



REGULAR PLANNING COMMISSION AGENDA

April 22, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85421744892> or 1-253-215-8782 Webinar ID: 854 2174 4892

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. March 25, 2025 Draft Minutes Regular Planning Commission - **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

2. **SMP2024 0001**: Seet Kanax Duteen Subdivision - **APPROVED AS RECOMMENDED**

Applicant: Tlingit Haida Regional Housing Authority

Location: North Douglas Highway

DIRECTOR'S REPORT

Tlingit Haida Regional Housing Authority (THRHA) requests a preliminary plat approval for the first 25 lots (phase one), of a 46 unit single-family/multi-family development in a D18 zone.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve the preliminary plat with conditions and plat notes.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

[3.](#) Additional Materials

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

March 25, 2025

I. LAND ACKNOWLEDGEMENT – Read by Ms. Rintala.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Mandy Cole, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6 p.m.

Commissioners present: Commissioners present in Chambers – Mandy Cole, Chair; Erik Pedersen, Vice Chair; Matthew Bell, Assistant Clerk; Nina Keller; Jessalynn Rintala, Lacey Derr

Commissioners present via video conferencing – None

Commissioners absent: Douglas Salik, David Epstein, Adam Brown

Staff present: Jill Lawhorne, CDD Director; Irene Gallion, Senior Planner; Madeline Carse, CDD Administrative Assistant; Ilsa Lund, Planner I; Jolene Murphy, Planner I; Forrest Courtney, Senior Planner, Floodplain Manager; Minta Montalbo, Senior Planner; Joseph Meyers, Senior Planner, Housing and Land Use Specialist

Assembly members: Christine Woll

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

Mr. Pedersen added an item under Other Business, to incorporate the supplemental materials in their approval of the Comprehensive Plan Advisory Committee selections.

IV. **APPROVAL OF MINUTES**

There were no minutes available for this meeting.

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

VI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS-** None.

VII. **ITEMS FOR RECONSIDERATION-** None.

VIII. **CONSENT AGENDA**

Case USE2025 007 was moved from the Consent Agenda to the Regular Agenda.

USE2025 0006: A Conditional Use Permit to operate a Pet Grooming Salon.
Applicant: Anna Hay
Location: 2203 Dunn Street

Director’s Report

The applicant requests a Conditional Use Permit to operate a pet grooming salon with 1 to 2 employees by appointment. Hours of operation would be Sunday to Thursday 8:00am – 5:00pm. A small retail space will be located at the front of the store. Pet boarding is not permitted. The proposed use would occur in one (1) unit of an eight (8) unit mixed-use structure.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director’s analysis and findings and approve the Conditional Use Permit USE2025 0006 with the requested condition.

MOTION: *by Mr. Pedersen to accept staff’s findings, analysis and recommendations, and approve USE2025 0006.*

IX. **UNFINISHED BUSINESS-** None.

X. **REGULAR AGENDA**

USE2025 0007: Conditional Use Permit for a three-story dental clinic.
Applicant: Dawson Construction
Location: 3063 Vintage Blvd.

Director's Report

The applicant requests a Conditional Use Permit to construct a three-story, 19,635 square foot dental clinic in a Light Commercial zoning district. This facility will become a part of the Southeast Alaska Regional Health Consortium's medical campus in the Vintage Park subdivision.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0007 with conditions.

Ms. Derr asked who is in charge of the Postal Way extension.

Director Lawhorne responded that the extension is privately owned and not maintained by CBJ.

Ms. Derr inquired if the traffic analysis from 2022 is the only traffic analysis they have, as there have been substantial changes to this area since then.

Director Lawhorne answered yes, as the code only requires Traffic Impact Analysis (TIA) if the number of Average Daily Trips (ADT) is over 500. She noted that if ADTs are under 250, it is not required at all, and anything between 250 and 499 is up to her discretion. She said that given the Vintage Park area was laid out for development in the 90s, she did not see the need for it. She added that they do not have development impact fees in Juneau and do not generally require developers to do offsite improvements. She previously received a comment about emergency response when going to the assisted living facility and senior housing there. She stated that after talking with Mr. Gray from Streets, he did not recommend a crosswalk from the extension across to Postal Way because of the distance from the intersection, but Vintage Blvd. and Clinton Dr. are on their list for reconstruction and that could be an opportune time to look at emergency response needs and pedestrian access in that area.

Ms. Derr asked if they have power to put conditions on a private road.

Director Lawhorne requested time to think about that and revisit it later.

Mr. Pedersen noted that the ingress and egress to the parking lot is off of that private road.

Chair Cole asked if there were any specific right-of-way designations on that road.

Director Lawhorne voiced not that she is aware of, and it is treated like any private street in the city, where the owner would be required for all maintenance and upkeep.

Scott Martin, SEARHC Construction Manager, voiced that he could not speak to the questions regarding property, but the conditions on the report did not seem out of line.

Ms. Derr asked how the private street would be maintained so the facility had adequate access, snow removal, and pedestrian walkways.

Mr. Martin responded that he is sure they would keep that street clear, as they have patients coming into the building and they take that very seriously.

Ms. Derr expressed that her concern is pedestrians, as this street is not maintained currently. She said they do not plow it in the winter. She pointed out that there was a condition for a shared agreement between parking, and that gives her an indication that people are possibly going to have to park across the street and walk across the street to this facility. She asked if there were any crosswalks in place for that.

Mr. Martin answered that they have discussed that and are working on those plans, and they intend to have some of their workers park in the other housing complex and walk over, so that is under their consideration.

Mr. Bell asked how they are going to be able to construct while trying to maintain an accessible road that it used by hundreds of people a day.

Mr. Martin responded that they will secure the site and everything that comes into the site will be stored on that site. He shared that usually deliveries come early in the morning or late in the afternoon, and they will do their best to keep the area clear. He added that currently they have moved a lot of the material over to the housing project and cleaned up the site pretty well.

Chair Cole asked if they plan to have any electric charging stations at any of the parking spaces.

Mr. Martin answered that it is not in the plans right now.

Chair Cole asked Mr. Martin if he had anything else to add.

He added that they have discussed that the site will be well lit, as well as the building, so that will help with pedestrian traffic.

Chair Cole inquired if they had a lighting plan in the application.

Mr. Martin believed they submitted one.

Chair Cole asked if all conditions were acceptable.

Mr. Martin answered yes, and the only one they had questions about was the covered bike rack.

Director Lawhorne went back and answered the previous question about putting conditions on a private road. She said they can condition it, but she suggested a condition along the lines of having CDD work with Streets to look at the location and see what makes sense of where a crosswalk may work safely. She asked that when they discuss crosswalks and pedestrian crossings to give flexibility so they can have the appropriate staff reviewing that and/or the applicant's engineers approving that.

Mr. Pedersen asked for Director Lawhorne's thoughts on allowing the principle access to a commercial development like this be coming from an easement versus a public right-of-way, as they do not allow that in residential use.

Director Lawhorne responded that she does not have the subdivision history in front of her, but many years ago, the Commission approved that entire site with the intention of being built out for commercial uses. She said as the site has developed, there has not been any concerns raised with using the access way, and since it is already subdivided, they are allowed to construct on it.

Chair Cole expressed that it sounds like SEARHC intends to treat the road as their responsibility, so she asked about conditioning responsibility for one entity over a privately owned road.

Director Lawhorne recommended putting the condition on there with a little flexibility to ensure the crosswalks are put where it is safe, but she does not think that is unreasonable. She added that if there is any concern with the applicant, they can work with them and come back. She voiced that SEARHC has already opened one medical facility and going to build a second, so they are going to keep the road open for their patients, employees, and who they serve.

Ms. Derr expressed that her issue is not at all with the dental building, as she is grateful for the development that SEARHC has already done and appreciates that they have installed a sidewalk on the clinic side. Her biggest concern is that the private road is not maintained. She added that it is not plowed in the winter and potholes are not fixed. She said that adding the dental building will add additional traffic in the area and on a tight road that is not maintained. She voiced that she would like to see a formal agreement that someone is going to plow and maintain this road so it can be used by the multiple businesses accessing this area.

Chair Cole asked what the remedy would be if they condition SEARHC to maintain the private road that they do not own and that causes an issue.

[At ease]

Director Lawhorne answered that she would ask the applicant if they would prefer a continuance or go forward tonight with conditions. She said she does not believe it is an issue to have the applicants make sure the road is maintained for winter maintenance.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve USE2025 0007, in addition to a shared maintenance agreement for the Postal Way Extension, ensuring safe use by vehicles and pedestrians, with snow removal, and establishing a pedestrian crosswalk between the two SEARHC lots in the most appropriate place.*

Mr. Pedersen stated that particular access and utility easement is serving multiple lots, and all of those lots have an interest in using or maintaining that, so he does not know if they can just say that SEARHC has to do it and all the Safeway patrons can free use the road. He expressed that they would be putting the burden of the maintenance directly onto SEARHC.

Chair Cole asked if it turns out the SEARHC is amenable to this, is there a problem tasking them a disproportionate amount of responsibility.

Director Lawhorne responded that is more of a question for the Commission to answer. She stated there should be a maintenance agreement that already exists that the owners have, so if they condition it as discussed, SEARHC could speak to the other owners about it, but the burden would be on SEARHC.

Chair Cole expressed that the way she sees it, the burden for SEARHC is to ensure there is an agreement, not that they take up the line share of that agreement. She asked Mr. Pedersen if that felt more amenable to him.

Mr. Pedersen answered yes.

The motion passed.

XI. OTHER BUSINESS

Approval of the Comp Plan Advisory Committee

Director Lawhorne explained that CDD and CBJ staff evaluated 27 applicants and selected 21. She voiced that it was important to have an active and representative committee that are not the usual suspects. She said that those chose people of varying ages, diversity, and people who wear different hats in professional or personal life that bring different experiences to the table.

Ms. Derr expressed that 21 people is a lot of people to get together at one time. She asked if they had to make up a quorum when they meet and if they are a voting body or just an advisory.

Director Lawhorne responded that they will do their best to get the majority at the meetings, but it is one meeting every other month, and they do not vote on decisions like the Commission. There are there as a sounding board and to ensure that we are hearing from different communities or flag if they see something we have missed.

Chair Cole shared that she and Director Lawhorne discussed conflict of interest, as there are probably people on the list some or all of the Commission know personally, so they settled on declaring if there are any personal or professional relationships. However, as they are not a voting body and do not have any financial interests attached, that should not change their ability to be on the committee.

Director Lawhorne pointed out that they also want representation from tribal entities as well, and come to the decision to have them as liaisons to the committee, as they are all spread thin right now.

Ms. Keller was curious why an applicant with a background in working for the state, living all over southwest Alaska, and being active with the Douglas Community Garden was not on the list, as they seemed to have a different perspective she could not find with other applicants she thought would be beneficial. She also asked why 21 was the limit.

Director Lawhorne responded that the number was really between 16 to 21, and the more people they add, the more challenging it becomes to facilitate and keep it a timely process. In regard to that applicant, the reasoning they had for not picking him was they had another applicant that was quite similar, and since he had already been a part of it and had experience, they picked the other that had not had the opportunity yet.

Ms. Rintala thanked everyone who applied, as this kind of engagement is important to Juneau, and it is exciting to see so many talented applicants.

Mr. Pedersen agreed they got a lot of good people and that is probably why they wound up with 21 people.

Ms. Keller expressed they have a great mix of people here, and the main reason that specific applicant jumped out to her was the Community Garden engagement, as giving that a voice feels important, and she could not find someone else that had that interest.

Chair Cole suggested recommending the committee utilize that applicant as a subject matter expert for gardening. She also thanked everyone who applied, and said the nice thing about having 21 spots, is that they will have lots of perspectives, and the people that did not make the list can contribute in a multitude of ways.

MOTION: *by Mr. Pedersen to accept the selected individuals from the supplemental materials packet to be on the Comprehensive Plan Advisory Committee.*

The motion passed.

XII. STAFF REPORTS

Director Lawhorne reported that the first Planner II position they filled will arrive April 7th, and they just confirmed the second planner position, who will arrive in early June. She stated that they are incredibly busy with permits coming in and does not anticipate any Commission meetings getting canceled any time soon. They have a lot of training coming up and a number of CBJ staff are taking emergency training to be better prepared, as the new emergency manager is firm, but supportive in them getting the training done. She shared that they had to close Waterfront on Glacier, which is very unfortunate, as it was booked, but the owner cannot prove that any construction work was done by a licensed contractor, and even initially denied doing work in the first place, so they are not confident that the building is safe for occupants. She stated it was vacated yesterday, but

they will continue to work with them and if the owner gets licensed contractors in to do work, it likely could be addressed in a month's time and be reopened.

XIII. COMMITTEE REPORTS

Ms. Derr voiced that she did not attend the Lands and Licensing Committee, as she was dealing with illness, but she believes the meeting was surrounding the Floyd Dryden Building. She deferred to the director for any other information.

Director Lawhorne added that the senior planner for housing gave an update at that meeting.

XIV. LIAISON REPORTS

Ms. Woll expressed that she attended half of the Lands Meeting and the primary discussion was the lease to Tlingit & Haida to use Floyd Dryden. She stated that April 7th is the next Regular Assembly Meeting and likely the meeting they will take final action on the lease for Huna Totem Dock. She added that they just saw the final Parks and Rec Commercial Use Plan on where to allow commercial use in regard to parks and trails. They are also working on a policy for release of body worn camera footage after policy shootings and the budget. She said they kick off the budget process on April 5th, and they usually spend about two months meeting weekly to go through budget decision making, and which is where they will likely decide if they are putting any ballot initiatives onto the ballot for October and any potential bond projects and seasonal sales tax.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS- None.

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Chair Cole expressed they are happy to frontload cases and permits, as they are eager to get working and get building in this season.

Ms. Derr asked for clarification that next month they go back to 7 p.m.

Chair Cole voiced she believes May is when they go back to 7 p.m. Director Lawhorne agreed.

XVII. EXECUTIVE SESSION- None.

XVIII. SUPPLEMENTAL MATERIALS

XIX. ADJOURNMENT

The March 25, 2025 Planning Commission Meeting was adjourned at 7:16 p.m.



PLANNING COMMISSION STAFF

MAJOR SUBDIVISION SMP2024 0001
HEARING DATE: APRIL 22, 2025

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: April 14, 2025

TO: Mandy Cole, Chair, Planning Commission

BY: David Peterson, Planner II

THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Tlingit Haida Regional Housing Authority (THRHA) requests a preliminary plat review for the first 25 lots (phase one), of a 46 unit single-family/multifamily development in a D18 zone.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- The 17.62-acre lot has a maximum density of 317 dwellings. Due to site constraints, maximum proposed density is at 29%.
- Phase 1 will have between 25 and 50 dwelling units depending on whether single-family or multifamily is being used.
- AKDOT is requiring a TIA for potential density.
- PFO Wetlands are present on the site.
- Complete construction plans will be required prior to approving the final plat.

GENERAL INFORMATION

Property Owner	Tlingit Haida Regional Housing Authority
Applicant	Tlingit Haida Regional Housing Authority
Property Address	N Douglas Highway
Legal Description	USS 2135 TR II
Parcel Number	6D0601090020
Zoning	D18
Lot Size	767,527 square feet/17.62 acres
Water/Sewer	CBJ water and sewer provided to lot
Access	Douglas Highway
Existing Land Use	Vacant Lot
Associated Applications	N/A

The Commission shall hear and decide the case per CBJ 49.15.400(a) – Purpose and applicability. The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska. Make sure this does not run off, see below – maybe move the box to the next page?

And per CBJ 49.15.402(a) - A major subdivision permit is required for subdivisions resulting in 14 or more

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15.400
 - 49.25.400
 - CBJ 49.35
 - CBJ 49.80



SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES

North (D18/D3)	Vacant/Residential
South (D18/D3)	Vacant/Residential
East (D3)	Residential
West (D3)	Vacant

SITE FEATURES

Anadromous	N/A
Flood Zone	N/A
Hazard	N/A
Hillside	Hillside Endorsement required
Wetlands	Palustrine Forested Wetlands (PFO)
Parking District	N/A
Historic District	N/A
Overlay Districts	Urban/Rural Mining District Map

BACKGROUND INFORMATION

Project Description – The Applicant proposes the first phase of a subdivision of Tract II Subdivision, a Fraction of USS 2135 (Tract II). The narrative specifies a mix of single-family and multifamily dwellings throughout the development (**Attachment A**). The first phase of the development consists of 25 lots with the remaining two tracts, A and B, to be developed later (**Attachment B**). A 60-foot right-of-way (ROW) will be built for adoption by the City and Borough of Juneau (CBJ) upon completion (**Attachment C**).

Background – The table below summarizes relevant history for the lot and proposed development.

Item	Summary
Notice of Decision for MAP2008-00004	A rezoning case approved by the planning commission March 11, 2010, that changed the zoning of the subject lot, and two others, from D3 to D18 increasing the density to 18 dwellings per acre. (Attachment G)
2006 CBJ Zoning Map	A 2006 zoning map which classified the site as being D3. (Attachment H)
2001 Clarification Correspondence	This correspondence between a property owner (Buel Hixson) and a CBJ Planner (Sylvia Kreel) confirming that a stream does pass through an adjacent property, Lot 2B, but it is not a catalogued anadromous waterway. Page 3 of the document shows a southern stream that also traverses through Tract II. Page 2 of the document can attest that no fish above the highway were found and thus, the stream is not catalogued as anadromous. (Attachment I)
1987 CBJ Zoning Map	A 1987 zoning map which classified the site as being D3. (Attachment J)
1960 Subdivision Plat	A Subdivision of Fraction of U.S. Survey No. 2135 on Douglas Island, Alaska, thereby creating Tract I and Tract II. The current configuration of Tract II, the subject property, as it is known today. (Attachment K)

1918 U.S. Survey No. 2135	A Plat of U.S. Survey No. 2135 of the Homestead Claim of Joseph Simpson, Executed under the Act of Congress, Approved June 28, 1918. Area consists of 31.56 acres. Land would be subdivided in 1960 to create current configuration. (Attachment L)
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ANALYSIS

Phasing – The Applicant proposes two phases. The first phase (under this application) is 25 lots. The second phase (shadow platted) proposes an additional 21 lots, for a total of 46 lots, for phase 2. A required sketch plat of Phase 2 has been included with the submitted construction plans **(Attachment C, pg. 5)**.

Minimum Lot Dimensions – The proposed lots shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The width of Tract II is 352.49 feet. The proposed lots range in size from approximately 8,700 square feet to 22,000 square feet.

Dimensional Standard	Requirement	Met?
Minimum Lot Size	5,000 square feet	☒ Meets/Exceeds ☐ Not met
Minimum Lot Width	50 feet	☒ Meets/Exceeds ☐ Not met

Density – The table below illustrates the number of dwelling units each lot can accommodate upon completion of the proposed subdivision. Per 49.25.510(a), if a density calculation results in a fractional dwelling unit, the fraction shall be rounded to the nearest whole number.

Although the D18 zoning designation allows for a higher density than what is being proposed, site constraints—including hillside runoff, grade variations, intersections, and other factors—limit development capacity **(Attachment F)**.

Habitat – The Alaska Department of Fish and Game submitted a report of Grant Creek in 2004, which confirms there are no anadromous waterways above North Douglas Highway **(Attachment I)**.

A wetland delineation map showing Palustrine Forested Wetland, wetlands dominated by woody vegetation such as trees and shrubs, are present throughout the site. US Army Core of Engineers (USACE) granted THRHA a Section 404 permit under the Clean Water Act to place fill in the wetland for a residential subdivision **(Attachment D)**.

Please contact U.S. Fish and Wildlife to verify the presence of eagle nests that may be present.

Condition: N/A

Plat Note 1: WETLANDS ARE PRESENT ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Hazard Zones – No known hazards regulated by CBJ are present on site.

Condition: N/A

Plat Note: N/A

TRAFFIC

Traffic – Per CBJ 49.40.300(2) A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis. At this time, the Director has determined that a TIA is not required. Future phases may trigger the threshold requiring a TIA.

Use	ADT per lot	Trips Generated	Total Trips
(25) single-family	9.52	238	238
(46) single-family	9.52	437.95	437.95
(25) 2-unit multifamily	9.52 * 2	476	476
(46) 2-unit multifamily	9.52 * 2	875	875
Total proposed ADTs:			238 – 875

Condition: N/A

Plat Note: N/A

ACCESS AND PUBLIC IMPROVEMENTS

Access – Primary access to the subdivision is Douglas Highway. The Applicant proposes a public ROW for direct and practical access to each lot. The ROW will be accepted by CBJ once completed, as required by CBJ 49.35.250.

Arterial Streets - According to the Roadway Classification Map, Douglas Highway is a minor arterial. The below table lists requirements for subdivisions along arterial streets.

Per 49.35.210(b), (1) The plat shall note that no lots shall access directly onto the *arterial*; (2) Access shall be provided onto an interior access street or a separate frontage road. (3) A parcel of land with less than 500 feet of frontage on a street. The lot has ~362 feet of frontage along Douglas. Lots will gain access to Douglas Highway by rights-of-way within the development.

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.35.210(b)(1)(2) Access Restricted	No lot created through the subdivision shall have direct access onto an arterial street. A separate access street or frontage road is required.	☒ Meets/Exceeds ☐ Not met	Plat Note: No lots shall access directly onto North Douglas Highway. Access shall be provided onto an interior access street. Per CBJ 49.35.210(b)(1)&(2).

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.35.210(b)(3) Access Exception – Parcels with less than 500 feet of frontage or 350 feet in depth	• All of the lots must share a common access point and further subdivision of the newly created lots is not allowed. The applicant has submitted a plan demonstrating parking standards can be met – no back-out parking is allowed. • A signed maintenance agreement has been provided.	☒ Meets/Exceeds ☐ Not met	Condition: Provide unique street names for new streets providing access to Douglas Highway. Per 49.35.220.

Condition 1: Prior to final plat approval, provide unique street names for new streets providing access to Douglas Highway. Per 49.35.220.

Plat Note 2: NO LOTS SHALL ACCESS DIRECTLY ONTO NORTH DOUGLAS HIGHWAY.

CBJ 49.35.240 Table of Roadway Construction Standards -

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publicly Maintained
437.95	No	Along one side	24 feet	Yes	60 foot	Yes	Yes

Street Lighting – Per the table in 49.35.240, for ADT of 212 to 499, streetlights are required at intersections. The submitted construction plans (**Attachment C**) do not include street lighting location at all intersections.

Condition 2: Prior to recording the final plat, construction plans including street light locations at all intersections shall be submitted.

Plat Note: N/A

Pedestrian Access – Per 49.35.240, Average Daily Trips of 212 to 499 require sidewalks to be included along one side of the paved street. The submitted construction plans (**Attachment C**) do not include sidewalk location.

Condition 3: Prior to recording the final plat, construction plans including sidewalk locations shall be submitted.

Plat Note: N/A

Drainage – A drainage study was submitted and accepted by General Engineering. (**Attachment E**)

Condition: N/A

Plat Note 3: THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

Fire Code Improvements – Per IFC Appendix C for Hydrant Location and Distribution and Appendix D for Fire apparatus Access Roads, fire hydrants are required. The submitted construction plans (**Attachment C**) do not include fire hydrant locations.

Condition 4: Prior to recording the final plat, the construction plans including approved locations of fire hydrants shall be submitted.

Plat Note: N/A

AGENCY REVIEW

CDD conducted an agency review comment period between March 4, 2025 – March 19,2025. Agency review comments can be found in **Attachment M**.

Agency	Summary
General Engineering (CBJ)	A complete set of construction plans which reflect all required improvements.
Capital City Fire and Rescue (CCFR)	Fire hydrants will need to be included per the guidelines in the IFC: Appendix C for Hydrant Location and Distribution; and Appendix D for Fire apparatus Access Roads.
(AKDOT)	DOT&PF is requiring access to be constructed as an approach road. DOT will require a TIA (Attachment N).
Cartography (CBJ)	Comments addressed through preliminary plat review process.

PUBLIC COMMENTS

CDD conducted a public comment period between March 18, 2025 – April 3, 2025. Public notice was mailed to property owners within 500 feet of the subject parcel (**Attachment O**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment P**). No public comments were submitted at time of writing this staff report.

FINDINGS

Major Subdivision Preliminary Plat Approval Criteria - Per CBJ 49.15.402(c)(4), the Director makes the following findings on the proposed development:

1. *Does the preliminary plat comply with CBJ 49.15.411?*

Analysis: No additional analysis needed.

Finding: Yes. With recommended conditions, the preliminary plat complies with preliminary platting requirements listed in CBJ 49.15.411.

2. *Will applicable subdivision development standards be met, or can reasonably be met with conditions?*

Analysis: The applicant is required to submit a full set of construction plans with improvements. Prior to final plat approval, conditions will be met.

Finding: Yes. With recommended conditions, applicable subdivision development standards can be reasonably met.

3. *Will the proposed subdivision provide suitable building sites for the zoning district?*

Analysis: Lots created through this subdivision meet minimum dimensional requirements for the D18 zoning district; these lots can reasonably meet setbacks and other dimensional requirements.

Finding: Yes. The proposed subdivision provides building sites suitable for the D18 zoning district.

4. *Will the proposed street names be unique or continuations of existing streets?*

Analysis: No additional analysis needed.

Finding: Yes. Prior to final plat approval, street names will be provided.

5. *Has the Director of Engineering and Public Works reviewed the application and determined that?:*

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements.

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align with, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties.

(iii) Any proposed improvements conform to the requirements of this Title 49 and can be feasibly constructed; and,

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatments and disposal or has shown the feasibility of alternative methods of wastewater disposal and treatment.

Analysis: General Engineering has reviewed the 30% construction plan that has been submitted.

Finding: Yes. Engineering and Public Works has reviewed the proposed subdivision application and supplemental materials and believes the above criteria can be met.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE with Conditions the requested preliminary plat for the Seet Kanax Duteen. This permit would allow the applicant to submit for the final plat, with the following conditions:

Condition 1: Prior to final plat approval, provide unique street names for new streets providing access to Douglas Highway. Per 49.35.220.

Condition 2: Prior to recording the final plat, construction plans including street light locations at all intersections shall be submitted.

Condition 3: Prior to recording the final plat, construction plans including sidewalk locations shall be submitted.

Condition 4: Prior to recording the final plat, the construction plans including approved locations of fire hydrants shall be submitted.

Plat Note 1: WETLANDS ARE PRESENT ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

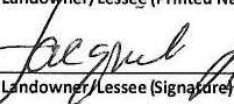
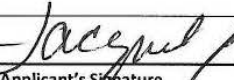
Plat Note 2: NO LOTS SHALL ACCESS DIRECTLY ONTO NORTH DOUGLAS HIGHWAY.

Plat Note 3: THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Preliminary Plat
Attachment C	Construction Plans
Attachment D	Wetland Map
Attachment E	Drainage Study
Attachment F	Single vs. Multifamily
Attachment G	Rezone Approval
Attachment H	2006 Zoning Map
Attachment I	Anadromous Stream Determination
Attachment J	1987 Zoning Map
Attachment K	1960 Plat
Attachment L	1918 U.S. Survey
Attachment M	AKDOT TIA Requirements Email
Attachment N	Review Comments
Attachment O	Abutters Notice
Attachment P	Public Notice Sign Posted

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

PROPERTY LOCATION	
Physical Address 0 N Douglass Highway	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Tract II, USS 2135	
Parcel Number(s) 6D0601090020	
☐ This property is located in the downtown historic district ☐ This property is located in a mapped hazard area, if so, which _____	
LANDOWNER/ LESSEE	
Property Owner Tlingit Haida Regional Housing Authority	Contact Person Jacqueline Pata, President/CEO
Mailing Address 5446 JENKINS DRIVE, JUNEAU, AK 99801	Phone Number(s) (907) 780-6868
E-mail Address jnpata@thrha.org	
LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits.	
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:	
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.	
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
Jacqueline Pata Landowner/Lessee (Printed Name) X  Landowner/Lessee (Signature) President/CEO Title (e.g.: Landowner, Lessee) 11-27-2023 Date	
_____ Landowner/Lessee (Printed Name) X _____ Landowner/Lessee (Signature) _____ Title (e.g.: Landowner, Lessee) _____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
APPLICANT	
Applicant (Printed Name) Same	If same as LANDOWNER, write "SAME" Contact Person
Mailing Address	Phone Number(s)
E-mail Address	
X  Applicant's Signature 11-27-2023 Date of Application	

For assistance filling out this form, contact the Permit Center at 586-0770.

	Intake Initials JAM
Case Number SMP24-001	Date Received 1/4/24



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Seet Kanax Duteen Subdivision - A Subdivision of Tract II, Subdivision of Fraction of USS 2135 creating Lots 1-25 and Tract A & B

Number of Existing Parcels 1 Total Land Area 17.624 ac Number of Resulting Parcels 27

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☐ NO

☐ YES-Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
☐ Final Plat (MIF)
☐ Panhandle Subdivision
☐ Accretion Survey
☐ Boundary Adjustment
☐ Lot Consolidation (SLC)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☒ Preliminary Plat (SMP)
☐ Final Plat (SMF)
☐ Preliminary Development Plan - PUD (PDP)
☐ Final Development Plan - PUD (PDF) Preliminary
☐ Development Plan - ARS (ARP) Final
☐ Development Plan - ARS (ARF)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☒ Pre-application conference notes
☒ Narrative including:
☒ Legal description(s) of property to be subdivided
☒ Existing structures on the land
☒ Zoning district
☒ Density
☒ Access
☒ Current and proposed use of any structures
☒ Utilities available
☒ Unique characteristics of the land or structure(s)

☒ Preliminary Plat checklist

DEPARTMENT USE ONLY BELOW THIS LINE

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>2,970</u>	<u>27 lots</u>		
Admin. of Guarantee	\$ <u>-</u>	<u>C \$110</u>		
Adjustment	\$ <u>150.00</u>	<u>PUB notice.</u>		
Total Fee	\$ <u>3,120.00</u>			

For assistance filling out this form, contact the Permit Center at 586-0770.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I:\FORMS\PLANFORM\Subdivision Application.docx

Case Number SMP24-001	Date Received 11/4/24
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Revised October 2019 - Page 1 of 1



7180 REVILLA ROAD, SUITE 300, KETCHIKAN, ALASKA 99901
PHONE: 907-225-7917 FAX: 907-225-3441 www.ketchikanengineer.com

October 16, 2023

City and Borough of Juneau

permits@juneau.gov

Re: Seet Kanax Duteen Subdivision Narrative

The purpose of this memorandum is to and to provide a narrative for the subject project, satisfy the requirements of the City and Borough of Juneau's Subdivision and Development Plan Application, and address the requirements in the Article II - Hillside Development in the City and Borough of Juneau Code of Ordinances (excerpts from the code along with answers and/or references to specific locations within the design plans are shown below).

Development Narrative:

The purpose of this subdivision is to allow for the development of 25 new lots and future development of the 2 remaining tracts. These lots will be used for single and multifamily housing to help alleviate housing needs in the Juneau/Douglas area. A road will be developed in accordance the submitted design plans to provide access to these new parcels. Municipal water, sewer, and power will also be installed.

Development Plan Application and Pre-Application Conference Items:

Legal Description:

The legal description for the parcel to be subdivided is Tract II, USS 2135 as shown on Plat 273

Existing Structures on the Land:

There are no existing structures on this parcel. The only development on this land is a logging road with a gate.

Zoning District/Density:

The zoning for this parcel is D-18 multi-family. The proposed use is individual parcels with single and multi-family houses.

Access:

The parcel is accessed from N Douglass Highway. The proposed ROW will be 60' in width. The first phase will provide a single entry point with a loop. The second phase will provide a second entry/exit point from/to N Douglass Highway using the adjoining property and a platted ROW.

Current and Proposed Use of Any Structures:

There are currently no structures on this parcel. The proposed plat calls for 27 parcels and 25 new housing structures.

Utilities Available:

An existing sewer manhole is located on the shoulder of N. Douglas Highway at the subdivision entrance. This manhole would be utilized for all sewer needs on this parcel. A water line is located in N. Douglas Highway, but the pressure is not adequate to supply the new subdivision. A booster station and possible water tank may need to be installed to service the subdivision.

Unique Characteristics of the Land or Structure(s):

The land is steep and requires steeper than usual road grades. A road grade of 15% will be required to access and develop the property.

PAC 2023 0023 Item 1-4, 6-9, 11, 15, 17-18:

No comment. Agreed.

PAC 2023 0023 Item 5 - Traffic Impact Analysis:

Not yet performed.

PAC 2023 0023 Item 10 - Noise:

Note included in the design plans.

PAC 2023 0023 Item 12 – Hazard/Mass Wasting/Avalanche/Hillside Endorsement:

Hillside Endorsement included below.

PAC 2023 0023 Item 13 - Wetlands:

A wetlands delineation was performed by Kai Environmental and a USACOE permit was submitted.

PAC 2023 0023 Item 14 - Habitat:

Performed as part of the USACOE permit process.

PAC 2023 0023 Item 16 - Traffic:

Analysis not yet performed.

PAC 2023 0023 Item 19(a-c) – Engineering:

A 35% design plan is included with this submittal. This plan includes typical sections and drainage systems; but does not include booster station, water reservoir, etc. The proposed development is to be greater than 1 acre, so a Notice of Intent will have to be filed with ADEC and a Storm Water Pollution Prevention Plan will have to be developed by the contractor. The next phase of the design plans will include an Erosion and Sediment Control Plan with notes for the proposed development. This plan will most likely utilize perimeter controls in the form of silt fences and straw wattles, construction entrances/exits, vegetative buffers, inlet protections in the form of straw bales and geotextile fabrics, and rock check dams. The finished site will be fully

stabilized with developed roadways, rocked embankments, and seeded slopes. The finished storm drain structures will be comprised of curb and gutter, ditches, and culverts that convey water to existing storm drain culverts in the ditch line of the Douglas Highway. There are (2) existing 24" CPPs that convey and discharge storm water across the Douglas Highway and onto "NIELS LT 2" property.

PAC 2023 0023 Item 20 – Drainage:

Drainage easements will be pursued to preserve these drainage structures. See the drainage narrative above. A drainage plan will be submitted with the final design plans.

PAC 2023 0023 Item 21 – Utilities:

See design plans.

PAC 2023 0023 Item 22 – Fire Items/Access:

Booster station will be incorporated into the next design phase. The booster pump will be designed to meet 25 psi at the highest point. The design engineer will work with CBJ to ensure the correct flow rate and psi is achieved.

PAC 2023 0023 Item 23&24 – Other Applicable Agency Review:

- a) AKDOT&PF Driveway Permit – Will be applied for after preliminary plat approval
- b) ADEC ESPR Wastewater Division Approval to Construct - Will be applied for after preliminary plat approval
- c) ADEC Drinking Water Division Approval to Construct - Will be applied for after preliminary plat approval
- d) APDES SWPPP NOI - Will be applied for before construction
- e) USACOE permit (PENDING)

Hillside Endorsement

49.70.240 - Application.

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

- (1) A vicinity map, at a clear and legible scale, showing roads, place and street names and natural waterbodies.*

See the (2) vicinity maps at the end of this document. Generally, the existing site slopes from the hillside to the southwest down to the Douglas Highway. Receiving storm drain structures are located in the southwest side ditch line of Douglas Highway. These storm drainage structures convey storm water across Douglass Highway to the marine waters of Gastineau Channel.

- (2) Site maps, showing the present condition of the site at a clear and legible scale compatible with the size of the development and including:*
- (A) Two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line;*

See existing conditions, overall site plan, and plan and profile sheets.

- (B) Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody;*

See existing conditions, overall site plan, plan and profile sheets, and the (2) vicinity maps at the end of this document. Generally, all storm water is conveyed to Gastineau Channel.

- (C) Lot boundaries and easements for the site and adjacent lots; and*

See design plans and preliminary plat.

- (D) Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.*

See existing conditions sheet. This parcel is mostly vacant and forested with a single logging road providing access currently.

- (3) The application shall include a finished proposed site plan at a clear and legible scale that includes the following information:*

- (A) Finished grade at two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line.*

See design plans

- (B) Water bodies, tidelands and drainage ways, and temporary and permanent drainage systems from the development site to the accepting natural waterbody.*

See design plans. Generally, all storm water is conveyed to Gastineau Channel via ROW and culverts.

- (C) Lot boundaries, easements, and setback lines.*

See design plans and preliminary plat.

- (D) The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.*

See design plans.

- (E) Clearing limits of existing vegetative cover.*

See design plans. The clearing limits are 5' beyond the finish grade slope catch line.

- (F) A cross section of the development site.*

See section views.

- (4) *The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations.*

See design plans.

- (5) *A description of the source and type of any off-site fill, and the site for depositing excess fill.*

Any unsuitable material removed from the site will be disposed at an approved waste site provided or sourced by the contractor. Imported fill will come from a commercial rock source provided or sourced by the contractor.

- (6) *A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes.*

All exposed slopes and pads will be stabilized to 2H:1V or 1.5H:1V with embankment or armor rock. An ESCP is included in the design plans.

- (7) *An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development.*

The geologic report is pending. This investigation will consist of digging test holes along the ROW with an excavator. The holes will be cataloged in a report that will describe the depth, soil strata, bedrock, water table, etc. In general, the site is believed to be shallow bedrock covered by overburden and vegetation. The slope of the property where development will occur is >12%. A portion of the road is proposed to be 15% to reduce significant soil cuts. The roadway will be fully stabilized and the fore slopes will be 2H:1V with seeding or 1.5H:1V with armoring. The building pads are not yet designed, but will generally be shotrock and fully stabilized. A copy of the geologic report will be submitted as soon as it is available.

- (8) *A work schedule, by phase.*

Construction is anticipated to begin in mid 2024. Construction of all site work, utilities, and structures is anticipated to take 8-12 months.

- (9) *Such other different or more detailed submissions as may be required.*

No comment.

Attachments:

- 1) Preliminary Plat Subdivision – Application
- 2) Preliminary Plat Checklist
- 3) PAC23-023 Final Notes (Pre-App Conference Notes)
- 4) Development Permit Application
- 5) (5) 24x36 Preliminary Plat and Worksheet
- 6) Certificate to Plat w/Supporting Docs
- 7) Lot Closure Reports
- 8) 35% Design Plans
- 9) USACOE Application
- 10) Fee (27 proposed lots = \$2,700) (to be paid by applicant)

Please call or email me with questions. 907-225-7917 ext. 2 or jteune@rmketchikan.com

Sincerely,

R&M Engineering-Ketchikan, Inc.

Joel Teune, P.E.









(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

N Douglas Major Subdivision

Case Number: PAC2023 0023
 Applicant: Loraine DeAsis
 Property Owner: Tlingit/Haida Regional Housing Authority
 Property Address: ¾ mile North Douglas HWY/USS 2135 Tract II.
 Parcel Code Number: 6D0601090020
 Site Size: 767,527sqft/17.62ac.
 Zoning: D18
 Existing Land Use: Vacant

Conference Date: July 12, 2023
 Report Issued: August 24, 2023

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Lorraine DeAsis Ralph Weatherby Joel Teune Jacki Kus.een Pata	Applicant	LDeAsis@thrha.org RWeatherby@thrha.org Joel@rmketchikan.com JPata@thrha.org
Jennifer Shields David Peterson	Planning	Jennifer.Shields@juneau.gov David.Peterson@juneau.gov
Sydney Hawkins	Permit Tech	Sydney.Hawkins@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

Materials Received:

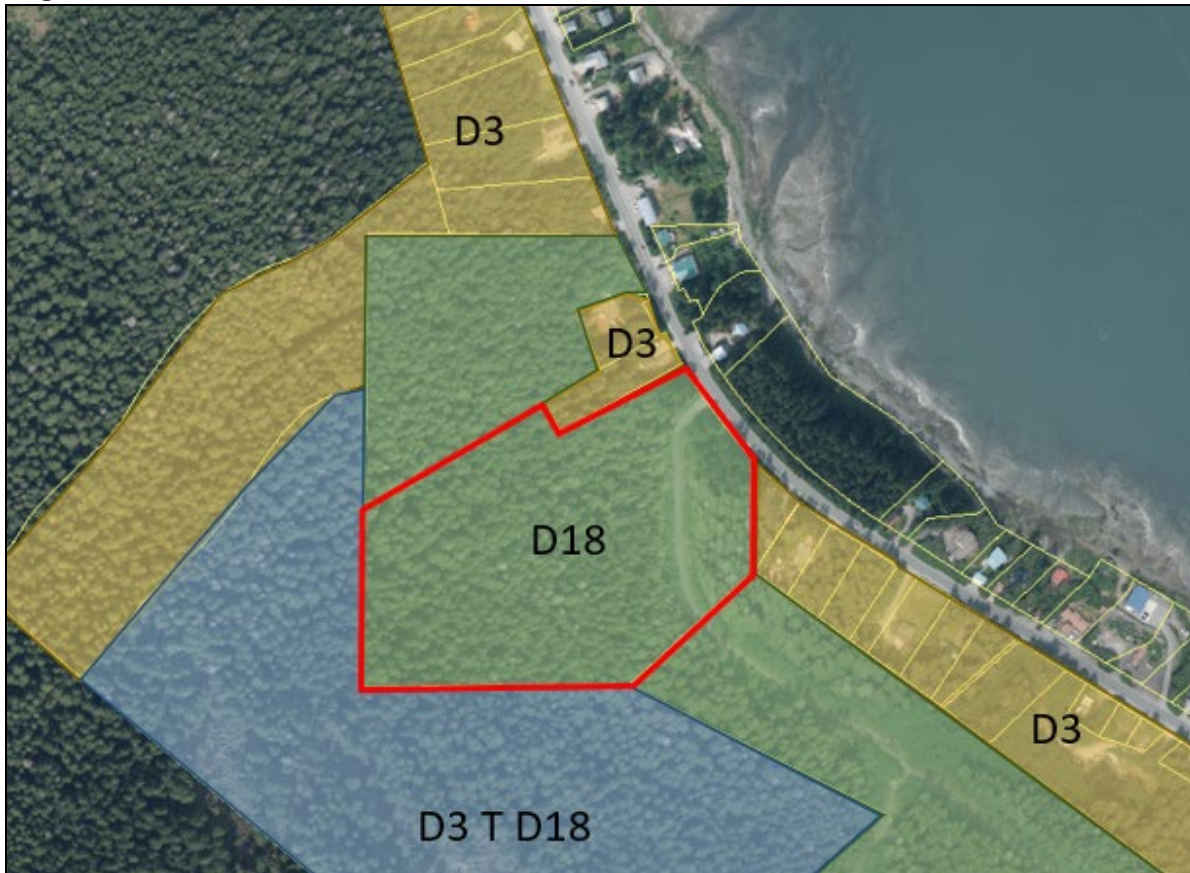
- PAC meeting Request and project summary email.
- R&M Engineering Site plan.

"Tract II, Plat 273, US Survey 2135 on North Douglas Island (Per Dept of Natural Resources Records) 17.624 acres zoned D-18 multifamily, formerly owned by the Catholic Church. There are 48 boxes on the attachment I sent, but only 27 are numbered as that is the proposed first phase. This has not been formally discussed with staff before. We are requesting this meeting to formally discuss this project so we can start working on the packet to get the development approved and engineering started." – Lorraine DeAsis

Major Subdivision Process Outline: (Per 49.15.402)

1. Preliminary Plat Submittal to include: (NOTE: Prelim Plat Review Process may take up to 2 months to complete.)
 - a. Filled application.
 - b. Narrative
 - c. PAC Notes from meeting.
 - d. Pay application Fee.
 - e. Submit PDF original of preliminary plat for department circulation.
 - f. HAZMAT/Environmental hazard report if applicable.
2. Public notice will be sent to neighbors within 500 feet of subdivision.
3. Issuing of recommendation of decision will be submitted to Planning Commission (PC) for consideration.
4. Notice Of Decision (NOD) will be issued post PC meeting.
 - a. Conditions for subdivision may be required.
 - b. Plat notes added to Final Plat.
5. Final Plat Application to be submitted with appropriate fee.
 - a. Final Plat review.
6. Note: Approval of each phase may happen all at once; OR, if subsequent phases are subject to change, changes/alterations from the approved prelim plat will require PC approval.
7. The Chair of the Commission shall sign the final plat upon final determination that the Final Plat meets all of the requirements of this title.
 - a. Property Taxes will need to be paid prior to Final Plat recording.
 - b. Bonding for all improvements will need to be established prior to final plat recording.

Planning Division



1. **Zoning** – D18 – 18 units per acre.
 - i. Minimum lot size – 5,000sqft. Bungalow lot size – 2,500sqft.
 - ii. Minimum lot width – 50ft. Bungalow lot width – 25ft.
 - iii. Maximum Lot coverage – 50%

Table of Permissible Uses –

- b. One Single Family detached per lot.
 - i. Accessory apartment allowed with Conditional Use Permit.
 - c. One Duplex allowable per lot.
 - i. Multifamily structure allowed with Conditional Use Permit.
2. **Subdivision** – Proposed Subdivision Name: Seet Kanax Duteen.
 3. **Setbacks** – Per 49.25.400(note 3) Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line. Subject property abuts D3 zones.
 - a. D18 - Front: 20ft; Rear: 10ft; Side: 5ft; Street Side: 13ft.
 - b. D3 – Front: 25ft; **Rear: 25ft; Side: 10ft;** Street Side: 17ft.

NOTE: Lots 2-6; Lots 23-26; Lot 27; Potentially Tract 'A'; would be required to adopt the D3 setback along the side abutting the D3 zones.

4. **Height** – Permissible: 35ft; Accessory/Bungalow: 25ft.
5. **Access – 49.35.250**
 - a. (a) *Principal access to the subdivision.* Except as provided below, the department shall designate one right-of-way as principal access to the entire subdivision. Such access, if not already accepted for public maintenance, shall be improved to the applicable standards for public acceptance and maintenance. It shall be the responsibility of the subdivider to pay the cost of the right-of-way improvements.

Ref. 49.35.240 Table of Roadway construction Standards. For Right of Ways with 212-499 Average Daily Trips (ADT), applicant may need to perform and submit a Traffic Impact Analysis. Sidewalk, curb and gutter will be required along one side. The travel way width shall be 24 feet. The ROW shall be 60 feet in width, with paved roadway. ROW will be Publicly Maintained once adopted by CBJ.
6. **Parking & Circulation**– Developer must submit documentation to demonstrate that applicable parking code requirements have been met, in conformance with this chapter.
 - a. Single Family/Duplex – 2 spaces per unit.
 - b. Accessory apartments – 1 space per unit.
7. **Lot Coverage** – D18: Maximum Lot coverage – 50%.
8. **Vegetative Coverage** – D18: 30% Minimum Allowable/Bungalow/Conditional.
9. **Lighting** – N/A
10. **Noise** – Per 42.20.095(c) - *Construction of buildings and projects.* It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official. Such a permit shall be issued by the building official only upon a determination that such operation during hours not otherwise permitted under this section is necessary and will not result in unreasonable disturbance to surrounding residents. The building official may revoke any noise permit after making written findings that the construction activity has resulted in unreasonable disturbance to surrounding residents or that operation during hours not otherwise permitted is not necessary.
11. **Flood** – N/A
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Per 49.70.210(a)(2) - A hillside endorsement will be required for any excavation of slopes in excess of 18%. CBJ GIS site indicates slopes of ~40% are present on property.
13. **Wetlands** – No recorded wetlands present in CBJ records. If wetlands are discovered on parts of the proposed development, special regulations may apply.
14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat or Covenant Restrictions** – TBD

16. **Traffic** – Per 49.40.300(a)(3) – A Development projected to generate more than 250 average daily trips (ADT) but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the Director.

Building Division

17. **Building** – N/A
18. **Outstanding Permits** – N/A

General Engineering/Public Works

19. **Engineering** –

- a. To adhere to 49.15.402 (C) (4) (E) CBJ requests a submittal of a preliminary construction plan with typical section of the streets, pedestrian ways, and storm water management proposed. At the preliminary phase, these items do not need to be designed by an engineer.
- b. At the time of preliminary plat submittal, submit an erosion control report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.
- c. Construction plans are to be submitted after the approval of the preliminary plat and before final plat submission. Construction plans must adhere to [49.35.140](#) and must be signed and stamped by Alaskan licensed engineers for each discipline. Construction plans for this layout of development do not need to include all phases of full buildout of development. For specific requirements, please refer to CBJ code by visiting: <http://www.juneau.org/cddftp/ordinances.php> and referencing chapter 49.35 – Public and Private Improvements.

20. **Drainage** –

- i) Drainage easements across North Douglas Highway are unlikely to exist for this parcel, though this has not been vetted by the General Engineering department. Neighbors downhill of the development location have historically been concerned about storm drainage. The developer will need to obtain easements to increase flow into any existing uneased drainages across private property to the receiving water (Gastineau Channel).

A drainage report with the submittal of the preliminary plat does not need to be engineered. At the time of construction plan submittals, a drainage plan must be submitted and must be signed and stamped by an Alaska-licensed engineer.

21. **Utilities** – (water, power, sewer, etc.) At time of preliminary plat, a draft plan for the proposed water and sewer lines shall be submitted showing existing installed utilities including line sizing and connection points with elevations. The applicant will also be required to provide a water system study to determine losses in the line and elevation to which they may develop.

Fire Marshal

22. **Fire Items/Access** – Water pressure: the fire hydrant at bottom of driveway on North Douglas Hwy is at 74 psi static pressure (66psi @ 1275gpm). Applicant will need to install a booster pump in the main fire

line to be able to provide a minimum of 25 psi to the farthest proposed property line. This is an ADEC requirement, and it is the developer's responsibility to meet this requirement.

Other Applicable Agency Review

23. DOT&PF
24. USF&W – Eagle's Nests

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application (DPA)
2. Subdivision Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Project Narrative
3. Prelim Plat Checklist

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Major Subdivisions
 - a. Preliminary Plat - \$110 per Lot. (42 proposed Lots = \$4,620)
 - b. Final Plat - \$70 per Lot.
 - c. Plat amendments - \$110 plus \$25 per Lot.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center

230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:

Code Section References:

1. 49.15.402___Major_subdivisions.
2. 49.25.300___Determining_uses.
3. 49.25.400___Minimum_dimensional_standards
4. 49.25.420 - Measuring Building Height
5. 49.35.140___Construction_plans.
6. 49.35.240___Improvement_standards.
7. 49.35.250___Access.
8. 49.40.200___Parking
9. 49.40.300___Traffic Impact ADT
10. 49.50.300___Minimum_vegetative_cover.
11. ARTICLE_II.___HILLSIDE_DEVELOPMENT
12. Chapter_49.85___FEES_FOR_LAND_USE_ACTIONS
13. PARKING_AND_LOADING

Applications:

1. DPA-Development-Permit_Application-2022 (2)
2. Subdivision-Application
3. Blank - Subdivision-Preliminary-Plat-Checklist to accompany application.
4. Subdivision-Preliminary-Plat-Checklist-Requirements

49.15.402 Major subdivisions.

- (a) *[Permit required.]* A major subdivision permit is required for subdivisions resulting in 14 or more lots.
- (b) *Pre-application conference and sketch plat.* A pre-application conference and sketch plat (CBJ 49.15.410) is required prior to submitting an application for a major subdivision.
- (c) *Preliminary plat.* The commission shall be responsible for approval of the preliminary plat.
 - (1) Application for a preliminary plat shall be on a form provided by the department, accompanied by a draft preliminary plat and the appropriate fee. The draft plat shall meet the standards set forth in CBJ 49.15.411.
 - (2) Public notice of the application shall be provided pursuant to CBJ 49.15.230.
 - (3) Reserved.
 - (4) The director shall prepare and submit a report to the commission noting any conditions of approval or plat notes recommended and addressing the following criteria:
 - (A) Whether the preliminary plat complies with CBJ 49.15.411;
 - (B) Whether the applicable subdivision development standards of this title are met, or can reasonably be met with conditions;
 - (C) Whether the proposed subdivision will provide building sites suitable for the zoning district;
 - (D) Whether the proposed street names are unique in the City and Borough or are continuations of existing streets and are otherwise acceptable;
 - (E) Whether the director of engineering and public works has reviewed the application and determined that:
 - (i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;
 - (ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;
 - (iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and
 - (iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.
 - (5) In issuing its notice of decision on a preliminary plat, the commission may accept, amend, or reject the director's proposed recommendations. The decision of the commission approving or denying a preliminary plat application will be set forth in a notice of decision, and will specify any conditions or plat notes required for final plat approval. If the preliminary plat is denied, the applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.
- (d) *Construction plans.* Upon approval of the preliminary plat, the applicant shall submit complete sets of construction plans for all required improvements to the department for review by the director of engineering and public works for compliance with CBJ 49.35.140.

- (e) *Survey and monumentation.* Once the construction plans are approved, the applicant shall complete required surveying and monumentation in accordance with CBJ 49.15, article IV, division 6.
- (f) *Final plat.* An application for a final plat shall be on a form provided by the department, accompanied by a final plat and the appropriate fee. The final plat shall meet the standards set forth in CBJ 49.15.412.
- (1) Once the application is deemed complete, the director shall schedule the final plat for commission action. If commission action on the final plat will occur more than 12 months after approval of the preliminary plat, public notice of impending commission action on the final plat may be required.
 - (2) The director shall prepare and submit a report to the commission that addresses compliance of the final plat with this title and the criteria for final plat approval, and that specifies any conditions of approval or plat notes recommended by the director.
 - (3) The commission may place conditions upon the granting of final plat commission as are necessary to preserve the public welfare. The commission shall approve the application for a final plat if the following criteria are met:
 - (A) The applicant has complied with any conditions or plat notes required in the notice of decision approving the preliminary plat;
 - (B) The applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010; and
 - (C) The final plat meets the standards set forth in CBJ 49.15.412.
- (g) *Plat recording.*
- (1) The chair of the commission shall sign the plat upon a determination that the final plat meets all of the requirements of this title, that all plat certificates have been signed and notarized, and that all required documents have been submitted for recording with the final plat in accordance with CBJ 49.15.412.
 - (2) The department shall file the original plat, at the applicant's expense, with the State Recorder's Office at Juneau.
- (Serial No. 2015-03(c)(am), § 10, 8-31-2015 ; Serial No. 2020-06, § 2, 3-16-2020, eff. 4-16-2020)

49.25.300 Determining uses.

- (a) (1) *Listed uses.* There is adopted the table of permissible uses, table 49.25.300. The uses permitted in a zoning area shall be determined through the table of permissible uses by locating the intersection of a horizontal, or use axis and a vertical, or zone axis. The conditions and procedures applicable to the use in the zone thus located shall be as indicated thereat by the digits "1," "2," or "3" as more fully set out in this section and by letters of the alphabet as more fully set out by footnotes in the table. The absence of a digit at the intersection of use and zone axes means that the identified use is not permitted in the identified zone.
- (2) *Unlisted uses.* The permissibility of a use not listed shall be determined pursuant to section 49.20.320.
- (3) *Uses listed more than once.* Where a use might be classified under more than one category, the more specific shall control. If equally specific, the more restrictive shall control.
- (4) *Accessory uses.* Uses constituting an incidental or insubstantial part of a permissible use and commonly associated with the permissible use may be allowed as an accessory use.
- (5) *Nonconforming uses.* Nonconforming uses, including nonconforming residential densities, are subject to chapter 49.30.
- (b) (1) When used in conjunction with a particular use in the table of permissible uses, the number "1" indicates that the use requires department approval pursuant to chapter 49.15, article III, in conjunction with the issuance of a building permit. The use is allowed in the district, but limited conditions may be attached to the approval.
- (2) The number "2" indicates the use requires an allowable use permit from the planning commission. Such uses are allowed in the district, but specified conditions may be attached to the allowable use permit by the commission. The permit procedure is outlined in chapter 49.15, article I.
- (3) The number "3" indicates the use requires a conditional use permit from the commission. The use may or may not be allowed at a particular location, depending on a determination of its compatibility with surrounding or proposed land uses. The planning commission may attach any condition to ensure the compatibility of the proposed use. The conditional use permit procedure is outlined in chapter 49.15, article I.
- (c) A combination of digits such as "1, 3" or "2, 3" indicates that the approval procedure for the identified use in the identified zone will vary depending on whether the project is a major or minor development.
- (1) If the project is a minor development the first number of the combination shall indicate the applicable procedure.
- (2) If the project is a major development the second number shall indicate the applicable procedure.
- (3) Minor development means development which is classified by zoning district as follows:
- (A) *Rural reserve district:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one acre of land in total.
- (B) *Single-family residential districts:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.
- (C) *Multifamily residential districts:* A residential development containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.

(D) *Commercial and mixed use districts:* A residential development containing 12 or fewer dwelling units, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total.

(E) *Industrial districts:* Non-residential buildings totaling 15,000 square feet or using less than one acre of land in total.

(4) Major development means all development activity that is not a minor development.

(5) Exceptions. Exceptions to the use of minor and major development classifications as a method of determining the applicable approval procedure shall be as noted in the table of permissible uses.

