

**STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER**

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INSTRUCTIONS FOR COMPLETING A DEVELOPMENT PLAN

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information contained in a development plan is needed to provide a complete review of the application and the proposed use and development, and helps to determine the terms and conditions of the authorization and the level of bonding and insurance that may be required.

Most applications submitted to the Division of Mining, Land and Water must have an attached development plan. The few exceptions to this rule include applications for state land sales and some types of land use permit. The amount and type of information included in the development plan will depend on the proposed use and level of development. Insufficient information in the development plan and/or application or failure to provide a development plan may result in a delay in processing the application. If you are unsure whether your application will require a development plan, contact the regional office responsible for managing the area you are planning to use (regional office addresses and phone numbers are shown at the top of this sheet).

If the application is approved, the approved development plan becomes a part of the authorization document. Authorized activities are limited to those described in the development plan and/or authorization document. The development plan must be updated if changes to an approved project are proposed before or during the project's siting, construction, or operation; if any additional structures, buildings, or improvements are proposed; or if there is a change in activity that was not addressed during consideration of the application. Please note that these development plans or plan changes must be approved by the Division of Mining, Land and Water before any change occurs in use, construction, or activity. Conducting activities that are not authorized by the development plan and authorization document could result in revocation and termination of the authorization and/or other appropriate legal action.

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
- **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.

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.

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 blueline. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:

- **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.

municipality of Juneau, Meridian Copper River
township 41S range 67E section 19 SW $\frac{1}{4}$ SW $\frac{1}{4}$
Treadwell Ditch Trail bisects the section at $58^{\circ}17'47.72''N$,
 $134^{\circ}31'52.15''W$ on North end of section and at $58^{\circ}17'34.75''N$,
 $134^{\circ}31'38.38''W$ on South end of section.

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

Treadwell Ditch is old 4' wide, waterway with accompanying berm for hiking trail. Little or no water in ditch itself and current bridge crossings are round, slippery wood with no railings. Forest is dense spruce, hemlock, alder with light ground cover. Only change to terrain will be re-rigging abutments on each side of the crossing and leading a ground ramp to match the surface of the bridges.

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

The bridge locations are located on the Treadwell Ditch Trail which is accessed from the lower cross country ski trail at the Eaglecrest Ski area. Transportation will be on foot and by mountain bike along both trails.

- **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 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.

The three bridges will be 24', 16' and 16' and have a life of approximately 50 years. Foundation abutments will either be 4" PT lumber or 4" concrete. Construction can occur during summer 2017 and traffic will be hikers, joggers, mountain bikers, hunters and skiers.

- **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.

Long and short term parking will be at Treadwell Ditch trailhead on Fish Creek Road next to the Edgecrest Ski Area. Some dimension lumber will be stored at the three bridge sites until all materials are ready and at each site. Only one at a time will be constructed and trail will not be obstructed during site construction.

- **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.

No one will be employed as a volunteer trail maintenance crew will construct these bridges. There will be one supervisor on site and 3 or 4 other workers. Clients are hard to estimate but usual usage annually is several hundred people.

- **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.

No long term maintenance requirements unless a tree falls on any of the bridges. In that case either Trail Mix or the volunteer trail maintenance team will make repairs.

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

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

Only tools will either be hand or battery powered - no gas chainsaws or vehicles.

- **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.

Only waste will be small pieces of dimensional lumber which will be taken away from the site by wheelbarrow

- **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.

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

Only water are small streams at bridge sites and no wastewater will be created