

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau

May 10, 2022
Virtual and In Person
7:00 PM

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/82198967342> and use the Webinar ID: 821 9896 7342, or join by telephone, calling: 1-253-215-8782 and enter the Webinar ID. You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, AK.

I. LAND ACKNOWLEDGEMENT

II. ROLL CALL

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

- A. April 12, 2022 Draft Minutes, Committee of the whole Planning Commission - APPROVED
- B. April 12, 2022 Draft Minutes, Regular Planning Commission - APPROVED

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VII. ITEMS FOR RECONSIDERATION

VIII. CONSENT AGENDA

IX. UNFINISHED BUSINESS

X. REGULAR AGENDA

- A. SMP2021 0007: Subdivision of one tract of land into four - APPROVED AS AMENDED
- B. SMP2021 0008: Subdivision of one tract of land into four - APPROVED AS AMENDED
- C. SMP2021 0009: Subdivision of one tract of land into four - APPROVED AS AMENDED

XI. OTHER BUSINESS

XII. STAFF REPORTS

XIIICOMMITTEE REPORTS

XIV.LIAISON REPORT

**XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA
ITEMS**

XVIPLANNING COMMISSION COMMENTS AND QUESTIONS

XVIEXECUTIVE SESSION

XVISUPPLEMENTAL MATERIALS

- A. Additional Materials for May 10, 2022 Planning Commission

XIXADJOURNMENT

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

April 12, 2022 Draft Minutes, Committee of the whole Planning Commission - APPROVED

ATTACHMENTS:

	Description	Upload Date	Type
▣	April 12, 2022 Draft Minutes, Committee of the Whole Planning Commission	5/5/2022	Minutes

DRAFT MINUTES
Planning Commission
Committee of the Whole
CITY AND BOROUGH OF JUNEAU
Nathaniel Dye, Acting Chairman
April 12, 2022

I. LAND ACKNOWLEDGEMENT

II. ROLL CALL

Nathaniel Dye, Acting as Chairman, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6:35 P.M.

Commissioners present: Commissioners present in Chambers – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Travis Arndt, Deputy Clerk; Ken Alper; Dan Hickok; Erik Pedersen; Mandy Cole

Commissioners absent: Paul Voelckers; Joshua Winchell

Staff present: Jill Maclean, CDD Director; Breckan Hendricks, CDD Admin; Ryan Roguska, CDD Admin; Irene Gallion, CDD Senior Planner; Sherri Layne, Law Assistant Municipal Attorney

Assembly members: None

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

IV. APPROVAL OF MINUTES – None

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – None

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

VII. ITEMS FOR RECONSIDERATION – None

VIII. CONSENT AGENDA – None

IX. UNFINISHED BUSINESS – None

X. REGULAR AGENDA

A. Planning Commissioner Training on Hybrid Meetings

Director Maclean gave instruction and answered questions regarding conducting in-person/zoom hybrid meetings including operation of the microphones.

There was also discussion regarding receiving printed packets in binders and the options for distribution prior to meetings.

Additional administrative matters for discussion were

1. Confirmed quorum will be met for the May 24 meeting so the appeal can be heard.
2. Members serving as liaisons to assembly committees or other entities need to inform the Chair if they will not be able to attend a meeting so another member can attend as alternate when possible.

XI. **OTHER BUSINESS** – None

XII. **STAFF REPORTS** – None

XIII. **COMMITTEE REPORTS** – None

XIV. **LIAISON REPORT** – None

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

XVI. **PLANNING COMMISSION COMMENTS AND QUESTIONS** – None

XVII. **EXECUTIVE SESSION** – None

XVIII. **ADJOURNMENT** – 6:50 P.M.

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

April 12, 2022 Draft Minutes, Regular Planning Commission - APPROVED

ATTACHMENTS:

	Description	Upload Date	Type
▣	April 12, 2022 Draft Minutes, Regular Planning Commission	5/5/2022	Minutes

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Michael LeVine, Chairman

April 12, 2022

I. LAND ACKNOWLEDGEMENT – Read by Vice Chairman Dye.

II. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:01 p.m.

Commissioners present: All Commissioners present in Chambers – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Travis Arndt, Deputy Clerk; Ken Alper; Dan Hickok; Mandy Cole; Josh Winchell; Erik Pedersen

Commissioners absent: Paul Voelckers, Clerk

Staff present: Jill Maclean, CDD Director; Irene Gallion, CDD Senior Planner; Breckan Hendricks, CDD Administrative Officer; Ryan Roguska, CDD Administrative Assistant I; Sherri Layne, Law Assistant
Municipal Attorney

Assembly members: None

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

IV. APPROVAL OF MINUTES

A. Draft Minutes December 14, 2021, Planning Commission Regular Meeting

MOTION: *by Mr. Arndt to approve the December 14, 2021 Planning Commission Regular Meeting minutes.*

B. Draft Minutes February 22, 2022, Planning Commission Regular Meeting

MOTION: *by Mr. Arndt to approve the February 22, 2022 Planning Commission Regular Meeting minutes.*

C. Draft Minutes March 8, 2022, Planning Commission Regular Meeting

MOTION: *by Mr. Arndt to approve the March 8, 2022 Planning Commission Regular Meeting minutes.*

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION** – Chair LeVine explained the procedures and rules for public to participate either via Zoom or in-person.

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

VII. **ITEMS FOR RECONSIDERATION** – None

VIII. **CONSENT AGENDA**

CSP2022 0001: ~~_____ CBJ Land Disposal – 1 Acre to Brian Maller~~
Applicant: ~~_____ City & Borough of Juneau and Brian Maller~~
Location: ~~_____ Fritz Cove Road~~

Staff Recommendation

~~Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the approximately one-acre land disposal.~~

IX. **UNFINISHED BUSINESS** – None

X. **REGULAR AGENDA**

CSP2022 0001: CBJ Land Disposal – 1 Acre to Brian Maller
Applicant: City & Borough of Juneau and Brian Maller
Location: Fritz Cove Road

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the approximately one-acre land disposal.

STAFF PRESENTATION – Director Maclean presented CSP2022 0001.

QUESTIONS FOR STAFF

Ms. Cole asked why the parcel would be marked ‘retain or dispose’ rather than one or the other. Ms. Maclean explained many CBJ parcels are marked ‘retain or dispose’ and those marked for disposal are often disposed to adjacent development. This particular parcel is 400 acres and some portions may be marked retain while others are available to be considered for disposal.

Mr. Hickok asked if the purchase will create a single continuous lot. Ms. Maclean said the purchaser would be expected to consolidate the lots but could later subdivide or exercise other options under the land use code. Mr. Hickok asked if the owner could later have the parcel rezoned. Ms. Maclean said it would be a possibility but it would have to be two acres, which this parcel may be, and would have to conform to the comprehensive plan.

Ms. Maclean explained **CSP2022 0001** is a disposal and not a conditional use permit. The CBJ Lands Department is the applicant as they are applying to dispose of the land and Mr. Maller is the purchaser. Ms. Maclean clarified the responsibility of the PC is to look at it through the lens of the comprehensive plan, land management plan and housing action plan and not under Title 49.

APPLICANT PRESENTATION

Dan Bleidorn, Lands Manager, explained the assembly received an application to purchase this lot and offered to answer questions.

QUESTIONS FOR APPLICANT

Ms. Cole asked if a request for purchase from other adjacent landholders would be treated similarly to this application. Mr. Bleidorn said the only thing that would prevent them from working with landowners would be if there was something unique that would force the CBJ to want to retain a piece of land. He gave examples of stream corridors or wetlands.

Mr. Winchell asked does it make sense to direct negotiation for additional proposals. Mr. Bleidorn explained if there was some feature, such as a road frontage, that made it adjacent to other lots, then they might be allowed to also apply.

PUBLIC COMMENT

Roger Healy, Fritz Cove Road – spoke with concern that the additional acre will make this consolidated lot 72,000 or 76,000 square feet. The lot is basically a cliff off the existing lot. There will be 400 to 800 truckloads of rock debris that will need to be removed to develop the lot.

Where is the debris going and is this the best example for housing? He is supportive of building a house on this lot but has concerns with the excavation that would be necessary to develop for a second.

Mr. Dye asked if there is any specific comprehensive plan or other plan he can cite to support a Commission vote against the application. Mr. Healy said he could not off the top of his head.

Mr. Pedersen asked Mr. Healy whether his concern was based on the second dwelling being built or on the clearing of the land. Mr. Healy is not opposed to the concept of enlarging and developing the lots but this particular one will have a substantial impact.

ADDITIONAL APPLICANT COMMENTS

Mr. Bleidorn appreciated Mr. Healy's concerns but had nothing else to add.

Mr. Arndt asked about the sewer and city services along that property regarding the second dwelling. Mr. Bleidorn said he thinks there is city water but not sewer in that area. If the purchaser acquires the property, they will need to address that once the purchase is approved.

Mr. Dye asked if the Land department gives weight to the purchaser's plan for the lot when considering whether or not to dispose of it. Mr. Bleidorn explained in some instances, they do.

Mr. Dye asked if there is a claw back clause if the purchaser does not use the lot as they said they would. Mr. Bleidorn said in some circumstances they can do that.

Mr. Arndt asked if there was any sort of deed restriction in this case. Mr. Bleidorn said there was not.

ADDITIONAL QUESTIONS FOR STAFF

Mr. Dye asked how the code section cited in the packet [*CBJ 49.15.580(a)*] applies to this CSP. Ms. Maclean said the code does not apply and the citation was mistakenly left in the packet.

MOTION: *by Ms. Cole to adopt the Director's analysis findings and forward the recommendation of approval of **CSP2022 0001** to the assembly for land disposal.*

The motion passed with no objection.

AME2021 0010: A rezone of 2.6 acres from D10 to ~~Neighborhood Commercial (NC)~~ or (removed by amendment) Light Commercial (LC)
Applicant: Edward Rivera
Location: Glacier Highway

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone for 2.6 acres from D10 to Neighborhood Commercial (NC).

STAFF PRESENTATION by Senior Planner Gallion.

QUESTIONS FOR STAFF

Mr. Alper asked if Staff has a preference of one of the choices over the other to be approved. Ms. Gallion said the preference is for Neighborhood Commercial (NC).

Mr. Pedersen asked if there was any analysis whether the rezone should apply to adjacent properties. Ms. Gallion said they did send abutter notices and got no response.

Mr. Dye asked if it is important that the first NC proposed is not a TTC (Traditional Town Center). Ms. Gallion answered what is important is that this rezone meets the needs of the neighborhood and the comprehensive plan.

Mr. Arndt said this looks like it will be a commercial island in the middle of a residential area. Ms. Maclean answered according to the Code a zone has a minimum of two acres. This area meets that minimum and there are other similar instances of this.

Mr. Winchell asked if there is any point to medium density designation if they do not plan to go back to residential for the lot. Ms. Maclean explained that the medium density designation includes a variety of uses besides residential.

Mr. LeVine asked if what currently exists on the property is relevant to the PC determination. Ms. Gallion said if they were creating a non-conforming from a conforming use then it would apply. However, it is not relevant to this situation. Mr. LeVine asked is there any advantage to the landowner to be NC rather than Light Commercial (LC). Ms. Gallion said the mission of the Catholic Community Services (CCS) is to provide what is needed in the community. Ms. Maclean explained the NC designation would provide appropriate flexibility to the applicant if they want to expand in the future.

APPLICANT PRESENTATION

Erin Walker-Tolles, Executive Director, Catholic Community Services (CCS), spoke, saying they do prefer Neighborhood Commercial for the flexibility it provides. Their plans for the property have changed in the year since the permit application was submitted. They would like to be able to use the property to expand and consolidate services to seniors and to provide apartments as low-cost housing for traveling health care providers.

QUESTIONS FOR APPLICANT

Mr. Dye asked if LC would provide more housing options. Ms. Walker-Tolles said either would work. Mr. Winchell asked if more allowable units would be useful. Ms. Walker-Tolles said rather than housing what they need is CIP funding. The housing they are currently interested in developing is housing for traveling caregivers and healthcare staff and not long-term permanent housing.

Mr. Alper asked Ms. Walker-Tolles if the requirement that construction be close to the street would fit with their vision of how they plan to use the property. Ms. Walker-Tolles felt that would actually fit well with their plans and reiterated their immediate goal would be to put the currently vacant building on the lot to good use.

Mr. Dye asked if it would be feasible to put the parking behind rather than in front of the building. Ms. Walker-Tolles said she did not know at this time.

Ms. Cole asked if they had reviewed the proposed hazard maps and had that affected their plans. Ms. Walker-Tolles said she had not.

Mr. LeVine asked if the building they want to rehab is the one 8 feet from the road. She said it is not that one and any construction would be further back from the road.

COMMISSIONER DISCUSSION AND QUESTIONS FOR STAFF

Mr. Arndt asked what tends to be used more, setback from property lines or pushing to maximum heights. He felt the setback would be more in keeping with the neighborhood than the height. Ms. Maclean said the Department has recommended NC. Ms. Maclean added for Ms. Cole that this lot is not on the Hazard area.

Mr. Arndt asked if sidewalks would be required if this were to pass. Ms. Maclean explained that would not be a factor with this rezone. Mr. Arndt asked “do we want sidewalks to be a priority in this area.” Ms. Maclean said that would be a goal but given that sidewalks are incredibly expensive, it is not normally pushed onto the property owner. Ms. Gallion added there is a sidewalk on the opposite side of the road and there are bike paths on both sides.

Mr. Dye pointed out the table used in the staff presentation did not appear to reflect the most recent version of Code and asked for clarifications regarding the setbacks and heights in the table. Mr. LeVine asked if the currently existing buildings might become nonconforming as a result of the rezone.

****AT EASE 8:24 p.m. – 8:39 p.m.****

Regarding setbacks and heights, Ms. Gallion cited the table of dimensional standards and **CBJ**

49.25.430(8) as it applies to construction of buildings. Ms. Gallion said when the code was being developed the goal was *not* to make existing construction nonconforming. She cited **CBJ 49.25.430(7)**, and explained this applies only to new or altered buildings. If the applicant were to alter an existing building, then this code would apply.

MOTION: *by Mr. Winchell to accept staff's findings, analysis and recommendations and recommend approval of **AME2021 0010** to the Assembly of the rezone to Neighborhood Commercial.*

Mr. Winchell spoke to his motion saying this is what Catholic Community Services has requested and he supports granting that request. Ms. Cole spoke saying she is conflicted because although the applicant asked for NC, she feels LC would be more beneficial.

MOTION: *by Mr. Dye to amend to forward a recommendation of Light Commercial to the Assembly.*

Mr. Dye spoke to his motion saying he feels LC is more appropriate in this instance. He believes NC will be a great zoning district but it belongs in the TTC.

Mr. Alper and Mr. Winchell spoke against the motion to amend while Mr. Arndt, Mr. Pedersen, and Mr. LeVine all spoke to support it.

Mr. Winchell spoke against the motion to amend saying every question he asked was answered in a way to support NC. He added Staff and the applicant had both expressed a desire for NC and he supports giving them what they are asking for.

ROLL CALL VOTE ON THE MOTION TO AMEND:

YES: Dye, Hickok, Pedersen, Cole, Arndt, LeVine

NO: Alper, Winchell,

The motion to amend passed 6-2.

Ms. Cole submitted the findings as presented with a change to finding #5 from Neighborhood Commercial to Light Commercial. Mr. Alper suggested changing the 15 to 30 to match the density of Light Commercial zoning.

AMENDED MOTION: *to accept staff's findings, analysis and recommendations and recommend approval of **AME2021 0010** to the Assembly of the rezone to ~~Neighborhood~~ **Light** Commercial.*

ROLL CALL VOTE ON THE AMENDED MOTION:

YES: Winchell, Alper, Hickok, Pedersen, Cole, Arndt, Dye, LeVine

NO: [none]

The amended motion passed 8-0.

XI. OTHER BUSINESS – None

XII. STAFF REPORTS

Director Maclean reported the Assembly Committee of the Whole met to discuss downtown parking and the new city hall.

She also thanked members for coming to tonight's Committee of the Whole for the training and she acknowledged MIS and staff for all their help.

Mr. LeVine added his thanks for making this first hybrid meeting so smooth.

XIII. COMMITTEE REPORTS

- Mr. Arndt reported Title 49 met and will meet again via Zoom on April 21. The coastal zone rewrite is being heard. The ADOD and pre-applications are topics currently being considered.
- Ms. Cole reported Assembly Lands Committee met last night. Topics discussed included the temporary closure of Auke Lake to accommodate the Iron Man competition, Draft Travel Juneau MOA for Lands/Housing review, and the 35-mile off road vehicle riding park.

Mr. Alper asked how long Auke Lake would be closed for Iron Man. It will be closed for August 6-7, 2022.

- Mr. Pedersen reported the Douglas/West Juneau steering committee has met and heard presentations from CBJ Docks & Harbors, and CBJ Parks.
- Mr. Arndt reported the CIP Committee is leaning toward not reviewing the current CIP plan because they received the plan too late to comment this year but they would rather begin right away on next year's CIP plan

XIV. LIAISON REPORTS – None

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

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Dye asked when the Commission would be hearing the streamside setback ordinance.

Ms. Maclean said it is coming back, but she did not have a date yet. She added that the joint meeting with the Assembly will be in August.

Mr. Pedersen noticed the removal of lot depth from the dimensional standards table was not included in the ordinance.

Ms. Maclean said she will look into that.

Mr. LeVine thanked staff and the Commission for a successful meeting.

XVII. EXECUTIVE SESSION – None

XVIII. ADJOURNMENT – 9:16 p.m.

Next Regular PC Meeting April 26, 2022, 7:00 p.m.

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

SMP2021 0007: Subdivision of one tract of land into four - APPROVED AS AMENDED

AGENDA ITEM:

Case No.: SMP2021 0007

Applicant: Creative Development

Location: Tract A, Blacktail Mountain Estates, A Fraction of U.S. Survey 471

Proposal: Subdivision of one tract of land into four

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested preliminary plat for the Blacktail Mountain Estates, Tract A. This permit would allow the applicant to submit for the final plat application.

If the Planning Commission approves the private shared access subdivision, this approval should be subject to the following conditions:

1. Prior to approval of the final plat, the private shared access must be revised to meet the Land Use Code, not create double frontage lots [CBJ 49.15.420(b)], and not create more than four (4) lots total [CBJ 49.35.260].
2. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
3. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
4. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.
5. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

If the Planning Commission approves the subdivision, this approval should be subject to the following plat notes:

AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

THE USE OF EACH LOT SERVED BY THE SHARED ACCESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(b)(5)].

WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. (Met, note 8 on preliminary plat)

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS A1, A2, A3, and A4 SHALL BE

RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION. (Note 9 on preliminary plat, needs modification)

THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT A DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

Director's Report

This application is for a private shared access (PSA) subdivision creating four lots, accessed from Kristi Street (unconstructed platted right-of-way) in the Bonnie Brae Subdivision.

On September 11, 2019, a pre-application conference was conducted. On October 8, 2021, a minor subdivision was approved that platted the ~90-acre site into three (3) large tracts of land.

The Director is recommending denial of the subdivision based on the following findings:

Blacktail Mountain Estates Subdivision, Tract A, with the other two subdivisions proposed for Blacktail Mountain Estates, circumvents development standards that would be required if the 12 lots were considered one subdivision, contrary to 49.15.401(a)(1)(A).

In a PSA subdivision, the front setback is measured from the private shared access, creating "frontage."

The PSA bisects Lot A1, creating a double frontage lot, contrary to 49.15.420(b).

PSAs allow up to four single-family lots. The double frontage proposed results in five (5) lots, contrary to 49.35.262(b)(2).

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report for SMP2021 0007 - Part 1	5/3/2022	Staff Report
☐ Staff Report for SMP2021 0007 - Part 2	5/3/2022	Staff Report



PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2021 0007
HEARING DATE: MAY 10, 2022

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: May 3, 2022

TO: Michael LeVine, Chair, Planning Commission

BY: David Matthew Peterson, Planner II
 Irene Gallion, Senior Planner 

THROUGH: Jill Maclean, AICP, Director

PROPOSAL: Applicant requests a preliminary plat review for a private shared access subdivision of Blacktail Mountain Estates, Tract A, into five lots.

STAFF RECOMMENDATION: Denial.

KEY CONSIDERATIONS FOR REVIEW:

- Potential use of phasing to circumvent subdivision road and utility requirements [CBJ 49.15.401(a)(1)(A)].
- Private shared access [CBJ 49.35. Division 2] allows for up to four (4) lots, since a public right-of-way and associated public improvements (e.g. water, sewer, paving, road maintenance, and snow maintenance) are the responsibility of the individual private owners, not the CBJ.
- Private shared access allows for up to four (4) single-family lots, the double frontage lots proposed result in a total of five (5) lots, which is not permissible [CBJ 49.35.260].
- Double frontage lots are proposed. Per [CBJ 49.15.420(b)], double frontage lots should be avoided.

GENERAL INFORMATION	
Property Owner	Creative Development / Peter Peel
Applicant	Creative Development / Peter Peel
Property Address	Not yet assigned
Legal Description	Blacktail Mountain Estates TR A
Parcel Number	6D0801110011
Zoning	D3
Lot Size	207,131 square feet, 4.7551 acres
Water/Sewer	Yes
Access	Shared access easement through proposed Kristi Street right-of-way
Existing Land Use	Vacant
Associated Applications	SMP2021 0008, SMP2021 0009

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Approve:** approve the permit and adopt new findings for items 1-5 below that support the approval.
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:
 - o CBJ 49.15.220, 400, 401, 411, 420, 421
 - o CBJ 49.25.400
 - o CBJ 49.35..120, 140, 220, 240, 250, 260, 262, 263, 510
 - o CBJ 49.55.010
 - o CBJ 49.80

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.*

And per CBJ 49.15.401(a)(1)(B), *a major subdivision permit is required if a parcel has been subdivided by a*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Bonnie Brae Estates II
South (D3)	Blacktail Mountain Estates Tract B
East (D3)	Bonnie Brae Estates II Park
West (D3)	Blacktail Mountain Estates Tract B

SITE FEATURES	
Anadromous	None
Flood Zone	None
Hazard	None
Hillside	To Be Determined
Wetlands	Muskeg
Parking District	N/A
Historic District	N/A
Overlay Districts	Map F - Mining & Exploration Surface Activities Exclusion District; RV Park Area

BACKGROUND INFORMATION

Project Description – Applicant is proposing the subdivision of Tract A of Blacktail Mountain Estates, into five private shared access lots (**Attachment A, Attachment B**). In 2021, the applicant subdivided the ~90-acre parent tract into three large tracts of land: Tracts A, B, and C (**Attachment C**). Tract A is one of three tracts created under Plat 2021-32.

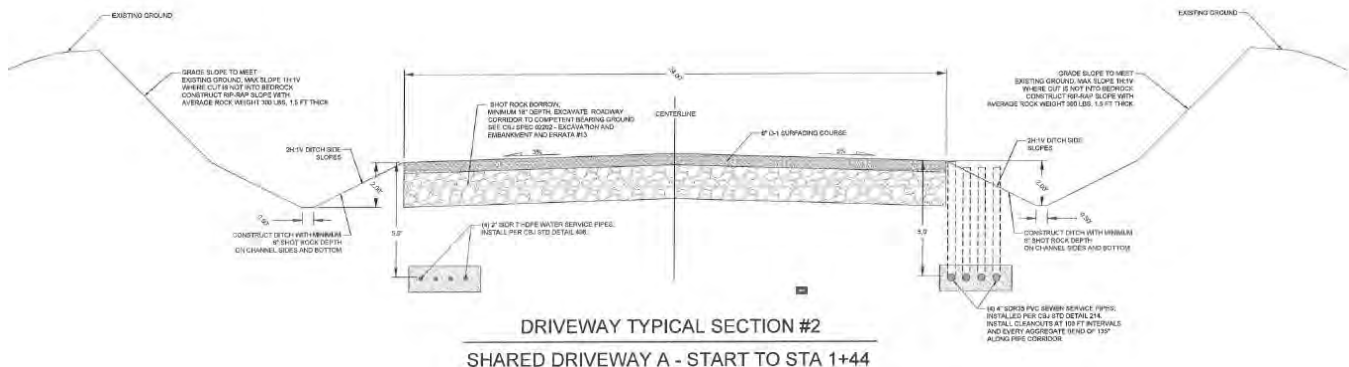
Each of the resultant tracts (Tracts A, B, and C) are being proposed for a private shared access subdivision. Each tract subdivision into a private shared access subdivision is a “major” subdivision because:

- It has been less than two years since the previous minor subdivision [CBJ 49.15.401(a)(1)(B)]. The last subdivision was recorded in October of 2021.
- Per CBJ 49.15.220(2), the Director finds that the series of applications for minor developments, taken together, constitute a major development:
 - Lots A1, C1, and C2 are bisected by the easement, functionally creating a 15-lot subdivision.
 - Development pads in Tract C development point to future subdivision.

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- o Utilities proposed would not support subsequent subdivision.
- The Director is concerned that the proposed subdivision circumvents road and utility development that would usually be associated with a major subdivision [CBJ 49.15.401(a)(1)(A)].

A private shared access can be built to driveway standards, with single water and sewer lines being proposed from the right-of-way (ROW) to the lots. More than four lots requires a water and sewer main. Driveway typical sections for Tract A are on sheet 9 and 10 of the draft construction drawings submitted with the subdivision.



If the applicant applied for a traditional subdivision and constructed a public ROW, and if the three subdivisions (Tracts A, B, and C) were considered cohesively, along with roadways being accepted for public maintenance, the roadways would have a required width of 22 feet, with water and sewer mains. Note that CBJ 49.35.240 requires paving, but the neighborhood streets leading to this subdivision are unpaved. Per CBJ 49.35.120(a), the Commission can require off-site development improvements to ensure that all of the improvements function properly.

While a plat note will clarify limits on development, subdivision design may make subdivision seem more likely.

- The private shared access bisects Lot A1, creating two lots. Lot A1 is 7.6 times the minimum lot size required.
- Lots are large compared to the required minimum lot size (12,000 square feet) for the D3 zoning district:
 - o Lot A1 is approximately seven times larger than the minimum lot size required.
 - o Lot A2 is approximately three times larger than the minimum lot size required.
 - o Lots A3 and A4 are almost three times the minimum lot size required.

In order to further subdivide, all lot owners in the private shared access subdivision would have to agree and pay to upgrade the private shared access to CBJ roadway standards.

Given the Director's findings, the Planning Commission's decision will impact the shape and cost of subsequent construction, potentially limiting the number of dwelling units that could be constructed.

THE ANALYSIS BELOW IS SPECIFIC TO TRACT A

Background – In 1915, 163.59 acres were platted under U.S. Survey No. 471. In 1981, 60.7245 acres were used to create Bonnie Brae Estates. In September of 2021, the applicant purchased the remaining balance of U.S. Survey 471. In October of 2021, the land was subdivided into three smaller tracts with the intent of creating three private shared access subdivisions of four lots each.

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

Item	Summary
November 1915	U.S. Survey No. 471
August 1981	Bonnie Brae Estates – Unit No. 1 Survey
September 2021	Plat of Blacktail Mountain Estates
December 2021	Community Development Department (CDD) PLAT 2021-32 recorded October 8, 2021

ANALYSIS

Phasing – The Director is concerned that this subdivision uses phasing (through private shared access subdivisions) to circumvent the roadway and utility requirements of a regular 12-lot subdivision [CBJ 49.35].

Minimum Lot Dimensions – The proposed lots shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400.

Dimensional Standard	Requirement	Met?
Minimum Lot Size	12,000 square feet	☒ Meets/Exceeds ☐ Not met
Minimum Lot Width	50 feet	☒ Meets/Exceeds ☐ Not met

On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for the D3 Zoning District remain the same.

Lots A2, A3, and A4 are *cul-de-sac* lots. Lot width is measured at the front setback line. If necessary, the Commission could waive the lot width requirement if it is impractical to meet [CBJ 49.15.421]. Waiver is not required at this time, nor recommended given the oversized lots proposed.

Density – Lot layout is shown on page 6 and on the proposed plat (**Attachment B**). Each lot in a private shared access subdivision is limited to a single-family structure and accessory apartment [CBJ 49.35.262(b)(5)]. Accessory apartments do not increase density because they are considered subordinate to the primary use of the lot.

Lot Number	Square Feet	Maximum Number of Dwelling Units
*A1	92,185 square feet	One single-family structure and one accessory apartment
A2	44,105 square feet	One single-family structure and one accessory apartment
A3	35,813 square feet	One single-family structure and one accessory apartment
A4	35,181 square feet	One single-family structure and one accessory apartment

***Lot A1 is bisected by the private shared access, resulting in two (2) lots, not one (1) lot.**

Based on size, the lots above could be subdivided if the access and utilities are built to subdivision standards. Under D3 zoning:

- 12,000 square feet accommodates a single-family structure and accessory apartment.
- 6,000 square feet accommodates a bungalow structure, limited to 1,000 square feet.
- 18,000 square feet accommodates a duplex.
- 24,000 square feet accommodates two single-family structures and accessory apartments for each.

The Director is recommending denial. The following conditions and plat notes are recommended if the Commission approves the subdivision.

Condition: Prior to approval of the final plat, the private shared access must be revised to meet the Land Use Code, not create double frontage lots [CBJ 49.15.420(b)], and not create more than four (4) lots total [CBJ 49.35.260].

Plat Note: AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

THE USE OF EACH LOT SERVED BY THE SHARED ACCESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(b)(5)].

Habitat – There are no mapped anadromous resources on Tract A. The applicant should verify with the United States Fish and Wildlife Service regarding the presence of eagle nests in the area. The presence of nests may impact development timelines.

In their application for the minor subdivision of the parent lot, the applicant included wetlands mapping from the Juneau Wetlands Management Plan Update (**Attachment D**). Wetlands fill permits from the United States Army Corps of Engineers may be required. The applicant is working on those permits currently.

The Director is recommending denial. The following plat note is recommended if the Commission approves the subdivision.

Condition: None.

Plat Note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. (Met, note 8 on preliminary plat)

Hazard Zones – The tract is outside mapped flood zones (Maps 02110C 1534D and 02110C 1553D, effective August 19, 2013). The tract is outside mapped hazard zones. If a Hillside Endorsement is required, it will be addressed during development review and prior to building permit issuance.

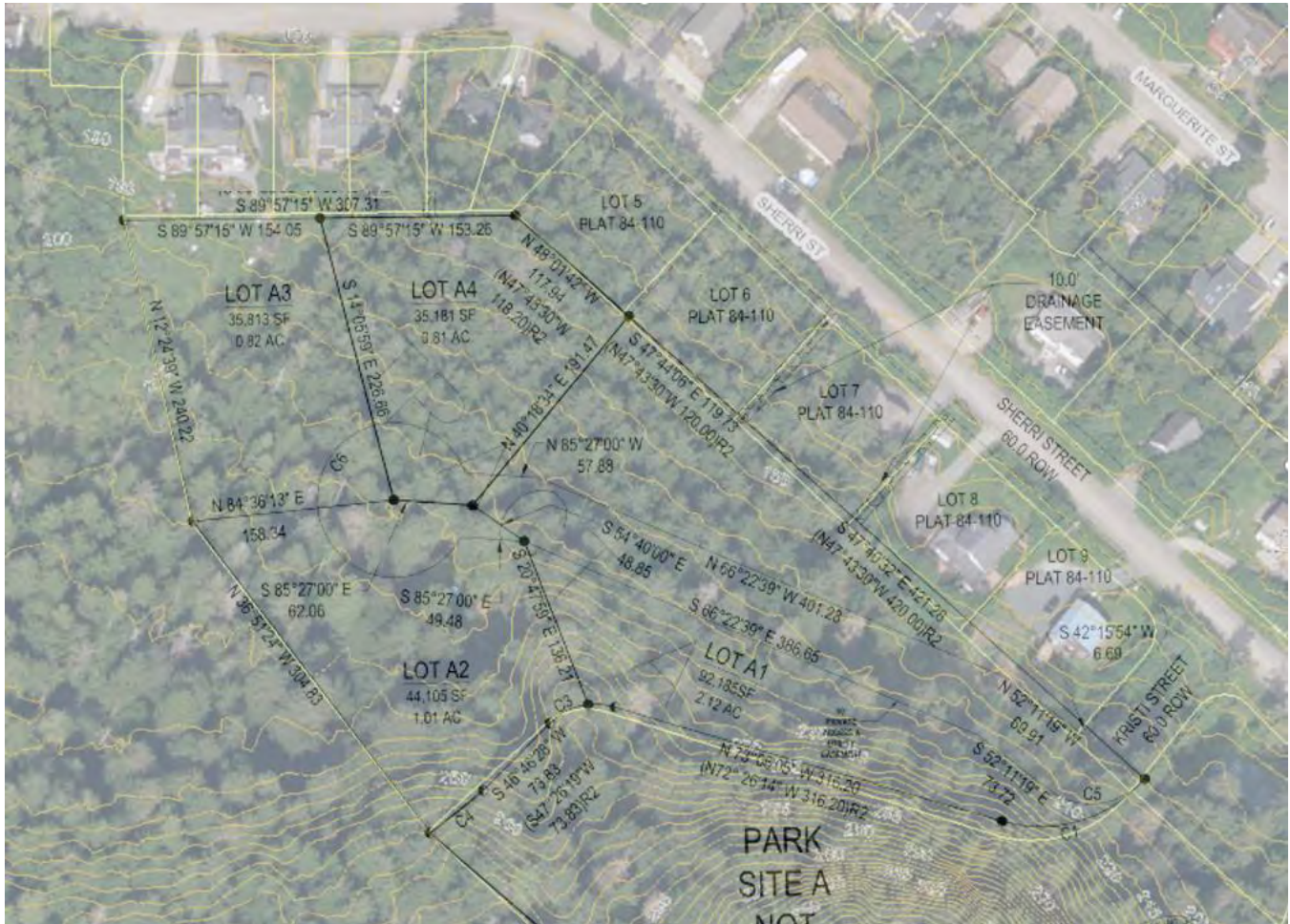
Condition: None.

