



Haines Borough Planning Commission
April 11, 2024 Regular Meeting
AGENDA
Location: Assembly Chambers and on ZOOM

Zoom Meeting Information

Webinar ID: 817 6867 0412

Passcode: 729271

Brian O'Riley
Planning Commissioner

Dan Schultz
Planning Commissioner

Derek Poinsette
Planning Commissioner

Eben Sargent
Planning Commissioner

Erika Merklin
Planning Commissioner

Rachel Saitzyk
Planning Commissioner

Patty Brown
Planning Commissioner

Craig Loomis
Assembly Liaison

Annette Kreitzer
Borough Manager

Kiersten Long
Deputy Clerk

1. CALL TO ORDER/ PLEDGE TO THE FLAG/ LAND ACKNOWLEDGEMENT/ROLL CALL

2. APPROVAL OF AGENDA & CONSENT AGENDA

[The following Consent Agenda items are indicated by an asterisk () and will be enacted by the motion to approve the agenda. There will be no separate discussion of these items unless a planning commission member or other person so requests, in which event the asterisk will be removed and that item will be considered by the planning commission on the regular agenda.]*

Consent Agenda:

3 – Approve Minutes from 3-14-24 Regular Planning Commission

***3. APPROVAL OF MINUTES – 3-14-24 Regular Planning Commission Meeting**

4. PUBLIC COMMENTS – [For any topics not scheduled for public hearing. Individual comments are limited to 3 minutes unless another yields 3 minutes to the speaker in advance] *Note: during this section of the agenda, the commission will listen and take notes. No official action will be taken at this time. Please address the planning commission at the podium provided, use the microphone, and state your full name for the record and the topic of your comment.*

5. CHAIR REPORT

- A. Geotechnical Conversation**
- B. Bear/Human Conflict Taskforce**

6. COMMISSIONER COMMENTS

7. SUBCOMMITTEE REPORTS - None

8. ASSEMBLY LIAISON REPORT – Assembly Member Loomis

9. STAFF REPORT

- A. Planner Report**
- B. Comprehensive Plan Update**
- C. Discussion Regarding Planning Commission Meeting Schedule**

10. PUBLIC HEARINGS

- A. Haines Borough Clean Metal Project Conceptual/35% Designs**
The Borough is exploring the creation of a clean metal staging yard to support a junk car and other scrap metal removal project.
- B. Conditional Use Permit #24-001 Extension of permit #19-03 Resource Extraction – Highland's Estates Inc. & St. James Place C-208-0400 & C-208-TL-03A0 – Rural Mixed Use Zone – Continued from the March 11, 2024 Planning Commission Meeting. On 3-14-19 conditional use permit #19-03 was approved by a previous planning commission. The permit was valid for five (5) years. After expiration of a permit, the applicant must reapply. Public comments shall be taken prior to the applicant's presentation.**

11. UNFINISHED BUSINESS - None

12. NEW BUSINESS

** Reminder HBC 18.30.040 requires commission review for Borough projects at the conceptual stage of design. At that time, the commission shall decide whether additional design review are required at the 35 percent, 65 percent and 95 percent stages of design.*

A. 5th to 6th Ave Drainage Project 35% Design

35% designs were approved at the December 14, 2023 Planning Commission Meeting. This plan represents an amendment to the preferred option 1 previously chosen by the Planning Commission.

Proposed Motion: Approve 35% Design for the 5th to 6th Avenue Drainage Project [and bring it back at 65% or 95%?]

B. Haines Borough Visitor Center Parking Lot 65% Design

35% designs were approved at the January 11, 2024 Planning Commission Meeting.

Proposed Motion: Approve 65% Design for the Haines Borough Visitor Center Parking Lot [and bring it back at 95%?]

C. Piedad, Library, and Admin Generator Project 65% Design

35% designs were approved at the January 11, 2024 Planning Commission Meeting.

Proposed Motion: Approve 65% Design for the Piedad, Library and Admin Generator Project [and bring it back at 95%?]

D. Request for Planning Commission Action – Peter Dohrn

Peter Dohrn wants the planning commission to move forward with the Mathias Road project. The project consists of moving the road and utilities off of private property.

E. Land Use Permit #24-012 – June Haas & Kay Dunning – C-PTC-0I-0200 – Significant Structures Area Zone

The Planning Commission is acting as the Historic District Committee per HBC 18.70.050(C). The commission must first determine if the development is: a) one of the surveyed historic structures, or b) the development has a material effect upon the general character of the district and any of the individual structures. If either of these conditions are met, the commission must apply the 9 specific approval criteria contained in 18.60.020(G).

Public comments shall be taken prior to the applicant’s presentation.

13. PUBLIC COMMENTS

14. COMMISSION COMMENTS

15. CORRESPONDENCE

16. SCHEDULE MEETING DATE

A. Set Comprehensive Plan Work Session

17. ADJOURNMENT

1. CALL TO ORDER/PLEDGE TO THE FLAG/LAND ACKNOWLEDGEMENT/ROLL CALL:

Chair **BROWN** called the meeting to order at 6:32 pm in the assembly chambers and on zoom, and led the pledge to the flag.

Commissioners Present: Patty **BROWN**, Rachel **SAITZYK**, Eben **SARGENT**, Erika **MERKLIN**, Dan **SCHULTZ**, Derek **POINSETTE**

Absent: Brian **O'RILEY**

Assembly Members: Craig **LOOMIS**/Liaison, Debra **SCHNABEL**, Tom **MORPHET**/Mayor

Staff Present: Annette **KREITZER**/Borough Manager, Alekka **FULLERTON**/Borough Clerk, Kiersten **LONG**/Deputy Clerk, Andrew **CONRAD**/Planner

Visitors Present: Don **TURNER** Jr, Thom **ELY**, Parker **SCHNABEL**, Roger **SCHNABEL**, Dakota **FRAMBOISE**/SERB, Dillon **SWINTON**, John **FLORESKE**, Matt **JILSON**, Jess **FORSTER**, Tim **MCDONOUGH**, Joanne **WATERMAN** and others present on zoom.

2. APPROVAL OF AGENDA: The following Items were on the published consent agenda indicated by an asterisk (*)

3 – Approve Minutes from 2-8-24 Regular Planning Commission Meeting

Motion: POINSETTE moved to “split items 12A into two items the new 12A will read: Rehearing of appeal of CUP 23-87 which was remanded to the planning commission by the assembly for final deliberation and add 12B First hearing of CUP 23-87B” and the motion carried unanimously.

Motion: SAITZYK moved to “approve the amended agenda” and the motion carried unanimously.

Motion: POINSETTE moved to “approve the consent agenda” and the motion carried unanimously.

***3. APPROVAL OF MINUTES:**

Note: The Minutes were approved by approval of the consent agenda: “Approve minutes from 2-8-24 Regular Planning Commission Meeting”

4. PUBLIC COMMENTS:

D. SCHNABEL – Doesn’t understand what happened with respect to amending the agenda.

5. COMMISSION COMMENTS:

A. POINSETTE – Regional Landslide Working Group Report; Public hearing items

SCHULTZ – Remanded CUP

SARGENT – Time line of the CUP process

6. CHAIR’S REPORT: Chair **BROWN** reported on

A. Bear/Human Conflict Mitigation Committee Status

B. Scheduling a Community Meeting on Developing an Advisory Group for Support to the Planning Commission around Developments in Landslide Susceptible Zones.

7. SUBCOMMITTEE REPORTS: None

8. **ASSEMBLY LIAISON REPORT:** Assembly member **LOOMIS** was present and willing to answer any questions.

9. **STAFF REPORT:**

- A. **Planner Report – Planner *CONRAD* gave a Verbal Report**
- B. **Prospects for Continuation of the Small Boat Harbor Expansion Project**
- C. **Process for Reporting Right-Of-Way Concerns**
- D. **Comprehensive Plan Update**

10. **PUBLIC HEARINGS:**

- A. **Conditional Use Permit #24-001 Extension of permit #19-03 Resource Extraction – Highland’s Estate Inc. & St. James Place C-208-TL-0400 & C-208-TL-03A0 – Rural Mixed Use Zone.**

On 3-14-19 conditional use permit #19-03 was approved by a pervious planning commission. The permit was valid for five (5) years. After expiration of permit, the applicant must reapply.

The public comment period was open at 7:14 pm and the following people spoke with respect to this item; **JILSON, ELY**, closed at 7:22 pm.

R. SCHNABEL who was representing the applicants spoke to this item

Motion: **POINSETTE** moved to “postpone this agenda item until the next planning commission meeting and direct the borough to notify all property owners identified in the application” and the motion carried unanimously.

Motion: **SCHULTZ** moved to “extend permit #19-03 until the next meeting of the planning commission” and the motion carried unanimously.

***Clerk’s Note: This agenda item was postponed to the April 11, 2024 Planning Commission Meeting.*

- B. **Land Use Permit #23-101 Change of use – Port Chilkoot Rentals – C-PTC-0C-0600 – Significant Structures Zone**

The Planning Commission is acting as the Historic District Committee per HBC 18.70.050(C).

The public comment period was opened at 8:05 pm and the following people spoke with respect to this item **WATERMAN** and closed at 8:07 pm.

Motion: **SAITZYK** moved to “approve the LUP #23-101 since the commission found that the development is not one of the surveyed structures and it doesn’t have a material effect upon the character of the district” and the motion carried unanimously.

11. **UNFINISHED BUSINESS:** None

12. **NEW BUSINESS:**

- A. **Rehearing of appeal of Conditional Use Permit #23-87** Rehearing of appeal of CUP 23-87 which was remanded to the planning commission by the assembly for final deliberation. ** Clerk’s Note: This item was renamed at the beginning of the meeting.*

Motion: **POINSETTE** moved to “vacate Conditional Use Permit #23-87 and accept in its place CUP #23-87B” and the motion carried unanimously.

The public comment period was opened at 8:23 pm and the following people spoke with respect to this item: **D. SCHNABEL, MCDONOUGH**, and closed at 8:26 pm.

B. First Hearing of Conditional Use Permit #23-87B

The public comment period was opened at 8:34 pm and the following people spoke with respect to this item: **MCDONOUGH**, and public comments were closed at 8:36 pm.

MASON, Area Manager of Southeast Roadbuilders, was present and answered questions the commission had with respect to this agenda item.

Commissioners discussed HBC 18.50.040(A) 1-8 Conditional Use Criteria for CUP #23-87B

1) The use is so located on the site as to avoid undue noise and other nuisances and dangers;

After discussion, the majority of the commission agreed criteria #1 was not met since the project would add noise since there is no buffer. The majority of the commission decided it would be a potential danger because of the proximity of the ferry terminal and the road. Commissioners **SARGENT** and **SAITZYK** agreed that criteria #1 was met since it is consistent with the zoning and the other uses in that zone.

2) The development of the use is such that the value of the adjoining property will not be significantly impaired;

After discussion, the commission agreed criteria #2 was met since the surrounding properties are within the waterfront industrial zone and other properties will not be affected.

3) The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;

After discussion, the commission agreed criteria #3 was met since this criteria isn't applicable to this permit because there aren't existing public services in that area.

4) The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;

After discussion, three commissioners agreed criteria #4 was not met since section 3.1 speaks to sustaining quality of life, and the development is in close proximity to the sport boat ramp and the ferry terminal. Three commissioners agreed that criteria #4 was met since another section of the comprehensive plan supports the use, and it is consistent with the surrounding land uses and it is supporting the local economy with jobs.

5) The granting of the conditional use will not be harmful to the public safety, health, or welfare;

After discussion, the commission unanimously agreed criteria #5 was not met since the road is well used by locals and tourists. With the trucks crossing the road there is a potential for accidents, and a hindrance of emergency response. Members didn't believe the applicant provided enough evidence to adequately address landslide hazard risk.

6) The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;

After discussion, three commissioners agreed criteria #6 was not met since engineering plans were not provided. A concern was raised that the run off could go into the water across the road and impact fish habitats. The other three planning commissioners agreed that criteria #6 was met since the applicant indicated there wouldn't be erosion and if there was the applicant would mitigate it. There are no State identified anadromous streams or fish habitats in the area.

7) The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;

After discussion, most commissioners agreed criteria #7 was not met since the project can't operate without conflict with other user groups, the applicant wouldn't be able to operate at the rate proposed without impacting the welfare and safety of the public. One commissioner wanted to wait for the new comprehensive plan to be adopted and additional information from a landslide working group to provide more information. Commissioner **SARGENT** and **SAITZYK** agreed that this criteria was met since it would be possible to put conditions on the application to satisfy the requirements.

8) Comments received from property owners impacted by the proposed development have been considered and give their due weight;

After discussion, the commissioners unanimously agreed criteria #8 was met since they didn't receive any negative comments from the adjacent property owners. The few comments received from the public were considered.

Motion: **POINSETTE** moved to "deny conditional use permit 23-87B for not meeting all of 8 requirements of HBC 18.50.40" and the motion carried 5-1 with **BROWN** opposed.

13. PUBLIC COMMENTS:

TURNER – disappointed in the way CUP 23-87 was handled, the zoning is waterfront industrial.

ELY – Thank you for revisiting the issue of CUP 23-87.

Mayor MORPHET – Conditional use permit - the idea is it may or may not work, but it's always good to work with the permittee.

MENKE – Thank you for the hours being put in the conditional use permit and the value of Chilkoot and Lutak.

KERMOIAN – Thank you for following code.

14. ANNOUNCEMENTS / COMMISSION COMMENTS:

15. CORRESPONDENCE:

16. SET MEETING DATE:

Geotechnical Advisory Group meeting Tuesday, April 2, 2024


17. ADJOURNMENT: 10:47 pm

ATTEST:

Patty Brown, Planning Commission Chair

Kiersten Long, Deputy Borough Clerk

Final Engineer's Estimate

Project:	HB Clean Metal Storage Yard		
Owner:	Haines Borough		
Date:	2/27/2024		
Prepared By:	J. Spriggs		
Checked By:	L. Chambers		

Base Bid

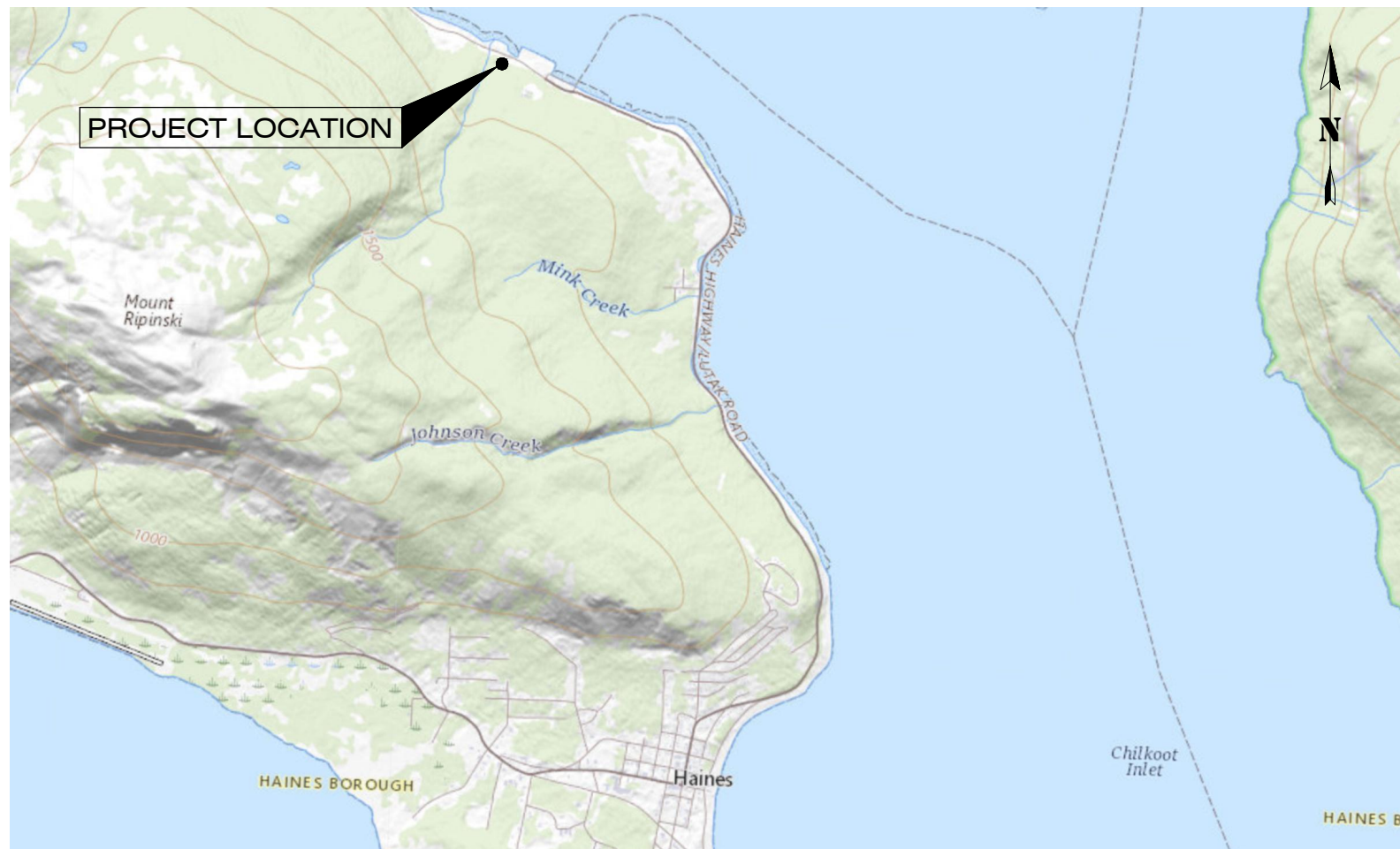
Pay Item	Pay Item Description	Pay Unit	Quantity	Unit Price	Amount
203.0003.0000	Unclassified Excavation	CY	1530	\$50.00	\$76,500.00
301.0002.00D1	Aggregate Base Course, Grading D-1	CY	316	\$140.00	\$44,240.00
303.2003.0000	Ditch Reconditioning	LF	1336	\$30.00	\$40,080.00
304.0002.000B	Subbase, Grading B	CY	928	\$90.00	\$83,520.00
401.0001.002B	HMA Type II; Class B	TON	179	\$300.00	\$53,700.00
401.0004.5834	Asphalt Binder, Grade PG 58-34	TON	11	\$2,100.00	\$23,100.00
603.0021.0018	Corrugated Polyethylene Pipe 18 Inch	LF	85	\$250.00	\$21,250.00
604.0005.000A	Inlet, Type IV with Oil-Water Separator	Each	2	\$6,000.00	\$12,000.00
607.0003.0000	Chain Link Fence	LF	474	\$75.00	\$35,550.00
607.0005.0000	Drive Gate	EACH	1	\$10,000.00	\$10,000.00
640.0001.0000	Mobilization and Demobilization	Lump Sum	All Req'd	\$40,000.00	\$40,000.00
642.0001.0000	Construction Surveying	Lump Sum	All Req'd	\$1,000.00	\$1,000.00
642.0014.0000	Construction Surveying by Directive	HR	30	\$150.00	\$4,500.00
643.0002.0000	Traffic Maintenance	Lump Sum	All Req'd	\$15,000.00	\$15,000.00
658.0001.0000	ESCP Without CGP Coverage	Lump Sum	All Req'd	\$1,000.00	\$1,000.00
658.0002.0000	ESCP Changes by Directive	Cont. Sum	All Req'd	\$10,000.00	\$10,000.00
				Base Bid Total =	\$471,440.00
				20% Contingency=	\$565,728.00

HAINES BOROUGH CLEAN METAL STAGING YARD

P/W #

HAINES BOROUGH, ALASKA

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND, ABBREVIATIONS & GENERAL NOTES
3	EXISTING SITE
4	TYPICAL SECTIONS
5	SITE PLAN VIEW
6	PAD PLAN VIEW
7	PROFILE

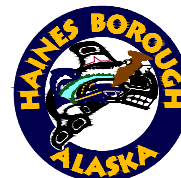


35%
DRAFT
FOR REVIEW ONLY

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY: J. SPRIGGS
 DESIGNED BY: J. SPRIGGS
 CHECKED BY: L. CHAMBERS
 219 MAIN ST #13
 HAINES, AK 99827
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004
 solutions@proHNS.com
 www.proHNS.com



HAINES BOROUGH CLEAN METAL STAGING YARD

P/W #

COVER

SHEET NUMBER	
1	OF
7	

LEGEND

DESCRIPTION	EXISTING	REMOVE	PROPOSED
CUT LIMITS			- - - - -
FENCE			- x - x - x - x - x -
FILL LIMITS		
GRAVEL ROAD			- - - - -
PROPERTY LINE	- - - - -		

ABBREVIATIONS



AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
BOP	BEGINNING OF PROJECT
BOW	BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CPP	CORRUGATED POLYETHYLENE PIPE
CTE	CONNECT TO EXISTING
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
EL	ELEVATION
EOP	END OF PROJECT
EVC	END VERTICAL CURVE
EX	EXISTING
FG	FINISHED GRADE
FH	FIRE HYDRANT
GV	GATE VALVE
HB	HAINES BOROUGH
IE	INVERT ELEVATION
INV	INVERT
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MH	MANHOLE
MIN	MINIMUM
MTE	MATCH TO EXISTING
NO	NUMBER
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
ROW	RIGHT-OF-WAY
RP	RADIUS POINT
RT	RIGHT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
TBC	TOP BACK OF CURB
TBG	TOP BACK OF GUTTER
TBM	TEMPORARY BENCHMARK
TP	TOP OF PAVEMENT
TYP	TYPICAL
UNK	UNKNOWN
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

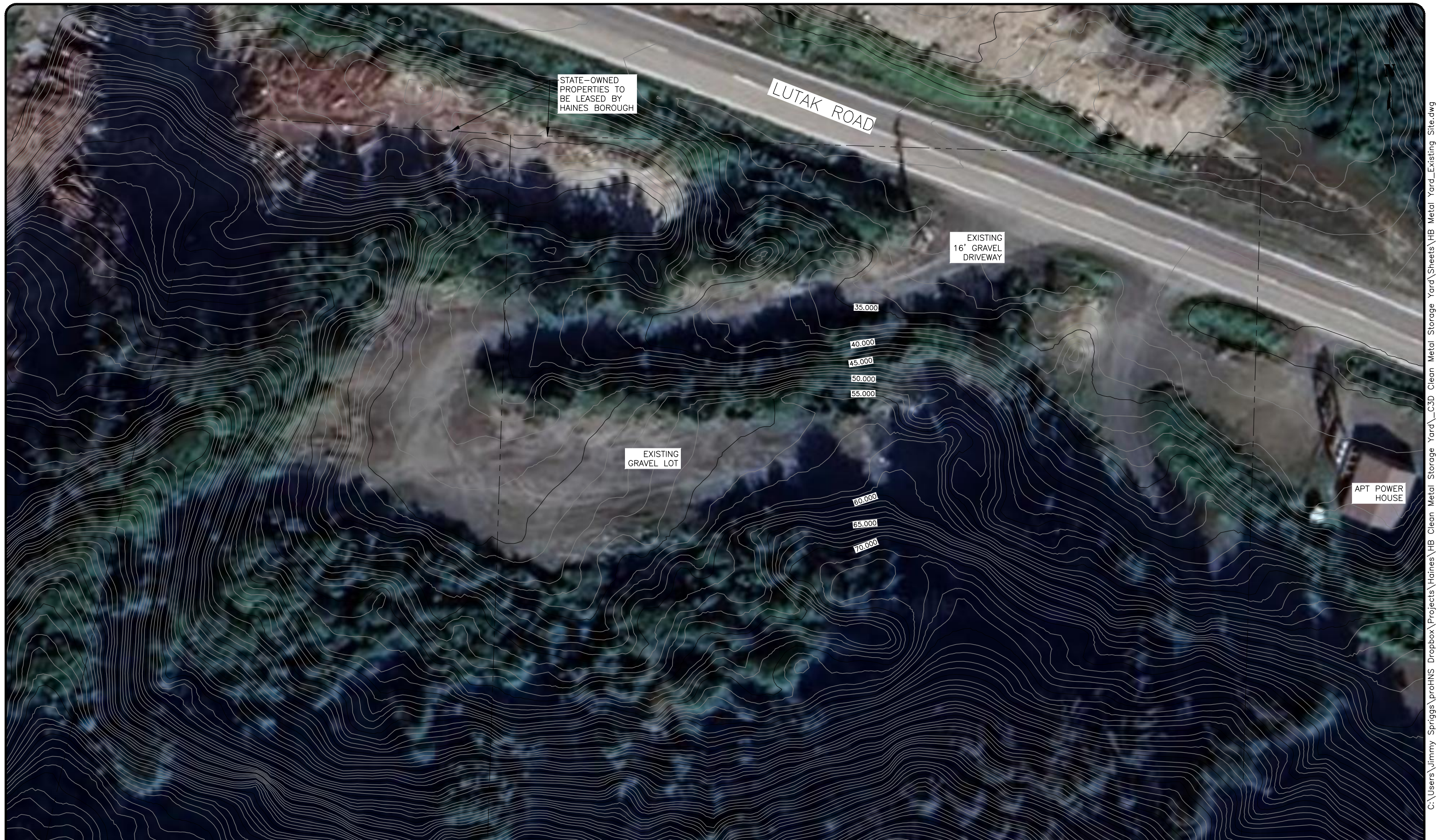
GENERAL NOTES

1. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
2. LOCATIONS AND ELEVATION OF EXISTING UNDERGROUND WATER, SEWER, POWER, TELEPHONE AND CABLE TELEVISION SHOWN ON THE PLANS WERE DERIVED FROM HAINES BOROUGH AS-BUILTS AND FIELD LOCATES. THE ACTUAL LOCATION OF UTILITIES MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING EXISTING UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL CONTACT AND REQUEST UTILITY LOCATES, AT A MINIMUM, FROM THE FOLLOWING PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES:
 - A) HAINES BOROUGH PUBLIC FACILITIES, 907-766-6414.
 - B) ALASKA POWER & TELEPHONE(AP&T), 907-766-6500.
 - C) HAINES CABLE TV, 907-766-2337.
3. A GEOTECHNICAL INVESTIGATION WAS NOT PERFORMED AS PART OF THIS DESIGN. HARDPAN, CLAY, GROUNDWATER, LARGE BOULDERS, BEDROCK, STUMPS, LOGS, ORGANICS, AND OTHER NATIVE MATERIALS MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING AND SITE GRADING OPERATIONS.
4. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS ANTICIPATED TO BE LESS THAN ONE ACRE.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS AND GRADES, AND STABILIZED WITH AN APPROVED HYDRAULIC GROWTH MEDIUM AND GRASS SEED UNLESS OTHERWISE SHOWN ON THE PLANS.
6. CONTRACTOR SHALL ENSURE GARBAGE PICKUP, PRIVATE AND BUSINESS DELIVERIES, AND DAILY MAIL SERVICE WILL BE UNINTERRUPTED TO ALL BUSINESS AND RESIDENCES AFFECTED BY THIS PROJECT.
7. THE CONTRACTOR SHALL NOTIFY EACH PROPERTY OWNER OF DRIVEWAY CLOSURE 48 HOURS PRECEDING THE DAY THE DRIVEWAY IS TO BE CLOSED TO VEHICULAR ACCESS. THE PROPERTY OWNER SHALL BE INFORMED OF THE PERIOD OF TIME THE CLOSURE WILL BE IN EFFECT. NO DRIVEWAY CLOSURES WILL BE PERMITTED UNTIL THIS REQUIREMENT HAS BEEN MET TO THE SATISFACTION OF THE ENGINEER.
8. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY, WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
9. THE PLAN DRAWINGS DO NOT SHOW ALL PLANTINGS, AND OTHER LANDSCAPING THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO PLANTINGS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
10. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
11. ALL OTHER MATERIALS TO BE REMOVED AND DISPOSED OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR, INCLUDING CONCRETE, ASPHALT, UNSUITABLE SOILS AND ETC.

STANDARD SPECIFICATION

PERFORM THE WORK SHOWN BY THESE PLANS IN ACCORDANCE WITH THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES 2020 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE PROJECT MANUAL.

<p style="transform: rotate(-45deg); font-weight: bold;">35% DRAFT FOR REVIEW ONLY</p>	RECORD OF REVISIONS				 219 MAIN ST #13 HAINES, AK 99827 1945 ALEX HOLDEN WAY #101 JUNEAU, AK 99801 (907) 780-4004 solutions@proHNS.com www.proHNS.com		<p style="font-weight: bold; font-size: 1.2em;">HAINES BOROUGH CLEAN METAL STAGING YARD</p> <p style="font-size: 0.8em;">P/W #</p>	<p style="font-weight: bold; font-size: 1.5em;">LEGEND ABBREVIATIONS & GENERAL NOTES</p>	SHEET NUMBER
	No.	DATE	DESCRIPTION	BY					2
									7



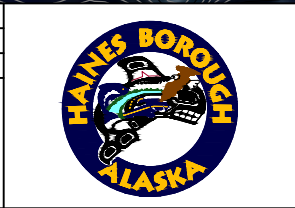
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<p>35% DRAFT FOR REVIEW ONLY</p>	RECORD OF REVISIONS			
	No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION
#100662

DRAWN BY: J. SPRIGGS
DESIGNED BY: J. SPRIGGS
CHECKED BY: L. CHAMBERS

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1945 ALEX HOLDEN WAY #101
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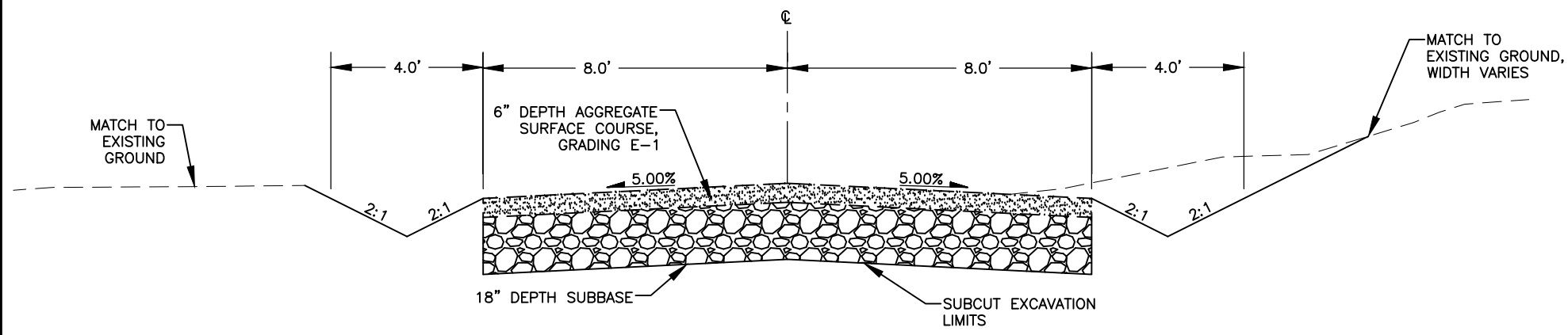
HAINES BOROUGH CLEAN METAL STAGING YARD

P/W #

EXISTING SITE

SHEET NUMBER
3
OF
7

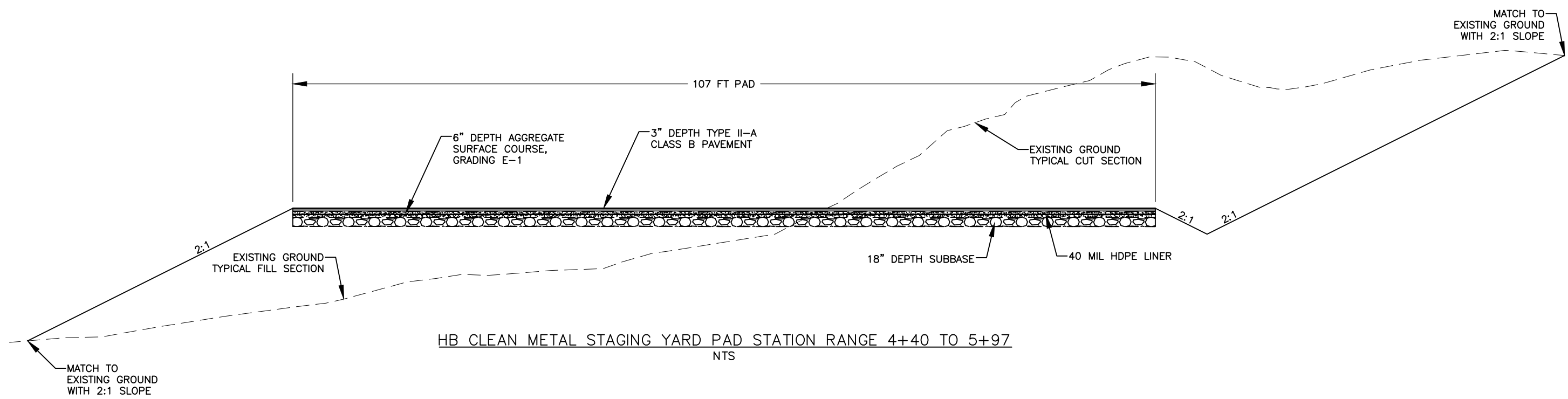
March 1, 2024



HB CLEAN METAL STAGING YARD DRIVEWAY STATION RANGE BOP TO 4+40
NTS

TYPICAL SECTION NOTES

1. SIDE SLOPES, WIDTHS AND GRADES MAY VARY AT SOME LOCATIONS, SEE GRADING SHEETS FOR ADDITIONAL INFORMATION.
2. RECONDITIONED DRAINAGE DITCHES MUST MEET MINIMUM DIMENSIONS AND MAXIMUM SLOPES AS SHOWN IN TYPICAL SECTIONS. IF EXISTING DITCHES DO NOT EXCEED MAXIMUM SLOPES AND MEET MINIMUM DIMENSIONS THAN RECONDITIONING MAY NOT BE REQUIRED, AS DETERMINED BY THE ENGINEER.
3. ADDITIONAL EXCAVATION BELOW THE NEATLINE SUBCUT LEVEL MAY BE REQUIRED BY THE ENGINEER IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBCUT LEVEL. USABLE MATERIAL FROM EXCAVATION SHALL BE USED TO BACKFILL THE ADDITIONAL AREAS OF EXCAVATION. BACKFILLING WITH USABLE MATERIAL FROM EXCAVATION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.
4. PROOF ROLLING BOTTOM OF SUBCUT EXCAVATION LIMITS SHALL BE PERFORMED USING A MINIMUM 10-TON SELF-PROPELLED VIBRATORY COMPACTOR. A MINIMUM OF TWO (2) PASSES (ONE PASS EQUALS DOWN AND BACK) SHALL BE MADE OVER THE SUBCUT SOILS OR AS APPROVED BY THE ENGINEER.
9. PLACE AND GRADE SURFACE COURSE GRADING, E-1 USED TO MATCH TO EXISTING GROUND TO PROVIDE A SMOOTH, WELL DRAINED TRANSITION TO EXISTING GRADES, AS DIRECTED BY THE ENGINEER.



