

Appendix A: Conceptual Stage Relocation Study

Alaska Department of Transportation and Public Facilities

CONCEPTUAL STAGE RELOCATION STUDY

Knik Goose Bay Road: Reconstruction: Centaur Avenue to Vine Road

Project No.: STP-0525(16)/52464

January 2015

This project is proposing upgrades to a six and one-half mile segment of Knik Goose Bay (KGB) Road from Centaur Avenue to Vine Road. The preferred alternative would expand the existing 2-lane road to a 6-lane divided facility from Palmer Wasilla Highway to Mack Road and 4-lane divided facility from Mack Road to Vine Road. Median breaks are proposed every one-eighth to one-half mile. Realignment of intersecting roadways and driveway consolidation is anticipated throughout the project corridor in order to improve roadway safety and increase capacity.

Right-of-way (ROW) impacts will be necessary to complete this project and involve both partial and full acquisitions of commercial and residential properties. All acquisitions and relocations would be conducted in accordance with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended. The State of Alaska Department of Transportation and Public Facilities (DOT&PF) will assist any displaced families and individuals in finding and relocating to decent, safe, and sanitary housing to meet their needs and assure that housing is within their financial means. Assistance will also be given to families, individuals, businesses and non-profit organizations in the form of reimbursement for moving and eligible reestablishment expenses incurred during relocation. In addition, residential housing owners or tenant occupants being displaced will be provided financial assistance for increased costs encountered in buying or renting replacement housing. Owner occupants may also be provided financial assistance for certain other incidental expenses such as closing costs and increased interest payments required in their purchase of replacement housing.

The US Census Bureau Quick Facts estimated the 2012 Matanuska-Susitna Borough (MSB) population at 93,925. The Quick Facts show an estimated race distribution of 84.8% white, 1.2% black or African American, 5.8% American Indian and Alaska Native, 4.1% Hispanic, 1.4% Asian, and 0.3% other. An estimated 9.7% of the population was reported as living below poverty in 2011 when the median household income for the area was \$70,343. In 2011, the home ownership rate was 78.7% with 2.79 people per household.

Review of preliminary plans and current property information indicates 107 parcels may be affected by ROW acquisition. Locations of the parcels with potential ROW impacts are shown on the attached Figures. Additional parcel information, including: subdivision, lot, block, current land use, area, anticipated take area, tax identification and assessed values can be found in the attached ROW Impacts Summary Table. One of the 107 parcels identified in the table is anticipated to be a full acquisition.

The full acquisition is a residential property consisting of one single family residence that is located in Birch Harbor Estates Unit #1 Subdivision. The 2014 MSB appraised value of this property was \$218,300. The residential relocation associated with this acquisition doesn't have any known special characteristics.

The potential residential relocation is summarized below:

- Parcel #32, B5 Lot 15, Single Family Residence

In addition to the potential total take, 90 residential properties may have partial ROW take impacts. Refer to the ROW impacts summary table.

Six commercial properties may have partial ROW take impacts. Potential partial impacts to commercial properties are summarized below.

- Parcel #185, Commercial Development – Alaska Construction Equipment, Inc & Northstar Trucking, Inc
- Parcel #195, Commercial Development – Strip mall containing various shops
- Parcel #197, Commercial Development – Guys & Gals Barber Shop
- Parcel #198, Commercial Development – Undeveloped
- Parcel #199, Commercial Development – Christian Fellowship
- Parcel #236, Commercial Development – Veterans of Foreign Wars: Susitna Post - 9363

Partial acquisitions of businesses are anticipated to only consist of construction and utility easements. The majority of these partial takes are on the northernmost end of the proposed project, in the area where widening would begin for additional lanes, a median and a separated pathway. No structures are anticipated to be affected as a part of these partial property acquisitions.

Real estate market information for the south-central area of the MSB was obtained from the Alaska Multiple Listing Service website on 1/28/2015 (<http://www.alaskarealestate.com>). The Alaska MLS site indicated 42 residential rentals were available and 472 single family homes were listed for sale. Table 1 shows a breakdown of the number of homes for sale by the asking price.

Table 1: Quantity of Homes for Sale in the South-central MSB by Asking Sale Price

Number of Homes For Sale	Price Range
31	\$50,000 to \$100,000
115	\$100,000 to \$200,000
179	\$200,000 to \$300,000
147	\$300,000+

Additional housing is currently under construction in the south-central area of the MSB. Other information sources and advertising methods would likely increase the number of known rental properties available and single family homes for sale in the area.

Based on the foregoing market information, DOT&PF can reasonably assure relocation to a comparable property for all displaced groups and individuals. Prior to displacement, the DOT&PF would explain relocation programs and advise displaced individuals of their eligibility for benefits. Within a reasonable period of time, appropriate information regarding available and comparable replacement properties would be provided for all eligible individuals and businesses.

As a federal-aid highway project, relocation assistance and advisory service would be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 49 CFR part 24 and AS 34.60. The DOT&PF relocation plan is realistic and adequate to provide orderly, timely and efficient relocation of displaced persons and businesses. Relocation resources would be made available to all residential and business relocates without discrimination.

Other Considerations

The Wasilla Main Street Couplet is a planned project overlapping the KGB Road Reconstruction project between East Susitna Avenue and the Palmer-Wasilla Highway. Final design work for the Wasilla Main Street Couplet is expected to begin in 2015, with construction occurring as early as 2016. The KGB Road Reconstruction project would begin widening KGB Road north of Centaur Avenue to accommodate added lanes, shoulders, a pathway and median. The Couplet would only carry southbound traffic on KGB Road north of Centaur Avenue. Less widening of KGB Road would be required north of Centaur Avenue under the Couplet project, thereby reducing ROW impacts in this segment. Partial impacts to the commercial properties (Parcels 195, 197, 199 and 236) in this area would also be eliminated under the Couplet project. Coordination between these DOT&PF projects will be ongoing as project development continues.