Plat Note: None.

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LOT DESIGN

Lot lines should be at 90 degree angles to straight streets and radial to curved streets unless topographical conditions require otherwise [CBJ 49.15.420(a)(4)]. The image below juxtaposes Tract A's proposed lot lines over Parcel Viewer topographical information (2013).



Roadway alignment does not have a terrain exemption in code. **Attachment E** is the applicant's reasoning for the private shared access location.

The private shared access bisects Lot A1, creating a double frontage lot. Double frontage lots should be avoided [CBJ 49.15.420(b)].

"Frontage" is the side of the lot abutting a street, the front lot line [CBJ 49.80]. In the absence of an ROW, the Director holds that the easement functions as "frontage," because a private shared access subdivision code requires a front yard setback from the easement [CBJ 49.35.263(c)].

Note that the Director finds that Lot A1 is in effect two lots, resulting in five lots being created through private shared access, which is one more lot than is permissible.

If approving, code requires the Commission to require the private shared access [CBJ 49.15.420(b)(1-4)]:

- Not directly address a collector or arterial (met).
- Have restricted access to prevent unsafe sight distances.
- Be built away from intersections.
- Protect public health, safety, and general welfare.

TRAFFIC

Traffic – A Traffic Impact Analysis (TIA) **IS NOT** required for the number of lots proposed.

Use	Per Single-Family Structure	# of Structures	Total Trips
Private Shared Access Subdivision – 4 lots	9.52	4	38.08
Total Average Daily Trips (ADT):			38.08

Trip Generation Manual, 9th Edition, Volume 2: Data, page 296

The three-tract Blacktail development as proposed would generate three times the ADT for one tract, or 114.2 ADT.

ACCESS AND PUBLIC IMPROVEMENTS

Access – The road leading to the Tract A subdivision is unpaved. The primary access to the subdivision is through an undeveloped ROW, Kristi Street [CBJ 49.35.250(a)]. The applicant has demonstrated that each lot will have eased private shared access to Kristi Street [CBJ 49.35.260]. The private shared access easement bisects Lot A1 creating five lots, and terminates into a *cul-de-sac*.

Lot Number	Primary access
*A1	60-foot-wide Kristi Street ROW to 50-foot-wide Private Shared Access Easement
A2	60-foot-wide Kristi Street ROW to 50-foot-wide Private Shared Access Easement
A3	60-foot-wide Kristi Street ROW to 50-foot-wide Private Shared Access Easement
A4	60-foot-wide Kristi Street ROW to 50-foot-wide Private Shared Access Easement

***Lot A1 is bisected by the private shared access, resulting in two (2) lots, not one (1) lot.**

The Director is recommending denial. The following plat note is recommended if the Commission approves the subdivision.

Condition: None.

Plat Note: ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS A1, A2, A3, and A4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION. (Note 9 on preliminary plat, needs modification)

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CBJ 49.35.240 Table of Roadway Construction Standards – Access for this subdivision is met through a private shared access that does not need to meet CBJ street standards.

If developed with streets, the subdivision standard would be [CBJ 49.35.240 Table]:

ADT	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publically Maintained
38.08	No	No	22 feet	Intersections	60 feet	Yes	Yes

The Director has declined to reduce the ROW width due to perceived future subdivision potential [CBJ 49.35.263(d)].

The existing roads in Bonnie Brae are unpaved, so the portion of the private shared access in the ROW shall be surfaced with materials consistent with the adjacent public roadway. The length of the portion of the private shared access in the ROW shall consist of a minimum two-foot apron [CBJ 49.35.262(b)(9)].

Drainage – Multiple neighbors have expressed concerns about the development’s impacts on drainage. After a preliminary plat is approved, a drainage plan will be required and must be approved by General Engineering prior to subdivision construction.

The Director is recommending denial. The following condition and plat note are recommended if the Commission approves the subdivision.

Condition: Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

Plat Note: THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT A DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS, AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

Fire Code Improvements – Capital City Fire and Rescue does not have fire code or fire department concerns at this time.

REQUIREMENTS FOR FINAL PLAT

- Construction and drainage plan review and approval.
- Certified payment of taxes.
- Construction of or bonding of utilities.

The Director is recommending denial. The following conditions are recommended if the Commission approves the subdivision.

Condition: Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.

Condition: Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.

Condition: Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

Plat Note: Not applicable.

AGENCY REVIEW

CDD conducted an agency review comment period between December 27, 2021, and the date of this report. Plat review comments and outstanding items are included in **Attachment F**.

Comments from CBJ Engineering and Public Works regarding water and drainage can be found in **Attachment G**.

PUBLIC COMMENTS

CDD conducted a public comment period between April 12, 2022, and April 22, 2022. Public notice was mailed to property owners within 500 feet of the subdivision (**Attachment H**). A public notice sign was also posted at the Wee Burn Drive and Bonnie Doon Drive intersections within North Douglas Highway (at the entry to the Bonnie Brae neighborhood) prior to the scheduled hearing (**Attachment I**). Public comments submitted at time of writing this staff report can be found in **Attachment J**.

Name	Summary
Cathleen Anderson	Concern with road maintenance and peaceful atmosphere
Iris Korhonen-Penn	Concern regarding wetlands fill and traffic
Paul and Christina Martz	Concern about drainage
Emily Palmer	Disregard for code, concerns with blasting and density
Catherine and Michael Price	Single-family home only, concerns with landslides and traffic
Emily Thompson	Concerns regarding code, drainage, and density

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, CBJ 49.15.420, and CBJ 49.35.260?*

Analysis: A list of outstanding items are discussed above. The plat appears to conflict with:

- CBJ 49.15.401(a)(1)(A): Blacktail Tract A subdivision, with the other two proposed for Blacktail Mountain Estates, circumvents development standards that would be required if the 12 lots were considered one subdivision.
- CBJ 49.15.420(b): In a private shared access subdivision, the front setback is measured from the private shared access, creating “frontage.” The driveways proposed bisect Lot A1, creating a double frontage lot.
- CBJ 49.35.260: Private shared access allows for up to four single-family lots, the double frontage lots proposed results in a total five (5) lots, which is not permissible.

Finding: No, the plat is not compliant.

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

Analysis: A 12-lot subdivision would be required to provide a public water and sewer system, rather than individual services to the Sherri Street utilities.

Finding: No. Assuming the finding above is sustained, applicable subdivision development standards are not 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 D3 zoning district. Proposed lots can reasonably meet setback and other dimensional requirements.

Finding: Yes. The proposed subdivision provides building sites suitable for the D3 zoning district.

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

Analysis: CBJ 49.35.263(b), the Director finds that the private shared access is required to have a name for public safety reasons.

Finding: Yes. If the preliminary plat is approved, the applicant will submit a name(s) for the private shared access to be reviewed by CDD in accordance with CBJ 49.35.220(a).

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 Title 49 and can be feasibly constructed.

Analysis: The construction plan is not required, nor is it reviewed until a preliminary plat has been approved.

Finding: Yes. At this time, Engineering and Public Works believe subdivision improvements are feasible.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested preliminary plat for the Blacktail Mountain Estates, Tract A. This permit would allow the applicant to submit for the final plat application.

If the Planning Commission approves the private shared access subdivision, this approval should be subject to the following conditions:

1. Prior to approval of the final plat, the private shared access must be revised to meet the Land Use Code, not create double frontage lots [CBJ 49.15.420(b)], and not create more than four (4) lots total [CBJ 49.35.260].
2. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
3. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
4. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.
5. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

If the Planning Commission approves the subdivision, this approval should be subject to the following plat notes:

AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

THE USE OF EACH LOT SERVED BY THE SHARED ACCESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(b)(5)].

WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. (Met, note 8 on preliminary plat)

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS A1, A2, A3, and A4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION. (Note 9 on preliminary plat, needs modification)

THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT A DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Most Recent Plat
Attachment C	Staff Report and Plat for Plat 2021-32
Attachment D	Wetlands Mapping from MIP2020 0004 - EXCERPT
Attachment E	Shared Access Driveway Location Justification
Attachment F	Plat Review Comments
Attachment G	CBJ Engineering and Public Works Comments on Drainage
Attachment H	Abutters Notice
Attachment I	Public Notice Sign
Attachment J	Public Comments



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address A FRACTION OF US SURVEY 471 (ABOVE BONNIE BRAE)	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) US SURVEY 471 - now Blacktail Mountain Estates TR A	
	Parcel Number(s) BLACKTAIL MOUNTAIN ESTATES A, B AND C - 60080110011	
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner CREATIVE DEVELOPMENT / PETER PEEL	Contact Person BUCKE GRIGGS
	Mailing Address PO BOX 32076 JUNEAU, AK 99803	Phone Number(s) 907 723-7851
	E-mail Address brucegriggs@hotmail.com	
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits	
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X <u>Bruc Griggs</u> <u>12/2/2021</u> Landowner/Lessee Signature Date		
X _____ Landowner/Lessee Signature Date		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.		
APPLICANT If the same as OWNER, write "SAME"		
Applicant <u>SAME</u>		
Contact Person		
Mailing Address		
Phone Number(s)		
E-mail Address		
X _____ Applicant's Signature Date of Application		

DEPARTMENT USE ONLY BELOW THIS LINE

Attachment A - Application Packet

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

Intake Initials

JPM

Date Received

12/2/21



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

SUBDIVISION A
BLACKTAIL MOUNTAIN ESTATES

Number of Existing Parcels 1 Total Land Area 4 acres +/- Number of Resulting Parcels 4

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>440</u>			
Admin. of Guarantee	\$ <u>—</u>			
Adjustment	\$ <u>—</u>			
Total Fee	\$ <u>440</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number <u>Smp 21-007</u>	Date Received <u>12/21/21</u>
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PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: BLACKTAIL MOUNTAIN ESTATES "A"

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

- ☒ Application, filled out completely
- ☒ Application fee (see fee schedule)
- ☒ Project Narrative
- ☒ Five (5) – 22" by 34" Copies
- ☒ Pre-application Conference Report
- ☒ Lot Closure 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.

BB Jigg
Applicant or Surveyor - Signature

12/2/21
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

Updated 1/2018

Page 2 of 5

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

Updated 1/2018

Page 3 of 5

- ☒ 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: *NA*

- ☒ 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: *NA*

- ☐ 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

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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: *SWPPP is being prepared as necessary*

- ☐ 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: *NA*

- ☐ 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.



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

Peel Subdivision above Bonnie Brae

Case Number: PAC2019 0062

Applicant: Bruce Griggs, Peter Peel, Gabe Hayden

Property Owner: Peter Peel

Property Address: Not Assigned

Parcel Code Number: 6D0801110010

Site Size: 3,964,656 Square Feet (91.0160 Acres)

Zoning: D3

Existing Land Use: Vacant

Conference Date:	September 11, 2019
Report Issued:	September 18, 2019

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
Bruce Griggs Gabe Hayden Peter Peel	Applicants	Brucegriggs@hotmail.com Hayden@katabaticeng.com Pppeel84@gmail.com
Laurel Christian Amy Liu	Planning	Laurel.Christian@juneau.org Amy.Liu@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Kyle Paw	Permits	Kyle.Paw@juneau.org

Pre-Application Conference Final Report

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.

Planning Division

1. **Zoning** – D3 zone district. Minimum lot size is 12,000 sq. ft. Minimum lot width and depth are 100' each. Preliminary plat requirements are found in CBJ 49.15.411. Final plat requirements are found in CBJ 49.15.412.
2. **Setbacks** – D3 setbacks: 25' front and rear; 10' side; 17' street side. Parcel is surrounded on the east, west, and south by Rural Reserve zoning. When two different zoning districts touch, the greater of the two setbacks applies on the common property line. Rural reserve zoning district setbacks: 25' front and rear; 15' side; and 17' street side.
 - a. The front yard setback is measured from the shared access.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – There are 3 undeveloped ROW's that provide frontage to the subject parcel, Bonnie Doon Dr., Sherri St., and Wee Burn Dr.
5. **Shared Access Subdivision Requirements** – A parcel can only create 1 shared access subdivision. The applicant must first subdivide the large tract into 3 tracts. The 3 large tracts can then be subdivided into the shared access lots. See CBJ 49.35.260 for full details of Shared Access Subdivisions. Some key points are summarized below:
 - a. The shared access easement shall be 50' wide. This width will not be waived due to the large size of the parcels and potential for further subdivision.
 - b. Applicant must submit a preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement for review by CBJ.
 - c. The shared access can only serve 4 or fewer lots. A lot may not have frontage on two shared access easements (Lot B3 has frontage on 2 shared accesses).
 - i. Each lot is limited to a single-family dwelling and accessory apartment. A plat note will be required.
 - d. Shared access is prohibited if the subdivision abuts a parcel that does not have alternative and practical frontage on a publically maintained right-of-way.
 - i. USS 4605 FR to the east of the subject parcel does not have frontage on a ROW. The developer will be required to provide access to the subject parcel through a ROW which can be accepted for public maintenance by CBJ. The developer may apply for a roadway construction standards waiver through CBJ 49.35.240(i) (4).
 - ii. The access requirements for the CBJ parkland parcel may be waived in accordance with CBJ 49.15.422.
 - e. The portion of the shared access in the ROW or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.
 - f. All lots must meet the minimum lot size and dimensions for the zone district excluding the shared access easement.

Pre-Application Conference Final Report

- g. Once the preliminary plat is approved, the shared access must be constructed. The applicant cannot bond for this requirement.
6. **Parking & Circulation**— A single-family dwelling requires 2 parking spaces, an accessory apartment requires 1 parking space.
7. **Traffic** — A single-family dwelling generates 9.52 average daily trips (ADTs) and an accessory apartment generates 6.65 ADTs. The subdivision would be limited to 12 single-family dwellings, each could have one accessory apartment. The ADTs for 12 single-family dwellings and 12 accessory apartment is 194. The requirement for a Traffic Impact Analysis (TIA) is not triggered (CBJ 49.40.300(a) (2)).
8. **Lot Coverage** — 35% permissible or conditional uses
9. **Vegetative Coverage** — 20% minimum
10. **Wetlands** — There are wetlands on the southern portion of the subject parcel. A Wetlands delineation is required.
11. **Habitat** — (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.
12. **Plat or Covenant Restrictions** — Easements should be shown on the preliminary plat.
13. **Public Use Lots** — If land is set aside for open space, natural area park, conservation lots, or similar uses, the Director (minor subdivision) or commission (major subdivision) may waive dimensional standards and access/frontage requirements for the public use lot. See CBJ 49.15.422 for full list of requirements.

Building Division

14. **Building**
15. **Outstanding Permits** -

General Engineering/Public Works

16. **Engineering** –
 - a. **Driveway:** Driveway grades in excess of 14% are beyond what is allowed by code. For driveway grades steeper than 14%, the driveway will need to be designed and inspected by an Alaskan licensed civil engineer at cost to the developer. Please do note the fire code restricts grade to 10%. For shared access the driveway must be installed and accepted prior to the recording of the final plat.
 - b. **Easements:** Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
 - c. **Agreements:** A maintenance and hold harmless (of CBJ) agreement will need to be drafted, signed, and recorded for all shared infrastructure for the development, e.g. driveway, water, sewer, etc.
17. **Drainage** – Submit a drainage plan indicating how drainage from the proposed subdivision will join an established drainage channel or structures. Easements must be provided on the plat for all established drainage ways or any proposed drainage ways that cross any current or future abutting property lines.
18. **Utilities** – (water, power, sewer, etc.) - A minimum of 1" water service and 4" sewer service will need to be installed to the property line of each newly created lot within one-year of recording of the plat. At the time of preliminary plat submittal, please submit a construction plan with for the new utilities. The plan needs to include pipe locations, sizing, for both water and sewer and grades for sewer to indicate appropriate fall will be achieved. The construction plan can be shown on an existing as-built drawing that also includes existing features such as structures and other existing utilities.

Pre-Application Conference Final Report

The following permits will need to be obtained to provide utilities to the newly created lot:

- a. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water and sewer mains, water and sewer service installation, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.
- b. **Shared sewer** - Depending on your development plan you may request to share the existing sewer line. To determine if this will be feasible it is advised to speak with an Alaskan licensed mechanical engineer to determine if the existing pipe will provide the capacity required. This option would require the point of tie in to be within the private property. The shared line would need to be eased and a maintenance agreement will need to be recorded by you that would run with the properties involved.

Fire Marshal

19. Fire Items/Access –

- a. Minimum width for access road is 20 feet drivable surface.
- b. The material can be anything that when compacted can support a minimum of 75,000 pounds vehicle weight. Due to the potential length of road, there is going to be a required apparatus access turn around, unless, every structure built on the road has a sprinkler system.
- c. There will also have to be additional fire hydrants added. We would need to know where the nearest hydrant is to base measurements from. For residential the hydrant spacing is no more than 500 feet apart with a minimum fire flow requirement of 1,500 gallons per minute depending on the construction material used to build.
- d. A hammerhead turn around can be used if desired, where ever it is placed, there has to be signage stating it is for emergency use only and no parking allowed.
- e. By fire code, maximum grade is 10% unless approved by fire code official. Depending on how steep the grade is, it may or may not be allowed to be increased, we would need to know what the range is. The grade can be allowed to be steeper if again, all structures built on road have sprinkler system installed.

Other Applicable Agency Review

20. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
- 21.

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. Subdivision Application
2. Development Permit Application

Additional Submittal Requirements

Pre-Application Conference Final Report

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. Preliminary Plat Checklist
3. Wetlands Delineation
4. Preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement

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. Minor Subdivision Fees
 - a. \$400.00 plus \$25 for each resulting lot
2. Major Subdivision Fees
 - a. Preliminary Plat - \$110.00 per lot
 - b. Final Plat - \$70.00 per lot
 - c. Public Notice Sign Fee - \$50 plus \$100 refundable deposit
3. ROW Permit (work within the ROW):
 - a. \$10 permit fee
 - b. Inspection fees - \$60 per inspection trip or hour, will be determined at time of construction plan review
 - c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
4. Bond fee – dependent on type of bond payment.

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

Submit your Completed Application

You must submit your application(s) 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
 Fax: (907) 586-4529
 Web: www.juneau.org/cdd

Site Geotechnical Memo

PROPERTY OWNER:

Name: Peter Peel
 Email: pppeel84@gmail.com

PROPERTY REFERENCE:

Legal: USS 471 FR
 Address: NHN
 Juneau, AK 99801
 Physical: Lat: 58.324248°
 Long: -134.499248° (reference google earth)

SUMMARY

- The site is suitable for the proposed development.
- The southern portion of the parcel consists of muskeg, and the proposed development aims to minimize site work within the muskeg zone.
- The northern portion of the parcel consists of a forested zone with a shallow colluvium overlying bedrock. Nine of the twelve proposed lots are to be located within this zone.

NARRATIVE

Site conditions were determined by visual observation between 2019 and 2021. No subsurface investigation was conducted in support of this memo as the site is largely undeveloped and inaccessible to construction machinery. Visual observations were supported by the USGS report Surficial Geology of the Juneau Urban Area and Vicinity, Robert Miller 1972. The historical quarry on Tract C allowed for observation of the bedrock and soil profile at that location.

The site can be broadly divided into two distinct zones. The southern two-thirds of the original parcel (USS 471 FR) consist of flat muskeg, and the northern third of the parcel consist of steep terrain with exposed or shallow bedrock overlain with forested peatland. The proposed Lots C4, B3, and B4 comprise the entirety of the southern two-thirds of the original parcel, and the remaining 9 proposed lots are located on the northern third. The CBJ parcel Bonnie Brae Estates II Park Site shares general geologic characteristics with the northern third of the original parcel. These general zones are shown in the figure below.

Site Geotechnical Memo



The 'Flat Muskeg' zone in the figure above lies on a bench between approximately 300-400 feet above sea level. The muskeg is assumed to be typical of other muskegs on Douglas Island with 10 feet or less of peat overlying a low permeability glacial till unit. Any development within this zone required the removal of all peat within the footprint of all building pads prior to the placement of structural fill. This involves the excavation of a large quantity of peat for each building site, and as such the proposed development within this zone has been limited to three large lots. The size of the proposed lots allows the most advantageous subsurface conditions to be identified during site development and the building pads targeted for these locations.

The northern zone climbs from approximately 160 feet elevation to 300 feet elevation, with the rock knob on the CBJ Park Site reaching an elevation of 400 feet. The bedrock generally consists of volcanic graywacke and slate. Bedrock outcrops can be observed along the steep slope running east/west that forms the dividing line between the forested zone and the upper muskeg bench. The CBJ park site is largely exposed bedrock, and the quarry on the proposed lot C3 exposes the bedrock section to a depth of approximately 30 feet. A poorly drained colluvium is assumed to cover the bedrock below the steep slope discussed above, and a shallow layer of forest duff was observed to cover the colluvium throughout this zone. In general the colluvium makes for a poor structural foundation and care should be taken to remove native soils within the footprint of all building pads down to either bedrock or a competent bearing soil prior to construction of the structural fill house pads or driveways. Development of house pads on the steep flanks of the rock knob on the CBJ Park Site is not recommended due to the hazard of mass wasting from the rock knob.

Site Geotechnical Memo

Newly created slopes are to be graded at 2H:1V unless otherwise noted on the construction drawings, and vegetative cover re-established on the entire site per the construction plans, the CBJ stormwater manual, and the developer's site-specific SWPPP.

As subsurface investigation was not undertaken outside of Tract C the developer should inform the Engineer of any conditions encountered during the initial site development that are not consistent with this memo.

ENGINEER CERTIFICATION:



Gabriel Hayden, PE#14703, 9/20/2021

Blacktail Mountain Estates Subdivision – Water Services Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/20/2021

SUMMARY

All new lots in Blacktail Mountain Estates Subdivision are proposed to be served by individual 2" SIDR 7 HDPE water services, with service connections to the existing CBJ water main on Sherri Street. Service connection locations and water service alignments are shown on the Construction Drawings. Water pressure at 25 GPM was calculated for all proposed house pad locations, and will be greater than 30 psi for all house pad locations except for A4, C3, and C4. These lots will require an in-line booster pump to be installed along the water service pipe corridor within the shared driveway easement.

ASSUMPTIONS

Pressure tests results for hydrants adjacent to the proposed subdivision were provided by CBJ, and summarized below.

Shared Driveway	Adjacent Hydrant Number	Hydrant Elevation (ft)	Static Hydrant Pressure (psi)
Driveway A	66	142	74.00
Driveway B	67	168	64.00
Driveway C	69	160	60.00

SERVICE PRESSURES

The static pressures and the flowing pressure at 25 GPM at the proposed house pad locations are presented below. Lots A4, C3, and C4 will require an inline booster pump in order maintain service pressure at the house pad locations. The booster pump is assumed to be a Grundfos 2 hp booster pump, model CMBE 5-62 I-U-C-E-D-F, for the purposes of this memo. Design details for the booster pump stations will be provided at a later date.

Residential Service Designation	Elevation at house pad (ft)	Static Pressure at house pad (psi)	Flowing pressure at house pad (psi)	Flowing Pressure with booster pump (psi)
Service A1	190.00	53.20	51.42	
Service A2	220.00	40.20	36.48	
Service A3	220.00	40.20	36.24	
Service A4	375.00	-26.97	-43.04	28.96
Service B1	200.00	50.13	46.41	

Blacktail Mountain Estates Subdivision – Water Services Memo

Service B2	210.00	45.80	41.35	
Service B3	210.00	45.80	41.35	
Service B4	215.00	43.63	39.19	
Service C1	210.00	38.33	36.31	
Service C2	220.00	34.00	31.13	
Service C3	300.00	-0.67	-8.02	63.98
Service C4	315.00	-7.17	-15.97	56.03

FIRE

It is proposed that all dwelling units in the new subdivision be required to be served by residential fire sprinkler systems.

Information regarding existing hydrant proximity to the proposed house pads is presented below.

Residential Service Designation	Adjacent Hydrant #	Hydrant Pressure (psi)	Hose Distance - house to hydrant (ft)	Elevation Gain – House to Hydrant (ft)
Service A1	66	74	500	48
Service A2	66	74	900	78
Service A3	66	74	950	78
Service A4	66	74	3,450	233
Service B1	67	64	750	32
Service B2	67	64	900	42
Service B3	67	64	900	42
Service B4	67	64	900	47
Service C1	69	60	850	50
Service C2	69	60	1,025	60
Service C3	69	60	1,950	140
Service C4	69	60	2,250	155



Gabriel Hayden, P.E.,

HAYDEN@KATLABATECH.COM
(803) 866-5579

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/8/2021

SUMMARY

The proposed Blacktail Mountain Estates Subdivision will be graded to reduce or maintain the existing stormwater run-on to the lots immediately downhill of the subdivision. The subdivision will be graded such that the majority of the stormwater flow in contact with the new subdivision will be directed to the existing stormwater ditches on Bonnie Doon, Sherri Street, and Wee Burn Drive via existing CBJ ROWs and drainage easements. The total peak storm flows exiting the subdivision will be increased due to the replacement of some natural channels with engineered ditches, and the storm flow total volume will increase due to reduced infiltration in the developed portions of the subdivision.

LOT GRADING

The grading plan for the new subdivision is included in the Construction Drawings as sheets 13 through 16. This plan shows the new grading contours in solid line-type, and existing contours in dashed linetype. Where bold contours are not shown the existing ground is not planned to be re-graded.

The stormwater management system and grading for the new subdivision is designed so that stormwater flow to each existing lot downhill of the subdivision is either not increased or reduced. A table is given below showing the 25yr/24 hr storm uphill flow onto each affected zone directly below the subdivision.

Zone	Peak Flow - Prior to Development (CFS)	Peak Flow - Developed (CFS)	Change in flow in developed condition (CFS) [+ is increase, (-) is decrease]
6751 Sherri Drainage Easement	187	228	41
6747 Sherri Drainage Easement	351	213	-138
6737 Sherri Drainage Easement	226	291	65
Driveway A at Sherri	31	1,217	1,185
6721 Sherri	166	166	0
6717 Sherri	95	95	0
Driveway C at Bonnie Doon & Sherri Intersection	215	1,063	848
Bonnie Doon & Sherri St Intersection, 24" culvert	610	2,830	2,220

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

Bonnie Doon west side discharge culvert	745	3,571	2,826
Natural Creek at Eastern Property Line	2,377	2,550	173
USS 4605 #1	696	202	-494
Natural Creek at Western Property Line	2,367	2,785	418
USS 4605 #2	1,959	1,959	0
Upper Wee Burn west ditch	33	1,724	1,691
Lower Wee Burn west ditch	1,466	2,312	846

All new lots will be developed to consist of a rockfill building pad, minimum size 50'X50', an access driveway to that pad, and the remainder of the lots will be graded per the Construction Drawings using local non-structural fill.

Lot A3 will be graded to expand an existing rock quarry to accommodate the removal of approximately 40,000 Bank Cubic Yards of rock, to be drilled and blasted. Final contours at Lot A3 are shown on sheet 3 of the Construction Drawings.

Lot A4 will be graded to maintain the existing site drainage patterns, per sheet 16 of the Construction Drawings. Where the new driveway to the Lot A4 building pad cross existing drainage channels 12-18" culverts will be installed through the driveways at locations determined by the engineer in the field in order to maintain the natural drainage pathways.

Drainage ditches, minimum depth of 18 inches, will be installed at the toe of the fill of Lots B1, B2, and B3. These ditches will be graded to drain to existing drainage easements between downhill developed lots, per sheet 14 of the Construction Drawings.

DITCH SYSTEM

Ditches will be constructed on both sides of the new shared driveways, except in cross-slope locations as shown on the construction drawings. Ditches are sized to accommodate the 100 Year – 24 Hour storm event, with a minimum freeboard of 1.0 ft at the normal flow during the 100 Year storm event. All ditch systems report to the existing CBJ stormwater system downhill of the new subdivision, with the exception of the left ditch of Driveway A, which reports to an existing natural creek at the eastern property boundary.

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

EXISTING BONNIE BRAE STORMWATER SYSTEM

The stormwater discharge from Driveways A & C will report to the western ditch on Bonnie Doon Drive. This ditch and the associated culverts are appropriately sized to pass the post-developed condition stormflows. This ditch terminates at a culvert discharging to a natural drainage channel that is capable of conveying the post developed condition stormflows to North Douglas Highway. The stormwater flow from Driveway A will be routed to Bonnie Doon Drive via the uphill ditchline on Sherri Street. This ditch must be rehabilitated to match the CBJ typical section #101 and graded to drain towards Bonnie Doon Drive. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

The stormwater discharge from Driveway B will report to the western ditch on Wee Burn Drive. This ditch and the associated culverts with diameters 18" and greater are appropriately sized to pass the post-developed condition stormflows to the North Douglas Highway ditch system. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

ASSUMPTIONS

CBJ 2013 lidar was used to establish the existing natural drainage basins.

Hydrologic modeling was conducted using HEC HMS 4.2. The SCS Curve Number method was used for loss, CN=70 assumed for the undeveloped condition, and CN=80 with 25% impervious was used for developed lot condition. SCS unit hydrograph was used for the transform method with a PRF-484. SCS storm type 1A was used for the meteorological model, 100-year storm 24hr rainfall = 6.29 inches and 25-year 24hr rainfall = 5.05 inches, per the NOAA Atlas 14 Point Precipitation Frequency estimate for lat: 58.3235°, long:-134.4995°, elevation: 312 ft.

