

RECEIVED

JAN 05 2018

PETERSBURG BOROUGH

Petersburg Borough, Alaska
Application to Lease or Purchase Real Property

(\$100.00 non-refundable filing fee required)

PA VISA 1-5-18

Form must be completed in its entirety to be considered

Date of Application: JAN 4, 2018

Lease or Purchase Request?
(circle appropriate choice)

Parcel ID # of Subject Property: 01056140

Proposed term of lease: 5 RENEWAL
(total years)

WRANGELL NARROWS SEC 4 T59S R79E CRM
LAT 56.7806 N LONG 132.9730 W

Legal Description of Property ATS 258 SURVY ATS
LOT 1695

INDUSTRIAL
Current Zoning of Property

Applicant Name: ISLAND VENTURES LLC

Applicant Mailing Address: P.O. Box 966

PETERSBURG, AK 99833

1. If the complete parcel described above is not being requested for lease/purchase, identify the size of the parcel to be acquired in square feet 5,400 SF (0.12 A)

2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the city and any other information you feel should be considered. (attached additional sheet if necessary)

PROPOSED USE IS FOR TEMPORARY BOAT RAMP. SEE
ATTACHED FOR DETAILS.

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

PETERSBURG BOROUGH FOR ALL.

5. Are there any existing permits or leases covering any part of the land applied for?

 Yes X No

(Lease Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

U.S. ARMY CORPS ENGINEERS

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: PETERSBURG, AK

B. Is the corporation qualified to do business in Alaska?: X Yes No

C. Name and address of resident agent: JOHN MURLAS, P.O. Box 966,
PETERSBURG, AK 99833

NOTICE TO APPLICANT(s):

Applicant will be required to deposit with the Borough a sum of money sufficient to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application. Applicant will be notified by the Borough Clerk of the amount of deposit required and when the deposit must be paid.

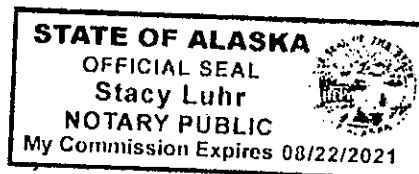
I hereby certify that I have received and reviewed a copy of Petersburg Code Chapters 16.04; 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

John Murlas
Applicant/Applicant's Representative

Subscribed and sworn to before me this 5th day of January, 2018:

Stacy Luhr
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 8/22/2021



DESCRIPTION Island Ventures LLC proposes to install, at its expense, including USACE permit(s), a temporary boat ramp using personal property crushed rock, adjacent to and north of the present spit at the Scow Bay Turnaround, approximately 250 feet south of the present ramp. Applicant assumes there will be non monetary cooperation from property owner Petersburg Borough to obtain the USACE permit(s). Surface dimensions would be 24 feet width by 170 feet length. Overall width including shoulder would average 32 feet (34 feet at top, 30 feet at bottom). Construction native ground up would be geotech cloth, 2 to 8 feet pit run crushed rock, compacted 3 inch minus rock on surface, barrier rock on south shoulder as needed. The ramp would be "temporary" in the sense the area would be completely buried by the Petersburg Borough when and if the Borough moves forward with planned expansion of the Scow Bay Turnaround facility, or for any other public purpose. When and if the lease is terminated the personal property crushed rock would be removed by lessee Island Ventures LLC, unless mutually agreed otherwise by lessor Petersburg Borough and lessee Island Ventures LLC.

PURPOSE The purpose of the ramp is to improve the ability to launch and haul boats when there are prevailing southerly winds and waves. The existing jetty provides excellent protection from those conditions.

COST/BENEFIT , SAFETY, MAINTENANCE Although the temporary life span of the proposed ramp may be short (estimated at 2 to 10 years depending on grant funds for the total Scow Bay project), cost/benefit is still worthwhile . Increased safety offered by the proposed ramp would reduce liability for the Petersburg Borough. The ramp would be maintained by Island Ventures LLC.

