

13116

Db

Green Escape

### FACILITY NARRATIVE

Green Escape will utilize five hundred square feet or less for cultivation activities (ie: growing, pruning, drying/curing, etc...).. A spill kit consisting of: warning signs, bottled water, gloves, goggles, disposable garb, container with lid, first aid kit, and other appropriate items; will be made readily available. MSDS sheets will be readily available. The facility will be under full video and Carbon scrubbers will be used to cleanse (of odors and particles) outgoing air exchange.

The building will be at least 400sqft and in the shape of a square/rectangle. It will be of rigid (unclear ) material and have no windows. Vents will be situated to provide adequate air exchange (between inside and out). Commercial grade Carbon scrubbers will be used to cleanse the outgoing air. Incoming air will be filtered using standard commercial grade filters. Six inch In line fans will facilitate the air movement. There will be a minimum of seven filtered air exchange vents. Filters will be tested and changed per manufacturer specifications, or upon need.

The facility will have a legally approved water source and septic system.

The facility will have a bathroom with sink, shelves and toilet. Spill kits will be available there. Proper supplies (ie: toilet paper) will be readily available). The facility will be smoke free, and smoking will be prohibited within (twenty or) thirty feet of the facility; signs will be posted. The owner does not smoke to date.

The drying and curing rooms will be appx.8'x10' each. they will be locked, lit, and under camera. The entire facility (inside and out) will be under camera. A desk area in the back of the facility will be used as a work station, (for processing marijuana) and house the video monitors. The desk area will have locked drawers and cabinet for secure information. This will be the security station, and treated accordingly. The desk area will be under camera.

The facility will be well lit. Exits will be marked and a fire escape plan and extinguisher at each exit. Exit lights will have battery backup. All doors will be commercial grade and fireproof. Hazardous materials will be stored according to MSDS instruction and labeled accordingly. The facility will be painted in a fashion that does not raise attention (pastel/neutral colors); and benefits the plants (facility painted white on inside).

The facility will have no windows (or windowed doors). All doors will be commercial grade, fireproof, and under camera. The main door will be under camera and entrance controlled (arctic entryway). Roof panels will be opaque at minimum. All digital media will not be made available to the public (to include password protection), and no pictures will be

allowed. Marijuana will be packaged in opaque properly labeled containers.

The Green Escape building will have "all weather" flood lights affixed to the exterior. They will be set to operationalize manually or by motion. The lights will be set to brighten the facility perimeter, plus forty feet. They will be turned on during dark hours and off during light hours (unless night vision cameras prescribe use of a motion sensor switch) . The lights will be checked daily and fixed (or replaced) immediately (if needed). The checks and actions taken will be entered into a log book (to include date and time); and maintained for three years. All records will be maintained at the locked desk; inside the facility. All facility signs (inside and out) will be well lit.

There will be no signs posted on the outside of the facility, with the business name. Except, one on the front door (18" x 18" & in color). That will have the Logo and business name. The only posted signs will be to warn of the secure site, that the location is under camera, and no smoking or trespassing.

The Facility will be constructed on the high ground envelope (3.5ac total envelope) utilizing the 20'x20' building space (plus controlled entrance way), extending 40' in each direction (from facility wall). The Facility will be accessed by Pepper Road (maintained) and have a courtesy parking spot for The Board (employees of) and Law Enforcement. It may also be used for loading (for transport). The parking spot will be by the main entrance; and posted with a secure facility / no trespassing sign. The entire property is a little more than 24 acres. One other structure will be constructed at least forty feet away from The Facility. It will be the owners domicile. The entire property is transitioning ownership to the Cultivation Facility Owner (John Heritscko) from his parents (current

legal owners). The property has no liens or legal encumbrances that would have effect on the construction or use of the proposed facility.

The Facility has full support from the local Conservation Preservation Organization. A letter of support was attached to this application.



## Green Escape

An Alaskan Adventure

13116

John Heritscko

PO Box 240496

Douglas, Alaska 99824

907 500 4183

[johnheritscko@gmail.com](mailto:johnheritscko@gmail.com)

Date: 02/11/18

In re: Addendum

Let this document serve as an addendum to the MJ02 section (and related attachments) of the existing application for a Limited Marijuana Cultivation Facility License (#13116). This addendum is an addition to said MJ02 and attachments. The addition is as follows:

Green escape will construct a driveway from Pepper Road to the facility front door (using the most efficient route). Ample parking will be available (two spots). The area will be posted as secure and trespassing / smoking prohibited. The driveway will be a minimum of thirty feet wide. The area will be under camera.

The Green Escape facility will affix smoke and carbon monoxide detection equipment throughout the facility, and (test) and maintain them routinely.