Cost Estimate Research Data Provided by the DOT&PF Right-of-Way Section						TOTAL ACQUISITION NECESSARY ACQUISITION ELIMINATED BY RETAINING WALL		
Project Parcel Number (See Fig 3.4.1)	Land Required by Project (SF)	Tax ID #	Parcel Legal Description (B = Block / L = Lot)	Parcel Acreage	Land Value	Improvement Value	Total Parcel Value	Total Cost of Acquisition
12	6,200	6419B06L009	Birch Harbor Estate #1, B6,L9	0.92	\$45,000	\$35,000	\$80,000	\$17,919
14	22,200	6419B06L010	Birch Harbor Estate #1, B6,L10	0.93	\$45,000	\$3,500	\$48,500	\$40,973
16	22,700	6419B06L008	Birch Harbor Estate #1, B6,L8	1.25	\$27,000	\$317,500	\$344,500	\$20,455
18	10,500	6419B06L007	Birch Harbor Estate #1, B6,L7	0.97	\$25,000	\$0	\$25,000	\$17,186
20	6,000	6419B06L006	Birch Harbor Estate #1, B6,L6	0.95	\$25,000	\$0	\$25,000	\$12,470
28	1,800	6419B06L014	Birch Harbor Estate #1, B6,L14	0.92	\$45,000	\$0	\$45,000	\$8,069
32	10,000	6419B05L015	Birch Harbor Estate #1, B5, Lot 15	0.93	\$45,000	\$177,400	\$222,400	\$297,499
34	14,000	6419B05L016	Birch Harbor Estate #1, B5, Lot 16	0.92	\$45,000	\$0	\$45,000	\$20,853
36	14,500	6419B05L017	Birch Harbor Estate #1, B5, Lot 17	0.92	\$45,000	\$0	\$45,000	\$21,377
38	10,000	6419B05L018	Birch Harbor Estate #1, B5, Lot 18	0.92	\$45,000	\$269,700	\$314,700	\$16,662
40	5,000	6419B05L019	Birch Harbor Estate #1, B5,L19	0.92	\$45,000	\$280,700	\$325,700	\$459,399
42	6,400	6419B05L020	Birch Harbor Estate #1, B5,L20	0.92	\$45,000	\$280,700	\$325,700	\$459,399
44	6,850	6419B05L021	Birch Harbor Estate #1, B5,L21	0.92	\$45,000	\$276,100	\$321,100	\$438,441
46	7,300	6419B05L022	Birch Harbor Estate #1, B5,L22	0.92	\$45,000	\$351,000	\$396,000	\$543,231
48	7,750	6419B05L023	Birch Harbor Estate #1, B5,L23	0.92	\$45,000	\$351,000	\$396,000	\$543,231
49	3,300	6496B01L008	Birch Harbor Est. #1,RSB/B1,B1, L8	0.92	\$18,800	\$0	\$18,800	\$9,641
50	8,200	6419B05L024	Birch Harbor Estate #1, B5,L24	0.92	\$45,000	\$351,000	\$396,000	\$543,231
51	3,300	6496B01L009	Birch Harbor Est.#1, RSB/B1,B1, L9	0.92	\$18,800	\$0	\$18,800	\$9,641
52	8,700	6419B05L025	Birch Harbor Estate #1, B5,L25	0.92	\$45,000	\$351,000	\$396,000	\$543,231
53	500	6496B01L010	Birch Harbor Est. #1, RSB/B1,B1, L10	0.92	\$18,800	\$139,000	\$157,800	\$6,707
54	7,100	6419B05L026	Birch Harbor Estate #1, B5,L26	0.92	\$45,000	\$351,000	\$396,000	\$13,623
55	20,250	17N02W26A006	T17N, R2W, Section 26, Lot A6	10.9	\$81,800	\$0	\$81,800	\$16,793
56	8,800	17N02W26A004	T17N, R2W, Section 26, Lot A4	66.52	\$232,800	\$0	\$232,800	\$10,793
61	50,500	5578B04L001	Seven Peaks Add #1, B4, L1	2.09	\$37,000	\$0	\$37,000	\$45,793
63	8,500	17N02W26D003	T17N, R2W, Section 26, Lot D3	5	\$50,000	\$150,900	\$200,900	\$11,527
74	30,000	6380B01L001	Country Ln Woods, B1, L1	2.42	\$39,000	\$35,200	\$74,200	\$26,093
81	4,200	6380B03L001	Country Ln Woods, B3, L1	1.35	\$32,000	\$150,300	\$182,300	\$8,823
82	2,700	6421B06L001	Country Ln Woods, B6, L1	1.05	\$30,000	\$110,500	\$140,500	\$7,880
85	3,100	1660B12L003A	Donovan Est. RSB/B10, & B12,L3A	1.51	\$47,500	\$0	\$47,500	\$8,132
97	73,000	1313000T00B	Donovan Estates, Tract B	20	\$130,000	\$0	\$130,000	\$52,081

Note: Properties not directly impacted by this project are not included in this table. All properties can be seen in Figure 3.4.1.

