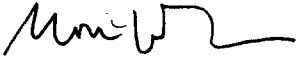


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: April 16, 2003

TO: Planning Commission

FROM: Monique Wheeler, Planner 
Community Development Department

FILE NO.: USE2003-00010 - Allowable Use

PROPOSAL: An allowable use permit to construct two 8-plex apartment buildings to be managed by Juneau Alliance for Mental Health Inc. (JAMHI).

GENERAL INFORMATION

Applicant: Patrick E. Murphy

Property Owner: Joe Henri

Property Address: 3408 Glacier Highway

Legal Description: Salmon Creek Medical, Lot 2

Parcel Code Number: 7-B09-0-104-014-0

Site Size: 2.6 acres (113,256 square feet)

Zoning: GC - General Commercial

Utilities: City Water and Sewer

Access: Glacier Highway

Existing Land Use: Vacant

Surrounding Land Use: North - General Commercial, Vacant
South - General Commercial, Existing JAHMI Services
East - General Commercial, Tlingit-Haida Vocational Center
West - D-5, Single Family/Duplex Residential, Public Health Center



PROJECT DESCRIPTION

The applicant requests an Allowable Use permit for development of two 8-unit, one-bedroom apartment buildings. Juneau Alliance for Mental Health, Inc. (JAMHI) will provide social services to clients from an existing adjacent structure, located at 3406 Glacier Highway (Attachment A). JAMHI plans to house clientele in the proposed apartments who need supervision and assistance and have had difficulty obtaining suitable housing, but can live independently. Each structure will consist of two floors with four one-bedroom apartments on each level (Attachment B). The buildings do not include housing for any full-time JAMHI staff. The subject parcel is adjacent to a listed anadromous stream, Salmon Creek and is located within a flood zone.

ANALYSIS

Project Site – Located behind existing JAMHI services, the two apartment buildings plan to share an access drive with the JAMHI service center from Glacier Highway. Salmon Creek is adjacent to the parcel and the buildings will be constructed behind the 50 foot setback required by CBJ Habitat provisions, §49.70.310(a)(4). The property is currently vacant and has been used in the past for access to a former gravel extraction site to the east.

The project site is located on a parcel adjacent to the existing JAMHI facility (Lot 2, Attachment C). The applicant will apply for a boundary line adjustment to consolidate the existing JAMHI parcel with the portion of the subject parcel to include the proposed housing structures. As a result, all JAMHI facilities will occupy one parcel and the shared driveway will be entirely on one lot. If the boundary line adjustment is not approved, the applicant will be asked to modify the parking lot layout and obtain an access agreement to share the existing driveway. Staff will be including a recommendation for a condition requiring an alternative parking plan, before issuance of a building permit, showing all parking spaces based on existing property lines, until a boundary line adjustment application is approved.

Project Design – Each building consists of 8 one-bedroom apartments of approximately 450 square feet, including living, kitchen, bedroom and bathroom space (Attachment B), with four units on each floor. Total building size is 4,000 square feet, including maintenance, storage and stairwell areas. Each apartment will have an exterior entrance. The two story structures will have cedar trim with mansard shingles and pitched roofs.

Uphill neighbors have contacted staff with concerns regarding the removal of excessive vegetation. These neighbors have no complaint with the use proposed but requested that a buffer of trees remain between the project and the uphill residential area to the north. The applicant has indicated that current tree clearing will be limited to the area immediately surrounding the development and its parking lot which is also the area that is planned to be added to the existing JAMHI property through a future boundary adjustment. A road is planned for development along the northern extent of the project area, but the applicant indicates that a buffer will be maintained after the road is developed. Staff is recommending a condition to limit clearing to the development area thereby maintaining a

buffer of trees around the project's northern extent to protect the uphill residential area. As part of this condition, staff is also suggesting that any future road construction be reviewed by the Community Development Department to ensure a buffer is maintained.

Traffic – Little additional traffic will be generated by the new use. While some occupants may have vehicles, it is likely that most will not. Social service personnel would generate potential traffic to the site; however, these personnel are already located at the adjacent facility, minimizing new traffic.

Parking and Circulation – Multi-family buildings are required by CBJ Code to provide 1.5 parking spaces per one-bedroom apartment per CBJ§49.40.210(a). The subject proposal requires 24 parking spaces, one parking space must be designed to meet accessibility standards, including providing an 8 foot van accessible isle. A loading zone is not required for multi-family dwellings.