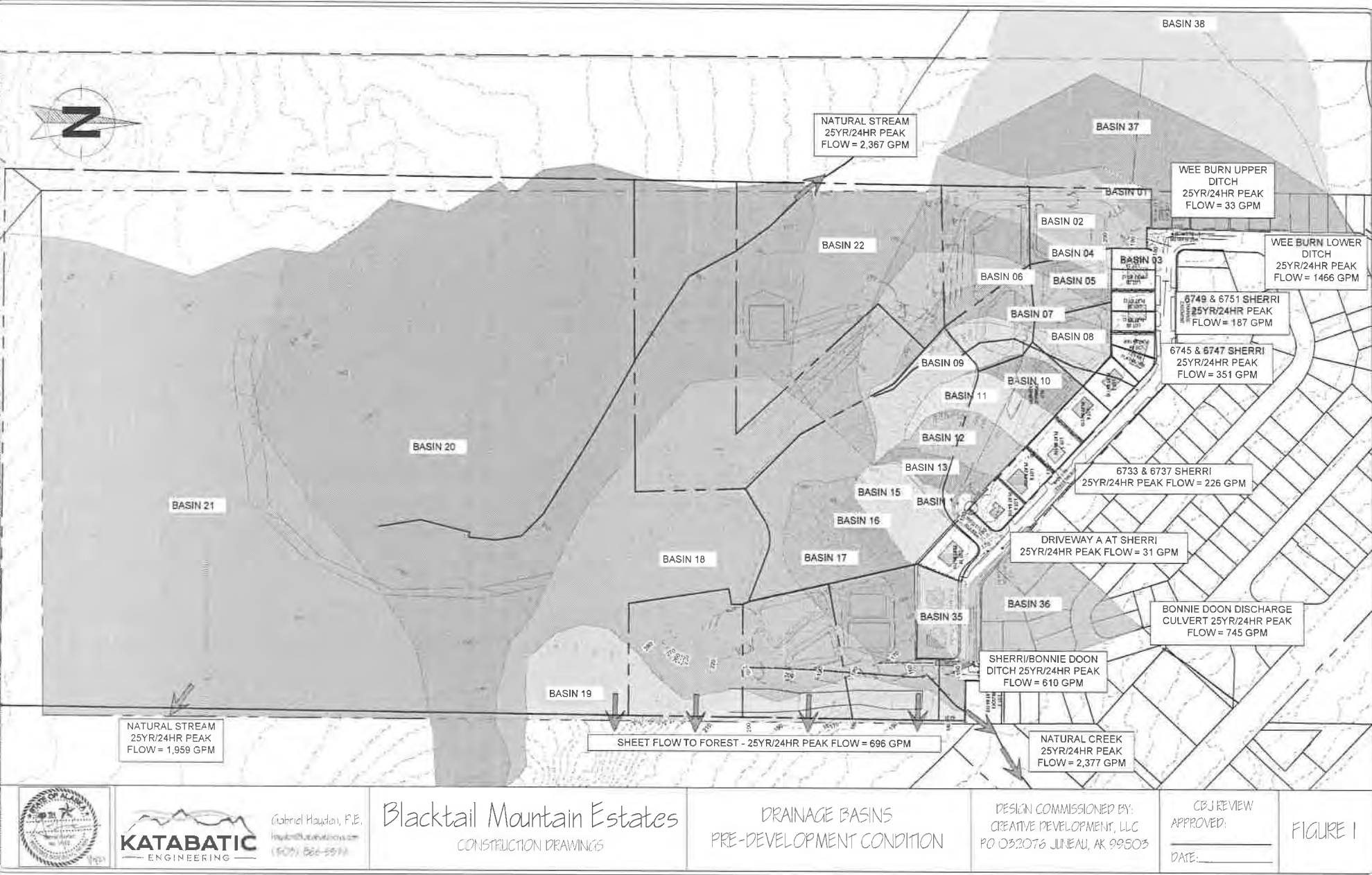
ATTACHMENTS

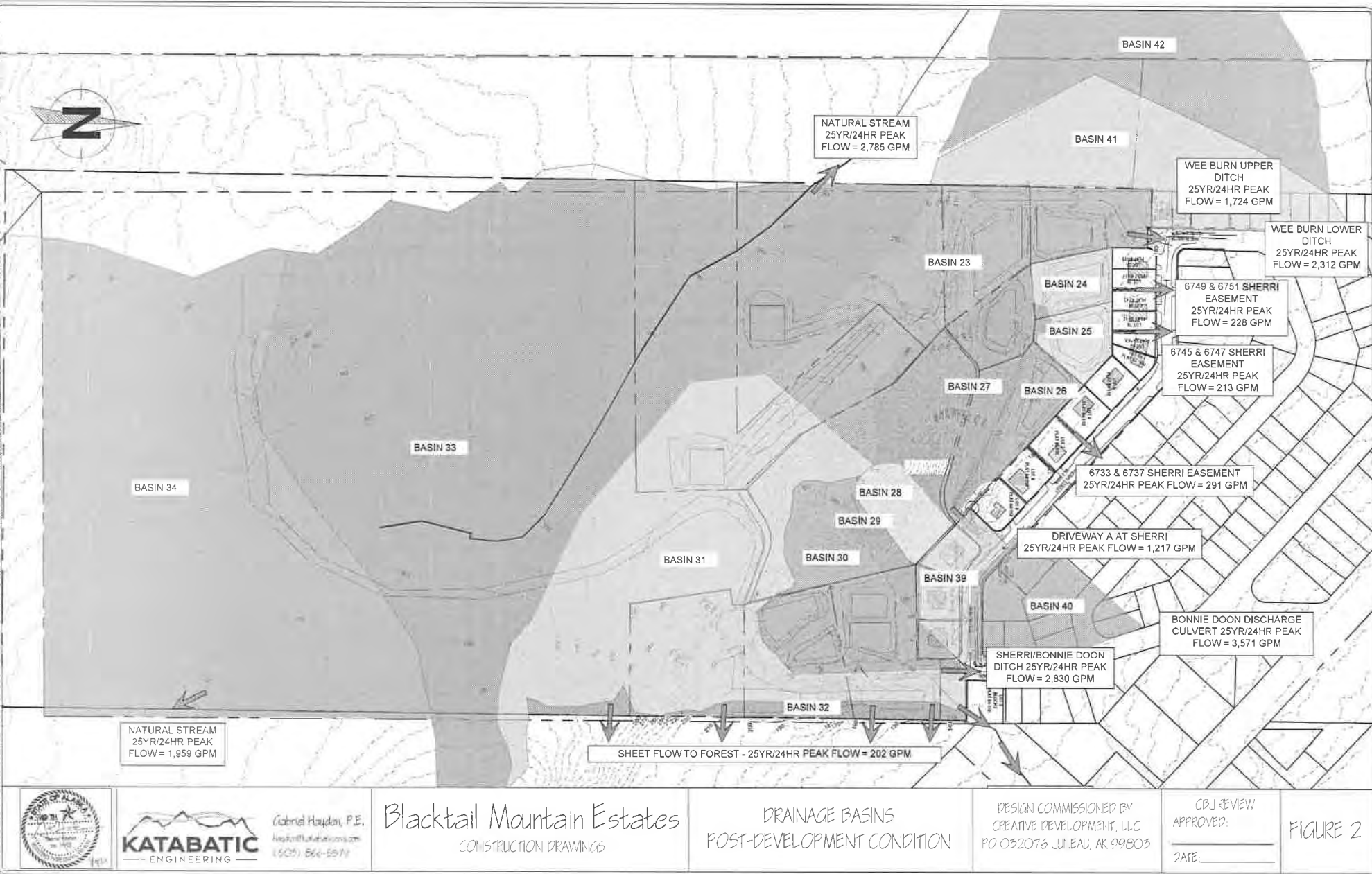
Figure 1

Figure 2



Gabriel Hayden, P.E. 9/8/2021





Attachment A - Application Packet

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/8/2021

SUMMARY

The proposed Blacktail Mountain Estates Subdivision will be graded to reduce or maintain the existing stormwater run-on to the lots immediately downhill of the subdivision. The subdivision will be graded such that the majority of the stormwater flow in contact with the new subdivision will be directed to the existing stormwater ditches on Bonnie Doon, Sherri Street, and Wee Burn Drive via existing CBJ ROWs and drainage easements. The total peak storm flows exiting the subdivision will be increased due to the replacement of some natural channels with engineered ditches, and the storm flow total volume will increase due to reduced infiltration in the developed portions of the subdivision.

LOT GRADING

The grading plan for the new subdivision is included in the Construction Drawings as sheets 13 through 16. This plan shows the new grading contours in solid line-type, and existing contours in dashed line-type. Where bold contours are not shown the existing ground is not planned to be re-graded.

The stormwater management system and grading for the new subdivision is designed so that stormwater flow to each existing lot downhill of the subdivision is either not increased or reduced. A table is given below showing the 25yr/24 hr storm uphill flow onto each affected zone directly below the subdivision.

Zone	Peak Flow - Prior to Development (CFS)	Peak Flow - Developed (CFS)	Change in flow in developed condition (CFS) [+ is increase, (-) is decrease]
6751 Sherri Drainage Easement	187	228	41
6747 Sherri Drainage Easement	351	213	-138
6737 Sherri Drainage Easement	226	291	65
Driveway A at Sherri	31	1,217	1,185
6721 Sherri	166	166	0
6717 Sherri	95	95	0
Driveway C at Bonnie Doon & Sherri Intersection	215	1,063	848
Bonnie Doon & Sherri St Intersection, 24" culvert	610	2,830	2,220

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

Bonnie Doon west side discharge culvert	745	3,571	2,826
Natural Creek at Eastern Property Line	2,377	2,550	173
USS 4605 #1	696	202	-494
Natural Creek at Western Property Line	2,367	2,785	418
USS 4605 #2	1,959	1,959	0
Upper Wee Burn west ditch	33	1,724	1,691
Lower Wee Burn west ditch	1,466	2,312	846

All new lots will be developed to consist of a rockfill building pad, minimum size 50'X50', an access driveway to that pad, and the remainder of the lots will be graded per the Construction Drawings using local non-structural fill.

Lot A3 will be graded to expand an existing rock quarry to accommodate the removal of approximately 40,000 Bank Cubic Yards of rock, to be drilled and blasted. Final contours at Lot A3 are shown on sheet 3 of the Construction Drawings.

Lot A4 will be graded to maintain the existing site drainage patterns, per sheet 16 of the Construction Drawings. Where the new driveway to the Lot A4 building pad cross existing drainage channels 12-18" culverts will be installed through the driveways at locations determined by the engineer in the field in order to maintain the natural drainage pathways.

Drainage ditches, minimum depth of 18 inches, will be installed at the toe of the fill of Lots B1, B2, and B3. These ditches will be graded to drain to existing drainage easements between downhill developed lots, per sheet 14 of the Construction Drawings.

DITCH SYSTEM

Ditches will be constructed on both sides of the new shared driveways, except in cross-slope locations as shown on the construction drawings. Ditches are sized to accommodate the 100 Year – 24 Hour storm event, with a minimum freeboard of 1.0 ft at the normal flow during the 100 Year storm event. All ditch systems report to the existing CBJ stormwater system downhill of the new subdivision, with the exception of the left ditch of Driveway A, which reports to an existing natural creek at the eastern property boundary.

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

EXISTING BONNIE BRAE STORMWATER SYSTEM

The stormwater discharge from Driveways A & C will report to the western ditch on Bonnie Doon Drive. This ditch and the associated culverts are appropriately sized to pass the post-developed condition stormflows. This ditch terminates at a culvert discharging to a natural drainage channel that is capable of conveying the post developed condition stormflows to North Douglas Highway. The stormwater flow from Driveway A will be routed to Bonnie Doon Drive via the uphill ditchline on Sherri Street. This ditch must be rehabilitated to match the CBJ typical section #101 and graded to drain towards Bonnie Doon Drive. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

The stormwater discharge from Driveway B will report to the western ditch on Wee Burn Drive. This ditch and the associated culverts with diameters 18" and greater are appropriately sized to pass the post-developed condition stormflows to the North Douglas Highway ditch system. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

ASSUMPTIONS

CBJ 2013 lidar was used to establish the existing natural drainage basins.

Hydrologic modeling was conducted using HEC HMS 4.2. The SCS Curve Number method was used for loss, CN=70 assumed for the undeveloped condition, and CN=80 with 25% impervious was used for developed lot condition. SCS unit hydrograph was used for the transform method with a PRF-484. SCS storm type 1A was used for the meteorological model, 100-year storm 24hr rainfall = 6.29 inches and 25-year 24hr rainfall = 5.05 inches, per the NOAA Atlas 14 Point Precipitation Frequency estimate for lat: 58.3235°, long:-134.4995°, elevation: 312 ft.

ATTACHMENTS

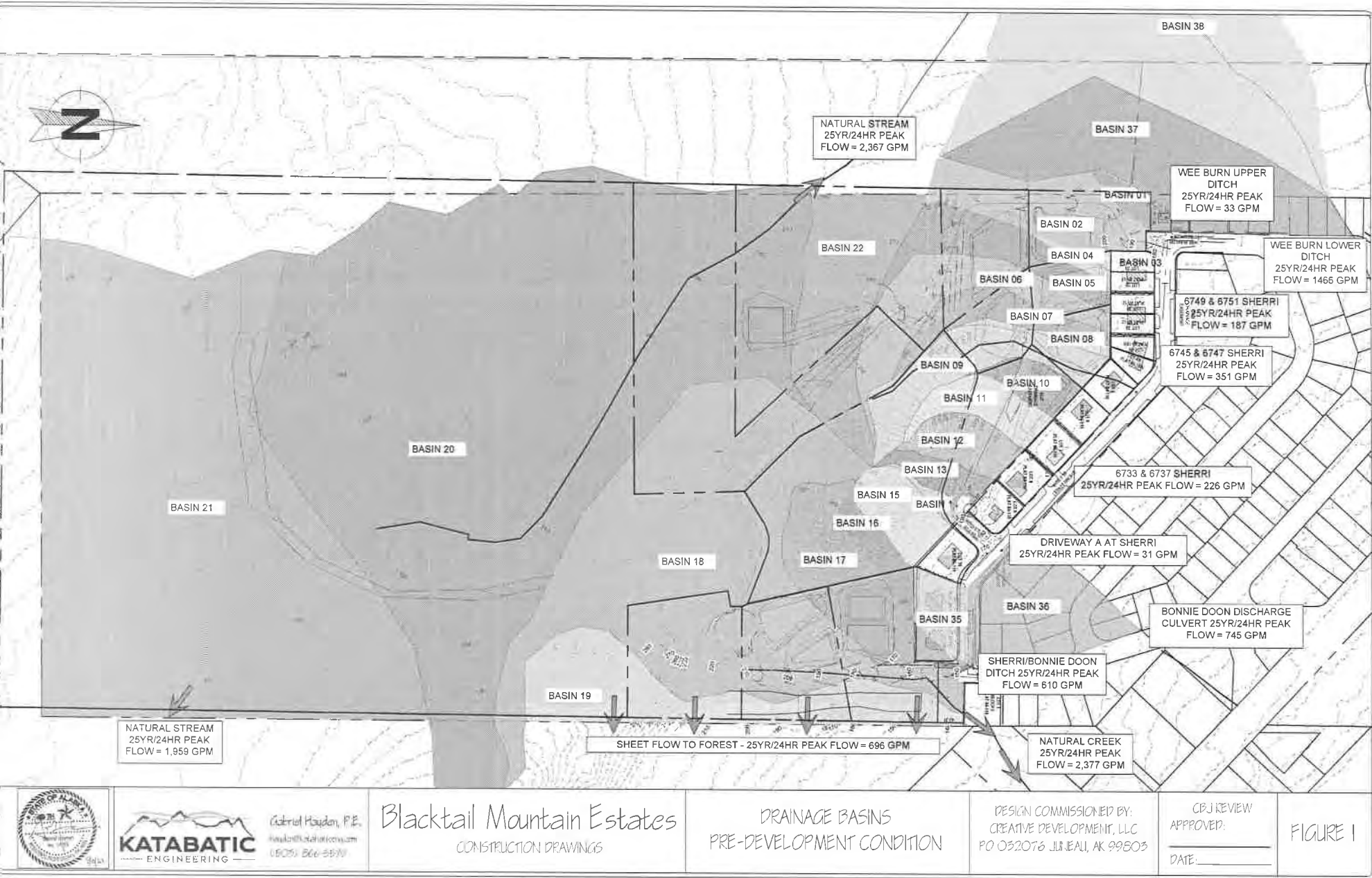
Figure 1

Figure 2



Gabriel Hayden, P.E.

9/8/2021



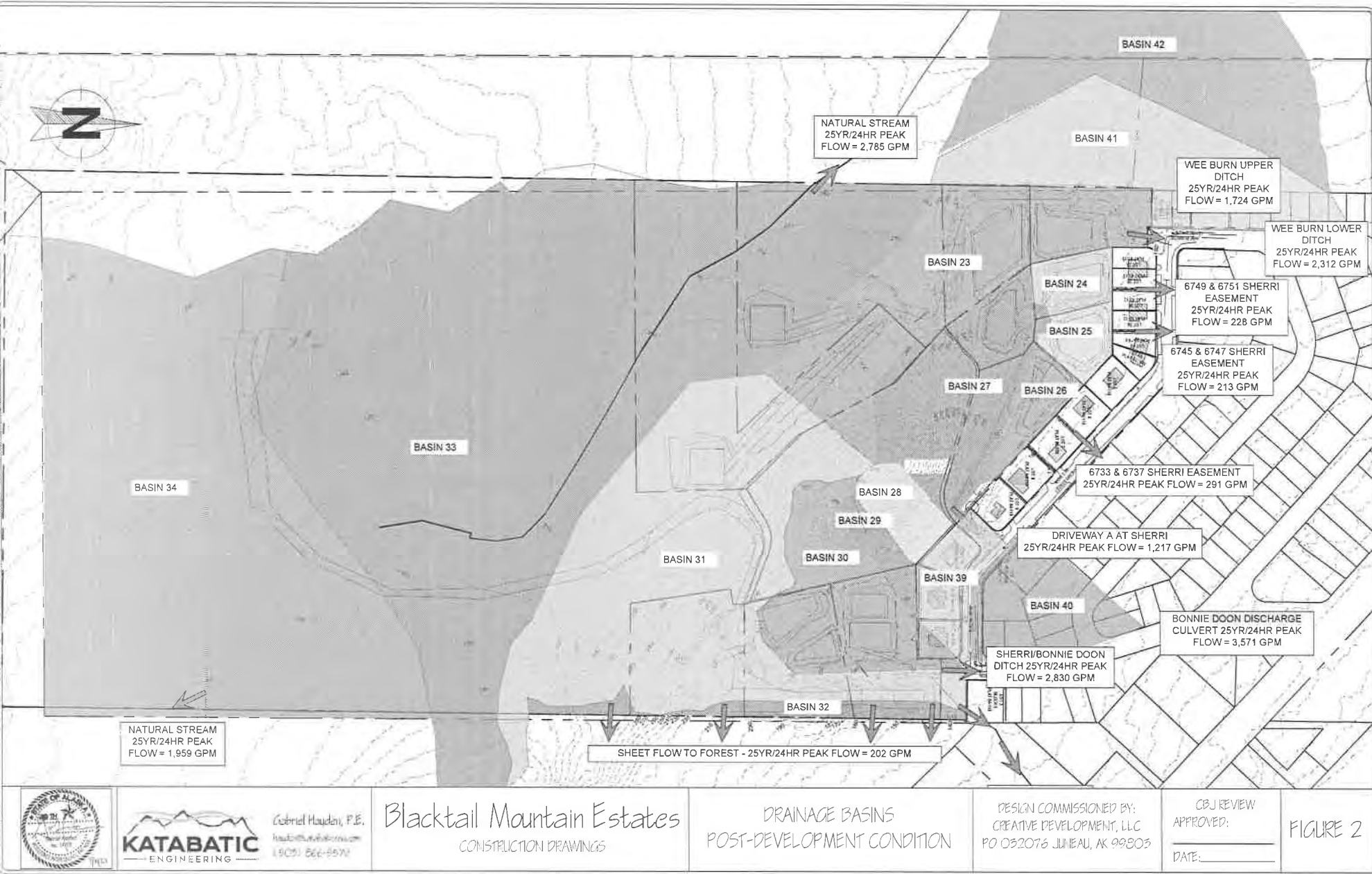


FIGURE 2

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/8/2021

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Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

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DITCH SYSTEM

Ditches will be constructed on both sides of the new shared driveways, except in cross-slope locations as shown on the construction drawings. Ditches are sized to accommodate the 100 Year – 24 Hour storm event, with a minimum freeboard of 1.0 ft at the normal flow during the 100 Year storm event. All ditch systems report to the existing CBJ stormwater system downhill of the new subdivision, with the exception of the left ditch of Driveway A, which reports to an existing natural creek at the eastern property boundary.

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

EXISTING BONNIE BRAE STORMWATER SYSTEM

The stormwater discharge from Driveways A & C will report to the western ditch on Bonnie Doon Drive. This ditch and the associated culverts are appropriately sized to pass the post-developed condition stormflows. This ditch terminates at a culvert discharging to a natural drainage channel that is capable of conveying the post developed condition stormflows to North Douglas Highway. The stormwater flow from Driveway A will be routed to Bonnie Doon Drive via the uphill ditchline on Sherri Street. This ditch must be rehabilitated to match the CBJ typical section #101 and graded to drain towards Bonnie Doon Drive. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

The stormwater discharge from Driveway B will report to the western ditch on Wee Burn Drive. This ditch and the associated culverts with diameters 18" and greater are appropriately sized to pass the post-developed condition stormflows to the North Douglas Highway ditch system. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

ASSUMPTIONS

CBJ 2013 lidar was used to establish the existing natural drainage basins.

Hydrologic modeling was conducted using HEC HMS 4.2. The SCS Curve Number method was used for loss, CN=70 assumed for the undeveloped condition, and CN=80 with 25% impervious was used for developed lot condition. SCS unit hydrograph was used for the transform method with a PRF-484. SCS storm type 1A was used for the meteorological model, 100-year storm 24hr rainfall = 6.29 inches and 25-year 24hr rainfall = 5.05 inches, per the NOAA Atlas 14 Point Precipitation Frequency estimate for lat: 58.3235°, long:-134.4995°, elevation: 312 ft.

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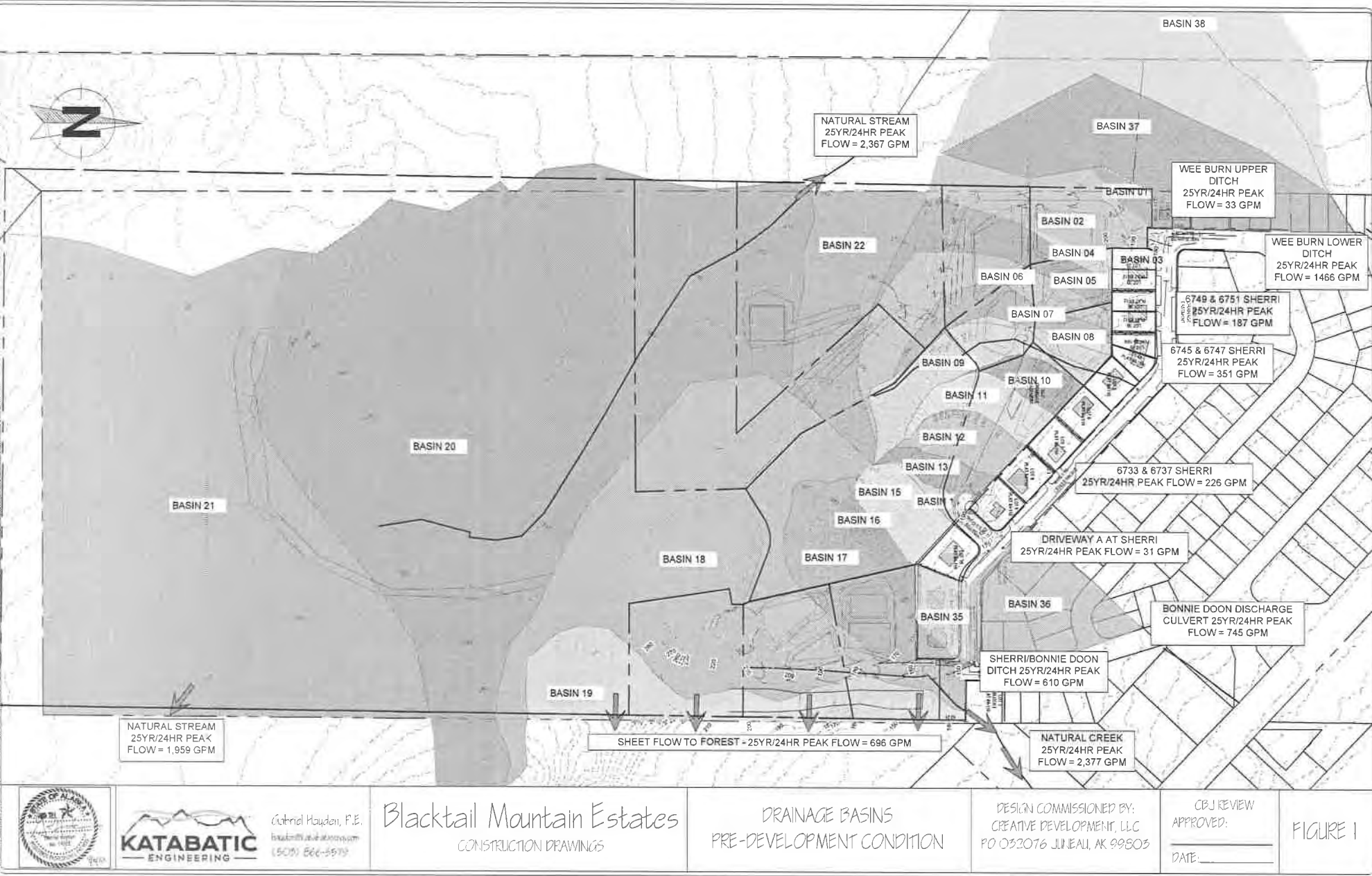
Figure 1

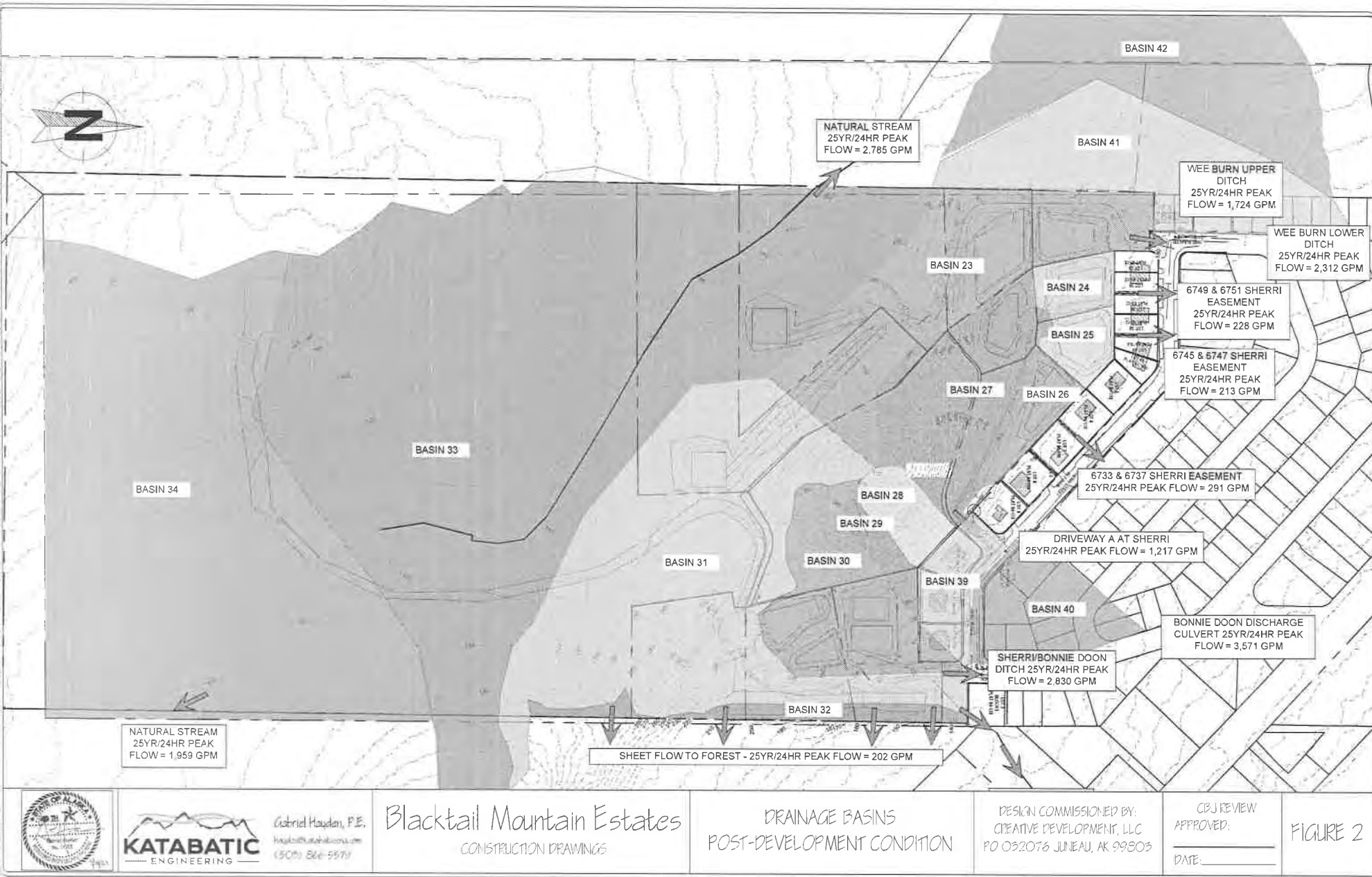
Figure 2



Gabriel Hayden, P.E.

9/8/2021





Blacktail Mountain Estates Subdivision – Water Services Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/20/2021

SUMMARY

All new lots in Blacktail Mountain Estates Subdivision are proposed to be served by individual 2" SIDR 7 HDPE water services, with service connections to the existing CBJ water main on Sherri Street. Service connection locations and water service alignments are shown on the Construction Drawings. Water pressure at 25 GPM was calculated for all proposed house pad locations, and will be greater than 30 psi for all house pad locations except for A4, C3, and C4. These lots will require an in-line booster pump to be installed along the water service pipe corridor within the shared driveway easement.

ASSUMPTIONS

Pressure tests results for hydrants adjacent to the proposed subdivision were provided by CBJ, and summarized below.

Shared Driveway	Adjacent Hydrant Number	Hydrant Elevation (ft)	Static Hydrant Pressure (psi)
Driveway A	66	142	74.00
Driveway B	67	168	64.00
Driveway C	69	160	60.00

SERVICE PRESSURES

The static pressures and the flowing pressure at 25 GPM at the proposed house pad locations are presented below. Lots A4, C3, and C4 will require an inline booster pump in order maintain service pressure at the house pad locations. The booster pump is assumed to be a Grundfos 2 hp booster pump, model CMBE 5-62 I-U-C-E-D-F, for the purposes of this memo. Design details for the booster pump stations will be provided at a later date.

Residential Service Designation	Elevation at house pad (ft)	Static Pressure at house pad (psi)	Flowing pressure at house pad (psi)	Flowing Pressure with booster pump (psi)
Service A1	190.00	53.20	51.42	
Service A2	220.00	40.20	36.48	
Service A3	220.00	40.20	36.24	
Service A4	375.00	-26.97	-43.04	28.96
Service B1	200.00	50.13	46.41	

Blacktail Mountain Estates Subdivision – Water Services Memo

Service B2	210.00	45.80	41.35	
Service B3	210.00	45.80	41.35	
Service B4	215.00	43.63	39.19	
Service C1	210.00	38.33	36.31	
Service C2	220.00	34.00	31.13	
Service C3	300.00	-0.67	-8.02	63.98
Service C4	315.00	-7.17	-15.97	56.03

FIRE

It is proposed that all dwelling units in the new subdivision be required to be served by residential fire sprinkler systems.

Information regarding existing hydrant proximity to the proposed house pads is presented below.

Residential Service Designation	Adjacent Hydrant #	Hydrant Pressure (psi)	Hose Distance - house to hydrant (ft)	Elevation Gain – House to Hydrant (ft)
Service A1	66	74	500	48
Service A2	66	74	900	78
Service A3	66	74	950	78
Service A4	66	74	3,450	233
Service B1	67	64	750	32
Service B2	67	64	900	42
Service B3	67	64	900	42
Service B4	67	64	900	47
Service C1	69	60	850	50
Service C2	69	60	1,025	60
Service C3	69	60	1,950	140
Service C4	69	60	2,250	155



Gabriel Hayden, P.E.,

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To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/20/2021

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Blacktail Mountain Estates Subdivision – Water Services Memo

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Service A3	66	74	950	78
Service A4	66	74	3,450	233
Service B1	67	64	750	32
Service B2	67	64	900	42
Service B3	67	64	900	42
Service B4	67	64	900	47
Service C1	69	60	850	50
Service C2	69	60	1,025	60
Service C3	69	60	1,950	140
Service C4	69	60	2,250	155



Gabriel Hayden, P.E.,

HAYDEN@KATAPATCENGINEERING.COM
(503) 866-5579

Site Geotechnical Memo

PROPERTY OWNER:

Name: Peter Peel
Email: pppeel84@gmail.com

PROPERTY REFERENCE:

Legal: USS 471 FR
Address: NHN
Juneau, AK 99801
Physical: Lat: 58.324248°
Long: -134.499248° (reference google earth)

SUMMARY

- The site is suitable for the proposed development.
- The southern portion of the parcel consists of muskeg, and the proposed development aims to minimize site work within the muskeg zone.
- The northern portion of the parcel consists of a forested zone with a shallow colluvium overlying bedrock. Nine of the twelve proposed lots are to be located within this zone.