Cost Estimate Research Data Provided by the DOT&PF Right-of-Way Section						TOTAL ACQUISITION NECESSARY	ACQUISITION ELIMINATED BY RETAINING WALL	
Project Parcel Number (See Fig 3.4.1)	Land Required by Project (SF)	Tax ID #	Parcel Legal Description (B = Block / L = Lot)	Parcel Acreage	Land Value	Improvement Value	Total Parcel Value	Total Cost of Acquisition
101	4,400	1313B08L004	Donovan Est, B8, L4	1.28	\$47,500	\$695,000	\$742,500	\$8,949
103	2,000	1313B08L003	Donovan Est, B8, L3	1.19	\$45,000	\$585,000	\$630,000	\$7,440
105	1,200	1313B08L002	Donovan Est, B8, L2	1.05	\$45,000	\$255,000	\$300,000	\$6,937
106	18,500	1313B07L031	Donovan Est, B7, L31	1.4	\$47,500	\$0	\$47,500	\$17,814
107	1,500	1313B08L001	Donovan Est, B8, L1	1.07	\$45,000	\$543,000	\$588,000	\$7,126
108	5,300	1313B07L025	Donovan Est, B7, L25	1.53	\$35,000	\$385,000	\$420,000	\$9,515
110	2,600	1313B07L024	Donovan Est, B7, L24	1.03	\$30,000	\$213,400	\$243,400	\$7,817
111	1,450	1012B02L001	Church Add #1, B2, L1	1.24	\$34,000	\$0	\$34,000	\$7,094
115	1,700	1011B01T002	Church, B1, Tract 2 (See #134)	3.39	\$57,600	\$0	\$57,600	\$7,251
117	15,000	1011B01T003	Church, B1, Tract 3	3.21	\$54,600	\$0	\$54,600	\$15,614
119	10,700	6732B02L003B	Church Add #1, RSB/B2,L3	1	\$32,000	\$200,000	\$232,000	\$12,910
121	4,500	5847000L001	St. Mihiel Sub, L1	2.52	\$45,400	\$124,900	\$170,300	\$9,012
123	24,500	1012B02L004	Church Add #1, B2, L4	1.07	\$32,000	\$0	\$32,000	\$21,587
125	12,200	6732B02L003A	Church Add #1, RSB/B2,L3	3.97	\$59,600	\$15,100	\$74,700	\$13,853
131	13,500	2701B03L001	Church Add #1, RSB/B3,L1	5.9	\$103,300	\$479,100	\$582,400	\$13,963
132	55,500	1011B01T001	Church, B1, Tract 1	3.94	\$63,000	\$1,600	\$64,600	\$48,937
133	6,100	5873B01L001	Avalon Landing B1, L1	1.04	\$38,000	\$0	\$38,000	\$10,018
134	14,500	1011B01T002	Church, B1, Tract 2	3.39	\$57,600	\$0	\$57,600	\$15,299
137	11,600	5548B01L009	Heritage Farms Est Ph1, B1, L9	0.92	\$58,000	\$0	\$58,000	\$13,476
146	4,900	2361B01L005	Cheryl Subd, B1, L5	1.34	\$34,000	\$167,400	\$201,400	\$9,263
152	2,900	2361B01L002	Cheryl Subd, B1, L2	0.95	\$32,000	\$230,500	\$262,500	\$8,006
154	3,000	2361B01L001	Cheryl Subd, B1, L1	0.92	\$32,000	\$262,000	\$294,000	\$8,069
156	10,600	5403000L026	Goose Bay Ridge, L26	0.92	\$24,500	\$305,400	\$329,900	\$12,847
157	3,500	5541B01L002	Westminsterwalk B1, L2	1.33	\$38,000	\$0	\$38,000	\$8,383
158	5,600	5403000L025	Goose Bay Ridge, L25	0.92	\$24,500	\$239,800	\$264,300	\$9,704
159	7,400	5541B01L001	Westminsterwalk B1, L1	1.33	\$38,000	\$0	\$38,000	\$10,835
160	5,300	5403000L024	Goose Bay Ridge, L24	0.93	\$24,500	\$283,200	\$307,700	\$9,515
161	1,600	5541B05L001	Westminsterwalk B5, L1	1.35	\$38,000	\$0	\$38,000	\$7,189
162	4,100	5403000L025	Goose Bay Ridge, L23	0.93	\$24,500	\$254,200	\$278,700	\$8,760
164	4,700	5403000L022	Goose Bay Ridge, L22	0.93	\$24,500	\$232,500	\$257,000	\$9,138

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Project Parcel Number (See Fig 3.4.1)	Land Required by Project (SF)	Tax ID #	Parcel Legal Description (B = Block / L = Lot)	Parcel Acreage	Land Value	Improvement Value	Total Parcel Value	Total Cost of Acquisition	
165	51,700	1222000T00C	Suburban Country Est, Tract C	21.99	\$115,100	\$34,900	\$150,000	\$33,271	
173	36,850	17N01W16C001	T17N, R1W, Sec 16, Lot C1	109	\$627,500	\$0	\$627,500	\$29,352	
180	4,200	1628B01L002	North Country Est, B1, L2	3.39	\$25,400	\$0	\$25,400	\$10,584	
181	23,000	17N01W15B018	T17N, R1W, Sec 15, Lot B18	8.98	\$82,700	\$0	\$82,700	\$19,439	
182	5,500	1628B03L001	North Country Est, B3, L1	0.95	\$32,000	\$204,300	\$236,300	\$11,946	
184	6,800	1628B03L002	North Country Est, B3, L2	1	\$50,000	\$277,600	\$327,600	\$13,308	
185	20,000	5364000L002	Deone, L2	9.19	\$1,261,000	\$1,521,100	\$2,782,100	\$17,710	
186	7,300	1628B03L003	North Country Est, B3, L3	1.04	\$50,000	\$254,000	\$304,000	\$10,772	
188	8,100	1628B03L004	North Country Est, B3, L4	1.04	\$50,000	\$24,700	\$74,700	\$11,275	
189	28,900	5970000T00A	Rock Center Ph 1, Tract A	30.51	\$3,323,000	\$0	\$3,323,000	\$21,325	
190	8,500	1628B03L005	North Country Est, B3, L5	1.06	\$50,000	\$299,400	\$349,400	\$11,527	
191	6,900	17N01W10C012	T17N, R1W, Sec 10, L C12	14	\$1,372,100	\$0	\$1,372,100	\$9,798	
192	9,400	1628B03L006	North Country Est, B3, L6	1.03	\$50,000	\$230,100	\$280,100	\$12,093	
194	11,800	1628B03L007	North Country Est, B3, L7	0.98	\$50,000	\$184,000	\$234,000	\$18,548	
196	14,300	1628B03L008	North Country Est, B3, L8	0.98	\$50,000	\$266,900	\$316,900	\$21,168	
198	16,100	1628B03L009	North Country Est, B3, L9	1.04	\$50,000	\$3,500	\$53,500	\$16,305	
200	17,100	1628B03L010	North Country Est, B3, L10	1.08	\$50,000	\$398,000	\$448,000	\$16,934	
201	16,900	1628B03L011	North Country Est, B3, L11	1.24	\$52,000	\$271,500	\$323,500	\$16,808	
202	2,700	482200L012	Hodgert Corner, Lot 12	1.19	\$46,700	\$0	\$46,700	\$7,880	
203	3,100	482200L011	Hodgert Corner, Lot 11	1.18	\$46,300	\$0	\$46,300	\$8,132	
204	950	482200L010	Hodgert Corner, Lot 10	1.11	\$45,900	\$0	\$45,900	\$6,780	
206	8,300	6879000T00G-1	Tallerico RSB-TrF&G, Tract G-1	4.08	\$61,200	\$0	\$61,200	\$11,401	
207	8,500	6879000T00G-2	Tallerico RSB-TrF&G, Tract G-2	2.68	\$49,600	\$233,900	\$283,500	\$11,527	
208	8,500	6879000T00F-1	Tallerico RSB-TrF&G, TractF-1	6.35	\$72,900	\$112,600	\$185,500	\$11,527	
209	69,500	22910000000	ASLS 80-116	9.78	\$100,700	\$472,700	\$573,400	\$56,167	
212	45,206	6739000T00A-2	Center Point Ph 4, Tr A-2A	24.13	NA	NA	\$0	\$29,868	
213	7,250	4951000T00B-2B	Susitna Place RSBTr. B-2B (2000-16)	1.003	\$28,400	\$0	\$28,400	\$11,422	
214	10,500	5571000L004A	Susitna Place RSB L/4 & 5	1.53	\$43,300	\$1,408,003	\$1,451,303	\$32,904	
215	5,000	5571000L005A	Susitna Place RSB L/4 & 5	1.66	\$47,100	\$0	\$47,100	\$11,422	
217	21,600	17N01W15B025	T17N, R1W, Sec 15, Lot B25	3.65	\$103,300	\$1,418,100	\$1,521,400	\$30,242	

Note: Properties not directly impacted by this project are not included in this table. All properties can be seen in Figure 3.4.1.