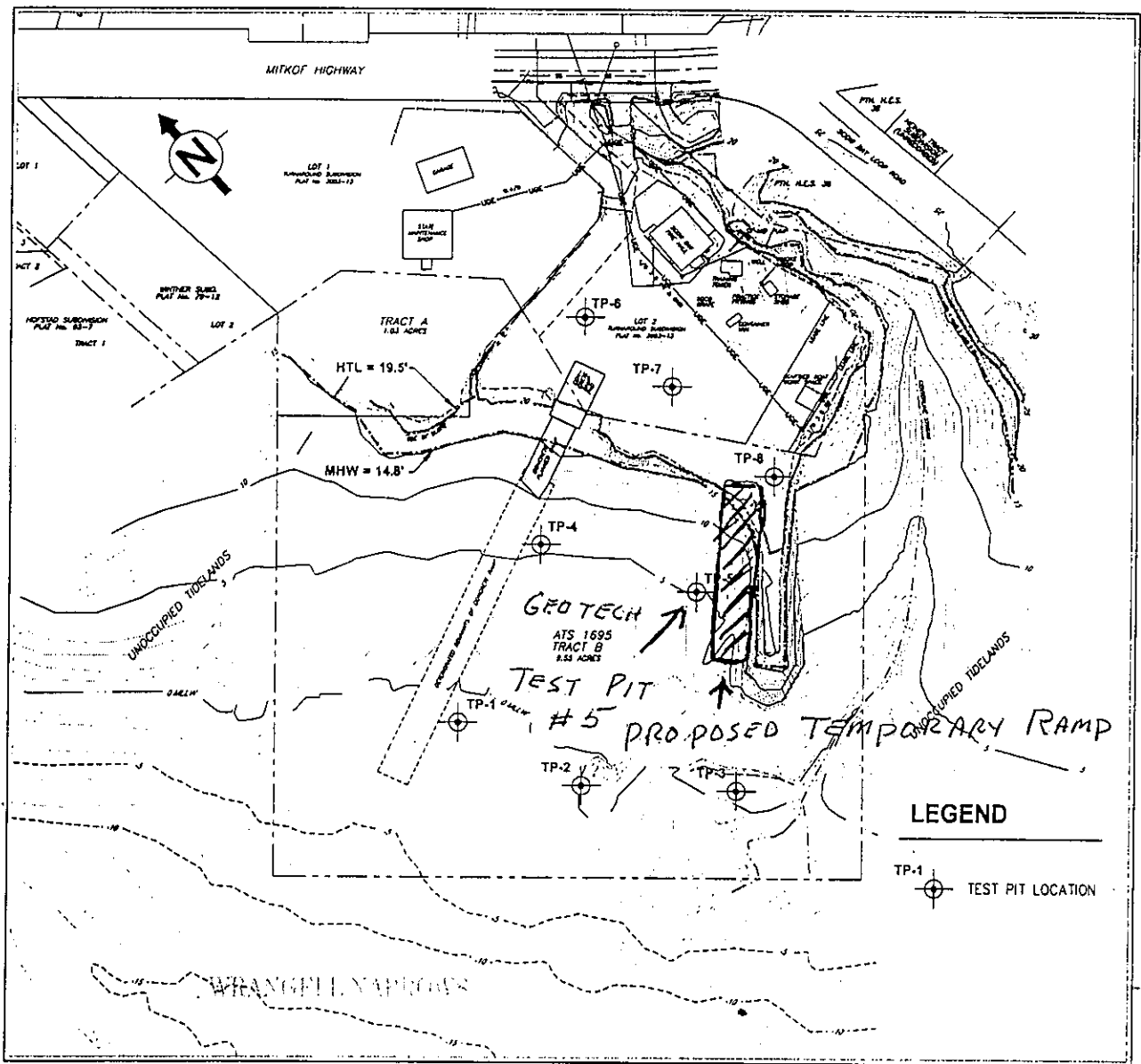
SCHEDULE USACE permit is estimated to take 3 to 6 months, if granted. Lease requirements would begin once the USACE permit(s) is issued. If not issued, the project would be cancelled. Construction is estimated to be completed within 6 months after the USACE permit is issued, excluding winter months December through March, or any other periods disallowed by government agencies for habitat or environmental reasons. Actual construction time is estimated 3 days.

BENEFIT TO COMMUNITY Boat launching ramps are vital to all communities in SE Alaska. On a per capita basis, Petersburg has less than the average number of ramps in its main population area. The present Scow Bay ramp receives much use, both commercial and pleasure. An additional ramp that allows safe use in prevailing southerly winds would be beneficial to the community. General private use of the ramp would be allowed on an individual permission

basis with supervision by Island Ventures LLC when staff is available. The proposed ramp would help keep commercial vessel services in Petersburg instead of going to other communities.

