

KPB 21.29

Conditional Land Use Permit Application

For a Sand, Gravel or Material Site

I. APPLICANT INFORMATION

Applicant	AM&T Vantage Point LLC	Landowner	AM&T Vantage Point LLC
Address	38527 Montgomery Avenue	Address	38527 Montgomery Avenue
City, State, Zip	Sterling AK 99672	City, State, Zip	Sterling AK 99672
Telephone	907-953-4056	Telephone	907-953-4056
Cell		Cell	
Email	rverba@hotmail.com	Email	rverba@hotmail.com

II. PARCEL INFORMATION

KPB Tax Parcel ID# 06304701 Legal Description T5N R9W Section 3 S.M. SE1/4

If permit is not for entire parcel, describe specific location within parcel to be material site, e.g., "N1/2 SW1/4 NE1/4 – 10 acres", or "5 acres in center of parcel".

III. APPLICATION INFORMATION ☒ "Check" boxes below to indicate items included.

- ☒ \$300.00 permit processing fee payable to: Kenai Peninsula Borough. (Include Parcel # on check comment line.)
- ☒ Site Plan, to scale, prepared by a professional surveyor (licensed and registered in Alaska) showing, where applicable:
- | | |
|--|--|
| <input type="checkbox"/> parcel boundaries | <input type="checkbox"/> location/depth of testholes, and depth to groundwater, if encountered |
| <input type="checkbox"/> location of boundary stakes within 300 ft. of excavation area (to be in place at time of application) | <input type="checkbox"/> location of all wells within 300 ft. of parcel boundary |
| <input type="checkbox"/> proposed buffers, or requested buffer waiver(s) | <input type="checkbox"/> location of water bodies on parcel, including riparian wetlands |
| <input type="checkbox"/> proposed extraction area(s), and acreage to be mined | <input type="checkbox"/> surface water protection measures |
| <input type="checkbox"/> proposed location of processing area(s) | <input type="checkbox"/> north arrow and diagram scale |
| <input type="checkbox"/> all encumbrances, including easements | <input type="checkbox"/> preparer's name, date and seal |
| <input type="checkbox"/> points of ingress and egress | |
| <input type="checkbox"/> anticipated haul routes | |
- ☒ Site Plan Worksheet (attached)
- ☒ Reclamation Plan (attached) and bond, if required. Bond requirement does not apply to material sites exempt from bonding requirements pursuant to AS 27.19.050

Please Note: If a variance from the conditions of KPB 21.29 is requested, a variance application must be attached. (A variance is NOT the same thing as a waiver.)

IV. CERTIFICATION STATEMENT

The information contained on this form and attachments are true and complete to the best of my knowledge. I grant permission for borough staff to enter onto the property for the purpose of processing the permit application.


Applicant

12/14/2021
Date

Landowner (required if not applicant)

Date

Site Plan Worksheet for Conditional Land Use Permit Application

Use additional space provided on next page, if necessary. Indicate item # next to comments.

Applicant AM\$T Vantage Point LLC Owner AM&T Vantage Point LLC

KPB Tax Parcel ID # 06304701 Parcel Acreage 160

1. Cumulative acres to be disturbed (excavation plus stockpiles, berms, etc.) _____ acres
2. Material to be mined (check all that apply): ☒ gravel ☒ sand ☐ peat ☐ other(list) _____
3. Equipment to be used (check all that apply): ☒ excavation ☒ processing ☐ other _____
4. Proposed buffers as required by KPB 21.29.050.A.2 (check all types and directions that apply):

- ☒ 50 ft. of natural or improved vegetation
☐ minimum 6 ft. earthen berm
☐ minimum 6 ft. fence
☐ other _____

- | | | | | | | | |
|-------------------------------------|---|-------------------------------------|---|-------------------------------------|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> | N | <input checked="" type="checkbox"/> | S | <input checked="" type="checkbox"/> | E | <input checked="" type="checkbox"/> | W |
| <input type="checkbox"/> | N | <input type="checkbox"/> | S | <input type="checkbox"/> | E | <input type="checkbox"/> | W |
| <input type="checkbox"/> | N | <input type="checkbox"/> | S | <input type="checkbox"/> | E | <input type="checkbox"/> | W |
| <input type="checkbox"/> | N | <input type="checkbox"/> | S | <input type="checkbox"/> | E | <input type="checkbox"/> | W |

5. Proposed depth of excavation: 22 - 50' * ft. Depth to groundwater: >25' ** ft.
6. How was groundwater depth determined? 1983 Soils Investigation
7. A permit modification to enter the water table will be requested in the future: ___ Yes X No
8. Approx. annual quantity of material, including overburden, to be mined: <50,000 cubic yards
9. Is parcel intended for subdivision? X Yes ___ No *as site elevation varies
10. Expected life span of site? 25-50 years **at low elev. on north
11. If site is to be developed in phases, describe: the excavation acreage, anticipated life span, and reclamation date for each phase: (use additional space on page 4 if necessary)

See Sheet 4.

