



OVERALL SITE AREA, 1" = 60'

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

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' SIDEYARD  
 PARKING PROVIDED: LOT 1/2 85% Retail Space  
 36 SPACES + 22-SHARED PKG W/ HOTEL  
 58 PKG. SPACES (INCLUDES 3-ADA SPACES)  
 10 LOT 2-A SHOPPES: 79 SPACES  
 TOTAL PROJECT PROVIDED, 115 SPACES

**LEGEND**

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

**SITE PLANS**

THE PORT VALDEZ COMPANY, INC. VALDEZ, ALASKA 1-(888) 809-0220	
DATE	REVISION
	LOTS 1 & 2, PIONEER COMMERCIAL SUBD., VALDEZ, ALASKA
	118 & 122 E. PIONEER DRIVE <b>OLD TOWN PIONEER SHOPPES</b> SITE PLANS
DESIGNED BY: PVC	DRAWN BY: CCE
CHECKED BY: PVC	DATE: 8/26/20
JOB #: 20.124	FILE#: PVC_PIONEER
1 OF 2	