

# Application for Administrative Site Plan Review

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



| PETITIONER*                               |         | PETITIONER REPRESENTATIVE (if any)        |         |
|---|---------|---|---------|
| Name (last name first)<br>Mathiesen Jacob |         | Name (last name first)<br>Marcott Brandon |         |
| Mailing Address<br>5050 Cordova Street    |         | Mailing Address<br>P.O. Box 111989        |         |
| Anchorage, AK, 99503                      |         | Anchorage, AK 99511                       |         |
| Contact Phone – Day                       | Evening | Contact Phone – Day                       | Evening |
| 907-623-2721                              |         | 907-344-3114                              |         |
| E-mail<br>Jacob@M-Alaska.com              |         | E-mail<br>brandonmarcott@triadak.com      |         |

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

| PROPERTY INFORMATION   |              |                |                                 |
|--|--------------|----------------|---------------------------------|
| Property Tax #(000-000-00-000): See Attached   |              |                |                                 |
| Site Street Address: E. 69th Ave Anchorage, AK 99518   |              |                |                                 |
| Current legal description: (use additional sheet if necessary)<br><br>Lots 1-6, Block 7 of the Woster Subdivision<br>Lots 1, 2, 7-12, Block 8 of the Woster Subdivision<br>Lots 3A-6A, Block 8 of the Woster Subdivision |              |                |                                 |
| Zoning: I1   | Acreage: 3.0 | Grid #: SW2132 | Underlying plat #: See Attached |

| SITE PLAN APPROVAL REQUESTED                  |   |
|---|---|
| Use:<br>Development into a Snow disposal site |   |
| <input checked="" type="radio"/> New SPR      | <input type="radio"/> Amendment to approved site plan    Original Case #: |

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

*Brandon Marcott*

*11/27/24*

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

Date

Brandon Marcott  
 Print Name

|              |      |                                  |  |
|--------------|------|----------------------------------|--|
| Accepted by: | Fee: | Case Number:<br><i>2025-0008</i> | Decision Date <i>admin:</i><br><i>12/02/2024</i> |
|--------------|------|----------------------------------|--|

**COMPREHENSIVE PLAN INFORMATION**

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

**Anchorage 2040 Land Use Designation(s):**

|   |  |  |
|---|--|--|
| <input type="checkbox"/> Large Lot Residential            | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High          | <input type="checkbox"/> Neighborhood Center             |
| <input type="checkbox"/> Town Center                      | <input type="checkbox"/> Regional Commercial Center        | <input type="checkbox"/> City Center                     |
| <input type="checkbox"/> Commercial Corridor              | <input type="checkbox"/> Main Street Corridor              | <input type="checkbox"/> Open Space                      |
| <input type="checkbox"/> Facilities and Institutions      | <input checked="" type="checkbox"/> Industrial             |  |

**Anchorage 2040 Growth Supporting Features:**

|   |   |
|---|---|
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development    |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

**Chugiak-Eagle River Land Use Classification:**

|   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Commercial                                   | <input type="checkbox"/> Industrial              | <input type="checkbox"/> Parks              | <input type="checkbox"/> Community Facility  |
| <input type="checkbox"/> Town Center                                  | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre |  |   |  |

**Girdwood- Turnagain Arm Land Use Classification:**

|   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Commercial                                   | <input type="checkbox"/> Industrial              | <input type="checkbox"/> Parks/open space   | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort                                       | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve                   |
| <input type="checkbox"/> Commercial/Residential                       | <input type="checkbox"/> Commercial Recreation   |   |  |
| <input type="checkbox"/> Residential at _____ dwelling units per acre |  |   |  |