The Green Escape facility is designed to operate with one to two persons (maximum). The mechanical application of technologies will satisfy most growing needs. This approach adds to the products sterility. The owner's residence will be within one hundred feet of the facility, for quick response.



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

## Alaska Marijuana Control Board Form MJ-02: Premises Diagram

### What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). **All areas designated as the licensed premises of a single license must be contiguous.**

### What must be submitted with this form?

Applicants must attach multiple diagrams to this form, including (as applicable):

- **Diagram 1:**  
a diagram showing only the licensed premises areas that will be ready to be **operational at the time of your preliminary inspection** and license issuance;
- **Diagram 2:**  
if different than Diagram 1, a diagram outlining **all areas for which the licensee has legal right of possession** (a valid lease or deed), and clearly showing those areas' relationship to the current proposed licensed premises (*details of any planned expansion areas do not need to be included; a complete copy of Form MJ-14: Licensed Premises Diagram Change must be submitted and approved before any planned expansion area may be added to the licensed premises*);
- **Diagram 3:**  
a **site plan or as-built of the entire lot**, showing all structures on the property and clearly indicating which area(s) will be part of the licensed premises;
- **Diagram 4:**  
an **aerial photo of the entire lot and surrounding lots**, showing a view of the entire property and surrounding properties, and clearly indicating which area(s) will be part of the licensed premises (*this can be obtained from sources like Google Earth*); and
- **Diagram 5:**  
a diagram of the **entire building in which the licensed premises is located**, clearly distinguishing the licensed premises from unlicensed areas and/or premises of other licenses within the building. If your proposed licensed premises is located within a building or building complex that contains multiple business and/or tenants, please provide the addresses and/or suite numbers of the other businesses and/or tenants (*a separate diagram is not required for an establishment that is designating the entire building as a single licensed premises*).

**This form, and all necessary diagrams that meet the requirements on Page 2 of this form, must be completed and submitted to AMCO's main office before any new or transfer license application will be considered complete.**

### Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	John Heritscko	MJ License #:	13116		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Escape				
Premises Address:	26189 Pepper Road				
City:	Anchor Point	State:	Alaska	ZIP:	99556



Alaska Marijuana Control Board  
**Form MJ-02: Premises Diagram**

**Section 2 – Required Information**

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.

The following details must be included in all diagrams:

- License number and DBA
- Legend or key
- Color coding
- Dimensions
- Labels
- True north arrow

The following additional details must be included in Diagram 1:

- Surveillance room
- Restricted access areas
- Storage areas
- Entrances, exits, and windows
- Walls, partitions, and counters
- Any other areas that must be labeled for specific license types

The following additional details must be included in Diagram 2:

- Areas of ingress and egress
- Entrances and exits
- Walls and partitions

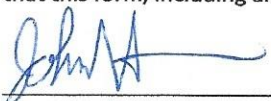
The following additional details must be included in Diagrams 3 and 4:

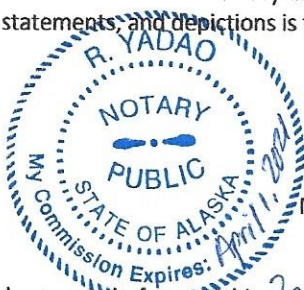
- Areas of ingress and egress
- Cross streets and points of reference


The following additional details must be included in Diagram 5:

- Areas of ingress and egress
- Entrances and exits
- Walls and partitions
- Cross streets and points of reference

I declare under penalty of unsworn falsification that I have attached all necessary diagrams that meet the above requirements, and that this form, including all accompanying schedules, statements, and depictions is true, correct, and complete.

  
 \_\_\_\_\_  
 Signature of licensee  
 John Joseph Heritschko  
 \_\_\_\_\_  
 Printed name of licensee



  
 \_\_\_\_\_  
 Notary Public in and for the State of Alaska  
 My commission expires: April 1, 2021

Subscribed and sworn to before me this 2nd day of February, 2018.



Alaska Marijuana Control Board

# Cover Sheet for Marijuana Establishment Applications

Alcohol & Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
 marijuana.licensing@alaska.gov  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

## What is this form?

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

**Items that are submitted without this page will be returned in the manner in which they were received.**

### Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	HERITSCKO JOHN	License Number:	13116		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN ESCAPE				
Physical Address:	26189 Pepper Road				
City:	Anchor Point	State:	AK	Zip Code:	99556
Designated Licensee:	HERITSCKO JOHN				
Email Address:	johnheritscko@gmail.com				

### Section 2 – Attached Items

List all documents, payments, and other items that are being submitted along with this page.

