

Beth McKibben

From: Robin Potter
Sent: Wednesday, April 04, 2012 12:19 PM
To: Beth McKibben
Cc: John Sahnou
Subject: RE: wrapping up my gravel extraction staff report

Beth,

I've done everything except drive out to pay a site visit to the property. I'm pretty familiar with the area and I think the staff report pretty much covered any concerns I would have. Unless residents within the immediate area have issues, I am not aware of, I certainly don't.

Robin

Robin Potter
 Assessor
 City and Borough of Juneau
 907.586.5220 main
 907.586.0330 direct

"The absence of alternatives clears the mind marvelously." Henry Kissinger

From: Beth McKibben
Sent: Wednesday, April 04, 2012 10:26 AM
To: Robin Potter
Subject: RE: wrapping up my gravel extraction staff report

Robin

Thanks so much for taking the time to go over it. The parcel number is at the beginning of the staff report.

Beth McKibben, AICP
 Senior Planner, CDD
 City & Borough of Juneau
 (907)586-0465 phone
 (907)5863365 FAX



Please consider the environment before printing this email.

From: Robin Potter
Sent: Wednesday, April 04, 2012 10:25 AM
To: Beth McKibben
Subject: RE: wrapping up my gravel extraction staff report

Hi Beth,

I was briefly able to go through it last week, but I've printed out a hard copy and will read it today. (I've been working to get the assessments completed for mail out ...even missed my son

4/5/2012

ATTACHMENT U

and grandson's birthdays because of the workload).

Could you send me the parcel number/s for this property?

Thanks,

Robin

Robin Potter
Assessor
City and Borough of Juneau
907.586.5220 main
907.586.0330 direct

"The absence of alternatives clears the mind marvelously." Henry Kissinger

From: Beth McKibben
Sent: Wednesday, April 04, 2012 9:57 AM
To: Robin Potter
Subject: wrapping up my gravel extraction staff report

Robin

Have you had a chance to look thru the draft staff report I sent over? Do you have any comments? Thanks

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

Beth McKibben

From: L Coogan [mailto:mail@cooganalaska.com]
Sent: Tuesday, November 15, 2011 11:30 AM
To: Beth McKibben; mail@cooganalaska.com
Subject: Re: Questions for Coogan Sand & Gravel

Beth Mckibben
Community Development Dept.
Planning/Zoning Division

RE: Gravel extraction permit for Coogan Development Co.

Beth, here is my response to your questions. Let me know if it is sufficient to proceed.

There are 2 accesses to the site now. We plan on keeping both operational throughout the working life of the gravel extraction process. When the final site restoration commences we will revisit if we want to remove the 2nd access (South access) or not.

Reclamation schedule. There is currently a company (our neighbor) doing the same activity that we are proposing. They are currently seeing sluggish sales of product because of the economy. With this in mind we foresee little sales for the first few years at best. The work will start at the South end of the site and gradually work toward the North end of the site. Depending on the sales activity during the next 5 years or so, we will start filling the South end of the excavation with overburden (stumps, moss, etc) and waste soil. Depending on product sales we could start filling procedures during the 2017/2018 season.

Final and working slopes of working pond. The final restoration work will finish with no pond so there won't be any need for slopes. If for some reason this changes, the slopes will be as required by code and as shown on section R3 as shown on drawing 3 of the permit application drawings. These requirements will apply to the pond during the extraction phase. Where sloping is not attainable during certain times during the work, fencing or other such barricades shall be used. We will not be excavating close enough to the property lines as to cause any problems with adjacent properties.

Material used for filling. Overburden includes, roots, moss, stumps, logs and any such material that may cover the soil at any given site. Typically, most fill will be overburden which includes stumps.

Lloyd Coogan

On 11/14/2011 3:29 PM, Beth McKibben wrote:

Hi Lloyd

I attached a list of questions...I'm in the middle of my staff report and on a very short time line to get it finished...sorry for the short time frame. I'm going to FAX this over too so I can be sure you got it. If I could get the info ASAP it would be helpful. Thanks and give me a

4/6/2012

ATTACHMENT V

call if you don't understand what I'm asking.

Beth McKibben
586-0465

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: XXXXXXXXXX

PROPOSAL: A Conditional use permit for gravel extraction on Glacier Lands Lot 1.

<p>FILE NO: SGE2011 0003</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: April 10, 2012</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: COOGAN GENERAL LLC</p> <p>Owner(s): COOGAN GENERAL LLC</p> <p>Property PCN: 4B2901150040</p> <p>Size: 17.35 acres</p> <p>Zoned: D3</p> <p>Site Address: 5611 MONTANA CREEK RD</p> <p>Accessed via: MONTANA CREEK RD</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Beth McKibben at 586-0465 or email at beth_mckibben@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>6/6/11</u>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description Renew Expired Gravel Extraction Permit at Lot 1, Glacier Lands SD (West Montana Pit)		
	PROPERTY LOCATION		
	Street Address 5611 Montana Creek Rd.	City/Zip Juneau, AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>PLAT GLACIER LANDS SUBDIVISION LOT 1</u>		
	Assessor's Parcel Number(s) <u>4-1529-0-115-004-0</u>		
	LANDOWNER/ LESSEE		
	Property Owner's Name Coogan General LLC	Contact Person: Wayne Coogan	Work Phone: 780-6000
	Mailing Address PO Box 34499 Juneau, AK 99803	Home Phone: 780-6000	Fax Number: 780-6001
	E-mail Address mail@cooganalaska.com	Other Contact Phone Number(s): 723-7634	
	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	<u>Richard Burns for Wayne Coogan</u> Landowner/Lessee Signature	<u>6/06/2011</u> 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 <u>Same</u>	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X	<u>Richard Burns for Wayne Coogan</u> Applicant's Signature	<u>6/02/2011</u> Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		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)			
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		<u>6/6/11</u>	<u>Use 7011-012</u>
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials	
				<u>KK</u>	

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>Use 2011-012</i>	Date Received <i>6/6/11</i>
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: *CAS 49.65.200*

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

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

Gravel Extraction Permit - renewal

IS THIS A MODIFICATION OF AN EXISTING APPROVAL? NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):
Gravel Extraction Pit, equipment storage, gravel/concrete procession (ongoing since the 1950s)

PROPOSED USE OF LAND OR BUILDING(S):
Renewal of existing uses

UTILITIES PROPOSED: WATER: Public On Site SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot N/A square feet Total Area of Existing Structure(s) N/A square feet
 Total Area of Proposed Structure(s) N/A 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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input type="checkbox"/> Floor Plan of proposed buildings | <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input type="checkbox"/> Proposed Vegetative Cover | |

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

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

ALLOWABLE/CONDITIONAL USE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1600.00</u>	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50.00</u>	_____	_____	_____
Pub. Not. Sign Deposit	\$ <u>100.00</u>	_____	_____	_____
Total Fee	\$ <u>1750.00</u>	<u>6799</u>	<u>add 1552</u>	<u>6/6/11</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

EXTRACTION PERMIT APPLICATION

(Sand, Gravel, and Quarry)

Project Number	Project Name (15 characters)	Case Number SGE	Date Received
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LOCATION OF PROPOSED EXTRACTION:

5611 Montana Creek Rd. Juneau, AK

PEAT GLACIER LANDS SUBDIVISION LOT-1

DESCRIPTION OF ACTIVITY WHICH REQUIRES AN EXTRACTION PERMIT:

Gravel Extraction Pit

USE 2007-00042

HAVE EXTRACTION ACTIVITIES BEEN PERMITTED ON THIS SITE IN THE PAST? Yes No

Previous Case Number(s), if known: USE-CU88-13; USE 2007-00042

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

Renewal of existing uses

WHAT IS THE TOTAL AREA TO BE DISTURBED? 17 acres _____ acres

HAS A FINANCIAL WARRANTY BEEN ESTABLISHED? Yes No

AMOUNT \$ _____ **WARRANTY HOLDER** _____

CONTACT INFORMATION OF WARRANTY HOLDER: _____

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.

EXTRACTION PERMIT FEE

	Fees	Check No.	Receipt	Date
Application Fees	\$ _____	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ _____	_____	_____	_____
Pub. Not. Sign Deposit	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

TRANSMITTAL

COOGAN CONSTRUCTION
 PO BOX 34499
 JUNEAU AK 99803
 TEL 907-780-6000
 FAX 907-780-6001



Date: 8/31/11

Job: Montana Creek Gravel Pit

Attn: BETH McKibben

RE: Permit for Gravel
 Extraction @ Montana
 Creek.

- WE ARE SENDING YOU Attached Under Separate Cover
- VIA 1st Class Mail Priority Mail Express Mail DHL Couriers UPS
- Federal Express Hand Delivery

COPIES	DATE	
1		Revised Application for West Borrow Pit
1		Sheet 1 of 1 AREA MAP
1		Sheet 1 of 3 topo Map of existing
1		Sheet 2 of 3 Boring Logs
1		Sheet 3 of 3 Restoration Plan
1		Sheet 3A of 3 Work Plan

THESE ARE TRANSMITTED as checked below:

- For Approval. Approved as submitted. Resubmit _____ copies for approval.
- For your use. Approved as noted. Submit _____ copies for distribution.
- As requested. Returned for corrections. Return _____ corrected copies.
- For review and comment For your immediate action. For bids due _____
- Note Arch/Engr remarks

REMARKS:

RECEIVED
 AUG 31 2011
 PERMIT CENTER / CDD

SIGNED: *Alfred Coogan*

COPY TO: File

If enclosures are not as noted, kindly notify us at once.

167
 723 76 31

COVER COPY

COOGAN GENERAL LLC MONTANA CREEK WEST BORROW PIT

APPLICATION FOR A CONDITIONAL USE PERMIT
FOR AN EXISTING SAND AND GRAVEL
EXTRACTION OPERATION ON MONTANA CREEK
ROAD

June 2011

*4/15/2011
W. R. R.*

INTRODUCTION

Coogan General LLC, is applying to the City and Borough of Juneau (CBJ) for a Conditional Use Permit to continue an on-going sand and gravel extraction operation at the Montana Creek Barrow Creek West pit on Montana Creek Road. The most current Conditional Use Permit for the borrow pit operation, USE-CU88-13, which included the borrow pit on the opposite side of Montana Creek Road expired in 2008. A separate permit, USE2007-00042, by West Glacier Development, LLC was approved in 2007 for Lot-3 but did not include Lot-1 covered by this application. Coogan General is requesting that a new Conditional Use Permit for Lot-1, previously permitted for gravel extraction, be issued by the CBJ for the ten year period from August 2011 to August 2021, with the knowledge that the borrow resource will not be depleted within that time period.

The Montana Creek borrow pit has been and important source of sand, gravel and rock for the Juneau Community since the late 1950's. The pit has continued to provide borrow material for use in construction of municipal, State and private road, building pads, and other infrastructure.

Coogan General LLC now owns the parcel on the west side of Montana Creek Road and is seeking a Conditional Use Permit, separate from the one issued to Glacier Lands, Inc., to operate on both sides of Montana Creek Road, including the parcel in question.