Neighborhood, District or Other Area-Specific Plan: \_\_\_\_\_

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

|                                |                                       |                                 |                                      |   |
|--------------------------------|---------------------------------------|---------------------------------|--------------------------------------|---|
| Wetland Classification:        | <input checked="" type="radio"/> None | <input type="radio"/> "C"       | <input type="radio"/> "B"            | <input type="radio"/> "A"                           |
| Avalanche Zone:                | <input checked="" type="radio"/> None | <input type="radio"/> Blue Zone | <input type="radio"/> Red Zone       |   |
| Floodplain:                    | <input checked="" type="radio"/> None | <input type="radio"/> 100 year  | <input type="radio"/> 500 year       |   |
| Seismic Zone (Harding/Lawson): | <input type="radio"/> "1"             | <input type="radio"/> "2"       | <input checked="" type="radio"/> "3" | <input type="radio"/> "4" <input type="radio"/> "5" |

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

Rezoning - Case Number: \_\_\_\_\_

Preliminary Plat  Final Plat - Case Number(s): \_\_\_\_\_

Conditional Use - Case Number(s): \_\_\_\_\_

Zoning variance - Case Number(s): \_\_\_\_\_

Land Use Enforcement Action for \_\_\_\_\_

Building or Land Use Permit for \_\_\_\_\_

Wetland permit:  Army Corps of Engineers  Municipality of Anchorage

**SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)**

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

7 copies required:  Signed application (copies)  
 Project narrative explaining:  
 the project  planning objectives  
 addressing the site plan review criteria on page 3 of this application

Site plan to scale depicting, with dimensions:  
 building footprints  parking areas  vehicle circulation and driveways  
 pedestrian facilities  lighting  grading  
 landscaping  loading facilities  freestanding sign location(s)  
 required open space  drainage  snow storage area or alternative

strategy  
 trash receptacle location and screening detail  fences  
 significant natural features  easements  project location

Building plans to scale depicting, with dimensions:  
 building elevations  floor plans  exterior colors and textures

Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

**SITE PLAN REVIEW STANDARDS (21.03.180)**

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

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

# Authorization Certificate

Date: 11/22/2024

Project Name: Cornerrock Snow Disposal Site

Legal Description: Lots 1-6, Block 7 of the Woster Subdivision

Lots 1, 2, 7-12, Block 8 of the Woster Subdivision

Lots 3A-6A, Block 8 of the Woster Subdivision

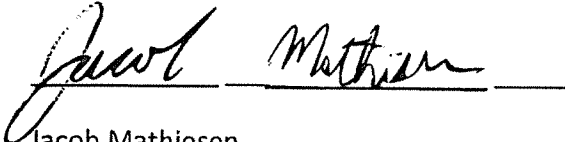
Type of Authorization: Administrative Site Plan Review

Statement:

I hereby authorize Brandon Marcott of Triad Engineering, LLC to represent me in the Municipality of

Anchorage Administrative Site Plan Review of the above-described property

Thank you,



\_\_\_\_\_

Jacob Mathiesen

CornerRock Properties, LLC

**WMS WATERCOURSE MAPPING SUMMARY**

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

- Project Case Number or Subdivision Name: Woster Subdivision
- Project Location, Tax ID, or Legal Description: Lots 1-6, Block 7; Lots 1,2, 7-12, Block 8 and Lots 3A-6A Block 8 Woster Subdivision
- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_

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

X **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

\_\_\_\_\_ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping **IS NOT REQUIRED**.*\*

\_\_\_\_\_ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:  

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*\*

\_\_\_\_\_ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

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

**ADDITIONAL INFORMATION:**

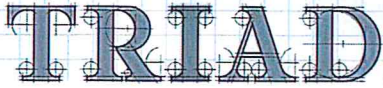
- |                            |                            |  |                                      |                                |
|----------------------------|----------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input type="checkbox"/> N | Field flagging and/or map-grade GPS data is available.   |                                      |                                |

Inspection Certified By:

Date:



11/25/24



ENGINEERING, LLC

**PHYSICAL**

615 E. 82<sup>nd</sup> Ave., Suite 101  
Anchorage, AK 99518

**MAILING**

P.O. Box 111989  
Anchorage, AK 99511

**OFFICE**

907-561-6537

**WEB**

triadak.com

November 27<sup>th</sup>, 2024

Municipality of Anchorage  
Planning Department  
4700 Elmore Rd.  
Anchorage, Alaska 99519-6050

**Subject:** Lots 1-6, Block 7 of the Woster Subdivision  
Lots 1, 2, 7-12, Block 8 of the Woster Subdivision  
Lots 3A-6A, Block 8 of the Woster Subdivision  
Application for Snow Disposal Site – Admin Site Plan Review  
Planning Case No. TBD

Please accept this letter as a request for an administrative site plan review for a snow disposal site for the subject properties. The 18 lots are zoned I-1 with a total area of approximately 3.0 acres. Vehicular access to the site will be provided via Homer Drive and E 69<sup>th</sup> Avenue. Both access points are from existing strip-paved roads that are publicly maintained.

The attached site plan complies with 21.03.180 as follows:

1. *The site plan is consistent with any approved subdivision plat, planned development master plan or any other precedent plan or land use approval.*

**This standard is met. The underlying plat does not restrict the use and there are no previous planned development master plan or other land use approval in conflict with the proposed use.**

2. *The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, Zoning Districts, chapter 21.05, Use Regulations, chapter 21.06, Dimensional Standards and Measurements, and Chapter 21.07, Development and Design Standards.*

**This standard is met.**

Chapter 21.04, Zoning Districts

**A snow disposal site is allowed use within the I-1 zoning district which falls under S= Administrative Site Plan Review as per 21.05.060E.8. of Table 21.05-1: Table of Allowed Uses**

Chapter 21.05, Use Regulations

*21.05.060.8.b. Use-specific standards*

- i. *Location. Snow disposal sites shall be located at least 25 feet from a class A or class B wetland, and at least 100 feet from a stream or water body.*

**The North Fork of Little Cambell Creek is located approximately 100 feet from the corner of the project. All grading is contained onsite and outside of the 100' stream protection easement. Some wetlands were identified within the existing ditch along Homer Drive.**

ii. *Dimensional standards. Notwithstanding the general dimensional requirements of Chapter 21.06, the following specific standards shall apply to this use.*

A) *Minimum lot size. The minimum lot size shall be 36,000 square feet, unless otherwise established by the planning and zoning commission. Abutting smaller lots in common ownership may be considered in aggregate to achieve the minimum lot size. With a recorded joint use agreement, abutting smaller lots with multiple owners may be considered in aggregate to achieve the minimum lot size.*

**The cumulative lot size is 130,680 square feet.**

B) *Maximum height of snow piles. The maximum height of snow piles shall be 35 feet where the snow storage operations area is within 500 feet of a residential district, unless the snow pile and the residential district are separated by the Alaska Railroad main line corridor, or a freeway or expressway as classified on the Official Streets and Highways Plan. In that case, and in all other areas, the maximum height of snow piles shall be the height limit of the zoning district.*

**The maximum height of the I-1 zoning district is 50 feet. Snow piles will not exceed this height limitation.**

C) *Minimum setback requirement. The minimum setback of snow piles shall be 25 feet if adjacent to a public right-of-way or to an industrial zoning district, and 50 feet if adjacent to a non-industrial zoning district.*

**Setbacks are as follows:**

**West (Greenwood Drive) = 25-ft**

**East (Homer Dr.) = 25-ft**

**South (I-1) = 25-ft**

**North (E 69<sup>th</sup> Ave) = 25-ft**

iii. *Snow storage area. The snow storage area shall be well defined on-site in order to prevent storage of snow on adjacent properties or landscaped areas. This may be accomplished through location, landscaping, fencing, and/or signs.*