Attached Items:	<p>9 pages Facility Diagrams 1-5 (plus parts A&amp;B)          Diagrams 2&amp;5</p> <p>4 pages Facility Narrative</p> <p>All Goes with MS-02          "Premisis Diagram"</p>
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#### OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
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= Facility Security Perimeter

= Facility No Smoking Perimeter

= Length of Facility Wall

= Secure Area Facility

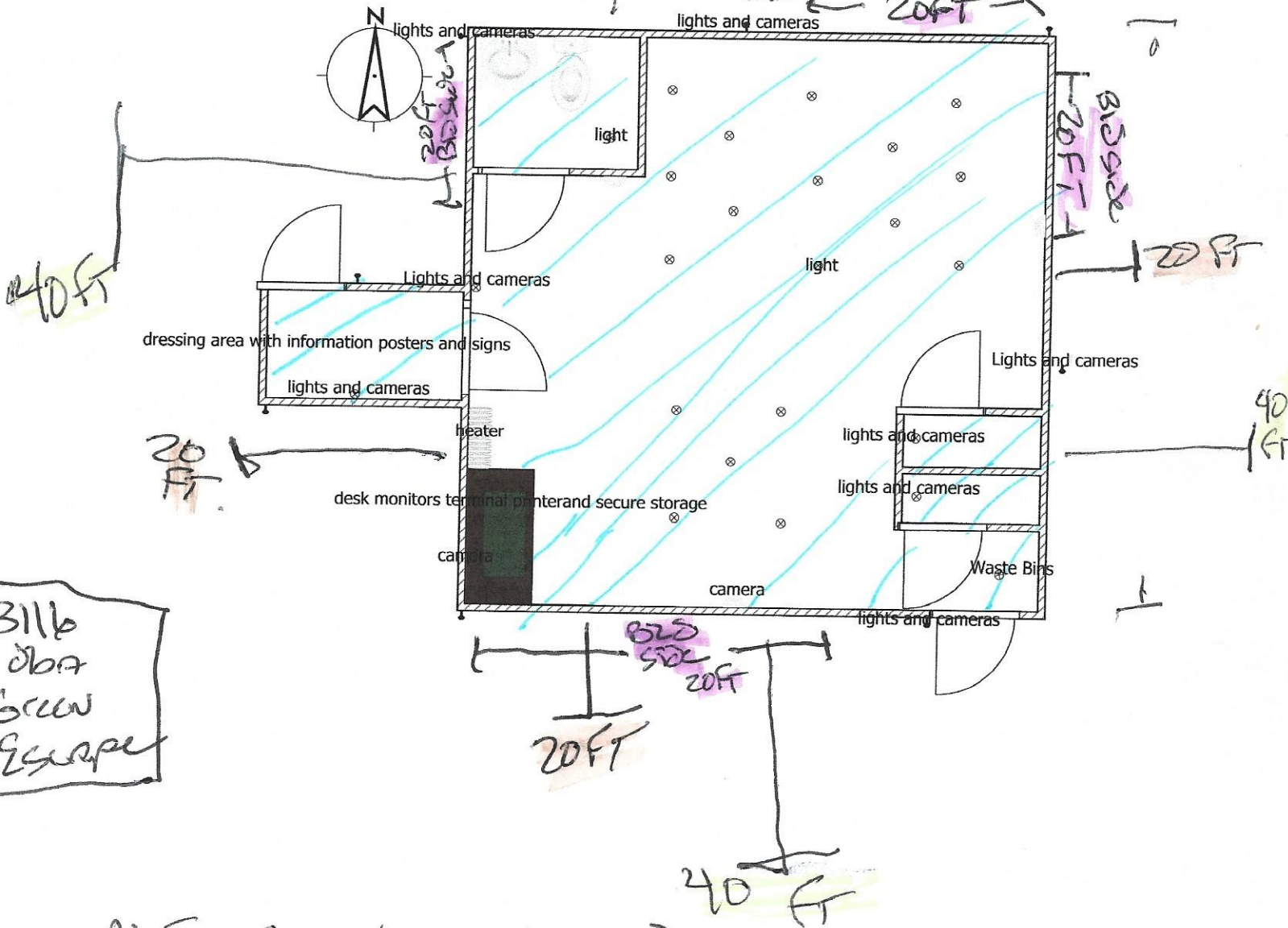
Diagram 1

NT

40 FT Perimeter

20 FT No Smoking Perimeter

20 FT Bid Side



Note: Symbols are Labeled and similar symbols have similar meanings.