NARRATIVE

Site conditions were determined by visual observation between 2019 and 2021. No subsurface investigation was conducted in support of this memo as the site is largely undeveloped and inaccessible to construction machinery. Visual observations were supported by the USGS report *Surficial Geology of the Juneau Urban Area and Vicinity*, Robert Miller 1972. The historical quarry on Tract C allowed for observation of the bedrock and soil profile at that location.

The site can be broadly divided into two distinct zones. The southern two-thirds of the original parcel (USS 471 FR) consist of flat muskeg, and the northern third of the parcel consist of steep terrain with exposed or shallow bedrock overlain with forested peatland. The proposed Lots C4, B3, and B4 comprise the entirety of the southern two-thirds of the original parcel, and the remaining 9 proposed lots are located on the northern third. The CBJ parcel Bonnie Brae Estates II Park Site shares general geologic characteristics with the northern third of the original parcel. These general zones are shown in the figure below.

Site Geotechnical Memo



The 'Flat Muskeg' zone in the figure above lies on a bench between approximately 300-400 feet above sea level. The muskeg is assumed to be typical of other muskegs on Douglas Island with 10 feet or less of peat overlying a low permeability glacial till unit. Any development within this zone required the removal of all peat within the footprint of all building pads prior to the placement of structural fill. This involves the excavation of a large quantity of peat for each building site, and as such the proposed development within this zone has been limited to three large lots. The size of the proposed lots allows the most advantageous subsurface conditions to be identified during site development and the building pads targeted for these locations.

The northern zone climbs from approximately 160 feet elevation to 300 feet elevation, with the rock knob on the CBJ Park Site reaching an elevation of 400 feet. The bedrock generally consists of volcanic graywacke and slate. Bedrock outcrops can be observed along the steep slope running east/west that forms the dividing line between the forested zone and the upper muskeg bench. The CBJ park site is largely exposed bedrock, and the quarry on the proposed lot C3 exposes the bedrock section to a depth of approximately 30 feet. A poorly drained colluvium is assumed to cover the bedrock below the steep slope discussed above, and a shallow layer of forest duff was observed to cover the colluvium throughout this zone. In general the colluvium makes for a poor structural foundation and care should be taken to remove native soils within the footprint of all building pads down to either bedrock or a competent bearing soil prior to construction of the structural fill house pads or driveways. Development of house pads on the steep flanks of the rock knob on the CBJ Park Site is not recommended due to the hazard of mass wasting from the rock knob.

Site Geotechnical Memo

Newly created slopes are to be graded at 2H:1V unless otherwise noted on the construction drawings, and vegetative cover re-established on the entire site per the construction plans, the CBJ stormwater manual, and the developer's site-specific SWPPP.

As subsurface investigation was not undertaken outside of Tract C the developer should inform the Engineer of any conditions encountered during the initial site development that are not consistent with this memo.

ENGINEER CERTIFICATION:



Gabriel Hayden, PE#14703, 9/20/2021

Site Geotechnical Memo

PROPERTY OWNER:

Name: Peter Peel
 Email: pppeel84@gmail.com

PROPERTY REFERENCE:

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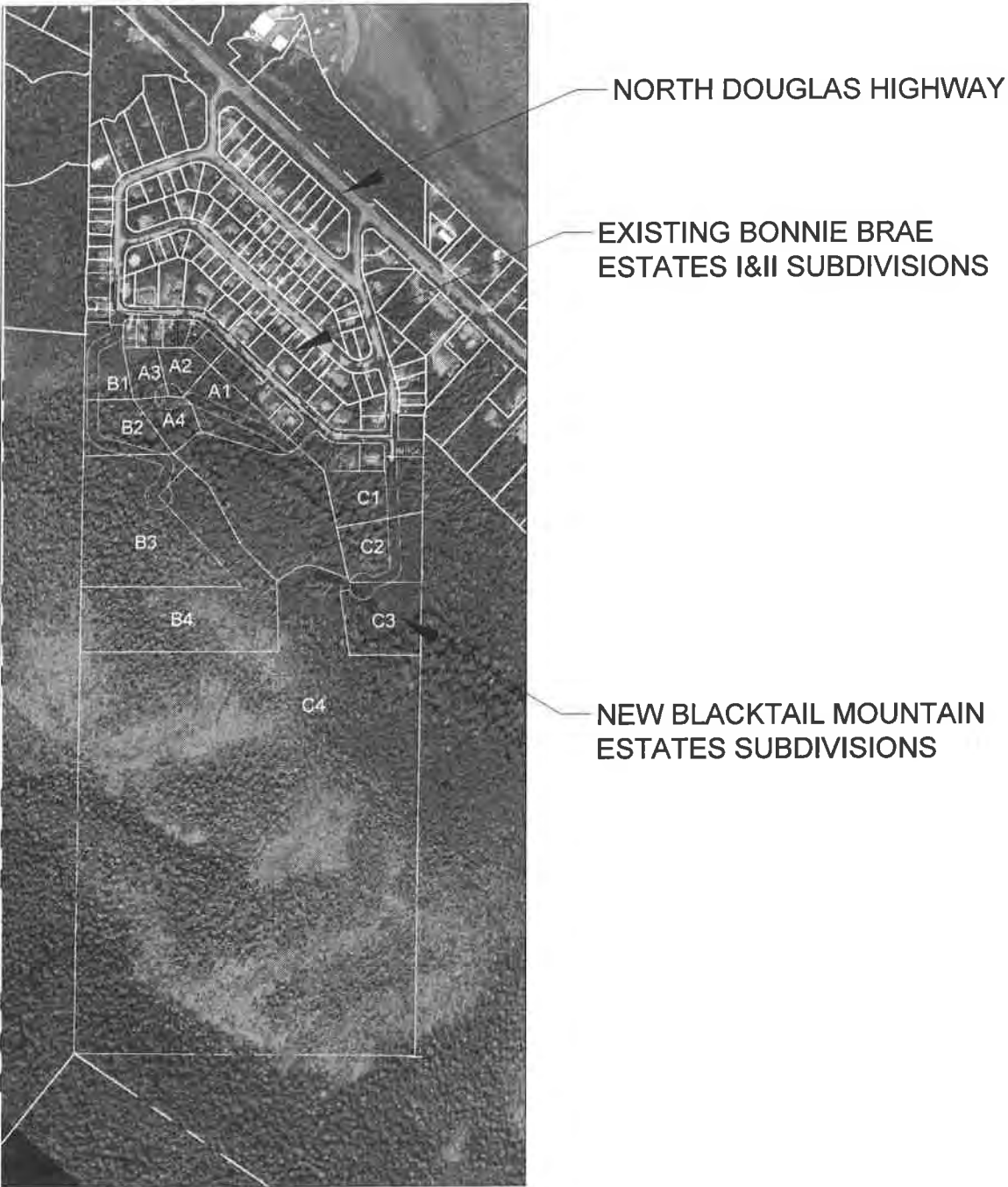
ENGINEER CERTIFICATION:



Gabriel Hayden, PE#14703, 9/20/2021

BLACKTAIL MOUNTAIN
ESTATES SUBDIVISION
CONSTRUCTION DRAWINGS
September 09, 2021
INDEX

SHEET #	REVISION DATE	TITLE
SHEET 1	12/22/2019	COVER SHEET
SHEET 2	12/22/2019	GENERAL NOTES
SHEET 3	12/22/2019	SHARED DRIVEWAY A - PLAN VIEW
SHEET 4	12/22/2019	SHARED DRIVEWAY B - PLAN VIEW
SHEET 5	12/22/2019	SHARED DRIVEWAY C - PLAN VIEW
SHEET 6	12/22/2019	SHARED DRIVEWAY A - PROFILE VIEW
SHEET 7	12/22/2019	SHARED DRIVEWAY B - PROFILE VIEW
SHEET 8	12/22/2019	SHARED DRIVEWAY C - PROFILE VIEW
SHEET 9	12/22/2019	DRIVEWAY TYPICAL SECTIONS #1 & #2
SHEET 10	12/22/2019	DRIVEWAY TYPICAL SECTIONS #3 & #4
SHEET 11	12/22/2019	DRIVEWAY TYPICAL SECTIONS #5 & #6
SHEET 12	12/22/2019	DRIVEWAY TYPICAL SECTIONS #7
SHEET 13	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 14	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 15	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 16	12/22/2019	SOUTHERN LOTS - GRADING PLAN AND DRAINAGE SCHEMATIC



VICINITY MAP
NTS



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Coversheet

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE: _____

DRAWN:
9/9/2021
SHEET #
1 / 16

GENERAL NOTES:

1.

All work shall conform to the most recent CBJ Standard Specifications and Details, including errata. Available online at: 'http://www.juneau.org/engineering/Rev_Standards.php' and 'http://www.juneau.org/engineering_ftp/documents/Cover_000.pdf'.
2.

All HDPE pipe installations shall additionally conform to the 'HDPE Special Provisions March 2017' document attached to this design packet.
3.

Existing pipe and electrical utility locations based on historical asbuilt information, actual locations may vary. Contractor shall call for utility locates at (907) 586-1333 prior to excavation in zones of existing development.
4.

Contractor shall notify CBJ water utility department (907) 780-6808 of proposed water service interruptions, and submit the 'water system special use permit' application to CBJ water utilities superintendent for approval at least 48 hours prior to shutdown or flushing of mainline water pipe. No water service interruptions may occur until the above application is approved.
5.

Contractor shall reference all existing property corner monuments prior to construction and re-monument using an Alaska Professional Land Surveyor after Work is complete.
6.

Grades and alignments are subject to minor revisions as approved by the Engineer.
7.

Property line locations used were derived from record plats and not a boundary survey.
8.

"Jumping Jack" or similar type compactors shall be used for compaction within 18 inches of the outside surface of all water valve boxes, catch basins, and manholes.
9.

Contractor shall install and maintain construction stormwater control BMPs per the Erosion Control Pland and SWPPP CGP permit obtained by the Contractor.
10.

For any planned driveway closures, Contractor shall notify resident of each driveway to be closed of the planned closure, including time period, the day prior to the planned closure.
11.

Contractor shall provide submittal described in the CBJ standard specifications to Engineer for review prior to procurement of all materials.
12.

All slopes steeper than 2:1 require special inspection pursuant to Chapter 19.12, excavation and grading code.
13.

Clay, bedrock, organics, stumps and logs, and boulders may be encountered by the Contractor during excavation operations. No subsurface geotechnical investigation was conducted for this project. Contractor shall inform Engineer of subsurface conditions encountered during share driveway construction, and Engineer may make minor adjustments to design as necessary.
14.

Contractor shall perpare and submit a SWPPP plan to the Alaska Department of Environmental Conservation prior to beginning site work, and shall maintain compliance with the provisions of that SWPPP plan throughout the project.

ABBREVIATIONS

AC	Asphaltic Concrete Pavement		
CB	Catch Basin		
CPP	Corrugated Polyethylene Pipe		
Conc	Concrete		
CTE	Connect to Existing		
DIA	Diameter		
GV	Gate Valve		
HDPE	High Density Polyethylene		
INV	Invert		
LT	Left	PT	Point of Tangency
MH	Manhole	RT	Right
MTE	Match to Existing	STA	Station
NO	Number	TP	Top of Pavement
NTS	Not to Scale	TYP	Typical
PVC	Polyvinyl Chloride Pipe		
PC	Point of Curvature		

Abbreviations may be used without periods.

CBJ SPECIFICATIONS

- DIVISION 1 - GENERAL REQUIREMENTS

•

01045

Cutting and Patching

•

01070

Acronyms of Institutions

•

01090

Reference Standards

•

01300

CONTRACTOR Submittals - Includes changes listed in 1/15/04 Errata Sheet

•

01400

Quality Control - Includes change listed in 1/15/04 Errata Sheet

•

01505

Mobilization

•

01530

Protection and Restoration of Existing Facilities

•

01550

Site Access and Storage

•

01560

Temporary Environmental Controls

•

01660

Equipment Testing and Plant Start-Up

•

01700

Project Closeout - Includes change listed in 5/5/04 Errata Sheet No. 3
- DIVISION 2 - SITEWORK

•

02090

Blasting Controls

•

02201

Clearing and Grubbing

•

02202

Excavation and Embankment

•

02203

Trenching

•

02204

Base Course - Includes change listed in 3/17/04 Errata Sheet No. 2

•

02205

Riprap

•

02401

Sanitary Sewer Pipe

•

02402

Sanitary Sewer Manholes and Cleanouts

•

02403

Sanitary Sewer Encasement

•

02501

Storm Sewer Pipe

•

02502

Storm Sewer Manholes, Inlets, and Catch Basins

•

02601

Water Pipe

•

02602

Valves

•

02603

Fire Hydrants

•

02605

Water Services

•

02702

Construction Surveying

•

02703

Monuments

•

02707

Chain Link Fence

•

02709

Topsoil - Includes change listed in 5/5/04 Errata Sheet No. 3

•

02710

Seeding

•

02711

Landscape Planting

•

02712

Jute Mesh

•

02714

Filter Cloth

•

02715

Underdrain

•

02718

Sign Assembly

•

02719

Mailboxes

•

02720

Painted Traffic Markings

•

02801

Asphalt Concrete Pavement - Includes changes listed in Errata 1 through 4

•

02802

Tack Coat

•

02803

Fog Seal Coat

•

02806

Remove Existing Asphalt Surfacing
- DIVISION 3 - CONCRETE

•

03301

Structural Concrete

•

03302

Concrete Structures

•

03303

Sidewalk, Curb and Gutter

•

03304

Remove Existing Sidewalk, Concrete Slab, or Curb and Gutter

CBJ STANDARD DETAILS - 4TH EDITION

- Street Details

•

102D

Local Access Street With Biofiltration Swale

•

103A

Driveway For Streets Without Curb & Gutter

•

104B

Culvert Headwall Without Hinged Trash Rack

•

107

Local Access Street Cul-De-Sac

•

116

Cantilevered Single Mailbox

•

117

Cantilevered Gang Mailbox

•

119A

Junction Box Type I & Type 1A

•

119B

Junction Box Type II & Type III

•

120

Private Utility Location Within CBJ R-O-W

•

125

Pavement Resurfacing And Trench Detail

•

126

Concrete Collar

•

127A

Sign Assembly Single-Post

•

127B

Sign Assembly Double-Post
- Sanitary Sewer Details

•

213

Sanitary Sewer Service Lateral

•

214

Sanitary Sewer Connection Customer Service Line

•

215

Sanitary Sewer Crossing

•

216

Pressure Sanitary Sewer Service Lateral
- Drainage Details

•

311

Silt Fence

•

312

Rock Check Dam
- Water Details

•

403

Fire Hydrant

•

404

Hydrant Guard Posts

•

405

Hydrant Pad

•

406A

Water Service

•

412

Rigid Insulation

•

414A

Downward Concave Thrust Block

•

414B

Horizontal And Concave Upward Thrust Blocks

•

419

Residential Water Service Connection

•

420

Meter Installation

LEGEND

- NEW GRADING FEATURES
- EXISTING
- REMOVE EXISTING
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- WATER PIPE
- SEWER PIPE
- PROPERTY LINE
- WATER VALVE
- MANHOLE
- FIRE HYDRANT
- STREET LIGHT

Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

General Notes, Legend, CBJ

specifications and details references

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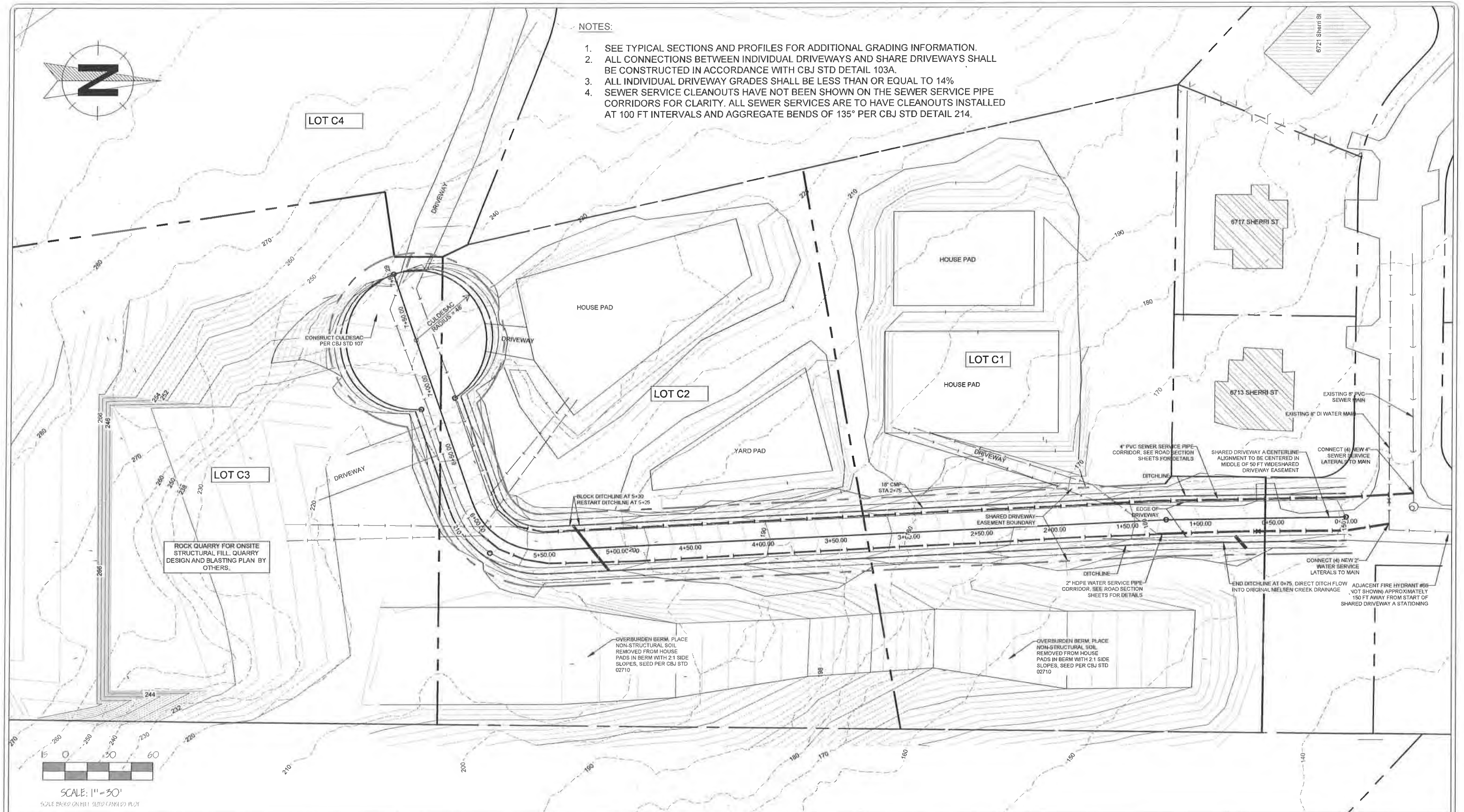
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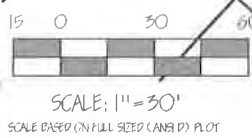
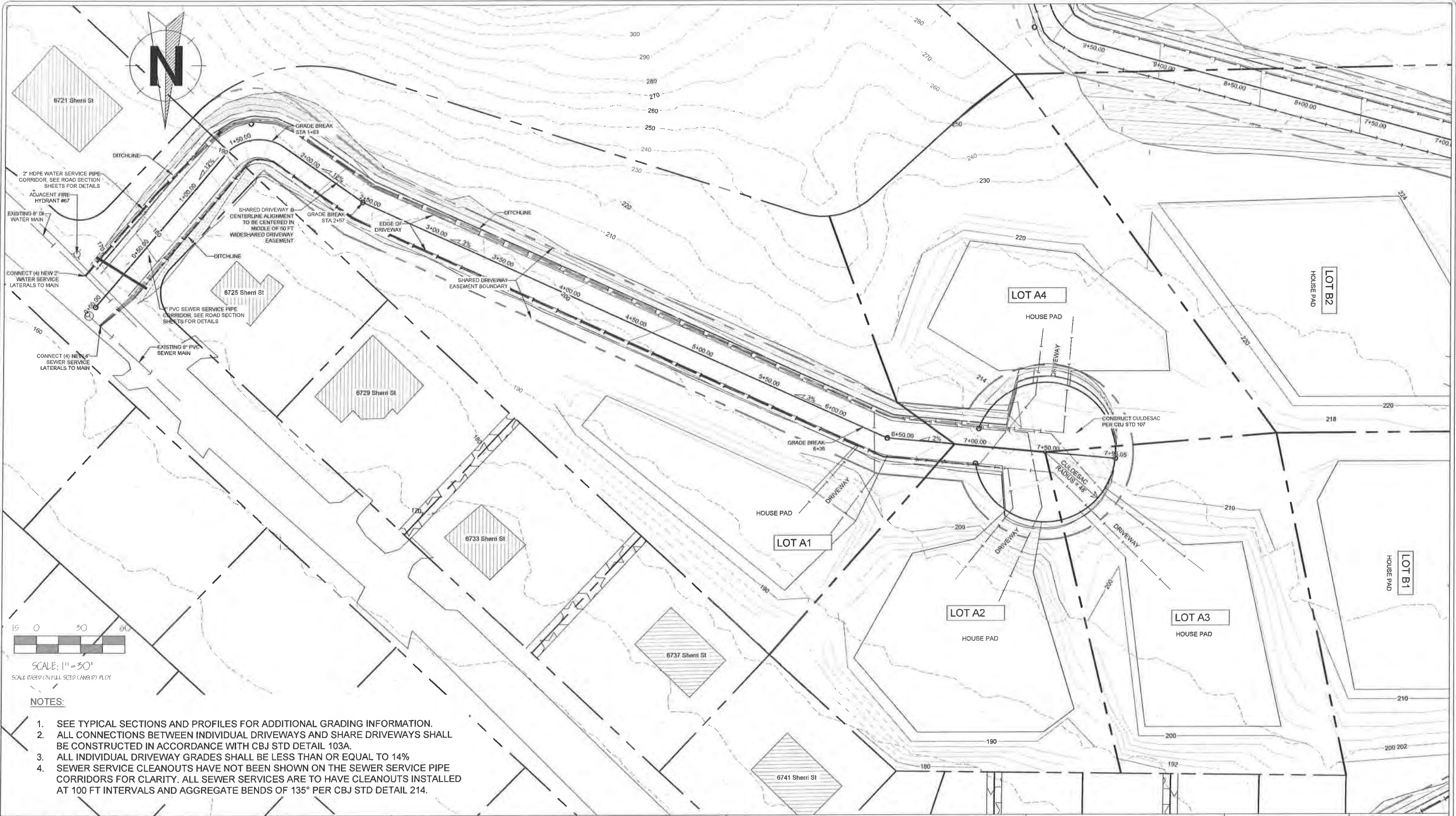
SHARED DRIVEWAY C
PLAN VIEW

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- NOTES:
1. SEE TYPICAL SECTIONS AND PROFILES FOR ADDITIONAL GRADING INFORMATION.
 2. ALL CONNECTIONS BETWEEN INDIVIDUAL DRIVEWAYS AND SHARE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBJ STD DETAIL 103A.
 3. ALL INDIVIDUAL DRIVEWAY GRADES SHALL BE LESS THAN OR EQUAL TO 14%
 4. SEWER SERVICE CLEANOUTS HAVE NOT BEEN SHOWN ON THE SEWER SERVICE PIPE CORRIDORS FOR CLARITY. ALL SEWER SERVICES ARE TO HAVE CLEANOUTS INSTALLED AT 100 FT INTERVALS AND AGGREGATE BENDS OF 135° PER CBJ STD DETAIL 214.



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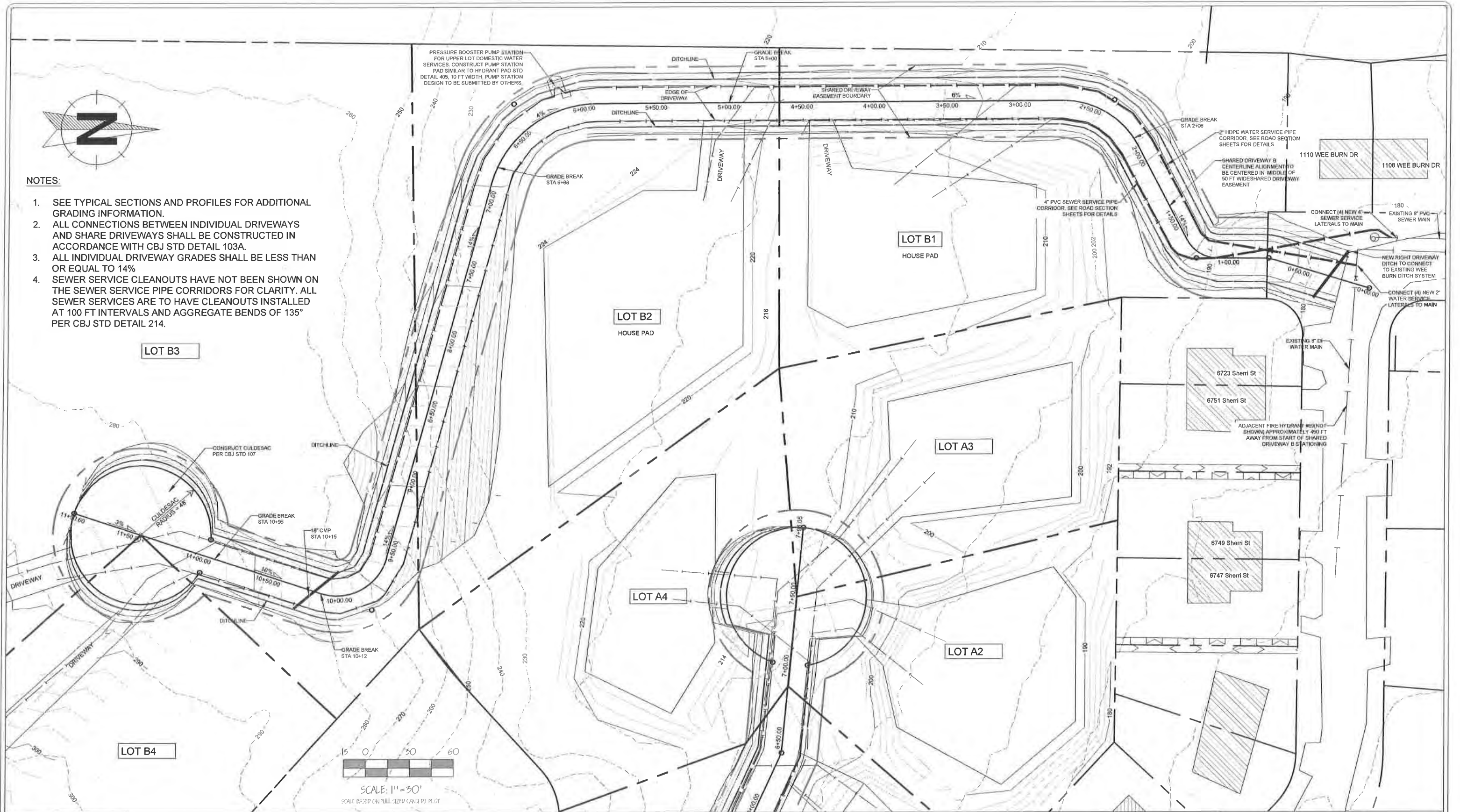
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PLAN VIEW

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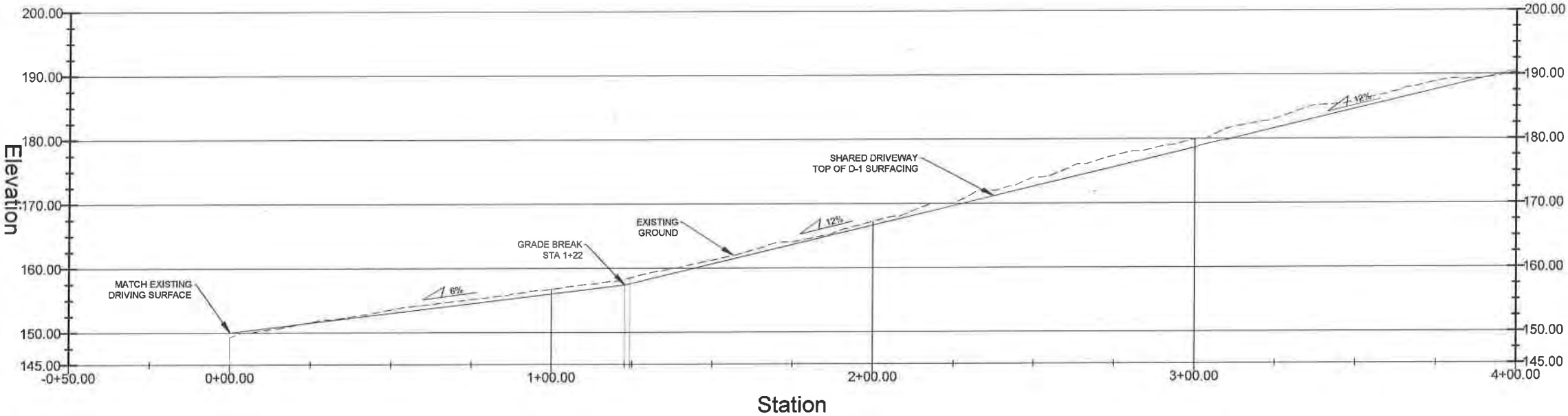
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PLAN VIEW

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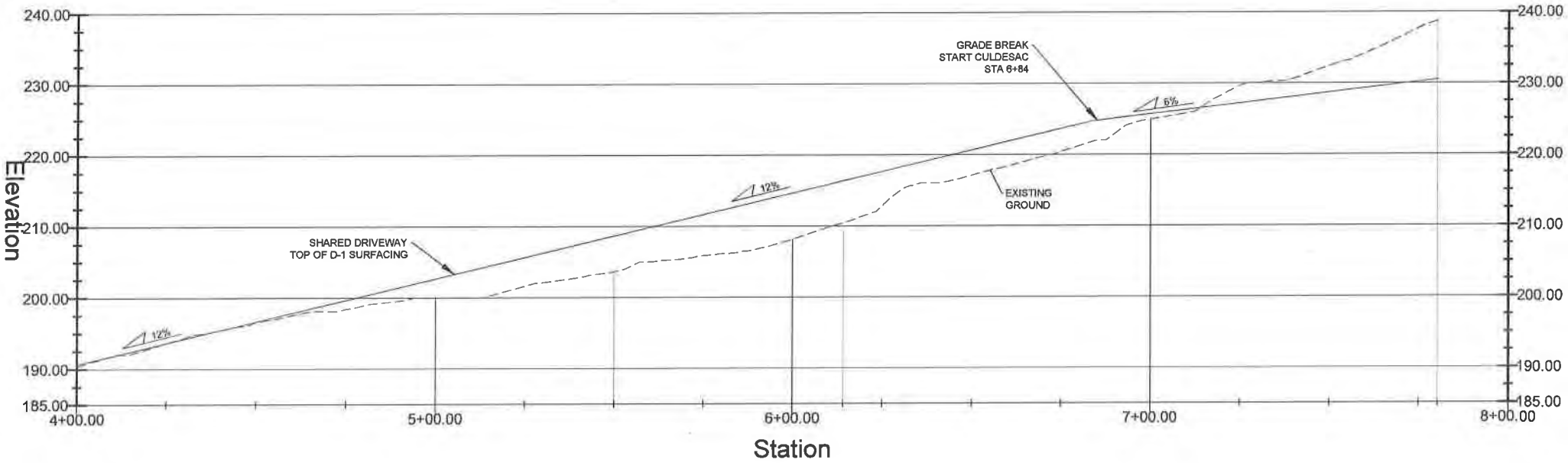
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DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

10 0 20 40
SCALE: 1" = 20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZED (ANSI D) PLOT

- NOTES:
- 1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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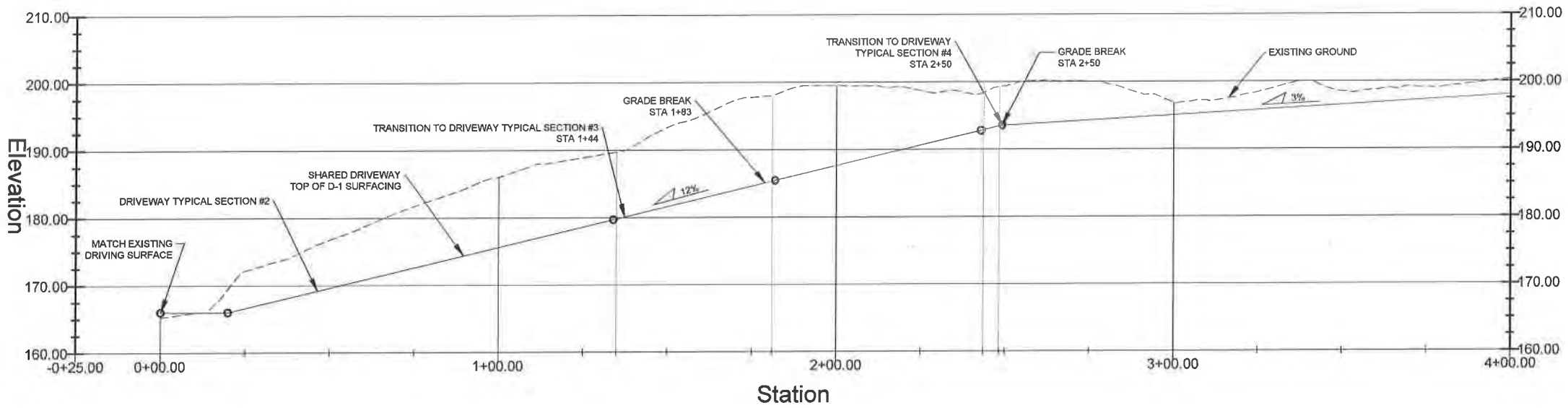
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CONSTRUCTION DRAWINGS

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PROFILE

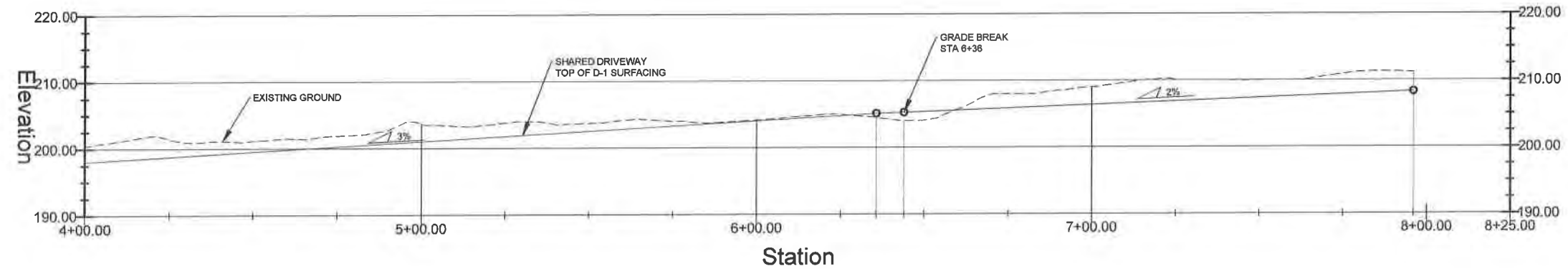
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DRIVEWAY A - PROFILE



DRIVEWAY A - PROFILE

NOTES:

1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.