The applicant has submitted a parking plan which provides the number of spaces required (see Attachment A). The layout of the parking lot as shown is based on a pending boundary line adjustment to consolidate the existing JAMHI parcel to the west with a portion of the parcel to be developed with the proposed 8-plexes. A shared driveway with the existing JAMHI lot provides the required isle width of 24 feet for two-way circulation. The parking plan enclosed will be acceptable only with the completion of the boundary line adjustment. If the boundary line adjustment is not obtained, the applicant will be required to move the parking spaces adjacent to the access isle to another area of the lot (most likely to the eastern side of the farthest 8-plex structure). Staff has discussed this scenario with the applicant who has agreed to make modifications if the boundary line adjustment is not completed. Staff is recommending a condition to ensure the parking lot layout is consistent with this agreement before issuance of a building permit.

Vegetative Cover – CBJ code requires a minimum of 10% vegetative cover for developed parcels zoned General Commercial. Based on the current lot size, 11,325 square feet of vegetation is required for this parcel. With the expected boundary adjustment, the lot size will change, but sufficient vegetative cover will remain due to the streamside 50-foot no development setback. Thus, staff finds that the vegetative cover requirement has been met and will be met in the future after the proposed boundary adjustment.

Exterior Lighting – Plans submitted for the project indicate exterior lights will be mounted to shed light downward and will reduce glare to neighboring properties. Staff is recommending a condition requiring staff review and approval of exterior lighting fixtures before issuance of a building permit.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. Salmon Creek borders the parcel,

and is an anadromous stream listed in the CBJ's Comprehensive Plan. CBJ§49.70.310(a)(4) requires no development within a 50-foot setback from the stream's ordinary high water mark. Staff has reviewed the project for compliance with these regulations and has worked with the applicant to modify the building proposal so that no grading or fill will encroach into the 50-foot setback. The applicant plans to apply for a variance in the future to re-vegetate part of the 50-foot area previously developed as an access road prior to current streamside setback requirements, which would include back filling to the structures proposed for this use. Construction of this structure would require the placement of fill within the 50-foot setback; however, the applicant has modified plans to construct the building in a non-standard manner (with a retaining wall instead of back filling) if the variance to work in the 50-foot setback is denied. Staff suggests an advisory condition regarding the placement of fill on the property, should the applicant not receive approval of a future variance.

The proposal is within the A1 flood zone, base flood elevation of 25 feet, as shown on Federal Emergency Management Agency Map 885 of 1050, effective February 4, 1981. A requirement of the building permit is to provide a Certificate of Elevation showing that the finished floor elevation of both structures is above the Base Flood Elevation. The applicant is advised to include this consideration in their building plans.

Juneau's Wetlands Management Plan Atlas does not show any mapped wetlands present on the parcel. The property may be subject to regulation by the US Army Corp of Engineers and require a permit. The applicant has been advised to contact the Corp to determine permitting requirements.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter; and,
4. Whether conditions are necessary for approval¹.

¹CBJ §49.15.320 (f)(1 through 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

The commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 through 4), Decision, the Director makes the following findings on the criteria for granting the requested allowable use approval:

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

Yes. We find the application contains the information necessary to conduct a 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 requested permit 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 1.300, Multi-Family dwellings for the General Commercial 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. A public notice sign was posted on the site 14 days prior to the hearing and notification of the permit was advertised in the "Your Municipality" section of the Juneau Empire on April 11, 2003.

4. Are conditions necessary for approval of the requested allowable use permit?

Yes. Based on the preceding staff analysis, it is found that conditions are necessary for approval of the requested permit. The conditions are listed in the following Recommendation section.

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

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

Yes. Based on the preceding staff analysis, the project will comply with the enforceable policies of the Juneau Coastal Management Program. The applicant has submitted a plan that does not require construction within the 50-foot no-development area. The applicant may apply for a variance to re-vegetate the 50-foot area (including grading and excavation work) in the future, however, that will be separately evaluated under that application. To meet the flood zone