(Serial No. 87-49, § 2, 1987; Serial No. 89-01, § 2, 1989; Serial No. 89-14, § 2, 1989; Serial No. 89-16, § 2, 1989; Serial No. 89-20, § 2, 1989; Serial No. 89-28, § 2, 1989; Serial No. 89-29, § 2, 1989; Serial No. 89-30, § 2, 1989; Serial No. 89-31, § 2, 1989; Serial No. 90-21, § 2, 1990; Serial No. 90-52, § 3, 1990; Serial No. 90-54, §§ 2, 3, 1991; Serial No. 91-01, § 3, 1991; Serial No. 91-36, § 2, 1991; Serial No. 92-09, § 3, 1992; Serial No. 93-05, § 2, 1993; Serial No. 93-46, §§ 2—4(Exh. A) and (Exh. B), 1993; Serial No. 94-07, §§ 2, 3(Exh. A) and (Exh. B), 1994; Serial No. 94-40, § 2(Exh. A), 1994; Serial No. 95-09, §§ 2, 3(Exh. A) and (Exh. B), 1995; Serial No. 97-10, § 2(Exh. A), 1997; Serial No. 97-19, § 2(Exh. A), 1997; Serial No. 97-47, §§ 2, 3(Exh. A), 1997; Serial No. 98-09, § 4(Exh. A), 1998; Serial No. 98-39, §§ 2—4(Exh. A), 1998; Serial No. 98-40, § 2(Exh. A), 1999; Serial No. 99-22, § 7, 1999; Serial No. 2000-46, § 2(Exh. A), 11-20-2000; Serial No. 2001-12, § 2(Exh. A), 4-02-2001; Serial No. 2010-22, §§ 2, 3(Exh. A), 7-19-2010; Serial No. 2015-07(b)(am), § 2, 2-23-2015, eff. 3-26-2015 ; Serial No. 2015-03(c)(am), § 18, 8-31-2015 ; Serial No. 2019-37, § 2, 3-16-2020, eff. 4-16-2020)

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

			Zones																
Use Description			RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
1.000	Residential																		
	1.100	Single-family dwellings																	
	1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1			1	1A	1A
	1.120	Single-family detached, two dwellings per lot	1	1	1														
	1.130	Single-family detached, accessory apartment ^x	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3		
	1.140	Single-family detached, two dwellings per lot, accessory apartments ^x	1, 3	1, 3	1, 3														
1.200	Duplex		1	1	1	1		1	1	1	1	1	1	1			1		
1.300	Multifamily dwellings							1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		
1.500	Child and Day care homes																		
	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	1.520	Reserved																	
	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	1.540	Reserved																	
	1.550	Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3	3	3			
1.600	Miscellaneous, rooms for rent situations																		
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1, 3	1, 3	3 ^N		

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		Owner or manager must live on site.																	
	1.620	Hotels, motels	3								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	
	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.700	Home occupations		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800	Mobile homes																		
	1.810	Residential mobile homes on individual lots ^E	3	3	3														
	1.815	Caretakers mobile homes on individual lots ^E	3	3	3	3	3	3	3	3	3	3	3	3			3	3	3
	1.820	Mobile home parks ^E					3	3	3	3	3	3							
	1.830	Mobile home subdivision ^E				3	3	3	3	3	3	3							
	1.840	Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F														
1.900	Common wall development																		
	1.910	Two dwelling units				1	1	1	1	1									
	1.911	Accessory apartments ^X	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.920	Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
	1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3			3					
2.000	Sales and Rental Goods, Merchandise or Equipment^G																		
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods																		
	2.110	Reserved																	
	2.120	Miscellaneous									1	1	1	1	1	1	3 ^N	3 ^N	3
	2.130	Marine merchandise and equipment	3 ^T								1, 3	1, 3	1, 3	1, 3	1	1	1, 3	3 ^N	3
2.200	Storage and display of goods with greater or equal to 5,000 square feet										1, 3	1, 3	1, 3	1, 3			3 ^N	3 ^N	3

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	and/or 20 percent of the gross floor area of outside merchandising of goods																	
2.300	Marijuana retail store	3								3	3	3	3	3	3	3	3	3
3.000	Professional Office, Clerical, Research, Real Estate, Other Office Services⁶																	
3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1	1	1 ^N		
3.100	Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	1	1	3 ^N		
3.200	Reserved																	
3.300	Research, laboratory uses	3 ^T								1, 3	1, 3	1, 3	1, 3	1, 3		1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
3.400	Offices greater than 2,500 square feet									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N		3 ^S
3.500	Marijuana testing facility	3								3	3	3	3					3
4.000	Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods⁶																	
4.050	Light manufacturing	3 ^T						3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
4.070	Medium manufacturing	3 ^T									3	3	3			3 ^N	1 ^N , 3 ^N	1, 3
4.100	Heavy manufacturing	3 ^T	3 ^Q														3 ^N	3
4.150	Rock crusher	3 ^T	1 ^Q	1 ^Q													3 ^N	3
4.200	Storage of explosives and ammunition	3															3 ^N	3
4.210	Seafood processing	3 ^T														3	1, 3	1, 3
4.220	Marijuana product manufacturing facility	3 ^{AC}									3	3						3
5.000	Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses																	
5.100	Schools																	
	5.110	Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3			
	5.120	Trade, vocational schools, commercial schools	3 ^T							3	3	3	3	3		3 ^N	3 ^N	3
	5.130	Colleges, universities	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
5.200	Churches, synagogues, temples	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3	3	1 ^N , 3 ^N	3 ^N	1, 3

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5.300	Libraries, museums, art galleries	3 ^T	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N		
5.400	Social, fraternal clubs, lodges, union halls, yacht clubs	3 ^T									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	1, 3
6.000	Recreation, Amusement, Entertainment																		
6.100	Indoor activity conducted entirely within building or substantial structure																		
	6.110 Bowling alleys, billiard, pool halls										1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3
	6.120 Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3
	6.130 Theaters seating for 200 or fewer	3 ^T						3	3	1	1	1	1	1, 3	1, 3	3 ^N			3
	6.135 Theaters seating from 201 to 1,000									3	1	1	1	1, 3	1, 3	3 ^N			3
	6.140 Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3 ^N			
	6.150 Indoor shooting range	1, 3									3								3
6.200	Outdoor activity conducted outside enclosed buildings or structures																		
	6.210 Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	3	1, 3			1, 3	1, 3	3 ^N		3
	6.220 Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1, 3	3 ^N		3
	6.240 Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3								3
	6.250 Reserved																		

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	6.260	Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision																	
	6.264	Capacity for up to 20 people ^w	1 ^T	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3 ^N	
	6.266	Capacity for more than 20 people ^w	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	
	6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
	6.280	Shooting ranges	3																3
7.000	Institutional Day or Residential Care, Health Care Facilities, Correctional Facilities																		
7.100	Hospital										3	3	3	3					
7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
7.200	Assisted living		3	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
7.300	Day care centers						3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
7.310	Child care centers	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3	3					
7.600	Sobering centers									3	3	3	3						
8.000	Restaurants, Bars, Nightclubs																		
	8.050	Small restaurants, less than 1,000 ft ² without drive through service	3 ^T					3	3	3	1	1	1	1	1	1	1 ^N		3
8.100	Restaurants, bars without drive through service	3 ^T									1, 3	1	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	3
8.200	Restaurants, coffee stands with drive through service										1, 3	1		3			1 ^N , 3 ^N	3 ^N	3
8.300	Seasonal open air food service without drive through	3									1, 3	1	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	
9.000	Boat or Motor Vehicle, Sales and Service Operations																		

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	9.050	Motor vehicle, mobile home sale or rental									1, 3	1, 3	3	3					1, 3
9.100		Motor vehicle repair and maintenance, including body work										3							1
9.200		Automotive fuel station	3 ^T								3	1							1
9.300		Car wash									3	1							1
9.400		Boat sales or rental	3 ^T								3	1					1	1	1
9.450		Boat repairs and maintenance	3 ^T									3					1	1	1
9.500		Marine fuel, water sanitation	3 ^T														1, 3	1, 3	1, 3
9.600		Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3														3	3	
10.000	Storage, Parking, Moorage																		
10.100		Automobile parking garages or parking lots not related to a principal use on the lot									3	1	1, 3	1, 3	1, 3	1, 3			1
10.200		Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																	
	10.210	All storage within completely enclosed structures	1, 3	3							3	1	1 ^U , 3 ^U	1 ^U , 3 ^U			1 ^N , 3 ^N	1 ^N	1
	10.220	General storage inside or outside enclosed structures	1, 3	3								1, 3					1 ^N , 3 ^N	1 ^N	1
	10.230	Snow storage basin																	
	10.232	Neighborhood, less than ½ acre	3	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	1			3 ^Z	3 ^Z	3 ^Z	1	1
	10.235	Regional, ½ to 1 acre	3	3	3 ^Z						3 ^Z	3					3 ^Z	1	1
	10.237	Area wide, over 1 acre	3	3 ^Z	3 ^Z							3 ^Z						3	3
10.300		Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1, 3	3								1, 3					1 ^N , 3 ^N	1 ^N , 3 ^N	1

10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time		1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	3	1N	1
10.500	Moorage																		
	10.510	Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3
	10.520	Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3
10.600	Floating structures supporting seasonal, commercial recreation		3	3	3										3	3	3	3	
11.000	Materials Salvage Yards, Waste Management																		
11.100	Recycling operations																		
	11.110	Enclosed collection structures ^o of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1
	11.120	Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3 ^P	1 ^P , 3 ^P	3	3	3 ^P	3 ^P	1	1	1 ^P
	11.130	Sorting, storage, preparation for shipment occurring outside an enclosed structure																1 ^N	1
11.200	Reclamation landfill not associated with a specific use		1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3 ^N	3 ^N	1, 3
11.300	Sanitary landfill		3																3
12.000	Services and Enterprises Related to Animals																		
12.100	Veterinary clinic		3	3	3						3	1, 3	3	3	3	3	1 ^N , 3 ^N	1 ^N , 3 ^N	1
12.200	Kennel		3	3							3	3							1, 3
12.250	Day animal services, grooming, walking, day care		3	3	3	3	3				3	3	3	3	1, 3	1, 3			1, 3
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component		3	3							3	3		3			3 ^N		3
12.310	Wild animal rehabilitation facilities without a visitor component		3	3	3	3					3	3					3 ^N		3

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12.400	Horseback riding stables, dog team yards	3	3							3	3							3
13.000	Emergency Services																	
13.100	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	1, 3
14.000	Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling																	
14.100	Aquaculture	3	3	3						3	3	3	3	1, 3	1, 3	1	1	3
14.150	Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1	1	1
14.200	Commercial agricultural operations																	
	14.210 Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3			3	3			1, 3
	14.220 Including farm animals ^M	1, 3	3															1, 3
	14.230 Stabling of farm animals ^M	3	3	3	3					3	3							1, 3
	14.240 Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3
	14.245 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3							3
14.250	Personal use agriculture																	
	14.253 Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1	1	1
14.300	Silviculture and timber harvesting ^J	3	3															3
14.400	Mining operations	2, 3 ^K	3	3												3 ^N	3 ^N	2
14.500	Sand and gravel operations ^I	3	3	3						3	3					3 ^N	3 ^N	3
14.800	Spring water bottling	3	3			3	3	3	3	3	3				3			1, 3
15.000	Miscellaneous Public and Semipublic Facilities																	
15.100	Post office	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3
15.200	Airport	3																1, 3

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15.400	Military reserve, National Guard centers	3	3	3						3	3					3 ^N	3 ^N	3
15.500	Heliports, helipads	3									3					3 ^N	3 ^N	3
15.600	Transit facilities																	
	15.610 Transit center			3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		1, 3
	15.620 Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	15.630 Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3		3			1
15.700	Public works facility	3	3	3	3					3	3							1, 3
16.000	Dry Cleaner, Laundromat																	
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
16.200	Full service onsite laundry and/or dry cleaning									3	1, 3	3	3	1, 3	1, 3	3 ^N	1 ^N , 3 ^N	1, 3
17.000	Utility Facilities																	
17.100	Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150	Intermediate	3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	1, 3	1	1
17.200	Major	3	3	3	3	3	3	3	3	3	3			3	3	3	3	3
17.300	Driveways and private roads																	
18.000	Towers and Related Structures																	
18.100 ^{AA}	Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200 ^{AA}	Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	1	1	1	1	3	3	1	1	1
18.300 ^{AA}	Towers and antennas more than 50 feet in height	3	3	3	3	3	3	3	3	3	3	3	3			3	3	1
18.400	Amateur (ham) radio towers and antennas more than 35 feet in height ^R	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.500	Wireless Communication Facilities																	
		See CBJ 49.65, Wireless Communication Facilities																
19.000	Open Air Markets, Nurseries, Greenhouses																	
19.100	Open air markets (farm, craft, flea, and produce)	1, 3	1, 3							1, 3	1	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
19.200	Nurseries, commercial greenhouses																	
	19.210 Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1 ^V	1 ^V	1, 3	1, 3			1

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	19.220	Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 ^V	1 ^V					1
	19.230	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3
	19.240	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3							3
20.000	Cemetery, Crematorium, Mortuary																		
20.100	Cemetery		1, 3	3	3	3	3	3	3	3	3	3							
20.200	Crematorium		3																1, 3
20.300	Funeral home		3	3	3	3	3	3			1, 3	1	3	3	1, 3	1, 3			
21.000	Visitor-Oriented, Recreational Facilities																		
21.100	Resort, lodge		3	3															
21.200	Campgrounds		1, 3	3															
21.300	Visitor, cultural facilities related to features of the site		3	3							3	3	3	3	3	3	3 ^N		
22.000	Temporary Structures Associated With Onsite Construction																		
22.100	Temporary structures used in connection with construction		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Key:

1. Department approval requires the department of community development approval only.
- 1, 3. Department approval required if minor development, conditional use permit required if major development.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.
- 2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Notes:

- A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
- B. Reserved.

- C. Reserved.
- D. Reserved.
- E. See special use regulations for mobile homes, chapter 49.65, article III.
- F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.
- G. All uses subject to additional performance standards, chapter 49.65, article VIII.
- H. Reserved.
- I. Reserved.
- J. Applies to over 2 acres of harvest area.
- K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.
- L. See special use regulations, chapter 49.65.200, article II.
- M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
- N. Use must be water-dependent, water-related, or water-oriented.
- O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.
- P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.
- Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.
- R. Towers shall: be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.
- S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.
- T. Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.
- U. No storage permitted on the first floor of a building.
- V. Primarily intended for rooftop locations in urban areas.
- W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.
- X. Special requirements apply to accessory apartment applications. See CBJ § 49.25.510(k).

- Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.
- AA. Does not apply to wireless communication facilities.
- AB. Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.
- AC. Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with CBJ chapter 11.35.

(Serial No. 2002-14, § 2, 4-1-5-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27am, § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003; Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No. 2007-39, § 8, 6-25-2007; Serial No. 2009-22(b), § 2, 10-12-2009; Serial No. 2010-22, § 3(Exh. A), 7-19-2010; 2014-32(e)am, §§ 6—8, 9-29-2014, eff. 10-29-2014 ; Serial No. 2015-07(b)(am), §§ 2—4, 2-23-2015, eff. 3-26-2015 ; Serial No. 2015-34(am), § 2, 7-20-2015, eff. 8-20-2015 ; Serial No. 2015-03(c)(am), § 19, 8-31-2015 ; Serial No. 2015-32, §§ 2, 3, 8-10-2015 ; Serial No. 2015-38(b)(am), § 6, 5-2-2016, eff. 6-2-2016 ; Serial No. 2015-39(am), §§ 2—7, 11-9-2015 ; Ord. No. 2018-31, § 2, 6-4-2018, eff. 7-5-2018 ; Serial No. 2021-35(am), § 3(Exh. A), 2-7-2022, eff. 3-10-2022)

49.25.400 Minimum dimensional standards.

There is adopted the table of minimum dimensional standards, table 49.25.400. Minimum dimensional standards for all zoning districts shall be according to the table of minimum dimensional standards, subject to the limitations of the following sections and as otherwise specifically noted in the special area or use sections, chapters 49.65 and 49.70.

(Serial No. 87-49, § 2, 1987; Serial No. 89-32, § 2, 1989; Serial No. 98-09, § 5(Exh. B), 1998; Serial No. 98-20, § 2(Exh. A), 1998; Serial No. 2004-13, § 2, 9-27-2004; Serial No. 2006-13, § 2, 5-15-2006; Serial No. 2007-13, § 2, 4-2-2007; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012 ; Serial No. 2021-28 , § 4, 8-23-2021, eff. 9-22-2021)

TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	MU3	NC	LC	GC	WC	WI	I
Minimum Lot Size ¹																	
Permissible Uses	36,000	36,000	12,000	7,000	3,600 ¹⁰	6,000	5,000	5,000	4,000	4,000	3,000	3,000	2,000	2,000	2,000	2,000	2,000
Bungalow ⁹		18,000	6,000	3,500	2,500	3,000	3,000	2,500									
Duplex	54,000	54,000	18,000	10,500													
Common Wall Dwelling				7,000	3,600 ¹⁰	5,000	3,500	2,500		2,500							
Single-family detached, two dwellings per lot	72,000	72,000	24,000														
Minimum lot width	150'	150'	100'	70'	40'	50'	50'	50'	50'	50'	40'	40'	20'	20'	20'	20'	20'
Bungalow ⁹		75'	50'	35'	25'	25'	25'	25'									
Common wall dwelling				60'	40'	40'	30'	20'		20'							
Maximum lot coverage																	
Permissible uses	10%	10%	35%	50%	50%	50%	50%	50%	None	80%	75%	None	None	None	None	None	None
Conditional uses	20%	20%	35%	50%	50%	50%	50%	50%	None	80%			None	None	None	None	None

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Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	35'	None	45' ⁴	35'	35'	45'	55'	35' ⁴	45' ⁴	None
Accessory	45'	25'	25'	25'	25'	25'	25'	25'	None	35'	25'	25'	35'	45'	35' ⁴	45' ⁴	None
Bungalow ⁹		25'	25'	25'	25'	25'	25'	25'									
Minimum front yard setback ³	25'	25'	25'	20'	20' ¹⁰	20'	20'	20'	0'	5'5,8	0'	0'	25'	10'	10'	10'	10'
Maximum front yard setback											20'	15'					
Minimum street side yard setback	17'	17'	17'	13'	10'	13'	13'	13'	0'	5'	0'	0'	17'	10'	10'	10'	10'
Maximum street side yard setback											15'	10'					
Minimum rear yard setback ³	25' ²	25'	25'	20'	10'	20'	15'	10'	0'	5'	5'	0'11	10'	10'	10'	10'	10'
Minimum side yard setback ³	15' ²	15'	10'	5'	3'	5'	5'	5'	0'	5'	0'	0'11	10'	10'	10'	10'	0'
Common wall dwelling				10' ⁶	3'	5' ⁷	5' ⁷	5' ⁷		5' ⁷							

Notes:

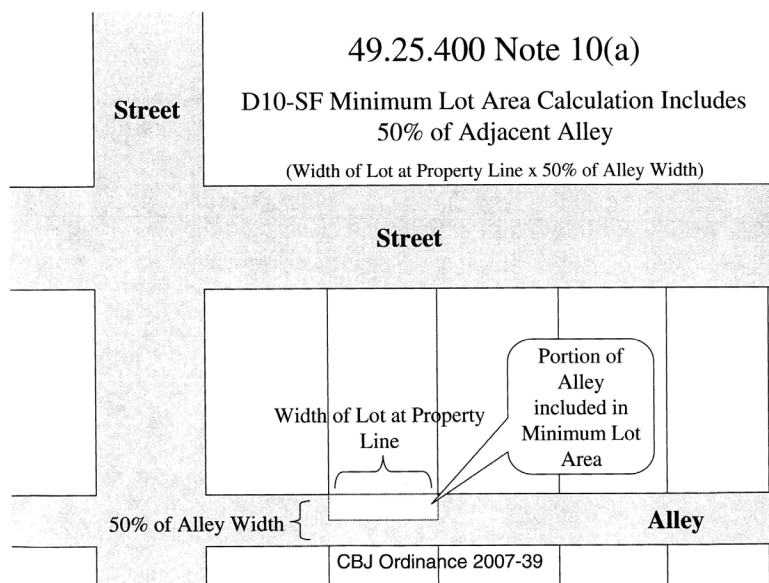
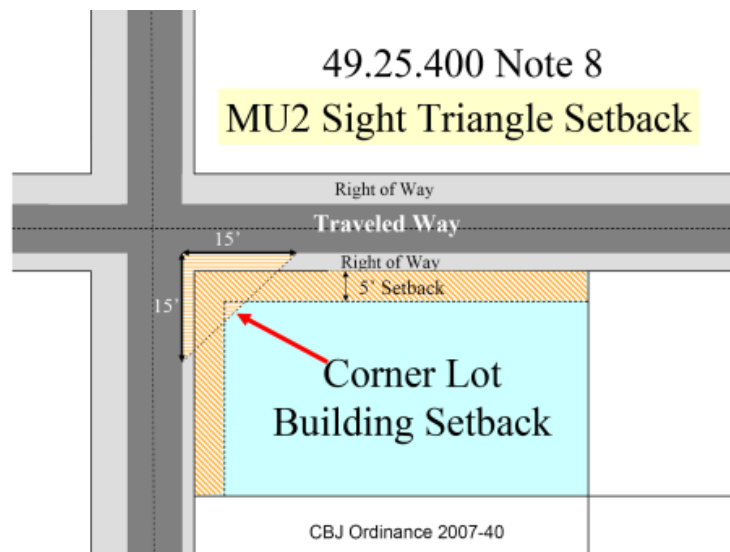
1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. (Height Bonus) Reserved.

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5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
8. On corner lots, buildings shall be set back 15 feet from a street intersection. The area in which buildings shall be prohibited shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 15 feet, then connecting the points.
9. Special restrictions apply to construction on bungalow lots. See special use provisions 49.65.600.
10. For lots adjacent to an alley, the following reductions to the dimensional standards apply:
 - (a) Minimal lot area includes 50% of adjacent alley (see graphic).
 - (b) Reserved.
 - (c) Minimum front yard setback of ten feet.
11. Additional setbacks apply when lot abuts a multi-family or single-family residential zoning district.

(Serial No. 2008-04, § 2, 2-25-2008, eff. 3-27-2008; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012 ; Serial No. 2021-28 , § 4, 8-23-2021, eff. 9-22-2021; Serial No. 2021-35(am), § 4(Exh. B), 2-7-2022, eff. 3-10-2022)



(Serial No. 2007-39, § 9, 6-25-2007; Serial No. 2007-40, § 2, 6-25-2007)

Measuring or Calculating Building Height: CBJ 49.25.420

- (a) The height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. Roofs with slopes greater than 75 percent shall be regarded as walls. The height of a stepped or terraced building is the height of the highest segment thereof.
- (b) The reference datum shall be whichever of the following yields the greater height of building:
- (1) The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point is not more than ten feet above the lowest point within said five-foot radius.
 - (2) An elevation ten feet higher than the lowest point, when the highest point described in subsection (b)(1) of this section is more than ten feet above the lowest point.

Note that the complete text of this section is not reproduced here—as always, refer to the full text of the current edition of the Code!

The graphic below is taken from the 1997 UBC Code Applications Manual. It is not adopted as part of CBJ Code, but it does show graphically what the adopted text says:

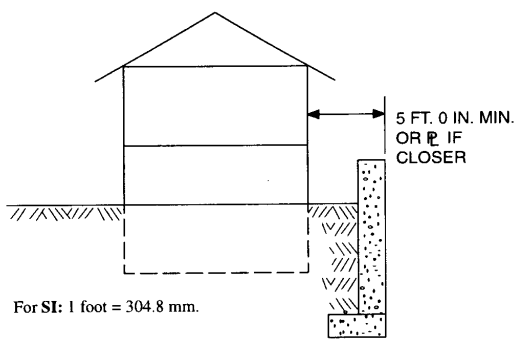


FIGURE 2-1

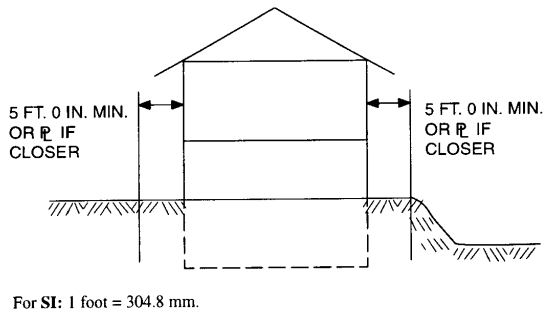


FIGURE 2-2

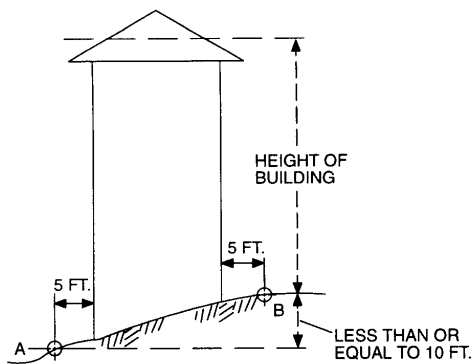


FIGURE 2-3

For SI: 1 foot = 304.8 mm.

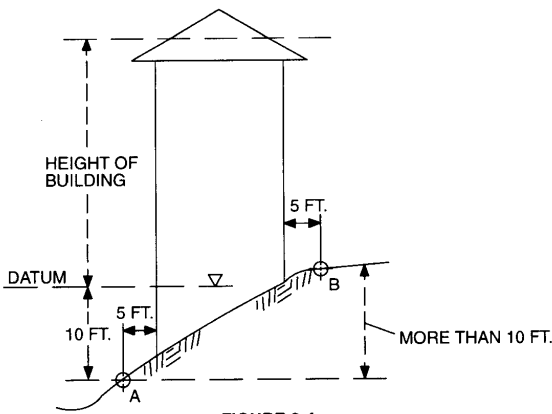


FIGURE 2-4

DETERMINATION OF BUILDING HEIGHT IN FEET

49.35.140 Construction plans.

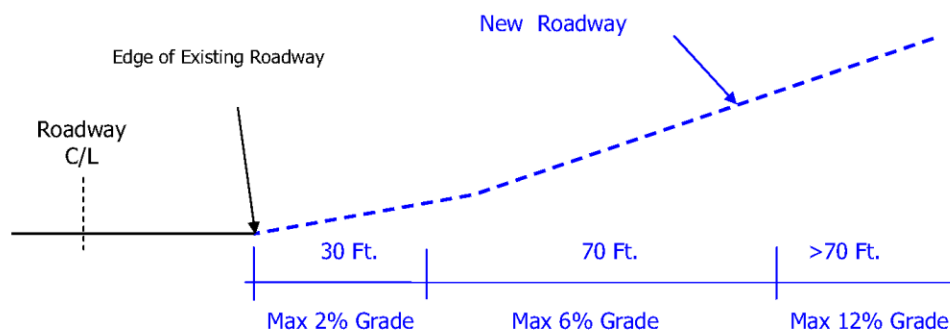
- (a) *Generally.* The developer must submit construction plans for all proposed public improvements and associated private improvements and utilities within and outside the proposed development's boundary.
- (b) *Construction plan submittal.*
 - (1) *Plan sets.* Prior to submittal of the final plat, and before the start of any construction, the developer must furnish to the City and Borough Permit Center complete sets of construction plans, profiles, details, and special construction provisions for all existing and proposed improvements. The director of engineering and public works shall determine the number of plan sets to be submitted. Plan sets will be forwarded to the appropriate City and Borough departments and agencies.
 - (2) *Engineer's stamp.* Construction plans must be stamped by the professional engineer licensed in the State of Alaska who is responsible for the improvement designs. Multiple engineer stamps are required for plans with multiple discipline designs, e.g., civil, electrical, structural engineering.
- (c) **Construction plan—Details.**
 - (1) *Size.* All construction plans shall be submitted on 22- by 34-inch sheets. The director of engineering and public works may approve alternative sheet sizes.
 - (2) *Information.* The drawings must contain the following information:
 - (A) Name of subdivision.
 - (B) Type of work.
 - (C) Date.
 - (D) Name of engineer preparing the drawings and the engineer's stamp.
 - (E) Space for approval signature by the director of engineering and public works.
 - (F) A north arrow and scale.
 - (3) *Scale.* Horizontal scale must be one inch equals 50 feet or greater. Vertical scale must be one inch equals five feet or less with a minimum scale of one inch equals ten feet. The director of engineering and public works may approve alternative scales.
 - (4) *Benchmarks.* The locations, elevations and description of datum of permanent benchmarks must be shown.
 - (5) *Street profiles.* Profiles of streets shall indicate finished and existing grades for centerline of the street and shall extend a minimum of 200 feet beyond the limits of the proposed project or, if intersecting an existing street, extend to the far side of the existing street.
 - (6) *[Details to be included.]* Plans and profiles, where applicable, shall include location, elevation, size, materials, and all other details of the proposed improvements.
 - (7) *[Complete data.]* Complete survey data must be shown for all horizontal and vertical curves.
 - (8) *[Location of utilities.]* Construction plans shall include the location of all existing and proposed utilities.
- (d) **As-built drawings.** The developer, upon completion of required improvements, must submit a reproducible and digital format copy of as-built plans unless otherwise required by the director of engineering and public works.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 23, 8-31-2015)

49.35.240 Improvement standards.

- (a) *Right-of-way widths.* The minimum right-of-way width of proposed streets is as follows:
- (1) Arterials: 100 feet; minor, 80 feet.
 - (2) Collectors: 60 feet.
 - (3) Streets other than arterials and collectors: 60 feet.
 - (4) Cul-de-sacs: temporary or permanent turnaround: a diameter of 120 feet.
 - (5) Alleys: 20 feet.
 - (6) Stairways and other non-motorized access routes: 15 feet.
 - (7) Half streets. Whenever there exists a dedicated or platted half street or alley adjacent to the tract of land to be developed, the other half of the street or alley must be platted, dedicated, and the entire street or alley constructed to current improvement standards.
 - (8) Substandard width. Any previously platted right-of-way with less than the minimum standards identified for the traffic generated shall be improved to meet the minimum requirements established by this title.
- (b) *Right-of-way minimum width reductions.* The director may reduce minimum right-of-way width requirements:
- (1) For a collector, the right-of-way width may be reduced by up to ten feet.
 - (2) For streets with less than 500 average daily trips, or a privately maintained access road in a right-of-way, the width may be reduced by up to 25 feet.
 - (3) Where the dedicated right-of-way abuts and runs parallel to an exterior property line, will serve as a half-street, and will be developed as a low volume street or a driveway in a right-of-way, the width may be reduced by up to 30 feet.
 - (4) Alleys and stairway right-of-ways may be reduced by up to five feet.
 - (5) The director shall make written findings supporting right-of-way minimum width reductions granted under this section. The director's findings shall state that:
 - (A) The applicant has provided room for electric utility features and demonstrates that if the road is upgraded in the future to include additional sidewalks that there is sufficient right-of-way for construction of the sidewalks without need for retaining walls over two feet in height.
 - (B) There is sufficient right-of-way or easements to allow for drainage improvements required by construction of the sidewalks.
 - (C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.
 - (D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.
 - (E) There is sufficient room for snow storage.
- (c) *Sight distance.* Sight distances for intersection, passing and stopping must be in accordance with the specifications set forth in "A Policy on Geometric Design of Highways and Streets".
- (d) *Street grades.* Street grades are as follows:

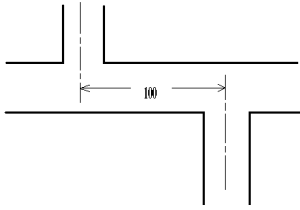
- (1) *Maximum.* Grades on arterial streets must not exceed six percent. Grades on other streets must not exceed 12 percent.
 - (2) *Minimum.* The minimum grade for all streets is one-half percent.
 - (3) *Cross slope.* The minimum cross slope on all streets is three percent.
 - (4) *Exception.* Grades for all streets in hillside areas may be increased under certain circumstances according to chapter 49.70, article II, hillside development.
- (e) *Intersections.*
- (1) *Corner sight distance.* Corner sight distance must be in accordance with CBJ 49.35.240, however, in no case shall the sight distance be less than 200 feet.
 - (2) *Intersection angle.* Intersections of right-of-way lines must not be less than 60 degrees. The intersection of the centerline of the constructed roadway must not be less than 80 degrees.
 - (3) *Grade.* The grade for the approach leg of a new roadway at an intersection must not exceed two percent for the first 30 feet, measured from the edge of the existing roadway. The grade for the next 70 feet of the new roadway must not exceed six percent (See Figure 1).



Maximum Grades at the Intersection of a New Roadway

Figure 1

- (4) *Adjustment to grade.* In certain circumstances, the director of engineering and public works may require the centerline grade to be adjusted to ensure the grades along the edge of the intersecting street do not exceed the maximum grades listed above.
- (5) *Alignment.* A proposed street that will intersect with an existing cross street shall, whenever practicable, align with an existing street intersection on the opposite side of the cross street. Street jogs that have center line offsets of less than 100 feet, shall not be permitted (See Figure 2).



Street jogs shall be no less than 100' apart, measured from the center of the street.

Figure 2

(f) *Curves.*

- (1) *Design.* Curves shall be designed in accordance with "A Policy on Geometric Design of Highways and Streets."
- (2) *Vertical curve.* The minimum length of vertical curves is 200 feet unless otherwise approved by the director of engineering and public works.

(g) *Cul-de-sacs.*

- (1) *Length.* Streets designed to have one end permanently closed shall be no more than 600 feet and not less than 150 feet in length measured from the center of the intersection to the radius point of the turnaround. The director for minor subdivisions, and the commission for major subdivisions, may authorize a longer or shorter cul-de-sac if it is found that the unique characteristics of the site warrant modification to the length.
- (2) *Temporary cul-de-sacs.* Temporary cul-de-sacs will be allowed where a street can practically be extended to provide for connecting streets into an adjoining undeveloped land, is located in a right-of-way or in an easement for public access, and if the following are met:
 - (A) The temporary portions of the cul-de-sac shall be easements on the plat rather than as dedicated right-of-way. Such easements shall allow for public access and maintenance as if it were dedicated right-of-way until such time the easements are vacated. The easements shall not contribute towards lot area.
 - (B) All of the cul-de-sac must be constructed to permanent street construction standards except as noted in (G) below.
 - (C) The CBJ will record a release of the easements for the temporary portions of the cul-de-sac at the state recorder's office at Juneau at the time the cul-de-sac is removed and the street improvements have been extended.
 - (D) Easement lines for the temporary cul-de-sac will be considered front property lines for determining building setbacks.
 - (E) All improvements, including utilities and private driveways, must be designed to accommodate the eventual extension of the street and reversion of the temporary cul-de-sac to adjoining

properties. The construction plans shall demonstrate those improvements connecting through a temporary cul-de-sac will still comply with CBJ standards after the temporary cul-de-sac is removed.

- (F) Temporary cul-de-sacs must provide required access and minimum frontage on a publically maintained right-of-way to all lots using the cul-de-sac as access. If the cul-de-sac is not extended to the adjoining property, the maximum length of an unconstructed right-of-way between the temporary cul-de-sac and the adjoining property shall be the minimum lot width for the zoning district. If the right-of-way is located in more than one zoning district, the shortest minimum lot width shall be used. The right-of-way between the constructed temporary cul-de-sac and the adjoining property shall be subject to the stub street requirements of this Title (See Figure 3).

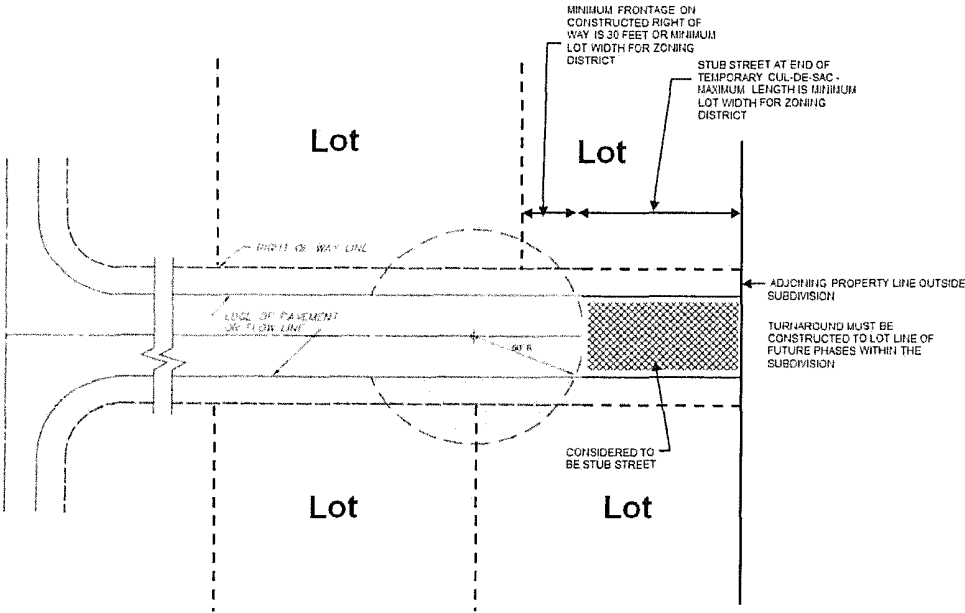


Figure 3

- (G) The temporary cul-de-sac may be located on property within the subdivision intended for future subdivision phases in conjunction with a platted right-of-way. It may also be located outside the subdivision boundary entirely within an easement (See Figure 4). If the temporary cul-de-sac is constructed on property outside of the subdivision boundary, then curb, gutter, and sidewalks are not required for the temporary cul-de-sac.

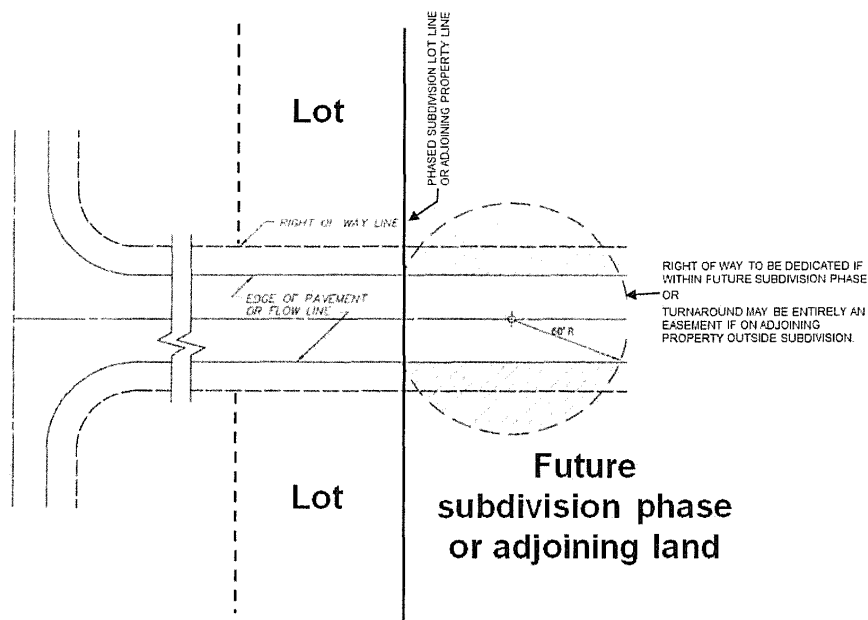


Figure 4

- (H) The plat shall include the following note "Temporary cul-de-sac easement shall be vacated upon extension of street unless the director determines all or a portion of the cul-de-sac may remain."
- (I) When the developer of adjoining property is required to connect to the temporary cul-de-sac, the temporary portions of the cul-de-sac shall be removed. The director, after considering public safety, costs, and recommendations of the director of engineering and public works department and of the fire marshal, shall determine if the developer may leave all or part of the temporary portions of the cul-de-sac. If any temporary cul-de-sac portion is removed, then the resulting constructed right-of-way shall conform to CBJ standards.
- (3) *Hammerhead turnarounds.* Hammerhead turnarounds may be built in lieu of a temporary cul-de-sac, upon approval by the director of engineering and public works.
- (h) *Streets construction standards.*
 - (1) *Arterials.* The subdivider is not responsible for the construction of arterial streets, but may be required to dedicate the necessary right-of-way during the platting process.
 - (2) *Other streets.* Other than arterials, street shall comply with the following:

Table 49.35.240 Table of roadway construction standards

Avg. Daily Trips (ADT)	Adopted Traffic Impact Analysis Required	Sidewalks	Travel Way Width	Street Lights	Width	Paved Roadway Required	Publicly Maintained

≥ 500	Yes	Both sides	26 ft.	At all intersections	60 ft. Public ROW ⁱⁱ	Yes	Yes
212 to 499	Maybe	One side	24 ft.	At all intersections	60 ft. Public ROW ⁱⁱ	Yes	Yes
0 to 211	No	Not required	22 ft.	At intersection of subdivision streets and external street system	60 ft. Public ROW ⁱⁱ	Yes	Yes
0 to 211	No	Not required	20 ft. ⁱ	At intersection of subdivision streets and external street system	60 ft. Public ROW ⁱⁱ	No, if outside the urban service area	No
0 to 70	No	Not required	20 ft. ⁱ	No	50 ft. private easement	No ⁱⁱⁱ	No

ⁱ Or as required by the Fire Code at CBJ 19.10.

ⁱⁱ ROW width may be reduced as prescribed at CBJ 49.35.240.

ⁱⁱⁱ Except as provided by CBJ 49.35.262(b)(9).

- (3) *Signs and markings.* The subdivider must install street name signs, traffic control signs, and traffic control pavement markings in accordance with approved plans and the requirements of the current issue of the Manual on Uniform Traffic Control Devices, including the current Alaska Traffic Manual Supplement, published by the Alaska Department of Transportation and Public Facilities.
- (i) *Street waivers.* The director, after considering the recommendations of the director of the engineering and public works department and of the fire marshal, may waive the following and no other street improvement requirements:
- (1) Right-of-way relocation. If a plat is submitted for the purpose of relocating a right-of-way, the director may waive all or some of the construction requirements under the following conditions:
 - (A) The proposed relocation will improve access to abutting or neighboring property not otherwise adequately served.
 - (B) The subdivider has provided sufficient engineering information to demonstrate to the director of engineering and public works the feasibility of constructing a public street at the location of the relocated right-of-way.
 - (C) The relocated right-of-way and the resulting subdivision layout will conform to all the other standards of this chapter.
 - (D) The improvements required in the new right-of-way will not be less than those in the existing right-of-way.
 - (E) No additional lots are being platted.

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(Supp. No. 145)

(2) *Stub streets.*

- (A) The director for minor subdivisions and the commission for major subdivisions may waive the full construction of a roadway within a right-of-way that is required to provide access to a bordering property, and does not provide required access to any lot within the subdivision. A developer requesting a stub street waiver shall demonstrate in the construction plans that a street can reasonably be constructed to CBJ standards in the right-of-way. The commission or director may require provision of a roadbed, utility line extensions, or other appropriate improvements (See Figure 5).

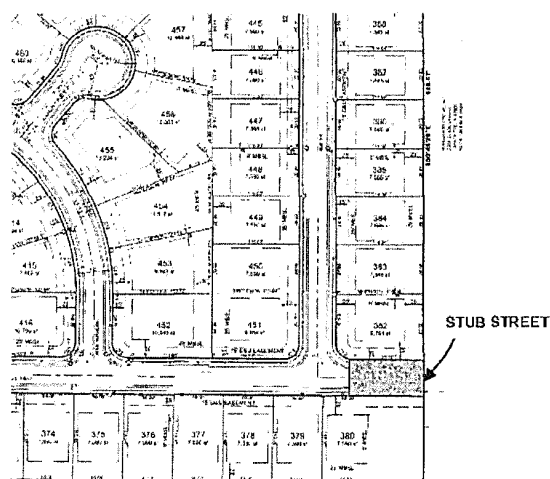


Figure 5

- (B) Reserved.
- (C) When the developer of adjoining property is required to connect to the stub street, then the developer of the adjoining property will be required to construct the stub street to City and Borough standards at the time.
- (3) *Remote subdivisions accessible by navigable water.* The commission and the director may waive roadway improvements and other street construction requirements for remote subdivisions accessed solely by navigable water.
- (4) *Roadway construction standards waivers.* Roadway construction standards identified in Table 49.35.240 may be waived in accordance with this subsection for any street reconstruction project, not including routine maintenance; or any new street construction project located in a right-of-way platted before 1987. Waivers shall be in writing.
- (A) Roadway construction standards may be waived by the director if:
- The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;
 - There are unique circumstances that make compliance with the requirements of the table unreasonable;
 - The proposed project will not aggravate the intent of the requirements of this chapter; and
 - The proposed project complies with the American Association of State Highway and Transportation Officials' guidelines.

- (B) Roadway construction standards may be waived by the commission if:
- (i) The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;
 - (ii) There are unique circumstances that make compliance with the requirements of the table unreasonable;
 - (iii) The proposed project will not aggravate the intent of the requirements of this chapter; and
 - (iv) Unique circumstances make compliance with the American Association of State Highway and Transportation Officials' guidelines unreasonable, and the commission requires sufficient safeguards to protect public health, safety, and welfare under the circumstances.
- (j) *Pioneer path standards.* The following standards shall apply to remote subdivisions accessed by pioneer paths.
- (1) Interior access shall be provided solely by pioneer path in a right-of-way. The right-of-way width of a pioneer path within a remote subdivision shall be 60 feet.
 - (2) Grades for pioneer paths must not exceed 18 percent. The maximum cross slope grade must not exceed five percent.
 - (3) The width of a pioneer path shall not exceed 54 inches of tread, and must be located within a six-foot corridor.
 - (4) Pioneer paths shall be designed and constructed to prohibit vehicular traffic wider than 48 inches from using the path, which may include the use of boulders, bollards, or any other similar structure.
- (k) *Responsibility for improvements.* Unless otherwise provided, it shall be the responsibility of the subdivider to pay the cost of all right-of-way and street improvements caused by any development, as determined by the director.

(Serial No. 87-49, § 2, 1987; Serial No. 88-30, § 2, 1988; Serial No. 2002-20, § 5, 8-5-2002; Serial No. 2006-15, § 8, 6-5-2006; Serial No. 2010-41, § 2, 1-10-2011; Serial No. 2015-03(c)(am), § 27, 8-31-2015 ; Serial No. 2016-26(b), 4-3-2017, eff. 5-4-2017 ; Serial No. 2018-08, § 2, 3-5-2018, eff. 4-5-2018 ; Serial No. 2019-08, § 2, 4-22-2019, eff. 5-23-2019)

49.35.250 Access.

- (a) *Principal access to the subdivision.* Except as provided below, the department shall designate one right-of-way as principal access to the entire subdivision. Such access, if not already accepted for public maintenance, shall be improved to the applicable standards for public acceptance and maintenance. It shall be the responsibility of the subdivider to pay the cost of the right-of-way improvements.
 - (1) *Principal access to remote subdivisions.* The department shall designate the principal access to the remote subdivision. Such access may be by right-of-way.
- (b) *Publicly maintained access within a subdivision.* Unless otherwise provided in this section or in 49.15.420(a)(1), all lots must satisfy the minimum frontage requirement and have direct and practical access to the right-of-way through the frontage. The minimum frontage requirement on a right-of-way is 30 feet or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400. These requirements for frontage and access can be accomplished by:
 - (1) Dedication of a new right-of-way with construction of the street to public standards. This street must connect to an existing publicly maintained street;
 - (2) Use of an existing publicly maintained street;
 - (3) Upgrading the roadway within an existing right-of-way to public street standards. This existing right-of-way must be connected to another publically maintained street; or
 - (4) A combination of the above.
- (c) *Privately maintained access within a subdivision.* Lots shall front and have direct access to a publically maintained street except as:
 - (1) *Privately maintained public access.* A subdivision may create new lots served by a privately maintained access within a public right-of-way not maintained by an agency of government as provided by CBJ 49.35, article II, division 3. All lots must have either a minimum of 30 feet of frontage on a right-of-way, or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400.
 - (2) *Private shared access.* A lot in a subdivision is exempt from having the minimum frontage on a public right-of-way when a shared access is approved pursuant to CBJ 49.35, article II, division 2. All lots served by a shared access shall have a minimum of 30 feet of frontage on the shared access.
- (d) *Remote subdivisions accessible by navigable waterbodies.* All lots in a remote subdivision solely accessible by navigable waterbodies must have a minimum of 30 feet of frontage on, and direct and practical access to, either the navigable water or a right-of-way. The right-of-way must have direct and practical access to the navigable water.
- (e) *Access within remote subdivisions accessible by pioneer paths.* All lots must either have direct and practical access with a minimum of 30 feet of frontage on the right-of-way, or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400.

(Serial No. 2016-26(b) , § 9, 4-3-2017, eff. 5-3-2017)

49.40.200 General applicability.

Developers must provide off-street parking spaces for automobiles in accordance with the requirements set forth in this chapter at the time any structure is erected, expanded, or when there is a change in the principal use.

- (a) *Special parking areas.*
 - (1) *Town center parking area.* The town center parking area, as depicted in Ordinance 2022-04(b) is adopted. The town center parking area consists of the lots within the area bound by West Tenth Street, Egan Drive, West Twelfth Street, D Street, West Ninth Street, C Street and its projection, West Eight Street and its projection, the rear lot lines of property between 370 through Distin Avenue, Sixth Street and its projection, Harris Street, projection of Third Street, projection of East Street, projection of Second Street, projection of Harris Street, the rear lot lines of property between 143 and 400 Gastineau Avenue, the rear lot lines of property between 511 and 889 South Franklin Street, and Gastineau Channel.
 - (2) *No parking required area.* The no parking required area, as depicted in Ordinance 2022-04(b) is adopted. The lots within the area bound by Gastineau Avenue, Fourth Street, Seward Street, Gastineau Channel, 490 South Franklin Street, and Layton Way are excluded from the parking requirements of this chapter. No additional parking is required for development in this area.
- (b) *Conforming parking.* The requirements, alternatives and reductions of this chapter can be combined to meet parking requirements of a development.
- (c) *Developer responsibility.* Developer must submit documentation to demonstrate that applicable parking code requirements have been met, in conformance with this chapter.
- (d) *Owner/occupant responsibility.* The provision and maintenance of off-street parking and loading spaces required in this chapter is a continuing obligation and joint responsibility of the owner and occupants.
- (e) *Determination.* The determination of whether the parking requirements of this chapter are satisfied, with or without conditions, and deemed necessary for consistency with this title, must be made by:
 - (1) The director for minor development;
 - (2) The commission for major development; or
 - (3) The commission if the development application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.
- (f) *Expansion.* In cases of expansion of a structure on or after the effective date of Ordinance 2022-04(b) :
 - (1) The number of additional off-street parking spaces required must be based on the gross floor area added.
 - (2) No additional parking spaces are required if the additional spaces would amount to less than ten percent of the total required for the development and amount to two or less spaces.
 - (3) For phased expansion, the required off-street parking spaces is the amount required for the completed development, as determined by the director.
- (g) *Change in use.* In cases of a change in use on or after the effective date of Ordinance 2022-04(b) , the number of spaces required will be based on this chapter.
- (h) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking requirements for the replacement and reconstruction of certain nonconforming structures in residential districts must be governed by chapter 49.30.

- (i) *Mixed occupancy.* Mixed occupancy is when two or more of the parking uses in section 49.40.210 share the same lot(s). For mixed occupancy, the total requirement for off-street parking facilities is the sum of the requirements for the uses computed separately.
- (j) *Uses not specified.* The requirements for off-street parking in section 49.20.320 are based on the requirements for the most comparable use specified, as determined by the director for minor development or by the commission for major development.
- (k) *Location.* Off-street parking facilities must be located as provided in this chapter. If a distance is specified, such distance is the walking distance measured from the building being served to the parking provision. Off-street parking facilities for:
 - (1) Single-family dwellings and duplexes must be on the same lot as the building served;
 - (2) Multifamily dwellings may not be more than 100 feet distant, unless compliant with section 49.40.215; and
 - (3) Uses other than those specified above, may be not more than 500 feet distant, unless compliant with section 49.40.215.
- (l) *Off-street parking requirements for a lot accessible by air or water only.* Off-street parking requirements do not apply to a lot if it is accessible only by air or water. If the director determines that public access by automobile to the lot later becomes available, the owner of the property must be given notice and within one year must provide the required off-street parking.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.300 Applicability.

- (a) A traffic impact analysis (TIA) shall be required as follows:
- (1) A development projected to generate 500 or more average daily trips (ADT) shall be required to have a traffic impact analysis.
 - (2) A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis.
 - (3) A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director.
 - (4) The applicant shall provide the traffic projections for the project, and the department will review and approve the final figures.
 - (5) A TIA must be prepared by a licensed engineer, or a transportation planner, with traffic analysis experience, approved by the director.
- (b) The department shall require the applicant to contact the Alaska Department of Transportation and Public Facilities to determine whether a state permit or TIA will be required.

(Serial No. 2008-01, § 2, 1-28-08)

49.50.300 Minimum vegetative cover.

A minimum percent by area of each development site shall be maintained with live vegetative cover according to the following table. In the event of a conflict between district and area standards, the greater shall apply.

Zoning District	Percentage of Lot in Vegetation
D-1, D-3, and D-5, residential districts	20
D-10 SF residential districts	15
D-10, D-15, and D-18 multifamily residential districts	30
MU2, mixed use district	5
MU3, mixed use district	10
NC, neighborhood commercial district	25
LC, light commercial district	15
GC, general commercial district	10
WC, waterfront commercial district	10
WI, waterfront industrial district	5
I, industrial district	5
Convenience store, outside a commercial district	20

(Serial No. 87-49, § 2, 1987; Serial No. 96-20, § 2, 1996; Serial No. 98-09, § 7, 1998; Serial No. 98-20, § 3, 1998; Serial No. 2007-39, § 12, 6-25-2007; Serial No. 2013-03, § 2, 1-28-2013, eff. 2-28-2013 ; Serial No. 2021-35(am), § 7, 2-7-2022, eff. 3-10-2022)

ARTICLE II. HILLSIDE DEVELOPMENT

49.70.200 Purposes.

The purposes of this article are to:

- (1) Ensure that hillside development provides erosion and drainage control to protect adjoining parcels;
- (2) Protect waterways from sedimentation and pollution;
- (3) Minimize injury or damage to people or property from natural or artificial hazards in hillside development; and
- (4) Minimize any adverse aesthetic impact of hillside development.

(Serial No. 87-49, § 2, 1987)

49.70.210 Applicability and scope.

(a) This article applies to all development on hillsides in the City and Borough that involves the following:

- (1) Removal of vegetative cover;
- (2) Excavation of any slope in excess of 18 percent;
- (3) Creation of a new slope in excess of 18 percent for a vertical distance of at least five feet; or
- (4) Any hazard area identified on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by the assembly by ordinance or any other areas determined to be susceptible to geophysical hazards.

(b) All hillside development endorsement applications shall be reviewed by the planning commission, except the following may be reviewed by the director:

- (1) An excavation below finished grade for basements and footings of a building, a retaining wall or other structure authorized by a building permit, provided that this shall not exempt any fill made with the material from such excavation nor any excavation having an unsupported height greater than two feet after the completion of the associated structure.
- (2) Graves.
- (3) Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate or clay provided such operations do not affect the location or peak volume of runoff, the location or amount of standing water, or the lateral support for, the stresses in, or the pressure upon, any adjacent or contiguous property.
- (4) Exploratory excavations less than 200 square feet in area and under the direction of a civil engineer with knowledge and experience in the application of geology in the design of civil work.
- (5) An excavation which:
 - (A) Is less than two feet in depth and covers less than 200 square feet; or

- (B) Does not create a cut slope greater than five feet in height or steeper than one and one-half horizontal to one vertical.
- (6) A fill less than one foot in depth and intended to support structures which fill is placed on natural terrain with a slope flatter than five horizontal to one vertical, which does not exceed 20 cubic yards on any one lot and which does not obstruct a drainage course.
- (7) A fill less than three feet in depth and not intended to support structures which fill is placed on natural terrain on a slope flatter than five horizontal to one vertical, which does not exceed 50 cubic yards on any one lot and which does not obstruct a drainage course.
- (8) Minor development.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 22, 6-5-2006; Serial No. 2015-03(c)(am), § 51, 8-31-2015)

49.70.220 Hillside development endorsement application.

- (a) All development on hillsides shall be pursuant to a hillside development endorsement.
- (b) The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 52, 8-31-2015)

49.70.230 Fees.

The City and Borough shall charge the developer the gross hourly rate for professional review of the application and for inspection. The developer shall deposit one percent of the value of the site development, excluding that portion of the site determined by the engineer to be subject to a public transmission facility permit, in a specially designated reserve account, against which the City and Borough may bill its documented time and expenses. The developer shall promptly replenish this amount when requested, and no endorsement may be issued if there is any deficiency in the developer's reserve account. All unexpended funds in the reserve account shall be returned to the developer upon final approval of development or when the engineer is satisfied that the work under the hillside development endorsement has been completed and the requirements of this chapter have been met.

(Serial No. 87-49, § 2, 1987)

49.70.240 Application.

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

- (1) A vicinity map, at a clear and legible scale, showing roads, place and street names and natural waterbodies.
- (2) Site maps, showing the present condition of the site at a clear and legible scale compatible with the size of the development and including:
 - (A) Two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line;
 - (B) Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody;

- (C) Lot boundaries and easements for the site and adjacent lots; and
 - (D) Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.
 - (3) The application shall include a finished proposed site plan at a clear and legible scale that includes the following information:
 - (A) Finished grade at two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line.
 - (B) Water bodies, tidelands and drainage ways, and temporary and permanent drainage systems from the development site to the accepting natural waterbody.
 - (C) Lot boundaries, easements and setback lines.
 - (D) The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.
 - (E) Clearing limits of existing vegetative cover.
 - (F) A cross section of the development site.
 - (4) The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations.
 - (5) A description of the source and type of any off-site fill, and the site for depositing excess fill.
 - (6) A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes.
 - (7) An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development.
 - (8) A work schedule, by phase.
 - (9) Such other different or more detailed submissions as may be required.
- (Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015)

49.70.250 Standards for approval.

Hillside development shall meet the following minimum standards:

- (1) *Roads.* The City and Borough road standards shall apply to hillside development, except that:
 - (A) *Modification of standards.* The engineer or planning commission may modify road standards as identified in subsections (1)(B) and (C) of this section, if:
 - (i) The developer's traffic analysis and circulation, land ownership, and development patterns indicate future use of the roadway at less than collector street levels;

- (ii) The modification would enable the development to meet, or more closely approximate, the criteria set forth in section 49.70.260; and either
 - (iii) The proposed road or access in question would result in a permanent cul-de-sac; or
 - (iv) A secondary access to the proposed development exists or will be developed as a part of the project.
- (B) *Road width.* The width of a section of residential roadway may be narrowed to 20 feet, with a single four-foot pedestrian way and underground storm drain system, if:
- (i) The section is not more than 200 feet in length, and is separated from other such sections by at least 100 feet of standard roadway;
 - (ii) No entrances, intersections or parking are allowed in the section;
 - (iii) Guard rails, if any, are designed to permit the passage of plowed snow;
 - (iv) There is at least a 200-foot line of sight along the centerline of the section;
 - (v) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260;
 - (vi) Grouped off-street parking spaces are provided at the entry to the section; and
 - (vii) Adequate provision is made for storage of snow.
- (C) *Road grade.* The grade of a section of residential roadway may be increased to a maximum of 15 percent if:
- (i) The section is not more than 200 feet in length and separated from other such sections by at least 100 feet of roadway;
 - (ii) No entrances or intersections are allowed in the section;
 - (iii) Through intersections at the end of the section have approaches at least 50 feet long measured from the edge of the traveled way of the crossroad and are at a grade of eight percent or less; intersections requiring a full stop have approaches no less than 20 feet long at a grade of two percent or less, or no less than 50 feet long at a grade between two and six percent;
 - (iv) Any guard rails are designed to permit the passage of plowed snow;
 - (v) All sight distances conform to standards of the American Association of State Highway and Transportation Officials; and
 - (vi) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260.
- (2) *Weather.* The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case the permit shall be extended by a like period.
- (3) *Sediment.* The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody.
- (4) *Peak discharge.* The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation.