BATHROOM Has Shelving. The Following Signs will be outside: "Secure Facility, No Trespassing, No Smoking Signs"

Facility Security Perimeter

Diagram 2 Part A

NA

= Facility No Smoking Perimeter

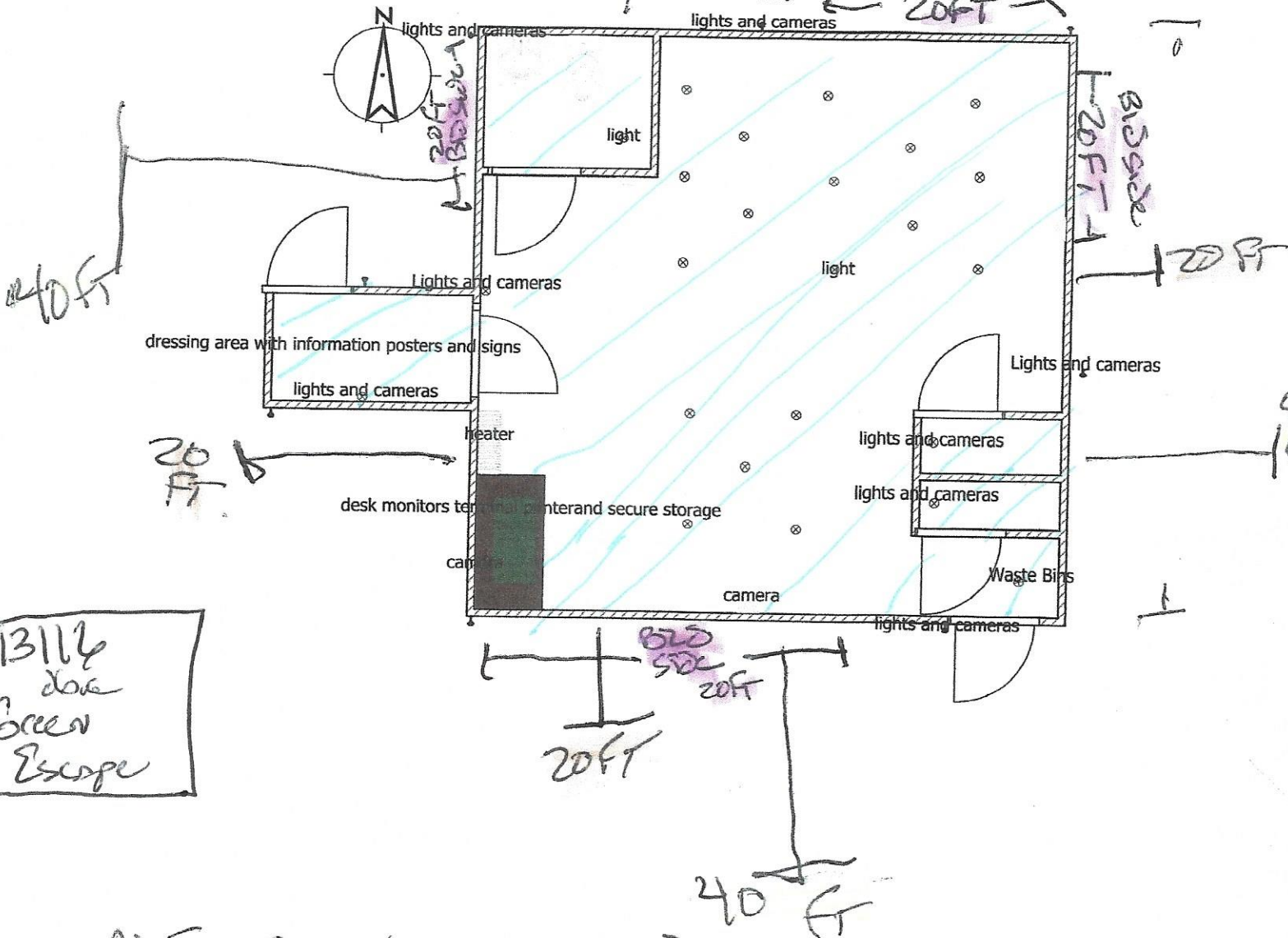
= Length of Facility Wall

= Secure Area Facility

40 FT Perimeter

20 FT NO Smoking Perimeter

BID. SIDE 20 FT



Bill & Joe Green Escape

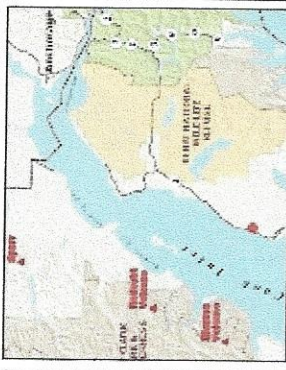
Note: Symbols are Labeled and similar symbols have similar meanings.