**Snow storage areas will be defined with perimeter berms.**

iv. *Screening fence or berm. An earthen berm or a screening structure, either at least six feet high, shall be constructed within every setback adjacent to a public right-of-way or to a non-industrial zoning district. Site enhancement landscaping, or another ground cover acceptable to the decision-making body, shall be planted on the berm and within the area between the berm and the lot line for the site. The decision-making body may require construction of a berm or fence within other setback areas in order to restrict casual access, to confine the operations within the site, to reduce noise and glare, and to ensure compatibility of the operation with adjacent uses.*

**Screening berms are proposed around the entire perimeter of the site – see attached site plan. Berms will be planted with site enhancement landscaping. L4 screening landscape is proposed along Homer Drive. Similarly, L1 Landscaping is proposed along E 69<sup>th</sup> Ave. and Greenwood Street.**

- v. *Drainage and water quality facilities. The on-site and off-site drainage network shall handle water runoff and snow melt without impacting adjacent properties. Drainage and meltwater disposal shall comply with the municipal Design Criteria Manual sections regarding snow disposal sites and drainage.*

**The proposed retention pond area will be sized to meet the retention requirements of the Anchorage Stormwater Manual.**

- vi. *Noise, dust, and litter.*

A) *Noise. If the level of noise from the activity at the snow disposal site, measured at the property line of any residential zoning district or noise-sensitive use such as a public building, academic school, or hospital within one half mile of the snow disposal site, shall exceed the standards stated in AMC subsection 15.70.080A., then the site plan shall identify mitigation measures.*

**There are no residential districts or noise-sensitive areas adjacent to the subject properties.**

B) *Dust and litter control. A dust control and litter plan shall be established and implemented. Trash collection/removal shall be done in a manner so that there are no dust or litter impacts to adjacent properties or public rights-of-way.*

**During the melt season (generally after April 15<sup>th</sup>), dust control shall be provided by a water truck, and litter will be collected from the site on a weekly basis.**

#### Chapter 21.06, Dimensional Standards & Measurements

**The existing lots of records meet the minimum lot sizes and dimensions as stipulated in Table 21.06-2. No buildings are proposed with this land use.**

#### Chapter 21.07, Development & Design Standards

Most of this chapter is not applicable to the proposed use. Perimeter landscaping will be provided in accordance with Table 21.07-2. Proposed landscaping preserves the natural character of the area while minimizing erosion and fire hazard risks to people and property.

**L4 screening landscaping is provided along Homer Drive while L1 visual enhancement landscaping is provided along E 69<sup>th</sup> Avenue and Greenwood Street frontages.**

3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible.

**This standard is met. The primary concern for offsite impacts with a snow disposal site are noise, dust disturbance, and drainage from snow melt reaching neighboring properties. As mentioned in the use-specific conditions, there are no sensitive areas adjacent to the site. Dust and litter will be controlled in accordance with the management plan shown on the site plan. To protect adjacent properties from meltwater runoff, an earthen berm, swale and retention pond have been incorporated into the site design.**

4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

**This standard is met. The Anchorage 2040 Plan indicates a growing shortage in industrial and commercial land (page 11). The subject property has been vacant and underutilized for many years. A snow disposal site is allowed within the I-1 zoning and provides a necessary service for the community. As more land is**

November 22<sup>nd</sup>, 2024

Subject: Application for Snow Disposal Site – Admin Site Plan Review  
Planning Case No. TBD  
Page 4 of 4

redeveloped with higher density residential or commercial uses, storing snow on site is becoming increasingly rare. This necessitates hauling snow offsite, which in turn creates a need for more dedicated snow disposal sites.

The WMS mapper shows that there are only nine permitted private snow disposal sites and seven municipal snow disposal sites (which are not open to private contractors). A high snowfall year like the one Anchorage experienced in the winter of 2022-2023, exacerbates the deficit of permitted snow disposal operations. A significant amount of snow was hauled from the Anchorage Bowl to Eklutna's Pit in Eagle River last winter due to insufficient space in town for snow storage. This created additional truck traffic, environmental impacts, and an economic burden to local businesses who had to pay for the increased trucking fees. Utilizing the unused land within the Anchorage Bowl will benefit all interested parties and the public.