The borrow operation will continue as it has in the past, with excavation, washing and crushing of borrow material occurring on-site. Material will be primarily trucked off-site for use in various construction projects. A small amount of material may also be retailed on-site.

There is an existing reserve of approximately 210,900 cubic yards (316,500 tons) of marketable sand, gravel and rock available at this location. Depending on the demand for these materials, barrow reserves are not expected to be depleted during the 2011-2021 time period.

Complete restoration of the Montana Creek borrow pit property west of Montana Creek Road, will likely not take place during the 10 year permit period, since additional barrow reserves are expected to remain at the end of that time. However, in the event of an unforeseen closure of the operation, this document proposed to restore the area with a lake, vegetated upland areas and selected areas suitable for eventual development for residential or other appropriate uses. A performance bond will be provided to cover he cost of restoration.

page 1

CONDITIONAL USE PERMIT APPLICATION

The CBJ Land Use Code specifies the type of information that must accompany a Conditional Use Permit application for sand and gravel extraction operation (CBJ 49.65.210). The following sections respond to the specific requirements of the Land Use Code. The applicable Land Use Code requirement is cited at the beginning of each section.

The Montana Creek West borrow pit is located on the west side of Montana Creek Road directly across from the Montana Creek borrow pit and was previously permitted as part of that borrow pit application.

The legal description is:

Lot 1, Glacier Lands Subdivision; Plat #2003-27 JRD; 17.34 Ac.

The borrow pit is surrounded by Montana Creek Road to the east; Bicknell Enterprises, Inc. borrow pit to the south; the Juneau Community Garden to the North and undeveloped U.S. Forrest Service lands to the west.

The property is zoned D3. The D3 designation allows for sand and gravel extraction, with D5 use after the reclamation process has been completed. Sand and gravel operations are conditional uses within the D3 zoning district. (CBJ 49.25.300, Section 14.500).

Existing Topography and Land Features

CBJ 49.65.210(2) A topographic map showing the existing topography, vegetation, drainage features, ground water level, structures, significant natural and artificial conditions of the land, on-site and off-site geophysical hazards which may affect or be affected by the proposed operation, proposed structures, roads, stockpiling and operation.

Sheet 1, "Topographic Survey of Glacier Lands Material Source" shows the existing conditions at the Montana Creek borrow pit site on the west side of Montana Creek Road. The topographic map shows the existing topography, vegetation, drainage features, ground water levels, structures, driveways and roads, and stockpiles.

Existing topographic cross sections for the borrow pit property on the west side of Montana Creek Road are shown on Sheet 1, West Pit Existing Site and Proposed Restoration Plan of Coogan General LLC (formerly Glacier Lands) Material Source."

page 2

Description of the Operation

CBJ 49.65.210(7) A narrative statement describing the operation, on-site processing, stockpiling, and site restoration.

The basic operation at the Montana Creek West borrow pit involves use of both excavators and a drag line crane to excavate and gather borrow material. Excavation generally occurs at and below the ground water table in the borrow pits. Material is sluiced to remove silt, which is discharged back into the pits. The cleaned material is trucked to a crusher, screened and/or crushed into marketable sand and gravel, and stockpiled on-site. Topsoil that is removed during operations is stockpiled on-site for use in site restoration.

Occasional blasting may be required to break larger boulder rocks that are uncovered in the borrow material so that they can be removed and crushed. Blasting activity is an extremely rare occurrence and will be conducted during daylight hours only. Blasting at the West Glacier Borrow Pit across Montana Creek Road has not happened since 1997. All blasting will be managed according to CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements, December 2003, Section 12090, Blasting Controls. These controls assure a qualified Blast Control Specialist according to detailed procedures and requirements conducts blasts.

Most borrow material from the pit will be trucked off-site, along Montana Creek Road to the Back Loop Road, and on to various construction projects. A minor amount of material is expected to be sold on-site.

Drainage and Protection of Water Quality

CBJ 49.65.210(7) (A) A site drainage plan.

Coogan General LLC and its operators will manage the Montana Creek West borrow pit with the goal of minimizing surface water drainage from the property. Existing topography and drainage patterns are shown on sheets 1 and 3. During usual heavy rains, there is no surface water drainage from the active borrow operation on the west side of Montana Creek Road onto adjacent properties. The borrow pits serve as retention basins and settling ponds for all surface water on the property, so water is retained on site.

There is currently no active excavation taking place on the Montana Creek West borrow pit, west of Montana Creek Road. Surface water drains naturally to the southwest onto undeveloped USFS land. Surface water drainage will be managed as follows:

- (1) excavate a drainage ditch to the southwest of the borrow pit to divert clean surface water drainage away from pit operations.

page 3

- (2) elevate the berm at the southwest borrow/retention pond to increase its holding capacity
- (3) filter excess water that drains from the property through hay bales before it enters roadside ditches.

Borrow pits will serve as retention and settling basins for all surface water, so there will be no discharge off of the property. Excess water draining off of the land during heavy storm events will be filtered prior to discharge.

All vehicle and equipment maintenance will be done inside the maintenance building on a concrete floor. Vehicles will be fueled on-site. This facility is located across Montana Creek Road at Coogan Construction's yard and shop. To protect water quality, absorbent materials are kept on hand at all times to clean up any spills. However, no spills are expected and none has occurred on Coogan Construction's maintenance site.

Security

CBJ 49.65.210(7) (B) A method of securing the area including, but not limited to, installation of gates at access points, posting, and fencing.

Security for the site is provided by locking gates, located on the driveways that access the property on the west side of Montana Creek Road. "No Trespassing" signs are already in place and posted annually along Montana Creek Road every 100 feet. Vegetated berms demarcate the property boundary along Montana Creek Road and discourage people from entering the property.

Noise and Visual Impacts

CBJ 49.65.210(7) (C) Methods to be used to minimize noise pollution and visual blight.

During normal pit operation, noise is generated by the drag line crane, excavators, the crusher and trucks. CBJ standards require that sound generated by the pit operation not exceed 65 dBA at the property line during the day (CBJ 40.15.330(g)(11)).

The primary issue regarding noise generated by borrow pit operations is the potential to disturb residents of the adjacent Subdivisions. The closest resident to the proposed operation is located approximately 175 feet from the borrow pit edge, and approximately 1700 feet from the crusher.

Montana Creek West will maintain the equipment as to keep noise to a minimum. The pit operator will be instructed to train all crane operators to prevent "slapping" of the line on

the metal crane. These steps have been proven effective at the Glacier Lands borrow pit across Montana Creek Road from this location.

The company maintains continuous vegetated berms around the property that intercept sound. An additional berm will be constructed on the south side of the property adjacent to Bicknell Inc. Noise is also controlled by the limited hours of operation of the site and the 20 mph maximum speed limit imposed by Montana Creek West for truck drivers after they turn at the Skaters Cabin Spur intersection onto Montana Creek Road and back to the intersection. They will observe the posted 30 mph speed limit from the intersection to Back Loop Road. The fact that blasting is used only occasionally further limits noise production.

Glacier Lands, Inc. measured sound in the vicinity of the Montana Creek East borrow pit to determine whether the operation was in compliance with CBJ noise requirements. Sound was measured at 28 locations on June 10 and 11, 1997 using a Bruel and Kjaer (B&K) Sound Level Meter provided by DOTPF. DOTPF staff provided training on the ease to use device. Measurements on June 10 were taken in the morning, and measurements on June 11 were taken in the afternoon. The crusher was in operation and normal truck activity occurring when readings were taken. Sound data and a map showing the locations where data was collected are provided in Appendix B.

The results show that along the southeast property line, which borders the Brigadoon Subdivision, the operation was well within the CBJ's 65 dBa noise limit. Readings along the Skaters Cabin Spur Road and at various locations in the Brigadoon Subdivision ranged from 37.5 dBa (Site # 10) to 53 dBa (Site #1). At Site #15, the closest residence to the crusher (a distance of 1,200 feet), a reading of 52 dBa was recorded when a truck was discharging rock into the crusher, which is the noisiest activity of the crushing operation. Occasional higher sound level readings were attributed to passing vehicles or other ambient noise.

Visual impacts from the Montana Creek West borrow pit property are addressed by the maintenance of continuous vegetated greenbelts and berms which screen the activity from adjacent roads and residential areas. A minimum 20-foot greenbelt is in place along Montana Creek Road and will be retained.

Hours of Operation

CBJ 49.65.210)7)(D) The proposed hours of operation during the year.

Hours of operation for the borrow pit will be Monday through Saturday, 7:00 am to 6:00 pm. While the previous permit allowed year round operation, the prevalent season of operation is April through freeze-up.

page 5

Estimated Sand and Gravel Reserves

CBJ 49.65.210(7)(E) The estimated amount and general type of material present and to be removed from the site.

The Montana Creek West borrow pit area was glaciated during Pleistocene time and much of the present landscape resulted from this glaciation. Ten thousand years ago, the ice is thought to have been as much as 5,000 feet thick in the Mendenhall Valley. As the ice melted and the glaciers retreated, a large outwash stream was formed from the melting ice and deposited sand, gravel and cobbles in the area. During the most recent retreat of the Mendenhall Glacier (which began about 1750 AD) a series of recessional moraines were deposited. The Montana Creek West borrow pit is in this zone of geologically recent recessional moraines and glacial outwash deposits.

Tree ring dating indicates that the recessional moraines in the Montana Creek West borrow pit area were deposited during the 1800s (R. D. Miller, "Surficial Geologic Map of the Juneau Urban Area and Vicinity, Alaska," 1975). The area soils are end moraine deposits consisting of cobbles, gravel and silty sand, predominantly coarse and poorly sorted. These deposits are underlain by outwash channel alluvium consisting of sand and gravel, locally with boulders (Barnwell and Boning, "Water Resources And Surficial Geology of the Mendenhall Valley, Alaska," 1968.)

The Montana Creek West borrow is a glacial outwash deposit from the Pleistocene deposition described above. It provides fair to good quality sand and gravel, after procession. Sand and gravel extracted from the active borrow pits on the east side of Montana Creek Road contains silt and must be washed before crushing. Material on the Montana Creek West site has not been significantly excavated to date, tends to be of higher quality sand and gravel containing less silt. Approximately 210,900 cubic yards (316,500 tons) of good quality material is located on the Montana Creek West location (Sheet 5). The expectation of up to 25,000 tons can be extracted annually from the borrow pit.

Results of Test Holes

CBJ 49.65.210(7)(F) The results of test holes which show the water table level if any, and the general type and location of materials to be removed

Three soils exploration programs were conducted at the Montana Creek borrow pit, one in 1988 and two in 1995. The data from these excavations characterize the quality of the borrow material and was used to estimate the quantity of usable material. The location of the test holes and graphic depictions of the soil logs are shown on Sheet 2.

The groundwater elevation at the property fluctuates between elevations 70 to 74-feet (Sheets 1 and 3). The elevation is dependent upon rainfall, runoff, and the season of the year.

