



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Email: permitcenter@matsugov.us

APPLICATION FOR A CONDITIONAL USE PERMIT FOR EARTH MATERIALS EXTRACTION – MSB 17.30

NOTE: Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.

Application fee must be attached, check one:

\$1000 for Administrative Permit (Less than two years or less than 7,000cy annually)

\$1,500 for Conditional Use Permit (More than two years and more than 7,000cy annually)

Required Attachments:

Site plan as detailed on Page 2

Narrative with operational details and all information required on Page 2

Reclamation Plan

Subject Property:

MSB Tax Account ID#(s): 51341000T001 & 51341000T002

Street Address: 4101 E. Fairview Loop

Facility/Business Name: Big Dipper Pit

Big Dipper Construction, Inc.

PO Box 874550

Wasilla, AK 99687-4550

Phone: Cell (907) 354-5479

Wk 907-376-8341 Hm _____

E-mail: bdctodd@gmail.com

Name of Agent / Contact for application

Tim Alley, PE, The Boutet Company, Inc

Mailing: 1508 E. Bogard Road #7

Wasilla, AK 99654

Phone: Cell (907) 830-2821

Wk (907) 357-6760 Hm _____

E-mail: talley@tbcaak.com

Attach a narrative describing the proposed extraction activities.	Attached
Describe the types of material being extracted.	X
Provide total acreage of all parcels on which the activity will occur.	X
Provide total acreage of earth material extraction activity.	X
Provide total cubic yards to be extracted.	X
Provide the estimated final year extraction will occur.	X
Provide seasonal start and end dates.	X
Provide hours of operation.	X
Provide days of the week operations will take place.	X
Provide proposed peak hour and traffic volume at the peak hour	X
Provide estimated end date of extraction.	X
Provide estimated end date of reclamation.	X
Describe all other uses occurring on the site.	None
Describe methods used to prevent problems on adjacent properties, such as lateral support (steep slopes), water quality, drainage, flooding, dust control, and maintenance of roads.	X
Describe how the operation will monitor the seasonal high water table.	X
Provide quantity estimates and topographical information such as cross section drawings depicting depth of excavation, slopes, and estimated final grade.	X
Provide Reclamation Plan in accordance with MSB 17.28.063 and 17.28.067.	X

Submit a detailed site plan, <u>drawn to scale</u>. Drawings under the seal of an engineer or surveyor are recommended but not required.	Attached
Identify location of permanent and semi-permanent structures on the site for verification of setback requirements. Include wells and septic systems.	
Depict buffer areas, driveways, dedicated public access easements, noise buffers (such as fences, berms or retained vegetated areas), and drainage control such as ditches, settling ponds, etc.	X
Identify the entire area intended for gravel/material extraction activity.	X
Identify the property boundary containing the operation.	X
Identify ADEC Drinking Water Protection Areas wherever proposed project area boundaries fall within drinking water protection area buffer zones.	None
Identify areas used for past and future phases of the activity.	X
Provide road and access plan that includes anticipated vehicle routes and traffic volumes. If the level of activity exceeds the minimum levels specified in MSB 17.61.090, Traffic Standards, a traffic control plan consistent with state regulations may be required.	X
Provide detailed description of the proposed visual screening.	X
Provide measures to mitigate or lessen noise impacts on surrounding properties.	X
Provide proposed lighting plan.	N/A

Submit documentation showing compliance with borough, state, and federal laws.	Applied for (list file #)	Attached (list file #) or N/A
Submit mining permit as required by the Alaska State Department of Natural Resources (ADNR) if extraction activities are to take place on state land.	N/A	
Provide reclamation plan as required by ADNR, pursuant to AS 27.19. Provide copy of reclamation financial assurance filed with the State of Alaska (If exempt, provide qualifying documents for exemption).	See attached email submission	
Provide Notice of Intent (NOI) for construction general permit or multi-sector general permit and storm water pollution prevention plan, and other associated permits or plans required by the Environmental Protection Agency (EPA) pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements.	See attached letter	
Provide United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act, 33 U.S.C. 1344, if material extraction activity is to take place within wetlands, lakes, and streams.	N/A	
Provide any other applicable permits, such as driveway/access permits; list as appropriate.	See attached application confirmation email	

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Staff will provide applicant with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation at the public hearing.

OWNER'S STATEMENT: I am owner or authorized agent of the following property:

MSB Tax Account ID #(s) 51341000T001 & 51341000T002 and, I hereby apply for approval of conditional use permit for earth material extraction activities on the property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.28, MSB 17.30, and with all other applicable borough, state, and federal laws, including but not limited to, air quality, water quality, and use and storage of hazardous materials, waste and explosives, per MSB 17.30.055.

I understand that other rules such as local, state, and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorizations may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety, and welfare, and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to operators on this property, and to the buyer when I sell the land. Additionally, I agree to comply with MSB 17.30.120, Transfer of Conditional Use Permit, in the event this permit is transferred to a subsequent property owner.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

<i>Paul Minnick</i>	Paul Minnick	3/28/2024
Signature: Property Owner	Printed Name	Date

Signature: Agent	Printed Name	Date
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PERMIT CENTER – FEE RECEIPT FORM

Property Location: 1341000T001/1341000T002

Applicant: BIG DIPPER CONST.

USE PERMITS {100.000.000.341.300}	Fee
8.35 Public Display of Fireworks	\$25.00
8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.52 Temporary Noise Permit	\$1000.00
8.55 Special Events Permit 500 – 1000 Attendees 1000+ Attendees	\$500.00 \$1,000.00
8.55 Special Events Permit Site Monitor Fee / Per Day	\$300.00
17.02 Mandatory Land Use Permits	\$50.00
17.04 Nancy Lake Special Land Use District CUP	\$1,500.00
17.06 Electrical Generating & Delivery Facility Application	\$500.00
17.08 Hay Flats Special Land Use District Exception Application	\$1000.00
17.17 Denali State Park Conditional Use Permit	\$1500.00
17.18 Chickaloon Special Land Use District CUP	\$1500.00
17.19 Glacier View Special Land Use District CUP	\$1500.00
17.23 Port MacKenzie Development Permit	\$1000.00
17.25 Talkeetna Conditional Use Permit	\$1500.00
17.25 Talkeetna Conditional Use Permit – Variance	\$1500.00
17.27 Sutton Special Land Use District CUP	\$1500.00
17.29 Flood Damage Prevention Development Permit	\$100.00
17.29 Flood Damage Prevention Development Permit –Variance	\$500.00
17.30.040 Earth Materials Extraction Admin. Permit	\$1000.00
17.30.050 Earth Materials Extraction CUP	\$1500.00
17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots Additional Lots or tracts being created – Per Lot	\$500.00 \$100.00
17.48 Mobile Home Park Permit Application	\$500.00
17.52 Residential Land Use District App (Rezone)	\$1,000.00
17.52 Conditional Use Permit Application CUP	\$1,500.00
17.55 Shoreline Setback Exception Application	\$300.00
17.60 Conditional Use Permit Application	\$1500.00
17.61 Commercial/Industrial Core Area Conditional Use Permit	\$1500.00
17.62 Coal Bed Methane	\$1500.00

Permit Center
 350 F DENALI AVE
 PALMER AK 99645-6411
 907 8618630
 03/29/2024 10:29 PM

Order ID:#8be841d4
 Order Number: 329
 Order Status: COMPLETED
 Payment Status: COMPLETED
 Permit Fee \$1,500.00
 Sub Total: \$1,500.00
 Discounts: \$0.00
 Fees: \$0.00
 Grand Total: \$1,500.00

THANK YOU

	17.63 Conditional Use Permit for Racetracks	\$1500.00
	17.65 Variance	\$1500.00
	17.67 Tall Structures - Network Improvement Permit Nonconforming Use Administrative Permit Conditional Use Permit	\$100.00 \$200.00 \$500.00 \$1500.00
	17.70 Regulation of Alcoholic Beverage Use Permit Application	\$1500.00
	17.73 Multi-Family Land Use Permit – add \$25.00 for each additional unit beyond 5 units.	\$500.00
	17.75 Single-Family Residential Land Use District CUP	\$500.00
	17.76 Large Lot Single-Family Residential Land Use District Conditional Use Permit Application	\$1000.00
	17.80 Nonconforming Structures (Amnesty) Pre-Existing Legal Nonconforming (Grandfather)	\$300.00
	17.90 Regulation of Adult Businesses – Conditional Use Permit	\$300.00
	28.60 Timber Transport Permit	\$1500.00
		\$300.00

	RIGHT-OF-WAY FEES:	
	Driveway	\$50.00
<input type="checkbox"/>	Driveway Deposit {100.226.100}	\$150.00
	Construction	\$200.00
	Utility (Application Fee = \$100 ~ Distance Fee \$0.25/per lineal foot)	
	Encroachment	\$150.00
	Construction Bond {100.227.000}	

	PLATTING PRE-APPLICATION CONFERENCE:	
	Pre-Application Fee	\$50.00

	FEES:	
	Flood Plain Development Survey CD	\$10.00
	CD/DVD/DVD-R	\$7.50
	Construction Manual/Title 43	\$5.00
	Plat Map/Tax Map Copies/Mylar	\$5.00
	Color Maps	\$12.00
	Xerox Copies (B/W = \$0.25 ~ Color \$1.00/page 11X17 Color \$1.75/page)	
	Advertising Fees	
	Cultural Resources Books or Maps	
<input type="checkbox"/>	Citation Payment (If sent to collections – use total due from Courtview)	
	Thumb Drive 2GB = \$5, 4GB = \$8, 8GB = \$10; 16GB = \$15; 32GB = \$20	

\$ _____ Amount Paid Date: _____ Receipt # _____ By: _____



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 51341000T001

Site Information

Account Number	51341000T001	Subdivision	GERSMEL HAROLD T/1-3
Parcel ID	2611	City	None
TRS	S17N01E18	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	GERSMEL HAROLD T/1-3 TRACT 1		

Site Address

4120 E Brenda Ave

Ownership

Owners	BIG DIPPER CONSTRUCTION I	Buyers	
Primary Owner's Address	PO BOX 871274 WASILLA AK 99687	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2024	\$107,500.00	\$0.00	\$107,500.00	2024	\$107,500.00	\$0.00	\$107,500.00
2023	\$107,500.00	\$0.00	\$107,500.00	2023	\$107,500.00	\$0.00	\$107,500.00
2022	\$107,500.00	\$0.00	\$107,500.00	2022	\$107,500.00	\$0.00	\$107,500.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)	
					Date	Type	
2024	Yes	0006	12.81	\$1377.08	12/14/2022	PERSONAL REPRESENTATIVE	Palmer 2022-027952-0
2023	Yes	0006	12.583	\$1352.67	9/13/1994	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 781 Pg: 250
2022	Yes	0006	13.882	\$1492.32			

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
9.77	9.77	Assembly District 003	<u>26-350</u>	130 Central Mat-Su	009 Midway RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 51341000T002

Site Information

Account Number	51341000T002	Subdivision	GERSMEL HAROLD T/1-3
Parcel ID	36860	City	None
TRS	S17N01E18	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	GERSMEL HAROLD T/1-3 TRACT 2		

Site Address 4101 E Fairview Loop

Ownership

Owners	BIG DIPPER CONST INC	Buyers	
Primary Owner's Address	PO BOX 871274 WASILLA AK 99687-1274	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2024	\$99,100.00	\$0.00	\$99,100.00	2024	\$99,100.00	\$0.00	\$99,100.00
2023	\$99,100.00	\$0.00	\$99,100.00	2023	\$99,100.00	\$0.00	\$99,100.00
2022	\$99,100.00	\$0.00	\$99,100.00	2022	\$99,100.00	\$0.00	\$99,100.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
					Date	Type
2024	Yes	0006	12.81	\$1269.48	8/2/2017	PERSONAL REPRESENTATIVE
2023	Yes	0006	12.583	\$1246.97		Palmer 2017-015007-0
2022	Yes	0006	13.882	\$1375.71		

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
8.62	8.62	Assembly District 003	<u>26-350</u>	130 Central Mat-Su	009 Midway RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 12/16/2024 10:00:01 AM



The Boutet Company, Inc.
601 E. 57th Place, Ste 102
Anchorage, AK 99645

Phone 907.522.6776
www.tbca.com

December 19, 2024

Planning and Land Use Department
Matanuska- Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645

Earth Materials Extraction Permit Narrative
Big Dipper Construction Pit

To Whom It May Concern:

On behalf of Paul Minnick, owner of Big Dipper Construction (BDC) Pit, The Boutet Company, Inc. (TBC) has prepared the following submittal in pursuit of a Conditional Use Permit for Earth Materials Extraction with the Matanuska-Susitna Borough (MSB). The pit is located on Tracts 1 and 2 of Gershmel Harold Subdivision with address 4120 E Brenda Ave (Tract 1) and 4101 E Fairview Loop (Tract 2). The combined property is 18.39 acres.