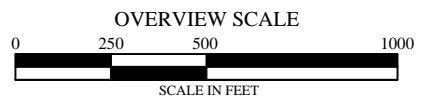
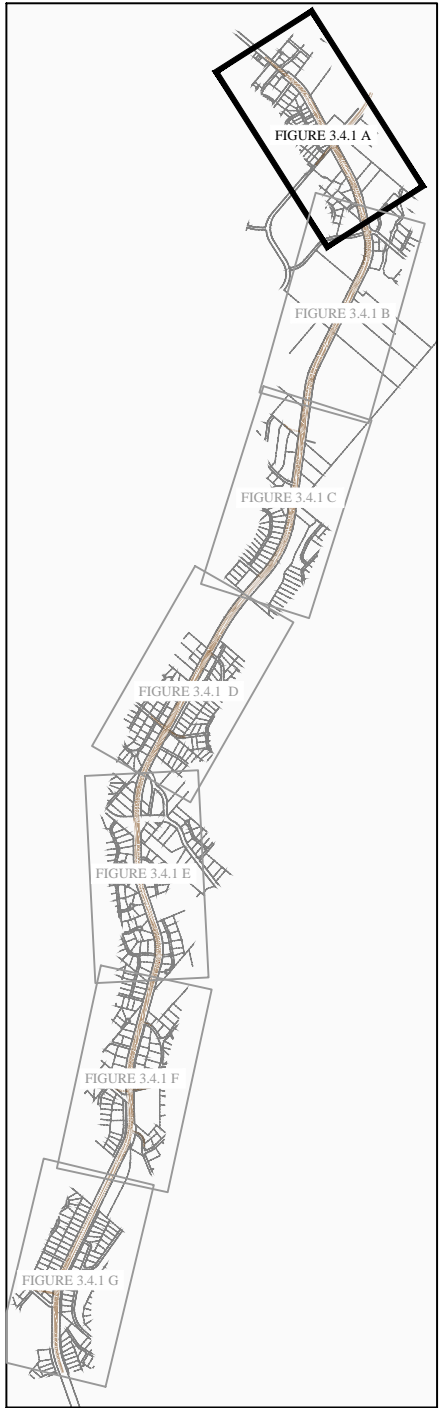
Cost Estimate Research Data Provided by the DOT&PF Right-of-Way Section					TOTAL ACQUISITION NECESSARY ACQUISITION ELIMINATED BY RETAINING WALL			
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218	2,900	1261B01L013	Century Park, B1, L13	0.68	\$30,000	\$143,400	\$173,400	\$19,701
219	6,100	1261B01L012	Century Park, B1, L12	0.66	\$35,000	\$0	\$35,000	\$12,575
220	3,000	1261B02L009	Century Park, B2, L9	0.43	\$42,300	\$0	\$42,300	\$9,326
173A	2,000	17N01W16D007	T17N, R1W, Sec 16, Lot D7	33.12	\$305,100	\$92,700	\$397,800	\$7,231
173B	5,000	17N01W16D018	T17N, R1W, Sec 16, Lot D18	9.2	\$100,400	\$132,700	\$233,100	\$9,064
173C	2,000	17N01W16D019	T17N, R1W, Sec 16, Lot D19	9.4	\$102,000	\$323,300	\$425,300	\$7,335
Acquisition Costs								\$5,184,143
Appraisal/Administrative Costs								\$3,150,000
Phase 2 Costs (Titles, Plans & Surveying)								\$1,240,000
ICAP (4.79%)								\$458,601
Reductions (Acquisitions Eliminated)								(\$3,530,166)
TOTAL RIGHT-OF-WAY COSTS								\$6,502,578

Note: Properties not directly impacted by this project are not included in this table. All properties can be seen in Figure 3.4.1.



LEGEND

EXISTING INFORMATION	PROPOSED INFORMATION
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINES	RIGHT-OF-WAY AREA
RIVER/CREEK	



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

**KNIK-GOOSE BAY ROAD
RECONSTRUCTION PROJECT #52464**

RIGHT-OF-WAY IMPACTS

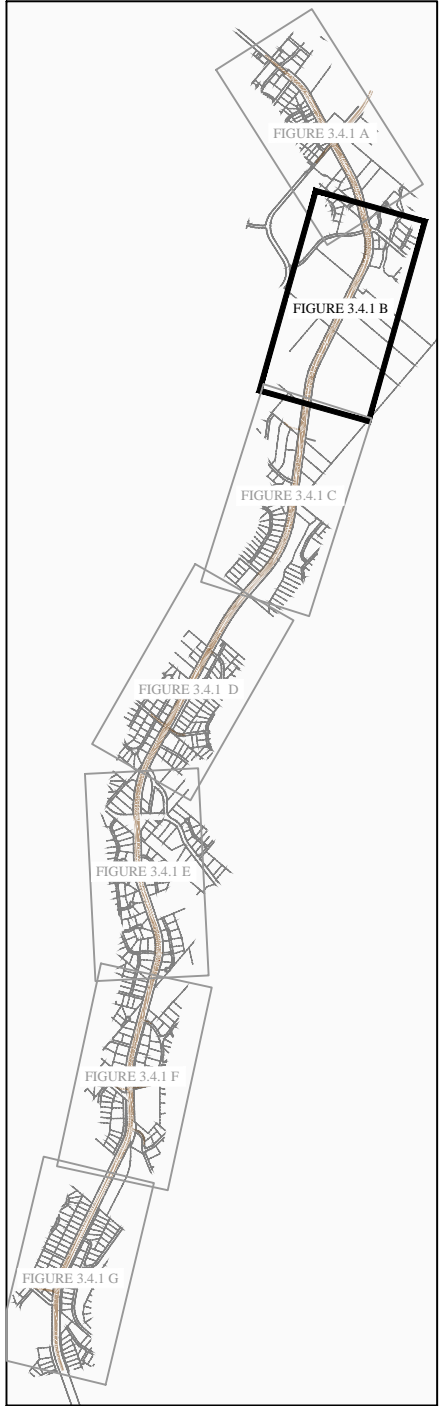
FIGURE
3.4.1 A

PRELIMINARY CONCEPT
THE LOCATION AND TYPE OF ROADWAY MAY CHANGE.
PROPOSED RIGHT-OF-WAY WIDTHS ARE ESTIMATES.
CONCEPT DATE: 01/28/15



