

Presented by: The Manager
Presented: 07/12/2021
Drafted by: R. Palmer III

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2959

A Resolution Authorizing the Manager to Convey an Access and Drainage Easement across City Property to the Owner of 101 and 747 Goldbelt Avenue.

WHEREAS, the City and Borough of Juneau owns U.S. Mineral Surveys 761, U.S. Mineral Survey 926, and U.S. Survey 2348 collectively known as Cope Park; and

WHEREAS, in the fall of 2019, there was a mass wasting event that initiated from private property above Cope Park, and the owner of 101 and 747 Goldbelt Ave has been designing a slope stabilization project; and

WHEREAS, this easement is necessary for the purpose of repairing and stabilizing the slope at and below 101 and 747 Goldbelt Ave, as well as access to connect to the CBJ stormwater system; and

WHEREAS, CBJ 53.09.300 authorizes the Manager to convey easements across CBJ land, upon approval of the Assembly by resolution; and

WHEREAS, the Lands Housing and Economic Development Committee reviewed this request at the June 7, 2021, meeting and passed a motion of support to the Assembly for granting a drainage easement to the owners of 101 and 747 Goldbelt Avenue; and

WHEREAS, the Parks and Recreation Advisory Committee reviewed this request at the June 1, 2021 meeting and recommended approval to the Assembly of the Cope Park slope stabilization easement and Memorandum of Understanding.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Authorization. The Manager is authorized to convey an access and drainage easement, across Cope Park property, as generally shown in Exhibit A, subject to the terms and conditions established herein.

Section 2. Terms and Conditions.

- (a) Term. The easement shall be perpetual.
- (b) Use. Use of the easement shall be for the sole purpose of providing access and drainage to stabilize and repair the slope on the perimeter of Cope Park.
- (c) Non Exclusivity. The easement shall be non-exclusive. The CBJ may grant other overlapping easements.
- (d) Permits. The grantee shall obtain all authorizations and permits necessary to construct utilities.
- (e) Construction and Maintenance. The grantee is responsible for construction and maintenance of any and all improvements.
- (f) Purchase Price. This easement will be granted at no cost because this easement resolves prior property damage and minimizes future property damage to the CBJ and the private landowner. In the fall of 2019, there was a mass wasting event that initiated from private property above Cope Park. Since that event, the landowner of 101 and 747 Goldbelt Avenue has been working with the City Risk Manager, the Parks and Recreation Department, and the Engineering and Public Works Department on a design concept to repair the drainage and stabilize the slope. The outcome of this process is this easement.
- (g) Other Terms and Conditions. The CBJ Manager may include other terms and conditions deemed to be in the public interest.

Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 12th day of July, 2021.



Beth A. Weldon, Mayor

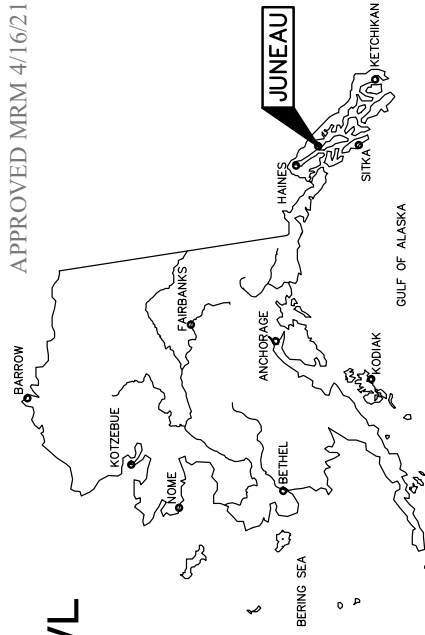
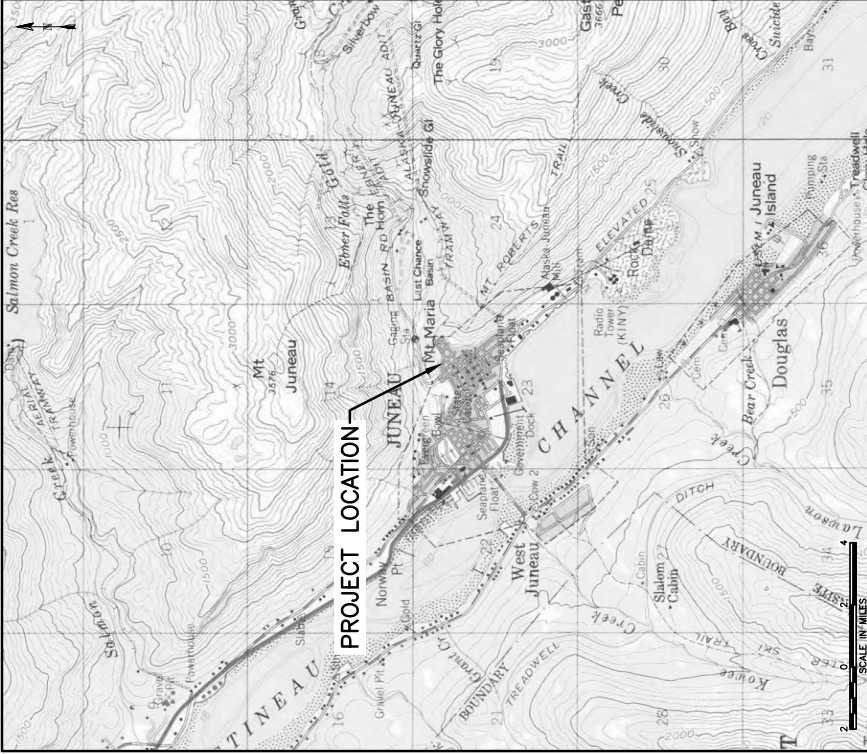
Attest:



Elizabeth J. McEwen, Municipal Clerk

Exhibit A - Resolution No. 2959

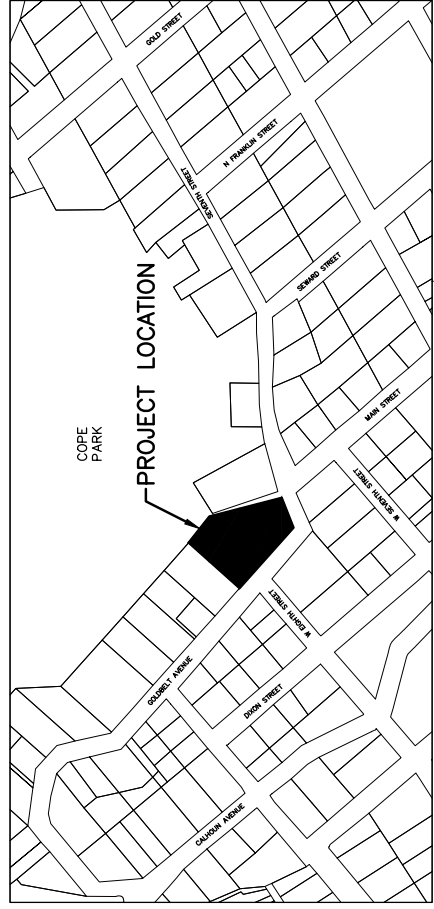
101 & 747 GOLDBELT AVE SLOPE SURFACE STABILIZATION



APPROVED MRM 4/16/21

EVERGREEN BOWL JUNEAU, AK

ALASKA



VICINITY MAP

PROJECT LOCATION: USGS QUAD: NW 1/4, SW 1/4 SECTION: 25 TOWNSHIP: 41S RANGE: 67E MERIDIAN: CRM
LATITUDE: N 58.303664° LONGITUDE: W - 134.413752°



No.	DATE	RECORD OF REVISIONS DESCRIPTION	BY



DRAWN BY: E. ROEMELING
DESIGNED BY: L. CHAMBERS
CHECKED BY: L. CHAMBERS
DATE: FEBRUARY 2021
1945 ALEX. HOLDEN WAY #101
JUNEAU, AK 99901
solutions@prohns.com
www.prohns.com

101 & 747 GOLDBELT AVE SLOPE
SURFACE STABILIZATION
OWNER: HELEN GLOUGH
747 GOLDBELT AVENUE
JUNEAU, AK 99801
PLAT: LOT 1 BLOCK 1
AND TRACT A
GOLDEN BELT ADDITION

COVER

SHEET NUMBER
1
OF
4

****MODIFIED**** CBU STANDARD SPECIFICATION SECTION 02205 - RIPRAP ****MODIFIED****

1.1 DESCRIPTION

A. THE WORK UNDER THIS SECTION INCLUDES PROVIDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR FURNISHING AND PLACING A PROTECTIVE COVERING OF STONE, AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.