Bathroom Has Shelving. The Following Signs will be outside: "Secure Facility, No Trespassing, No Smoking Signs"

Diagram 2 Part B (Area Covered by Lease)



Kenai Peninsula Borough Parcel Viewer 26189 Pepper Road



Legend

Tax Parcels

13116

dba

Green  
Escape

Notes

26189 Pepper Road

0 0.06 0.1 Miles

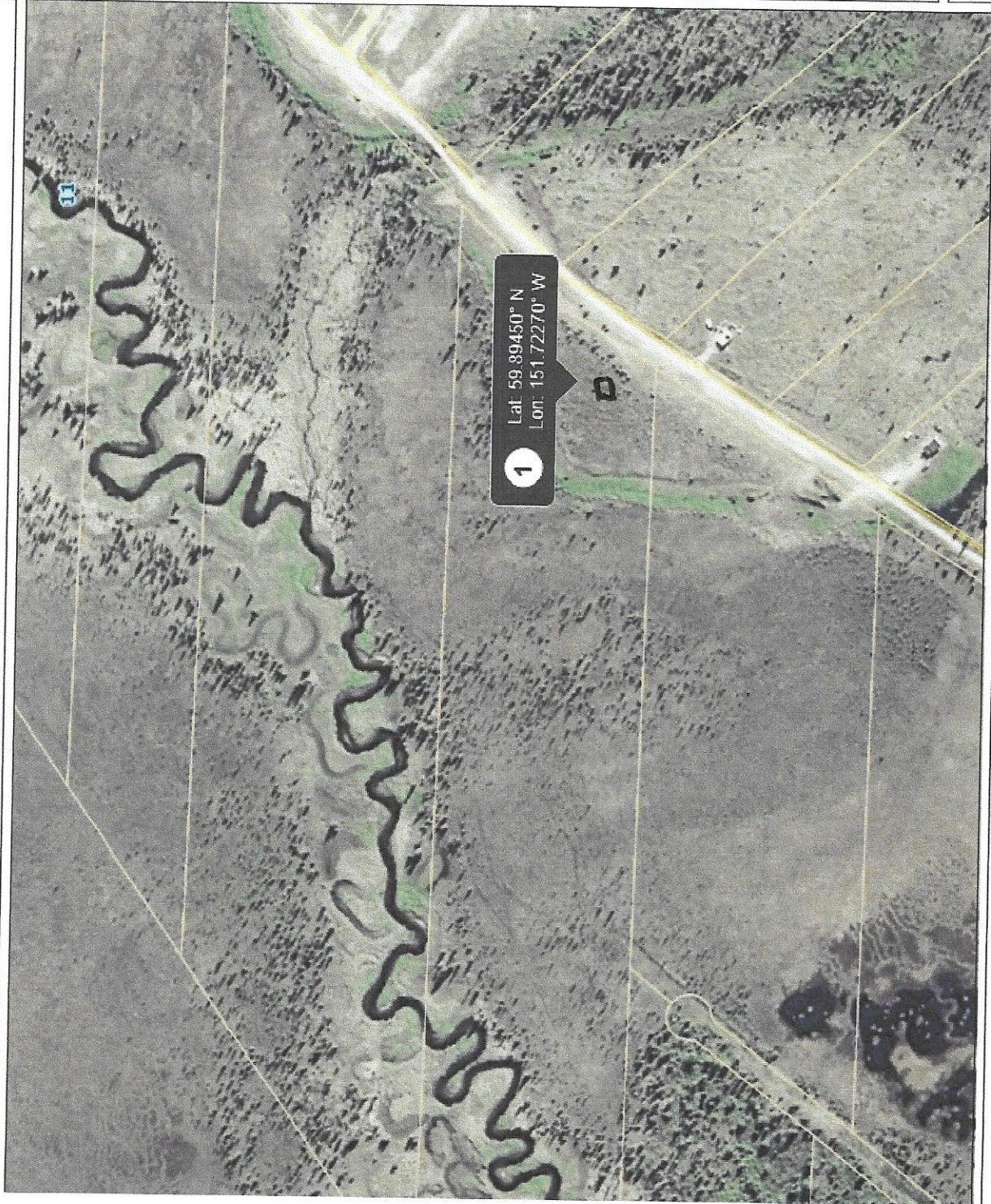
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Diagram 3

26189 Pepper Road

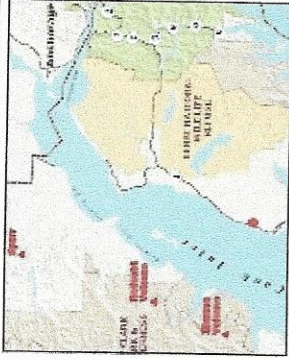
Kenai Peninsula Borough Parcel Viewer



0 0.06 0.1 Miles

Coordinate System: NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet

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Legend

Tax Parcels

I = Facility

HOFF SECURITY PERMITS

□ = Cabin

Living quarters for use

DISTANCE BETWEEN FACILITY & CABIN WILL BE MORE THAN 400 FEET.