10 0 20 40
SCALE: 1"=20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZED (A) PLOT



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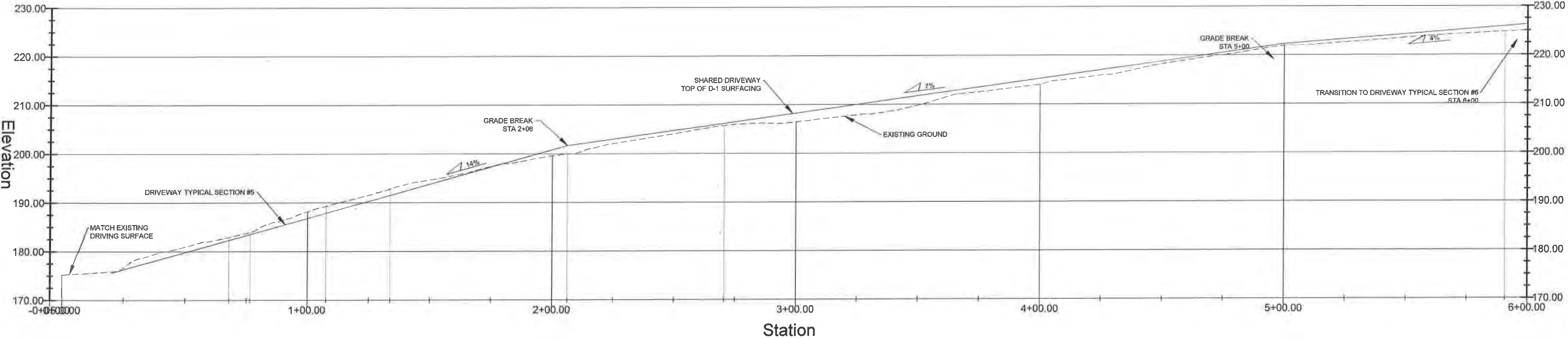
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CONSTRUCTION DRAWINGS

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PROFILE

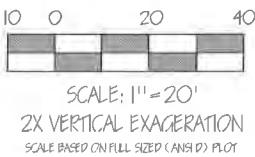
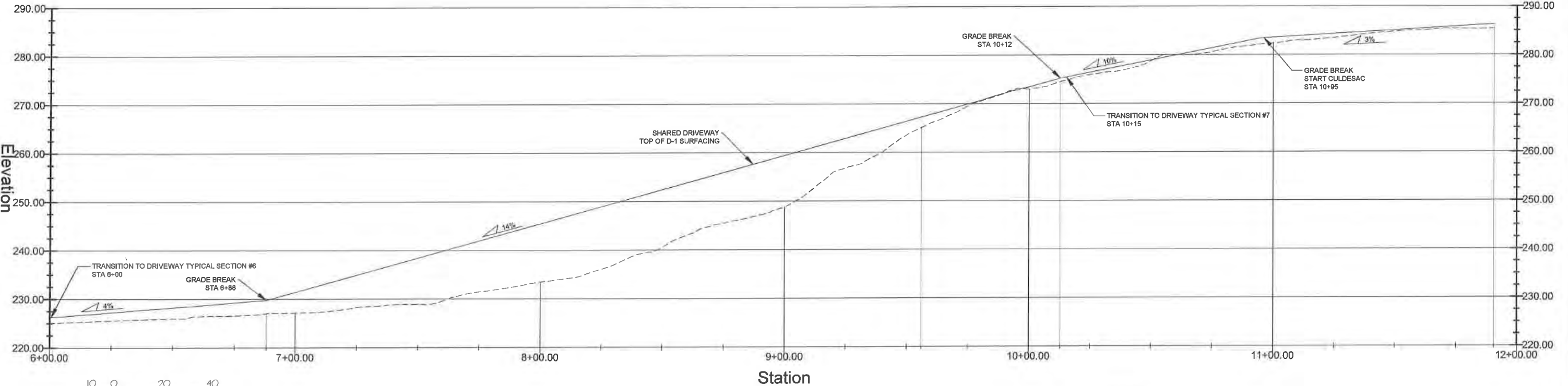
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7 / 16



DRIVEWAY B - PROFILE



DRIVEWAY B - PROFILE

- NOTES:
1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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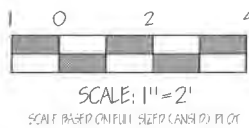
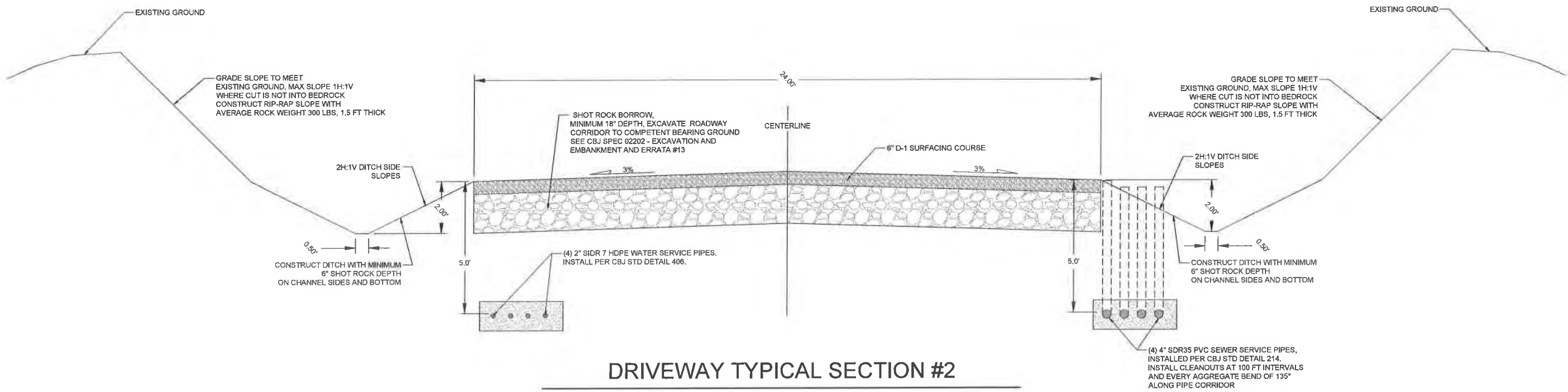
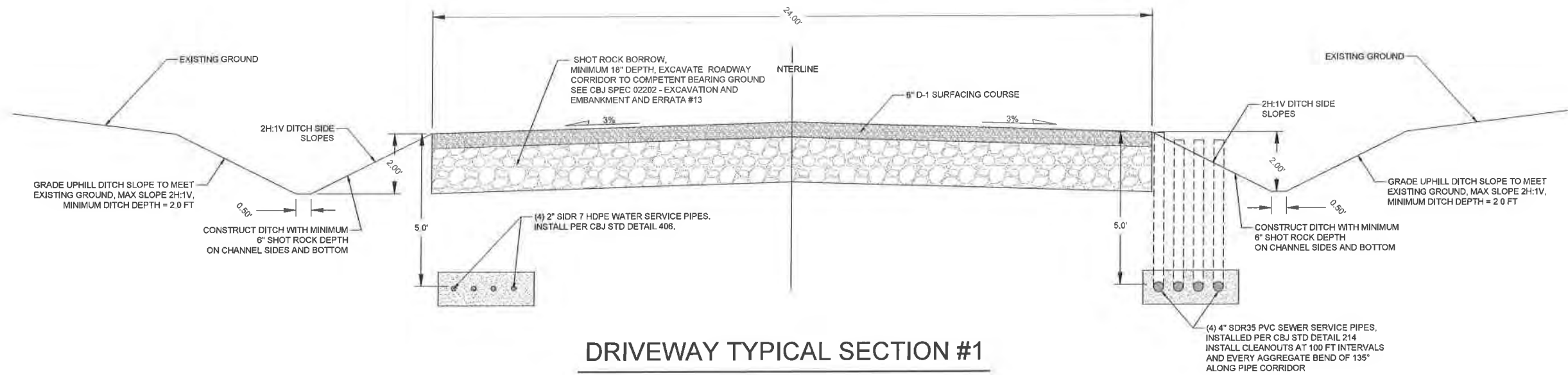
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PROFILE

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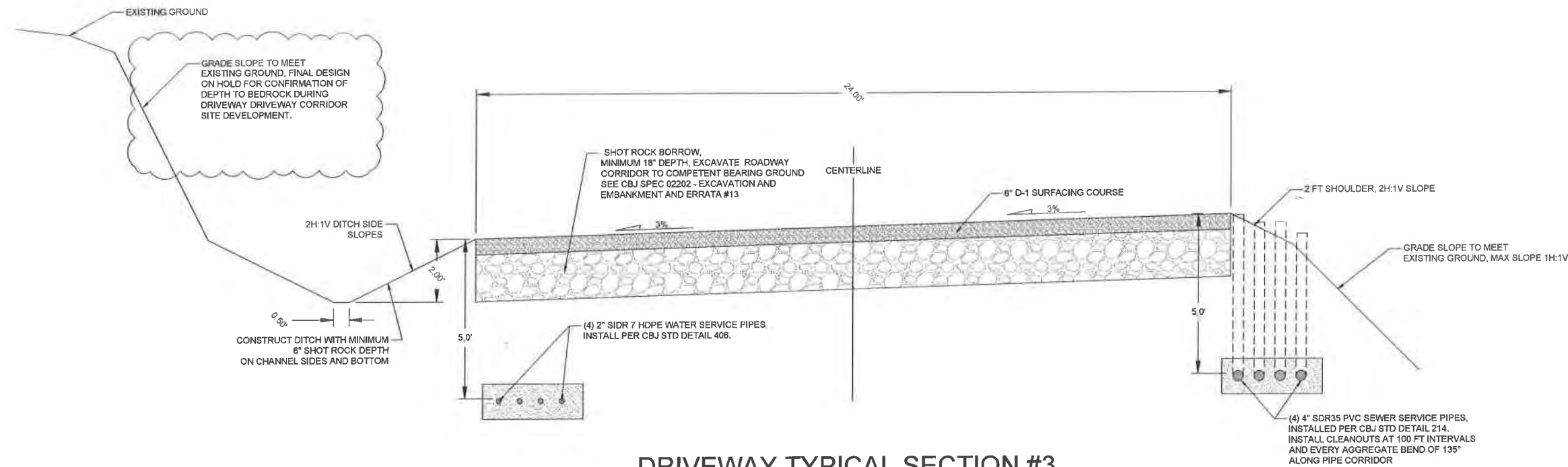
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DRIVEWAY TYPICAL SECTIONS
#1 & #2

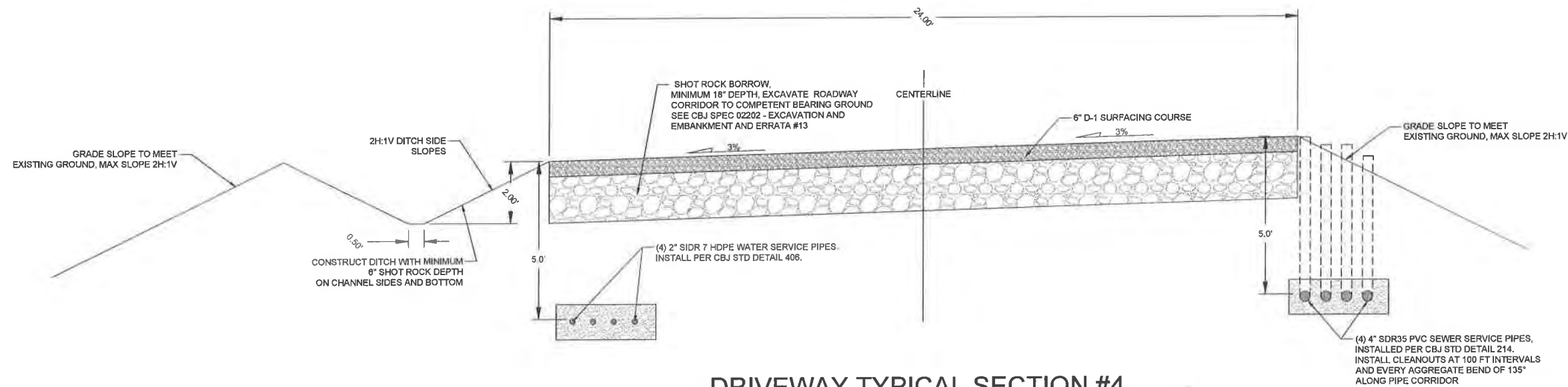
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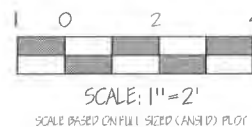
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DRIVEWAY TYPICAL SECTION #3
SHARED DRIVEWAY A - STA 1+44 TO STA 2+50



DRIVEWAY TYPICAL SECTION #4
SHARED DRIVEWAY A - STA 2+50 TO END



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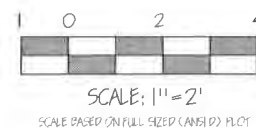
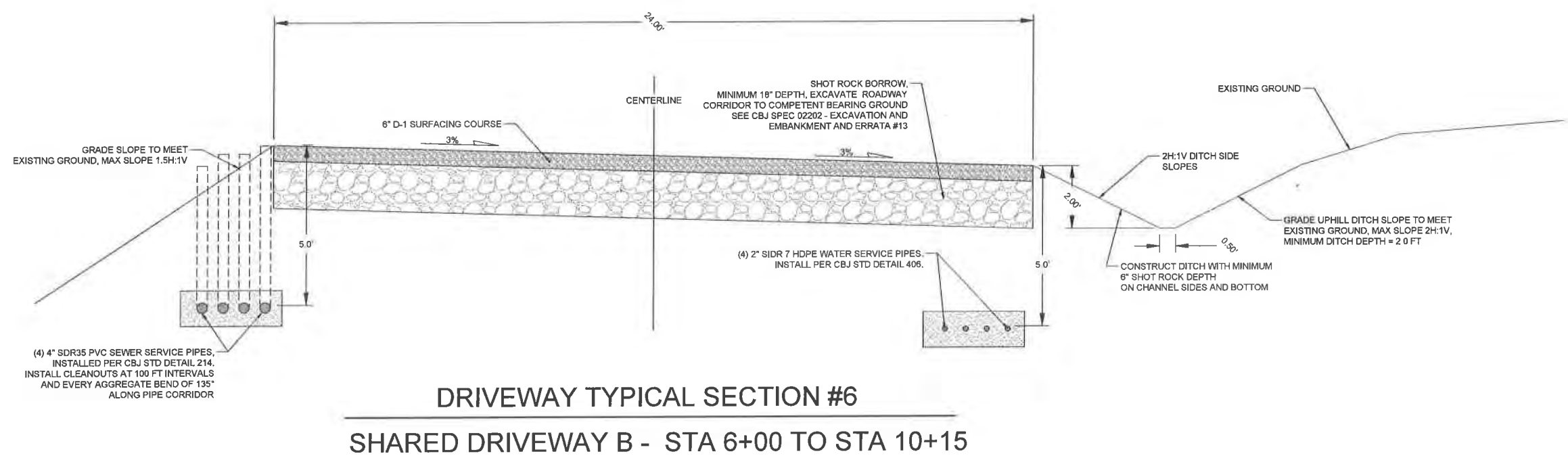
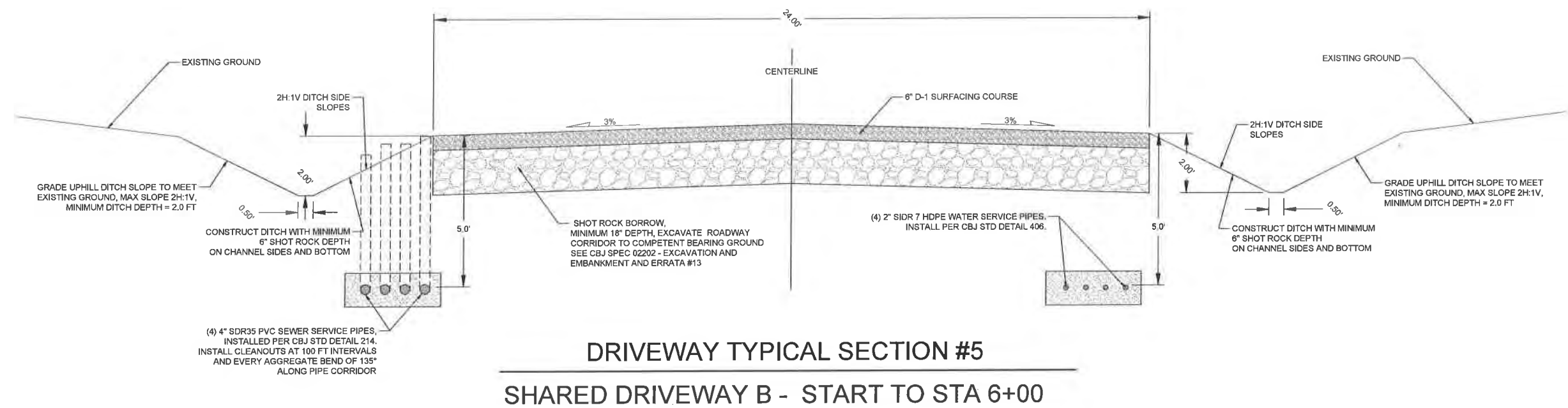
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DRIVEWAY TYPICAL SECTIONS
#3 & #4

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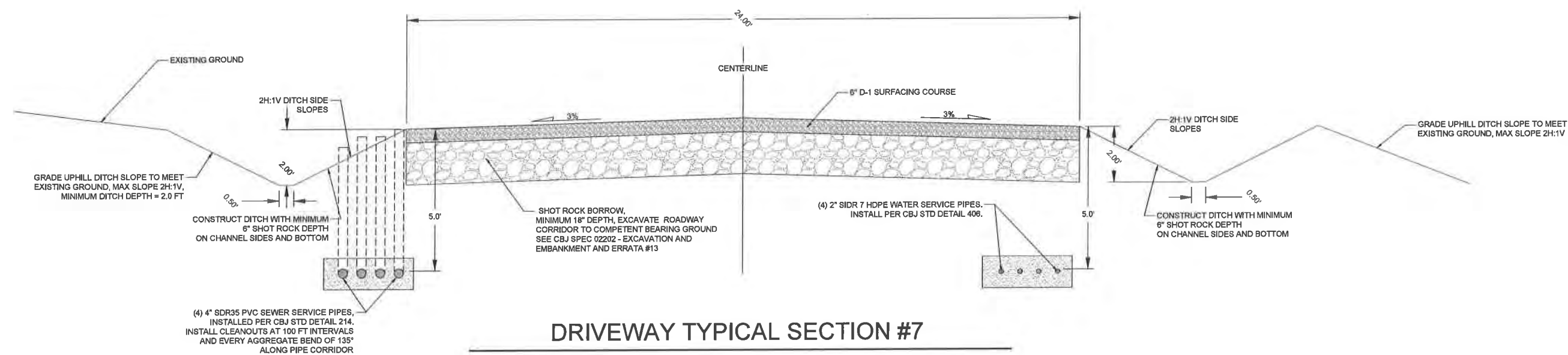
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DRIVEWAY TYPICAL SECTIONS
#5 & #6

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DRIVEWAY TYPICAL SECTION #7
SHARED DRIVEWAY B - STA 10+15 TO END



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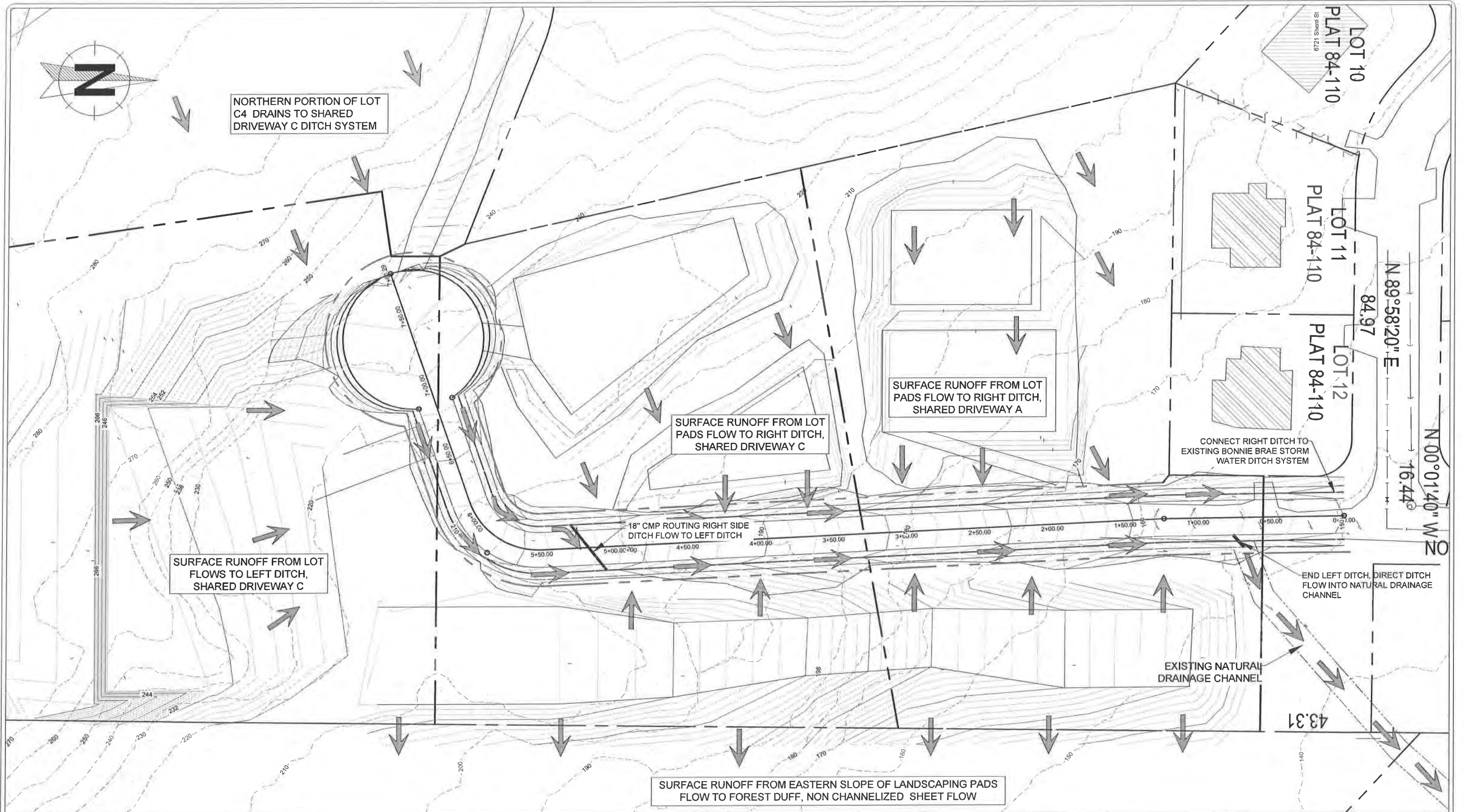
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DRIVEWAY TYPICAL SECTIONS
7

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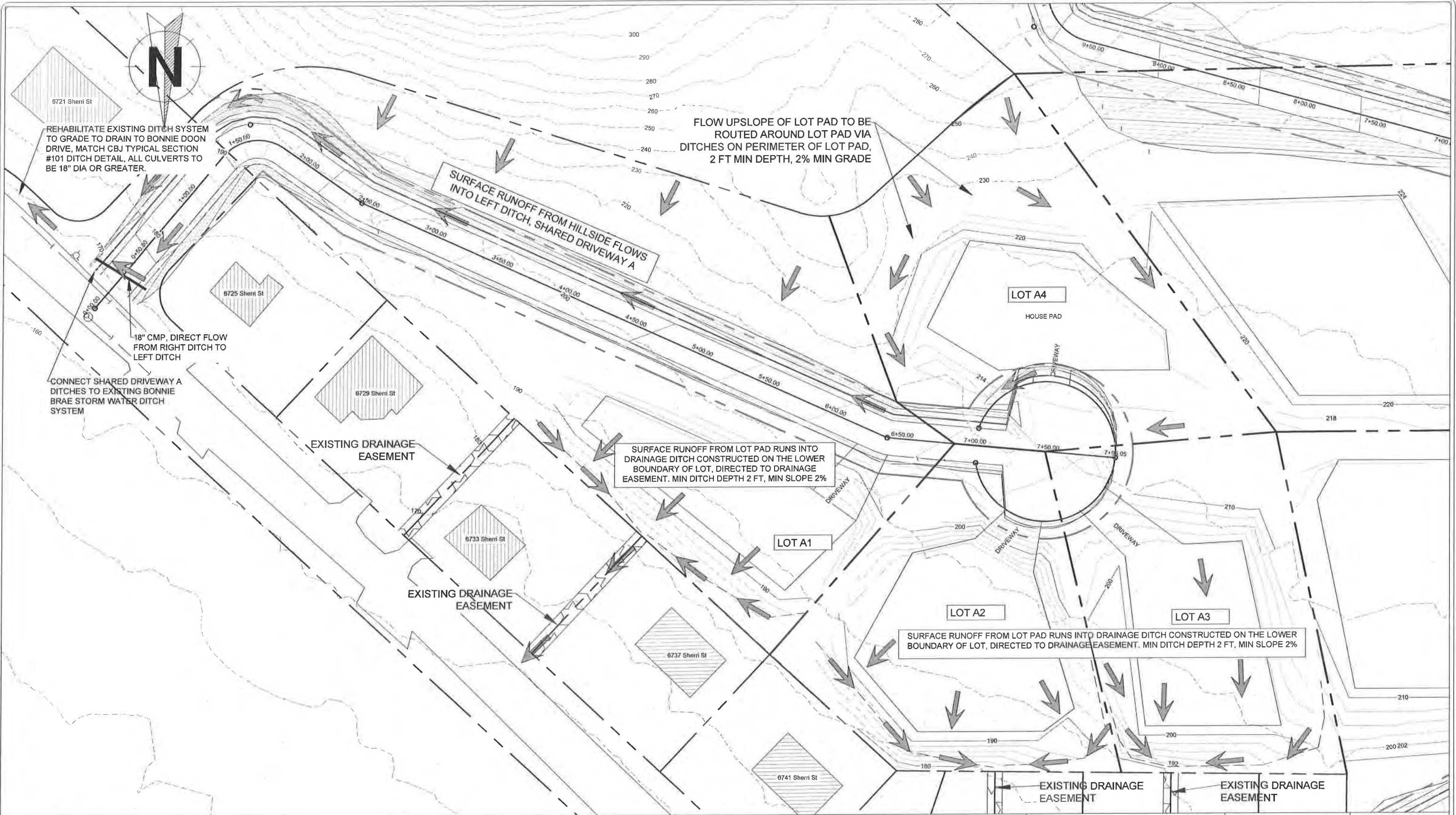
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SHARED DRIVEWAY C
DRAINAGE SCHEMATIC

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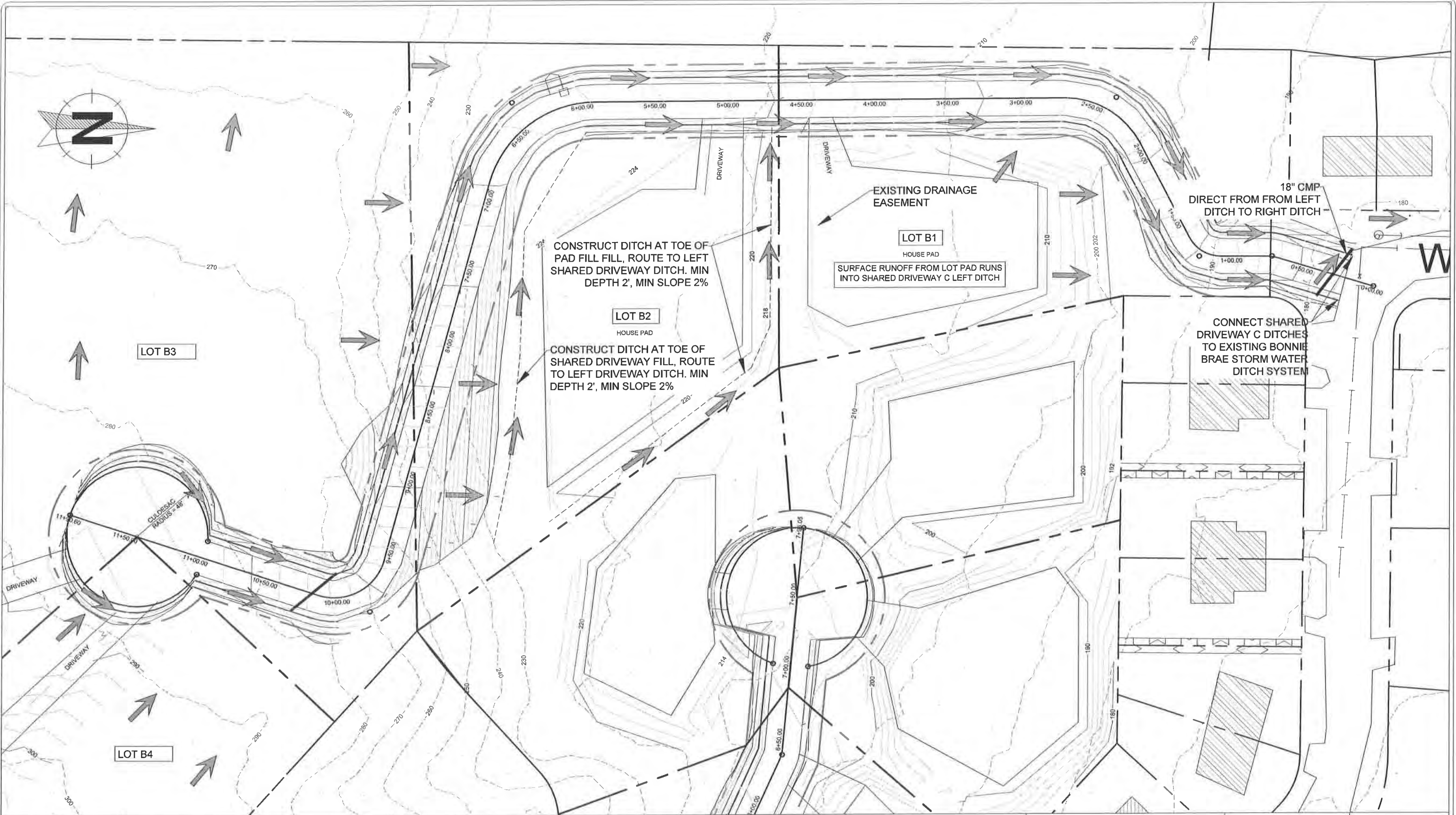
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CONSTRUCTION DRAWINGS