Thank you for your time and consideration in this matter. If you require additional information, please call 907-344-3114 or email me at [brandonmarcott@triadak.com](mailto:brandonmarcott@triadak.com).

Sincerely,

Triad Engineering, LLC



Brandon Marcott, P.E.

Attachments: Admin Site Plan Application  
Authorization Certificate  
Site Plan  
WMS Signoff



**TRIAD ENGINEERING, LLC**  
Anchorage, Alaska 99511  
(907) 561-6537  
FAX (907) 561-6537  
CO#4 128635

**RECORD DRAWING**

1. DATA PROVIDED  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_  
2. DATA TRANSFERRED  
BY: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
3. DATA TRANSFER CHECKED  
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.  
BY: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
DATE: \_\_\_\_\_

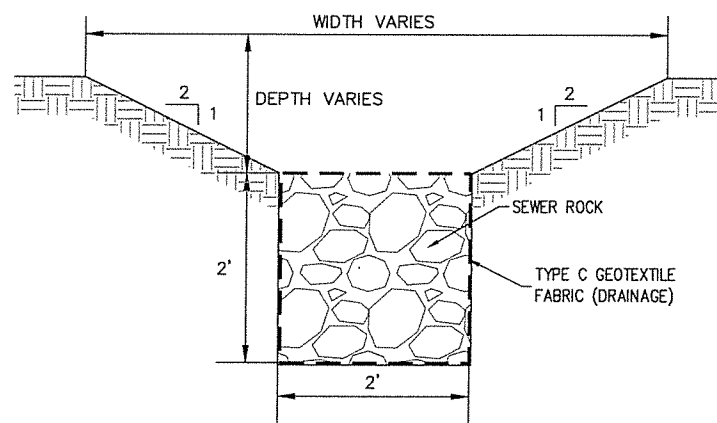
**WOSTER SUBDIVISION  
LOTS 1-6, BLOCK 7 &  
LOTS 1, 2, 7-12, BLOCK 8 &  
LOTS 3A-6A, BLOCK 8  
SITE PLAN**