FAVORABLE RAMP SLOPE Ramp slope of 5 degrees is the maximum slope for a large vessel hydraulic trailer without potential vessel sliding. It is minimally adequate for most recreational vessels. The present Scow Bay ramp slope is 5 degrees only on the upper concrete portion, then tapers (banana shaped) to 4 and 3 degrees, so is useable for recreational boats only at its upper portion. The proposed ramp is designed to provide a more constant slope, which will allow a larger launch tide window for recreational vessels.

OTHER Geotechnical data is favorable. See attached test pit data. The adjacent spit, installed in the 1960's, has not settled. Tidal current, at all stages of tide, is zero. Wave erosion of beach rock and sands, and littoral drift erosion, are close to zero. Maintenance of surface 3 inch minus compacted rock is expected to be minimal. There would be no loss of traction nor compromise of surface competency of the rock ramp vs. a concrete ramp. Island Ventures LLC has been operating on the rock portion of the present ramp with minimal maintenance since 2007.



PURPOSE:
TEST PIT INVESTIGATION

**EXISTING
CONDITIONS**

SCALE IN FEET
0 100 200

20
SCALE

DATUM:

MLLW = 0.0'

HTL = 19.5'

MHW = 14.8'

MLLW = 0.0'

PND PROJECT NO. 162046.01

SCOW BAY BOAT HAULOUT

APPLICANT: CITY AND BOROUGH PETERSBURG, ALASKA
FILE NO.:
WATERWAY: WRANGELL NARROWS
PROPOSED ACTIVITY: TEST PIT INVESTIGATION
SEC. 4 T. 59 S R. 79 E M COPPER RIVER MERIDIAN
LAT.: 56.7806° N LONG.: 132.9730° W
DATE: MARCH 2017