The 18.39 acres property described above contains about 17.44 acres of usable area for gravel extraction. BDC obtained Tract 2 in 2017 and has used the property for private use as well as providing winter road sand for the MSB. Tract 1 ownership was transferred to BDC in 2022. At the time of transfer materials had been extracted from Tract 2, and the property was littered with junk cars and unused structures. BDC cleared Tract 2 and removed material for use on in-house projects. Tract 1 was undeveloped except for a residential structure in the northeast corner. Portions of this site were disturbed in 2023 to gain access to and removal of the abandoned residential structure and to prepare for material extraction.

No material sales have been conducted prior to or during the Conditional Use Permit (CUP) application process started on March 29, 2024.

The site will be excavated from South to North. Phase 1, currently in development, includes leveling a staging area near the existing entrance on East Fairview Loop. Side slopes will be excavated to the maximum angle of repose of 1.5' horizontal to 1' vertical and built back to 2H:1V prior to seasonal shut down of extraction activities.

An 8-foot-tall chain link fence will be installed along the northern, western, and eastern boundaries for safety and security. There is an existing chain link fence and gate along the southern boundary. Vinyl slats will be added to the fence on the western boundary from the

gate for approximately 110 ft north. The fence on the southern boundary (approximately 660 ft) has been upgraded to include opaque fabric which blocks sight without blocking wind.

A 10-foot-wide slope setback inside the property line will be maintained with existing vegetation along all property boundaries to protect the neighboring properties from slope erosion and, along with the pit walls, noise. The bottom of pit drains North and will thus increase in depth as extraction continues, with a maximum depth of approximately 80 ft below existing surface grade. A 20' deep test hole was dug in the southeast corner of the extraction area at an elevation of 221.5'; no ground water was encountered. Based on this log the depth of the pit will not be lower than 205.5' in elevation. A groundwater monitoring tube will be maintained throughout the project. Additional monitoring tubes will be installed after completion of Phases 5 and 8 to ensure that a minimum 4' separation from ground water is maintained.

BDC Pit currently provides pit run gravel materials for use on BDC construction projects not exceeding 2,000 cubic yards per year. The site is also used for road sand storage for MSB maintenance contracts. No materials sales are currently being conducted. Upon approval of this permit, sales of gravel are intended for select contractors for hauling by BDC and will not be provided to the general public. No concrete or asphalt plants will be installed at the pit. The extraction operation will employ an excavator, loaders, and a screening plant for daily use. Additional dozers, loaders, and excavators are available for increased workloads. The approximately 70-ft tall pit walls will function as a noise mitigation feature for the residential properties to the North and West, as well as the undeveloped property to the east. To further mitigate noise, the screening plant will be moved farther North into the site as phases progress. The property to the South of the site, across the Fairview Loop right of way, is owned and operated by the Alaska Railroad and has sufficient vegetation to mitigate sound.

Relatively modern equipment will be used on site. Given the topography of the pit it is unlikely that noise at the property boundaries that abut residential areas will exceed the sound limits found in MSB 17.28.060(5)(a) Table 1. Should it become apparent that additional noise mitigation is desired, the operator may utilize muffler wraps, muffler silencers, or other add-on equipment to reduce heavy equipment noise.

No lighting will be installed on the site; equipment headlights will be used during dark hours. Glare from the equipment and truck headlights will be blocked by the 30' to 70' high pit walls.

The area proposed for extraction can provide approximately 1,028,000 cubic yards of gravel material over ten phases. Phase 10, located along the western boundary, will be extracted last to provide additional buffer from the neighboring residential properties. Approximately, 100,000 CY will be extracted yearly while the pit is in operation. General pit operation hours will be 7:00 AM to 5:00 PM Monday through Saturday. Excavation crews will arrive at 7:00 AM for safety briefing or team meetings, but no noise-generating work will be permitted until 8:00 AM. Daily extraction and trucking activities are expected to last until 5:00 PM. Gravel extraction for sales will occur Monday through Saturday between April 1st to Nov 30th, depending on seasonal weight restrictions and weather; no extraction will be permitted on Sundays. No gravel

extraction and processing is planned for winter months except for producing and hauling sand for road maintenance.

It is estimated that the pit will be exhausted after approximately ten years of operation removing 100,000 CY/Yr. Extraction will begin this year (2024) and is estimated to be finished in 2034, with reclamation completed no later than 2037. Working from south to north allows storm water runoff to be contained on site. Existing soils have a very low silt content and readily absorb stormwater. It is anticipated that minimal stormwater will be discharged from this site.

Primary site access will be from E. Fairview Loop. Traffic generation from this pit is expected to be minimal with a maximum average traffic generation of 20 vehicles per hour and 200 vehicles per day, operating from 8 AM to 5 PM. Truck traffic will use the same 8 AM to 5 PM pit operation schedule. Assuming that 100,000 CY of material will be extracted over 8 months operating 10 hours per day, 6 days per week, the site will generate approximately three truck loads per hour. At maximum production, given the time required to turn around and load trucks, no more than 20 vehicles per hour are expected. To prevent reduce potential for collisions and impacting traffic along Fairview Loop and local neighborhoods, large vehicles will not make left turns during peak traffic hours (0600-0800 and 1600-1800) or when more than 10 trucks per hour are leaving the site, including trucks that are not actively hauling material.

Maximum extraction for large jobs is 20 trucks per hour or 200 – 280 cubic yards of material per hour or 2000 - 2800 cubic yards per day. From April 1st to Nov 30th the absolute maximum total extraction would be 486,000 – 680,400 cubic yards. Maximum extraction will completely exhaust the pit within two years, it is not expected that large jobs will be taken consecutively. Phases will be worked as described in the extraction and reclamation plans. No more than two phases will be worked prior to reclaiming the previous phases with 4" topsoil and seed.

The existing driveway on Brenda Avenue will not be used for extraction purposes; it is currently being used for removal of the existing structure. The driveway may be used in the future for access to the upper area for clearing and grubbing prior to working the next phase. Traffic generation is expected to be minimal, estimated to be 1 trip per hour, and will remain gated while not in use. A driveway permit has been submitted for review by MSB.

To reduce the potential for tracking gravel and sand onto Fairview Loop, a track out BMP will be installed at the pit entrance. Further, the pit operator will sweep Fairview Loop as needed, but no less than every four hours during pit operation. Water shall be used for dust control on the site and to control track out as needed.

Reclamation of the pit expansion includes stabilization of the site slopes by placing unusable soil material to flatten the slope to 2'H to 1'V. All disturbed areas are to be covered with 4" of compacted topsoil and seeded with a certified seed mix suitable for Alaska conditions and free of noxious weeds or other undesirable species per MSB 17.28.067(F), (G), (H), and (I). Reclamation of the pit will occur in stages; slopes shall be reclaimed during extraction. No more than 2 phases will be worked prior to reclaiming the previous phase's slopes or within 4 growing

December 19, 2024

seasons, whichever is shorter. Plant coverage must reach 60% or greater within this time and maintained until project completion. The only exception for reclamation is the site access and staging areas, which will be reclaimed after completion of the project. The bottom of the pit will be graded to 0.5% slope to the North during extraction; this slope will be maintained after reclamation.

Please see the attached supporting documents for this submittal. Please feel free to contact me for with any questions or requests for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Alley', is positioned below the word 'Sincerely,'.

Tim Alley, PE
Civil Engineer
The Boutet Company, Inc.
Office: (907) 357-6760
Mobile: (907) 830-2821
Email: talley@tbcak.com



The Boutet Company, Inc.
601 E. 57th Place, Ste 102
Anchorage, AK 99645

Phone 907.522.6776
www.tbca.com

March 29, 2024

Planning and Land Use Department
Matanuska- Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645

RE: Big Dipper Pit Earth Materials Extraction
4101 E. Fairview Loop – Stormwater Pollution Prevention Plan

To Whom It May Concern:

On behalf of Paul Minnick, owner of Big Dipper Pit, The Boutet Company has reviewed the project grading and drainage patterns and has prepared the following recommendations for the implementation of a stormwater pollution prevention plan. The proposed pit is located within Grishmel Harold Subdivision T/1-3 Tracts 1 and 2. The combined property area is 18.39 acres of which 17.44 acres will be utilized for extraction of gravel and topsoil products.

The proposed gravel extraction will excavate an average depth of 70-80' across the two parcels. This area constitutes the available area for gravel extraction on the lot. During extraction the pit floor will be graded to drain north, into the pit, to reduce potential for runoff to the southern property boundary. The side walls of the pit keep drainage inside the properties along the north, west and east property lines. Existing soils within the pit are sandy gravels with little silt and will readily absorb stormwater. The pit grading, together with the clean soils, will prevent stormwater from leaving the site. Furthermore, there is no direct drainage path to any waters of the US. Application for a Notice of Intent for coverage under the Department of Conservation's Construction General Permit (CGP) or Multisector General Permit (MSGP) requires two things:

1. Ground disturbance greater than 1 acre.
2. Discharging to waters of the US.

Since the proposed pit will not discharge to waters of the US it does not qualify for coverage under the CGP or MSGP. It is recommended that the pit owner/operator prepare a SWPPP to install best management practices to maintain, reduce, treat and/or prevent contamination of stormwater with sediment. If at any time sediment is discharged from the site, it is recommended that the pit owner/operator apply for Notice of Intent under the 2021 CGP.

Please feel free to contact me for with any questions or requests for additional information.

Sincerely,

Earth Materials Extraction
4101 E. Fairview Loop – SWPPP
Page 2 of 2



Tim Alley, PE
AK CESCL # ASA-24-0030
Civil Engineer
The Boutet Company, Inc.
Office: (907) 357-6760
Mobile: (907) 830-2821
Email: talley@tbcak.com



The Boutet Company, Inc.

601 E. 57th Place, Ste 102

Anchorage, AK 99645

November 20, 2024

Phone 907.522.6776

www.tbca.com

Matanuska-Susitna Borough

350 East Dahlia Avenue

Palmer, AK 99645

RE: Conditional Use Permit – Request for Additional Information

LOCATION: Big Dipper Pit 4101 E Fairview Loop, Tax ID# 51341000T001 & T002

Thank you for your review of this permit application. We have reviewed your request for additional information and have provided the responses below and attached supporting documentation:

1. The application narrative requires updating:

- a. Provide an updated narrative detailing the hours of operation for gravel extraction and truck hauling activities on or to/from the site.

Response: The narrative has been updated to include as many of these missing details as possible. The operation hours will be from 8am to 5pm, operation crew is expected to arrive earlier for safety and team meetings or other miscellaneous tasks that will not produce elevated noise.