HB CLEAN METAL STAGING YARD PAD STATION RANGE 4+40 TO 5+97
NTS

RECORD OF REVISIONS			
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proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662
 219 MAIN ST #13
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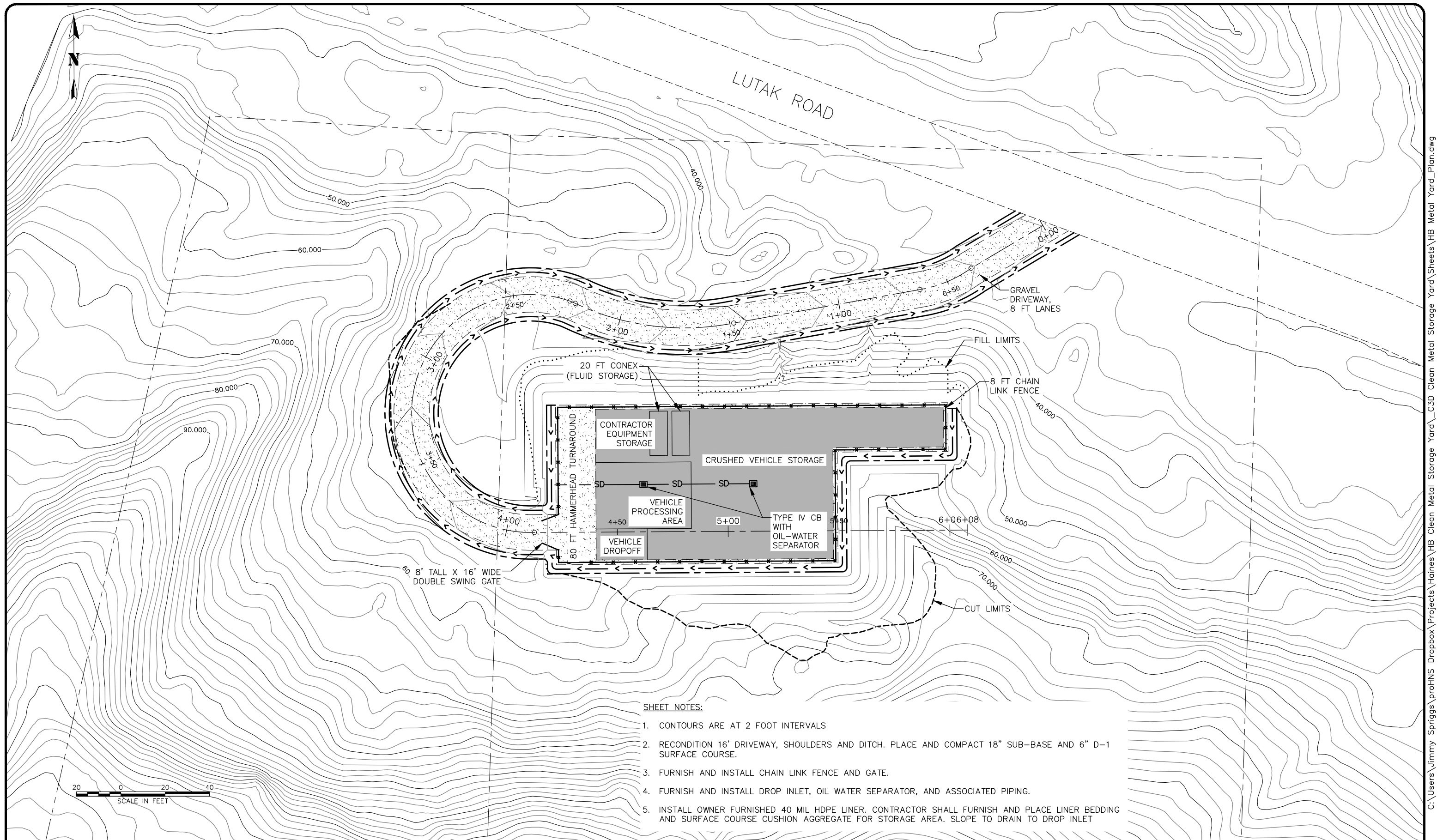
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 DESIGNED BY: J. SPRIGGS
 CHECKED BY: L. CHAMBERS

HAINES BOROUGH CLEAN METAL STAGING YARD
 P/W #

TYPICAL SECTION

SHEET NUMBER
4
OF
7

35%
DRAFT
FOR REVIEW ONLY



SHEET NOTES:

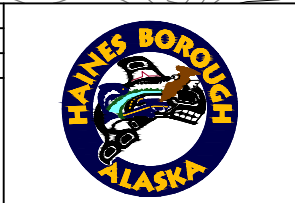
1. CONTOURS ARE AT 2 FOOT INTERVALS
2. RECONDITION 16' DRIVEWAY, SHOULDERS AND DITCH. PLACE AND COMPACT 18" SUB-BASE AND 6" D-1 SURFACE COURSE.
3. FURNISH AND INSTALL CHAIN LINK FENCE AND GATE.
4. FURNISH AND INSTALL DROP INLET, OIL WATER SEPARATOR, AND ASSOCIATED PIPING.
5. INSTALL OWNER FURNISHED 40 MIL HDPE LINER. CONTRACTOR SHALL FURNISH AND PLACE LINER BEDDING AND SURFACE COURSE CUSHION AGGREGATE FOR STORAGE AREA. SLOPE TO DRAIN TO DROP INLET

<p>35% DRAFT FOR REVIEW ONLY</p>	RECORD OF REVISIONS			
	No.	DATE	DESCRIPTION	BY



proHNS LLC
CERTIFICATE OF AUTHORIZATION
#100662

DRAWN BY: J. SPRIGGS
DESIGNED BY: J. SPRIGGS
CHECKED BY: L. CHAMBERS
219 MAIN ST #13
HAINES, AK 99827
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
907-780-4004
solutions@proHNS.com
www.proHNS.com

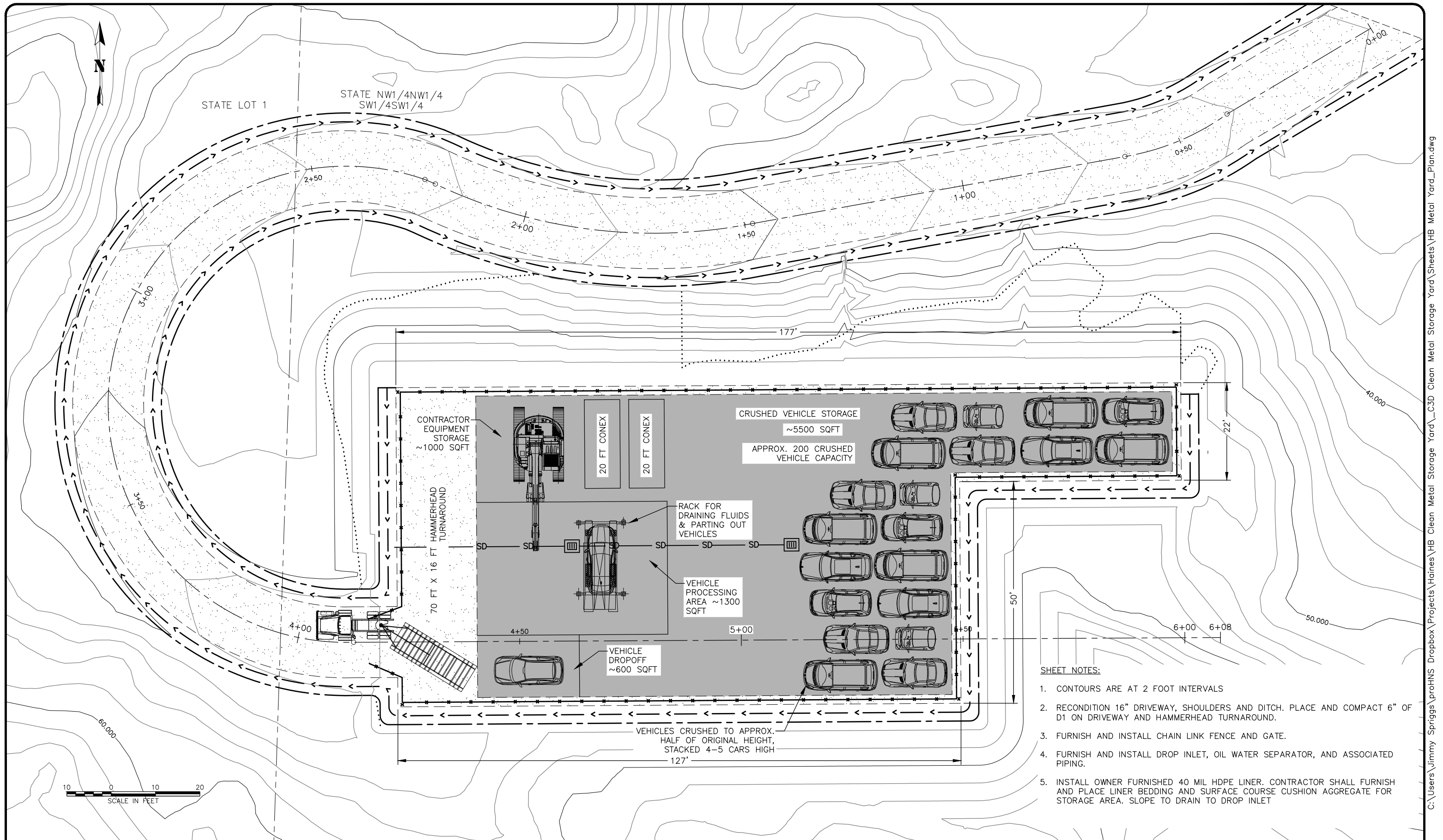


HAINES BOROUGH CLEAN METAL STAGING YARD

P/W #

PLAN VIEW

SHEET NUMBER	5
OF	7



- SHEET NOTES:**
1. CONTOURS ARE AT 2 FOOT INTERVALS
 2. RECONDITION 16" DRIVEWAY, SHOULDERS AND DITCH. PLACE AND COMPACT 6" OF D1 ON DRIVEWAY AND HAMMERHEAD TURNAROUND.
 3. FURNISH AND INSTALL CHAIN LINK FENCE AND GATE.
 4. FURNISH AND INSTALL DROP INLET, OIL WATER SEPARATOR, AND ASSOCIATED PIPING.
 5. INSTALL OWNER FURNISHED 40 MIL HDPE LINER. CONTRACTOR SHALL FURNISH AND PLACE LINER BEDDING AND SURFACE COURSE CUSHION AGGREGATE FOR STORAGE AREA. SLOPE TO DRAIN TO DROP INLET

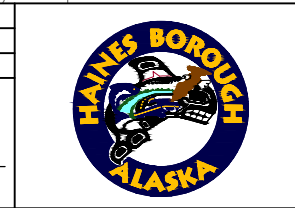
RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
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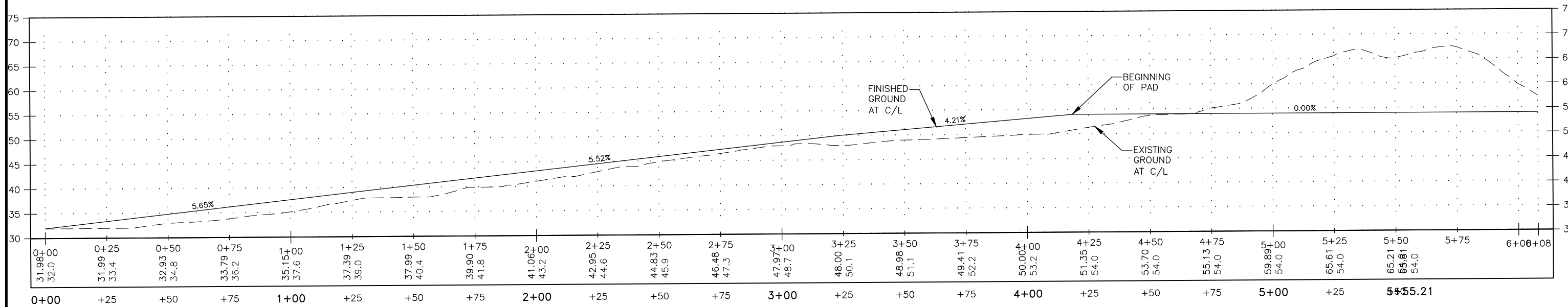


HAINES BOROUGH CLEAN METAL STAGING YARD

P/W #

PAD VIEW

SHEET NUMBER	6
OF	7



C:\Users\jimmy Spriggs\proHNS Dropbox\Projects\Haines\HB Clean Metal Storage Yard\C3D Clean Metal Storage Yard_Metal_Yard_Profile.dwg

	RECORD OF REVISIONS				 CERTIFICATE OF AUTHORIZATION #100662 solutions@proHNS.com www.proHNS.com		HAINES BOROUGH CLEAN METAL STAGING YARD P/W #	PROFILE	SHEET NUMBER
	No.	DATE	DESCRIPTION	BY					7
									OF
									7



10B

JAN 25 2024

Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827. Box 1129
(907) 766-6401 * Fax: (907) 766-2716

HAINES BOROUGH
CLERK'S OFFICE

APPLICATION FOR CONDITIONAL USE PERMIT

Permit#: _____

Date: _____

Use this form for approval by the Planning Commission. **\$150 non-refundable application fee**

I. Property Owner/Agent		Owner's Contractor (If Any)	
Name: <u>Highland's Estates Inc & St James Place</u>		Name: <u>Haines Development Inc</u>	
Mailing Address: <u>PO Box 1129 Haines, AK 99827</u>		Haines Borough Business License #: <u>2128</u>	
Contact Phone: <u>907-766-2821 907-314-0520</u>		Alaska Business License #: <u>2098869</u>	
Fax:		Contractor's License #: <u>15844</u>	
E-mail: <u>roger@seroad.com</u>		Mailing Address: <u>PO Box 1129 Haines AK 99827</u>	
		Contact Phone:	
		Fax: <u>907-766-2821 907-314-0520</u>	
		E-mail: <u>roger@seroad.com julie@hainesdev.com</u>	
II. Property Information			
Size of Property: <u>34.47 acres total, RMU Portion is ≈ 10 acres</u>			
Property Tax #: <u>C-208-TL-400 & C-208-TL-03A0 (Rural Mixed Use Portion)</u>			
Street Address: <u>North of Oslund near 4th Ave</u>			
Legal Description: Lot (s) <u>3A+4</u> Block _____ Subdivisn <u>US208</u>			
OR			
Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional page if necessary.]			
Zoning: <input type="checkbox"/> Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area			
<input checked="" type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial			
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Mud Bay Zoning District			
<input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use			
III. Description of Work			
Type of Application (Check all that apply)	Project Description (Check all that apply)	Water Supply Existing or Proposed	Sewage Disposal Existing or Proposed
<input type="checkbox"/> Residential	<input type="checkbox"/> Single Family Dwelling	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Community well	<input type="checkbox"/> Septic Tank
_____ sq. ft.	<input type="checkbox"/> Multi-Family Dwelling	<input type="checkbox"/> Private well	<input type="checkbox"/> Holding Tank
_____ seating	Total # of Units _____	<input type="checkbox"/> Borough Water System	<input type="checkbox"/> Borough Sewer System
capacity if eating/drinking establishment	<input type="checkbox"/> Cabin	<input type="checkbox"/> Other	<input type="checkbox"/> Pit Privy
<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition		<input type="checkbox"/> Other
<input type="checkbox"/> Church	<input type="checkbox"/> Accessory Structure		
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Other		
	<u>Aggregate Source & Material Storage</u>		

Per HBC 13.08.100 and 18.60.010, If a property on which a use is proposed is within 200 feet of an existing, adequate public water and/or sewer system, the developer shall be required to connect to the public systems. Failure to connect will result in a minor offense subject to penalties.
Valuation of Work: <i>Not Applicable</i>
Current use of adjacent properties: <i>Vacant Land owned by UAA is located to the North. A vacant 65 Acre parcel owned by applicant is located to the East with single residential neighborhood located further South. A trailer park is located on South end of parcel C-208-TL-03 A0</i>
Attach the following documents to the permit application: <input checked="" type="checkbox"/> Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

PREAPPLICATION (Required) Pre-application Conference Date: 1/25/24

Prior to submission of an application, the developer shall meet with the manager for the purpose of discussing the site, the proposed development and the conditional use permit procedure. The manager shall discuss these matters with the developer with special attention to policies and approval criteria that may pose problems or constraints on the site or the proposed development activity and policies or approval criteria that may create opportunities for the developer.

APPLICATION

Please provide a written narrative explaining how your project will meet the following requirements. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers.
Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.
See Attached

2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.
See Attached

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.
See Attached

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

See Attached.

5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

See Attached

6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

See Attached

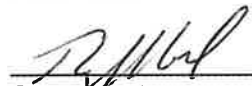
NOTICE

Per HBC 18.50.040, Comments received from property owners impacted by the proposed development will be considered and given their due weight. Additionally, the Planning Commission may impose one or more of the following conditions:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

IV. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner’s agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property and that the use will comply with all required conditions and specifications, will be located where proposed and when developed, will be operated according to the plan as submitted. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. **I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 “After-the-Fact” fee.**



 Owner or Agent

1/25/24

 Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner’s agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

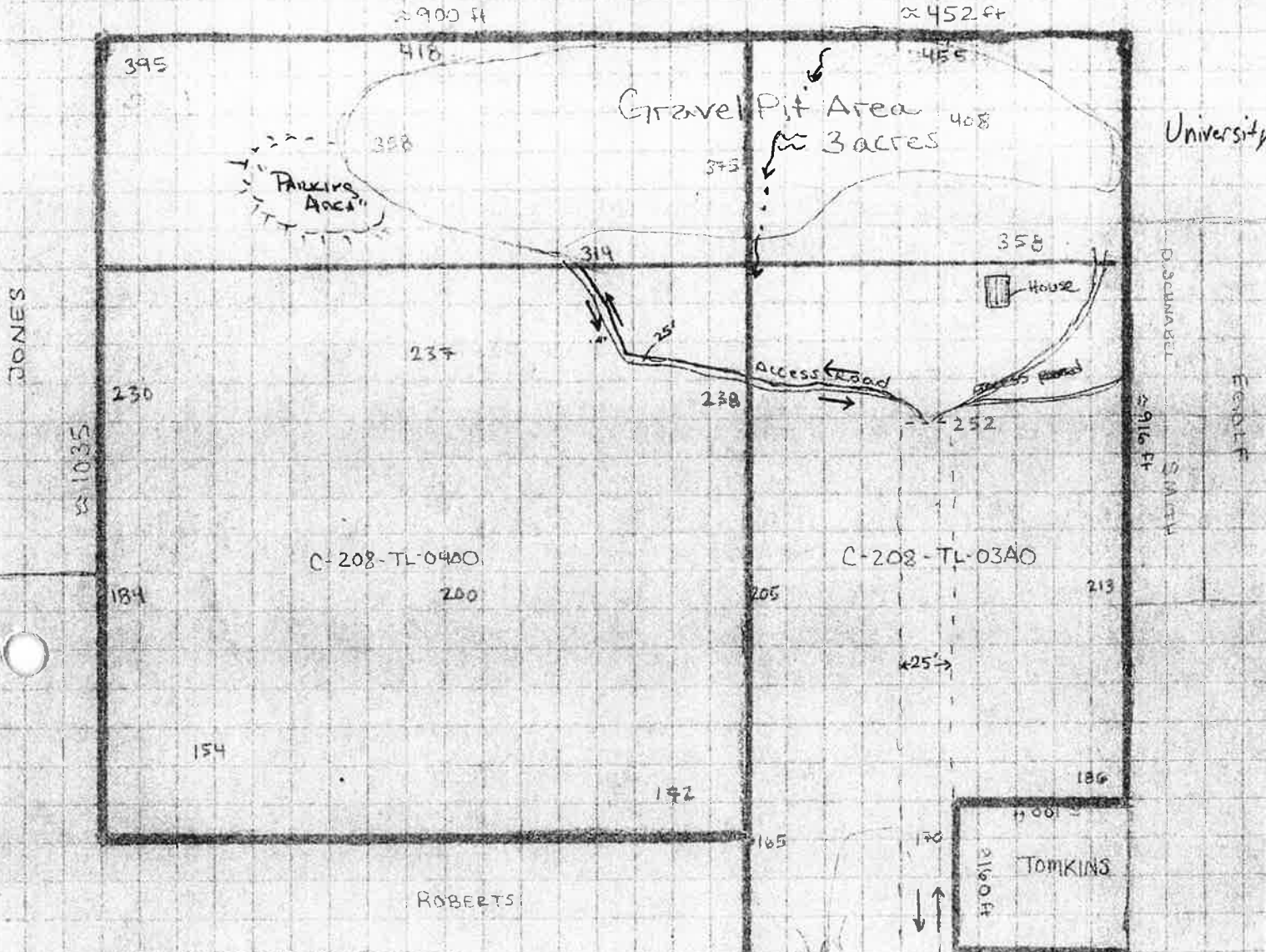
Office Use Only Below This Line

Non-Refundable Application Fee \$ <u>150.00</u>		Information/Documentation Req'd Rec'd			
Payment Method: <u>check</u>		<input type="checkbox"/>	<input type="checkbox"/> State Fire Marshal		
Receipt #: <u>035847</u>		<input type="checkbox"/>	<input type="checkbox"/> State DEC		
Received By: <u>TJ Sen</u>		<input type="checkbox"/>	<input type="checkbox"/> Variance/Conditional Use Permit		
Date: <u>1/25/24</u>		<input type="checkbox"/>	<input type="checkbox"/> Sign Permit		
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
If Application is Complete: <input type="checkbox"/> Yes <input type="checkbox"/> No					
Notified Via: _____			Notified By: _____		
Date: _____					
If yes, Approved By: _____ Planning Commission Chairman			If no, Denied By: _____ Planning Commission Chairman		
Permit ID #: _____			Date: _____		
Permit Effective Date: _____			Reason: _____		
Approval Special Requirements: This application meets all applicable Borough policies and a permit is issued, conditional on the substantial completion of construction within two years and the following special requirements: 					

Notice of Right to Appeal: All decisions of the Borough Officials are appealable per HBC 18.30.050

ATTACHMENT A - SITE MAP

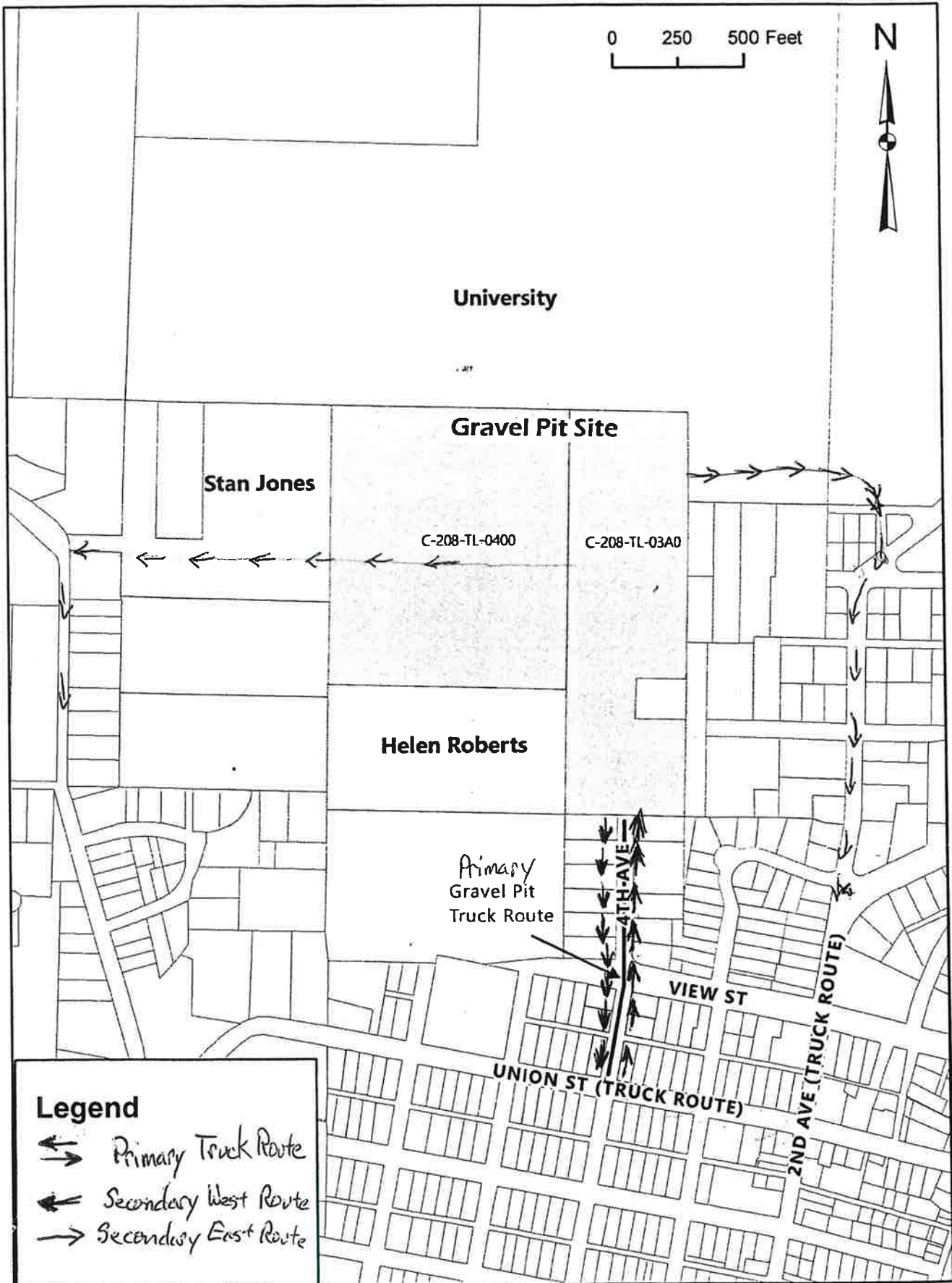
UNIVERSITY



LEGEND

- ▣ Property Boundaries
- 4th Avenue Access (Private)
- Access Road
- # Elevation (feet) (approximate)
- ▲ Drainage Direction - (Intermittent Drainage) → →
- Zoning Boundary (Rural Mixed Use is North)
- ⇄ - Truck Route
- - Overburdened Non Structural Staging Area.

ATTACHMENT A – TRUCK ROUTE



Highland's Estates, Inc. & St. James Place, Inc.

Location: C-208-TL-03A0 & C-208-TL-0400 (Rural Mixed Use Portion)

Application for Conditional Use Permit

Resource Extraction and Material Storage

Background: Gravel extraction has occurred in this area for several decades. A conditional use permit resource extraction was first approved on October 22, 2001. This application requests renewal of our current plan under CUP # 15-07, for an aggregate source and storage of aggregate and related recycled materials of concrete and asphalt and inert material for berm and buffer development.

Please note that The Comprehensive Plan supports responsible handling of inert materials. Section 9.4 Solid Waste states, "Solid waste services in Haines are in flux as this plan goes to print and signs are mounting that the current system is not sustainable." The Comprehensive Plan specifically states a goal, objective, and strategy supportive of storage and reuse of recycled materials as follows:

Attachment "B"

Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.

Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities.

1. Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority:
 - a. Existing, approved upland sand and gravel pits
 - b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area:
 - c. New upland sites approved for the purpose; and
 - d. Streams that do not provide fish habitat.

Allowing aggregate and recycled material storage and buffer development is a positive step towards meeting the highest priority goals of the Comprehensive Plan.

Following is the required written narrative explaining how the project will meet the permit requirements. A site plan is also attached (Attachment "A").

- 1. The use is so located on the site as to avoid undue noise and other nuisances and dangers. Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.**

This is an established aggregate source and the source had been active prior to the first conditional use permitting that was approved in 2001. This source exists as portions of an established talus pile on the mountainside towards the north of Haines (extension of 4th Avenue towards the west). Berming exists on-site for protection and the applicant owns the undeveloped property to the south providing a protective buffer. The area towards the north is inaccessible due to mountain terrain. Property to the east are undeveloped UAA land of similar conditions.

Extraction will continue to move towards the west with the northerly cut not exceeding 40 feet. Once the western border is reached the second and final lift will take place, not exceeding an additional 20 foot depth. Benches will be develop as needed for stability. We estimate total reserves to be around 20,000 cubic yards. Based upon present demand this source should remain active for 20 years with an estimated extraction of 7,500 cubic yards over the next 5 years.

No cut banks will extend beyond 40 feet unless a 15 foot bench is established per Mine Health and Safety Administration (MSHA) standards. Experience in this area indicates a cut bank remains stable at ½:1. It is our intent to excavate to these slope standards unless conditions suggest otherwise, which includes encountering bedrock. No drilling or blasting is anticipated. As indicated, this development will create a pad, and with the development of a berm a protection zone will be established. All extraction/mining will occur per Mine Safety & Health Administration (MSHA) guidelines.

Traffic patterns are established for this source. The primary access roads noted on the site map will be approached from 4th Avenue to the Union Street truck route. Secondary traffic routes will include the Oslund extension towards the west exiting onto Allen Road and an established spur road for access to the east exiting onto Young Road.

Days and hours of operation will be between 8:00 AM and 5:00 PM; Monday through Friday. No fencing and/or screening are anticipated. The property is private. No public access exists. The area is shielded with timber and brush.

See attached Operation Plan for additional information.

2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.

This site has been developed as a source for over 50 years, prior to the development of the structures in the immediate vicinity. The aggregate source and material storage will be limited to the area of the property that is zoned Rural Mixed Use. The trend towards land use in the area appears residential in nature. The active site has not caused an impairment of property values. The source was first permitted in 2001 and since that time the adjoining properties have increased in value. Once extraction is complete an approximate six acre "pad" with a protective berm will exist on the property. Whether this pad is used in the future for a baseball park, soccer field, etc. is something we cannot predict. However, we feel confident the area will provide for a greater opportunity in the future than exists today, other than that of the gravel source. Once extraction is complete, per the plans, the pad will be finished to a 1% slope and if active water exists, it will be channeled and controlled. At this point in time there are no other uses for this property. This property is privately owned. The aggregate extraction and storage area consists of approximately six acres on the northern most portions of the properties that are zoned Rural Mixed Use and vegetation will be maintained.

The aggregate source activity that has occurred on this property does not detract from the residential development on the adjacent properties. The completed pad development will also provide a benefit of the pad acting as a catch in the event of a slide. Vegetation has been maintained to protect the view shed of neighboring properties.

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

This source is established and has been used for the intended purpose for the past 50 plus years. There is no plan for an increase in extraction above historical use at this time. The current road access has been adequate. The access roads and haul routes are noted on the site map. The primary truck traffic route will be via 4th Avenue to the Truck Route on Union Street. Secondary traffic routes will include the Oslund extension towards the west exiting onto Allen Road and an established spur road for access to the east exiting onto Young Road. No additional public services are required for this source to continue to operate.

We request the term of this source to be allowed until the reserves are depleted. Upcoming projects in the Haines area, requiring this type of material will dictate the demand. Based upon past volume demands the source should have approximately 20 years left before depletion of reserves which are estimated at 20,000 cubic yards.

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

(Attachment "C") The Haines Comprehensive Plan makes reference to Mineral Resources and Mining in section 5.8.11 and states, "Rock, gravel and sand materials are an important resource for Haines Borough and local businesses. Gravel deposits from the area have been documented as the best in the region for hardness, thereby increasing their value for road building. Haines location on the highway system and with easy ocean barge access is another asset for its high grade rock. Its location on or near major river floodplains tends to provide a renewable and continuous source of materials. Other sources are also available including talus slopes, glacial moraines, and beach deposits."

Section 5.9 of The Haines Comprehensive Plan lists Implementation Plan goals to include:

Goal 3: Achieve a strong, diversified local economy that provides employment and income for all citizens that desire to work while protecting the health of the environment and quality of life. Build on local assets and competitive advantages to create economic opportunity.

Objective 3F: Strengthen entrepreneurial activity and businesses. Provide entrepreneurs with the resources that will enable them to develop and expand their businesses.

Objective 3I: Maintain a business-friendly regulatory environment by providing stable local tax rates, reasonable permit fees, and timely permit reviews.

Section 7.3.5 Resource-Based Development Opportunity states:

GOAL - Support responsible development of renewable and non-renewable resources within Haines Borough. (Attachment "D")

Section 7.4.1 Townsite – Land Ownership, Use and Management acknowledges the historical use of the gravel operations within the townsite area stating as follows: "There are several current and former sand and gravel pits toward the Chilkat Inlet whose resources result from glacial and river outwash plains. These areas are mostly supporting light industrial and commercial uses today." (Attachment "E")

Section 7.4.7 Light Industrial Close to Town also references the benefits that Haines receives from these as states the following: "Haines is fortunate to have flat accessible land near the Haines Highway, town, utilities and the port yet in tucked away locations just off the main corridors. Operating and transshipment costs for businesses are reduced by being located so close to town. These areas are used for small sawmills, auto shops, gravel extraction, heavy equipment storage, and similar light industrial uses. Haines' related land use changes to ensure it has enough land allocated to these important uses, to provide buffers for neighboring

residential development, to protect Sawmill Creek tributaries in this area, and to prevent “junk yards” from taking over. (Attachment “F”)

As stated in the opening paragraphs it is important to note that The Comprehensive Plan supports responsible handling of inert materials. Section 9.4 Solid Waste states, “Solid waste services in Haines are in flux as this plan goes to print and signs are mounting that the current system is not sustainable.” The Comprehensive Plan specifically states a goal, objective, and strategy supportive of storage and reuse of recycled materials as follows:

Attachment “B”

Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.

Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities.

- 1 Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority:
 - a Existing, approved upland sand and gravel pits
 - b Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area:
 - c New upland sits approved for the purpose; and
 - d Streams that do not provide fish habitat.

5. **Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.**

Surrounding trees and distance has overcome the limited noise disturbance. Truck and safety concerns have been proactively addressed in the Operation Plan. Surrounding o cut banks will extend beyond 40 feet unless a 15 foot bench is established per MSHA standards. Experience in this area indicates a cut bank remains stable at ½:1. It is our intent to excavate to these slope standards unless conditions suggest otherwise, which includes encountering bedrock. No drilling and blasting is anticipated. As indicated, this development will create a pad with berm, which will act as a catch in the event of a slide. All extraction/mining will occur consistent with industry established Mine Health and Safety Administration (MSHA) guidelines.

See attached Operation Plan for additional information.

6. **Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to the state identified anadromous streams.**

The area has been developed for extraction. No active fish habitat will be impacted. There are no anadromous streams in the vicinity that will be impacted. Surface water is minimal and existing ground conditions are not impacted negatively by this activity. We have not experienced water penetrating out of the cut banks, therefore do not see water quality as a concern at this point. If groundwater becomes exposed, settling basins and check dams will be developed accordingly to allow for settlement and flood control. Water will be directed into established drainages towards the west. A berm on the south portion (parallel and adjacent to existing pipeline corridor), is in the process of being developed which will provide a "catch" protecting the land towards the south. All activity will occur consistent with Alaska DEC Best Management Practices (BMPs) for Gravel / Rock Aggregate Mining.

See attached Operation Plan for additional information.

**Highland's Estates, Inc.
& St. James Place, Inc.
C-208-TL-0400 & C-208-TL-03A0
4th Avenue Aggregate Source & Material Storage
Operation Plan**

The site is the Rural Mixed Used portion approximately six acres on the north side of parcels C-208-TL-0400 & C-208-TL-03A0 which total 34.47 combined. All activity for the Conditional Use Permit will be contained on the Rural Mixed Used portion of the properties.

Gravel extraction has occurred in this area for over 50 years. A conditional use permit for resource extraction was first approved on October 22, 2001 for this long established aggregate source. This source exists as portions of an established talus pile on the mountainside towards the north of Haines (extension of 4th Avenue towards the west). Extraction will continue to move towards the west with the northerly cut not exceeding 40 feet. Once the western border is reached the second and final lift will take place not exceeding an additional 20 foot depth. Benches will develop as needed for stability. We estimate total reserves to be around 20,000 cubic yards. Based upon present demand this source should remain active for 20 years with an estimated extraction of 7,500 cubic yards over the next 5 years.

No cut banks will extend beyond 40 feet unless a 15 foot bench is established per Mine Safety and Health Administration (MSHA) standards. Experience on this property indicates a cut bank remains stable at ½:1. It is our intent to excavate to these slope standards unless conditions suggest otherwise, which includes encountering bedrock. No drilling or blasting is anticipated. The development will create a pad and a berm protection zone will be established. All extraction/mining will occur per MSHA guidelines.

We have not experienced water penetrating out of the cut banks, therefore do not see water quality as a concern at this point. Storm water prevention controls will be installed to maintain water quality and allow for settlement and flood control as needed.

Suitable topsoil will be stockpiled on site for reuse on the property. The site provides for storage of recycled materials of concrete, asphalt, and inert material for berm and buffer development. The developer is an experienced, licensed, and insured professional in civil construction. Clearing will be performed in a manner that provides an opportunity for a desirable future developed pad, and development of a berm protection zone. All work will occur in a manner to minimize impact to the current residents in the neighborhood. All drivers hauling material off the site will be CDL certified and trucks will be in compliance with all safety devices in working condition. Vegetation will be maintained to protect the view shed of neighboring properties.

Operational hours for hauling activities will be 8:00 AM to 5:00 PM, Monday through Friday.

The primary traffic pattern of hauling activities will be through the access road to 4th Avenue connecting to the Union Street truck route. Secondary traffic routes will include a westerly exit onto the Oslund extension towards onto Allen Road and easterly by way of an established access spur road exiting onto Young Road.

No fencing is anticipated. The property is private with no public access. The area is shielded with timber and brush.

Dust and noise will be minimized. Dust will be controlled with water and will be applied as needed. Watering equipment is readily available from the operator. Vegetation will be maintained around operations to reduce both visual and noise impacts. Noise and further impacts will be reduced storing excess material on site.

Storm water prevention controls will be used to maintain water quality and allow for settlement and flood control. Best Management Practices (BMP's) will be used as needed to minimize the amount of soil exposed during activity and control storm water discharges and flow rates. Examples of effective BMP's include the following:

- Preservation of existing vegetation to limit site disturbance and to minimize soil erosion by identifying and protecting pre-existing vegetation on the site. Natural vegetation will be preserved in areas where no activity is planned or will occur at a later date.
- Vegetative buffer strips will be used to act as a living sediment filter that intercepts and detains storm water runoff. The buffer strips reduce the flow and velocity of surface runoff, promotes infiltration, and reduces pollutant discharge by capturing and holding sediment and other pollutants in the runoff water. Buffer strips are particularly effective at the top and bottom of a slope.
- Fiber rolls are long rolls of natural material such as straw or compost wrapped in a netting. The rolls are staked along the contours of disturbed slopes to shorten the slope and help to slow, filter, and spread overland flows. They can be placed along the toe, top, face, and at grade-breaks on disturbed slopes to capture organic matter that might otherwise be washed downslope. They can be placed at the perimeter of a project and around temporary stockpiles. They can also be used as check dams in unlined ditches.
- Check dams are used to protect narrow erosion prone waterways and reduce sediment. They can be placed in a series in ditches, swales, gullies or other minor drainage ways intended to be filled or stabilized at a later time.
- Surface roughening and terracing includes establishing a rough soil surface by creating horizontal grooves, furrows depressions, steps or terraces running parallel to the slope contour over the entire face of a slope. These measure are intended to aid in the establishment of vegetative cover from seed, to reduce runoff velocity and increase infiltration and to reduce erosion and provide for sediment trapping.
- Vegetative seeding on disturbed areas promotes growth to stabilize the soil once the vegetation is established.

HIGHLAND'S ESTATES, INC. ACCIDENT PREVENTION PLAN

General

The following is our accident prevention plan for the protection of the life and health of employees, as well as visitors and all persons engaged on Highland's Estates, Inc. projects. This program is intended to prevent fires and property damage as well as personal injuries. The two main sections of this plan include the safety plan and the emergency response and contingency plan. We will comply with and enforce the requirements stated in the OSHA regulations, Corp of Engineers Safety Manual 385-1, and MSHA.