SHEET 1 of 1

5/12 7/11

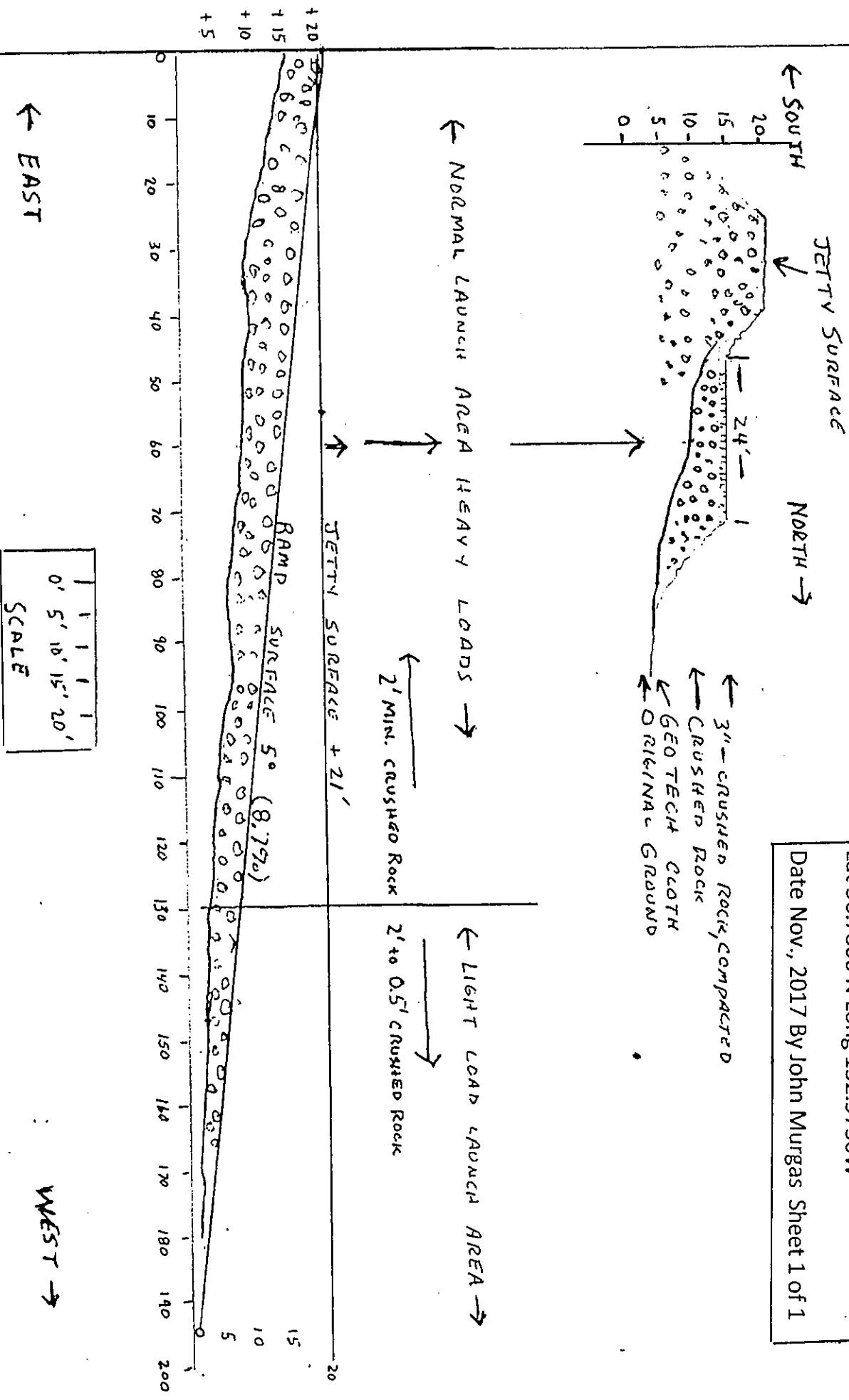
SCOW BAY TEMPORARY RAMP

Applicant: Island Ventures LLC

Wrangell Narrows Sec 4 T 59 S R 79 E CRM

Lat 56.7806 N Long 132.9730W

Date Nov, 2017 By John Murgas Sheet 1 of 1



6/12

PROPOSED RAMP

ISLAND VENTURES
DATE OF PHOTO
NOV. 12, 2017

SCOD BAY
TURN AROUND



SOILS CLASSIFICATION, CONSISTENCY AND SYMBOLS

CLASSIFICATION

Identification and classification of the soil is accomplished in general accordance with the ASTM version of the Unified Soil Classification System (USCS) as presented in ASTM Standard D2487. The standard is a qualitative method of classifying soil into the following major divisions (1) coarse grained, (2) fine grained, and (3) highly organic soils. Classification is performed on the soils passing the 75 mm (3 inch) sieve and if possible the amount of oversize material (> 75 mm particles) is noted on the soil logs. This is not always possible for drilled test holes because the oversize particles are typically too large to be captured in the sampling equipment. Oversize materials greater than 300 mm (12 inches) are termed boulders, while materials between 75 mm and 300 mm are termed cobbles. Coarse grained soils are those having 50% or more of the non-oversize soil retained on the No. 200 sieve (0.075 mm); if a greater percentage of the coarse grains is retained on the No. 4 (4.76 mm) sieve the coarse grained soil is classified as gravel, otherwise it is classified as sand. Fine grained soils are those having more than 50% of the non-oversize material passing the No. 200 sieve; these may be classified as silt or clay depending their Atterberg liquid and plastic limits or observations of field consistency. Refer to the most recent version of ASTM D2487 for a complete discussion of the classification method.

SOIL CONSISTENCY - CRITERIA

Soil consistency as defined below and determined by normal field and laboratory methods applies only to non-frozen material. For these materials, the influence of such factors as soil structure, i.e. Fissure systems, shrinkage cracks, slickensides, etc., must be taken into consideration in making any correlation with the consistency values listed below. In permafrost zones, the consistency and strength of frozen soils may vary significantly and unexplainably with ice content, thermal regime and soil type.