1.2 MATERIALS

A. STONE FOR THIS WORK SHALL BE HARD ANGULAR QUARRY STONES AND HAVE A MINIMUM WEIGHT OF 100 POUNDS PER PIECE. STONES LESS THAN 100 POUNDS SHALL BE DETERMINED BY WEIGHT. THE MAXIMUM DIMENSION OF ANY SINGLE PIECE OF STONE SHALL BE NO GREATER THAN 1/4 ITS GREATEST DIMENSION. STONES SHALL MEET THE FOLLOWING GRADATION REQUIREMENT FOR THE CLASS SPECIFIED:

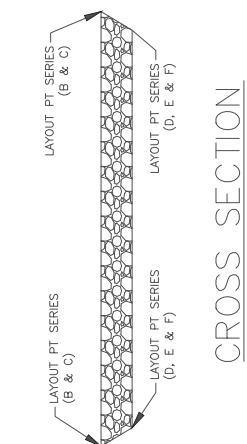
SHOT ROCK BORROW:
 SHOT ROCK BORROW SHALL CONSIST OF 1/2-INCH MINUS SHOT ROCK AND SHALL CONTAIN NO WOOD, FROZEN MATERIAL, ROOTS, SOD OR OTHER DELETERIOUS MATTER. THE SHOT ROCK BORROW SHALL BE EVENLY GRADED, WITH AT LEAST 10% BY WEIGHT RETAINED ON THE 8-INCH SCREEN. SHOT ROCK WILL BE OBTAINED FROM QUARRY ROCK, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

CLASS II:

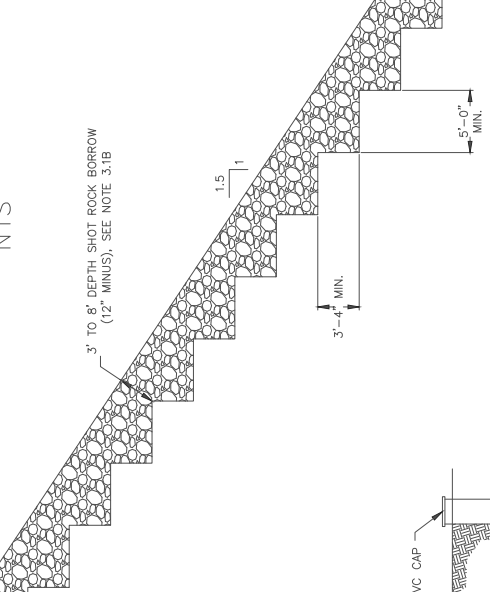
NO MORE THAN TEN PERCENT OF THE STONES BY TOTAL WEIGHT SHALL WEIGH MORE THAN 400 POUNDS PER PIECE, AND NO MORE THAN 15% OF THE STONES BY TOTAL WEIGHT SHALL WEIGH LESS THAN 25 POUNDS PER PIECE. THE STONES SHALL BE EVENLY GRADED AND A MINIMUM OF 50% BY WEIGHT OF THE STONES SHALL WEIGH 200 POUNDS OR MORE PER PIECE.

3.1 CONSTRUCTION

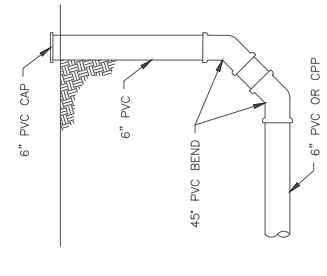
- A. SLOPES TO BE PROTECTED WITH RIPRAP/SHOTROCK SHALL BE FREE OF BRUSH, TREES, STUMPS AND OTHER OBJECTIONABLE MATERIAL AND SHALL BE BENCH AS SHOWN.
- B. THE STONES SHALL BE HANDLED OR PLACED TO THE THICKNESS, HEIGHT AND LENGTH SHOWN ON THE DRAWINGS, OR AS STAKED, WITH A MINIMUM OF VOIDS. KEY STEPS TO BE CUT INTO EXISTING NATIVE GROUND AND FILLED WITH SHOT ROCK BORROW (1/2" MINUS), MINIMUM STEP DIMENSIONS PROVIDED, SECTION THICKNESS WILL VARY.
- C. UNDESIRABLE VOIDS SHALL BE FILLED WITH SMALL STONES OR SPALLS. THE ROCK SHALL BE MANIPULATED SUFFICIENTLY BY MEANS OF A BULLDOZER, EXCAVATOR, ROCK TONGS, OR OTHER SUITABLE EQUIPMENT TO SECURE A REASONABLY REGULAR SURFACE AND MASS STABILITY.
- D. ALL RIPRAP SHALL BE SO PLACED AND DISTRIBUTED SUCH THAT THERE WILL BE NO LARGE ACCUMULATION OR AREA COMPOSED MAINLY OF EITHER THE LARGER OR SMALL SIZES OF STONE.