LEGEND

EXISTING INFORMATION	PROPOSED INFORMATION
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINES	RIGHT-OF-WAY AREA
RIVER/CREEK	

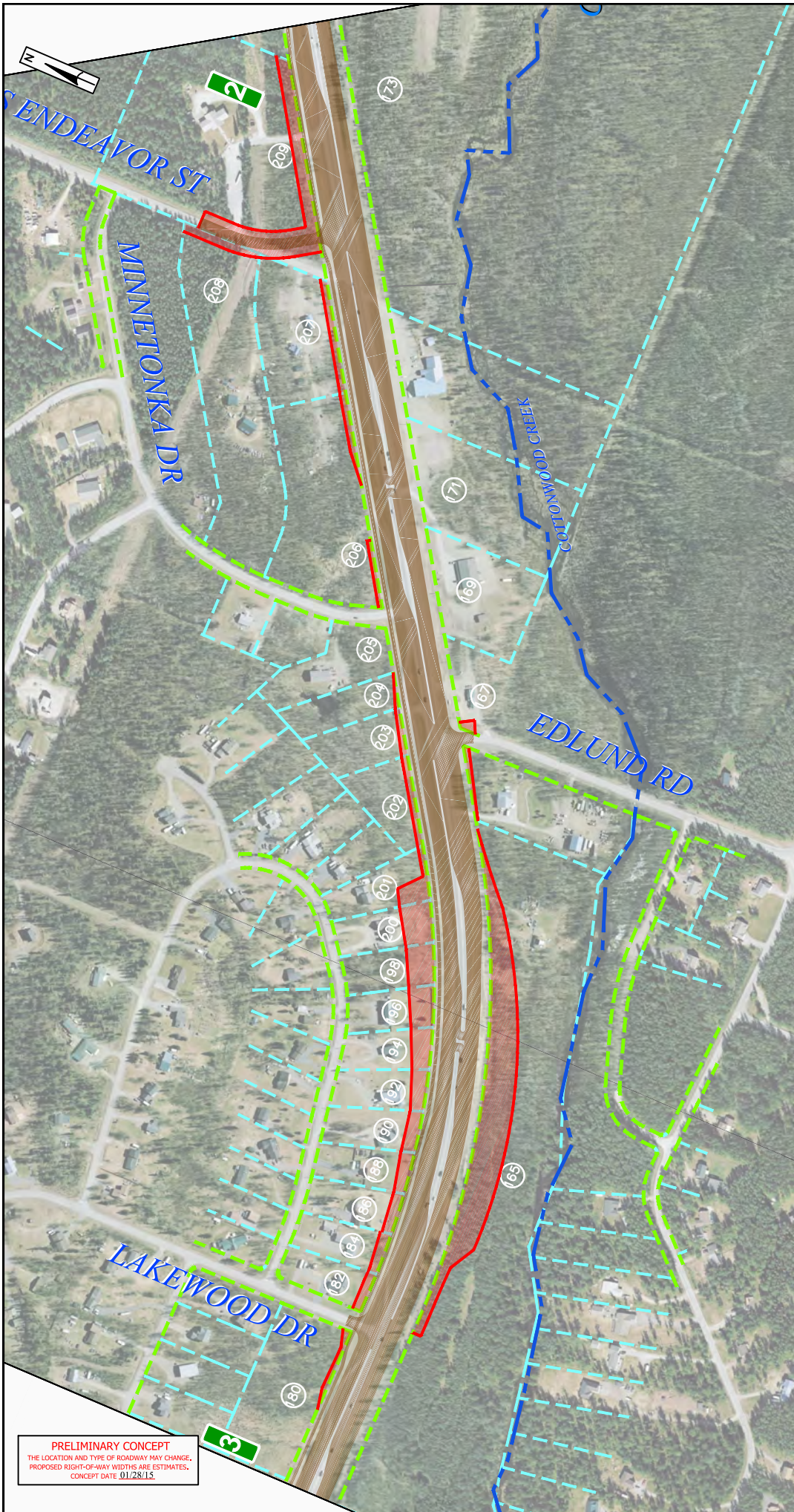


PRELIMINARY CONCEPT
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STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

KNIK-GOOSE BAY ROAD
RECONSTRUCTION PROJECT #52464

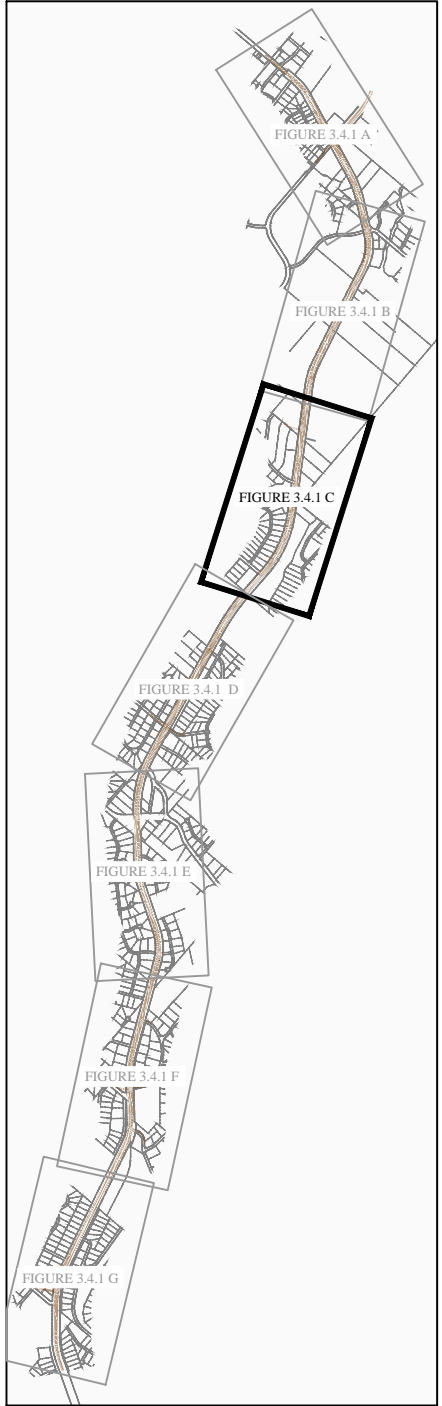
RIGHT-OF-WAY IMPACTS	FIGURE 3.4.1 B
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PRELIMINARY CONCEPT
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LEGEND

