPH, EXPOSURE B (IBC 2003).
6. PROVIDE A PHOTOCELL AT TOP OF POLE WHERE SHOWN.
7. PROVIDE FUSE KITS IN EACH POLE BASE.
8. PROVIDE GROUNDING BUSHINGS ON CONDUIT.
9. SPLICE IN J-BOX ONLY WHEN CIRCUIT BRANCHES IN TWO DIRECTIONS (3 OR MORE CONDUIT PLUS CONDUIT TO LIGHT POLE). OTHERWISE SPLICE CABLES IN LIGHT POLE PER DETAIL 7. USE RESIN FILLED SPLICE KITS WHEN SPLICING IN J-BOXES.
10. BOND GROUNDING CONDUCTORS THAT ARE IN CONDUIT TO GROUNDING BUSHINGS AND TO J-BOX LID BONDING JUMPER.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

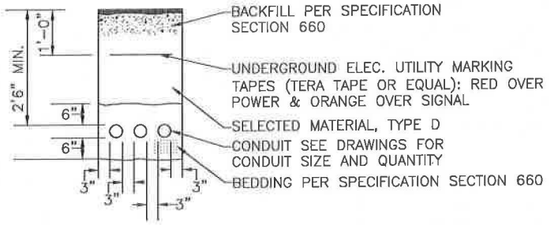
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

ELECTROLIER AND JUNCTION BOX DETAILS

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
JORDAN AVE #7, JUNEAU, AK 99801 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
FILE | y:\129 dot& engineering\20 mendenhall loop road improvements\Working Drawings\E10.dwg | LAYOUT | J16 | DATE | 10/16/2018

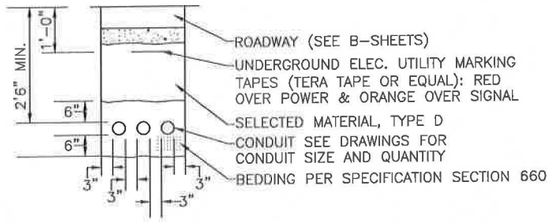
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J17	J21



NOTE:

1. ALL DIMENSIONS ARE MINIMUM.

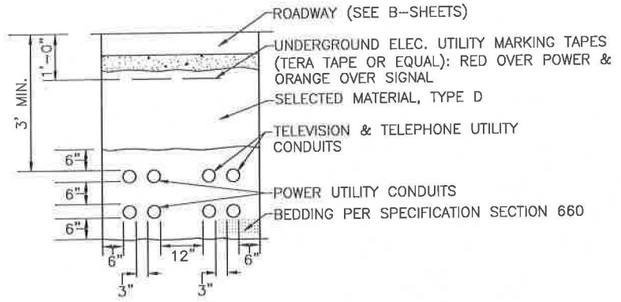
① TRENCH DETAIL - NON-PAVED AREAS
NO SCALE



NOTES:

1. ALL DIMENSIONS ARE MINIMUM.
2. SEE B-SHEETS FOR TYPICAL SECTIONS UNDER PAVED AREAS.
3. WHERE UTILITY CONDUITS ARE BURIED, SEPARATE TV AND TELEPHONE UTILITY CONDUITS 12". INCREASE BURIAL DEPTH TO 36" FOR ALL UTILITY CONDUITS. SEE UTILITY TRENCH DETAIL, THIS SHEET.

② TRENCH DETAIL - PAVED AREAS
NO SCALE



NOTES:

1. ALL DIMENSIONS ARE MINIMUM.
2. SEE B-SHEETS FOR TYPICAL SECTIONS UNDER PAVED AREAS.

③ UTILITY TRENCH DETAIL
NO SCALE

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA
PRE PS&E
10/16/18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

TRENCH DETAILS

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
JORDAN AVE #7, JUNEAU, AK 99801
FILE | y:\J29 dowl engineering\20 mendenhall loop road improvements\Working Drawings\E11.dwg | LAYOUT | J17 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J18	J21

ELECTROLIER SCHEDULE

TYPE	DESCRIPTION	OPTICAL PERFORMANCE	MANUFACTURER	
		LED	BRAND	PART NO.
A	ROADWAY LUMINAIRE WITH FOUR MOUNTING BOLTS TO A 2-3/8" OD MAST ARM. DIE CAST ALUMINUM HOUSING, POLYESTER POWDER COAT, 120-277V, ANSI C136.41 7 PIN WITH SHORTING CAP, BUBBLE LEVEL, IP66, DOOR GROUNDING TETHER, TOOL-LESS ENTRY, QUICK DISCONNECTS.	4,000K, 700mA MAX, 17,700 LUMENS MIN, 140 WATTS MAX, TYPE 3 DISTRIBUTION	AEL	ATB2 60BLEDE70 MVOLT R3 BLHK P7SH
				(OR)
			GE	ERL2018C340D GRAY A BGIL 041
				(OR)
				EQUAL
B	ROADWAY LUMINAIRE WITH FOUR MOUNTING BOLTS TO A 2-3/8" OD MAST ARM. DIE CAST ALUMINUM HOUSING, POLYESTER POWDER COAT, 120-277V, ANSI C136.41 7 PIN WITH SHORTING CAP, BUBBLE LEVEL, IP66, DOOR GROUNDING TETHER, TOOL-LESS ENTRY, QUICK DISCONNECTS.	4,000K, 850mA MAX, 21,000 LUMENS MIN, 174 WATTS MAX, TYPE 3 DISTRIBUTION	AEL	ATB2 60BLEDE85 MVOLT R3 BLHK P7SH
				(OR)
			GE	ERL2021C340D GRAY A BGIL 041
				(OR)
				EQUAL
C	ROADWAY LUMINAIRE WITH FOUR MOUNTING BOLTS TO A 2-3/8" OD MAST ARM. DIE CAST ALUMINUM HOUSING, POLYESTER POWDER COAT, 120-277V, ANSI C136.41 7 PIN WITH SHORTING CAP, BUBBLE LEVEL, IP66, DOOR GROUNDING TETHER, TOOL-LESS ENTRY, QUICK DISCONNECTS.	4,000K, 1,000mA MAX, 30,000 LUMENS MIN, 278 WATTS MAX, TYPE 3 DISTRIBUTION	AEL	ATB2 80BLEDE10 MVOLT R3 BLHK P7SH
				(OR)
			GE	ERL2030C340D GRAY A BGIL 041
				(OR)
				EQUAL
D	ROADWAY LUMINAIRE WITH FOUR MOUNTING BOLTS TO A 2-3/8" OD MAST ARM. DIE CAST ALUMINUM HOUSING, POLYESTER POWDER COAT, 120-277V, ANSI C136.41 7 PIN WITH SHORTING CAP, BUBBLE LEVEL, IP66, DOOR GROUNDING TETHER, TOOL-LESS ENTRY, QUICK DISCONNECTS.	4,000K, 1,000mA MAX, 30,000 LUMENS MIN, 278 WATTS MAX, TYPE 4 DISTRIBUTION	AEL	ATB2 80BLEDE10 MVOLT R4 BLHK P7SH
				(OR)
			GE	ERL2030C340D GRAY A BGIL 041
				(OR)
				EQUAL

NOTE:

1. PROVIDE THE LUMINAIRES SHOWN OR APPROVED EQUAL. A SUBSTITUTE LUMINAIRE SHALL HAVE EQUIVALENT PHOTOMETRIC PERFORMANCE AS WELL AS THE SAME QUALITY, FEATURES, FUNCTIONALITY, ATTRIBUTES, ETC. AS THE SPECIFIED LUMINAIRE INCLUDING THE REQUIREMENTS SHOWN ON THE PLANS AND INCLUDED IN THE SPECIFICATIONS. IF IT DOES NOT, IT WILL BE REJECTED AS AN EQUAL TO THE SPECIFIED LUMINAIRE. PHOTOMETRIC FILES SHALL BE PROVIDED (*.IES) ALONG WITH CATALOG CUT SHEETS DURING SUBMITTALS AND THE LIGHTING DESIGN WILL BE CHECKED BY THE DESIGNER USING THE SUBSTITUTE LUMINAIRE. IF AN EQUIVALENT LIGHT LEVEL AND UNIFORMITY AS WELL AS GLARE CONTROL IS NOT ACHIEVED, THE SUBSTITUTE LUMINAIRE WILL BE REJECTED AS AN EQUAL TO THE SPECIFIED LUMINAIRE.

ELECTROLIER GENERAL NOTES:

1. EACH NEW ELECTROLIER SHALL HAVE A JUNCTION BOX INSTALLED ADJACENT TO THE FOUNDATION AS SHOWN IN THE POLE AND JUNCTION BOX WIRING DETAIL SHEET J16, UNLESS NOTED OTHERWISE.
2. PROVIDE JUNCTION BOXES PER SUMMARIES ON SHEET J19. SEE STANDARD DRAWING L-23.01 AND DETAILS ON SHEET J16.
3. NEW ELECTROLIER FOUNDATIONS SHALL BE PRE-CAST. PRE-CAST FOUNDATIONS SHALL BE LIFTED AND TRANSPORTED USING A DEVICE THAT DISTRIBUTES THE LOAD EVENLY BETWEEN THE ANCHOR BOLTS. SEE SHEET J16 FOR POLE BASE FOUNDATION DETAIL.
4. ILLUMINATION CIRCUIT WIRES SHALL BE NO. 8 AWG. 4-CONDUCTOR CABLE WITH COPPER CONDUCTORS, XHHW INSULATION, AND AN OVERALL PVC JACKET.
5. PROVIDE ELECTROLIERS PER DETAILS ON THIS SHEET, ELECTROLIER SUMMARY TABLES ON SHEET J19, AND STANDARD DRAWING L-03.10.
6. COORDINATE WITH GENERAL CONTRACTOR TO ADJUST JUNCTION BOXES SO THAT THE TOP OF EACH JUNCTION BOX IS FLUSH WITH FINISHED GRADE.
7. PROVIDE GROUNDING BUSHING ON CONDUIT ENTERING JUNCTION BOXES, POLES, AND AS REQUIRED PER THE NEC.
8. SIZE POLE WITH MAST ARM AND LUMINAIRE AS REQUIRED FOR SUSTAINED WINDS OF 100 MPH AND GUSTS TO 120 MPH, EXPOSURE B (2003).
9. STATION AND OFFSET INFORMATION GIVEN TO CENTER OF LIGHT POLE BASE AND CENTER OF JUNCTION BOX. POLE BASE ELEVATION GIVEN TO TOP OF LIGHT POLE CONCRETE FOUNDATION.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

STATE OF ALASKA

PRE PS&E 10/16/18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

ELECTROLIER SCHEDULE

JORDAN AVE #7, JUNEAU, AK 99801 | PHONE (907) 789-3350 | CERTIFICATE OF AUTH #: AECL1010
10/16/2018 | LAYOUT J18 | DESIGNED MORRIS | CHECKED MORRIS | DRAFTED WATTS
FIRM MORRIS ENGINEERING GROUP, INC | DATE
FILE J:\Z28 dowl engineering\20 mendenhall loop road improvements\Working Drawings\LUMINAIRE SCHEDULE.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J19	J21

DEMOLITION ELECTROLIER SUMMARY

NO.	MAST-ARM LENGTH	LUMINAIRE MOUTING HEIGHT	STA LINE	STATION	OFFSET	POLE BASE ELEVATION	LUMINAIRE TYPE	REMARKS
LX1	UNK	30'	SR RAB	101+32.46	37.75'LT	N/A	150W HPS	
LX2	UNK	30'	SR RAB	102+43.27	32.80'RT	N/A	150W HPS	
LX3	UNK	30'	SR RAB	103+26.42	33.47'LT	N/A	150W HPS	
LX4	UNK	30'	SR RAB	103+91.95	50.54'RT	N/A	150W HPS	
LX5	UNK	30'	SR RAB	106+72.74	30.11'LT	N/A	150W HPS	
LX6	UNK	30'	SR RAB	107+77.89	36.32'RT	N/A	150W HPS	
LX7	UNK	30'	SR RAB	108+48.71	40.90'LT	N/A	150W HPS	
LX8	UNK	30'	SR RAB	109+42.77	32.58'RT	N/A	150W HPS	
LX9	UNK	30'	SR RAB	110+34.99	40.77'LT	N/A	150W HPS	
LX10	UNK	30'	FD RAB	401+99.54	38.30'RT	N/A	150W HPS	
LX11	UNK	30'	FD RAB	403+20.01	39.02'LT	N/A	150W HPS	
LX12	UNK	30'	FD RAB	403+73.72	26.85'RT	N/A	150W HPS	
LX13	UNK	30'	FD RAB	406+16.35	62.22'LT	N/A	150W HPS	
LX14	UNK	30'	FD RAB	407+15.78	34.28'RT	N/A	150W HPS	
LX15	UNK	30'	FD RAB	407+71.02	36.59'LT	N/A	150W HPS	
LX16	UNK	30'	SR RAB	100+37.18	37.98'RT	N/A	150W HPS	
LX17	UNK	30'	SR RAB	111+25.34	34.80'RT	N/A	150W HPS	
LX18	UNK	30'	FD RAB	400+80.59	38.60'LT	N/A	150W HPS	

JUNCTION BOX SUMMARY

NO.	STA LINE	STATION	OFFEST	TYPE	ELEV.	REMARKS
J1	SR RAB	101+76.28	72.81'RT	1A	40.710'	L10
J2	SR RAB	101+55.15	46.48'LT	1A	41.60'	L11
J3	SR RAB	102+49.72	45.91'RT	1A	41.11'	L12
J4	SR RAB	102+87.89	59.00'LT	1A	40.58'	L13
J5	SR RAB	103+63.37	58.61'RT	1A	40.95'	L14
J6	SR RAB	104+09.53	57.59'LT	1A	41.52'	L15
J7	SR RAB	104+47.06	65.34'RT	1A	43.03'	L16
J8	SR RAB	104+69.10	68.95'LT	1A	42.24'	L17
J9	SR RAB	104+60.57	163.95'LT	1A	41.72'	L18
J10	SR RAB	105+70.94	144.23'RT	1A	41.29'	L19
J11	SR RAB	105+63.42	7.16'RT	1A	50.85'	L21
J12	SR RAB	106+25.21	83.24'RT	1A	43.53'	L23
J13	SR RAB	105+24.73	131.85'LT	1A	43.70'	L24
J14	SR RAB	106+16.78	74.27'LT	1A	43.14'	L25
J15	SR RAB	106+87.59	58.06'RT	1A	44.14'	L26
J16	SR RAB	107+26.95	56.15'LT	1A	41.63'	L27
J17	SR RAB	108+16.39	57.76'RT	1A	41.52'	L28
J18	SR RAB	108+56.87	39.10'LT	1A	43.98'	L29
J19	SR RAB	109+59.25	52.01'RT	1A	40.82'	L30
J20	SR RAB	110+39.52	43.00'LT	1A	43.35'	L31
J21	FD RAB	400+80.34	39.84'LT	1A	46.74'	L42
J22	FD RAB	401+24.63	46.16'RT	1A	44.35'	L43
J23	FD RAB	402+39.75	47.30'RT	1A	47.27'	L44
J24	FD RAB	403+50.37	33.82'LT	1A	48.90'	L45
J25	FD RAB	403+79.31	40.21'RT	1A	48.98'	L46
J26	FD RAB	404+25.15	108.16'RT	1A	47.34'	L47
J27	FD RAB	404+10.04	55.18'LT	1A	49.60'	L48
J28	FD RAB	404+91.51	48.14'RT	1A	48.11'	L50
J29	FD RAB	404+95.33	52.78'LT	1A	48.81'	L51
J30	FD RAB	405+48.51	51.93'RT	1A	47.24'	L52
J31	FD RAB	406+53.89	29.68'LT	1A	48.43'	L53
J32	FD RAB	407+57.27	31.32'RT	1A	48.13'	L54
J33	FD RAB	408+78.80	35.39'LT	1A	47.58'	L55
J34	SR RAB	100+39.00	40.12'RT	1A	39.93'	L9
J35	FD RAB	396+64.61	38.01'RT	1A	45.06'	L38
J36	FD RAB	398+87.86	36.14'LT	1A	46.71'	L40
J37	FD RAB	399+57.18	39.88'RT	1A	44.75'	L41
J38	SR RAB	111+39.34	35.19'RT	1A	43.13'	L32

ELECTROLIER SUMMARY

NO.	MAST-ARM LENGTH	LUMINAIRE MOUTING HEIGHT	STA LINE	STATION	OFFSET	POLE BASE ELEVATION	LUMINAIRE TYPE	REMARKS
L1	UNK	30'				36.98'	EXISTING	EXISTING TO REMAIN
L2	UNK	30'				37.86'	EXISTING	EXISTING TO REMAIN
L3	UNK	30'				37.34'	EXISTING	EXISTING TO REMAIN
L4	UNK	30'				38.37'	EXISTING	EXISTING TO REMAIN
L5	UNK	30'	SR RAB	96+33.96	40.66'RT	40.21'	EXISTING	EXISTING TO REMAIN
L6	UNK	30'	SR RAB	97+36.13	32.16'LT	40.32'	EXISTING	EXISTING TO REMAIN
L7	UNK	30'	SR RAB	98+33.48	39.82'RT	37.98'	EXISTING	EXISTING TO REMAIN
L8	UNK	30'	SR RAB	99+35.20	34.07'LT	41.64'	A	EXISTING POLE, NEW LUMINAIRE
L9	8	30'	SR RAB	100+37.12	35.51'RT	38.27'	A	NEW POLE AND LUMINAIRE
L10	8	30'	SR RAB	101+75.40	68.93'RT	40.75'	A	NEW POLE AND LUMINAIRE
L11	12	30'	SR RAB	101+55.45	42.99'LT	41.60'	B	NEW POLE AND LUMINAIRE
L12	10	30'	SR RAB	102+48.84	35.38'RT	41.46'	B	NEW POLE AND LUMINAIRE
L13	12	30'	SR RAB	102+87.58	55.51'LT	42.31'	B	NEW POLE AND LUMINAIRE
L14	10	30'	SR RAB	103+65.57	37.19'RT	42.65'	C	NEW POLE AND LUMINAIRE
L15	12	30'	SR RAB	104+12.25	54.74'LT	42.90'	B	NEW POLE AND LUMINAIRE
L16	10	30'	SR RAB	104+49.31	52.08'RT	42.96'	C	NEW POLE AND LUMINAIRE
L17	12	30'	SR RAB	104+71.57	66.69'LT	43.87'	D	NEW POLE AND LUMINAIRE
L18	10	30'	SR RAB	104+70.57	169.16'LT	41.73'	B	NEW POLE AND LUMINAIRE
L19	12	30'	SR RAB	105+70.39	140.16'RT	42.53'	C	NEW POLE AND LUMINAIRE
L20	UNK	30'	SR RAB	106+30.90	225.29'RT	41.72'	EXISTING	EXISTING TO REMAIN
L21	12	30'	SR RAB	105+66.62	8.55'LT	49.97'	B	NEW POLE AND LUMINAIRE
L22	UNK	30'	SR RAB	104+81.56	274.79'LT	41.20'	C	EXISTING POLE, NEW LUMINAIRE
L23	10	30'	SR RAB	106+08.08	83.00'RT	43.47'	C	NEW POLE AND LUMINAIRE
L24	10	30'	SR RAB	105+26.50	128.40'LT	43.73'	C	NEW POLE AND LUMINAIRE
L25	12	30'	SR RAB	106+15.08	71.21'LT	44.90'	C	NEW POLE AND LUMINAIRE
L26	10	30'	SR RAB	106+86.71	42.41'RT	43.91'	C	NEW POLE AND LUMINAIRE
L27	12	30'	SR RAB	107+27.35	52.68'LT	43.42'	C	NEW POLE AND LUMINAIRE
L28	10	30'	SR RAB	108+14.76	39.24'RT	43.580'	C	NEW POLE AND LUMINAIRE
L29	8	30'	SR RAB	108+60.44	37.53'LT	43.98'	B	NEW POLE AND LUMINAIRE
L30	12	30'	SR RAB	109+59.90	31.40'RT	43.32'	A	NEW POLE AND LUMINAIRE
L31	8	30'	SR RAB	110+39.60	29.20'LT	44.100'	A	NEW POLE AND LUMINAIRE
L32	8	30'	SR RAB	111+39.24	31.88'RT	43.210'	A	NEW POLE AND LUMINAIRE
L33	UNK	30'	SR RAB	112+26.50	36.64'LT	44.46'	EXISTING	EXISTING TO REMAIN
L34	UNK	30'	SR RAB	113+37.20	36.11'RT	44.350'	EXISTING	EXISTING TO REMAIN
L35	UNK	30'	SR RAB	114+36.84	40.00'LT	45.36'	EXISTING	EXISTING TO REMAIN
L36	UNK	30'	SR RAB	115+25.13	40.67'RT	43.24'	EXISTING	EXISTING TO REMAIN
L37	UNK	30'	FD RAB	396+13.05	36.18'LT	46.10'	EXISTING	EXISTING TO REMAIN
L38	UNK	30'	FD RAB	396+61.89	37.81'RT	45.11'	EXISTING	EXISTING TO REMAIN
L39	UNK	30'	FD RAB	397+54.36	37.11'LT	46.30'	EXISTING	EXISTING TO REMAIN
L40	UNK	30'	FD RAB	398+86.18	34.42'LT	46.87'	EXISTING	EXISTING TO REMAIN
L41	UNK	30'	FD RAB	399+59.65	38.80'RT	44.77'	A	EXISTING POLE, NEW LUMINAIRE
L42	8	30'	FD RAB	400+79.88	33.34'LT	46.59'	A	NEW POLE AND LUMINAIRE
L43	10	30'	FD RAB	401+22.52	42.81'RT	45.43'	A	NEW POLE AND LUMINAIRE
L44	10	30'	FD RAB	402+39.69	31.99'RT	47.86'	C	NEW POLE AND LUMINAIRE
L45	10	30'	FD RAB	403+50.71	29.06'LT	48.82'	B	NEW POLE AND LUMINAIRE
L46	10'	30'	FD RAB	403+76.94	37.09'RT	48.90'	A	NEW POLE AND LUMINAIRE
L47	10	30'	FD RAB	404+27.24	105.52'RT	47.34'	A	NEW POLE AND LUMINAIRE
L48	10	30'	FD RAB	404+11.38	51.95'LT	49.54'	A	NEW POLE AND LUMINAIRE
L49	UNK	30'	FD RAB	404+83.70	129.41'RT	47.10'	EXISTING	EXISTING TO REMAIN
L50	8	30'	FD RAB	404+89.16	49.39'RT	48.07'	A	NEW POLE AND LUMINAIRE
L51	10	30'	FD RAB	404+95.07	49.29'LT	48.74'	B	NEW POLE AND LUMINAIRE
L52	12	30'	FD RAB	405+48.79	48.11'RT	47.82'	C	NEW POLE AND LUMINAIRE
L53	10	30'	FD RAB	406+53.04	26.28'LT	48.38'	B	NEW POLE AND LUMINAIRE
L54	8	30'	FD RAB	407+57.12	27.83'RT	48.08'	B	NEW POLE AND LUMINAIRE
L55	10	30'	FD RAB	408+78.78	31.89'LT	47.63'	A	NEW POLE AND LUMINAIRE
L56	UNK	30'	FD RAB	409+57.06	39.98'RT	47.30'	A	EXISTING POLE, NEW LUMINAIRE

SUMMARY NOTES:

1. PROVIDE 6" MINIMUM HORIZONTAL CLEARANCE BETWEEN ELECTROLIER BASE AND OTHER BURIED PIPES, STORM DRAINS, ETC. CONSULT WITH ENGINEER BEFORE ADJUSTING THE LOCATION OF ANY ELECTROLIER.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789-3350
#AECL1010

PRE PS&E 10/16/18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

ELECTROLIER AND JUNCTION BOX SUMMARIES

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH #. AECL1010
JORDAN AVE #7, JUNEAU, AK 99801 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
10/16/2018 | LAYOUT | J19 | DATE
FILE | x:\129 dowl engineering\20 mendenhall loop road improvements\Working Drawings\ELECTROLIER AND J-BOX SCHEDULES.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J20	J21

SUMMARY OF LIGHTING LOAD CENTER: NO. 1
(EXISTING LOADS)

LOAD CENTER TYPE 3

LOCATION DATA: STA. "SR RAB" 96+13.33 51.74'RT'RT
LOAD CENTER: EXISTING TO REMAIN
POWER SOURCE: UTILITY POLE AT LOAD CENTER
PHOTOELECTRIC CONTROL: YES, MOUNTED TO LOAD CENTER

SERVICE VOTAGE: 1 PHASE, 3 WIRE, 240V, 60HZ
INTERRUPTING CAPACITY OF CIRCUIT BREAKERS–SERIES RATED: 10,000AIC
PROVIDE METER SOCKET: YES
SERVICE AMPS: 100A

MAIN BREAKER A: 240V, 2 POLE, 100A
PANEL A RATING: 120/240V, 1 PHASE, 3 WIRE, AMPS UNKNOWN
CONTACTOR: 240V, 2 POLE, 100A

LOAD PANEL A SUMMARY

CIRCUIT NUMBER	DESCRIPTION	KVA LOAD	BREAKER AMPS	BREAKER POLES
1, 3	LTG 1, W SIDE, TO STEPHEN RICHARDS	0.5	20	2
2, 4	LTG 2, E SIDE, TO CHURCH DR.	0.5	20	2
5, 7	LTG 3, W SIDE, TO KODZOFF	0.7	20	2
6, 8	LTG 4, E SIDE TO HALOFF	0.8	15	2

PE CELL IS POWERED FROM CONTACTOR.