- b. The narrative indicates no work will be conducted before 8:00 a.m. or after 5:00 p.m. However, the narrative concerning the truck hauling schedule states no trucks will make left turns onto Fairview Loop from 6:00 a.m. to 8:00 a.m., or 12:00 p.m. to 6:00 p.m. These portions in the narrative are conflicting and require clarification. Indicate whether excavating equipment and hauling trucks will operate during similar hours or separately and provide those times.

Response: Peak traffic hours were included for reference; trucks will operate between 8 am and 5 pm, and no left turns will be allowed between 6 am and 8 am or 12 pm and 5 pm. Trucks may haul materials on Sunday as necessary, particularly for winter road sanding. Gravel extraction equipment will operate between 8 am and 5 pm Monday through Saturday.

- c. Due to the proximity to residential uses to the west and north, the hours for hauling and extracting gravel are recommended to not exceed 8:00 a.m. to 5:00 p.m., Monday through Saturday. No operations are recommended on Sundays.

Response: Narrative has been updated to be clearer on the operation schedule as defined above.

2. The reclamation plan provided is incomplete according to the requirements of MSB 17.28.063 & 17.28.067:

- a. Phase 10 appears to overlap phases 1-9. The "Site Plan and Phases" plans (sheets 3 & 4) for Phase 10 require updating to include the areas within Phases 1-9.

Response: Phase lines are set at the existing ground. With a 2:1 slope requirement the bottom of slope will extend past the phase lines when necessary. Phase 10 has been redefined to include a top of slope and bottom of slope phase line to help clarify this.

- b. Update the application narrative addressing MSB 17.28.067(B), (F), (G), (H), and (I).

Response (1): Note 4 pages 5, 6 and 7, and Note 15 pages 2, 3 and 4 have been updated to reflect MSB 17.28.067(F) and (H) more accurately.

Response (2): Note 3 on Sheets 5, 6 and 7 cover MSB 17.28.067(G).

Response (3): MSB 17.28.067(I) There will be no paved area on site and the entire site will be covered in topsoil and seeded.

3. 2022 Aerial imagery indicates that mining has already occurred within proposed phases 1 and 2:

- a. Provide a narrative describing the subject properties' history and known excavation activities before the Conditional Use Permit application was submitted on March 29, 2024.

Response: The narrative has been updated to reflect the history of the property. In summary, Big Dipper Construction acquired Tract 2 in 2017 and Tract 1 in 2022. Material from Tract 2 was harvested for use on in-house projects and Tract 1 was only disturbed to remove abandoned vehicles and a structure.

4. The application's site plan requirements are insufficient:

- a. Label the 100' buffer area within phase 10 (sheets 2 through 4) to indicate its purpose.

Response: Phase 10 will start 100' from the property line and terminate at the 10' buffer. This label is intended to display the size of phase 10 and nothing more.

- b. Provide the distance from the northernmost edge of Phase 9 to the abutting residential lot to the northeast.

Response: Provided on page 3 the shortest distance is 41.53'.

- c. The plans are misnumbered. The sheets indicate 9 pages, but only sheets 2 through 8 were provided. Please provide the missing sheets and/or update the plans with the correct page numbers.

Response: Missing sheets were the title (pg. 1) and a traffic flow sheet (pg. 9).

- d. Label the property lines or utilize an alternate legend icon or color to distinguish between other plan features. Phasing and property lines are indistinguishable.

Response: The property lines have been changed to help clarify the drawing on all pages.

- e. Utilize an alternate legend icon or color for existing and proposed minor contours. These features are indistinguishable.

Response: The contour lines have been changed to help clarify the drawing on all pages.

- f. Ensure the existing gravel driveway and gate are labeled on all applicable sheets.

Response: The gravel driveway to the north has been labeled on sheets: 3, 4, 5, and 7

5. The Road and Access Plan is insufficient:

- a. An unpermitted driveway exists off Brenda Avenue, which provides access to Tax Acct #1341000T001 (4120 Brenda Ave).

Response: This existing driveway was already in place and was utilized to remove abandoned vehicles and the abandoned structure. It will be barricaded and is not intended to be used for extraction. It will be permanently removed during the reclamation of phase 9.

- b. The application narrative and site plans contradict each other. The narrative indicates the existing driveway off Brenda Avenue will be barricaded, but the site plans indicate a gated gravel driveway.

Response: The site plan has been updated to match the narrative.

- c. According to MSB 11.12, a driveway permit is required unless the existing driveway is demolished or permanently barricaded and not easily modified to allow access.

Response: The driveway will be barricaded after site cleanup is complete and removed along with the reclamation of phase 9.

6. The operation's proposed noise and visual mitigation measures are incomplete. Reference MSB

17.28.60 Site Development Standards for acceptable noise and visual screening methods:

- a. Describe any noise reduction features installed on noise-producing equipment (i.e. excavating equipment and hauling trucks) and measures to utilize equipment with noise reduction features.

Response: Relatively modern equipment will be used on site. Given the topography of the pit it is unlikely that noise at the property boundaries abutting residential areas will exceed the sound limits found in MSB 17.28.060(5)(a) Table 1. Should it become apparent that additional noise mitigation is desired, the operator may utilize muffler wraps, muffler silencers, or other add-on equipment to reduce heavy equipment noise.

7. The submitted materials indicate the driveway permit for East Fairview Loop has been filed with the State of Alaska:
 - a. Please note that conditions of approval will be recommended to the Planning Commission should a public meeting occur before these materials are provided to the Borough.
 - b. Conditions of approval will recommend that the applicant provide the Borough with a state- issued driveway permit before conducting gravel extraction operations from the proposed properties.

Response: The driveway permit has been submitted to the DOT under the application ID: 33285

Please see the supporting documents attached for this submittal. Please feel free to contact me for with any questions or requests for additional information.

Sincerely,

Tim Alley, PE

Civil Engineer

The Boutet Company, Inc.

Office: (907) 357-6760

Mobile: (907) 830-2821

Email: talley@tbcak.com

Attachment:

Big Dipper DW Permit Email

Big Dipper Plans

Big Dipper Narrative

From: [Sean Jackson](#)
To: [Rick Benedict](#)
Cc: [Tim Alley](#)
Subject: Big Dipper Pit on Fairview Loop
Date: Thursday, December 19, 2024 3:18:26 PM
Attachments: [Big Dipper Extraction Narrative 12-19-2024.pdf](#)
[Driveway Application.pdf](#)
[Big Dipper Gravel Pit plans 12-19-2024.pdf](#)

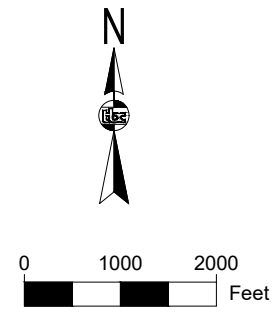
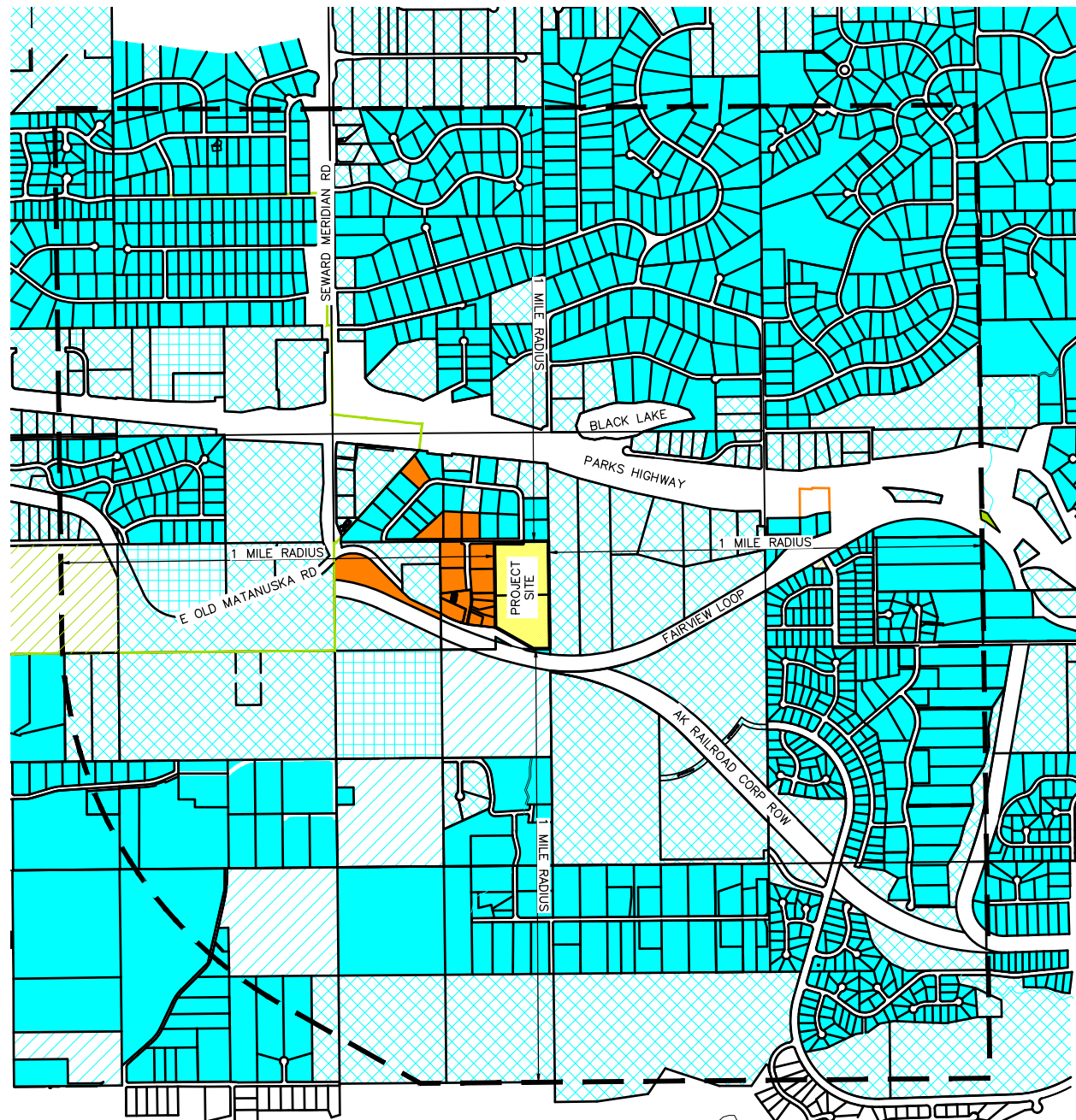
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

I have updated the plan and narrative for the Big Dipper Pit on Fairview loop. I have been informed that the North Driveway Permit has been submitted and I have attached the document. Additionally, the fence on the South side has been upgraded to an 8' chain link fence with opaque fabric. The new fence follows the top of slope on the south side of the extraction and the 5' berm is no longer required to obscure the site from Fairview Loop. The plans and narrative have been updated to reflect this, please contact me with any questions or comments.

Sean Jackson.