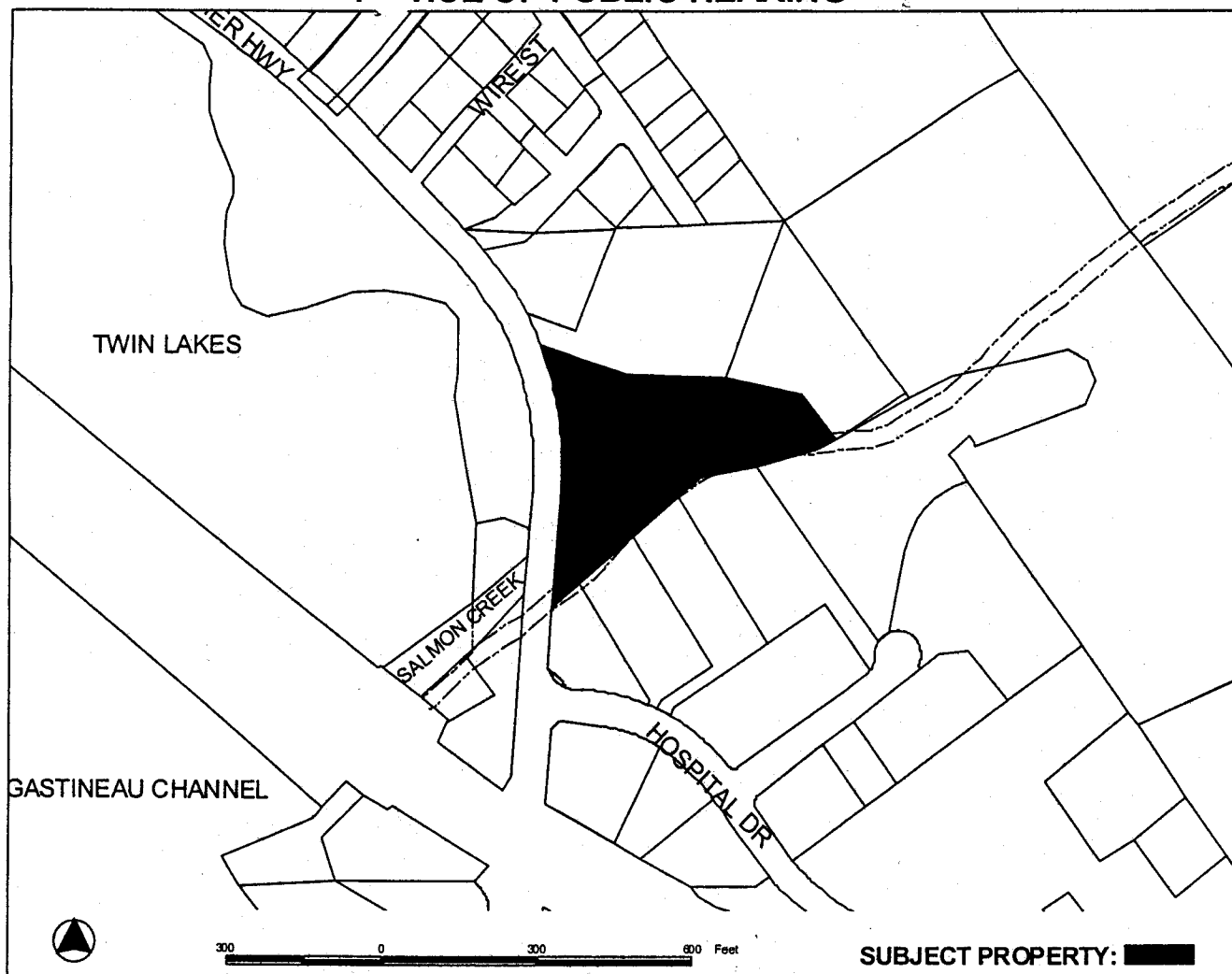
requirements, the applicant will be required to submit a Certificate of Elevation showing the buildings comply with FEMA requirements, as part of the building permit process.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Allowable Use permit. The permit would allow the development of two, 8-unit, one-bedroom apartment buildings. The approval is subject to the following conditions:

- 1) Manufacturer's information concerning external lighting fixtures shall be submitted to the Community Development Department for review and approval to ensure that lights do not project onto neighboring properties, before issuance of a building permit.
- 2) The parking plan, dated April 10, 2003, showing a shared access isle from Glacier Highway is acceptable only with the completion of a boundary line adjustment that would vacate the existing property line bisecting the property and move it to surround all of JAMHI's structures. Until the boundary line adjustment is obtained, the applicant is required to move the 6 parking spaces located nearest Glacier Highway to the eastern side of the 8-plex structures and obtain a combined access agreement to use the existing entrance onto the property from Glacier Highway, before issuance of a building permit.
- 3) Only that portion of the property shown on the plans dated April 10, 2003 shall be cleared for development, leaving a buffer of trees surrounding the project to protect the uphill residential area. Any future development of the property, including any road development, shall be reviewed by the Community Development Department to ensure the maintenance of a buffer into the future.
- 4) Advisory: Any grading and re-vegetation work proposed for the 50-foot setback area cannot proceed without a variance. If a variance is not obtained, the applicant agrees to use a non-standard foundation plan to stabilize the building that does not require grading in the 50-foot setback area.
- 5) Advisory: The proposal is within the A1 flood zone, base flood elevation of 25 feet, as shown on Federal Emergency Management Agency Map 885 of 1050, effective February 4th, 1981. A requirement of the building permit is to provide a Certificate of Elevation showing the finished floor elevation of both structures is above the Base Flood Elevation.

NOTICE OF PUBLIC HEARING



PROPOSAL: An Allowable Use permit to construct 2 8-plex apartment buildings to be managed by JAHMI.