SUMMARY OF LIGHTING LOAD CENTER: NO. 2
(EXISTING LOADS)

LOAD CENTER TYPE 1A

LOCATION DATA: STA. "SR RAB" 106+50.6 65.08'RT
LOAD CENTER: EXISTING TO BE RELOCATED
POWER SOURCE: UTILITY POLE ADJACENT LOAD CENTER
PHOTOELECTRIC CONTROL: YES

SERVICE VOTAGE: 120/240V, 1 PHASE, 3 WIRE, 60HZ
INTERRUPTING CAPACITY OF CIRCUIT BREAKERS–SERIES RATED: 10,000AIC
PROVIDE METER SOCKET: YES
SERVICE AMPS: 100A

MAIN BREAKER A: 240V, 100A, 2 POLE
PANEL A RATING: 120/240V, 1 PHASE, 3 WIRE, 125A
CONTACTOR: 30A, 12 POLE ON LOAD SIDE OF CIRCUIT BREAKERS

LOAD PANEL A SUMMARY

CIRCUIT NUMBER	DESCRIPTION	KVA LOAD	BREAKER AMPS	BREAKER POLES	
1, 3	SPACE				
2	SIGNAL	0.5	50	1	*
4	REMOVED FLASHER AT TRINITY DR.	0.0	15	1	*
5, 7	SIGNAL CABINET HEATER		20	2	*
6, 8	SPARE		20	2	
9, 11	LTG 1		15	2	*
10	CONTROL	1.1	15	1	
12	SCHOOL FLASHER	0.1	15	1	*

* REMOVE CIRCUITS OUT TO DEVICES IN FIELD.

EXISTING LOAD CENTER SUMMARY

NO.	STA LINE	STATION	OFFSET	REMARKS
1	SR RAB	96+13.33	51.74'RT	EXISTING TO REMAIN
2	SR RAB	106+50.6	65.08'RT	EXISTING TO BE RELOCATED
3	SR RAB	114+61.66	50.97'LT	TO BE REMOVED
4	FD RAB	404+66.62	67.41'LT	EXISTING TO REMAIN

SUMMARY OF LIGHTING LOAD CENTER: NO. 3
(EXISTING LOADS)

LOAD CENTER TYPE 2

LOCATION DATA: STA. "SR RAB" 114+61.66 50.97'LT
LOAD CENTER: EXISTING TO RE REMOVED
POWER SOURCE: UTILITY POLE LOAD CENTER IS MOUNTED TO
PHOTOELECTRIC CONTROL: YES

SERVICE VOTAGE: 120/240V, 1 PHASE, 3 WIRE
INTERRUPTING CAPACITY OF CIRCUIT BREAKERS–SERIES RATED: 10,000AIC
PROVIDE METER SOCKET: YES
SERVICE AMPS: 100A

MAIN BREAKER A: 100A, 2 POLE, 240V
PANEL A RATING: 120/240V, 1 PHASE, 3 WIRE, AMPS UNKNOWN
CONTACTOR: 240V, 2 POLE, 100A

LOAD PANEL A SUMMARY

CIRCUIT NUMBER	DESCRIPTION	KVA LOAD	BREAKER AMPS	BREAKER POLES
1, 3	LTG 1–LX6, LX8, L32, L34, L36, L38	1.2	20	2
2, 4	LTG 2–LX5, LX7, LX9, L33, L35, L37, L39, L40	1.6	20	2

SUMMARY OF LIGHTING LOAD CENTER: NO. 4
(EXISTING LOADS)

LOAD CENTER TYPE 1A

LOCATION DATA: STA. "FD RAB" 404+66.62 67.41'LT
LOAD CENTER: EXISTING TO REMAIN
POWER SOURCE: ADJACENT UTILITY POLE *
PHOTOELECTRIC CONTROL:

SERVICE VOTAGE: 120/240V, 1 PHASE, 3 WIRE
INTERRUPTING CAPACITY OF CIRCUIT BREAKERS–SERIES RATED: 10,000AIC
PROVIDE METER SOCKET: YES
SERVICE AMPS: 100A

MAIN BREAKER A: 100A, 2 POLE, 240V
PANEL A RATING: 120/240V, 1 PHASE, 3 WIRE, 100A
CONTACTOR: 30A, 12 POLE

LOAD PANEL A SUMMARY

CIRCUIT NUMBER	DESCRIPTION	KVA LOAD	BREAKER AMPS	BREAKER POLES
1	FLASHER PANEL HTR		20	1
2	CONTROL	0.1	20	2
3	FLASHER PANEL CONTROLLER		20	1
4	CONTACTOR COIL		20	2
5, 7	LTG 1	0.5	20	2
6, 8	LTG 2 (SPARE)		20	2
9, 11	LTG 3 (SPARE)		20	2
10	SPARE		20	1

* COORDINATE WITH AEL&P TO DISCONNECT SERVICE AND PROVIDE A NEW 120/240V, 1 PHASE, 3 WIRE, 100A SERVICE FROM POLE ON EL CAMINO STREET. PROVIDE 2"C, 3 NO. 2 FROM LOAD CENTER TO POLE ROUTE UP POLE 10' ON STANDOFFS. COORDINATE WITH AEL&P TO CONNECT POWER. PAY AEL&P FOR THEIR WORK.

NOTES:

1. STATION AND OFFSET INFORMATION GIVEN TO CENTER OF LOAD CENTER.
2. EXCAVATE AND BACKFILL 12" MIN ALL SIDES OF LOAD.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789–3350
#AECL1010

STATE OF ALASKA

PRE PS&E 10/16/18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

EXISTING LOAD CENTER SUMMARIES

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789-3350 | CERTIFICATE OF AUTH # AECL1010
JORDAN AVE #7, JUNEAU, AK 99801 | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018 | LAYOUT | J20
FILE | z:\129 dot engineering\20 mendenhall loop road improvements\Working Drawings\LOAD CENTER DETAILS.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	J21	J21

SUMMARY OF LIGHTING LOAD CENTER: NO. 1

(NEW LOADS)

LOAD CENTER TYPE 3

LOCATION DATA: STA. "SR RAB" 96+13.33 51.74'RT
LOAD CENTER: EXISTING
POWER SOURCE: UTILITY POLE AT LOAD CENTER
PHOTOELECTRIC CONTROL: YES, MOUNTED TO LOAD CENTER

SERVICE VOTAGE: 1 PHASE, 3 WIRE, 240V, 60HZ
INTERRUPTING CAPACITY OF CIRCUIT BREAKERS–SERIES RATED: 10,000AIC
PROVIDE METER SOCKET: YES
SERVICE AMPS: 100A

MAIN BREAKER A: 240V, 2 POLE, 100A
PANEL A RATING: 120/240V, 1 PHASE, 3 WIRE, AMPS UNKNOWN
CONTACTOR: 240V, 2 POLE, 100A

LOAD PANEL A SUMMARY

CIRCUIT NUMBER	DESCRIPTION	KVA LOAD	BREAKER	
			AMPS	POLES
1, 3	SPARE	0.0	20	2
2, 4	LTG 2, E SIDE, TO CHURCH DR.	0.5	20	2
5, 7	LTG 3, W SIDE, TO KODZOFF	0.7	20	2
6, 8	SPARE	0.0	15	2

PE CELL IS POWERED FROM CONTACTOR.

SUMMARY OF LIGHTING LOAD CENTER: NO. 2

(NEW LOADS, PROVIDE NEW C/B'S AS SHOWN)

LOAD CENTER TYPE 1A

LOCATION DATA: STA. "SR RAB" 104+27.38 76.38'RT
LOAD CENTER: RELOCATED EXISTING
POWER SOURCE: UTILITY POLE ADJACENT LOAD CENTER
PHOTOELECTRIC CONTROL: YES

SERVICE VOTAGE: 120/240V, 1 PHASE, 3 WIRE, 125A
INTERRUPTING CAPACITY OF CIRCUIT BREAKERS–SERIES RATED: 10,000AIC
PROVIDE METER SOCKET: YES
SERVICE AMPS: 100A

MAIN BREAKER A: 240V, 100A, 2 POLE
PANEL A RATING: 120/240V, 1 PHASE, 3 WIRE, 125A
CONTACTOR: 30A, 12 POLE ON LOAD SIDE OF CIRCUIT BREAKERS

LOAD PANEL A SUMMARY

CIRCUIT NUMBER	DESCRIPTION	KVA LOAD	BREAKER		
			AMPS	POLES	
1, 3	LTG 1–L5, L7, L9, L10, L12, L14	1.2	20	2	*
2, 4	LTG 2–L16, L21, L19, L23, L26, L28, L30, L32, L34	2.1	20	2	
5, 7	LTG 3–L6, L8, L11, L13, L15	0.9	20	2	
6, 8	LTG 4–L17, L18, L24, L25, L27, L29, L31, L33, L35	2.0	20	2	
9, 11	SPARE		20	2	
10	PEDESTRIAN FLASHERS		15	1	
12	SCHOOL FLASHERS		15	1	

* NEW CIRCUIT BREAKER (WESTINGHOUSE BAB TO MATCH EXISTING)

NEW LOAD CENTER SUMMARY

NO.	STA LINE	STATION	OFFSET	REMARKS
1	SR RAB	96+13.33	51.74'RT	EXISTING
2	SR RAB	104+27.38	76.38'RT	RELOCATED EXISTING, NEW C/B'S
3		REMOVED		
4	FD RAB	404+66.62	67.41'LT	EXISTING, NEW C/B'S

SUMMARY OF LIGHTING LOAD CENTER: NO. 4

(NEW LOADS, PROVIDE NEW C/B'S AS SHOWN)

LOAD CENTER TYPE 1A

LOCATION DATA: STA. "FD RAB" 404+66.62 67.41'LT
LOAD CENTER: EXISTING
POWER SOURCE: NEW SERVICE FROM POLE ON N. EL CAMINO STREET
PHOTOELECTRIC CONTROL: YES

SERVICE VOTAGE: 120/240V, 1 PHASE, 3 WIRE
INTERRUPTING CAPACITY OF CIRCUIT BREAKERS–SERIES RATED: 10,000AIC
PROVIDE METER SOCKET: YES
SERVICE AMPS: 100A

MAIN BREAKER A: 100A, 2 POLE, 240V
PANEL A RATING: 120/240V, 1 PHASE, 3 WIRE, 100A
CONTACTOR: 30A, 12 POLE

LOAD PANEL A SUMMARY

CIRCUIT NUMBER	DESCRIPTION	KVA LOAD	BREAKER		
			AMPS	POLES	
1	PEDESTRIAN FLASHER	0.5	20	1	
2	CONTROL (120V)	0.1	20	1	*
3	SCHOOL FLASHER	0.3	20	1	
4	CONTACTOR (120V)	0.1	20	1	*
5, 7	LTG 1–L48, L45, L42, L40, L39, L37	1.1	20	2	
6, 8	LTG 2–L46, L44, L43, L41, L38, L36	1.2	20	2	
9, 11	LTG 3–L47, L50, L52, L54	0.8	20	2	
10, 12	LTG 4–L51, L53, L55	0.5	20	2	*

* NEW CIRCUIT BREAKER (WESTINGHOUSE BAB TO MATCH EXISTING)

NOTES:

1. STATION AND OFFSET INFORMATION GIVEN TO CENTER OF LOAD CENTER.
2. PROVIDE TYPE 1A LOAD CENTERS PER STANDARD DRAWINGS L–25.00. PROVIDE A JUNCTION BOX NEXT TO LOAD CENTER. ROUTE 3"C INTO JUNCTION BOX FOR FUTURE LOADS.
3. EXCAVATE AND BACKFILL 12" MIN ALL SIDES OF LOAD CENTER PER SPECIFICATION SECTION 204.
4. MODIFY UTILITY CONDUIT SIZE FROM 2" AS SHOWN ON STANDARD DRAWINGS L–25.00 TO 2–1/2"C.

PLANS DEVELOPED BY:
MORRIS ENGINEERING GROUP, INC
2375 JORDAN AVE #7,
JUNEAU, AK 99801
(907) 789–3350
#AECL1010

PRE PS&E 10/16/18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

NEW LOAD CENTER SUMMARIES

FIRM | MORRIS ENGINEERING GROUP, INC | PHONE | (907) 789–3350 | CERTIFICATE OF AUTH #: AECL1010
FILE | y:\139 dawl engineering\20 mendenhall loop road improvements\Working Drawings\NEW LOAD CENTER SUMMARIES.dwg | DESIGNED | MORRIS | CHECKED | MORRIS | DRAFTED | WATTS
DATE | 10/16/2018 | LAYOUT | J21 | JORDAN AVE #7, JUNEAU, AK 99801

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	P1	P4

ESCP LEGEND

- PERIMETER CONTROL
- CULVERT FLOW
- CULVERT PROTECTION
- INLET PROTECTION
- SURFACE STORMWATER FLOW
- AREA OF DISTURBANCE
- FILL LIMITS
- RIGHT-OF-WAY (R/W)
- CONTOUR (40)
- INVASIVE SPECIES

ESCP NOTES:

1. REFER TO ESCP IN APPENDIX C OF THE SPECIAL PROVISIONS.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH DISTURBING ACTIVITIES.
3. THE LOCATIONS OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE RECOMMENDATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AND IMPLEMENT A SWPPP ACCORDING TO CONTRACT SPECIFICATION SECTION 641 AND THE ESCP.
4. IF INSPECTION REVEALS EROSION CONTROL MEASURES ARE INSUFFICIENT THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT CORRECTIVE ACTION. THIS MAY INCLUDE: CHANGING CONSTRUCTION METHODS, INSTALLING ADDITIONAL EROSION CONTROL BMPS, PHASING WORK, AND OTHER CORRECTIVE MEASURES.
5. STABILIZE DISTURBED GROUND AS SOON AS POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL UNTIL PROJECT WORK AREAS ARE PAVED AND SEEDED AREAS HAVE ACHIEVED 70% VEGETATIVE COVER.
6. PROVIDE PERIMETER CONTROL AS SHOWN ON PLANS AND AS NECESSARY TO PREVENT MIGRATION OF SEDIMENT USING SILT FENCE, FIBER ROLLS, OR OR OTHER SIMILAR BMPS.

STEPHEN RICHARDS MEMORIAL DRIVE
DUCK CREEK
MENDENHALL LOOP ROAD
TRINITY DRIVE
HALOFF WAY
PRIVATE DRIVE 2
"SR RAB" 101+00
"SR RAB" 102+00
"SR RAB" 103+00
"SR RAB" 104+00
"SR RAB" 105+00
"SR RAB" 106+00
"SR RAB" 107+00
"SR RAB" 108+00
"SR RAB" 109+00

30 0 30 60
SCALE IN FEET

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

ESCP EARTHWORK PHASE: STEPHEN RICHARDS ROUNDABOUT

STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
LAYOUT P1 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
5/10/2018 | DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-EC-P-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	P2	P4

ESCP LEGEND

- PERIMETER CONTROL
- CULVERT FLOW
- CULVERT PROTECTION
- INLET PROTECTION
- SURFACE STORMWATER FLOW
- SEEDING/STABILIZATION AREAS
- FILL LIMITS
- RIGHT-OF-WAY — R/W —
- CONCRETE
- ASPHALT
- CONTOUR — 40 —

STEPHEN RICHARDS MEMORIAL DRIVE

DUCK CREEK

MENDENHALL LOOP ROAD

"SR RAB" 101+00

"SR RAB" 102+00

"SR RAB" 103+00

"SR RAB" 104+00

"SR RAB" 105+00

"SR RAB" 106+00

"SR RAB" 107+00

"SR RAB" 108+00

"SR RAB" 109+00

TRINITY DRIVE

HALOFF WAY

PRIVATE DRIVE 2

SCALE IN FEET: 30 0 30 60

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

ESCP SOILS STABILIZATION PHASE: STEPHEN RICHARDS ROUNDABOUT

PS&E
10-16-18

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL648
DATE 5/10/2018 | LAYOUT P2 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL

FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-EC-P-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	P3	P4

N. EL CAMINO STREET

SPRUCE LANE

DUCK CREEK

DUCK CREEK

"FD RAB" 400+00

"FD RAB" 401+00

"FD RAB" 402+00

"FD RAB" 403+00

"FD RAB" 404+00

"FD RAB" 405+00

"FD RAB" 406+00

"FD RAB" 407+00

"FD RAB" 408+00

"FD RAB" 409+00

MENDENHALL LOOP ROAD

PRIVATE DRIVE 11

FLOYD DRYDEN ACCESS ROAD

45

R/W

ESCP LEGEND

- PERIMETER CONTROL
- CULVERT FLOW
- CULVERT PROTECTION
- INLET PROTECTION
- SURFACE STORMWATER FLOW
- AREA OF DISTURBANCE
- FILL LIMITS
- RIGHT-OF-WAY — R/W —
- CONTOUR — 40 —
- INVASIVE SPECIES

30 0 30 60
SCALE IN FEET

STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

ESCP EARTHWORK PHASE: FLOYD DRYDEN ROUNDABOUT

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
LAYOUT P3 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-EC-P-70776.dwg

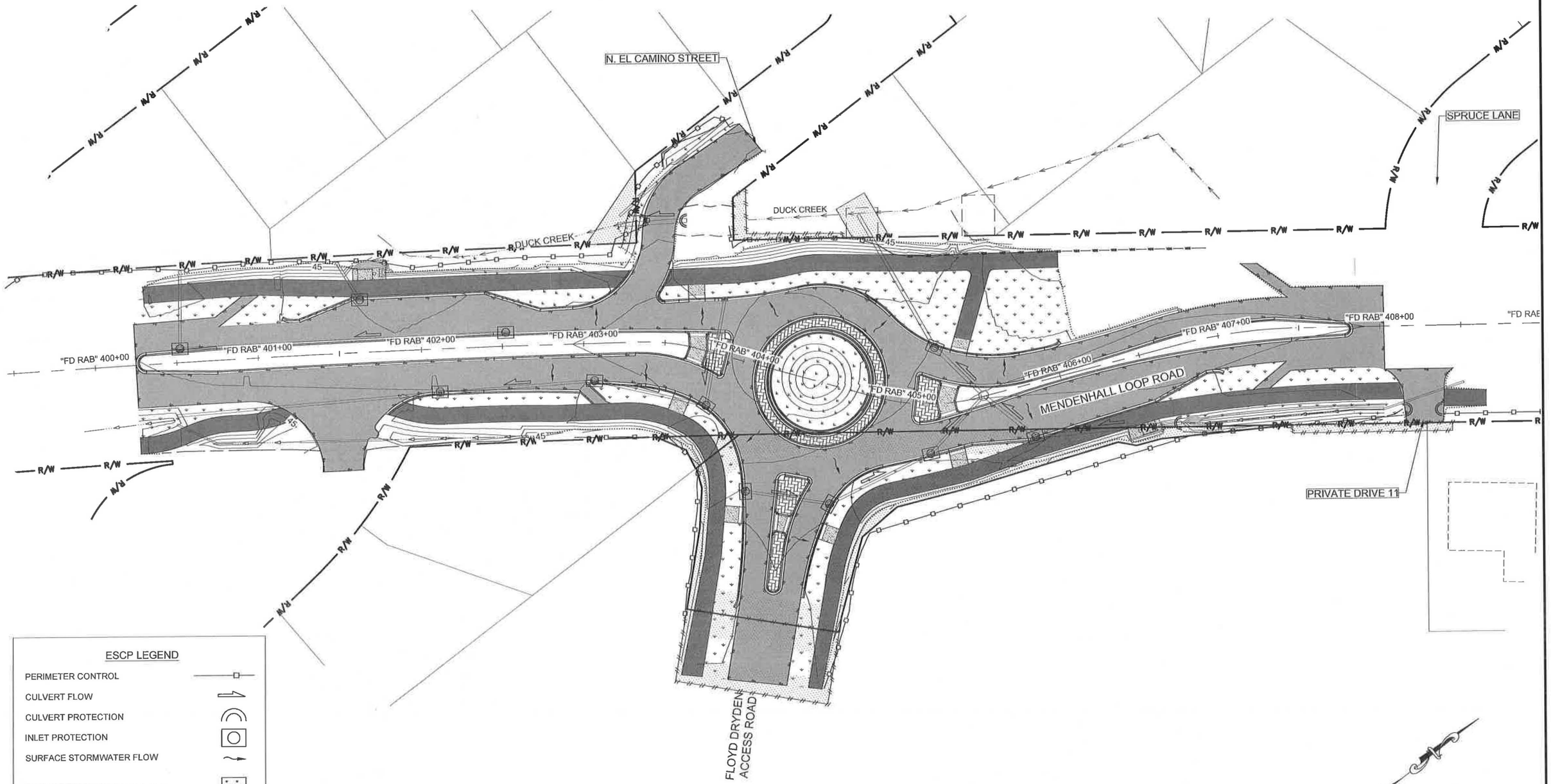
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	P4	P4

DATE	FILE
5/10/2018	C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-EC-P-70776.dwg

DESIGNED	PHONE	CERTIFICATE OF AUTH #:	DRAFTED
HOBBS	(907) 780-3533	AECL848	WESTPHAL

LAYOUT	CHECKED
P4	NOBLE

5368 COMMERCIAL BLVD, JUNEAU, AK 99801



ESCP LEGEND

- PERIMETER CONTROL
- CULVERT FLOW
- CULVERT PROTECTION
- INLET PROTECTION
- SURFACE STORMWATER FLOW
- SEEDING/STABILIZATION AREAS
- FILL LIMITS
- RIGHT-OF-WAY — R/W
- CONCRETE
- ASPHALT
- CONTOUR — 40

30 0 30 60
SCALE IN FEET

STATE OF ALASKA
49TH
PS&E
10-16-18
VERIFIED PROFESSIONAL ENGINEER

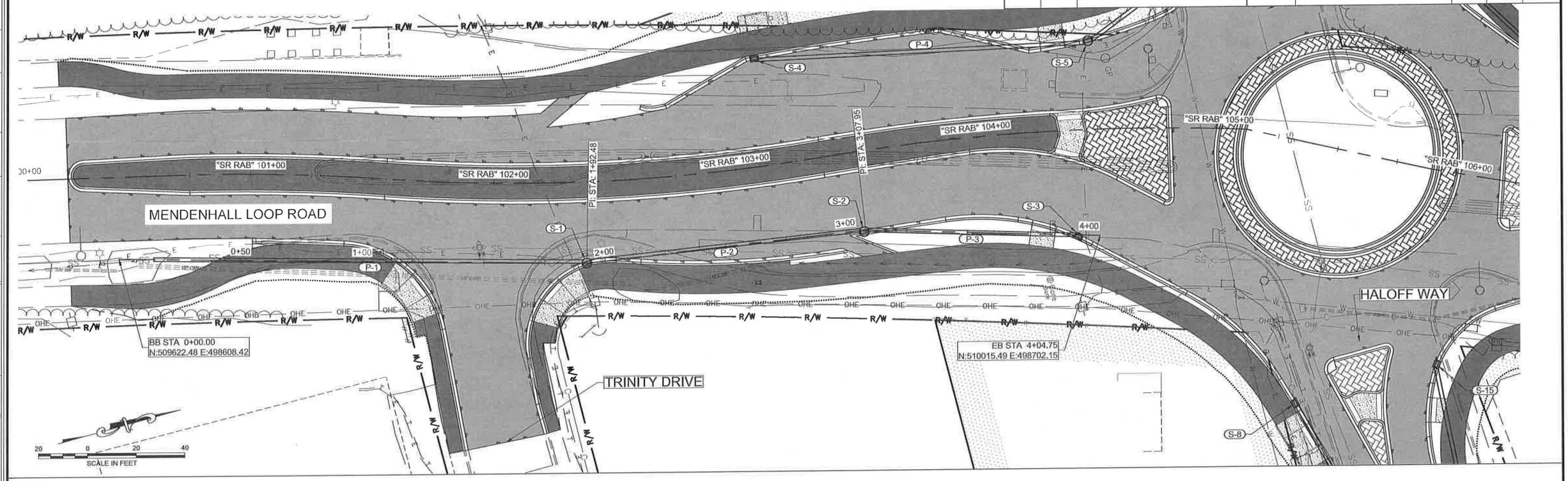
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

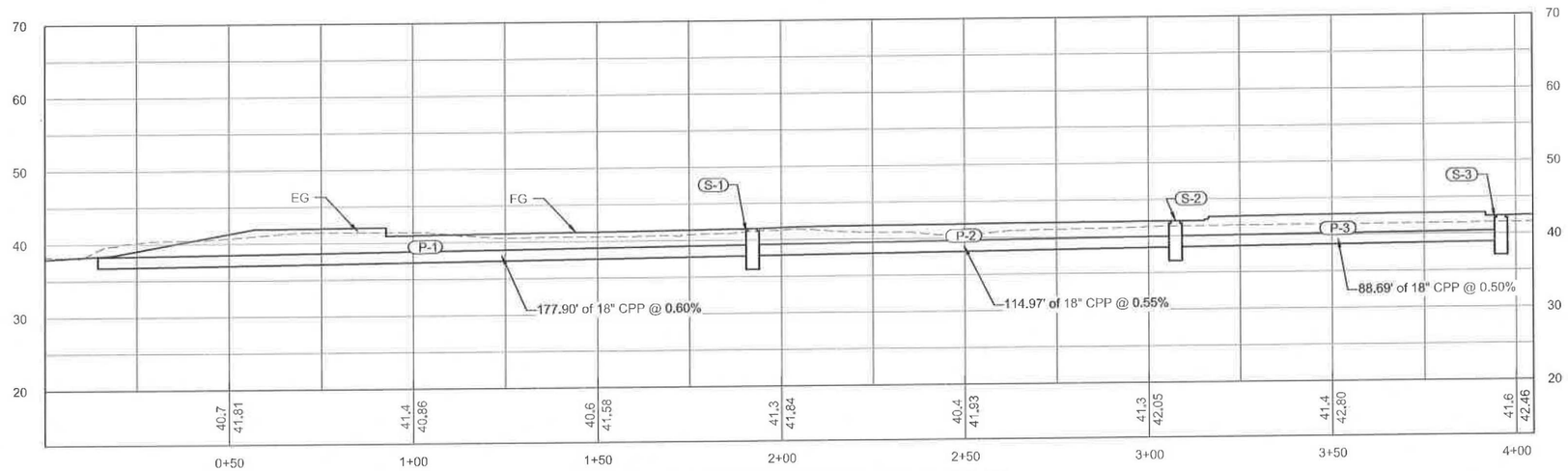
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