Schedule for Extraction and Site Restoration

CBJ 49.65.210(7)(G) The date by which it is anticipated the extraction and processing operation will be completed.

CBJ 49.65.210(7)(H) A schedule for completion of necessary site restoration work.

R & M Engineering has estimated that a reserve of approximately 210,900 cubic yards (approximately 316,500 tons) of marketable sand, gravel and rock is located in the Montana Creek West borrow pit property. Based on 25,000 tons expected annual rate of extraction, it is not expected that the marketable borrow reserve in the pit will be depleted within the permit period.

Because the resource will not be depleted within the ten-year permit period, complete restoration of the site will not be achieved during that time. However, restoration of the site will be conducted in phases as excavation of certain areas of the property as complete. Details of site restoration are provided in the last section of this document.

Air Quality

CBJ 49.65.210(7)(I) Operating procedures for control of airborne particulates and other pollutant emissions from the site and equipment used at the site that may affect areas beyond the site boundaries.

The borrow pit operation does not create a significant dust or other air quality problem. Borrow material is generally taken from excavated ponds and is wet when hauled to the crusher. Since Montana Creek Road is paved, dust from truck hauling along the road is not a problem.

The pit operator will take steps to ensure that on-site dust is not a problem, even during dry weather conditions. The pit operating area, stockpiles and material to be crushed will

be wetted if necessary to control dust. Trucks will be routinely washed. Mud tracked onto Montana Creek Road will be washed away when necessary. Material lost from a truck on the road will be removed promptly.

Steps taken to control off-site impacts from surface water drainage are discussed in the "Drainage and Protection of Water Quality" section, above. There are no other pollutant emissions that would affect areas adjacent to the borrow pit.

Geophysical Hazards

CBJ 49.65.210(7)(J) The identification of any geophysical hazards which may affect or be affected by the proposed operation.

There are no known or perceived geophysical hazards at the project site, or hazards off-site that would affect or be affected by the use of the Montana Creek West borrow pit.

Historic Use of Project Site and Vicinity

CBJ 49.65.210(7)(K) The date of establishment of the operation and history of adjacent land development.

The Montana Creek borrow pit opened in the mid-1950s and has been an important source of sand, gravel and rock for Juneau for over 40 years. In 1961, Green Construction Company (GCC) established an asphalt plant at the Montana Creek pit and extracted material for general fill, D-1, and asphalt aggregate. GCC operated the site until the mid-1970s, and then leased it to other contractors until it was sold in 1983. Many accessory facilities used by these early operators have since been removed.

On August 16, 1988, the BARANA company received a Conditional Use Permit from the CBJ (CU-13-88) to continue the borrow operation (Appendix A). This permit expired on August 9, 1998.

In 1989, Glacier Lands, Inc., acquired the property. The Conditional Use Permit did not need to be transferred to the new owners since BARANA retained a business interest. However, when business arrangements changed, Glacier Lands, Inc., asked the CBJ CDD in July 1996 to transfer CU-13-88 to their company.

On August 30, 1996, CDD conditionally approved the transfer of CU-13-88 to Glacier Lands, Inc. CDD found the operation to be in compliance with all permit conditions related to security, hours of operation, visual screening, dust control, and clean-up of debris left by previous operators. CDD asked Glacier Lands, Inc., to submit revised restoration plan and post a performance bond sufficient to cover the cost of restoration. On September, 12, 1996, Glacier Lands, Inc., posted a performance bond that remained in effect as long as Glacier Lands Inc., owned the property.

When the CBJ approved the 1988 Conditional Use Permit, adjacent land used included the residential development at the Brigadoon Subdivision, and recreational use of adjacent USFS land, the Juneau Gun Club and the Harmon Rifle Range. Since 1988, there has been no major change in the types of land use in the area. Additional residential development began in 1995 at the Montana Creek Subdivision, south of Brigadoon Subdivision on the east side of Montana Creek Road. Montana Creek Subdivision West has opened on the west side of Montana Creek Road. Also in 1995, Bicknell Enterprises, Inc., cleared and excavated land for a borrow pit south of the proposed Montana Creek West borrow pit. The Juneau Community Garden has been established north of the project site.

Traffic and Road Impacts

Traffic associated with the Montana Creek borrow pit operation during the 1998-2008 permit period will be similar to existing conditions. No significant increase in traffic is expected.

The primary traffic associated with the Montana Creek West borrow pit will be from trucks hauling material from the pit to construction jobs. Material is generally hauled in 20-yard trucks from the pit, along Montana Creek Road to the Back Loop Road, and on to various job sites. Ten-yard trucks are occasionally used to haul material to smaller projects. There is also limited employee vehicle traffic and minor traffic from retail sales.

Trucks serving the borrow pit must pass the Skaters Cabin Spur Road intersection with Montana Creek Road. This "Y-shaped" intersection is near the entrance to Brigadoon Subdivision. A stop sign has been installed on Montana Creek Road as you enter onto Skaters Cabin Spur Road and all Montana Creek Road traffic, including trucks exiting the borrow pit must stop. A bike path has also been installed on the opposite side of Montana Creek Road and Skaters Cabin Spur Road to keep bicycle and pedestrian traffic off the actual roadway. Pit operators will instruct truck drivers to use extreme caution as they travel to Back Loop Road and to keep their speed to a maximum of 30 mph in keeping with posted speed limits.

While truck volume serving the Montana Creek West borrow pit will vary, depending on contracts and the actual quantity of material sold, no significant increase in truck traffic should be realized.

DOTPF staff responsible for safety and road maintenance, have no reported concerns regarding traffic and road impacts from continued use of the Montana Creek East borrow pit. They reported that existing traffic volume is very low along Montana Creek Road.

Restoration

Objective

The objective of this plan is to restore the Montana Creek West borrow pit to a stable, safe, lacustrine and vegetated upland terrain when the operation is completed. Sheets 1 and 3 illustrate proposed final contours of the land, approximate location of the lake that would be constructed on the property, drainage features, approximate areas to be refilled and reseeded, and greenbelts that will be maintained. Possible areas for future residential development are also shown.

It is not expected that complete restoration of the Montana Creek West borrow pit property will be undertaken within the 2011-2021 Conditional Use Permit period, as there will still be usable borrow reserves at the end of that time. However, in the event of an unexpected closure during or at the conclusion of the permit period, the area will be fully restored in accordance with this plan. Coogan General LLC., will post the required performance bond to ensure that restoration can be accomplished. Restoration will be expected to be conducted in phases that are no longer needed for excavation for other pit operations.

Coogan General LLC., is still considering possible future use of the Montana Creek West property. Final decisions regarding property use will depend upon market conditions at the time the resource is near depletion. Eventual use for combined residential development and parkland is likely. Future residential development using the "Planned Unit Development" (PUD) concept is a possible scenario. PUD development allows higher density development on portions of a property in exchange for retained open space and other amenities. Future development plans for the restored property will be subject to a CBJ permit process.

Restoration of the Montana Creek West borrow pit property will include the following:

- (1) removal of equipment, buildings, materials, and stockpiles;
- (2) refilling of excavated areas to create uplands;
- (3) grading to establish final contours and surface drainage patterns;
- (4) soil stabilization and reseeded of uplands

- (5) retention of selected areas for possible future residential use or other appropriate development

Removal of Structures, Materials and Stockpiles

At completion of the operation, all buildings and equipment will be removed. Stockpiles material will be used for restoration or taken off-site. Materials such as fuel and machine lubricants will be disposed of at an approved location. Existing driveways and security gates will be retained on the site until final land development.

Refilling of Excavated Areas

Excavated areas that are to be restored as uplands, as depicted on Sheet 3, will be refilled with overburden and natural organic soils. The approximate areas to be refilled are shown, but the actual area will be determined by future waste material disposal needs. Extraction areas will be refilled, graded and reseeded as they are depleted. This will continue during the permit period, as resource reserves are depleted and waste material becomes available for disposal. Refilled areas will be compacted to a safe and stable surface.

Grading and Reseeding

Uplands on the property will be graded to stable slopes, covered with organic soils, hydro seeded and fertilized. Compacted soils will be scored prior to seeding to facilitate root growth if necessary. 8,000 cubic yards of surfacing soil has already been stockpiled on-site for use in restoration.

Existing vegetated berms will be retained along Montana Creek Road. These and other greenbelts will be maintained around the entire property perimeter.

Phasing

Areas of the property that no longer needed for borrow operations will be restored as soon as practicable. Excavated areas that will be reworked or used for material stockpiling or disposal will be filled, graded, and reseeded in accordance with this restoration plan.

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APPENDIX B

**SOUND LEVEL MEASUREMENTS
RECORDED IN VICINITY OF MONTANA CREEK BORROW PIT
JUNE 10 -11, 1997**

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SOUND LEVEL MEASUREMENTS
 RECORDED IN VICINITY OF MONTANA CREEK BORROW PIT
 JUNE 10 -11, 1997

Site	Location	Date	Time	Sound (dBa)	Comments
1	Skaters Cabin Road	6/10/97	7:50 am	53	
			7:55 am	70	Personal vehicle passed.
			8:00 am	51	
			8:05 am	53	
2	Montana Creek Road, adjacent to rock crusher (50 feet)	6/10/97	8:10 am	75	In non-residential area, along Montana Creek Road, adjacent only to other Glacier Lands, Inc., property
3	Montana Creek Road, at north property line	6/10/97	8:12 am	64	
			8:14 am	66	
			8:15 am	65	
4	Montana Creek Road	6/10/97	8:20 am	56.5	
			8:22 am	57	
5	Skaters Cabin Road Intersection	6/10/97	8:25 am	40 - 70	Airplane passed.
			8:26 am	50 - 80	Bus passed.
6	Skaters Cabin Road at Arctic Circle (West)	6/10/97	8:28 am	48	
			8:29 am	52	Truck in borrow pit.
7	Skaters Cabin Road	6/10/97	8:32 am	47	
			8:33 am	53	Airplane passed.