FILE NO:	USE2003-00010	APPLICANT:	JAMHI
TO:	Adjacent Property Owners	PROPERTY OWNER:	JOSEPH & ALETHA HENRI RESTATED REVOCABLE TRUST
HEARING DATE:	April 22, 2003	PROPERTY ADDRESS:	3408 GLACIER HWY
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	7B0901040140
PLACE:	ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE:	113,256 Square Feet
		ZONING:	Gen Comm
		ACCESS:	GLACIER HWY

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

Monique M. Wheeler 586-0781 Monique_Wheeler@ci.juneau.ak.us

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

Date notice was printed: April 8, 2003

ALLOWABLE/ USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number	Project Name <u>Jamhi two 8-plex Apt Bldg</u>	Case Number <u>USE03-10</u>	Date Received <u>3-10-03</u>
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APPLICANT INFORMATION

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

CONSTRUCTION OF TWO - 8 UNIT APARTMENT BUILDINGS ADJACENT TO EXISTING JAMHI FACILITY PROPERTY IS BEING PURCHASED FROM JOE HENRI AND ADDED TO JAMHI PROPERTY THROUGH A LOT LINE ADJUSTMENT. APARTMENTS WILL HOUSE JAMHI CLIENTS REQUIRING THEIR SERVICES.

MODIFICATION OF EXISTING APPROVAL? No Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):

PROPERTY IS CURRENTLY UNDEVELOPED WITH EXCEPTION OF OLD ROAD BEDS RUNNING THROUGH IT TO AN OLD GRAVEL EXTRACTION AREA.

PROPOSED USE OF LAND AND/OR BUILDING(S):

AS STATED ABOVE - APARTMENT BUILDINGS WILL HOUSE JAMHI CLIENTS THAT REQUIRE CARE OR SUPERVISION OR OTHER SERVICES PROVIDED BY JAMHI STAFF.

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

SITE DIMENSIONS: - AVERAGE
Width 160 ft. Depth 225 ft. Total Area 39,124 square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions)
Length 42 ft. Width 42 ft. Height 24 ft. Total Area 1764 x 2 square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING

Existing to remain No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING

Existing Spaces: N/A Proposed Spaces: 34

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: ALLOWABLE USE 1	TABLE OF PERMISSIBLE USES CATEGORY: <u>10300</u>			
	Fees	Check No.	Receipt No.	Date
Application Fees	\$ <u>600</u>			
Adjustment	\$			
Public Notice Sign Fee	\$ <u>50</u>			
Public Notice Sign Deposit	\$ <u>100</u>	<u>1024372</u>	<u>15332</u>	<u>3-10-03</u>
Total Fee	\$			

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NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

DEVELOPMENT PERMIT APPLICATION

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

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 3-10-03
Project Name (City Staff to assign name) Jamhi two 8-plus Apt Bldgs		

PROJECT / APPLICANT INFORMATION

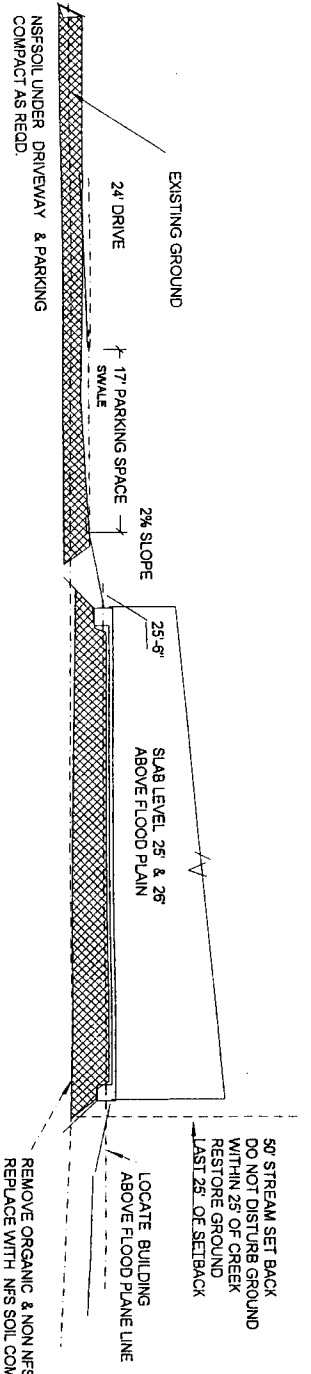
Project Description JAMHI HOUSING FACILITIES CONSTRUCTION OF 2-8 UNIT APARTMENT BUILDINGS			
PROPERTY LOCATION			
Street Address 3408 GLACIER HIGHWAY		City / Zip JUNEAU 99801	
Subdivision (if known) PARCEL # S Gilman Creek Medical Sub.	Survey (if known) USS 1075	Block / Tract (if known)	Lot (if known) Lot 2
Assessor's Parcel Number (if known) *780901040140 / 0130			
I ANDOWNER // ESSEE			
Property Owner's Name JOE HENRI		<input checked="" type="checkbox"/> Contact by E-Mail: SCID@ALASKA.LLNL	Contact Person DAVE HANNA
Mailing Address 9921 NARR POINT DRIVE ANCH. AK 99507		Home Phone No. 784-1902	Work Phone No. 723-1902
FAX No. 790-4901		INITIAL ALL THAT MAY APPLY	
LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		APPLICATION TYPE	OWNER'S INITIALS
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.		ALLOWABLE USE	DLK JH.
<input checked="" type="checkbox"/> Patricia for Joe Henri Landowner/Lessee Signature Date 2-24-03		CONDITIONAL USE	
<input checked="" type="checkbox"/> _____ Landowner/Lessee Signature Date		VARIANCE	
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.		DESIGN REVIEW	
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)		SUBDIVISION	
Applicant's Name <input type="checkbox"/> Contact by E-Mail: PAT.M@JAMHI.ORG PATRICK E. MURPHY, Clinical Director		OTHER _____	
Mailing Address PO BOX 22090 JAMHI		APPLICANT TYPE	
<input checked="" type="checkbox"/> _____ Applicant's Signature		DATE RECEIVED	
		APPLICATION NO.	
		PERMIT TYPE	
		DATE RECEIVED	
		APPLICATION NO.	