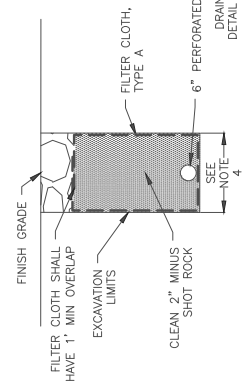
CROSS SECTION
NTS



TYPICAL SECTION A
NTS



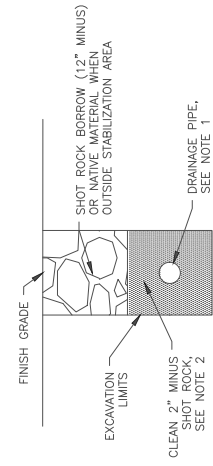
3 **STORM DRAIN CLEANOUT**
SCALE: NOT TO SCALE



1 **UNDERDRAIN**
SCALE: NOT TO SCALE

DETAIL 1/2 NOTES:

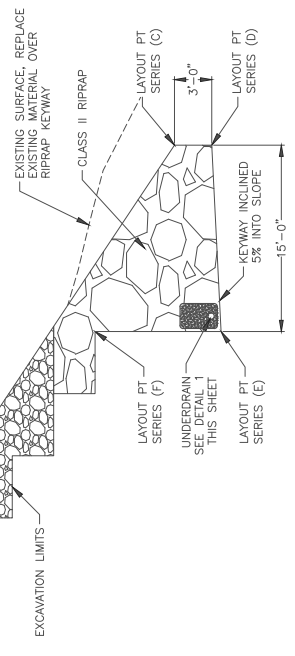
- 1. UNDERDRAINS SHALL BE CONNECTED INTO A STORMWATER SYSTEM OR OPEN DRAINWAY AS APPROVED BY THE ENGINEER.
- 2. THE UPSTREAM END OF THE UNDERDRAIN SHALL COMMENCE WITH A CLEANOUT.
- 3. MINIMUM PIPE SLOPE SHALL BE 0.5%.
- 4. TRENCH WIDTH SHALL BE MINIMUM 20\".