(Serial No. 87-49, § 2, 1987)

49.70.260 Criteria.

The commission or director shall consider the extent to which the development meets the following criteria:

- (1) *Soil erosion.* Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.
- (2) *Existing vegetation.* Depletion of existing vegetation shall be minimized.
- (3) *Contours.* The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.
- (4) *Time of exposure and soil retention.* The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention.
- (5) *Replanting.* The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.
- (6) *Drainage.* The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.
- (7) *Foundations.* The developer shall ensure that buildings will be constructed on geologically safe terrain.
- (8) *Very steep slopes.* The developer shall minimize excavation on slopes over 30 percent.
- (9) *Soil retention features.* The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.
- (10) *Wet weather periods.* The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1—May 1.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015)

49.70.270 Conditions on approval.

The commission or director may place conditions upon a hillside development endorsement as necessary or desirable to ensure that the spirit of this chapter will be implemented in the manner indicated in the application. Fulfillment of conditions shall be certified by the engineer. The conditions may consist of one or more of the following:

- (1) *Development schedule.* The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion of required improvements.
- (2) *Dedications.* The commission or director may require conveyances of title or other legal or equitable interests to public entities, public utilities, a homeowner's association, or other common entities. The developer may be required to construct any public facilities, such as drainage retention areas, to City and Borough standards prior to dedication.

- (3) *Construction guarantees.* The commission or director may require the posting of a bond or other surety or collateral providing for whole or partial releases, in order to ensure that all required improvements are constructed as specified in the approved plans.
- (4) *Lot size.* If justified by site topography, the commission or director may require larger lot areas than prescribed by zoning requirements.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 55, 8-31-2015)

Chapter 49.85 FEES FOR LAND USE ACTIONS

49.85.100 Generally.

Processing fees are established for each development, platting and other land use action in accordance with the following schedule:

- (1) Minor development.
 - (A) Reserved;
 - (B) Staff review, no charge if a building permit is required;
 - (C) Sign permit, \$50.00 for the first two signs, and \$20.00 for each additional sign.
- (2) Minor subdivision or consolidation.
 - (A) Subdivision creating additional lots, \$400.00 plus \$25.00 for each resulting lot;
 - (B) Subdivision creating no additional lots, \$110.00 plus \$25.00 for each lot changed.
- (3) Major development, conditional use permits or modifications, allowable use permits, and wetlands permits. The fees for these land use actions are based on classes of uses, and shall be paid upon application for permit issuance or modification as set forth in subsections (3)(A)—(E) of this section. The fee for an extension of a permit shall be \$250.00 for any class of use.
 - (A) Class I uses, \$350.00. Class I uses are:
 - (i) Mobile homes on single lots;
 - (ii) Agricultural uses of under 50,000 square feet;
 - (iii) Residential structures, four or fewer units;
 - (iv) Transient structures, 12 or fewer rooms for rent;
 - (v) Day care and child care homes;
 - (vi) Accessory or incidental recycling activities under section 49.25.300, category 11.120 uses;
 - (B) Class II uses, \$500.00. Class II uses are:
 - (i) Commercial, mixed use or enclosed industrial uses with less than 10,000 square feet of building space and using less than one acre of land;
 - (ii) Agricultural uses of 50,000 or more square feet;
 - (iii) Residential structures, five to ten dwelling units;
 - (iv) Transient structures, 13 to 30 rooms for rent;
 - (v) Day care and child care centers;
 - (vi) Floating residences and floating structures under 2,500 square feet;
 - (vii) Churches, schools, and additions thereto;
 - (C) Class III uses, \$750.00. Class III uses are:

- (i) Commercial, mixed use or enclosed industrial uses with 10,000 to 20,000 square feet of building space or using one to three acres of land;
 - (ii) Residential structures, 11 to 30 dwelling units;
 - (iii) Transient structures, 31 to 90 rooms for rent;
 - (iv) Floating structures, 2,500 to 10,000 square feet;
- (D) Class IV uses, \$1,000.00. Class IV uses are:
 - (i) Commercial, mixed use or enclosed industrial uses with 20,001 to 40,000 square feet of building space or using more than three but less than six acres of land;
 - (ii) Residential structures, 31 to 60 dwelling units;
 - (iii) Transient structures, 91 to 180 rooms for rent;
 - (iv) Unenclosed industrial uses using less than three acres of land (e.g., batch plants, quarries, sand and gravel operations, junkyards, heliports, and outside storage);
 - (v) Floating structures over 10,000 square feet.
- (E) Class V uses, \$1,600.00. Class V uses are:
 - (i) Commercial, mixed use or enclosed industrial uses with more than 40,000 square feet of building space or using six or more acres of land;
 - (ii) Unenclosed industrial uses using three or more acres of land;
 - (iii) Residential structures, over 60 dwelling units;
 - (iv) Transient structures, over 180 rooms for rent;
 - (v) City and state projects with estimated project cost over \$2,500,000.00.
- (4) Major subdivisions, including mobile home subdivisions.
 - (A) Preliminary plat, \$110.00 per lot;
 - (B) Final plat, \$70.00 per lot;
 - (C) Reserved;
 - (D) Plat amendment, \$110.00 plus \$25.00 per lot.
- (5) Street vacation, \$500.00.
- (6) Administration of developer's subdivision improvement guaranty.
 - (A) Performance bond, \$50.00;
 - (B) Deposit in escrow, \$140.00;
 - (C) Deed of trust, reconveyance, agreement or substitution of trust and reconveyance lots, \$140.00 for first lot, plus \$25.00 for each additional lot.
- (7) Access driveways in rights-of-way, \$400.00.
- (8) Special use or area.
 - (A) Mining.
 - (i) Exploration approval, \$200.00;
 - (ii) Small mine permit and amendment, \$1,200.00;

- (iii) Large mine permit and amendment, \$3,600.00, plus any special fee established pursuant to section 49.65.130;
 - (iv) Technical revision \$500.00;
 - (v) Ownership transfer requests \$500.00;
 - (vi) Summary approval. The fees for a summary approval action shall be based on the classes of uses as established in 49.85.100(3).
- (B) Mobile home parks.
 - (i) Preliminary review, \$90.00 per lot or \$250.00, whichever is greater;
 - (ii) Final review, \$60.00 per lot or \$250.00, whichever is greater.
- (C) Recreational vehicle parks, conditional use permit, \$400.00.
- (D) Hillside development endorsement. Gross hourly rate for professional review and inspection, \$60.00.
- (E) Planned Unit Development (PUD) and Cottage Housing.
 - (i) Preliminary plan application approval, \$400.00 plus \$80.00 per residential unit;
 - (ii) Final plan approval, \$300.00 plus \$60.00 per residential unit.
- (F) Development in landslide or avalanche hazard area conditional use, \$400.00.
- (G) Alternative residential subdivisions.
 - (i) Preliminary plan application review, \$400.00 plus \$80.00 per residential unit;
 - (ii) Final plan review, \$300.00 plus \$60.00 per residential unit.
- (H) Floodplain development permit.
 - (i) Minor development, no building permit required, \$45.00.
 - (ii) Major development, building permit required, \$100.00.
 - (iii) Exception, \$400.00.
- (9) Zone changes and comprehensive plan amendments, \$600.00.
- (10) *Variances and alternative development permits.*
 - (A) Administrative variance, \$120.00;
 - (B) Non-administrative variance, \$400.00.
- (11) Street name change, \$400.00.
- (12) Preparation of deed restrictions, certificates of common ownership, and similar documents, \$100.00.
- (13) Sidewalk obstruction permit under CBJ 62.10.010: \$100.00.
- (14) Certification of zoning compliance letters, \$150.00.
- (15) Appeal of director's decision, refundable if applicant prevails, \$200.00.
- (16) Fee not listed. The processing fee for any development, platting, or other land use action not specifically listed in this section shall be the fee established for the most similar action listed, as determined by the community development director.

- (17) Fee cancellation. The director may authorize the refunding of a portion of the fee paid for a land use action when the permit application is cancelled before completion of the land use review process. The director may estimate the amount of work not completed and set the amount of the refund at that amount, less ten percent of the fee.
- (18) Wireless communication facility application fees.
 - (A) Application fees required by subsection 49.65.940(b): \$350.00.
 - (B) Additional fee required for special use permit applications required by subsection 49.65.970(b)(1): \$500.00.
 - (C) Any actual costs incurred for technical expert review, publication and mailings.
- (19) Marijuana license fee, \$250.00.
- (20) Certification of nonconforming status, \$150.00; fee is waived if applied for in conjunction with a development permit.
- (21) Parking waiver, \$400.00. If the application is filed in conjunction with a major development permit the fee shall be reduced by 20 percent.
- (22) Fee in lieu, \$10,000.00 per off-street parking space required.

(Serial No. 87-49, § 2, 1987; Serial No. 91-02, § 2, 1991; Serial No. 91-42, § 2, 1991; Serial No. 92-42, § 4, 1992; Serial No. 94-24, § 2, 1994; Serial No. 95-33, § 10, 1995; Serial No. 95-40, § 5, 1996; Serial No. 96-30, § 8, 1996; Serial No. 97-04, § 2, 1997; Serial No. 97-12, § 3, 1997; Serial No. 2000-38, § 2, 10-16-2000; Serial No. 2003-07(am), § 7, 5-12-2003; Serial No. 2010-15(c), § 3, 5-19-2010; Serial No. 2014-32(e)am, § 4, 9-29-2014, eff. 10-29-2014 ; Serial No. 2015-03(c)(am), § 61, 8-31-2015 ; Serial No. 2015-38(b)(am), § 2 5-2-2016, eff. 6-2-2016 ; Serial No. 2017-16, § 3, 6-26-2017, eff. 7-27-2017 ; Serial No. 2018-04(b), § 3, 5-14-2018, eff. 6-14-2018 ; Serial No. 2018-41(c), § 4, 12-17-2018, eff. 1-17-2019 ; Serial No. 2019-37, § 8, 3-16-2020, eff. 4-16-2020 ; Serial No. 2021-06, § 7, 4-26-2021, eff. 5-26-2021; Serial No. 2021-19, § 10, 8-2-2021, eff. 9-1-2021; Serial No. 2022-04(b) , § 5, 4-25-2022, eff. 5-26-2022; Serial No. 2021-36 , § 4, 9-12-2022, eff. 10-13-2022)

49.85.110 Amendment of rates.

The manager may adjust the rates in this chapter from time to time to reflect changes in the cost of providing municipal services generally.

(Serial No. 87-49, § 2, 1987)

49.85.130 Payment of fees.

No application, petition, request or appeal for which a fee is established under this title shall be complete unless accompanied by the required fee and shall be returned unless accompanied by such fee. All fees shall be nonrefundable except, if the appellant prevails in an appeal to the assembly or if the appeal is withdrawn prior to commencement of the hearing, the appeal fee shall be refunded less \$25.00 and hearing officer expenses incurred to withdrawal.

(Serial No. 87-49, § 2, 1987)

49.85.140 Development, work, or use commencing before permit application or issuance.

- (a) Any development, work, or use for which a permit is required under this title, but for which no permit is applied for and issued prior to the commencement of the development, work, or use requiring the permit, shall be subject to processing fees in an amount double that specified in section 49.85.100 for the permit.
- (b) The director may waive processing fees in excess of those listed in section 49.85.100 upon a finding that processing the permit application will not require staff time and/or materials in excess of what would have been required to process the permit application if it had been applied for prior to commencing the development, work, or use.

(Serial No. 2009-04, § 2, 6-8-2009)

PART II - CODE OF ORDINANCES
TITLE 49 - LAND USE
Chapter 49.40 - PARKING AND TRAFFIC
ARTICLE II. PARKING AND LOADING

ARTICLE II. PARKING AND LOADING¹

49.40.200 General applicability.

Developers must provide off-street parking spaces for automobiles in accordance with the requirements set forth in this chapter at the time any structure is erected, expanded, or when there is a change in the principal use.

- (a) *Special parking areas.*
 - (1) *Town center parking area.* The town center parking area, as depicted in Ordinance 2022-04(b) is adopted. The town center parking area consists of the lots within the area bound by West Tenth Street, Egan Drive, West Twelfth Street, D Street, West Ninth Street, C Street and its projection, West Eight Street and its projection, the rear lot lines of property between 370 through Distin Avenue, Sixth Street and its projection, Harris Street, projection of Third Street, projection of East Street, projection of Second Street, projection of Harris Street, the rear lot lines of property between 143 and 400 Gastineau Avenue, the rear lot lines of property between 511 and 889 South Franklin Street, and Gastineau Channel.
 - (2) *No parking required area.* The no parking required area, as depicted in Ordinance 2022-04(b) is adopted. The lots within the area bound by Gastineau Avenue, Fourth Street, Seward Street, Gastineau Channel, 490 South Franklin Street, and Layton Way are excluded from the parking requirements of this chapter. No additional parking is required for development in this area.
- (b) *Conforming parking.* The requirements, alternatives and reductions of this chapter can be combined to meet parking requirements of a development.
- (c) *Developer responsibility.* Developer must submit documentation to demonstrate that applicable parking code requirements have been met, in conformance with this chapter.
- (d) *Owner/occupant responsibility.* The provision and maintenance of off-street parking and loading spaces required in this chapter is a continuing obligation and joint responsibility of the owner and occupants.
- (e) *Determination.* The determination of whether the parking requirements of this chapter are satisfied, with or without conditions, and deemed necessary for consistency with this title, must be made by:
 - (1) The director for minor development;
 - (2) The commission for major development; or

¹Sec. 2 of Serial No. 2022-04(b) , adopted April 25, 2022, repealed and reenacted art. II in its entirety to read as herein set out. Former art. II pertained to the same subject matter, consisted of §§ 49.40.200—49.40.230, and derived from Serial No. 87-49, 1987; Serial No. 89-05, 1989; Serial No. 89-33, 1989; Serial No. 92-11, 1992; Serial No. 97-49, 1997; Serial No. 2006-14(b), adopted May 15, 2006; Serial No. 2006-15, adopted June 5, 2006; Serial No. 2006-33am, adopted October 30, 2006; Serial No. 2007-18, adopted April 23, 2007; Serial No. 2009-22(b), adopted October 12, 2009; Serial No. 2010-22, adopted July 19, 2010 ; Serial No. 2015-07(b)(am), adopted February 13, 2015; Serial No. 2015-32 , adopted August 10, 2015; Serial No. 2016-14 , adopted May 2, 2016; Serial No. 2016-46 , adopted March 6, 2017; Serial No. 2018-31 , adopted June 4, 2018; and Serial No. 2019-37 , adopted March 16, 2020.

- (3) The commission if the development application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

(f) *Expansion.* In cases of expansion of a structure on or after the effective date of Ordinance 2022-04(b) :

(1) The number of additional off-street parking spaces required must be based on the gross floor area added.

(2) No additional parking spaces are required if the additional spaces would amount to less than ten percent of the total required for the development and amount to two or less spaces.

(3) For phased expansion, the required off-street parking spaces is the amount required for the completed development, as determined by the director.

(g) *Change in use.* In cases of a change in use on or after the effective date of Ordinance 2022-04(b) , the number of spaces required will be based on this chapter.

(h) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking requirements for the replacement and reconstruction of certain nonconforming structures in residential districts must be governed by chapter 49.30.

(i) *Mixed occupancy.* Mixed occupancy is when two or more of the parking uses in section 49.40.210 share the same lot(s). For mixed occupancy, the total requirement for off-street parking facilities is the sum of the requirements for the uses computed separately.

(j) *Uses not specified.* The requirements for off-street parking in section 49.20.320 are based on the requirements for the most comparable use specified, as determined by the director for minor development or by the commission for major development.

(k) *Location.* Off-street parking facilities must be located as provided in this chapter. If a distance is specified, such distance is the walking distance measured from the building being served to the parking provision. Off-street parking facilities for:

(1) Single-family dwellings and duplexes must be on the same lot as the building served;

(2) Multifamily dwellings may not be more than 100 feet distant, unless compliant with section 49.40.215; and

(3) Uses other than those specified above, may be not more than 500 feet distant, unless compliant with section 49.40.215.

(l) *Off-street parking requirements for a lot accessible by air or water only.* Off-street parking requirements do not apply to a lot if it is accessible only by air or water. If the director determines that public access by automobile to the lot later becomes available, the owner of the property must be given notice and within one year must provide the required off-street parking.
- (Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.210 Number of off-street parking spaces required.

- (a) *General.* The minimum number of off-street parking spaces required must be as set forth in the following table. The number of spaces must be calculated and rounded down to the nearest whole number:

Use	Spaces Required in All Other Areas	Spaces Required in Town Center Parking Area
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Single-family and duplex	2 per each dwelling unit	1 per each dwelling unit
Multifamily units	1 per one bedroom unit	0.4 per one bedroom unit
	1.5 per two-bedroom unit	0.6 per two-bedroom unit
	2.0 per three- or more bedroom unit	0.8 per three- or more bedroom unit
Rooming house, boardinghouse, single-room occupancies with shared facilities, bed and breakfast, halfway house, and group home	1 per 2 bedrooms	1 per 5 bedrooms
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities	1 per 5 single-room occupancies, plus 1 per each increment of ten single-room occupancies with private facilities.
Accessory apartment	1 per each unit	0 per each unit
Motel	1 per each unit in the motel	1 per each 12 units in the motel
Hotel	1 per each four units	1 per each 12 units
Hospital and nursing home	2 per bed OR one per 400 square feet of gross floor area	2 per bed OR one per 400 square feet of gross floor area
Senior housing	0.6 parking spaces per dwelling unit	0.3 spaces per dwelling unit
Assisted living facility	0.4 parking spaces per maximum number of residents	0.4 parking spaces per maximum number of residents
Sobering center	1 parking space per 12 beds	2 parking spaces
Theater	1 for each four seats	1 for each 10 seats
Church, auditorium, and similar enclosed places of assembly	1 for each four seats in the auditorium	1 for each 10 seats in the auditorium
Bowling alley	3 per alley	1.2 per alley
Bank, office, retail commercial, salon and spa	1 per 300 square feet of gross floor area	1 per 750 square feet of gross floor area
Medical or dental clinic	1 per 200 square feet of gross floor area	1 per 400 square feet of gross floor area
Funeral Home	1 per six seats based on maximum seating capacity in main auditorium	1 per 15 seats based on maximum seating capacity in main auditorium
Warehouse, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area	1 per 2,500 square feet of gross floor area
Restaurant and alcoholic beverage dispensary	1 per 200 square feet of gross floor area	1 per 750 square feet of gross floor area
Swimming pool serving general public	1 per four persons based on pool capacity	1 per 10 persons based on pool capacity
Shopping center and mall	1 per 300 square feet of gross leasable floor area	1 per 750 square feet of gross floor area
Convenience store	49.65 Article V	1 per 750 square feet of gross floor area
Watercraft moorage	1 per three moorage stalls	2 per 15 moorage stalls
Manufacturing uses; research, testing and	1 per 1,000 square feet gross floor area except that office space must	1 per 2,500 square feet gross floor area except that office space must provide parking as provided for offices

processing, assembling, industry	provide parking as required for offices	
Library and museum	1 per 600 square feet gross floor area	1 per 1,500 square feet of gross floor area
School, elementary	2 per classroom	2 per classroom
Middle school or junior high	1.5 per classroom	1.5 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 spaces per bay. All but two of the required non-accessible parking spaces may be in a stacked configuration
Post office	1 per 200 square feet gross floor area	1 per 500 square feet of floor area
Childcare Home	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Childcare Center	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Indoor sports facilities, gyms	1 per 300 square feet gross floor area	1 per 750 square feet gross floor area
Mobile Food Vendors	No parking requirement	No parking requirement
Open air food service (TPU 8.3)	1 per 400 square feet of gross floor area.	Zero

- (b) *Accessible parking spaces.* Accessible parking spaces must be provided as part of the required off-street parking spaces, according to the following table (Table 49.40.210(b)). Except, Accessible parking spaces are not required for residential uses that require fewer than ten parking spaces and there are no visitor parking spaces.

Table 49.40.210(b)	
Total Parking Spaces in Lot	Required Minimum Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2

51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 space for each 100 spaces over 1,100 total spaces in lot

- (c) *Facility loading spaces.* In addition to the required off-street parking requirements, a development must provide loading spaces as set forth in the following table:

Use	Gross Floor Area in Square Feet		Loading Space Required
	All other areas	Town Center Parking District	
Motels and hotels	5,000—29,999	6,000—60,000	1
	30,000—60,000		2
	Each additional 30,000	Each additional 30,000	1
Commercial	5,000—24,999	6,000—50,000	1
	25,000—50,000		2
	Each additional 30,000	Each additional 30,000	1
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	6,000—50,000	1
	25,000—50,000		2
	Each additional 30,000	Each additional 30,000	1
Hospital	5,000—40,000	6,000—40,000	1
	Each additional 40,000	Each additional 40,000	1
School	For every two school buses		1
Home for the aged, convalescent home, correctional institution	More than 25 beds		1

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.215 Parking alternatives.

Parking alternatives are methods of accommodating required parking without building parking on site. A developer may apply for one or more parking alternatives. Parking alternatives may be combined with approved reductions.

- (a) *Joint use.* Joint use occurs when the same off-street parking space is used to meet the parking requirement of different uses at different times. Joint use of off-street parking spaces may be authorized when the developer demonstrates there is no substantial conflict in the principal operating hours of the structures and uses involved and subject to the following requirements:
- (1) Any structure or use sharing the off-street parking facilities of another structure or use must be located within 500 feet of such parking facilities, unless a lesser radius is identified in this chapter. A developer may apply to provide off-street parking in an area greater than 500 feet distant, if approved by the commission.
 - (2) The developer demonstrates with appropriate analysis or data that there is no substantial conflict in the principal operating hours of the structures or users for which joint use of off-street parking facilities is proposed.

The developer must present to the director a written instrument, proposed by the parties concerned, providing for joint use of off-street parking facilities. Upon approval by the director, such instrument must be recorded by the developer and documentation of recording provided to the director.

- (b) *Loading spaces off-site.* The required loading space(s) may be met by an alternative private off-site loading parking space, if the alternate space is determined by the director of adequate capacity and proximity. In no case will the distance exceed standards established in subsection 49.40.200(k).

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.220 Parking reductions.

A parking reduction reduces the required off-street parking spaces for a development. A developer may apply for one or more parking reductions. Accessible parking spaces must not be reduced and must be provided in accordance with subsection 49.40.210(b). Loading spaces must not be reduced and must be provided in accordance with subsection 49.40.210(c).

- (a) *Parking waivers.* The required number of parking spaces required by this chapter may be reduced if the requirements of this section are met.
- (1) *Standards.* Any waiver granted under this section must be in writing and must include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:
 - (A) The effect of granting a waiver would result in more benefits than detriments to the neighboring area and community as a whole as identified by the comprehensive plan; and
 - (B) The effect of granting a waiver will not materially endanger public health, safety, or welfare.
 - (2) *Relevant information.* The following information may be relevant for the director or commission's review:
 - (A) Analysis or data relevant to the intended use and related parking demands.
 - (B) Provision for alternative transportation.
 - (C) Traffic mitigation measures supported by industry standards.
 - (D) Bicycle and pedestrian amenities.
 - (3) *Applications.* Applications for parking waivers must be on a form specified by the director and must be accompanied by a one-time fee as provided in chapter 49.85.

- (4) *Public notice.* The director must mail notice of any complete parking waiver application to the owners of record of property located within a 250-foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications should be made concurrently in accordance with CBJ 49.15.230.
- (5) *Expiration.* An approved parking waiver expires upon a change in use.
- (b) *Town center parking area, fee-in-lieu of off-street parking spaces.* In the town center parking area, a developer may pay a one-time fee in lieu of providing off-street parking spaces to satisfy the minimum parking requirements of this chapter. Fee in lieu can be used in any combination with other parking provisions of this chapter. Any fee in lieu due must be paid in full prior to the issuance of a temporary certificate of occupancy.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.225 Dimensions and signage for required off-street parking spaces.

- (a) *Standard spaces.*
 - (1) Except as provided in this section, each standard parking space must consist of a generally rectangular area at least eight and one-half feet by 17 feet. Lines demarcating parking spaces may be drawn at any angle to curbs or aisles so long as the parking spaces so created contain within them the rectangular area required by this section.
 - (2) Spaces parallel to the curb must be no less than 22 feet by six and one-half feet.
- (b) *Accessible spaces.*
 - (1) Each accessible parking space must consist of a generally rectangular area at least 13 feet by 17 feet, including an access aisle of at least five feet by 17 feet. Two accessible parking spaces may share a common access aisle.
 - (2) One in every eight accessible parking spaces, but not less than one, must be served by an access aisle with a width of at least eight feet and must be designated "van-accessible."
 - (3) Accessible parking spaces must be designated as reserved by a sign showing the symbol of accessibility. "Van-accessible" parking spaces must have an additional sign designating the parking space as "van-accessible" mounted below the symbol of accessibility. A sign must be located so it cannot be obscured by a vehicle parked in the space.
 - (4) Access aisles for accessible parking spaces must be located on the shortest accessible route of travel from parking area to an accessible entrance.
- (c) *Facility loading spaces.*
 - (1) Each off-street loading space must be not less than 30 feet by 12 feet, must have an unobstructed height of 14 feet six inches, and must be permanently available for loading.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.230 Parking area and site circulation review procedures.

- (a) *Purpose.* The purpose of these review procedures is to ensure that proposed parking and related site access areas provide for adequate vehicular and pedestrian access and circulation; that parking spaces are usable, safe, and conveniently arranged; that sufficient consideration has been given to off-street loading and unloading; and that the parking area will be properly drained, lighted, and landscaped.

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(Supp. No. 145)

- (b) *Plan submittal.* Development applications must include plans for parking and loading spaces. Major development applications must include plans prepared by a professional engineer or architect. These plans may be part of a plan submission prepared in conjunction with the required review of another aspect of the proposed development.
- (1) *Contents.* The plans must contain the following information:
- (A) Parking and loading space plans drawn to scale and adequate to show clearly the circulation pattern and parking area function;
 - (B) Existing and proposed parking and loading spaces with dimensions, traffic patterns, access aisles, and curb radii;
 - (C) Improvements including roads, curbs, bumpers and sidewalks indicated with cross sections, designs, details, and dimensions;
 - (D) A parking schedule indicating the number of parking spaces required, the number provided, and how such calculations were determined;
 - (E) Topography showing existing and proposed contour intervals; and
 - (F) Landscaping, lighting and sign details, if not provided in conjunction with the required review of another aspect of the proposed development.
- (2) *Waiver of information.* The director may waive submission of any required exhibits.
- (c) *Review procedure.* Plans must be reviewed and approved according to the procedures of this chapter and chapter 49.15.
- (d) *Public improvements required.* As a condition of plan approval, the department may require a bond approved as to form by the municipal attorney for the purpose of ensuring the installation of off-site public improvements. As a condition of plan approval, the applicant is required to pay the cost of providing reasonable and necessary public improvements located outside the property limits of the development but necessitated by construction or improvements within such development.
- (Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.235 Parking and circulation standards.

- (a) *Purpose.* Provisions for pedestrian and vehicular traffic movement within and adjacent to the site must address layout of parking areas, off-street loading and unloading needs, and the movement of people, goods, and vehicles from access roads, within the site, and between buildings and vehicles. Parking areas must be landscaped and must feature safely arranged parking spaces.
- (b) *Off-street parking and loading spaces; design standards.*
- (1) *Access.* There must be adequate ingress and egress from parking spaces. The required width of access drives for driveways must be determined as part of plan review depending on use, topography and similar considerations.
 - (2) *Size of aisles.* The width of aisles providing direct access to individual parking stalls must be in accordance with the following table. Other angles may be approved by the director that satisfy the needs of this chapter.

Parking Angle	0°	30°	45°	60°	90°
One-way traffic aisle width	13'	11'	13'	18'	24'

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(Supp. No. 145)

Two-way traffic aisle width	19'	20'	21'	23'	24'
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- (3) *Location in different zones.* No access drive, driveway or other means of ingress or egress may be located in any residential zone if it provides access to uses other than those permitted in such residential zone.
- (4) *Sidewalks and curbing.* Sidewalks must be provided with a minimum width of four feet of passable area and must be raised six inches or more above the parking area except when crossing streets or driveways. Guardrails and wheel stops permanently anchored to the ground must be provided in appropriate locations. Parked vehicles must not overhang or extend over sidewalk areas, unless an additional sidewalk width of two feet is provided to accommodate such overhang.
- (5) *Stacked parking.* Stacked parking spaces may only be counted as required parking spaces for single-family residences, duplexes, and as otherwise specified for specific uses. In the case of single-family residences and duplexes with or without accessory uses and child care homes in a residential district, only a single parking space per dwelling unit may be a stacked parking space.
- (6) *Back-out parking.* Parking space aisles must provide adequate space for turning and maneuvering on-site to prevent back-out parking onto a right-of-way. If the director or the commission, when the commission has authority, determines back-out parking would not unreasonably interfere with the public health and safety of the parking space aisles and adjacent right-of-way traffic, back-out parking is allowed in the following circumstance:
- (A) In the case of single-family dwellings and duplexes with or without accessory uses located in residential and rural reserve zoning districts;
 - (B) Where the right-of-way is an alley; or
 - (C) In the case of a child care home in a residential district.
- (c) *Drainage.*
- (1) Parking areas must be suitably drained.
 - (2) Off-site drainage facilities and structures requiring expansion, modification, or reconstruction in part or in whole as the result of the proposed development must be subject to off-site improvement requirements and standards as established by the city.
- (d) *Lighting.* Parking areas must be suitably lighted. Lighting fixtures must be "full cutoff" styles that direct light only onto the subject parcel.
- (e) *Markings and access.* Parking stalls, driveways, aisles and emergency access areas and routes must be clearly marked.
- (f) *General circulation and parking design.*
- (1) Parking space allocations must be oriented to specific buildings. Parking areas must be linked by walkways to the buildings they serve.
 - (2) Where pedestrians must cross service roads or access roads to reach parking areas, crosswalks must be clearly designated by pavement markings or signs. Crosswalk surfaces must be raised slightly to designate them to drivers, unless drainage problems would result.
- (Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)		
	Parcel Number(s)		
	☐ This property is located in the downtown historic district ☐ This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner	Contact Person	
	Mailing Address	Phone Number(s)	
	E-mail Address		
	LANDOWNER/ LESSEE CONSENT		
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
_____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X _____ Landowner/Lessee (Signature) Date			
_____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X _____ Landowner/Lessee (Signature) Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
APPLICANT If same as LANDOWNER, write "SAME"			
Applicant (Printed Name)		Contact Person	
Mailing Address	Phone Number(s)		
E-mail Address			
X _____ Applicant's Signature Date of Application			

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Intake Initials

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

Date Received



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Number of Existing Parcels _____ Total Land Area _____ Number of Resulting Parcels _____

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

NO

YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

Preliminary Plat (MIP)

Final Plat (MIF)

Panhandle Subdivision

Accretion Survey

Boundary Adjustment

Lot Consolidation (SLC)

Bungalow Lot Subdivision

Common Wall/Zero Lot Subdivision

Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

Preliminary Plat (SMP)

Final Plat (SMF)

Preliminary Development Plan – PUD (PDP)

Final Development Plan – PUD (PDF) Preliminary

Development Plan – ARS (ARP) Final

Development Plan – ARS (ARF)

Bungalow Lot Subdivision

Common Wall/Zero Lot Subdivision

Other _____

ALL REQUIRED DOCUMENTS ATTACHED

Pre-application conference notes

Narrative including:

Legal description(s) of property to be subdivided

Existing structures on the land

Zoning district

Density

Access

Current and proposed use of any structures

Utilities available

Unique characteristics of the land or structure(s)

Preliminary Plat checklist

DEPARTMENT USE ONLY BELOW THIS LINE

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

For assistance filling out this form, contact the Permit Center at 586-0770.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: _____

The following items must be included with the initial submittal of a Preliminary Plat:

- ☐ Application, filled out completely
- ☐ Project Narrative
- ☐ Pre-application Conference Report
- ☐ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☐ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.
- ☐ Application fee (see fee schedule)
- ☐ ~~Five (5) – 24" by 36" Copies~~ (1) full size PDF original of plat.
- ☐ Lot Closure Report

Applicant or Surveyor - Signature

Date

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☐ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☐ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☐ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☐ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☐ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☐ The vicinity map shall be oriented in the same direction as the plat
- ☐ A suitable north arrow shall be shown for the plat and vicinity map
- ☐ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☐ The proposed name of the subdivision
- ☐ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☐ "City and Borough of Juneau, Alaska"
- ☐ "State Recorder's Office at Juneau"
- ☐ The date the preliminary plat was prepared and revised
- ☐ The horizontal scale
- ☐ The name and address of the owner of record
- ☐ The name, address, and telephone number of the surveyor preparing the preliminary plat

Preliminary Plat Checklist

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Lot, block, and street information:

- ☐ The area of each lot
- ☐ The dimensions in feet and hundredths of a foot
- ☐ An identifying number and letter for lots and blocks
- ☐ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☐ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☐ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☐ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☐ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
 - ☐ The minimum data shown for each curve shall be as follows:
 - ☐ Length
 - ☐ Central angle
 - ☐ Radius
 - ☐ Bearing and distance of long chord
 - ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☐ All boundary lines of the subdivision with bearings and distances described
- ☐ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☐ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☐ The monuments used to establish the basis of bearing
- ☐ Each monument found or set shall be identified on the plat by a symbol
- ☐ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☐ A legend showing the symbols for all the types of monuments
- ☐ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☐ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☐ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☐ The width, ownership, and use of all proposed easements

Preliminary Plat Checklist

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- ☐ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☐ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☐ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☐ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☐ For slopes greater than ten percent, show five foot contour lines
- ☐ Every fifth elevation contour shall be distinctive and clearly labeled
- ☐ Dashed lines shall represent existing contours
- ☐ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☐ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
 - ☐ Pad elevations and drainage patterns for each lot
 - ☐ Tops and toes of all manufactured slopes, including daylight lines
 - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☐ Existing sewer and water mains within the tract with pipe sizes and grades
- ☐ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☐ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
 - ☐ North arrow
 - ☐ Legend
 - ☐ Surveyor's seal and signature
 - ☐ Title block
 - ☐ Sheet _____ of _____
 - ☐ Scale
 - ☐ All plat notes
 - ☐ Vicinity map

Preliminary Plat Checklist

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ADDITIONAL MAPPING OR REPORTS- *At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:*

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
 - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
 - ☐ The location and size of drain fields for each lot
 - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
 - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
 - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
 - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
 - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
 - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
 - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
 - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

Preliminary Plat Checklist

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- ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III
- ☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands
- ☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.
- ☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

- ☐ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

- ☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

- ☐ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: _____

The following items must be included with the initial submittal of a Preliminary Plat:

- ☒ Application, filled out completely
- ☒ Project Narrative
- ☒ Pre-application Conference Report
- ☒ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☐ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.
- ☒ Application fee (see fee schedule)
- ☒ ~~Five (5) – 24" by 36" Copies~~ (1) full size PDF original of plat.
- ☒ Lot Closure Report

Applicant or Surveyor - Signature

Date

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☒ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☒ The preliminary plat shall be submitted on ~~22 by 34 inch sheets~~ **24x36 PDF original.** The director of engineering and public works may approve alternate sheet sizes
- ☒ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☒ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☒ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☒ The vicinity map shall be oriented in the same direction as the plat
- ☒ A suitable north arrow shall be shown for the plat and vicinity map
- ☒ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☒ The proposed name of the subdivision
- ☒ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☒ "City and Borough of Juneau, Alaska"
- ☒ "State Recorder's Office at Juneau"
- ☒ The date the preliminary plat was prepared and revised
- ☒ The horizontal scale
- ☒ The name and address of the owner of record
- ☒ The name, address, and telephone number of the surveyor preparing the preliminary plat

Preliminary Plat Checklist

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Lot, block, and street information:

- ☒ The area of each lot
- ☒ The dimensions in feet and hundredths of a foot
- ☒ An identifying number and letter for lots and blocks
- ☒ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☒ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☒ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☒ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☒ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
 - ☒ The minimum data shown for each curve shall be as follows:
 - ☐ Length
 - ☐ Central angle
 - ☐ Radius
 - ☐ Bearing and distance of long chord
- ☒ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☒ All boundary lines of the subdivision with bearings and distances described
- ☒ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☒ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☒ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☐ The monuments used to establish the basis of bearing
- ☐ Each monument found or set shall be identified on the plat by a symbol
- ☐ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☐ A legend showing the symbols for all the types of monuments
- ☐ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☐ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☐ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☐ The width, ownership, and use of all proposed easements

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- ☒ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☒ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☒ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☐ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☐ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☒ For slopes greater than ten percent, show five foot contour lines
- ☒ Every fifth elevation contour shall be distinctive and clearly labeled
- ☒ Dashed lines shall represent existing contours
- ☒ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☐ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
 - ☐ Pad elevations and drainage patterns for each lot
 - ☐ Tops and toes of all manufactured slopes, including daylight lines
 - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☒ Existing sewer and water mains within the tract with pipe sizes and grades
- ☒ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☒ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
 - ☐ North arrow
 - ☐ Legend
 - ☐ Surveyor's seal and signature
 - ☐ Title block
 - ☐ Sheet _____ of _____
 - ☐ Scale
 - ☐ All plat notes
 - ☐ Vicinity map

Preliminary Plat Checklist

Updated 1/2018

Page 4 of 5

ADDITIONAL MAPPING OR REPORTS- At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☒ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
 - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
 - ☐ The location and size of drain fields for each lot
 - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
 - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
 - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☒ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
 - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
 - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
 - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
 - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☒ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
 - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

Preliminary Plat Checklist

Updated 1/2018

Page 5 of 5

- ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III
- ☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands
- ☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.
- ☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

- ☒ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

- ☒ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

- ☐ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

LEGEND

- | | |
|---|---|
| ▲ | 3" ALUMINUM PIPE MONUMENT RECOVERED THIS SURVEY |
| ✳ | BRASS CAP RECOVERED THIS SURVEY |
| ○ | REBAR WITH 2" CAP RECOVERED THIS SURVEY |
| ● | MONUMENT SET THIS SURVEY PER DETAIL |
| | |
| CBJ | CITY AND BOROUGH OF JUNEAU |
| R.D. | STATE RECORDER'S OFFICE AT JUNEAU |
| A.P. | NOT A PART OF THIS PLAT |
|  | PROPERTY LINES A PART OF THIS SURVEY |
|  | PROPERTY LINES NOT A PART OF THIS SURVEY |
|  | EASEMENT LINE THIS SURVEY |
|  | RECORD EASEMENT LINE |
|  | LINES REMOVED THIS SURVEY |
| () | INDICATES RECORD DATA |
| WC | WITNESS CORNER |

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS SHOWN HERE ON AND THAT I APPROVE THE PLAT OF THIS SURVEY.

OWNER: THRHA DATE:

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 12 DAY OF NOVEMBER PUBLIC IN AND ALASKA, 2023
BY: _____
_____ FOR ALASKA

(SIGNER'S NAME, PRINTED BY NOTARY)

MY COMMISSION EXPIRES: _____

(S 0°00'00" E 516.98')
S 0°08'49" W 516.98'

TRACT A
218,858.6 SQ FT

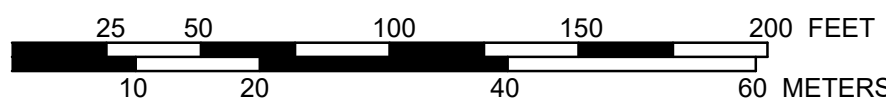
USS 4605
N.A.P.

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

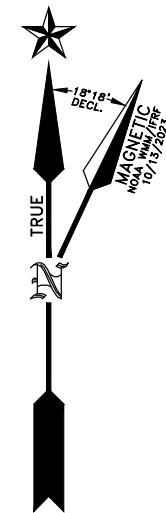
DATE: _____

SIGNATURE: _____

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER=3.2808333 U.S. SURVEY FEET
1 U.S. ACRE=0.4047 HECTARES



CREATING LOTS 1 - 25 AND TRACT A & B

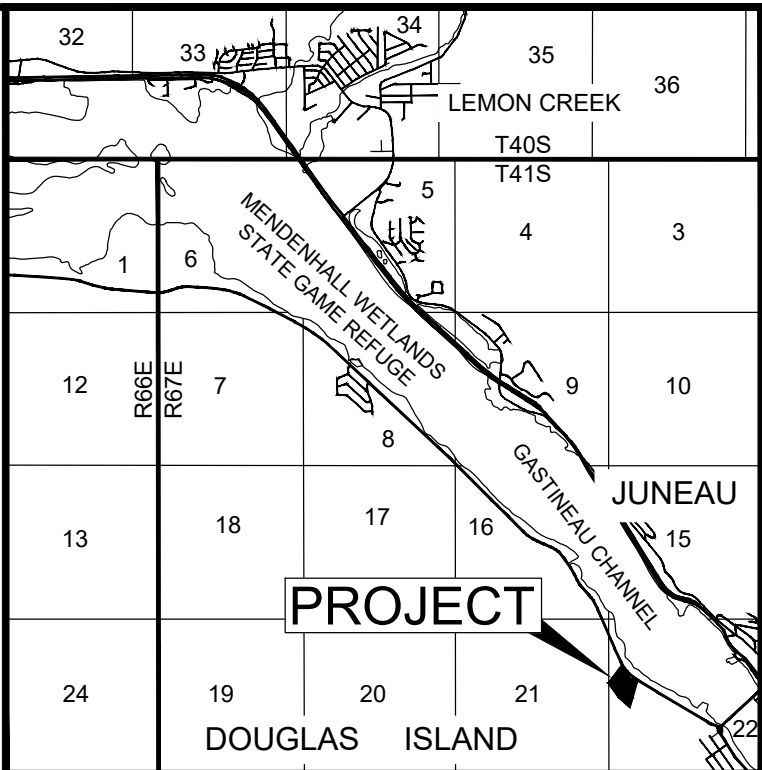
A SUBDIVISION OF TRACT II SUBDIVISION OF
FRACTION OF USS 2135 (PLAT NO. 273, J.R.D.

STATE RECORDER'S OFFICE AT JUNEAU
AND
CITY AND BOROUGH OF JUNEAU, ALASKA

CLIENT: TLINGIT HAIDA REGIONAL HOUSING AUTHORITY
5446 JENKINS DRIVE
JUNEAU, AK 99801

	
R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901	PHONE: (907) 225-7917 FAX: (907) 225-3441

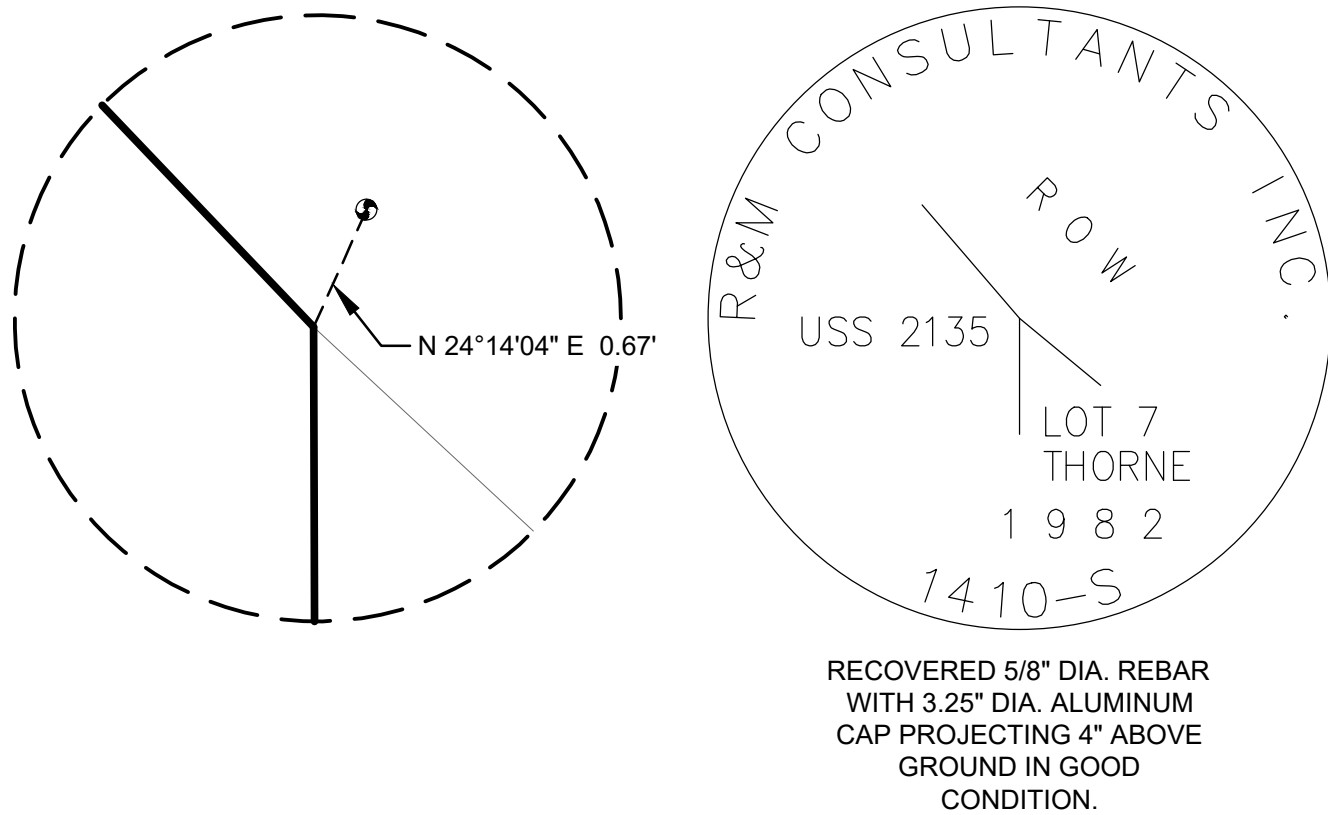
CERTIFICATE OF AUTHORIZATION: C576		
DATE: 10/13/2023	DRAWN BY: JPT	JOB NO. 222321.10
SCALE: AS NOTED	APPRVD BY: CGP	SHEET NO: 1 OF 2



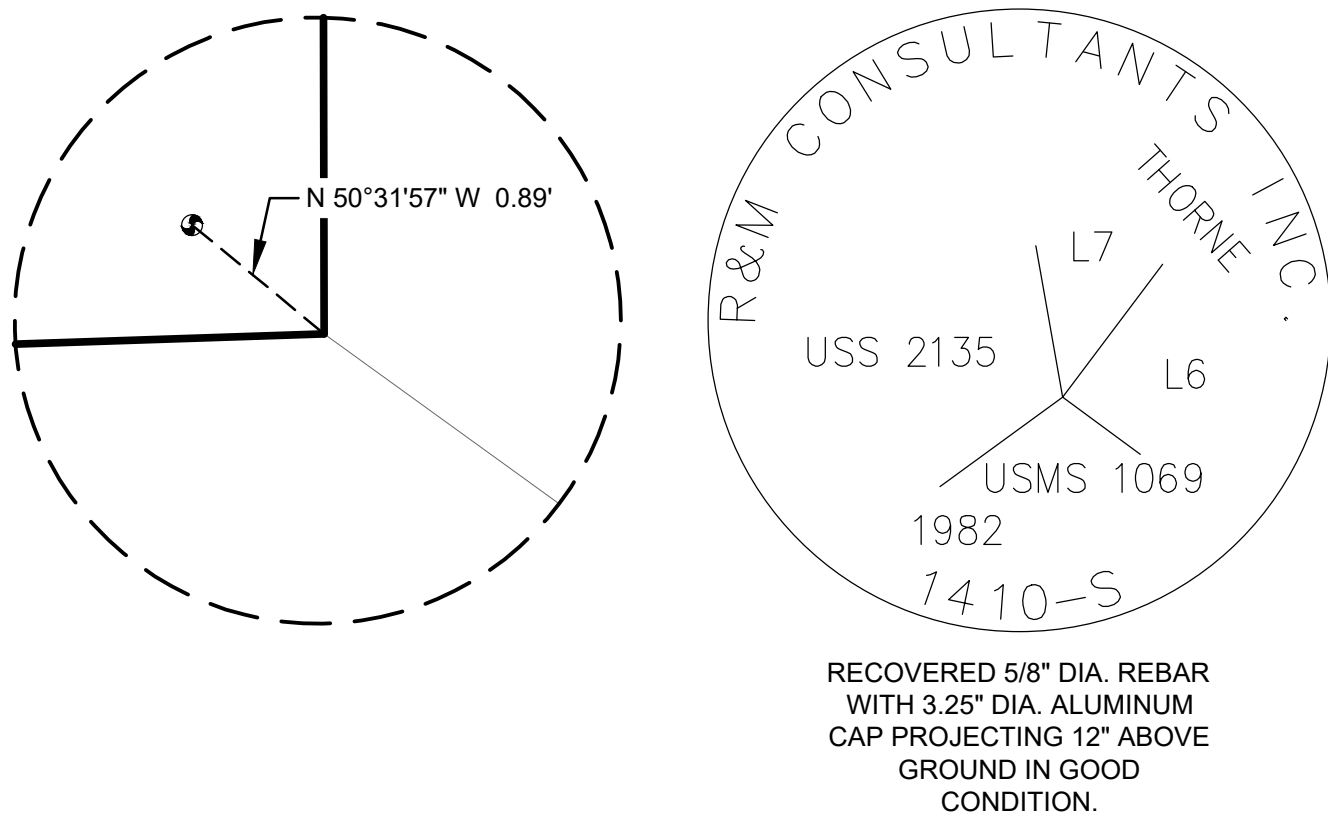
VICINITY MAP

SCALE: 1 INCH = 1 MILE
SOURCE: USGS QUADRANGLE
JUNEAU B-2 SE
2017

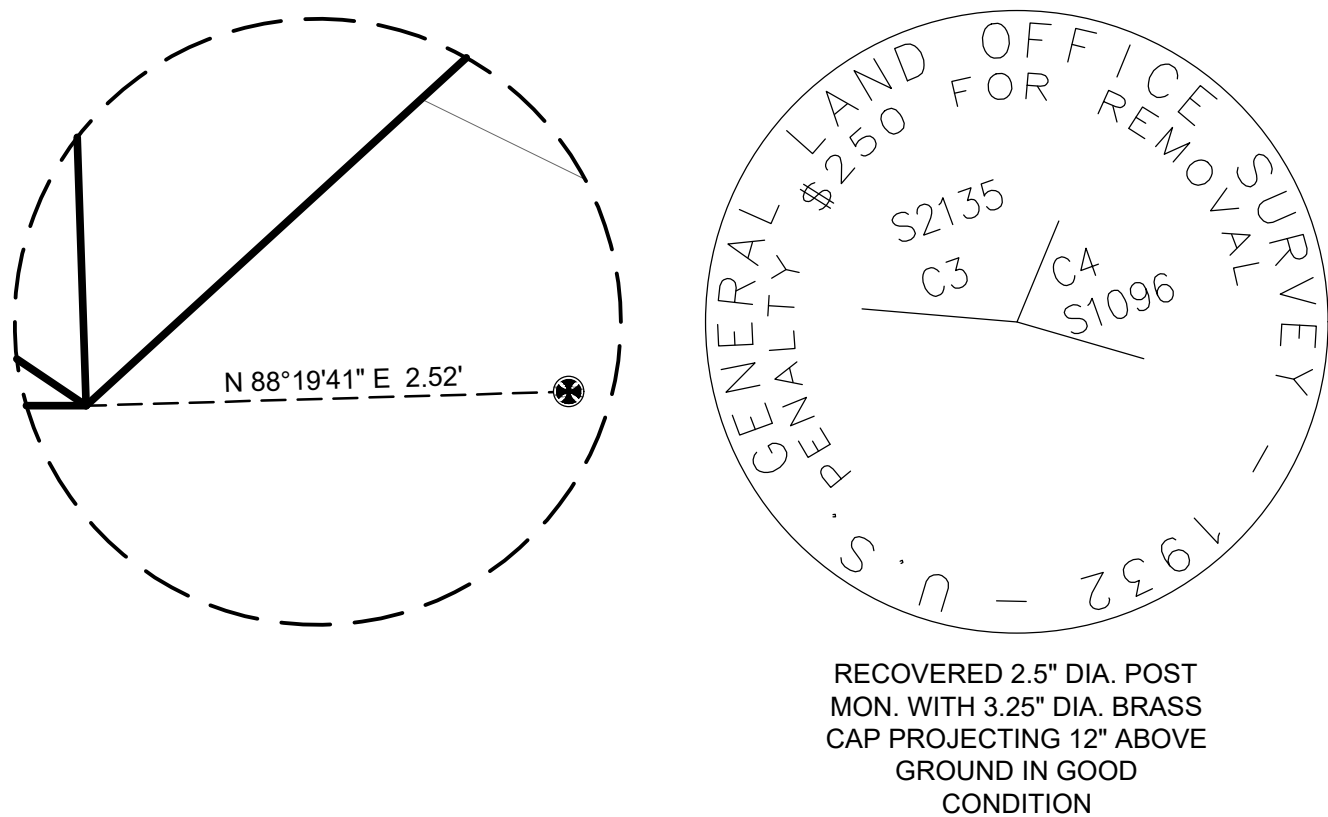
DETAIL "A"



DETAIL "B"



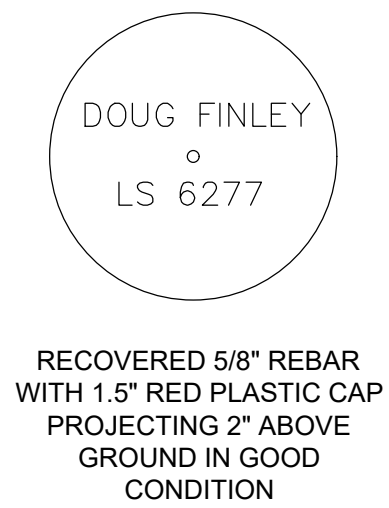
DETAIL "C"



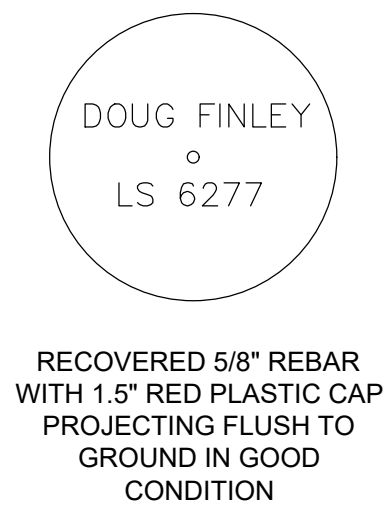
DETAIL "D"



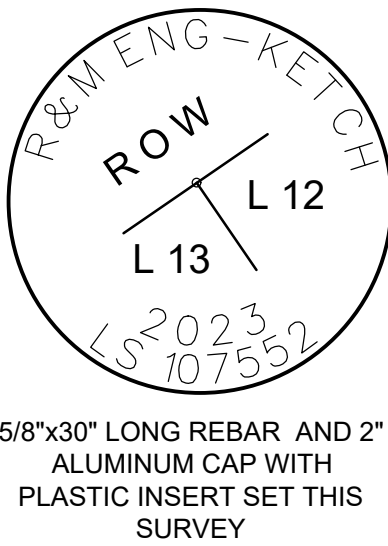
DETAIL "E"



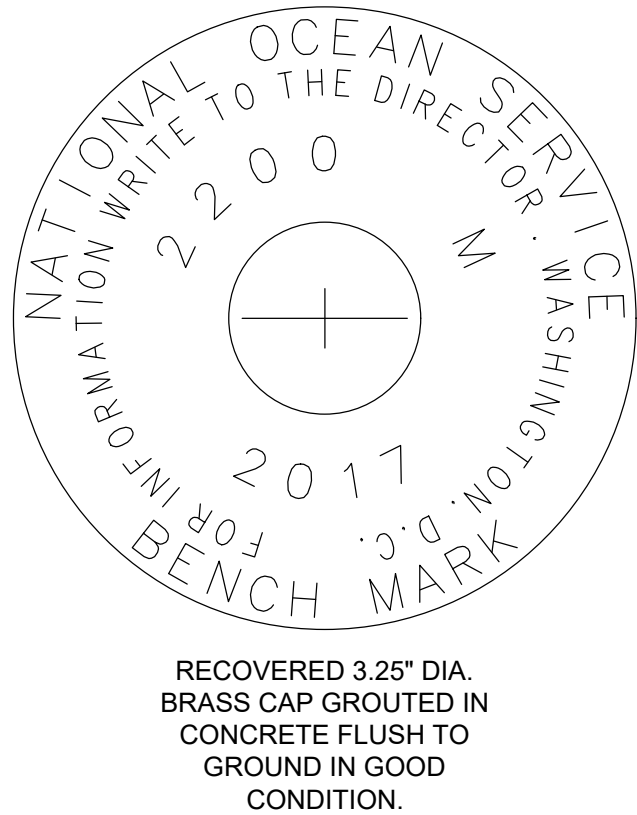
DETAIL "F"



TYPICAL MONUMENT SET



DETAIL "2200 M 2017"



LINE TABLE

LINE #	LENGTH	BEARING
L1	53.46	S60° 08' 48.53"W
L2	21.56	S57° 28' 05.74"W
L3	49.10	N0° 08' 48.53"E
L4	65.88	N1° 53' 25.65"W
L5	62.48	N1° 53' 25.65"W
L6	57.52	N1° 53' 25.65"W
L7	17.52	N1° 53' 25.65"W
L8	75.05	N1° 53' 25.65"W
L9	27.43	N1° 53' 25.65"W
L10	47.62	N1° 53' 25.65"W
L11	75.05	N1° 53' 25.65"W
L12	37.52	N1° 53' 25.65"W
L13	37.52	S1° 53' 25.65"E
L14	45.00	N0° 08' 48.53"E
L15	12.60	N36° 01' 11.43"W
L16	60.30	N47° 31' 48.53"E
L17	4.50	S35° 47' 23.14"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	80.04	80.00	57.32	S28° 48' 27"W	76.74
C2	79.19	80.00	56.71	S28° 12' 35"E	75.99
C3	46.48	80.00	33.29	S73° 12' 35"E	45.83
C4	35.97	80.00	25.76	N77° 15' 52"E	35.67
C5	26.86	80.00	19.24	N54° 45' 52"E	26.73
C6	32.08	80.00	22.98	N33° 39' 32"E	31.87
C7	30.75	80.00	22.02	N11° 09' 32"E	30.56
C8	31.42	20.00	90.00	N45° 08' 49"E	28.28
C9	44.47	405.00	6.29	S5° 02' 09"E	44.45
C10	60.24	405.00	8.52	S12° 28' 32"E	60.18
C11	35.19	50.00	40.33	N3° 27' 41"E	34.47
C12	23.78	60.00	22.70	S12° 16' 26"W	23.62
C13	100.22	60.00	95.70	S46° 55' 43"E	88.97
C14	92.25	60.00	88.09	N18° 46' 18"W	83.43
C15	39.21	50.00	44.93	S40° 21' 19"E	38.21
C16	2.41	50.00	2.76	S16° 30' 42"E	2.41
C17	73.38	345.00	12.19	S9° 02' 18"E	73.24
C18	6.35	345.00	1.05	S2° 25' 04"E	6.35

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE:

SIGNATURE:



SEET KANAX DUTEEN SUBDIVISION

CREATING LOTS 1 - 25 AND TRACT A & B

A SUBDIVISION OF TRACT II SUBDIVISION OF FRACTION OF USS 2135 (PLAT NO. 273, J.R.D.)