**FILL & GRADING NOTES**

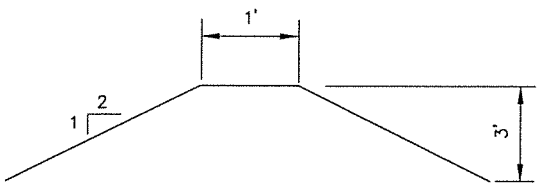
- SLOPES TO BE STABILIZED WITH VEGETATION AFTER COMPLETION OF FILL OPERATION
- ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS, MAXIMUM, AND COMPACTED TO 90% MINIMUM AND IN COMPLIANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
- PRIOR TO PLACING FILL MATERIAL, THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION. SCARIFY THE EXISTING GROUND SURFACE TO PROVIDE A BOND WITH THE PROPOSED FILL. ORGANIC SOILS MAY BE SPREAD OVER FINISHED SLOPES AND PROPOSED LOTS AT A MAXIMUM THICKNESS OF 6 INCHES.
- PER AMCR 23.105.111.3, THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TWENTY (20) FEET.
- PER AMCR 23.105.111.2, THE TOP OF CUT SLOPES SHALL NOT BE MADE NEARER TO A SITE BOUNDARY LINE THAN ONE-FIFTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TEN (10) FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY REQUIRED INTERCEPTOR DRAINS.
- FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) AND THE FILL HEIGHT IS GREATER THAN 5 FEET, A BENCH UNDER THE TOE OF THE FILL SHALL BE INSTALLED AT LEAST 10 FEET WIDE.
- AREA OF GRADING DISTURBANCE = 2.80 ACRES.
- HOURS OF OPERATION WILL BE BETWEEN 6:00 A.M. TO 10:00 P.M., MON.-SAT. ANY WORK SCHEDULED TO OCCUR OUTSIDE THESE HOURS OF OPERATION WILL REQUIRE A NOISE PERMIT PER AMC 15.07.070.
- NORTHERN GEOTECHNICAL ENGINEERING AND TERRA FIRMA TESTING WILL PERFORM THE REQUIRED TESTING FOR COMPACTION AS WELL AS OBSERVATIONS DURING PREPARATION OF THE NATURAL GROUND PRIOR TO FILL OPERATIONS PER SECTION 23.105.114 AND PER IBC TABLE 1704.7 WHICH REQUIRES CONTINUOUS INSPECTION DURING FILL PLACEMENT.
- HAUL ROUTE FROM PROJECT SITE: HOMER DRIVE, DIMOND BOULEVARD, SAND LAKE ROAD TO SAND LAKE PIT. TO PROJECT SITE: O'MALLEY, NEW SEWARD HIGHWAY, DOWLING ROAD, HOMER DRIVE, E. 69TH TO PROJECT ENTRANCE.
- PERMANENT CUT/FILL SLOPES TO BE 2:1 MAX.
- QUANTITY: CUT = 5,000 C.Y. (GRUBBING), FILL = 14,000 C.Y.
- THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
- NO FILL MATERIAL WILL BE PLACED IF FROZEN AND NO FILL SHALL BE PLACED ON FROZEN MATERIAL.
- A RIGHT OF WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE MOA AND ADOT RIGHTS OF WAY.
- AFTER GRADING IS COMPLETED, STABILIZE ALL DISTURBED AREAS.
- TRIAD ENGINEERING, LLC WILL PERFORM THE REQUIRED CIVIL ENGINEER INSPECTIONS PER SECTION AMCR 21.90.003.E2-4 WHICH INCLUDES OBSERVATION AND REVIEW OF LINE, GRADE AND SURFACE DRAINAGE.