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Site	Location	Date	Time	Sound (dBa)	Comments
8	Skaters Cabin Road	6/10/97	8:35 am	41.5	
			8:36 am	48.5	Bird noise.
9	Skaters Cabin Road at Arctic Circle (East)	6/10/97	8:37 am	43	
			8:40 am	39	
			8:42 am	40	
10	Arctic Circle (East) Residence	6/10/97	8:45 am	37.5	
			8:48 am	39	
11	Slim Williams Residence	6/10/97	8:58 am	41	
			9:00 am	42	
12	Slim Williams Residence	6/10/97	9:12 am	46	Rototiller.
			9:13 am	49	
13	Slim Williams Residence	6/10/97	9:14 am	43	
			9:17 am	41	
14	Arctic Circle (West) Residence	6/10/97	9:21 am	46.5	
			9:23 am	52	Children playing.
15	Arctic Circle (West) Residence	6/10/97	9:26 am	52	Closest residence to rock crusher, approx. 1,200 feet. Reading taken as truck was dumping new load of rock into crusher.
			9:28 am	50	

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Site	Location	Date	Time	Sound (dBa)	Comments
16	Skaters Cabin Road, east of Arctic Circle	6/11/97	1:00 pm	46	
			1:02 pm	44	
			1:03 pm	48	
17	Skaters Cabin Road	6/11/97	1:04 pm	43	
			1:05 pm	44	
			1:06 pm	44 - 58	Personal vehicle passed.
18	Skaters Cabin Road	6/11/97	1:08 pm	44	
			1:09 pm	43.5	
			1:10 pm	46	
19	Skaters Cabin Road	6/11/97	1:14 pm	44.5	
			1:15 pm	45	
			1:16 pm	47	
20	Skaters Cabin Road	6/11/97	1:18 pm	49	
			1:19 pm	52	Blue jaw squawking.
			1:20 pm	45	
21	Skaters Cabin Road	6/11/97	1:25 pm	46	
			1:28 pm	42	
			1:30 pm	43	
22	Skaters Cabin Road	6/11/97	1:32 pm	50	Airplane passed.
			1:33 pm	59	Airplane passed.
			1:35 pm	48	
23	Skaters Cabin Road	6/11/97	1:37 pm	46	
			1:39 pm	52	
			1:40 pm	49	

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Site	Location	Date	Time	Sound (dBa)	Comments
24	Skaters Cabin Road	6/11/97	1:42 pm	49	
			1:43 pm	48	
			1:44 pm	50	
25	Skaters Cabin Road	6/11/97	1:45 pm	62	Airplane passed.
			1:46 pm	51	
			1:47 pm	50	
26	Skaters Cabin Road	6/11/97	1:50 pm	46	
			1:51 pm	46 - 65	Personal vehicle passed.
			1:52 pm	48	
27	Skaters Cabin Road	6/11/97	1:55 pm	46	
			1:56 pm	45	
			1:57 pm	48	
28	Skaters Cabin Road Intersection	6/11/97	2:00 pm	44	
			2:01 pm	46	
			2:02 pm	44.5	

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8/31/2011

Beth Mckibben

In response to your requirements from Ron King we submit the following:

Stockpile area, equipment locations and processing areas are delineated on the Work Plan attached. The maintenance of the equipment will be performed on the Coogan construction yard premises which is located East of Montana Creek road. The work plan shown will periodically be relocated as the material resource is used.

The final site elevations are shown on the revised restoration plan.

The existing topographic lines have been labeled for clarity.

The restoration plan shows the swale on the East and South sides of the property. They run into the currently existing road ditch along side Montana Creek Road. During the operating period of the pit these swales will be silt controlled by rock dams and silt barriers and monitored on a regular basis for maintenance and cleaning. Since the material being extracted is expected to have a small percentage of silt by volume, the surface drainage water should have minimal particles from the extraction process (see "Estimated Sand and Gravel Reserves" paragraph 3 attached).

The work plan shows a rock surface pad that trucks will run on for loading out the pit run. We have a 4,000 gallon water tank onsite with spray bars which we can use to mitigate dust and to clean the rock pad if required. The dumping of organics and such for the backfill process shall be also monitored and maintained in the same manner as required.

As required, we will submit a SWPP plan for review before the gravel extraction work plan is enacted.

LLOYD COOGAN

Page 10

Beth McKibben

From: L Coogan [mailto:cooganalaska.com]
Sent: Tuesday, April 03, 2012 4:02 PM
To: Beth McKibben; mail@cooganalaska.com
Subject: Re: gravel permit

The first couple of years will probably not include dumping stumps. We do not anticipate any large gravel sales due to our neighbors continuing operation. Until there is enough of a hole in which to start filling we would hold off dumping stumps. We may stockpile topsoil or other waste capping material so there is a supply to cap the stumps at a later date.

On 4/3/2012 3:44 PM, Beth McKibben wrote:

> Thanks - I read that as width not height...sounds good...any thoughts on stump dumping?
>
>
> Beth McKibben, AICP
> Senior Planner, CDD
> City& Borough of Juneau
> (907)586-0465 phone
> (907)5863365 FAX
> P Please consider the environment before printing this email.
>
>

> -----Original Message-----

> From: L Coogan [mailto:mail@cooganalaska.com]
> Sent: Tuesday, April 03, 2012 3:11 PM
> To: Beth McKibben; mail@cooganalaska.com
> Subject: Re: gravel permit
>

> Beth, number 2 states that the new berms are to be 10 foot with vegetation. Call if you have more questions.

>
> Lloyd
>

> On 4/3/2012 11:24 AM, Beth McKibben wrote:

>> Lloyd

>>
>> Thanks
>>

>> I see one of my questions didn't get answered.....how HIGH will the berms be?
>>

>> Also, one of the neighbors called this morning. The neighborhood is concerned that at the extraction site across the street the use of stumps and other organics as fill is causing the odor that is smelled during the winter. Any thoughts or comments? Thanks
>>

>>
>> Beth McKibben, AICP
>> Senior Planner, CDD
>> City& Borough of Juneau
>> (907)586-0465 phone
>> (907)5863365 FAX
>>

>> P Please consider the environment before printing this email.
>>
>>

>> -----Original Message-----

>> From: L Coogan [mailto:mail@cooganalaska.com]
>> Sent: Tuesday, April 03, 2012 11:21 AM
>> To: Beth McKibben; mail@cooganalaska.com
>> Subject: gravel permit
>>

>> Beth, here is our response to your recommendations. We have agreed to all of your suggestion/requirements. If you need anything further, please let us know.

Beth McKibben

From: L Coogan [mailto:cooganalaska.com]
Sent: Wednesday, April 04, 2012 10:52 AM
To: Beth McKibben; mail@cooganalaska.com
Subject: Re: FW: concerns for West Mendenhall Neighborhood/Gravel Pit proposal

Beth, some of the concerns may be justified, some may not.

If anyone sees a truck exceeding the speed limit they can take the license or get the name of the truck and call the police as they would any where else. I know for a fact that trucks leaving either pit will not exceed the limits getting to the first stop sign because of the short distance. Even getting to the back loop road it seems that any driver would not tax his/her truck exceeding the speed limit then immediately braking to stop at the stop sign. The trucks might be able to get enough speed to exceed the limit going to the pit from the back loop road. The road has a walking/bike path separated from the main road for added safety.

The issue of more truck traffic should not be a concern. The only business we will get are truckers deciding to deal with us instead of our neighbor. Why would there be more trucking done based on our gravel pit being permitted? Either way this area is the only dump site in town.

The odor manifesting itself by the Skaters Cabin area has not been clearly shown to be that of rotting stumps. Our pit is located 2,500 lf further away from the subdivisions causing the issue to be a moot point. Our offices are right next to our neighbor's waste site and odor is not an issue.

I think we have addressed the noise issue in the proposal.

I hope this helps clear the air a little more.

Lloyd

On 4/4/2012 8:35 AM, Beth McKibben wrote:

FYI

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX
P Please consider the environment before printing this email.

From: Rich & Peggy Mattson [mailto:rpcmattson@gci.net]
Sent: Tuesday, April 03, 2012 9:49 PM
To: Beth McKibben
Subject: concerns for West Mendenhall Neighborhood/Gravel Pit proposal

I agree with the concerns presented by Michelle and Mark Kaelke and our

4/5/2012

neighborhood association.

The dump trucks that go to Glacier Lands and Coogan's are already going faster than the 30 MPH speed limit and in their hurry roll through the stop sign. I've seen it daily when I walk my dog on the bike path.

The truck traffic will increase and in the summer months with the tour bus traffic there is an impact.

I would like the noise level concerns addressed.

I would also prefer the 5 year proposal with conditional renewal.

Thanks

Peggy Mattson

1027 Arctic Circle

Beth McKibben

From: L Coogan [mailto:cooganalaska.com]
Sent: Tuesday, November 15, 2011 11:30 AM
To: Beth McKibben; mail@cooganalaska.com
Subject: Re: Questions for Coogan Sand & Gravel

Beth McKibben
Community Development Dept.
Planning/Zoning Division

RE: Gravel extraction permit for Coogan Development Co.

Beth, here is my response to your questions. Let me know if it is sufficient to proceed.

There are 2 accesses to the site now. We plan on keeping both operational throughout the working life of the gravel extraction process. When the final site restoration commences we will revisit if we want to remove the 2nd access (South access) or not.

Reclamation schedule. There is currently a company (our neighbor) doing the same activity that we are proposing. They are currently seeing sluggish sales of product because of the economy. With this in mind we foresee little sales for the first few years at best. The work will start at the ~~South~~ ^{North} end of the site and gradually work toward the ~~North~~ ^{South} end of the site. Depending on the sales activity during the next 5 years or so, we will start filling the ~~South~~ ^{South} end of the excavation with overburden (stumps, moss, etc) and waste soil. Depending on product sales we could start filling procedures during the 2017/2018 season.

Final and working slopes of working pond. The final restoration work will finish with no pond so there won't be any need for slopes. If for some reason this changes, the slopes will be as required by code and as shown on section R3 as shown on drawing 3 of the permit application drawings. These requirements will apply to the pond during the extraction phase. Where sloping is not attainable during certain times during the work, fencing or other such barricades shall be used. We will not be excavating close enough to the property lines as to cause any problems with adjacent properties.

Material used for filling. Overburden includes, roots, moss, stumps, logs and any such material that may cover the soil at any given site. Typically, most fill will be overburden which includes stumps.

Lloyd Coogan

On 11/14/2011 3:29 PM, Beth McKibben wrote:

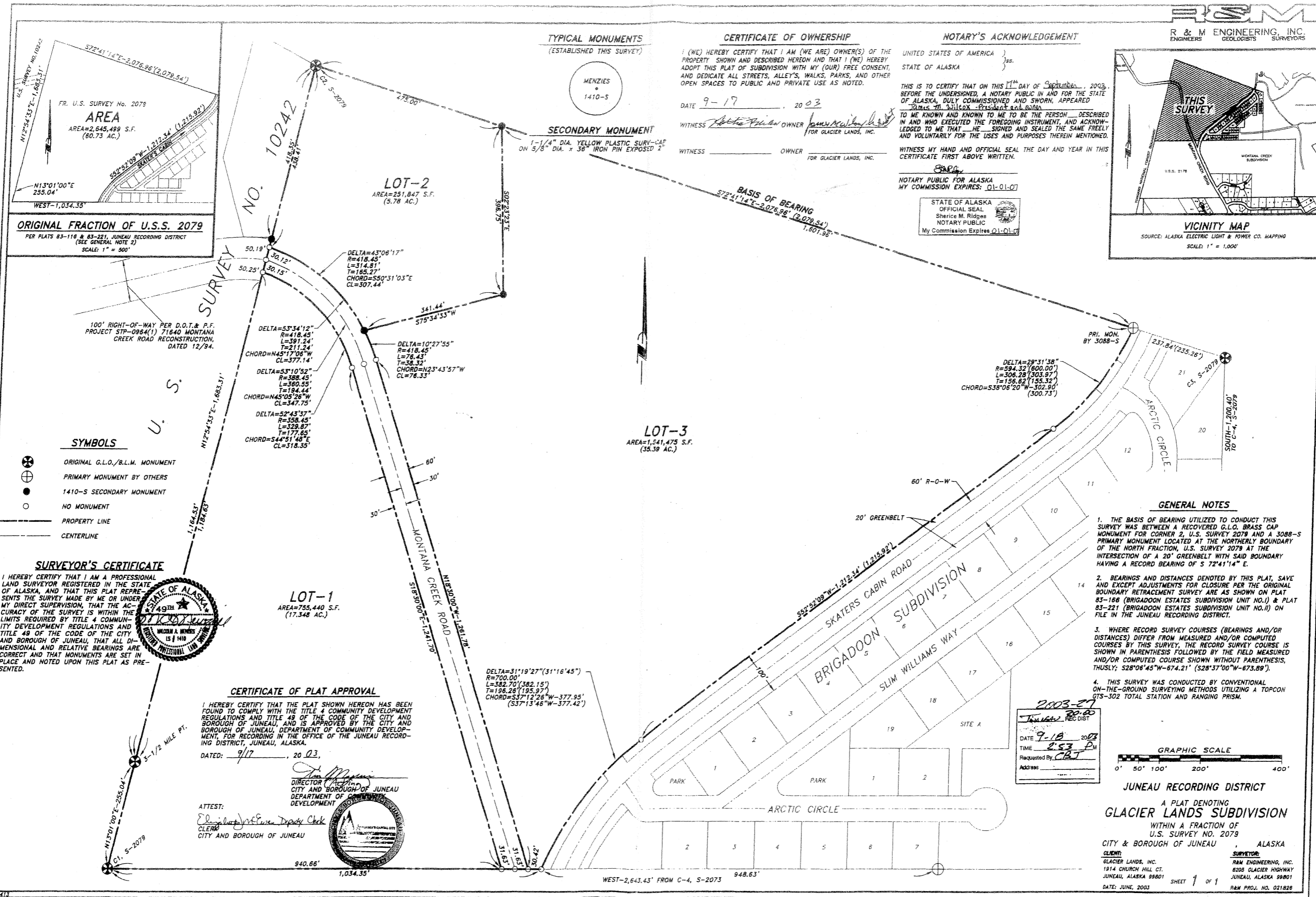
Hi Lloyd

I attached a list of questions...I'm in the middle of my staff report and on a very short time line to get it finished...sorry for the short time frame. I'm going to FAX this over too so I can be sure you got it. If I could get the info ASAP it would be helpful. Thanks and give me a

11/15/2011

call if you don't understand what I'm asking.

Beth McKibben
586-0465



TYPICAL MONUMENTS
(ESTABLISHED THIS SURVEY)



SECONDARY MONUMENT
1-1/4" DIA. YELLOW PLASTIC SURV-CAP
ON 5/8" DIA. x 36" IRON PIN EXPOSED 2"

CERTIFICATE OF OWNERSHIP

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

DATE 9-17, 2003

WITNESS [Signature] OWNER [Signature]
FOR GLACIER LANDS, INC.

WITNESS _____ OWNER
FOR GLACIER LANDS, INC.

NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA) ss.
STATE OF ALASKA)

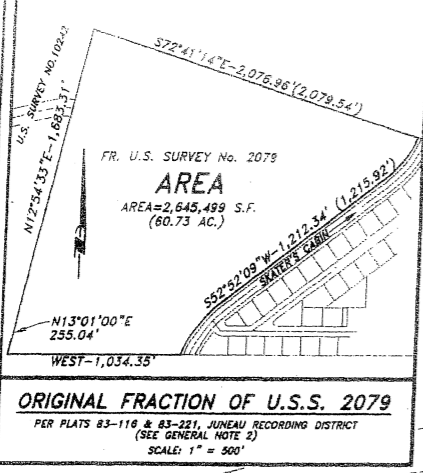
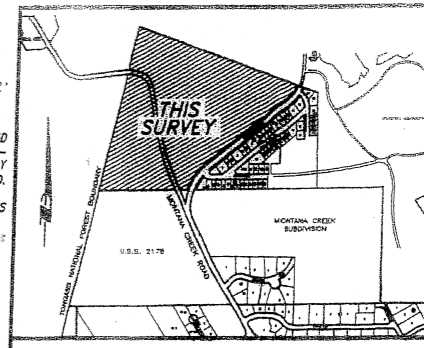
THIS IS TO CERTIFY THAT ON THIS 17th day of September, 2003, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED James M. Wilcox - President and owner

TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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.

[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 01-01-07

STATE OF ALASKA
OFFICIAL SEAL
Sherice M. Ridges
NOTARY PUBLIC
My Commission Expires 01-01-07



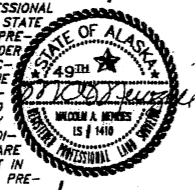
ORIGINAL FRACTION OF U.S.S. 2079
PER PLATS 83-116 & 83-221, JUNEAU RECORDING DISTRICT
(SEE GENERAL NOTE 2)
SCALE: 1" = 500'

100' RIGHT-OF-WAY PER D.O.T. & P.F. PROJECT STP-096(1) 71640 MONTANA CREEK ROAD RECONSTRUCTION, DATED 12/94.

- SYMBOLS**
- ORIGINAL G.L.O./B.L.M. MONUMENT
 - PRIMARY MONUMENT BY OTHERS
 - 1410-S SECONDARY MONUMENT
 - NO MONUMENT
 - PROPERTY LINE
 - CENTERLINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND 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 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 48 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.



CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 48 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: 9/17, 2003

[Signature]
DIRECTOR
CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:
[Signature] Deputy Clerk
Clerk
CITY AND BOROUGH OF JUNEAU

GENERAL NOTES

1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN A RECOVERED G.L.O. BRASS CAP MONUMENT FOR CORNER 2, U.S. SURVEY 2079 AND A 3088-S PRIMARY MONUMENT LOCATED AT THE NORTHERLY BOUNDARY OF THE NORTH FRACTION, U.S. SURVEY 2079 AT THE INTERSECTION OF A 20' GREENBELT WITH SAID BOUNDARY HAVING A RECORD BEARING OF S 72°41'14" E.
2. BEARINGS AND DISTANCES DENOTED BY THIS PLAT, SAVE AND EXCEPT ADJUSTMENTS FOR CLOSURE PER THE ORIGINAL BOUNDARY RETRACEMENT SURVEY ARE AS SHOWN ON PLAT 83-166 (BRIGADOON ESTATES SUBDIVISION UNIT NO.1) & PLAT 83-221 (BRIGADOON ESTATES SUBDIVISION UNIT NO.2) ON FILE IN THE JUNEAU RECORDING DISTRICT.
3. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, THE RECORD SURVEY COURSE IS SHOWN IN PARENTHESIS FOLLOWED BY THE FIELD MEASURED AND/OR COMPUTED COURSE SHOWN WITHOUT PARENTHESIS, THUSLY; S28°06'45"W-674.21' (S28°37'00"W-673.89').
4. THIS SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-302 TOTAL STATION AND RANGING PRISM.

2003-87
REC DIST

DATE 9-18 2003
TIME 2:53 PM
Requested By CBT
Address _____

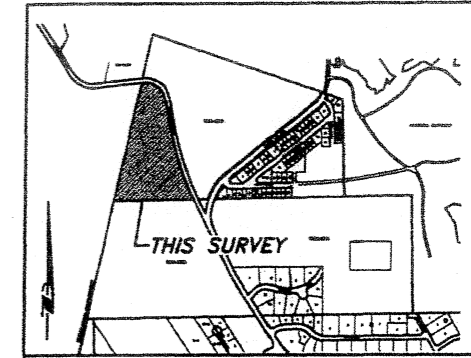


JUNEAU RECORDING DISTRICT
A PLAT DENOTING
GLACIER LANDS SUBDIVISION
WITHIN A FRACTION OF
U.S. SURVEY NO. 2079
CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT: GLACIER LANDS, INC.
1914 CHURCH HILL CT.
JUNEAU, ALASKA 99801

SURVEYOR: R & M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801

DATE: JUNE, 2003 SHEET 1 of 1 R & M PROJ. NO. 021826

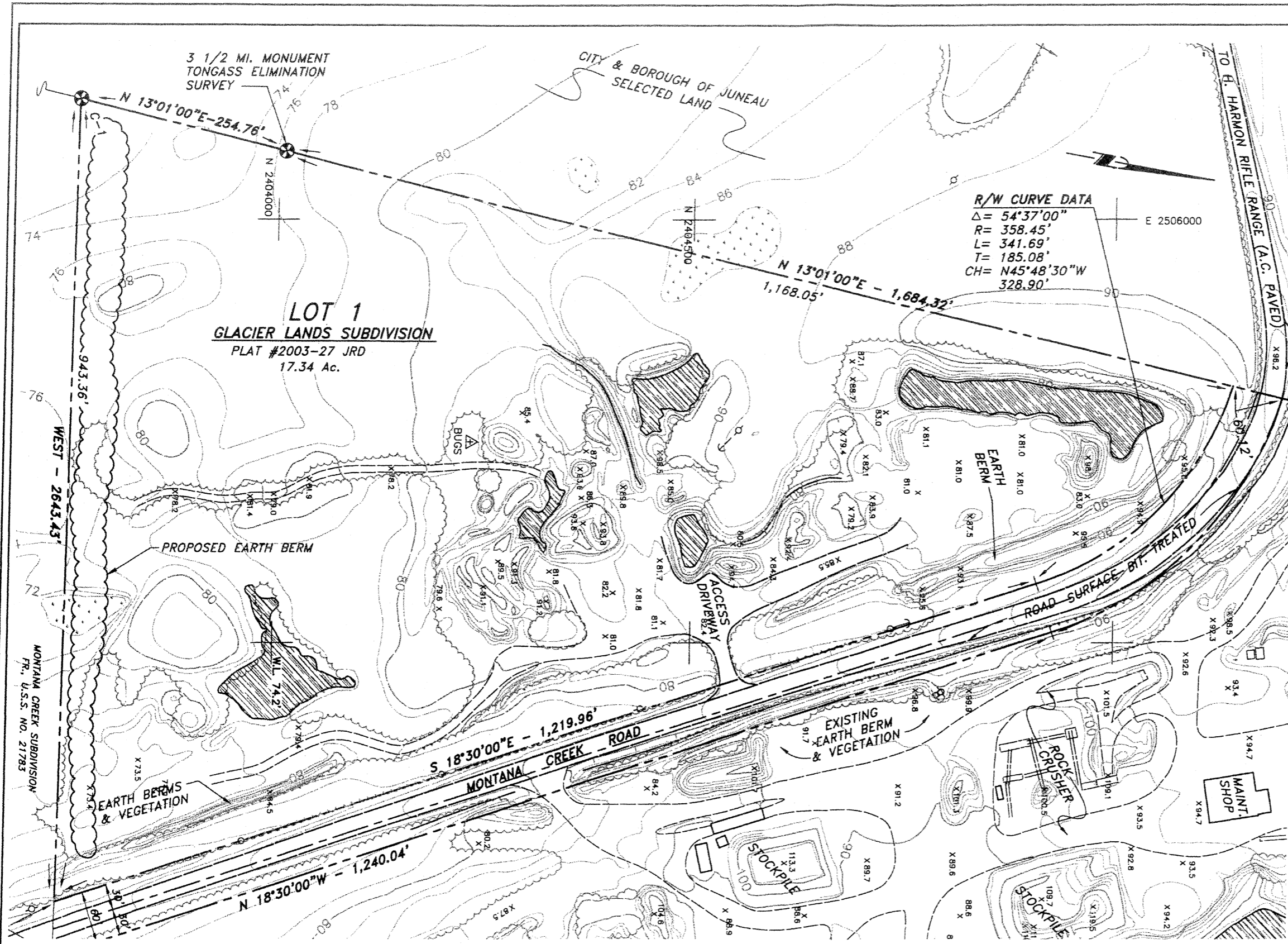


VICINITY MAP
SOURCE: ALASKA ELECTRIC LIGHT & POWER CO. MAPPING
SCALE: 1" = 1,000'