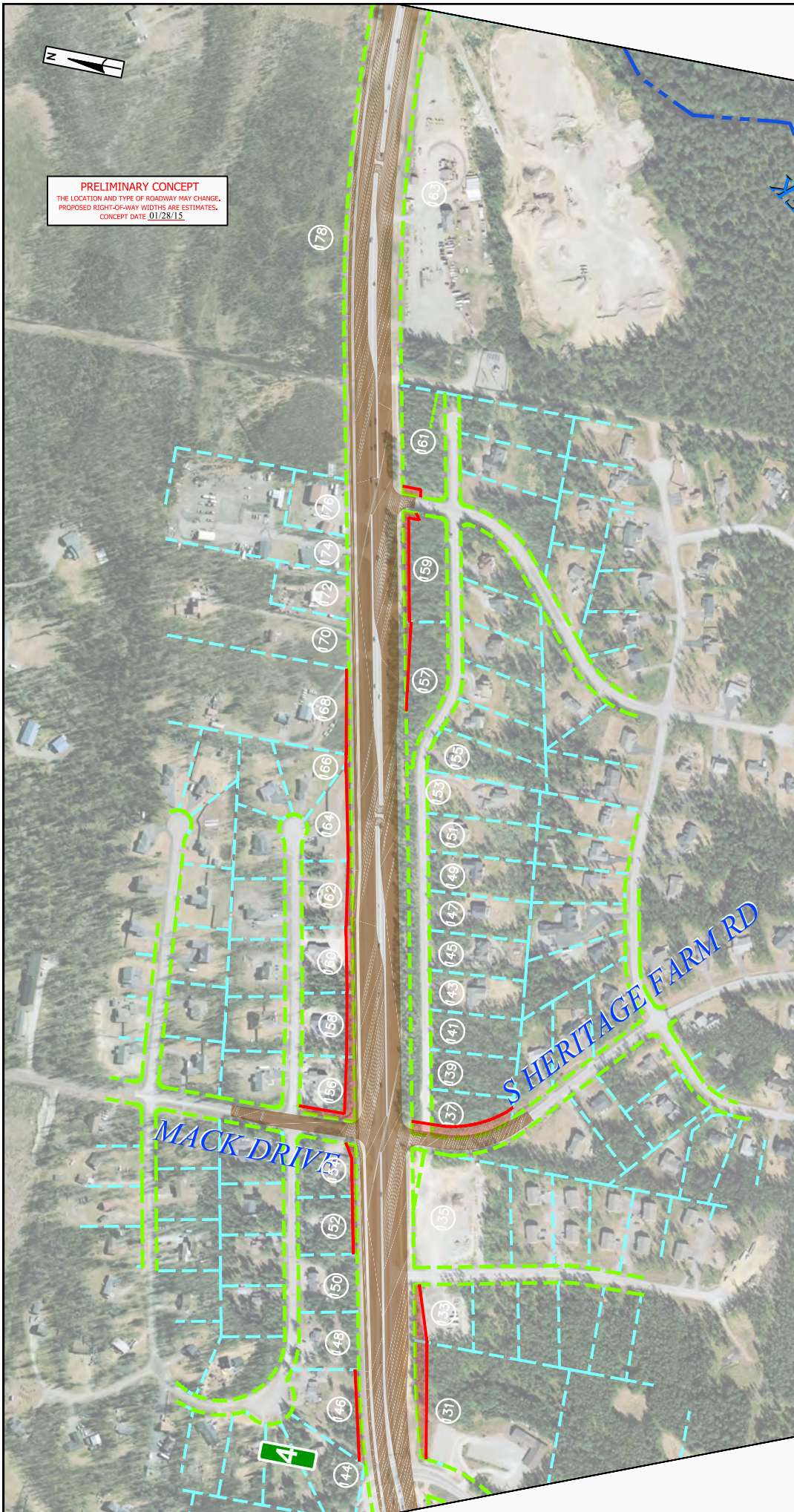
EXISTING INFORMATION	PROPOSED INFORMATION
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINES	RIGHT-OF-WAY AREA
RIVER/CREEK	



STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

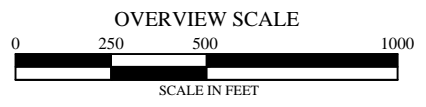
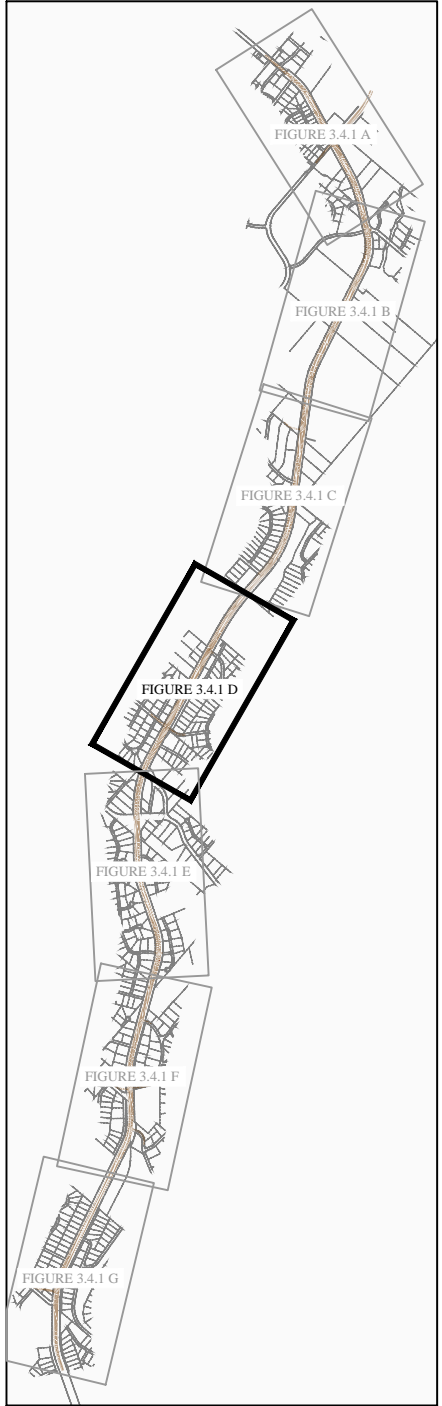
**KNIK-GOOSE BAY ROAD
 RECONSTRUCTION PROJECT #52464**