**SNOW STORAGE SITE NOTES**

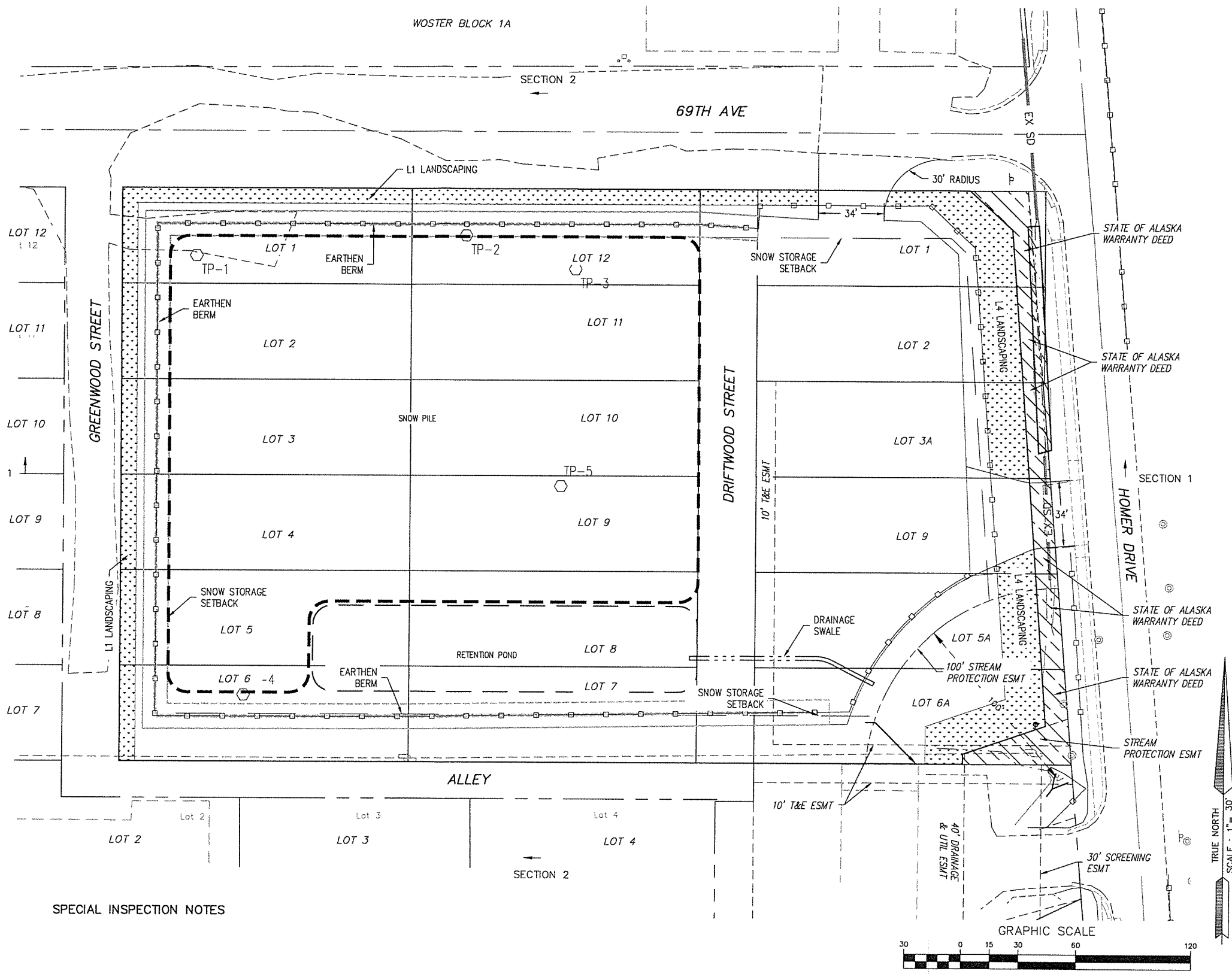
- HOURS OF OPERATION SHALL BE MON-SUN, 24 HOURS A DAY.
- APPROX SNOW STORAGE VOLUME = 49,000 CUBIC YARDS.
- NOISE LEVELS SHALL NOT EXCEED THE STANDARDS SET FORTH IN AMCR 15.70.080.
- DURING THE MELT SEASON (GENERALLY AFTER APRIL 15TH), DUST CONTROL SHALL BE PROVIDED BY A WATER TRUCK, AND LITTER SHALL BE COLLECTED FROM THE SITE ON A WEEKLY BASIS.
- PERMIT SHALL BE POSTED ON SITE AT A CONSPICUOUS LOCATION.



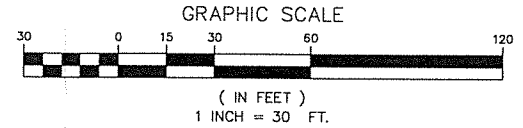
**1 DRAINAGE CONVEYANCE SWALE**  
SCALE: 1" = 1'



**2 PERIMETER EARTHEN BERM**  
SCALE 1" = 1'



**SPECIAL INSPECTION NOTES**



| DATE | REVISIONS | BY | CHKD |
|------|-----------|----|------|
|      |           |    |      |
|      |           |    |      |
|      |           |    |      |
|      |           |    |      |

|                  |                                 |                  |                  |
|------------------|---------------------------------|------------------|------------------|
| DESIGNED<br>B.M. | CASE<br>N/A                     | DATE<br>NOV 2024 | CHECKED<br>G.M.  |
| DRAWN<br>B.M.    | FILE<br>CORNERROCK<br>SNOW DUMP | JOB NO.<br>24-37 | DATE<br>NOV 2024 |
| SCALE<br>1"=30'  | HORIZ.<br>VERT.                 | SCALE<br>1"=30'  | GRID<br>S21132   |