STATE RECORDER'S OFFICE AT JUNEAU AND CITY AND BOROUGH OF JUNEAU, ALASKA

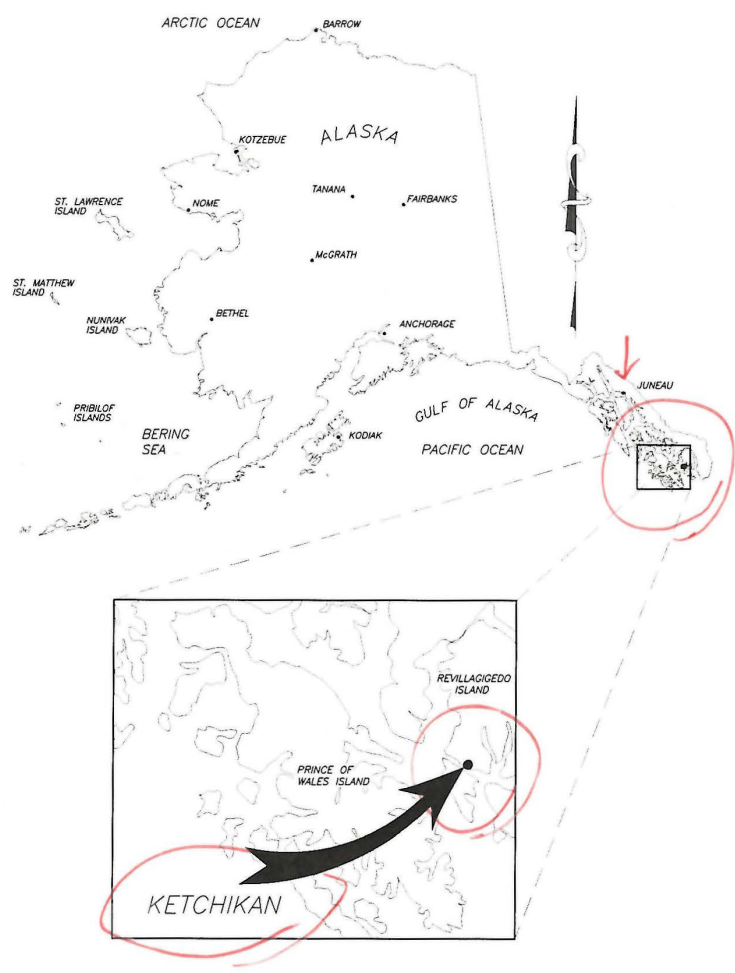
CLIENT: TLINGIT HAIDA REGIONAL HOUSING AUTHORITY
5446 JENKINS DRIVE
JUNEAU, AK 99801

R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901			PHONE: (907) 225-7917 FAX: (907) 225-3441
CERTIFICATE OF AUTHORIZATION: C576			
DATE: 10/13/2023	DRAWN BY: JPT	JOB NO. 222321.10	
SCALE: AS NOTED	APPROVED BY: CGP	SHEET NO. 2 OF 2	

SÉET KANAX DUTÉEN

STREET AND UTILITY PLAN

35% DESIGN



PROJECT LOCATION MAP
NOT TO SCALE



PROJECT VICINITY MAP
NOT TO SCALE

SHEET INDEX	
A1	TITLE SHEET
A2	LEGEND AND GENERAL NOTES
A3-A4	SPECIFICATIONS
A5	SHEET LAYOUT AND SURVEY CONTROL
B1-B2	TYPICAL SECTIONS
E1-E7	DETAILS
F0-F3	PLAN AND PROFILE
P1-P6	EROSION AND SEDIMENT CONTROL PLAN
S0-S4	SECTION VIEWS

PROJECT NARRATIVE

#####

REVISIONS:

SEET KANAX DUTEEN
DEVELOPMENT PLAN

STATUS:
35%

DRAWN BY: JPT
CHECKED BY: JPT
DATE: 10/18/2023
PROJECT #: 222321.10

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
AELC 576

STATE OF ALASKA
49th
JOEL P. TEUNE
121948
REGISTERED PROFESSIONAL ENGINEER

SHEET DESCRIPTION:
TITLE SHEET

A1

SHEET:
01 of 29

GENERAL NOTES

HORIZONTAL DATA:

1) THE HORIZONTAL CONTROL IN THIS DRAWING ARE LOCAL GRID COORDINATES AT GROUND.

VERTICAL DATA:

1) ELEVATIONS DETERMINED ON THIS PROJECT ARE ASSUMED.

GENERAL NOTES:

1) THE PROFILES SHOWN IN THESE PLANS HAVE A VERTICAL EXAGGERATION OF 2.0 UNLESS OTHERWISE NOTED.

2) WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL BE ACCORDANCE WITH THESE PLANS, THE CITY & BOROUGH OF JUNEAU STANDARD SPECIFICATIONS, AND ADEC REGULATIONS AS CONTAINED IN 18-AAC-80, DRINKING WATER.

3) ALL TRENCHING, COMPACTION, AND AGGREGATES SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY & BOROUGH OF JUNEAU STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.

4) WASTEWATER SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY & BOROUGH OF JUNEAU STANDARD SPECIFICATIONS, AND ADEC REGULATIONS AS CONTAINED IN 18-AAC-72, WASTEWATER DISPOSAL.

5) MAINTAIN MINIMUM 10 FOOT HORIZONTAL, AND 18 INCH VERTICAL SEPARATION BETWEEN SEWER AND WATER MAIN LINES AT ANY POINT UNLESS OTHERWISE NOTED IN PLANS.

6) WATER MAINS SHALL CROSS OVER THE TOP OF SEWER MAINS WITH 18 INCHES OF SEPARATION BETWEEN OUTSIDE EDGES OF THE PIPES. THE WATER LINE JOINTS SHALL BE AT LEAST 9 FEET FROM THE SEWER JOINTS. SEE DETAILS.

7) WATER PIPE SHALL BE 4710 RESIN SDR11 HDPE PIPE.

8) GRAVITY SEWER MAINS AND SERVICES SHALL BE C900 PVC PIPE.

9) ALL PRESSURE SEWER MAINS AND LATERALS SHALL BE 4710 RESIN SDR11 HDPE PIPE.

10) DO NOT CHANGE UTILITY DESIGN, LINE, GRADE, SIZE, MATERIALS, ETC. WITHOUT APPROVAL FROM THE DESIGN ENGINEER OR THE CITY AND BOROUGH OF JUNEAU.

11) THE WATER LINE DESIGN IS BASED ON HDPE PIPE WITH AN ALLOWABLE BENDING RADIUS = 10-D. THE CONTRACTOR SHALL SUBMIT ALIGNMENT SHOP DRAWINGS IF SELECTED HDPE PIPE MANUFACTURER'S ALLOWABLE BENDING RADIUS IS GREATER.

12) MAINTAIN 5' MINIMUM COVER ON WATER MAINS AND 5' MINIMUM COVER OVER SANITARY SEWER FORCE MAINS AND PRESSURE LATERALS.

13) SEWER PIPE ELEVATIONS ARE TO BOTTOM OF PIPE.

14) SEWER PIPE SLOPES ARE CALCULATED FROM FACE OF MANHOLE.

15) SUBMITTALS - THE CONTRACTOR SHALL SUBMIT DATA SHEETS FOR ALL CONSTRUCTION MATERIALS TO THE CITY & BOROUGH OF JUNEAU PUBLIC WORKS DEPARTMENT AND OBTAIN WRITTEN APPROVAL FOR THE CONSTRUCTION MATERIALS PRIOR TO PURCHASING AND INSTALLING THEM. THE CONSTRUCTION MATERIALS INCLUDE BUT ARE NOT LIMITED TO ALL PIPE, FITTINGS, VALVES, CURB STOPS, CORPORATION STOPS, TAPPING SADDLES, MANHOLES, FRAMES & LIDS, CLEANOUTS, AND HYDRANTS.

16) THE CONTRACTOR SHALL ADHERE TO CITY & BOROUGH OF JUNEAU CODE 42.20.095(C) REGARDING NOISE POLLUTION AND SHALL APPLY FOR PERMITS WHEN APPROPRIATE.

SOIL INVESTIGATION RESULTS

NO SOIL INVESTIGATION HAS BEEN CONDUCTED AT THIS TIME.

LEGEND

FEATURE DESCRIPTION	EXISTING	PROPOSED	FEATURE DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		N/A	UTILITY POLE		
PROPERTY LINE (INFORMATIONAL)		N/A	GUY ANCHOR		N/A
CENTERLINE			CONTROL POINT (AS NOTED)		N/A
CONCRETE			FOUND MONUMENT (AS NOTED)		N/A
ASPHALT			STORM DRAIN MANHOLE		
BUILDING LINE			STORM CATCH BASIN		
BUILDING OVERHANG		AS NOTED	STORM CLEANOUT		
EDGE OF ASPHALT/CONCRETE		(PATCH)	SANITARY SEWER MANHOLE		
EDGE OF GRAVEL		N/A	SANITARY SEWER CLEANOUT		
TOP/TOE/DITCH (GENERAL)			BOLLARD/POST (TYPE AS NOTED)		
OVERHEAD UTILITY LINE		N/A	WATER VALVE		
UNDERGROUDN UTILITY LINE		N/A	FIRE HYDRANT		
STORM DRAIN			LIGHT POLE		N/A
SEWER LINE			ELECTRICAL METER		N/A
SEWER LINE (RECORD)		N/A	SIGN		N/A
SANITARY SEWER PRESSURE LINE			TEST PIT		N/A
SEWER SERVICE	N/A		ROCK WALL		
WATER LINE					
WATER SERVICE	N/A				
WATER LINE (RECORD)		N/A			
RAW SALTWATER LINE		N/A			
FUEL/GAS LINE		N/A			
FENCE					
GUARD RAIL		N/A			
MAJOR CONTOUR					
MINOR CONTOUR					
POSSIBLE UNKNOWN LINE DETECTED BY GPR		N/A			

NOTE: LINE WEIGHTS VARY BETWEEN SHEETS

REVISIONS:

SEET KANAX DUTEEN
DEVELOPMENT PLAN

STATUS:

35%

DRAWN BY: JPT
CHECKED BY: JPT
DATE: 10/18/2023
PROJECT #:222321.10

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
AELC 576



SHEET DESCRIPTION:
LEGEND

A2

SHEET:
02 of 29

GENERAL NOTE

ALL THE SPECIFICATIONS CONTAINED ON SHEETS ARE ASSOCIATED WITH THE CONSTRUCTION OF THE _____ ONLY. IN FOR THESE SPECIFICATIONS THE TERM "CONTRACTOR" REFERS TO THE PURCHASER OR A HIRED SUBCONTRACTOR FOR THE PURCHASER.

CONSTRUCTION SURVEYING

1.0 SCOPE OF WORK

- A. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PERFORM ALL SURVEYING AND STAKING ESSENTIAL FOR THE COMPLETION OF CONSTRUCTION IN CONFORMANCE WITH THE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PERFORM ALL THE NECESSARY WORK AND CALCULATIONS REQUIRED TO ACCOMPLISH THE WORK IN ACCORDANCE WITH THESE SPECIFICATIONS AND OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- B. THIS SECTION IS INTENDED TO ESTABLISH A STANDARD MINIMUM LEVEL OF ACCEPTABLE FIELD SURVEY SPECIFICATIONS AND PROCEDURES TO PROPERLY CONTROL CONSTRUCTION PROJECTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURVEY METHODS AND PROCEDURES ARE FOLLOWED. ANY ERRORS RESULTING FROM THE SURVEY SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR AND AT NO ADDITIONAL EXPENSE TO THE OWNER. ANY METHOD CONFLICTING WITH THESE SURVEY SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO ITS USE. ALL SURVEY WORK PERFORMED SHALL BE UNDER THE DIRECT SUPERVISION OF AN ALASKAN REGISTERED PROFESSIONAL LAND SURVEYOR.

1.1 PROJECT CONTROL

- A. THE OWNER HAS PROVIDED REFERENCE HORIZONTAL AND VERTICAL CONTROL DATA TO FACILITATE CONSTRUCTION STAKING. HOWEVER IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH AND CHECK ALL SURVEY CONTROL PRIOR TO ANY STAKING ACTIVITY TO ENSURE THE PROJECT IS PROPERLY LOCATED AND CONSTRUCTED ACCORDING TO THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL LINE STAKES, GRADE STAKES, REFERENCE POINTS, AND HUBS. IN THE EVENT OF THEIR LOSS OR DESTRUCTION, THE CONTRACTOR SHALL PAY ALL COSTS FOR THEIR REPLACEMENT. THE CONTRACTOR SHALL REPLACE ANY MONUMENT THAT EXISTS WITHIN THE CONSTRUCTION LIMITS, IF IT IS DISTURBED OR REMOVED DUE TO CONSTRUCTION PROJECT ACTIVITY. ALL MONUMENTS DISTURBED OR REMOVED SHALL BE REPLACED WITH THE SAME TYPE MONUMENT OR A MONUMENT APPROVED BY THE ENGINEER.
- B. HORIZONTAL CONTROL ACCURACY
1. THE MAXIMUM PERMISSIBLE LINEAR ERROR ALLOWED IN ESTABLISHING HORIZONTAL CONTROL IS 1:5000 FEET. THE MAXIMUM ERROR ALLOWED IN UNADJUSTED ANGULAR CLOSURE SHALL BE CALCULATED BY THE FORMULA "30 X THE SQUARE ROOT OF N". THE TERM "N" SIGNIFIES THE NUMBER OF TRANSIT SET-UPS IN THE TRAVERSE AND "30" SIGNIFIES THIRTY SECONDS.
- C. VERTICAL CONTROL
1. ELEVATIONS SHALL ORIGINATE FROM A NGS VERTICAL LEVEL LINE SYSTEM. ALL LEVEL CIRCUITS RUN TO ESTABLISH TEMPORARY BENCH MARKS SHALL HAVE AN ACCURACY NO LESS THAN THE VALUE COMPUTED BY THE EQUATION (0.03 FEET X THE SQUARE ROOT OF THE DISTANCE IN MILES). FORESIGHTS AND BACKSIGHTS SHALL BE BALANCED. THE MAXIMUM SIGHTING DISTANCE SHALL NOT EXCEED 300 FEET. ALL LEVELING CIRCUITS ESTABLISHING TBM'S WILL BE ADJUSTED UTILIZING RECOGNIZED STANDARD SURVEYING ADJUSTMENT METHODS. SIDE SHOTS TO ESTABLISH AN ELEVATION ON TBM'S WILL NOT BE ALLOWED.
2. A MINIMUM OF TWO KNOWN BENCH MARKS WILL BE UTILIZED WHEN ESTABLISHING TBM'S TO VERIFY CORRECT ELEVATION INFORMATION. A SUFFICIENT NUMBER OF TBM'S SHALL BE SET TO CONTROL A PROJECT WITH A MAXIMUM SPACING OF 800 FEET BETWEEN MARKS. A TBM TYPICALLY SHOULD NOT BE GREATER THAN 200 FEET OUTSIDE THE CONSTRUCTION LIMITS OF THE PROJECT. ALL TBM'S SHALL BE LOCATED AND BE COMPRISED OF SUFFICIENT MATERIALS SUCH THAT THEIR INTEGRITY WILL NOT BE COMPROMISED THROUGHOUT THE LIFE OF THE PROJECT.

1.2 CLEARING AND GRUBBING STAKES

- A. THE CONTRACTOR SHALL STAKE THE CLEARING AND GRUBBING LIMITS FOR THE OWNERS REVIEW AND APPROVAL.
- B. DISTANCES SHALL BE MEASURED TO THE NEAREST FOOT AND STANDARD LATH/FLAGGING SHALL BE PLACED TO CLEARLY DESIGNATE THE INTENDED LIMITS. INTERVALS FOR PLACEMENT OF LATH/FLAGGING SHALL VARY BASED ON THE TERRAIN AND FOILAGE DENSITY, SPACING OF 50 TO 100 FEET WILL GENERALLY BE ADEQUATE.

1.3 VERTICAL CUT STAKES, GRADE STAKES, AND FINISHING STAKES

- A. VERTICAL CUT/FILL STAKES MAY BE USED WHERE THE DESIGN PRISM DOES NOT CONTAIN SLOPED SHOULDERS AND DITCHES AND A SLOPE STAKE WOULD NOT BE NEEDED. THE REFERENCE POINT SHALL BE A STANDARD WOOD HUB ACCOMPANIED BY A MINIMUM 3 FOOT LENGTH LATH WITH THE CUT, DISTANCE TO THE CUT POINT, DESCRIPTION OF THE POINT BEING CUT TO, AND A DISTANCE FROM CONSTRUCTION CENTERLINE TO THE STAKE. THE CENTERLINE STATION SHALL BE WRITTEN ON THE BACK OF THE LATH. CUTS SHALL BE GIVEN TO THE NEAREST 0.1 FEET. THE STAKES SHALL BE SET AT THE SAME POINTS THAT WERE IDENTIFIED FOR THE SLOPE STAKES IN SUBSECTION 1.8. A RECORD OF THE STAKING ELEVATIONS, THE DESIGNED GRADE, THE LOCATION OF STAKES, THE CENTERLINE STATION OF THE STAKE AND FEATURE WHICH IS BEING STAKED SHALL BE MADE IN THE SURVEY FIELD BOOK.
- B. FINISH GRADE HUBS (BLUETOPS) SHALL BE SET TO VERIFY THE DESIGN PRISM IS AT THE CORRECT ELEVATION PRIOR TO THE PLACEMENT OF FINAL LIFT COURSE MATERIAL. WOODEN HUBS, PAINTED OR TOPPED WITH COLORED WHISKERS SHALL BE SET AT THE TOP OF CLASSIFIED FILL, WITHIN 0.2 FEET TOLERANCE. FOR THE LTF AREA STAKED HUBS WILL BE SET ON A 50 FOOT GRID PATTERN UNLESS APPROVED OTHERWISE BY THE ENGINEER. THE FIELD BOOK SHALL CONTAIN THE GRADING POINT NUMBER, THE DESIGN FINISH GRADE ELEVATION OF THE POINT STAKED, THE ELEVATION SHOT THE HUB WAS SET AT, AND A DESCRIPTION OF THE POINT BEING STAKED.

1.4 DRAINAGE FACILITY STAKING

- A. THE LOCATION, TYPE, SIZE, LENGTH AND INVERT ELEVATIONS FOR DRAINAGE FACILITIES SHALL BE GIVEN ON THE CONSTRUCTION PLAN DRAWINGS. MINOR CHANGES IN LOCATIONS AND GRADES TO MEET EXISTING FIELD CONDITIONS MAY BE MADE WHERE NECESSARY, BUT ONLY WITH THE APPROVAL OF THE ENGINEER. IF A DISCREPANCY LARGE ENOUGH TO ADVERSELY AFFECT THE PLANNED DESIGN IS DISCOVERED THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY AND ALL GRADE STAKING ACTIVITY SHALL CEASE UNTIL FURTHER NOTICE.
- B. A GROUND LINE PROFILE SHALL BE RUN PRIOR TO EXCAVATION OF DRAINAGE FACILITIES. THE GROUND LINE PROFILE SHALL BE THE ELEVATION OF THE GROUND DIRECTLY ABOVE THE CENTERLINE OF THE PIPE BEFORE TRENCHING OCCURS. THE CONTRACTOR SHALL STAKE THE ALIGNMENT OF PIPE, LOCATION OF STRUCTURES, AND REFERENCE GRADES FROM WHICH THE SYSTEM CAN BE BUILT.
- C. DIKES/DITCHES SHALL BE STAKED TO THE ALIGNMENT, GRADE AND SLOPES SHOWN ON THE PLANS. DIKES/DITCHES SHALL BE SLOPE STAKED TO THE SHOULDER OR FLOW LINE OF THE IMPROVEMENT WITH DISTANCES REFERENCED TO THE IMPROVEMENT CENTERLINE.

1.5 MAJOR STRUCTURE STAKING

- A. CONSTRUCTION SURVEY PROCEDURES SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY CONSTRUCTION STAKING. HIS REVIEW AND APPROVAL IS NECESSARY FOR MAJOR STRUCTURES SUCH AS BRIDGES, DOCKS, PILING, DRAINAGE FACILITIES, AND LARGE BUILDINGS.

1.6 MISCELLANEOUS CONSTRUCTION STAKING

- A. THE CONTRACTOR SHALL PROVIDE SUFFICIENT STAKES FOR THE ADEQUATE CONTROL OF ALL STRUCTURES AND INCIDENTAL CONSTRUCTION NOT SPECIFICALLY COVERED ABOVE. A STAKING DIAGRAM WITH RESPECT TO CENTERLINE AND MEASUREMENTS FOR PAY QUANTITIES SHALL BE MAINTAINED IN THE FIELD NOTES. OTHER ITEMS SUCH AS HORIZONTAL AND VERTICAL CONTROL SHALL BE SHOWN IN THE FIELD BOOK AND SHALL BE GOVERNED BY PROCEDURES ESTABLISHED IN PREVIOUS ARTICLES OF THIS SPECIFICATION.

FIELD ENGINEERING

1.1 DESCRIPTION OF WORK

THE INTENT OF THIS SECTION IS TO DELINEATE THE RESPONSIBILITY FOR DIFFERENT ASPECTS OF THE CONSTRUCTION SURVEYING ASSOCIATED WITH THE WORK.

1.2 SURVEY REFERENCE POINTS

- A. ALL ELEVATIONS SHOWN ON THE PLANS ARE REFERENCED TO MEAN LOWER LOW WATER TIDE DATUM, BENCHMARKS FOR WHICH ARE ALSO OF RECORD.
- B. ALL SURVEY AND LAYOUT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS PART OF THE WORK. THE CONTRACTOR SHALL TRANSFER LINES AND GRADES FROM EXISTING CONTROL TO HIS OWN WORK AT HIS OWN EXPENSE.

PROJECT DATA SUBMITTALS

1.0 GENERAL

THE CONTRACTOR SHALL ASSEMBLE AND SUBMIT, TO THE ENGINEER, PROJECT DATA AND SAMPLES AS SPECIFIED IN EACH SPECIFICATION SECTION. THE PROJECT DATA AND SAMPLES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND CHECKING TO DETERMINE CONFORMANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. THE REVIEW AND CHECKING BY THE ENGINEER WILL BE SPECIFICALLY LIMITED TO THE PROJECT DATA AND SAMPLES SPECIFIED IN THESE SPECIFICATIONS.

1.1 PROJECT DATA

PROJECT DATA AND SAMPLES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF PURCHASE ORDERS FOR EQUIPMENT AND MATERIALS. EQUIPMENT AND MATERIALS FOR WHICH PROJECT DATA AND SAMPLES ARE SPECIFIED, WHICH ARE CONSTRUCTED, INSTALLED OR INCORPORATED PRIOR TO REVIEW, CHECK AND APPROVAL BY THE ENGINEER MAY NOT BE ACCEPTED BY THE OWNER.

THE REVIEW BY THE ENGINEER OF PRODUCT DATA OR OTHER SUBMITTALS IS ONLY FOR CONFORMANCE WITH THE GENERAL DESIGN CONCEPT OF THE PROJECT AND DOES NOT EXTEND TO CONSIDERATION OF STRUCTURAL INTEGRITY, SAFETY, DETAILED COMPLIANCE WITH CONTRACT REQUIREMENTS OR ANY OTHER OBLIGATION OF THE CONTRACTOR. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR PREPARATION AND REVIEW OF ALL SHOP DRAWINGS CONFIRMING AND CORRELATING ALL DIMENSIONS; FABRICATING AND CONSTRUCTION TECHNIQUES; COORDINATING HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCE OF HIS OR HER ENTIRE WORK IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE REVIEW OF PROJECT DATA BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER OBLIGATION FULLY TO PERFORM ALL CONTRACT REQUIREMENTS, NOR SHALL SUCH REVIEW GIVE RISE TO ANY RIGHT OF ACTION OR SUIT IN FAVOR OF THE CONTRACTOR OR THIRD PERSONS, AGAINST THE ENGINEER OR THE OWNER.

1.2 MINIMUM REQUIREMENTS

- A) SHOP AND SUPPLEMENTAL DRAWINGS SHALL BE ASSEMBLED, LABELED WITH REFERENCE TO SPECIFICATION SECTION AND/OR DRAWING NUMBER, DETAIL NUMBER AND LOCATION WITH THE DELIVERY DATE AND ALL PERTINENT DATA NEEDED TO FULLY DESCRIBE THE ELEMENT OR ITEM OF THE WORK.
- B) SHOP AND SUPPLEMENTAL DRAWINGS SHALL INDICATE ALL ROUGH-IN, BACKING OR BLOCKING, SPACE REQUIREMENTS AND THAT FIELD MEASUREMENTS HAVE BEEN VERIFIED FOR CONFORMITY TO THE CONTRACT DOCUMENTS, CODE REQUIREMENTS, WHERE APPLICABLE, AND NECESSARY COORDINATION WITH ANY OTHER PARTS OF THE WORK.
- C) THE CONTRACTOR SHALL SIGN THE DRAWINGS OR PROJECT DATA TRANSMITTAL TO CERTIFY THAT HE OR SHE HAS REVIEWED THE SHOP AND SUPPLEMENTAL DRAWINGS SUBMITTAL, VERIFIED ALL FIELD MEASUREMENTS AND COMPLIED WITH ALL APPLICABLE PROVISIONS OF THE CONTRACT DOCUMENTS.

1.3 DISTRIBUTION

THE CONTRACTOR SHALL PROVIDE TWO COPIES OF PROJECT DATA AND SHOP AND SUPPLEMENTAL DRAWINGS. THE ENGINEER SHALL RETURN ONE MARKED COPY TO THE CONTRACTOR.

1.4 LIMITATION OF SUBMITTALS AND REVIEWS

THE CONTRACTOR SHALL SUBMIT PROJECT DATA AND SAMPLES FOR EQUIPMENT AND MATERIALS WHICH MEET OR EXCEED THE REQUIREMENTS OF THE SPECIFICATIONS. ACCORDINGLY, IT IS CONSIDERED REASONABLE THAT THE CONTRACTOR PROVIDE PROJECT DATA AND SAMPLES WHICH ARE COMPLETE AND ACCEPTABLE, IN THE JUDGMENT OF THE ENGINEER, BY THE SECOND SUBMISSION OF SPECIFIC PROJECT DATA AND SAMPLES. THE OWNER RESERVES THE RIGHT TO AND WILL WITHHOLD SUCH AMOUNT FROM PAYMENTS DUE TO THE CONTRACTOR TO COVER THE COST OF REVIEW BY THE ENGINEER OF THIRD AND SUBSEQUENT SUBMISSIONS OF SPECIFIC PROJECT DATA AND SAMPLES.

THE CONTRACTOR'S PROGRESS SCHEDULE SHALL INCLUDE TIME FOR THE SUBMITTAL OF PROJECT DATA AND SAMPLES AND FOR THE RESUBMITTAL OF PROJECT DATA AND SAMPLES REJECTED BY THE ENGINEER.

REVISIONS:

SEET KANAX DUTEEN
DEVELOPMENT PLAN

STATUS:

35%

DRAWN BY: JPT
CHECKED BY: JPT
DATE: 10/18/2023
PROJECT #:222321.10

RAM
RAM ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
AELC 576



SHEET DESCRIPTION:
SPECIFICATIONS

A3

SHEET:

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SUBSURFACE CONDITIONS

1.0 SOIL REPORTS

- A. ANY DATA ON SOIL AND/OR SUBSURFACE CONDITIONS SHOWN IN THE PLANS OR SPECIFICATIONS IS NOT TO BE TAKEN AS A REPRESENTATION, BUT IS BASED ON LIMITED INFORMATION AND IS AT BEST ONLY AN OPINION; CONSEQUENTLY, SUCH DATA CANNOT BE CONSIDERED PRECISE OR COMPLETE AND THERE IS NO GUARANTEE AS TO ITS COMPLETENESS, ACCURACY, OR PRECISION.
- B. A LIMITED SOILS INVESTIGATION WAS PERFORMED FOR THIS PROJECT TO DETERMINE GENERAL CHARACTERISTICS OF THE EXISTING SUBSURFACE WHILE PERFORMING A WETLANDS DETERMINATION FOR THE SITE. DUE TO LIMITED PROJECT BUDGET, THE SCOPE WAS LIMITED AND MAY NOT HAVE ADEQUATELY ADDRESSED THE SUBSURFACE CONDITIONS IN ALL AREAS.
- C. ADDITIONAL INVESTIGATION:
1. CONTRACTOR SHOULD VISIT THE SITE AND ACQUAINT HIMSELF WITH SITE CONDITIONS BEFORE SUBMITTING A BID, AND THE SUBMISSION OF A BID WILL BE PRIMA FACIE EVIDENCE THAT HE HAS DONE SO.
2. PRIOR TO BIDDING, CONTRACTOR MAY MAKE HIS OWN SUBSURFACE INVESTIGATIONS TO SATISFY HIMSELF WITH SITE AND SUBSURFACE CONDITIONS.

EARTHWORK

1.0 EXCAVATION

ALL EXCAVATION IS UNCLASSIFIED. THE TERMS EARTHWORK OR EXCAVATION SHALL INCLUDE ALL MATERIALS EXCAVATED OR REMOVED REGARDLESS OF MATERIAL CHARACTERISTICS. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE OF THE KIND AND EXTENT OF MATERIAL, WHICH WILL BE ENCOUNTERED IN THE EXCAVATION.

1.1 ROCK PRODUCTS

A. SHOT ROCK EMBANKMENT

SHOT ROCK EMBANKMENT SHALL BE NATURALLY APPEARING BLASTED ROCK FROM A QUARRY. IT SHALL BE FREE OF MUCK, PEAT, FROZEN MATERIAL, ROOTS, SOD, OR OTHER DELETERIOUS MATTER. IT SHALL GENERALLY BE 6" MINUS IN SIZE.

B. DRAIN ROCK

GRAVEL CONSISTING OF CRUSHED OR NATURALLY OCCURRING GRANULAR MATERIAL CONTAINING NOT MORE THAN 1% CLAY LUMPS OR OTHER READILY DECOMPOSED MATERIAL (AASHTO T 112). MEET THE GRADING REQUIREMENTS OF THE FOLLOWING GRADATION:

U.S. STANDARD SIEVE SIZE	PERCENT PASSING BY WEIGHT
3"	100
1"	0-10
No. 200	0-5

1.2 PLACEMENT AND COMPACTION REQUIREMENTS

A. SHOT ROCK EMBANKMENT

- 1) EMBANKMENT SHALL BE PLACED IN LIFTS WHOSE LOOSE THICKNESS DOES NOT EXCEED 2 FEET. MATERIAL SHALL BE DUMPED ON THE EXISTING FILL AND DOZED INTO PLACE. IN ADDITION TO MECHANICAL COMPACTION, IT SHALL BE COMPACTED BY ROUTING THE HAULING AND PLACING EQUIPMENT OVER THE ENTIRE AREA PRIOR TO PLACING THE NEXT LIFT.

STORM DRAINAGE

1.1 PRODUCTS

A. BEDDING MATERIALS

PIPE BEDDING MATERIAL SHALL CONSIST OF SCREENED SHOT ROCK MATERIAL FROM A QUARRY. IT SHALL BE FREE OF MUCK, FROZEN MATERIALS, ROOTS, SOD, OR OTHER DELETERIOUS MATTER. IT SHALL BE GENERAL WELL GRADED 2" MINUS MATERIAL.

B. SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE

- 1) TWELVE THROUGH THIRTY-SIX INCH DIAMETER SHALL CONFORM TO AASHTO M294 TYPE S.
- 2) COUPLING BANDS SHALL COVER AT LEAST ONE FULL CORRUGATION OF EACH SECTION OF PIPE.
- 3) PIPE FITTINGS SHALL CONFORM TO AASHTO M252 OR AASHTO M294.

1.2 COMPACTION

A. BEDDING FOR CORRUGATED STEEL/PLASTIC PIPE

- 1) MATERIAL FOR SIDEFILL AROUND AND TO THE CROWN ELEVATION OF CORRUGATED PLASTIC PIPE SHALL BE SELECTED AND SHALL NOT CONTAIN STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION, FROZEN LUMPS, ROOTS, OR MOISTURE IN EXCESS OF THAT PERMITTING THOROUGH COMPACTION.
- 2) MATERIAL PLACED WITHIN THE PIPE COMPACTION ZONE SHALL BE BROUGHT UP SIMULTANEOUSLY ON EACH SIDE OF THE PIPE TO THE TOP OF THE PIPE AND COMPACTED UNTIL THE SUBGRADE CAN PASS A STANDARD HEAL TOE TEST.

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SEET KANAX DUTEEN
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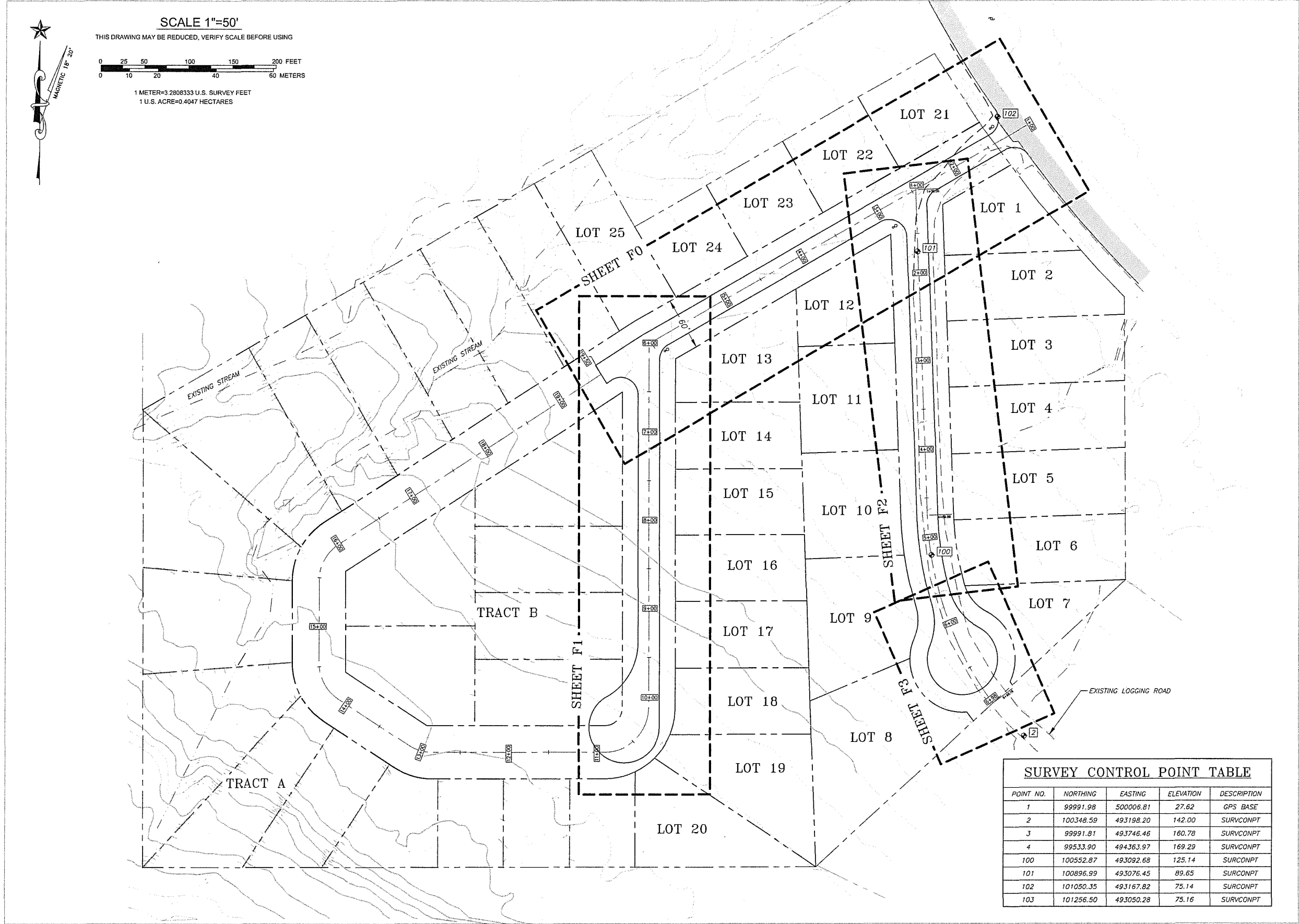
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907 225.7187
AELC 576

STATE OF ALASKA
19th
JOEL P. TEUNE
121948
REGISTERED PROFESSIONAL ENGINEER

SHEET DESCRIPTION:
SPECIFICATIONS

A4

SHEET:
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SCALE 1"=50'
THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 25 50 100 150 200 FEET
0 10 20 40 60 METERS

1 METER=3.2808333 U.S. SURVEY FEET
1 U.S. ACRE=0.4047 HECTARES

MAGNETIC 18° 20'

SURVEY CONTROL POINT TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	99991.98	500006.81	27.62	GPS BASE
2	100348.59	493198.20	142.00	SURVCONPT
3	99991.81	493746.46	160.78	SURVCONPT
4	99533.90	494363.97	169.29	SURVCONPT
100	100552.87	493092.68	125.14	SURCONPT
101	100896.99	493076.45	89.65	SURCONPT
102	101050.35	493167.82	75.14	SURCONPT
103	101256.50	493050.28	75.16	SURVCONPT

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KETCHIKAN, ALASKA 99901
PH: 907.225.7187
AELC 576

STATE OF ALASKA
49th
JOEL P. TEUNE
121948
REGISTERED PROFESSIONAL ENGINEER

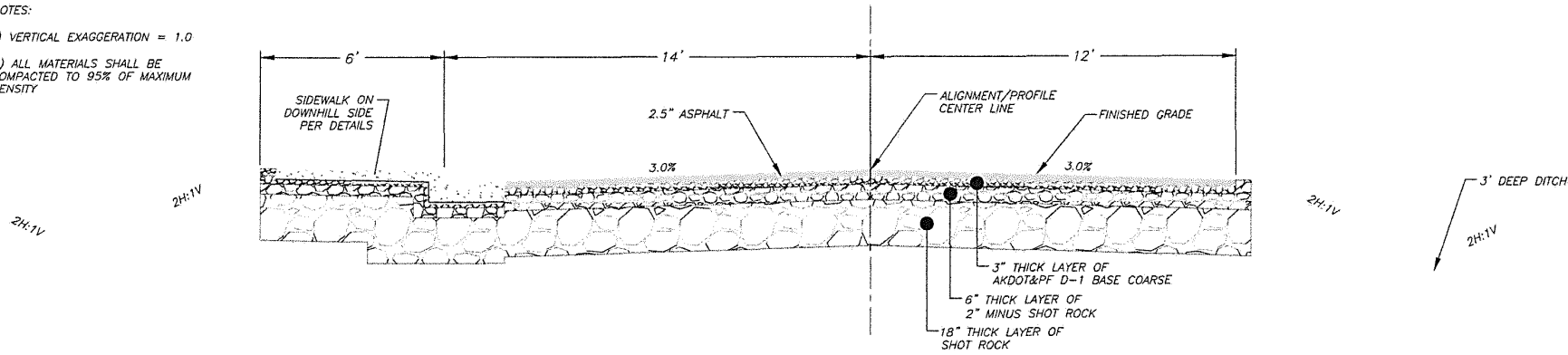
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SHEET LAYOUT AND
SURVEY CONTROL

A5

SHEET:
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NOTES:

- 1) VERTICAL EXAGGERATION = 1.0
2) ALL MATERIALS SHALL BE
COMPACTED TO 95% OF MAXIMUM
DENSITY



1
B1 TYPICAL ROAD SECTION
NOT TO SCALE

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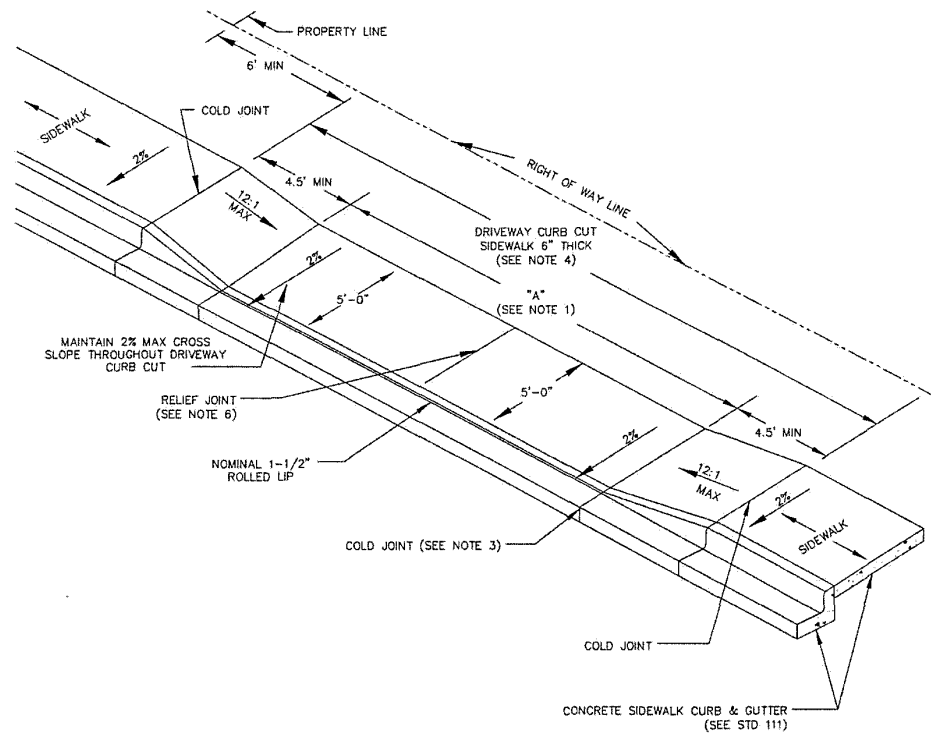
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SHEET DESCRIPTION:
TYPICAL SECTIONS

B1

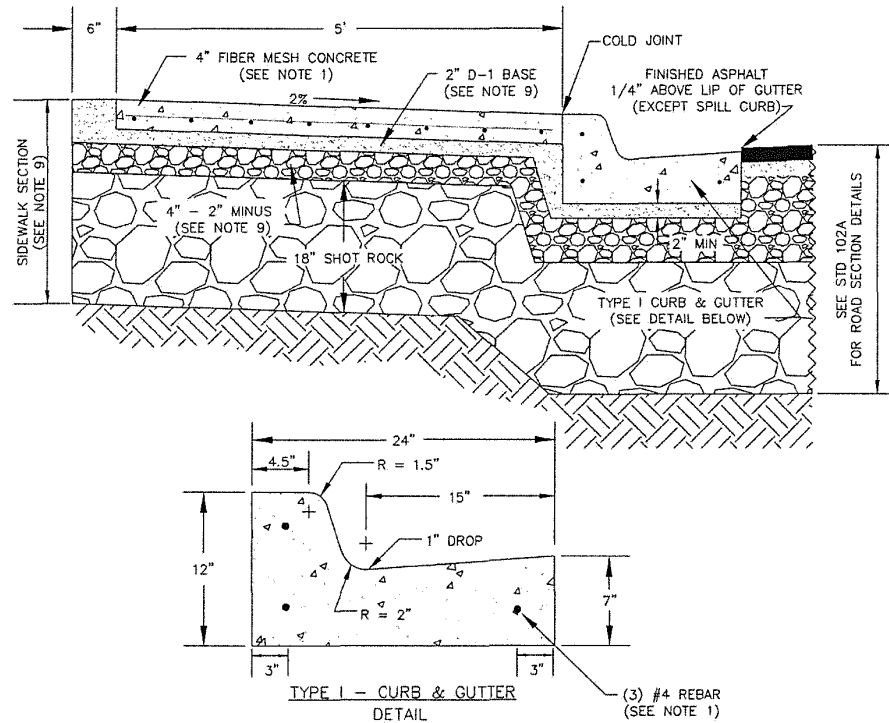
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NOTES:

1. "A" EQUALS WIDTH OF DRIVEWAY AT PROPERTY LINE. MAXIMUM WIDTH SHALL BE 24' FOR SINGLE FAMILY RESIDENCES AND 32' FOR COMMERCIAL FACILITIES OR COMBINED DRIVEWAYS. DRIVEWAYS MAY NOT BE CONSTRUCTED WITHIN 6' OF THE PROPERTY LINE OR 40' FROM THE EDGE OF PAVEMENT AT INTERSECTIONS.
2. ALL CONCRETE SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION 03303 - SIDEWALK CURB AND GUTTER. THE CURING COMPOUND CONCRETE INTERNATIONAL CORPORATION ASHFORD FORMULA OR APPROVED EQUAL SHALL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. COLD JOINT REQUIRED BETWEEN SIDEWALK AND DRIVEWAY AND BETWEEN SIDEWALK AND CURB.
4. ALL CONCRETE WITHIN THE DRIVEWAY CURB CUT SHALL BE A MINIMUM 6" THICK AND SHALL BE POURED ON A 4" BASE OF D-1 COMPACTED TO 95% OF ITS MAXIMUM DENSITY.
5. 6"x 6" #10 GAUGE WIRE MESH REINFORCEMENT INSTALLED AT MID-DEPTH OR #4 REBAR SPACED APPROPRIATELY MAY BE SUBSTITUTED FOR FIBER MESH REINFORCED CONCRETE. ALL STEEL MUST HAVE A MINIMUM OF 2" OF CONCRETE COVER.
6. RELIEF JOINT REQUIRED IF "A" IS GREATER THAN 15'.

1
E1 DRIVE WAY CURB CUT DETAIL
NOT TO SCALE



NOTES:

1. CONCRETE SHALL BE CLASS A, FIBER MESH REINFORCED IN ACCORDANCE WITH CBJ STANDARD SPECIFICATION SECTION 03303 - SIDEWALK, CURB AND GUTTER. REBAR IN CURB AND WIRE MESH IN SIDEWALK IS ALLOWED AS SHOWN.
2. CONCRETE INTERNATIONAL CORPORATION ASHFORD FORMULA OR APPROVED EQUAL SHALL BE APPLIED AS A CURING COMPOUND. APPLICATION SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS.
3. COLD JOINTS ARE REQUIRED EVERY 10' MAXIMUM. ALL JOINTS AND SEAMS SHALL BE EDGED.
4. STEEL TROWELING FINISH REQUIRED PRIOR TO BROOM FINISHING ON ALL SURFACES.
5. CURB AND GUTTER TRANSITION DESIGN TO BE APPROVED BY THE ENGINEER.
6. TYPE II AND TYPE III CURB TO BE USED AS DIRECTED BY THE ENGINEER IN ACCORDANCE TO CBJ STANDARD 104B.
7. ALL REINFORCING STEEL MUST HAVE A MINIMUM OF 2" OF CONCRETE COVER WHEN SUBSTITUTED FOR FIBER MESH.
8. WHEELCHAIR ACCESS RAMPS SHALL BE REQUIRED ON ALL NEW SIDEWALK CONSTRUCTION AT CROSSWALKS AND INTERSECTIONS. ACCESS RAMPS TO BE CONSTRUCTED IN ACCORDANCE TO CBJ STANDARD 106.
9. 4" CONCRETE SIDEWALK SUBBASE SHALL BE 2" D-1, 4" 2" MINUS AND 18" OF SHOT ROCK. 2" ASPHALT SIDEWALK SUBBASE SHALL BE 2" D-1, 6" 2" MINUS AND 18" SHOT ROCK.
10. MINIMUM LONGITUDINAL SLOPE FOR CURB AND GUTTER SHALL BE NO LESS THAN 0.5%.

2
E1 CONCRETE SIDEWALK, TYPE I CURB, AND GUTTER DETAIL
NOT TO SCALE

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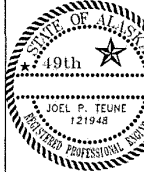
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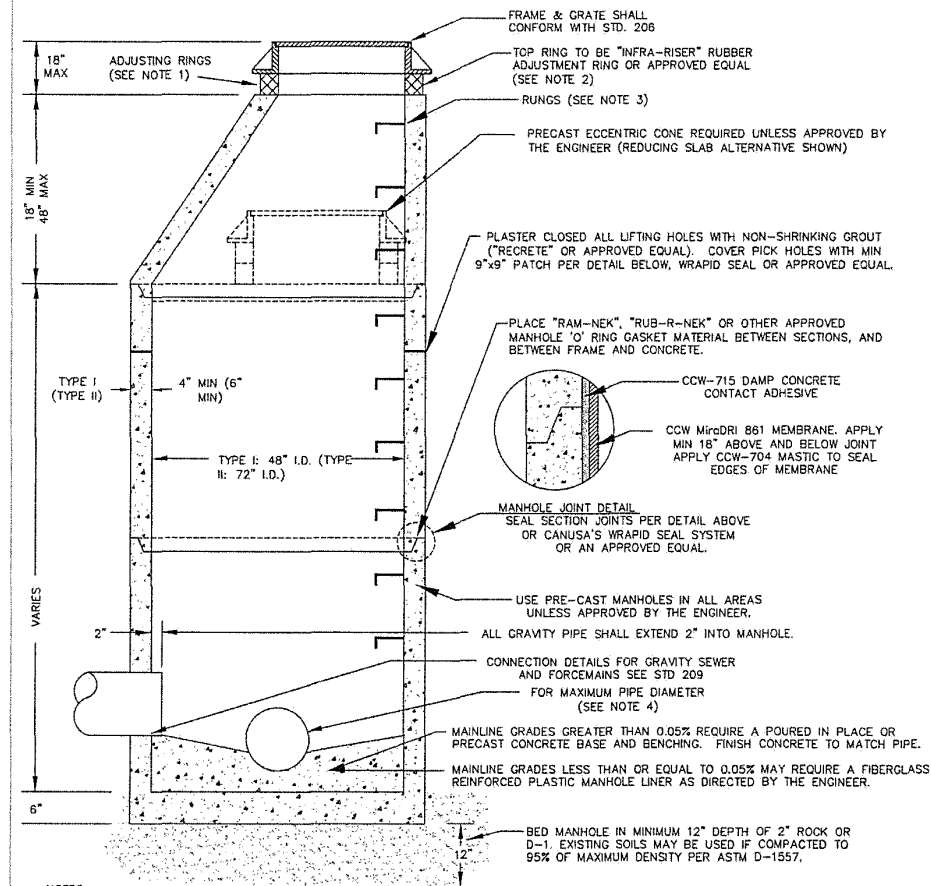


SHEET DESCRIPTION:
DETAILS

E1

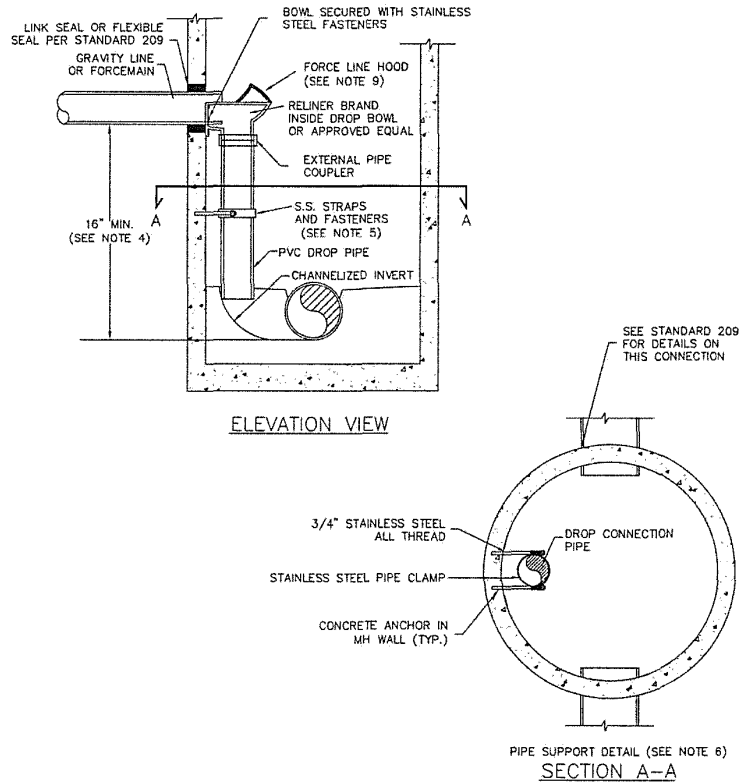
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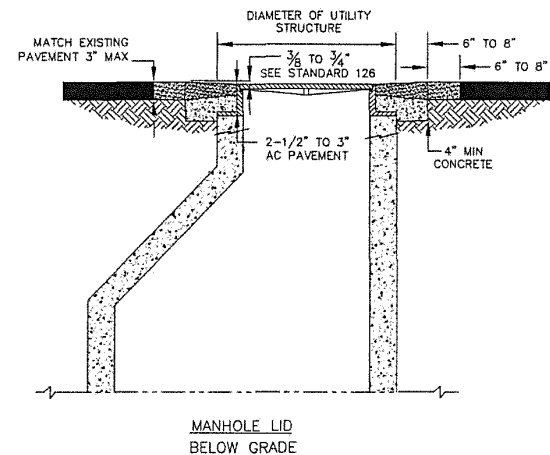
- NOTES:
- USE NO MORE THAN ONE 4" ADJUSTING RING FOR NEW CONSTRUCTION OR UNPAVED ROADS. USE NO MORE THAN THREE 4" RINGS FOR RECONSTRUCTION OF PAVED OR CHIPSEAL ROADS. TOP ADJUSTING RINGS SHALL BE AN "INFRA-RISER" RUBBER ADJUSTING RING OR APPROVED EQUAL. MATCH FINAL GRADE PER TABLE C6J, STANDARD 205.
 - USE "PL POLYURETHANE SELF-LEVELING CONCRETE CRACK SEALANT" OR APPROVED EQUAL FOR "INFRA-RISER" INSTALLATION.
 - RUNGS TO BE PLACED 12" O.C. ON UNOBSTRUCTED SIDE OF MANHOLE. LAST RUNG SHALL BE 18" MAX FROM BOTTOM OF MANHOLE, AND TOP RUNG SHALL BE 6" MAXIMUM FROM TOP OF CONE. IF UNOBSTRUCTED SIDE NOT AVAILABLE, LAST RUNG SHALL BE PLACED 6" OVER SMALLEST PIPE. RUNGS SHALL BE LANE POLYETHYLENE 14" LADDER STEPS OR AN APPROVED EQUAL.
 - MAXIMUM PIPE DIAMETER SHALL BE 20" FOR A TYPE I MANHOLE. FOR LARGER PIPES, USE A TYPE II MANHOLE. MANHOLES INTERSECTED BY MORE THAN 2 PIPES, 16" DIAMETER OR LARGER, USE A TYPE II MANHOLE. MINIMUM MAINLINE DIAMETER SHALL BE 6".
 - REFER TO A.S.T.M. C-478 FOR DESIGN REQUIREMENTS AND C-478-69 FOR MINIMUM STEEL FOR BARREL AND BASE. BLOCKOUTS SHALL BE FORMED.
 - IF MANHOLE IS WITHIN A ROADWAY, COMPACTION TESTS MUST BE TAKEN ON BACKFILL EVERY 3'. DENSITY SHALL BE 95% OF MAXIMUM PROCTOR DENSITY.
 - MANHOLE FRAMES MAY BE RAISED TO ACCOMMODATE PAVEMENT OVERLAYS PROVIDED THE DISTANCE FROM THE TOP OF THE FRAME TO THE FIRST RUNG IS LESS THAN 36".