2 **PIPE TRENCH DETAIL**
SCALE: NOT TO SCALE

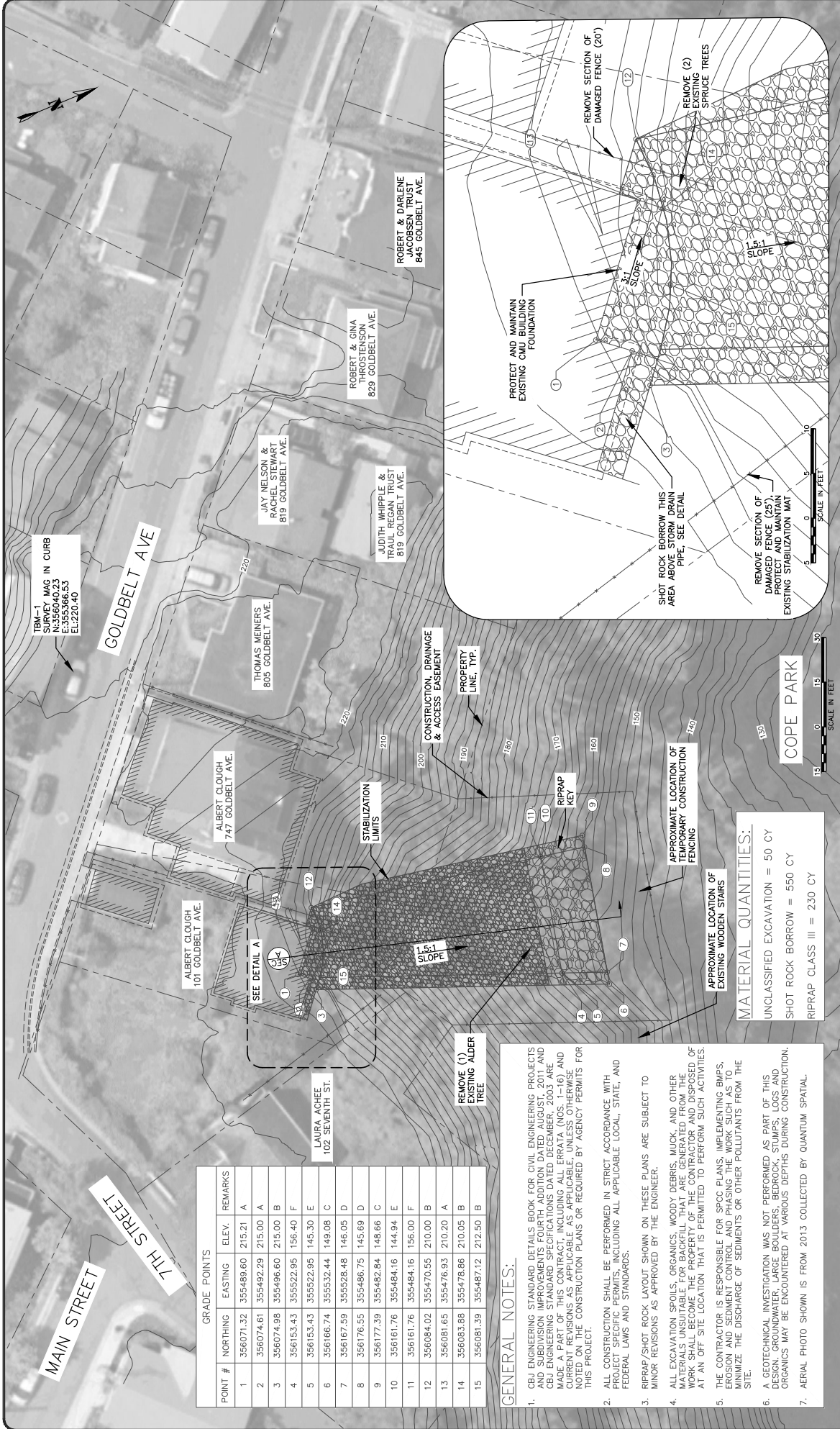
DETAIL 2/2 NOTES:

- 1. FOR PIPE SIZE AND MATERIAL SEE CONSTRUCTION PLAN, SHEET 4.
- 2. PIPE TO HAVE MINIMUM 1' BEDDING IN EACH DIRECTION.



TYPICAL SECTION

		101 & 747 GOLDBELT AVE SLOPE SURFACE STABILIZATION PLAT: LOT 1 BLOCK 1 AND TRACT A GOLDEN BELT ADDITION OWNER: HELEN GLOUGH 747 GOLDBELT AVENUE JUNEAU, AK 99801	SHEET NUMBER 2 OF 4
DRAWN BY: E. ROEMELING DESIGNED BY: L. CHAMBERS CHECKED BY: L. CHAMBERS DATE: FEBRUARY 2021	1945 ALEX HOLZEN WAY #101 JUNEAU, AK 99801 solutions@prohns.com www.prohns.com	proHNS LLC CERTIFICATE OF AUTHORIZATION #100082	RECORD OF REVISIONS NO. DATE DESCRIPTION BY