Standard Penetration Test (Blows/ft) Relative to Density/Consistency

N60	Density	Relative Density	N60	Consistency	Undrained Shear Strength psf
0-4	Very Loose	0-15%	< 2	Very Soft	< 250
4-10	Loose	15-35%	2 - 4	Soft	250 - 500
10-30	Medium	35-65%	4 - 8	Medium	500 - 1000
30-50	Dense	65-85%	8 - 15	Stiff	1000 - 2000
> 50	Very Dense	>85%	15 - 30	Very Stiff	2000 - 4000
			> 30	Hard	> 4000

Ref: Terzaghi, Peck, and Mesri Soil Mechanics in Engineering Practice, 3rd Edition, pg 60-63

ASTM D1586 Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils

ASTM D2487 Standard Practice for Classification of Soils for Engineering Purposes (USCS)

SAMPLER TYPE SYMBOLS

A	Auger Sample	Hs	1.4" Split Spoon w/ Air Hammer	Ss	1.4" Split Spoon w/ 140# Hammer
Bs	Bulk (grab) Sample	Pb	Pitcher Barrel	St	1.4" Split Spoon w/ 47# Hammer
Cs	Core Barrel w/ Single Tube	Sl	2.5" Split Spoon w/ 140# Hammer	Sx	2.0" Split Spoon w/ 47# Hammer
Cd	Core Barrel w/ Double Tube	Sm	2.5" Split Spoon w/ 300# Hammer	Sz	1.4 Split Spoon w/ 340# Hammer
Ct	Core Barrel w/ Triple Tube	Sh	2.5" Split Spoon w/ 340# Hammer	Ts	Shelby Tube
Hl	2.5" Split Spoon w/ Air Hammer	Sp	2.5" Split Spoon, Pushed	Tm	Modified 2.5 O.D. Shelby Tube

Note: Split Spoon size refers to sampler inside diameter.



ENGINEERS, INC.

Designed: PND

Drawn: PND

Checked: PND

Project No.: 162046.01

Date: March 2017

STANDARD BOREHOLE LOG DETAILS

BOREHOLE LOGS

FIGURE A
1 of 3

8/11

Depth (Feet)	Water Table	GRAPHIC SYMBOL	SOIL/ROCK DESCRIPTION Soil Name, Color, Moisture Condition, Relative Density, Soil Structure, Mineralogy, Other Information Rock Name, Description	SAMPLES				GRAPH				COMMENTS Casing Depth, Drilling Rate, Fluid Loss, Drill Pressure, Tests, Instrumentation Additional Information	Elevation (Feet)	
				Number	Type	Location	Recovery (%) (RQD)	Penetration Blows per 6/Inch (per Foot)* or {Rock Quality}	■ BLOW COUNT (BPF)* 20 40 60 80 ● POCKET PEN. (TSF) 1 2 3 4 ▲ VANE SHEAR (TSF) 2 4 6 8					
0.0			0' - 0.30' A.C. PAVEMENT										24.43	
2			POORLY-GRADED GRAVEL W/ SILT AND SAND (GP-GM) Gray, Moist, Dense, Subangular	1	Ss		30	20-20-25 (45)			■		Begin drilling 10/24/03 8:00 a.m. 1.5' to 2' - Hard, loud drilling (Cobbles/Boulder encountered)	22.43
			SLATY ARGILLITE grayish black, fine grained, thin bedded, medium hard, BX-U, steeply dipping	2	Ct		56 (50)	{Poor}					drillhole blockage	
[1] [2]		[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]				[11]	[12]

COLUMN DESCRIPTIONS

- [1] Depth Depth (in feet) below the ground surface.
- [2] Water Level Groundwater level recorded while drilling. Depths and times are recorded in comments column.
- [3] Graphic Log Graphic depiction of materials encountered.
- [4] Soil/ Rock Description Description of materials encountered, including USCS soil descriptions and rock descriptions defined in Fig. B-5 and B-6.
- [5] Sample Number Sample identification number.
- [6] Sample Type Type of soil or rock sample collected at depth interval depicted; symbols explained on Fig. B-1.
- [7] Sample Location Location of soil or rock sample taken.
- [8] Sample Recovery Soil: Percentage of sample recovered. Rock: Percentage of sample recovered and RQD value.
- [9] Sample Blows or Rock Quality Soil: Number of blows to advance driven sampler each 6-inch interval using sampler type specified with a 30-inch drop. Blows per foot given in parentheses. Rock: Rock quality as defined from RQD value.
- [10] Graphs Graphic log depicting blow counts per foot with a specified split spoon, Pocket Penetration and Vane Shear tests depicted where taken on fine grained soils.
- [11] Comments Comments or observations on drilling/sampling by driller or PND field personnel.
- [12] Elevation Elevation (in feet) with respect to Mean Lower Low Water (MLLW) or other datum where specified.