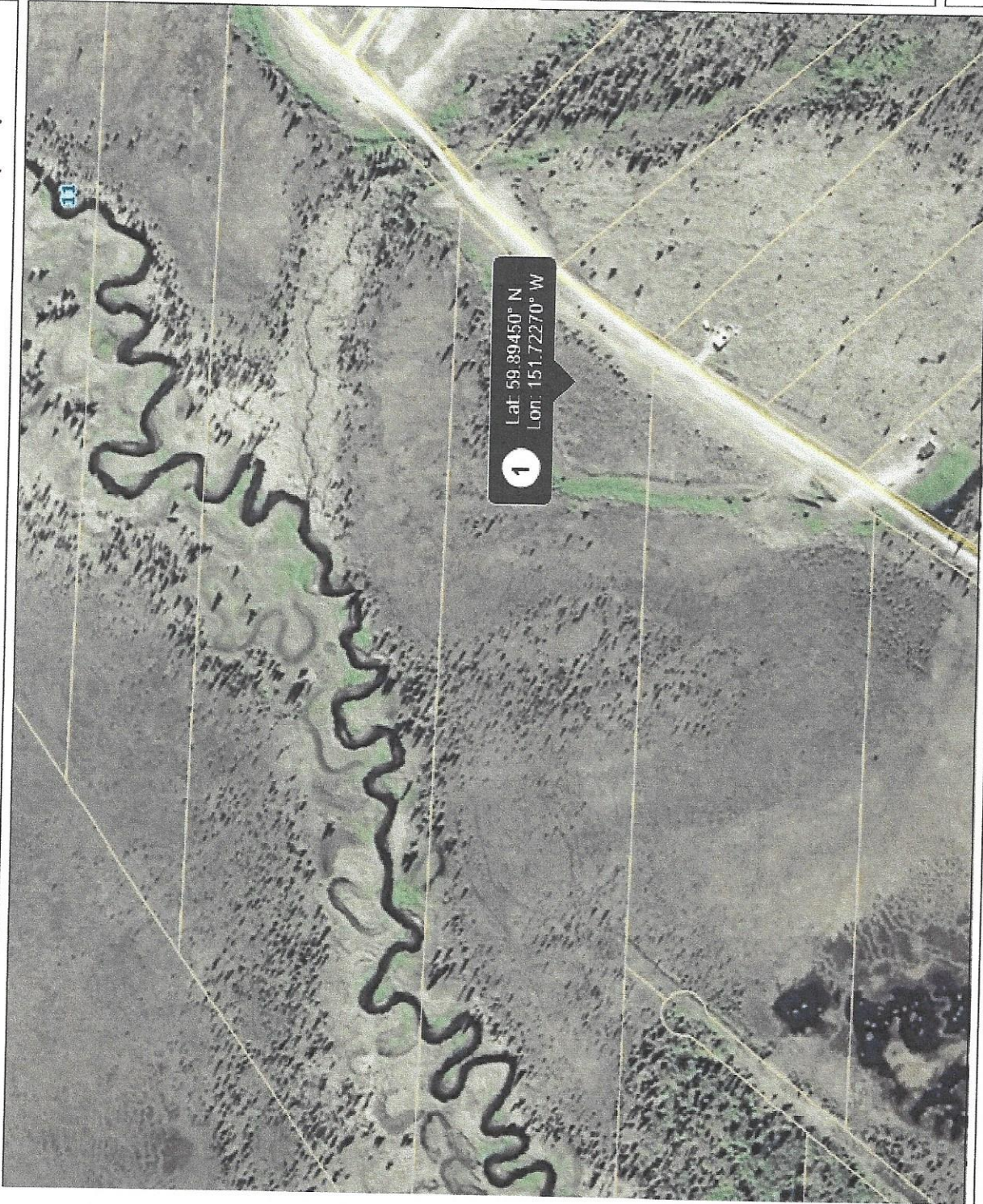
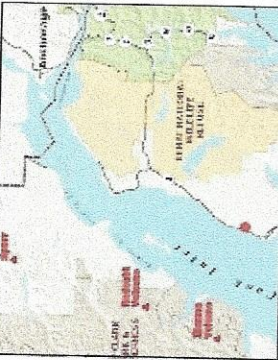
NO OTHER BUILDINGS WILL BE CONSIDERED ON PROPERTY

Notes

26189 Pepper Road, Anchor Point, Alaska  
Lic 13116  
Limited Marijuana Cultivation Facility  
dba Green Escape

# Diagram 4

Kenai Peninsula Borough Parcel Viewer 26189 Pepper Road



Legend  
 Tax Parcels

Key 3  
1 = Facility Location

### Notes

26189 Pepper Road, Anchor Point, Alaska  
Lic 13116  
Limited Marijuana Cultivation Facility  
dba Green Escape

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0.1 Miles



Coordinate System: NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet

# Diagram 5 PART A



Note: Fire & Carbon Monoxide Detectors will be placed throughout the facility. Training & Drills will be conducted by owner.