HIGHLAND'S ESTATES, INC. SAFETY PLAN

Safety Plan

Our safety plan is based upon the review of current job safety requirements and its application to all work as follows:

Instruction & Training

1. Prior to assuming duties, each employee will be provided with initial indoctrination of safety requirements and other continuing instructions which will enable them to work in a safe manner. Training will be by the project manager and/or his designee who will be on-site at all times.
2. Initial indoctrination will include instruction in project safety practices and a presentation on the particular hazards and their preventions for each phase of work. It will include reporting of all accidents, availability of medical facilities, time of response by emergency personnel, and the individual responsibility for accident free operations.
3. A minimum of one (1) fifteen (15) minute on the job safety meeting for all workers present for duty will be conducted by the project manager every 2 weeks (page 5).
4. Failure of an employee to follow the safety policy will result in disciplinary action.

Included, but not limited to, topics will be the following:

- a) Location of Master First Aid Kit with stretcher, eyewash, blankets, etc.
- b) Identify first aid kits in all vehicles and note expiration date.
- c) Identify fire extinguishers in all vehicles and inspect at least monthly.
- d) Location of telephone for emergency purposes.
- e) Location of project in relation to health center and other services.
- f) Type of project, giving report on the activities and plan of attack for a safe and efficient project and review of job hazard analysis report.
- g) Identify first aid cardholders and those certified for CPR.

Highland's Estates, Inc.
Safety Plan

Safety Inspections (Ref: EM385-1-1 Appendix Y A.9, Section 01.A.04)

Daily safety and housekeeping inspections will be made by the Project Manager. This inspection will include as a minimum an evaluation and any necessary corrections of the following:

- 1) Hand tool usage and condition.
- 2) Equipment usage and condition.
- 3) Motor vehicle operation.
- 4) Housekeeping procedures.
- 5) General work practices.
- 6) Fire prevention and control procedures.
- 7) Job, health and sanitation requirements.
- 8) Condition and use of personal protective equipment.
- 9) Additional safety procedures listed under "Safety Plan HTW."

Accident Reporting

All accidents which occur on this project will be investigated, reported and analyzed as prescribed by the Project Manager. Injured persons are responsible for reporting all injuries as soon as possible to their immediate supervisor and an incident report will be completed.

Medical Facilities

The medical facilities for this project will be handled in the following manner:

- 1) First-Aid Station. Workers will be informed at the job site location of the First-Aid Station.
- 2) The location of the medical center will be posted.
- 3) The First-Aid Station will be set up and maintained in the "Portable Lab".

Personal Protective Apparel, Clothing & Safety Equipment

The following equipment will be required as needed:

- 1) Respirators.
- 2) Protective clothing.
- 3) Steel toed boots – mandatory for all laborers.
- 4) Goggles for welding and grinding.
- 5) Ear plugs – available for all operations.
- 6) Protective eyewear if necessary to prevent eye injury.
- 7) Welding hoods for electric welding if done.
- 8) Safety vests for operations near heavy equipment or near public systems.

Highland's Estates, Inc.
Safety Plan

Personal Protective Apparel, Clothing & Safety Equipment (continued)

- 9) Personal flotation devices when working in an environment where the employee may become engulfed in water.
- 10) Welders' gloves and sleeves.
- 11) Hard hats. These will be worn at all times.

Machinery and Equipment

We will handle the safe operations of machinery and equipment in the following manner (Ref. EM 385-1-1 Appendix Y A.9 Section 01.A.04):

- 1) A competent person shall be designated to be responsible for the inspection of all machinery and equipment.
- 2) All preventive maintenance procedures will be used.
- 3) Machinery or equipment requiring an operator shall not be permitted to run unattended.
- 4) Getting off any equipment while it is in motion is prohibited.
- 5) Machinery and equipment shall not be operated in such a manner that it will endanger persons or property, the safe operating speeds or load limits shall not be exceeded. Speed limits are posted and truck drivers will adhere to them. Within the "city limits" speeds will not exceed 10 mph.
- 6) Backup alarms and seat belts will be installed on all equipment (Ref: EM385-1-1 Section 10.B.01).
- 7) Cables, ropes, hooks, cable clamps will be inspected daily and weekly (Ref: EM385-1-1 appendix V).

Sanitary/First Aid Facilities

These facilities will be located at the existing facility which will be used as the temporary command/field office. An additional first aid kit will be in each vehicle (Ref: EM385-1-1 Appendix Y A.4).

Haul Roads (Ref: EM 385-1-1 appendix Y A.6 Section 12.D.13,12.D.09)

The haul roads used will be the existing access roads to the project site. It is readily accessible and will remain "open" at all times during construction.

Safety Conditions Reports

All personnel involved with this project will report any unsafe condition/situation to the project manager immediately.

Highland's Estates, Inc.
Safety Plan

Flammable Materials (Ref: EM 385-1-1 appendix Y A.6 Section 12.D09, 12.D13)

- 1) Drums used for storage of fuels will be DOT approved. Containers used for the storage of gasoline/diesel fuel will also be DOT approved (Ref: EM 385-1-1 Appendix Y A.6 Section 13.A.10; 13.A.11).
- 2) Oxygen/Acetylene/Propane if used during the course of work will be kept separated at a minimum of fifty (50) feet and kept from buildings at a minimum of twenty (20) feet. The tanks will be chained and secured, no smoking/open flame signs will be posted along with fire extinguishers. Sources of ignition will be prohibited within fifty (50) feet of the tanks. The tanks that are in use will be shut off daily, gauges and torches disconnected, and the tanks to be capped, and secured in the area designated for storage.

Site Communications

If possible a telephone will be readily available within half a mile of the construction site for any emergency needs. All employees will be notified of its existence and whereabouts at the first safety meeting. If the remoteness of the project makes it not possible to have a telephone, a site specific safety plan will be in effect with alternative communication means via radios/relay system/satellite phone, etcetera.

Site Security Plan (Ref: EM385-1-1 Appendix YA.7 Section 11.1.14)

Our site security plan is developed to insure the following hazards are kept to a minimum:

- 1) To address any security threats associated with the products we handle.
- 2) To avoid the increased hazards from vandals or persons seeking to abandon other wastes to the site.
- 3) To prevent theft.
- 4) To avoid the interference with safe working procedures.
- 5) To prevent unauthorized persons and vehicles from entering the job site.

To accomplish this we have a written security plan that is available for review at the home office located at 4.5 Mile Haines Highway, Haines, Alaska. The following has been incorporated into the security plan.

- 1) Make sure that all equipment, trailers, and offices are secured and locked each day after work is complete.
- 2) Contract all enforcement agencies such as police, fire department and hospital facilities of work going on at the site. Find out the response time from all departments to the site.
- 3) If we find that it is necessary we will maintain nightly security officers.

**Highland's Estates, Inc.
Haines, Alaska
Emergency Response & Contingency Plan**

Emergency Response Contacts

Primary Contact	Roger Schnabel	Phone #:	907-766-2821
Project Manager	Roger Schnabel	Phone #:	907-314-0520
Police		Phone #:	907-766-2121
State Troopers		Phone #:	907-766-2552
Fire		Phone #:	911
Ambulance		Phone #:	911
Medical Clinic		Phone #:	907-766-6300
Poison Control Center		Phone #:	800-222-1222

Emergency Signals

- One short blast – Forward moving
- Three short blasts – Evacuate area
- Five shorts blasts – Need of Assistance
- One long blast (3 seconds or longer) - All clear

Hospital Location and Information

The nearest hospital is in Juneau, which can be reached by air. The nearest hospital on the road system is in Whitehorse, Yukon Territory, Canada, which is approximately 240 miles from Haines. Medical emergencies should be coordinated through the Haines Medical Clinic:

- Haines Medical Clinic: 131 First Avenue South, Haines, Alaska
- Telephone Number : 907-766-6300
- Distance: Located in downtown Haines

**Highland's Estates, Inc.
Haines, Alaska
Emergency Response & Contingency Plan**

Emergency Procedures

These sections describe procedures for performing emergency planning, providing emergency equipment and supplies, handling emergency medical treatment, providing for fire protection, and providing for PPE and other equipment failure.

Emergency Planning

The Site Superintendent shall perform the applicable emergency planning tasks before starting field activities and shall coordinate emergency response actions with the facility and local emergency service providers as appropriate. The Site Superintendent is responsible for the following:

- Evaluating and documenting the capabilities of local emergency response team, if any;
- Verifying local emergency contacts, hospital routes, evacuation routes, and assembly points;
- Notifying the appropriate emergency responders listed on page 3 before site mobilization;
- Confirming the posting emergency telephone numbers and the route to the medical clinic;
- Posting the site map marked with the location of emergency equipment and supplies;
- Driving and verifying the route to the medical clinic and ensuring that employees also know and drive the route to the clinic;
- Designating one vehicle as the emergency vehicle: placing a copy of this Emergency Response Contingency Plan, including the directions and map to the medical clinic inside the vehicle; keeping keys in the ignition during field activities;
- Inventorying and checking the site emergency equipment and supplies;
- Establishing emergency signals, evacuation routes, and onsite and offsite assembly points;
- Reviewing the emergency procedures for personnel injury in the following sections;
- Reviewing the names of onsite personnel trained in first aid and CPR;
- Reviewing the emergency response and post-emergency notification procedures;
- Rehearsing the emergency response plan once, before site activities begin;
- Showing the field team members where emergency response equipment is located in the support area;
- Briefing new workers on the emergency response plan; and
- Referring employees to the typical emergency response operations flow diagram located on the following pages.

Highland's Estates, Inc.
Haines, Alaska
Emergency Response & Contingency Plan

Emergency Equipment and Supplies

The following emergency equipment and supplies will be kept onsite:

- 10-pound / or two 5 pound A:B:C fire extinguisher (or equivalent);
- Industrial first aid kit ;
- Water and electrolyte replenishments (i.e. Gatorade);
- Two-way radio(s) or cellular phone;
- Portable eyewash shower; and
- Sorbent material or spill containment supplies.

Emergency Medical Treatment

If a medical emergency occurs, the Site Superintendent shall assume charge until an ambulance arrives, or until the injured person is admitted to the emergency clinic.

Site personnel will prevent further injury by taking the following actions:

- If certified, initiate first aid and CPR if needed;
- Call the ambulance and medical clinic as appropriate;
- Determine whether decontamination will make the injury worse. If yes, seek medical treatment immediately.
- Make certain the injured person is accompanied to the emergency room by at least one field team member with the same employer.

An authorization for Medical Treatment Form shall be taken with the injured employee to the medical facility.

Fire

On notification of a fire on site, all site personnel will assemble at a safe distance from the involved area. The fire department will be alerted, and all personnel will remain a safe distance from the involved area.

Highland's Estates, Inc.
Haines, Alaska
Emergency Response & Contingency Plan

Emergency Failure

If any equipment onsite fails to operate properly, notify the Site Supervisor, who will determine the effect of the failure on continuing operations onsite. If the failure affects the safety of personnel or prevents completions of work tasks, all personnel will leave the exclusion zone until the situation is evaluated and appropriate actions are taken. Priorities of containment of fuel/oil spill measures will take precedence. As soon as possible following an accidental incident or emergency, the Site Supervisor, or designee, shall directly notify the Project Manager and complete written reports. The Site Superintendent should be prepared to provide the following information:

- Site Superintendent's name;
- Station name and project number;
- Exact location of the incident;
- Name and employer of injured person(s);
- Nature and extent of the injuries;
- If the injured person(s) were transported off site for medical treatment; and
- Telephone number that the Site Superintendent can be contacted during the next 24 hours.

Vehicle Accident Procedure

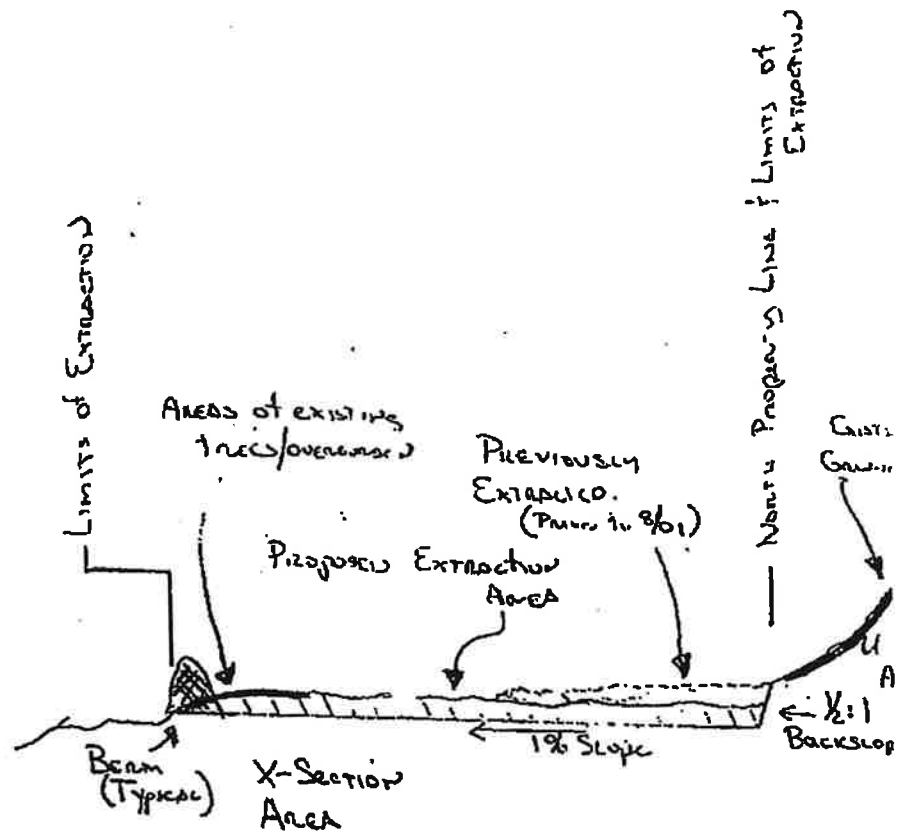
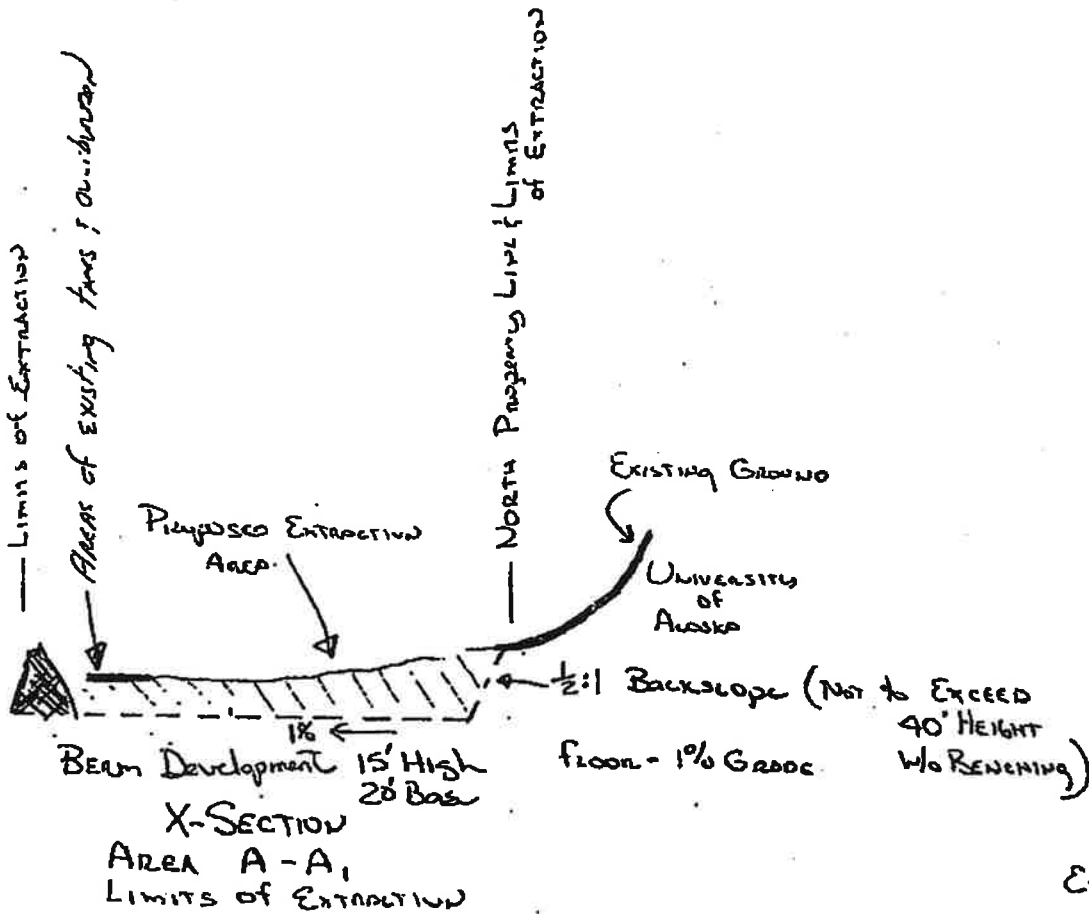
If a vehicle accident occurs, take the following steps:

1. Stop immediately
2. Take steps to prevent another accident (safety cones, reflectors, flares, etc.) .
3. Call a doctor or ambulance if necessary:
 - a. Fire and Ambulance: 911
 - b. Clinic: 907-766-6300
4. Notify the Borough Police at 907-766-2121 or the State Troopers at 907-766-2552
5. DO NOT sign any papers or make any statement as to who was at fault (except to your supervisor or a federal government investigator).
6. Notify the Site Supervisor within 24 hours, who will contact the Safety Officer.
7. Complete the required forms listed below and submit them to the Safety Officer.
 - a. Driver's Report at Accident Scene;
 - b. Incident Report, this must be signed by the supervisor;
 - c. Statement of Witness Card;
 - d. Invoices, which include towing charges, if any, and estimates as requested; and
 - e. Information exchanged about all involved drivers.
8. Submit any other forms or documents (policy reports, third party claims, etc.) to the Safety Officer.
9. Even if damages occurred when vehicle was unattended (hit and run, etc.) or if the incident did not involve another vehicle and there is no personal property damage or injuries, the driver of the vehicle must still complete all forms.

RE: USA-208 PARTIAL TL 03AD & 0400
 RE: LEE EXTRACTION - CONDITIONAL USE PERMIT

OWNER: Saint James Place, Inc. & Highlands Estates, Inc.

ATTACHMENT A



SCALE: 1" = 100 ft
 (Horizontal & Vertical)

EXISTING LAND USE: GRAVEL SOURCE.
 (NEW ZONING REQUIRES CONDITIONAL USE PERMIT)
 VEGETATION: NONE - (OVERBURDEN PREVIOUSLY REMOVED)
 - EXCEPT AS SHOWN IN DARK
 SOILS: Gravel - Loose Rock - 29" MINUS
 Evenly Graded
 Hydrology: No Creeks / Streams or Active Water
 Source Naturally Drains
 Existing Maternal Drain

ATTACHMENT B

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
side, and off of the Parade Grounds.				
3. Reestablish Dalton Trail and promote all season multi-use. Add interpretative signage and establish remote campsites. <i>Cross reference with Econ Dev 30 (5)</i>	X	X	X	CVHS, PRAC, State, Commercial Tour providers
Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.				
Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities. Also see related objectives at Econ Dev 3(C, M, N) and 6(A) with implementing actions.				
1. Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority: a. Existing, approved upland sand and gravel pits; b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area; c. New upland sites approved for the purpose; and d. Streams that do not provide fish habitat.	X	X	X	ADOT&PF, ADNR, Borough
2. Where appropriate, couple sand and gravel extraction with salmon habitat improvement.	X	X	X	Private businesses, TWC, Borough
3. Consolidate access to mineral exploration sites and mines with other access routes where feasible.	X	X	X	Borough, producers
Goal 11. Promote compact development and infill where water and sewer infrastructure exists in order to maximize return on public infrastructure investments, promote energy efficiency, and reduce carbon emissions.				
Objective 11A: Base decisions about utility extension on Borough costs, whether policy changes could instead result in infill, if willing Local Improvement District payers are present, and on landowner interests.				
1. Over time, extend roads as shown on Figure 6-3 and Table 6-5, and, extend utilities to one or more areas shown on Figure 7-4 to facilitate residential development.	X	X	X	Borough, select property owners
2. Evaluate possible roles for Borough to facilitate orderly utility extension on private land, such as conducting engineering studies to accurately determine location, design, and LID costs; assisting to prepare or review Master Development Plans for large parcels; or other.	X	X	X	Borough
Goal 12. Use Borough-owned land, a limited resource, to accomplish public goals.				
Objective 12A: Develop a Master Campus Plan on the 15-acre Borough-owned parcel that has the				

ATTACHMENT C

5.8.11 Mineral Resources and Mining

There is a wealth of minerals in Haines Borough, including industrial minerals such as sand, gravel, rock and marble, and commodities that include gold, zinc, lead, copper, silver, barite, iron ore, titanium and possibly platinum group minerals. Major, known mineralized areas in the Borough are reviewed now.

Porcupine District – Porcupine is the original Haines mining district. Residents still work the historic Porcupine placer deposit and the area was “put on the map” again in 2010 when Discovery Channel filmed “Gold Rush Alaska,” a reality TV mining show here that is very popular. Gold was discovered in 1898 in the Porcupine District south of the Klehini River and 30 miles northwest of Haines. By 1930, about \$1.25 million worth of placer gold had been taken from this area. At least 75 lode and six placer claims are currently active. Gold bearing gravel has also been found on the lower Kellsall River, Rosaunt Creek, and in the middle reaches of the Tsirku River. The Big Nugget Mine on Porcupine Creek improved access for recreational miners and others. Adjacent to the placer claims are some copper, lead, zinc, gold, and barite showings that have intermittently been staked but never extensively explored. On the Future Growth Map (Figure 7-10) this area is designated for Resource Development.

Glacier Creek— Exploration is ongoing at Constantine Minerals' Palmer claims around the Glacier Creek. Their work picked up from Rubicon exploration in the late 1990s and early 2000's in this lead, zinc and copper deposit. Constantine Mineral's exploration led to the discovery in 2007/08 of new massive sulphide mineralization at the South Wall and RW Zones in the Glacier Creek prospect area of the property. The deposit is within a contiguous block of 340 federal unpatented lode mining claims, which cover an area of approximately 6,765 acres and 63 state mineral claims that cover an area of approximately 9,200 acres.

In 2010, a crew of 20-30 geologists, helicopter pilots, laborers, and cooks including eight local residents assisted with exploration and spent \$2.5 million that year in the area. However, Constantine did not conduct exploration in the area in 2011 or 2012, but reportedly remains committed to the project. If developed, Constantine estimates the mine could create 200-400 jobs during development and 200-350 jobs during its operational lifetime. On the Future Growth Map (Figure 7-10) this area is designated for Resource Development.

Klukwan Iron Ore Deposit - Since the 1970's consideration had been given to the development of a major iron ore deposit near Klukwan. In the 2000's the project was considered unfeasible and the land was placed into an environmental trust and is reportedly no longer open for development. On the Future Growth Map this area is designated for Multiple Use with a Recreation Emphasis.

Rock, Gravel and Sand - Rock, gravel and sand materials are an important resource for Haines Borough and local businesses. Gravel deposits from the area have been documented as best in the region for hardness, thereby increasing their value for road building. Haines location on the Highway System and with easy ocean barge access is another asset for its high grade rock. Its

ATTACHMENT C

location on or near major river floodplains tends to provide a renewable and continuous source of materials. Other sources are also available including talus slopes, glacial moraines, and beach deposits.

A Haines ultramafic occurrence, listed by the U.S. Bureau of Mines, contains iron and titanium mineralization in the townsite area; prospects for use have never been sufficiently quantified.

Chilkat Peninsula Prospects -The Chilkat Peninsula and Chilkat Island area was studied as a cooperative effort between the State of Alaska, Division of Geological and Geophysical Surveys and the U.S. Bureau of Mines as part of the larger Juneau Mining District study. Six prospects of gold, copper, silver, zinc, barite, and cobalt were identified.

Coast Range and Chilkat Range - Both sides of Lynn Canal south of Haines have substantial mineral prospects quantified overtime by various mineral exploration companies. Mineralization includes gold, silver, copper, lead, zinc, cobalt and radioactive prospects.

5.9 Implementation Plan

Over the next 20 years the Haines Borough, its citizens, businesses, local organizations and others will systematically work to accomplish the Economic Development goals, objectives and actions listed.

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
Goal 3: Achieve a strong, diversified local economy that provides employment and income for all citizens that desire to work while protecting the health of the environment and quality of life. Build on local assets and competitive advantages to create economic opportunity.				
Objective 3A: Attract and retain Location-Neutral workers, income earners, and business owners to Haines (i.e. Kensington or Greens Creek workers, internet based jobs and businesses, artists and writers, retirees).				
1. Conduct a survey to learn which community assets attract Haines's Location-Neutral workers, income earners and business owners to Haines and what causes them to leave.	X			Borough, Chamber
2. Based on survey results, take action to fill identified gaps and develop a marketing plan that highlights assets that bring these individuals to Haines. (For example, actions might include business incubator that provides office space, business machines, possible staff, etc.).	X	X		Borough, Chamber
Objective 3B: Maintain and enhance subsistence resources and opportunities for all citizens.				

ATTACHMENT C

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
events, and similar promotions that bring residents and visitors to downtown to make local purchases.				Chamber, business owners
13. Establish metrics defining economic conditions in DBD and identify indicators to use to evaluate and measure result of incentives program and changing conditions. (see <i>Haines Downtown Revitalization Plan</i>)	X	X	X	
Objective 3F: Strengthen entrepreneurial activity and businesses. Provide entrepreneurs with the resources that will enable them to develop and expand their businesses				
1. Identify and work to address infrastructure and services that meets entrepreneur's needs. For example, it has been suggested that there is a need for a functioning (winterized, bathrooms, running water) downtown Office Building with offices for rent, possibly with shared business services available. Formally investigate demand and if it exists, identify options to satisfy, including public investment or incentives, private-public partnerships, etc. see similar objective at 2E	X			DRVC, Borough, business owners, Chamber
2. Enact a low-interest small-loan program for businesses in Haines (establish goals, terms, loan criteria, other).	X	X		Borough, CIA
3. Periodically provide entrepreneurship education classes to sow the seeds of economic diversification.		X		Chamber, JEDC
4. Provide regular customer service training for front-line employees at start of every summer.	X	X	X	Business owners, Chamber, HCVB
5. Update Haines economic indicators every two years to maintain current on understanding of economy, business diversity and interdependencies, leading industries, employment, wages, personal income, and local revenue to track changes and measure result of efforts.	X	X		Borough, Chamber
Objective 3G: Haines Borough residents need access to reliable, fast, and affordable internet as this increasingly is a necessity for business, education, and services. Cross reference with <i>Utilities Objective 15 J</i>				
1. Pursue grant and other opportunities to provide internet access to rural areas; make current Open Skies (starband) program for rural Alaska known to citizens.	X	X	X	Borough, Chamber
2. Work with cell service and internet providers, regulators, Southeast Conference, and others to inventory infrastructure, coverage, gaps and rates in Borough. Collaborate on ideas to fill gaps and address needs.	X	X		Borough, SEC, cell/internet providers, USDA- RD, DCCED, RCA
Objective 3H: Haines Borough should work with local electric utilities to achieve a rate of 15 cents per kWh or lower. Support actions to reduce power, heating, and fuel costs. Cross reference with <i>Utilities Objective 15 L</i> . Also review <i>Utilities Objectives 15 K, L and M</i> and implementing				

ATTACHMENT C

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
<i>actions for full review of Power</i>				
1. Identify any actions that could lower rates. Focus on opportunities to benefit commercial and industrial users. <i>Cross reference with Utilities 15 L(1)</i>	X	X		Borough, AP&T, RCA
Objective 3I: Maintain a business-friendly regulatory environment by providing stable local tax rates, reasonable permit fees, and timely permit reviews.				
1. Study the costs and benefits for requiring a Borough business license in addition to a state license. If costs exceed benefits, eliminate.	X			Borough
2. Examine the effectiveness of the Borough Tour Permit system.	X			Borough
3. Provide for internet based sales tax reporting/return program.	X			Borough
Objective 3J: Capitalize on Haines's position as a transportation hub to increase transfer and shipment of cargo, supplies, fuel, and other commodities with the Yukon, northern British Columbia, and Interior Alaska. Cross reference with Transportation 4(A)				
1. Ensure that Haines Highway and its bridges are capable and certified to handle load/weights necessary to transport ore, LNG and similar loads to and from Yukon, northern British Columbia, and interior Alaska. a) Identify current load certification of Haines Highway and Bridges. b) Identify industrial load roads must bear. c) Upgrade and recertify as needed, including allocating funding to accomplish.	X	X	X	Borough, ADOT&PF, commodity producers, State Legislators
2. Actively market Haines port and highway facilities and capacities.	X	X	X	Borough, Chamber
3. Prepare Port Development Plan (Identify transshipment opportunities for which Haines is competitive, estimate revenue and jobs to community, risks, and identify infrastructure, marketing and other investments needed to capture increased market share by Haines Borough and private partners).	X			Borough, Port Steering Committee, Chamber
4. Based on Port Development Plan's recommendations, identify decision-making sequence, strategic investments and funders, and timeline. Take systematic action.	X	X		Borough, Port Steering Committee, Chamber
5. Investigate options, pros and cons, to meet Yukon Liquid Natural Gas (LNG) transshipment demand.	X	X		Borough
6. Identify measures to avoid or minimize impacts from industrial truck traffic along Highway to Lutak Dock (e.g., noise, operation of engine brakes, routes, hours of operation, etc.).	X			Borough

ATTACHMENT D

6. Yandeist'akye' historic Native settlement
7. Chilkat River and Chilkoot River and Lake historic sites such as cache and house pits, hooligan pits, garden areas and graves
8. Dalton Cache and Dalton Trail
9. Eldred Rock Lighthouse

Objectives and actions in this chapter's implementation plan identify specific ways to protect these assets.

GOAL

Recognize historic and cultural resources and values and develop in a manner that protects these assets.

7.3.5 Resource-Based Development Opportunity

Harvest, extraction and adding value to the renewable and non-renewable resources in Haines Borough is a primary activity that brings money from outside the community into the local economy. Haines Borough is fortunate to have commercially viable salmon, timber and minerals all within its boundaries. Development of these resources must be done in a manner that protects the recreational and scenic values and places in the Borough upon which tourism, as well as quality of life, is based. The Borough's objective is to achieve responsible development, which is defined as complying with environmental regulations, ensuring fisheries resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintains scenic viewsheds, and buffers operations from adjacent land uses and activities.

Working on a project by project basis to balance among competing interests and needs is a major Borough regulatory responsibility, as seafood and tourism are two of the community's three primary economic drivers and must be protected, while timber and potentially minerals, offer future opportunity.

GOAL

Support responsible development of renewable and non-renewable resources within Haines Borough.

ATTACHMENT E

7.4 Townsite

7.4.1 Land Ownership, Use and Management

The urban center of Haines reflects its history and diversity. Some of the buildings near the town center, both commercial and residential, are nearly 100 years old and contribute much to the town's character. Other buildings, including most of the commercial core on Main Street between Second and Third Avenues, date from the 1950's and 1960's. The townsite is compact, with residential neighborhoods closely surrounding the commercial center. Just over 1,700 people or 68% of Borough residents live in this area. Land in town is primarily privately owned (Figure 7-3).

GOAL

Promote compact development and infill where water, sewer, and transportation infrastructure exists in order to maximize return on public infrastructure investments, promote energy efficiency, and reduce carbon emissions.

The Borough owns parcels where public facilities have been constructed (Figure 4-1) as well as some undeveloped. Land in chapter 4 shows all Borough-owned land and facilities).

The parts of town with water and sewer lines (Figure 9-1) are developed with relatively dense residential, commercial or mixed use buildings. From the early town core, residential neighborhoods have followed road and subdivision development to the north off Young Rd, Allen Rd, Piedad Rd, and to the south off Small Tracts and FAA Rds. The Small Tracts-FAA-Carrs Cove area was annexed into the former City of Haines in 1999. This is a moderate density residential area, and has the characteristic of a "suburb" with average lots ranging in size from 1 acre to 5 acres. This area lies within a fire service district, has emergency police protection and electric and phone service. The majority of area residents south of Mt Riley Road furnish their own water and septic systems and have stated a preference to limit commercial development and minimize impacts on air and water quality, noise level and heavy traffic.

There are several current and former sand and gravel pits toward the Chilkat Inlet whose resources result from glacial and river outwash plains. These areas are mostly supporting light industrial and commercial uses today.

Sawmill Creek is the significant anadromous stream meandering through town; the watershed divide parallels Young and 2nd Avenue. Surface and underground water to the east of this divide flow to Chilkoot Inlet/Portage Cove and water to the west flows to Sawmill Creek and Chilkat Inlet.

ATTACHMENT F

military post in Alaska between 1925 and 1940, and was closed at the end of World War II. Shortly after the fort was deactivated in 1945-1946, the land was sold to a private enterprise, the Port Chilkoot Company.

In addition to the stately fort buildings and interior parade grounds, the area now serves as an entertainment area with several private visitor-oriented establishments and commercial ventures run by Alaskan Indian Arts. Several commercial businesses and restaurants catering to visitors have opened between the cruise ship dock and the Fort Seward area, and, within the fort itself two buildings were constructed to depict a Chilkat tribal community house and gold rush era construction that are today used by visitors. Many buildings in the fort area host lodging establishments providing income to help with the considerable overhead of maintaining the structures in the Fort. A former cannery, originally located at Pyramid Harbor, was relocated to the Fort Seward area in 1926 and is now the Chilkat Center for the Performing Arts owned by Haines Borough. The center has a complete theatrical stage, excellent acoustics, a Steinway Grand Piano and seats 350 people. Unfortunately the building's age and lack of maintenance have accumulated and critical improvements are estimated at \$5 million (with building replacement cost at \$11 million).

7.4.7 Light Industrial Close to Town

Haines is fortunate to have flat accessible land near the Haines Highway, town, utilities and the port yet in tucked away locations just off the main corridors. Operating and transshipment costs for businesses are reduced by being located so close to town. These areas are used for small sawmills, auto shops, gravel extraction, heavy equipment storage, and similar light industrial uses. Haines' related land use challenges are to ensure it has enough land allocated to these important uses, to provide buffers for neighboring residential development, to protect Sawmill Creek tributaries in this area, and to prevent "junk yards" from taking over.

7.5 Lutak and Northeast Borough

Marine transshipment facilities in this area include the Borough's Lutak Dock, AMHS Ferry Dock, federal tankfarm (POL) Dock, and private Chilkoot Lumber dock. These facilities are shown on Figures 7-5 and 6 and detailed in Chapter 6 – Transportation.

Most land in this part of the Borough is state land within the Haines State Forest; other parcels are Borough-owned (by Lutak Dock and a parcel at the mouth of Chilkoot Lake), University or Mental Health Trust land, or private land including Native Allotments (see Figure 7-5).

Lutak Road begins in town and parallels the west side of Lutak Inlet to just past the outlet of Chilkoot Lake. This very scenic two-lane road has a wide shoulder on the waterside for walking and biking to the AMHS Ferry Terminal, which should be continued for the full length of the road. Lutak Road is the access route to Haines' industrial waterfront port and uplands where most barged products, including fuel, are transferred and stored. Ensuring use for waterfront industrial and commercial purposes at this deep water port area and associated uplands



HAINES BOROUGH, ALASKA
P.O. BOX 1209, HAINES, ALASKA 99827
Annette Kreitzer, Borough Manager
907.766.6404 akreitzer@haines.ak.us

MEMO

TO: Haines Borough Planning Commission

DATE: April 5, 2024

RE: Conditional Use Permit (CUP) – Resource Extraction | Rural Mixed Use Zone | CUP 24-001 | C-208-TL-0400, C-208-TL-03A0 | Highland’s Estates Inc. & St. James Place

This memo serves as my recommendation per HBC 18.50.030 (D)3 for approval of this CUP to the Commission with the conditions listed below. A pre-application meeting was held on 1/25/2024. Additional notice has been provided to property owners abutting a transportation corridor identified in the application.

This conditional use permit application is for Resource Extraction in the Rural Mixed Use Zone. This zone is defined as:

The intent of the rural mixed use zone is to allow for a broad mixture of uses including, as uses-by-right, single and multiple dwelling residential uses and, generally, commercial and light industrial uses by conditional use permit. Where public water or sewer utilities are unavailable, the size, slope, dimension and soil type of subdivision lots must be adequate to support on-site water and wastewater systems to properly serve the planned use of the property.

Resource Extraction is a Conditional Use in this zone.

This is an extension of CUP 19-003, and as required by HBC 18.30.010(C) is subject to the conditional use permit process.

BOROUGH RECCOMENDATION:

Conditionally approve CUP 24-001 with the conditions established on CUP 19-003 and:

1. Establish legal access, or provide copies of easements and driveway permits, for the truck routes through any parcels not owned by the applicant.
2. Provide a copy of state permitting for stormwater pollution prevention measures identified in the operations plan.

BOROUGH REVIEW, per HBC 18.50.040(A)

The following code sections must be met in order for a Conditional Use Permit to be approved by the Planning Commission:

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers;

BOROUGH RESPONSE:

A 500-foot buffer exists between the use and the nearest occupancy.

2. The development of the use is such that the value of the adjoining property will not be significantly impaired;

BOROUGH RESPONSE:

No comments from property owners within 500 feet or abutting a transportation corridor were received.