12. Voluntary permit conditions proposed (additional buffers, dust control, limited hours of operation, etc.)

- A. _____
- B. _____
- C. _____

Material Site Reclamation Plan for Conditional Land Use Permit Application

1. All disturbed land shall be reclaimed upon exhausting the material on-site, so as to leave the land in a stable condition.
2. All revegetation shall be done with a "non-invasive" plant species.
3. Total acreage to be reclaimed each year: _____ acres
4. List equipment (type and quantity) to be used in reclamation:

Loader, dozer, hydroseeder

5. Describe time schedule of reclamation measures:

Reclamation will be completed annually before the growing season ends (September). Seeding will be applied to slopes as necessary each season to areas that achieve final grade in order to mitigate erosion and dust.

6. The following measures must be considered in preparing and implementing the reclamation plan, although not all will be applicable to every plan – ☒ **"check" all that apply to your plan.**
 - ☒ Topsoil that is not promptly redistributed to an area being reclaimed will be separated and stockpiled for future use. This material will be protected from erosion and contamination by acidic or toxic materials and preserved in a condition suitable for later use.
 - ☒ The area will be backfilled, graded and recontoured using strippings, overburden, and topsoil to a condition that allows for the reestablishment of renewable resources on the site within a reasonable period of time. It will be stabilized to a condition that will allow sufficient moisture for revegetation.
 - ☐ Sufficient quantities of stockpiled or imported topsoil will be spread over the reclaimed area to a depth of four inches to promote natural plant growth that can reasonably be expected to revegetate the area within five years. The applicant may use the existing natural organic blanket representative of the project area if the soil is found to have an organic content of 5% or more and meets the specification of Class B topsoil requirements as set by Alaska Test Method (ATM) T-6. The material shall be reasonably free from roots, clods, sticks, and branches greater than 3 inches in diameter. Areas having slopes greater than 2:1 require special consideration and design for stabilization by a licensed engineer.
 - ☒ Exploration trenches or pits will be backfilled. Brush piles and unwanted vegetation shall be removed from the site, buried or burned. Topsoil and other organics will be spread on the backfilled surface to inhibit erosion and promote natural revegetation.
 - ☐ Peat and topsoil mine operations shall ensure a minimum of two inches of suitable growing medium is left or replaced on the site upon completion of the reclamation activity (unless otherwise authorized).
 - ☐ Ponding will be used as a reclamation method. (Requires approval by the planning commission.)

ADDITIONAL APPLICATION COMMENTS

(Please indicate the page and item # for which you are making additional comments.)

Phase I includes the western half of the property and includes up to 76.5 acres. Expected lifespan is +20 years.

Phase II includes the remaining eastern half of the property and includes up to 67.1 acres. Expected lifespan is

+20 years. The material site will be utilized on an as-needed basis.

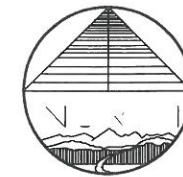
Ingress and egress are directly to Robinson Loop Road through an ADOT permitted driveway.

The south, west and northern property lines and the east section line easement are intervisibly flagged.

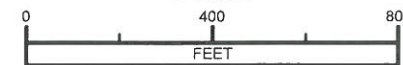
It is intended to reclaim the property in such a ways as to subdivide it into rural residential parcels post excavation.

All material site slopes will be graded and seeded as reclamation. The excavated floor of the material site may be left as a graded gravel pad.

APPLICANT / PROPERTY OWNER:
AM&T VANTAGE POINT, LLC
38527 MONTGOMERY AVE.
STERLING, AK 99672



SCALE



	PROPERTY LINE
	SECTION LINE
	SECTION LINE EASEMENT
	PRIMARY MONUMENT
	PROPERTY CORNERS
	WATER WELL
	WELL OR WETLAND SETBACK
	EXISTING TRAIL
	INTERVISIBLE FLAGGING
	TESTHOLE (APPROX. LOCATION)