GENERAL NOTES

1. Field descriptions may have been modified to reflect laboratory test results.
2. Descriptions on these boring logs apply only at the specific locations at the time the borings were drilled. They are not warranted to be representative of subsurface conditions at other locations or times.
3. Split spoon blow counts shown are uncorrected raw data. Various hammer sizes and split spoon sizes were used and have not been corrected to a Standard Penetration Test (SPT). Blow counts may vary substantially between SPT and these methods.



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Designed: PND
 Drawn: PND
 Checked: PND
 Project No.: 162046.01
 Date: March 2017

STANDARD BOREHOLE LOG DETAILS

BOREHOLE LOGS

FIGURE A
2 of 3

9/12

Soil Legend

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS		GW	Well-graded gravels, gravel sand mixtures, little or no fines
		(LITTLE OR NO FINES)		GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES		GM	Silty gravels, gravel-sand-silt mixtures
	SAND AND SANDY SOILS	CLEAN SANDS		SW	Well-graded sands, gravelly sands, little or no fines
		(LITTLE OR NO FINES)		SP	Poorly graded sands, gravelly sands, little or no fines
		SANDS WITH FINES		SM	Silty sands, sand-silt mixtures
MORE THAN 50% RETAINED ON NO. 200 SIEVE (0.075mm)	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE (4.75mm)	(APPRECIABLE AMOUNT OF FINES)		SC	clayey sands, sand-clay mixtures
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
				OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS				PT	Peat and other highly organic soils

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications as per ASTM 2488

Stratigraphic Contact

- Distinct contact between soil strata or geologic units
- Approximate location of soil strata change within a geologic soil unit

Laboratory / Field Tests List of Abbreviations

%F	Percent Fines	HA	Hydrometer Analysis	PP	Pocket Penetrometer
AL	Atterberg Limits	LMA	Limited Mechanical Analysis	SA	Sieve Analysis
CP	Laboratory Compaction test	MC	Moisture Content	TV	Torvane
CO	Consolidation test	MD	Moisture content and Dry density	TX	Triaxial Shear
DP	Depth "Peat" Probe	OC	Organic Content	UC	Unconfined Compression
DS	Direct Shear	PM	Permeability or Hydraulic Conductivity	VS	Vane Shear

P | N | D
ENGINEERS, INC.

Designed: PND
Drawn: PND
Checked: PND
Project No.: 162046.01
Date: March 2017

STANDARD BOREHOLE LOG DETAILS

BOREHOLE LOGS

FIGURE A
3 of 3

BOREHOLE LOG 162046.01 PSG SCOW BAY HAULOUT GPJ PND ENGINEERS.GDT 4/4/17 ©2017

Depth (feet)	Water Table	Graphic Symbol	SOIL DESCRIPTION	SAMPLES				GRAPH	COMMENTS	Elevation (feet)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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P | N | D
ENGINEERS, INC.

Logged By: PJD
Data Entry: PJD
Checked: SCS
Project No.: 162046.01
Date: Mar. 2017

SCOW BAY BOAT HAULOUT
Petersburg, Alaska

TEST PIT TP-7

FIGURE 7
1 of 1

11/12

City and Borough of Petersburg – Test Pit Investigation Photo Log

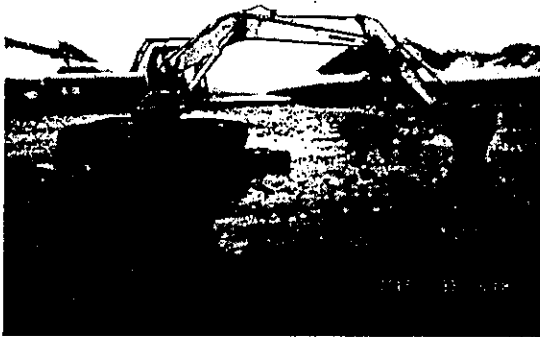


Photo 1:
Begin excavation at TP1.



Photo 2:
Excavating into glacial till at TP1.



Photo 3:
Greenish gray colored silty sand sits adjacent mound of bluish gray till clumps to the right at TP1.



Photo 4:
Excavator en route over tide flats to TP2.



Photo 5:
Excavating through surface horizon of silty sand at TP2.



Photo 6:
Upper silty sand horizon readily sloughs while lower wall within glacial till holds firm at TP2.