This permit is consistent with existing land use and local zoning, no significant impairments are expected.

3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;

BOROUGH RESPONSE:

Existing utilities are sufficient for the proposed land use.

4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;

BOROUGH RESPONSE:

Section 7.2.1 Haines Borough's Ten Future Growth Land Designations:

#4 – Industrial

#10 Resource Development

Proposed use is consistent with land use activities prioritized in this section, including rock quarries, and the processing, shipping, and storing of goods.

See also Attachments B, C, D, E, & F in the application.

5. The granting of the conditional use will not be harmful to the public safety, health or welfare;

BOROUGH RESPONSE:

Land use activities are consistent with this zone and provide adequate buffers for industrial activities.

6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;

BOROUGH RESPONSE:

No previous drainage issues have been reported. Applicant will comply with State requirements for water quality and sediment control.

7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;

BOROUGH RESPONSE:

Submitted site plans and operations plan, together with applicable codes and relevant permit conditions are sufficient to ensure compliance with all local, state, and federal regulations, and the comprehensive plan.

8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

BOROUGH RESPONSE:

No public comment received to-date.

GENERAL APPROVAL CRITERIA REVIEW, per HBC 18.60.010

Conditional Use Permits may be granted if all the following general approval criteria and applicable specific approval criteria of HBC 18.60.020 are complied with.

The application comports with the general approval criteria in HBC 18.60.010. Only the following criteria apply to this application:

Conditional Use Permit (CUP) – Resource Extraction | Rural Mixed Use Zone
| CUP 24-001 | C-208-TL-0400, C-208-TL-03A0 | Highland’s Estates Inc. & St.
James Place

A. Plans. The proposal is substantially consistent with the borough comprehensive plan and other applicable borough-adopted plans.

BOROUGH RESPONSE:

See #4 above

B. Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.

BOROUGH RESPONSE:

Notifications were sent to all residents within 500' of the parcel, and property owners abutting a transportation corridor. No comments have been received.

C. Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the borough fire chief. Adequate access for emergency and police vehicles must be provided.

BOROUGH RESPONSE:

Site plan indicates conformance with density and dimensional requirements for emergency access. No industrial or commercial buildings are proposed.

D. Access. All lots on which development is planned are required to have legal road access before an application for a development may be considered and physical road access must be completed to borough standards before any work on the development is started.

BOROUGH RESPONSE:

See condition #1 above for compliance with access requirements.

E. Traffic. The proposed use shall not overload the existing street system with traffic or result in unsafe streets or dangers to pedestrians.

BOROUGH RESPONSE:

The proposed land use will occur on-site. Land use activities are not expected to overload Borough streets or result in unsafe situations if compliance with borough code and existing permit conditions are maintained.

F. Public Maintenance. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow and shall not create significantly increased difficulty for snow removal or street maintenance.

BOROUGH RESPONSE:

No increased street maintenance is anticipated. The operations plan includes methods for controlling sediment from transport onto public streets.

G. Foundation. All buildings intended for residential or commercial use shall be placed on a permanent foundation. This section does not apply to accessory buildings such as tool sheds, wood sheds, etc., of 120 square feet or less in area, or temporary uses.

BOROUGH RESPONSE:

Does not apply.

H. Parking. Parking, loading areas and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.

BOROUGH RESPONSE:

No parking, loading, or snow storage issues are expected.

I. Utilities. The proposed use shall be adequately served by public water, sewer, on-site water or sewer systems, electricity, and other utilities prior to being occupied.

All regulations of the State Department of Environmental Conservation pertaining to water extraction and wastewater disposal, as well as the requirements of HBC 13.04.080(G) pertaining to on-site wastewater disposal, shall apply. If exempted from the requirement to connect to public utilities, a developer must provide plans drawn by an engineer licensed in the state of Alaska or a state certified septic system installer prior to permit approval. Upon installation and before closure, the wastewater disposal system must be inspected and approved by an engineer licensed in the state of Alaska or a state certified septic system installer.

When public sanitary sewer and/or water service becomes available, the developer will be required to connect to the public utility within six months.

BOROUGH RESPONSE:

The site is adequately served by public utilities for proposed land use activities.

J. Drainage. The applicant for a proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate or avoid runoff into public streets or adjoining lots and to protect rivers, lakes and streams from pollution. Developers may be required to provide for the conservation of natural features such as drainage basins and watersheds, and provide for land stability.

BOROUGH RESPONSE:

There are no anticipated drainage issues.

K. Walkways, Sidewalks and Bike Paths. Easements for pedestrian access or bicycle paths may be required where shown by the borough to be necessary to provide reasonable circulation or access to streams, lakes, tidewater, schools, playgrounds, transportation facilities or other public facilities.

BOROUGH RESPONSE:

Does not apply.

L. Construction Guarantees. The borough may require the posting of a bond or other surety approved by the assembly to ensure that all required and necessary improvements are constructed as approved. The surety may provide for partial releases upon acceptance of the improvement by the borough.

BOROUGH RESPONSE:

Does not apply.

M. Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the zone.

BOROUGH RESPONSE:

This permit is consistent with local zoning and adjacent land use activities. No impacts to peak use characteristics are expected.

N. Off-Site Impacts. The proposed use shall not have significant negative impacts on the surrounding properties, including excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises or be unsightly or become a nuisance as defined in HBC 8.12.020(I).

Conditional Use Permit (CUP) – Resource Extraction | Rural Mixed Use Zone
| CUP 24-001 | C-208-TL-0400, C-208-TL-03A0 | Highland’s Estates Inc. & St.
James Place

BOROUGH RESPONSE:

Resource extraction is consistent with local zoning, and no comments have been received from neighboring parcels. There are no anticipated off-site impacts with this use.

The operations plan includes activities to control dust and runoff.

O. Habitat.

BOROUGH RESPONSE:

Does not apply.

P. Anadromous Fish Stream Setbacks.

BOROUGH RESPONSE:

Does not apply.

Q. Open Space and Facilities.

BOROUGH RESPONSE:

Does not apply.

R. Historic Resources.

BOROUGH RESPONSE:

Does not apply.

S. National Flood Plain Regulations.

BOROUGH RESPONSE:

Does not apply.

T. Hazard Areas. Development which is not designed and engineered to mitigate the risk of loss of life or property is prohibited in the following hazard areas:

BOROUGH RESPONSE:

Does not apply.

U. Waterfront. The following requirements apply in all waterfront zones:

BOROUGH RESPONSE:

Does not apply.

Conditional Use Permit (CUP) – Resource Extraction | Rural Mixed Use Zone
| CUP 24-001 | C-208-TL-0400, C-208-TL-03A0 | Highland’s Estates Inc. & St.
James Place

SPECIFIC APPROVAL CRITERIA REVIEW, per HBC 18.60.020

The **BOLD** specific approval criteria apply to this permit and are addressed below:

A. Resource Extraction.

- B. Junkyard.
- C. Animal Husbandry.
- D. Home Occupation.
- E. Bed and Breakfast (B&B).
- F. Kennel.
- G. Historic Buildings.
- H. Temporary Residence.
- I. Mobile Home Parks/Recreational Vehicle (RV) Parks.
- J. Planned Unit Development.
- K. Large Developments.
- L. Underground Utilities.
- M. Nonconforming Uses, Buildings, Lots.
- N. Cemetery.
- O. Commercial Marijuana Facilities.
- P. Communications Equipment.

A. Resource Extraction

1. Permitting. A permit for natural resource extraction may be issued with such reasonable conditions as necessary to limit or minimize the adverse impact of the permitted extraction. The permitted use must meet all other pertinent requirements of this title and address the following concerns:

a. Limits of operational areas;

BOROUGH RESPONSE:

- **25-foot buffers against property lines,**
- **Site is buffered from adjacent zones by other industrial parcels,**

b. Days and hours of operation;

BOROUGH RESPONSE:

Monday - Friday, 8am – 5pm

c. Traffic patterns;

BOROUGH RESPONSE:

Traffic patterns are clearly identified and appropriate for this land use.

d. Fencing and screening;

BOROUGH RESPONSE:

No fencing proposed.

e. Control of dust and noise;

BOROUGH RESPONSE:

Proposed activities are consistent with the noise and dust expected during industrial activities. The applicant will use on-site measures to limit and control dust and noise as stated in the operations plan.

f. Phasing of operations and reclamation steps;

BOROUGH RESPONSE:

Operations and reclamation plans are included in the application and are appropriate for this land use.

g. Final condition of site including:

- (1) Relation to adjoining land forms and drainage features,
- (2) Relation of reclaimed site to planned or established uses of the surrounding area,
- (3) Demonstration that the final land form will have a viable land use compatible with land use trends in the surrounding area,

(4) Relation of reclaimed site to initial site conditions including land use, vegetation, soils, geology and hydrology;

BOROUGH RESPONSE:

Reclaimed land is likely to have future industrial use consistent with local zoning.

Drainage, reclamation, vegetation and soil conditions are identified in the permit application and are appropriate for this land use.

h. Methods to minimize potential conflict with other existing uses within the neighborhoods adjacent to the development and traffic corridors used by the development.

BOROUGH RESPONSE:

This land use has been ongoing since 2001. The borough is not aware of conflict with neighboring land use and all trucking associated with this land use will be performed by licensed commercial drivers.

COMMISSIONER RESPONSE FORMS

Per HBC 18.50.040, the Commission may adopt the Manager’s recommendation on each requirement unless it finds, by a preponderance of the evidence, that the Manager’s recommendation was in error and states its reasoning for such finding with particularity. In addition, for good cause, the Commission may alter the conditions on approval or requirements for guarantees recommended by the Manager. If the Commission wishes to propose other conditions, examples can be found in HBC 18.50.040(B).

The Commission is encouraged to reconsider conditions after the public hearing once all public comments have been received.

If the commission finds that the development implements all relevant requirements of this title, it shall issue a conditional use permit and the conditions and requirements shall be part of the approved permit. If the development does not implement all relevant requirements, or the commission otherwise determines the development is not in compliance with this title, the commission shall deny the permit and note with particularity its reasons for the decision.

- 1. The use is so located on the site as to avoid undue noise and other nuisances and dangers.

COMMISSIONER RESPONSE:

- 2. The development of the use is such that the value of the adjoining property will not be significantly impaired.

COMMISSIONER RESPONSE:

- 3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;

Conditional Use Permit (CUP) – Resource Extraction | Rural Mixed Use Zone
| CUP 24-001 | C-208-TL-0400, C-208-TL-03A0 | Highland’s Estates Inc. & St. James Place

COMMISSIONER RESPONSE:

4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;

COMMISSIONER RESPONSE:

5. The granting of the conditional use will not be harmful to the public safety, health or welfare;

COMMISSIONER RESPONSE:

6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;

COMMISSIONER RESPONSE:

7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;

COMMISSIONER RESPONSE:

8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

COMMISSIONER RESPONSE:

Altered or additional Conditions see HBC 18.50.040(B) for definitions:

DEVELOPMENT SCHEDULE:

USE:

OWNER'S ASSOCIATION:

DEDICATIONS:

CONSTRUCTION GUARANTEES:

COMMITMENT LETTER:

COVENANTS:

DESIGN:

CODE REFERENCES

18.20.020 Definitions – Regulatory.

“Resource extraction” means a heavy industrial use involving the removal of rock, gravel, sand, clay, topsoil, peat, timber, petroleum, natural gas, coal, metal ore, or any other mineral, and other operations having similar characteristics. Resource extraction does not include: (1) the removal of material from within the legal boundaries of the property of origin which are incidental to the construction, alteration or repair of a building (or the grading and landscaping incidental thereto); or (2) within the subdivision of origin of a platted public or private access road and utilities or public facility providing essential services.

HBC 18.30.010(F) Conditions.

The assembly, commission, or manager may place conditions upon issuance of any approval which are necessary or desirable to ensure that a rule, policy, standard or intent will be implemented in a manner consistent with this title, the comprehensive plan and any rule, policy or standard implementing them.

HBC 18.50.040 Decision.

B. The commission may alter the manager’s proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner’s Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.

4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.

5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.

6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.

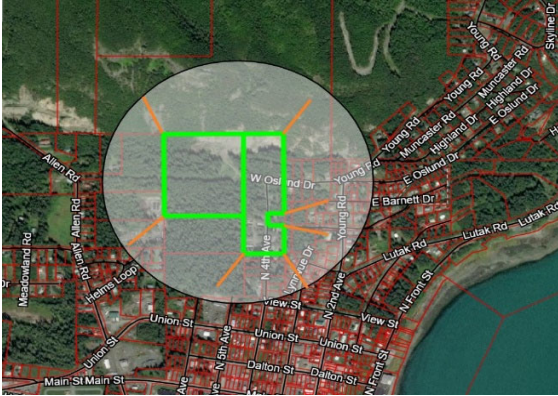
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.

8. Design. The conditions may require the adoption of design standards specific to the use and site.

Haines Borough
P.O. Box 1209
Haines, AK. 99827



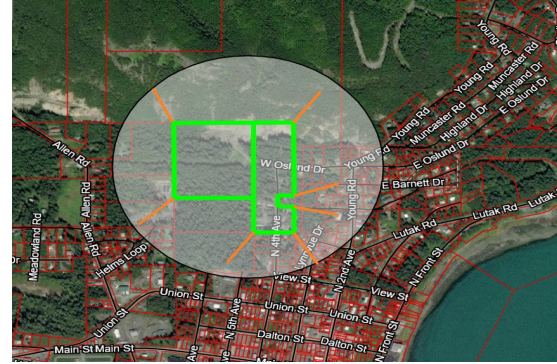
Planning Commission
Notice of Public Hearing



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Planning Commission
Notice of Public Hearing



APPLICATION HEARING

Conditional Use – Resource Extraction [Extension of CUP #19-03]

Sites: C-208-TL-0400 & C-208-TL-03A0

Applicant – Highland Estates Inc. & St. James Place

Dear property owner,

You have been identified as abutting a transportation corridor identified in the above conditional use permit application. This is notification that there will be a public hearing regarding an extension of Conditional Use Permit #19-03 – Resource Extraction. This matter will be heard April 11, 2024 at 6:30pm at Assembly chambers and on ZOOM. You are invited to provide testimony at the meeting or submit written comments to the Borough Planner at planner@haines.ak.us. Written comment deadline is April 10th at 5:00pm. For more information, please call the Lands Dept. at 766-6400 or visit <https://www.hainesalaska.gov/pc/planning-commission-meeting-7>

Public Hearing Date: April 11, 2024

Meeting Time: 6:30 pm

Place: Assembly chambers and ZOOM online

APPLICATION HEARING

Conditional Use – Resource Extraction [Extension of CUP #19-03]

Sites: C-208-TL-0400 & C-208-TL-03A0

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APPLICATION HEARING

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APPLICATION HEARING

Conditional Use – Resource Extraction [Extension of CUP #19-03]

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Applicant – Highland Estates Inc. & St. James Place

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Public Hearing Date: April 11, 2024

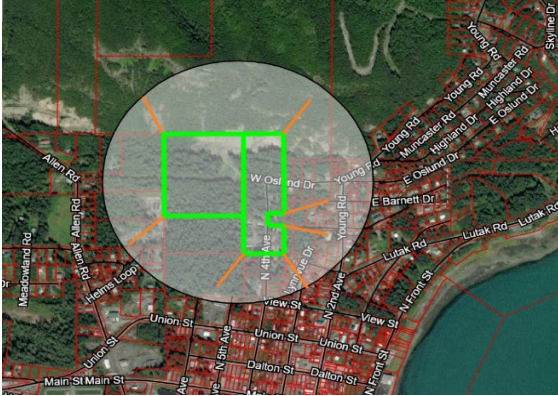
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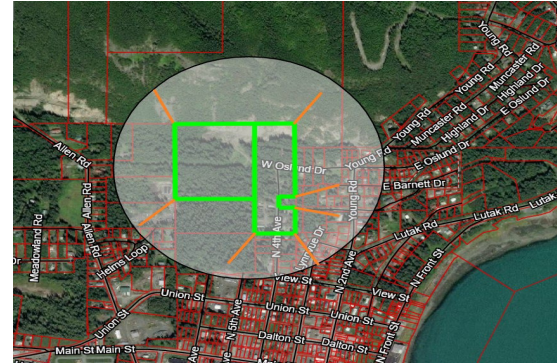
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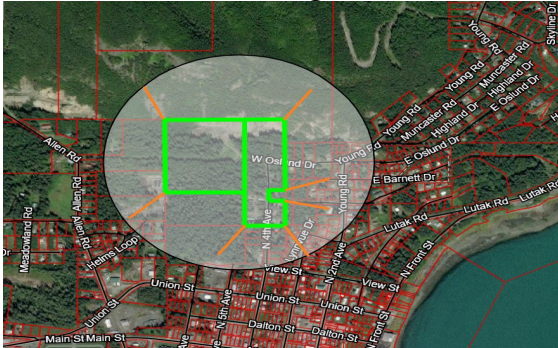
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Planning Commission
Notice of Public Hearing



APPLICATION HEARING

Conditional Use – Resource Extraction [Extension of CUP #19-03]

Sites: C-208-TL-0400 & C-208-TL-03A0

Applicant – Highland Estates Inc. & St. James Place

Dear property owner,

You have been identified as owning property within 500 feet of the above listed property. This is notification that there will be a public hearing regarding an extension of Conditional Use Permit #19-03 – Resource Extraction. This matter will be heard March 14, 2024 at 6:30pm at Assembly chambers and on ZOOM. You are invited to provide testimony at the meeting or submit written comments to the Borough Planner at planner@haines.ak.us. Written comment deadline is March 13th at 5:00pm. For more information, please call the Lands

Dept. at 766-6400 or visit

<https://www.hainesalaska.gov/pc/planning-commission-meeting-6>

Public Hearing Date: March 14, 2024

Meeting Time: 6:30 pm

Place: Assembly chambers and ZOOM online

APPLICATION HEARING

Conditional Use – Resource Extraction [Extension of CUP #19-03]

Sites: C-208-TL-0400 & C-208-TL-03A0

Applicant – Highland Estates Inc. & St. James Place

Dear property owner,

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Public Hearing Date: March 14, 2024

Meeting Time: 6:30 pm

Place: Assembly chambers and ZOOM online

APPLICATION HEARING

Conditional Use – Resource Extraction [Extension of CUP #19-03]

Sites: C-208-TL-0400 & C-208-TL-03A0

Applicant – Highland Estates Inc. & St. James Place

Dear property owner,

You have been identified as owning property within 500 feet of the above listed property. This is notification that there will be a public hearing regarding an extension of Conditional Use Permit #19-03 – Resource Extraction. This matter will be heard March 14, 2024 at 6:30pm at Assembly chambers and on ZOOM. You are invited to provide testimony at the meeting or submit written comments to the Borough Planner at planner@haines.ak.us. Written comment deadline is March 13th at 5:00pm. For more information, please call the Lands

Dept. at 766-6400 or visit

<https://www.hainesalaska.gov/pc/planning-commission-meeting-6>

Public Hearing Date: March 14, 2024

Meeting Time: 6:30 pm

Place: Assembly chambers and ZOOM online

APPLICATION HEARING

Conditional Use – Resource Extraction [Extension of CUP #19-03]

Sites: C-208-TL-0400 & C-208-TL-03A0

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Public Hearing Date: March 14, 2024

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Place: Assembly chambers and ZOOM online

HIGHLAND'S ESTATES INC
BOX 1129
HAINES, AK. 99827

ST JAMES PLACE INC.
P.O. BOX 129
HAINES, AK. 99827

WILLIAM EGOLF
P.O. BOX 491
HAINES, AK. 99827

CHRISTOPHER THORGESEN
P.O. BOX 887
HAINES, AK. 99827

MAXWELL JUSI
BOX 1742
HAINES, AK. 99827

GEORGE WHITMAN
P.O. BOX 244
HAINES, AK. 99827-0244

OMAR CORDES
BOX 6
HAINES, AK. 99827

TROY FOTTA
P.O. BOX 753
HAINES, AK. 99827

TERRY W. PARDEE
BOX 296
HAINES, AK. 99827

MATTHEW JILLSON
BOX 545
HAINES, AK. 99827

TRAVIS WADE RUSSELL
BOX 1583
HAINES, AK. 99827

BRIAN ELLIOTT
BOX 391
HAINES, AK. 99827

JOAN WAGNER
BOX 1421
HAINES, AK. 99827

MARIANNE TOMPKINS
BOX 783
HAINES, AK. 99827

ERIC M. FERRIN
BOX 1471
HAINES, AK. 99827

TERRY ALLAN SELE
BOX 53
HAINES, AK. 99827

NANCY J. HOTCH
BOX 33
HAINES, AK. 99827

DANIEL L KELLY
BOX 1073
HAINES, AK. 99827

CAROL WALDO
P.O. BOX 274
HAINES, AK. 99827

LESLIE KATZEEK
BOX 104
HAINES, AK. 99827

TROY FOTTA
BOX 753
HAINES, AK 99827

OMAR CODES
BOX 6
HAINES AK 99827

JANSY HANSEN
BOX 1667
HAINES AK 99827

TOM HEYWOOD
BOX 901
HAINES AK 99827

LESLIE EVENDEN
BOX 244
HAINES AK 99827

NICOLE & TIMOTHY HOLM
BOX 1703
HAINES AK 99827

DAVID MORLEY
2 DUCK POND ROAD
YARMOUTH PORT MA 02675

CARSTEN TUSK
20912 4TH AVE SOUTH
DES MOINSE WA 98198

JOSHUA BENASSI
BOX 721
HAINES AK 99827

LACY SCHULTZ
BOX 1063
HAINES AK 99827

SHAWN BELL
BOX 34
HAINES AK 99827

MARIANNE TOMPKIN
BOX 785
HAINES AK 99827

ROGER SCHNABEL
HIGHLAND'S ESTATES
BOX 1129
HAINES AK 99827

UA LANDS
1815 Bragaw Street, Suite 101
Anchorage, AK 99508-3433

ST. JAMES PLACE
C/O SCHNABLE
BOX 129
HAINES AK 99827

HAINES BOROUGH

HAINES, ALASKA

PUBLIC NOTICE PLANNING COMMISSION PUBLIC HEARINGS

Public Hearing will be held at Assembly Chambers (315 Haines Hwy)
and by ZOOM on

Thursday, April 11, 2024 at 6:30PM

- **Conditional Use Permit – #24-001 Extension of permit #19-03 - C-208-TL-0400, C-208-TL-03A0**
Resource Extraction in a Rural Mixed Use Zone.
Applicants – Highland’s Estates Inc. & St. James Place
(this CUP was continued from the March 14 meeting)
- **Haines Borough Clean Metal Staging Yard**
Conceptual/35% design

Public Comments may be sent in writing to: Haines Borough, Planning Commission, Box 1209, Haines, AK 99827 or to planner@haines.ak.us or by attending the meeting.

12A

35% Engineer's Estimate

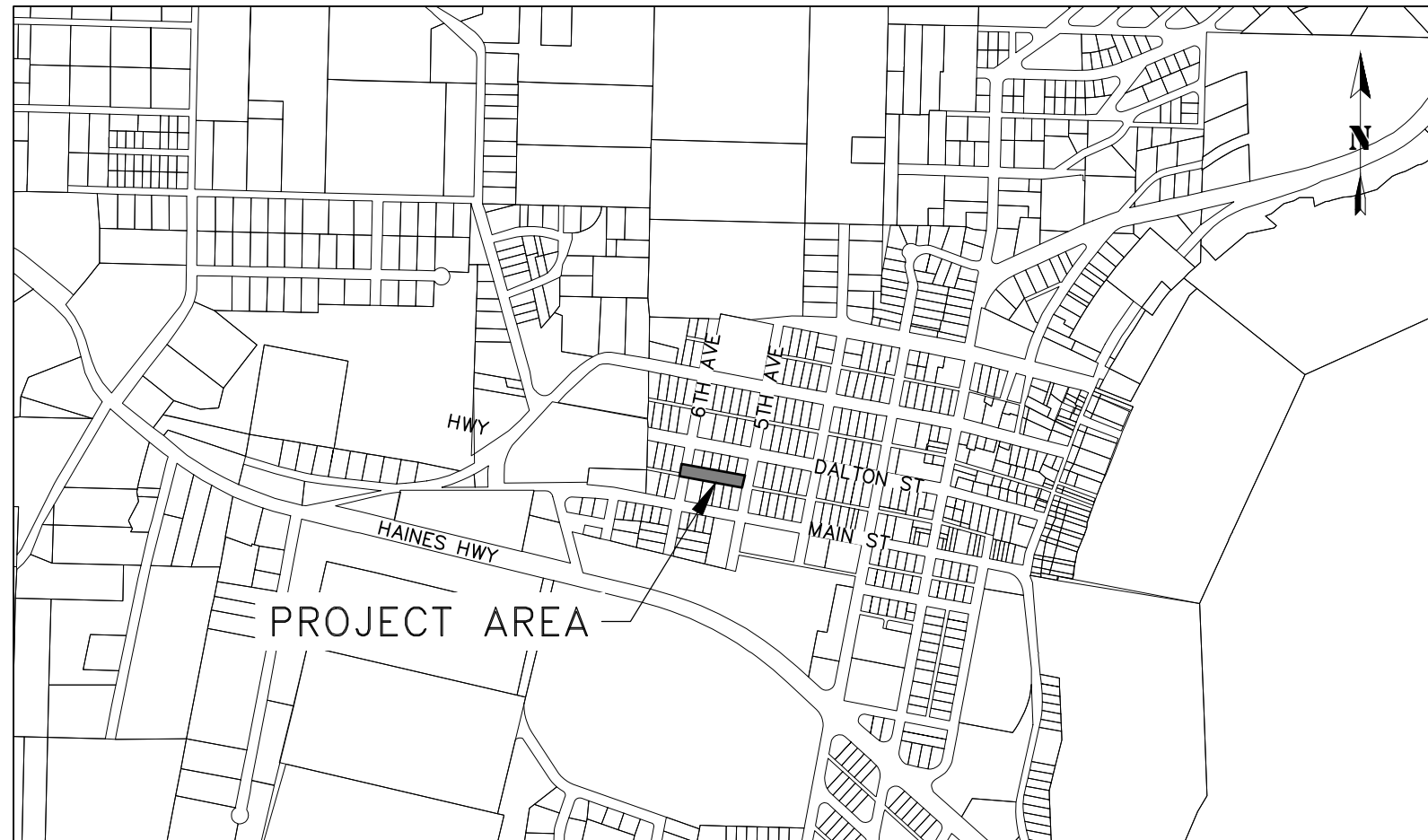
Project:	5th to 6th Avenue		
Owner:	Haines Borough		
Date:	3/19/2024		
Prepared By:	E. Roemeling		
Checked By:	G. Gladsjo		

Base Bid					
Pay Item	Pay Item Description	Pay Unit	Quantity	Unit Price	Amount
201.0009.0000	Clearing and Grubbing	LS	1	\$20,000.00	\$20,000.00
202.0002.000A	Removal of Pavement, Asphalt	SY	49	\$6.00	\$294.00
202.0004.0000	Removal of Culvert Pipe	LF	42	\$13.00	\$546.00
203.0003.0000	Unclassified Excavation	CY	25	\$50.00	\$1,250.00
303.2003.0000	Ditch Reconditioning	LF	65	\$40.00	\$2,600.00
401.0001.002B	HMA Type II; Class B	TON	9	\$380.00	\$3,420.00
401.0004.5834	Asphalt Binder, Grade PG 58-34	TON	1	\$2,000.00	\$2,000.00
603.0021.0024	Corrugated Polyethylene Pipe 24 Inch	LF	229	\$250.00	\$57,250.00
604.0001.0000	Storm Sewer Manhole, Type 1	Each	2	\$20,000.00	\$40,000.00
627.0011.0000	Adjustment of Water Line - Materials	Lump Sum	All Req'd	\$3,000.00	\$3,000.00
627.0011.0000	Adjustment of Water Line - Installation	Lump Sum	All Req'd	\$5,500.00	\$5,500.00
640.0001.0000	Mobilization and Demobilization	Lump Sum	All Req'd	\$22,000.00	\$22,000.00
641.0003.0000	Temporary Erosion, Sediment and Pollution Control	Lump Sum	All Req'd	\$3,000.00	\$3,000.00
642.0001.0000	Construction Surveying	Lump Sum	All Req'd	\$4,000.00	\$4,000.00
643.0002.0000	Traffic Maintenance	Lump Sum	All Req'd	\$5,000.00	\$5,000.00
Total =					\$164,860.00

5TH TO 6TH AVENUE DRAINAGE IMPROVEMENTS

HAINES BOROUGH, ALASKA

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND ABBREVIATIONS GENERAL NOTES
3	EXISTING SITE CONDITIONS & DRAINAGE PATTERNS
4	PLAN VIEW



PROJECT LOCATION MAP
NTS



**ALASKA
VICINITY MAP**
NTS

35%
DRAFT
FOR REVIEW ONLY

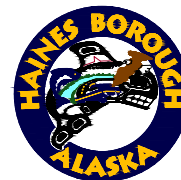
RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION
#100662

DRAWN BY: E. ROEMELING
DESIGNED BY: E. ROEMELING
CHECKED BY: G. GLADSO

219 MAIN ST #13
HAINES, AK 99827
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907) 780-4004

solutions@proHNS.com
www.proHNS.com



**5TH TO 6TH AVENUE
DRAINAGE
IMPROVEMENTS**

COVER SHEET

SHEET NUMBER
1
OF
4

LEGEND

DESCRIPTION	EXISTING	REMOVE	PROPOSED
ASPHALT	--- EDGE OF ASPHALT ---	- - - - -	[HATCHED AREA]
BOLLARDS	● ●		
BUILDING	[Hatched Area]		
ROCKERY WALL	[Rockery Wall Symbol]		
DITCH FLOW LINE	--- > --- > ---		--- > --- > ---
GUTTER			
FENCE	x x x x x		
FIRE HYDRANT	[Fire Hydrant Symbol]		
MONUMENT	[Monument Symbol]		
PROPERTY LINE	- - - - -		
SANITARY SEWER CLEANOUT	○		
SANITARY SEWER PIPE	--- PIPE SIZE & TYPE ---		
SANITARY SEWER MANHOLE	[Manhole Symbol]		
SAWCUT & MTE LIMITS			- . - . - . - . - . - . -
SIGN	[Sign Symbol]		
STORM DRAIN CATCH BASIN	[Catch Basin Symbol]		
STORM DRAIN PIPE	--- PIPE SIZE & TYPE SD ---	- - - - - PIPE SIZE & TYPE SD - - - - -	--- SD (P-1) SD ---
STORM DRAIN MANHOLE, GRATE	[Storm Drain Manhole Symbol]		
TOP OF DITCH	- - - - -		
TREE LINE	[Tree Line Symbol]		
UNDERGROUND PIPE CAP	[]		
UTILITY POLE	○		
UTILITY POLE WITH LUMINAIRE	○ []		
OVERHEAD ELECTRICAL LINE	--- OHE --- OHE ---		
WATER LINE PIPE	--- PIPE SIZE & TYPE ---		
WATER VALVE BOX	[Valve Box Symbol]		

ABBREVIATIONS

AC BOP BTM BVC CB CL CMP CPP CONC CTE DIP DIA EL EOP EX FG FH GV HB HDPE IE INV LT LVC MH MIN MTE NIC NO NTS OD OHE PC PSI PT PVC PVI RP RT ROW SDMH SSMH STA STD TBC TGB TBM TP TYP VPC VPI VPT	ASPHALT CONCRETE BEGINNING OF PROJECT BOTTOM BEGIN VERTICAL CURVE CATCH BASIN CENTERLINE CORRUGATED METAL PIPE CORRUGATED POLYETHYLENE PIPE CONCRETE CONNECT TO EXISTING DUCTILE IRON PIPE DIAMETER ELEVATION END OF PROJECT EXISTING FINISHED GRADE FIRE HYDRANT GATE VALVE HAINES BOROUGH HIGH DENSITY POLYETHYLENE INVERT ELEVATION INVERT LEFT LENGTH OF VERTICAL CURVE MANHOLE MINIMUM MATCH TO EXISTING NOT IN CONTRACT NUMBER NOT TO SCALE OUTSIDE DIAMETER OVERHEAD ELECTRIC POINT OF CURVATURE POUNDS PER SQUARE INCH POINT OF TANGENT POLYVINYL CHLORIDE PIPE POINT OF VERTICAL INTERSECTION RADIUS POINT RIGHT RIGHT-OF-WAY STORM DRAIN MANHOLE SANITARY SEWER MANHOLE STATION STANDARD TOP BACK OF CURB TOP BACK OF GUTTER TEMPORARY BENCHMARK TOP OF PAVEMENT TYPICAL VERTICAL POINT OF CURVATURE VERTICAL POINT OF INTERSECTION VERTICAL POINT OF TANGENCY
---	---

GENERAL NOTES

1. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
2. LOCATIONS AND ELEVATION OF EXISTING UNDERGROUND WATER, SEWER, POWER, TELEPHONE AND CABLE TELEVISION SHOWN ON THE PLANS WERE DERIVED FROM HAINES BOROUGH AS-BUILTS AND FIELD LOCATES. THE ACTUAL LOCATION OF UTILITIES MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING EXISTING UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL CONTACT AND REQUEST UTILITY LOCATES, AT A MINIMUM, FROM THE FOLLOWING PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES:
 - A) HAINES BOROUGH PUBLIC FACILITIES, 907-766-6414.
 - B) ALASKA POWER & TELEPHONE(AP&T), 907-766-6500.
 - C) HAINES CABLE TV, 907-766-2337.
3. A GEOTECHNICAL INVESTIGATION WAS NOT PERFORMED AS PART OF THIS DESIGN. HARDPAN, CLAY, GROUNDWATER, LARGE BOULDERS, BEDROCK, STUMPS, LOGS, ORGANICS, AND OTHER NATIVE MATERIALS MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING AND SITE GRADING OPERATIONS.
4. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS ANTICIPATED TO BE LESS THAN ONE ACRE.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS AND GRADES, AND STABILIZED WITH AN APPROVED HYDRAULIC GROWTH MEDIUM AND GRASS SEED UNLESS OTHERWISE SHOWN ON THE PLANS.
6. CONTRACTOR SHALL ENSURE GARBAGE PICKUP, PRIVATE AND BUSINESS DELIVERIES, AND DAILY MAIL SERVICE WILL BE UNINTERRUPTED TO ALL BUSINESS AND RESIDENCES AFFECTED BY THIS PROJECT.
7. THE CONTRACTOR SHALL NOTIFY EACH PROPERTY OWNER OF DRIVEWAY CLOSURE 48 HOURS PRECEDING THE DAY THE DRIVEWAY IS TO BE CLOSED TO VEHICULAR ACCESS. THE PROPERTY OWNER SHALL BE INFORMED OF THE PERIOD OF TIME THE CLOSURE WILL BE IN EFFECT. NO DRIVEWAY CLOSURES WILL BE PERMITTED UNTIL THIS REQUIREMENT HAS BEEN MET TO THE SATISFACTION OF THE ENGINEER.
8. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY, WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
9. THE PLAN DRAWINGS DO NOT SHOW ALL PLANTINGS, AND OTHER LANDSCAPING THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO PLANTINGS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
10. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS. ALL OTHER MATERIALS TO BE REMOVED AND DISPOSED OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR, INCLUDING CONCRETE, ASPHALT, UNSUITABLE SOILS AND ETC.
11. WORK SHALL BE PERFORMED MONDAY THROUGH FRIDAY, 8AM TO 5PM ONLY.

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC TO BE CONTROLLED PER REQUIREMENTS OF THE ALASKA TRAFFIC MANUAL, U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE ALASKA SUPPLEMENT.
2. MAINTAIN ONE (1) LANE FOR TRAFFIC AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. NOTIFICATION OF WORK THAT MAY IMPEDE TRAFFIC MUST BE PROVIDED TO THE HB PUBLIC WORKS DEPARTMENT, HB POLICE DEPARTMENT, HAINES VOLUNTEER FIRE DEPARTMENT, CHILKOOT INDIAN ASSOCIATION, ALASKA DOT&PF HAINES M&O FOREMAN, AND THE GENERAL PUBLIC A MINIMUM OF 72 HOURS IN ADVANCE OF IMPLEMENTING TRAFFIC CONTROL.
4. CONTRACTOR MUST PROVIDE ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES TO MOVE TRAFFIC THROUGH OR AROUND THE PROJECT SITE.
5. PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.