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS

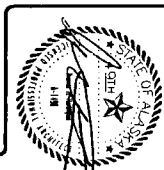
C	K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C	K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
<input checked="" type="checkbox"/>		ALLOWABLE USE APPROVAL	<input checked="" type="checkbox"/>	3-10-03	USE03-10			WATER PERMIT		
		CONDITIONAL USE APPROVAL						SEWER PERMIT		
		VARIANCE						GRADING PERMIT		
		DESIGN REVIEW APPROVAL						DRIVEWAY PERMIT		
		SUBDIVISION						RIGHT-OF-WAY PERMIT		
		STREET VACATION						PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL <small>(LOCATED IN HISTORIC DISTRICT?)</small>	<input type="checkbox"/> YES <input type="checkbox"/> NO					OTHER - (Describe)		
		BUILDING PERMIT						Permit Intake Initials	DN	

Zone _____	Total Lot Area _____	Required Setbacks Front _____ Back _____ Side _____ Other _____
COMMENTS:		

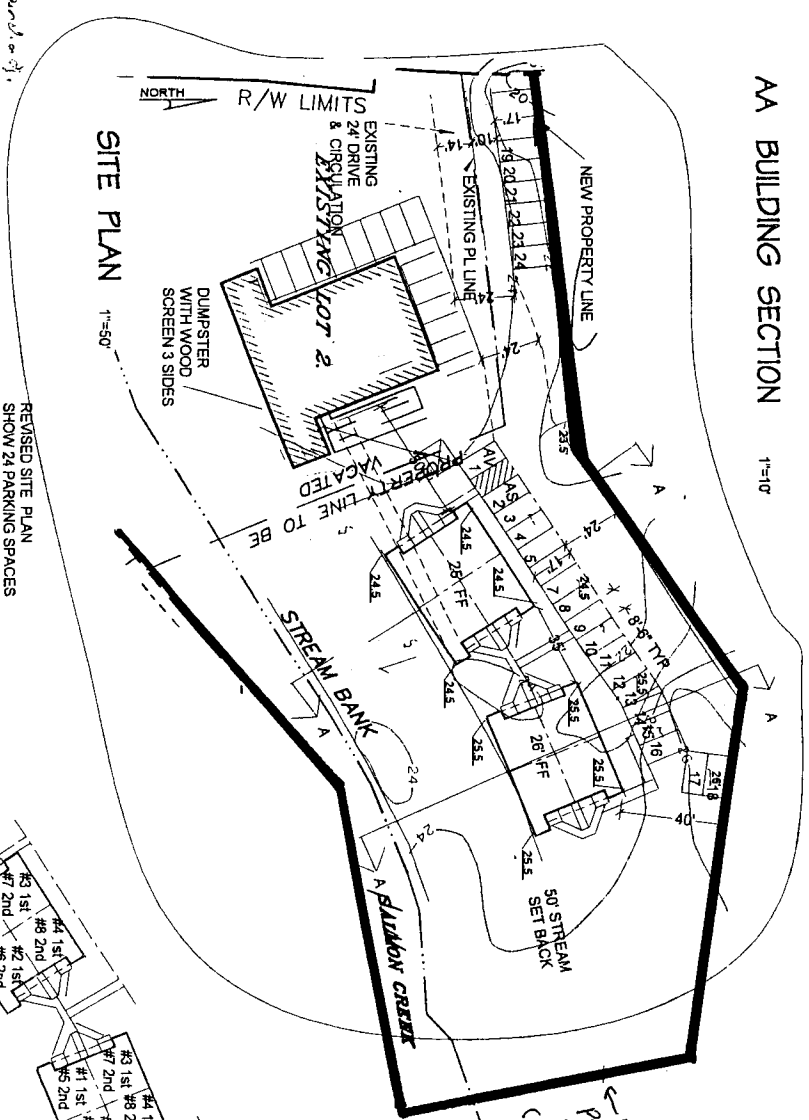


RECEIVED
 APR 10 2003
 PERMIT CENTER/CDD

ABC
 ALASKA
 BUILDING
 CONSULTANTS
 2314 Douglas Hwy
 Douglas AK 99824
 907-394-5599 FAX
 BUILDING@ABC.COM