ESCP SOILS STABILIZATION PHASE: FLOYD DRYDEN ROUNDABOUT

NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	Q1	Q9





STORM DRAIN PROFILE - MLR EAST

NOTES:

1. CULVERT INFORMATION LOCATED ON D SHEETS.
2. ONLY SHOWING CONNECTED PIPED SYSTEMS WITHIN PHASE I.

PS&E
10-16-18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

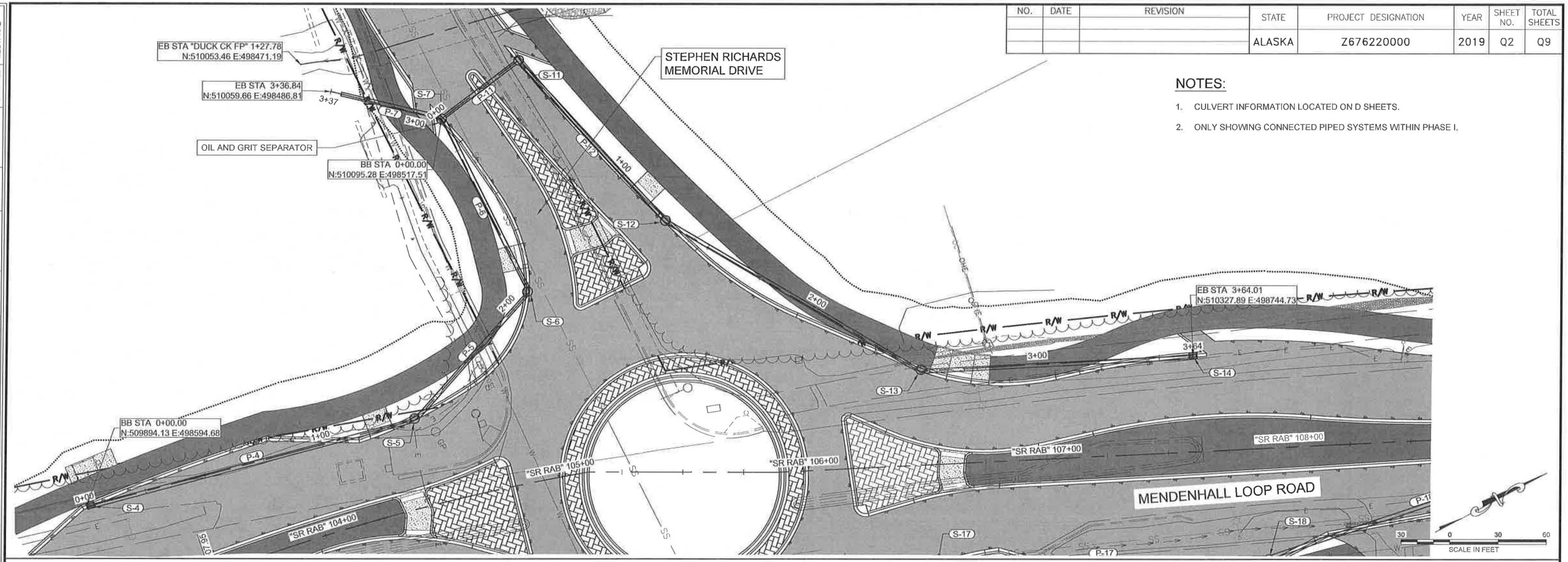
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

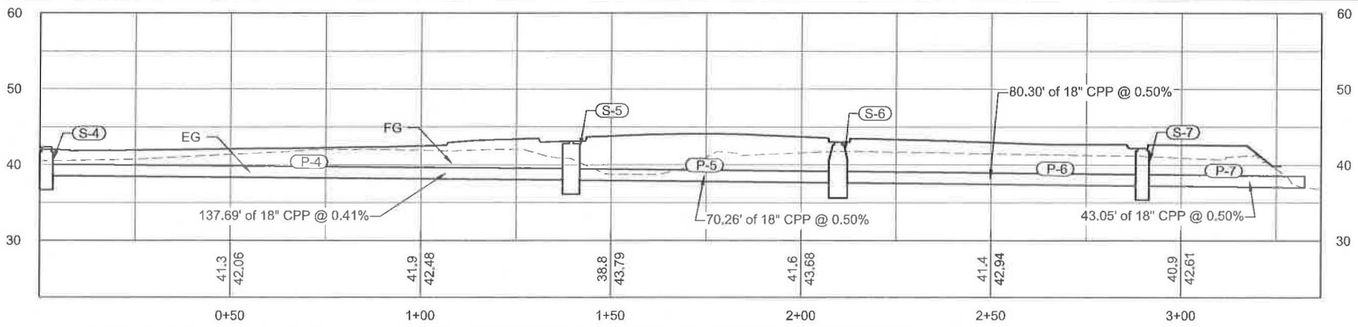
PIPED STORM DRAIN
SYSTEMS

536B COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
LAYOUT Q1 | 5/10/2018 | DATE
FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SC-CT-SD-0-70776.dwg

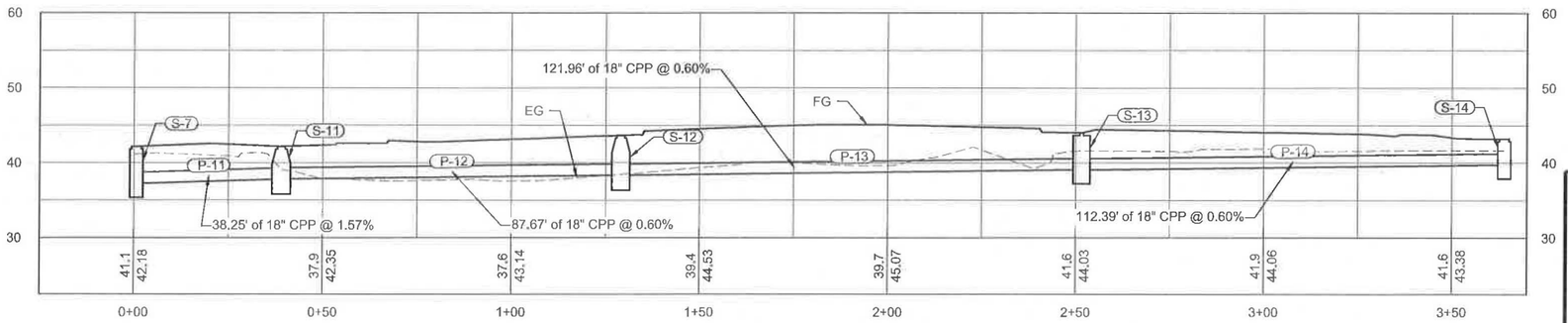
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	Q2	Q9

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPAL
DATE 5/10/2018 | LAYOUT Q2
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-SD-Q-70776.dwg





STORM DRAIN - STEPHEN RICHARDS SOUTH



STORM DRAIN - STEPHEN RICHARDS NORTH

NOTES:

1. CULVERT INFORMATION LOCATED ON D SHEETS.
2. ONLY SHOWING CONNECTED PIPED SYSTEMS WITHIN PHASE I.

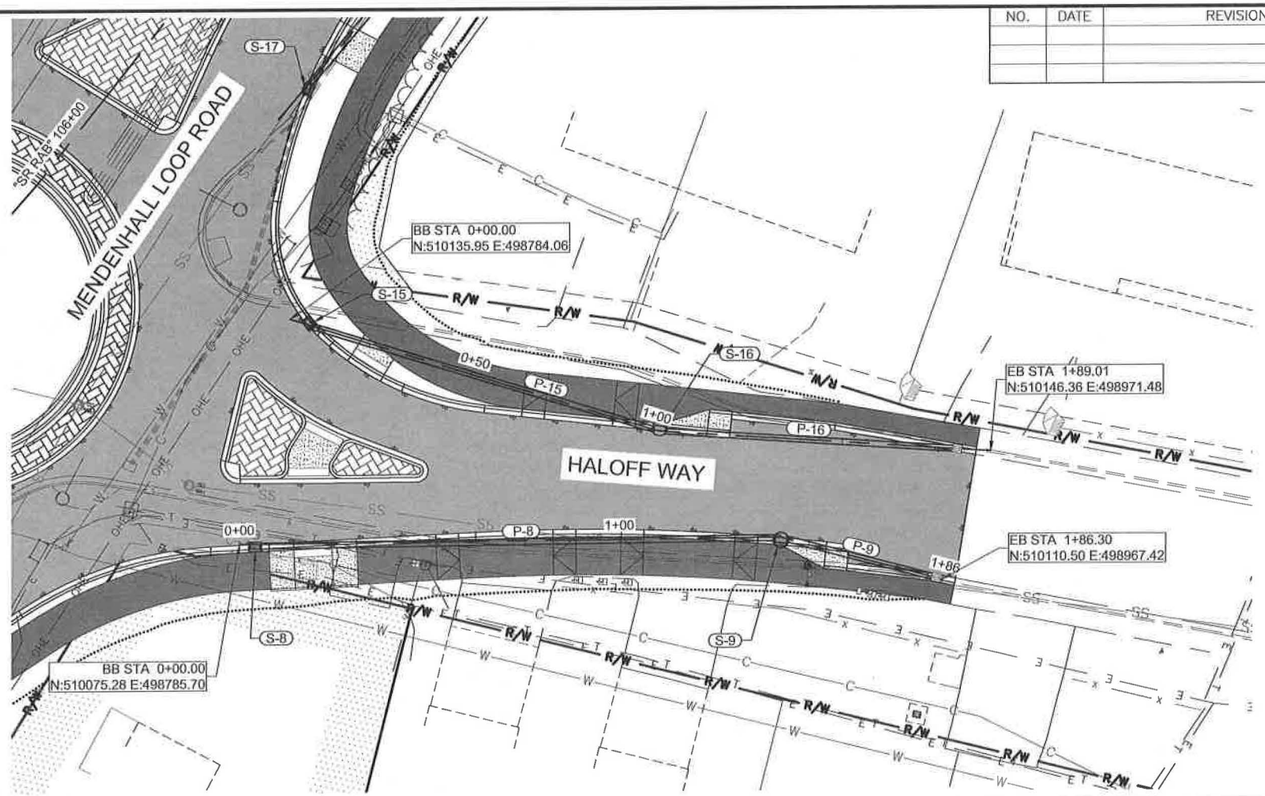
STATE OF ALASKA
49 TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

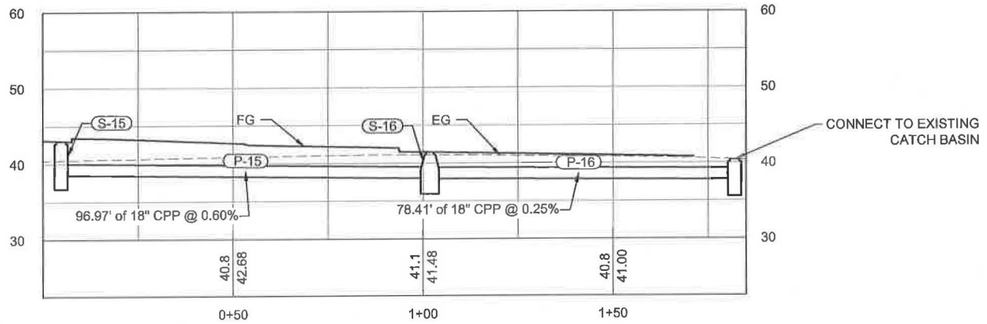
PIPED STORM DRAIN SYSTEMS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	Q3	Q9

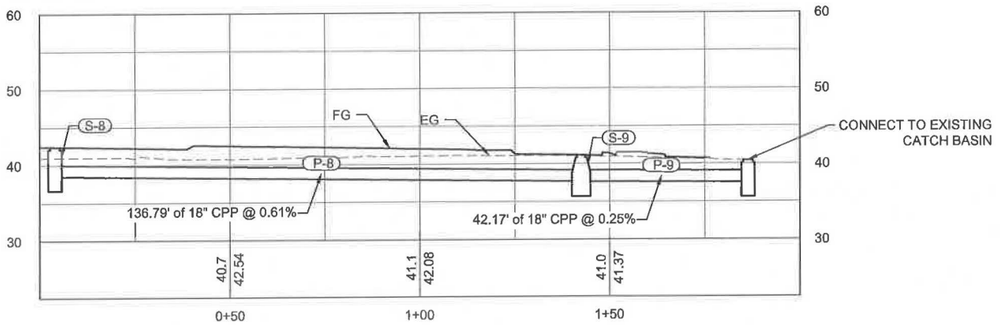


NOTES:

1. CULVERT INFORMATION LOCATED ON D SHEETS.
2. ONLY SHOWING CONNECTED PIPED SYSTEMS WITHIN PHASE I.



STORM DRAIN PROFILE - HALOFF WAY NORTH



STORM DRAIN PROFILE - HALOFF WAY SOUTH

STATE OF ALASKA
49 TH
PS&E
10-16-18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

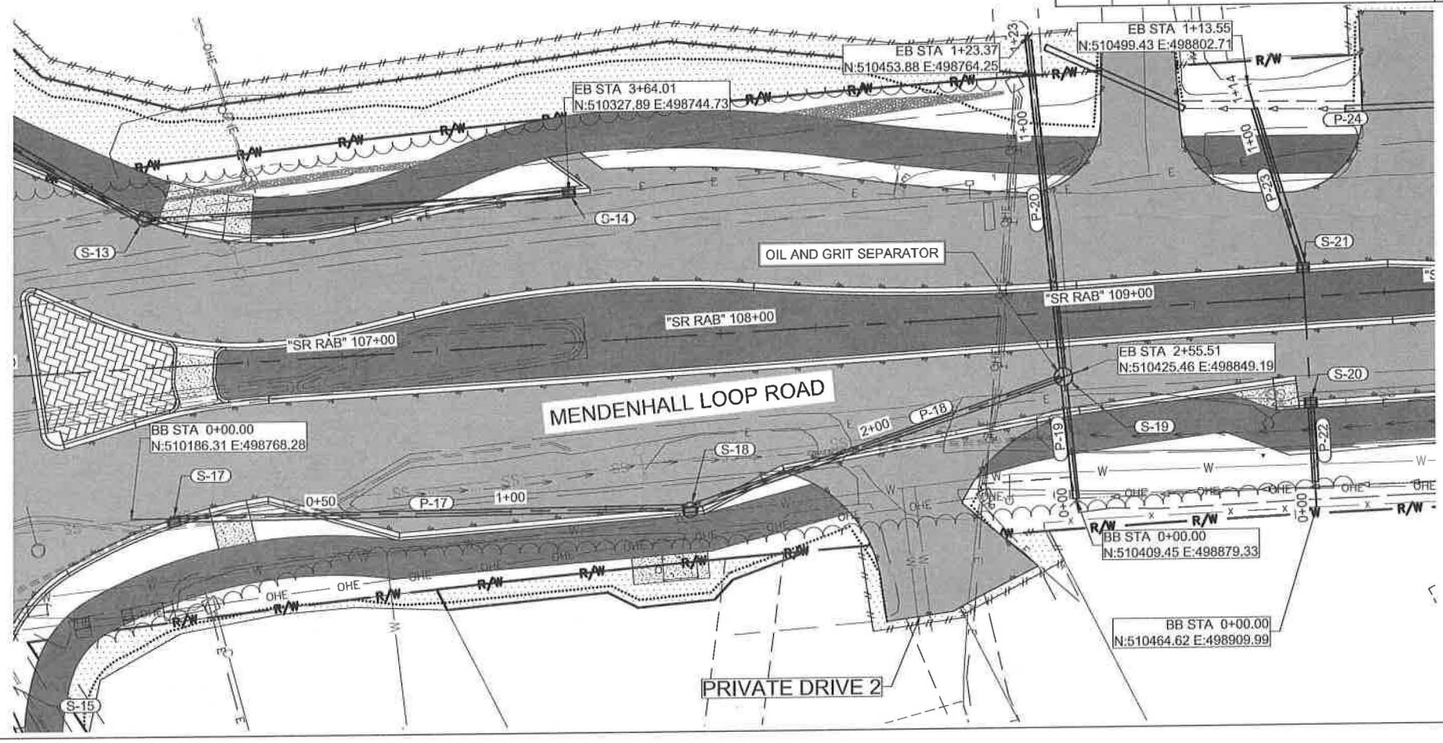
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

PIPED STORM DRAIN
SYSTEMS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT Q3 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-SD-D-70776.dwg | DATE:

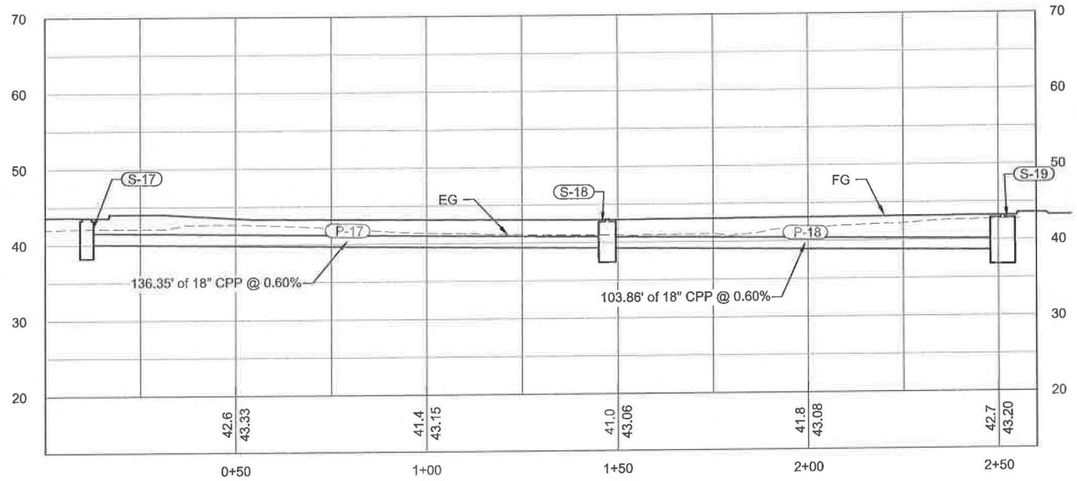
NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	Q4	Q9

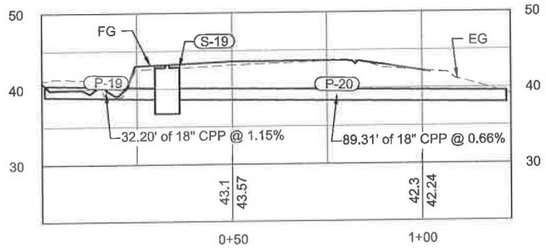


NOTES:

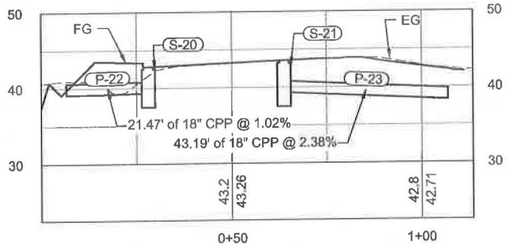
1. CULVERT INFORMATION LOCATED ON D SHEETS.
2. ONLY SHOWING CONNECTED PIPED SYSTEMS WITHIN PHASE I.



STORM DRAIN PROFILE - MLR EAST AT SR



STORM DRAIN - S19



STORM DRAIN - S20 & S21

STATE OF ALASKA
49TH
PS&E
10-16-18

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

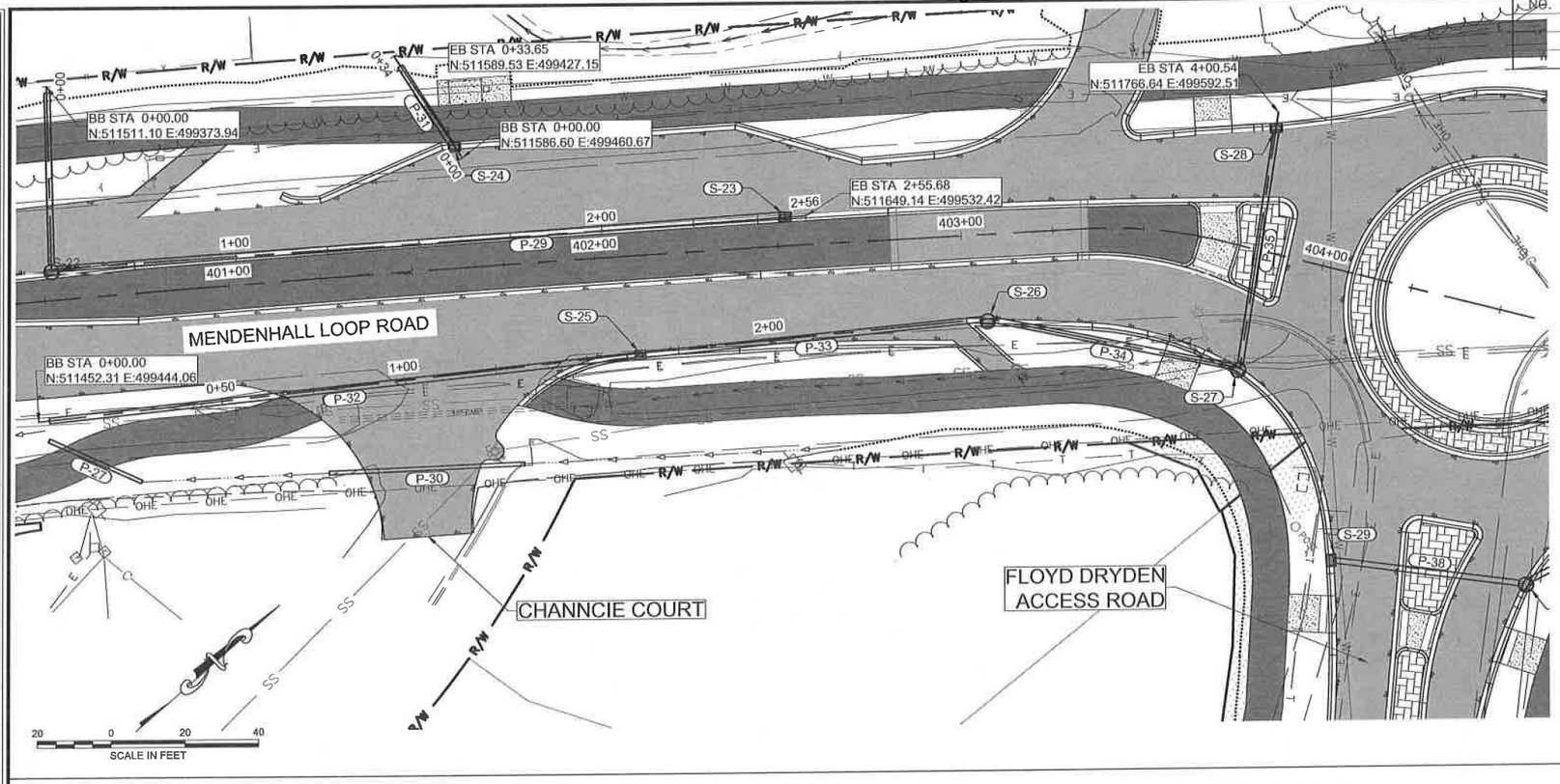
MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

PIPED STORM DRAIN
SYSTEMS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT 04 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-SD-0-70776.dwg

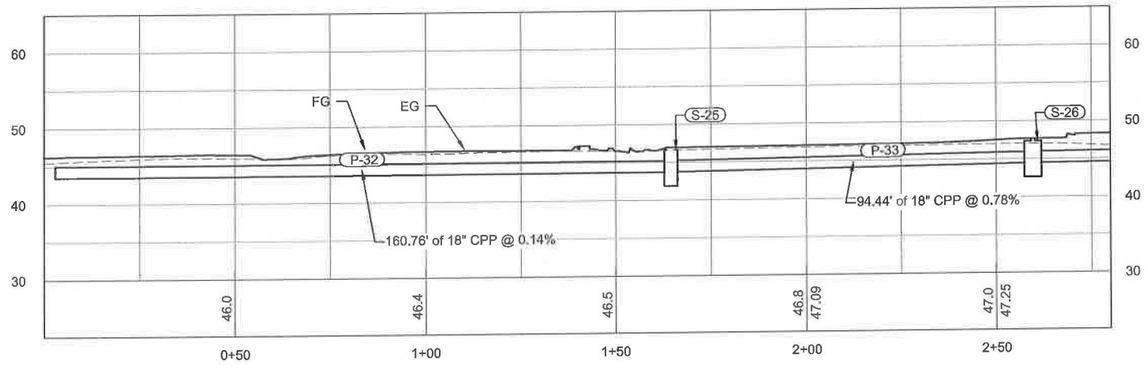
NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	Q5	Q9

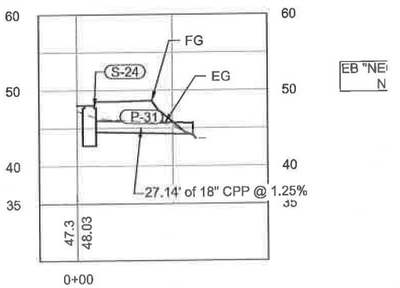


NOTES:

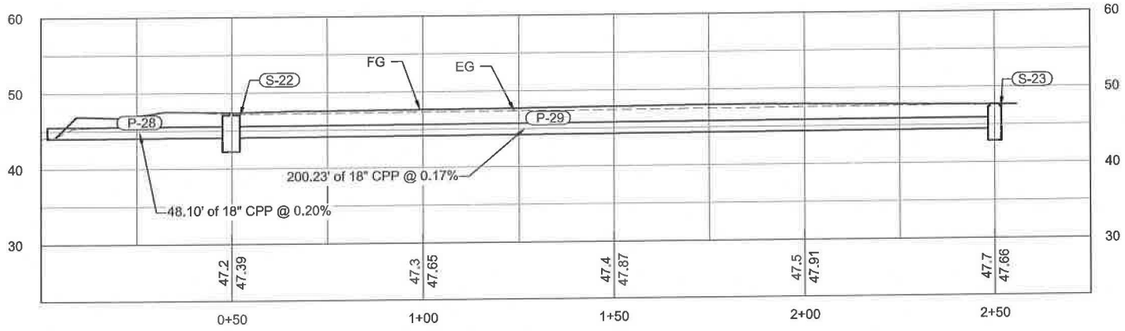
1. CULVERT INFORMATION LOCATED ON D SHEETS.
2. ONLY SHOWING CONNECTED PIPED SYSTEMS WITHIN PHASE I.