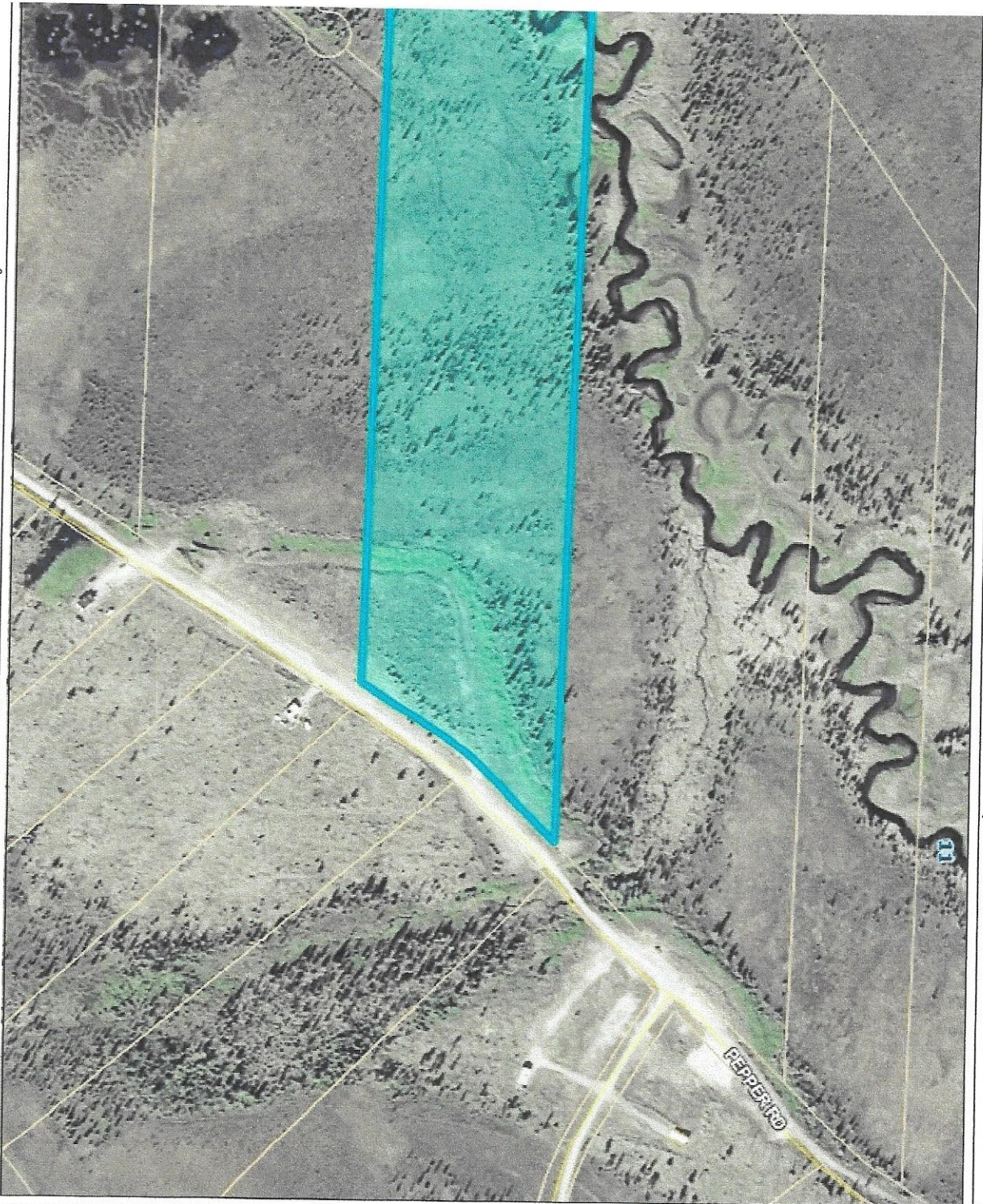
Yellow = Doors illuminated, signed, and under camera

Green = 30 FT - 35 FT wide Driveway & parking



Diagram 5 East B.

