

**Attachment for Application for Public Easement
Cooper Landing Rifle and Sportsman's Club
Application prepared 5/29/2018**

Please note that responses are made following each requested item, below.

I. General Guidelines for Preparing a Development Plan For new authorizations, the development plan must show the proposed improvements and/or use areas, as well as preconstruction plans. For existing authorizations without a current development plan or if the development plan is being updated, the plan must show existing improvements and/or use areas, etc., and any known future changes. The development plan must include:

- **Maps:** a USGS map at a scale of at least 1:63,360 showing the location of the proposed project; a blueline drawing or sketch, drawn to scale (the attached diagram may be used); and

Please see the attached Google Earth depiction of the proposed public road easement (Route B)

- **Written Project description:** a detailed written description (narrative) of the intended use and level of development planned under the authorization and an explanation of the sketch or blueline drawing.

The Cooper Landing Rifle and Sportsman's Club (CLRSC) has applied for a Public easement across State lands to access a parcel of land managed by the Kenai Peninsula Borough. The CLRSC desires DNR to retain ownership of the easement. Once approved, a year-round gravel road will be constructed to access the proposed shooting range on the following parcel:

Within the Kenai Recording District, Third Judicial District, State of Alaska, and described as follows:

S1/2 S1/2 SW1/4 SW1/4 Section 10; NW1/4 NW1/4 Section 15; and that portion of the NE1/4 NE1/4 Section 16 lying east of the powerline ROW, T5N, R2W, Seward Meridian, State of Alaska, containing 66.5 acres, more or less.

The proposed road is planned to be 24 feet wide, gravel surfaced, and constructed with mechanized equipment.

II. Land Use Permits Permanent improvements cannot be authorized by a land use permit. However, a development plan accompanying a land use permit application must describe nonpermanent structures and activities. (Nonpermanent structures are structures that can be easily and quickly taken down and removed from the site, without any significant disturbance or damage to the area.) Several of the specific development plan items listed below will not apply to activities authorized under a land use permit; those items that do apply should be described in as much detail as possible, to enable prompt review of the application. If the

proposed land use permit activity is of a mobile nature, such as a permit to move heavy equipment across state land, a development plan is not required; but a map showing the proposed route of travel is required. If the impact would not have a significant effect on the environment, such as a permit to harvest wild produce, a development plan is not required, but a map showing the location of the proposed harvest area is required.

- Nonpermanent structures and activities are not planned

III. Narrative portion of the development plan Describe the type of activities or development planned for the site; specify if any facilities are intended for commercial use, or will be rented out; and provide a description and explanation of the items shown on the sketch or blueprint. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:

Year-round public access gravel road to be constructed. No Commercial use will be conducted within the easement.

• **Legal description.** Provide a legal description of the parcel, i.e. a metes and bounds description, survey, lot and block, aliquot part, or other legal description.

Easement located between MP 40.3 Sterling Highway and the Shooting Range parcel located on the following lands:

Within the Kenai Recording District, Third Judicial District, State of Alaska, and described as follows:

S1/2 S1/2 SW1/4 SW1/4 Section 10; NW1/4 NW1/4 Section 15; and that portion of the NE1/4 NE1/4 Section 16 lying east of the powerline ROW, T5N, R2W, Seward Meridian, State of Alaska, containing 66.5 acres, more or less.

• **Terrain/ground cover.** Describe the existing terrain/ground cover, and proposed changes to the terrain/ground cover.

Easement location is covered by a mix of spruce, birch, cottonwood and willow; clearing will be sufficient to construct a 24 foot wide roadway with drainage ditches as needed.

• **Access.** Describe existing and planned access, and mode of transportation. If public access is to be restricted, define possible alternative public access routes.

A portion of the proposed roadway easement exists as it was part of the original access to a DNR gravel material site. A new access was constructed approximately 15-20 years ago and the old roadway was bermed off and abandoned. We propose to use the original roadbed for the first 500 feet before our access road will move off to the east. Roadway will be constructed to standards necessary for passenger cars and trucks to safely use it year-round.

• **Buildings and other structures.** Describe each building or structure, whether permanent or temporary, including a description of the foundation as well as the building and floor

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construction; the date when the structure is to be constructed or placed on the parcel; the duration of use; and what activities are to occur within each structure.

None planned within the easement

- **Power source.** Describe type and availability of power source to the site.

None planned

- **Waste types, waste sources, and disposal methods.** List the types of waste that will be generated on-site, including solid waste, the source, and method of disposal.

Timber will be cleared and removed – firewood will be offered to the public once the trees are limbed and piled; overburden, including stumps, will be buried on the lease property, off the easement

- **Hazardous substances.** Describe the types and volumes of hazardous substances present or proposed, the specific storage location, and spill plan and spill prevention methods. Describe any containment structure(s) and volume of containment structure(s), the type of lining material, and configuration of the containment structure. Provide Material Safety Data Sheets (MSDS).

No hazardous substances will be stored within the easement.

- **Water supply.** Describe the water supply and wastewater disposal method.

Not applicable

- **Parking areas and storage areas.** Describe long-term and short-term parking and storage areas, and any measures that will be taken to minimize drips or spills from leaking vehicles or equipment. Describe the items to be stored in the storage areas.

No parking or storage planned within the easement

- **Number of people using the site.** State the number of people employed and working on the parcel, and describe the supervisor/staff ratio. Estimate the number of clients that will be using the site.

During roadway construction, it is expected that there may be up to 3 personnel working on the site, felling and limbing trees with a feller-buncher or by chainsaw, clearing the roadway with a dozer and/or hydro-axe, as necessary. Once constructed, up to 30 vehicles per day may use the easement for access to the shooting range.

- **Maintenance and operations.** Describe the long-term requirements, how they will occur and who will perform the work. Specify if any subcontractors will be involved, and explain the tasks they will perform.

Roadway will be maintained for year-round access; snowplowing and sanding will occur as needed during the winter; grading will be done during the summer. All work to be

contracted out to local businesses who provide these services in the Cooper Landing area. A likely contractor will be Wildman's, a local sanding and plowing contractor.

- **Closure/reclamation plan.** Provide a closure/reclamation plan, if required for the type of authorization being applied for, e.g. material sale.

N/A

IV. Sketch or blueline portion of the development plan The sketch or blueline must be drawn to scale, and each item labeled in such a way that the information contained in the drawing can be located in the narrative portion of the development plan (professional quality drafting and mechanical lettering is preferred). Following is a list of information to be shown on the drawing, if applicable:

- Section, Township, and Range lines; North arrow; scale; title; and legend (attached is an acceptable format).
- All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way; major topographic features such as roads, streams, rivers, and lakes, and their geographic names.
- Location and dimensions of any gravel pads, or cement foundations, buildings, and other structures and improvements, appropriately labeled.
- Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any).
- Location where any hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel, are stored. Method of storage (tank, drum, etc.).
- Location of parking areas, and areas for the storage of inactive vehicles; snow storage areas; storage areas for any other items not mentioned above (drill rigs, camps, pipe, watercraft, etc.).

See attached Google Earth topographical depiction of the proposed easement location (Route B is our preferred access as we have determined that Route A may have too limited sight distance on the highway.) Please note that CLRSC has applied for a Driveway Permit from DOT for access off the Sterling Highway at the Route B location.