STORM DRAIN PROFILE - MLR EAST AT FD



STORM DRAIN - S24



STORM DRAIN -S22 TO S23

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

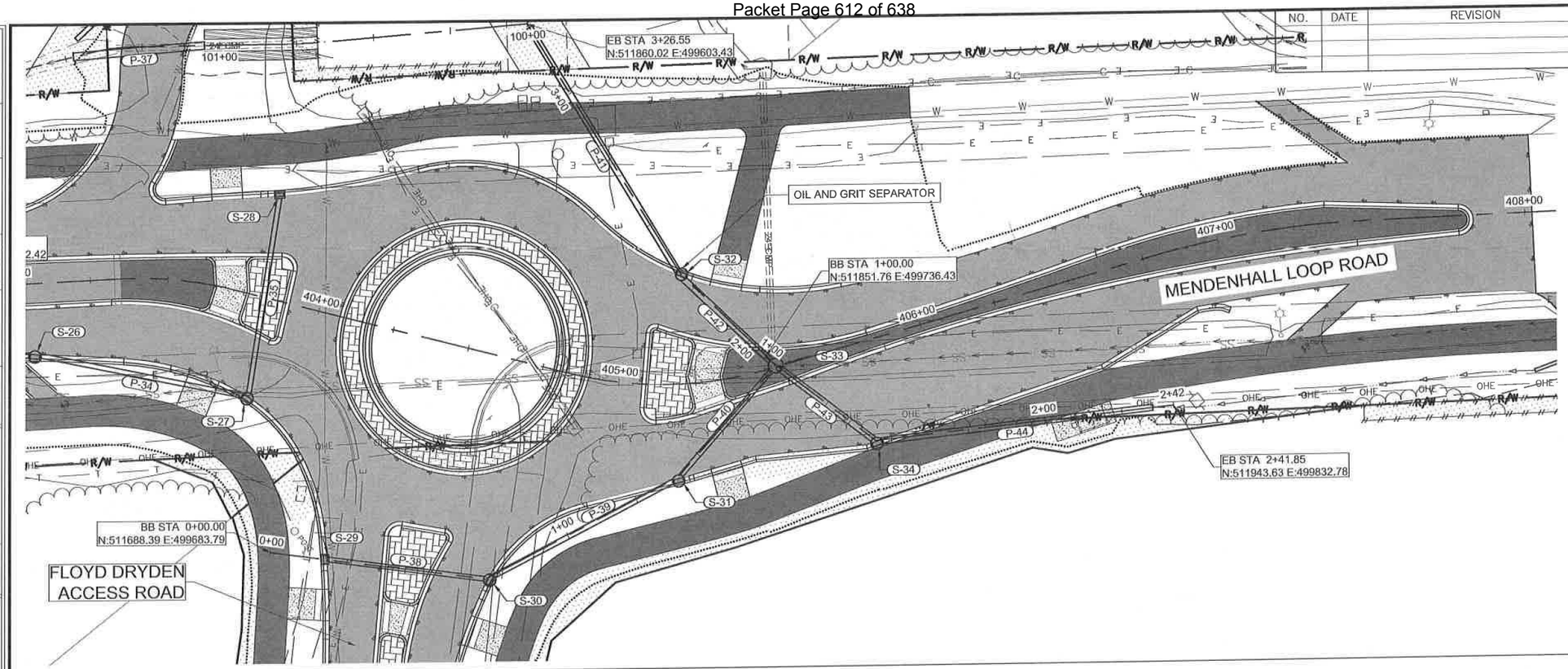
PIPED STORM DRAIN
SYSTEMS

PS&E
10-16-18

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT 05 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL | DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-SD-D-70776.dwg

NO.	DATE	REVISION

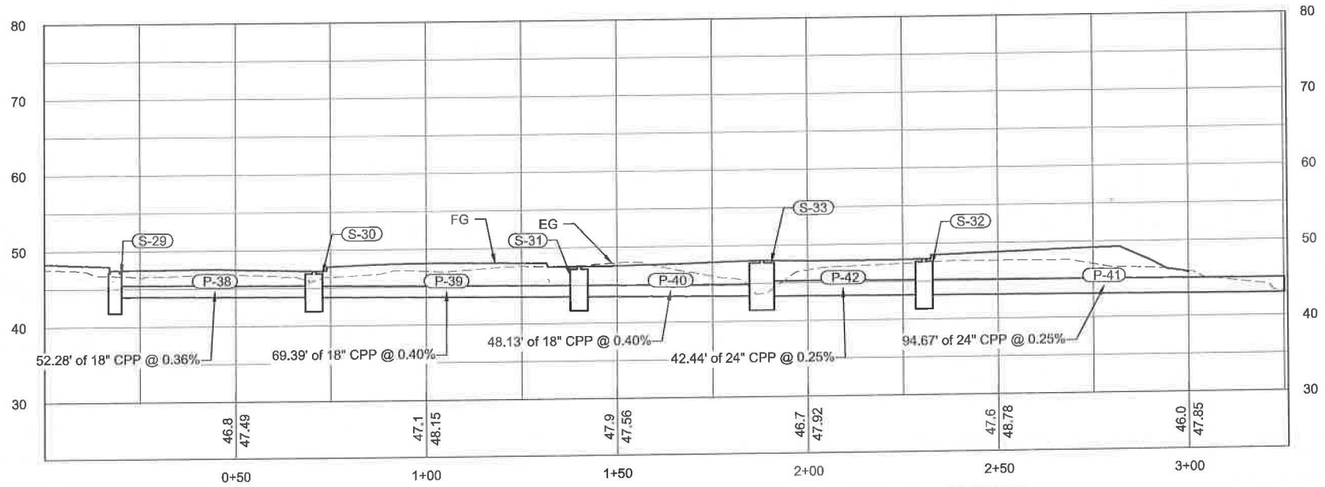
STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	Q6	Q9



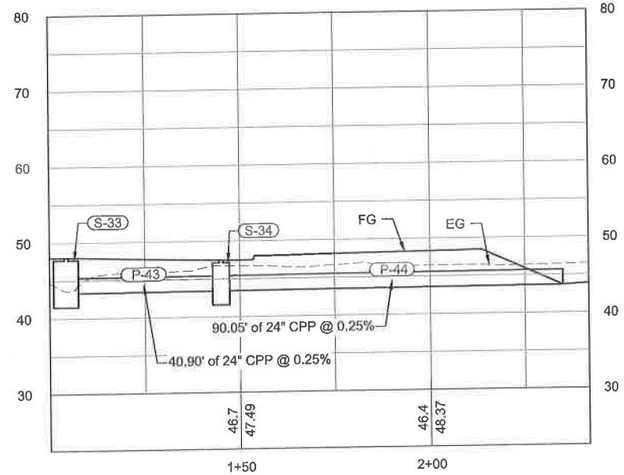
NOTES:

1. CULVERT INFORMATION LOCATED ON D SHEETS.
2. ONLY SHOWING CONNECTED PIPED SYSTEMS WITHIN PHASE I.

SCALE IN FEET
20 0 20 40



STORM DRAIN PROFILE - FLOYD DRYDEN SOUTHWEST



STORM DRAIN PROFILE - FLOYD DRYDEN NORTH

STATE OF ALASKA
49TH
PS&E
10-16-18

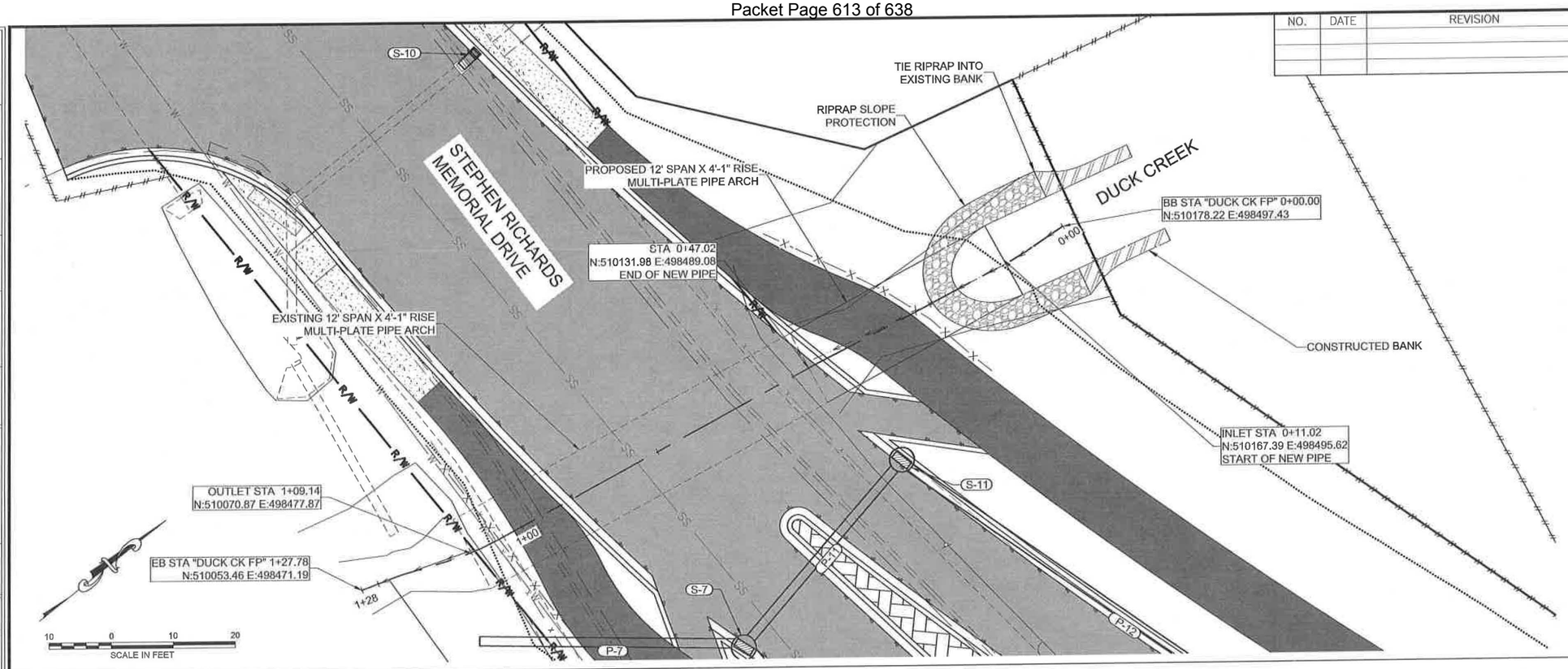
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

PIPED STORM DRAIN SYSTEMS

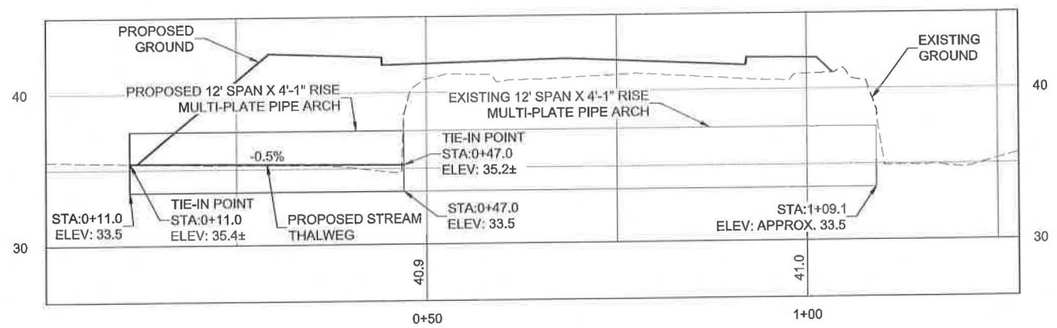
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT 06 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-SD-Q-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	Q7	Q9



NOTES:

1. EXTEND EXISTING 12' SPAN BY 4'-1" RISE MUTLI-PLATE PIPE ARCH AS SHOWN.
2. VERIFY CULVERT INVERT ELEVATION AND MATCH EXISTING.
2. LIMIT DISTURBANCE TO STREAM BANKS DURING CONSTRUCTION.
3. TIE STREAM BED MATERIAL INTO EXISTING STREAM THALWEG.
4. USE CHANNEL GRADING AND BANK REVEGETATION AND PROTECTION AS NECESSARY TO TIE INTO EXISTING STREAM BANKS.
5. SEE STEPHEN RICHARDS MEMORIAL DRIVE DUCK CREEK DETAILS ON SHEET Q8.



DUCK CK FP

HYDROLOGIC & HYDRAULIC SUMMARY				
EXCEEDANCE PROBABILITY	RETURN PERIOD	DESIGN DISCHARGE	DESIGN HIGH WATER ELEVATION	HW/D
	(YEAR)	(CFS)	(FT)	
2%	50	75.2	38.25	0.90
1%	100	87.5	38.40	0.93
DRAINAGE AREA = 0.45 SQUARE MILES				
ANTICIPATED ADDITIONAL BACKWATER = 0 FEET				
Q = 120 CFS AT HW/D = 1.0				
ROADWAY OVERTOPPING Q = 247 CFS				

CULVERT SUMMARY SCHEDULE	
SIZE	12'-0" X 4'-1"
LENGTH	36'
SLOPE	0.00%
CORRUGATION	2" X 6"

STATE OF ALASKA 49TH
PS&E
10-16-18
REGISTERED PROFESSIONAL ENGINEER

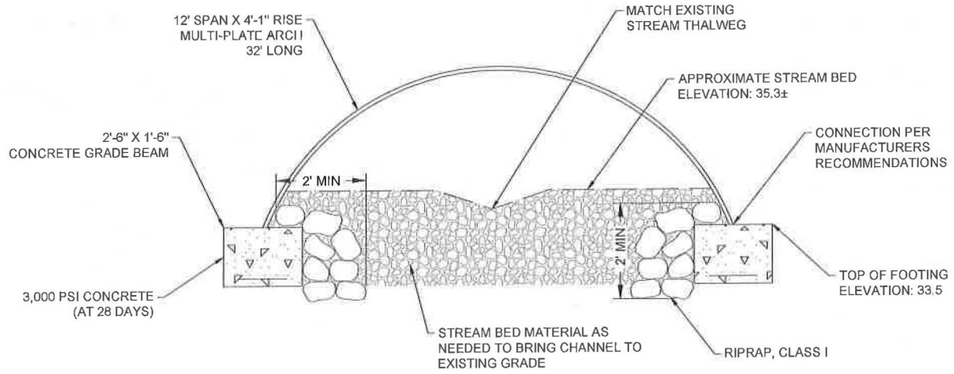
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

DUCK CREEK FISH PASSAGE DETAILS

5368 CONMERCIAL BLVD., JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT Q7
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-SD-Q-70776.dwg

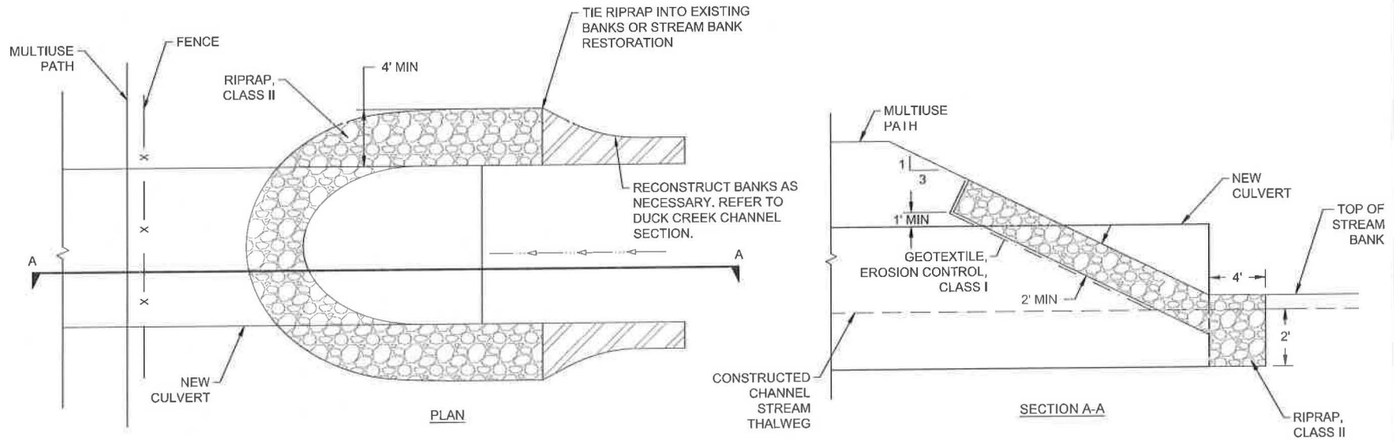
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	Q8	Q9



DUCK CREEK CROSSING SECTION
NTS

NOTES:

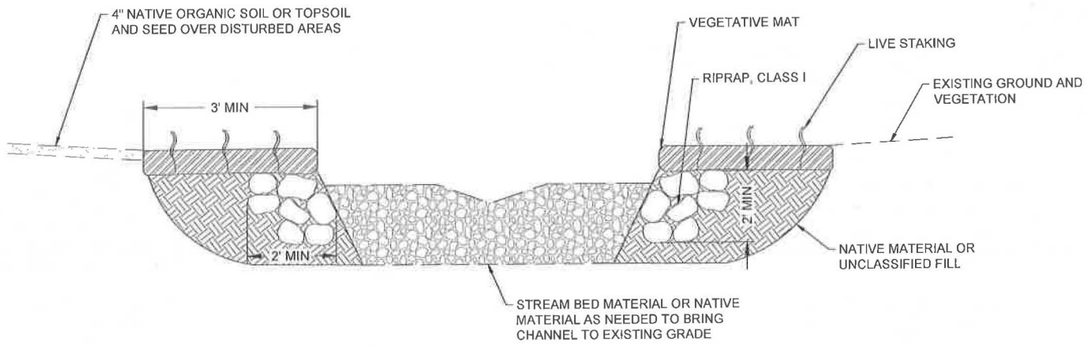
1. EXTEND EXISTING DUCK CREEK STRUCTURE AT INLET WITH PROPOSED MULTI-PLATE ARCH.
2. INSTALL PLATE ARCH PER DOT&PF STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
3. PLACE AND BURY RIPRAP, CLASS I, MATERIAL AGAINST FOOTINGS TO PROVIDE SCOUR PROTECTION.
4. PLACE EXISTING STREAM BED MATERIAL IN CULVERT AND GRADE TO MATCH EXISTING CHANNEL.



RIPRAP SLOPE PROTECTION SECTION
NTS

NOTES:

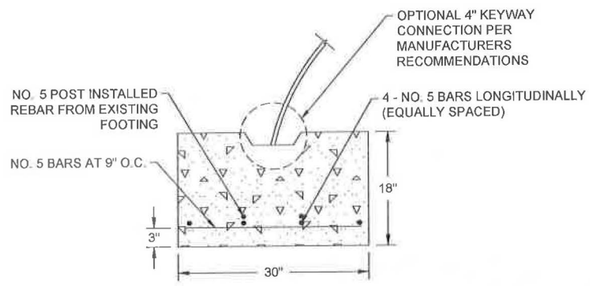
1. FILL VOIDS IN RIPRAP WITH BORROW OR SALVAGED NATIVE ORGANIC SOIL.
2. REMOVE EXISTING BANK RESTORATION COMPONENTS AS NECESSARY TO INSTALL NEW CULVERT AND RECONSTRUCT BANKS.



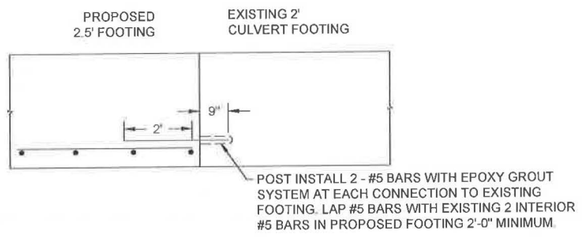
DUCK CREEK CHANNEL SECTION
NTS

NOTES:

1. PROTECT EXISTING STREAM BANKS IN PLACE. RECONSTRUCT STREAM BANKS DAMAGED DURING CONSTRUCTION WITH VEGETATIVE MAT. MINIMIZE DISTURBANCE TO EXISTING STREAM BANKS.
2. PLACE RIPRAP, CLASS I, IN DISTURBED STREAM BANKS PRIOR TO PLACING VEGETATIVE MAT.
3. TIE CONSTRUCTED STREAM BANKS INTO EXISTING STREAM BANKS AND MATCH ELEVATION OF EXISTING STREAM BANKS WITH TOP OF VEGETATIVE MAT.
4. SALVAGED VEGETATIVE MAT MUST HAVE A MINIMUM THICKNESS OF 12 INCHES AND BE SOURCED FROM THE DISTURBANCE AREA OR THE LOCAL AREA.