SHARED DRIVEWAY A
DRAINAGE SCHEMATIC

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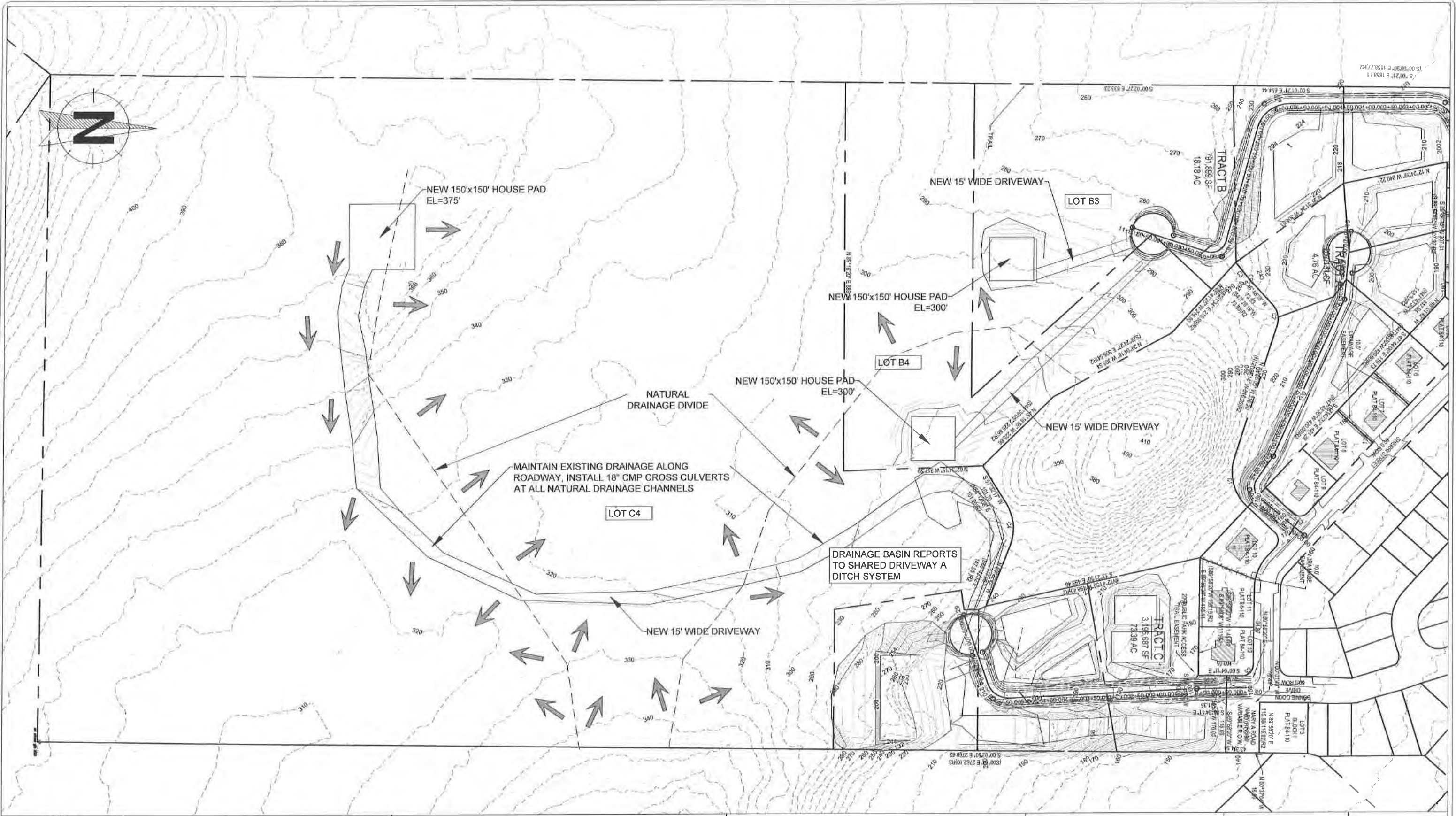
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SHARED DRIVEWAY C
DRAINAGE SCHEMATIC

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Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SOUTHERN LOTS
GRADING PLAN
AND DRAINAGE SCHEMATIC

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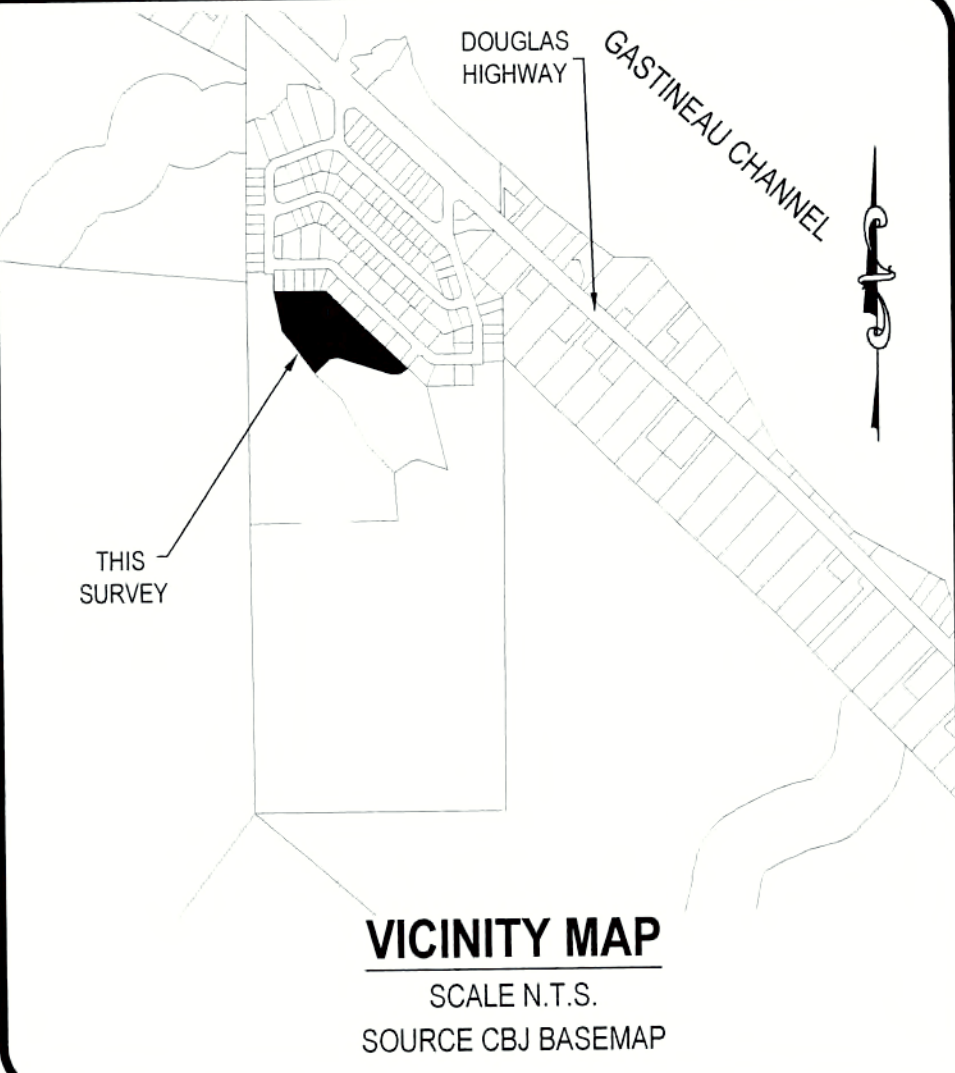
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SHEET #
16 / 16

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.12	108.05	65°17'21"	S 74°15'17" W	116.57
			(65°17'16")R2	(N 74°55'08" W)R2	
C2	21.26	50.00	24°22'03"	S 83°41'58" E	21.10
C3	34.30	50.00	39°18'22"	N 65°36'17" E	33.63
C4	52.94	380.00	7°58'57"	S 50°45'44" W	52.90
	(52.90)R2		(7°58'34")R2	(N 51°25'35" E)R2	(52.86)R2
C5	78.83	55.27	81°42'52"	N 81°53'17" E	72.31
C6	325.42	60.00	310°45'05"	S 04°33'00" W	50.00

SURVEYOR'S CERTIFICATE

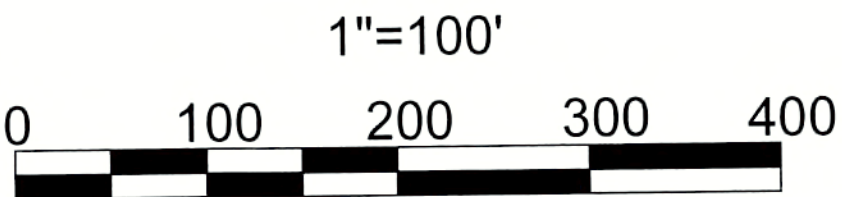
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 28 NOVEMBER, 2021



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 20' PARK ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605
- (NORTH)R4 RECORD INFORMATION FROM US SURVEY 1762



PLAT OF
BLACKTAIL MOUNTAIN ESTATES A
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

MIP 2021XXXX

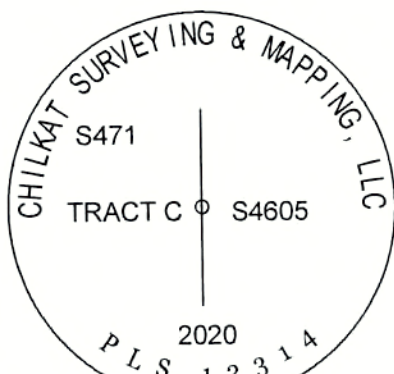
DATE:
28 NOVEMBER 2021

SHEET NO.
1 OF 2

PARK
SITE A
NOT
PART OF
THIS
SURVEY



5/8" x 36" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL
N.T.S.

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT NO. I DATED 10 JULY 1984 PLAT NO. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 DATED 8 OCTOBER 2021 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES, RECORDER'S OFFICE WITHIN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

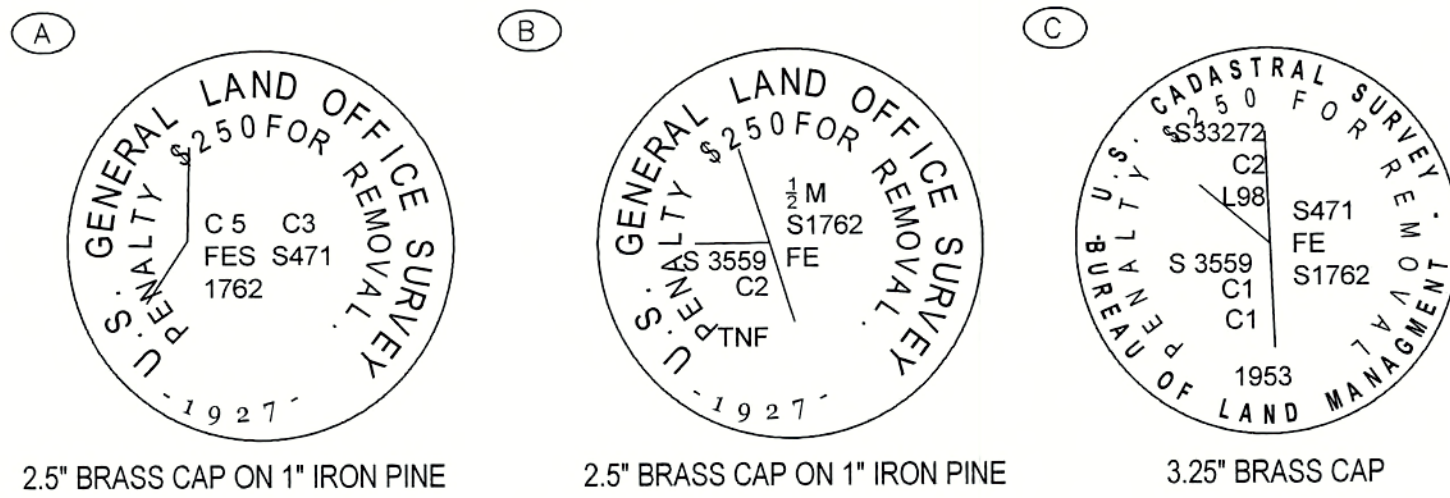
UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



RECOVERED MONUMENT DETAILS
N.T.S.

PLANNING COMMISSION PLAT APPROVAL

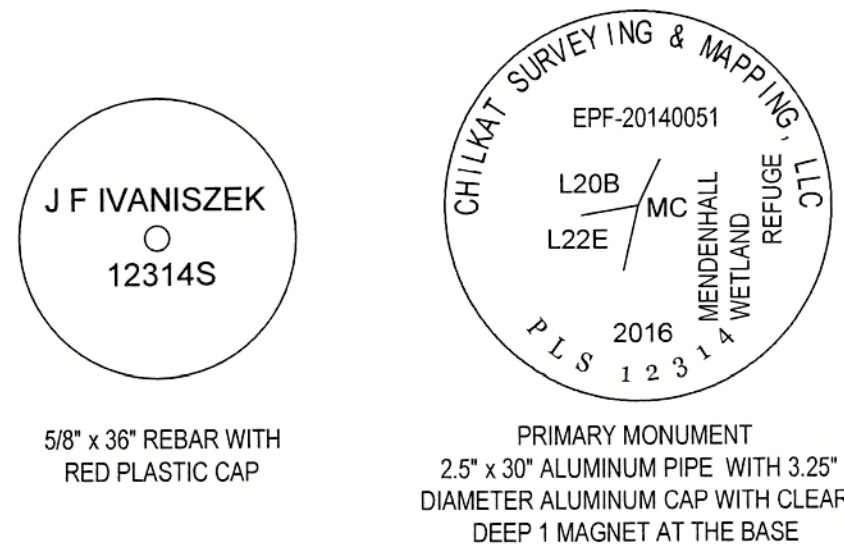
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2021, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

_____, DATED _____, 2021

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



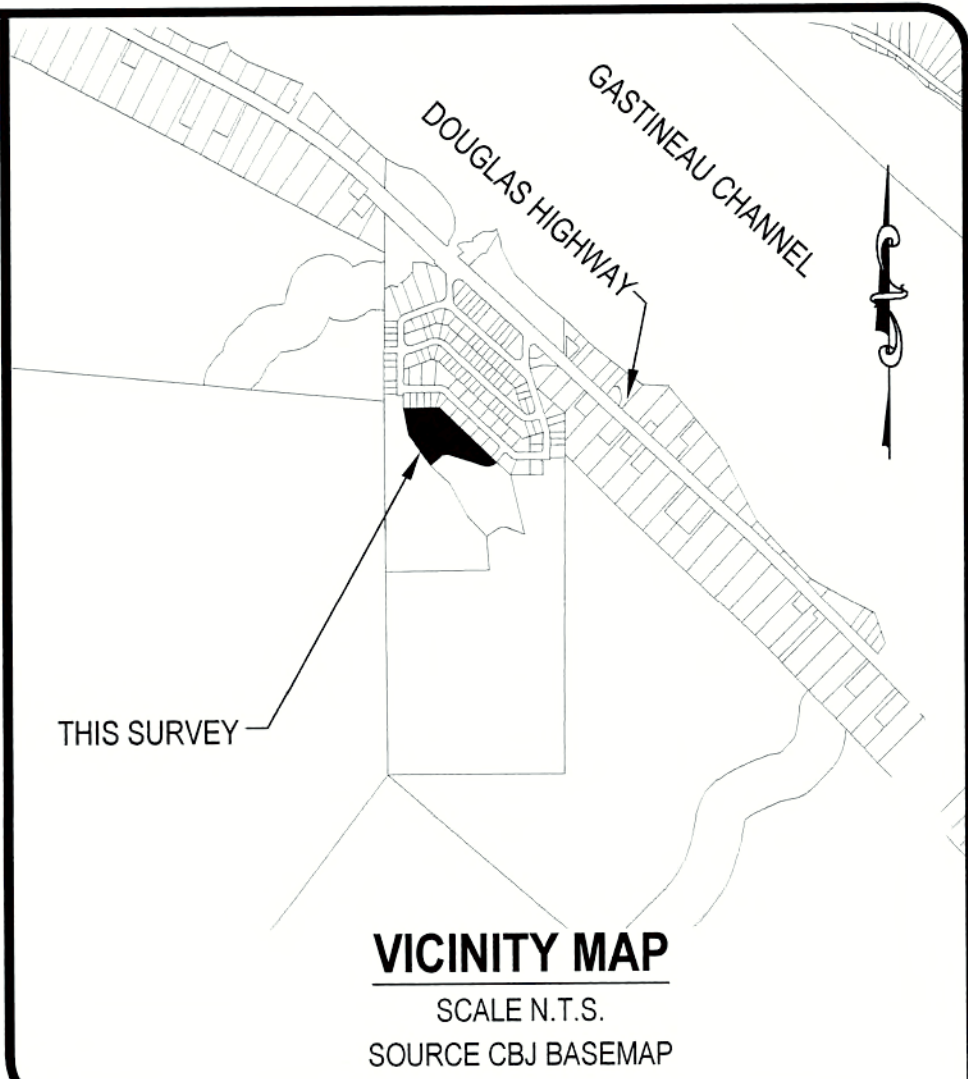
TYPICAL SET MONUMENT DETAIL
N.T.S.



SURVEYOR'S CERTIFICATE

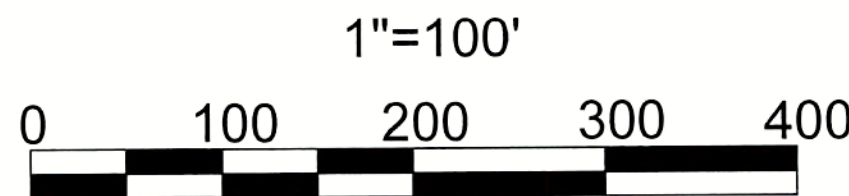
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 28 NOVEMBER 2021



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 10' ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- RECORD INFORMATION FROM US SURVEY 471
- RECORD INFORMATION FROM PLAT No. 84-110
- RECORD INFORMATION FROM US SURVEY 4605
- RECORD INFORMATION FROM US SURVEY 1762



PLAT OF
BLACKTAIL MOUNTAIN ESTATES "A"
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

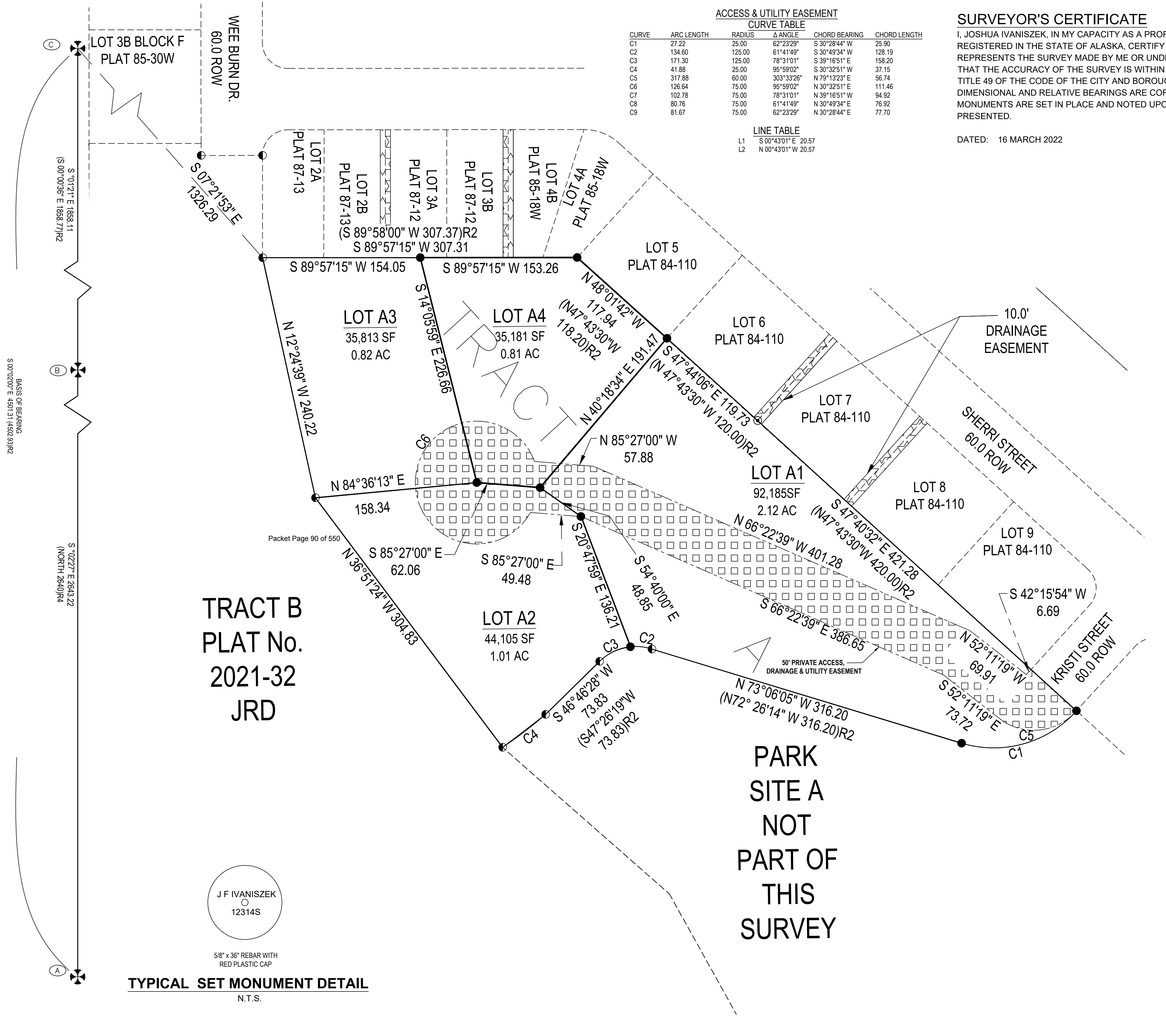
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
28 NOVEMBER 2021

SHEET NO.
2 OF 2

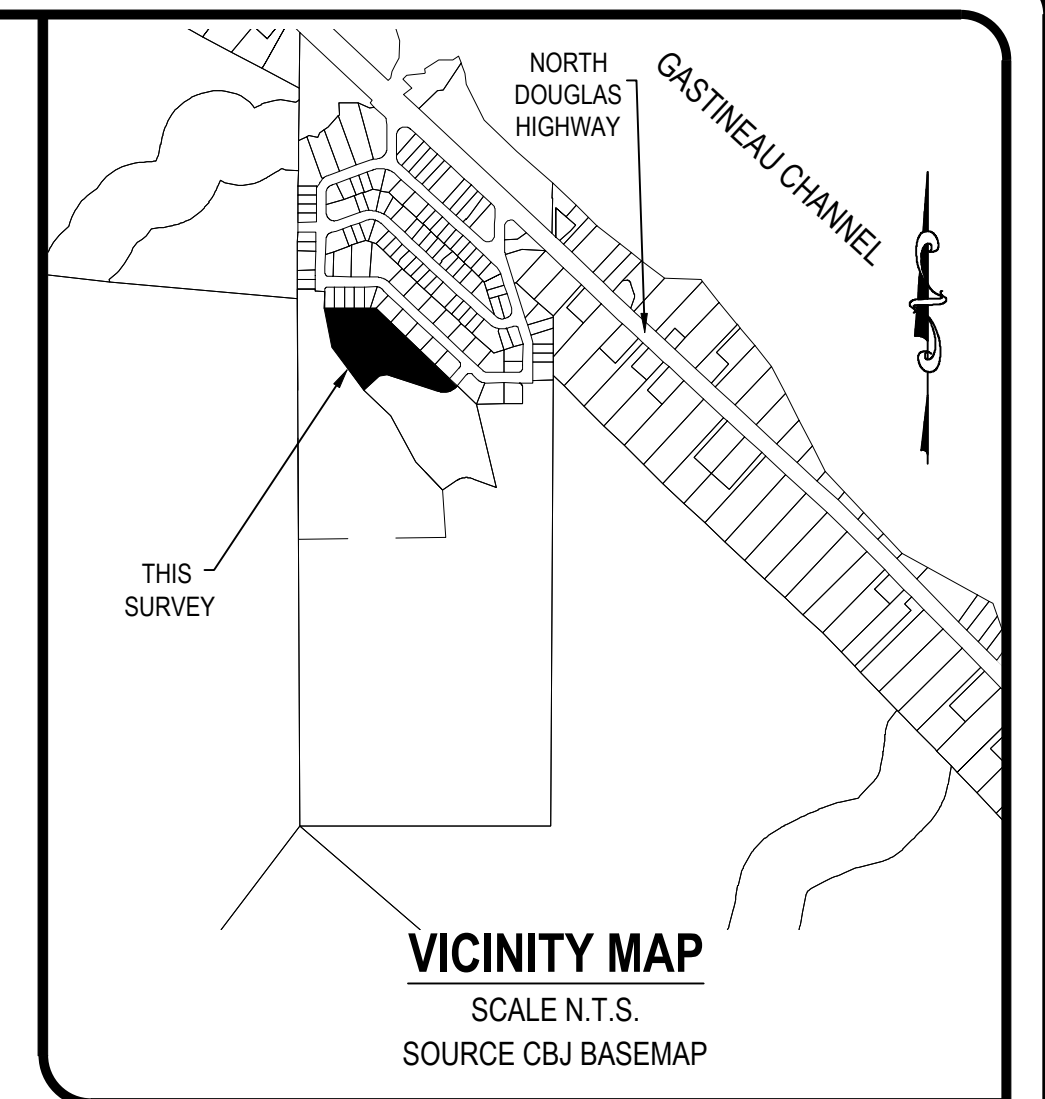


ACCESS & UTILITY EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.22	25.00	62°23'29"	S 30°28'44" W	25.90
C2	134.60	125.00	61°41'49"	S 30°49'34" W	128.19
C3	171.30	125.00	78°31'01"	S 39°16'51" E	158.20
C4	41.88	25.00	95°59'02"	S 30°32'51" W	37.15
C5	317.88	60.00	303°33'26"	N 79°13'23" E	56.74
C6	126.64	75.00	95°59'02"	N 30°32'51" E	111.46
C7	102.78	75.00	78°31'01"	N 39°16'51" W	94.92
C8	80.76	75.00	61°41'49"	N 30°49'34" E	76.92
C9	81.67	75.00	62°23'29"	N 30°28'44" E	77.70

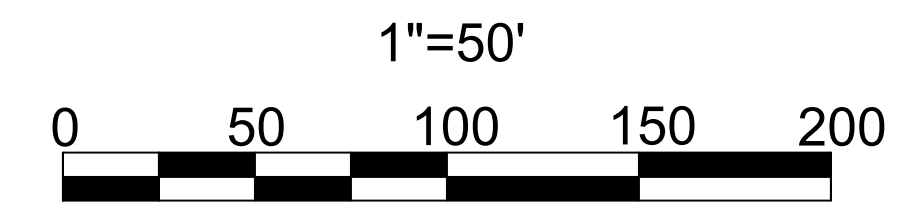
LINE TABLE	
L1	S 00°43'01" E 20.57
L2	N 00°43'01" W 20.57

SURVEYOR'S CERTIFICATE
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 MARCH 2022



- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT RECOVERED
 - 3088S SECONDARY MONUMENT RECOVERED
 - 12314-S SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - MONUMENT IDENTIFIER (B)
 - PROPERTY LINES
 - UNSURVEYED LINES
 - PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT LINES
 - PUBLIC 20' ACCESS EASEMENT CREATED THIS PLAT
 - PRIVATE 50' ACCESS, DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT PLAT 84-110
 - (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
 - (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
 - (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605
 - (N 89°16'20" E)R4 RECORD INFORMATION FROM PLAT No. 2021-32



PLAT OF
BLACKTAIL MOUNTAIN ESTATES A
A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL 800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE: 1" = 50'

MIP 20210007

DATE: 16 MARCH 2022

SHEET NO. 1 OF 2

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT NO. I DATED 10 JULY 1984 PLAT NO. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 DATED 8 OCTOBER 2021 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES, RECORDER'S OFFICE WITHIN THE JUNEAU RECORDING DISTRICT.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTALL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTALL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

9) ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS A1,A2,A3 &A4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT - RECORDED WITH THIS SUBDIVISION.

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

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 _____, 2022, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

MUNICIPAL CLERK

CITY AND BOROUGH OF JUNEAU



N.T.S.

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

PETER PEEL

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC.

UNITED STATES OF AMERICA	)
	)
	)SS
STATE OF ALASKA	)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC. WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:



N.T.S.



I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 MARCH 2022



SCALE N.T.S.
SOURCE CBJ BASEMAP



DIRECTOR'S REVIEW STAFF REPORT
MINOR SUBDIVISION
MIP2020 0004 / MIF2021 0011

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

DATE: October 8, 2021
TO: Jill Maclean, Director, AICP
BY: Irene Gallion, Senior Planner

PROPOSAL: Applicant requests a minor subdivision for platting one tract into three tracts: Tract A approximately 4.76 acres, off of Kristi Street; Tract B approximately 18.18 acres, off of Wee Burn Drive; Tract C approximately 73.37 acres, off of Bonnie Doon Drive.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Bonnie Doon Drive right-of-way extension provides access for 6713 Sherri Street.
- Pedestrian access to park provided via Bonnie Doon Drive extension, then via 20 foot easement along the south lot line of 6713 and 6717 Sherri Street.
- Construction and drainage plans for proposed improvements required:
 - o 2" water to each tract
 - o 4" sewer to each tract
 - o 20 foot wide unpaved right-of-way extensions for Bonnie Doon Drive and Kristi Street.

**PLANNING COMMISSION
REVIEW REQUIRED:**

Planning Commission review is not required for this permit.

ASSEMBLY REVIEW REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

A minor subdivision permit is required for all subdivisions resulting in 13 or fewer lots.

Code Provisions:

- 49.15.401
- 49.15.410
- 49.15.411
- 49.15.412
- 49.25.400
- 49.35.240
- 49.35.250
- 49.40.300
- 49.80

GENERAL INFORMATION	
Property Owner	Bonnie Brae Partnership
Applicant	Peter Peel/Creative Development, Inc.
Property Address	None assigned
Legal Description	USS 471 FR
Parcel Number	6D0801110010
Zoning	D3
Lot Size	See "Background" below for details
Water/Sewer	CBJ
Access	Bonnie Doon Drive, Kristi Street, Wee Burn Drive
Existing Land Use	Vacant
Associated Applications	BLD20190507 Grading Permit

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (RR)	CBJ Land
East (RR)	CBJ Land
West (Zone)	CBJ/Federal Land

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	Possible requirement with future development
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Area

BACKGROUND INFORMATION

Project Description – This proposal is to subdivide one tract into three tracts (**Attachment A, B**):

Tract	Square Feet	Acres
A	207,131	4.76
B	791,899	18.18
C	3,196,115	73.37
TOTAL	4,195,145	96.31

Note that the Assessor's database size for the un-subdivided tract differs from the totals above: 3,964,656 square feet, or 91.0160 acres. The information provided by the Applicant was surveyed and found to be accurate. The Assessor's data is based on a fraction that was not platted. As the Bonnie Doon neighborhoods were developed, the plats did not show remaining acreage in the original tract.