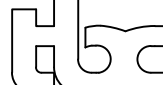
TBC, Inc.	Project Management & Development - Engineering - Surveying - Landscape Architecture
Sean Jackson E.I.T. Engineer	The Boutet Company, Inc. 1174 N Leatherleaf Loop Suite B, Wasilla, AK 99654
sjackson@TBCak.com visit us at www.TBCak.com	Direct: 907.357.6773 Mobile: 812.201.8469 Main: 907.357.6770 Fax: 907.357.6750



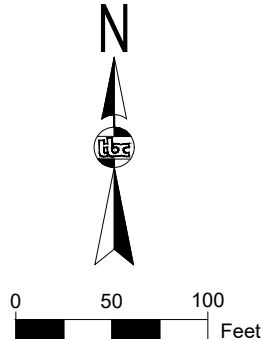
PROPERTY USE/OWNERSHIP LEGEND

- PRIVATE PROPERTY - SINGLE FAMILY RESIDENCE
- PRIVATE PROPERTY - MULTI FAMILY RESIDENCE
- PRIVATE PROPERTY - UNDEVELOPED
- PRIVATE PROPERTY - AGRICULTURAL
- PRIVATE PROPERTY - COMMERCIAL
- PRIVATE PROPERTY - MAT-SU HEALTH FOUNDATION (UNDEVELOPED)
- PRIVATE PROPERTY - ALASKA NATIVE CORPORATION (UNDEVELOPED)
- PRIVATE/PUBLIC PROPERTY - PRIVATE OWNER WITH MAT-SU BOROUGH
- PUBLIC PROPERTY - (UNDEVELOPED)
- PUBLIC PROPERTY - DEVELOPED
- PUBLIC RIGHT-OF-WAY

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 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 License No. AECC957	SEAL	BIG DIPPER, FAIRVIEW LOOP WASILLA, ALASKA	
		4101 E. FAIRVIEW LOOP WASILLA, ALASKA	
VICINITY MAP, PROPERTY OWNERSHIP AND USES EXHIBIT		HORZ SCALE: 1"=1000' VERT SCALE: N/A	DATE: 12/19/2024
		SHEET 1 / 9	

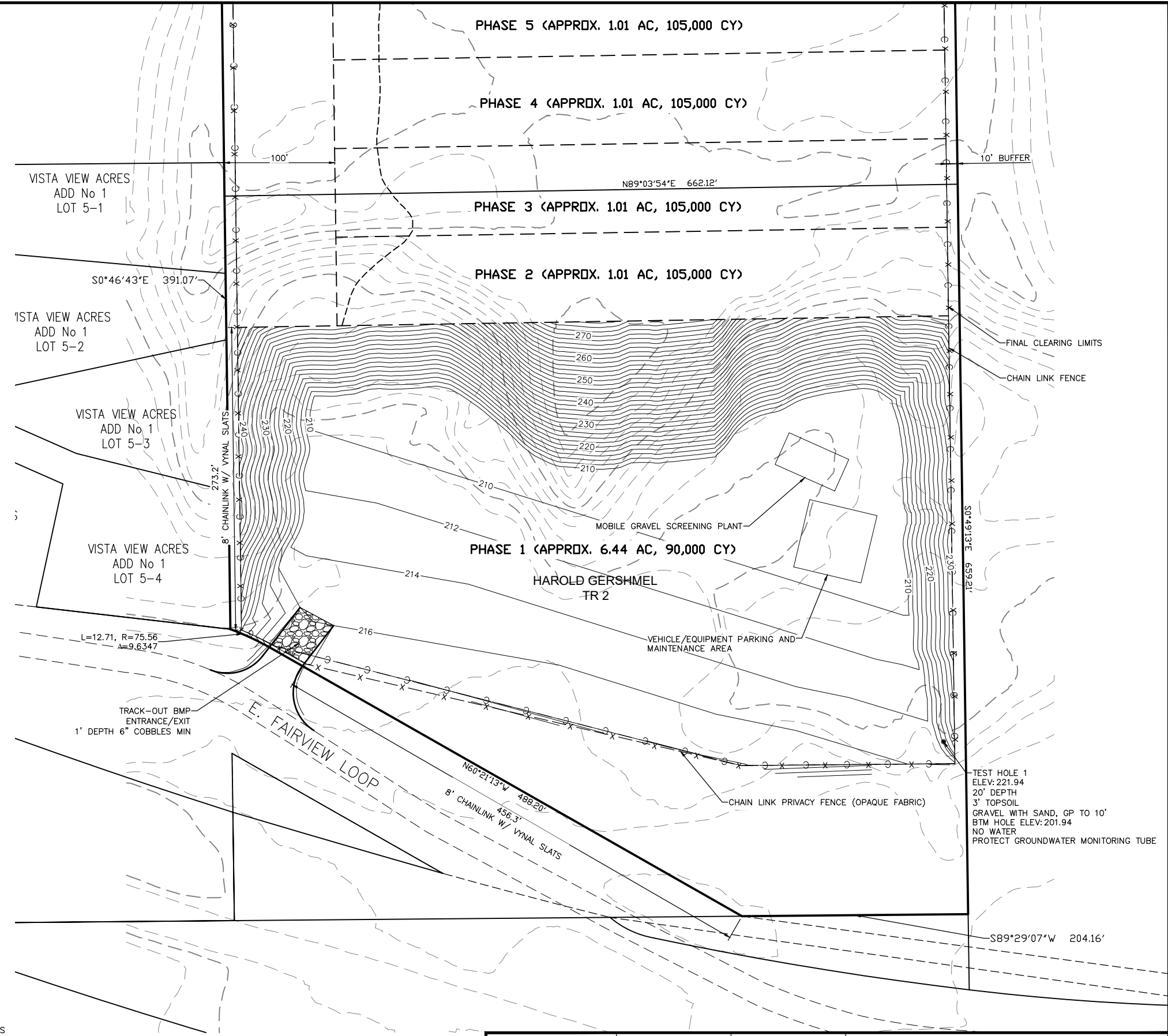
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 DATE/TIME 08/31/2023
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GRAVEL EXTRACTION NOTES:

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4. CLEARING AND GRUBBING TO BE COMPLETED BY PHASE. EXISTING VEGETATION WILL BE MAINTAINED UNTIL PHASE IS DEVELOPED FOR EXTRACTION.
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7. A 10' CLEARING SETBACK ALONG THE NORTH, EAST AND WEST PROPERTY LINES SHALL BE RETAINED DURING THE DURATION OF PIT EXCAVATION AND RECLAMATION. THE TOP OF SLOPE IS PROVIDED TO PROTECT NEIGHBORING PROPERTIES FROM SLOPE EROSION AND NOISE.
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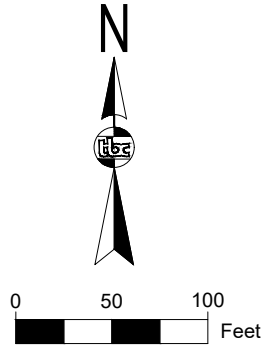
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 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 License No. AEC0957				BIG DIPPER, FAIRVIEW LOOP WASILLA, ALASKA 4101 E. FAIRVIEW LOOP WASILLA, ALASKA SITE PLAN AND PHASE 1	
	CONSULTANT	SEAL	DATE: 12/19/2024	SHEET 2 / 9	HORIZ SCALE: 1"=50' VERT SCALE: N/A

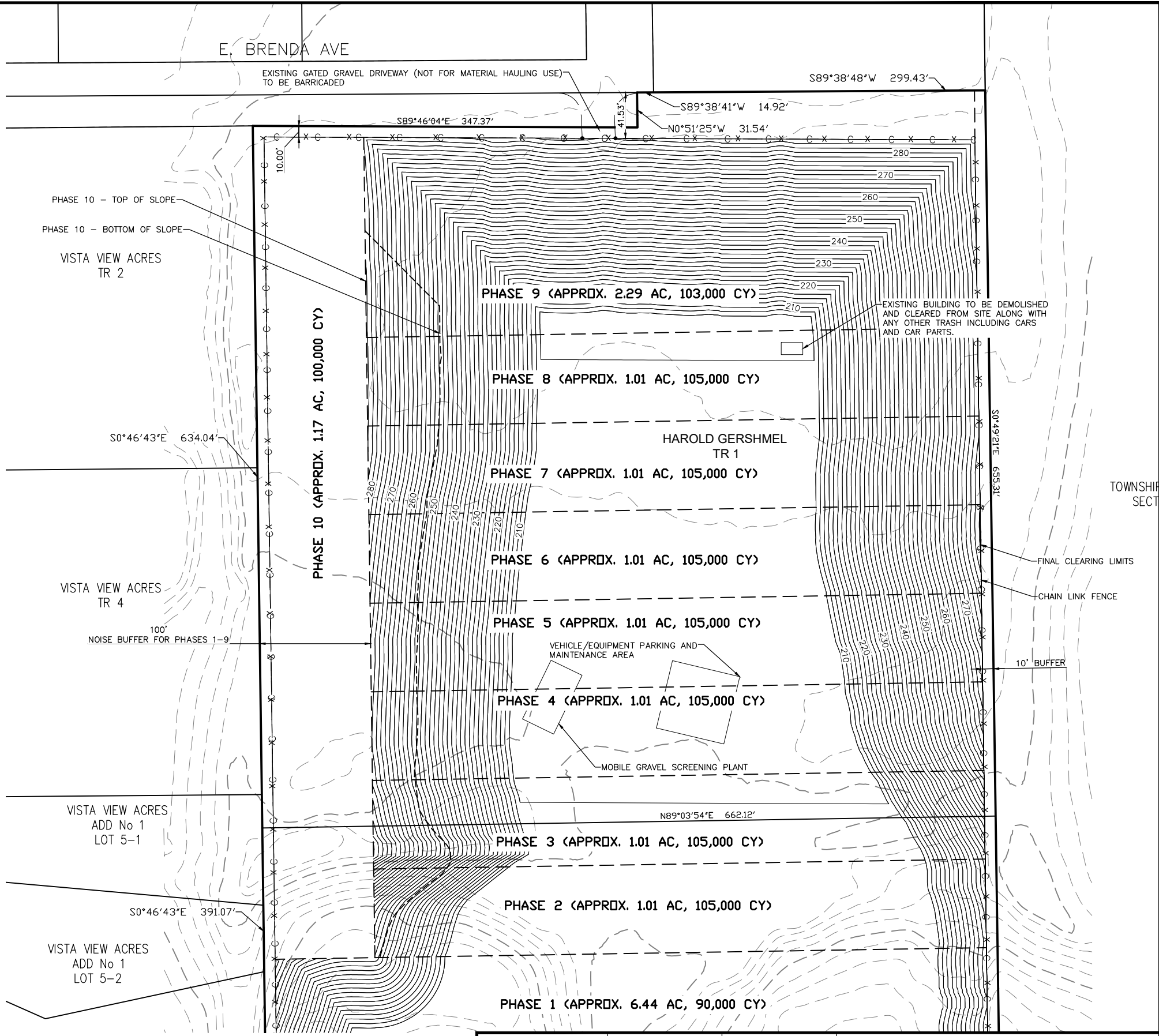
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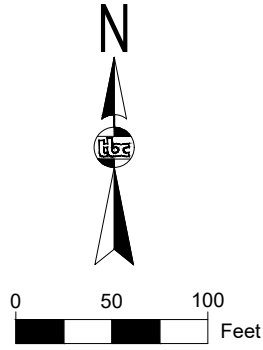
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	CONSULTANT	DATE: 12/19/2024	HORZ SCALE: 1"=50' VERT SCALE: N/A