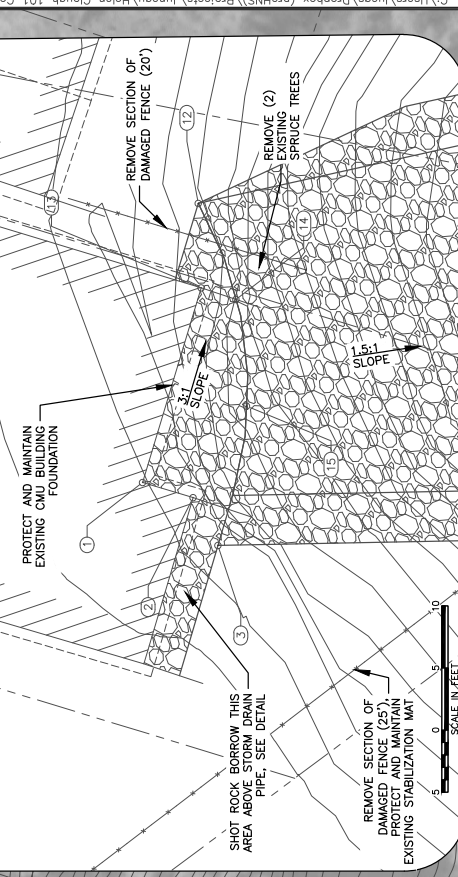
IBM-1 SURVEY MAG IN CURB
 SURVEY MAG IN CURB
 E3356386.53
 EL:220.40

GRADE POINTS			
POINT #	NORTHING	EASTING	ELEV. REMARKS
1	356071.32	355489.60	215.21 A
2	356074.61	355492.29	215.00 A
3	356074.98	355496.60	215.00 B
4	356153.43	355522.95	156.40 F
5	356153.43	355522.95	145.30 E
6	356166.74	355532.44	149.08 C
7	356167.59	355528.48	148.05 D
8	356176.55	355486.75	145.69 D
9	356177.39	355482.84	148.66 C
10	356161.76	355484.16	144.94 E
11	356161.76	355484.16	156.00 F
12	356084.02	355470.55	210.00 B
13	356081.65	355476.93	210.20 A
14	356083.88	355478.86	210.05 B
15	356081.39	355487.12	212.50 B

- GENERAL NOTES:**
- C&E ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS SHALL BE USED FOR ALL DETAILS. ALL EXCAVATIONS SHALL BE TO 20% AND C&E ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER 2008 ARE MADE A PART OF THIS CONTRACT. INCLUDING ALL ERRATA (NOS. 1-16) AND CURRENT REVISIONS AS APPLICABLE, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS OR REQUIRED BY AGENCY PERMITS FOR THIS PROJECT.
 - ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH PROJECT SPECIFIC PERMITS, INCLUDING ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND STANDARDS.
 - RIPRAP / SHOT ROCK LAYOUT SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
 - ALL EXCAVATION SPILLS, ORGANICS, WOODY DEBRIS, MUCK, AND OTHER MATERIALS UNSUITABLE FOR BACKFILL THAT ARE GENERATED FROM THE WORK SHALL BE REMOVED FROM THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF AT AN OFF SITE LOCATION THAT IS PERMITTED TO PERFORM SUCH ACTIVITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR SPOC PLANS, IMPLEMENTING BMPs, EROSION AND SEDIMENT CONTROL AND PHASING THE WORK SUCH AS TO MINIMIZE THE DISCHARGE OF SEDIMENTS OR OTHER POLLUTANTS FROM THE SITE.
 - A GEOTECHNICAL INVESTIGATION WAS NOT PERFORMED AS PART OF THIS DESIGN. GROUNDWATER, LARGE Boulders, BEDROCK, STUMPS, LOGS AND ORGANICS MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING CONSTRUCTION.
 - AERIAL PHOTO SHOWN IS FROM 2013 COLLECTED BY QUANTUM SPATIAL.

MATERIAL QUANTITIES:
 UNCLASSIFIED EXCAVATION = 50 CY
 SHOT ROCK BORROW = 550 CY
 RIPRAP CLASS III = 230 CY

APPROXIMATE LOCATION OF EXISTING WOODEN STAIRS
 APPROXIMATE LOCATION OF TEMPORARY CONSTRUCTION FENCING
 RIPPAP KEY
 STABILIZATION LIMITS
 CONSTRUCTION, DRAINAGE & ACCESS EASEMENT
 PROPERTY LINE, TYP.
 PROTECT AND MAINTAIN EXISTING CMU BUILDING FOUNDATION
 SHOT ROCK BORROW THIS AREA ABOVE STORM DRAIN PIPE, SEE DETAIL
 REMOVE SECTION OF DAMAGED FENCE (20')
 REMOVE (2) EXISTING SPRUCE TREES
 REMOVE SECTION OF DAMAGED FENCE (25')
 PROTECT AND MAINTAIN EXISTING STABILIZATION MAT



DRAWN BY: E. ROEHLING
 DESIGNED BY: L. CHAMBERS
 CHECKED BY: L. CHAMBERS
 DATE: FEBRUARY 2021

1845 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 solutions@prohns.com
 www.prohns.com