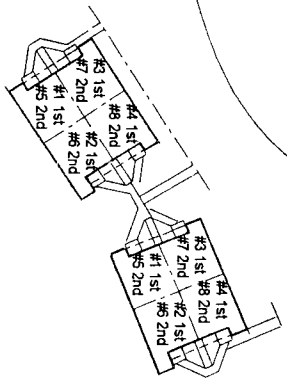


ATTACHMENT A



If we build on it, make planing + get combined across system +

REVISED SITE PLAN
 SHOW 24 PARKING SPACES
 AND 24 BACKOUT PARKING



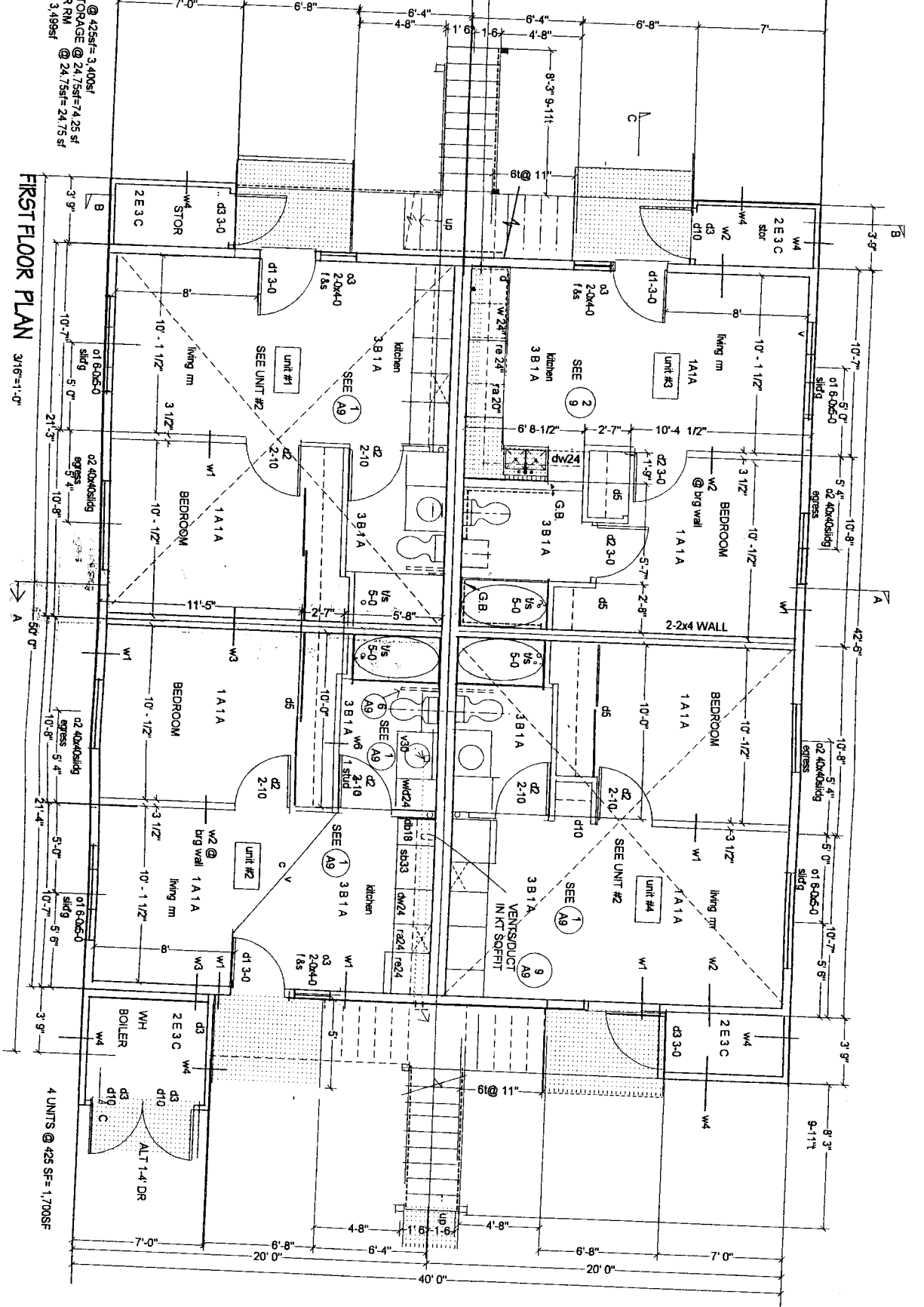
APARTMENT #

COMMUNITY DEVELOPMENT
 Legal Description... SEE JAMHI LOT
 Site Address... 22900 GLACIER HIGHWAY
 Zoning... GENERAL COMMERCIAL I
 Proposed Use... 23 FLEX
 Permits... REQUIRED ALLOWABLE USE PERMIT & CORP OF ENGINEER PERMIT.
 BUILDING PERMITS
 Parking Calculations... BUILDING - SF TOTAL 1.5/ unit, 8 =12 SPACES/ BLDG = 24 TOTAL OFFICE
 Setbacks... 10' FRONT, 10' SIDES REAR 10' & 50' FROM CREEK HIGH WATER LINE
 Creek setback... 50' FROM CREEK HIGH WATER LINE
 LINE VENTIL - VARIANCE
 Flood Level... RAISE GROUND TO COMPLY
 Parking requirements... 32 SPACES REQUIRED
 PROVIDED 32 SPACES
 Loading space (LS) - NO SPACE REQUIRED UNDER 5,000SF
 Type of Parking space...