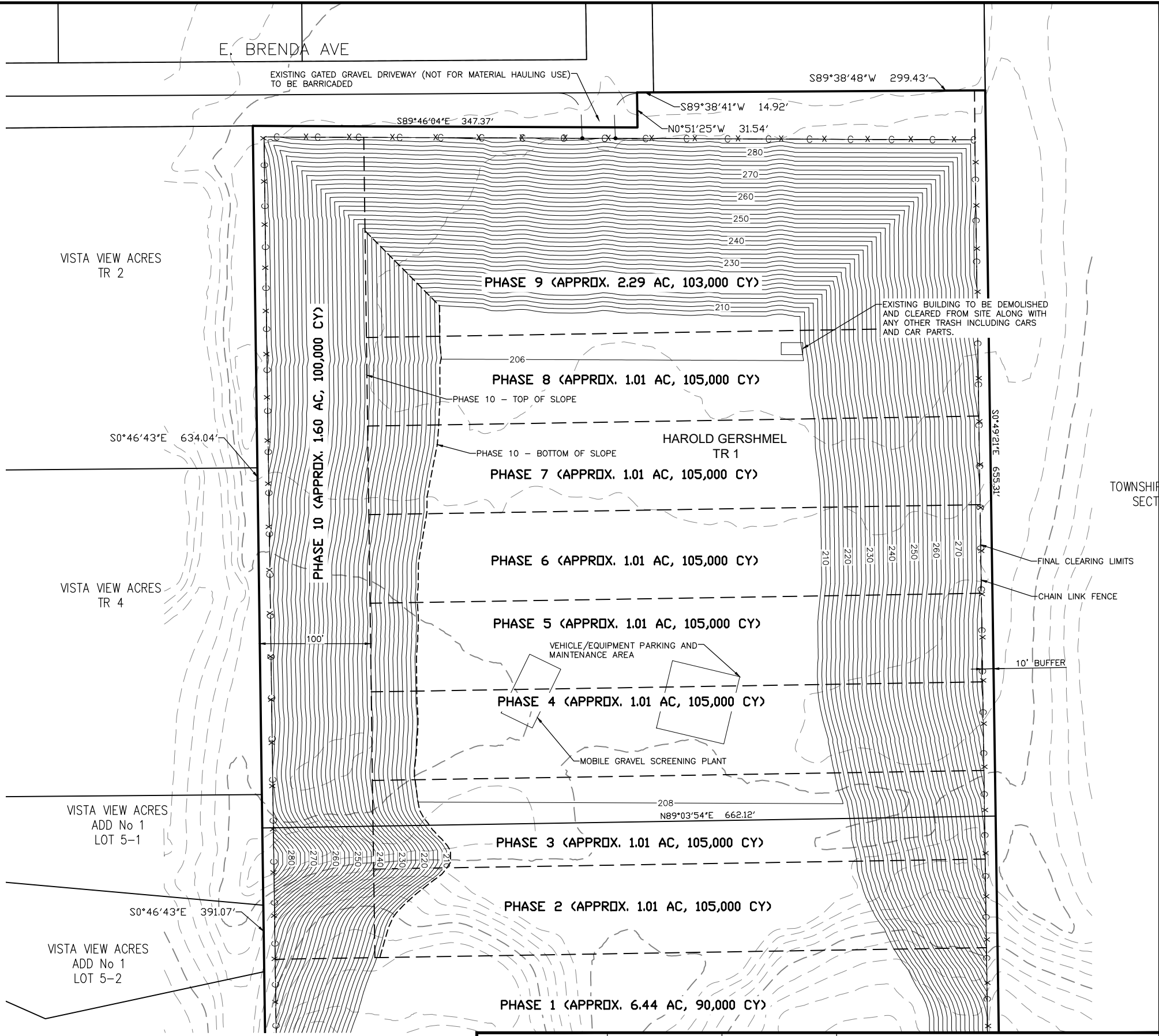
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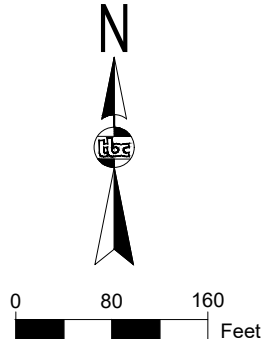
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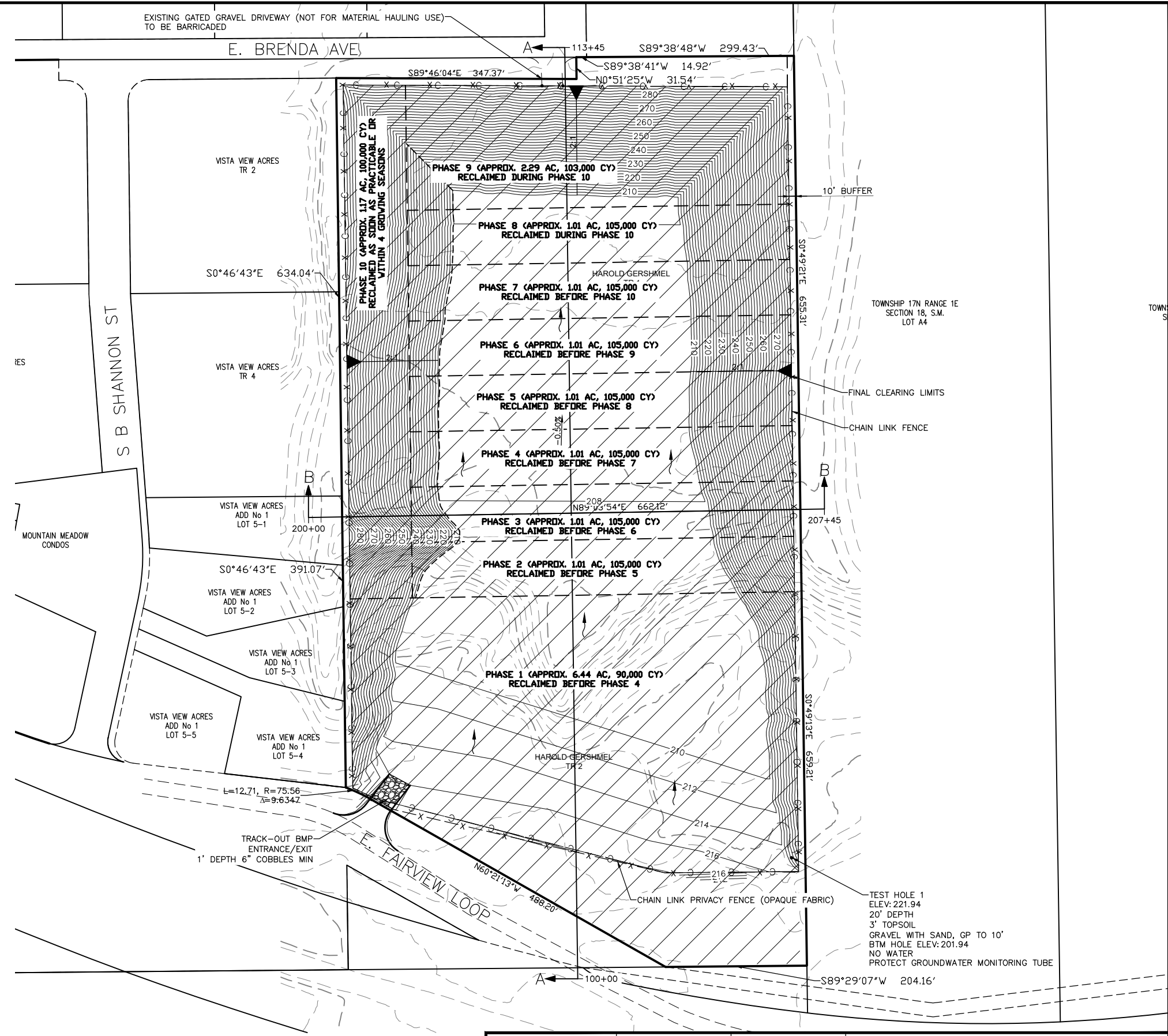
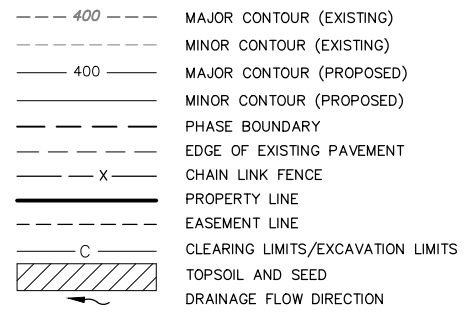
<p style="font-size: 8px; margin: 0;"> The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 License No. AEC0957 </p>	SEAL	<p style="font-size: 10px; margin: 0;">BIG DIPPER, FAIRVIEW LOOP WASILLA, ALASKA</p> <p style="font-size: 10px; margin: 0;">4101 E. FAIRVIEW LOOP WASILLA, ALASKA</p> <p style="font-size: 12px; margin: 0;">SITE PLAN AND PHASE 10</p>	HORZ SCALE: 1"=50' VERT SCALE: N/A	DATE: 12/19/2024	SHEET 4 / 9
	CONSULTANT				

FILE: W:\WASILLAFILES\BIG DIPPER\FAIRVIEW LOOP\BIG DIPPER\GRAVEL PIT_SML.DWG
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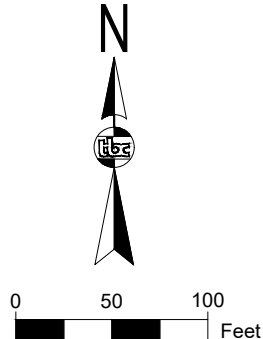
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5. EQUIPMENT AVAILABLE FOR RECLAMATION:
WATER TRUCKS, DOZERS, AND EXCAVATOR IF NEEDED



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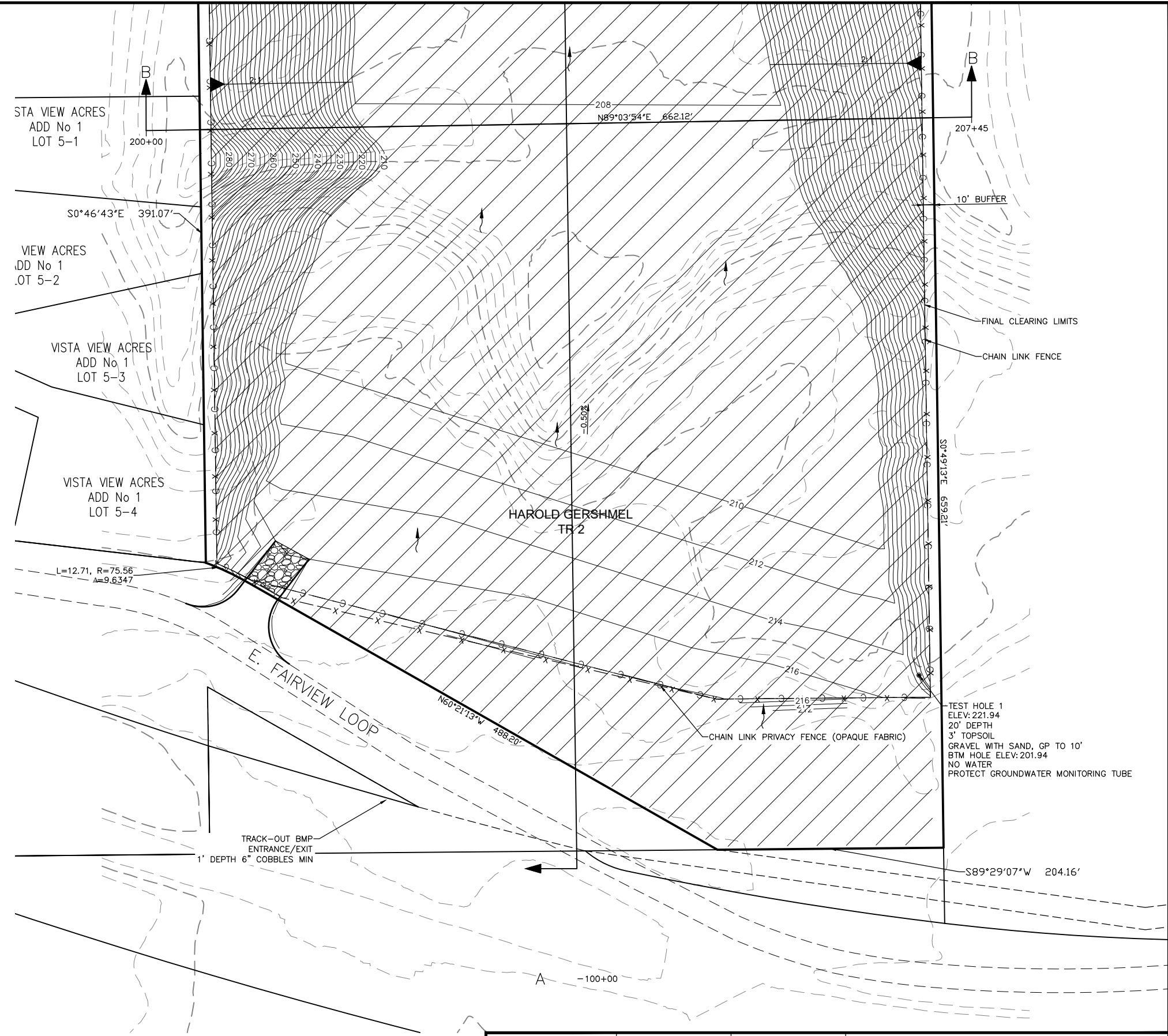
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	CONSULTANT		HORZ SCALE: 1"=80' VERT SCALE: N/A
			SHEET 5 / 9