GENERAL NOTES

1. THE BASIS OF HORIZONTAL & VERTICAL PHOTOGRAMMETRIC GROUND CONTROL UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN RECOVERED U.S.G.S CONTROL FIRST ORDER CONTROL MONUMENTS "EDDIE" & "NOAA-2210" HAVING A RECORD ALASKA STATE PLANE, ZONE 1 (N.A.D.1927) BEARING OF S 54°59'00"E. THE TRUE BEARING OF SAID LINE IS S 55°40'15"E.
2. THE MEAN CONVERGENCE ANGLE FOR CONVERSION FROM A.S.P.C. ZONE 1 (N.A.D.1927) TO TRUE BEARINGS IS 0°48'50" AT MID POINT OF THE PROJECT BASIS IS OF BEARING LINE. THE SCALE FACTOR FOR CONVERSION TO GRID DISTANCES IS 0.999931966.
3. THIS MAP WAS PRODUCED FROM AERIAL PHOTOGRAPHY TAKEN ON JULY 26, 1997 BY R&M. THE AERIAL CAMERA USED WAS A U.S.G.S. CERTIFIED WILD RC8 WITH A FOCAL LENGTH OF 6". THE FLIGHT ALTITUDE WAS 3000' A.G.L.
4. ALL GROUND CONTROL SURVEYS WAS BY G.P.S. METHODS IN JULY, 1997.
5. ALL SURVEY COURSES SHOWN ON THIS PLAT REFLECT THE RECORD TRUE GEODETIC BEARINGS AND DISTANCES, UNLESS NOTED OTHERWISE.
6. ONLY TRUE BLM BEARINGS OR THOSE RECORD BEARINGS BY OTHERS ARE SHOWN. THIS MAP DOES NOT REPRESENT A BOUNDARY RETRACEMENT SURVEY. ALL BEARINGS ARE ROUNDED TO THE NEAREST 0°00'15" OF ARC.

R/W CURVE DATA
 $\Delta = 54^{\circ}37'00''$
 $R = 358.45'$
 $L = 341.69'$
 $T = 185.08'$
 $CH = N45^{\circ}48'30''W$
 $328.90'$



TOPOGRAPHIC MAP
OF
LOT 1,
GLACIER LANDS SUBDIVISION
WITHIN U.S. SURVEY NO. 2079

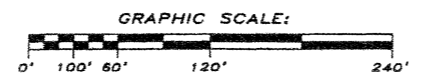
CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT:
COOGAN CONSTRUCTION

SURVEYOR:
R&M Engineering, Inc.
6205 GLACIER HWY
Juneau, Alaska 99801
R&M Proj. No. 111742

Juneau, Alaska 99801
DATE: MAY 11, 2011

SHEET 1 OF 3



AL2011011117421 SHEET1.dwg PLOT: August 19, 2011 at 12:27pm crowsnow

EXPLANATION

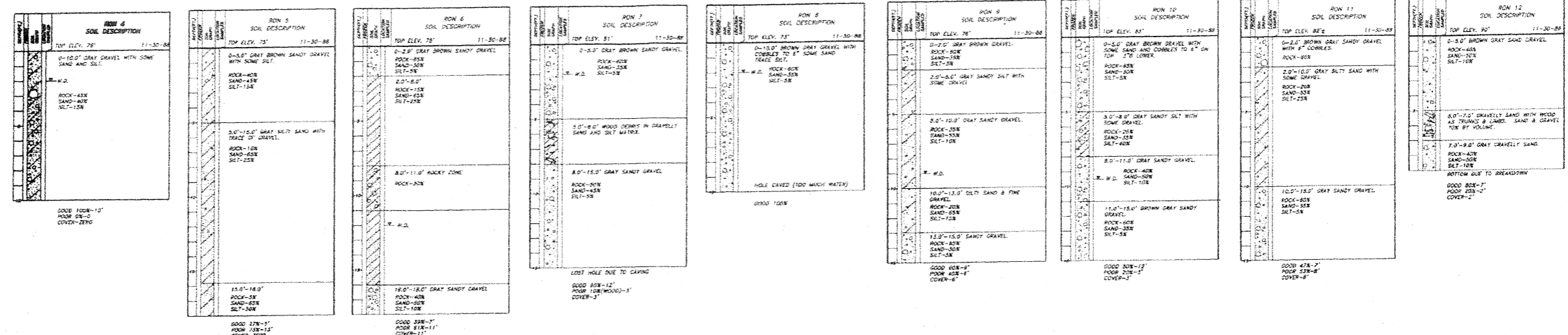
TYPICAL SOILS LOG

1. 1.5" SPIG SPOON WITH 140 LB HAMMER
2. 1.5" SPLIT SPOON WITH 140 LB HAMMER
3. 2.5" SPLIT SPOON WITH 140 LB HAMMER
4. 2.5" SPLIT SPOON, PUSHED
5. 2.5" SPLIT SPOON, PUSHED
6. 2.5" SPLIT SPOON, PUSHED
7. SHIMLEY TUBE
8. WOODRUFF SAND/SILT TUBE
9. SOIL SAMPLE

SAMPLER TYPE SYMBOLS

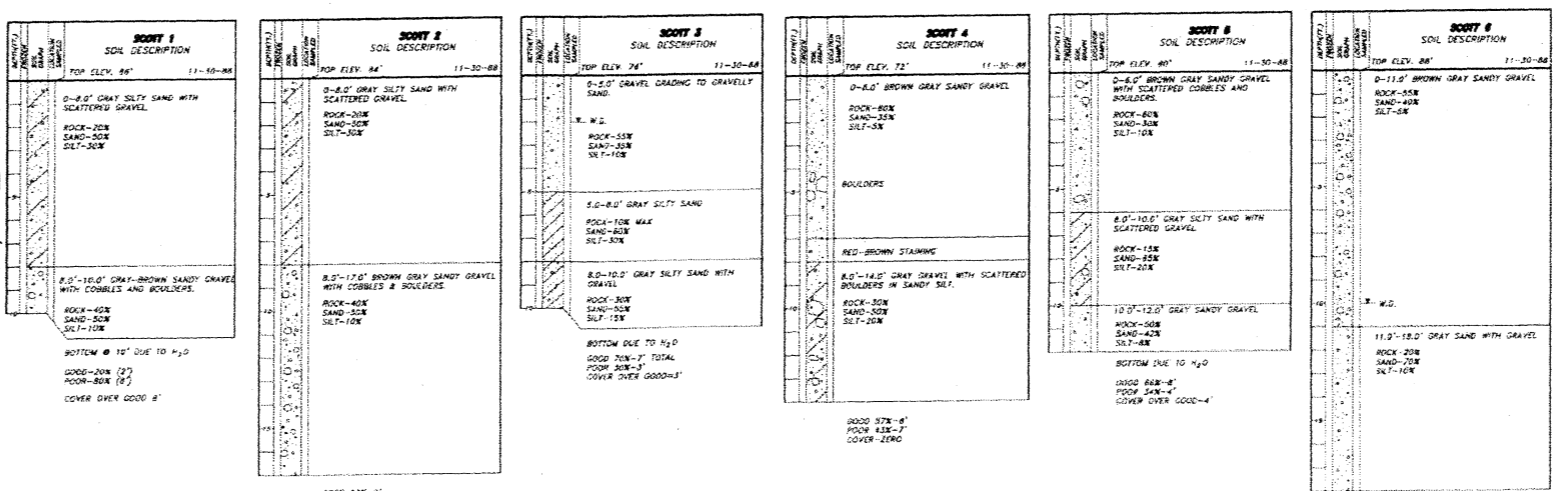
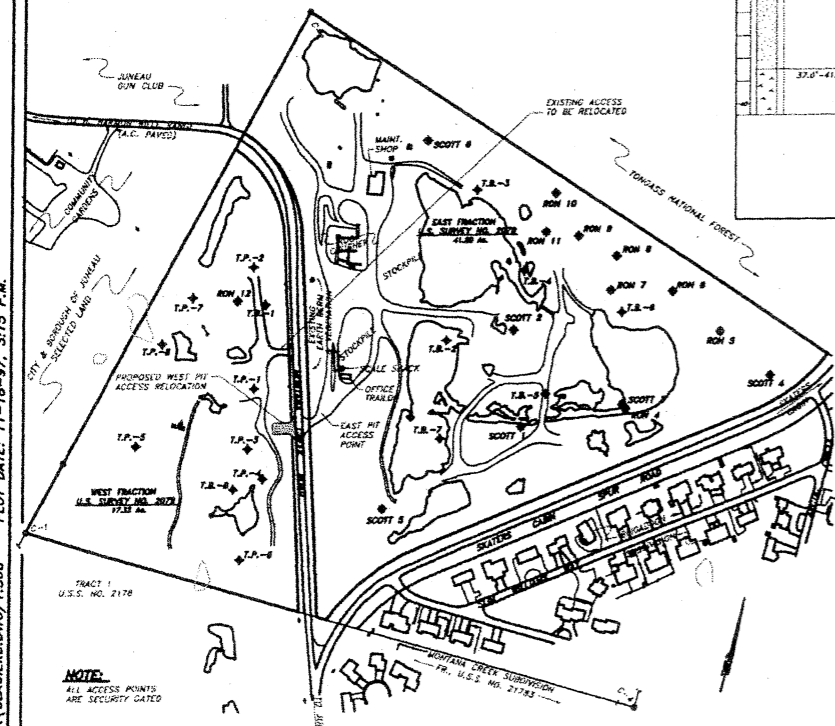
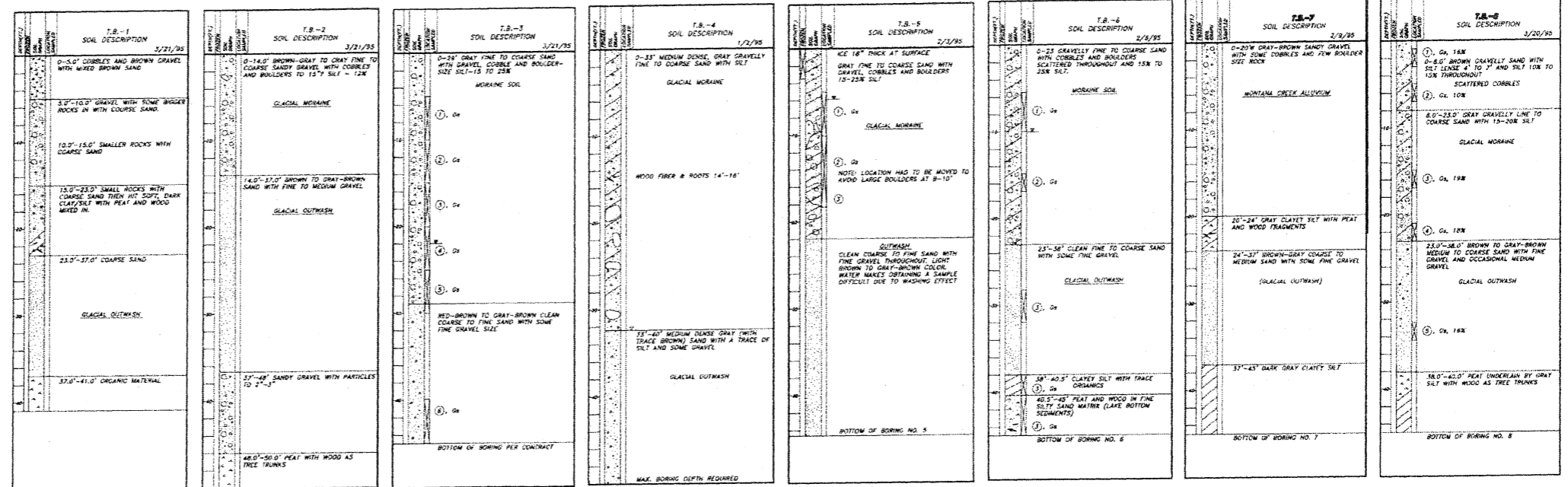
ORGANIC MATERIAL
CLAY
SILT
SAND
GRAVEL
COBBLES & BOULDERS
BEDROCK
ICE, MASSIVE