FOOTING SECTION
NTS



CONNECTION TO EXISTING FOOTING
NTS

STATE OF ALASKA
49 TH
PS&E
10-16-18

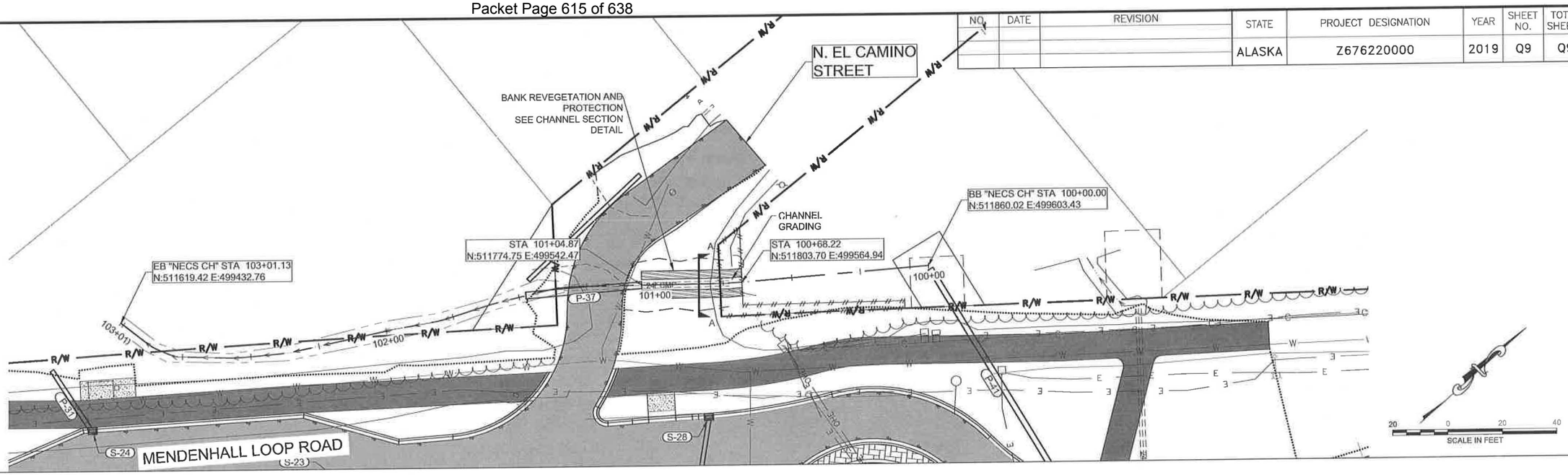
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

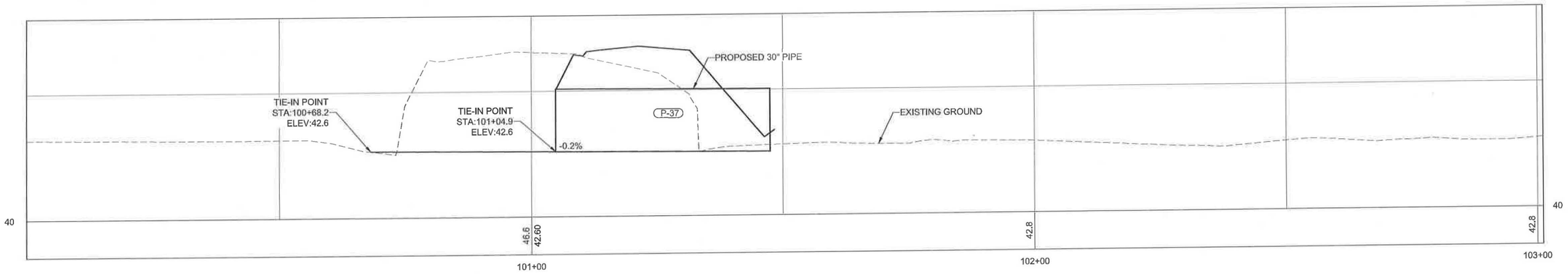
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

DUCK CREEK FISH PASSAGE DETAILS

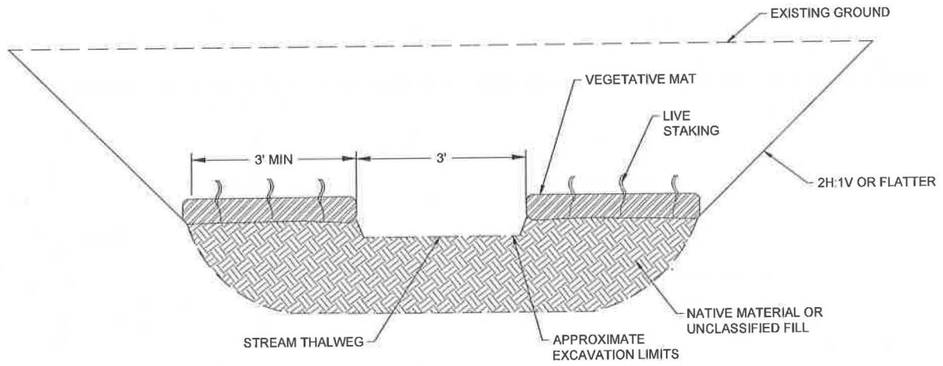
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT Q8
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-SD-0-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	Q9	Q9





NECS CH



CHANNEL SECTION A-A
NTS

NOTES:

1. PROTECT EXISTING STREAM BANKS IN PLACE. RECONSTRUCT STREAM BANKS DAMAGED DURING CONSTRUCTION WITH VEGETATIVE MAT. MINIMIZE DISTURBANCE TO EXISTING STREAM BANKS.
2. TIE CONSTRUCTED STREAM BANKS INTO EXISTING STREAM BANKS AT EDGE OF DISTURBANCE AND MATCH ELEVATION OF EXISTING STREAM BANKS WITH TOP OF VEGETATIVE MAT.
3. SALVAGED VEGETATIVE MAT MUST HAVE A MINIMUM THICKNESS OF 12 INCHES AND BE SOURCED FROM THE DISTURBANCE AREA OR THE LOCAL AREA.

STATE OF ALASKA 49TH PS&E 10-16-18 REGISTERED PROFESSIONAL ENGINEER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

CHANNEL RECONSTRUCTION DETAILS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SC-CT-SD-Q-70776.dwg | DATE 5/10/2018 | LAYOUT Q9 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T1	T14

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
T1-T3	TCP NOTES/DETAILS
T4	CONSTRUCTION PHASING
T5	PHASE 4A & 3B DETOUR PLAN
T6	PHASE 3A & 2B DETOUR PLAN
T7	PHASE 1 CONSTRUCTION PHASING
T8	PHASE 2A CONSTRUCTION PHASING
T9	PHASE 3A CONSTRUCTION PHASING
T10	PHASE 4A CONSTRUCTION PHASING
T11	PHASE 1B CONSTRUCTION PHASING
T12	PHASE 2B CONSTRUCTION PHASING
T13	PHASE 3B CONSTRUCTION PHASING
T14	PHASE 4B CONSTRUCTION PHASING

TRAFFIC CONTROL NOTES

1. IT IS THE INTENT OF THIS TRAFFIC CONTROL PLAN (TCP) TO ILLUSTRATE SOME BUT NOT ALL OF THE TRAFFIC CONTROL CONFIGURATIONS THAT WILL BE REQUIRED ON THIS PROJECT. ALL FINAL TRAFFIC CONTROL PLANS SHALL BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER PRIOR TO THE PROJECTS PRE-CONSTRUCTION MEETING.
2. TWO TEMPORARY DRIVING LANES SHALL BE OPEN, MAINTAINED, PAVED AND STRIPED ON MENDENHALL LOOP ROAD AND SHALL HAVE A MINIMUM OF 11'-0' WIDTH EACH. ONE LANE CLOSURES SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.
3. ACCESS TO PRIVATE PROPERTY MUST BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS FOR AN ACCEPTABLE TIME TO RECONSTRUCT DRIVEWAYS.
4. MAINTAIN EXISTING OR TEMPORARY BUS STOPS AND ACCESS TO THEM THROUGHOUT THE PROJECT. COORDINATE WITH THE CBJ WHEN TEMPORARY RELOCATION OF A BUS STOP IS REQUIRED.
5. WARNING LIGHTS SHALL BE USED ON ALL CHANNELIZING DEVICES PLACED ALONG OR AROUND ROADWAY HAZARDS.
6. CONTRACTOR SHALL PROVIDE ACCESS TO PEDESTRIANS, INCLUDING THOSE WITH DISABILITIES, AND BICYCLE USERS THROUGH USE OF TEMPORARY SHUTTLE AND ALTERNATE PEDESTRIAN ROUTES. ALL TEMPORARY ROUTES AND SIDEWALK SHALL BE ADEQUATELY SURFACED. 643-2.01.
7. CONTRACTOR SHALL PROVIDE A PUBLIC INFORMATION COORDINATOR TO INFORM THE PUBLIC OF CONSTRUCTION ACTIVITIES. 643-3.03.
8. PORTABLE CHANGEABLE MESSAGE BOARDS (PCMB) SHALL BE USED FOR ADVANCED NOTIFICATION.
9. COORDINATE WITH ALASKA STATE TROOPERS, AMBULANCE SERVICES, LOCAL POLICE DEPARTMENT AND FIRE DEPARTMENT. PROVIDE IMMEDIATE ACCESS TO EMERGENCY VEHICLES THROUGHOUT THE PROJECT. DURING NON-WORKING HOURS, EMERGENCY VEHICLES ACCESS LOCATIONS WILL BE CLEARLY MARKED. 643-3.03.

TCP LEGEND

- SIGN
- CONE
- DRUM
- FLAGGING STATION
- HI-LEVEL WARNING DEVICE
- ONE LANE TWO WAY TRAFFIC
- ONE LANE ONE WAY TRAFFIC
- CONSTRUCTION AREA

FORMULAS FOR L (TAPER LENGTH)

LESS THAN 45 MPH $L = \frac{W \times S^2}{60}$

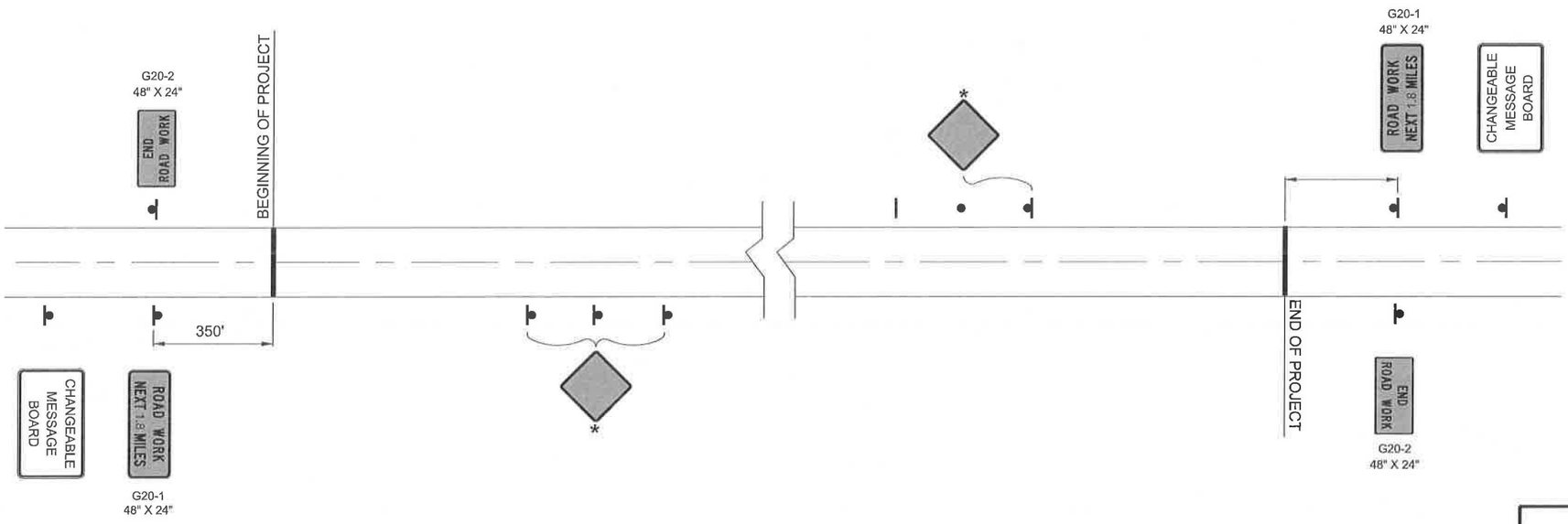
45 MPH OR GREATER $L = W \times S$

WHERE W= WIDTH OF OFFSET, IN FEET

S= POSTED SPEED LIMIT OR ANTICIPATED OPERATING SPEED

TCP SETUP TABLE

SPEED (MPH)	MIN MERGING TAPER LENGTH (L) IN FEET WIDTH OF OFFSET (W) IN FEET			MIN NUMBER OF DEVICES WIDTH OF OFFSET (W) IN FEET			MAX DEVICE SPACING IN FEET		BUFFER SPACE IN FEET
	10'	11'	12'	10'	11'	12'	ALONG TAPER	ALONG TANGENT	
25 OR BELOW	105	115	125	6	6	6	25	50	155
30	150	165	180	6	7	7	30	60	200
35	205	225	245	7	8	8	35	70	250
40	270	295	320	8	9	9	40	80	305
45	450	495	540	11	12	13	45	90	360
50	500	550	600	11	12	13	45	90	425
55	550	605	660	11	12	13	45	90	495
60	600	660	720	11	12	13	45	90	570



PERMANENT CONSTRUCTION SIGNING

* ADVANCE WARNING SIGNS, NUMBER AND SPACING VARIES PER THE IMPLEMENTED TCP

TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

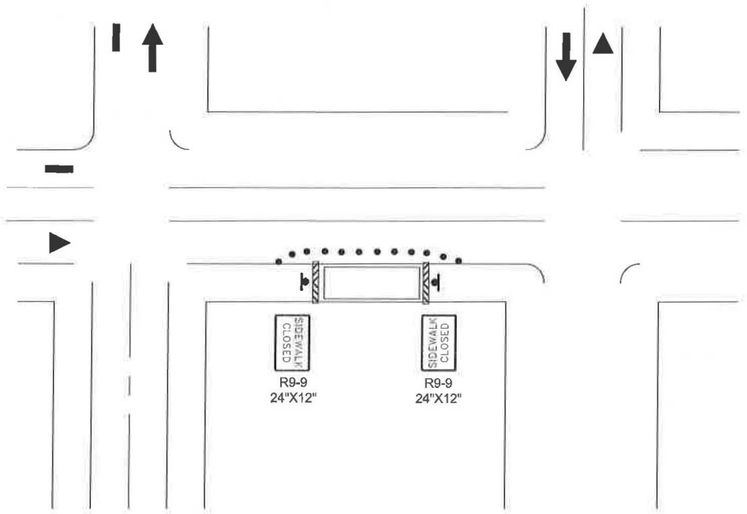
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

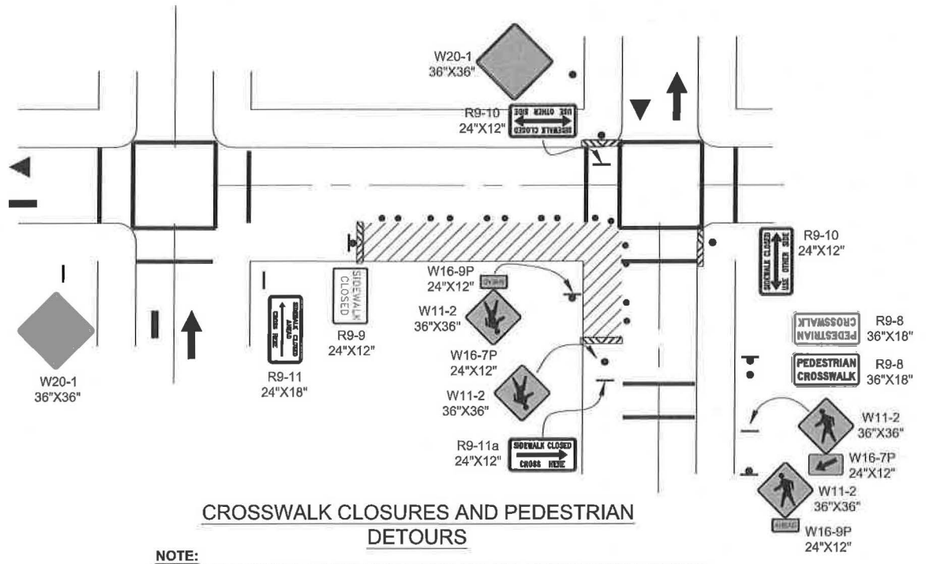
TRAFFIC CONTROL PLAN NOTES & DETAILS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECOL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE 5/10/2018 | LAYOUT T1
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T2	T14

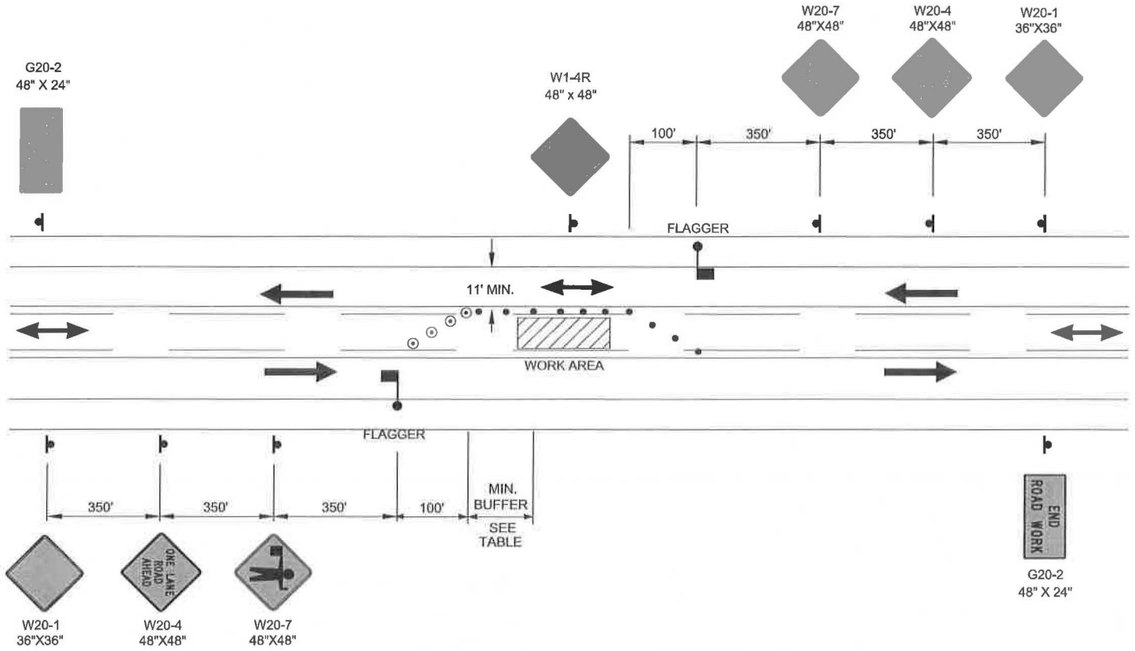


NOTE:
SEE NOTES ON SHEET T1 FOR PEDESTRIAN AND ADA ACCESS CONSIDERATIONS

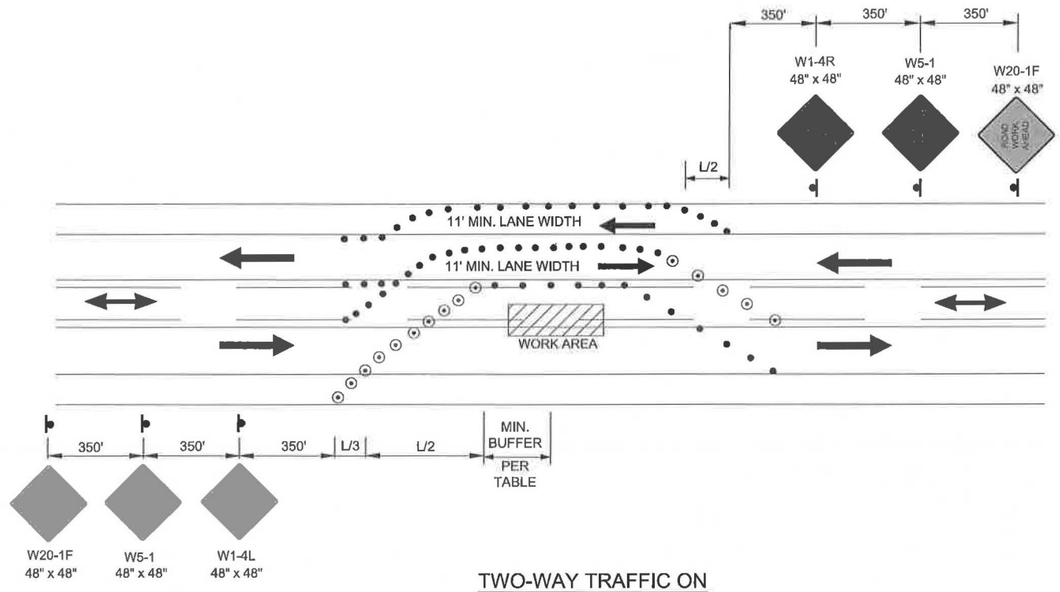


CROSSWALK CLOSURES AND PEDESTRIAN DETOURS

NOTE:
SEE NOTES ON SHEET T1 FOR PEDESTRIAN AND ADA ACCESS CONSIDERATIONS



TWO LANE ROAD WITH MEDIAN LANE - SINGLE LANE CLOSURE
DOUBLE FLAGGER



TWO-WAY TRAFFIC ON THREE-LANE ROAD

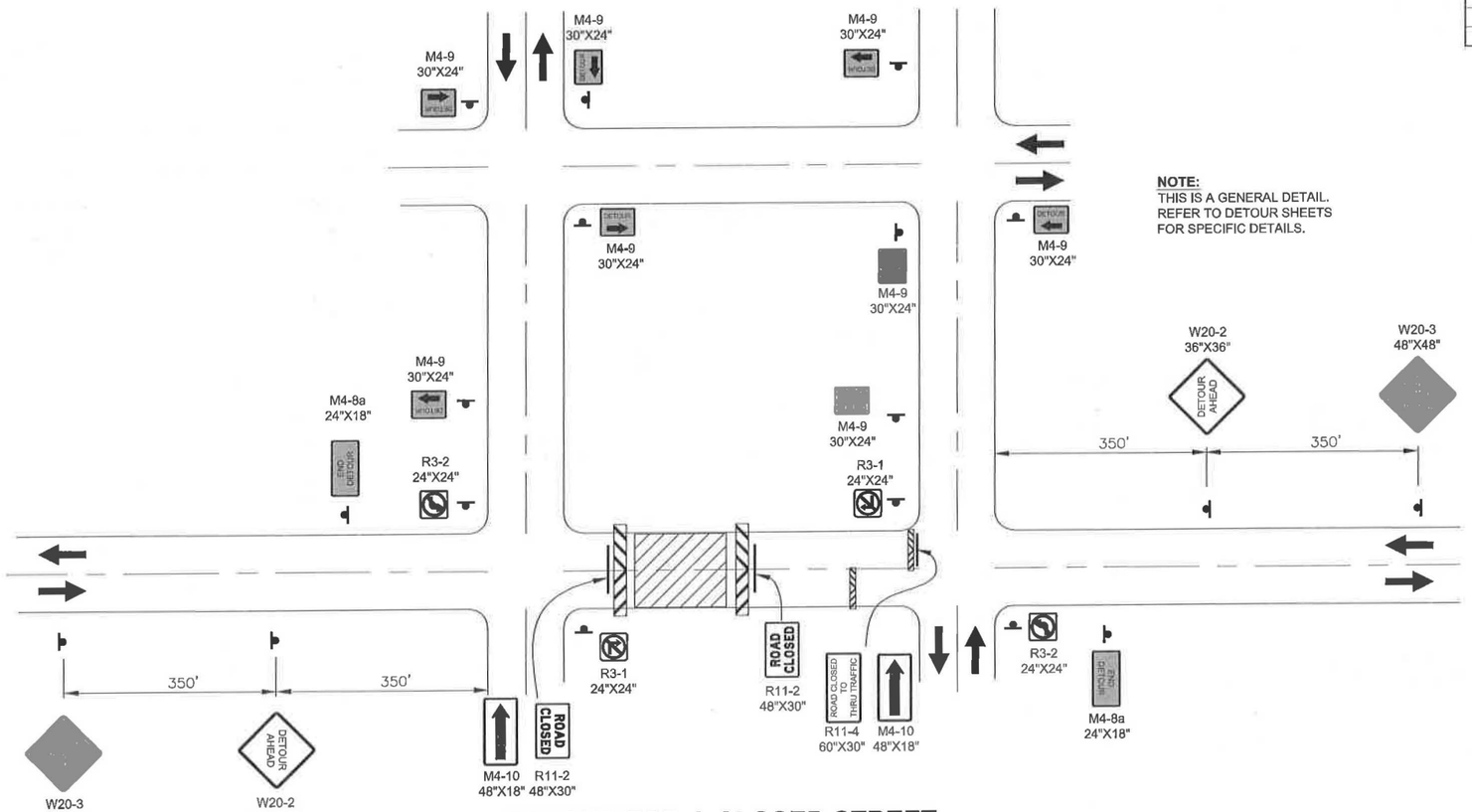
TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

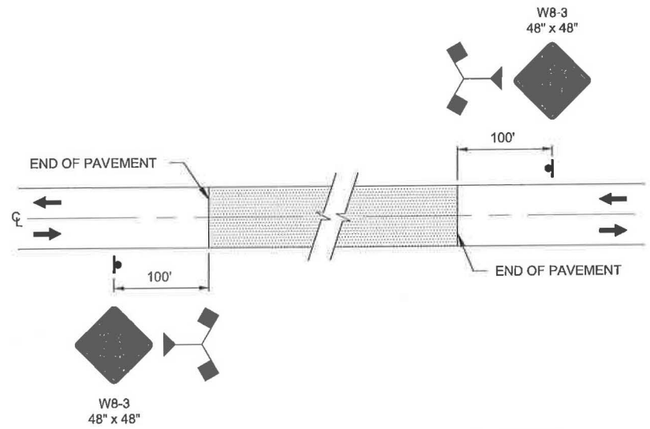
5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | LAYOUT T2 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T3	T14



NOTE:
THIS IS A GENERAL DETAIL. REFER TO DETOUR SHEETS FOR SPECIFIC DETAILS.