	RECORD OF REVISIONS					DRAWN BY: E. ROEMELING		5TH TO 6TH AVENUE DRAINAGE IMPROVEMENTS	LEGEND ABBREVIATIONS GENERAL NOTES	SHEET NUMBER
	No.	DATE	DESCRIPTION	BY		DESIGNED BY: E. ROEMELING		2		
						CHECKED BY: G. GLADYSJO		OF		
				219 MAIN ST #13 HAINES, AK 99827 1945 ALEX HOLDEN WAY #101 JUNEAU, AK 99801 (907) 780-4004 solutions@proHNS.com www.proHNS.com	4					

C:\Users\EthanRoemeling\proHNS Dropbox\Projects\Haines\5th to 6th Ave Drainage\C3D 5th & 6th Avenue\Sheets\5th to 6th Ave_LAG.dwg March 19, 2024



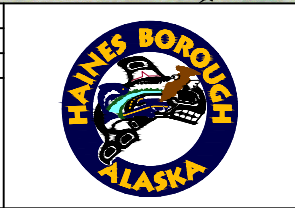
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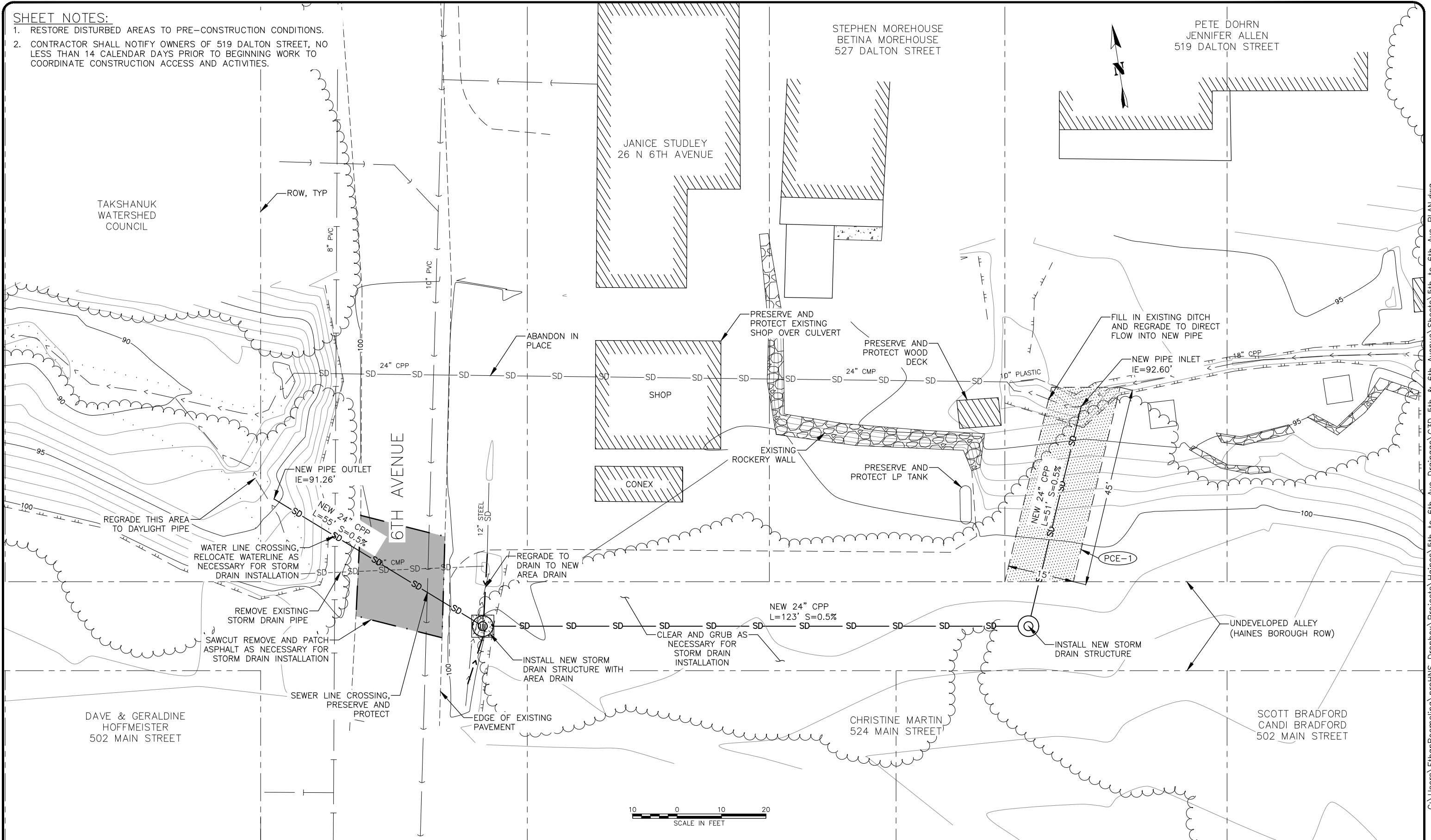
5TH TO 6TH AVENUE DRAINAGE IMPROVEMENTS

EXISTING SITE CONDITIONS & DRAINAGE PATTERNS

SHEET NUMBER
3
OF
4

SHEET NOTES:

- RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL NOTIFY OWNERS OF 519 DALTON STREET, NO LESS THAN 14 CALENDAR DAYS PRIOR TO BEGINNING WORK TO COORDINATE CONSTRUCTION ACCESS AND ACTIVITIES.



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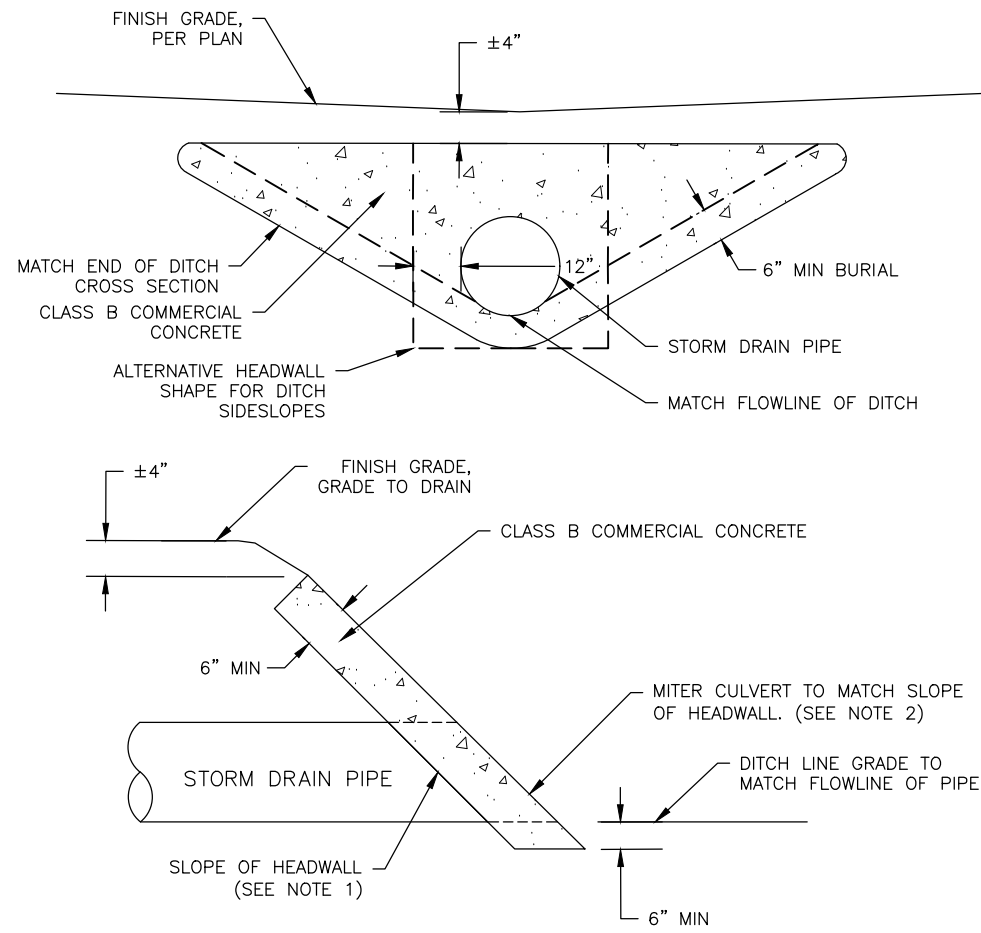
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**5TH TO 6TH AVENUE
 DRAINAGE
 IMPROVEMENTS**

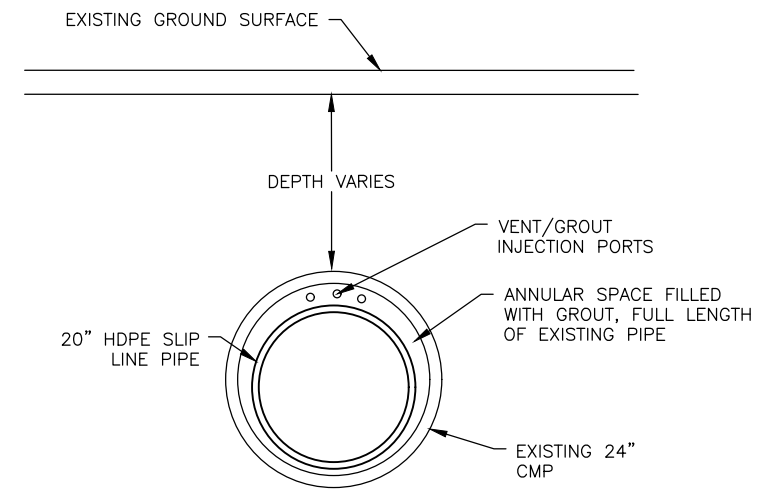
PLAN VIEW

SHEET NUMBER	4
OF	4



1
5 **STANDARD CONCRETE HEADWALL DETAIL**
SCALE: NOT TO SCALE

- DETAIL 1/5 NOTES:**
1. SLOPE OF HEADWALL SHALL BE 1:1 OR FLATTER AND SHALL MATCH DITCH SIDESLOPE.
 2. IF CORRUGATED PLASTIC PIPE IS USED, EMPTY WATER FROM CORRUGATIONS ON MITERED ENDS AND THEN COMPLETELY FILL VOIDS WITH CONCRETE GROUT.




2
5 **CULVERT SLIP LINE DETAIL**
SCALE: NOT TO SCALE

- DETAIL 2/5 NOTES:**
1. FORMS AND/OR MORTAR REQUIRED FOR PLUGGING ANNULAR SPACES AT PIPE ENDS NOT SHOWN. SPACERS FOR SLIP LINE PIPE NOT SHOWN.
 2. INSTALL AND GROUT SLIP LINE PER MANUFACTURER'S RECOMMENDATIONS.

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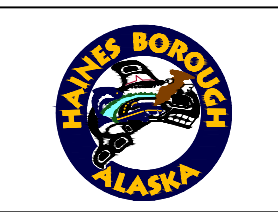
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**5TH TO 6TH AVENUE
DRAINAGE
IMPROVEMENTS**

**CONSTRUCTION
DETAILS**

SHEET NUMBER	5
OF	4

TECHNICAL SPECIFICATIONS:

BASE COURSE GRADING D-1

BASE COURSE GRADING D-1 TO BE CRUSHED STONE OR CRUSHED GRAVEL, CONSISTING OF SOUND, TOUGH, DURABLE PEBBLES OR ROCK FRAGMENTS OF UNIFORM QUALITY. FREE FROM CLAY BALLS, VEGETABLE MATTER, OR OTHER DELETERIOUS MATTERS.

BASE COURSE GRADING D-1 SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE	PERCENT PASSING BY WEIGHT
1"	100
3/4"	70-100
3/8"	50-80
No. 4	35-65
No. 8	20-50
No. 50	6-30
No. 200	0-6

PRIOR TO PLACEMENT OF THE BASE COURSE, THE UNDERLYING SURFACE SHALL BE PREPARED BY DRESSING, SHAPING WETTING OR DRYING, AND COMPACTING OF THE UNDERLYING MATERIAL TO A MINIMUM DENSITY OF 95% AS DETERMINED BY AASHTO T 180-D. SURFACES SHALL BE CLEANED OF ALL FOREIGN SUBSTANCES AND DEBRIS.

BASE COURSE MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 180-D.

SELECTED MATERIAL TYPE C

SELECTED MATERIAL TYPE C TO BE EARTH, SAND, GRAVEL, ROCK, OR COMBINATIONS THEREOF CONTAINING NO MUCK, PEAT, FROZEN MATERIAL, ROOTS, SOD, OR OTHER DELETERIOUS MATTER. SELECTED MATERIAL TYPE C TO BE COMPACTABLE.

PRIOR TO PLACEMENT OF THE SELECTED MATERIAL TYPE C, THE UNDERLYING SURFACE SHALL BE PREPARED BY DRESSING, SHAPING WETTING OR DRYING, AND COMPACTING OF THE UNDERLYING MATERIAL TO A MINIMUM DENSITY OF 95% AS DETERMINED BY AASHTO T 180-D. SURFACES SHALL BE CLEANED OF ALL FOREIGN SUBSTANCES AND DEBRIS.

SELECTED MATERIAL TYPE C SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES IN DEPTH.

SELECTED MATERIAL TYPE C SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 180-D OR OTHER APPLICABLE STANDARD AS APPROVED BY THE ENGINEER.

LINER FOR STORM DRAIN

LINER FOR STORM DRAIN SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) SNAP-TITE CULVERT LINING SYSTEM MANUFACTURED BY ISCO INDUSTRIES.

INSTALL THE LINER FOLLOWING ALL MANUFACTURER RECOMMENDATIONS INCLUDING PIPE LINING, SEALING ENDS, INSTALLING VENT TUBES AND GROUT PORTS, AND GROUTING ANNULAR SPACE.

THE CONTRACTOR SHALL PROVIDE A GROUT MIX DESIGN MEETING MANUFACTURERS RECOMMENDATIONS.

COMMERCIAL CONCRETE

THE CONTRACTOR SHALL PROVIDE A CONCRETE JOB MIX DESIGN, JMD, MEETING THE FOLLOWING REQUIREMENTS:

WATER-CEMENT RATIO LBS/LBS, MAX.	0.45
TOTAL AIR CONTENT, %	5.5-6.5
COMPRESSIVE STRENGTH, PSI MIN.	4,000

USE SYNTHETIC FIBER REINFORCEMENT. FIBERS SHALL BE 100% VIRGIN FIBRILLATED POLYOLEFIN FIBER, SPECIFICALLY MANUFACTURED AS CONCRETE REINFORCEMENT AND MEETING THE REQUIREMENTS OF ASTM C 1116, TYPE III, AND ASTM D 7508. FIBERS SHALL HAVE AN AVERAGE LENGTH OF 1/2" TO 3/4".

GROUT

GROUT USED FOR PLUGGING EXISTING STORM DRAIN PIPE SHALL BE NON-SHRINK, NON-CORROSIVE, NON-METALLIC, CEMENT-BASED GROUT MEETING ASTM C1107, EXCEPT DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF AT LEAST 9,000 PSI WHEN TESTED ACCORDING TO AASHTO T 106 OR ASTM C109.

SOIL STABILIZATION

USE EITHER MULCH, MATTING OR A COMBINATION THERE OF TO PROVIDE SOIL STABILIZATION.

MULCH TO BE WOOD CELLULOSE FIBER OR NATURAL WOOD FIBER; OR DRIED PEAT MOSS. CONTRACTOR TO PROVIDE MANUFACTURERS PRODUCT INFORMATION FOR APPROVAL BY THE ENGINEER.

MATTING TO BE BURLAP, JUTE MESH FABRIC, WOVEN PAPER OR SISAL MESH NETTING, KNITTED STRAW MAT, OR WOVEN/CURLED WOOD BLANKET. CONTRACTOR TO PROVIDE MANUFACTURERS PRODUCT INFORMATION FOR APPROVAL BY THE ENGINEER.

APPLY SOIL STABILIZATION MATERIAL AT THE APPLICATION RATE SPECIFIED BY THE PRODUCT MANUFACTURER.

IF SEED MIX AND FERTILIZER SHALL BE APPLIED WITH THE SOIL STABILIZATION MATERIAL. SEEDING SHALL OCCUR WITHIN THE TIME PERIOD SPECIFIED IN THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) ALASKA POLLUTANT DISCHARGE ELIMINATION SYSTEM (APDES) CONSTRUCTION GENERAL PERMIT (CGP) FOR ALASKA, SECTION 4.5 FINAL STABILIZATION.

GRASS SEED AND FERTILIZER

CONTRACTOR TO PROVIDE MANUFACTURERS PRODUCT INFORMATION FOR SEEDING SCHEDULE MEETING THE FOLLOWING REQUIREMENTS (PER 1000 SF):

'NORCOAST' BEARING HAIRGRASS	8.0 OZ.
'ARCTARED' RED FESCUE	4.0 OZ.
'EGAN' AMERICAN SLOUGHGRASS	1.5 OZ.
'CAIGGLUK' TILESUIUS WORMWOOD	1.5 OZ.
'SOURDOUGH' BLUEJOINT REEDGRASS	1.0 OZ.
'LUPINUS NOOTKATENSIS' NOOTKA LUPINE	1.0 OZ.
'AQUILEGIA FORMOSA' WESTERN COLUMBINE	0.1 OZ.

SEED MUST BE CERTIFIED FREE OF PROHIBITED NOXIOUS WEEDS AND RESTRICTED NOXIOUS WEEDS ARE WITHIN ALLOWABLE TOLERANCES.

SEEDING SHALL OCCUR WITHIN THE TIME PERIOD SPECIFIED IN THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) ALASKA POLLUTANT DISCHARGE ELIMINATION SYSTEM (APDES) CONSTRUCTION GENERAL PERMIT (CGP) FOR ALASKA, SECTION 4.5 FINAL STABILIZATION.


HYDRAULIC GROWTH MEDIUM

HYDRAULIC GROWTH MEDIUM (HGM) SHALL BE BIOTIC-ACTIVE HYDRAULICALLY APPLIED MULCH SUCH AS "VERDYOL BIOTIC BLACK EARTH", OR AN APPROVED EQUAL.

USE A TWO-PASS APPLICATION METHOD TO HYDRAULICALLY APPLY HGM PRIOR TO APPLICATION OF AN APPROVED SOIL STABILIZATION MATERIAL. APPLY HGM AT THE APPLICATION RATE SPECIFIED BY THE PRODUCT MANUFACTURER.

IF SEED MIX AND FERTILIZER SHALL BE APPLIED WITH HGM. SEEDING SHALL OCCUR WITHIN THE TIME PERIOD SPECIFIED IN THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) ALASKA POLLUTANT DISCHARGE ELIMINATION SYSTEM (APDES) CONSTRUCTION GENERAL PERMIT (CGP) FOR ALASKA, SECTION 4.5 FINAL STABILIZATION.

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY:	E. ROEMELING
DESIGNED BY:	E. ROEMELING
CHECKED BY:	G. GLADYSJO
219 MAIN ST #13 HAINES, AK 99827 1945 ALEX HOLDEN WAY #101 JUNEAU, AK 99801 (907) 780-4004	
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5TH TO 6TH AVENUE
DRAINAGE
IMPROVEMENTS


TECHNICAL
SPECIFICATIONS

SHEET NUMBER
6
OF
4

35%
DRAFT
FOR REVIEW ONLY

12B

65% Engineer's Estimate

Project:	HB Visitor Center Parking Lot		
Owner:	Haines Borough		
Date:	3/29/2024		
Prepared By:	E. Roemeling		
Checked By:	L. Chambers		

Base Bid

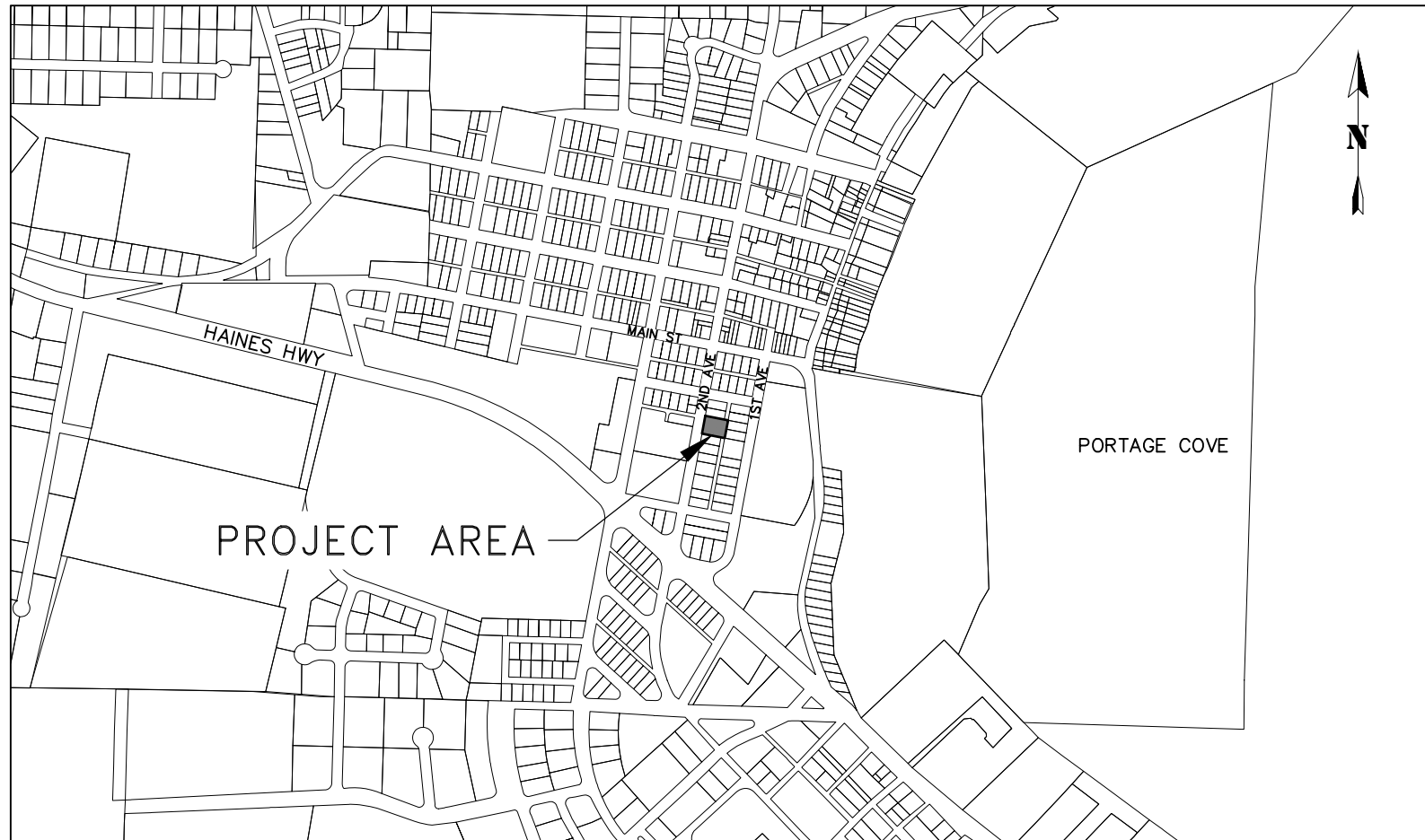
Pay Item	Pay Item Description	Pay Unit	Quantity	Unit Price	Amount
202.0002.000A	Removal of Pavement, Asphalt	SY	1032	\$6.00	\$6,192.00
203.0003.0000	Unclassified Excavation	CY	72	\$25.00	\$1,800.00
301.0002.00D1	Aggregate Base Course, Grading D-1	CY	82	\$120.00	\$9,840.00
401.0001.002B	HMA Type II; Class B	TON	183	\$300.00	\$54,900.00
401.0004.5834	Asphalt Binder, Grade PG 58-34	TON	11	\$1,800.00	\$19,800.00
603.0021.0018	Corrugated Polyethylene Pipe 18 Inch	LF	29	\$135.00	\$3,915.00
604.0017.0000	Connect to Existing Storm Drain Manhole	Each	1	\$5,000.00	\$5,000.00
604.0005.000A	Inlet, Type IV w/ Concrete Area Drain	Each	1	\$9,000.00	\$9,000.00
615.0008.0000	Signing	Lump Sum	All Req'd	\$5,000.00	\$5,000.00
640.0001.0000	Mobilization and Demobilization	Lump Sum	All Req'd	\$21,000.00	\$21,000.00
641.0003.0000	Temporary Erosion, Sediment and Pollution Control	Lump Sum	All Req'd	\$3,000.00	\$3,000.00
642.0001.0000	Construction Surveying	Lump Sum	All Req'd	\$4,000.00	\$4,000.00
642.0013.0000	Additional Construction Surveying	HR	10	\$150.00	\$1,500.00
670.0001.0001	Painted Traffic Markings	Lump Sum	All Req'd	\$15,000.00	\$15,000.00
Subtotal =					\$159,947.00
10% Construction Contingency =					\$15,994.70
Total =					\$175,941.70

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HAINES BOROUGH VISITOR CENTER PARKING LOT

HAINES BOROUGH, ALASKA

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND ABBREVIATIONS GENERAL NOTES
3	EXISTING SITE CONDITIONS
4	SITE PLAN
5	CONSTRUCTION DETAILS



PROJECT LOCATION MAP
NTS



ALASKA VICINITY MAP
NTS

65%
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5TH TO 6TH AVENUE
DRAINAGE IMPROVEMENTS

COVER SHEET

SHEET NUMBER
1
OF
5

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LEGEND

DESCRIPTION	EXISTING	REMOVE	PROPOSED
ASPHALT	- - - - - EDGE OF ASPHALT	- - - - -	
BOLLARDS			
BUILDING			
FLOW ARROW			
FLOW LINE	- - - - -		- - - - -
FENCE	- x - x - x - x - x -		
FIRE HYDRANT			
MONUMENT			
PROPERTY LINE	- - - - -		
SANITARY SEWER CLEANOUT			
SANITARY SEWER PIPE	- - - - - PIPE SIZE & TYPE		
SANITARY SEWER MANHOLE			
SAWCUT & MTE LIMITS			- - - - -
SIGN			
STORM DRAIN CATCH BASIN			
STORM DRAIN PIPE	- - - - - PIPE SIZE & TYPE SD	- - - - - PIPE SIZE & TYPE SD	- - - - - SD (P-1) SD
STORM DRAIN MANHOLE, GRATE			
CATCH BASIN WITH AREA DRAIN			
TOP OF DITCH	- - - - -		
UNDERGROUND PIPE CAP	[
UTILITY POLE			
UTILITY POLE WITH LUMINAIRE			
WATER LINE PIPE	- - - - - PIPE SIZE & TYPE		
WATER VALVE BOX			

ABBREVIATIONS

<p>AC ASPHALT CONCRETE BOP BEGINNING OF PROJECT BTM BOTTOM CB CATCH BASIN CL CENTERLINE CMP CORRUGATED METAL PIPE CPP CORRUGATED POLYETHYLENE PIPE CONC CONCRETE CTE CONNECT TO EXISTING DIP DUCTILE IRON PIPE DIA DIAMETER EA EDGE OF ASPHALT EL ELEVATION EOP END OF PROJECT EX EXISTING FG FINISHED GRADE FH FIRE HYDRANT GV GATE VALVE HB HAINES BOROUGH HDPE HIGH DENSITY POLYETHYLENE IE INVERT ELEVATION INV INVERT LT LEFT LVC LENGTH OF VERTICAL CURVE MH MANHOLE MIN MINIMUM MTE MATCH TO EXISTING NIC NOT IN CONTRACT NO NUMBER NTS NOT TO SCALE OD OUTSIDE DIAMETER OHE OVERHEAD ELECTRIC PSI POUNDS PER SQUARE INCH PVI POLYVINYL CHLORIDE PIPE RP RADIUS POINT RT RIGHT ROW RIGHT-OF-WAY SDMH STORM DRAIN MANHOLE SSMH SANITARY SEWER MANHOLE STA STATION STD STANDARD TBC TOP BACK OF CURB TBG TOP BACK OF GUTTER TBM TEMPORARY BENCHMARK TP TOP OF PAVEMENT TYP TYPICAL</p>	
--	--

GENERAL NOTES

1. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
2. LOCATIONS AND ELEVATION OF EXISTING UNDERGROUND WATER, SEWER, POWER, TELEPHONE AND CABLE TELEVISION SHOWN ON THE PLANS WERE DERIVED FROM HAINES BOROUGH AS-BUILTS AND FIELD LOCATES. THE ACTUAL LOCATION OF UTILITIES MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING EXISTING UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL CONTACT AND REQUEST UTILITY LOCATES, AT A MINIMUM, FROM THE FOLLOWING PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES:
 - A) HAINES BOROUGH PUBLIC FACILITIES, 907-766-6414.
 - B) ALASKA POWER & TELEPHONE(AP&T), 907-766-6500.
 - C) HAINES CABLE TV, 907-766-2337.
3. A GEOTECHNICAL INVESTIGATION WAS NOT PERFORMED AS PART OF THIS DESIGN. HARDPAN, CLAY, GROUNDWATER, LARGE BOULDERS, BEDROCK, STUMPS, LOGS, ORGANICS, AND OTHER NATIVE MATERIALS MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING AND SITE GRADING OPERATIONS.
4. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS ANTICIPATED TO BE LESS THAN ONE ACRE.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS AND GRADES, AND STABILIZED WITH AN APPROVED HYDRAULIC GROWTH MEDIUM AND GRASS SEED UNLESS OTHERWISE SHOWN ON THE PLANS.
6. CONTRACTOR SHALL ENSURE GARBAGE PICKUP, PRIVATE AND BUSINESS DELIVERIES, AND DAILY MAIL SERVICE WILL BE UNINTERRUPTED TO ALL BUSINESS AND RESIDENCES AFFECTED BY THIS PROJECT.
7. THE CONTRACTOR SHALL NOTIFY EACH PROPERTY OWNER OF DRIVEWAY CLOSURE 48 HOURS PRECEDING THE DAY THE DRIVEWAY IS TO BE CLOSED TO VEHICULAR ACCESS. THE PROPERTY OWNER SHALL BE INFORMED OF THE PERIOD OF TIME THE CLOSURE WILL BE IN EFFECT. NO DRIVEWAY CLOSURES WILL BE PERMITTED UNTIL THIS REQUIREMENT HAS BEEN MET TO THE SATISFACTION OF THE ENGINEER.
8. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY, WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
9. THE PLAN DRAWINGS DO NOT SHOW ALL PLANTINGS, AND OTHER LANDSCAPING THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO PLANTINGS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
10. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS. ALL OTHER MATERIALS TO BE REMOVED AND DISPOSED OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR, INCLUDING CONCRETE, ASPHALT, UNSUITABLE SOILS AND ETC.
11. WORK SHALL BE PERFORMED MONDAY THROUGH FRIDAY, 8AM TO 5PM ONLY.

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC TO BE CONTROLLED PER REQUIREMENTS OF THE ALASKA TRAFFIC MANUAL, U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE ALASKA SUPPLEMENT.
2. MAINTAIN ONE (1) LANE FOR TRAFFIC AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. NOTIFICATION OF WORK THAT MAY IMPEDE TRAFFIC MUST BE PROVIDED TO THE HB PUBLIC WORKS DEPARTMENT, HB POLICE DEPARTMENT, HAINES VOLUNTEER FIRE DEPARTMENT, CHILKOOT INDIAN ASSOCIATION, ALASKA DOT&PF HAINES M&O FOREMAN, AND THE GENERAL PUBLIC A MINIMUM OF 72 HOURS IN ADVANCE OF IMPLEMENTING TRAFFIC CONTROL.
4. CONTRACTOR MUST PROVIDE ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES TO MOVE TRAFFIC THROUGH OR AROUND THE PROJECT SITE.
5. PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



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DESIGNED BY:	E. ROEMELING
CHECKED BY:	L. CHAMBERS
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**5TH TO 6TH AVENUE
DRAINAGE IMPROVEMENTS**

**LEGEND
ABBREVIATIONS
GENERAL NOTES**

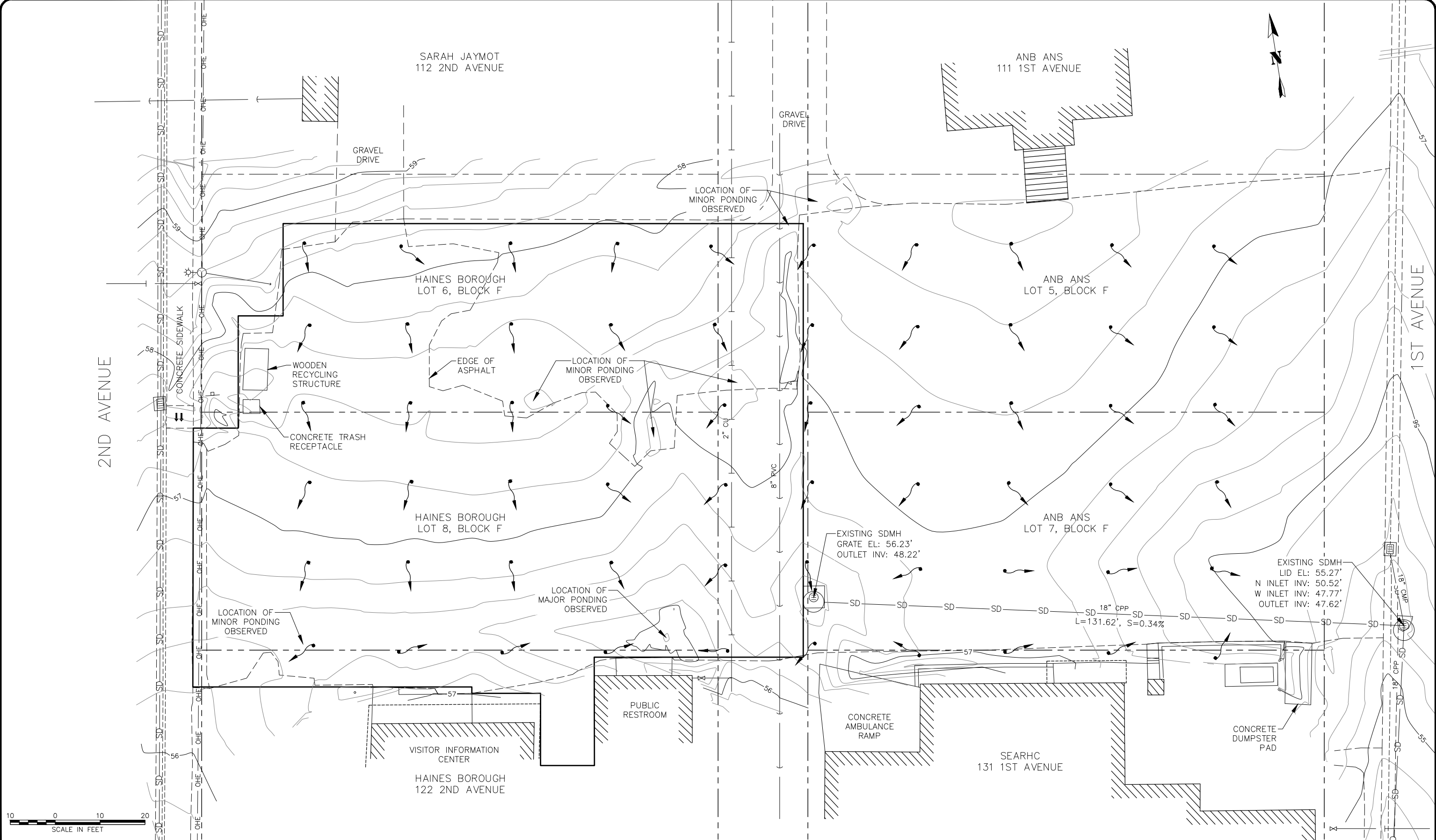
SHEET NUMBER
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March 29, 2024

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March 29, 2024



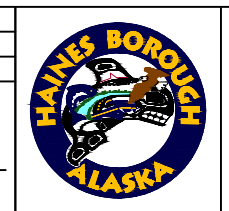
RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



proHNS LLC
CERTIFICATE OF AUTHORIZATION #100662

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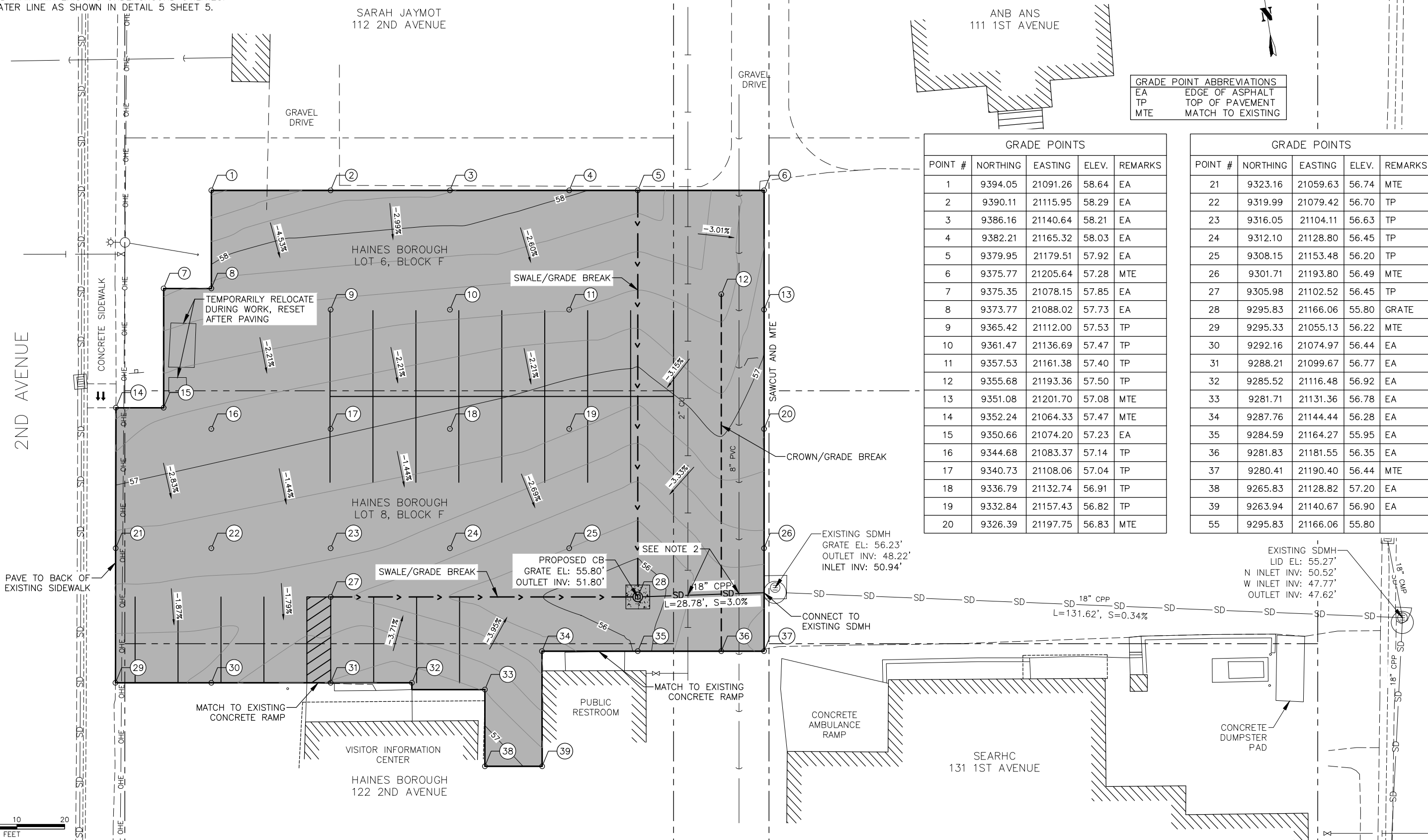
5TH TO 6TH AVENUE DRAINAGE IMPROVEMENTS

EXISTING SITE CONDITIONS

SHEET NUMBER
3
OF
5

SHEET NOTES:

- SLOPES SHOWN ARE FOR FINISHED PAVEMENT.
- PROTECT AND MAINTAIN EXISTING UNDERGROUND UTILITIES. INSULATE WATER LINE AS SHOWN IN DETAIL 5 SHEET 5.