1
E2 **SANITARY SEWER MANHOLE, TYPE I&II DETAIL**
NOT TO SCALE



- NOTES:
- ALL OTHER ASPECTS OF MANHOLE CONSTRUCTION SHALL CONFORM WITH STANDARD 203.
 - MANHOLE ELEVATION SHALL CONFORM WITH STANDARD 205.
 - MANHOLE COVER AND FRAME SHALL CONFORM WITH STANDARD 206.
 - DROP CONNECTIONS ARE REQUIRED IF INFLOW INVERT ELEVATION IS MORE THAN 16" ABOVE THE OUTLET INVERT ELEVATION WHERE INVERT ELEVATIONS ARE LESS THAN 16" APART, A CHANNELIZED INVERT SHALL BE FORMED TO A MAXIMUM OF ONE INFLOW PIPE DIAMETER BELOW THE INFLOW PIPE INVERT.
 - STAINLESS STEEL PIPE SUPPORTS SHALL BE INSTALLED 3'-0" ON CENTER ON THE VERTICAL DROP PIPE.
 - A RELINER BRAND STAINLESS ADJUSTABLE CLAMPING BRACKET MAY BE USED IN PLACE OF THE ILLUSTRATED PIPE SUPPORT.
 - DROP PIPING SHALL BE THE DIAMETER SPECIFIED BY THE MANUFACTURER OF THE DROP ASSEMBLY.
 - IF MORE THAN ONE DROP CONNECTION IS MADE, INSTALL A MIN. 6" DIAMETER MANHOLE.
 - FORCE LINE HOOD FOR INSIDE DROP BOWL, RELINER BRAND OR APPROVED EQUAL.

2
E2 **SANITARY SEWER DROP MANHOLE**
NOT TO SCALE



MANHOLE DEPTHS BELOW GRADE	
LOCATION OF MANHOLE	DEPTH (D)
PAVED STREETS (SEE NOTE 1)	3/8"-3/4"
BACKYARDS, GRAVEL STREETS, AND TRAVELED ALLEY AREAS	6" MAX

- NOTES:
- MANHOLE LID MUST CONFORM TO THE GRADE AND CROSS SLOPE OF THE STREET. SEE STANDARD 126.
 - MEASUREMENT SHALL BE TAKEN FROM THE TOP OF THE FRAME. SEE STANDARD 206A/206B
 - FOR BACKYARDS, GRAVEL STREETS AND TRAVELED ALLEY AREAS, BACKFILL TO MATCH EXISTING GRADE.
 - SANITARY SEWER MAIN CLEANOUT ELEVATIONS SHALL CONFORM TO THIS STANDARD.

3
E2 **MANHOLE HEIGHT DETAIL**
NOT TO SCALE

REVISIONS:

SEET KANAX DUTEEN
DEVELOPMENT PLAN

STATUS:
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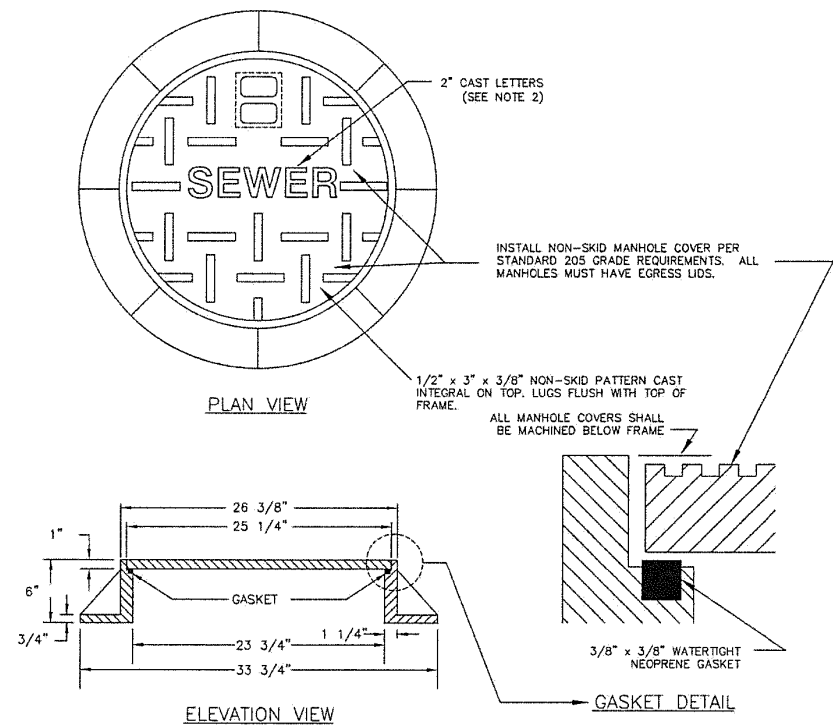
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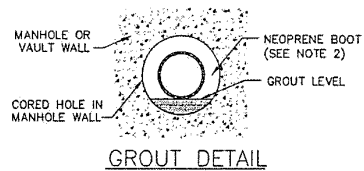
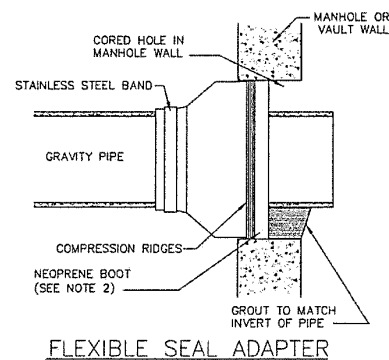
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SHEET:
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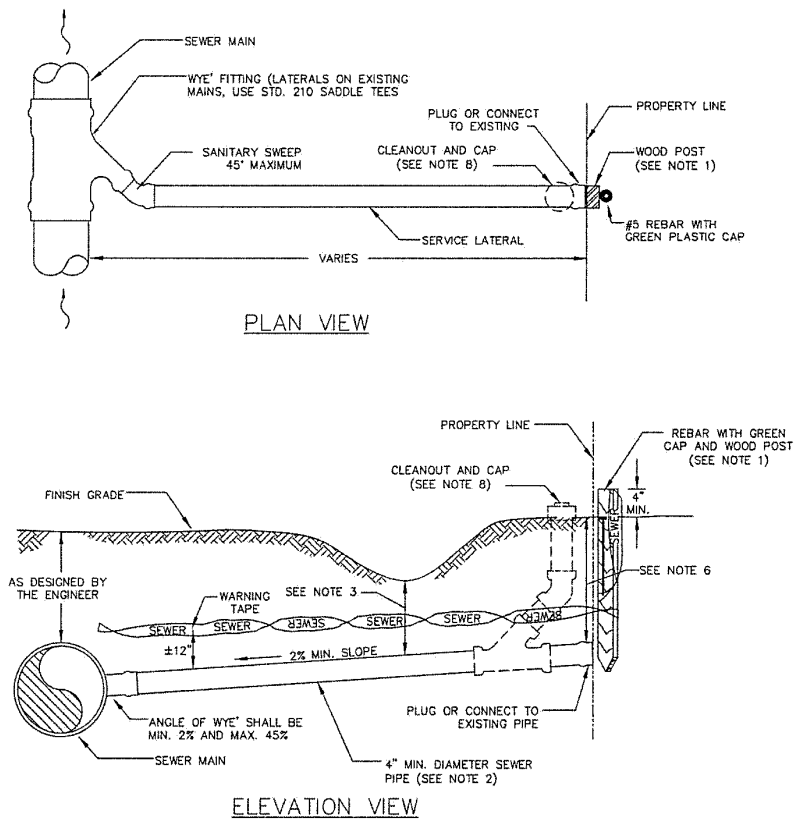
- NOTES:
1. FRAME MUST BE MACHINED TO FIT WATERTIGHT NEOPRENE GASKET.
 2. MANHOLE COVER SHALL BE WATER TIGHT WITH NO HOLES, SHALL HAVE THE WORD "SEWER", "WATER" OR "STORM DRAIN" CAST IN COVER AND SHALL BE PROVIDED WITH AN INTEGRAL POCKET LIFT HANDLE.
 3. FRAME AND MANHOLE COVER DIMENSIONS SHALL BE IN ACCORDANCE WITH OLYMPIC CONSTRUCTION CASTINGS NO. MH30A WITH EGRESS LID, OR AN APPROVED EQUAL.
 4. FRAME AND MANHOLE COVER SHALL BE DUCTILE OR CAST IRON AND A TYPE THAT WILL NOT CREATE A HAZARD FOR BICYCLE TRAFFIC.
 5. IF MAINLINE IS 20" OR GREATER, PROVIDE MANHOLE WITH 30" OPENING IN COVER & FRAME.
 6. ALL MANHOLE COVERS SHALL BE MACHINED BELOW FRAME AS SHOWN IN GASKET DETAIL ABOVE.

1 STANDARD MANHOLE COVER AND FRAME DETAIL
E3 NOT TO SCALE



- NOTES:
1. ALL MANHOLE CONNECTIONS SHALL BE 100% WATERTIGHT.
 2. ALL PIPE SHALL EXTEND 2' INTO MANHOLE.
 3. NEOPRENE BOOT ON THE FLEXIBLE SEAL ADAPTER SHALL BE A MINIMUM OF 3/8" THICK PER ASTM C-443, AND SHALL BE HELD IN PLACE WITH AN INTERNAL EXPANDING BAND SUCH AS "KOR-N-SEAL" OR APPROVED EQUAL.
 4. PVC SAND COLLAR NOT ALLOWED IN AREAS OF A HIGH WATER TABLE.
 5. HDPE FLANGE SHALL BE WELDED TO A SECTION OF PIPE AND INSERTED THROUGH THE FLEXIBLE SEAL FROM THE INSIDE OF THE MANHOLE. THE LENGTH OF HDPE REQUIRED TO BE DETERMINED BY THE INSTALLER.
 6. ROMAC HDPE PIPE STIFFENER OR APPROVED EQUAL MAY BE REQUIRED FOR HDPE GRAVITY MAIN INSTALLATIONS. VERIFY WITH THE ENGINEER PRIOR TO INSTALLATION.

2 MANHOLE CONNECTION DETAIL
E3 NOT TO SCALE



- NOTES:
1. MARK SERVICE WITH GREEN PAINTED 2"x4" POST OR STAMP "S" IN TOP OF CURB. POST SHALL EXTEND TO DEPTH OF SERVICE LATERAL. REBAR W/CAP SHALL BE DRIVEN TO GROUND LEVEL. EXTEND WARNING TAPE TO TOP OF POST AND STAPLE IN PLACE.
 2. ACCEPTABLE PIPE FOR USE WITHIN R.O.W. INCLUDES C900 PVC, SDR 35 PVC AND DUCTILE IRON.
 3. MINIMUM CLEARANCE OF 18" REQUIRED BENEATH DITCH LINE. PIPE WITH LESS THAN 44" OF COVER SHALL BE INSULATED AS APPROVED BY THE ENGINEER.
 4. DISTANCE FROM WYE TO MANHOLE AND TWO MEASURED DISTANCES FROM END OF SERVICE PIPE TO PERMANENT OBJECTS SHALL BE NOTED ON AS-BUILT PLANS.
 5. SERVICE LATERAL SHALL END AT THE PROPERTY LINE WITH A BELL AT THE END OF PIPE.
 6. LATERAL DEPTH AT PROPERTY LINE SHALL ACCOMMODATE EXISTING BUILDING SEWER OR FUTURE BUILDING SITE(S).
 7. PIPE CONNECTIONS IN THE RIGHT-OF-WAY THAT DO NOT USE BELL AND SPIGOT SHALL CONFORM TO STANDARD 218.
 8. CLEANOUT MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.

3 SANITARY SEWER SERVICE LATERAL DETAIL
E3 NOT TO SCALE

REVISIONS:

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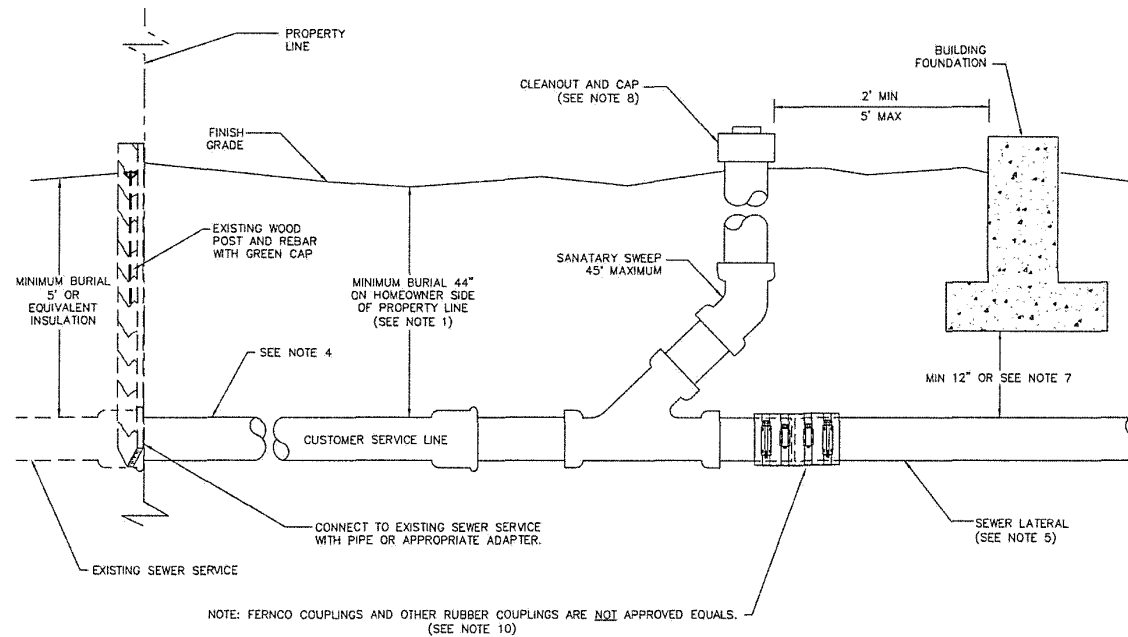
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STATE OF ALASKA
49th
JOEL P. TEJNE
121948
REGISTERED PROFESSIONAL ENGINEER

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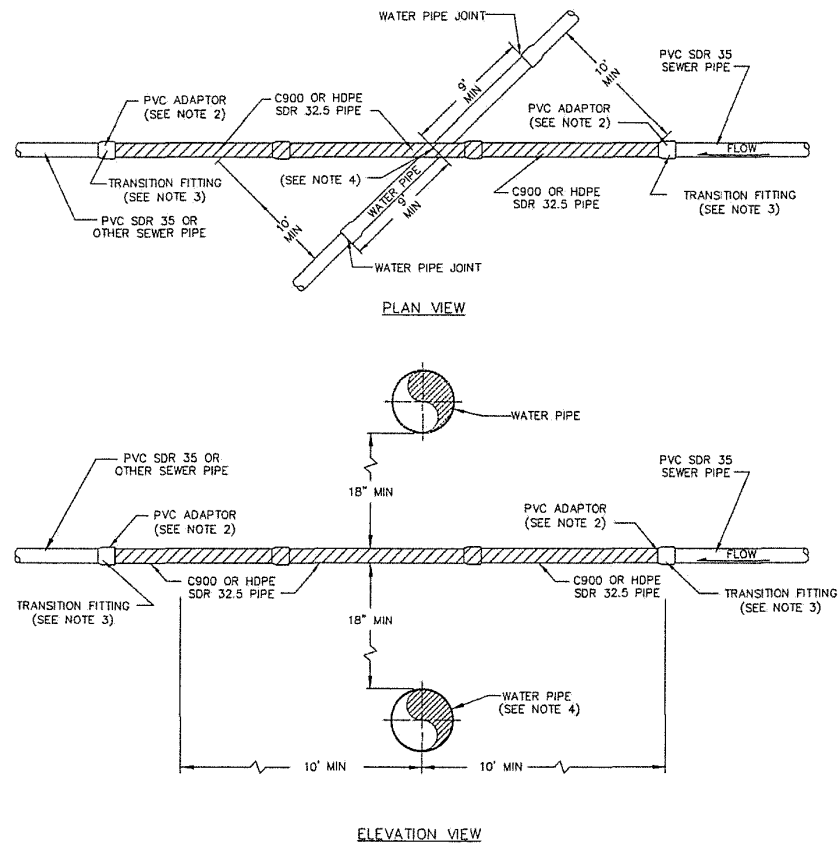
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SHEET:
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- NOTES:
- WHERE DEPTH OF PIPE MUST BE LESS THAN 44" INSULATION SHALL BE REQUIRED AS APPROVED BY THE ENGINEER.
 - MINIMUM GRADE SHALL BE 2% (1/4" PER FOOT).
 - MINIMUM PIPE DIAMETER SHALL BE 4".
 - ACCEPTABLE MATERIALS FOR PIPE CONSTRUCTION BETWEEN THE PROPERTY LINE AND THE CLEANOUT AT THE FOUNDATION INCLUDE: PVC (SDR 35 OR THICKER), A.B.S. (SCHEDULE 40), DUCTILE IRON (CLASS 2), AND CAST IRON (CLASS 2200).
 - MATERIALS AND INSTALLATION OF THE SEWER LATERAL SHALL CONFORM TO THE UNIFORM PLUMBING CODE. (NOTE: SDR 35 PVC IS NOT AN APPROVED MATERIAL FOR USE UNDER OR INSIDE THE FOUNDATION).
 - LATERAL DEPTH OF SANITARY SEWER SERVICE AT PROPERTY LINE SHALL ACCOMMODATE EXISTING SEWER LATERAL OR FUTURE BUILDING SITE(S). SEE STANDARD 213.
 - IF SEWER LATERAL IS LESS THAN 12" FROM FOUNDATION, SEWER LATERAL SHALL EITHER BE IRON PIPE OR A.B.S. SLEEVED IN IRON. IF SEWER LATERAL PASSES THROUGH THE FOUNDATION WALL, PIPE SHALL BE AT LEAST A 1" GAP IN CONCRETE AROUND PIPE. THIS GAP SHALL BE SEALED WITH FOAM.
 - CLEANOUT CONSTRUCTED OF "WYE" FITTING AND CAP OF SAME MATERIAL AS PIPE SHALL BE CONSTRUCTED WITHIN 2' TO 5' OF BUILDING FOUNDATION. AN ADDITIONAL CLEANOUT SHALL BE REQUIRED FOR EVERY 100' OF PIPE AND FOR EACH AGGREGATE BEND OF 135°.
 - IF SEWER LATERAL DIFFERS IN MATERIAL OR SIZE FROM REST OF LINE, A COUPLING, NON-SHEAR, EITHER MISSION FLEX SEAL, ROMAC INDUSTRIES LSS1, OR APPROVED EQUAL IS REQUIRED. FOR LSS1 COUPLING, MINIMUM LENGTH IS 8" FOR A 4" DIA PIPE AND 12" FOR A 6" DIA PIPE.

1
E4
SANITARY SEWER CONNECTION, CUSTOMER SERVICE LINE DETAIL
NOT TO SCALE



- NOTES:
- HDPE, C900 OR SDR 32.5 SEWER PIPE SHALL BE INSTALLED FOR THE LENGTH SHOWN FOR ALL SANITARY SEWER CROSSINGS AS DIRECTED BY THE ENGINEER.
 - FROM SDR 35 TO C900 AND C900 TO SDR 35 JOINTS SHALL BE TRANSITION BELL PVC ADAPTER, INSTALLED PER THE MANUFACTURERS RECOMMENDATION.
 - FROM SDR 35 TO HDPE AND HDPE TO SDR 35 JOINTS SHALL BE TRANSITION FITTING OR LSS-1, STAINLESS NON-SHEAR COUPLING, INSTALLED PER THE MANUFACTURERS RECOMMENDATION.
 - A FULL LENGTH OF WATER PIPE SHALL BE CENTERED UNDER OR OVER THE SANITARY SEWER PIPE AT ALL CROSSINGS. THE TEN FOOT MEASUREMENT SHALL BE TAKEN PERPENDICULAR TO THE WATER PIPE JOINT.

2
E4
SANITARY SEWER CROSSING DETAIL
NOT TO SCALE

REVISIONS:

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DEVELOPMENT PLAN

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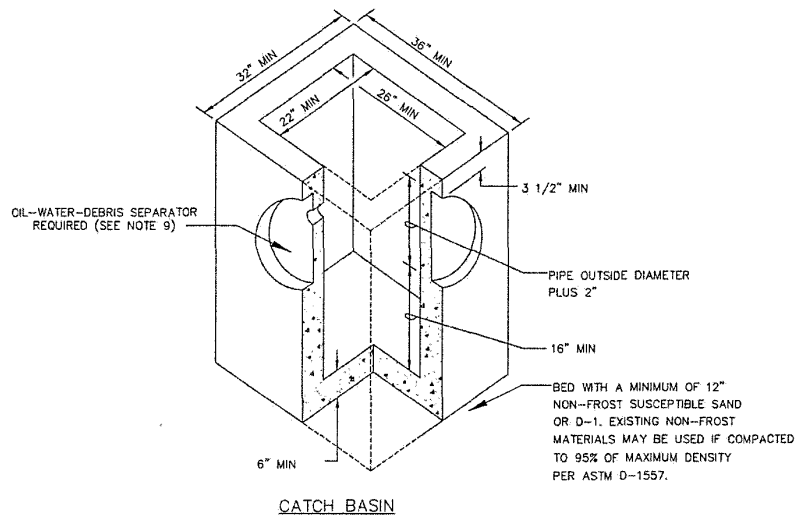
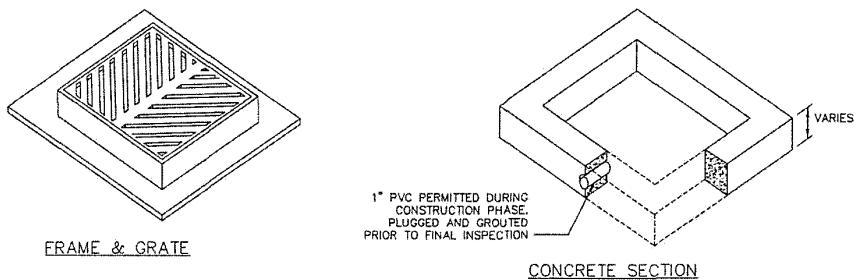
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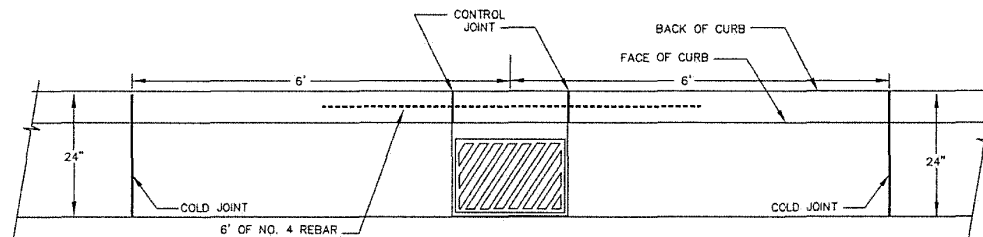
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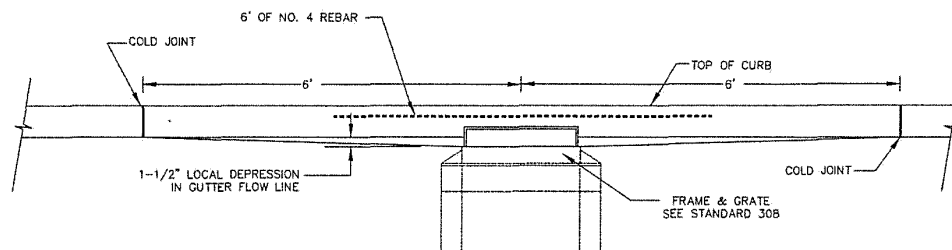


- NOTES:
1. FOR USE WITH TWO INLET/OUTLET PIPES OF DIAMETER 12" OR SMALLER. FOR LARGER AND/OR MORE INLET/OUTLET PIPES OR IF CATCH BASIN IS DEEPER THAN 4' FROM FINISH GRADE TO SUMP, INSTALL A TYPE I OR TYPE II STORM DRAIN MANHOLE (SEE STANDARD 303).
 2. ENTIRE KNOCKOUT IS TO BE REMOVED AND SEALED SHUT AROUND PIPE. ALL PIPES ARE TO EXTEND MIN 1" AND MAX 3" INTO CATCH BASIN. GROUT INTERIOR AND EXTERIOR BETWEEN FRAME, SECTIONS, AND CATCH BASIN.
 3. FRAME AND GRATE SHALL BE DUCTILE IRON. FRAME MAY BE CAST INTO THE TOP UNIT OR PLACED OVER THE OPENING AS APPROVED BY THE ENGINEER. FRAME AND GRATE SHALL BE OF A TYPE THAT WILL NOT CREATE A HAZARD FOR BICYCLE TRAFFIC.
 4. CATCH BASIN SHALL MEET HIGHWAY STANDARD-20 LOAD REQUIREMENTS.
 5. MINIMUM STEEL SHALL BE SPECIFIED BY ASTM C-478-69.
 6. MINIMUM SUMP DEPTH SHALL BE 16".
 7. ADJUSTING RING SHALL BE THE SAME SIZE AS THE CATCH BASIN.
 8. THE AREA BETWEEN THE TOP OF THE CATCH BASIN AND THE FRAME SHALL BE FORMED AND FILLED WITH CONCRETE MEETING THE REQUIREMENTS OF CBJ SPECIFICATION 03302 - CONCRETE STRUCTURES. NO BRICKS, WOOD OR OTHER MATERIALS PERMITTED FOR ADJUSTING GRADE.
 9. ALL CATCH BASINS THAT EMPTY INTO AN OPEN DRAINAGE SHALL BE FITTED WITH AN OIL-WATER-DEBRIS SEPARATOR DEVICE AS DIRECTED BY THE ENGINEER.

1
E5 TYPE III CATCH BASIN DETAIL
NOT TO SCALE



PLAN VIEW



ELEVATION VIEW

- NOTES:
1. INSTALL LEFT OR RIGHT GRATES FOR BICYCLE SAFETY AS DETERMINED BY THE ENGINEER.
 2. INSTALL STORM DRAIN MANHOLE TYPE I OR II, OR CATCH BASIN TYPE III OR TYPE IV AS APPROVED BY THE ENGINEER. SEE STANDARDS 303, 304A, AND 304B.
 3. FOR DETAILS ON CURB INLET FRAME & GRATE SEE STANDARD 308.
 4. CURB & GUTTER SHALL CONFORM WITH STANDARD 111A.

2
E5 LOCAL DEPRESSION AT CATCH BASIN DETAIL
NOT TO SCALE

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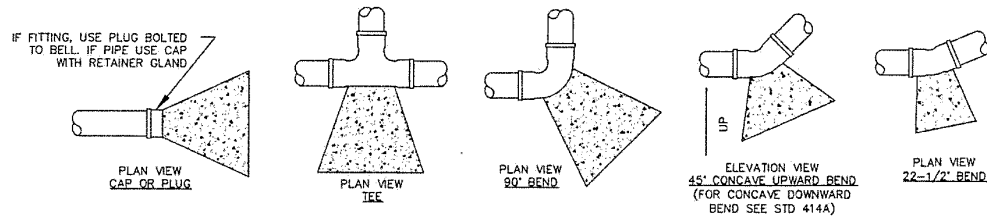
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SHEET DESCRIPTION:
DETAILS

E5

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PIPE SIZE	TEES, CAPS, & PLUGS		90° BENDS		ALTERNATIVE RESTRAINED LENGTH IN ALL DIRECTIONS (FEET) - SEE NOTE 5		
	MIN. CONCRETE VOL. (YD.)	MIN. BEARING AREA (FT ²)	MIN. CONCRETE VOL. (YD.)	MIN. BEARING AREA (FT ²)	TEES	90° BENDS	CAPS & PLUGS
4"	0.1	1.7	0.1	2.4	11	16	33
6"	0.2	3.5	0.4	4.9	15	23	47
8"	0.5	6.0	0.9	8.5	20	30	62
10"	1.0	9.1	1.7	12.8	24	37	74
12"	1.7	12.8	2.9	18.1	29	44	88
14"	2.6	17.2	4.5	24.4	33	50	100
16"	3.9	22.3	6.6	31.5	38	57	113
18"	5.5	28.0	9.2	39.6	42	63	126
20"	7.5	34.4	12.5	48.6	47	70	138
24"	12.7	49.0	21.4	69.3	56	83	162

SMALL ANGLE ADJUSTMENT	
FOR ANGLES LESS THAN 90° MULTIPLY VOLUMES, AREAS, AND LENGTHS FOR 90° ANGLE BY THIS FACTOR	
ANGLE	FACTOR
45°	0.414
22-1/2°	0.199
11-1/4°	0.098

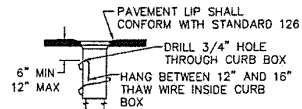
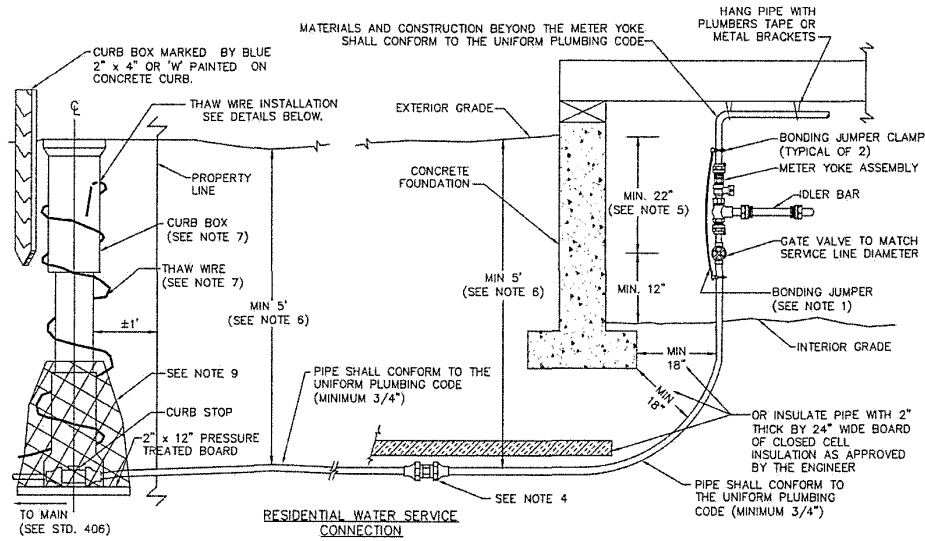
NOTES:

- CENTER OF MASS OF THRUST BLOCK MUST LAY OPPOSITE TO AND ALIGNED AGAINST THE DIRECTION OF THRUST.
- THRUST BLOCKS SHALL BE POURED SO THAT JOINTS OF FITTINGS, INCLUDING ALL NUTS AND FOLLOWERS REMAIN ACCESSIBLE.
- CONCRETE THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH. UNSUITABLE MATERIALS SHALL BE REMOVED, REPLACED AND/OR COMPACTED AS DETERMINED BY THE ENGINEER.
- VOLUME AND BEARING SURFACE OF 2500 P.S.I. CONCRETE THRUST BLOCKS ARE BASED ON 150 P.S.I. WATER PRESSURE AND SOIL BEARING CAPACITY OF 2000 P.S.F.
- ALL OTHER PRESSURE AND/OR SOIL CONDITIONS ARE SUBJECT TO THE ENGINEER'S REVIEW AND APPROVAL.
- THRUST BLOCKS MAY BE OMITTED IF ALL JOINTS WITHIN MINIMUM DISTANCE GIVEN BY ABOVE TABLE ARE RESTRAINED AND PIPE IS BEDDED IN SAND. THE DISTANCES APPEARING IN THE TABLE ASSUME THAT THE PIPE IS BURIED AT LEAST 5' DEEP AND THAT SOIL CONDITIONS ARE AS LISTED IN NOTE 4. THE INFORMATION IN THE TABLE IS BASED ON DIPRA'S "THRUST RESTRAINT FOR DUCTILE IRON PIPE" WHICH SHOULD BE CONSULTED IF THESE ASSUMPTIONS ARE NOT MET. SUBJECT TO THE CONDITIONS LISTED IN NOTE 4, A COMBINATION OF A SMALLER THRUST BLOCK AND A REDUCED LENGTH OF RESTRAINED PIPE IS ALLOWED PER THE FOLLOWING FORMULA:

$$\frac{\text{ACTUAL BEARING AREA OF BLOCK}}{\text{BEARING AREA REQUIRED BY TABLE}} + \frac{\text{ACTUAL RESTRAINED LENGTH OF PIPE}}{\text{RESTRAINED LENGTH REQUIRED BY TABLE}} \geq 1.1$$

- THRUST BLOCKS ARE REQUIRED FOR ALL BENDS, TEES, PLUGS, AND CAPS IN PIPE 4" AND LARGER EXCEPT AS LISTED IN NOTE 5.
- REGARDLESS OF SIZE OF THRUST BLOCKS ALL JOINTS AT CAPS, PLUGS, BENDS, AND TEES MUST BE RESTRAINED.
- RESTRAINED LENGTHS USED IN PLACE OF THRUST BLOCKS IN STANDARDS 414A AND 414B MAY NOT OVERLAP.
- FIELD-LOCK GASKETS, MEGA-LUG AND UNIFLANGE COUPLINGS ARE THE ONLY APPROVED MEANS OF RESTRAINING PIPE.

1
E6 THRUST BLOCK DETAIL
NOT TO SCALE



NOTES:

- BONDING JUMPER MUST MATCH ELECTRICAL COLD WATER GROUND WIRE. (EXAMPLE: NO. 4 WIRE FOR UP TO 200 AMP SERVICE.) BONDING JUMPER CLAMP MUST BE COMPATIBLE WITH COPPER PIPE.
- ALL JOINTS OR VALVES ON SERVICE SIDE OF METER YOKE MUST BE MECHANICAL FITTINGS.
- ALL COMMERCIAL FACILITIES AND RESIDENTIAL BUILDINGS WITH TWO OR MORE UNITS MUST INSTALL A WATER METER (OBTAINABLE FROM CBJ WATER UTILITY). SEE STANDARD 420.
- ALL UNDERGROUND COPPER TUBE CONNECTIONS (IF ANY) SHALL BE EITHER MUELLER OR FORD FLARED UNIONS, FORD GRIP JOINT COMPRESSION FITTINGS OR APPROVED EQUAL. NIBCO BRAND IS NOT AN APPROVED EQUAL.
- AFTER INSTALLATION, CONTINUE TO MAINTAIN A MINIMUM OF 22" UNOBSTRUCTED CLEARANCE FOR THE METER YOKE.
- BURIAL DEPTHS GREATER THAN 5' MAY BE REQUIRED BY THE ENGINEER.
- CURB BOX MUST BE RESET SO THAT IT IS PLUMB, AND THAW WIRE SHALL BE WOUND AROUND OUTSIDE OF CURB BOX.
- UNDERGROUND SERVICE LINE SHALL NOT BE WITHIN 1" OF ANY OTHER SERVICE LINE.
- WRAP BOTTOM OF CURB BOX WITH FABRIC OR PLASTIC PRIOR TO BACKFILLING TO KEEP MATERIAL FROM INFILTRATING THE BOX.

1
E6 RESIDENTIAL WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

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SEET KANAX DUTEEN
DEVELOPMENT PLAN

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PH: 907.225.7187
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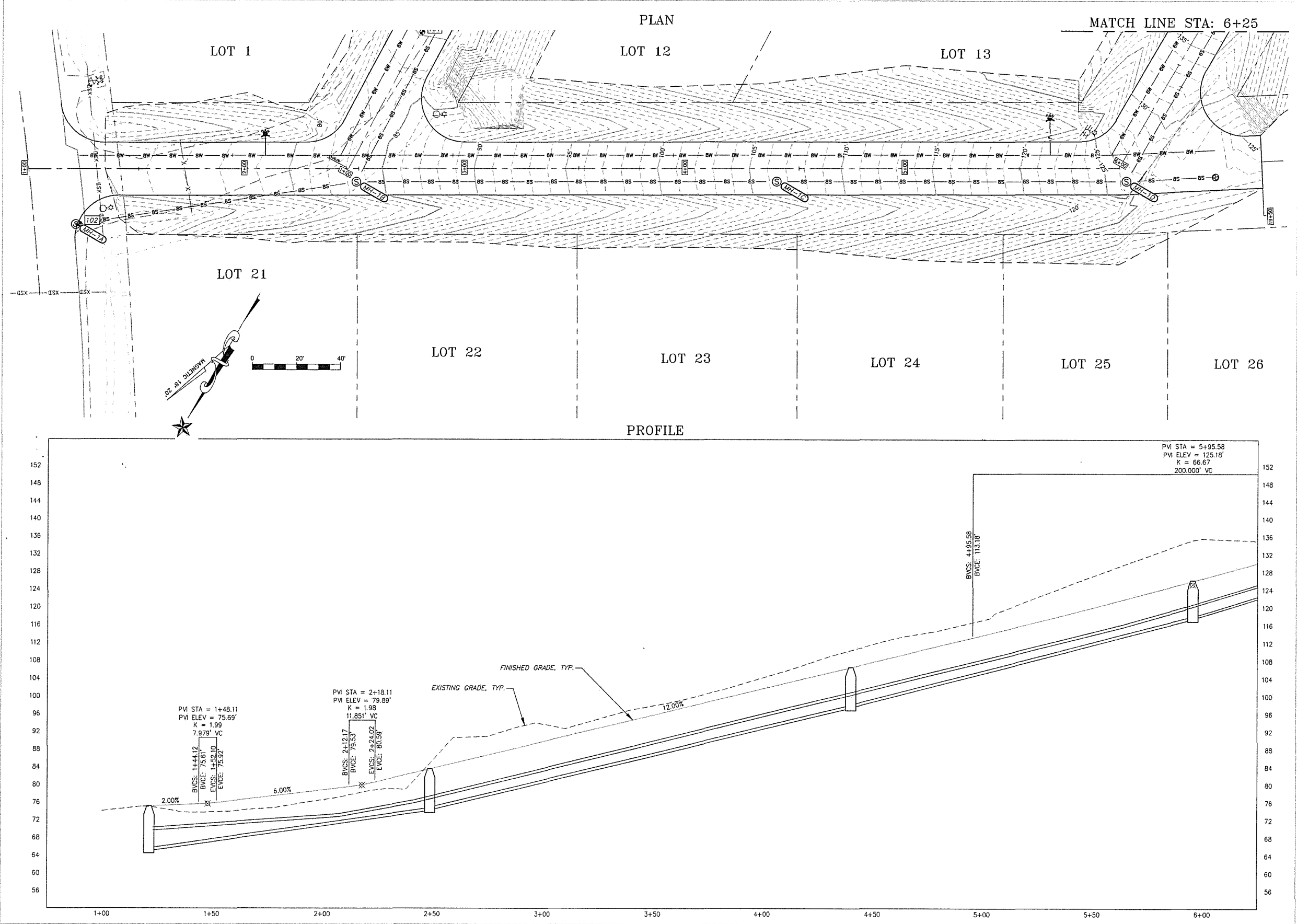
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E7

TYPICAL TRENCH DETAIL
NOT TO SCALE



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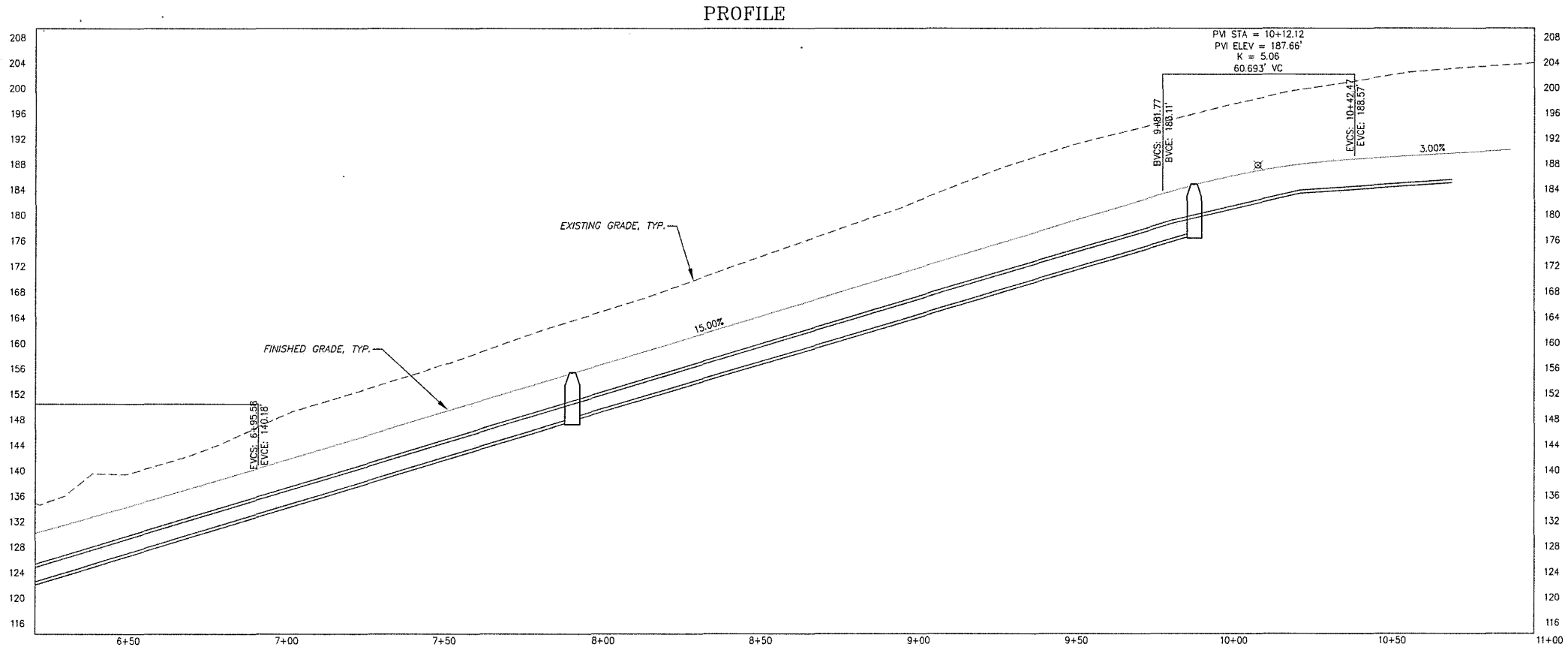
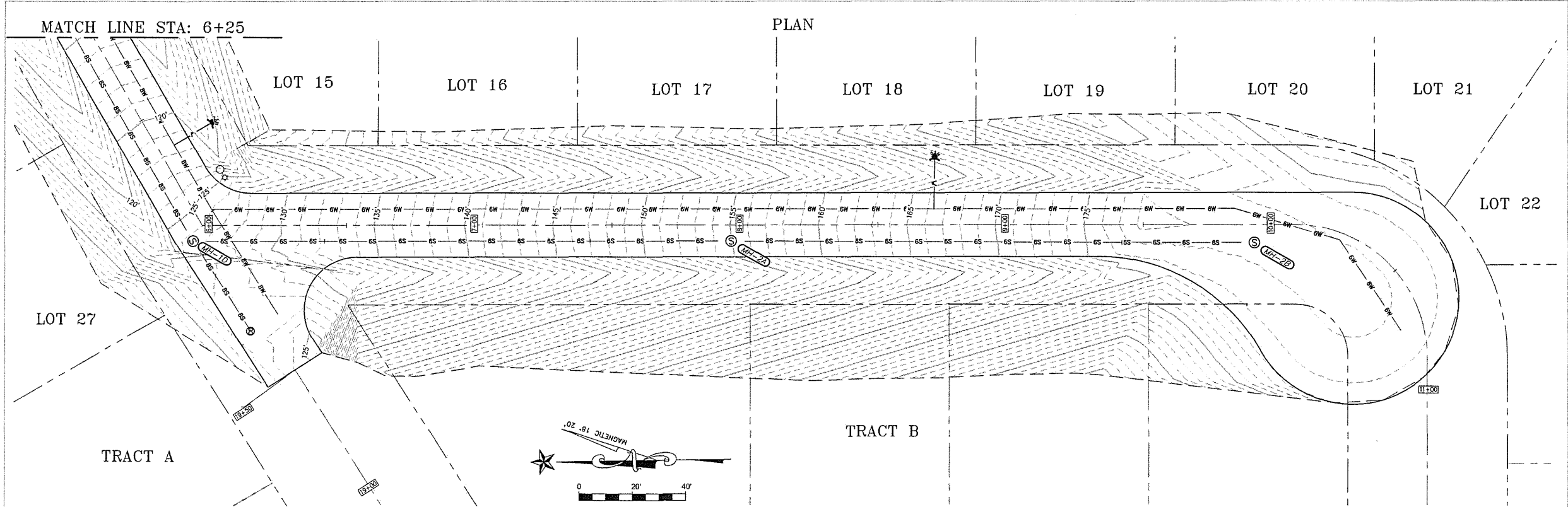
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7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99801
PH: 907.225.7187

JOEL P. TJORNE
121948
REGISTERED PROFESSIONAL ENGINEER



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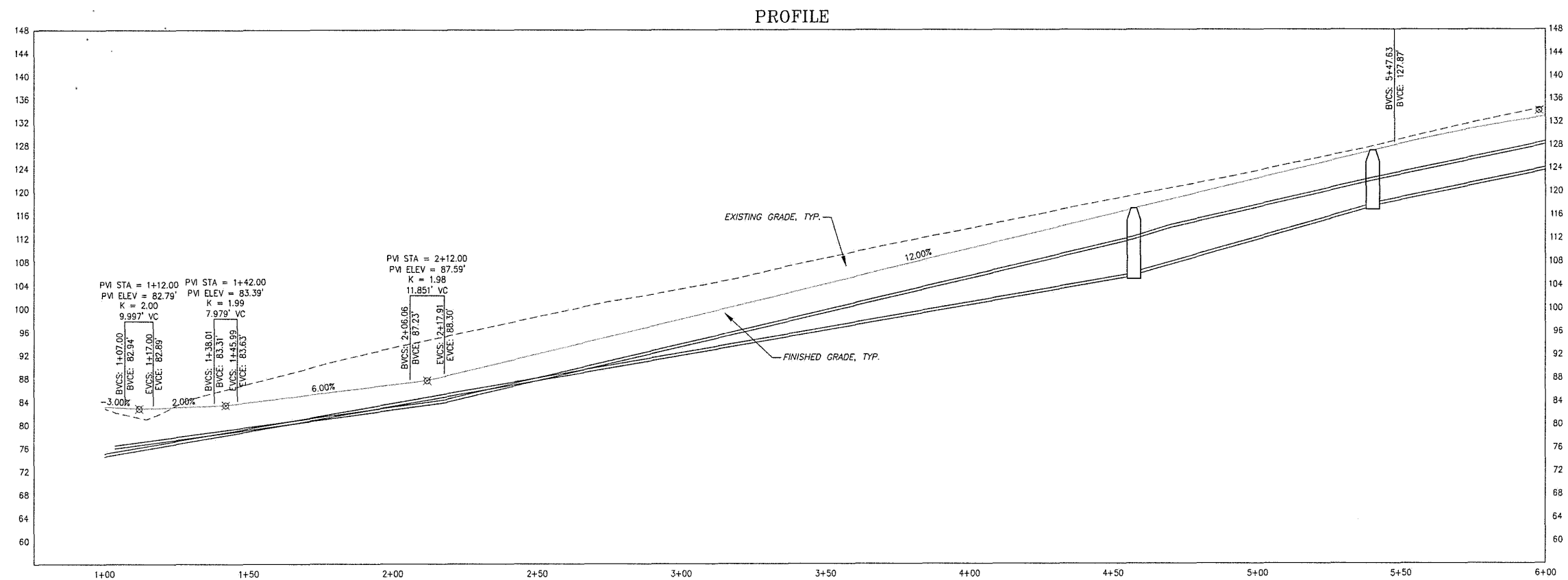
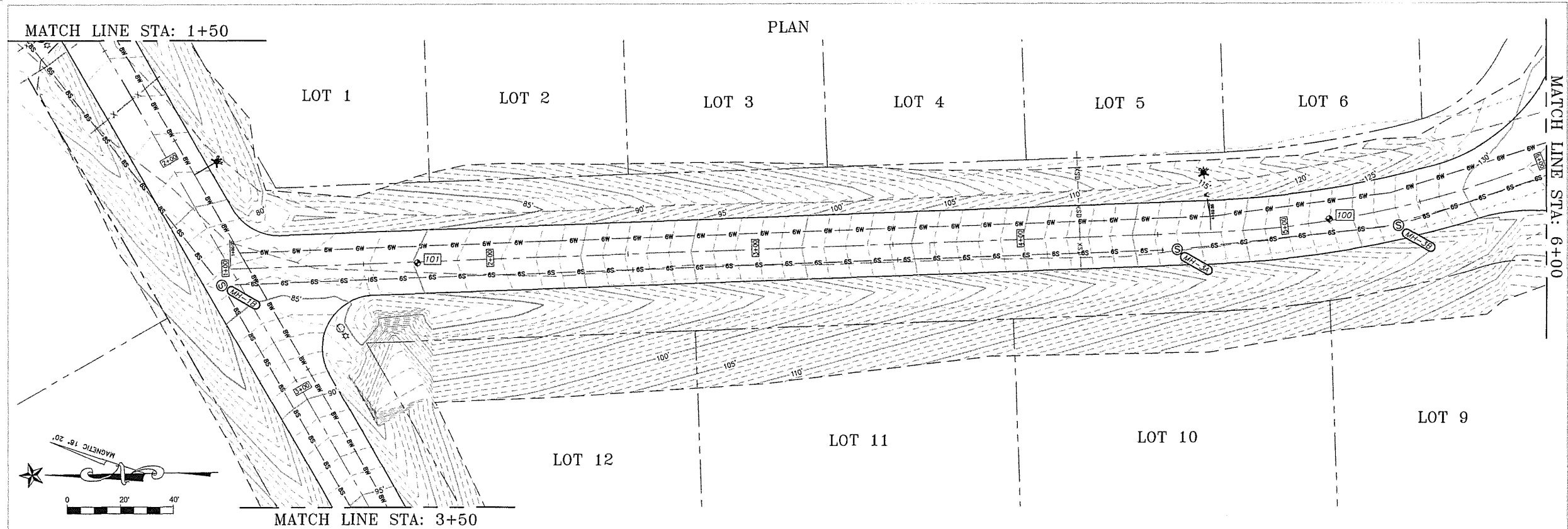
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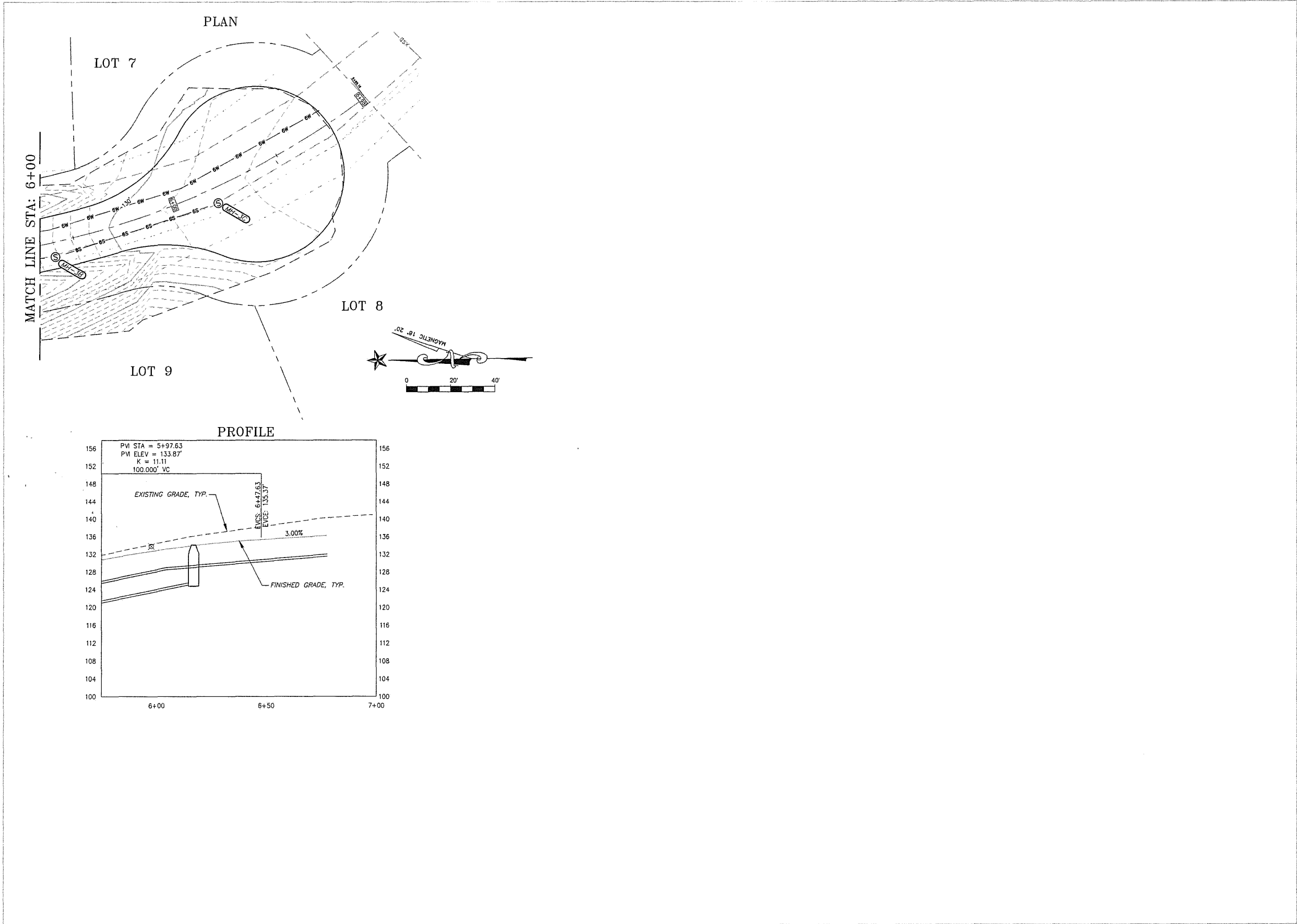
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SHEET DESCRIPTION:
PLAN AND PROFILE

F3
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EROSION AND SEDIMENT CONTROL PLAN (ESCP) NOTES

1. THE ESCP IS A GENERAL PLAN FOR GUIDING THE DEVELOPMENT OF THE CONTRACTOR'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS EXPECTED TO PROVIDE ADDITIONAL DETAILS AND BEST MANAGEMENT PRACTICES (BMP's) BASED ON THE CONTRACTOR'S ACTUAL SCHEDULE AND CONSTRUCTION METHODS, ARE REQUIRED TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
2. SEDIMENT CONTROL MEASURES AND TEMPORARY EROSION CONTROL FEATURES SHALL BE BASED ON THE BMPs AS CONTAINED IN THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES MANUAL "CONTRACTOR GUIDANCE FOR PREPARING AND EXECUTING STORM WATER POLLUTION PREVENTION PLANS"
3. THE CONTRACTOR SHALL IDENTIFY ALL OPERATIONAL CULVERTS AND STORM DRAINS IN THE PROJECT THAT WILL BE IMPACTED BY STORM WATER FROM THE PROJECT ACTIVITIES. THE CONTRACTOR SHALL PROVIDE INLET AND OUTLET PROTECTION FOR THOSE CULVERTS AND STORM DRAINS.
4. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED AREA OPEN TO EROSION AT ANY ONE TIME.
5. EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED WITHIN 14 DAYS IN AREAS WHERE EARTHWORK DISTURBANCE HAS TEMPORARILY OR PERMANENTLY CEASED.
6. ALL DISTURBED GROUND CAPABLE OF SUPPORTING VEGETATION SHALL BE RE-VEGETATED ACCORDING TO SECTION 618 OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION MOST CURRENT EDITION FOR FINAL STABILIZATION. FINAL STABILIZED AREAS NOT RE-VEGETATED SHALL BE 100% COVERED BY ROCK, ASPHALT, CONCRETE, OR OTHER PERMANENT NON-ERODIBLE MATERIAL.
7. TEMPORARY PERIMETER CONTROLS SHALL BE INSTALLED FOR ANY FILL PLACED WITHIN 20 FEET OF ORDINARY HIGH WATER.
8. TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY UP-GRADIENT SOIL DISTURBANCE OCCURS.
9. PROVIDE SEDIMENT CONTROLS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
10. RETAIN A VEGETATIVE BUFFER STRIP IN UPLAND AREAS WHEREVER POSSIBLE. VEGETATIVE BUFFER STRIPS MAY BE USED IN LIEU OF SILT FENCE OR OTHER TEMPORARY DEVICES PROVIDED THEY ARE OF SUFFICIENT WIDTH FOR THE CATCHMENTS AREA (SEE BMP DETAILS).
11. AVOID CONDITIONS WHICH PROMOTE CONCENTRATED FLOWS. INSTALL VELOCITY CONTROL BMPs WHEN CONCENTRATED FLOWS OCCUR.
12. SLOPE PROTECTION SHALL INCLUDE SLOPE ROUGHENING, TACKIFYING, EROSION CONTROL BLANKETS, SEEDING, ROCK LINING, OR OTHER METHODS APPROVED BY THE PROJECT ENGINEER.
13. ALL STOCKPILES OF ERODIBLE MATERIALS SHALL HAVE PERIMETER CONTROLS IN PLACE.
14. ERODIBLE MATERIALS MAY NOT BE STOCKPILED WITHIN 100 FEET OF ORDINARY HIGH WATER.
15. THE CONTRACTOR'S SWPPP SHALL INCLUDE PROVISIONS FOR THE AUTHORIZED OVER BURDEN PLACEMENT AREAS.
16. PRIOR TO COMPLETION OF PROJECT AND FILING NOTICE OF TERMINATION FOR THE APDES CONSTRUCTION GENERAL PERMIT THE CONTRACTOR SHALL HYDRO-SEED ALL ERODIBLE SLOPES AND ESTABLISH A MINIMUM OF 70% COVER.