RIGHT-OF-WAY IMPACTS **FIGURE 3.4.1 C**



LEGEND

EXISTING INFORMATION	PROPOSED INFORMATION
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINES	RIGHT-OF-WAY AREA
RIVER/CREEK	



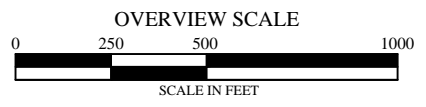
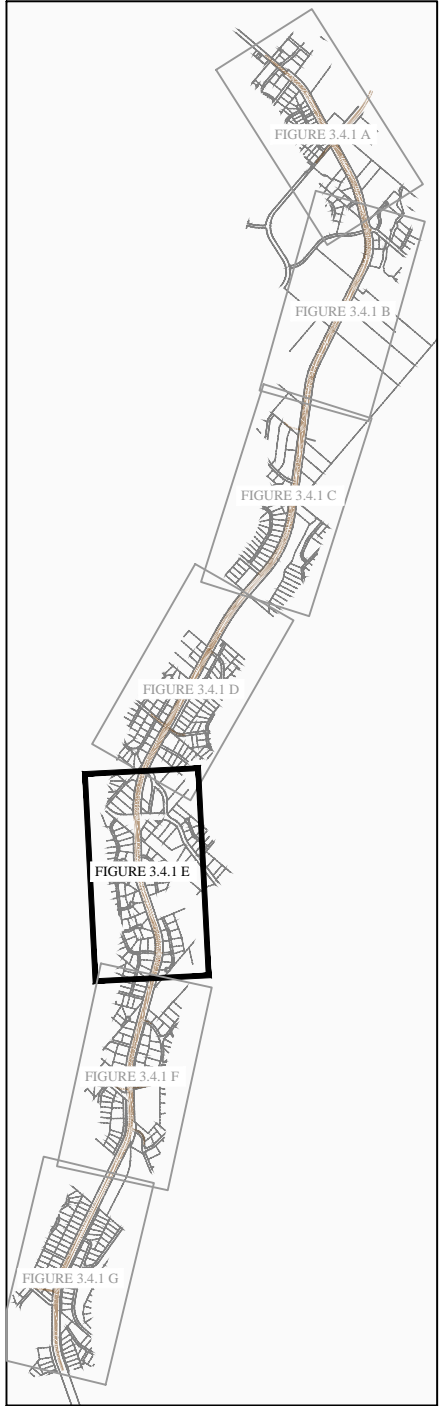
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

KNIK-GOOSE BAY ROAD
RECONSTRUCTION PROJECT #52464

RIGHT-OF-WAY IMPACTS **FIGURE 3.4.1 D**



LEGEND	
EXISTING INFORMATION	PROPOSED INFORMATION
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINES	RIGHT-OF-WAY AREA
RIVER/CREEK	



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**KNIK-GOOSE BAY ROAD
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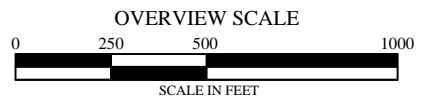
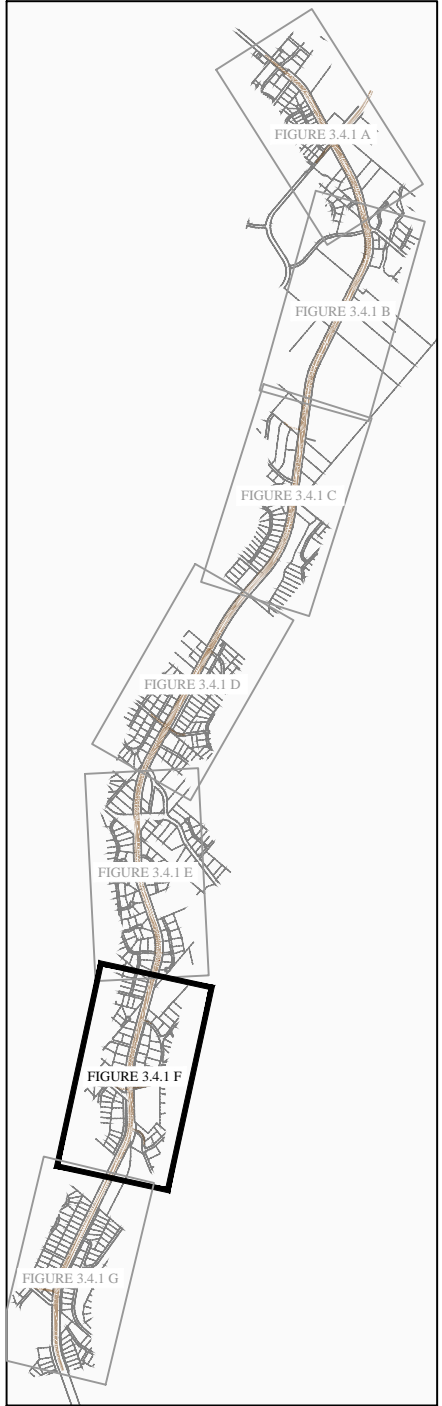
RIGHT-OF-WAY IMPACTS FIGURE 3.4.1 E

PRELIMINARY CONCEPT
THE LOCATION AND TYPE OF ROADWAY MAY CHANGE.
PROPOSED RIGHT-OF-WAY WIDTHS ARE ESTIMATES.
CONCEPT DATE: 01/28/15



LEGEND

EXISTING INFORMATION	PROPOSED INFORMATION
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINES	RIGHT-OF-WAY AREA
RIVER/CREEK	

