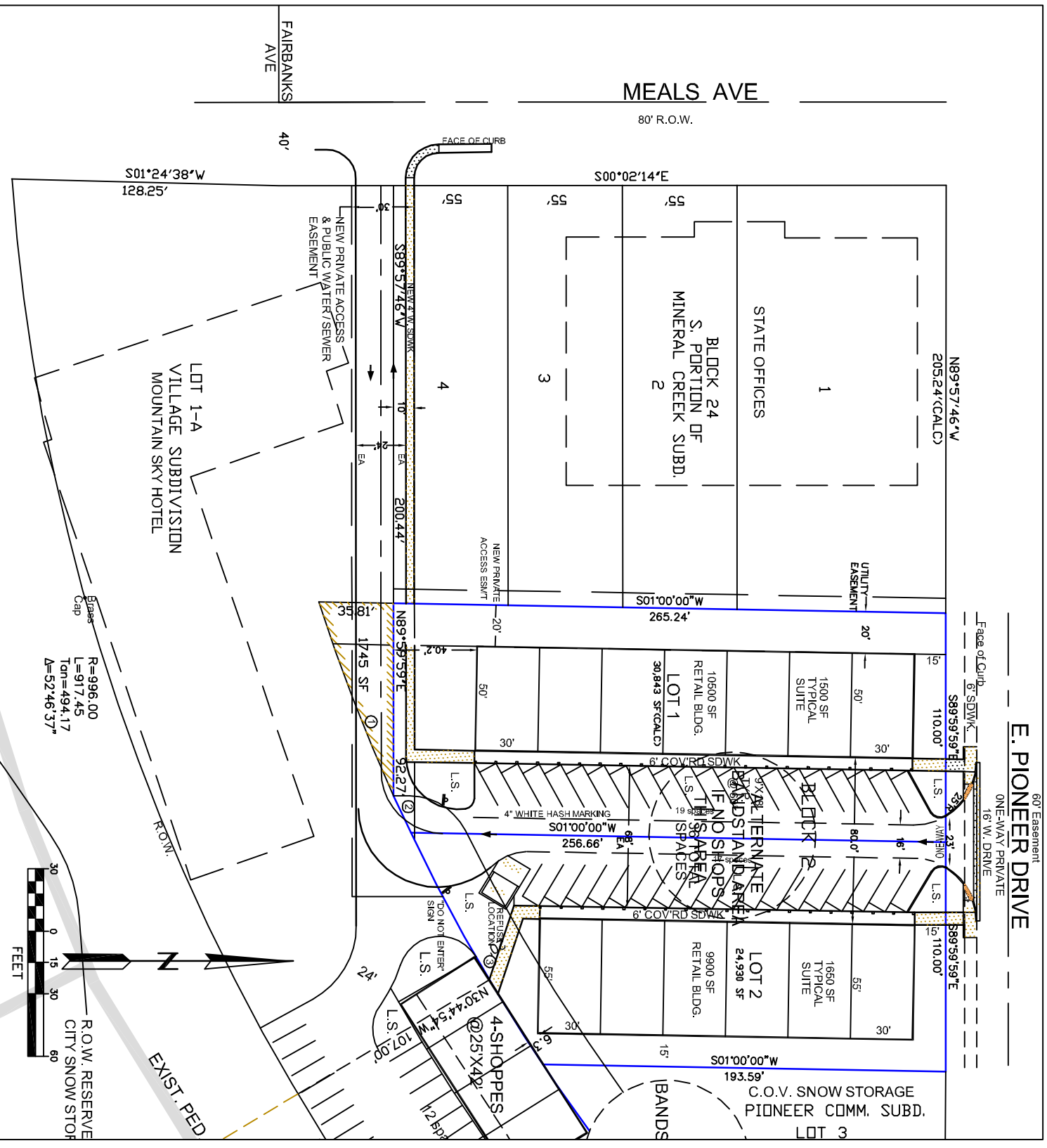


OVERALL SITE AREA, 1" = 40' WITH ORTHO-PHOTO



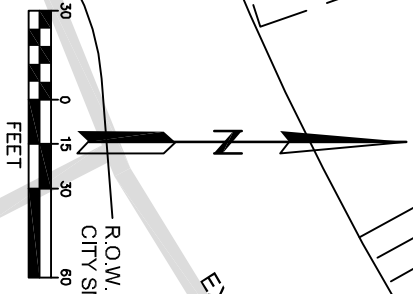
- ① R=889.00 L=99.61 Ton=49.86 A=6°25'11"
- ② R=889.00 L=19.71 Ton=9.86 A=1°16'14"
- ③ R=889.00 L=128.02 Ton=64.12 A=8°15'02"

NOTE: A 25' WIDE PUBLIC WATER & SEWER EASEMENT SHALL BE GRANTED 12.5 FEET EACH SIDE OF THE COMMON LOT LINE OF LOTS 1 AND 2 PIONEER COMM. SUBD.

**LEGEND**

- NEW STRUCTURE
- EXIST. CURB/GUTTER
- CENTERLINE OF STREET
- EXISTING FIRE HYDRANT
- SEE OVERALL
- EDGE OF PAVEMENT
- LANDSCAPING
- PART OF LOT 1 PER 2003 PLAT, 2003-11.

**SITE PLAN**



PROJECT DATA: 118 E. PIONEER DRIVE  
122 E. PIONEER DRIVE  
LEGAL DESCRIPTION:  
LOT 1 AND LOT 2, PIONEER COMMERCIAL SUBDIVISION, CITY OF VALDEZ, ALASKA  
PROJECT SIZE:  
APPROXIMATELY 1.28 ACRES  
PRESENT ZONING:  
COMMERCIAL (GENERAL)  
PROJECT SETBACKS:  
FRONT, 20'; REAR, 15' & 10' SIDYARD  
PARKING PROVIDED: 85% Retail Space  
36 SPACES + 22-SHARED PKG. W/ HOTEL  
58 TOTAL PKG. SPACES (INCLUDES 3-ADA SPACES)

THE PORT VALDEZ COMPANY, INC.  
VALDEZ, ALASKA  
1-(907) 809-4220

DESIGNED BY: PNC	DRAWN BY: CDE	JOB #: 20.124
CHECKED BY: PNC	DATE: 8/29/20	FILE#: PNC-PIONEER
DATE	REVISION	
	LOTS 1 & 2, PIONEER COMMERCIAL SUBD. VALDEZ, ALASKA	
	118 & 122 E. PIONEER DRIVE VALDEZ, ALASKA	
	<b>OLD 70' W/ PIONEER SHOPPES</b>	
	<b>SITE PLAN</b>	