PIT RECLAMATION NOTES:

1. SITE SHALL BE KEPT CLEAR OF GARBAGE AND DEBRIS INCLUDING DERELICT/ABANDONED VEHICLES ENCOUNTERED DURING GRAVEL EXTRACTION OPERATIONS. AFTER RECLAMATION NO GARBAGE OR DEBRIS SHALL BE LEFT BEHIND. HAUL TRASH AND DEBRIS TO MATANUKSA-SUSITNA CENTRAL LANDFILL FOR DISPOSAL.
2. RECLAIMED SLOPES SHALL BE 2:1 MAXIMUM. RECLAIMED SLOPES SHALL BE GRADED TO BLEND WITH THE EXISTING TOPOGRAPHY.
3. SLOPES SHALL BE RECLAIMED DURING EXTRACTION. NO MORE THAN 2 PHASES WILL BE WORKED PRIOR TO RECLAIMING THE PREVIOUS PHASE'S SLOPES OR WITHIN 4 GROWING SEASONS, WHICHEVER IS SHORTER.
4. RECLAMATION WILL BE A MINIMUM 4" TOPSOIL AND SEED WILL BE APPLIED TO ALL SURFACE AREAS TO PROTECT AGAINST EROSION. RESEEDING SHALL UTILIZE CERTIFIED SEED SUITABLE FOR THE AREA, FREE OF NOXIOUS OR UNDESIRABLE SPECIES. .
5. EQUIPMENT AVAILABLE FOR RECLAMATION:
 WATER TRUCKS, DOZERS, AND EXCAVATOR IF NEEDED

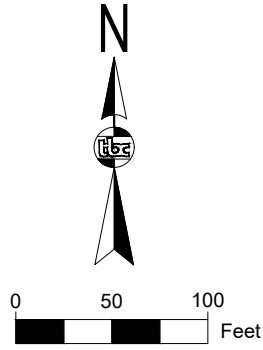
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- 400 --- MINOR CONTOUR (EXISTING)
- 400 --- MAJOR CONTOUR (PROPOSED)
- 400 --- MINOR CONTOUR (PROPOSED)
- --- PHASE BOUNDARY
- --- EDGE OF EXISTING PAVEMENT
- X- CHAIN LINK FENCE
- --- PROPERTY LINE
- --- EASEMENT LINE
- C- CLEARING LIMITS/EXCAVATION LIMITS
- ▨ TOPSOIL AND SEED
- DRAINAGE FLOW DIRECTION



Rcvd by Current Planner 12/19/2024

 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 License No. AEC0957	SEAL	BIG DIPPER, FAIRVIEW LOOP WASILLA, ALASKA	
		4101 E. FAIRVIEW LOOP WASILLA, ALASKA	
CONSULTANT		FINAL EXCAVATION/RECLAMATION	
HORZ SCALE: 1"=50' VERT SCALE: N/A		DATE: 12/19/2024	SHEET 6 / 9

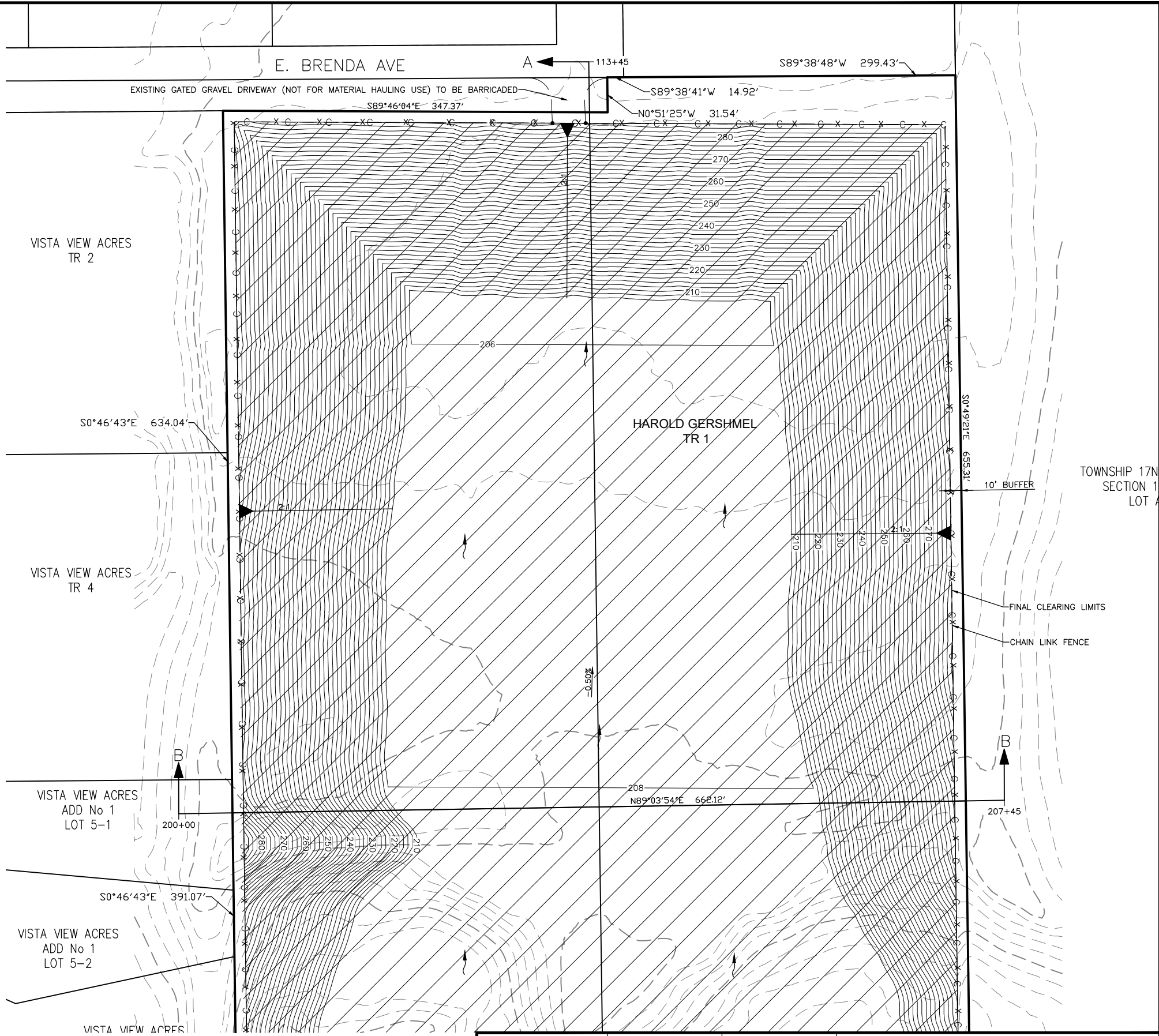
FILE: W:\WASILLAFILES\BIG DIPPER\FAIRVIEW LOOP\BIG DIPPER GRAVEL PIT_SML.DWG
 DATE/TIME: 08/31/2023
 LAYOUT
 DESIGNED: CBW
 CHECKED: TJA
 DRAFTED: CBW



PIT RECLAMATION NOTES:

1. SITE SHALL BE KEPT CLEAR OF GARBAGE AND DEBRIS INCLUDING DERELICT/ABANDONED VEHICLES ENCOUNTERED DURING GRAVEL EXTRACTION OPERATIONS. AFTER RECLAMATION NO GARBAGE OR DEBRIS SHALL BE LEFT BEHIND. HAUL TRASH AND DEBRIS TO MATANUKSA-SUSITNA CENTRAL LANDFILL FOR DISPOSAL.
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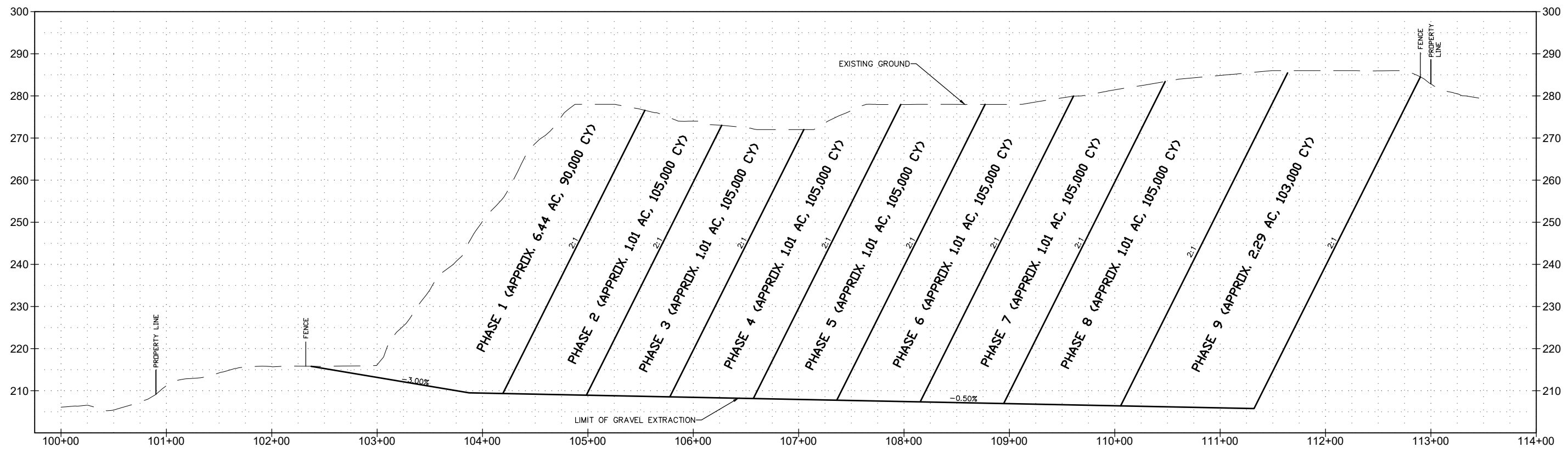
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		MINOR CONTOUR (EXISTING)
	400	MAJOR CONTOUR (PROPOSED)
		MINOR CONTOUR (PROPOSED)
		PHASE BOUNDARY
		EDGE OF EXISTING PAVEMENT
		CHAIN LINK FENCE
		PROPERTY LINE
		EASEMENT LINE
		CLEARING LIMITS/EXCAVATION LIMITS
		TOPSOIL AND SEED
		DRAINAGE FLOW DIRECTION