GRADE POINT ABBREVIATIONS

EA	EDGE OF ASPHALT
TP	TOP OF PAVEMENT
MTE	MATCH TO EXISTING

GRADE POINTS

POINT #	NORTHING	EASTING	ELEV.	REMARKS
1	9394.05	21091.26	58.64	EA
2	9390.11	21115.95	58.29	EA
3	9386.16	21140.64	58.21	EA
4	9382.21	21165.32	58.03	EA
5	9379.95	21179.51	57.92	EA
6	9375.77	21205.64	57.28	MTE
7	9375.35	21078.15	57.85	EA
8	9373.77	21088.02	57.73	EA
9	9365.42	21112.00	57.53	TP
10	9361.47	21136.69	57.47	TP
11	9357.53	21161.38	57.40	TP
12	9355.68	21193.36	57.50	TP
13	9351.08	21201.70	57.08	MTE
14	9352.24	21064.33	57.47	MTE
15	9350.66	21074.20	57.23	EA
16	9344.68	21083.37	57.14	TP
17	9340.73	21108.06	57.04	TP
18	9336.79	21132.74	56.91	TP
19	9332.84	21157.43	56.82	TP
20	9326.39	21197.75	56.83	MTE

GRADE POINTS

POINT #	NORTHING	EASTING	ELEV.	REMARKS
21	9323.16	21059.63	56.74	MTE
22	9319.99	21079.42	56.70	TP
23	9316.05	21104.11	56.63	TP
24	9312.10	21128.80	56.45	TP
25	9308.15	21153.48	56.20	TP
26	9301.71	21193.80	56.49	MTE
27	9305.98	21102.52	56.45	TP
28	9295.83	21166.06	55.80	GRATE
29	9295.33	21055.13	56.22	MTE
30	9292.16	21074.97	56.44	EA
31	9288.21	21099.67	56.77	EA
32	9285.52	21116.48	56.92	EA
33	9281.71	21131.36	56.78	EA
34	9287.76	21144.44	56.28	EA
35	9284.59	21164.27	55.95	EA
36	9281.83	21181.55	56.35	EA
37	9280.41	21190.40	56.44	MTE
38	9265.83	21128.82	57.20	EA
39	9263.94	21140.67	56.90	EA
55	9295.83	21166.06	55.80	



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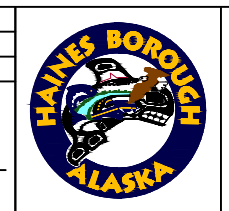
March 29, 2024
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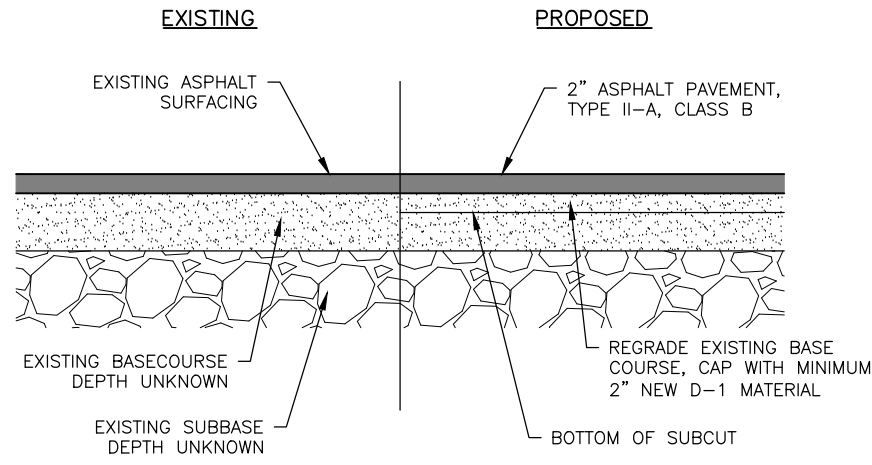
**5TH TO 6TH AVENUE
DRAINAGE IMPROVEMENTS**

SITE PLAN

SHEET NUMBER

4
OF
5

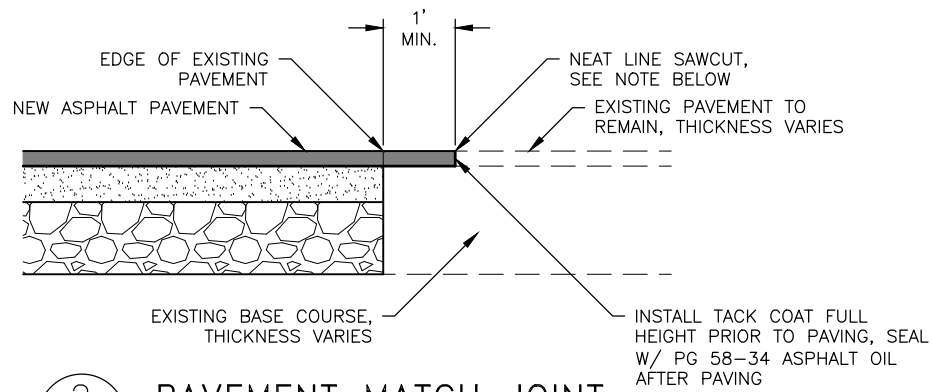
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1
5 **PARKING AREA TYPICAL SECTION**
SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

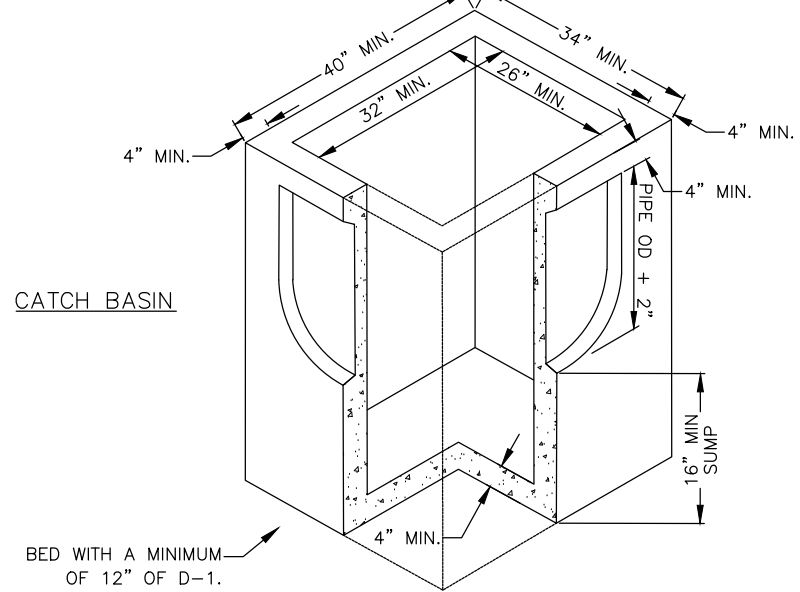
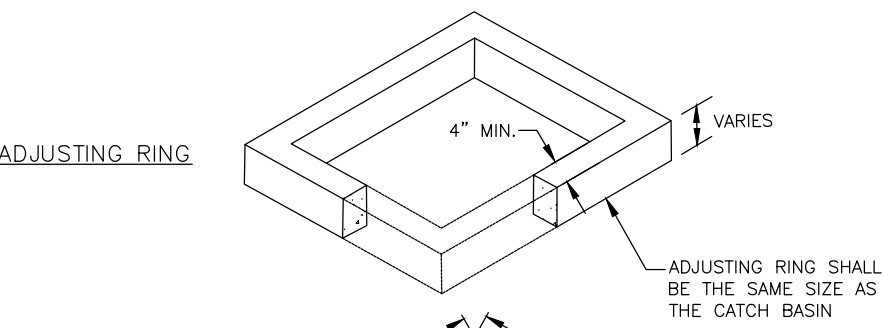
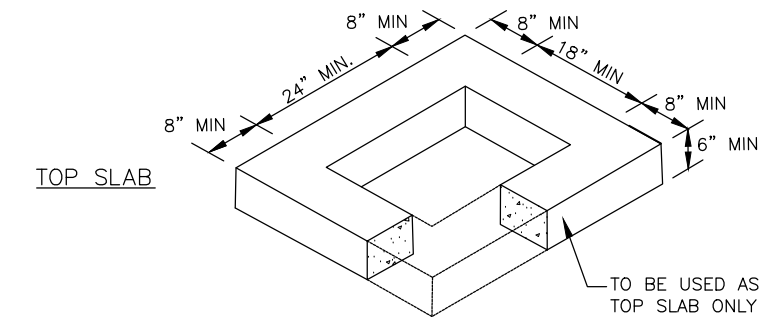
1. COMPACT D-1 BASE COURSE TO MINIMUM 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557)
2. PROOF ROLL BOTTOM OF SUBCUT EXCAVATION SHALL BE PERFORMED USING A MINIMUM 10-TON SELF PROPELLED VIBRATORY COMPACTOR. A MINIMUM OF TWO (2) PASSES (ONE PASS EQUALS DOWN AND BACK) SHALL BE MADE OVER THE SUBCUT SOILS AND AS APPROVED BY THE ENGINEER.



2
5 **PAVEMENT MATCH JOINT**
SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

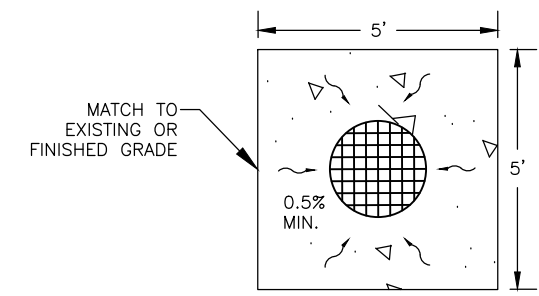
1. FINAL SAWCUT OF EXISTING ASPHALT SHALL NOT BE MADE UNTIL 24 HOURS PRIOR TO PAVING.



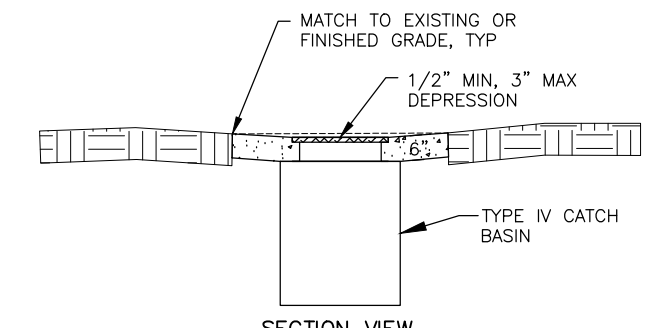
3
5 **INLET, TYPE IV**
SCALE: NOT TO SCALE

DETAIL 3/4 NOTES:

1. ENTIRE KNOCKOUT IS TO BE REMOVED AND SEALED SHUT AROUND PIPE. ALL PIPES ARE TO EXTEND MIN. 1" AND MAX. 2" INTO CATCH BASIN.
2. THE AREA BETWEEN THE TOP OF THE CATCH BASIN AND THE FRAME SHALL BE FORMED AND FILLED WITH CONCRETE OR NON-SHRINK GROUT. NO BRICKS, WOOD OR OTHER MATERIALS PERMITTED FOR ADJUSTING GRADE.
3. FRAME AND GRATE SHALL BE DUCTILE IRON. FRAME MAY BE CAST INTO THE TOP UNIT OR PLACED OVER THE OPENING AS APPROVED BY THE ENGINEER. FRAME AND GRATE MUST BE OF A TYPE THAT WILL NOT CREATE A HAZARD FOR BICYCLE TRAFFIC.
4. CATCH BASIN SHALL MEET HIGHWAY STANDARD-20 LOAD REQUIREMENTS.
5. MINIMUM STEEL REQUIRED AS PER ASTM C-478-69.
6. MINIMUM SUMP DEPTH SHALL BE 16".

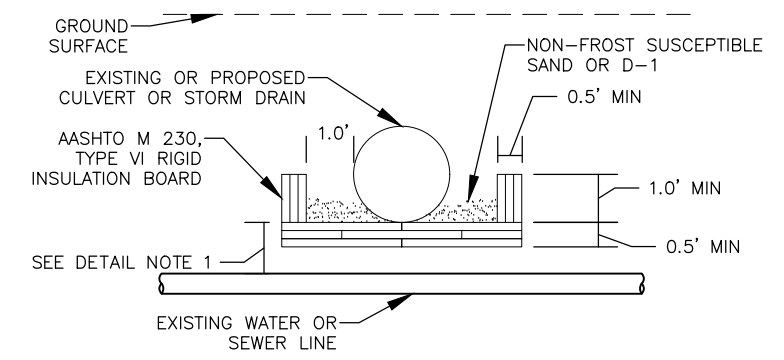


PLAN VIEW



SECTION VIEW

4
5 **CONCRETE AREA DRAIN DETAIL**
SCALE: NOT TO SCALE



UTILITY CROSSING

5
5 **WATER LINE INSULATION DETAILS**
SCALE: NOT TO SCALE

DETAIL 3/5 NOTES:

1. INSTALL INSULATION AS SHOWN WHEN DISTANCE IS LESS THAN 6.0'.
2. PIPE INSULATION SHALL BE 8'-0" IN LENGTH, CENTERED OVER WATER LINE OR WATER SERVICE.
3. PIPE INSULATION WITH R-FACTOR EQUAL TO RIGID BOARD MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
4. CROSSING SHALL BE PROTECTED WITH A MINIMUM 6" OF INSULATION BOARDS WITH A 12" OVERLAP, AS SHOWN.

65%
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RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



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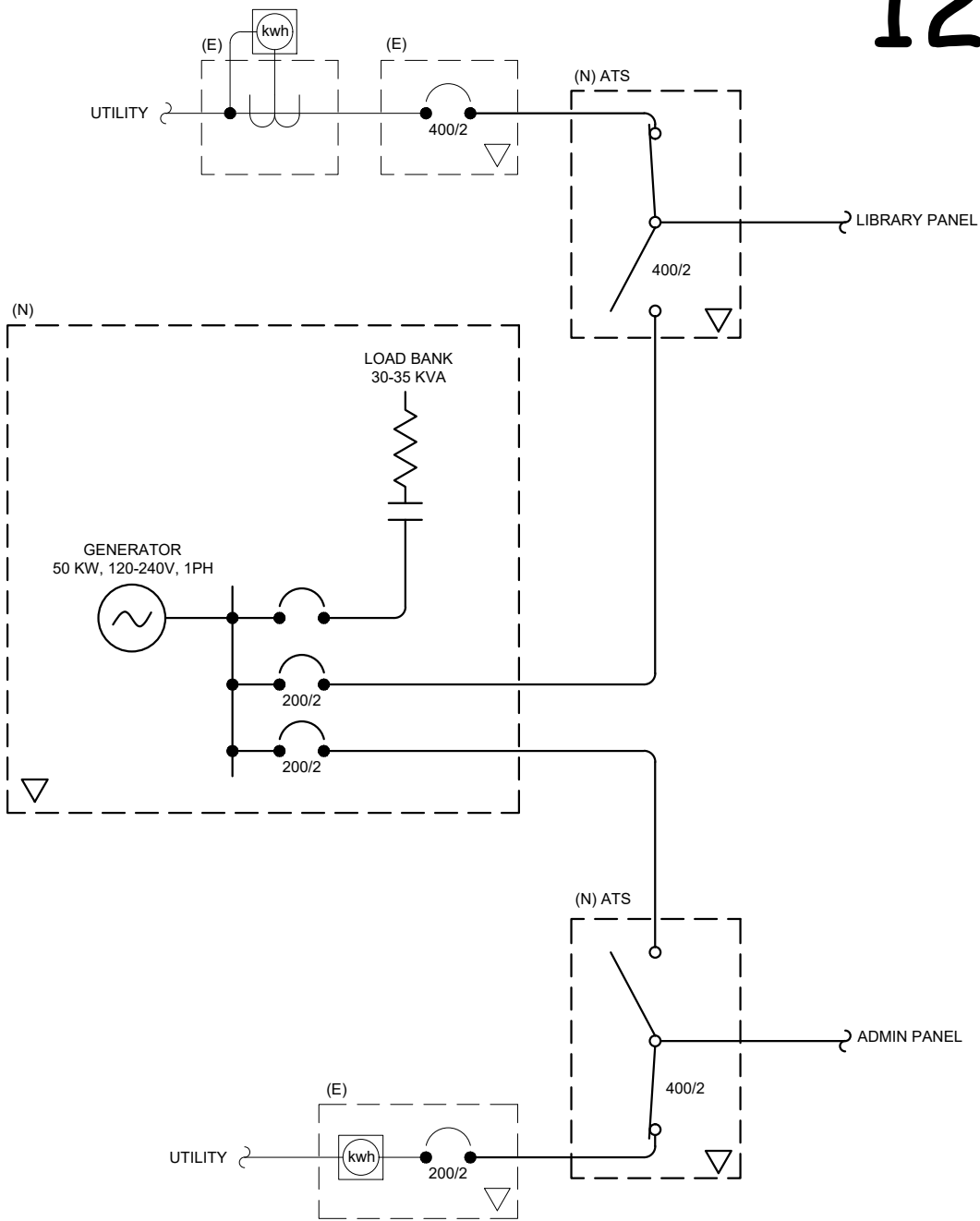


**5TH TO 6TH AVENUE
DRAINAGE IMPROVEMENTS**

**CONSTRUCTION
DETAILS**

SHEET NUMBER
5
OF
5

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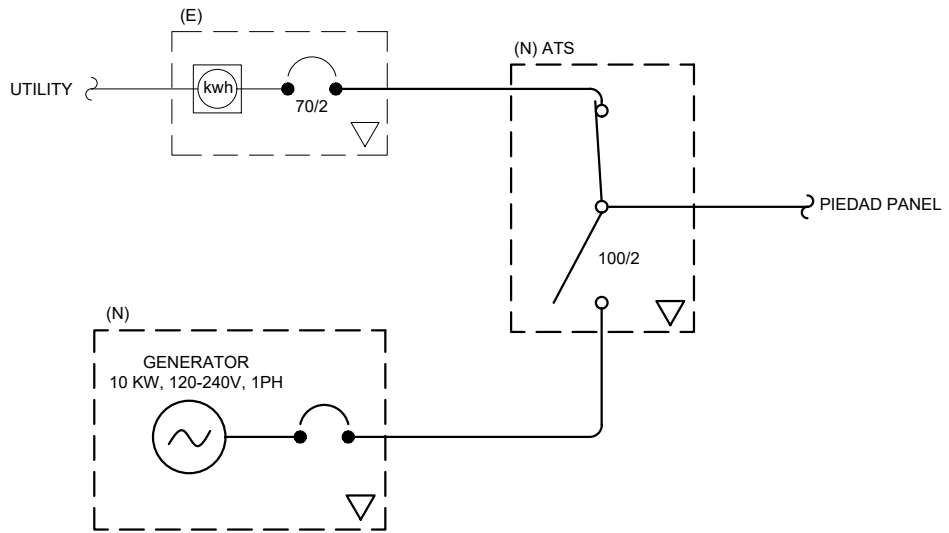


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9109 Mendenhall Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270

HAINES BOROUGH HAINES LIBRARY & ADMINISTRATIVE OFFICES GENERATOR SINGLE LINE DIAGRAM - POWER DISTRIBUTION

DESIGN: BCH
DRAWN: PEL
CHECKED: BCH
12/12/2023

PROJ No.
10632.23004
FIGURE
E1



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 Juneau, AK 99801
 Phone: 907.780.6060
 Fax: 907.586.3771
 AECC163270

HAINES BOROUGH
HAINES PIEDAD WATER TREATMENT PLANT GENERATOR
SINGLE LINE DIAGRAM - POWER DISTRIBUTION

DESIGN: BCH
 DRAWN: PEL
 CHECKED: BCH

PROJ No.
10632.23004
 FIGURE
E2

SECTION 263600 - TRANSFER SWITCHES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Contactor-type automatic transfer switches.
 2. Transfer switch accessories.

1.2 ACTION SUBMITTALS

- A. Product Data:
1. Contactor-type automatic transfer switches.
 2. Transfer switch accessories.
- B. Product Data Submittals: For each product.
1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for transfer switches.
 2. Include rated capacities, operating characteristics, electrical characteristics, and accessories.
- C. Shop Drawings:
1. Include plans, elevations, sections, details showing minimum clearances, conductor entry provisions, gutter space, and installed features and devices.
 2. Include material lists for each switch specified.
 3. Single-Line Diagram: Show connections between transfer switch, power sources, and load.

1.3 INFORMATIONAL SUBMITTALS

- A. Seismic Qualification Data: Certificates, for transfer switches, accessories, and components, from manufacturer.
1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
 2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
 3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- B. Field quality-control reports.

1.4 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For each type of product to include in emergency, operation, and maintenance manuals.
 - 1. Include the following:
 - a. Features and operating sequences, both automatic and manual.
 - b. List of all factory settings of relays; provide relay-setting and calibration instructions, including software, where applicable.

1.5 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace components of transfer switch or transfer switch components that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: **Two years** from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. Comply with NEMA ICS 1.
- C. Comply with NFPA 110.
- D. Comply with UL 1008 unless requirements of these Specifications are stricter.
- E. Indicated Current Ratings: Apply as defined in UL 1008 for continuous loading and total system transfer, including tungsten filament lamp loads not exceeding 30 percent of switch ampere rating, unless otherwise indicated.
- F. Tested Fault-Current Closing and Short-Circuit Ratings: Adequate for duty imposed by protective devices at installation locations in Project under the fault conditions indicated, based on testing according to UL 1008.
 - 1. Where transfer switch includes internal fault-current protection, rating of switch and trip unit combination shall exceed indicated fault-current value at installation location.
 - 2. Short-time withstand capability for three cycles.
- G. Repetitive Accuracy of Solid-State Controls: All settings shall be plus or minus 2 percent or better over an operating temperature range of minus 20 to plus 70 deg C.

- H. Resistance to Damage by Voltage Transients: Components shall meet or exceed voltage-surge withstand capability requirements when tested according to IEEE C62.62. Components shall meet or exceed voltage-impulse withstand test of NEMA ICS 1.
- I. Electrical Operation: Accomplish by a nonfused, momentarily energized solenoid or electric-motor-operated mechanism. Switches for emergency or standby purposes shall be mechanically and electrically interlocked in both directions to prevent simultaneous connection to both power sources unless closed transition.
 - 1. Surge Protective Device: Service rated.
- J. Neutral Terminal: Solid and fully rated unless otherwise indicated.
- K. Heater: Equip switches exposed to outdoor temperatures and humidity, and other units indicated, with an internal heater. Provide thermostat within enclosure to control heater.
- L. Factory Wiring: Train and bundle factory wiring and label, consistent with Shop Drawings, by color-code or by numbered or lettered wire and cable with printed tape markers at terminations.
 - 1. Designated Terminals: Pressure type, suitable for types and sizes of field wiring indicated.
 - 2. Power-Terminal Arrangement and Field-Wiring Space: Suitable for top, side, or bottom entrance of feeder conductors as indicated.
 - 3. Control Wiring: Equipped with lugs suitable for connection to terminal strips.
 - 4. Accessible via front access.
- M. Enclosures: General-purpose NEMA 250, Type 3R, complying with NEMA ICS 6 and UL 508, unless otherwise indicated.

2.2 CONTACTOR-TYPE AUTOMATIC TRANSFER SWITCHES

- A. Comply with Level 2 equipment according to NFPA 110.
- B. Switch Characteristics: Designed for continuous-duty repetitive transfer of full-rated current between active power sources.
 - 1. Switch Action: Double throw; mechanically held in both directions.
 - 2. Contacts: Silver composition or silver alloy for load-current switching. Contactor-style automatic transfer-switch units, rated 600 A and higher, shall have separate arcing contacts.
 - 3. Conductor Connectors: Suitable for use with conductor material and sizes.
 - 4. Material: Tin-plated aluminum.
 - 5. Main and Neutral Lugs: Mechanical type.
 - 6. Ground Lugs and Bus-Configured Terminators: Mechanical type.
 - 7. Ground bar.
 - 8. Connectors shall be marked for conductor size and type according to UL 1008.

- C. Automatic Delayed-Transition Transfer Switches: Pauses or stops in intermediate position to momentarily disconnect both sources, with transition controlled by programming in the automatic transfer-switch controller. Interlocked to prevent the load from being closed on both sources at the same time.
 - 1. Adjustable Time Delay: For override of normal-source voltage sensing to delay transfer and engine start signals for alternative source. Adjustable from zero to six seconds, and factory set for one second.
 - 2. Sources shall be mechanically and electrically interlocked to prevent closing both sources on the load at the same time.
 - 3. Fully automatic break-before-make operation with center off position.
- D. Manual Switch Operation, Non-Load-Breaking: Unloaded. Control circuit automatically disconnects from electrical operator during manual operation.
- E. Automatic Transfer-Switch Controller Features:
 - 1. Controller operates through a period of loss of control power.
 - 2. Undervoltage Sensing of Normal and Alternate Source: Sense low phase-to-ground voltage on each phase. Pickup voltage shall be adjustable from 85 to 100 percent of nominal, and dropout voltage shall be adjustable from 75 to 98 percent of pickup value. Factory set for pickup at 90 percent and dropout at 85 percent.
 - 3. Voltage/Frequency Lockout Relay: Prevent premature transfer to generator. Pickup voltage shall be adjustable from 85 to 100 percent of nominal. Factory set for pickup at 90 percent. Pickup frequency shall be adjustable from 90 to 100 percent of nominal. Factory set for pickup at 95 percent.
 - 4. Time Delay for Retransfer to Normal Source: Adjustable from zero to 30 minutes, and factory set for 10 minutes. Override shall automatically defeat delay on loss of voltage or sustained undervoltage of emergency source, provided normal supply has been restored.
 - 5. Test Switch: Simulate normal-source failure.
 - 6. Switch-Position Pilot Lights: Indicate source to which load is connected.
 - 7. Source-Available Indicating Lights: Supervise sources via transfer-switch normal- and emergency-source sensing circuits.
 - a. Normal Power Supervision: Green light with nameplate engraved "Normal Source Available."
 - b. Emergency Power Supervision: Red light with nameplate engraved "Emergency Source Available."
 - 8. Unassigned Auxiliary Contacts: Two normally open, single-pole, double-throw contacts for each switch position, rated 10 A at 240-V ac.
 - 9. Transfer Override Switch: Overrides automatic retransfer control so transfer switch will remain connected to emergency power source regardless of condition of normal source. Pilot light indicates override status.
 - 10. Engine Starting Contacts: One isolated and normally closed, and one isolated and normally open; rated 10 A at 32-V dc minimum.

11. Engine-Generator Exerciser: Solid-state, programmable-time switch starts engine generator and transfers load to it from normal source for a preset time, then retransfers and shuts down engine after a preset cool-down period. Initiates exercise cycle at preset intervals adjustable from 7 to 30 days. Running periods shall be adjustable from 10 to 30 minutes. Factory settings shall be for 7-day exercise cycle, 20-minute running period, and 5-minute cool-down period. Exerciser features include the following:
 - a. Exerciser Transfer Selector Switch: Permits selection of exercise with and without load transfer.
 - b. Push-button programming control with digital display of settings.
 - c. Integral battery operation of time switch when normal control power is unavailable.

2.3 SOURCE QUALITY CONTROL

- A. Factory Tests: Test and inspect components, assembled switches, and associated equipment according to UL 1008. Ensure proper operation. Check transfer time and voltage, frequency, and time-delay settings for compliance with specified requirements. Perform dielectric strength test complying with NEMA ICS 1.
- B. Prepare test and inspection reports.
 1. For each of the tests required by UL 1008, performed on representative devices, for standby-emergency systems. Include results of test for the following conditions:
 - a. Overvoltage.
 - b. Undervoltage.
 - c. Loss of supply voltage.
 - d. Reduction of supply voltage.
 - e. Alternative supply voltage or frequency is at minimum acceptable values.

PART 3 - EXECUTION

3.1 FIELD QUALITY CONTROL

- A. Administrant for Tests and Inspections:
 1. Engage factory-authorized service representative to administer and perform tests and inspections on components, assemblies, and equipment installations, including connections.
- B. Tests and Inspections:
 1. After installing equipment, test for compliance with requirements according to NETA ATS.
 2. Visual and Mechanical Inspection:
 - a. Compare equipment nameplate data with Drawings and Specifications.
 - b. Inspect physical and mechanical condition.

- c. Inspect anchorage, alignment, grounding, and required clearances.
 - d. Verify that the unit is clean.
 - e. Verify appropriate lubrication on moving current-carrying parts and on moving and sliding surfaces.
 - f. Verify that manual transfer warnings are attached and visible.
 - g. Verify tightness of all control connections.
 - h. Inspect bolted electrical connections for high resistance using one of the following methods, or both:
 - 1) Use of low-resistance ohmmeter.
 - 2) Verify tightness of accessible bolted electrical connections by calibrated torque-wrench method according to manufacturer's published data.
 - i. Perform manual transfer operation.
 - j. Verify positive mechanical interlocking between normal and alternate sources.
 - k. Perform visual and mechanical inspection of surge arresters.
 - l. Inspect control power transformers.
 - 1) Inspect for physical damage, cracked insulation, broken leads, tightness of connections, defective wiring, and overall general condition.
 - 2) Verify that primary and secondary fuse or circuit-breaker ratings match Drawings.
 - 3) Verify correct functioning of drawout disconnecting contacts, grounding contacts, and interlocks.
3. Electrical Tests:
- a. Perform insulation-resistance tests on all control wiring with respect to ground.
 - b. Perform a contact/pole-resistance test. Compare measured values with manufacturer's acceptable values.
 - c. Verify settings and operation of control devices.
 - d. Calibrate and set all relays and timers.
 - e. Verify phase rotation, phasing, and synchronized operation.
 - f. Perform automatic transfer tests.
 - g. Verify correct operation and timing of the following functions:
 - 1) Normal source voltage-sensing and frequency-sensing relays.
 - 2) Engine start sequence.
 - 3) Time delay on transfer.
 - 4) Alternative source voltage-sensing and frequency-sensing relays.
 - 5) Automatic transfer operation.
 - 6) Interlocks and limit switch function.
 - 7) Time delay and retransfer on normal power restoration.
 - 8) Engine cool-down and shutdown feature.
4. Measure insulation resistance phase-to-phase and phase-to-ground with insulation-resistance tester. Include external annunciation and control circuits. Use test voltages and procedure recommended by manufacturer. Comply with manufacturer's specified minimum resistance.
- a. Check for electrical continuity of circuits and for short circuits.

- b. Inspect for physical damage, proper installation and connection, and integrity of barriers, covers, and safety features.
 - c. Verify that manual transfer warnings are properly placed.
 - d. Perform manual transfer operation.
5. After energizing circuits, perform each electrical test for transfer switches stated in NETA ATS and demonstrate interlocking sequence and operational function for each switch at least three times.
- a. Simulate power failures of normal source to automatic transfer switches and retransfer from emergency source with normal source available.
 - b. Verify time-delay settings.
 - c. Verify pickup and dropout voltages by data readout or inspection of control settings.
 - d. Perform contact-resistance test across main contacts and correct values exceeding 500 microhms and values for one pole deviating by more than 50 percent from other poles.
 - e. Verify proper sequence and correct timing of automatic engine starting, transfer time delay, retransfer time delay on restoration of normal power, and engine cool-down and shutdown.
- C. Coordinate tests with tests of generator and run them concurrently.
- D. Report results of tests and inspections in writing. Record adjustable relay settings and measured insulation and contact resistances and time delays. Attach a label or tag to each tested component indicating satisfactory completion of tests.
- E. Transfer switches will be considered defective if they do not pass tests and inspections.
- F. Remove and replace malfunctioning units and retest as specified above.
- G. Prepare test and inspection reports.

3.2 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain transfer switches and related equipment.
- B. Coordinate this training with that for generator equipment.

END OF SECTION 263600

SECTION 263213.13 - DIESEL-ENGINE-DRIVEN GENERATOR SETS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Diesel-engine-driven generator sets.
2. Diesel engine.
3. Diesel fuel-oil system.
4. Control and monitoring.
5. Generator overcurrent and fault protection.
6. Generator, exciter, and voltage regulator.
7. Load bank.
8. Outdoor engine generator enclosure.
9. Vibration isolation devices.

B. Related Requirements:

1. Section 263600 "Transfer Switches" for transfer switches including sensors and relays to initiate automatic-starting and -stopping signals for engine generators.

1.2 DEFINITIONS

A. EPS: Emergency power supply.

B. EPSS: Emergency power supply system.

C. Operational Bandwidth: The total variation from the lowest to highest value of a parameter over the range of conditions indicated, expressed as a percentage of the nominal value of the parameter.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.
2. Include thermal damage curve for generator.
3. Include time-current characteristic curves for generator protective device.
4. Include fuel consumption in gallons per hour (liters per hour) at 0.8 power factor at 0.5, 0.75, and 1.0 times generator capacity.
5. Include generator efficiency at 0.8 power factor at 0.5, 0.75, and 1.0 times generator capacity.
6. Include generator characteristics, including, but not limited to, kilowatt rating, efficiency, reactances, and short-circuit current capability.

B. Shop Drawings:

1. Include plans and elevations for engine generator and other components specified. Indicate access requirements affected by height of subbase fuel tank.
2. Include details of equipment assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
3. Identify fluid drain ports and clearance requirements for proper fluid drain.
4. Design calculations for selecting vibration isolators and seismic restraints and for designing vibration isolation bases.
5. Vibration Isolation Base Details: Detail fabrication including anchorages and attachments to structure and to supported equipment. Include base weights.
6. Include diagrams for power, signal, and control wiring. Complete schematic, wiring, and interconnection diagrams showing terminal markings for engine generators and functional relationship between all electrical components.

1.4 INFORMATIONAL SUBMITTALS

- A. Seismic Qualification Data: Certificates, for engine generator, accessories, and components, from manufacturer.
1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
 2. Dimensioned Outline Drawings of Equipment Unit: With engine and generator mounted on rails, identify center of gravity and total weight, including full fuel tank, supplied enclosure, subbase-mounted fuel tank, **load bank**, and each piece of equipment not integral to the engine generator, and locate and describe mounting and anchorage provisions.
 3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- B. Source Quality-Control Reports: Including, but not limited to, the following:
1. Certified summary of prototype-unit test report.
 2. Certified Test Reports: For components and accessories that are equivalent, but not identical, to those tested on prototype unit.
- C. Field quality-control reports.
- D. Warranty: For special warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For packaged engine generators to include in emergency, operation, and maintenance manuals.
 - 1. Include the following:
 - a. List of tools and replacement items recommended to be stored at Project for ready access. Include part and drawing numbers, current unit prices, and source of supply.
 - b. Operating instructions laminated and mounted adjacent to generator location.
 - c. Training plan.

1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Fuses: One for every 10 of each type and rating, but no fewer than one of each.
 - 2. Indicator Lamps: Two for every six of each type used, but no fewer than two of each.
 - 3. Filters: One set each of lubricating oil, fuel, and combustion-air filters.
 - 4. Tools: Each tool listed by part number in operations and maintenance manual.

1.7 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace components of packaged engine generators and associated auxiliary components that fail in materials or workmanship within specified warranty period.

- 1. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 DIESEL-ENGINE-DRIVEN GENERATOR SETS

- A. Source Limitations: Obtain packaged engine generators and auxiliary components from single source from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. Seismic Performance: Engine generator housing, subbase fuel tank, engine generator, batteries, battery racks, silencers, load banks, sound attenuating equipment, accessories, and components shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.
 - 1. The term "withstand" means "the unit will remain in place without separation of any parts when subjected to the seismic forces specified and the unit will be fully operational after the seismic event."
 - 2. Shake-table testing shall comply with ICC-ES AC156. Testing shall be performed with all fluids at worst-case normal levels.
 - 3. Component Importance Factor: 1.0.
- B. B11 Compliance: Comply with B11.19.
- C. NFPA Compliance:
 - 1. Comply with NFPA 37.
 - 2. Comply with NFPA 70.
 - 3. Comply with NFPA 110 requirements for Level 2 EPSS.
- D. UL Compliance: Comply with UL 2200.
- E. Engine Exhaust Emissions: Comply with EPA Tier 3 requirements and applicable state and local government requirements.
- F. Environmental Conditions: Engine generator system shall withstand the following environmental conditions without mechanical or electrical damage or degradation of performance capability:
 - 1. Ambient Temperature: 5 to 104 deg F (Minus 15 to plus 40 deg C).
 - 2. Altitude: Sea level to 1000 feet (300 m).