 (1) - 8x17 SPACE 8' AISLE FOR VAN SPACE (AV)
 (1) - 8x17 SPACE 5' AISLE FOR ACCESSIBLE SPACE (AS)
 () - 8.5X17 STANDARD SPACE WITH 24' WIDE AISLE (SP)
 (1) PARALLEL 22x6.5' WIDE WITH 13' ONE WAY DRIVEWAY (PS)
 Vegetation required 5% of lot area... PROVIDED WELL OVER 45% 2,164SF 17,000SF +
 Type of vegetation... EXISTING TREES & GRASS Slope... NOT PROVIDED AT THIS TIME, WILL REQUIRE SEPARATE APPROVAL
 Exterior Lighting BUILDING MOUNTED EXTERIOR LIGHTS TO MEET GLARE REQUIREMENT FOR NEIGHBORS, WILL SUBMIT AT TIME OF BUILDING PERMIT
 Exterior Materials... WOOD OR FIBER CEMENT SIDING

JAMHI
 Juneau Alliance for Mental Health, Inc.
 3405 Glacier Highway
 P.O. Box 22080
 Juneau, AK 99801
 907-463-3303 Fax 586-3877

3/14/03
 4/10/03 R

A2
 of 11
 Attached A



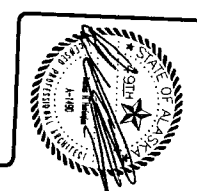
FIRST FLOOR PLAN 316'-11.0"

3 @ 425sf = 3,400sf
 170KAGE @ 24.75sf = 4,25 sf
 3 RRM @ 24.75sf = 24.75 sf
 3,499sf