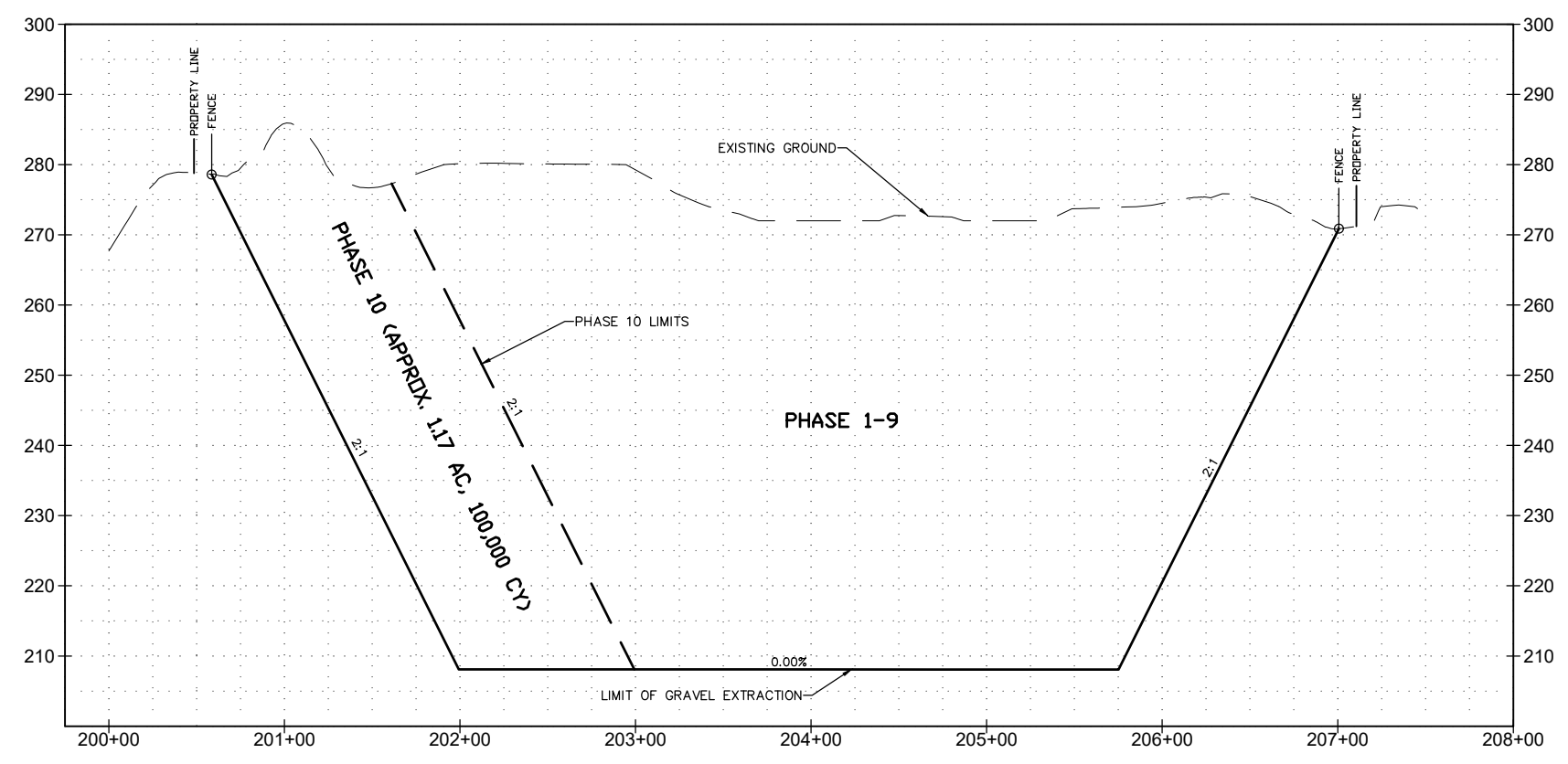
Rcvd by Current Planner 12/19/2024

 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 License No. AEC0957	SEAL	BIG DIPPER, FAIRVIEW LOOP WASILLA, ALASKA 4101 E. FAIRVIEW LOOP WASILLA, ALASKA FINAL EXCAVATION/RECLAMATION
	CONSULTANT	DATE: 12/19/2024

HORIZ SCALE: 1"=50'
VERT SCALE: N/A



SECTION A-A: EXCAVATION PHASING



SECTION B-B: EXCAVATION PHASING

Rcvd by Current Planner 12/19/2024

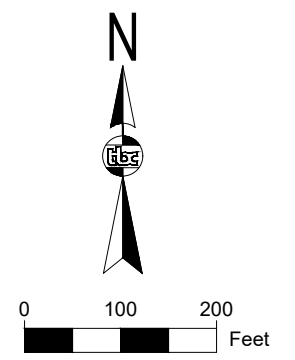
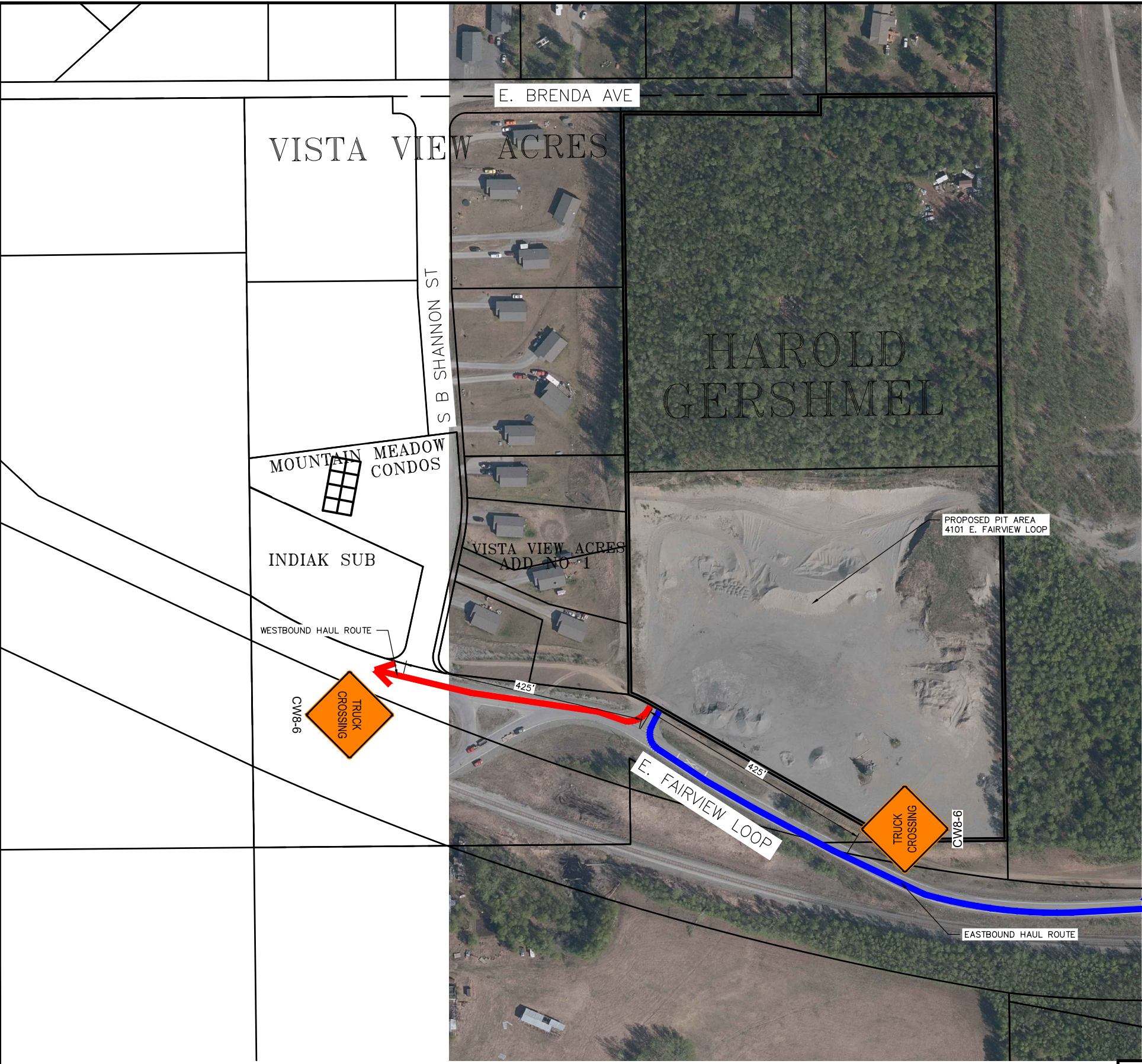
hbc
 The Boutet Company, Inc.
 601 E. 57th Place #102
 Anchorage, AK, 99518
 Ph. 907-522-6776
 License No. AECC957

CONSULTANT

SEAL

BIG DIPPER, FAIRVIEW LOOP WASILLA, ALASKA	
4101 E. FAIRVIEW LOOP WASILLA, ALASKA	
PIT CROSS SECTIONS	
HORIZ SCALE: N/A VERT SCALE: N/A	DATE: 12/19/2024
SHEET 8 / 9	

FILE: W:\WASILLA\FILES\BIG DIPPER\FAIRVIEW LOOP SURROUNDING PARCELS.DWG
 DATE/TIME: 08/31/2023
 LAYOUT
 DESIGNED: CBW
 CHECKED: TJA
 DRAFTED: CBW



HAUL ROUTE AND TRAFFIC CONTROL NOTES:

1. TRAFFIC GENERATION FROM GRAVEL PIT EXTRACTION NOT EXPECTED TO EXCEED 25 VPH AT ANY TIME.
2. PIT HOURS OF OPERATION ARE 0700-1700 MONDAY THROUGH SATURDAY. SEASONALLY BETWEEN APRIL 1 AND NOVEMBER 30 OR AS ALLOWED BY ADOT & MSB SEASONAL ROAD WEIGHT RESTRICTIONS.
3. NO LEFT TURNS DIRECTLY FROM AND TO SITE DURING PEAK TRAFFIC HOURS (DAILY FROM 0600-0800 AND 1200-1800) AND WHEN TRUCK TRAFFIC DURING HAULING IS GREATER THAN 10 TRUCKS PER HOUR.
4. ADVANCE WARNING SIGNS (CW8-6: TRUCK CROSSING) SHALL BE INSTALLED BEFORE HAULING OPERATIONS OF MORE THAN 10 TRUCKS PER HOUR.

Red by Current Planner 12/19/2024 APPROACH AND HAUL ROUTES WHILE TRUCKS ARE HAULING TO/FROM PIT.

The Boutet Company, Inc.
 601 E. 57th Place #102
 Anchorage, AK, 99518
 Ph. 907-522-6776
 License No. AECC957

SEAL

BIG DIPPER, FAIRVIEW LOOP
 WASILLA, ALASKA

4101 E. FAIRVIEW LOOP
 WASILLA, ALASKA

HAUL ROUTE AND TRAFFIC CONTROL

HORZ SCALE: 1"=100'	DATE: 12/19/2024	SHEET 9 / 9
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Sean Jackson

From: row@dot.state.ak.us
Sent: Friday, March 29, 2024 12:57 PM
To: Sean Jackson
Subject: DOT Right of Way New Permit Application Confirmation

You have received this message because you are the primary contact for a new permit application.

Application ID: 33285

Application Type: Driveway / Approach Road

Location: Legal Description: Gershmel Harold T/1-3 The project includes Tract 1 and 2 Tract 1: 4120 E Brenda Ave Tract 2: 4101 E Fairview Loop Both of which are accessed from E Fairview Loop with no other access being provided.

To view or update your application, visit us online at

<https://dot.alaska.gov/row/DrivewayApplicationDisplay.po?ApplicationId=33285>

Tim Alley

From: Tim Alley
Sent: Friday, March 29, 2024 2:25 PM
To: Lowe, Colleen D (DNR); Micelotta, Cinnamon A (DNR)
Subject: Reclamation Plan App for Gravel Material Extraction
Attachments: Big Dipper Pit DNR Material-Sales-Reclamation-Plan App.pdf; Big Dipper Gravel Pit 03-27-2024.pdf

Good Afternoon Collee and Cinnamon,

Thank you for your help on the Mountain Gravel permit application. I have another gravel extraction permit (Big Dipper Pit) I am working on within MSB. I've attached the application and extraction/reclamation plans. Please review and let me know if anything is needed to move forward with the permit application and fee. The Owner would like to utilize the statewide bonding pool for this one.