2.3 ENGINE GENERATOR ASSEMBLY DESCRIPTION

- A. Factory-assembled and -tested, water-cooled engine, with brushless generator and accessories.
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.
- C. Power Rating: Standby.
- D. EPSS Class: Engine generator shall be classified as a Class 48 according to NFPA 110.
- E. Service Load: 50 kW.
- F. Frequency: 60 Hz.
- G. Voltage: 240-V ac.

- H. Phase: Single-phase, three wire.
- I. Induction Method: Naturally aspirated.
- J. Governor: Adjustable isochronous, with speed sensing.
- K. Mounting Frame: Structural steel framework to maintain alignment of mounted components without depending on concrete foundation. Provide lifting attachments sized and spaced to prevent deflection of base during lifting and moving.
- L. Capacities and Characteristics:
 - 1. Power Output Ratings: Nominal ratings as indicated at 0.8 power factor excluding power required for the continued and repeated operation of the unit and auxiliaries.
 - 2. Nameplates: For each major system component to identify manufacturer's name and address, and model and serial number of component.
- M. Engine Generator Performance:
 - 1. Steady-State Voltage Operational Bandwidth: 3 percent of rated output voltage from no load to full load.
 - 2. Transient Voltage Performance: Not more than 20 percent variation for 50 percent step-load increase or decrease. Voltage shall recover and remain within the steady-state operating band within three seconds.
 - 3. Steady-State Frequency Operational Bandwidth: 0.5 percent of rated frequency from no load to full load.
 - 4. Steady-State Frequency Stability: When system is operating at any constant load within the rated load, there shall be no random speed variations outside the steady-state operational band and no hunting or surging of speed.
 - 5. Transient Frequency Performance: Less than 5 percent variation for 50 percent step-load increase or decrease. Frequency shall recover and remain within the steady-state operating band within five seconds.
 - 6. Output Waveform: At no load, harmonic content measured line to line or line to neutral shall not exceed 5 percent total and 3 percent for single harmonics. Telephone influence factor, determined according to NEMA MG 1, shall not exceed 50 percent.
 - 7. Sustained Short-Circuit Current: For a single-phase, bolted short circuit at system output terminals, system shall supply a minimum of 250 percent of rated full-load current for not less than 10 seconds and then clear the fault automatically, without damage to generator system components.
 - 8. Start Time:
 - a. Comply with NFPA 110, Type 10 system requirements.

2.4 DIESEL ENGINE

- A. Fuel: ASTM D975, diesel fuel oil, Grade 1-D S15.
- B. Rated Engine Speed: 1800 rpm.

- C. Lubrication System: Engine mounted.
 - 1. Filter and Strainer: Rated to remove 90 percent of particles 5 micrometers and smaller while passing full flow.
 - 2. Thermostatic Control Valve: Control flow in system to maintain optimum oil temperature. Unit shall be capable of full flow and is designed to be fail-safe.
 - 3. Crankcase Drain: Arranged for complete gravity drainage to an easily removable container with no disassembly and without use of pumps, siphons, special tools, or appliances.
- D. Jacket Coolant Heater: Electric-immersion type, factory installed in coolant jacket system. Comply with UL 499.
- E. Integral Cooling System: Closed loop, liquid cooled, with radiator factory mounted on engine generator set mounting frame and integral engine-driven coolant pump.
 - 1. Coolant: Solution of 50 percent ethylene-glycol-based antifreeze and 50 percent water, with anticorrosion additives as recommended by engine manufacturer.
 - 2. Size of Radiator: Adequate to contain expansion of total system coolant from cold start to 110 percent load condition.
 - 3. Temperature Control: Self-contained, thermostatic-control valve modulates coolant flow automatically to maintain optimum constant coolant temperature as recommended by engine manufacturer.
 - 4. Coolant Hose: Flexible assembly with inside surface of nonporous rubber and outer covering of aging-, UV-, and abrasion-resistant fabric.
 - a. Rating: 50-psig (345-kPa) maximum working pressure with coolant at 180 deg F (82 deg C), and noncollapsible under vacuum.
 - b. End Fittings: Flanges or steel pipe nipples with clamps to suit piping and equipment connections.
- F. Muffler/Silencer:
 - 1. Critical type, sized as recommended by engine manufacturer and selected with exhaust piping system to not exceed engine manufacturer's engine backpressure requirements.
 - a. Minimum sound attenuation of 25 dB at 500 Hz.
 - b. Sound level measured at a distance of 25 feet (8 m) from exhaust discharge after installation is complete shall be 78 dBA or less.
- G. Air-Intake Filter: Heavy-duty, engine-mounted air cleaner with replaceable dry-filter element and "blocked filter" indicator.
- H. Starting System: 12-V electric, with negative ground.
 - 1. Components: Sized so they are not damaged during a full engine-cranking cycle with ambient temperature at maximum specified in "Performance Requirements" Article.
 - 2. Cranking Motor: Heavy-duty unit that automatically engages and releases from engine flywheel without binding.
 - 3. Cranking Cycle: As required by NFPA 110 for system level specified.

4. Battery: Lead acid, with capacity within ambient temperature range specified in "Performance Requirements" Article to provide specified cranking cycle at least three times without recharging.
5. Battery Cable: Size as recommended by engine manufacturer for cable length indicated. Include required interconnecting conductors and connection accessories.
6. Battery Compartment: Factory fabricated of metal with acid-resistant finish and thermal insulation. Thermostatically controlled heater shall be arranged to maintain battery above 50 deg F (10 deg C) regardless of external ambient temperature within range specified in "Performance Requirements" Article. Include accessories required to support and fasten batteries in place. Provide ventilation to exhaust battery gases.
7. Battery-Charging Alternator: Factory mounted on engine with solid-state voltage regulation and 35-A minimum continuous rating.
8. Battery Charger: Current-limiting, automatic-equalizing, and float-charging type designed for lead-acid batteries. Unit shall comply with UL 1236 and include the following features:
 - a. Operation: Equalizing-charging rate of 10 A shall be initiated automatically after battery has lost charge until an adjustable equalizing voltage is achieved at battery terminals. Unit shall then be automatically switched to a lower float-charging mode and shall continue to operate in that mode until battery is discharged again.
 - b. Automatic Temperature Compensation: Adjust float and equalize voltages for variations in ambient temperature from minus 40 to 140 deg F (minus 40 to plus 60 deg C) to prevent overcharging at high temperatures and undercharging at low temperatures.
 - c. Automatic Voltage Regulation: Maintain constant output voltage regardless of input voltage variations up to plus or minus 10 percent.
 - d. Ammeter and Voltmeter: Flush mounted in door. Meters shall indicate charging rates.
 - e. Safety Functions: Sense abnormally low battery voltage and close contacts providing low battery voltage indication on control and monitoring panel. Sense high battery voltage and loss of ac input or dc output of battery charger. Either condition shall close contacts that provide a battery-charger malfunction indication at system control and monitoring panel.
 - f. Enclosure and Mounting: NEMA 250, Type 1, wall-mounted cabinet.

2.5 DIESEL FUEL-OIL SYSTEM

- A. Comply with NFPA 37.
- B. Main Fuel Pump: Mounted on engine to provide primary fuel flow under starting and load conditions.
- C. Fuel Filtering: Remove water and contaminants larger than 1 micron.
- D. Relief-Bypass Valve: Automatically regulates pressure in fuel line and returns excess fuel to source.

- E. Subbase-Mounted, Double-Wall, Fuel-Oil Tank: Factory installed and piped, complying with UL 142 fuel-oil tank. Features include the following:
 - 1. Tank level indicator.
 - 2. Fuel-Tank Capacity: Minimum 133 percent of total fuel required for planned operation plus fuel for periodic maintenance operations between fuel refills.
 - 3. Leak detection in interstitial space.
 - 4. Vandal-resistant fill cap.

2.6 CONTROL AND MONITORING

- A. Automatic Starting System Sequence of Operation: When mode-selector switch on the control and monitoring panel is in the automatic position, remote-control contacts in one or more separate automatic transfer switches initiate starting and stopping of engine generator. When mode-selector switch is switched to the on position, engine generator starts. The off position of same switch initiates engine generator shutdown. When engine generator is running, specified system or equipment failures or derangements automatically shut down engine generator and initiate alarms.
- B. Provide minimum run time control set for 15 minutes with override only by operation of a remote emergency-stop switch.
- C. Comply with UL 508A.
- D. Configuration:
 - 1. Operating and safety indications, protective devices, basic system controls, and engine gages shall be grouped in a common control and monitoring panel mounted on the engine generator. Mounting method shall isolate the control panel from engine generator vibration. Panel shall be powered from the engine generator battery.
- E. Control and Monitoring Panel:
 - 1. Digital engine generator controller with integrated LCD display, controls, and microprocessor, capable of local and remote control, monitoring, and programming, with battery backup.
 - 2. Instruments: Located on the control and monitoring panel and viewable during operation.
 - a. Engine lubricating-oil pressure gage.
 - b. Engine-coolant temperature gage.
 - c. DC voltmeter (alternator battery charging).
 - d. Running-time meter.
 - e. AC voltmeter.
 - f. AC ammeter.
 - g. AC frequency meter.
 - h. Generator-voltage adjusting rheostat.

3. Controls and Protective Devices: Controls, shutdown devices, and common alarm indication, including the following:
 - a. Cranking control equipment.
 - b. Run-Off-Auto switch.
 - c. Control switch not in automatic position alarm.
 - d. Overcrank alarm.
 - e. Overcrank shutdown device.
 - f. Low-water temperature alarm.
 - g. High engine temperature prealarm.
 - h. High engine temperature.
 - i. High engine temperature shutdown device.
 - j. Overspeed alarm.
 - k. Overspeed shutdown device.
 - l. Low fuel main tank.
 - 1) Low-fuel-level alarm shall be initiated when the level falls below that required for operation for **six hours at full load.**
 - m. Coolant low-level alarm.
 - n. Coolant low-level shutdown device.
 - o. Coolant high-temperature prealarm.
 - p. Coolant high-temperature alarm.
 - q. Coolant low-temperature alarm.
 - r. Coolant high-temperature shutdown device.
 - s. EPS load indicator.
 - t. Battery high-voltage alarm.
 - u. Low cranking voltage alarm.
 - v. Battery-charger malfunction alarm.
 - w. Battery low-voltage alarm.
 - x. Lamp test.
 - y. Contacts for local and remote common alarm.
 - z. Generator overcurrent-protective-device not-closed alarm.
 - aa. Hours of operation.
 - bb. Engine generator metering, including voltage, current, hertz, kilowatt, kilovolt ampere, and power factor.
- F. Supporting Items: Include sensors, transducers, terminals, relays, and other devices and include wiring required to support specified items. Locate sensors and other supporting items on engine or generator unless otherwise indicated.

2.7 GENERATOR OVERCURRENT AND FAULT PROTECTION

- A. Overcurrent protective devices shall be coordinated to optimize selective tripping when a short circuit occurs.
 1. Overcurrent protective devices for the entire EPSS shall be coordinated to optimize selective tripping when a short circuit occurs. Coordination of protective devices shall consider both utility and EPSS as the voltage source.

2. Overcurrent protective devices for the EPSS shall be accessible only to authorized personnel.

B. Generator Overcurrent Protective Device:

1. Molded-case circuit breaker, thermal-magnetic type; 100 percent rated; complying with UL 489:
 - a. Tripping Characteristic: Designed specifically for generator protection.
 - b. Trip Rating: Matched to generator output rating.
 - c. Shunt Trip: Connected to trip breaker when engine generator is shut down by other protective devices.
 - d. Mounting: Adjacent to, or integrated with, control and monitoring panel.

2.8 GENERATOR, EXCITER, AND VOLTAGE REGULATOR

- A. Comply with NEMA MG 1.
- B. Drive: Generator shaft shall be directly connected to engine shaft. Exciter shall be rotated integrally with generator rotor.
- C. Electrical Insulation: Class H.
- D. Range: Provide limited range of output voltage by adjusting the excitation level.
- E. Construction shall prevent mechanical, electrical, and thermal damage due to vibration, overspeed up to 125 percent of rating, and heat during operation at 110 percent of rated capacity.
- F. Enclosure: Drip-proof.
- G. Voltage Regulator: Solid-state type, separate from exciter, providing performance as specified and as required by NFPA 110.
 1. Adjusting Rheostat on Control and Monitoring Panel: Provide plus or minus 5 percent adjustment of output-voltage operating band.
 2. Maintain voltage within 20 percent on one step, full load.
 3. Provide anti-hunt provision to stabilize voltage.
 4. Maintain frequency within 10 percent and stabilize at rated frequency within 5 seconds.

2.9 LOAD BANK

A. Description:

1. Permanent, radiator-mounted, resistive unit capable of providing a balanced single-phase, load to engine generator at 50 percent rated-system capacity. Unit shall be capable of selective control of load in 25 percent steps of load-bank rating and with minimum step changes of approximately 5 and 10 percent available.

- B. Resistive Load Elements: Corrosion-resistant chromium alloy with ceramic and stainless-steel supports. Elements shall be double insulated and designed for repetitive on-off cycling. Elements shall be mounted in removable aluminized-steel heater cases. Galvanized steel is prohibited. Element's maximum resistance shall be between 100 and 105 percent of rated resistance.
- C. Load-Bank Heat Dissipation: Provide uniform cooling airflow through load elements. Airflow and coil operating current shall be such that, at maximum load, with ambient temperature at the upper end of specified range, load-bank elements operate at not more than 50 percent of maximum continuous temperature rating of resistance elements.
- D. Load-Element Switching: Remote-controlled contactors switch groups of load elements. Contactor coils are rated 120 V. Contactors shall be located in a separate NEMA 250, enclosure within generator enclosure, accessible from exterior through hinged doors.
- E. Protective Devices: Power input circuits to load banks shall be fused, and fuses shall be selected to coordinate with generator circuit breaker. Fuse blocks shall be located in contactor enclosure. Cooling airflow and overtemperature sensors shall automatically shut down and lock out load bank until manually reset. Safety interlocks on access panels and doors shall disconnect load power, control, and heater circuits. Fan motor shall be separately protected by overload and short-circuit devices. Short-circuit devices shall be noninterchangeable fuses with 200,000-A interrupting capacity.
- F. Control Sequence: Automatically control the elements to maintain 50 percent generator load during operation. Include manual control for maintenance operation.

2.10 OUTDOOR ENGINE GENERATOR ENCLOSURE

- A. Description:
 - 1. Vandal-resistant, sound-attenuating, weatherproof steel housing; wind resistant up to 100 mph (160 km/h). Multiple panels shall be lockable and provide adequate access to components requiring maintenance. Panels shall be removable by one person without tools. Instruments and control shall be mounted within enclosure.
- B. Structural Design and Anchorage: Comply with ASCE/SEI 7 for wind loads up to 100 mph (160 km/h).
- C. Hinged Doors: With padlocking provisions.
- D. Lighting: Provide weather-resistant LED lighting with 30 fc (330 lx) average maintained.
- E. Thermal Insulation: Manufacturer's standard materials and thickness.
- F. Muffler Location: Within enclosure.

- G. Engine-Cooling Airflow through Enclosure: Maintain temperature rise of system components within required limits when unit operates at 110 percent of rated load for two hours with ambient temperature at top of range specified in system service conditions.
 - 1. Louvers: Fixed-engine, cooling-air inlet and discharge. Stormproof and drainable louvers prevent entry of rain and snow.
 - 2. Automatic Dampers: At engine cooling-air inlet and discharge. Dampers shall be closed to reduce enclosure heat loss in cold weather when unit is not operating.
- H. Interior Lights with Switch: Factory-wired, vapor-proof luminaires within housing; arranged to illuminate controls and accessible interior. Arrange for external electrical connection.
 - 1. AC lighting system and connection point for operation when remote source is available.
- I. Convenience Outlets: Factory-wired, GFCI. Arrange for external electrical connection.

2.11 VIBRATION ISOLATION DEVICES

- A. Elastomeric Isolator Pads: Oil- and water-resistant elastomer or natural rubber, arranged in single or multiple layers, molded with a nonslip pattern and galvanized-steel baseplates of sufficient stiffness for uniform loading over pad area, and factory cut to sizes that match requirements of supported equipment.
 - 1. Material: Standard neoprene separated by steel shims.
- B. Vibration isolation devices shall not be used to accommodate misalignments or to make bends.

2.12 FINISHES

- A. Indoor and Outdoor Enclosures and Components: Manufacturer's standard finish over corrosion-resistant pretreatment and compatible primer.

2.13 SOURCE QUALITY CONTROL

- A. Prototype Testing: Factory test engine generator using same engine model, constructed of identical or equivalent components and equipped with identical or equivalent accessories.
 - 1. Tests: Comply with IEEE 115 and with NFPA 110, Level 2 Energy Converters.
- B. Project-Specific Equipment Tests: Before shipment, factory test engine generator and other system components and accessories manufactured specifically for this Project. Perform tests at rated load and power factor. Include the following tests:
 - 1. Test components and accessories furnished with installed unit that are not identical to those on tested prototype to demonstrate compatibility and reliability.
 - 2. Test generator, exciter, and voltage regulator as a unit.
 - 3. Full load run.
 - 4. Maximum power.

5. Voltage regulation.
6. Transient and steady-state governing.
7. Single-step load pickup.
8. Safety shutdown.
9. Report factory test results within 10 days of completion of test.

PART 3 - EXECUTION

3.1 FIELD QUALITY CONTROL

A. Testing Agency:

1. Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.

B. Tests and Inspections:

1. Perform tests recommended by manufacturer and each visual and mechanical inspection and electrical and mechanical test listed in first two subparagraphs below, as specified in NETA ATS. Certify compliance with test parameters.
 - a. Visual and Mechanical Inspection:
 - 1) Compare equipment nameplate data with Drawings and the Specifications.
 - 2) Inspect physical and mechanical condition.
 - 3) Inspect anchorage, alignment, and grounding.
 - 4) Verify that the unit is clean.
 - b. Electrical and Mechanical Tests:
 - 1) Perform insulation-resistance tests according to IEEE 43.
 - a) Machines 200 hp (150 kW) or Less: Test duration shall be one minute. Calculate the dielectric-absorption ratio.
 - 2) Functionally test engine shutdown for low oil pressure, overtemperature, overspeed, and other protection features as applicable.
 - 3) Verify correct functioning of the governor and regulator.
2. NFPA 110 Acceptance Tests: Perform tests required by NFPA 110 that are additional to those specified here, including, but not limited to, single-step full-load pickup test.
3. Battery Tests: Equalize charging of battery cells according to manufacturer's written instructions. Record individual cell voltages.
 - a. Measure charging voltage and voltages between available battery terminals for full-charging and float-charging conditions. Check electrolyte level and specific gravity under both conditions.
 - b. Test for contact integrity of all connectors. Perform an integrity load test and a capacity load test for the battery.
 - c. Verify acceptance of charge for each element of the battery after discharge.

- d. Verify that measurements are within manufacturer's specifications.
 4. Battery-Charger Tests: Verify specified rates of charge for both equalizing and float-charging conditions.
 5. System Integrity Tests: Methodically verify proper installation, connection, and integrity of each element of engine generator system before and during system operation. Check for air, exhaust, and fluid leaks.
 6. Noise Level Tests: Measure A-weighted level of noise emanating from engine generator installation, including engine exhaust and cooling-air intake and discharge, at four locations **25 feet (8 m)** from edge of the generator enclosure, and compare measured levels with required values.
- C. Coordinate tests with tests for transfer switches and run them concurrently.
 - D. Test instruments shall have been calibrated within the past 12 months, traceable to NIST Calibration Services, and adequate for making positive observation of test results. Make calibration records available for examination on request.
 - E. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation for generator and associated equipment.
 - F. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
 - G. Remove and replace malfunctioning units and retest as specified above.
 - H. Retest: Correct deficiencies identified by tests and observations, and retest until specified requirements are met.
 - I. Report results of tests and inspections in writing. Record adjustable relay settings and measured insulation resistances, time delays, and other values and observations. Attach a label or tag to each tested component indicating satisfactory completion of tests.

3.2 MAINTENANCE SERVICE

- A. Initial Maintenance Service: Beginning at Substantial Completion, maintenance service shall include **12 months' full maintenance by skilled employees of manufacturer's authorized service representative. Include quarterly preventive maintenance and exercising to check for proper starting, load transfer, and running under load. Include routine preventive maintenance as recommended by manufacturer and adjusting as required for proper operation. Parts shall be manufacturer's authorized replacement parts and supplies.**

3.3 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain packaged engine generators.

END OF SECTION 263213.13

SECTION 263600 - TRANSFER SWITCHES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Contactor-type automatic transfer switches.
 2. Transfer switch accessories.

1.2 ACTION SUBMITTALS

- A. Product Data:
1. Contactor-type automatic transfer switches.
 2. Transfer switch accessories.
- B. Product Data Submittals: For each product.
1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for transfer switches.
 2. Include rated capacities, operating characteristics, electrical characteristics, and accessories.
- C. Shop Drawings:
1. Include plans, elevations, sections, details showing minimum clearances, conductor entry provisions, gutter space, and installed features and devices.
 2. Include material lists for each switch specified.
 3. Single-Line Diagram: Show connections between transfer switch, power sources, and load; and show interlocking provisions for each combined transfer switch and bypass/isolation switch.

1.3 INFORMATIONAL SUBMITTALS

- A. Seismic Qualification Data: Certificates, for transfer switches, accessories, and components, from manufacturer.
1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
 2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
 3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- B. Field quality-control reports.

1.4 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For each type of product to include in emergency, operation, and maintenance manuals.
 - 1. Include the following:
 - a. Features and operating sequences, both automatic and manual.
 - b. List of all factory settings of relays; provide relay-setting and calibration instructions, including software, where applicable.

1.5 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace components of transfer switch or transfer switch components that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: **Two years** from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. Comply with NEMA ICS 1.
- C. Comply with NFPA 110.
- D. Comply with UL 1008 unless requirements of these Specifications are stricter.
- E. Indicated Current Ratings: 60 amperes. Apply as defined in UL 1008 for continuous loading and total system transfer.
- F. Tested Fault-Current Closing and Short-Circuit Ratings: 10 KAIC. Adequate for duty imposed by protective devices at installation locations in Project under the fault conditions indicated, based on testing according to UL 1008.
 - 1. Where transfer switch includes internal fault-current protection, rating of switch and trip unit combination shall exceed indicated fault-current value at installation location.
 - 2. Short-time withstand capability for three cycles.
- G. Repetitive Accuracy of Solid-State Controls: All settings shall be plus or minus 2 percent or better over an operating temperature range of minus 20 to plus 70 deg C.
- H. Resistance to Damage by Voltage Transients: Components shall meet or exceed voltage-surge withstand capability requirements when tested according to IEEE C62.62. Components shall meet or exceed voltage-impulse withstand test of NEMA ICS 1.

- I. Electrical Operation: Accomplish by a nonfused, momentarily energized solenoid or electric-motor-operated mechanism. Switches for emergency or standby purposes shall be mechanically and electrically interlocked in both directions to prevent simultaneous connection to both power sources unless closed transition.
- J. Neutral Terminal: Solid and fully rated unless otherwise indicated.
- K. Heater: Equip switches exposed to outdoor temperatures and humidity, and other units indicated, with an internal heater. Provide thermostat within enclosure to control heater.
- L. Factory Wiring: Train and bundle factory wiring and label, consistent with Shop Drawings, by color-code or by numbered or lettered wire and cable with printed tape markers at terminations.
 - 1. Designated Terminals: Pressure type, suitable for types and sizes of field wiring indicated.
 - 2. Power-Terminal Arrangement and Field-Wiring Space: Suitable for top, side, or bottom entrance of feeder conductors as indicated.
 - 3. Control Wiring: Equipped with lugs suitable for connection to terminal strips.
 - 4. Accessible via front access.
- M. Enclosures: General-purpose NEMA 250, Type 3R, complying with NEMA ICS 6 and UL 508, unless otherwise indicated.

2.2 CONTACTOR-TYPE AUTOMATIC TRANSFER SWITCHES

- A. Comply with Level 2 equipment according to NFPA 110.
- B. Switch Characteristics: Designed for continuous-duty repetitive transfer of full-rated current between active power sources.
 - 1. Switch Action: Double throw; mechanically held in both directions.
 - 2. Contacts: Silver composition or silver alloy for load-current switching. Contactor-style automatic transfer-switch units, rated 600 A and higher, shall have separate arcing contacts.
 - 3. Conductor Connectors: Suitable for use with conductor material and sizes.
 - 4. Material: Tin-plated aluminum.
 - 5. Main and Neutral Lugs: Mechanical type.
 - 6. Ground Lugs and Bus-Configured Terminators: Mechanical type.
 - 7. Ground bar.
 - 8. Connectors shall be marked for conductor size and type according to UL 1008.
- C. Automatic Delayed-Transition Transfer Switches: Pauses or stops in intermediate position to momentarily disconnect both sources, with transition controlled by programming in the automatic transfer-switch controller. Interlocked to prevent the load from being closed on both sources at the same time.
 - 1. Adjustable Time Delay: For override of normal-source voltage sensing to delay transfer and engine start signals for alternative source. Adjustable from zero to six seconds, and factory set for one second.

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2. Sources shall be mechanically and electrically interlocked to prevent closing both sources on the load at the same time.
 3. Fully automatic break-before-make operation with center off position.
- D. Manual Switch Operation, Non-Load-Breaking: Unloaded. Control circuit automatically disconnects from electrical operator during manual operation.
- E. Automatic Transfer-Switch Controller Features:
1. Controller operates through a period of loss of control power.
 2. Undervoltage Sensing of Normal and Alternate Source: Sense low phase-to-ground voltage. Pickup voltage shall be adjustable from 85 to 100 percent of nominal, and dropout voltage shall be adjustable from 75 to 98 percent of pickup value. Factory set for pickup at 90 percent and dropout at 85 percent.
 3. Voltage/Frequency Lockout Relay: Prevent premature transfer to generator. Pickup voltage shall be adjustable from 85 to 100 percent of nominal. Factory set for pickup at 90 percent. Pickup frequency shall be adjustable from 90 to 100 percent of nominal. Factory set for pickup at 95 percent.
 4. Time Delay for Retransfer to Normal Source: Adjustable from zero to 30 minutes, and factory set for 10 minutes. Override shall automatically defeat delay on loss of voltage or sustained undervoltage of emergency source, provided normal supply has been restored.
 5. Test Switch: Simulate normal-source failure.
 6. Switch-Position Pilot Lights: Indicate source to which load is connected.
 7. Source-Available Indicating Lights: Supervise sources via transfer-switch normal- and emergency-source sensing circuits.
 - a. Normal Power Supervision: Green light with nameplate engraved "Normal Source Available."
 - b. Emergency Power Supervision: Red light with nameplate engraved "Emergency Source Available."
 8. Unassigned Auxiliary Contacts: Two normally open, single-pole, double-throw contacts for each switch position, rated 10 A at 240-V ac.
 9. Transfer Override Switch: Overrides automatic retransfer control so transfer switch will remain connected to emergency power source regardless of condition of normal source. Pilot light indicates override status.
 10. Engine Starting Contacts: One isolated and normally closed, and one isolated and normally open; rated 10 A at 32-V dc minimum.
 11. Engine-Generator Exerciser: Solid-state, programmable-time switch starts engine generator and transfers load to it from normal source for a preset time, then retransfers and shuts down engine after a preset cool-down period. Initiates exercise cycle at preset intervals adjustable from 7 to 30 days. Running periods shall be adjustable from 10 to 30 minutes. Factory settings shall be for 7-day exercise cycle, 20-minute running period, and 5-minute cool-down period. Exerciser features include the following:
 - a. Exerciser Transfer Selector Switch: Permits selection of exercise with and without load transfer.
 - b. Push-button programming control with digital display of settings.
 - c. Integral battery operation of time switch when normal control power is unavailable.

2.3 SOURCE QUALITY CONTROL

- A. Factory Tests: Test and inspect components, assembled switches, and associated equipment according to UL 1008. Ensure proper operation. Check transfer time and voltage, frequency, and time-delay settings for compliance with specified requirements. Perform dielectric strength test complying with NEMA ICS 1.
- B. Prepare test and inspection reports.
 - 1. For each of the tests required by UL 1008, performed on representative devices, for emergency systems. Include results of test for the following conditions:
 - a. Overvoltage.
 - b. Undervoltage.
 - c. Loss of supply voltage.
 - d. Reduction of supply voltage.
 - e. Alternative supply voltage or frequency is at minimum acceptable values.

PART 3 - EXECUTION

3.1 FIELD QUALITY CONTROL

- A. Administrant for Tests and Inspections:
 - 1. Engage factory-authorized service representative to administer and perform tests and inspections on components, assemblies, and equipment installations, including connections.
- B. Tests and Inspections:
 - 1. After installing equipment, test for compliance with requirements according to NETA ATS.
 - 2. Visual and Mechanical Inspection:
 - a. Compare equipment nameplate data with Drawings and Specifications.
 - b. Inspect physical and mechanical condition.
 - c. Inspect anchorage, alignment, grounding, and required clearances.
 - d. Verify that the unit is clean.
 - e. Verify appropriate lubrication on moving current-carrying parts and on moving and sliding surfaces.
 - f. Verify that manual transfer warnings are attached and visible.
 - g. Verify tightness of all control connections.
 - h. Inspect bolted electrical connections for high resistance using one of the following methods, or both:
 - 1) Use of low-resistance ohmmeter.
 - 2) Verify tightness of accessible bolted electrical connections by calibrated torque-wrench method according to manufacturer's published data.

- i. Perform manual transfer operation.
 - j. Verify positive mechanical interlocking between normal and alternate sources.
 - k. Perform visual and mechanical inspection of surge arresters.
 - l. Inspect control power transformers.
 - 1) Inspect for physical damage, cracked insulation, broken leads, tightness of connections, defective wiring, and overall general condition.
 - 2) Verify that primary and secondary fuse or circuit-breaker ratings match Drawings.
 - 3) Verify correct functioning of drawout disconnecting contacts, grounding contacts, and interlocks.
3. Electrical Tests:
- a. Perform insulation-resistance tests on all control wiring with respect to ground.
 - b. Perform a contact/pole-resistance test. Compare measured values with manufacturer's acceptable values.
 - c. Verify settings and operation of control devices.
 - d. Calibrate and set all relays and timers.
 - e. Verify phase rotation, phasing, and synchronized operation.
 - f. Perform automatic transfer tests.
 - g. Verify correct operation and timing of the following functions:
 - 1) Normal source voltage-sensing and frequency-sensing relays.
 - 2) Engine start sequence.
 - 3) Time delay on transfer.
 - 4) Alternative source voltage-sensing and frequency-sensing relays.
 - 5) Automatic transfer operation.
 - 6) Interlocks and limit switch function.
 - 7) Time delay and retransfer on normal power restoration.
 - 8) Engine cool-down and shutdown feature.
4. Measure insulation resistance phase-to-phase and phase-to-ground with insulation-resistance tester. Include external annunciation and control circuits. Use test voltages and procedure recommended by manufacturer. Comply with manufacturer's specified minimum resistance.
- a. Check for electrical continuity of circuits and for short circuits.
 - b. Inspect for physical damage, proper installation and connection, and integrity of barriers, covers, and safety features.
 - c. Verify that manual transfer warnings are properly placed.
 - d. Perform manual transfer operation.
5. After energizing circuits, perform each electrical test for transfer switches stated in NETA ATS and demonstrate interlocking sequence and operational function for each switch at least three times.
- a. Simulate power failures of normal source to automatic transfer switches and retransfer from emergency source with normal source available.
 - b. Verify time-delay settings.

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- c. Verify pickup and dropout voltages by data readout or inspection of control settings.
 - d. Verify proper sequence and correct timing of automatic engine starting, transfer time delay, retransfer time delay on restoration of normal power, and engine cool-down and shutdown.
- C. Coordinate tests with tests of generator and run them concurrently.
- D. Report results of tests and inspections in writing. Record adjustable relay settings and measured insulation and contact resistances and time delays. Attach a label or tag to each tested component indicating satisfactory completion of tests.
- E. Transfer switches will be considered defective if they do not pass tests and inspections.
- F. Remove and replace malfunctioning units and retest as specified above.
- G. Prepare test and inspection reports.

3.2 DEMONSTRATION

- A. Train Owner's maintenance personnel to adjust, operate, and maintain transfer switches and related equipment.
- B. Coordinate this training with that for generator equipment.

END OF SECTION 263600

SECTION 263213.13 - DIESEL-ENGINE-DRIVEN GENERATOR SETS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Diesel-engine-driven generator sets.
2. Diesel engine.
3. Diesel fuel-oil system.
4. Control and monitoring.
5. Generator overcurrent and fault protection.
6. Generator, exciter, and voltage regulator.
7. Load bank.
8. Outdoor engine generator enclosure.
9. Vibration isolation devices.

B. Related Requirements:

1. Section 263600 "Transfer Switches" for transfer switches including sensors and relays to initiate automatic-starting and -stopping signals for engine generators.

1.2 DEFINITIONS

A. EPS: Emergency power supply.

B. EPSS: Emergency power supply system.

C. Operational Bandwidth: The total variation from the lowest to highest value of a parameter over the range of conditions indicated, expressed as a percentage of the nominal value of the parameter.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.
2. Include thermal damage curve for generator.
3. Include time-current characteristic curves for generator protective device.
4. Include fuel consumption in gallons per hour (liters per hour) at 0.8 power factor at 0.5, 0.75, and 1.0 times generator capacity.
5. Include generator efficiency at 0.8 power factor at 0.5, 0.75, and 1.0 times generator capacity.
6. Include generator characteristics, including, but not limited to, kilowatt rating, efficiency, reactances, and short-circuit current capability.

B. Shop Drawings:

1. Include plans and elevations for engine generator and other components specified. Indicate access requirements affected by height of subbase fuel tank.
2. Include details of equipment assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
3. Identify fluid drain ports and clearance requirements for proper fluid drain.
4. Design calculations for selecting vibration isolators and seismic restraints and for designing vibration isolation bases.
5. Vibration Isolation Base Details: Detail fabrication including anchorages and attachments to structure and to supported equipment. Include base weights.
6. Include diagrams for power, signal, and control wiring. Complete schematic, wiring, and interconnection diagrams showing terminal markings for engine generators and functional relationship between all electrical components.

1.4 INFORMATIONAL SUBMITTALS

- A. Seismic Qualification Data: Certificates, for engine generator, accessories, and components, from manufacturer.
1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
 2. Dimensioned Outline Drawings of Equipment Unit: With engine and generator mounted on rails, identify center of gravity and total weight, including full fuel tank, supplied enclosure, external silencer, subbase-mounted fuel tank, and each piece of equipment not integral to the engine generator, and locate and describe mounting and anchorage provisions.
 3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- B. Source Quality-Control Reports: Including, but not limited to, the following:
1. Certified summary of prototype-unit test report.
 2. Certified Test Reports: For components and accessories that are equivalent, but not identical, to those tested on prototype unit.
- C. Field quality-control reports.
- D. Warranty: For special warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For packaged engine generators to include in emergency, operation, and maintenance manuals.
 - 1. Include the following:
 - a. List of tools and replacement items recommended to be stored at Project for ready access. Include part and drawing numbers, current unit prices, and source of supply.
 - b. Operating instructions laminated and mounted adjacent to generator location.
 - c. Training plan.

1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Fuses: One for every 10 of each type and rating, but no fewer than one of each.
 - 2. Indicator Lamps: Two for every six of each type used, but no fewer than two of each.
 - 3. Filters: One set each of lubricating oil, fuel, and combustion-air filters.
 - 4. Tools: Each tool listed by part number in operations and maintenance manual.

1.7 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace components of packaged engine generators and associated auxiliary components that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 DIESEL-ENGINE-DRIVEN GENERATOR SETS

- A. Source Limitations: Obtain packaged engine generators and auxiliary components from single source from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. Seismic Performance: Engine generator housing, subbase fuel tank, engine generator, batteries, battery racks, silencers, sound attenuating equipment, accessories, and components shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.
 - 1. The term "withstand" means "the unit will remain in place without separation of any parts when subjected to the seismic forces specified and the unit will be fully operational after the seismic event."
 - 2. Shake-table testing shall comply with ICC-ES AC156. Testing shall be performed with all fluids at worst-case normal levels.
 - 3. Component Importance Factor: 1.5.
- B. B11 Compliance: Comply with B11.19.
- C. NFPA Compliance:
 - 1. Comply with NFPA 37.
 - 2. Comply with NFPA 70.
 - 3. Comply with NFPA 110 requirements for Level 2 EPSS.
- D. UL Compliance: Comply with UL 2200.
- E. Engine Exhaust Emissions: Comply with EPA Tier 2 requirements and applicable state and local government requirements.
- F. Environmental Conditions: Engine generator system shall withstand the following environmental conditions without mechanical or electrical damage or degradation of performance capability:
 - 1. Ambient Temperature: 5 to 104 deg F (Minus 15 to plus 40 deg C).
 - 2. Altitude: Sea level to 1000 feet (300 m).