REVISIONS:

SEET KANAX DUTEEN
DEVELOPMENT PLAN

STATUS:

35%

DRAWN BY: JPT
CHECKED BY: JPT
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PROJECT #: 222321.10

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7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
AELC 576



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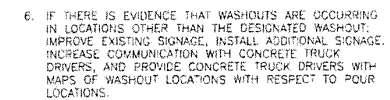
ESCP DETAILS

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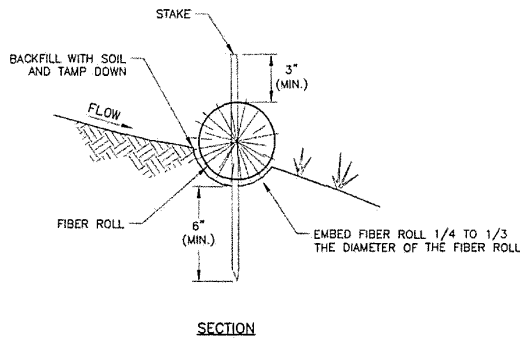
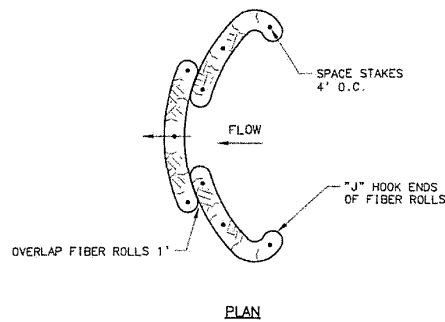
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Attachment C - Construction Plans



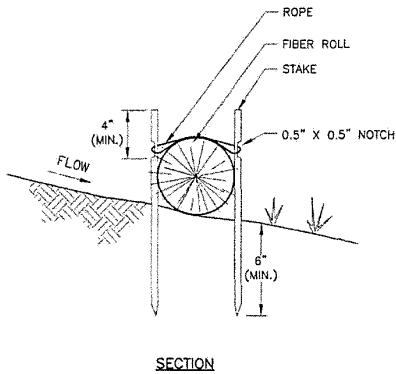
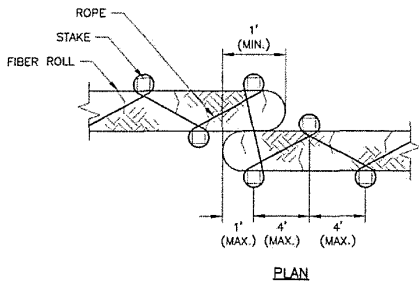
3. BACKFILL AND STABILIZE HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE CREATION OR REMOVAL OF THE WASHOUT WITH AN APPROVED BMP.

BMP 10.00 – FIBER ROLLS

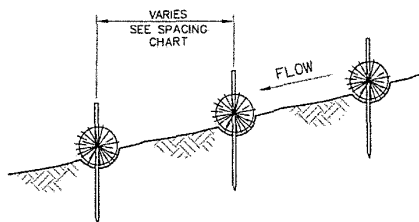


TRENCHED INSTALLATION
NOT TO SCALE

- TRENCHED INSTALLATION NOTES:
1. DIG TRENCHES AND PLACE FIBER ROLLS IN THE TRENCHES.
 2. CURVE BACK THE UPSLOPE END OF THE FIBER ROLL IN A "J" HOOK.
 3. SPREAD EXCAVATED MATERIAL EVENLY ALONG THE UPHILL SLOPE AND COMPACT USING HAND TAMPING OR OTHER METHODS.
 4. STAKE THE ROLL EVERY 4 FEET AND WITHIN 1-FOOT OF THE ENDS. LEAVE 3 INCHES OF THE STAKE ABOVE THE ROLL.
 5. DRIVE STAKES THROUGH THE MIDDLE OF THE FIBER ROLL.
 6. IF REQUIRED, PILOT HOLES FOR THE STAKES MAY BE CREATED BY DRIVING A STRAIGHT BAR THROUGH THE ROLL.



ROPE INSTALLATION
NOT TO SCALE



TYPICAL SPACING CHART	
SLOPE	SPACING (FEET)
1:1	10
2:1	20
3:1	30

SLOPE INSTALLATION
NOT TO SCALE

- SLOPE INSTALLATION NOTES:
1. INSTALL ON A SLOPE TO SHORTEN THE SLOPE LENGTH.
 2. START INSTALLATION DOWNSLOPE.
 3. SPACE ROLLS ACCORDING TO THE SPACING CHART AND DECREASE SPACING ON MORE ERODIBLE SOILS AND INCREASE SPACING ON ROCKY SOILS.

FIBER ROLL GENERAL NOTES:

MATERIALS

FIBER ROLLS: THE NETTING MAY BE UV-DEGRADABLE POLYPROPYLENE, BIODEGRADABLE BURLAP, JUTE OR COIR. THE FILLINGS MAY BE STRAW, FLAX, RICE, OR COCONUT-FIBER. MINIMUM DIAMETER OF 6 INCHES.

STAKES: 1-INCH BY 1-INCH WOODEN STAKES 24 INCHES LONG (18 INCHES IF SOILS ARE ROCKY) OR 3/8-INCH REBAR WITH SAFETY CAPS OR 3/4-INCH TO 1 1/2-INCH DIAMETER LIVE WILLOW CUTTINGS. IF USING LIVE WILLOW CUTTINGS, DO NOT INSTALL ROPE.

- INSTALLATION
1. PLACE FIBER ROLLS PERPENDICULAR TO FLOW AND PARALLEL TO THE SLOPE CONTOUR.
 2. AT THE END OF THE ROLL, TURN THE END UPSLOPE TO PREVENT RUN-OFF FROM GOING AROUND THE ROLL END.

- INSPECTION
1. ENSURE THAT THE ROLLS ARE IN CONTACT WITH THE SOIL AND THOROUGHLY ENTRENCHED.
 2. LOOK FOR SCOURING UNDERNEATH THE ROLLS.
 3. LOOK FOR SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
 4. ENSURE EQUIPMENT HAS NOT DRIVEN OVER THE INSTALLED FIBER ROLLS.

- MAINTENANCE
1. REPLACE DAMAGED SECTIONS OF FIBER ROLL.
 2. REMOVE ACCUMULATED SEDIMENT UPSLOPE OF THE ROLL BEFORE IT REACHES ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE GROUND SURFACE. WHEN PROTECTING A WATER BODY OR STORM DRAIN INLET, REMOVE ACCUMULATED SEDIMENT UPSLOPE OF THE ROLL WHEN IT REACHES ONE-THIRD OF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE GROUND SURFACE.

- REMOVAL
1. REMOVE FIBER ROLLS WHEN THE AREA IS STABILIZED OR WHEN THEY ARE NO LONGER NECESSARY.
 2. COLLECT AND DISPOSE OF THE ACCUMULATED SEDIMENT.
 3. REMOVE AND DISPOSE OF FIBER ROLLS.
 4. FILL THE TRENCHES AND STAKE HOLES TO BLEND WITH THE ADJACENT GROUND AND REVEGETATE AS NECESSARY.

- RETENTION
1. LEAVE FIBER ROLLS IN PLACE WHEN THE AREA IS STABILIZED OR WHEN THEY ARE NOT NECESSARY.
 2. COLLECT AND DISPOSE OF THE ACCUMULATED SEDIMENT.
 3. REMOVE AND DISPOSE OF THE NETTING, STAKES, AND ROPE.

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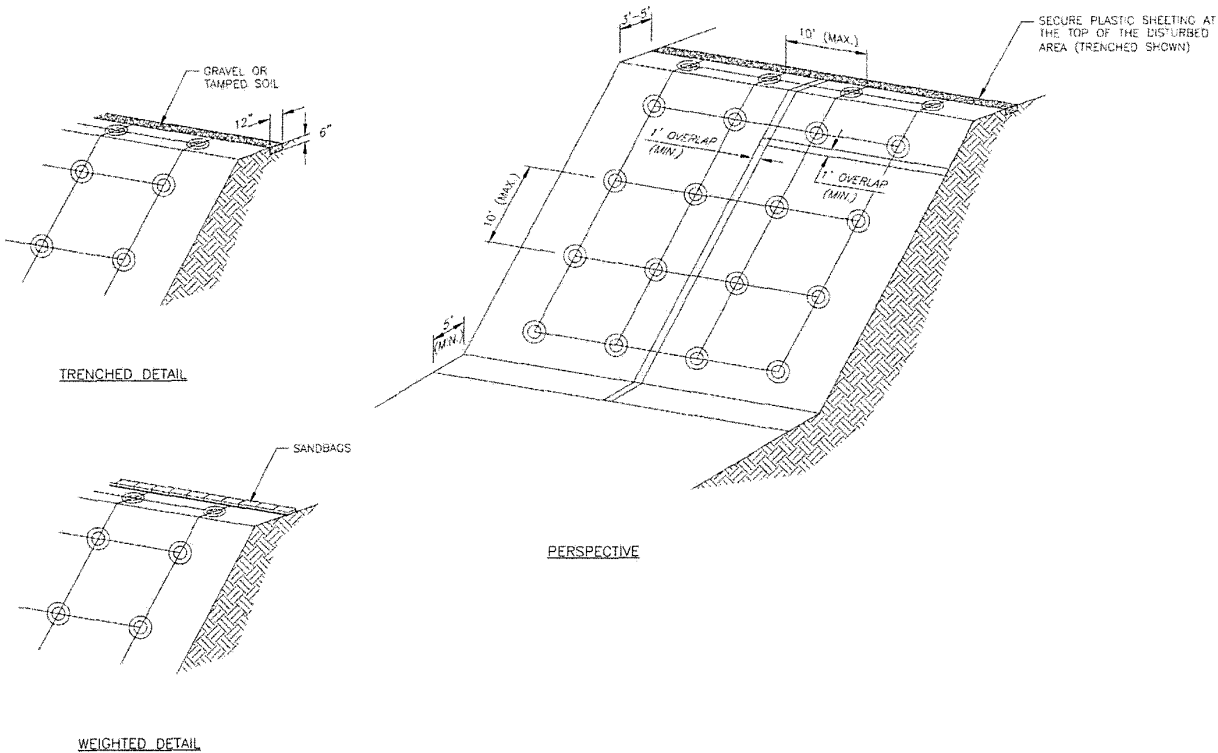


SHEET DESCRIPTION:
ESCP DETAILS

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SHEET:
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BMP 12.00 – PLASTIC COVERING



PLASTIC COVERING NOTES:
MATERIALS
PLASTIC COVERING: PLASTIC COVERING SHALL MEET THE REQUIREMENTS OF ASTM D 4397 FOR POLYETHYLENE SHEETING HAVING A MINIMUM THICKNESS OF 6 MIL.

FASTENERS OR WEIGHTS: FASTENERS OR WEIGHTING OBJECTS, SUCH AS SANDBAGS, TIRES, OR OTHER SIMILAR MATERIALS.

- INSTALLATION
1. INSTALL PLASTIC PARALLEL WITH THE SLOPE, NOT PERPENDICULAR. PLASTIC MAY BE INSTALLED PERPENDICULAR TO A SLOPE IF THE SLOPE LENGTH IS LESS THAN 10 FEET. OVERLAP UPHILL SHEET OVER DOWNHILL SHEET A MINIMUM OF 1-FOOT.
 2. SECURE THE PLASTIC SHEETING AT THE TOP OF THE SLOPE BY KEYING INTO A TRENCH OR WEIGHT WITH A CONTINUOUS LINE OF SANDBAGS SO THAT NO WATER CAN FLOW UNDERNEATH.
 3. INSTALL WEIGHTS OR ROPES OR FASTENERS IN A 10-FOOT MAXIMUM GRID, TO SECURE THE PLASTIC TIGHTLY AGAINST THE SOIL.
 4. INSPECT WEIGHTS TO MAKE SURE THEY ARE STILL IN PLACE, REPLACE AS NEEDED OR ADD ADDITIONAL WEIGHT IF THERE IS NOT A SUFFICIENT AMOUNT ON THE SLOPE.
 5. TAPE, FASTEN, OR WEIGHT SEAMS ALONG THEIR ENTIRE LENGTH WITH A MINIMUM OF 1-FOOT OF OVERLAP AT ALL SEAMS.
 6. SECURE EDGES TO PREVENT WATER FROM ERODING GROUND UNDERNEATH AND WIND FROM LIFTING THE COVER.

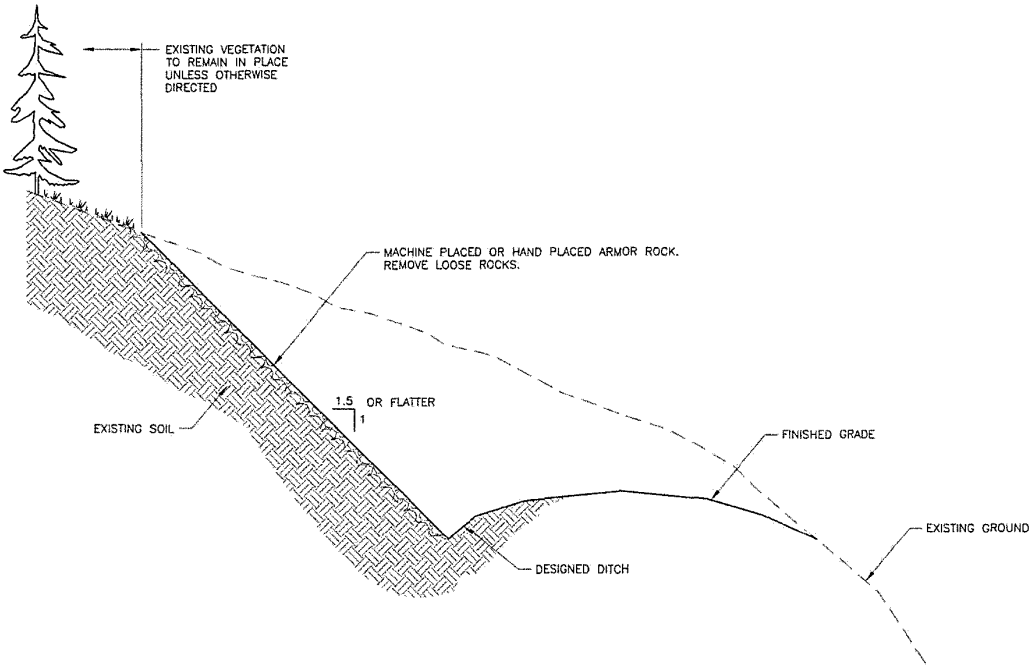
- INSPECTION
1. INSPECT SHEETING AFTER INSTALLATION AND ACCORDING TO ESTABLISHED SCHEDULES.
 2. CHECK FOR EROSION, UNDERMINING, ANCHORAGE (KEYING AND EMBEDDING) FAILURE, TORN SHEETS, AND DETERIORATION.

- MAINTENANCE
1. REPAIR FAILURES AS SOON AS PRACTICABLE.
 2. IF WASHOUT OR BREAKAGES OCCUR, REPAIR DAMAGE TO THE SLOPE AND REINSTALL THE MATERIAL AS SOON AS PRACTICABLE.

- REMOVAL
1. REMOVE PLASTIC SHEETING AND WEIGHTS PRIOR TO STABILIZING THE AREA OR WHEN CONSTRUCTION ACTIVITY IS COMPLETED.
 2. AFTER REMOVAL, FILL TRENCHES TO BLEND WITH THE ADJACENT GROUND AND REVEGETATE, AS NECESSARY.

BMP 16.00 – ROCK FILTER BERM

BMP 17.00 – ROCK SLOPE ARMOR



ROCK SLOPE ARMOR NOTES:
MATERIALS
ROCK: COBBLE, GRAVEL, CRUSHED GRAVEL, CRUSHED ROCK, OR ANY COMBINATION OF THESE, MEETING SPECIFICATIONS AT 610-2.01 (DITCH LINING), 611-2.01 (RIPRAP), OR 703-2.10 (POROUS BACKFILL). USE ANGULAR ROCK ON SLOPES STEEPER THAN 2:1.

- INSTALLATION
1. PREPARE THE SLOPE AS DESCRIBED IN THE CONTRACT OR AS DIRECTED BY THE ENGINEER.
 2. MINIMIZE CONCENTRATED RUN-ON FROM CROSS-GRADIENT AND UP-GRADIENT SOURCES BY SITE GRADING AND/OR DIRECTING OR DIVERTING RUN-ON OR RUN-OFF AWAY FROM THE SLOPE FACE.
 3. IF SPECIFIED ON THE PLANS OR DIRECTED BY THE ENGINEER, INSTALL THE FILTER FABRIC OR FILTER LAYER. AFTER CLEARING DEBRIS FROM SLOPE INSTALL FILTER FABRIC ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 4. INSTALL THE ROCK STARTING AT THE BOTTOM OF THE SLOPE AND PROCEEDING IN HORIZONTAL LIFTS UPWARDS.
 5. PLACE STONES TO THE THICKNESS, HEIGHT, AND LENGTH SHOWN ON THE PLANS. DUMP SMALL ROCKS AND SPREAD BY BULLDOZER OR OTHER SUITABLE EQUIPMENT. DURING SPREADING, DO NOT CRACK THE ROCK.

- INSPECTION
1. INSPECT FOR DAMAGE TO THE ROCK ARMOR, INCLUDING DISPLACED STONES, SLUMPING, AND EROSION AT EDGES, ESPECIALLY DOWNSLOPE.

- MAINTENANCE
1. REPAIR DAMAGED ROCK ARMOR SLOPE OR EDGES AS SOON AS PRACTICABLE AND BEFORE FURTHER DAMAGE CAN OCCUR.

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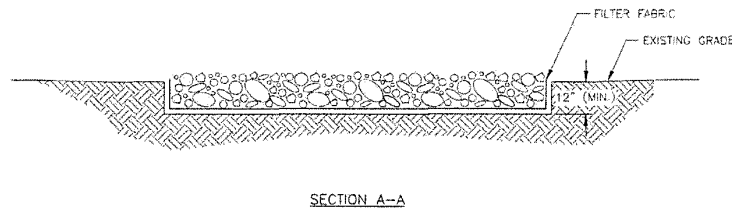
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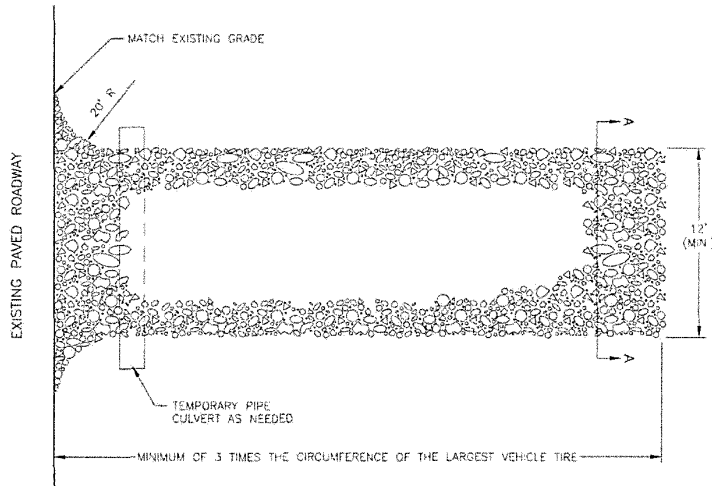
SHEET:

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BMP 23.00 - STABILIZED ROCK CONSTRUCTION EXIT



SECTION A-A



PLAN

ROCK CONSTRUCTION EXIT
NOT TO SCALE

- STABILIZED CONSTRUCTION EXIT GENERAL NOTES:**
- INSTALLATION**
1. INSTALL STABILIZED CONSTRUCTION EXIT PRIOR TO EARTH WORK.
 2. CLEAR THE EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER MATERIAL.
 3. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP, VEGETATIVE SEDIMENT FILTER OR OTHER PROTECTED OUTLET.
 4. EXCAVATE AND GRADE THE AREA FOR ROCK PLACEMENT.
 5. INSTALL SIGNS, FENCING OR BARRICADES TO CHANNEL OUTGOING TRAFFIC TO THE STABILIZED CONSTRUCTION EXIT.

- INSPECTION**
1. INSPECT STABILIZED CONSTRUCTION EXIT FOR SEDIMENT ACCUMULATION AND MATERIAL DISPLACEMENT.
 2. INSPECT ROADWAY FOR SEDIMENT TRACK-OUT.
 3. INSPECT DITCHES TO ENSURE NO SEDIMENT ACCUMULATION.

- MAINTENANCE**
1. MAINTAIN EACH EXIT IN A CONDITION THAT WILL PREVENT TRACKING OF MUD OR SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.

2. REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT.
3. REMOVE ALL MUD AND SEDIMENT DEPOSITED ON PAVED ROADWAYS.
4. ADD MORE SIGNS, FENCING OR BARRICADES WHEN VEHICLES ARE EXITING THE PROJECT WITHOUT USING THE STABILIZED CONSTRUCTION EXIT. INSTALL ADDITIONAL STABILIZED CONSTRUCTION EXITS IF NEEDED, YET USE SIGNS AND BARRICADES TO MINIMIZE THE NUMBER OF STABILIZED CONSTRUCTION EXITS.

- REMOVAL**
1. REMOVE THE STABILIZED CONSTRUCTION EXIT AND ANY SEDIMENT TRAPPING STRUCTURES AFTER THEY ARE NO LONGER NEEDED, OR WITH FINAL SITE STABILIZATION.
 2. REGRADE AND PERMANENTLY STABILIZE THE REMAINING DISTURBED AREAS ACCORDING TO THE PLANS.

ROCK CONSTRUCTION EXIT NOTES:

MATERIALS

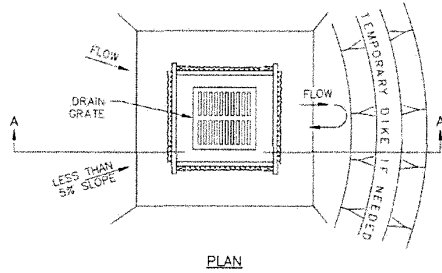
ROCK: 2" TO 3-INCH COARSE AGGREGATE OR 3" TO 6-INCH QUARRY SPALL OR ANGULAR ROCK, WHICHEVER IS APPROPRIATE TO THE PROJECT FLEET.

- INSTALLATION**
1. PLACE THE FILTER FABRIC AND ROCK TO THE SPECIFIC GRADE SHOWN ON THE PLANS.

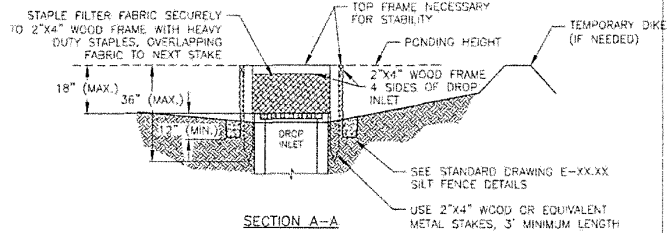
- MAINTENANCE**
1. REMOVE ACCUMULATED SEDIMENT OR MUD.
 2. REPLACE ROCK MATERIAL WHEN SURFACE VOIDS ARE FILLED WITH SEDIMENT. REPLACE FABRIC AS NEEDED.
 3. TOP DRESS WITH 2 TO 3 INCHES OF COARSE AGGREGATE OR 3" TO 6-INCH COARSE ROCK WHEN THE PAD BECOMES LADEN WITH SEDIMENT.

- INSPECTION**
1. INSPECT FOR ROCK THAT HAS BEEN DISPLACED FROM THE PAD.

BMP 28.00 - FILTER FABRIC FOR AREA INLETS



PLAN



SECTION A-A

FILTER FABRIC FOR AREA INLETS
NOT TO SCALE

AREA INLET FILTER FABRIC NOTES:

MATERIALS

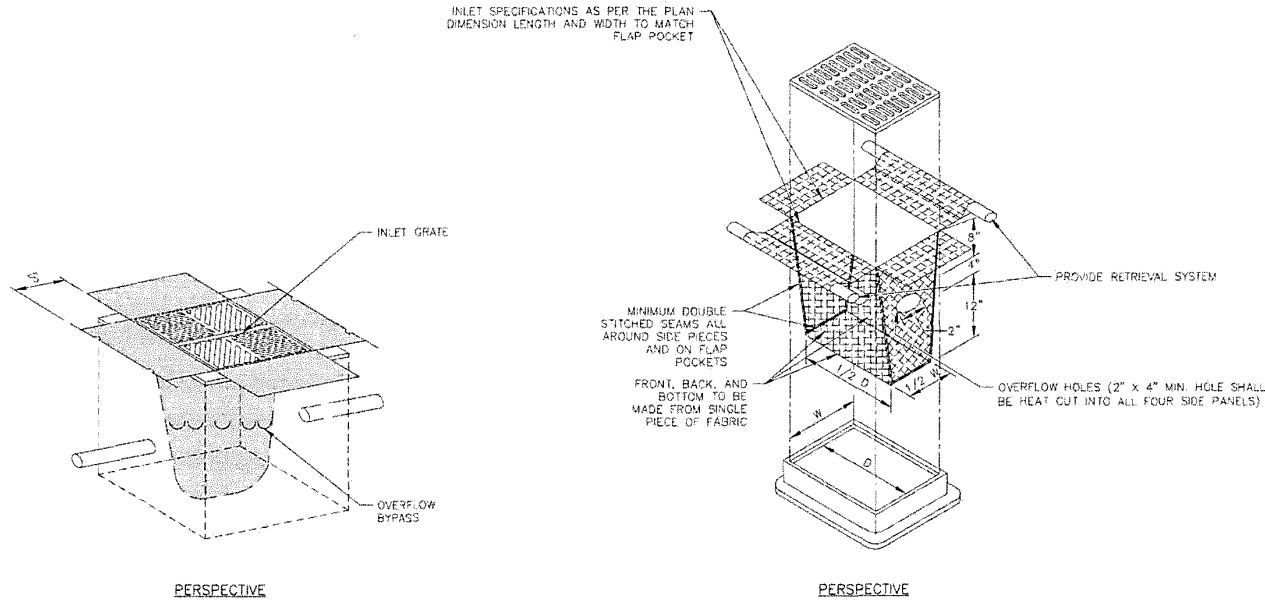
PREFABRICATED UNITS: UPON APPROVAL, BY THE ENGINEER, USE IN PLACE OF THE DESIGN SHOWN ON THIS DRAWING.

FILTER FABRIC (SILT FENCE) SHALL COMPLY WITH SECTION 729-2.04 SILT FENCE.

- INSTALLATION**
1. IF PREFABRICATED BARRIERS ARE USED, INSTALL AS SPECIFIED BY THE VENDOR OR MANUFACTURER.
 2. PLACE A STAKE AT EACH CORNER OF THE INLET OR IN A CIRCULAR PATTERN AROUND THE INLET NO MORE THAN 3 FEET APART. DRIVE STAKES INTO THE GROUND A MINIMUM OF 12 INCHES.
 3. ENSURE STABILITY BY BRACING AT THE TOP.
 4. INSTALL FILTER FABRIC (SILT FENCE) AS SHOWN ON DRAWING BMP-28.00 SILT FENCE.

- INSPECTION, MAINTENANCE, AND REMOVAL**
1. SEE STORM DRAIN INLET SEDIMENT PROTECTION GENERAL NOTES ON BMP-25.00 [STORM DRAIN INLET SEDIMENT PROTECTION (NOTES & AREA INLET FIBER ROLL OR GRAVEL/SAND BAG BERM)] NOTES FOR INSPECTION, MAINTENANCE, AND REMOVAL.

BMP 29.00 - SEDIMENT CONTROL INLET HAT FOR AREA DRAINS OR CURB INLETS



PERSPECTIVE

SEDIMENT CONTROL INLET HAT
FOR AREA DRAINS OR CURB INLETS
NOT TO SCALE

FILTER BAG INSERT
FOR AREA DRAINS OR CURB INLETS
NOT TO SCALE

AREA DRAINS OR CURB INLET NOTES:

MATERIALS

PREFABRICATED UNITS: UPON APPROVAL BY THE ENGINEER, USE IN PLACE OF THE DESIGN SHOWN ON THIS DRAWING.

SEDIMENT CONTROL INLET HATS: SHALL BE A POLYETHYLENE HAT-LIKE STRUCTURE COVERING THE INLET WITH SMALL WEEP HOLES ON THE SIDE PROVIDING A FILTERING FUNCTION FOR THE STORMWATER RUNOFF, AND A LARGE OPENING ABOVE THE WEEP HOLES FOR EMERGENCY OVERFLOW.

FILTER BAG INSERTS: SHALL CONSIST OF A REPLACEABLE FILTER BAG REINFORCED WITH AN OUTER POLYESTER MESH FABRIC.

1. THE FILTER BAG SHALL BE SUSPENDED FROM A GALVANIZED STEEL RING, REBAR OR STEEL RODS, OR FRAME THAT FITS WITHIN A GRATE UTILIZING A STAINLESS STEEL BAND AND LOCKING CLAMP.

2. CONSTRUCT THE FILTER BAG THAT IS SUSPENDED FROM A FRAME OF A POLYPROPYLENE FILTER GEOTEXTILE FABRIC, THAT MEETS THE FOLLOWING MINIMUM REQUIREMENTS:

	ASTM METHOD	VALUE	UNITS
UNIT WEIGHT	--	4	OUNCE/SQ YD
FLOW RATE	--	145	GALLONS/MINUTE/SQ FT
PERMITTIVITY	D4491	0.5	PER SECOND
GRAB TENSILE STRENGTH	D4632	200	POUNDS
PUNCTURE STRENGTH	D6241	80	POUNDS
TEAR STRENGTH	D4533	50	POUNDS
DEBRIS CAPACITY	--	2	CUBIC FT

3. DOUBLE STITCH ALL EDGES AND SEAMS.
4. THE FILTER BAG INSERT SHALL HAVE OVAL, EDGE-HEAT-SEALED OVERFLOW HOLES, MINIMUM 2 INCHES X 4 INCHES, CUT INTO ALL FOUR PANEL SIDES.
5. PROVIDE BUILT-IN OVERFLOW BYPASS.
6. THE INLET STRUCTURE'S GRATE OVERFLOW CAPACITY IS AT A MINIMUM EQUAL TO THE DESIGN FLOW CAPACITY.
7. PROVIDE A RETRIEVAL SYSTEM, SUCH AS FLAPS, HANDLES, OR CORDS, TO ALLOW REMOVAL OF THE BELOW-INLET GRATE BARRIER WITHOUT SPILLING THE COLLECTED MATERIAL.

STORM DRAIN INLET SEDIMENT PROTECTION GENERAL NOTES

INSTALLATION

1. IF PREFABRICATED BARRIERS ARE USED, INSTALL AS SPECIFIED BY THE VENDOR OR MANUFACTURER.

- INSPECTION**
1. CHECK FOR SEDIMENT DEPTH. CLEANING IS REQUIRED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE DESIGN DEPTH (OR LESS WHEN SPECIFIED BY THE MANUFACTURER OF PREFABRICATED BARRIERS).

2. CHECK FOR UNDERMINING OR BYPASSING, SUCH AS EVIDENCE THAT SEDIMENT IS ENTERING THE INLET OR THAT RUN-OFF IS BYPASSING THE BARRIER AND ENTERING THE INLET UNTREATED.

- MAINTENANCE**
1. IF PREFABRICATED BARRIERS ARE USED, MAINTAIN THEM AS SPECIFIED BY THE VENDOR OR MANUFACTURER.

2. CORRECT UNDERMINING OR BYPASSING FAILURES.
3. REMOVE ACCUMULATED SEDIMENT BEFORE IT REACHES ONE-THIRD OF THE AVAILABLE STORAGE OF THE SEDIMENT PROTECTION DEVICE OR LESS WHEN SPECIFIED BY THE MANUFACTURER.

4. REMOVE AND DISPOSE OF ANY ROCK OR DEBRIS THAT HAS ACCUMULATED BEHIND THE SEDIMENT BARRIER TO PREVENT FURTHER CLOGGING.
5. REPLACE FRAYED OR TORN FABRIC OR MATERIALS AND REPAIR ANY STRUCTURAL DAMAGE AS SOON AS PRACTICABLE.

- REMOVAL**
1. LEAVE INLET SEDIMENT PROTECTION DEVICES IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA IS PERMANENTLY STABILIZED.
 2. REMOVE AND DISPOSE OF TRAPPED OR REMAINING SEDIMENT.
 3. STABILIZE DISTURBED SOIL AREAS RESULTING FROM REMOVAL OF BARRIERS OR SEDIMENT.

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SEET KANAX DUTEEN
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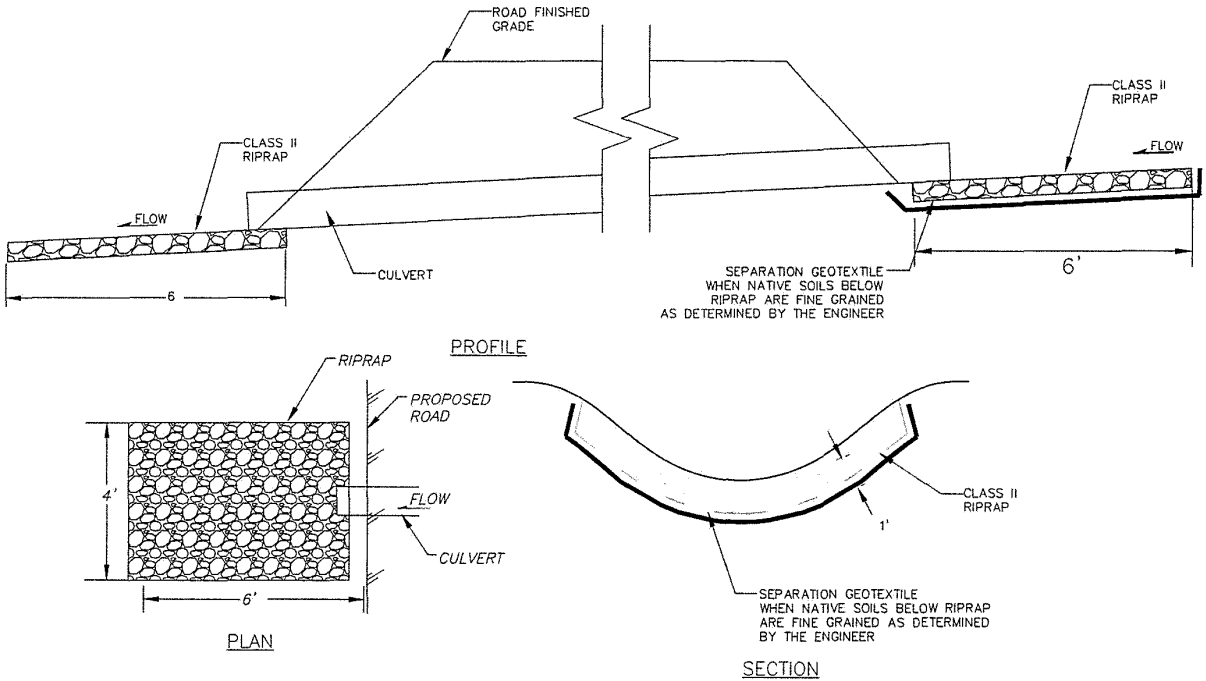
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BMP A1 – CURB INLET CATCH BASIN BIO BAG INLET PROTECTION



BMP A2 – CULVERT INLET/OUTLET PROTECTION

STORM DRAIN INLET SEDIMENT PROTECTION GENERAL NOTES
INSTALLATION
1. IF PREFABRICATED BARRIERS ARE USED, INSTALL AS SPECIFIED BY THE VENDOR OR MANUFACTURER.

INSPECTION
1. CHECK FOR SEDIMENT DEPTH. CLEANING IS REQUIRED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE DESIGN DEPTH (OR LESS WHEN SPECIFIED BY THE MANUFACTURER OF PREFABRICATED BARRIERS).
2. CHECK FOR UNDERMINING OR BYPASSING, SUCH AS EVIDENCE THAT SEDIMENT IS ENTERING THE INLET OR THAT RUN-OFF IS BYPASSING THE BARRIER AND ENTERING THE INLET UNTREATED.

MAINTENANCE
1. IF PREFABRICATED BARRIERS ARE USED, MAINTAIN THEM AS SPECIFIED BY THE VENDOR OR MANUFACTURER.
2. CORRECT UNDERMINING OR BYPASSING FAILURES.
3. REMOVE ACCUMULATED SEDIMENT BEFORE IT REACHES ONE-THIRD OF THE AVAILABLE STORAGE OF THE SEDIMENT PROTECTION DEVICE OR LESS WHEN SPECIFIED BY THE MANUFACTURER.
4. REMOVE AND DISPOSE OF ANY ROCK OR DEBRIS THAT HAS ACCUMULATED BEHIND THE SEDIMENT BARRIER TO PREVENT FURTHER CLOGGING.
5. REPLACE FRAYED OR TORN FABRIC OR MATERIALS AND REPAIR ANY STRUCTURAL DAMAGE AS SOON AS PRACTICABLE.

REMOVAL
1. LEAVE INLET SEDIMENT PROTECTION DEVICES IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA IS PERMANENTLY STABILIZED.
2. REMOVE AND DISPOSE OF TRAPPED OR REMAINING SEDIMENT.
3. STABILIZE DISTURBED SOIL AREAS RESULTING FROM REMOVAL OF BARRIERS OR SEDIMENT.

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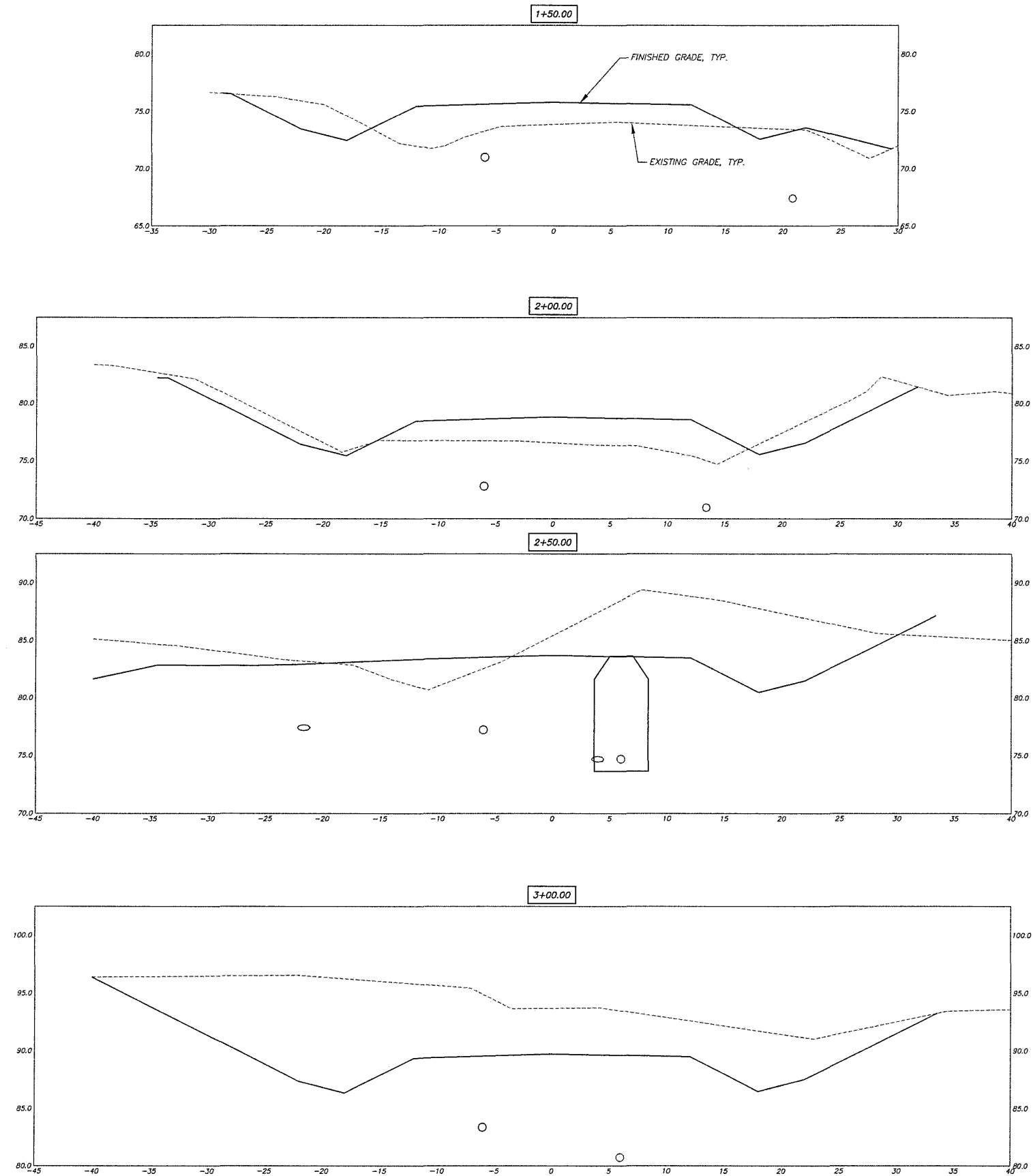
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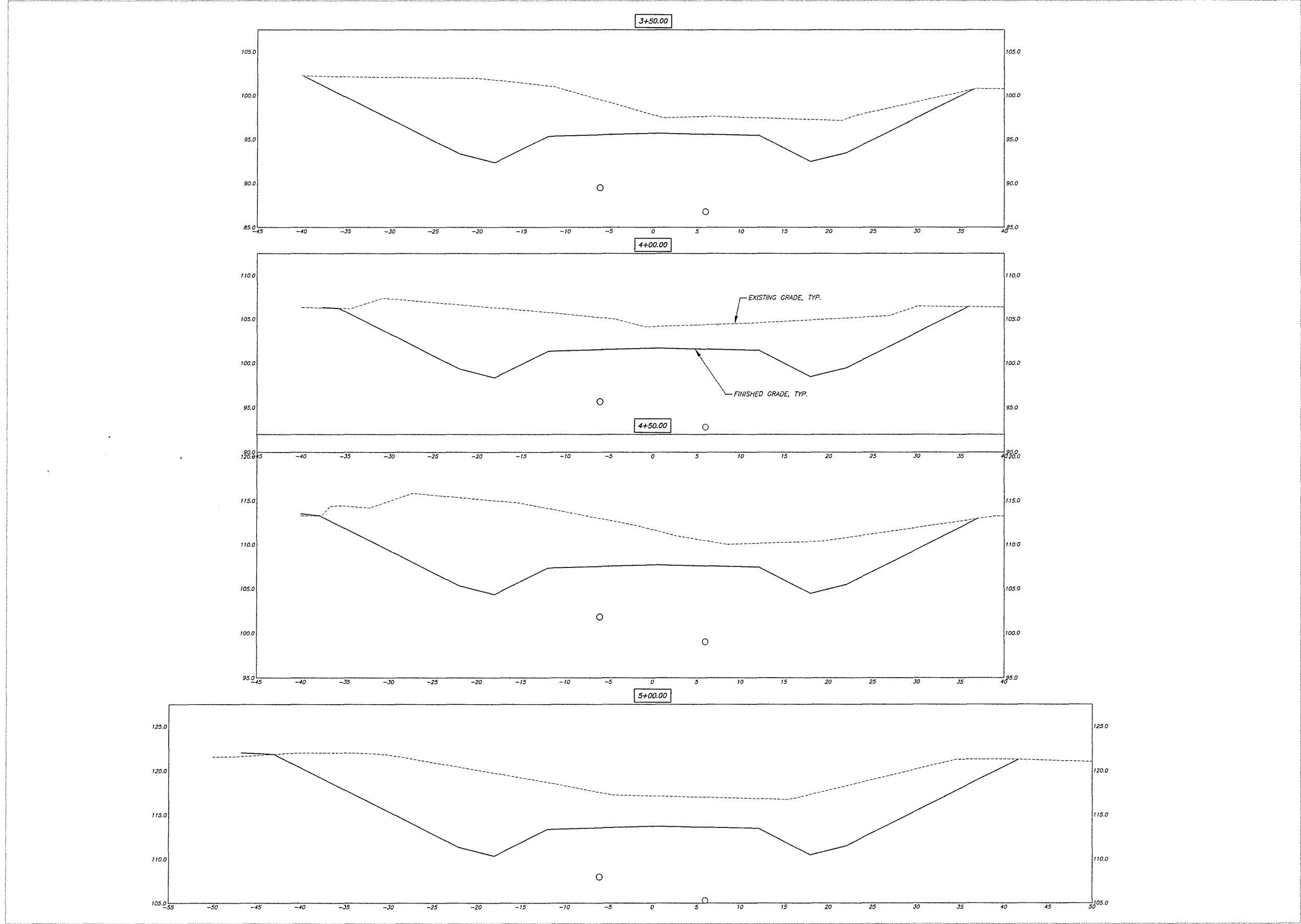
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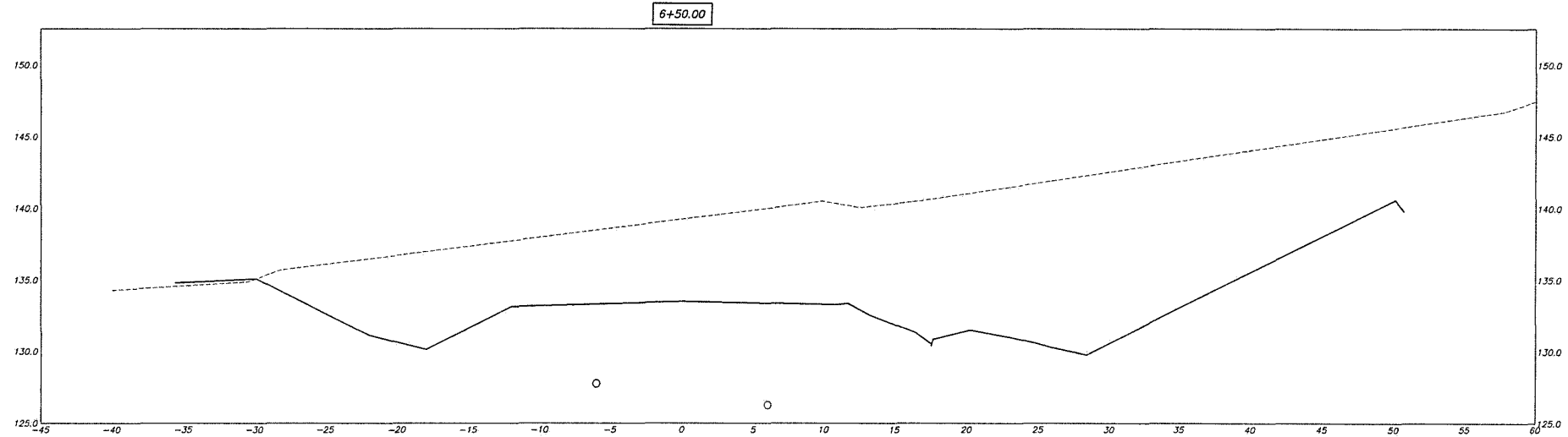
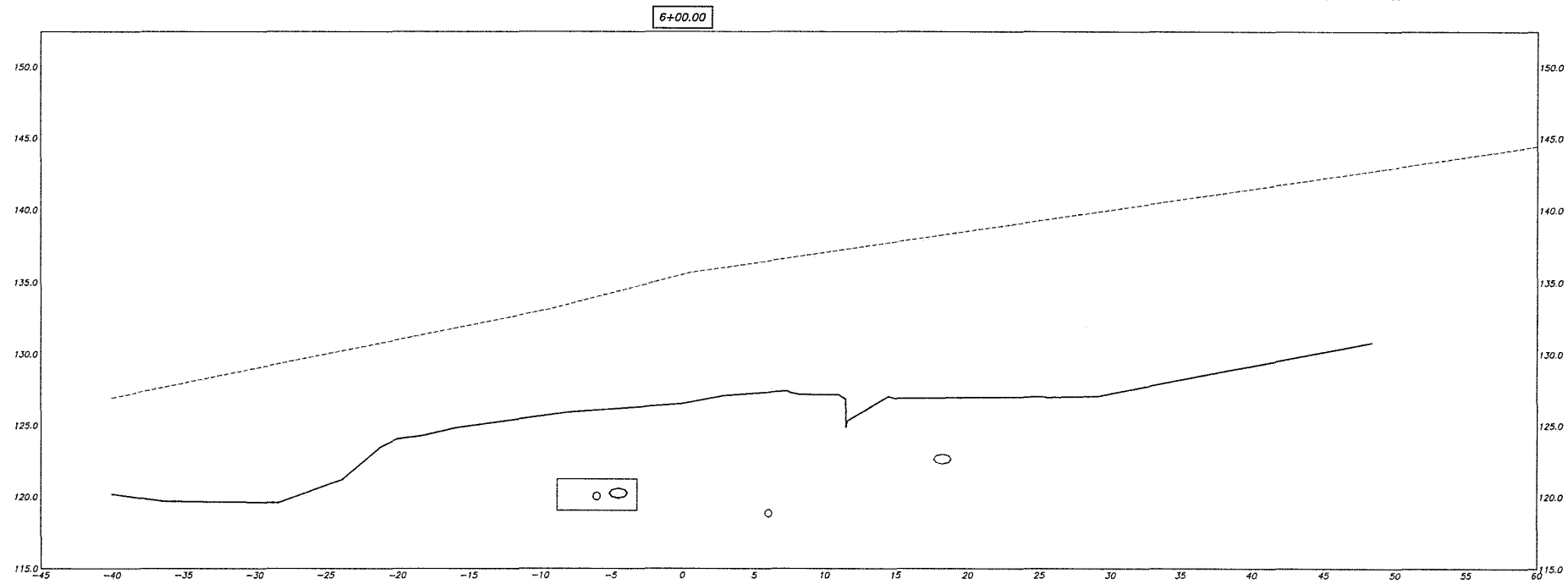
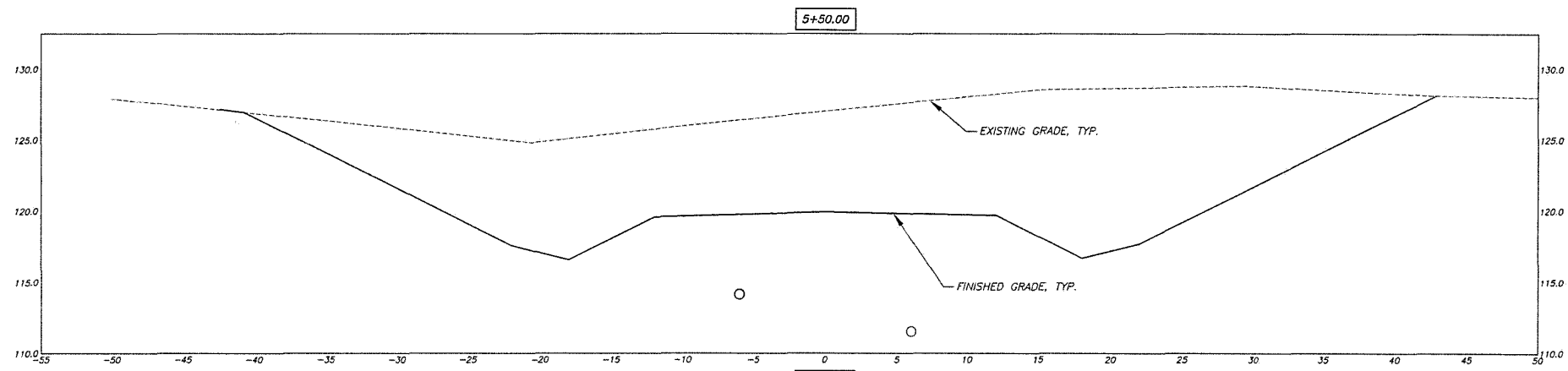
R&M
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
AELC 576



SHEET DESCRIPTION:
SECTION VIEWS

S1

SHEET:
26 of 29



REVISIONS:

SEET KANAX DUTEEN
DEVELOPMENT PLAN

STATUS:
35%

DRAWN BY: JPT
CHECKED BY: JPT
DATE: 10/18/2023
PROJECT #: 222321.10

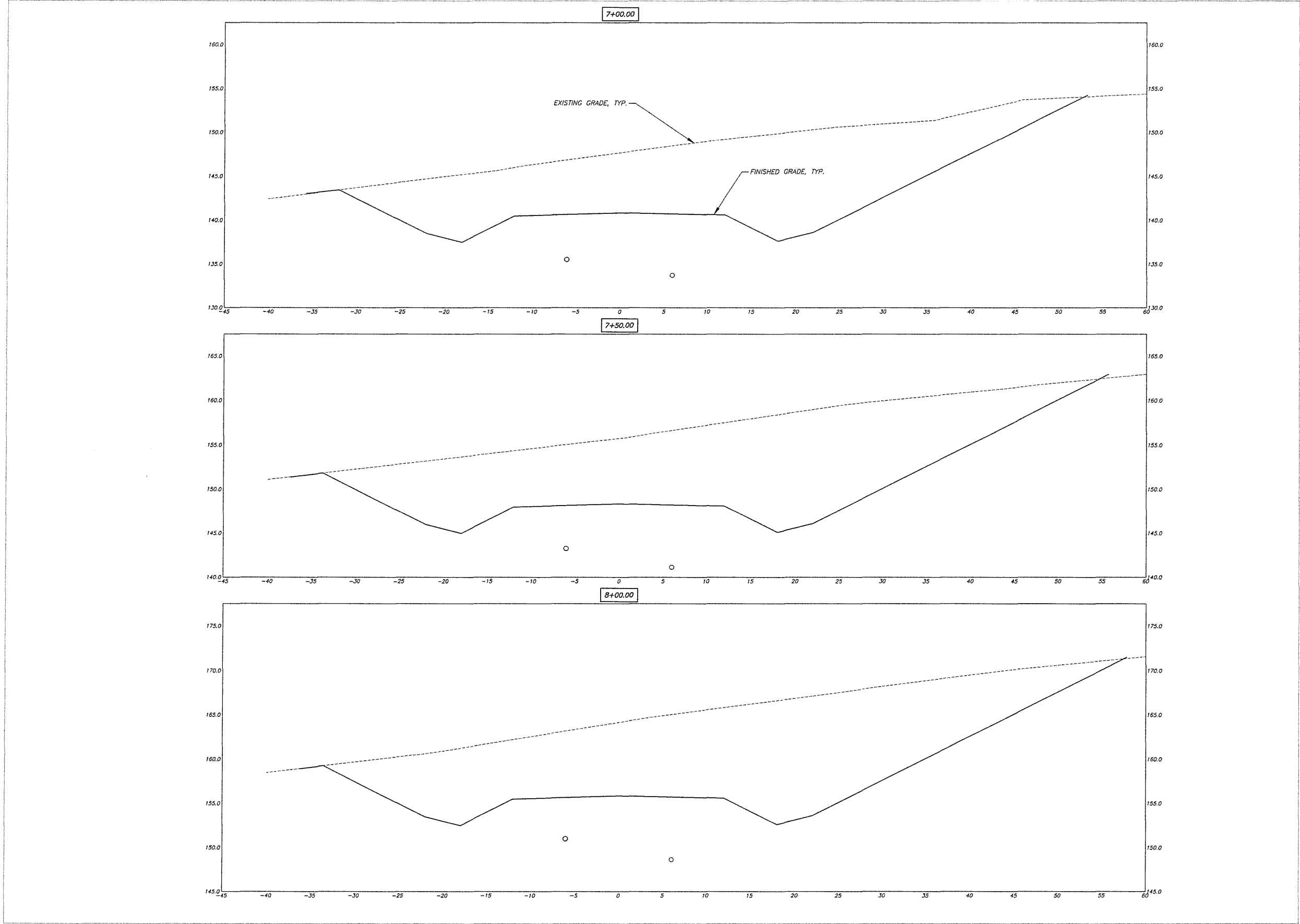
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187

AEIC 576



SHEET DESCRIPTION:
SECTION VIEWS

S2
SHEET:
27 of 29



REVISIONS:

SEET KANAX DUTEEN
DEVELOPMENT PLAN

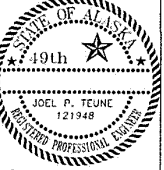
STATUS:
35%

DRAWN BY: JPT
CHECKED BY: JPT
DATE: 10/18/2023
PROJECT #: 222321.10



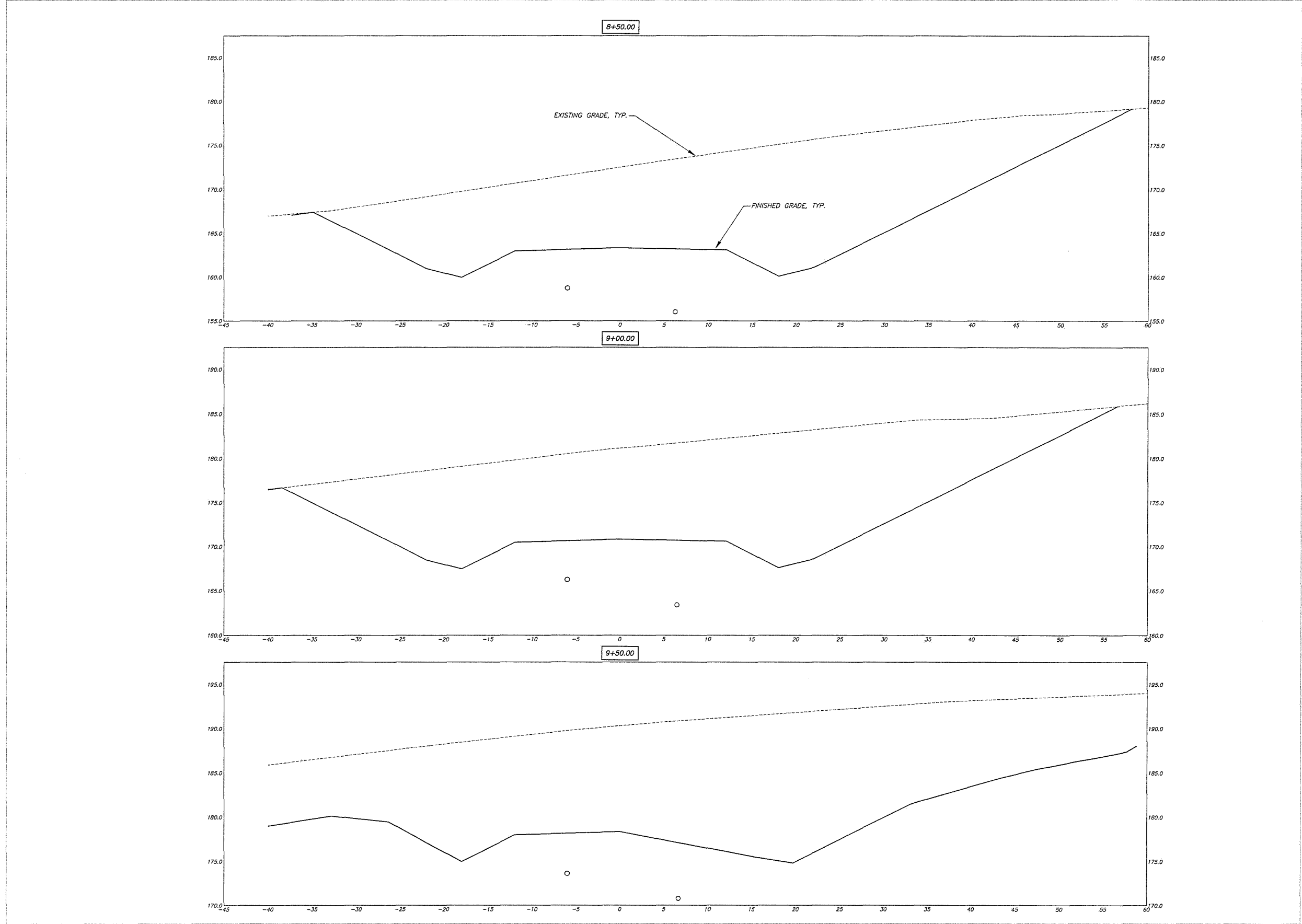
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187

AECL 576



SHEET DESCRIPTION:
SECTION VIEWS

S3
SHEET:
28 of 29



REVISIONS:

SEET KANAX DUTEEN
DEVELOPMENT PLAN

STATUS:
35%

DRAWN BY: JPT
CHECKED BY: JPT
DATE: 10/18/2023
PROJECT #: 222321.10

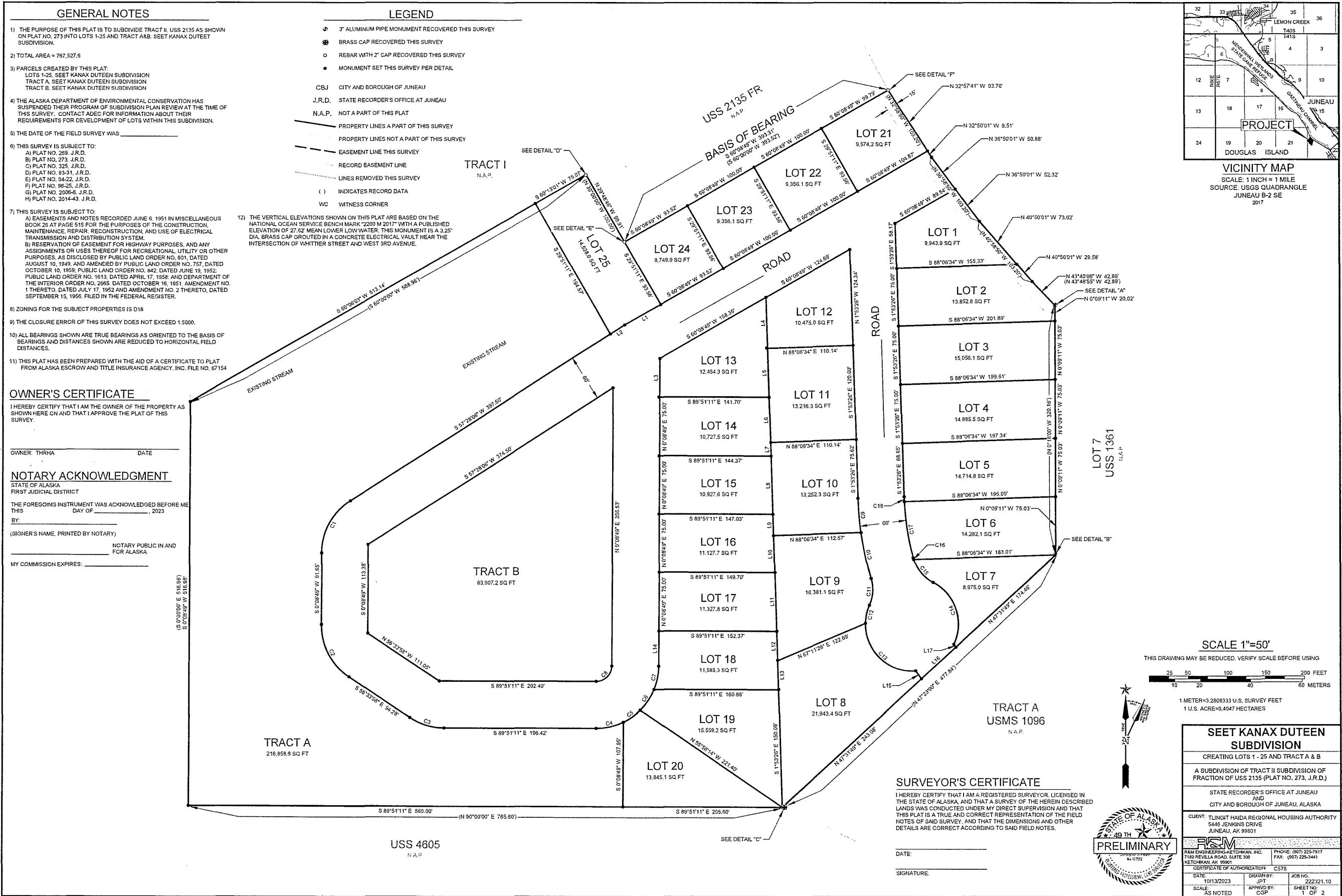
R&M
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
AELC 576

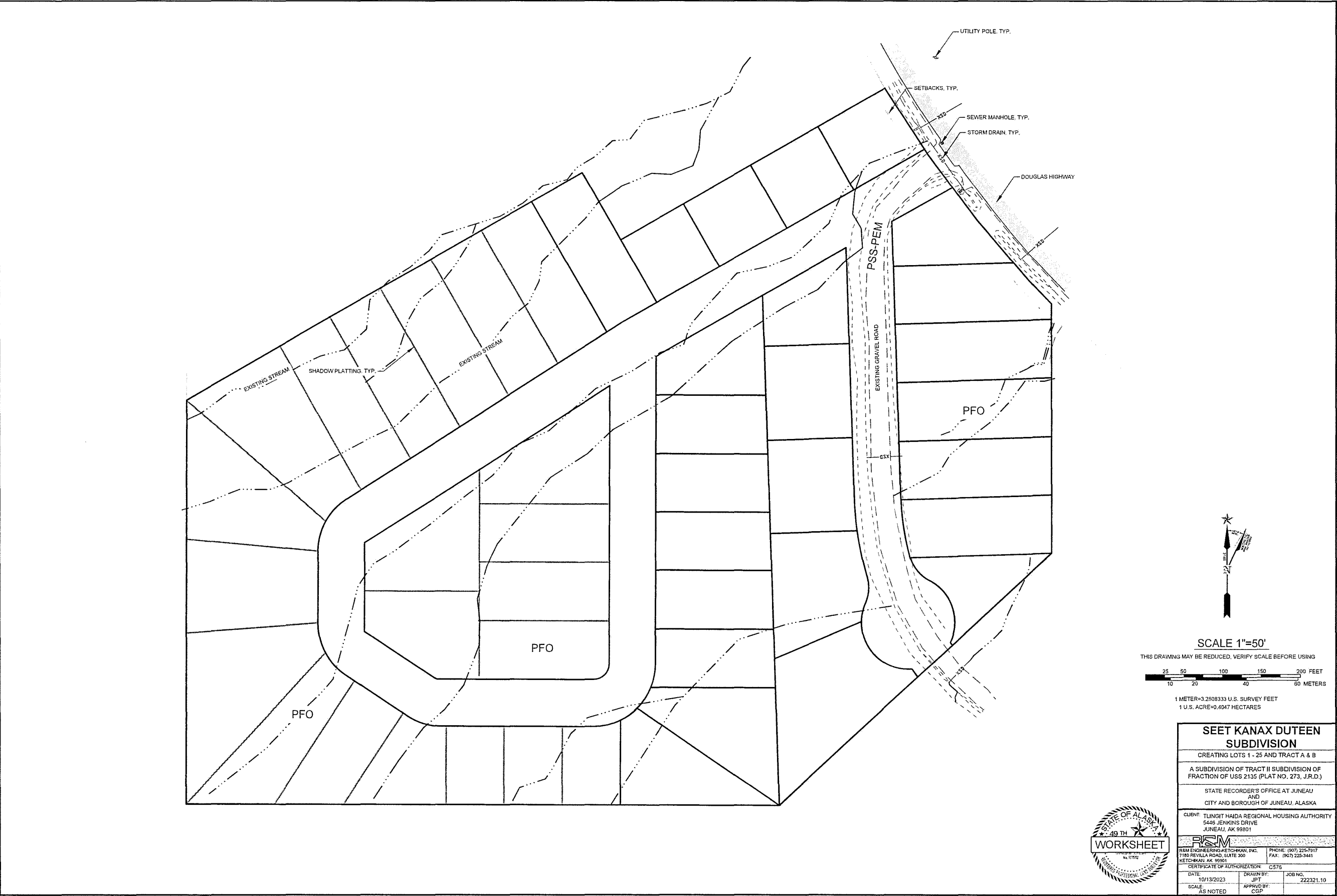


SHEET DESCRIPTION:
SECTION VIEWS

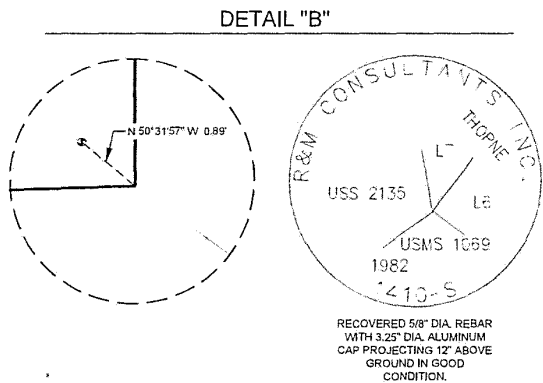
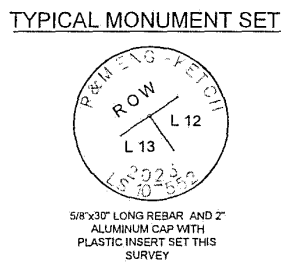
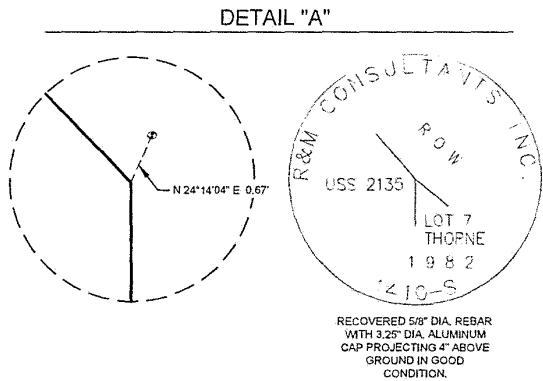
S4

SHEET:
29 of 29



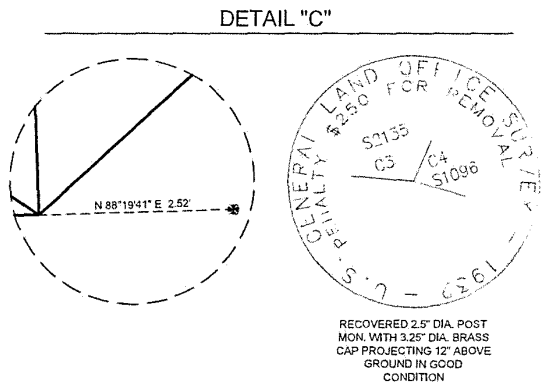


Attachment C - Construction Plans



LINE TABLE		
LINE #	LENGTH	BEARING
L1	53.46	S60° 08' 48.53\"W
L2	21.56	S57° 28' 05.74\"W
L3	49.10	N0° 08' 48.53\"E
L4	65.88	N1° 53' 25.65\"W
L5	62.48	N1° 53' 25.65\"W
L6	67.52	N1° 53' 25.65\"W
L7	17.52	N1° 53' 25.65\"W
L8	75.05	N1° 53' 25.65\"W
L9	27.43	N1° 53' 25.65\"W
L10	47.62	N1° 53' 25.65\"W
L11	75.05	N1° 53' 25.65\"W
L12	37.52	N1° 53' 25.65\"W
L13	37.52	S1° 53' 25.65\"E
L14	45.00	N0° 08' 48.53\"E
L15	12.60	N36° 01' 11.43\"W
L16	60.30	N47° 31' 48.53\"E
L17	4.50	S35° 47' 23.14\"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	80.04	80.00	57.32	S28° 48' 27\"W	76.74
C2	79.19	80.00	58.71	S28° 12' 35\"E	75.99
C3	46.48	80.00	33.29	S73° 12' 35\"E	45.83
C4	35.97	80.00	25.76	N77° 15' 52\"E	35.67
C5	26.86	80.00	19.24	N54° 45' 52\"E	26.73
C6	32.08	80.00	22.98	N33° 39' 32\"E	31.87
C7	30.75	80.00	22.02	N11° 09' 32\"E	30.58
C8	31.42	20.00	90.00	N45° 08' 49\"E	28.28
C9	44.47	405.00	6.29	S5° 02' 09\"E	44.45
C10	60.24	405.00	8.52	S12° 26' 32\"E	60.18
C11	35.19	50.00	40.33	N3° 27' 41\"E	34.47
C12	23.78	60.00	22.70	S12° 16' 26\"W	23.82
C13	100.22	60.00	95.70	S48° 55' 43\"E	88.97
C14	92.25	60.00	88.09	N18° 46' 18\"W	83.43
C15	39.21	50.00	44.93	S40° 21' 19\"E	39.21
C16	2.41	50.00	2.76	S16° 30' 42\"E	2.41
C17	73.38	345.00	12.19	S9° 02' 18\"E	73.24
C18	6.35	345.00	1.05	S2° 25' 04\"E	6.35



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: _____
SIGNATURE: _____



SEET KANAX DUTEEN SUBDIVISION		
CREATING LOTS 1 - 25 AND TRACT A & B		
A SUBDIVISION OF TRACT II SUBDIVISION OF FRACTION OF USS 2135 (PLAT NO. 273, J.R.D.)		
STATE RECORDER'S OFFICE AT JUNEAU AND CITY AND BOROUGH OF JUNEAU, ALASKA		
CLIENT: TUNGIT HAJDA REGIONAL HOUSING AUTHORITY 5448 JENKINS DRIVE JUNEAU, AK 99801		
R&M ENGINEERING & SURVEYING, INC. 7195 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 PHONE: (907) 225-7817 FAX: (907) 225-3441		
CERTIFICATE OF AUTHORIZATION: CS7S		
DATE: 10/13/2023	DRAWN BY: JPT	JOB NO: 222321.10
SCALE: AS NOTED	APPROVED BY: CGP	SHEET NO: 2 OF 2



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, AK 99802-2270

March 14, 2025

Regulatory Division
POA-2023-00089

Ms. Diana Parks
Tlingit Haida Regional Housing Authority
5446 Jenkins Drive
Juneau, Alaska 99801

Dear Ms. Parks:

Enclosed is the signed Department of the Army (DA) permit, file number POA- 2023- 00089, Grant Creek, which authorizes the placement of fill material into waters of the United States, including wetlands, to construct a residential housing development. The project site is located within Section 22, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.3025° N., Longitude 134.4504° W.; Seet Kanax Duteen Subdivision, in Juneau, Alaska. Also enclosed is a Notice of Authorization which should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at Randal.P.Vigil@usace.army.mil, by mail at the address above, or by phone at (907) 201-5022, if you have questions or to request a hard copy of this letter and enclosures. For more information about the Regulatory Program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

A handwritten signature in black ink, appearing to read "Randal P. Vigil", is written over a large, stylized circular flourish.

Randal P. Vigil
Chief, Southeast Section

Enclosures



**This notice of authorization must be
conspicuously displayed at the site of work.**

**United States Army Corps of Engineers
Grant Creek**

**A permit to: place fill material into waters of the United States, including
wetlands to construct a residential housing development**

at: Seet Kanax Duteen Subdivision, in Juneau, Alaska

has been issued to: Tlingit Haida Regional Housing Authority

on: March 14, 2025, and expires: March 31, 2030.

Address of Permittee: 5446 Jenkins Drive, Juneau, AK 99801.

Permit Number:

POA-2023-00089

**FOR: District Commander
Randal P. Vigil
Chief, Southeast Section
REGULATORY DIVISION**

ENG FORM 4336, Jul 81 (33 CFR 320-330) EDITION OF JUL 70 MAY BE USED

(Proponent: CECW-O)

DEPARTMENT OF THE ARMY PERMIT**Permittee:** Tlingit Haida Regional Housing Authority**Permit No.:** POA-2023-00089 Grant Creek**Issuing Office:** U.S. Army Engineer District, Alaska

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The construction of a housing subdivision project within the City and Borough of Juneau on Douglas Island. The development of the property for residential housing will include 40 lots total (5 acres of wetlands and 2,245 linear feet of stream within the total 17.62 acre project area). All lots will require the addition of water, sewer, and electrical service lines to be placed with access to existing utility tie-ins along North Douglas Highway. Total wetland fill amounts include 48,500 cubic yards shot rock and 12,200 cubic yards of D-1 gravel.

All work will be performed in accordance with the attached plan, sheets 1-6, dated 10-7-24.

Project Location: Section 22, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.3025° N., Longitude 134.4504° W.; Seet Kanax Duteen Subdivision, in Juneau, Alaska.

Permit Conditions:**General Conditions:**

1. The time limit for completing the work authorized ends on **March 31, 2030**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. Prior to commencing the work authorized by this permit, the Permittee shall purchase 1.675 Palustrine credits from the approved credit provider for the loss of 5 acres of Palustrine wetlands/streams. You must email the signed credit transaction form to mitigationmanager@usace.army.mil and to Randal.P.Vigil@usace.army.mil upon completion of credit transaction. If you are unable to complete this transaction, you are required to obtain a permit modification prior to commencing the work authorized by this permit for approval of an alternate mitigation method.

2. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

() Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).

() Section 103 of the Marine Protection, Research, and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

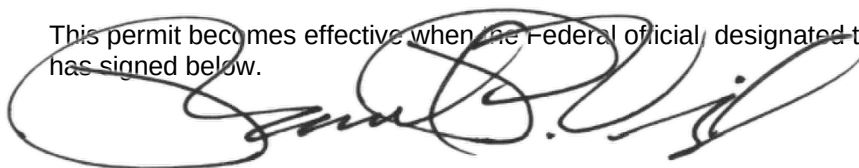
Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.



Diana Parks
Tlingit Haida Regional Housing Authority

03/14/2025
(DATE)

This permit becomes effective when the Federal official designated to act for the Secretary of the Army, has signed below.



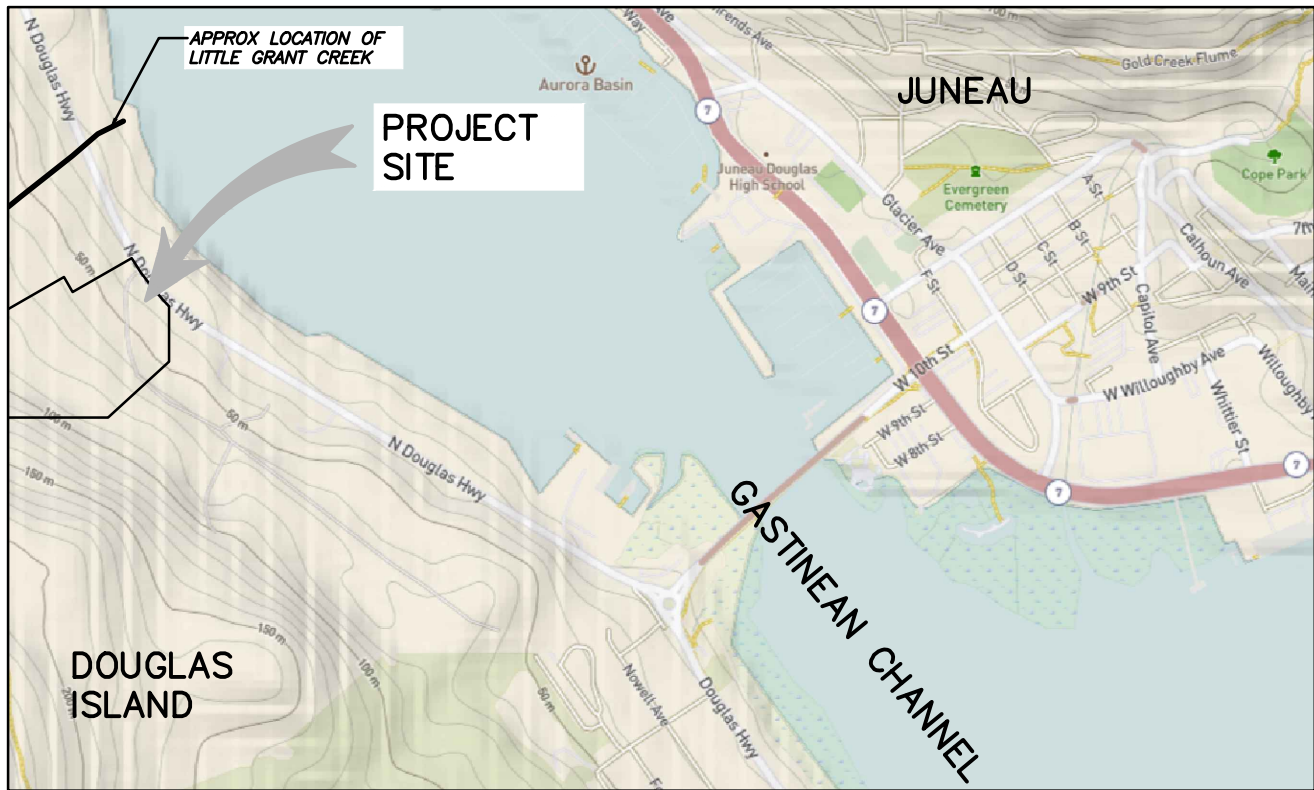
FOR (DISTRICT COMMANDER)
Colonel Jeffrey S. Palazzini
Randal P. Vigil
South Branch, Regulatory Division

March 14, 2025
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions have the transferee sign and date below.

(TRANSFeree)

(DATE)



POA-2023-00089 Grant Creek

PROJECT LOCATION MAP
NOT TO SCALE

VICINITY MAP

APPLICATION BY:
TLINGIT-HAIDA REGIONAL
HOUSING AUTHORITY 5446
JENKINS DRIVE JUNEAU, AK
99801

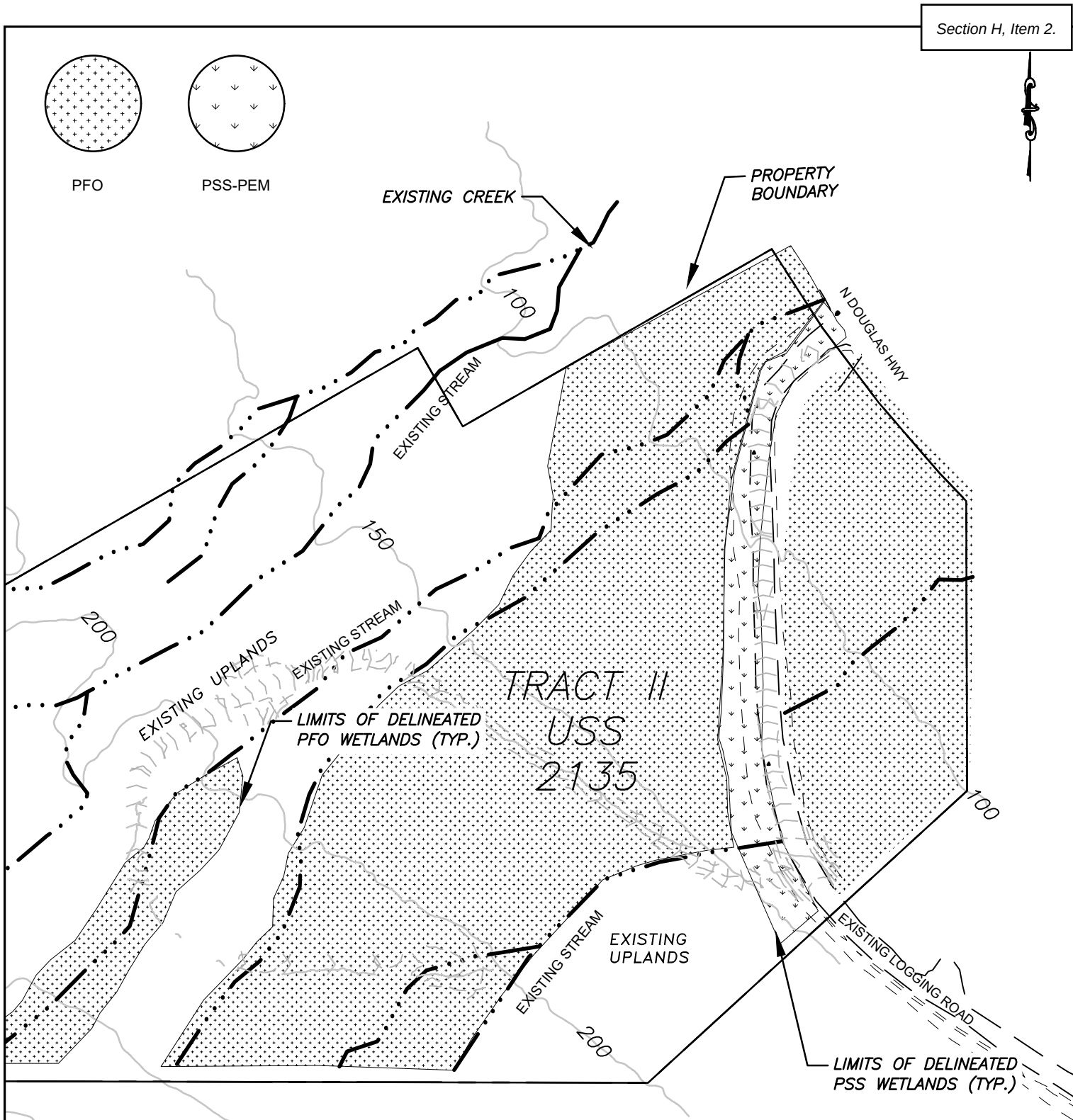
THRHA JUNEAU

AT: JUNEAU
LOCATED IN: TRACT II, USS 2135 JUNEAU
Lat 58°18'8"N, Long. 134°27'4"W

DATE: 10-7-24

SHEET

1



EXISTING CONDITIONS

APPLICATION BY:
TLINGIT-HAIDA REGIONAL
HOUSING AUTHORITY 5446
JENKINS DRIVE JUNEAU, AK
99801

THRHA JUNEAU
POA-2023-00089 Grant Creek

AT: JUNEAU

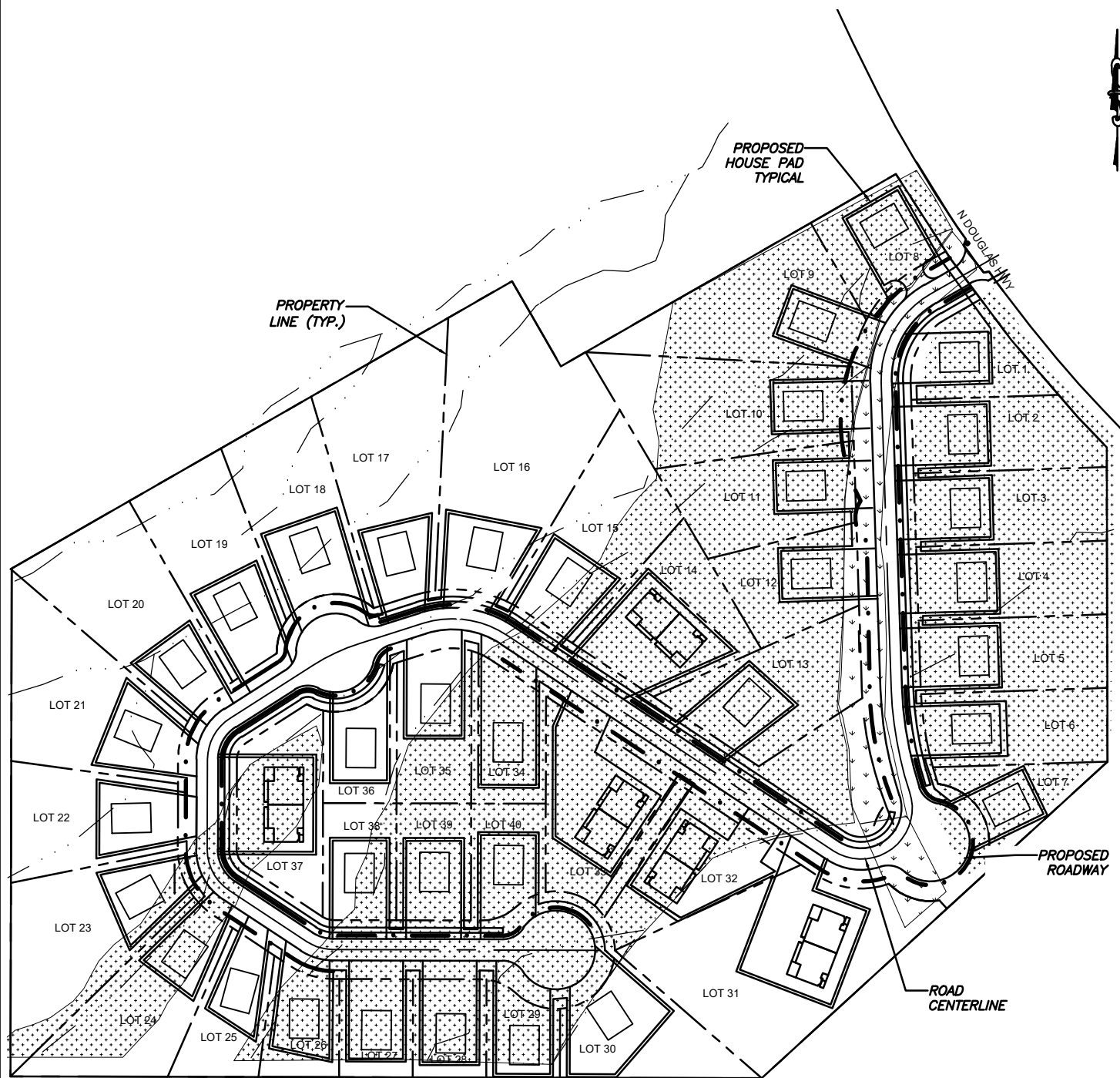
LOCATED IN: TRACT II, USS 2135 JUNEAU
Lat 58°18'8"N, Long. 134°27'4"W

DATE: 10-7-24

SHEET

2

145



0 150 300
Feet

TOTAL LOTS DEVELOPED: 40
TOTAL PROJECT AREA: 17.62 ACRES
TOTAL AREA DISTURBED: 8.12 ACRES
PROJECT AREA IN WETLANDS:
PFO= 3.53 ACRES
PSS-PEM= 0.68 ACRES
TOTAL ROAD LENGTH: 2025 LF
ROAD LENGTH IN WETLANDS: 1400 LF
STREAM LENGTH IMPACTED: 2245 LF

SITE PLAN

APPLICATION BY:
TLINGIT-HAIDA REGIONAL
HOUSING AUTHORITY 5446
JENKINS DRIVE JUNEAU, AK
99801

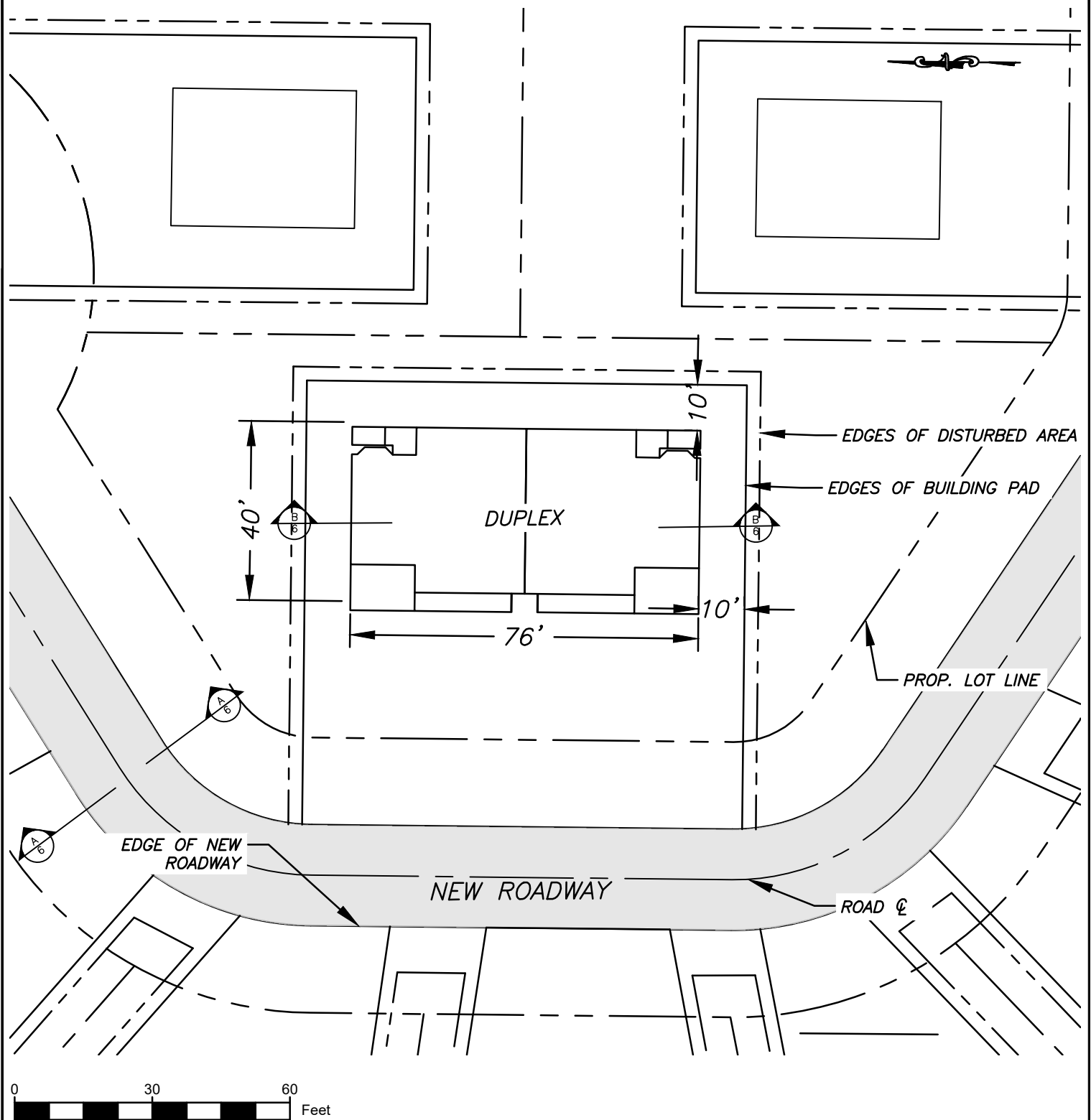
THRHA JUNEAU
POA-2023-00089 Grant Creek

AT: JUNEAU

LOCATED IN: TRACT II, USS 2135 JUNEAU
Lat 58°18'8"N, Long. 134°27'4"W

DATE: 10-7-24

SHEET **3**



TYPICAL DUPLEX LOT BUILDING PAD

APPLICATION BY:
TLINGIT-HAIDA REGIONAL
HOUSING AUTHORITY 5446
JENKINS DRIVE JUNEAU, AK
99801

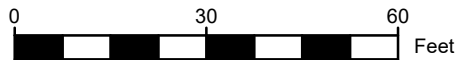
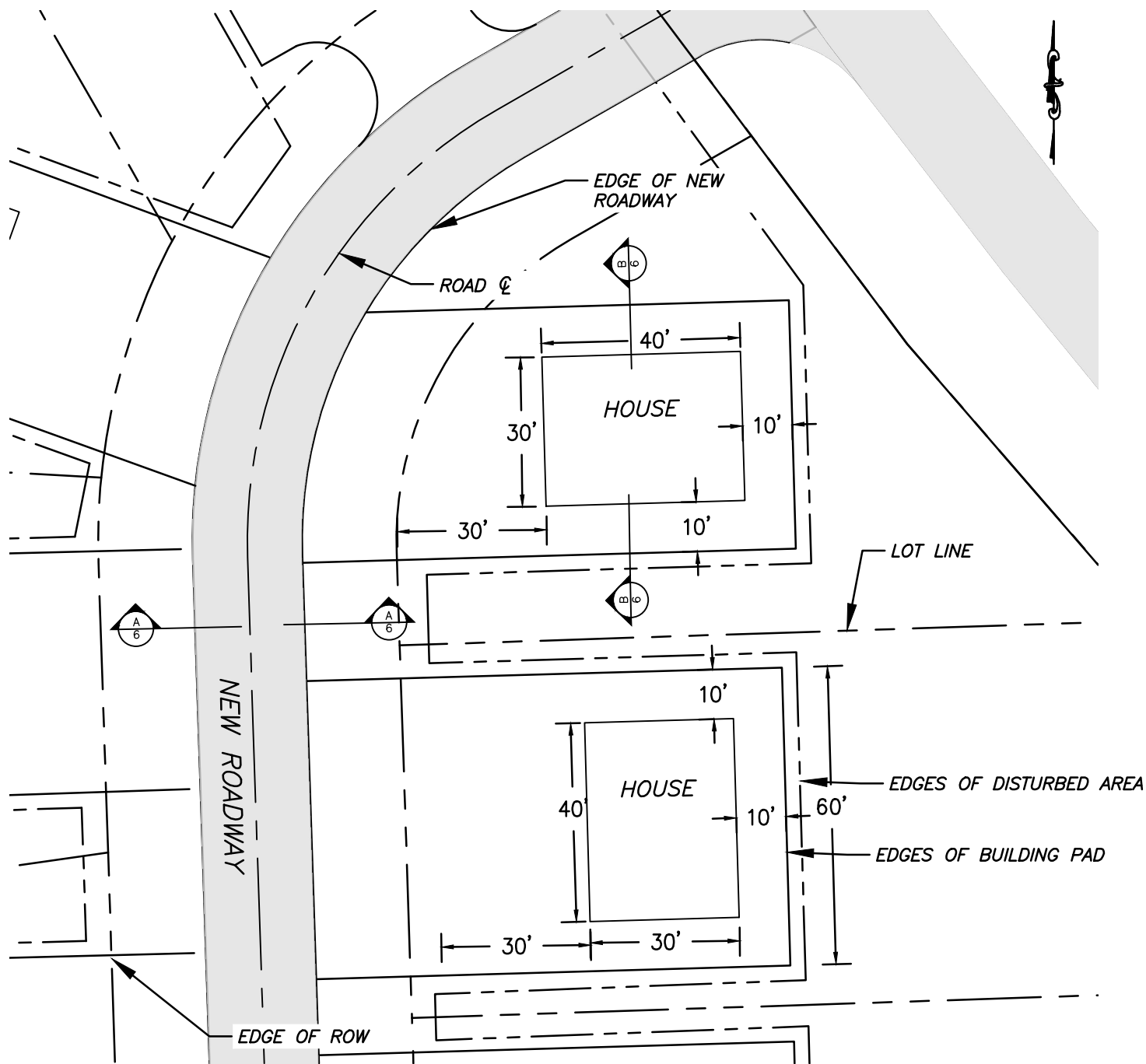
THRHA JUNEAU
POA-2023-00089 Grant Creek

AT: JUNEAU

LOCATED IN: TRACT II, USS 2135 JUNEAU
Lat 58°18'8"N, Long. 134°27'4"W

DATE: 10-7-24

SHEET **4**



TYPICAL SINGLE LOT BUILDING PAD

APPLICATION BY:
TLINGIT-HAIDA REGIONAL
HOUSING AUTHORITY 5446
JENKINS DRIVE JUNEAU, AK
99801

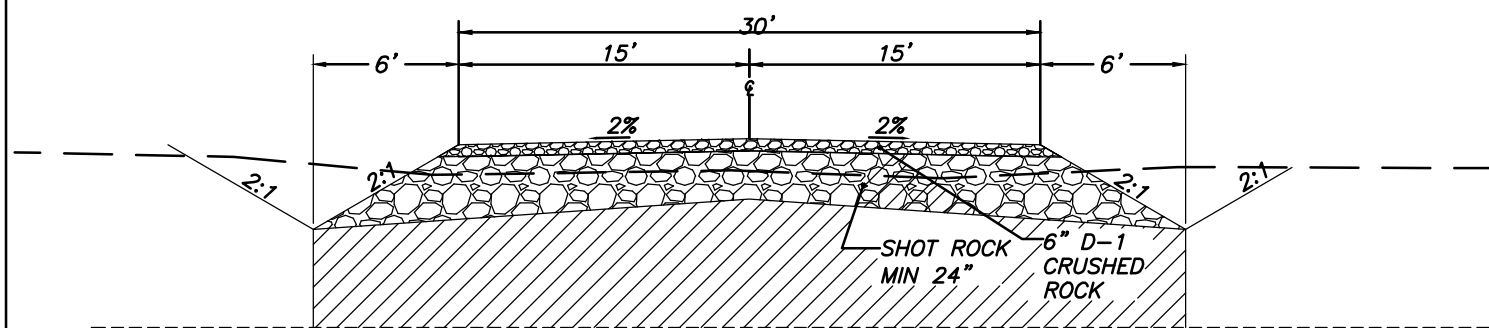
THRHA JUNEAU
POA-2023-00089 Grant Creek

AT: JUNEAU

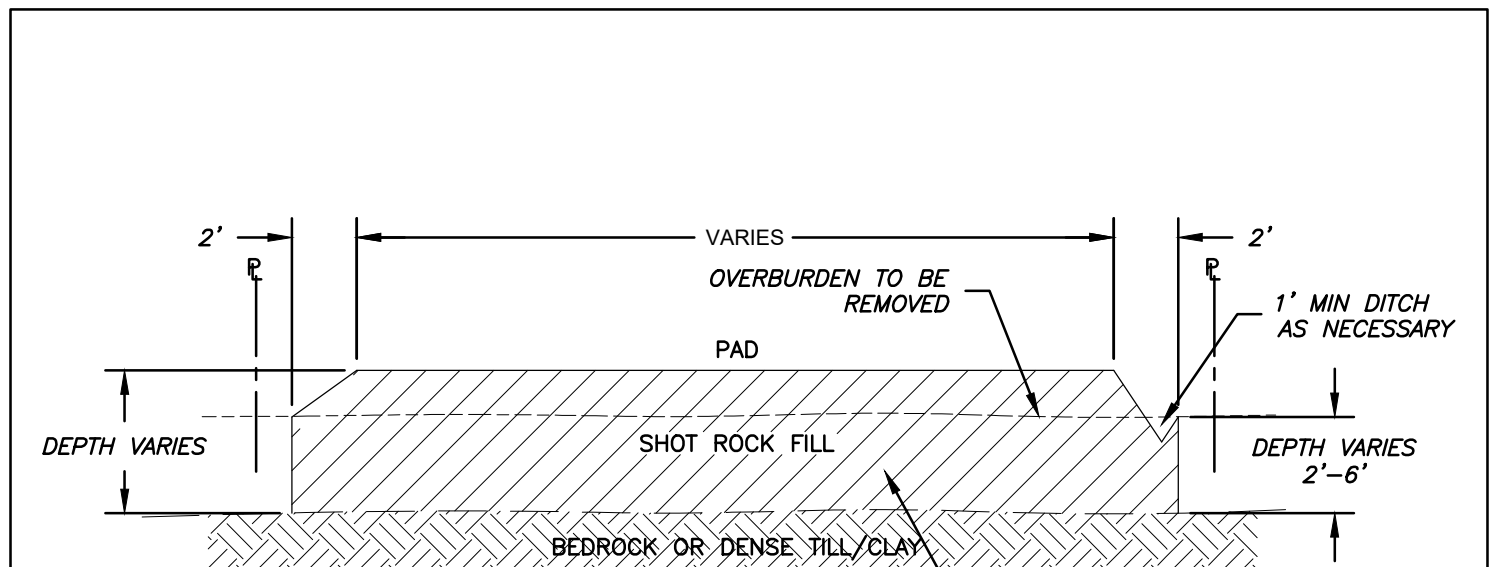
LOCATED IN: TRACT II, USS 2135 JUNEAU
Lat 58°18'8"N, Long. 134°27'4"W

DATE: 10-7-24

SHEET **5**



**TYPICAL ROAD SECTION
A-A**



**TYPICAL BUILDING PAD
B-B**

TYPICAL SECTIONS

APPLICATION BY:
TLINGIT-HAIDA REGIONAL
HOUSING AUTHORITY 5446
JENKINS DRIVE JUNEAU, AK
99801

THRHA JUNEAU
POA-2023-00089 Grant Creek

AT: JUNEAU

LOCATED IN: TRACT II, USS 2135 JUNEAU
Lat 58°18'8"N, Long. 134°27'4"W

DATE: 10-7-24

SHEET **6**



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Environmental
Conservation**
DIVISION OF WATER

Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/wastewater

February 5, 2025

Tlingit Haida Regional Housing Authority
Attn: Diana Parks, Environmental Review Administrator
5446 Jenkins Drive
Juneau, AK 99801

Re: Tlingit Haida Regional Housing Authority, S  t Kanax   Dut  en Subdivision
POA-2023-00089 v1.0, Grant Creek

Ms. Parks,

In accordance with Section 401 of the Federal Clean Water Act and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is issuing the enclosed water quality certification with conditions that the discharge from the proposed project will comply with water quality requirements for dredging and/or fill material in waters of the U.S., authorized by an Army Corps of Engineers (USACE) permit/license POA-2023-00089 - *S  t Kanax   Dut  en Subdivision* project.

A person authorized under a provision of 18 AAC 15 may request an informal review of a contested decision by the Division Director in accordance with 18 AAC 15.185 and/or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. See DEC’s “Appeal a DEC Decision” web page <https://dec.alaska.gov/commish/review-guidance/> for access to the required forms and guidance on the appeal process. Please provide a courtesy copy of the adjudicatory hearing request in an electronic format to the parties required to be served under 18 AAC 15.200. Requests must be submitted no later than the deadline specified in 18 AAC 15.

By copy of this letter we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

If you have any questions regarding the attached certification, please contact Willow Weimer at 907-269-6096, dec-401cert@alaska.gov.

Sincerely,

Nick Waldo
Program Manager, Storm Water and Wetlands

Enclosure: 401 Water Quality Certificate

cc: (with encl.)
Delana Wilks, USACE
Farren Linne, R&M Engineering
Diana Parks, THRHA

Kate Kanouse, ADF&G
USFWS Field Office Juneau
Matthew LaCroix, EPA AK Operations
Jeffrey Brittain, EPA AK Operations

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Water Quality Certification

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a water quality certification with conditions is issued to the Tlingit Haida Regional Housing Authority, Attn: Diana Parks, 5446 Jenkins Drive, Juneau AK 99801 for a permit/license to be issued by Army Corps of Engineers (USACE), reference POA-2023-00089 – *Séet Kanax̄ Dutéen Subdivision*.

Based upon the review of the federal application, readily available water quality-related materials, and certification request¹ in accordance with the CWA § 121.5(b) and (c), and 121.7 (c), DEC certifies that if the permittee complies with the terms and conditions imposed by the permit and the conditions set forth in this water quality certification, then it is reasonable for DEC to conclude that the activity will comply with water quality requirements, including applicable requirements of the CWA §§ 301, 302, 303, 306, and 307, Alaska's Water Quality Standards (WQS, 18 AAC 70) and other appropriate water quality requirements of state law.

The scope of certification is limited to the water quality-related impacts of the activity subject to the Federal license or permit (40 CFR 121.3, 18 AAC 15.180). Public notice of the application for this certification was given as required by 18 AAC 15.180 in the DEC Public Notice POA-2023-00089 posted from 10/28/2024 to 11/28/2024, and 01/03/2025 to 02/02/2025.

Project Purpose, Description, and Location

Project Name: Séet Kanax̄ Dutéen Subdivision

Dates of the proposed activity are planned to begin and end: 11/01/2024 to 12/31/2033

Location: The proposed activity is located within Section 22, T. 41S, R. 67E, Copper River Meridian, in City and Borough of Juneau, Alaska. 6D0601090020. Project Site (Latitude, Longitude): 58.302530, -134.45049. With potential discharge location(s) as follows: 58.304444, -134.451667

Purpose: Tlingit Haida Regional Housing Authority (THRHA) stated purpose is to provide affordable housing to qualified lower income home buyers (earning less than 80% of Median Family Income) who are residents of Douglas and the Juneau area.

Description: The construction of a housing subdivision project within the City and Borough of Juneau on Douglas Island. The development of the property for residential housing will include 40 lots total (5 acres of wetlands within the total 17.62-acre project area). All lots will require the addition of water, sewer, and electrical service lines to be placed with access to existing utility tie-ins along North Douglas Highway. Total 4.12-acre wetland fill amounts include 48,500 cubic yards shot rock and 12,200 cubic yards of D-1 gravel.

Applicant Proposed Mitigation: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material.

- a. **Avoidance:** The overall clearing limits are estimated at 17.62 acres. All clearing shall be performed outside of the April 15 - July 15 nesting window for forest / woodland birds, and the March 1 -

¹ Reference EDMS Submission Ref Nbr: HQ7-CHB9-4DVN8, Rcv 10/14/2024 1:55:00 PM

August 31 window for eagles, in accordance with the U.S. Fish and Wildlife Service recommendations. Note: There are no known eagles' nest within 660 feet of the project limits.

The erosion and sediment control plan (ESCP) is only intended to depict the overall site drainage characteristics. The contractor shall utilize the ESCP to develop the Storm Water Pollution Prevention Plan (SWPPP) in accordance with the requirements of the Alaska Department of Environmental Conservation and the Construction General Permit. Storm water runoff for this project can be divided into two categories: The existing drainage that outfalls to Little Grant Creek is an estimated 450 ft away from project property line at Lot 20 and Lot 21. The remainder of storm water within the project limits will be directed to the outfall and existing culverts along North Douglas Highway.

- b. Minimization: The clearing limits at each site were chosen to be of the smallest dimensions possible that will fit the anticipated housing pad. The overall clearing limits are estimated at 17.62 acres (5 acres of wetlands). All clearing shall be performed outside of the April 15 - July 15 nesting window for forest/woodland birds, and the March 1 - August 31 window for eagles, in accordance with the U.S. Fish and Wildlife Service recommendations. Note: There are no known eagles' nest within 660 feet of the project limits.
- c. Mitigation: Clearing and grubbing will be limited to only the necessary area and depth of existing material in order to create a stable building pad. The applicant believes they have minimized and avoided impacts to the extent practicable. Should additional project mitigation be warranted, they will work with USACE to determine a reasonable path forward to mitigate potential impacts to the environment, local habitat, and protected species.

Antidegradation Analysis Finding

Pursuant to the Department's Antidegradation Policy and Implementation Methods at 18 AAC 70.015 and 18 AAC 70.016, DEC finds that the project would comply with the requirements for Tiers 1 and 2 regarding water quality impacts to receiving water immediately surrounding the dredge or fill material pursuant to the Corps evaluation and findings of no significant degradation under 33 U.S.C. 1344 and under 40 CFR 230. The use of appropriate best management practices and erosion and sediment control measures would adequately protect the existing water uses and the level of water quality necessary to protect existing uses. Any potential water quality degradation is expected to be temporary, limited, and necessary to accommodate important social and/or economic development in the area.

Conditions Necessary to Ensure Compliance with Water Quality Standards or Other Appropriate Water Quality Requirements of State Law

The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge that may result, will comply with applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards (18 AAC 70) provided the permittee complies with the terms and conditions imposed by the permit/license and that the following additional measures are adhered to.

Pursuant to 18 AAC 70.020(a) and the Toxics and Other Deleterious Organic and Inorganic Substances in 18 AAC 70.020(b), the following conditions are designed to reduce pollutants from construction activity to ensure compliance with the applicable water quality standards.

Pollutants/Toxics

1. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.

2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and clean up oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must report the spill to the DEC Area Response Team office online at <https://reportspills.alaska.gov/>; or via phone: at 1-800-478-9300 or 1-907-269-0667. For Federal reporting requirements, see the National Response Center website: <https://nrc.uscg.mil/>. For more information, see the DEC Spill Information website: <https://dec.alaska.gov/spar/ppr/spill-information/reporting/>.
3. Construction equipment shall not be operated below the ordinary high-water mark if the equipment is leaking fuel, oil, hydraulic fluid, or any other hazardous material. Equipment shall be inspected daily for leaks. If leaks are found, the equipment shall not be used and pulled from service until the leak is repaired.
4. Fill material (including dredge material) must be clean soil, sand, gravel, or rock, free from petroleum products and toxic contaminants in toxic amounts.

Turbidity, Erosion and Sediment Control

5. Runoff discharged to surface water (including wetlands) from a construction site disturbing one or more acres must be covered under Alaska's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (CGP, AKR100000, 18 AAC 83). The CGP requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For projects that disturb more than five acres, this SWPPP must also be submitted to DEC prior to construction along with the Notice of Intent (NOI). For more information see DEC's website for the CGP at <https://dec.alaska.gov/water/wastewater/stormwater/construction>, or call 907-269-6285.
6. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include gullying, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.
7. Include the following BMPs to handle stormwater and total stormwater volume discharges as they apply to the site:
 - a. Divert stormwater from off-site around the site so that it does not flow onto the project site and cause erosion of exposed soils.
 - b. Slow down or contain stormwater that may collect and concentrate within a site and cause erosion of exposed soils.
 - c. Place velocity dissipation devices (e.g., check dams, sediment traps, or riprap) along the length of any conveyance channel to provide a non-erosive flow velocity. Also place velocity dissipation devices where discharges from the conveyance channel or structure join a watercourse to prevent erosion and to protect the channel embankment, outlet, adjacent stream bank slopes, and downstream waters.

Vegetation Protection and Restoration

8. Any disturbed ground and exposed soil not covered with fill must be stabilized and re-vegetated with endemic species, grasses, or other suitable vegetation appropriately to minimize erosion and sedimentation, so that a durable vegetative cover is established in a timely manner.

9. All work areas, material access routes, and surrounding wetlands involved in the construction project shall be delineated and marked in such a way that equipment operators do not operate outside of the marked areas.
10. Natural drainage patterns shall be maintained, to the extent practicable, without introducing ponding or drying.

General

11. DEC coordinates with several regulatory programs to review the impacts of proposed projects. A Section 401 Certification does not release the applicant from obtaining all necessary federal, state, and local permits, nor does it limit more restrictive requirements set through any such program. It does not eliminate, waive, or vary the applicant's obligation to comply with all state water statutes and rules through the construction, installation, and operation of the project or mitigation, including, but not limited to the APDES permitting program 18 AAC 83 and 18 AAC 72.
12. USACE has stated that projects shall be reviewed under the federal rules in place at the time the application is received. This project and its mitigation were reviewed under the federal and state statutes and laws in place at the time the application was received. If the USACE determines any part or condition of this Certification is not lawful or is waived and unenforceable, the determination shall apply only to the part or condition so determined. The determination shall not apply to nor invalidate any remaining parts or conditions of this Certification. If the USACE makes such a determination, the applicant remains responsible for meeting state water quality statutes and rules, and if a violation occurs, may be subject to state enforcement (18 AAC 70.010).
13. This Certification does not release the applicant from any liability, penalty, or duty imposed by Alaska or federal statutes, regulations, rules, or local ordinances, and it does not convey a property right or an exclusive privilege.
14. If your project is not completed by the time limit specified under the USACE Permit and will continue, or for a modification of the USACE permit, you must submit an application for renewal of this certification at least 60 days before the expiration date or any deadline established by USACE for certification action on the modification, or 60 days before the proposed effective date of the modification, whichever is sooner. (18 AAC 15.120(b), 18 AAC 15.130, 18 AAC 15.180).