Have a great weekend!

Thanks,
Tim

TBC, Inc.	Project Management & Development - Engineering - Surveying - Landscape Architecture
Tim Alley, P.E. Principal/Vice President	The Boutet Company, Inc. 1508 E. Bogard Rd., Unit 7 Wasilla, Alaska 99654
talley@TBCak.com	Direct: 907.357.6760
visit us at www.TBCak.com	Mobile: 907.830.2821
	Main: 907.357.6770
	Fax: 907.357.6750



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Southcentral Regional Land Office

550 West 7th Avenue, Suite 900C
Anchorage, Alaska 99501-3577
Main: 907.269.8503
TTY: 711 or 800-770-8973
Fax: 907.269.8913

June 12, 2024

Big Dipper Construction, Inc.
Attn: Paul Minnick
415 S Talkeetna St.
Wasilla, AK 99654

Re: LAS 35004 – Non-State Land Material Site Reclamation Plan Approval

Dear Mr. Minnick,

The Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Southcentral Regional Land Office (SCRO), received your Non-State Land Reclamation Plan with attachments. The subject site is Tracts 1 and 2 of Gershmel Harold T/1-3, owned by Big Dipper Construction, Inc., located within Section 18, Township 017 N, Range 001 E, Seward Meridian.

Thank you for submitting a Reclamation Plan for activities taking place from 2024 through 2034. After reviewing your reclamation plan, SCRO has determined the plan is acceptable, provided the operation is conducted in a manner that will prevent unnecessary and undue degradation of land and water resources, and the operation shall be reclaimed using current reclamation methods, leaving the site in a stable and safe condition.

Per Alaska Statute (AS) 27.19.040(a) financial assurance is required. Development of the proposed 17.44-acre site requires \$150 of financial assurance per acre of mined area for participation in the statewide bond pool, with \$112.50 per acre refundable and \$37.50 per acre nonrefundable; therefore, your bond on file in the amount of \$2,616.00 is acceptable. The performance bond will remain in effect until the mined area is reclaimed to standards outlined in AS 27.19 and according to the approved Reclamation Plan.

If you have any questions regarding this requirement, please do not hesitate to call. This acceptance letter does not alleviate the necessity to obtain authorizations required by other agencies and entities for this activity. If you have any questions, please feel free to contact Colleen Lowe at (907) 269-8555 or at colleen.lowe@alaska.gov.

Respectfully,

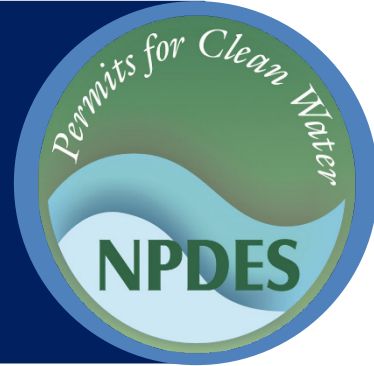
A handwritten signature in black ink that reads "Joni Sweetman".

Joni Sweetman,
Natural Resource Manager
Southcentral Regional Office



Stormwater Best Management Practice

Construction Track-Out Controls



Minimum Measure: Construction Site Stormwater Runoff Control
Subcategory: Sediment Control

Description

Construction track-out controls minimize the amount of sediment leaving or being tracked out from the construction site as dirt, mud or other sediment attached to vehicles. Stabilization measures, vehicle wash stations and sediment collection devices are all common track-out controls.

Installing a pad of gravel over filter cloth where construction traffic leaves a site can help stabilize sediment at a construction entrance/exit. As a vehicle drives over the pad, the pad removes mud and sediment from the wheels and reduces soil transport off the site. The filter cloth separates the gravel from the soil below. It also reduces rutting by vehicle tires.

In addition to using a gravel pad, construction staff can install a vehicle washing station at the site entrance/exit. Using washing stations routinely can remove a lot of sediment from vehicles before they leave the site. Construction staff should divert wash water from vehicle washing stations into a sediment trap that will handle sediment from vehicles properly and keep it on-site.

Several other types of track-out controls, such as shaker racks (also called exit grids, rumble strips or cattle guards) and other similar proprietary devices, can help knock mud and dirt off vehicle tires. Shaker racks work by removing mud or soil from vehicle tires through bouncing or shaking action as the vehicle drives over the rack.

Applicability

Construction staff should install track-out controls anywhere construction traffic leaves or enters a construction site. Track-out controls can also provide benefits from a public relations point of view, as the site entrance/exit is often the most noticeable part of a construction site and can show community members that controls are in place to minimize sediment being tracked onto nearby streets and neighboring areas. Minimizing sediment on roads can improve both the appearance and the public perception of the construction project as



A construction entrance stabilized with gravel over filter cloth reduces the amount of sediment transported off site.

Photo Credit: PG Environmental for USEPA

well as limit the occurrence of complaints about the site. Additionally, a stabilized construction entrance/exit is generally a requirement of any construction permit, though design engineers should contact local authorities for specific requirements and design specifications.

Siting and Design Considerations

Before considering track-out controls, design engineers should consider the locations of construction site entrances/exits. Where possible, they should place site entrances/exits in well-drained areas, away from streams or wetlands, and in a place where construction staff can easily conduct regular maintenance. If including wash areas, design engineers should account for adjacent, downstream areas on-site that can collect and treat wash water (e.g., using a [sediment basin](#) or similar temporary treatment practice).

Design engineers should follow local design and installation details for all construction entrances/exits. Some common design practices include the following (Caltrans, 2017; MPCA, 2019):

- Stabilize all entrances/exits to a site before land disturbance begins.
- Make sure the stabilized site entrances/exits are long and wide enough to allow the largest construction vehicle to fit with room to spare. If many vehicles will use an entrance/exit in any one day, make the site entrance/exit wide enough for two vehicles to pass at the same time with room on either side.
- If a site entrance/exit leads to a paved road, make the end of the entrance/exit flared so that long vehicles do not leave the stabilized area when they turn onto or off the road.
- Grade the exit pad so that sediment-laden stormwater does not flow onto streets or into storm drains.
- Install non-woven geotextile on graded soil to support the exit pad and spread rock evenly over the geotextile.
- Make sure the stone and gravel used to stabilize the construction site entrance/exit is large enough that vehicles do not carry it off-site.
- Avoid using sharp-edged stones, which can puncture tires.
- Install stone or gravel at a depth of at least 6 inches for the entire length and width of the stabilized construction entrance/exit. If the design uses shaker racks, make sure they are wide enough to fit the widest vehicles and long enough to allow enough shaking time. Make sure there is enough storage beneath the rack—at least 4 inches is typical.
- If a construction site entrance/exit crosses a stream, swale or other depression, provide a [bridge or culvert](#) to prevent erosion from unprotected banks.

Operational practices can also help limit sediment track-out. To limit overloading track-out controls, construction staff should avoid vehicle traffic on exposed, muddy areas of the site where possible. They should also limit traffic onto and off the site by parking vehicles on the street if possible.

Limitations

Although stabilizing a construction entrance/exit reduces the amount of sediment leaving a site, vehicle tires might still deposit some soil onto paved surfaces. To further reduce the chance of these sediments polluting

stormwater, construction staff should sweep the paved area adjacent to the stabilized site entrance/exit as needed. Times of wet weather will likely call for increased sweeping and maintenance. For sites that use wash stations, a reliable water source might not be initially available and trucks might have to bring water to the site at an additional cost. Using a recapture and treatment system can help reduce the cost of water imports.

Maintenance Considerations

Construction staff maintain track-out controls in compliance with applicable permits and local regulations, generally until they have fully stabilized the rest of the construction site. Below are some steps they can follow:

- Add stone and gravel periodically to each stabilized construction site entrance/exit.
- Remove mud and dirt clods to keep the stabilized pad relatively clean.
- Immediately sweep up or vacuum soil and dirt clods tracked off-site for proper disposal.
- Make sure not to hose or sweep tracked-out sediment into any stormwater conveyance or storm drain inlet, or directly into any creek, stream or other waterway.
- Periodically remove sediment from wash rack sediment traps to make sure they keep working.

Effectiveness

The effectiveness of track-out controls is highly variable and depends on their design, use and maintenance. Sediment removal rates can range from less than 30 percent up to 60 percent for gravel pads and shaker racks. Wheel washing racks, when properly installed, can remove 75 percent or more of sediment (MPCA, 2019).

In some cases, such as areas with high clay content or persistent rain, stabilizing the site entrances/exits might not be very effective without routine use of a wash rack. Track-out controls are only effective when site rules require vehicles to use them and physical constrictions force traffic through the controls. This can be problematic for sites with multiple entrances/exits and high vehicle traffic.

Cost Considerations¹

Track-out control costs will vary greatly depending on the controls' type and design specifications, as well as site conditions (MPCA, 2019). According to Minnesota Department of Transportation project bids awarded in 2019, the average cost for a stabilized rock construction entrance was \$3,100 (MnDOT, 2019, bid item 2573501/00025). This cost includes maintenance of the track-out control throughout the project. The

Construction BMP Online Handbook cites an average annual cost for installation and maintenance of \$2,900 (range of \$1,500–\$5,900) for a stabilized rock entrance. With an added wash rack and sediment trap at the entrance, the average cost increases to \$4,400 (range of \$1,500–\$7,300) per entrance (CASQA, 2009).

¹Prices updated to 2020 dollars. Inflation rates obtained from the Bureau of Labor Statistics CPI Inflation Calculator Web site, <https://data.bls.gov/cgi-bin/cpicalc.pl>. Reference dates for the calculation are October 2011 and September 2019.

Additional Information

Additional information on related practices and the Phase II MS4 program can be found at EPA's National Menu of Best Management Practices (BMPs) for Stormwater website

References

California Department of Transportation (Caltrans). (2017). *Construction site best management practices (BMP) manual*. CTSW-RT-17-314.18.1.

California Stormwater Quality Association (CASQA). (2009). *Construction BMP online handbook*.

Minnesota Department of Transportation (MnDOT). (2019). *Average bid prices for awarded contracts, state aid projects not included: 1/1/2019 to 12/31/2019*.

Minnesota Pollution Control Agency (MPCA). (2019). Sediment control practices—vehicle tracking BMPs. In *Minnesota stormwater manual*.

Disclaimer

This fact sheet is intended to be used for informational purposes only. These examples and references are not intended to be comprehensive and do not preclude the use of other technically sound practices. State or local requirements may apply.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645
(907) 861-7822 Fax (907) 861-8158
E-mail: PermitCenter@matsugov.us

Matanuska-Susitna Borough
Development Services

DEC 16 2024

Received

Driveway Permit Application

Permit Fee \$200 (\$150 Refundable if completed within 3 years)

PERMIT NO: 31957

Application Date: 12/16/2024			Notified Date:		
Property Owner (Name): Big Dipper Construction			Applicant/Agent (Name):		
Mailing Address: Po Box 874550			Mailing Address:		
City: Wasilla	State: Ak	Zip: 99687	City:	State:	Zip:
Phone: 907-376-8341			Phone:		
Email (optional):			E-mail (optional):		
Site Address: 4120 Brenda Ave			Driveway Location Will Be Marked With: Existing		
Property Tax ID #: 1341000T001			Expected Completion Date:		Driveway Surface Type:
Applying for Access Onto: Brenda Ave			Distances:		
			Left:	Width:	Right:
Only Corrugated Metal Pipe Culvert is Allowed			Path or sidewalk dimension (if applicable):		
Culvert Length:		Diameter:			
Intended Use:					
<input type="checkbox"/> Single Family <input type="checkbox"/> Mutli-Family # of units _____ <input checked="" type="checkbox"/> Commercial - Type: _____ Est. "peak hours" trips per day: _____					