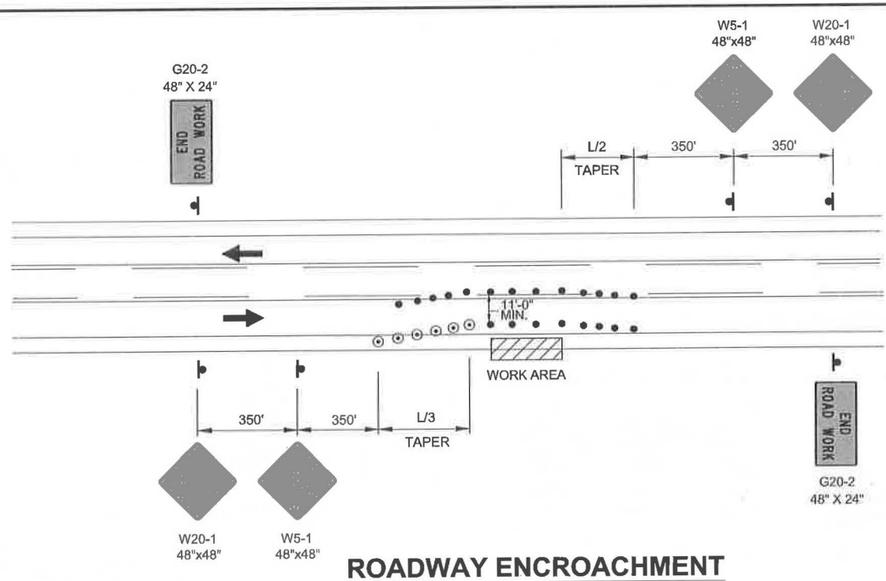
DETOUR FOR A CLOSED STREET



SIGNING FOR UNPAVED AREA

NOTE:

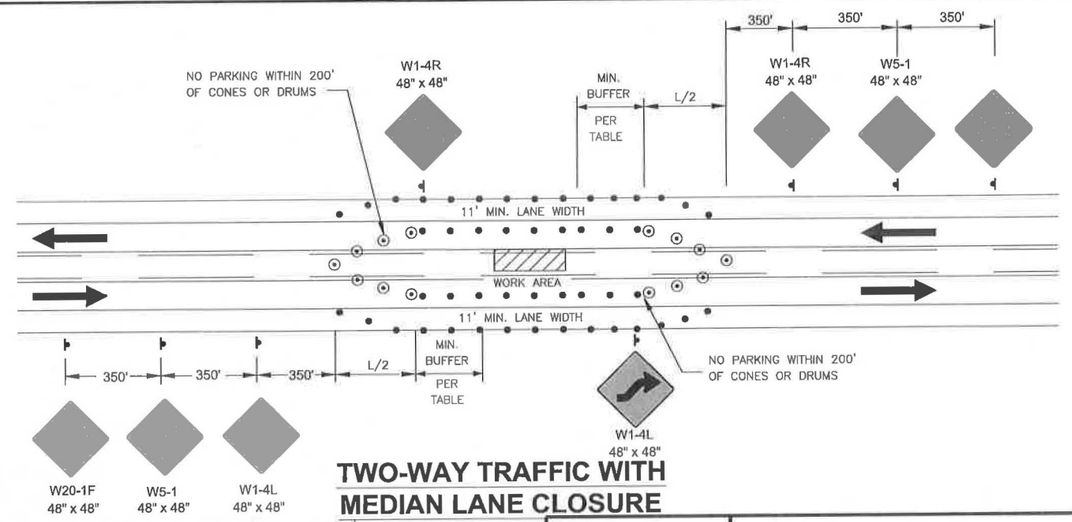
THIS DETAIL APPLIES TO SIDE STREETS ONLY.



ROADWAY ENCROACHMENT

NOTES:

1. IF ONLY ONE LANE IS AFFECTED BY ROAD WORK (THAT IS, THE CONES ALONG THE WORK AREA ARE NO CLOSER THAN 11' TO OUTSIDE MEDIAN LANE) THE CENTERLINE CONES FOR THE OPPOSING LANE WILL NOT BE NEEDED.
2. ROADWAY ENCROACHMENT SHALL NOT EXCEED 2'.



TWO-WAY TRAFFIC WITH MEDIAN LANE CLOSURE

TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

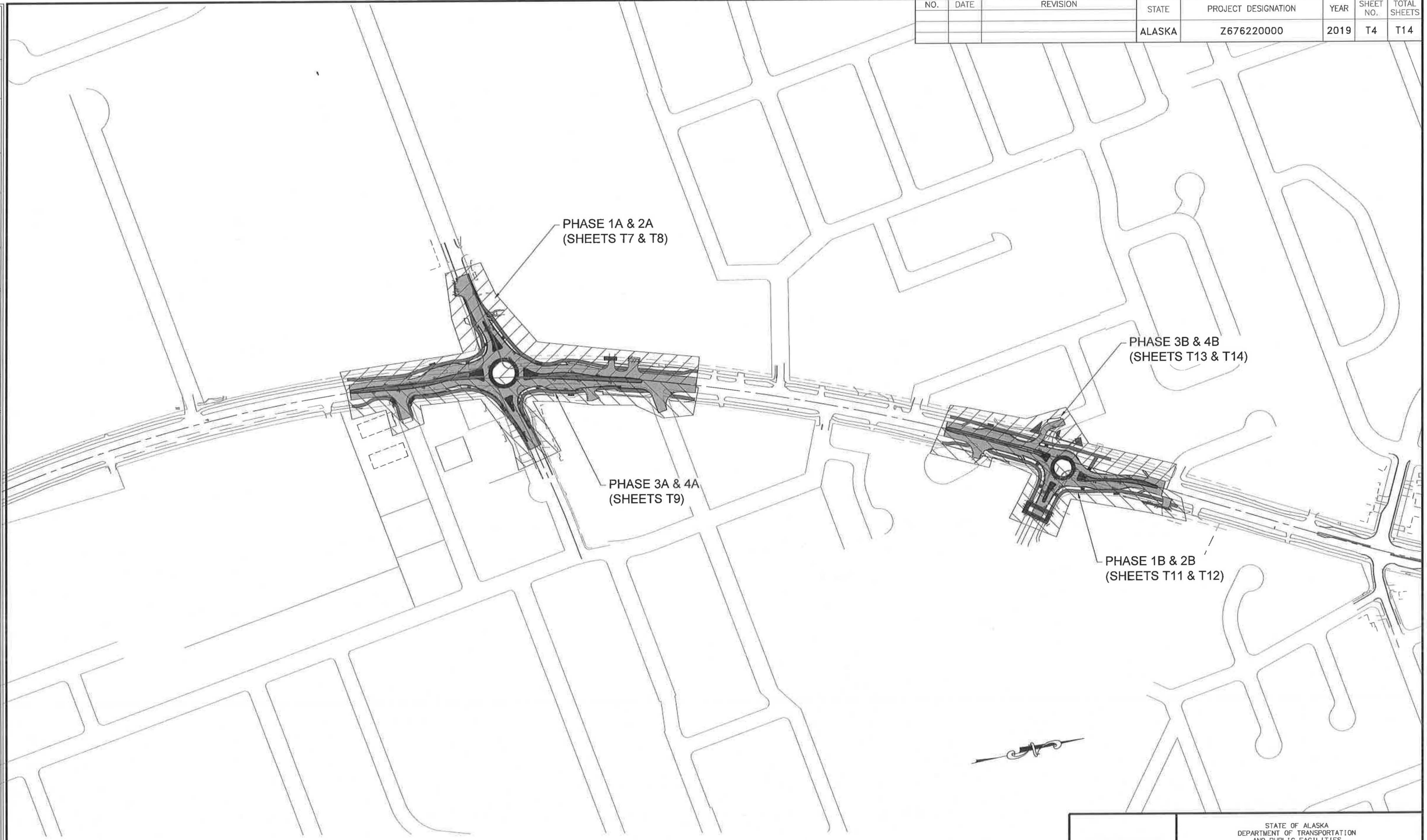
MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

TRAFFIC CONTROL PLAN DETAILS

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED | HOBBS | CHECKED | NOBLE | DRAFTED | WESTPHAL
DATE | 5/10/2018 | LAYOUT | T3
FILE | C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg

NO.	DATE	REVISION

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	Z676220000	2019	T4	T14



TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

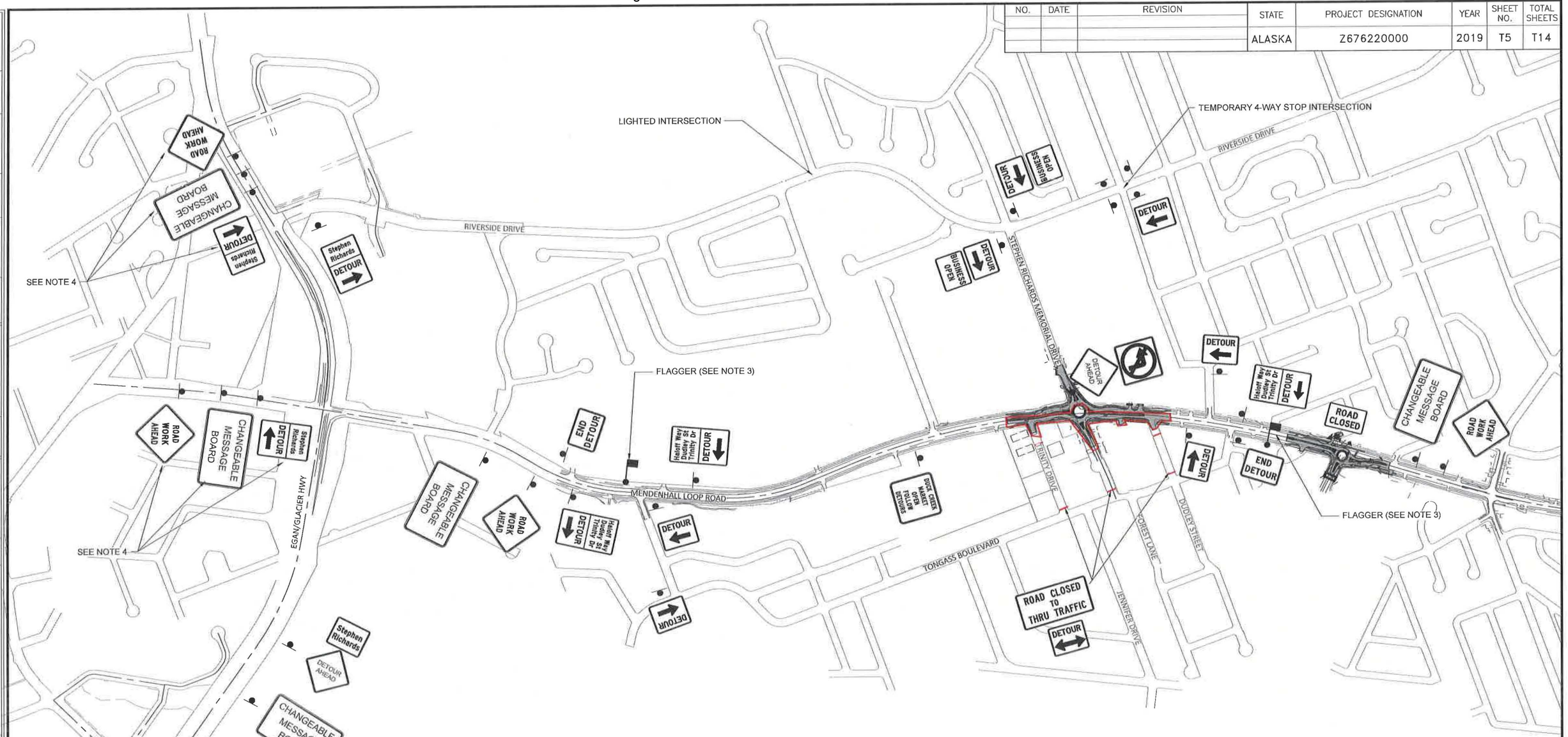
CONSTRUCTION PHASING

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL

DATE 5/10/2018 | LAYOUT T4
FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SA-CT-DT-T-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T5	T14

5368 COMMERCIAL BLVD. JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
LAYOUT T5 | 5/10/2018 | DATE
FILE C:\Civil 3D Projects\2016\24A70776-02\Civil\SA-CT-DT-T-70776.dwg



NOTES:

1. AFTER FLOYD DRYDEN ROUNDABOUT IS CONSTRUCTED AND OPEN TO 2-WAY TRAFFIC, DIRECT TRAFFIC TO STEPHEN RICHARDS THROUGH THE ROUNDABOUT.
2. PLACE ADDITIONAL PCMB AT EACH END OF BACK LOOP (NOT SHOWN).
3. PROPOSED FLAGGER LOCATIONS ARE SHOWN, FOR PEAK TIMES REFER TO GENERAL DETAIL FOR SIGNS REQUIRED DURING FLAGGING OPERATIONS.
4. PLACE INDICATED SIGNS IN MEDIANS.
5. REFER TO DETOUR DETAIL ON SHEET T3 FOR SIGN SPACING AND SIGN SPECIFICATIONS.

TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

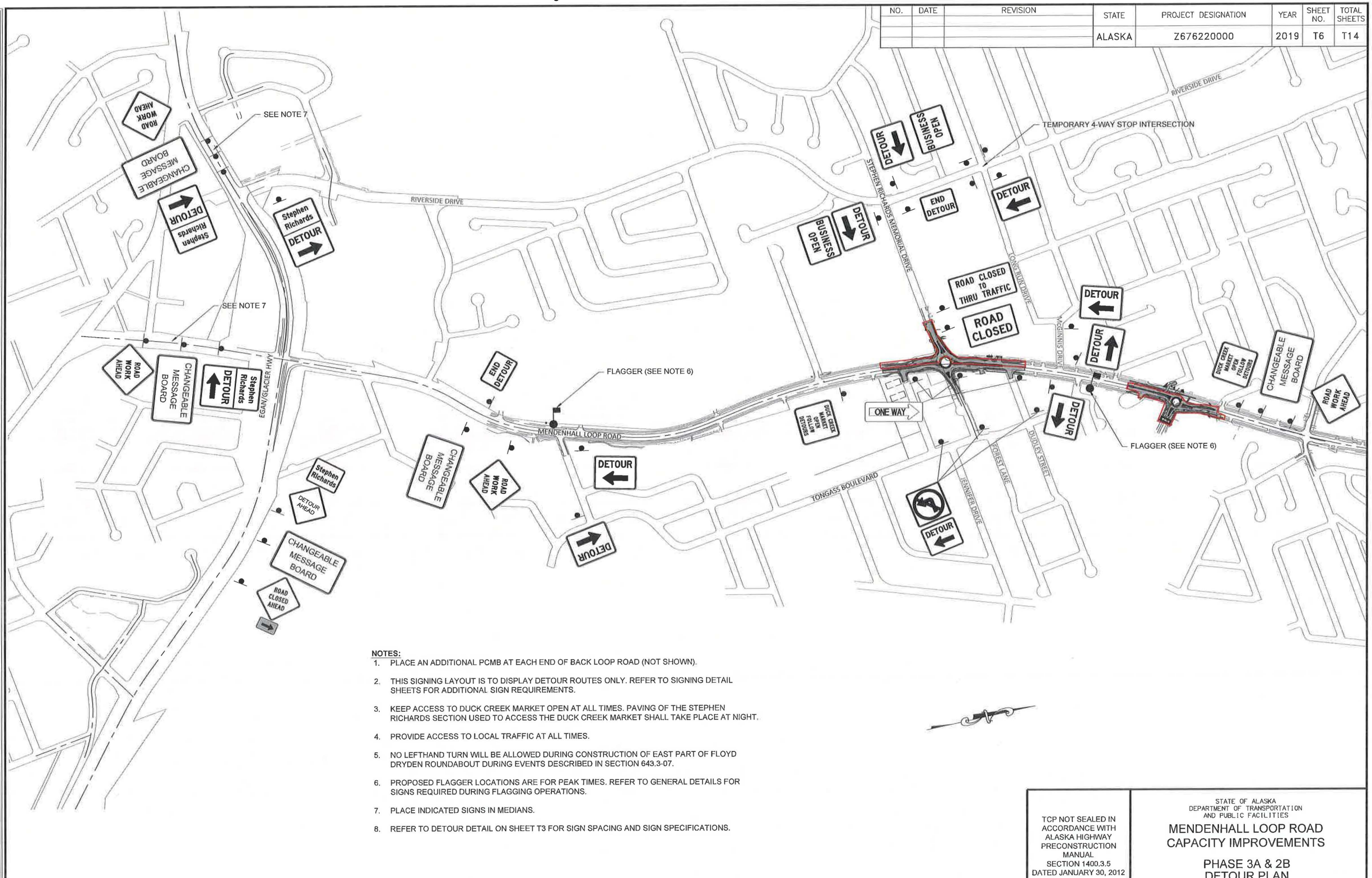
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

PHASE 4A & 3B DETOUR PLAN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T6	T14

5368 COMMERCIAL BLVD. JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT T6 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE | FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg



NOTES:

1. PLACE AN ADDITIONAL PCMB AT EACH END OF BACK LOOP ROAD (NOT SHOWN).
2. THIS SIGNING LAYOUT IS TO DISPLAY DETOUR ROUTES ONLY. REFER TO SIGNING DETAIL SHEETS FOR ADDITIONAL SIGN REQUIREMENTS.
3. KEEP ACCESS TO DUCK CREEK MARKET OPEN AT ALL TIMES. PAVING OF THE STEPHEN RICHARDS SECTION USED TO ACCESS THE DUCK CREEK MARKET SHALL TAKE PLACE AT NIGHT.
4. PROVIDE ACCESS TO LOCAL TRAFFIC AT ALL TIMES.
5. NO LEFTHAND TURN WILL BE ALLOWED DURING CONSTRUCTION OF EAST PART OF FLOYD DRYDEN ROUNDABOUT DURING EVENTS DESCRIBED IN SECTION 643.3-07.
6. PROPOSED FLAGGER LOCATIONS ARE FOR PEAK TIMES. REFER TO GENERAL DETAILS FOR SIGNS REQUIRED DURING FLAGGING OPERATIONS.
7. PLACE INDICATED SIGNS IN MEDIANS.
8. REFER TO DETOUR DETAIL ON SHEET T3 FOR SIGN SPACING AND SIGN SPECIFICATIONS.

TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

PHASE 3A & 2B DETOUR PLAN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T7	T14

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT T7 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE

FILE C:\Civil 3D Projects\2018\24\70776-02\Civil\SA-CT-DT-T-70776.dwg

STEPHEN RICHARDS/HALOFF INTERSECTION

a. CONTRACTOR SHALL COORDINATE WITH SCHOOL DISTRICT AND DOT&PF PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES THAT IMPACT ACCESS TO THE GLACIER VALLEY ELEMENTARY SCHOOL.

b. COORDINATE WITH THE DUCK CREEK MARKET OWNER, SEARCH AND CHURCH OF CHRIST PRIOR TO AND DURING CONSTRUCTION, MAINTAIN ACCESS AT ALL TIMES.

c. PROVIDE PEDESTRIAN CROSSINGS AT DESIGN LOCATIONS AND TEMPORARY SHUTTLE FOR PEDESTRIANS AND BICYCLE USERS.

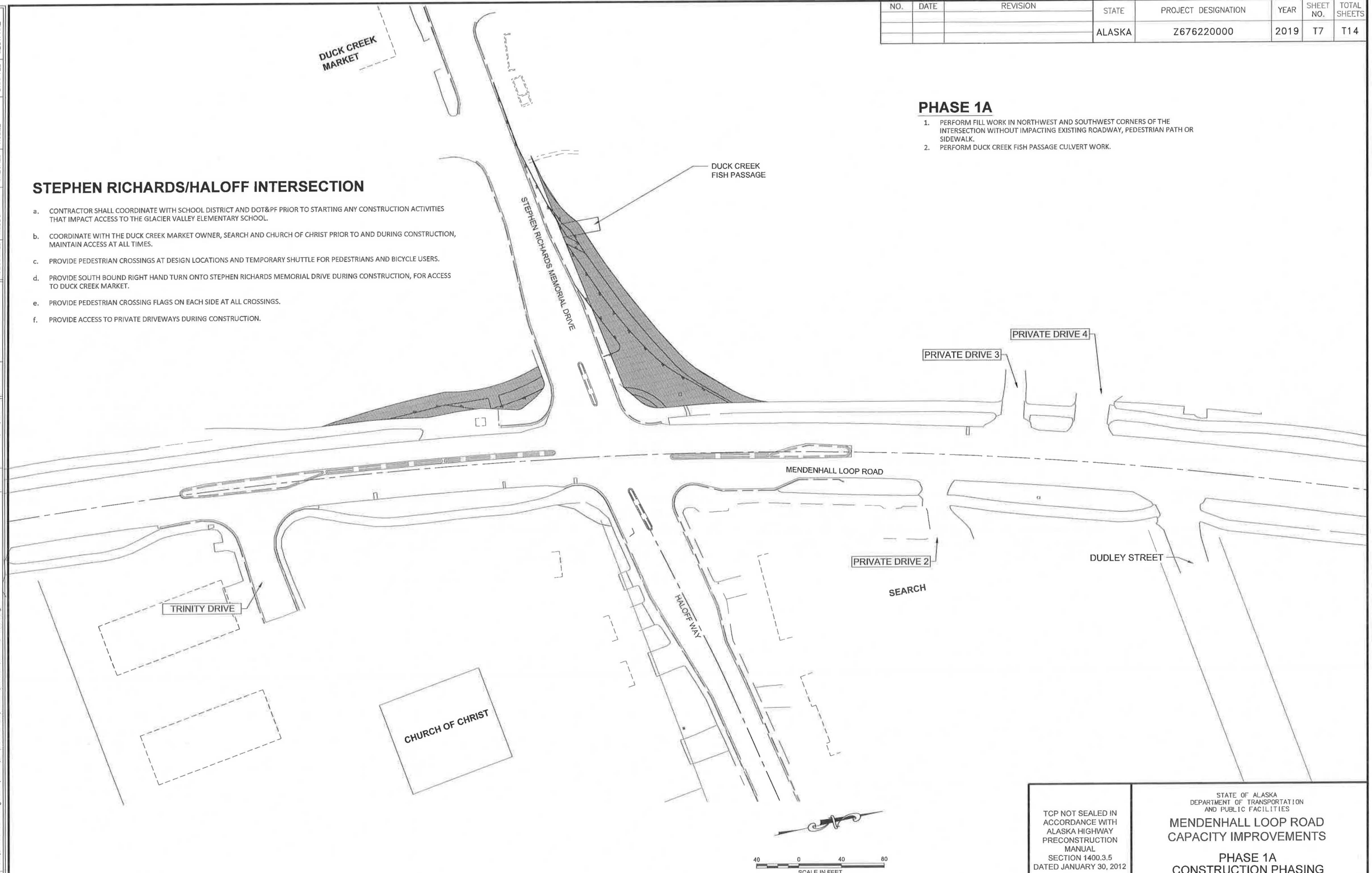
d. PROVIDE SOUTH BOUND RIGHT HAND TURN ONTO STEPHEN RICHARDS MEMORIAL DRIVE DURING CONSTRUCTION, FOR ACCESS TO DUCK CREEK MARKET.

e. PROVIDE PEDESTRIAN CROSSING FLAGS ON EACH SIDE AT ALL CROSSINGS.

f. PROVIDE ACCESS TO PRIVATE DRIVEWAYS DURING CONSTRUCTION.

PHASE 1A

1. PERFORM FILL WORK IN NORTHWEST AND SOUTHWEST CORNERS OF THE INTERSECTION WITHOUT IMPACTING EXISTING ROADWAY, PEDESTRIAN PATH OR SIDEWALK.
2. PERFORM DUCK CREEK FISH PASSAGE CULVERT WORK.



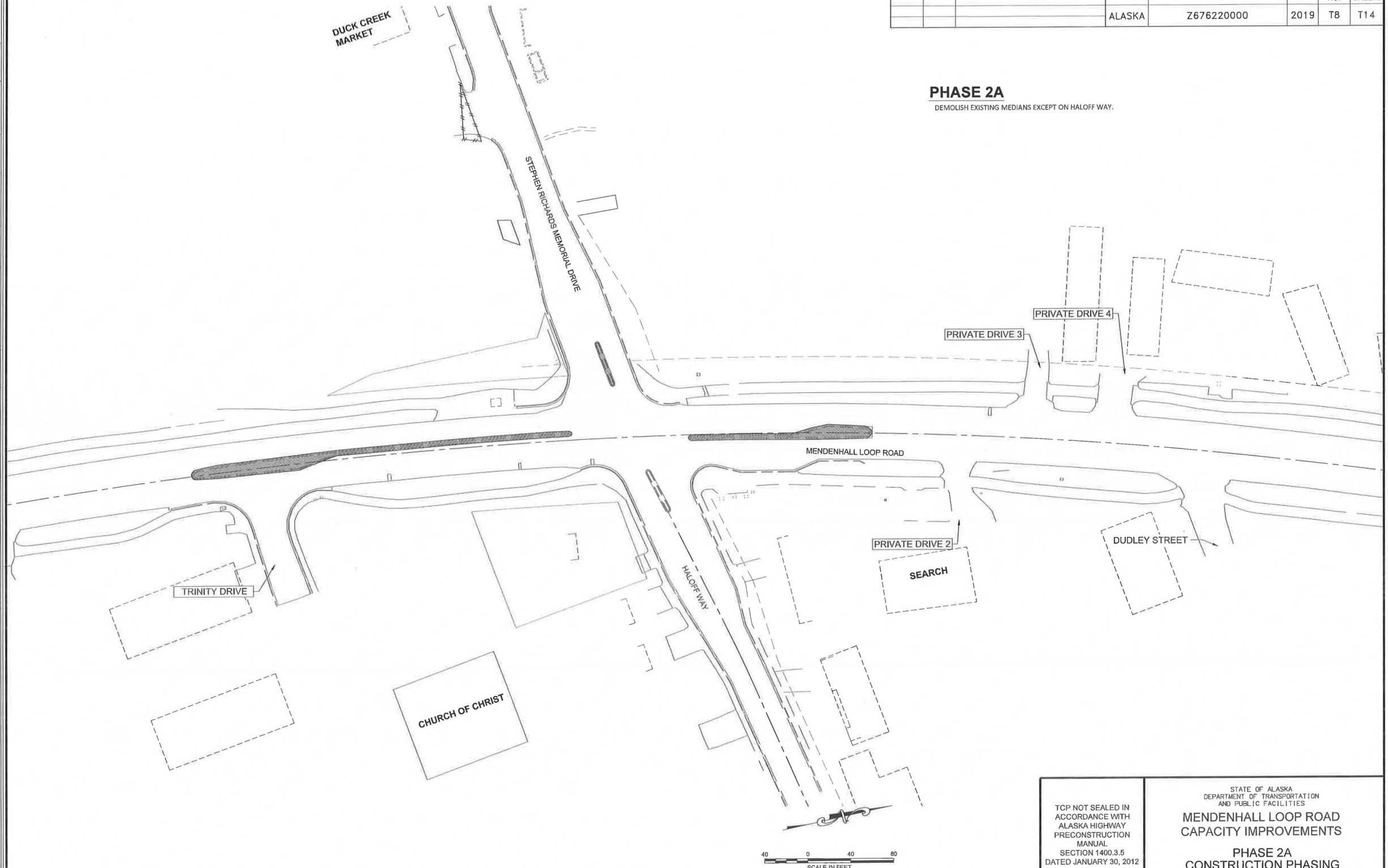
TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

PHASE 1A
CONSTRUCTION PHASING

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T8	T14



PHASE 2A

DEMOLISH EXISTING MEDIANS EXCEPT ON HALOFF WAY.

TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

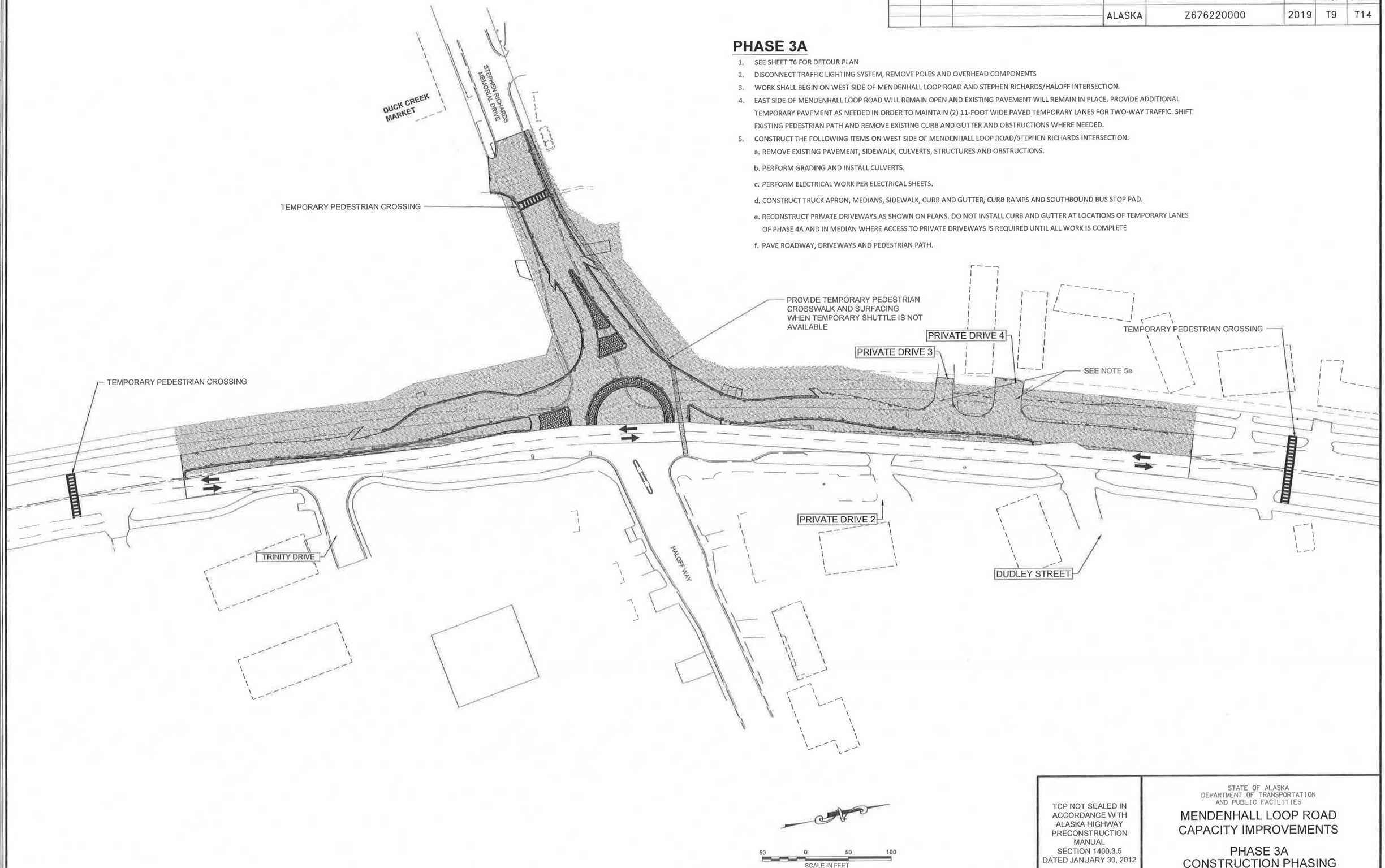
PHASE 2A CONSTRUCTION PHASING

5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE (907) 780-3533	CERTIFICATE OF AUTH #: AECL848					
DATE	DESIGNED HOBBS	CHECKED NOBLE	DRAFTED WESTPHAL				
5/10/2018	LAYOUT TB						
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg							

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T9	T14

PHASE 3A

1. SEE SHEET T6 FOR DETOUR PLAN
2. DISCONNECT TRAFFIC LIGHTING SYSTEM, REMOVE POLES AND OVERHEAD COMPONENTS
3. WORK SHALL BEGIN ON WEST SIDE OF MENDENHALL LOOP ROAD AND STEPHEN RICHARDS/HALOFF INTERSECTION.
4. EAST SIDE OF MENDENHALL LOOP ROAD WILL REMAIN OPEN AND EXISTING PAVEMENT WILL REMAIN IN PLACE. PROVIDE ADDITIONAL TEMPORARY PAVEMENT AS NEEDED IN ORDER TO MAINTAIN (2) 11-FOOT WIDE PAVED TEMPORARY LANES FOR TWO-WAY TRAFFIC. SHIFT EXISTING PEDESTRIAN PATH AND REMOVE EXISTING CURB AND GUTTER AND OBSTRUCTIONS WHERE NEEDED.
5. CONSTRUCT THE FOLLOWING ITEMS ON WEST SIDE OF MENDENHALL LOOP ROAD/STEPHEN RICHARDS INTERSECTION.
   a. REMOVE EXISTING PAVEMENT, SIDEWALK, CULVERTS, STRUCTURES AND OBSTRUCTIONS.
   b. PERFORM GRADING AND INSTALL CULVERTS.
   c. PERFORM ELECTRICAL WORK PER ELECTRICAL SHEETS.
   d. CONSTRUCT TRUCK APRON, MEDIANS, SIDEWALK, CURB AND GUTTER, CURB RAMPS AND SOUTHBOUND BUS STOP PAD.
   e. RECONSTRUCT PRIVATE DRIVEWAYS AS SHOWN ON PLANS. DO NOT INSTALL CURB AND GUTTER AT LOCATIONS OF TEMPORARY LANES OF PHASE 4A AND IN MEDIAN WHERE ACCESS TO PRIVATE DRIVEWAYS IS REQUIRED UNTIL ALL WORK IS COMPLETE
   f. PAVE ROADWAY, DRIVEWAYS AND PEDESTRIAN PATH.



TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

PHASE 3A CONSTRUCTION PHASING

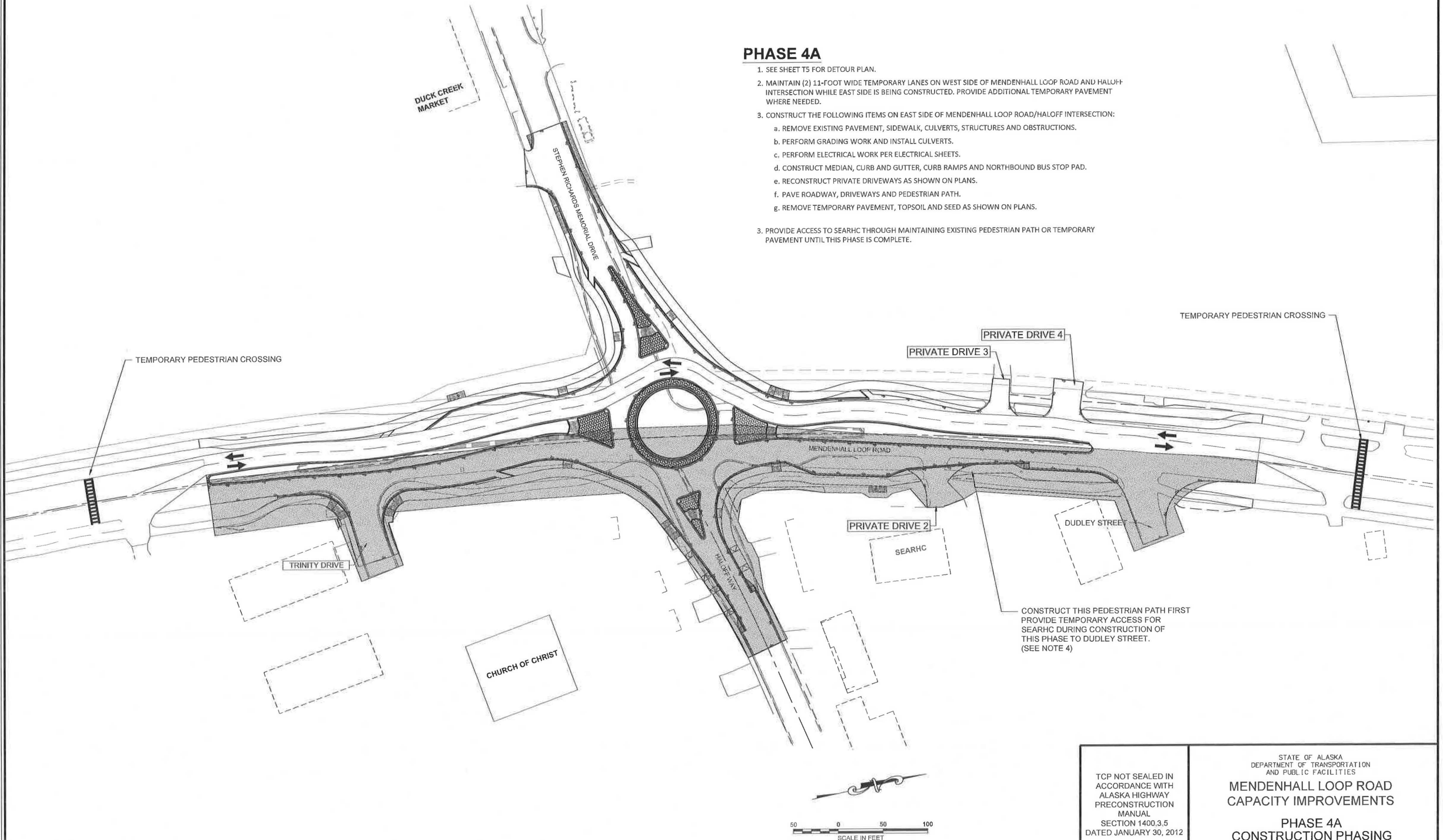
5368 COMMERCIAL BLVD. JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
5/10/2018 | LAYOUT T9 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
DATE
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T10	T14

5368 COMMERCIAL BLVD, JUNEAU, AK 99801	PHONE (907) 780-3533	CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018	LAYOUT T10	DESIGNED HOBBS	CHECKED NOBLE	DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg				

PHASE 4A

1. SEE SHEET T5 FOR DETOUR PLAN.
2. MAINTAIN (2) 11-FOOT WIDE TEMPORARY LANES ON WEST SIDE OF MENDENHALL LOOP ROAD AND HALOFF INTERSECTION WHILE EAST SIDE IS BEING CONSTRUCTED. PROVIDE ADDITIONAL TEMPORARY PAVEMENT WHERE NEEDED.
3. CONSTRUCT THE FOLLOWING ITEMS ON EAST SIDE OF MENDENHALL LOOP ROAD/HALOFF INTERSECTION:
   a. REMOVE EXISTING PAVEMENT, SIDEWALK, CULVERTS, STRUCTURES AND OBSTRUCTIONS.
   b. PERFORM GRADING WORK AND INSTALL CULVERTS.
   c. PERFORM ELECTRICAL WORK PER ELECTRICAL SHEETS.
   d. CONSTRUCT MEDIAN, CURB AND GUTTER, CURB RAMPS AND NORTHBOUND BUS STOP PAD.
   e. RECONSTRUCT PRIVATE DRIVEWAYS AS SHOWN ON PLANS.
   f. PAVE ROADWAY, DRIVEWAYS AND PEDESTRIAN PATH.
   g. REMOVE TEMPORARY PAVEMENT, TOPSOIL AND SEED AS SHOWN ON PLANS.
3. PROVIDE ACCESS TO SEARHC THROUGH MAINTAINING EXISTING PEDESTRIAN PATH OR TEMPORARY PAVEMENT UNTIL THIS PHASE IS COMPLETE.



TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

PHASE 4A CONSTRUCTION PHASING

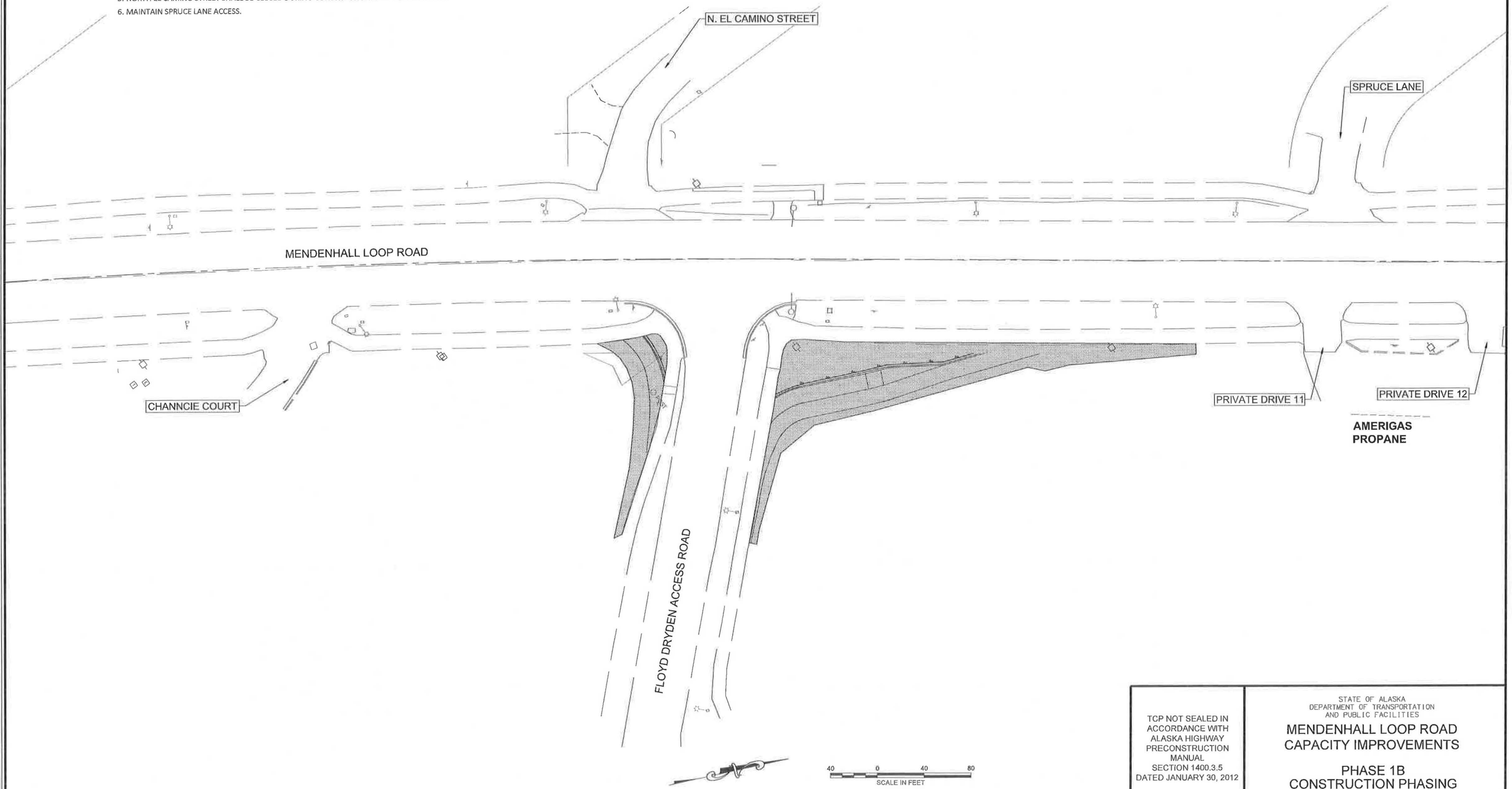
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T11	T14

FLOYD DRYDEN INTERSECTION NOTES

1. PEDESTRIAN CROSSING LIGHTS AT THE FLOYD DRYDEN INTERSECTION SHALL BE DISCONNECTED PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE DIRECTLY WITH SCHOOL DISTRICT AND PARKS AND RECREATION PRIOR TO STARTING CONSTRUCTION ACTIVITIES. WORK SHALL NOT TAKE PLACE WHILE SCHOOL IS IN SESSION AND/OR DURING EVENTS ON THE SCHOOL PROPERTY. PRIOR TO EVENTS, CONSTRUCTION AREA WILL BE CLOSED OFF AND AREAS AVAILABLE FOR PUBLIC PARKING SHALL BE CLEARLY LABELED. 643-3.08.
3. COORDINATE WITH THE OWNER OF AMERIGAS AND PROVIDE REASONABLE ACCOMMODATIONS TO MINIMIZE ACCESS IMPACT TO THE LOCATION.
4. DIRECT LOCAL TRAFFIC ON BACK LOOP ROAD TO DETOUR THROUGH AUKE BAY.
5. NORTH EL CAMINO STREET SHALL BE CLOSED DURING CONSTRUCTION. SEE DETOUR SHEETS.
6. MAINTAIN SPRUCE LANE ACCESS.

PHASE 1B

PERFORM FILL WORK IN SOUTHEAST AND NORTHEAST CORNERS OF THE INTERSECTION WITHOUT IMPACTING EXISTING ROADWAY AND PEDESTRIAN PATHS.



TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

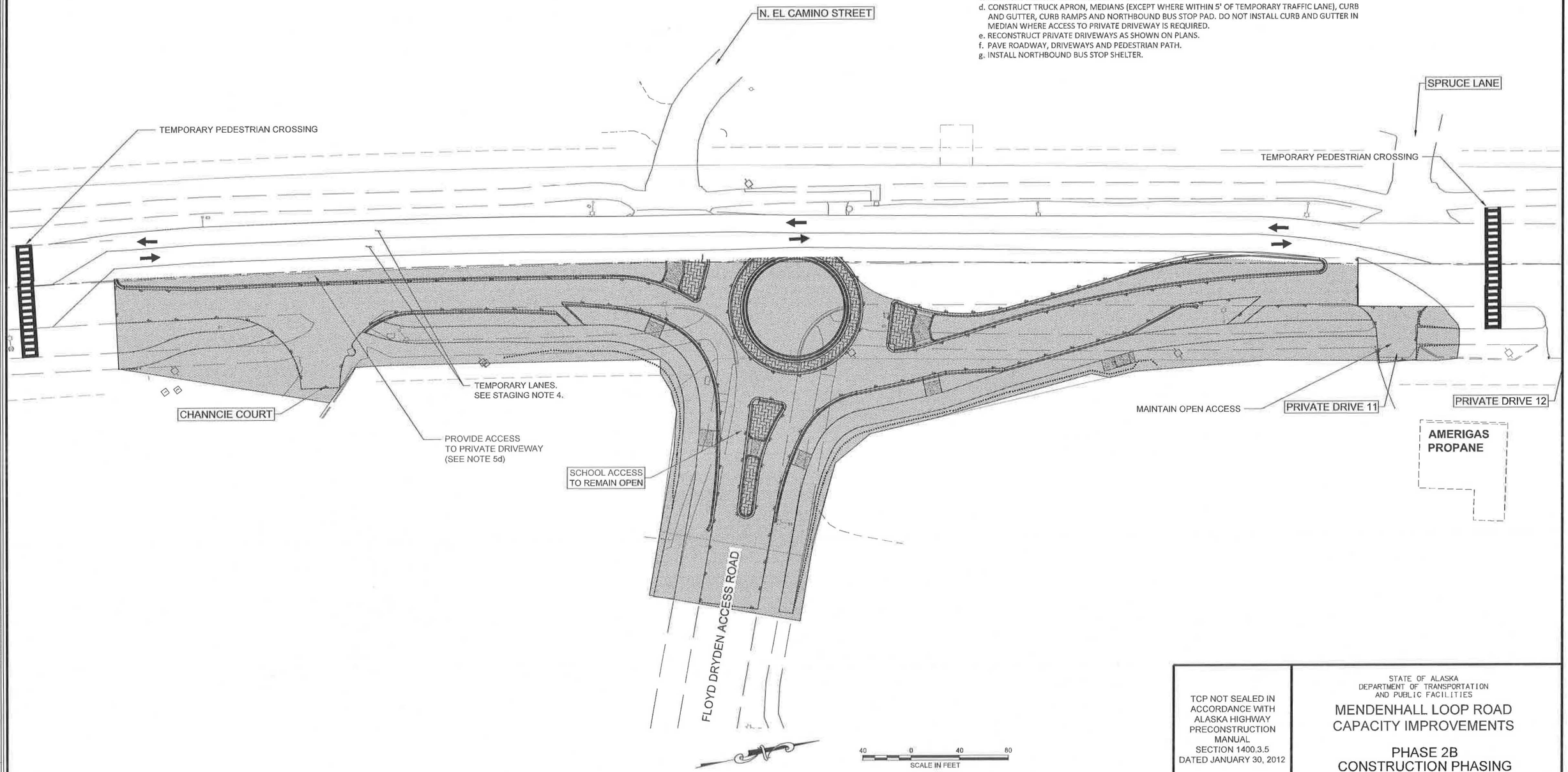
PHASE 1B CONSTRUCTION PHASING

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg | LAYOUT T11

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T12	T14

PHASE 2B

1. SEE SHEET T6 FOR DETOUR PLAN.
2. DISCONNECT PEDESTRIAN CROSSING LIGHTING SYSTEM, REMOVE POLES AND ABOVE GROUND COMPONENTS.
3. WORK SHALL BEGIN ON EAST SIDE OF MENDENHALL LOOP ROAD AND FLOYD DRYDEN INTERSECTION.
4. WEST SIDE OF MENDENHALL LOOP ROAD WILL REMAIN OPEN AND EXISTING PAVEMENT WILL REMAIN IN PLACE. PROVIDE ADDITIONAL TEMPORARY PAVEMENT AS NEEDED IN ORDER TO MAINTAIN (2) 11-FOOT WIDE PAVED TEMPORARY LANES FOR TWO-WAY TRAFFIC.
5. CONSTRUCT THE FOLLOWING ITEMS ON EAST SIDE OF MENDENHALL LOOP ROAD/FLOYD DRYDEN INTERSECTION:
   a. REMOVE EXISTING PAVEMENT, SIDEWALK, CULVERTS, STRUCTURES AND OBSTRUCTIONS.
   b. PERFORM GRADING WORK AND INSTALL CULVERTS.
   c. PERFORM ELECTRICAL WORK PER ELECTRICAL SHEETS.
   d. CONSTRUCT TRUCK APRON, MEDIANS (EXCEPT WHERE WITHIN 5' OF TEMPORARY TRAFFIC LANE), CURB AND GUTTER, CURB RAMPS AND NORTHBOUND BUS STOP PAD. DO NOT INSTALL CURB AND GUTTER IN MEDIAN WHERE ACCESS TO PRIVATE DRIVEWAY IS REQUIRED.
   e. RECONSTRUCT PRIVATE DRIVEWAYS AS SHOWN ON PLANS.
   f. PAVE ROADWAY, DRIVEWAYS AND PEDESTRIAN PATH.
   g. INSTALL NORTHBOUND BUS STOP SHELTER.



TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD
CAPACITY IMPROVEMENTS

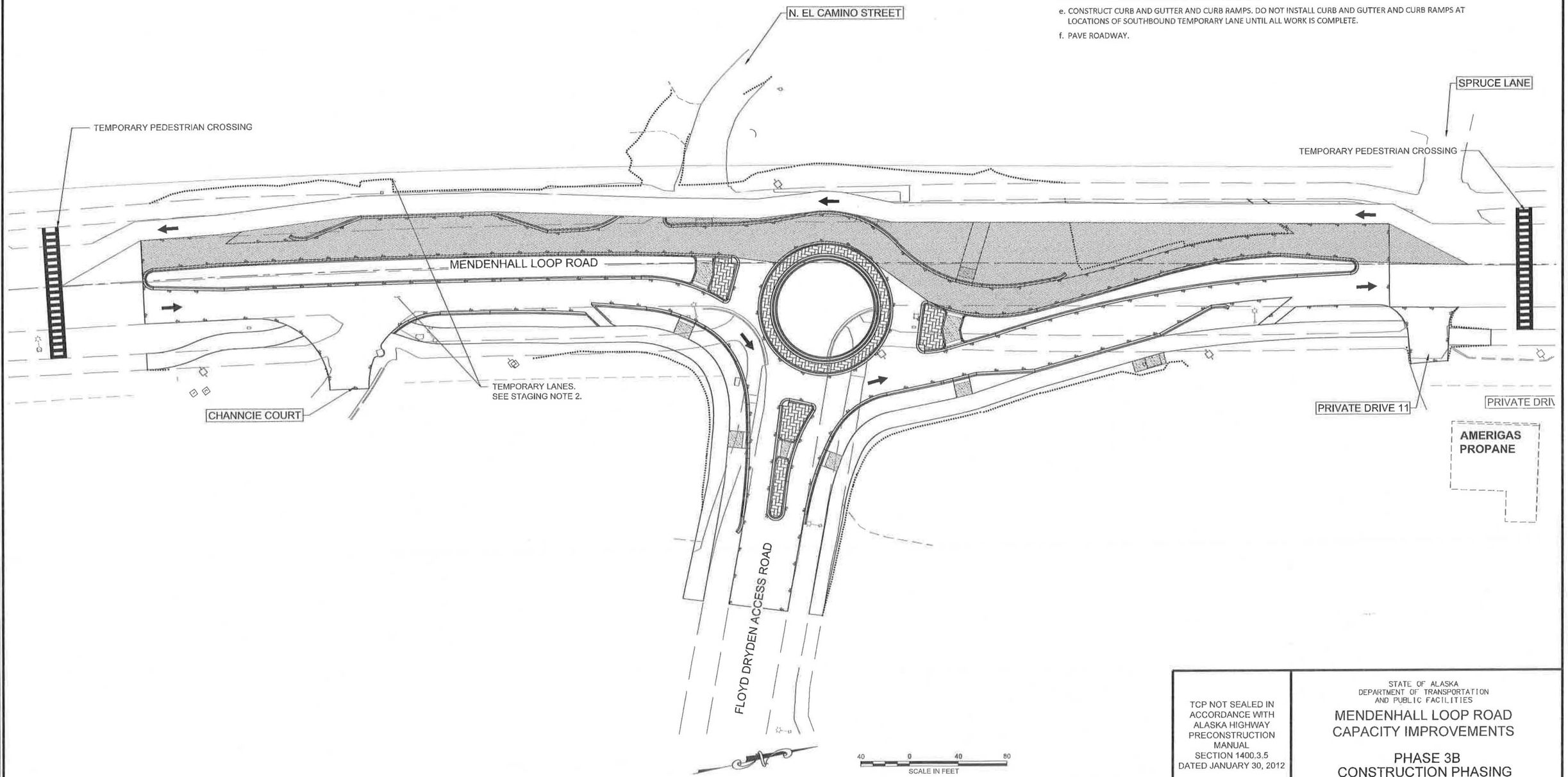
PHASE 2B
CONSTRUCTION PHASING

FILE: C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg | DATE: 5/10/2018 | 536B COMMERCIAL BLVD., JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DESIGNED: HOBBS | CHECKED: NOBLE | DRAFTED: WESTPHAL | LAYOUT: T12

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T13	T14

PHASE 3B

1. SEE SHEET T5 FOR DETOUR PLAN.
2. EAST SIDE OF MENDENHALL LOOP ROAD WILL BE OPEN TO NORTHBOUND TRAFFIC. TEMPORARY WESTWARD LANE FROM PHASE 2 WILL REMAIN IN OPEN TO SOUTHBOUND TRAFFIC WHILE WEST SIDE ROADWAY IS BEING CONSTRUCTED.
3. CONSTRUCT THE FOLLOWING ITEMS ON WEST SIDE OF MENDENHALL LOOP ROAD/FLOYD DRYDEN INTERSECTION:
   a. REMOVE EXISTING PAVEMENT, CULVERTS, STRUCTURES AND OBSTRUCTIONS.
   b. PERFORM ROADWAY AND PEDESTRIAN PATH GRADING WORK AND INSTALL CULVERTS.
   c. RECONSTRUCT N. EL CAMINO STREET.
   d. PERFORM ELECTRICAL WORK PER ELECTRICAL SHEETS.
   e. CONSTRUCT CURB AND GUTTER AND CURB RAMPS. DO NOT INSTALL CURB AND GUTTER AND CURB RAMPS AT LOCATIONS OF SOUTHBOUND TEMPORARY LANE UNTIL ALL WORK IS COMPLETE.
   f. PAVE ROADWAY.



TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

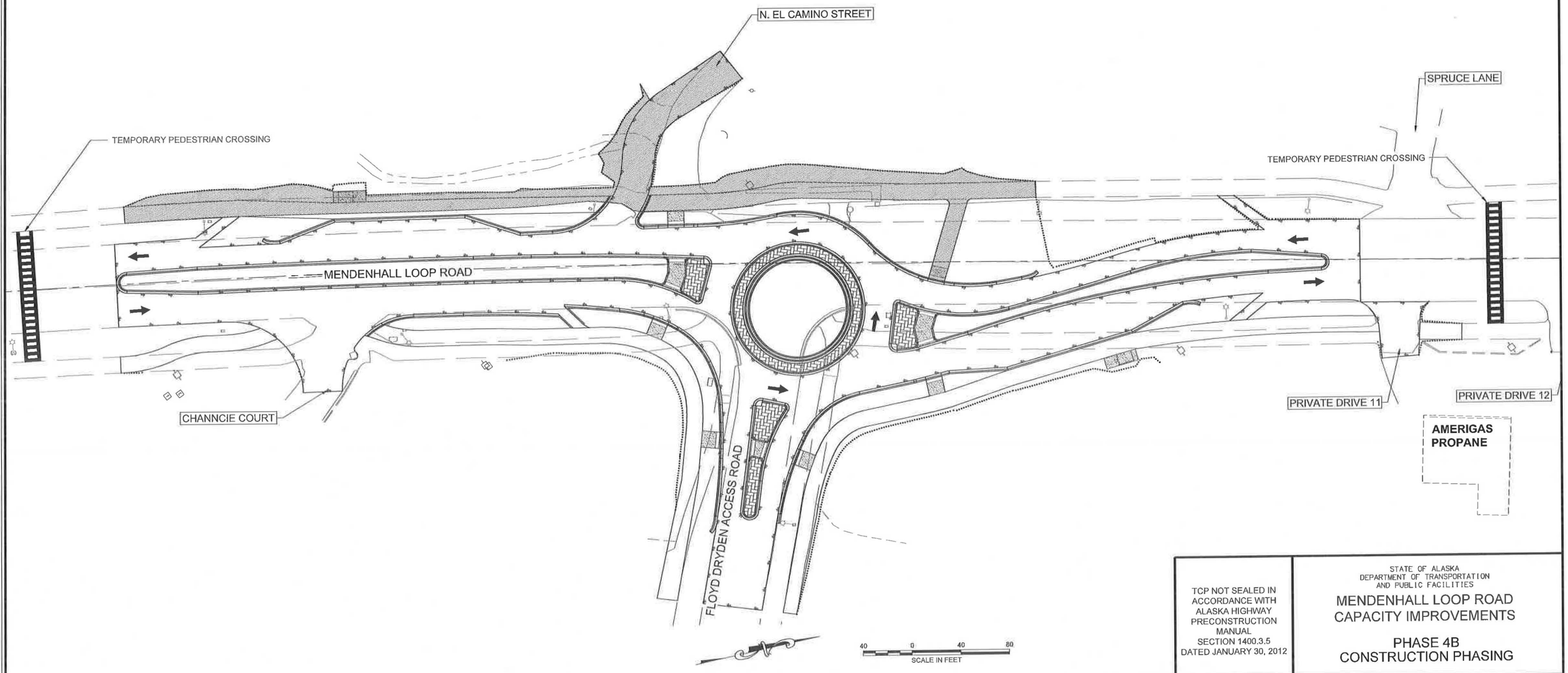
PHASE 3B
CONSTRUCTION PHASING

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | LAYOUT T13 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-DT-T-70776.dwg

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	Z676220000	2019	T14	T14

PHASE 4B

1. AFTER MENDENHALL LOOP ROAD/FLOYD DRYDEN INTERSECTION IS PAVED AND OPEN TO TWO-WAY TRAFFIC COMPLETE THE FOLLOWING ITEMS:
   a. CONSTRUCT REMAINING CURB AND GUTTER, CURB RAMPS AND SOUTHBOUND BUS SHELTER PAD.
   b. PAVE PEDESTRIAN PATH AND N. EL CAMINO STREET.
   c. REMOVE TEMPORARY PAVEMENT, TOPSOIL AND SEED AREAS AS SHOWN ON PLANS



TCP NOT SEALED IN ACCORDANCE WITH ALASKA HIGHWAY PRECONSTRUCTION MANUAL SECTION 1400.3.5 DATED JANUARY 30, 2012

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MENDENHALL LOOP ROAD CAPACITY IMPROVEMENTS

PHASE 4B
CONSTRUCTION PHASING

5368 COMMERCIAL BLVD, JUNEAU, AK 99801 | PHONE (907) 780-3533 | CERTIFICATE OF AUTH #: AECL848
DATE 5/10/2018 | LAYOUT T14 | DESIGNED HOBBS | CHECKED NOBLE | DRAFTED WESTPHAL
FILE C:\Civil 3D Projects\2016\24\70776-02\Civil\SA-CT-DT-T-70776.dwg

CSP2019-0004

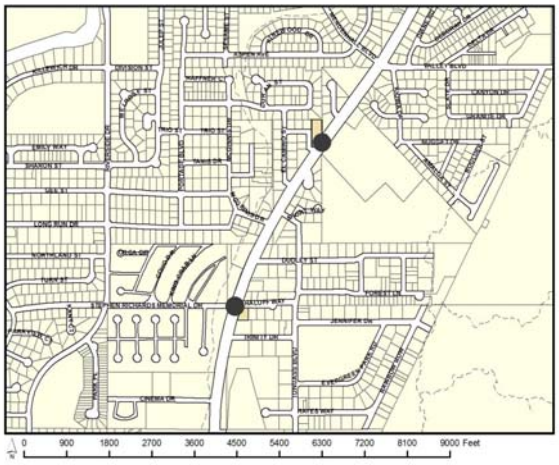
A State Project to construct two (2) roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and with Floyd Dryden Middle School

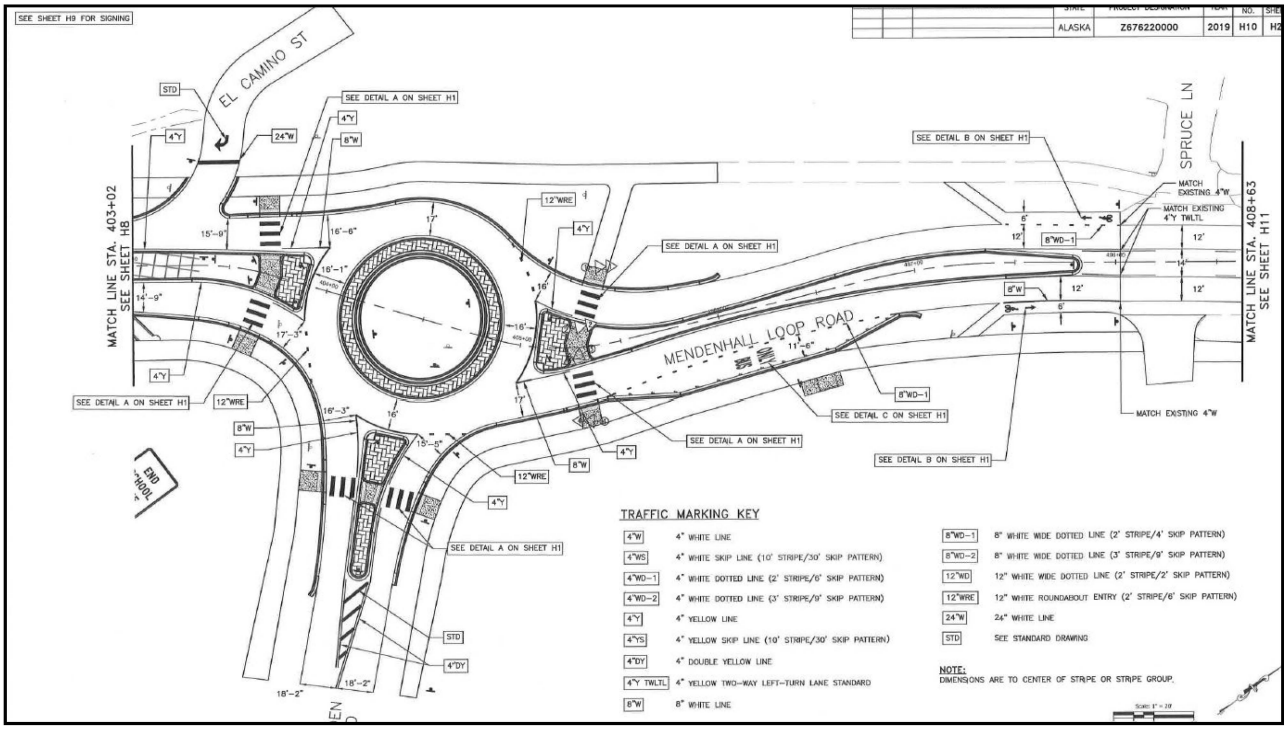
June 11, 2019

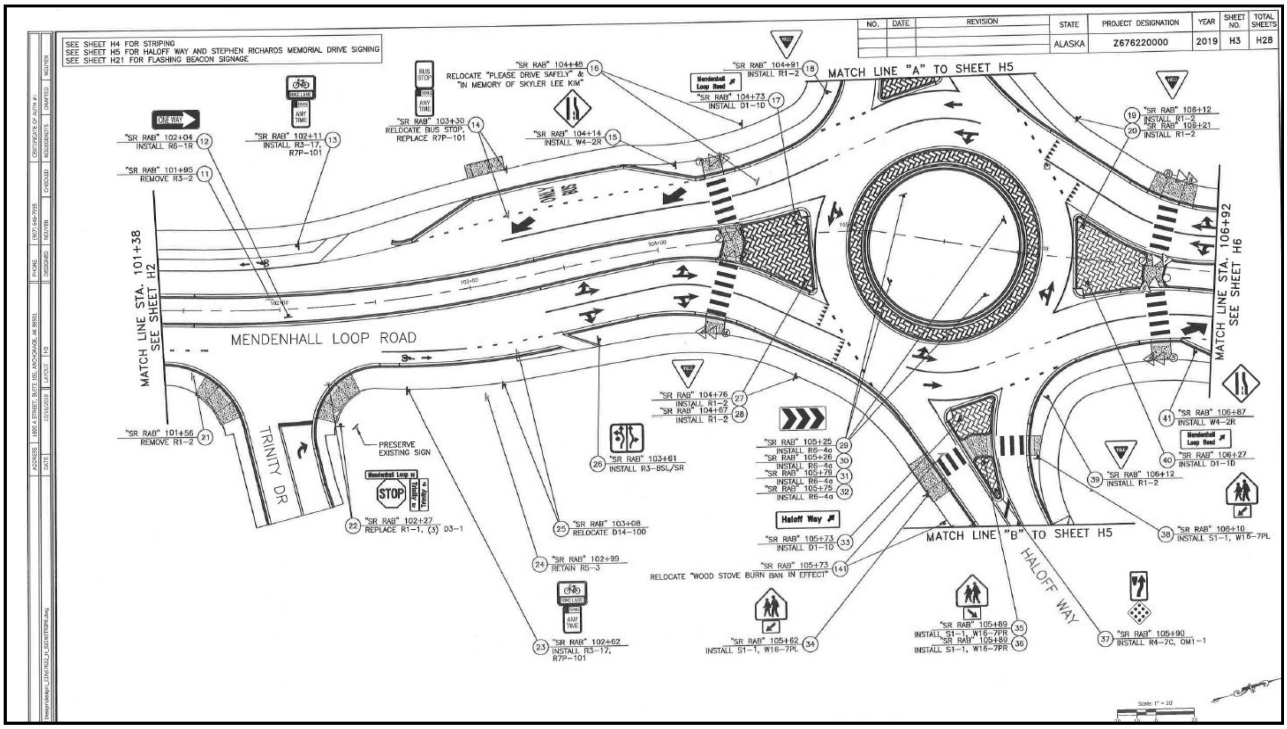
Project Description

The proposal includes roundabouts and updates to lighting and multi-use paths.

- **Two roundabouts:**
  - At the Stephen Richards Memorial Dr (SRMD) and Mendenhall Loop Rd intersection.
  - At the Floyd Dryden Middle School (FDMS) and Mendenhall Loop Rd intersection.
- **Pedestrian/multi-use paths, marked bicycle lanes, and bicycle ramps** on both sides of the streets directly connecting to the roundabouts.
- **Vegetative buffers** separating vehicle traffic from pedestrian/multi-use paths.
- **Pedestrian signage and LED lights** that flash to indicate pedestrian right-of-way (ROW).
- **LED lights illuminating the ROW.**
- **Bus pullouts** at the southeast and northwest sides of each roundabout.




SEE SHEET H9 FOR SIGNING
EL CAMINO ST
SPRUCE LN
MENDENHALL LOOP ROAD
MATCH LINE STA. 403+02 SEE SHEET H8
MATCH LINE STA. 408+63 SEE SHEET H11
SEE DETAIL A ON SHEET H1
SEE DETAIL B ON SHEET H1
SEE DETAIL C ON SHEET H1
MATCH EXISTING 4"W
MATCH EXISTING 4"Y TWLTL
TRAFFIC MARKING KEY
4"W 4" WHITE LINE
4"WS 4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"WD-1 4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
4"WD-2 4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
4"Y 4" YELLOW LINE
4"YS 4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
4"DY 4" DOUBLE YELLOW LINE
4"Y TWLTL 4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
8"W 8" WHITE LINE
8"WD-1 8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
8"WD-2 8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
12"WD 12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
12"WRE 12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
24"W 24" WHITE LINE
STD SEE STANDARD DRAWING
NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.


SEE SHEET H4 FOR STRIPING
SEE SHEET H5 FOR HALOFF WAY AND STEPHEN RICHARDS MEMORIAL DRIVE SIGNING
SEE SHEET H21 FOR FLASHING BEACON SIGNAGE
MATCH LINE "A" TO SHEET H5
MATCH LINE "B" TO SHEET H5
MATCH LINE STA. 101+38 SEE SHEET H2
MATCH LINE STA. 106+92 SEE SHEET H6
MENDENHALL LOOP ROAD
TRINITY DR
HALOFF WAY
PRESERVE EXISTING SIGN
RELOCATE "WOOD STOVE BURN BAN IN EFFECT"
RELOCATE "PLEASE DRIVE SAFELY" & "IN MEMORY OF SKYLER LEE KIM"
RELOCATE BUS STOP, REPLACE R7P-101

Project Background

Proposed State capital improvement projects must be reviewed for consistency with the CBJ Land Use code (Title 49), if they are pursuant to CBJ 49.15.580 (b).

The project scope has been reduced since the initial designs in 2012.

- The initial designs were estimated to cost over $27 million and included improvements from Nancy Street to Back Loop Road.
- The current proposal is estimated to cost $8 million, excludes those boundaries, and has pared down the improvements.

Existing conditions:

- Mendenhall Loop Road at the SRMD intersection currently consists of two lanes northeast and southwest bound, respectively, and one westbound, left-turn lane.
- Mendenhall Loop Road at the FDMS intersection currently consists of two lanes northeast and southwest bound, respectively, and one center-turn lane. At both intersections, there are sidewalks and unmarked road shoulders on both sides.

Agency Review

Staff contacted CBJ General Engineering, Streets, and Capital City Fire & Rescue, as well as the Alaska Department of Fish and Game (ADF&G).

- Capital City Fire & Rescue and General Engineering expressed no concerns with the project, as their input had already been incorporated into the project from earlier discussions.
- ADF&G stated that at the SRMD roundabout, a fish habitat permit will be required for adding fill and extending the culvert on Duck Creek. The applicant is aware of the these permits and is working towards their completion.
- No other agency comments were received at the time of this staff report.

Public Comment

Comments submitted prior to the staff report deadline, shared concerns but were generally in support of the project.

- Child pedestrians commuting between home and FDMS will need extra protection and guidance
- Construction will be disruptive to local business
- Still supportive of overall final outcome

Comments submitted after the staff report deadline, shared concerns and were generally opposed to the roundabout.

- Not pedestrian friendly
- Outcome will be disruptive to travel along El Camino and emergency response
- Construction will be disruptive to local business
- Not appropriate for the traffic level on Mendenhall Loop Rd.

Conformity With Adopted Plans

2013 Comprehensive Plan of the City and Borough of Juneau

- ***Improved pedestrian and bicycle movement within and between major shopping and employment centers, schools and other concentrations of population are needed.*** *Pedestrian and bicycle facilities are needed to provide safer and more efficient movement within and between neighborhoods and major concentrations of population. These facilities are also important as an aspect of recreation and can contribute to community health by facilitating active transportation and recreation. (pg. 115)*
- *7.10 - SOP2 Consider noise mitigation when reviewing new roadway improvements.* ***Require berms, sound walls and/or planting strips along highways and major arterials in noise sensitive areas where the CBJ owns the roadway****. Encourage the Alaska Department of Transportation and Public Facilities (ADOT&PF) to leave or provide dense vegetation. (pg. 89)*
- *8.6 - IA4* ***Work with the Juneau School District and other agencies*** *to identify opportunities for improved pedestrian and bicycle access to schools. (pg.114)*

Conformity With Adopted Plans

Area Wide Transportation Plan

- ***Roundabouts have the potential to improve safety at several of Juneau's intersections, while providing for all movements with less congestion and delay.*** *Drivers enter a roundabout at a slow speed and move to the right around a large center island. Exiting the roundabout is completed by a low speed turn to the right away from the center island. Instead of crossing the center island, pedestrians walk around the roundabout, using crosswalks at each entrance and exit. Bicyclists have the option to travel with pedestrians on these paths instead of sharing the travel lane with motor vehicles. (pg. 26)*

Non-Motorized Transportation Plan

- *When constructing a new street or rebuilding an existing one, walking can be encouraged by considering the walker's experience. Features such as ample sidewalks, street furniture, crosswalks, curb cuts, pedestrian scale lighting, and* ***vegetated buffers between the sidewalk and street make walking safer and more enjoyable****. (pg. 19)*

Conformity With Adopted Plans

Juneau Renewable Energy Strategy (2018)

- *Short Term Actions: Update road and street standards to include wider sidewalks,* ***traffic calming measures in high-pedestrian areas, and shortened pedestrian crossing distances.*** *(pg. A15)*
- *The increased use of renewable energy needs to be encouraged to offset energy consumption of non-renewable sources. This should be accomplished in two manners: conservation of energy consumption with more efficient application and reduced need; and increased development of renewable resources. Programs to reduce energy consumption including building envelope heat loss reduction; application of heat pump technology, biomass and other technologies; and* ***LED lighting application, all of which should be supported****. (pg. 28)*

2012 Juneau Safe Routes to School Plan

- This plan has several recommendations to improve safety for pedestrians, especially those who are children, commuting between home and school. The plan does not explicitly mention the project site's two intersections, but the proposed improvements are in keeping with the general ideas of adding more separated pedestrian paths to protect pedestrians.

Habitat

Fill will be placed in the Duck Creek floodway to extend the north SRMD culvert and in the pond to extend the northwest corner of the Mendenhall Loop Road and SRMD. Fish passage is intended to be maintained in the culvert.

A Conditional Letter of Map Revision (CLOMR) was submitted by the applicant and received by FEMA on May 8, 2019.

- The CLOMR shows that modification to SRMD and extension of the passage for Duck Creek will result in a 0.09-foot increase in base flood elevation, which would meet the requirement outlined in CFR 60.3(10)
- On May 27, 2019, a representative from STARR II, on behalf of FEMA, delivered notice to the applicant requesting additional data. The applicant is working towards meeting that request.

Habitat

The proposed development is exempt from the Coastal Management program per 49.70.950(f):

- *All structures and foundations located adjacent to streams or lakes listed in Table VI-2 of Appendix C of the Juneau Coastal Management Plan, shall have a 50-feet setback from each side of the stream or lake measured from the ordinary high water mark, where feasible and prudent;* ***provided, docks, bridges, culverts and public structures whose purpose is access to or across the stream or lake are not subject to this policy****, and provided further, uses which must be in or adjacent to the stream or lake in order to function, such as mining activities, fish culturing, water supply intakes and similar uses, are exempt from the setback requirement. The setback shall be vegetated or revegetated, where feasible and prudent, and such vegetation or revegetation shall be kept or arranged to maximize shade on the stream.* (Emphasis added)

Findings and Recommendation

Staff finds the proposed construction of two (2) roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and Mendenhall Loop Road and Floyd Dryden Middle School to be consistent with CBJ adopted plans and consistent with Title 49.

Staff recommends that the Planning Commission find CSP2019 0004 to be consistent with adopted local plans and polices, as required by CBJ 49.15.580, and approve CSP2019 0004 to construct two (2) roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and with Floyd Dryden Middle School, including upgrades to pedestrian infrastructure and lighting.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

PLANNING COMMISSION
NOTICE OF RECOMMENDATION
Date: June 13, 2019
File No.: CSP2019 0004

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Proposal: Planning Commission recommendation to the City and Borough Assembly to approve a State project to construct two (2) roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and with Floyd Dryden Middle School

Legal Description or ROW Names: Intersections of Mendenhall Loop Road at Stephen Richards Memorial Drive and at Floyd Dryden Middle School

Hearing Date: June 11, 2019

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 3, 2019. The Planning Commission recommended that the City and Borough Assembly approve the project with the following condition:

1. Applicant shall make all reasonable efforts during construction to alleviate the economic impact on businesses and residents affected by construction activities.

Attachments: June 3, 2019 memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding CSP2019 0004.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020(b).

Project Planner: _____ _____

Alexandra Pierce, Planning Manager
for Amy Liu, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

_____ 6/20/2019

Filed With Municipal Clerk

Date

cc: Plan Review

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