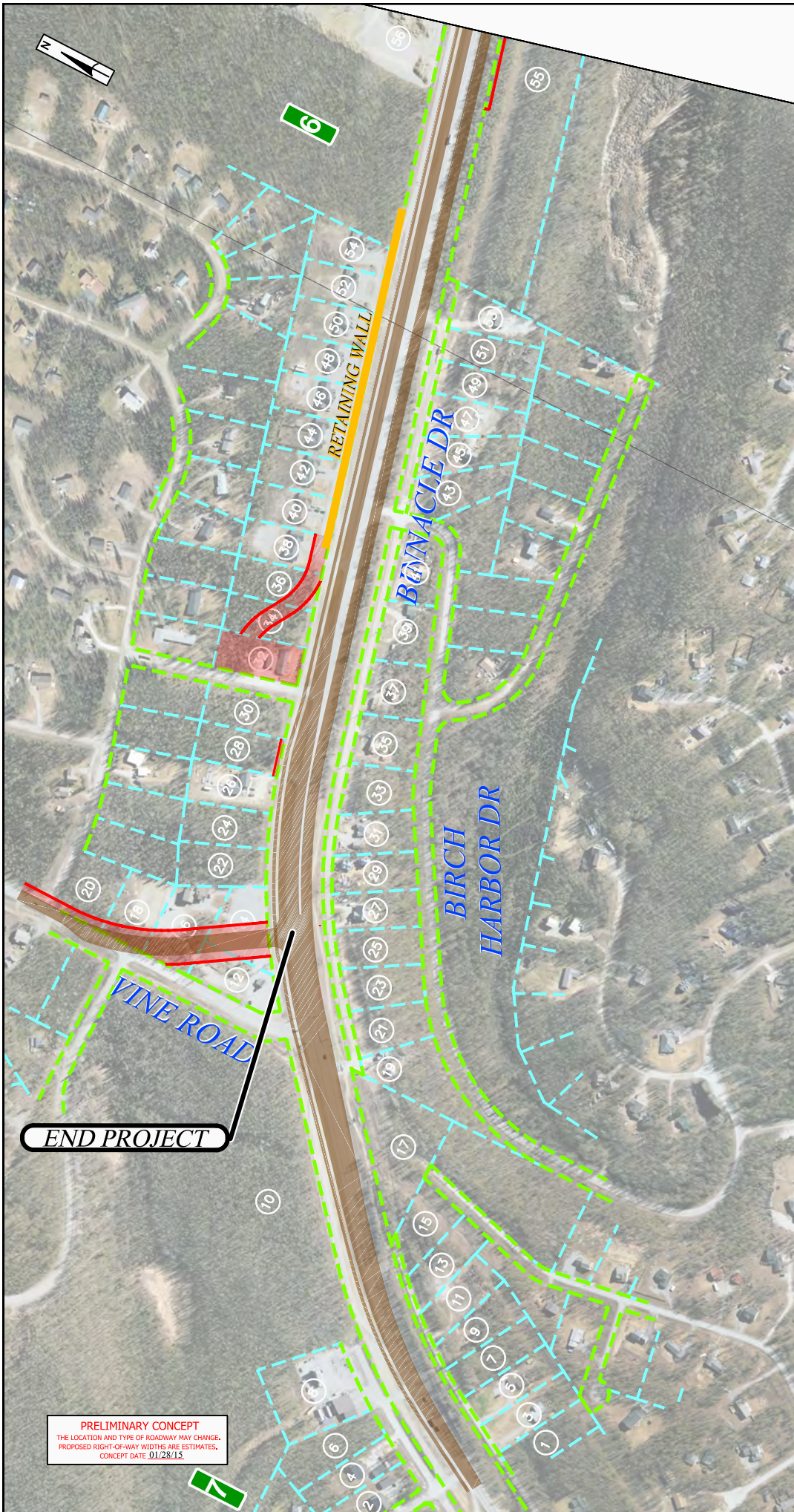


PRELIMINARY CONCEPT
 THE LOCATION AND TYPE OF ROADWAY MAY CHANGE.
 PROPOSED RIGHT-OF-WAY WIDTHS ARE ESTIMATES.
 CONCEPT DATE: 01/28/15

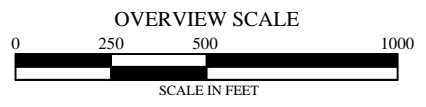
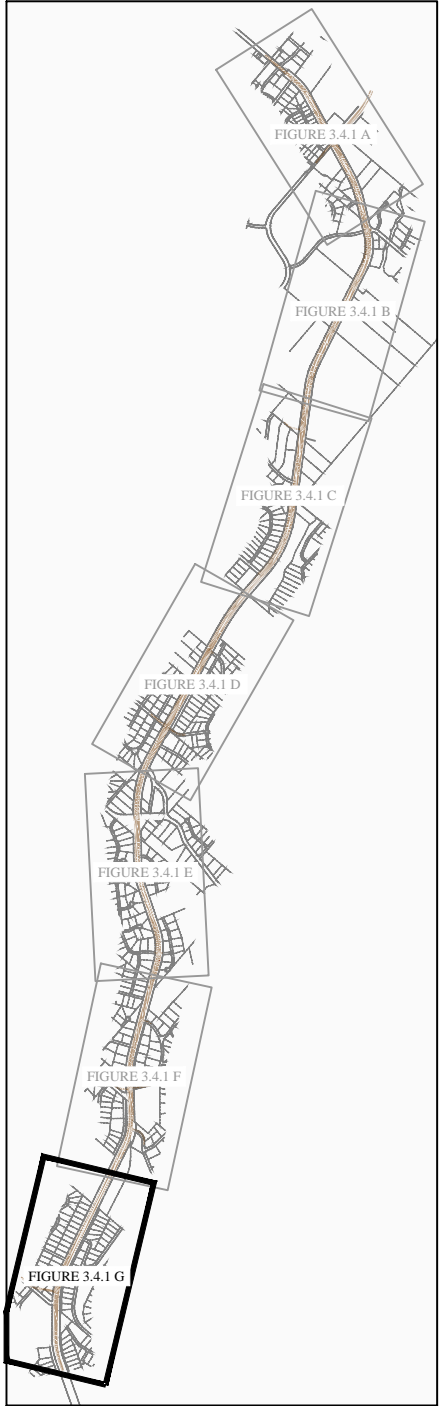
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KNIK-GOOSE BAY ROAD
RECONSTRUCTION PROJECT #52464

RIGHT-OF-WAY IMPACTS **FIGURE 3.4.1 F**



LEGEND	
EXISTING INFORMATION	PROPOSED INFORMATION
--- RIGHT-OF-WAY	--- RIGHT-OF-WAY
--- PROPERTY LINES	 RIGHT-OF-WAY AREA
--- RIVER/CREEK	



STATE OF ALASKA
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**KNIK-GOOSE BAY ROAD
RECONSTRUCTION PROJECT #52464**

RIGHT-OF-WAY IMPACTS FIGURE 3.4.1 G

PRELIMINARY CONCEPT
THE LOCATION AND TYPE OF ROADWAY MAY CHANGE.
PROPOSED RIGHT-OF-WAY WIDTHS ARE ESTIMATES.
CONCEPT DATE: 01/28/15