CERTIFICATE OF AUTHORIZATION
 #100692

SHEET NUMBER
3
 OF
4

GRADING PLAN

101 & 747 GOLDBELT AVE SLOPE SURFACE STABILIZATION

OWNER: HELEN CLOUGH AND TRACT A GOLDEN BELT ADDITION
 747 GOLDBELT AVENUE
 JUNEAU, AK 99801

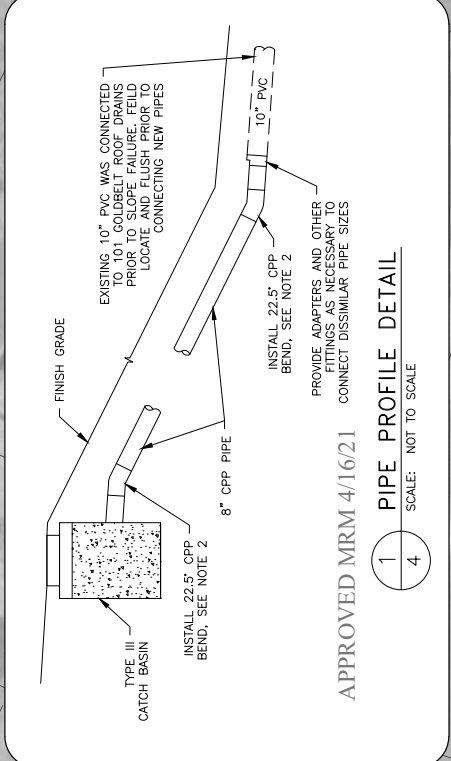
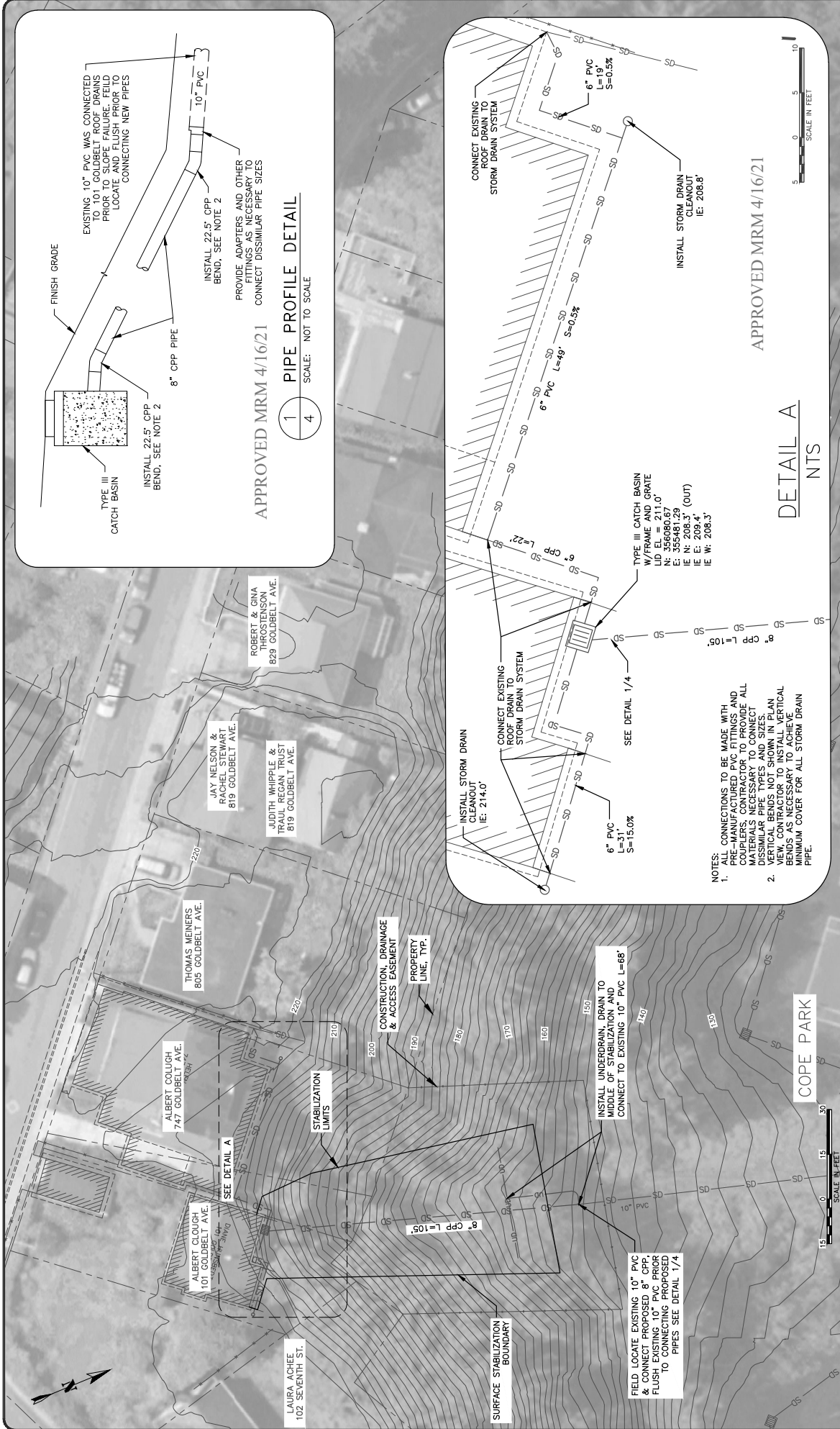
PLAT: LOT 1 BLOCK 1 AND TRACT A GOLDEN BELT ADDITION

proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100692

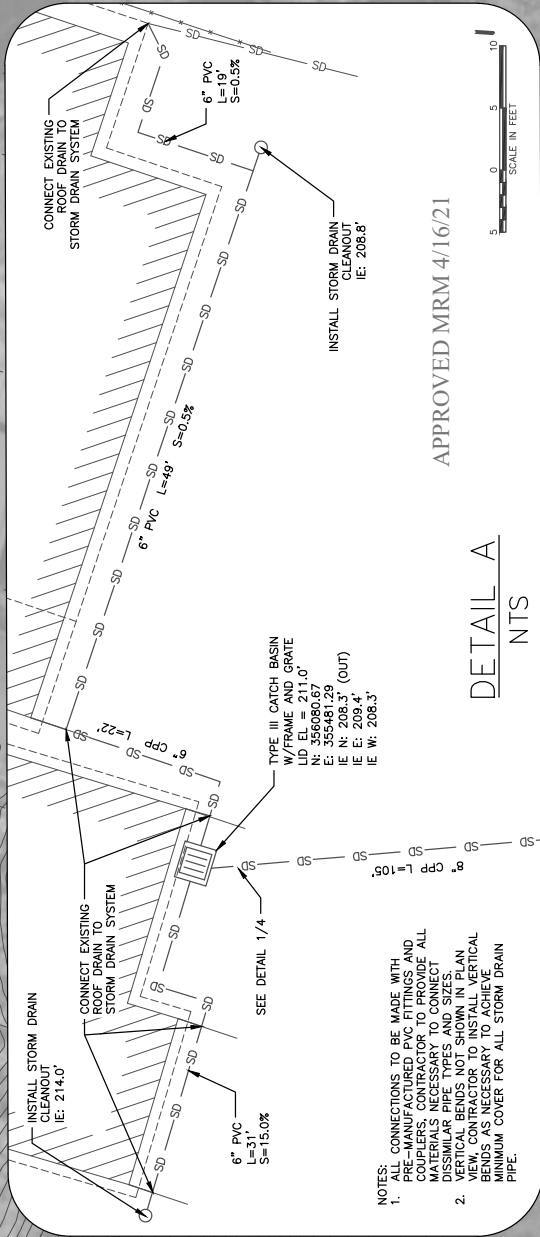
RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
1	3/19/2021	ADDED EASEMENT LINEWORK

BY: LC



APPROVED MRM 4/16/21
 1 PIPE PROFILE DETAIL
 4 SCALE: NOT TO SCALE



NOTES:
 1. CONNECTIONS TO BE MADE WITH PIPE-MANUFACTURED PVC FITTINGS AND COUPLERS. CONTRACTOR TO PROVIDE ALL MATERIALS NECESSARY TO CONNECT DISSIMILAR PIPE TYPES AND SIZES.
 2. NEW CONNECTIONS TO BE MADE IN AN OPEN TRENCH TO ALLOW FOR VERTICAL BENDS AS NECESSARY TO ACHIEVE MINIMUM COVER FOR ALL STORM DRAIN PIPE.

APPROVED MRM 4/16/21

DETAIL A
 NTS

SHEET NUMBER	4
OF	4

CONSTRUCTION PLAN

101 & 747 GOLDBELT AVE SLOPE SURFACE STABILIZATION
 PLAT: LOT 1 BLOCK 1 AND TRACT A GOLDEN BELT ADDITION

OWNER: HELEN CLOUGH
 747 GOLDBELT AVENUE
 JUNEAU, AK 99801

NO.	DATE	DESCRIPTION	BY
1	3/19/2021	CONNECTED PROPOSED 8" CPP INTO EXISTING 10" PVC AT TOE OF SLOPE; ADDED EASEMENT LINEWORK	LC