SOIL SYMBOLS



SOILS EXPLORATION NOTES:

- THREE SOILS EXPLORATION PROGRAMS WERE CONDUCTED WHICH R&M ENGINEERING INC. WAS A PART OF. SHEET 1 AND 2 SHOWS THE TEST BORING/PIT LOCATIONS, WHILE SHEET 2 SHOWS THE LOGS OF TEST BORINGS AND/OR TEST PITS.
- IN 1988, TEST PIT EXPLORATION WAS CONDUCTED BY HILDRE SAND AND GRAVEL USING A CATERPILLAR 235 EXCAVATOR.
- IN 1995 SOIL TEST EXPLORATION WAS CONDUCTED IN TWO PHASES. PHASE I WAS BY JUNEAU READY MIX USING A CATERPILLAR 225 EXCAVATOR. R&M LOGGED THE TEST PITS. THE PHASE II TEST PROGRAM WAS CONDUCTED BY R&M ENGINEERING INC. USING A MOBILE B40, TRUCK MOUNTED DRILL RIG.
- THE TEST BORING/PITS SHOWN AND THE CONTOUR MAPPING BY THE U.S. ARMY CORPS OF ENGINEERS WAS USED FOR MATERIAL QUANTITY ESTIMATE COMPUTATIONS.

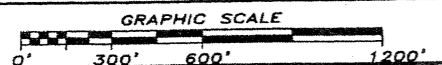


SITE ACCESS PLAN & BORING LOGS OF GLACIER LANDS MATERIAL SOURCE
GLACIER LANDS SUBDIVISION
CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT:
Glacier Lands Inc.
8585 Old Dairy Road
Juneau, Alaska 99801
REV. NOV. 18, 1997
DATE: SEPT. 24, 1997

ENGINEER:
R&M Engineering, Inc.
P.O. Box 34278
Juneau, Alaska 99803
R&M Proj. No. 971773

SITE ACCESS & TEST BORING/PIT LOCATION MAP



971773/D/ GLACIER GLACIER.DWG/1:300 PLOT DATE: 11-18-97, 3:15 P.M.

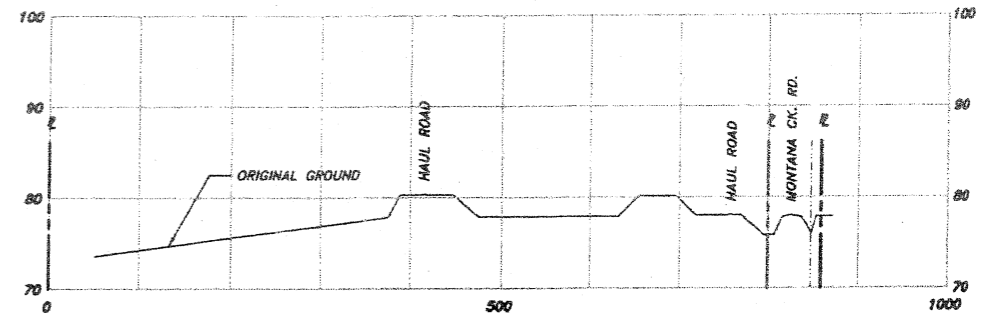
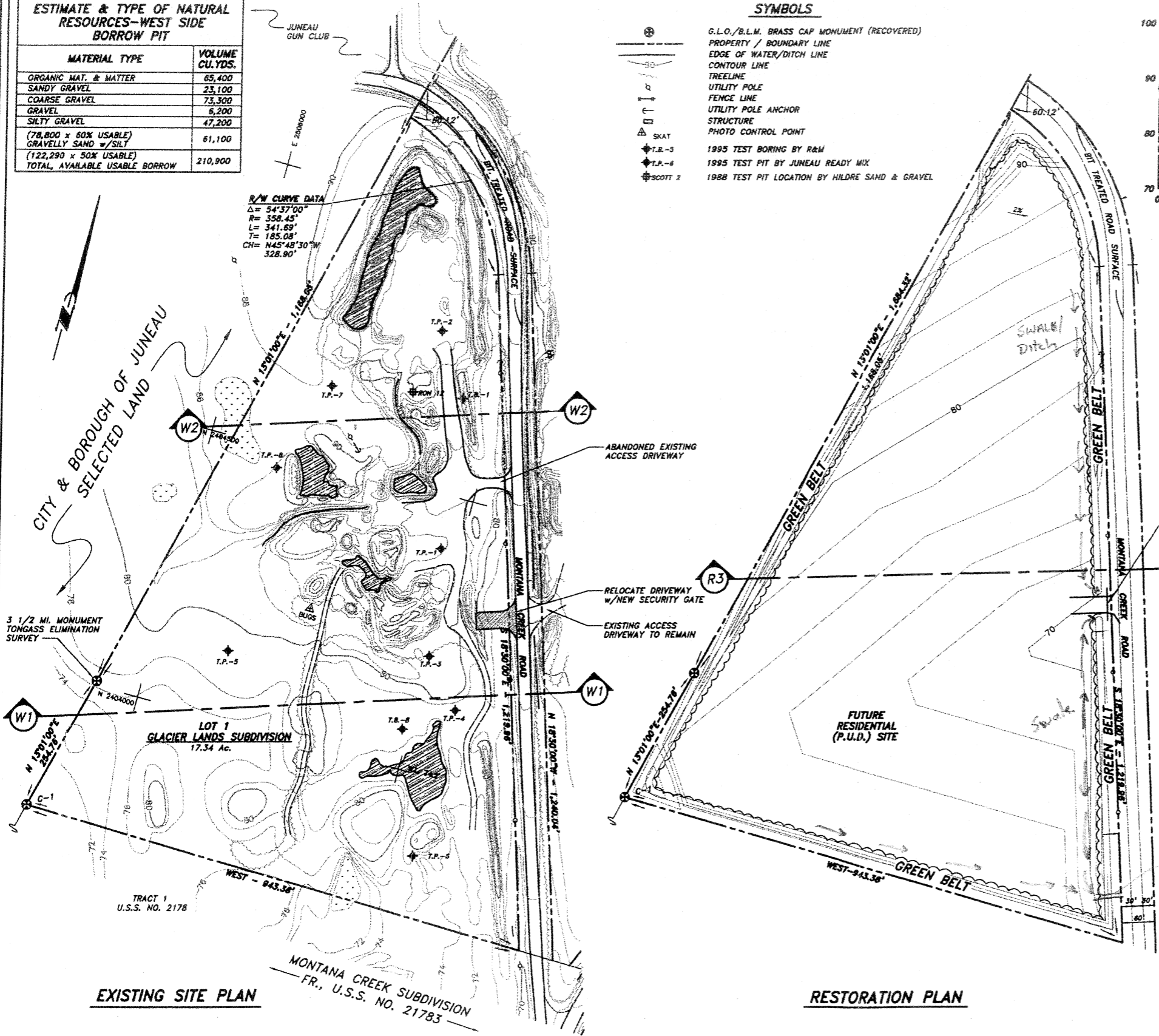
ESTIMATE & TYPE OF NATURAL RESOURCES—WEST SIDE BORROW PIT

MATERIAL TYPE	VOLUME CU. YDS.
ORGANIC MAT. & MATTER	65,400
SANDY GRAVEL	23,100
COARSE GRAVEL	73,300
GRAVEL	6,200
SILTY GRAVEL	47,200
(78,800 x 60% USABLE) GRAVELLY SAND w/ SILT	61,100
(122,290 x 50% USABLE) TOTAL AVAILABLE USABLE BORROW	210,900

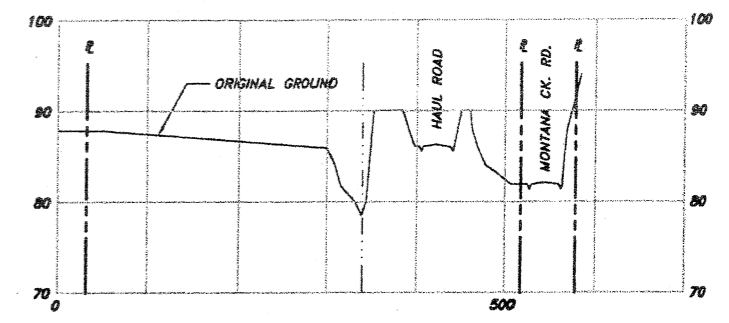
SYMBOLS

- G.L.O./B.L.M. BRASS CAP MONUMENT (RECOVERED)
- PROPERTY / BOUNDARY LINE
- EDGE OF WATER/DITCH LINE
- CONTOUR LINE
- TREELINE
- UTILITY POLE
- FENCE LINE
- UTILITY POLE ANCHOR
- STRUCTURE
- PHOTO CONTROL POINT
- 1995 TEST BORING BY R&M
- 1995 TEST PIT BY JUNEAU READY MIX
- 1988 TEST PIT LOCATION BY HILDRE SAND & GRAVEL