4 UNITS @ 425 SF = 1,700SF

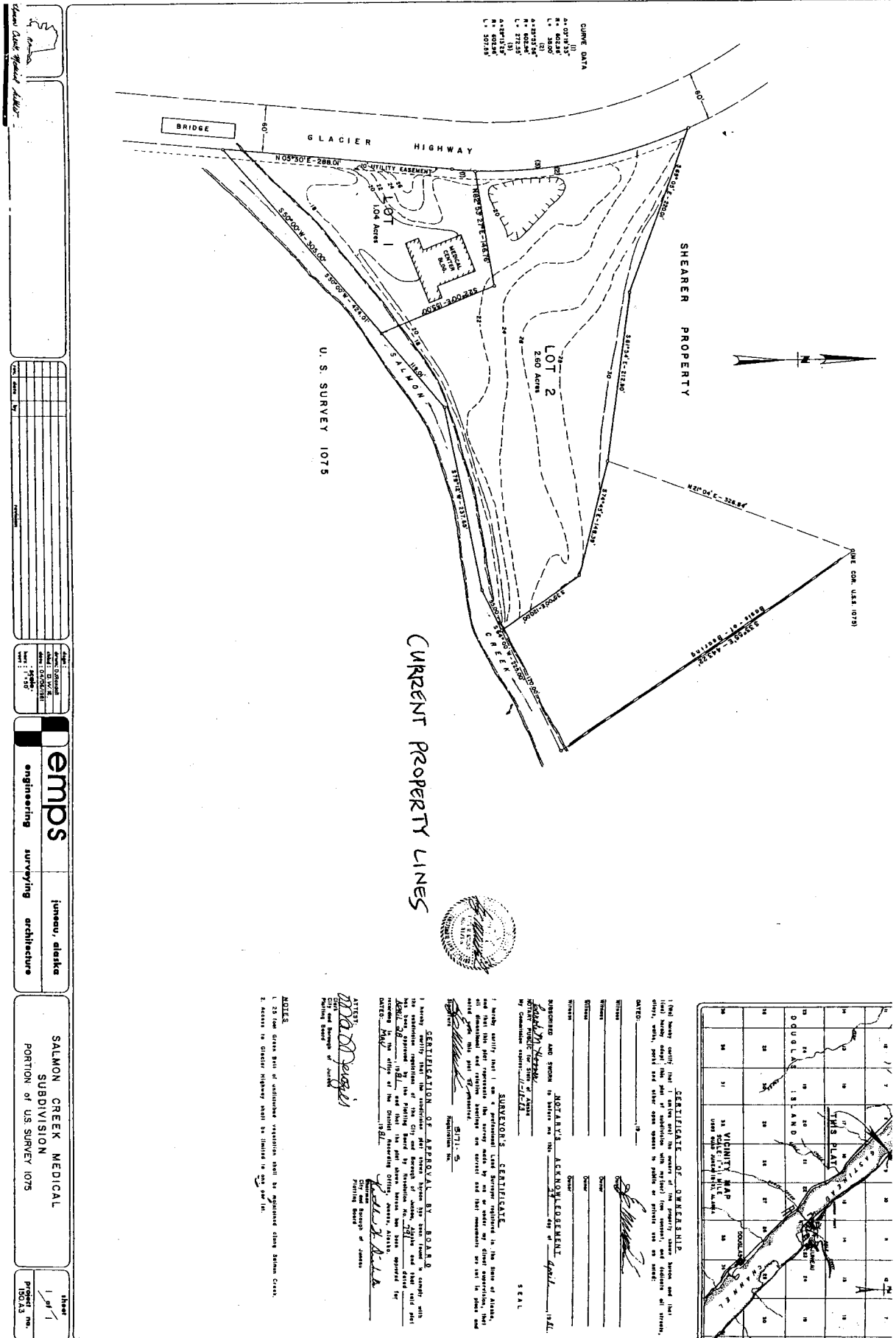
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 MAR 28 2003
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 3.12.03
 A4 OF 11
 Kshala, R

JAMHI
 Juneau Alliance for Mental Health, Inc.
 5405 Glacier Highway
 P.O. Box 22080
 Juneau, AK 99801
 907-463-3303 Fax 566-3877



ABC
 ALASKA
 BUILDING
 CONSULTANTS
 2314 Douglas Hwy
 Douglas, AK 99824
 907-564-3635 FAX
 R.BUILDING@ALOCOM

ATTACHMENT B



CURVE DATA
 A. 0° 19' 33"
 B. 60° 24' 57"
 C. 111° 51' 11"
 D. 111° 51' 11"
 E. 60° 24' 57"
 F. 0° 19' 33"
 G. 60° 24' 57"
 H. 111° 51' 11"
 I. 111° 51' 11"
 J. 60° 24' 57"
 K. 0° 19' 33"

CURRENT PROPERTY LINES

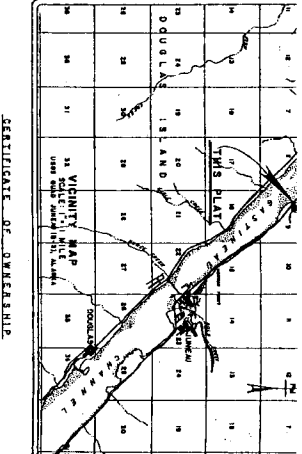
Salmon Creek Medical Center

DATE	1/20/78
BY	[Signature]
FOR	Salmon Creek Medical Center

emps
 engineering surveying architecture
 junson, dastak

SALMON CREEK MEDICAL
 SUBDIVISION
 PORTION OF U.S. SURVEY 1075

Sheet 1 of 1
 Project No. 1075



STATEMENT OF WORKS

I, the undersigned, certify that I am a professional land surveyor in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that the work was done in accordance with the laws and regulations of the State of Alaska, and that the same is true and correct.

DATE: 1/20/78

D. J. [Name]
 Professional Engineer

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me on this 20th day of January, 1978, at the City of Anchorage, State of Alaska.

[Signature]
 Notary Public in and for the State of Alaska

GENERALIZATION OF APPROVAL BY BOARD

I, the undersigned, certify that I am a professional land surveyor in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that the work was done in accordance with the laws and regulations of the State of Alaska, and that the same is true and correct.

DATE: 1/20/78

[Signature]
 Professional Engineer

NOTES

1. 25 foot clear zone of underground vegetation shall be maintained along Salmon Creek.

2. Access to Glacier Highway shall be limited to east and west.