2.3 ENGINE GENERATOR ASSEMBLY DESCRIPTION

- A. Factory-assembled and -tested, water-cooled engine, with brushless generator and accessories.
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.
- C. Power Rating: Standby.
- D. EPSS Class: Engine generator shall be classified as a **Class 48** according to NFPA 110.
- E. Service Load: **10 kW**.
- F. Frequency: 60 Hz.
- G. Voltage: 240-V ac.

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- H. Phase: Single-phase, three wire.
- I. Induction Method: Naturally aspirated.
- J. Governor: Adjustable isochronous, with speed sensing.
- K. Mounting Frame: Structural steel framework to maintain alignment of mounted components without depending on concrete foundation. Provide lifting attachments sized and spaced to prevent deflection of base during lifting and moving.
- L. Capacities and Characteristics:
 - 1. Power Output Ratings: Nominal ratings as indicated at 0.8 power factor excluding power required for the continued and repeated operation of the unit and auxiliaries.
 - 2. Nameplates: For each major system component to identify manufacturer's name and address, and model and serial number of components.
- M. Engine Generator Performance:
 - 1. Steady-State Voltage Operational Bandwidth: 3 percent of rated output voltage from no load to full load.
 - 2. Transient Voltage Performance: Not more than 20 percent variation for 50 percent step-load increase or decrease. Voltage shall recover and remain within the steady-state operating band within three seconds.
 - 3. Steady-State Frequency Operational Bandwidth: 0.5 percent of rated frequency from no load to full load.
 - 4. Steady-State Frequency Stability: When system is operating at any constant load within the rated load, there shall be no random speed variations outside the steady-state operational band and no hunting or surging of speed.
 - 5. Transient Frequency Performance: Less than 5 percent variation for 50 percent step-load increase or decrease. Frequency shall recover and remain within the steady-state operating band within five seconds.
 - 6. Output Waveform: At no load, harmonic content measured line to line or line to neutral shall not exceed 5 percent total and 3 percent for single harmonics. Telephone influence factor, determined according to NEMA MG 1, shall not exceed 50 percent.
 - 7. Sustained Short-Circuit Current: For a single-phase, bolted short circuit at system output terminals, system shall supply a minimum of 250 percent of rated full-load current for not less than 10 seconds and then clear the fault automatically, without damage to generator system components.
 - 8. Start Time:
 - a. Comply with NFPA 110, Type 10 system requirements.

2.4 DIESEL ENGINE

- A. Fuel: ASTM D975, diesel fuel oil, Grade 1-D S15.
- B. Rated Engine Speed: 1800 rpm.

- C. Lubrication System: Engine mounted.
 - 1. Filter and Strainer: Rated to remove 90 percent of particles 5 micrometers and smaller while passing full flow.
 - 2. Thermostatic Control Valve: Control flow in system to maintain optimum oil temperature. Unit shall be capable of full flow and is designed to be fail-safe.
 - 3. Crankcase Drain: Arranged for complete gravity drainage to an easily removable container with no disassembly and without use of pumps, siphons, special tools, or appliances.
- D. Jacket Coolant Heater: Electric-immersion type, factory installed in coolant jacket system. Comply with UL 499.
- E. Integral Cooling System: Closed loop, liquid cooled, with radiator factory mounted on engine generator set mounting frame and integral engine-driven coolant pump.
 - 1. Coolant: Solution of 50 percent ethylene-glycol-based antifreeze and 50 percent water, with anticorrosion additives as recommended by engine manufacturer.
 - 2. Size of Radiator: Adequate to contain expansion of total system coolant from cold start to 110 percent load condition.
 - 3. Temperature Control: Self-contained, thermostatic-control valve modulates coolant flow automatically to maintain optimum constant coolant temperature as recommended by engine manufacturer.
 - 4. Coolant Hose: Flexible assembly with inside surface of nonporous rubber and outer covering of aging-, UV-, and abrasion-resistant fabric.
 - a. Rating: 50-psig (345-kPa) maximum working pressure with coolant at 180 deg F (82 deg C), and noncollapsible under vacuum.
 - b. End Fittings: Flanges or steel pipe nipples with clamps to suit piping and equipment connections.
- F. Muffler/Silencer:
 - 1. Semicritical type, sized as recommended by engine manufacturer and selected with exhaust piping system to not exceed engine manufacturer's engine backpressure requirements.
 - a. Minimum sound attenuation of 18 dB at 500 Hz.
 - b. Sound level measured at a distance of 25 feet (8 m) from exhaust discharge after installation is complete shall be 85 dBA or less.
- G. Air-Intake Filter: Heavy-duty, engine-mounted air cleaner with replaceable dry-filter element and "blocked filter" indicator.
- H. Starting System: 12-V electric, with negative ground.
 - 1. Components: Sized so they are not damaged during a full engine-cranking cycle with ambient temperature at maximum specified in "Performance Requirements" Article.
 - 2. Cranking Motor: Heavy-duty unit that automatically engages and releases from engine flywheel without binding.

3. Cranking Cycle: As required by NFPA 110 for system level specified.
4. Battery: Lead acid, with capacity within ambient temperature range specified in "Performance Requirements" Article to provide specified cranking cycle at least three times without recharging.
5. Battery Cable: Size as recommended by engine manufacturer for cable length indicated. Include required interconnecting conductors and connection accessories.
6. Battery Charger: Current-limiting, automatic-equalizing, and float-charging type designed for lead-acid batteries. Unit shall comply with UL 1236 and include the following features:
 - a. Operation: Equalizing-charging rate of 10 A shall be initiated automatically after battery has lost charge until an adjustable equalizing voltage is achieved at battery terminals. Unit shall then be automatically switched to a lower float-charging mode and shall continue to operate in that mode until battery is discharged again.
 - b. Automatic Temperature Compensation: Adjust float and equalize voltages for variations in ambient temperature from **minus 40 to 140 deg F (minus 40 to plus 60 deg C)** to prevent overcharging at high temperatures and undercharging at low temperatures.
 - c. Automatic Voltage Regulation: Maintain constant output voltage regardless of input voltage variations up to plus or minus 10 percent.
 - d. Ammeter and Voltmeter: Flush mounted in door. Meters shall indicate charging rates.
 - e. Safety Functions: Sense abnormally low battery voltage and close contacts providing low battery voltage indication on control and monitoring panel. Sense high battery voltage and loss of ac input or dc output of battery charger. Either condition shall close contacts that provide a battery-charger malfunction indication at system control and monitoring panel.
 - f. Enclosure and Mounting: NEMA 250, Type 1, wall-mounted cabinet.

2.5 DIESEL FUEL-OIL SYSTEM

- A. Comply with NFPA 37.
- B. Main Fuel Pump: Mounted on engine to provide primary fuel flow under starting and load conditions.
- C. Fuel Filtering: Remove water and contaminants larger than 1 micron.
- D. Relief-Bypass Valve: Automatically regulates pressure in fuel line and returns excess fuel to source.
- E. Subbase-Mounted, Double-Wall, Fuel-Oil Tank: Factory installed and piped, complying with UL 142 fuel-oil tank. Features include the following:
 1. Tank level indicator.
 2. Fuel-Tank Capacity: Minimum 133 percent of total fuel required for planned operation plus fuel for periodic maintenance operations between fuel refills.
 3. Leak detection in interstitial space.
 4. Vandal-resistant fill cap.

2.6 CONTROL AND MONITORING

- A. Automatic Starting System Sequence of Operation: When mode-selector switch on the control and monitoring panel is in the automatic position, remote-control contacts in one or more separate automatic transfer switches initiate starting and stopping of engine generator. When mode-selector switch is switched to the on position, engine generator starts. The off position of same switch initiates engine generator shutdown. When engine generator is running, specified system or equipment failures or derangements automatically shut down engine generator and initiate alarms.
- B. Provide minimum run time control set for 15 minutes with override only by operation of a remote emergency-stop switch.
- C. Comply with UL 508A.
- D. Configuration:
 - 1. Operating and safety indications, protective devices, basic system controls, and engine gages shall be grouped in a common control and monitoring panel mounted on the engine generator. Mounting method shall isolate the control panel from engine generator vibration. Panel shall be powered from the engine generator battery.
- E. Control and Monitoring Panel:
 - 1. Analog control panel with dedicated gages and indicator lights for the instruments and alarms indicated below.
 - 2. Instruments: Located on the control and monitoring panel and viewable during operation.
 - a. Engine lubricating-oil pressure gage.
 - b. Engine-coolant temperature gage.
 - c. DC voltmeter (alternator battery charging).
 - d. Running-time meter.
 - e. AC voltmeter.
 - f. AC ammeter.
 - g. AC frequency meter.
 - h. Generator-voltage adjusting rheostat.
 - 3. Controls and Protective Devices: Controls, shutdown devices, and common alarm indication, including the following:
 - a. Cranking control equipment.
 - b. Run-Off-Auto switch.
 - c. Control switch not in automatic position alarm.
 - d. Overcrank alarm.
 - e. Overcrank shutdown device.
 - f. Low-water temperature alarm.
 - g. High engine temperature prealarm.
 - h. High engine temperature.
 - i. High engine temperature shutdown device.
 - j. Overspeed alarm.
 - k. Overspeed shutdown device.

- l. Low fuel main tank.
 - 1) Low-fuel-level alarm shall be initiated when the level falls below that required for operation for **six hours at full load.**
- m. Coolant low-level alarm.
- n. Coolant low-level shutdown device.
- o. Coolant high-temperature prealarm.
- p. Coolant high-temperature alarm.
- q. Coolant low-temperature alarm.
- r. Coolant high-temperature shutdown device.
- s. EPS load indicator.
- t. Battery high-voltage alarm.
- u. Low cranking voltage alarm.
- v. Battery-charger malfunction alarm.
- w. Battery low-voltage alarm.
- x. Lamp test.
- y. Contacts for local and remote common alarm.
- z. Generator overcurrent-protective-device not-closed alarm.
- aa. Hours of operation.
- bb. Engine generator metering, including voltage, current, hertz, kilowatt, kilovolt ampere, and power factor.

- F. Supporting Items: Include sensors, transducers, terminals, relays, and other devices and include wiring required to support specified items. Locate sensors and other supporting items on engine or generator unless otherwise indicated.

2.7 GENERATOR OVERCURRENT AND FAULT PROTECTION

- A. Overcurrent protective devices shall be coordinated to optimize selective tripping when a short circuit occurs.
1. Overcurrent protective devices for the entire EPSS shall be coordinated to optimize selective tripping when a short circuit occurs. Coordination of protective devices shall consider both utility and EPSS as the voltage source.
 2. Overcurrent protective devices for the EPSS shall be accessible only to authorized personnel.
- B. Generator Overcurrent Protective Device:
1. Molded-case circuit breaker, thermal-magnetic type; 100 percent rated; complying with UL 489:
 - a. Tripping Characteristic: Designed specifically for generator protection.
 - b. Trip Rating: Matched to generator output rating.
 - c. Shunt Trip: Connected to trip breaker when engine generator is shut down by other protective devices.
 - d. Mounting: Adjacent to, or integrated with, control and monitoring panel.

2.8 GENERATOR, EXCITER, AND VOLTAGE REGULATOR

- A. Comply with NEMA MG 1.
- B. Drive: Generator shaft shall be directly connected to engine shaft. Exciter shall be rotated integrally with generator rotor.
- C. Electrical Insulation: Class H.
- D. Range: Provide limited range of output voltage by adjusting the excitation level.
- E. Construction shall prevent mechanical, electrical, and thermal damage due to vibration, overspeed up to 125 percent of rating, and heat during operation at 110 percent of rated capacity.
- F. Enclosure: Dripproof.
- G. Voltage Regulator: Solid-state type, separate from exciter, providing performance as specified.
 - 1. Adjusting Rheostat on Control and Monitoring Panel: Provide plus or minus 5 percent adjustment of output-voltage operating band.
 - 2. Maintain voltage within 20 percent on one step, full load.
 - 3. Provide anti-hunt provision to stabilize voltage.
 - 4. Maintain frequency within 10 percent and stabilize at rated frequency within 5 seconds.

2.9 OUTDOOR ENGINE GENERATOR ENCLOSURE

- A. Description:
 - 1. Vandal-resistant, sound-attenuating, weatherproof steel housing; wind resistant up to 100 mph (160 km/h). Multiple panels shall be lockable and provide adequate access to components requiring maintenance. Panels shall be removable by one person without tools. Instruments and control shall be mounted within enclosure.
 - a. Sound Attenuation Level: 85 dB
- B. Structural Design and Anchorage: Comply with ASCE/SEI 7 for wind loads up to 100 mph (160 km/h).
- C. Hinged Doors: With padlocking provisions.
- D. Thermal Insulation: Manufacturer's standard materials and thickness selected in coordination with space heater to maintain winter interior temperature within operating limits required by engine generator components.
- E. Muffler Location: External to enclosure.

- F. Engine-Cooling Airflow through Enclosure: Maintain temperature rise of system components within required limits when unit operates at 110 percent of rated load for two hours with ambient temperature at top of range specified in system service conditions.
 - 1. Louvers: Fixed-engine, cooling-air inlet and discharge. Stormproof and drainable louvers prevent entry of rain and snow.
 - 2. Automatic Dampers: At engine cooling-air inlet and discharge. Dampers shall be closed to reduce enclosure heat loss in cold weather when unit is not operating.

2.10 VIBRATION ISOLATION DEVICES

- A. Elastomeric Isolator Pads: Oil- and water-resistant elastomer or natural rubber, arranged in single or multiple layers, molded with a nonslip pattern and galvanized-steel baseplates of sufficient stiffness for uniform loading over pad area, and factory cut to sizes that match requirements of supported equipment.
 - 1. Material: Standard neoprene separated by steel shims.
- B. Vibration isolation devices shall not be used to accommodate misalignments or to make bends.

2.11 FINISHES

- A. Outdoor Enclosures and Components: Manufacturer's standard finish over corrosion-resistant pretreatment and compatible primer.

2.12 SOURCE QUALITY CONTROL

- A. Prototype Testing: Factory test engine generator using same engine model, constructed of identical or equivalent components and equipped with identical or equivalent accessories.
 - 1. Tests: Comply with IEEE 115.
- B. Project-Specific Equipment Tests: Before shipment, factory test engine generator and other system components and accessories manufactured specifically for this Project. Perform tests at rated load and power factor. Include the following tests:
 - 1. Test components and accessories furnished with installed unit that are not identical to those on tested prototype to demonstrate compatibility and reliability.
 - 2. Test generator, exciter, and voltage regulator as a unit.
 - 3. Full load run.
 - 4. Maximum power.
 - 5. Voltage regulation.
 - 6. Transient and steady-state governing.
 - 7. Single-step load pickup.
 - 8. Safety shutdown.
 - 9. Report factory test results within 10 days of completion of test.

PART 3 - EXECUTION

3.1 FIELD QUALITY CONTROL

A. Testing Agency:

1. Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.

B. Tests and Inspections:

1. Perform tests recommended by manufacturer and each visual and mechanical inspection and electrical and mechanical test listed in first two subparagraphs below, as specified in NETA ATS. Certify compliance with test parameters.
 - a. Visual and Mechanical Inspection:
 - 1) Compare equipment nameplate data with Drawings and the Specifications.
 - 2) Inspect physical and mechanical condition.
 - 3) Inspect anchorage, alignment, and grounding.
 - 4) Verify that the unit is clean.
 - b. Electrical and Mechanical Tests:
 - 1) Perform insulation-resistance tests according to IEEE 43.
 - a) Machines 200 hp (150 kW) or Less: Test duration shall be one minute. Calculate the dielectric-absorption ratio.
 - 2) Functionally test engine shutdown for low oil pressure, overtemperature, overspeed, and other protection features as applicable.
 - 3) Verify correct functioning of the governor and regulator.
2. NFPA 110 Acceptance Tests: Perform tests required by NFPA 110 that are additional to those specified here, including, but not limited to, single-step full-load pickup test.
3. Battery Tests: Equalize charging of battery cells according to manufacturer's written instructions. Record individual cell voltages.
 - a. Measure charging voltage and voltages between available battery terminals for full-charging and float-charging conditions. Check electrolyte level and specific gravity under both conditions.
 - b. Test for contact integrity of all connectors. Perform an integrity load test and a capacity load test for the battery.
 - c. Verify acceptance of charge for each element of the battery after discharge.
 - d. Verify that measurements are within manufacturer's specifications.
4. Battery-Charger Tests: Verify specified rates of charge for both equalizing and float-charging conditions.

5. System Integrity Tests: Methodically verify proper installation, connection, and integrity of each element of engine generator system before and during system operation. Check for air, exhaust, and fluid leaks.
 - C. Coordinate tests with tests for transfer switches and run them concurrently.
 - D. Test instruments shall have been calibrated within the past 12 months, traceable to NIST Calibration Services, and adequate for making positive observation of test results. Make calibration records available for examination on request.
 - E. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation for generator and associated equipment.
 - F. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
 - G. Remove and replace malfunctioning units and retest as specified above.
 - H. Retest: Correct deficiencies identified by tests and observations, and retest until specified requirements are met.
 - I. Report results of tests and inspections in writing. Record adjustable relay settings and measured insulation resistances, time delays, and other values and observations. Attach a label or tag to each tested component indicating satisfactory completion of tests.

3.2 MAINTENANCE SERVICE

- A. Initial Maintenance Service: Beginning at Substantial Completion, maintenance service shall include 12 months' full maintenance by skilled employees of manufacturer's authorized service representative. Include quarterly preventive maintenance and exercising to check for proper starting, load transfer, and running under load. Include routine preventive maintenance as recommended by manufacturer and adjusting as required for proper operation. Parts shall be manufacturer's authorized replacement parts and supplies.

3.3 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain packaged engine generators.

END OF SECTION 263213.13



HAINES BOROUGH

RECEIVED
APR 07 2024
12D
HAINES BOROUGH
CLERK'S OFFICE

AGENDA REQUEST FOR
ASSEMBLY ACTION
Planning Commission

You may appear before the assembly during the "Public Comments" portion of any regular assembly meeting without making prior arrangements. However, if you want the assembly to take action on a matter, it must be on the agenda. To make a request to have an issue on an agenda, please provide the following information. (See Note below)

Name: Peter Dohn Date: 3/29/2024

Name of Group Represented (if applicable)

Address: PO BOX 1435, Haines Phone: 907-303-7382

Email Address: pdohn@hotmail.com Fax:

I request to be scheduled on the Borough Assembly meeting agenda dated the 11th day of April, or as soon thereafter as possible.

Purpose of Request: To discuss Mathias Road project. The moving of Mathias road from private property to the right of way, and moving the utilities from private property to the right of way.

Estimated Time Required (if a presentation) 10 minutes

Action you wish the Assembly to take: I would like to be updated on the status of the project. Given a timeline, on how this project will proceed. Provide me the probability of this project ever happening.

Ultimately, I would like the planning commission to move forward with the plans to move the current road to the Right of Way and move the utilities from private land to the right of way

Note: The deadline for agenda topics is as noted on the most current assembly-adopted Agenda Preparation Calendar, available from the Clerk's Office or at www.hainesalaska.gov/borough assembly. Your request will either be placed on the next assembly agenda under "Other New Business: Requests" or will be referred by the Mayor to a committee for further development. Please be aware that we may ask for additional supportive and/or background information in order to assist the assembly in making an informed decision. The clerk will provide copies for them. Whenever possible, issues will be reviewed by the manager. Should the issue be resolved ahead of an assembly meeting, the person will have the option to decline to have it presented to the assembly.

Return this form to the Borough Clerk's Office in the Haines Borough Administrative Office Building, 103 S. Third Ave., P.O. Box 1209, or fax: 766-2716, or email: afullerton@haines.ak.us.

RECEIVED

APR 02 2024

12E
March 29, 2024

HAINES BOROUGH
CLERK'S OFFICE

Dear Haines Borough Planning Commission,

As discussed with Commissioner Poinsette on March 19, 2024, concerning the Haas-Dunning residence at 22 Fort Seward Drive, A&J Enterprises would like authorization to install/replace:

- New windows on the front side of the house (removing 7 wooden panels and replacing with 5 vinyl panels). The new windows are the same brand and style as the neighboring Marks-Dudzik residential remodel.
- New vinyl siding on the entire house. The siding will be the same style and reveal as the Port Chilkoot Bible Church and the Baumgartner residence.

See attached for drawings and details.

Thank you for your consideration,



Nishan Weerasinghe



Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827

Telephone: (907) 766-6401 * Fax: (907) 766-2716

LAND USE PERMIT APPLICATION

\$50 Non-Refundable Fee

Permit # **24-012**

I. Owner/Authorized Representative		Owner's Contractor (If Any)	
Name: June Haas / Kay Dunning		Name: A & J Enterprises	
Mailing Address: 907-303-7997		Haines Borough Business License #: 5816	
Contact Phone: Day _____ Night _____		Alaska Business License #: CONS 35443	
Fax: _____		Contractor's License #: 943274	
E-mail: SWNW3902@GMAIL.COM		Mailing Address: Box 817, Haines, AK 99827	
		Contact Phone: Day _____ Night _____	
		Fax: 907-303-7997	
		E-mail: swnw3902@gmail.com	
II. Property Information			
Property Tax ID #: C-PTC-OI-0200			
Size of Property: 125			
Site Street Address: (If Any) 22 FORT SEWARD DRIVE			
Legal Description: Lot (s) 2 Block F Subdivision PORT CHILKAT SUB.			
OR Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional sheets if necessary.]			
Zoning: <input type="checkbox"/> Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area <input type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Mud Bay Zoning District <input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use			
III. Description of Work			
Type of Application (Check all that apply)	Project Description (Check all that apply)	Water Supply Existing or Proposed	Sewage Disposal Existing or Proposed
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial _____ sq. ft. _____ seating capacity if eating/drinking establishment <input type="checkbox"/> Industrial <input type="checkbox"/> Church <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Change of Use <input type="checkbox"/> Multi-Family Dwelling Total # of Units _____ <input type="checkbox"/> Cabin <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Other _____	<input type="checkbox"/> None <input type="checkbox"/> Community well <input type="checkbox"/> Private well <input type="checkbox"/> Public Water <input type="checkbox"/> Other _____	<input type="checkbox"/> None <input type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Public Sewer <input type="checkbox"/> Pit Privy <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Other _____
Estimate Cost of Work: \$28,800.00		Land Use Requested For: See attached letter (Describe the project, and use additional sheets if necessary)	
Required Attachments: <input type="checkbox"/> Site plan (see Attachment A) <input type="checkbox"/> \$50 Non-Refundable Fee (Checks must be made payable to the Haines Borough)			
Per HBC 13.08.100 and 18.60.010, If a property on which a use is proposed is within 200 feet of an existing, adequate public water and/or sewer system, the developer shall be required to connect to the public systems. Failure to connect will result in a minor offense subject to penalties.			

IV. CERTIFICATION

I hereby certify that I am the owner or authorized representative of the property described above and that I petition for a land use permit in conformance with all of the provisions in the Haines Borough Code. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property. 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 proposed use. I also understand that all contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough.

I am aware that if I begin work prior to receiving permit approval, I may be assessed a penalty fee, as per HBC 18.30.070. I am also aware that my property will be inspected throughout the duration of the permit to calculate percent complete and valuation of improvements.

Nisha Worrang
Signature (Representatives must provide written proof of authorization)

3/29/2024
Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or authorized representative to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

Non-Refundable Application Fee \$ <u>50-</u>	Application is Complete: Yes No
Payment Method: <u>Cash</u>	Notified Via: _____
Receipt #: <u>36041</u>	Notified By: _____
Received By: <u>Klong</u>	Date: _____
Date: <u>4-2-24</u>	Borough Business License # (If applicable) _____
If application is approved:	If application is denied:
Approved By: _____ Borough Manager/Designee	Denied By: _____ Borough Manager/Designee
Permit ID #: _____	Reason: _____
Permit Effective Date: _____	Date: _____

Notice of Right to Appeal: All decisions of the Borough Officials are appealable per HBC 18.30.050

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

OUTSIDE TWO PANELS

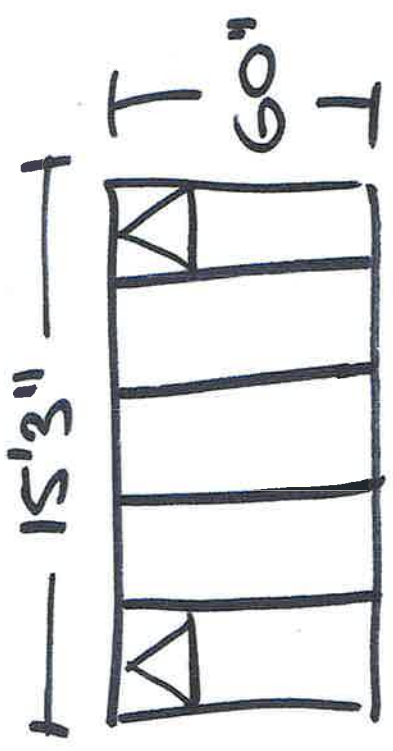
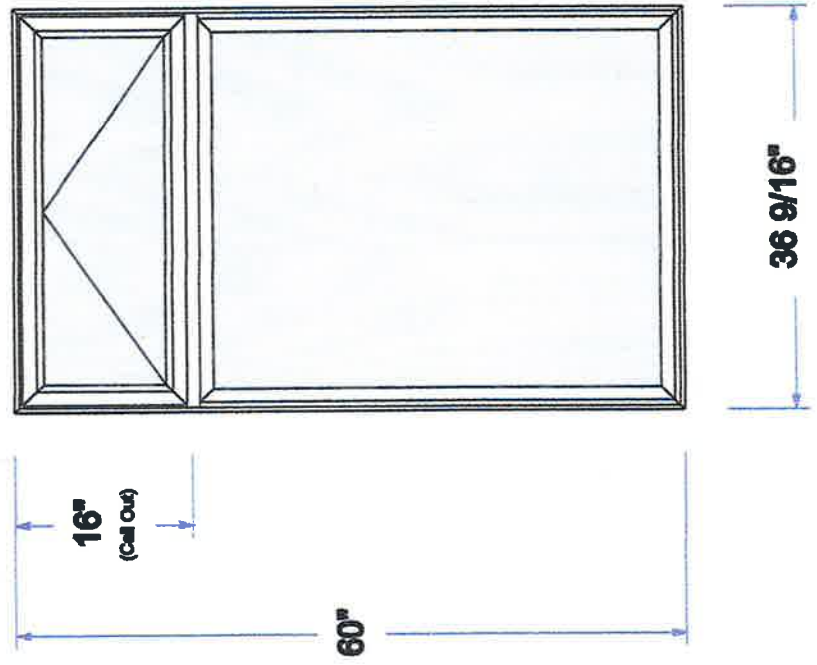
CTBQUOTE
PLUS

LUTAK LUMBER
PO BOX 329
HAINES, AK 99827-0329

Project Name:
Contact Name:
Contact Phone:
Contact E-Mail:
Builder / GC:
Project Address:

MILGARD.
WINDOWS and DOORS

Line No:	2
Location/Label:	STYLE LINE
Quantity:	2
Product Line:	Style Line V250
Model:	Awning Above Picture
Size:	Net Frame: 36 9/16" x 60"
Dimensions:	Operable Height From Top: 16"
Finishes:	Ext White / Int White
Fin Type:	1 3/8" Sashback
Glass:	1/8" SunCoat (Low-E) over 1/8" Clear with Gray Foam Spacer
Hardware:	Fold Down into Handle
Screen:	Standard with Fiberglass Mesh
U-Factor / SHGC / VT:	.28 / .26 / .50
Calculations:	Unit Area (Sq. Ft.): 16. Unit Perimeter (nominal in lineal ft): 17'
Rating:	STC: 28, QITC: 24, PG: LC-PG35



Viewed from Exterior (Net Frame) - image scaled 3/4" = 1' 0"

SAME DIMENSION AS ORIGINAL

Customer Approval: _____

<p>Sales Rep: Name: Chip Lende Email: lutaklumber@aptalaska.net Phone:</p>	<p>Legend: O = Obscure T = Tempered E = Meets Egress per IBC (International Building Code) for above grade application. Validates against local codes.</p>	<p>Quote Number: SQPDBI000437_1 Last Modified Date: 2/26/2024 5:48 PM Page: 2 of 6</p>
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MIDDLE THREE PANELS

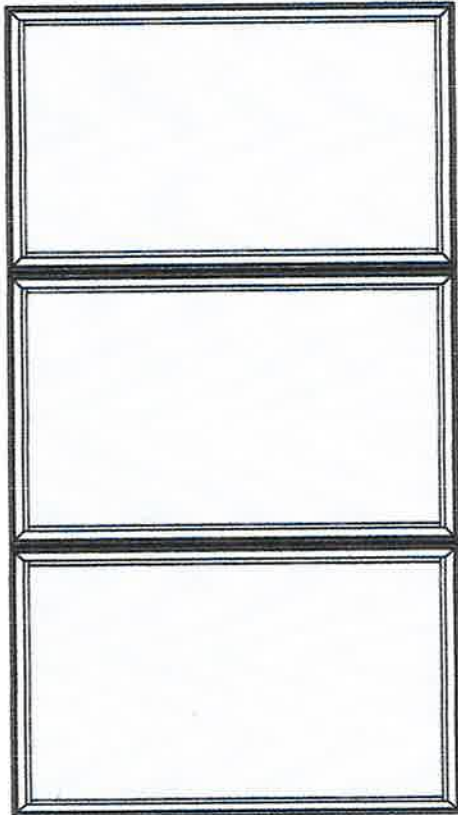
CTBQUOTE
PLUS

LUTAK LUMBER
PO BOX 329
HAINES, AK 99827-0329

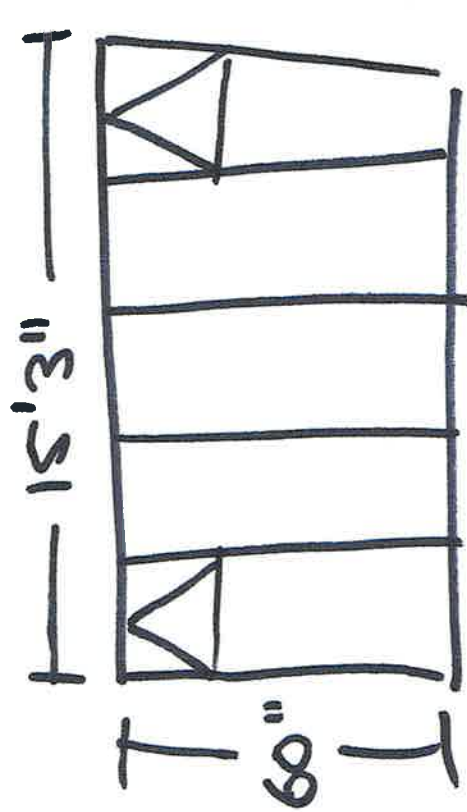
Project Name:
Contact Name:
Contact Phone:
Contact E-Mail:
Builder / GC:
Project Address:

MILGARD
WINDOWS and DOORS

Line No:	5
Location/Label:	ULTRA
Quantity:	1
Product Line:	Ultra C650
Model:	Special - Composite Design
Size:	Net Frame: 109 11/16" x 60"
Dimensions:	CAF 1.1, CAF 1.2: 36 9/16" x 60", CAF 1.3: 35 9/16" x 60"
Finishes:	Ext Frost / Int White
Fin Type:	1 3/8" Solback
U-Factor / SHGC / VT:	1/8" SunCoat (Low-E) over 1/8" Clear with Gray Foam Spacer .30 / .27 / .51
Calculations:	Unit Area (Sq. Ft.): 46, Unit Perimeter (nominal in lineal ft): 30'
Rating:	STC: 28, OITC: 23, PG: R-PG20, Mull Bar: R-PG20



Viewed from Exterior (Net Frame) - Image scaled 1/2" = 1' 0"



SAVE DIMENSION AS ORIGINAL

Customer Approval: _____

Sales Rep: Name: Chip Lende
Email: lutaklumber@aptalaska.net
Phone:

Legend: O = Obscure
T = Tempered
E = Meets Egress per IBC (International Building Code) for above grade application.
Validate against local codes.

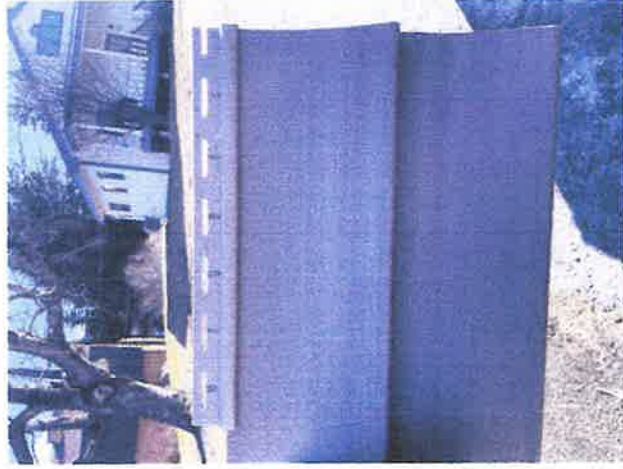
Quote Number: SOPDBI000437_1
Last Modified Date: 2/26/2024 5:48 PM

Page: 5 of 6

WINDOWS TO REPLACE.



HAS HOUSE SIDING
BEING REPLACED.



* SIDING WILL BE WHITE, NOT
THIS SAMPLE COLOR *

Kiersten Long

From: redtailmail <redtailmail@mchsi.com>
Sent: Friday, April 5, 2024 11:04 AM
To: Kiersten Long
Cc: redtailmail@mchsi.com
Subject: Land use permit 22 fort seward drive

CAUTION: This email originated from outside of the Haines Borough. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Kiersten,

Please accept this email as my authorization for Nishan Weerasinghe to submit a land use permit, perform the construction work and speak to the planning commission on my behalf.

Thank you so much for your help with this. Have a great weekend!

Katherine (Kay) Haas Dunning
POA for June Haas

Sent via the Samsung Galaxy S21+ 5G, an AT&T 5G smartphone

2. The use of the dwelling unit or detached appurtenance for the home occupation is clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 30 percent of the combined floor area of the dwelling and appurtenance is used in the conduct of the home occupation;
3. There is no significant change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four square feet in area, nonanimated and nonilluminated and mounted flat against the wall of the principal building;
4. No noise or odors not normally expected from a dwelling unit will be allowed as a result of the operation of the home occupation;
5. Traffic or a need for parking is not generated by such home occupation in significantly greater volumes than would normally be expected in a similar residential neighborhood;
6. Outdoor storage of materials or equipment will not be allowed unless adequately screened.

E. *Bed and Breakfast (B&B)*. A bed and breakfast may be allowed as an accessory to a residential use; provided, that the use of the dwelling unit for the B&B is clearly incidental and subordinate to the use of the dwelling as a residence by its owners or a manager living on-site. One sign, not exceeding four square feet in area, illuminated by indirect lighting and on the same lot as the B&B use is allowed.

F. *Kennel*. A kennel may be allowed if a site plan is approved and the kennel building, dog runs or other outside canine housing area is separated from any residential zoned lot line by a minimum of 50 feet.

G. *Historic Buildings*. All development occurring within the significant structures area, or changes to any of the surveyed historic buildings, shall comply with specific requirements. When the commission determines that the development is one of the surveyed historic structures or the development has a material effect upon the general character of the district and any of the individual structures therein, the following shall apply:

1. Every reasonable effort shall be made to provide a compatible use for property that requires minimal alterations of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The developer shall be encouraged to retain the distinguishing original qualities or character of a building, structure, or site and its environment. The removal or alteration of any historic material or distinctive architectural features should be avoided whenever possible.
3. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
4. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site, shall be treated with sensitivity.
5. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition,

design, color, texture and other visual qualities wherever possible. Repair or replacement of missing architectural features should be based on accurate duplications rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

6. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any rehabilitation project.

7. Contemporary design and use of contemporary materials for alterations and additions to existing buildings and properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, and character of the property, neighborhood or environment.

8. Wherever possible, additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure should not be impaired.

9. The commission shall have the authority to place design standards and requirements upon the developer prior to the issuance of the permit in order to enforce the historic preservation and rehabilitation standards herein. A design review committee may be appointed by the planning commission which shall consist of the following representatives: the planning commission chair, a planning commission member appointed by the commission, one member of the borough assembly as appointed by the assembly, and one at-large member who is a property owner in the SSA, appointed by the commission chair, specific to each application. The commission shall refer to the document "[Fort William H. Seward, Haines, Alaska, Design Guidelines and Standards](#)" prepared by Ron Kasprisin of the Alaskan Northern Studies Program, Department of Urban Design and Planning, University of Washington, Seattle, 1998, when setting out the design standards to be followed for buildings in the significant structures area. (See also HBC [18.70.050](#).)

H. *Temporary Residence.* Persons desiring to place a temporary residence, or a trailer or mobile home or RV outside of a mobile home or RV park in the townsite service area for a temporary or interim occupancy over 30 days, shall apply for a temporary residence permit. The intent of a temporary residence permit is to allow a temporary structure for residential use. This means one trailer, RV or mobile home may be occupied during construction of a permanent structure. A temporary residence permit may be granted if all of the following requirements are met:

1. A valid permit for the permanent structure must be in effect during the entire time that the temporary dwelling is located on the site;
2. A trailer, RV or mobile home used as a temporary dwelling during the construction of a permanent structure must be located on the same lot or parcel;
3. The temporary dwelling must be transported to a sanitary dump station as needed to empty gray water and toilet waste tanks, be connected to public water and sewer if applicable, or be serviced by an approved DEC on-site wastewater system;
4. The temporary dwelling must meet the same setbacks applicable to permanent structures;

Please see the links attached below under web links for the historic structures history