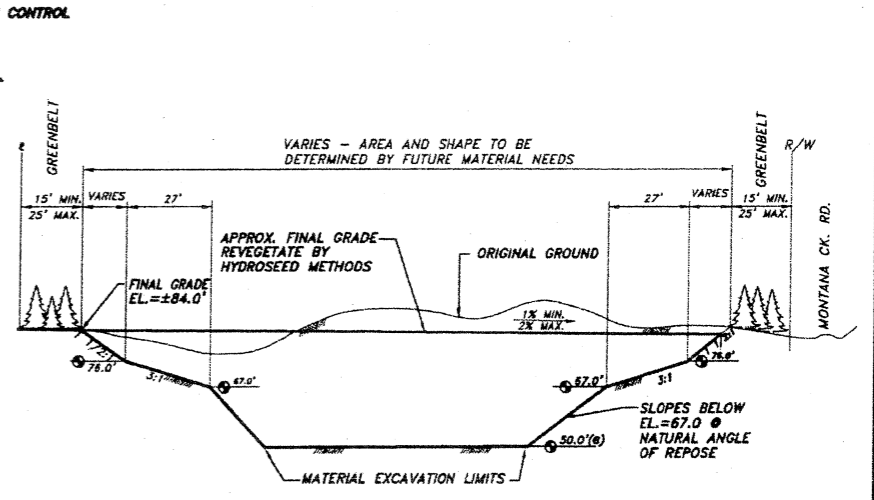
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 $\Delta = 54^{\circ}37'00''$
 $R = 358.45'$
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W1 EXISTING GROUND SECTION
 SCALE: AS SHOWN



W2 EXISTING GROUND SECTION
 SCALE: AS SHOWN

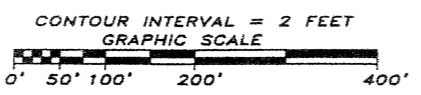


R3 TYPICAL EXCAVATION/RESTORATION SECTION
 N.T.S.

CMP UNDER BERM

EXISTING SITE PLAN

RESTORATION PLAN



WEST PIT EXISTING SITE & PROPOSED RESTORATION PLAN OF GLACIER LANDS MATERIAL SOURCE

LOT 1, GLACIER LANDS SUBDIVISION

CITY & BOROUGH OF JUNEAU ALASKA

CLIENT:
 COOGAN CONSTRUCTION
 MONTANA CREEK ROAD
 Juneau, Alaska 99801

ENGINEER:
 R&M Engineering, Inc.
 P.O. Box 34278
 Juneau, Alaska 99803

DATE: SEPT. 24, 1997
 REVISED: 8/18/2011

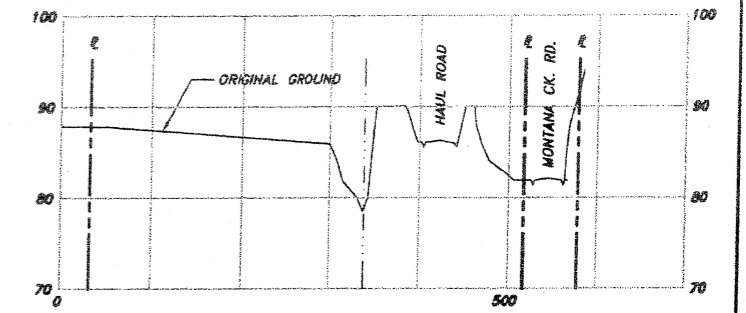
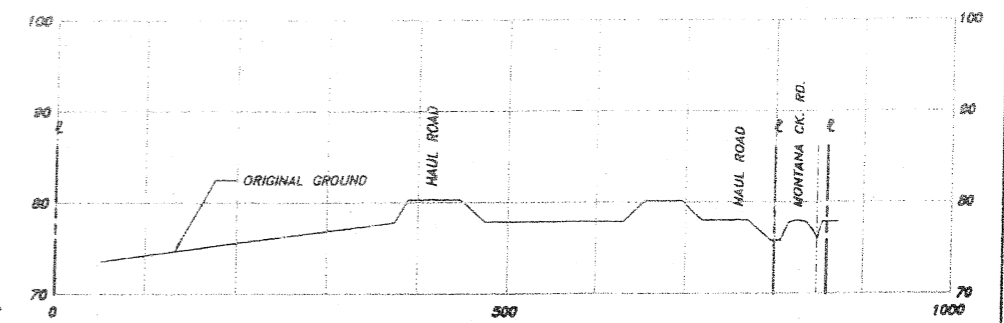
SHEET 3 OF 3

R&M Proj. No. 111742

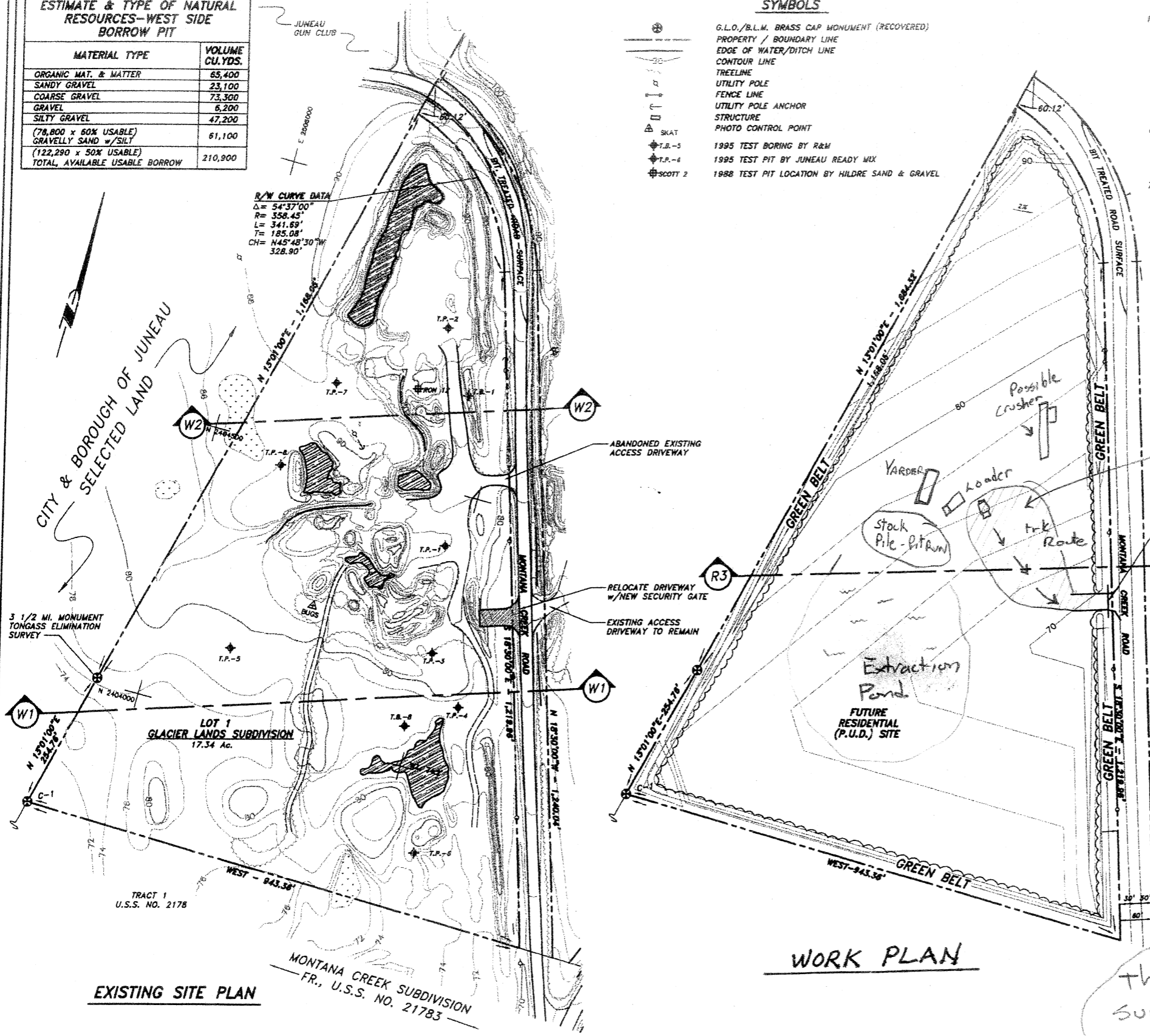
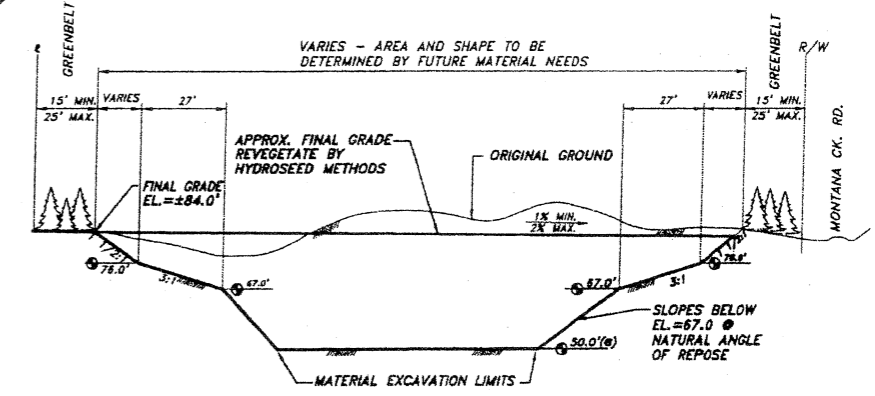
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 - EDGE OF WATER/DITCH LINE
 - CONTOUR LINE
 - TREELINE
 - UTILITY POLE
 - FENCE LINE
 - UTILITY POLE ANCHOR
 - STRUCTURE
 - PHOTO CONTROL POINT
 - SKAT
 - T.P.-5 1995 TEST BORING BY R&M
 - T.P.-6 1995 TEST PIT BY JUNEAU READY MIX
 - SCOTT 2 1988 TEST PIT LOCATION BY HILDRE SAND & GRAVEL



Rock Pad to minimize Dust & Dirt etc.



WORK PLAN

This work plan is SUBJECT TO RELOCATION AS MATERIAL IS USED UP.

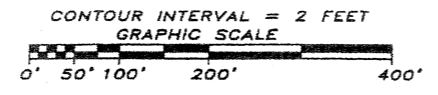
WEST PIT EXISTING SITE & PROPOSED RESTORATION PLAN OF GLACIER LANDS MATERIAL SOURCE

LOT 1, GLACIER LANDS SUBDIVISION
CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT: COOGAN CONSTRUCTION
MONTANA CREEK ROAD
JUNEAU, ALASKA 99801
DATE: SEPT. 24, 1997
REVISION: 8/18/2011

ENGINEER: R&M Engineering, Inc.
P.O. Box 34278
JUNEAU, ALASKA 99803
R&M Proj. No. 111742

3A OF 3 SHEETS



971773/CLACIER/DWG/1:100 PLOT DATE: 11-18-97, 3:30 P.M.