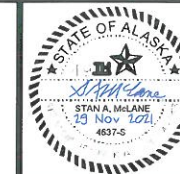
1. THIS COUNTER PERMIT APPLICATION IS KPB PARCEL 06304701; T5N R9W SECTION 3 SEWARD MERIDIAN, SE1/4.
2. THIS PARCEL IS UNDEVELOPED.
3. THE PROPOSED INGRESS/EGRESS IS TO ROBINSON LOOP RD., AS SHOWN AND EXISTING.
4. THE PREFERRED BUFFERS ARE A 50' MINIMUM VEGETATION BUFFER ON ALL PROPERTY BOUNDARIES. THE EAST BOUNDARY IS A 50' BUFFER FROM THE SECTION LINE EASEMENT.
5. THERE ARE 8 KNOWN WELLS WITHIN 300' OF THE PROPERTY LINES. THERE IS 1 WELL WITHIN 300' OF THE PHASE I AREA AND 3 WELLS WITHIN THE PHASE II EXCAVATION AREA. WELLS ARE SHOWN HEREON. EXCAVATION BELOW WATER TABLE IS NOT PROPOSED.
6. THERE ARE NO WETLANDS OR SURFACE WATERS WITH THE PROPERTY BOUNDARIES.
7. GROUNDWATER IS GREATER THAN 30' BELOW EXISTING GROUND ACCORDING TO THE 'BAILEY GRAVEL PIT SOILS INVESTIGATION AND EVALUATION REPORT', AUGUST 1983. TESTHOLE LOCATIONS SHOWN HEREON ARE FROM SAID REPORT.
8. THE RECLAIMED AREA WILL BE GRADED AND SLOPES RECONTOURED USING STRIPPINGS, OVERBURDEN AND TOPSOIL TO A CONDITION THAT ALLOWS FOR RE-ESTABLISHMENT OF NATURAL VEGETATION. SLOPES STEEPER THAN 2:1 WILL BE SEEDED. THE FLOOR OF THE MATERIAL SITE MAY REMAIN A GRADED GRAVEL PAD.
9. A 17.8 ACRE PROCESS AREA IS LOCATED IN THE SOUTHWEST QUADRANT OF THE PHASE I EXTRACTION AREA. APPROXIMATELY 92 ACRES OF THIS PROPERTY MEETS THE KPB CODE REQUIREMENT FOR PROCESS AREA.
10. THE SOUTH, WEST, AND NORTH PROPERTY LINES, AND THE EAST SECTION LINE HAS BEEN FLAGGED AT VISIBLE INTERVALS AS SHOWN HEREON.

PROCESSING AREA
17.8 ACRES AVAILABLE

PHASE I
83.1 ACRES W/ BUFFERS

PHASE II
72.2 ACRES W/ BUFFERS

COUNTER PERMIT AREA
2.42 ACRES

[illegible]

AM&T VANTAGE POINT
ROBINSON LOOP RD.
CONDITIONAL LAND USE PERMIT

100

1

100

DATE: 01/17/01



Consulting Inc.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK. 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

DRAWN BY: BGB/GMD

CHECKED BY: GMD

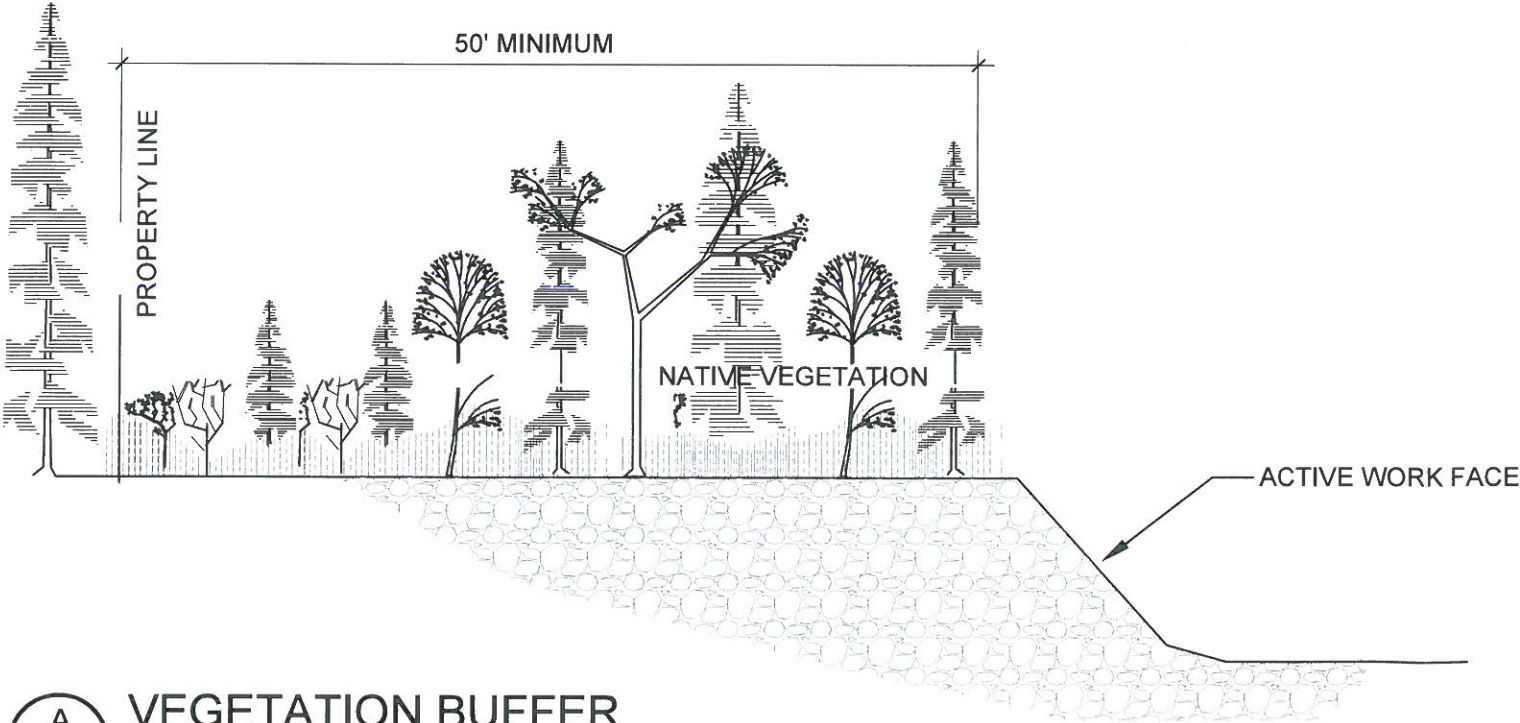
HORZ. SCALE: 1" = 400'