Date: February 5, 2025



Nick Waldo, Program Manager
Storm Water and Wetlands

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

Permit Number: POA-2023-00089

Permittee's Name & Address (please print or type): _____

Telephone Number: _____

Location of the Work: _____

Date Work Started: _____ Date Work Completed: _____

PROPERTY IS INACCESSIBLE WITHOUT PRIOR NOTIFICATION: YES _____ NO _____
TO SCHEDULE AN INSPECTION PLEASE CONTACT _____
AT _____

Description of the Work (e.g. bank stabilization, residential or commercial filling, docks, dredging, etc.): _____

Acreage or Square Feet of Impacts to Waters of the United States: _____

Describe Mitigation completed (if applicable): _____

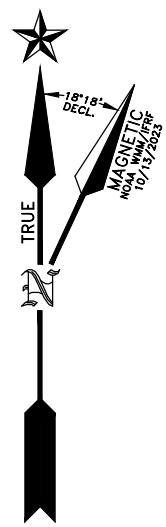
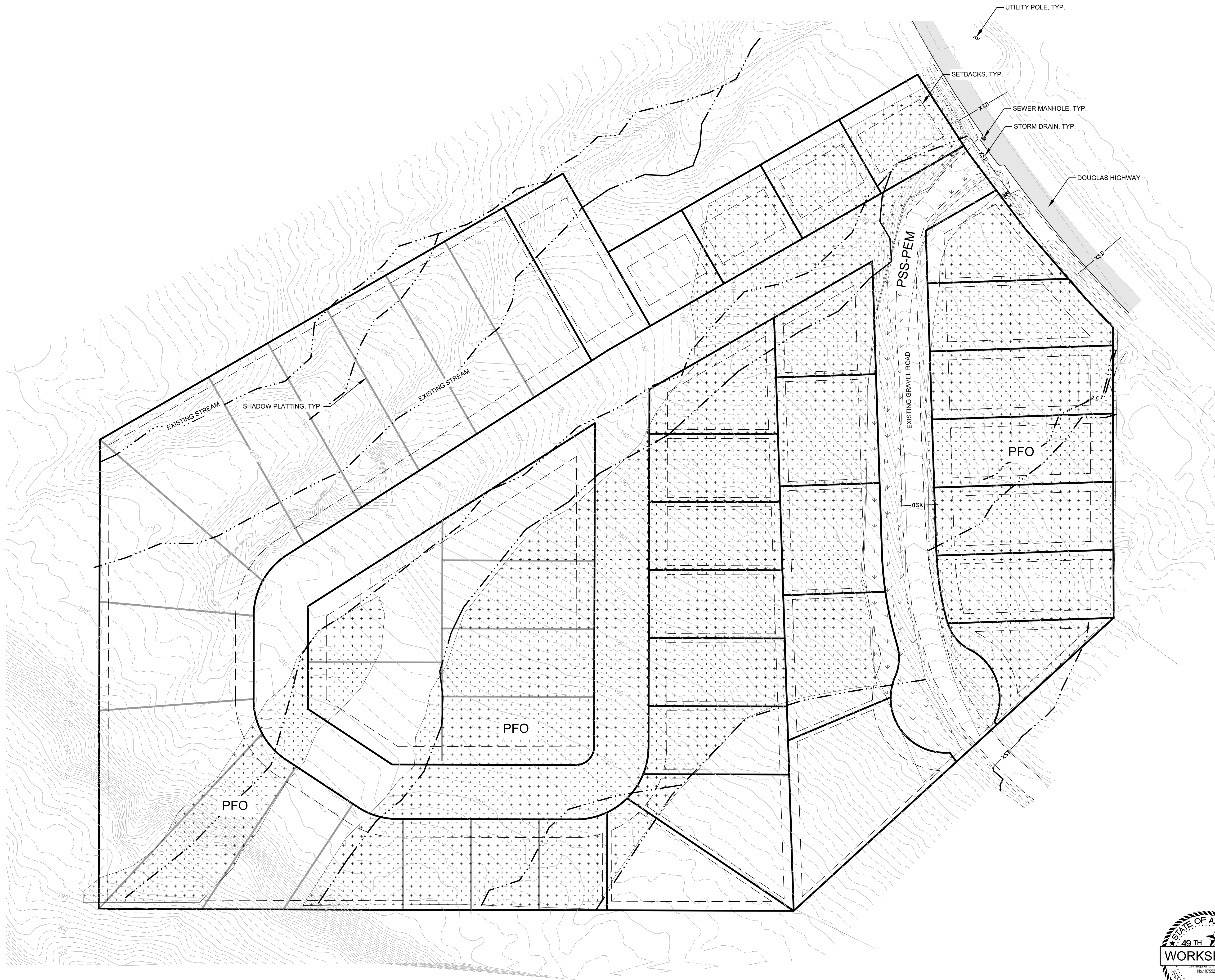
Describe any Deviations from Permit (attach drawing(s) depicting the deviations):

I certify that all work and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

 Signature of Permittee

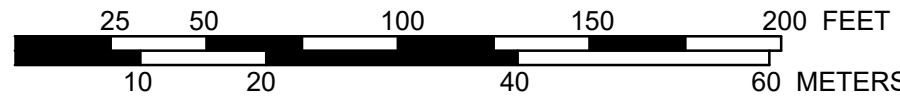
 Full Name of Permittee (printed or typed)

 Date



SCALE 1"=50'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER=3.2808333 U.S. SURVEY FEET
1 U.S. ACRE=0.4047 HECTARES



SEET KANAX DUTEEN SUBDIVISION		
CREATING LOTS 1 - 25 AND TRACT A & B		
A SUBDIVISION OF TRACT II SUBDIVISION OF FRACTION OF USS 2135 (PLAT NO. 273, J.R.D.)		
STATE RECORDER'S OFFICE AT JUNEAU AND CITY AND BOROUGH OF JUNEAU, ALASKA		
CLIENT: TLINGIT HAIDA REGIONAL HOUSING AUTHORITY 5446 JENKINS DRIVE JUNEAU, AK 99801		
RSM RAM ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901		
PHONE: (907) 225-7917 FAX: (907) 225-3441		
CERTIFICATE OF AUTHORIZATION: C576		
DATE: 10/13/2023	DRAWN BY: JPT	JOB NO. 222321.10
SCALE: AS NOTED	APPROVED BY: CGP	



Attachment E - Drainage Study

From: [Bridget LaPenter](#)
To: [David Peterson](#)
Cc: [Jill Lawhorne](#); [Scott Ciambor](#)
Subject: RE: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?
Date: Thursday, February 20, 2025 4:38:55 PM
Attachments: [image.png](#)

Yes, the drainage study has been reviewed and is acceptable.

Bridget LaPenter, P.E. | Chief GE Engineer
 General Engineering Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0800 ext. 4187 Cell: 907.500.4170

From: David Peterson <David.Peterson@juneau.gov>
Sent: Thursday, February 20, 2025 3:47 PM
To: Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Cc: Jill Lawhorne <Jill.Lawhorne@juneau.gov>; Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: Fw: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?

Hey Bridget,

Did you get to see the drainage study that was requested for this to move forward?

DP

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From: Lorraine DeAsis <ldesis@thrha.org>
Sent: Thursday, February 20, 2025 12:10:01 PM
To: Scott Ciambor <Scott.Ciambor@juneau.gov>; Jill Lawhorne <Jill.Lawhorne@juneau.gov>; Bridget LaPenter <bridget.lapenter@juneau.gov>
Cc: David Peterson <David.Peterson@juneau.gov>
Subject: RE: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I have not received anything from David Peterson regarding any additional material/information that may be needed.

I'm assuming this is scheduled for the February 25th Planning Commission meeting.

If not, please tell me what is needed and when this will be presented.

Thank you-
 Lorraine

Lorraine DeAsis
 Director, Design & Construction Management
 Tlingit Haida Regional Housing Authority
 907-957-2806 Cell
 907-780-3188 Office
 5446 Jenkins Drive
 Juneau, AK 99801



From: Scott Ciambor <Scott.Ciambor@juneau.gov>
Sent: Friday, January 31, 2025 11:25 AM
To: Lorraine DeAsis <Ideasis@thrha.org>; Jill Lawhorne <Jill.Lawhorne@juneau.gov>; Bridget LaPenter <bridget.lapenter@juneau.gov>
Cc: David Peterson <David.Peterson@juneau.gov>
Subject: RE: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?

Hi Lorraine –
 I've added David Peterson to this email to see confirmed drainage study and who can summarize other information needed. Thanks, scott

SCOTT CIAMBOR /SKAHT CHAM-bor/ | PLANNING MANAGER
[Community Development Department](#) | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0753 ext. 4127



Fostering excellence in development for this generation and the next.

From: Lorraine DeAsis <Ideasis@thrha.org>
Sent: Friday, January 31, 2025 10:25 AM

To: Jill Lawhorne <Jill.Lawhorne@juneau.gov>; Bridget LaPenter <Bridget.LaPenter@juneau.gov>;
Scott Ciambor <Scott.Ciambor@juneau.gov>

Subject: FW: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Can we schedule Seet Kanax Duteen for the Planning Commission?

I will also be sending an application for the Grading Permit for Seet Kanax Duteen.

Are there any other permits/processes we need for Seet Kanax Duteen or Pederson Hill?

Lorraine DeAsis
Director, Design & Construction Management
Tlingit Haida Regional Housing Authority
907-957-2806 Cell
907-780-3188 Office
5446 Jenkins Drive
Juneau, AK 99801



From: Lorraine DeAsis

Sent: Thursday, January 23, 2025 4:58 PM

To: Bridget LaPenter <Bridget.LaPenter@juneau.gov>; Jill Lawhorne <Jill.Lawhorne@juneau.gov>

Subject: RE: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?

Perfect!

Thank you so much!! That's very exciting!
...Now to get through the feds...

My most pressing issue at the moment is cutting the trees in both locations before March 1st.

Lorraine DeAsis

Director, Design & Construction Management
 Tlingit Haida Regional Housing Authority
 907-957-2806 Cell
 907-780-3188 Office
 5446 Jenkins Drive
 Juneau, AK 99801



From: Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Sent: Thursday, January 23, 2025 4:53 PM
To: Lorraine DeAsis <ldesis@thrha.org>; Jill Lawhorne <Jill.Lawhorne@juneau.gov>
Subject: RE: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?

Thanks, Lorraine. I was out of the office for a few days this week and last week. So far in my review of this document that seems to be all we need. I will review what's needed and get back to you tomorrow.

Bridget LaPenter, P.E. | Chief GE Engineer
 General Engineering Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0800 ext. 4187 Cell: 907.500.4170

From: Lorraine DeAsis <ldesis@thrha.org>
Sent: Thursday, January 23, 2025 1:52 PM
To: Bridget LaPenter <Bridget.LaPenter@juneau.gov>; Jill Lawhorne <Jill.Lawhorne@juneau.gov>
Subject: FW: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

With this new Drainage Study, are we now ready to go to the Planning Commission?

What else is needed?

Lorraine DeAsis
 Director, Design & Construction Management
 Tlingit Haida Regional Housing Authority

907-957-2806 Cell
907-780-3188 Office
5446 Jenkins Drive
Juneau, AK 99801



From: Lorraine DeAsis
Sent: Thursday, January 23, 2025 1:49 PM
To: Bridget LaPenter <Bridget.LaPenter@juneau.gov>; Jill Lawhorne <Jill.Lawhorne@juneau.gov>
Subject: FW: Seet Kanax Duteen - updated drainage study - Ready for Planning Commission?

With this new Drainage Study, are we far enough along to go to the Planning Commission?

What else is needed?

Lorraine DeAsis
Director, Design & Construction Management
Tlingit Haida Regional Housing Authority
907-957-2806 Cell
907-780-3188 Office
5446 Jenkins Drive
Juneau, AK 99801



From: Lorraine DeAsis
Sent: Tuesday, January 21, 2025 2:48 PM
To: Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Subject: Seet Kanax Duteen - updated drainage study

Hi Bridget –

JFYI -

Attached is an updated drainage study that was just sent from the engineers to the Army Corp of Engineering for Seet Kanax Duteen.

I keep hoping we're getting close.

Lorraine DeAsis
 Director, Design & Construction Management
 Tlingit Haida Regional Housing Authority
 907-957-2806 Cell
 907-780-3188 Office
 5446 Jenkins Drive
 Juneau, AK 99801



From: Trevor Sande <trevorsande@rmketchikan.com>

Sent: Tuesday, January 21, 2025 2:26 PM

To: Wilks, Delana P CIV USARMY CEPOA (USA) <Delana.P.Wilks@usace.army.mil>; Diana Parks <dparks@thrha.org>

Cc: Cathy Needham (cathy@kaienvironmental.com) <cathy@kaienvironmental.com>; Lorraine DeAsis <ldasis@thrha.org>; Joel Teune <joel@alaskaee.com>

Subject: RE: POA-2023-00089 Compensatory Mitigation

Delana,

Attached is an updated drainage study that addresses both City and Borough of Juneau and EPA comments on our preliminary design drawings and the corp permit application. This includes a very thorough field investigation performed last week by our environmental consultant. Please let us know if there is anything further.

Trevor Sande

From: [Lorraine DeAsis](#)
To: [David Peterson](#)
Cc: [Scott Ciambor](#)
Subject: RE: SMP24-01 - Seet Kanax Duteen - Single or Multifamily
Date: Monday, March 10, 2025 2:43:22 PM
Attachments: [image.png](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I walked the site with the engineer last Thursday.

I've been complaining endlessly about how our original plan had 56 lots & now we're down to 40.

This is due to hillside runoff, grade, intersections & other stuff.

Some of the lots are large because there are streams or steep banks.

The engineer is looking at the road to see if a different configuration will work better (we have already had many different configurations).

We are not at all interested in building multi-family housing. We know the property is zoned for it.

Lorraine DeAsis
 Director, Design & Construction Management
 Tlingit Haida Regional Housing Authority
 907-957-2806 Cell
 907-780-3188 Office
 5446 Jenkins Drive
 Juneau, AK 99801



From: David Peterson <David.Peterson@juneau.gov>
Sent: Monday, March 10, 2025 1:53 PM
To: Lorraine DeAsis <ldeasis@thrha.org>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: RE: SMP24-01 - Seet Kanax Duteen - Single or Multifamily

Lorraine,

Just throwing it out there, it looks like many of these lots could accommodate 4-6 units.

Is there any interest in something like that?

On D18 zoned property, seems a great opportunity to push for higher density.

Thoughts?

DP

From: Lorraine DeAsis <ldeasis@thrha.org>
Sent: Monday, March 10, 2025 1:14 PM
To: David Peterson <David.Peterson@juneau.gov>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: RE: SMP24-01 - Seet Kanax Duteen - Single or Multifamily

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Nothing will be larger than a duplex.

So, that means it's all Single family – right?

Lorraine DeAsis
 Director, Design & Construction Management
 Tlingit Haida Regional Housing Authority
 907-957-2806 Cell
 907-780-3188 Office
 5446 Jenkins Drive
 Juneau, AK 99801



From: David Peterson <David.Peterson@juneau.gov>
Sent: Monday, March 10, 2025 11:46 AM
To: Lorraine DeAsis <ldeasis@thrha.org>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: SMP24-01 - Seet Kanax Duteen - Single or Multifamily

Hey Lorraine,

I am noticing in the narrative that was submitted that a combination of Single family and Multifamily housing would be used.

Do you by chance have any more details about which lots would be single vs multi family housing?

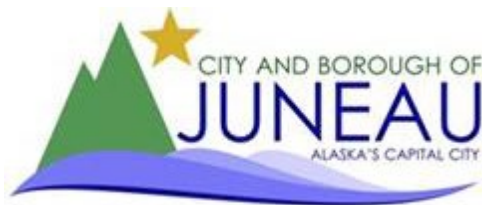
Cheers!

David Matthew Peterson | Planner II – Plat Reviewer

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4132



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CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF RECOMMENDATION

Date: March 11, 2010

File No.: MAP2008-00004

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly regarding a zone change request for parcels 6-D06-0-109-002-0, 6-D06-0-111-002-0, and 6-D06-0-113-001-0 from D-3 to D-18.

Legal Description: USS 2135 TR II, USS 2135 TR I, TR A, and USMS 2305 LT 15

Parcel Code No.: 6-D06-0-109-002-0; 6-D06-0-111-002-0; 6-D06-0-113-001-0

Hearing Date: December 8, 2009, hearing was reopened by vote of the Planning Commission on March 9, 2010.

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandums dated December 3, 2009 and March 4, 2010, and recommended that the City and Borough Assembly adopt staff's recommendation for immediate zone change requested. However, the Planning Commission recommended a 50-foot buffer. This zone change would modify the current zone from D-3 to D-18 (allowing 18 dwellings per acre).

The Planning Commission recommends that the Assembly adopt this zone change request with the following conditions:

USS 2135 TR II

1. Access points for new developments should be aggregated to the extent possible, and access roads should be spaced at least one-quarter mile from adjacent access roads, when possible.
2. A 50-foot no development buffer, not a do not disturb buffer, beyond what is needed to provide access and infrastructure, be established along the highway and where lot lines abut land within a lower density zoning district.

USS 2135 TR I, TR A, and USMS 2305 LT 15

1. Access points for new developments should be aggregated to the extent possible, and access roads should be spaced at least one-quarter mile from adjacent access roads, when possible.

File No.: MAP2008-00004

March 12, 2010

Page 2 of 2

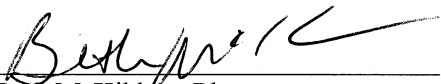
2. A 50-foot no development buffer, not a do not disturb buffer, beyond what is needed to provide access and infrastructure, be established along the highway and where lot lines abut land within a lower density zoning district.
3. USS 2135 TR I, TR A, and USMS 2305 LT 15 will share one access to Douglas Highway.

Attachments: December 3, 2009 and March 4, 2010 memorandums from Beth McKibben, Community Development, to the CBJ Planning Commission regarding MAP2008-00004.

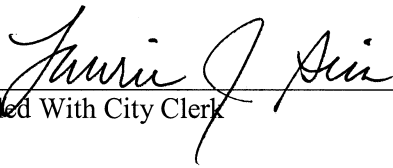
The application included two additional sites. The Notice of Decision for these sites is separate and were approved by the Commission as provided by CBJ§49.70.720.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020 (b).

Project Planner:


Beth McKibben, Planner
Community Development Department


Maria Gladziszewski, Chair
Planning Commission

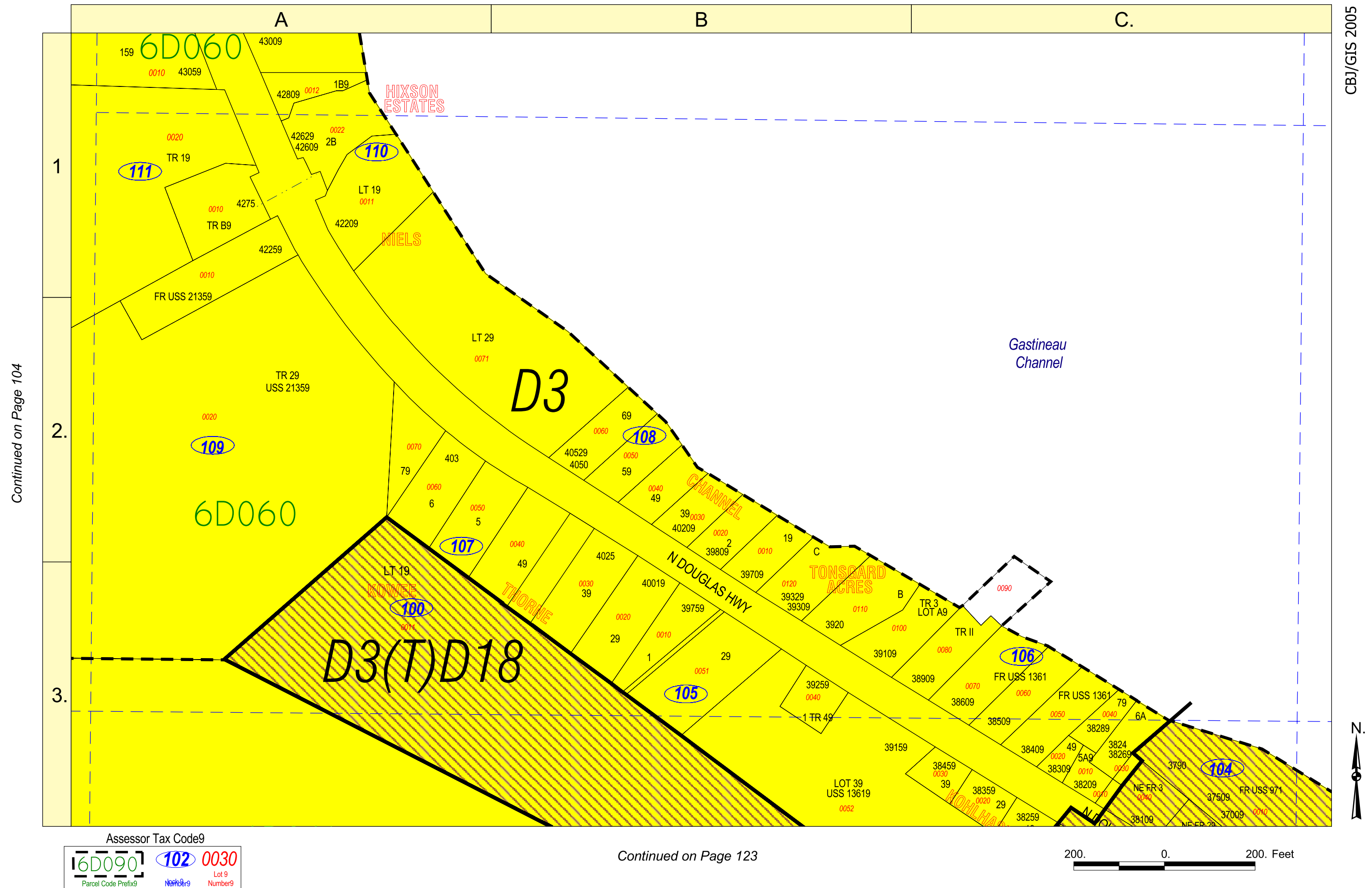

Filed With City Clerk

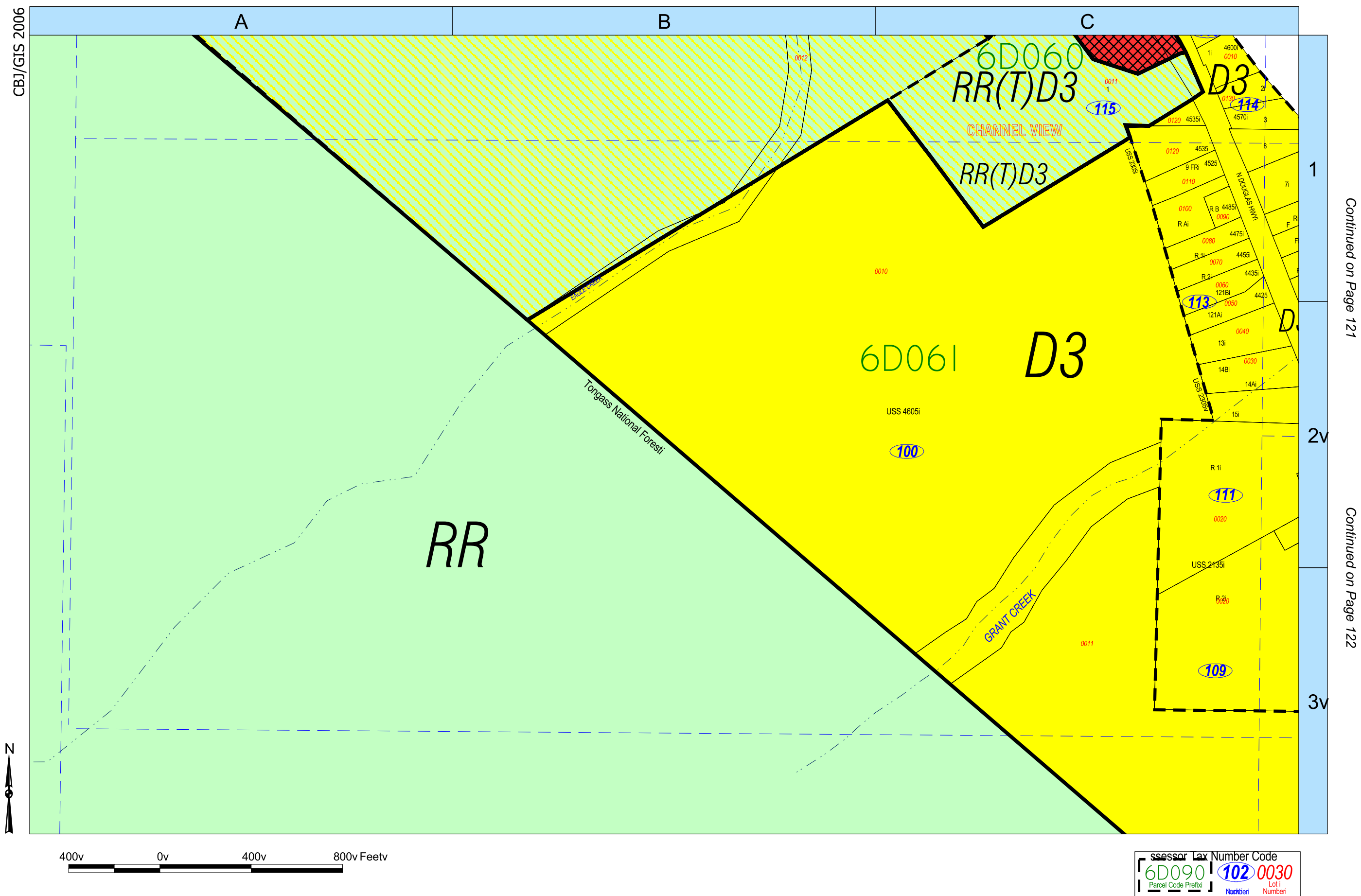
Date

3/15/2010

cc: Murray Walsh, 2974 Foster Avenue, Juneau, AK 99801
Corp. of Catholic Bishops, 415 Sixth Street, Juneau, AK 99801
Tigar Properties, Inc. & Grant Creek Homes, 18908 Lassen Street, Northridge CA, 91324

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended map change. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.







CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

"COPY"

January 3, 2001
6D0601100022

Buel Hixson
4280 North Douglas Highway
Juneau, Alaska 99801

Dear Mr. Hixson:

This letter confirms that the stream that passes through your property, Lot 2B, Hixson Estates, is not a catalogued anadromous fish stream. As such, CBJ does not require a development setback from this stream. While CBJ maps show that Grant Creek passing through your property, conversations with the Alaska Department of Fish & Game confirm that the map is in error and that Grant Creek, which is a cataloged anadromous fish stream, is located approximately 500 feet to the north of your property.

If you need further clarification, please do not hesitate to contact me at 586-5230. Thank you for your patience in resolving this issue.

Sincerely,

Sylvia A. Kreel, Planner
Community Development Department

Benjamin Lyman

From: Jason Gasper [jason_gasper@fishgame.state.ak.us]
Sent: Thursday, October 28, 2004 3:29 PM
To: Benjamin Lyman
Subject: Grant Creek

Attachments: Summary of Findings for Grant Creek.doc



Summary of
Findings for Grant ..

Hello Benjamin,

Brian Glynn Referred your e-mail to me. I did some minnow trapping in Grant Creek in July of 04'. My findings are in the attached word document. Please contact me if you have any questions.

Jason Gasper
 ADF&G Sportfish Division
 Assistant Management Biologist
 (907) 465-8152

Summary of Findings for Grant Creek

This brief summary is broken into two sections: the northern stream; and, the southern stream. Both sites were sampled using minnow traps (2 hour soak time) on 7/12/04 and 7/9/04.

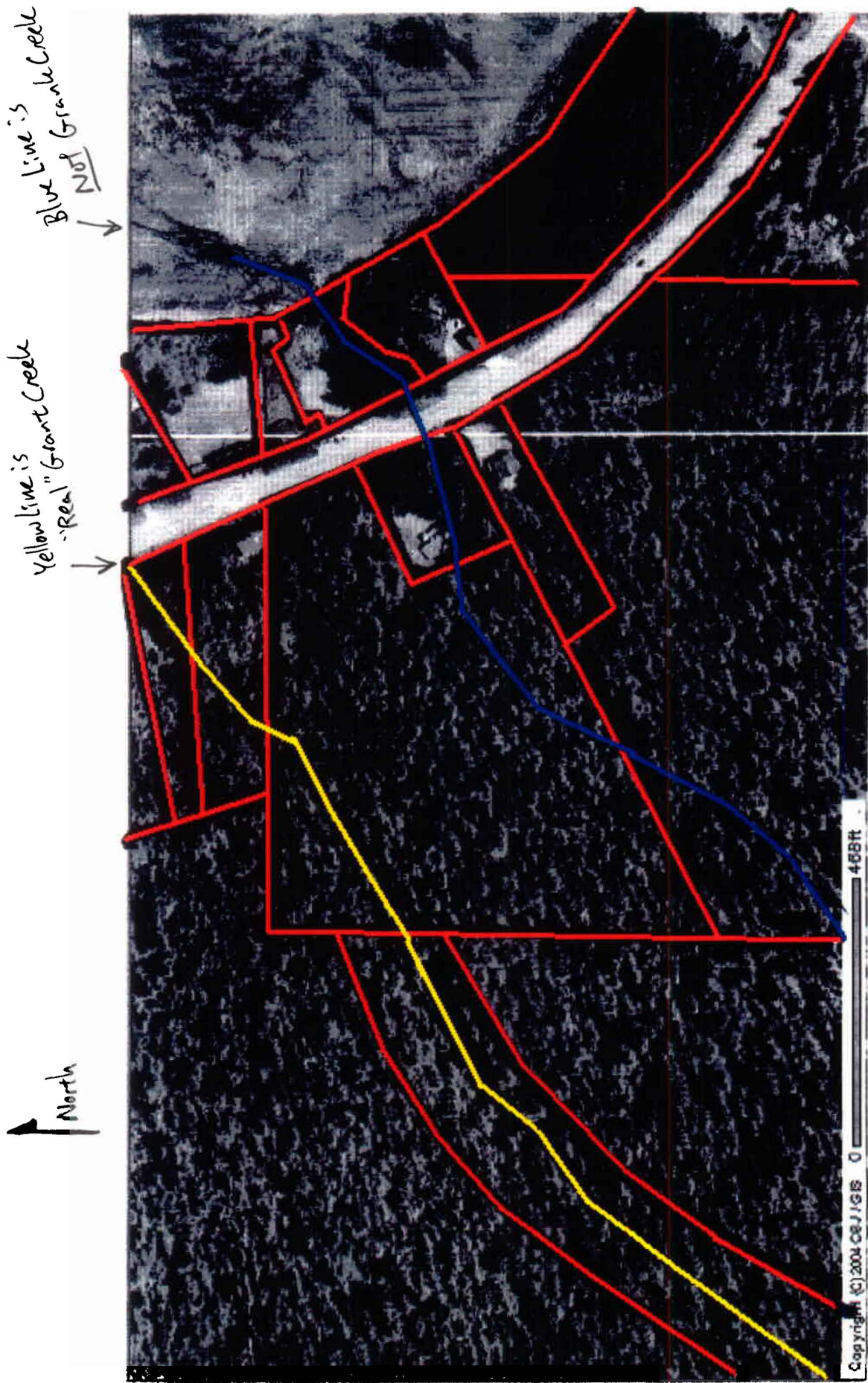
Northern Stream (By 4370 N. Douglas Hwy)

It appears that the North Douglas hwy culvert presents a blockage to anadromous fish passage. No coho were found above the N. Douglas Hwy culvert (Dolly Varden were present). Two coho salmon and four Dolly Varden were observed in Grant Creek below the N. Douglas Hwy and property owner's culverts.

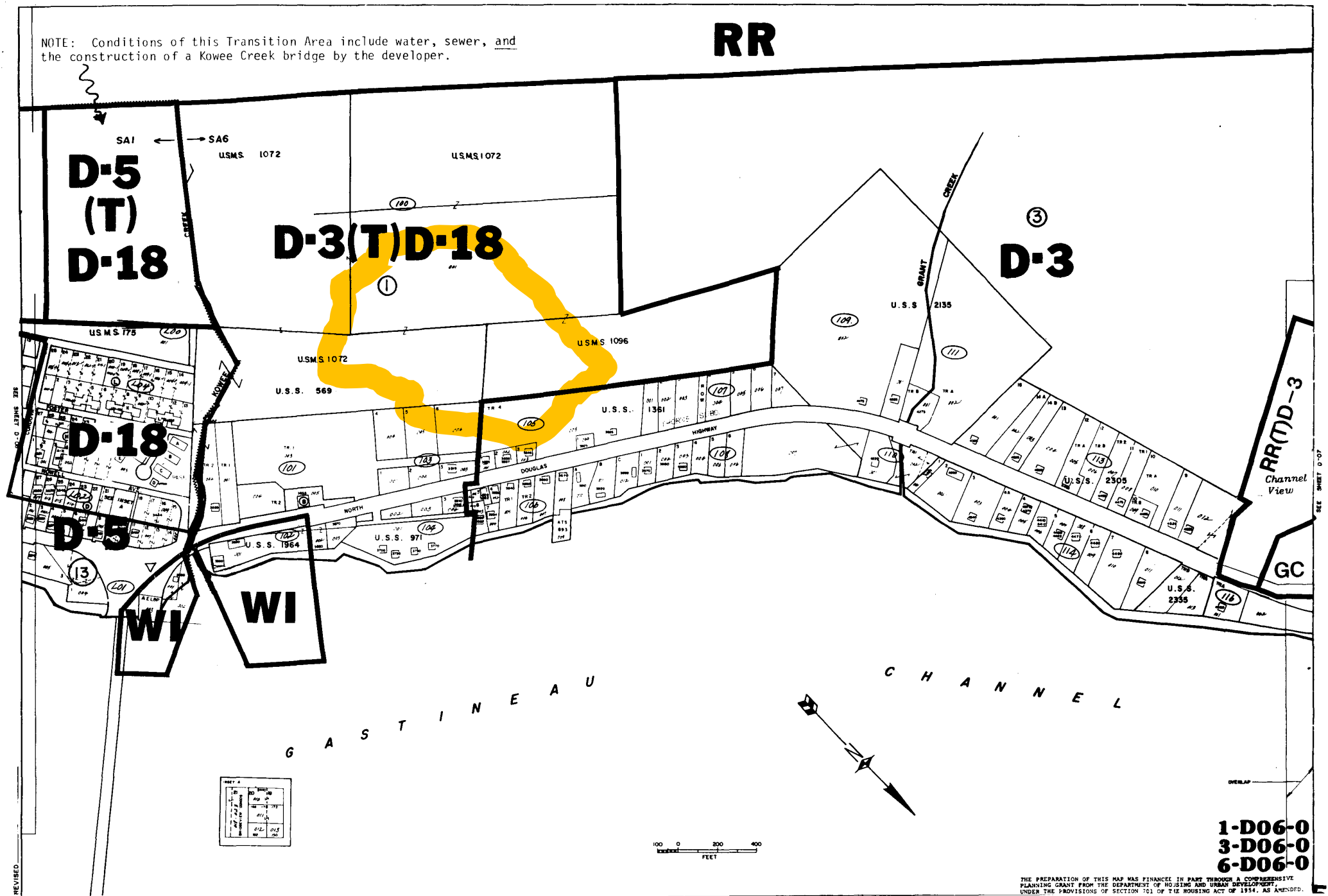
Southern Stream

Coho salmon were not present in this stream, although, 3 Dolly Varden were caught using minnow traps below the Douglas Hwy Culvert. No fish were observed above the Hwy.

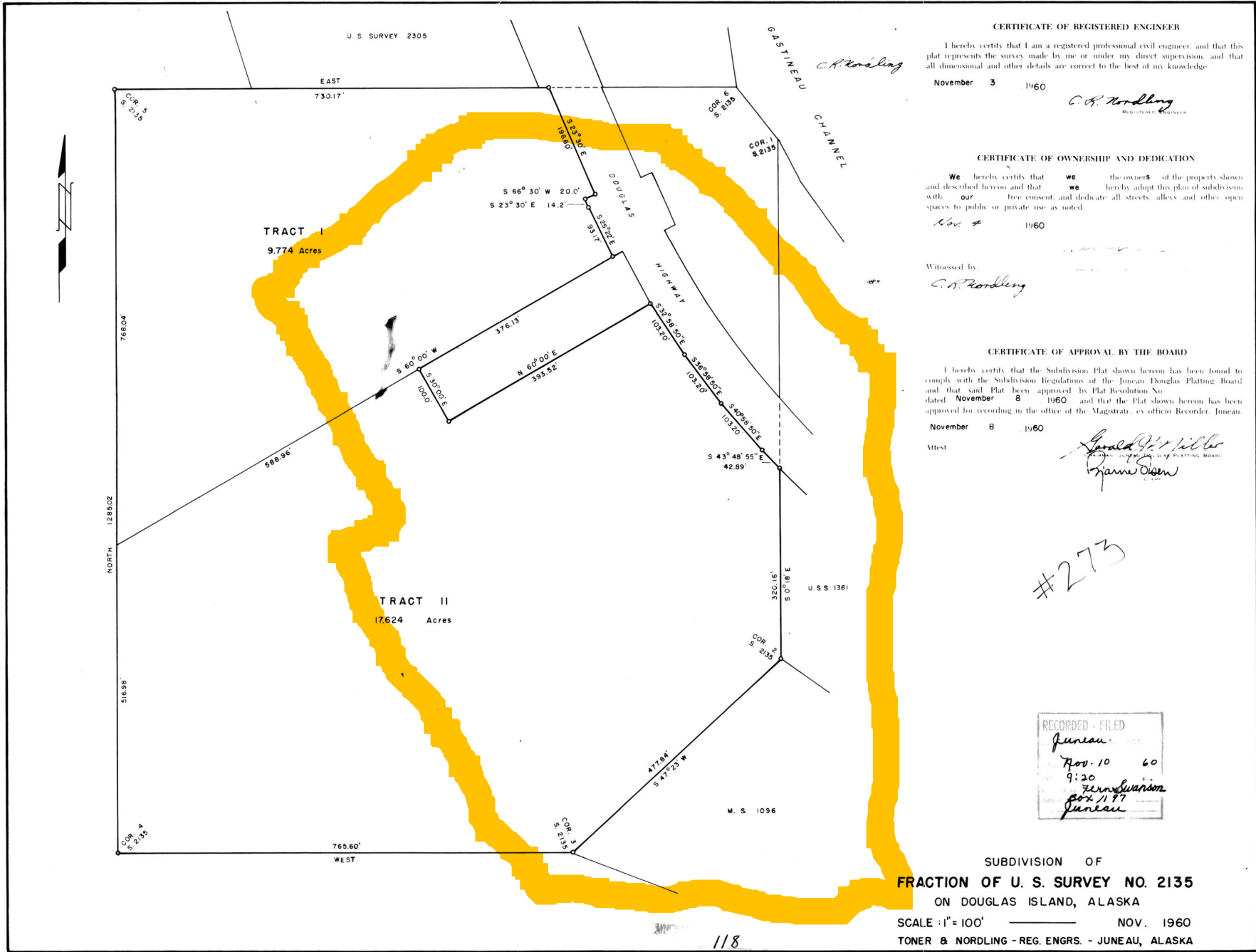
It should be noted that the two streams probably do not converge above the N. Douglas Hwy. A creel technician hiked approximately ½ mile up the northern stream until it forked into two separate very small tributaries. The direction of the tributaries and layout of the terrain make it unlikely that Grant Creek is composed of the North and South streams.



Property lines & stream courses are approximate, and are not georeferenced or for use other than in this illustration.
DO NOT DUPLICATE!



Attachment J - 1987 Zoning Map



CERTIFICATE OF REGISTERED ENGINEER

I hereby certify that I am a registered professional civil engineer, and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.

November 3 1960

C. R. Nordling
REGISTERED ENGINEER

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys and other open spaces to public or private use as noted.

Nov 8 1960

Witnessed by:

C. R. Nordling

CERTIFICATE OF APPROVAL BY THE BOARD

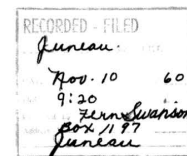
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Juneau Douglas Platting Board and that said Plat been approved by Plat Resolution No. dated November 8 1960 and that the Plat shown hereon has been approved for recording in the office of the Magistrate, ex officio Recorder, Juneau.

November 8 1960

Attest

Harold G. Miller
JUNEAU DOUGLAS PLATTING BOARD
James Olsen

#273



SUBDIVISION OF
FRACTION OF U. S. SURVEY NO. 2135
ON DOUGLAS ISLAND, ALASKA

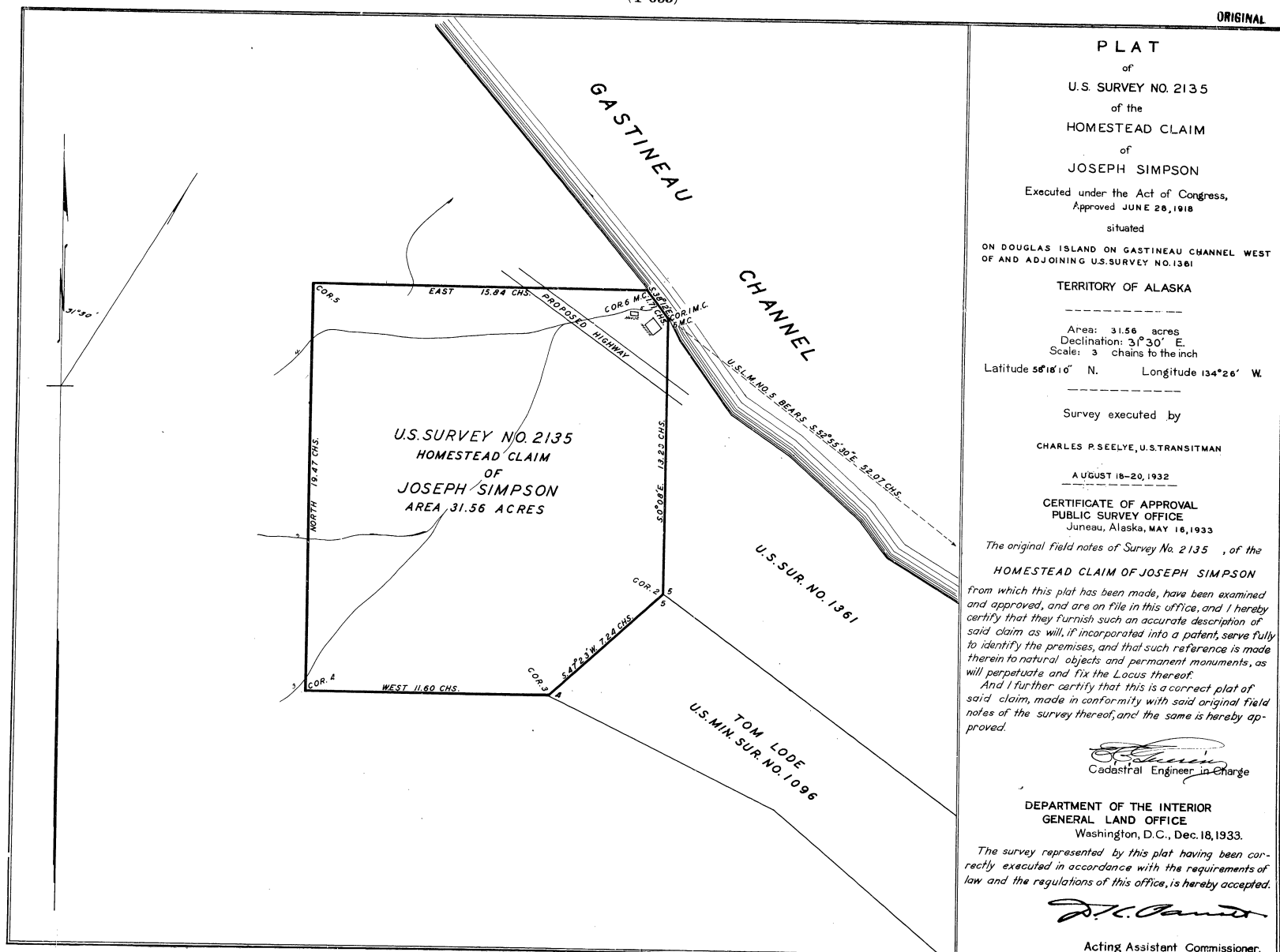
SCALE: 1" = 100' NOV. 1960
TONER & NORDLING - REG. ENGRS. - JUNEAU, ALASKA

118

Plat # 273

(4-653)

ORIGINAL



From: [Schuler, Michael K \(DOT\)](#)
To: [David Peterson](#)
Cc: [Harp, Kelly M \(DOT\)](#); [Purves, Nathan A \(DOT\)](#)
Subject: RE: SMP24-01 - TIA Requirement?
Date: Monday, March 17, 2025 4:29:36 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi David,

DOT&PF will still be requiring the access to be constructed as an approach road, and we will also require a Traffic Impact Analysis (TIA) prior to permitting the access. While the property owner may argue that their buildout and daily traffic counts are below TIA requirements, the proposed "full" buildout clearly shows there will be far more vehicle movements and as such we'll want to see the potential effects. I can say I don't see any issues with permitting the approach road. Sightlines and grades are adequate. We just need to see how much the development will be affecting North Douglas highway in general.

Michael K. Schuler

Property Management Officer
State of Alaska Dept. of Transportation
Southcoast Region

(907) 465-4499 Desk
(907) 419-4510 Mobile



From: David Peterson <David.Peterson@juneau.gov>
Sent: Thursday, March 13, 2025 10:45 AM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Subject: RE: SMP24-01 - TIA Requirement?

Hey Michael,

I spoke with the applicant about their density variability. They were able to confirm that due to the land being so problematic, they would likely only be building single-family & duplex lots. This would put their ADT between 230 and 280 average daily trips and no longer 1,600 potential ADT.

Doe this impact the need for an approach road etc.?

Feel free to call to discuss.

Cheers!

DP

From: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Sent: Friday, March 7, 2025 6:44 AM
To: David Peterson <David.Peterson@juneau.gov>
Subject: RE: SMP24-01 - TIA Requirement?

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good Morning David,

I've had some time to dive into this, and yes, we'll be requiring a TIA for the development, especially because the 100 trips per hour will clearly be met earlier than full buildout. I'm going to research the situation on the current access and see when-or if-it was permitted. My guess is that it was permitted as a single-lot driveway. If that's the case, we'll need to re-permit the access into an approach road as the use has changed.

Can you tell me if the zoning on the parcel has changed, and if so, what year?

All these developments are becoming challenging to keep up with!

Michael K. Schuler

Property Management Officer
State of Alaska Dept. of Transportation
Southcoast Region

(907) 465-4499 Desk
(907) 419-4510 Mobile



From: Schuler, Michael K (DOT)
Sent: Thursday, March 6, 2025 4:53 PM
To: David Peterson <David.Peterson@juneau.gov>
Subject: Re: SMP24-01 - TIA Requirement?

I'll have a better look at it in the morning but I'm heavily leaning towards a TIA now just with this new information. Even 300 vehicles more through the roundabout and onto the bridge during commute time will have a noticeable effect.

I'll try to ring you in the morning.

Sent from my iPhone

On Mar 6, 2025, at 5:59 PM, David Peterson <David.Peterson@juneau.gov> wrote:

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

I feel like it is worth mentioning that after a quick analysis of the density. Depending on whether THRHA decide to go with single-family or multifamily dwelling units, there could be anywhere between 25 and 131 dwellings.

The ADT would be conditional on the number of bedrooms within the multifamily units. This is information we don't know quite yet but think it's worth vetting.

If they decide to develop all 46 lots for single-family, they could be generating 437 ADT. If they develop 131 multifamily dwellings for phase 1, they would be generating well over a 1,000 ADT.

Thoughts?

David Matthew Peterson | Planner II – Plat Reviewer

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4132

<[image001.jpg](#)>

Fostering excellence in development for this generation and the next.

From: David Peterson

Sent: Monday, March 3, 2025 4:02 PM

To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>

Subject: SMP24-01 - TIA Requirement?

Hey Michael,

Please see the attached construction plans for an upcoming subdivision north of the bridge on Douglas Highway.

At the moment, phase 1 will be for 25 lots and two tracts. The tracts will later be developed during subsequent phases, into an additional 21 (or more) lots. Our best guess at present would have this development at approximately 437.92 ADT's.

I will verify the requirement with my Director as well, but she usually asks if I

have checked with DOT, so...

David Matthew Peterson | Planner II – Plat Reviewer

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4132

<image001.jpg>

Fostering excellence in development for this generation and the next.

Attachment M - AKDOT TIA Requirements Email



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

March 17, 2025

MEMORANDUM

To: Jacqueline Pata, President/CEO
From: David Matthew Peterson, Planner I/II
Case Number: SMP2024-0001
Legal Description: USS 2135 Tract II
Parcel No.: 6D0601090020

The following consolidated review comments should be addressed prior to the plat being approved for preliminary plat approval/as a condition of preliminary plat approval. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum.

CCFR

"If they are developing lots for houses, they need to meet IFC Appendix C for Hydrant Location and Distribution as well as Appendix D for Fire apparatus Access Roads."

Cartography

1. Change dates to 2024.
2. Include Planning Commission Plat Approval.
3. Show adjacent parcel lines.
4. Label adjacent "THORNE SUBDIVISION".
5. Name the new roads.
6. Label the acreage for each lot.

Jacqueline Pata, President/CEO
File No.: MIP2024 0001
March 17, 2025
Page 2 of 4

7. Delete note 8 since zoning could change in the future.
8. Label "NORTH DOUGLAS HWY" and show ROW width. Show ROW line for northeast side of Douglas Hwy.
9. There are labels for "EXISTING STREAM" but the line symbols for the streams are not showing up on the plat.
10. Include a representative as the signatory for THRHA in the Ownership Certificate.
11. Label original TRACT II with dashed font.
12. Revise title block:

PLAT OF
SEET KANAX SUBDIVISION
A SUBDIVISION OF
TRACT II, A FRACTION OF USS 2135
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

Jacqueline Pata, President/CEO
 File No.: MIP2024 0001
 March 17, 2025
 Page 3 of 4

Zoning

1. Include Planning Commission Plat Approval Section. On page 1 of preliminary plat.

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

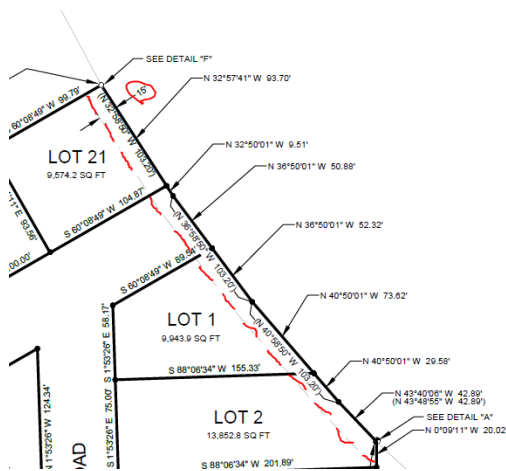
_____, DATED _____, 2023

CHAIRMAN OF THE PLANNING COMMISSION
 CITY AND BOROUGH OF JUNEAU

ATTEST:

 MUNICIPAL CLERK
 CITY AND BOROUGH OF JUNEAU

2. Make sure all dates reflect the current year where necessary.
3. Include Case # (SMP2024-0001) somewhere in the title block.
4. Clarify what the 15 foot easement is for. i.e. Powerlines, water, sewer, etc...



5. For Lots 19 and 20, show street side, arc length, 20' setback length. The minimum lot width in D18 is 50'. Lots are currently 25'-32' in length.
6. Lot 13 will need to be accessed from its northern boundary, OR property line "L3" will need to be 50 feet in width to meet the minimum dimensional standards.
7. Include plat note to say, "This site contains mapped Wetlands."
8. Double check Line and Curve table dimensions and how they coincide with plat.
9. Include plat note to say, "No lots shall access directly onto North Douglas Highway. Access shall be provided onto an interior access street. Per CBJ 49.35.210(b)(1)&(2)."
10. Provide unique street names for new ROW's.

Jacqueline Pata, President/CEO
File No.: MIP2024 0001
March 17, 2025
Page 4 of 4

DOT

- 1) The connection to CBJ utilities is made within State right of way and needs to be permitted through our Right of Way Utility permitting process. Please have the developers use the contact information below to begin that process.

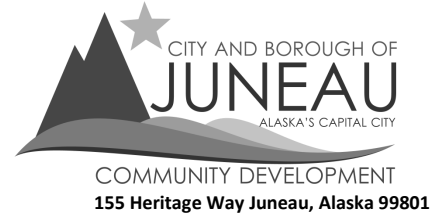
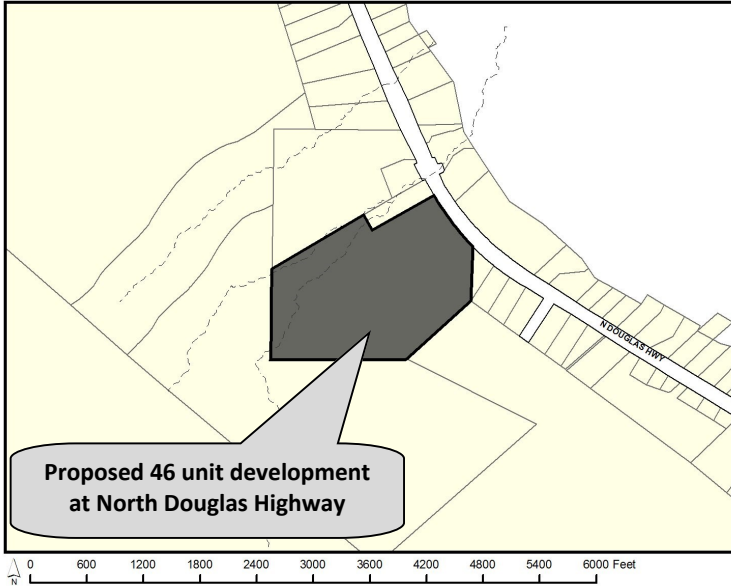
Department of Transportation & Public Facilities
Right of Way – Utilities Section
6860 Glacier Highway
Juneau, AK 99801
t: 1-907-465-1007
m: 1-907-209-8885
f: 1-907-465-8485
e: ryan.siverly@alaska.gov
www.dot.state.ak.us/

- 2) The access to the proposed subdivision will need to be re-permitted as an approach road with this major change in land use. The approach road review and permitting process can start with me, so please provide my contact information to the developer or their contractor to initiate that process.
- 3) Include the following plat note “All future access to lots 1, 2 and 21 fronting North Douglas Highway shall be attained through the access created by the primary road servicing the subdivision (if it has a name on that plat I would use the specific street names), no additional driveways will be permitted into State right of way.”

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

Tlingit Haida Regional Housing Authority (THRHA) requests a **preliminary plat review** for the first 25 lots (phase one), of a **46 unit single-family / multi-family development** at **North Douglas Highway** in a **D18 zone**.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **Monday, April 14, 2025** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through April 3	April 4 — noon, April 18	HEARING DATE & TIME: 6:00 pm, April 22, 2025	April 23
Comments received during this period will be sent to the Planner David Peterson , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/85421744892 and use the Webinar ID: 854 2174 4892 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS, Phone: (907)586-0753 ext. 4132 Email: pc_comments@juneau.gov or David.Peterson@juneau.gov Mail: Community Development, 155 Heritage Way, Juneau AK 99801			
		Case No.: SMP2024 0001 Parcel No.: 6D0601090020 CBJ Parcel Viewer: http://epv.juneau.org	

From: [Ralph Weatherby](#)
To: [David Peterson](#)
Cc: [Lorraine DeAsis](#)
Subject: Seet Kanax Duteen, Douglas Public Notice Posting
Date: Wednesday, March 19, 2025 3:54:04 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Please find attached pictures of the public notice posting at Seet Kanax Duteen, .7 mile N. Douglas. For reference, the truck parked in the background in 2025.03.19 Seet Kanax Duteen Posting Notice-2 is parked in the driveway to the property.

Ralph Weatherby | Administrative Specialist | DCM Department
Email: rweatherby@thrha.org | Web: regionalhousingauthority.org
Desk: (907) 780-3153 | Main: (907) 780-6868 | Cell: (907) 500-2528



Regional Housing Authority



Attachment P - Public Notice Sign Posted



Attachment P - Public Notice Sign Posted

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers

6:00pm

Meeting Date: April 22, 2025

1. PC_Comments:

- a. Public Comment: Douglas Mertz, received 4/10/25
- b. Public Comment: Mya Baird, received 4/10/25

From: [DOUGLAS MERTZ](#)
To: [PC Comments](#)
Subject: Objection to hearing after inadequate notice
Date: Thursday, April 10, 2025 3:01:22 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Yesterday's Empire contained a public notice from Community Development regarding a hearing on an upcoming permit application, No. SMP2024 0001. The location was given as "North Douglas Highway" but nothing more. The North Douglas Highway is about 14 miles long with many different areas with different characteristics. Designating the entire highway as the location would be like designating a proposed action as "in Downtown Juneau" or "in the Mendenhall Valley." A member of the public should not have to go to the detailed project information to look up whether it is a matter of concern. One wonders if someone got the cute idea that by making the location impossible to determine from the notice, staff is trying to discourage actual public responses. This is not acceptable.

This isn't the first time this has happened. Several years ago staff did the same thing and was forced to renotice with more detailed information. There is no reason the notice could not say "Mile XX, North Douglas Highway". If genuine public notice is the goal, the notice must be republished with more detailed information.

We demand that the matter be removed from the calendar until proper notice has been given.

From: [Baird, Mya](#)
To: [PC Comments](#)
Subject: Historical Wall on West 7th Street
Date: Thursday, April 10, 2025 3:01:45 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

I am writing with the polite request to restore a historical wall within downtown Juneau. It is at the end of West 7th Street (at the top of Main Street), and not only does it affect my home, but also those surrounding it. This street is at the heart of the historical homes and monuments. I am a long time Juneau Community member and would like to preserve the historic heart of Juneau. The rebuild/restoration of this wall should remain historic, and thus be restored using the original material, rock. This would be greatly appreciated, not only in preserving history but also increasing the safety of this neighborhood.

Thank you,
Mya Baird
Juneau resident