The Applicant was required to provide a sketch plat (**Attachment C**) [CBJ 49.15.410(b)], showing reasonable full build-out. The Director and Applicant both acknowledge that the Applicant, at this time, does not intend to develop the tracts to this level.

The three proposed tracts provide opportunity for a range of development options. This un-subdivided tract could support approximately 182 single family homes if subdivided with minimum lot sizes, or could be developed with less density. Because of the range of development possibilities, the Director agreed with the Applicant that, for each tract, the Applicant will construct or bond for:

- 2 water
- 4 inch sewer
- 20 foot wide unpaved road

A construction and drainage plan was reviewed and accepted for proposed constructed improvements associated with this subdivision. Subsequent subdivision may require additional improvements.

Background – The original plat is a homestead claim, USS Survey No. 471. The Bonnie Brae Estates – Unit No. I was subdivided in 1981. The subdivision was originally built with a private water and sewer system. Both systems became troublesome.

The Alaska Department of Environmental Conservation (ADEC) had approved the private sewer system. After construction ADEC conceded that there would be a breakdown in the private sewer system that would result in pollution into the channel. Repairs to the private system were costly, and the ADEC would not permit individual septic systems due to the size of the lots. To forestall failure and channel pollution, the Assembly voted on April 3, 1981, to enter a contract in lieu of special assessment to add Bonnie Brae Estates Subdivision to the new sewer system being extended out North Douglas.

Bonnie Brae Estates Unit No II was subdivided in 1984. At their September 12, 1988 meeting the Assembly voted to loan Bonnie Brae Estates four thousand dollars to connect to the city water system. This was increased to ten thousand dollars at the November 21, 1988 meeting.

Neither subdivision states the remaining area in the homestead. The Assessor's Database indicates a parcel size of 3,964,656 square feet (91.0160 acres). The Applicant's surveyor suspects the south boundary of the tract is 114 south of the CBJ GIS polygon, and the tract size is 4,195,145 square feet. The CBJ GIS Analyst supports the surveyor's reasoning. The Bonnie Brae Subdivision was carved out of the original homestead lot without reference to remaining area of the homestead lot. The original lot line was 5,270 feet long, and 114 feet is a reasonable error for GIS (approximately two percent). The GIS Analyst used old Alaska Department of Transportation and Public Facilities surveys to check and bear out the surveyor's numbers. The GIS Analyst estimates 96 acres, or 4,191,000 square feet.

In 2011, the Assessor's Office changed the area for this tract from 98 to 91 acres. The reason for the change cannot be found in documentation.

The table below summarizes relevant history for the tract and proposed development.

Item	Summary
PAC2018 0065	Pre-application conference for three tract subdivision, by James Wellman and Associates.
BLD2019 0507	Grading permit.
PAC2019 0062	Pre-application conference for three private shared access subdivisions.
SMP2020 0001	Application for three private shared-access subdivisions. Unable to proceed due to code conflicts.
MIP2020 0004	Minor subdivision into three tracts.

ANALYSIS

Dimensional Standards – The proposed tracts as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard	Requirement	Proposed Tract A	Proposed Tract B	Proposed Tract C
Minimum Lot Size, square feet	12,000	207,131	791,899	3,196,115
Minimum Lot Width, feet	100	100+	100+	100+
Minimum Lot Depth, feet	100	100+	100+	100+
Minimum Setbacks, feet	Front – 25 Rear – 25 Side – 10 Street Side – 17	<i>All tracts anticipated to be further developed. Scope of development depends on Planning Commission review of the project.</i>		

Density – The table below demonstrates the possible number of dwelling units each tract could accommodate with additional future subdivision of the three tracts created with this proposed plat. This estimate is based on a 12,000 square foot lot with a single-family home, or an 18,000 square foot lot with a duplex. The last column shows how many lots are shown for each tract on the sketch plat.

Lot Number	Square Feet	Maximum Number of Dwelling Units		Number of Single-Family lots on sketch plat
		Single-Family	Duplex	
A	207,131	17	12	7
B	791,899	66	44	36, three of those are bungalow
C	3,196,115	266	178	139

Bungalow Lots – While bungalow lots are proposed in the sketch plat, the sketch plat illustrates a level of development that the Applicant, at this time, is not choosing to pursue. If proposed, an analysis of bungalow lot requirements would be required in a subsequent subdivision.

Wetlands – This tract was included in the most recent wetlands mapping efforts undertaken by the City and Borough of Juneau (**Attachment A, page 30**). Seven wetland assessment areas were mapped for a total of 72 acres. Subsequent development may require a wetlands fill permit from the United States Army Corps of Engineers. A plat note has been required:

WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY

Hazards – The tract is not in a mass wasting or avalanche hazard area, nor a flood zone area.

Habitat – There are no anadromous streams on this tract. The Nelson Creek and Falls Creek stream protection corridors are 100 and 1,200 feet away from the tract at their closest points, respectively.

PUBLIC AND PRIVATE IMPROVEMENTS

Item	Summary	Plat Note/Conditions
49.35.210 Street Improvement Standards	The tracts require that 20 foot unpaved roads be stubbed to each tract. These roads were bonded for on September 29, 2021.	
49.35.210(i)(4) Roadway Construction Standards Waivers	Waivers are not requested at this point in development.	
49.35.310 Water Improvements	A two-inch water main is required to be constructed or bonded for each lot.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.
49.35.410 Sewer Improvements	A four-inch water main is required to be constructed or bonded for each lot.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.
49.35.510 Drainage	A drainage plan for proposed improvements was required and approved. Subsequent subdivision and development may require additional plans.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS. THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS OT THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
49.35.610 Non-motorized Access	There are two trails to consider: (1) Pedestrian access to the neighborhood park will be through the Bonnie Doon Drive extension and a 20 foot public park access trail easement that runs along the south lot line of 6713 and 6717 Sherri Street. (2) The trail from the Marguerite Street stub to the Treadwell Ditch Trail encroaches onto the west part of the lot. The applicant is in discussions with the Forest Service on relocation of the trail on to city and	

Item	Summary	Plat Note/Conditions
	federal land to accommodate subsequent development. This proposal does not include trail relocation.	

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required. Unless further subdivided, this three tract subdivision could have two dwellings per lot, for a total of six.

Use	Metric	Trips Generated	Total Trips
Single-Family Residence	Each	9.52	57.12
Total ADTs:			57

Institute of Transportation Engineers Trip Generation Manual, 9th Edition, Volume 2.

Access – Per 49.35.250(a) staff has determined that the primary access to the subdivision is Wee Burn Drive. The applicant has demonstrated that each lot will have direct and practical access to a public right-of-way through the frontage of the lot, as required by 49.35.250(b).

Tract Number	Primary access
A	Kristi Street
B	Wee Burn Drive
C	Bonnie Doon Drive

For this three tract subdivision, the Director has waived construction of Narry-a-Road (access to CBJ land) under CBJ 49.35.240(i)(2).

Platting requirements –

- The Applicant has paid taxes for 2021 (**Attachment D**)
- The Applicant has provided a bond for improvements (**Attachment E**)

FIRE CODE IMPROVEMENTS

There were no comments from Capital City Fire and Rescue.

AGENCY REVIEW

CBJ agencies were involved in iterative review of the proposed subdivision. CDD conducted an agency review comment period on the final draft plat between April 20, 2021 and April 30, 2021. There were no comments.

CBJ code requires developers to provide easements to maintain access to existing trails (49.35.630). The 20 foot wide park access easement resulted from discussions with the CBJ Parks and Recreation Department regarding this requirement. The 20 foot easement facilitates maintenance equipment access to the park, if needed.

PUBLIC COMMENTS

The public has been involved in iterative review of the proposed subdivision. CDD conducted a public comment period on the final draft plat between April 20, 2021 and May 31, 2021. Public notice was mailed to abutting owners. There were no public comments submitted as a result of this outreach.

The applicant has accommodated previously-expressed public concerns by extending the Bonnie Doon Drive stub about 120 feet. This extension:

- Provides continued access established for 6713 Sherri Street.
- Provides access to the 20 foot park easement that runs along the south lot line of 6713 and 6717 Sherri Street, providing:
 - o Ongoing access to the neighborhood park.
 - o CBJ Parks and Recreation Department access.
 - o Emergency response access.

FINAL PLAT FINDINGS

Per CBJ 49.15.401(f) the Director makes the following findings on the proposed development:

1. Does the final plat meet the criteria set forth in CBJ 49.15.412?

Finding: Yes. The final plat meets the requirements of 49.15.412.

2. Has the applicant complied with any conditions or plat notes required by the director in the notice of decision approving the preliminary plat?

Finding: Yes. The applicant has complied with all conditions of the preliminary plat.

3. Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010

Finding: Yes. The applicant has provided a financial guarantee on September 29, 2021.

RECOMMENDATION

Staff recommends the Director APPROVE the requested Final Plat permit. The permit would allow subdivision of one tract into three tracts: Tract A approximately 4.76 acres, off of Kristi Street. Tract B approximately 18.18 acres, off of Wee Burn Drive. Tract C approximately 73.37 acres, off of Bonnie Doon Drive.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Final Plat, electronic copy*
Attachment C	Sketch Plant
Attachment D	Certificate of Taxes Paid, electronic copy*
Attachment E	Bonding paperwork, electronic copy

* Hard copy originals are required for recording and have been provided to the Director.



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address NORTH DOUGLAS, ABOVE THE EXISTING Bonnie Brae Sub		
	Legal Description (if Subdivision, Survey, Block, Tract, Lot) A fraction of U.S. Survey 471		
	Parcel Number(s) # 60080110010		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner PEEL/CREATIVE DEV. INC.	Contact Person BRUCE GRIGGS	
	Mailing Address PO Box 32076 Juneau, AK. 99808	Phone Number(s) 907 723-7851	
	E-mail Address brucegriggs@hotmail.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>[Signature]</u> 2/18/20 Landowner/Lessee Signature Date			
X _____ Landowner/Lessee Signature Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant SAME		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X _____ Applicant's Signature Date of Application			

DEPARTMENT USE ONLY BELOW THIS LINE

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Attachment C - Staff Report and Plat for Plat 2021-32

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Intake Initials

LEC

Case Number

118200000004

Date Received

2/18/20



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 1 Total Land Area 91 acres Number of Resulting Parcels 3

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>475.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>475.00</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number <u>MIP 2020-0004</u>	Date Received <u>2/18/20</u> <u>LEC</u>
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Attachment C - Staff Report and Plat for Plat 2021-32



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Blacktail Mountain Estates

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

- ☒ Application, filled out completely
- ☐ Application fee (see fee schedule)
- ☒ Project Narrative
- ☒ Five (5) – 24" by 36" Copies
- ☒ Pre-application Conference Report
- ☐ Lot Closure 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.

Bruce Griggs
Applicant or Surveyor - Signature

2/3/2020
Date

Bruce Griggs
Applicant or Surveyor - Print Name

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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

Updated 1/2018

Page 3 of 5

- ☐ 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 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.

BLACKTAIL MOUNTAIN ESTATES.

Blacktail mountain estates is located in north Douglas above the existing Bonnie bear subdivision. It is a 91 acre parcel that was originally planned as phase 3 of the original Bonnie Brae subdivision, but was never built.

The previously proposed phase 3 consisted of 69 residential lots with size and density typical of D3 zoning. Our proposal considerably reduces lot density while dramatically increasing lot size.

What we are proposing is a 12 lot subdivision with varying size lots. The new lots would be larger than those previously proposed in phase 3 and the lots that currently exist in the Bonnie Brae neighborhood. The 12 lots will be accessed using three private shared driveways servicing 4 lots each. This access configuration was chosen because we believe the impact to the existing neighborhood will be more acceptable to our neighbors in Bonnie Brae, and will offer the market a unique new opportunity for housing.

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

Peel Subdivision above Bonnie Brae

Case Number: PAC2019 0062

Applicant: Bruce Griggs, Peter Peel, Gabe Hayden

Property Owner: Peter Peel

Property Address: Not Assigned

Parcel Code Number: 6D0801110010

Site Size: 3,964,656 Square Feet (91.0160 Acres)

Zoning: D3

Existing Land Use: Vacant

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Permit Center/CDD

Conference Date:	September 11, 2019
Report Issued:	September 18, 2019

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
Bruce Griggs Gabe Hayden Peter Peel	Applicants	Brucegriggs@hotmail.com Hayden@katabaticeng.com Pp Peel84@gmail.com
Laurel Christian Amy Liu	Planning	Laurel.Christian@juneau.org Amy.Liu@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Kyle Paw	Permits	Kyle.Paw@juneau.org

Pre-Application Conference Final Report

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.

Planning Division

1. **Zoning** – D3 zone district. Minimum lot size is 12,000 sq. ft. Minimum lot width and depth are 100' each. Preliminary plat requirements are found in CBJ 49.15.411. Final plat requirements are found in CBJ 49.15.412.
2. **Setbacks** – D3 setbacks: 25' front and rear; 10' side; 17' street side. Parcel is surrounded on the east, west, and south by Rural Reserve zoning. When two different zoning districts touch, the greater of the two setbacks applies on the common property line. Rural reserve zoning district setbacks: 25' front and rear; 15' side; and 17' street side.
 - a. The front yard setback is measured from the shared access.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – There are 3 undeveloped ROW's that provide frontage to the subject parcel, Bonnie Doon Dr., Sherri St., and Wee Burn Dr.
5. **Shared Access Subdivision Requirements** – A parcel can only create 1 shared access subdivision. The applicant must first subdivide the large tract into 3 tracts. The 3 large tracts can then be subdivided into the shared access lots. See CBJ 49.35.260 for full details of Shared Access Subdivisions. Some key points are summarized below:
 - a. The shared access easement shall be 50' wide. This width will not be waived due to the large size of the parcels and potential for further subdivision.
 - b. Applicant must submit a preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement for review by CBJ.
 - c. The shared access can only serve 4 or fewer lots. A lot may not have frontage on two shared access easements (Lot B3 has frontage on 2 shared accesses).
 - i. Each lot is limited to a single-family dwelling and accessory apartment. A plat note will be required.
 - d. Shared access is prohibited if the subdivision abuts a parcel that does not have alternative and practical frontage on a publically maintained right-of-way.
 - i. USS 4605 FR to the east of the subject parcel does not have frontage on a ROW. The developer will be required to provide access to the subject parcel through a ROW which can be accepted for public maintenance by CBJ. The developer may apply for a roadway construction standards waiver through CBJ 49.35.240(i) (4).
 - ii. The access requirements for the CBJ parkland parcel may be waived in accordance with CBJ 49.15.422.
 - e. The portion of the shared access in the ROW or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.
 - f. All lots must meet the minimum lot size and dimensions for the zone district excluding the shared access easement.

Pre-Application Conference Final Report

- g. Once the preliminary plat is approved, the shared access must be constructed. The applicant cannot bond for this requirement.
- 6. **Parking & Circulation**— A single-family dwelling requires 2 parking spaces, an accessory apartment requires 1 parking space.
- 7. **Traffic** – A single-family dwelling generates 9.52 average daily trips (ADTs) and an accessory apartment generates 6.65 ADTs. The subdivision would be limited to 12 single-family dwellings, each could have one accessory apartment. The ADTs for 12 single-family dwellings and 12 accessory apartment is 194. The requirement for a Traffic Impact Analysis (TIA) is not triggered (CBJ 49.40.300(a) (2)).
- 8. **Lot Coverage** – 35% permissible or conditional uses
- 9. **Vegetative Coverage** – 20% minimum
- 10. **Wetlands** – There are wetlands on the southern portion of the subject parcel. A Wetlands delineation is required.
- 11. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.
- 12. **Plat or Covenant Restrictions** – Easements should be shown on the preliminary plat.
- 13. **Public Use Lots** – If land is set aside for open space, natural area park, conservation lots, or similar uses, the Director (minor subdivision) or commission (major subdivision) may waive dimensional standards and access/frontage requirements for the public use lot. See CBJ 49.15.422 for full list of requirements.

Building Division

- 14. **Building**
- 15. **Outstanding Permits** -

General Engineering/Public Works

- 16. **Engineering** –
 - a. **Driveway:** Driveway grades in excess of 14% are beyond what is allowed by code. For driveway grades steeper than 14%, the driveway will need to be designed and inspected by an Alaskan licensed civil engineer at cost to the developer. Please do note the fire code restricts grade to 10%. For shared access the driveway must be installed and accepted prior to the recording of the final plat.
 - b. **Easements:** Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
 - c. **Agreements:** A maintenance and hold harmless (of CBJ) agreement will need to be drafted, signed, and recorded for all shared infrastructure for the development, e.g. driveway, water, sewer, etc.
- 17. **Drainage** – Submit a drainage plan indicating how drainage from the proposed subdivision will join an established drainage channel or structures. Easements must be provided on the plat for all established drainage ways or any proposed drainage ways that cross any current or future abutting property lines.
- 18. **Utilities** – (water, power, sewer, etc.) - A minimum of 1" water service and 4" sewer service will need to be installed to the property line of each newly created lot within one-year of recording of the plat. At the time of preliminary plat submittal, please submit a construction plan with for the new utilities. The plan needs to include pipe locations, sizing, for both water and sewer and grades for sewer to indicate appropriate fall will be achieved. The construction plan can be shown on an existing as-built drawing that also includes existing features such as structures and other existing utilities.

Pre-Application Conference Final Report

The following permits will need to be obtained to provide utilities to the newly created lot:

- a. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water and sewer mains, water and sewer service installation, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.
- b. **Shared sewer** - Depending on your development plan you may request to share the existing sewer line. To determine if this will be feasible it is advised to speak with an Alaskan licensed mechanical engineer to determine if the existing pipe will provide the capacity required. This option would require the point of tie in to be within the private property. The shared line would need to be eased and a maintenance agreement will need to be recorded by you that would run with the properties involved.

Fire Marshal

19. Fire Items/Access –

- a. Minimum width for access road is 20 feet drivable surface.
- b. The material can be anything that when compacted can support a minimum of 75,000 pounds vehicle weight. Due to the potential length of road, there is going to be a required apparatus access turn around, unless, every structure built on the road has a sprinkler system.
- c. There will also have to be additional fire hydrants added. We would need to know where the nearest hydrant is to base measurements from. For residential the hydrant spacing is no more than 500 feet apart with a minimum fire flow requirement of 1,500 gallons per minute depending on the construction material used to build.
- d. A hammerhead turn around can be used if desired, where ever it is placed, there has to be signage stating it is for emergency use only and no parking allowed.
- e. By fire code, maximum grade is 10% unless approved by fire code official. Depending on how steep the grade is, it may or may not be allowed to be increased, we would need to know what the range is. (The grade can be allowed to be steeper if again, all structures built on road have sprinkler system installed.)

Other Applicable Agency Review

20. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
- 21.

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. Subdivision Application
2. Development Permit Application

Additional Submittal Requirements

Pre-Application Conference Final Report

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. Preliminary Plat Checklist
3. Wetlands Delineation
4. Preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement

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. Minor Subdivision Fees
 - a. \$400.00 plus \$25 for each resulting lot
2. Major Subdivision Fees
 - a. Preliminary Plat - \$110.00 per lot
 - b. Final Plat - \$70.00 per lot
 - c. Public Notice Sign Fee - \$50 plus \$100 refundable deposit
3. ROW Permit (work within the ROW):
 - a. \$10 permit fee
 - b. Inspection fees - \$60 per inspection trip or hour, will be determined at time of construction plan review
 - c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
4. Bond fee – dependent on type of bond payment.

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

Submit your Completed Application

You must submit your application(s) 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
 Fax: (907) 586-4529
 Web: www.juneau.org/cdd

Blasting

1. Explosives shall not be stored on site, except that which is immediately necessary for the next blast.
2. The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11).
3. All blasting will be managed according to CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements, December 2003, Section 12090, Blasting Controls and associated erratum. These controls assure a qualified Blast Control Specialist according to detailed procedures and requirements conducts blasting.
4. Blasting operations shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF and OSHA standards as applicable and all other applicable standards.
5. All blasting operations shall be conducted during the daylight hours of operation.
6. Warning signs with the time and date of the blast shall be posted 24-hours prior to blasting on either side of the pit on ~~Montana Creek Road~~, BONNIE BRAE SUBDIVISION ENTRANCE.
7. 24-hour notice shall be provided to the Juneau Flight Service Station and the Police and Fire Departments.
8. Public Service Announcements shall be broadcast on local radio 24-hours prior to blasting.
9. Three air horn blasts shall be made 5 minutes prior to blasting.
10. No Blasting operations shall be permitted on Saturdays and Sunday or official Federal and State holidays.

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	Project <i>Bonnie brae</i>						Rev. No.		Page			
	Subject <i>Pre Blast Pland</i>						Prepared	Date	Checked	Date		

1575	1510	1485	1460	1475	1470	1452	1477	1502	1527	1552	1577
1451	1426	1401	1376	1351	1326	1306	1393	1418	1443	1468	1493
1367	1342	1317	1292	1267	1242	1224	1309	1334	1359	1384	1409
1293	1258	1233	1208	1183	1158	1200	1229	1250	1275	1300	1325
1199	1174	1149	1124	1099	1074	1116	1141	1166	1191	1216	1241
1115	1090	1065	1040	1015	990	1032	1057	1082	1107	1132	1157
1031	1006	981	956	931	906	948	973	998	1023	1048	1073
947	922	897	872	847	822	864	889	914	939	964	989
863	838	813	788	763	738	780	805	830	855	880	905
779	754	729	704	679	654	696	721	746	771	796	821
695	670	645	620	595	570	612	637	662	687	712	737
611	586	561	536	511	486	528	553	578	603	628	653
527	502	477	452	427	402	444	469	494	519	544	469
443	418	393	368	343	318	360	385	410	435	460	485
359	334	309	284	259	234	276	301	326	351	376	401
150	125	100	75	50	25	67	92	117	142	167	192

1 ← 44' AVE → 1
 SK Boost 5K's Booster

SIZE

8'x8' O+S

3 1/2" Hole Dim.

44' Ave Dep.

192 Holes

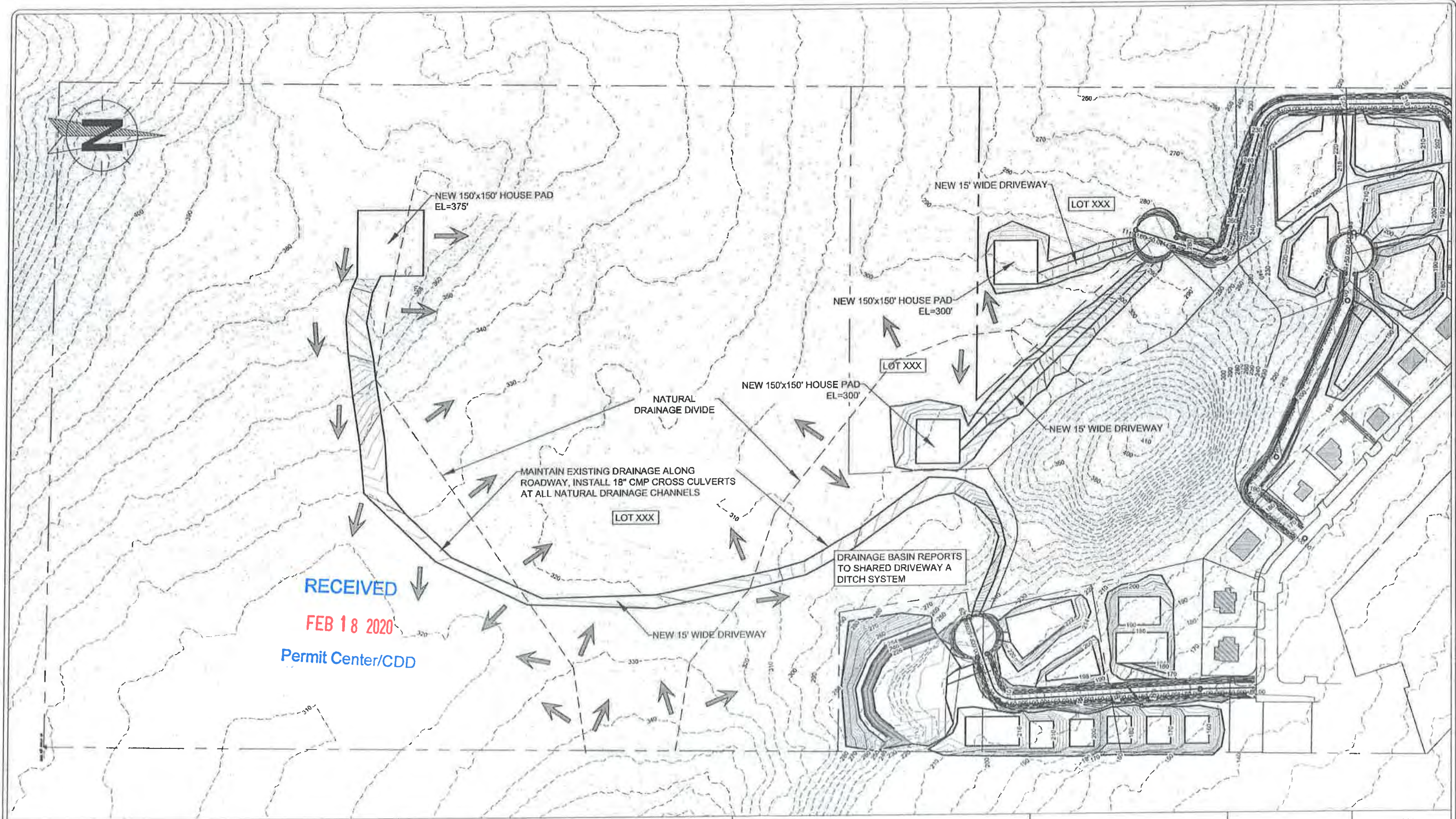
29000 cu. yd.

P.W. Fac. 1.3 per cu yd

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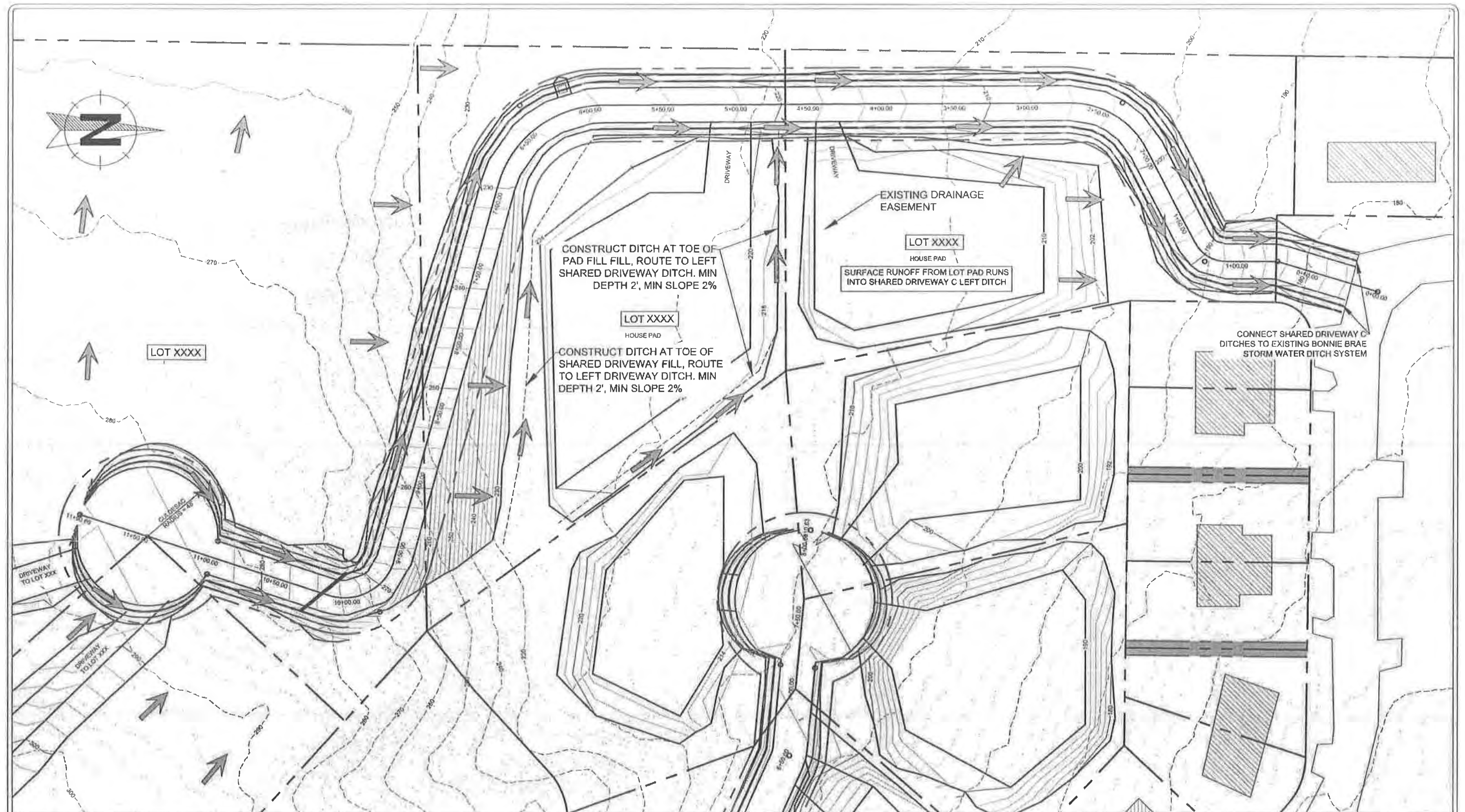
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SOUTHERN LOTS
GRADING PLAN
AND DRAINAGE SCHEMATIC