VERT. SCALE: N/A

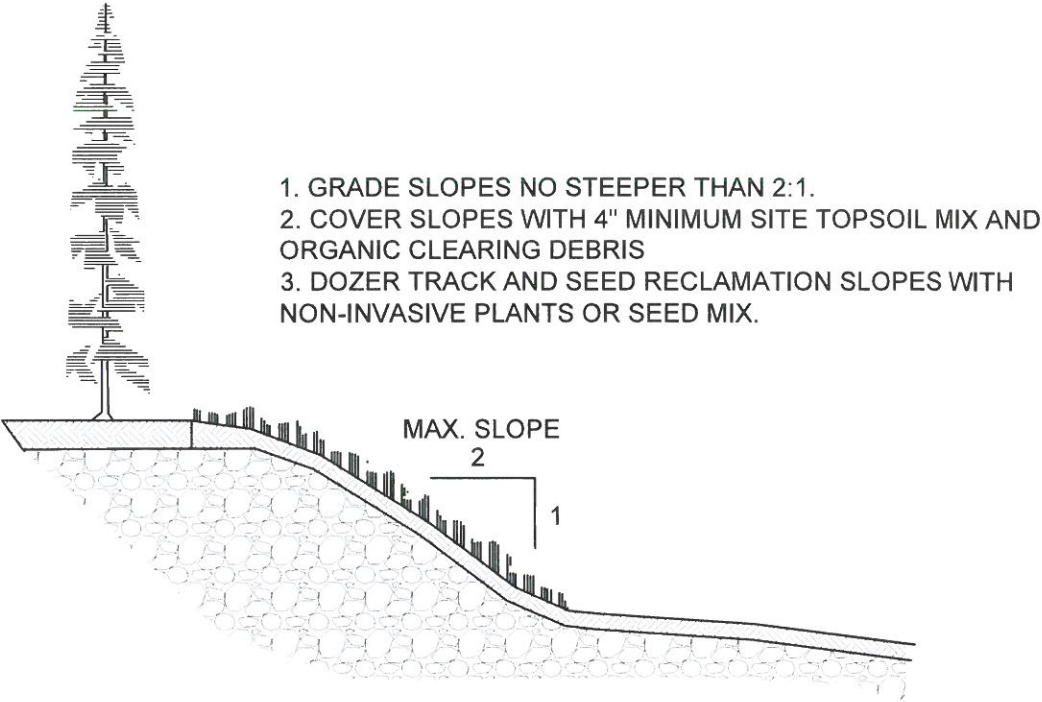
SHEET: P1

CONDITIONAL LAND USE PERMIT FOR MATERIAL SITE

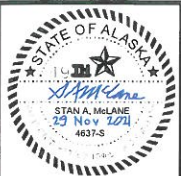
APPLICANT / PROPERTY OWNER:
AM&T VANTAGE POINT LLC
38527 MONTGOMERY AVE.
STERLING, AK 99672



A
2 VEGETATION BUFFER
SCALE: 1" = 10 FT.



B
2 RECLAMATION SLOPE
SCALE: 1" = 10 FT.



REV	DATE	DESCRIPTION	BY
1		CLUP APPLICATION	GMD

NATHAN VERBA
ROBINSON LOOP RD.
CONDITIONAL LAND USE PERMIT

FIELD BOOK NO. 21-04
JOB NO. 214038
FIELD WORK DATE: 8/17/2021



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CHECKED BY: GMD
HORZ. SCALE: 1" = 200'
VERT. SCALE: N/A
SHEET: P2