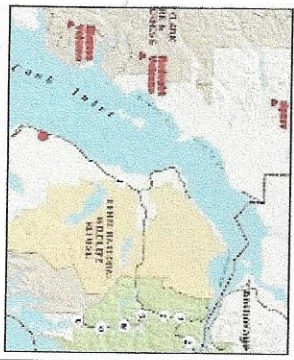
North ↑



Coordinate System: NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet

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Legend  
 Tax Parcels

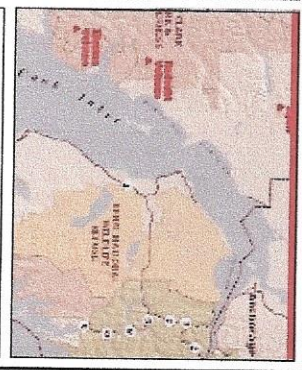
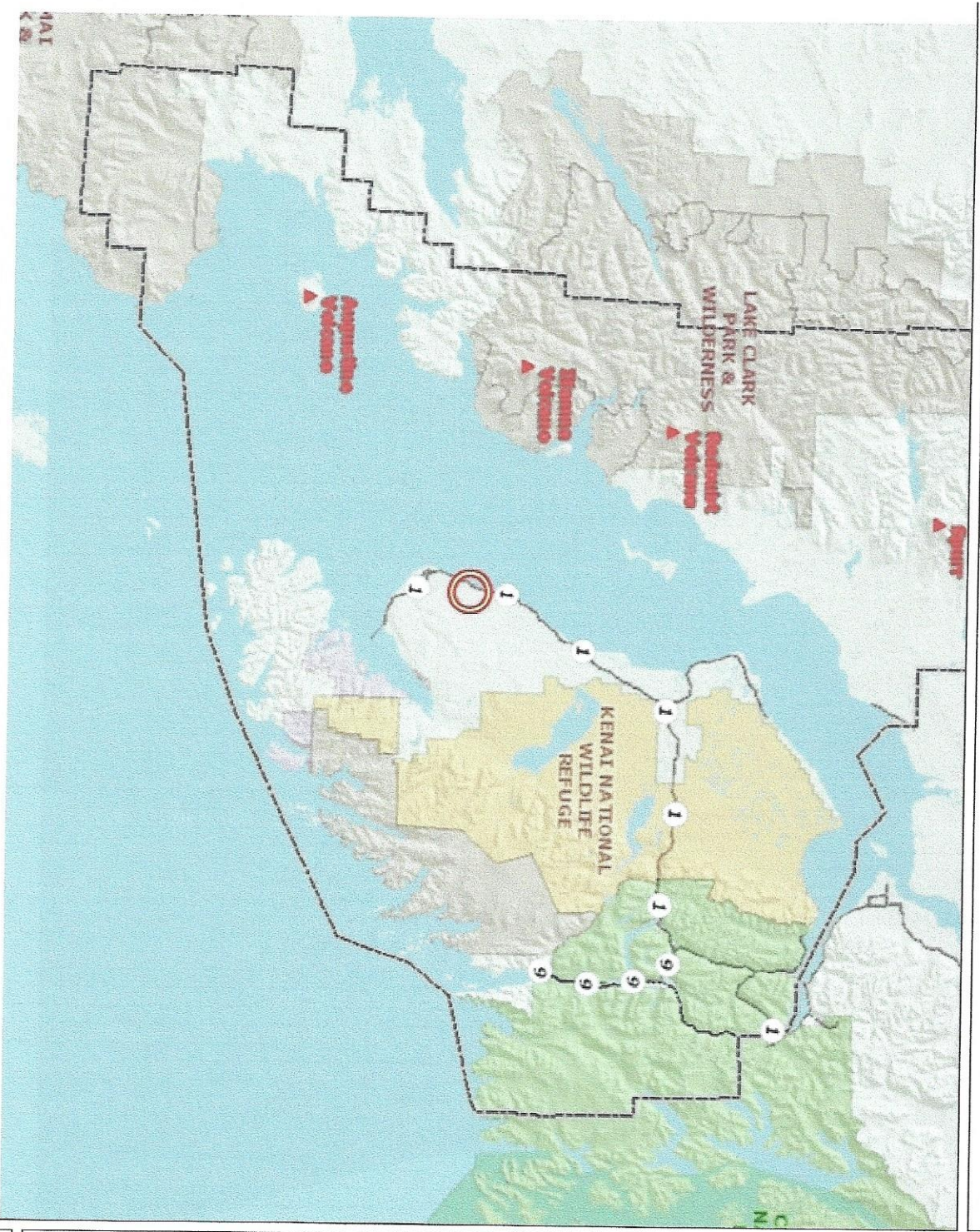
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Green Escape

Notes  
26189 Pepper Road



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NA



Legend  
 Tax Parcels

1311b  
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Notes  
26189 Pepper Road

Coordinate System: NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet  
0 31.57 63.1 Miles  
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*Site View*

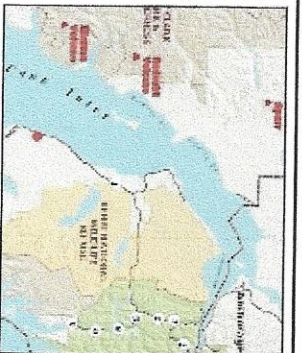


0 0.03 0.1 Miles

Coordinate System: NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet

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Legend

Tax Parcels

13116

*Area*

*Green*

*Escape*

Notes

26189 Pepper Road