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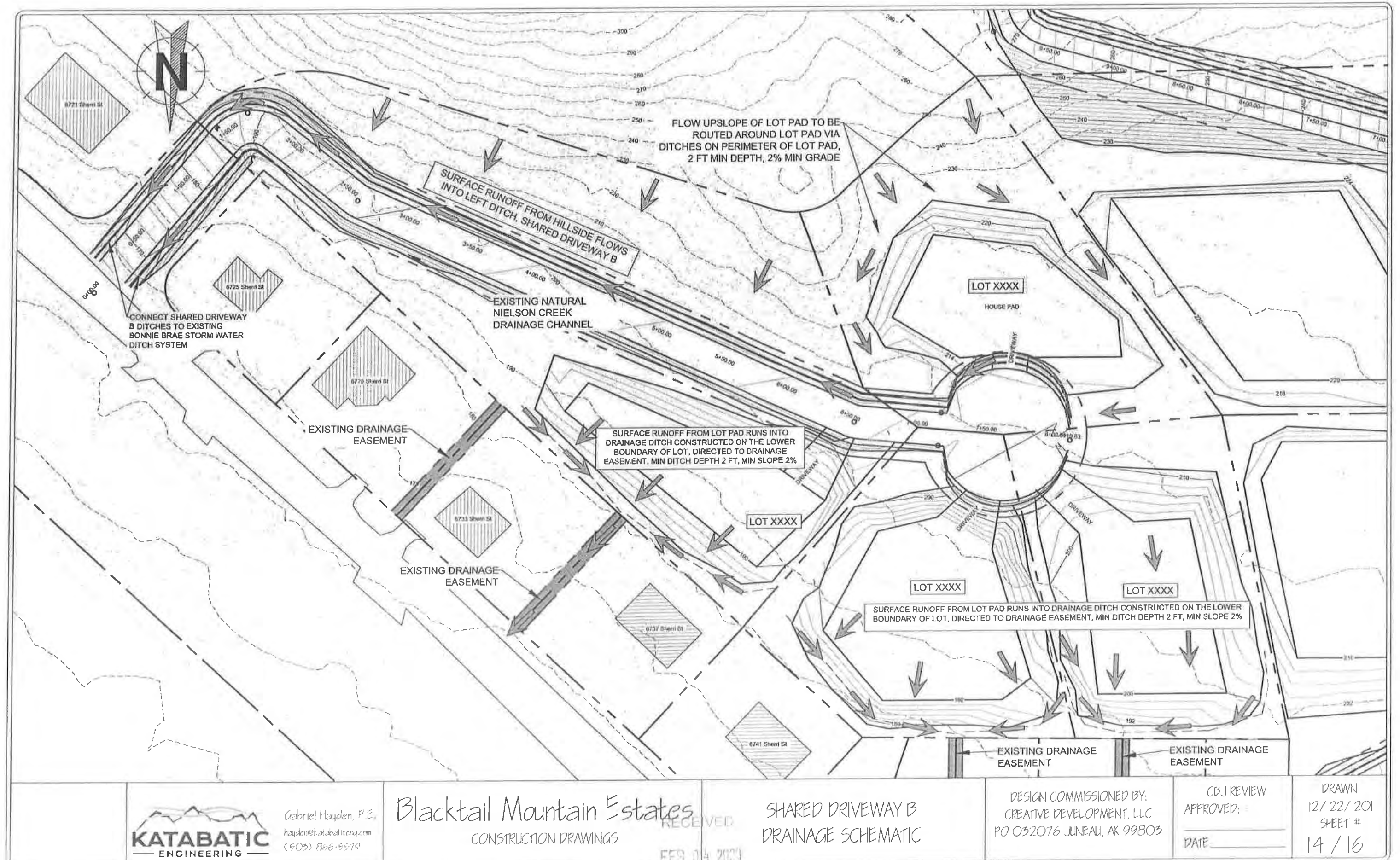
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SHARED DRIVEWAY C
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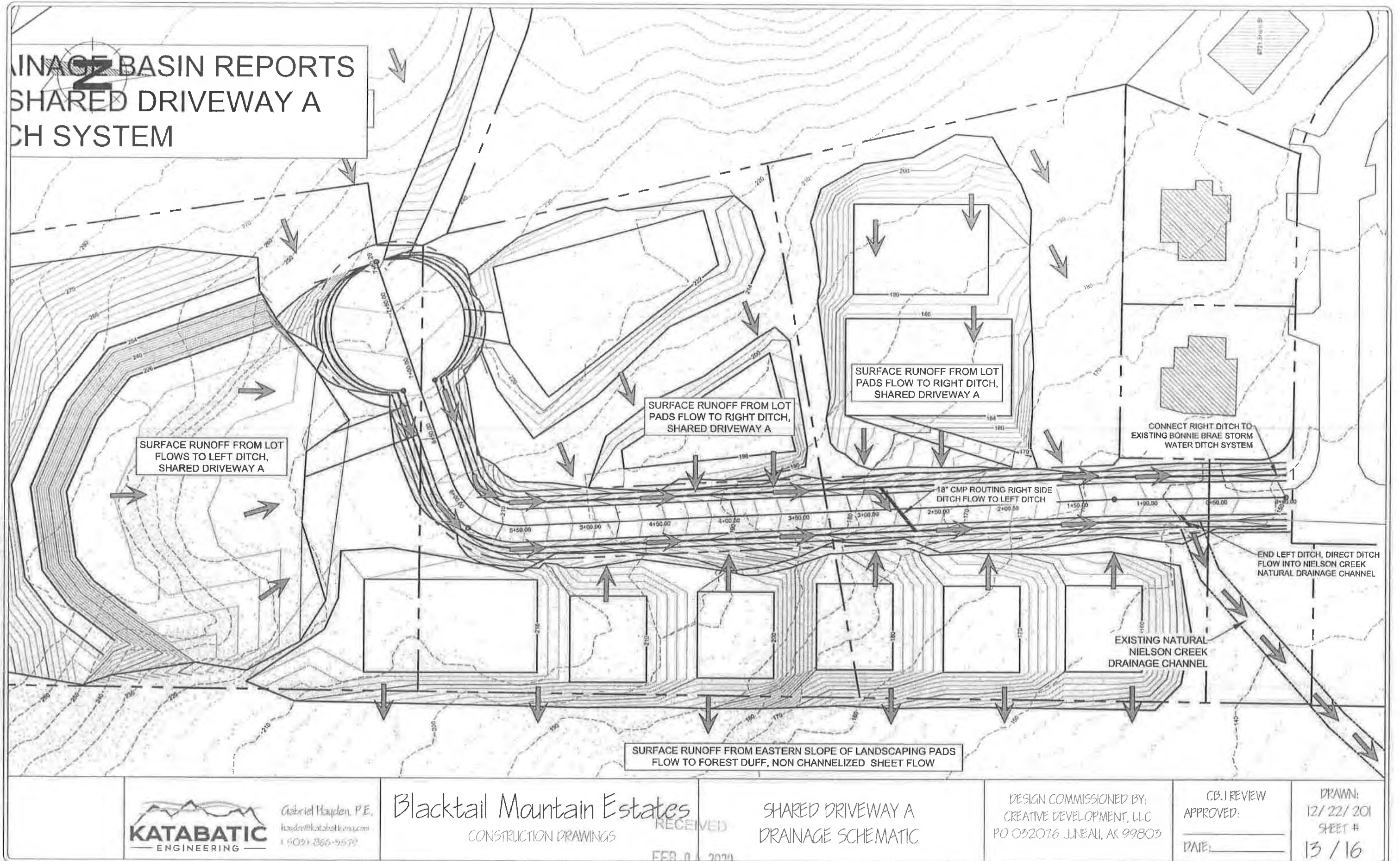
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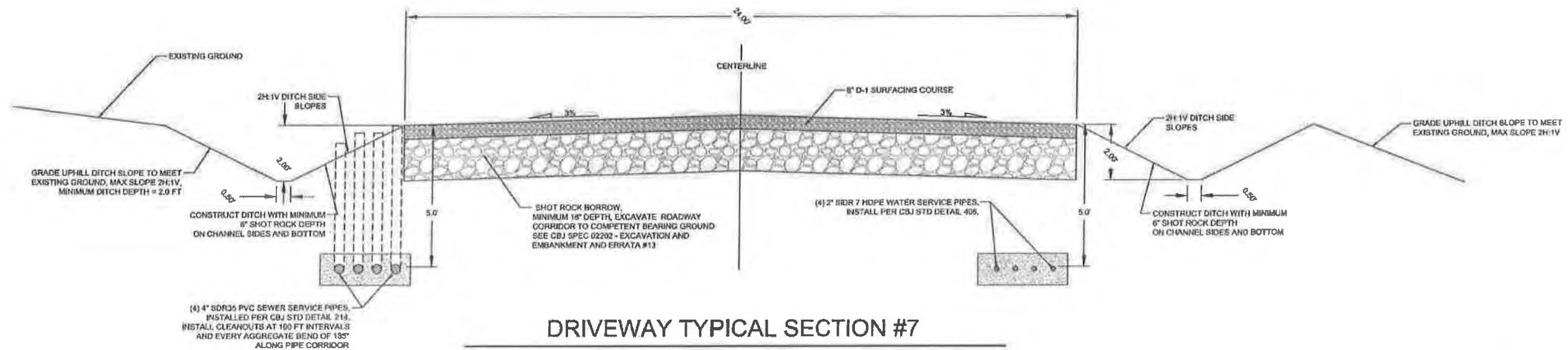
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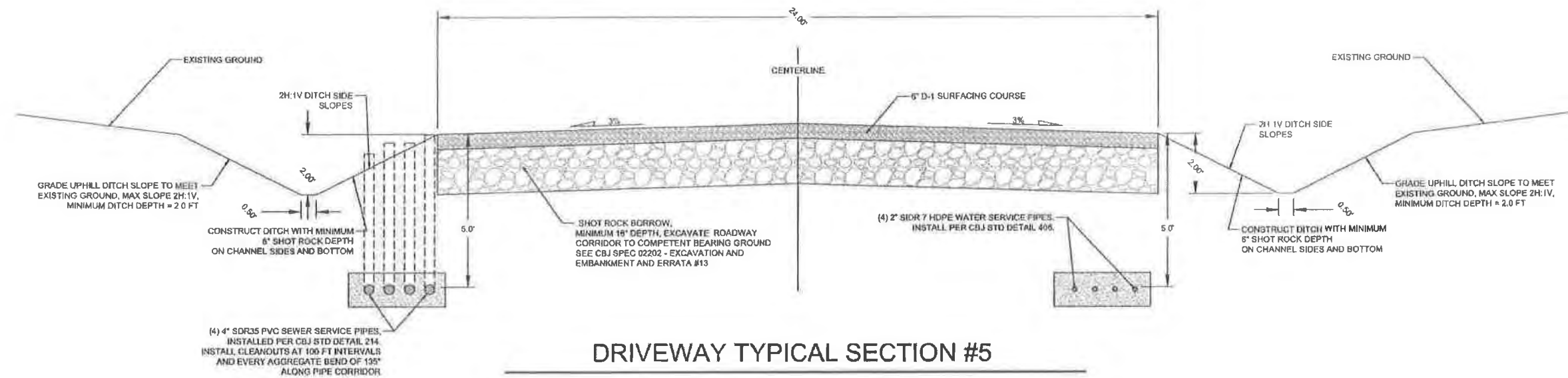
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DRIVEWAY TYPICAL SECTIONS
#7

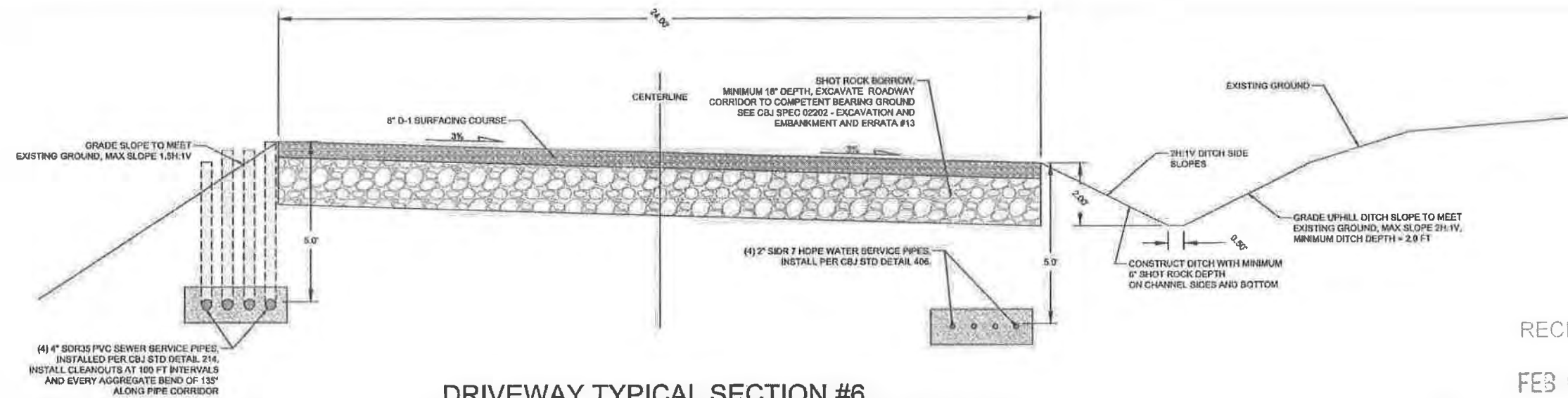
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DRIVEWAY TYPICAL SECTION #5
SHARED DRIVEWAY C - START TO STA 6+00



DRIVEWAY TYPICAL SECTION #6
SHARED DRIVEWAY C - STA 6+00 TO STA 10+15

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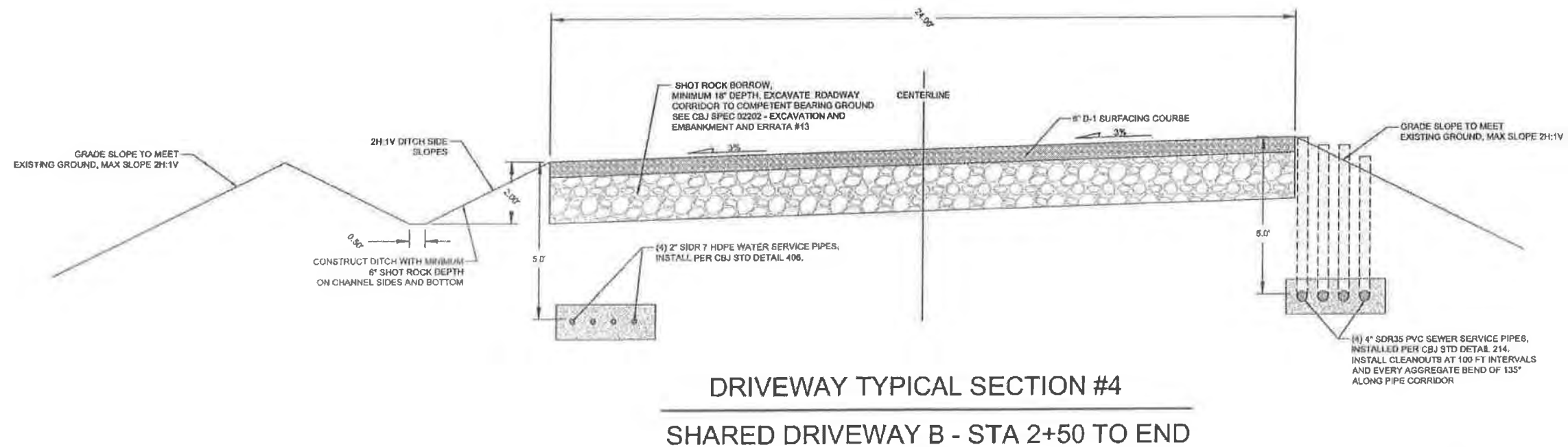
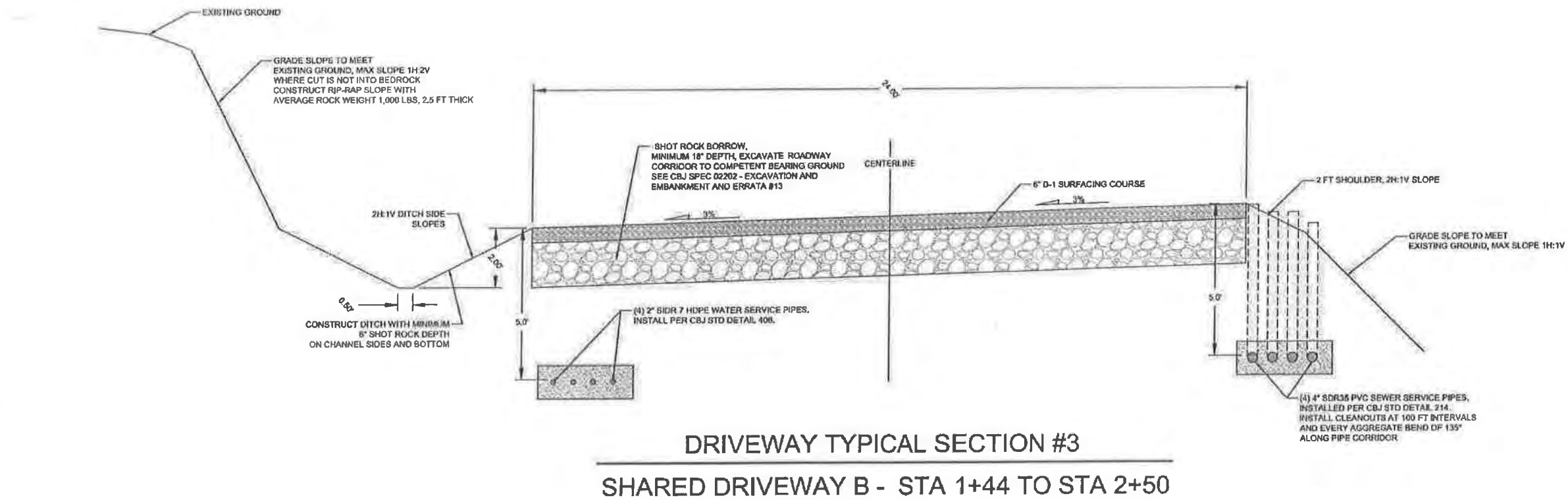
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DRIVEWAY TYPICAL SECTIONS
 #5 & #6

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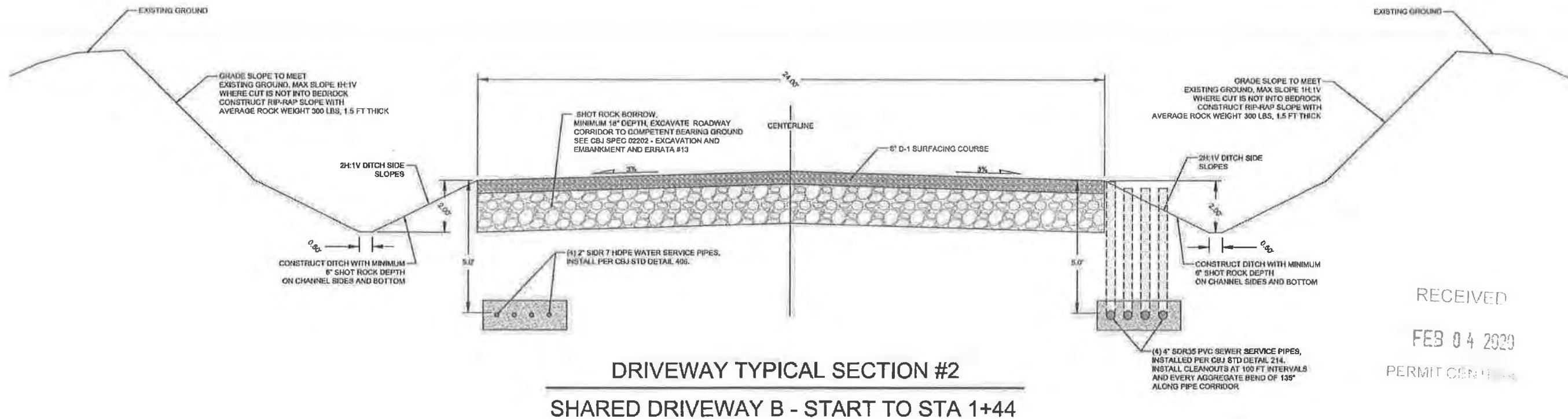
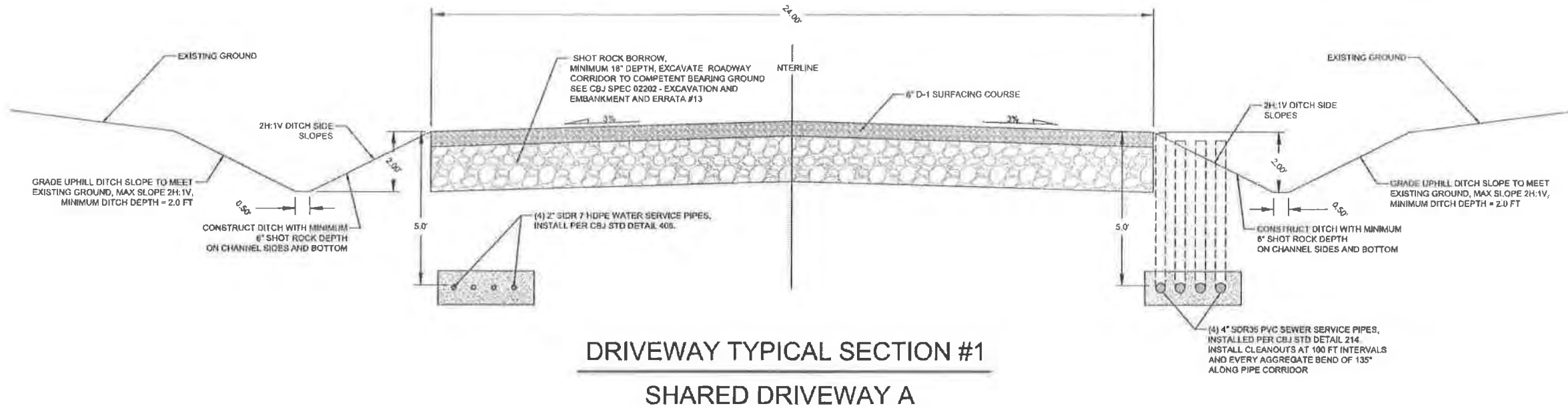
DRIVEWAY TYPICAL SECTIONS
#3 & #4

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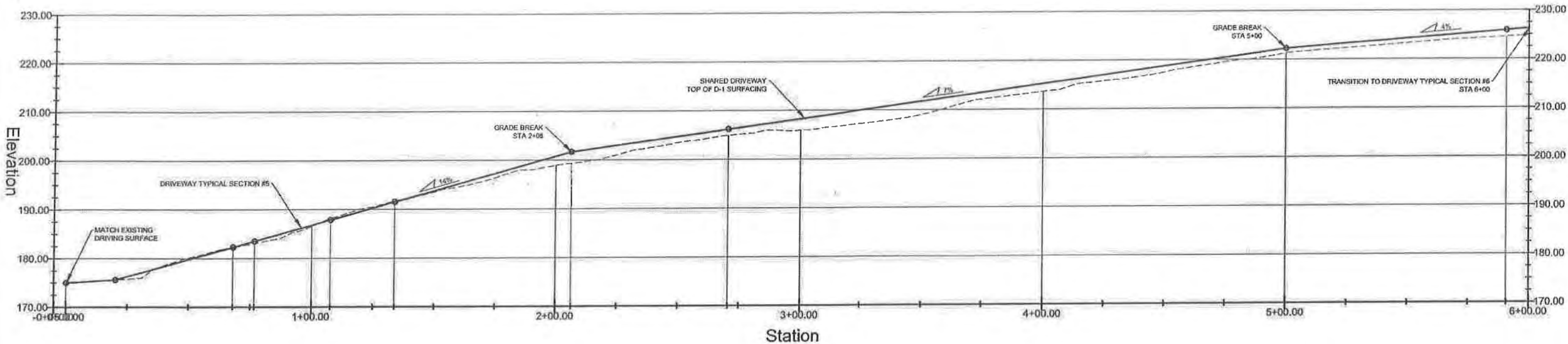
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DRIVEWAY TYPICAL SECTIONS
#1 & #2

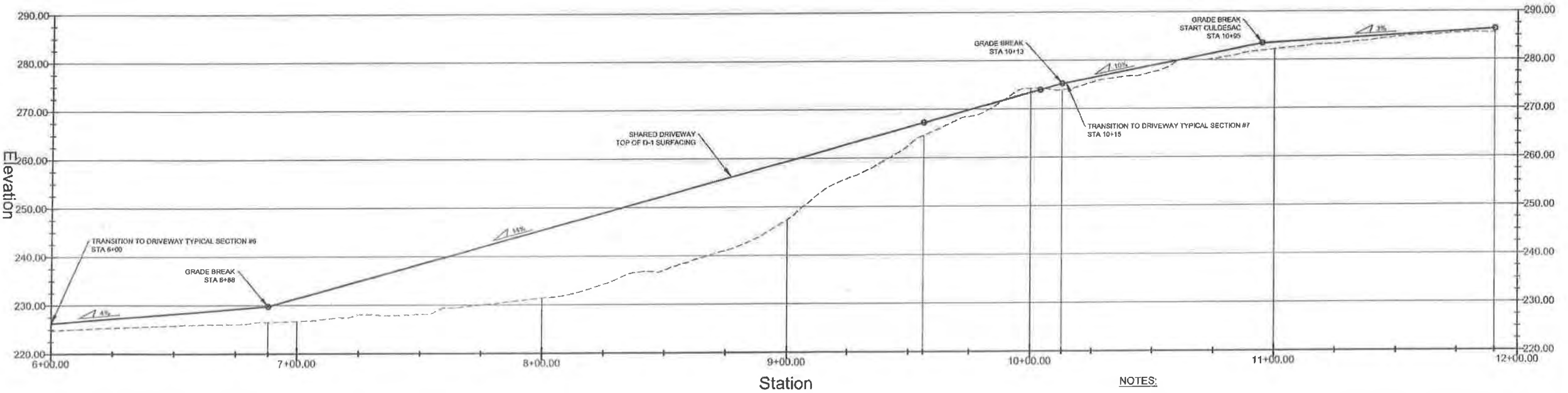
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DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

- NOTES:
- 1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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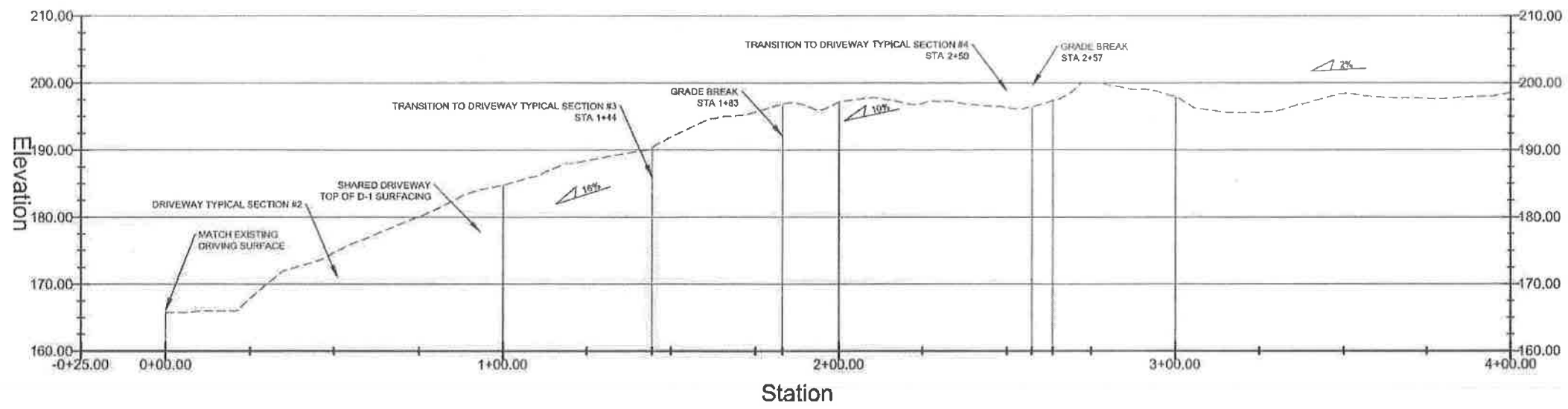
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CONSTRUCTION DRAWINGS
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SHARED DRIVEWAY C
PROFILE

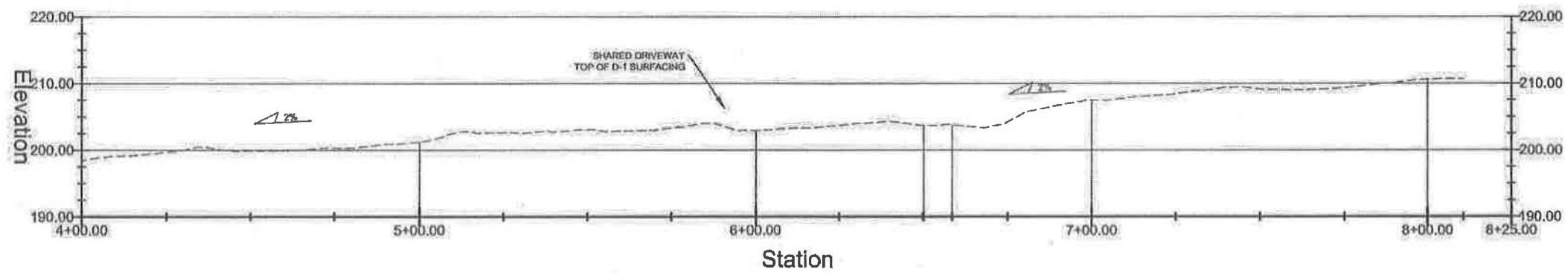
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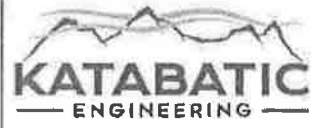
DRIVEWAY B - PROFILE



DRIVEWAY B - PROFILE

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- NOTES:
- 1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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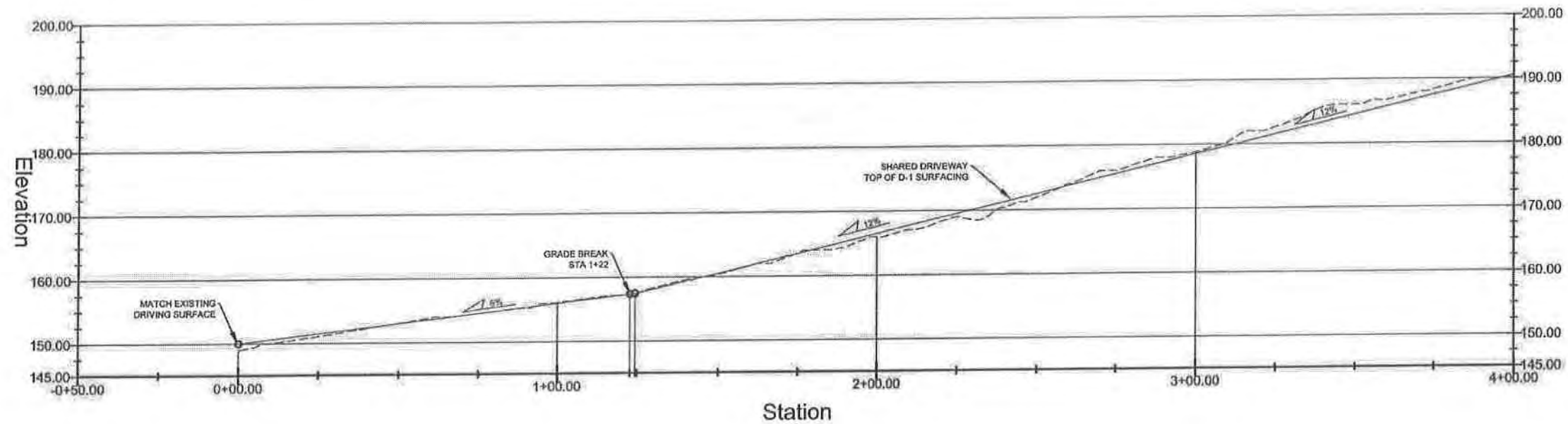
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

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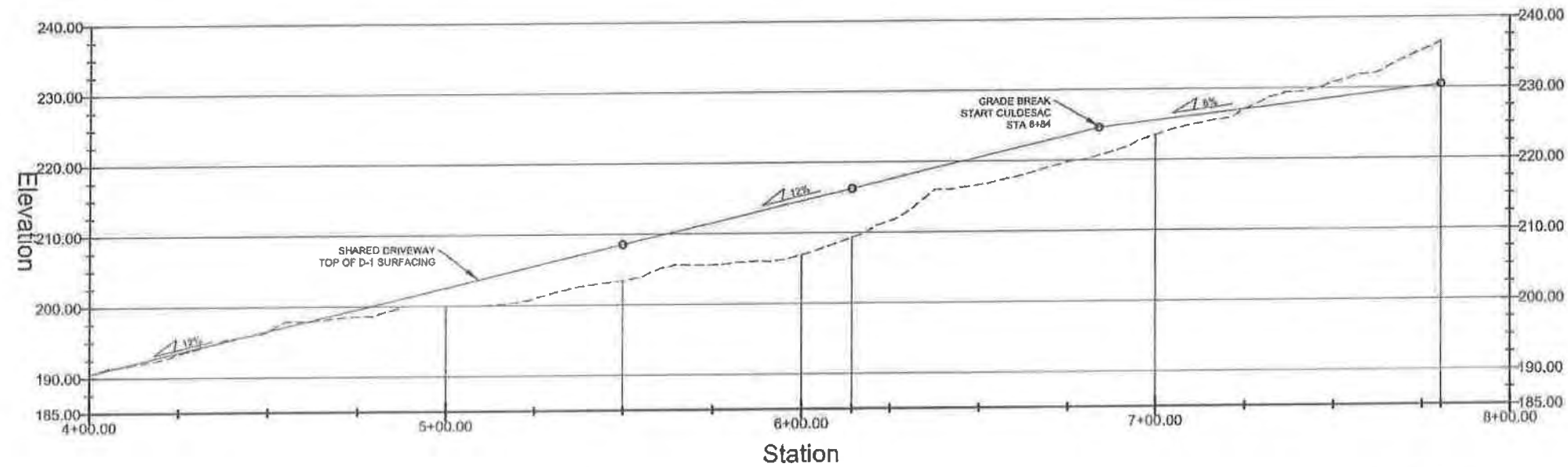
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DRIVEWAY A - PROFILE



DRIVEWAY A - PROFILE

NOTES:

1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.

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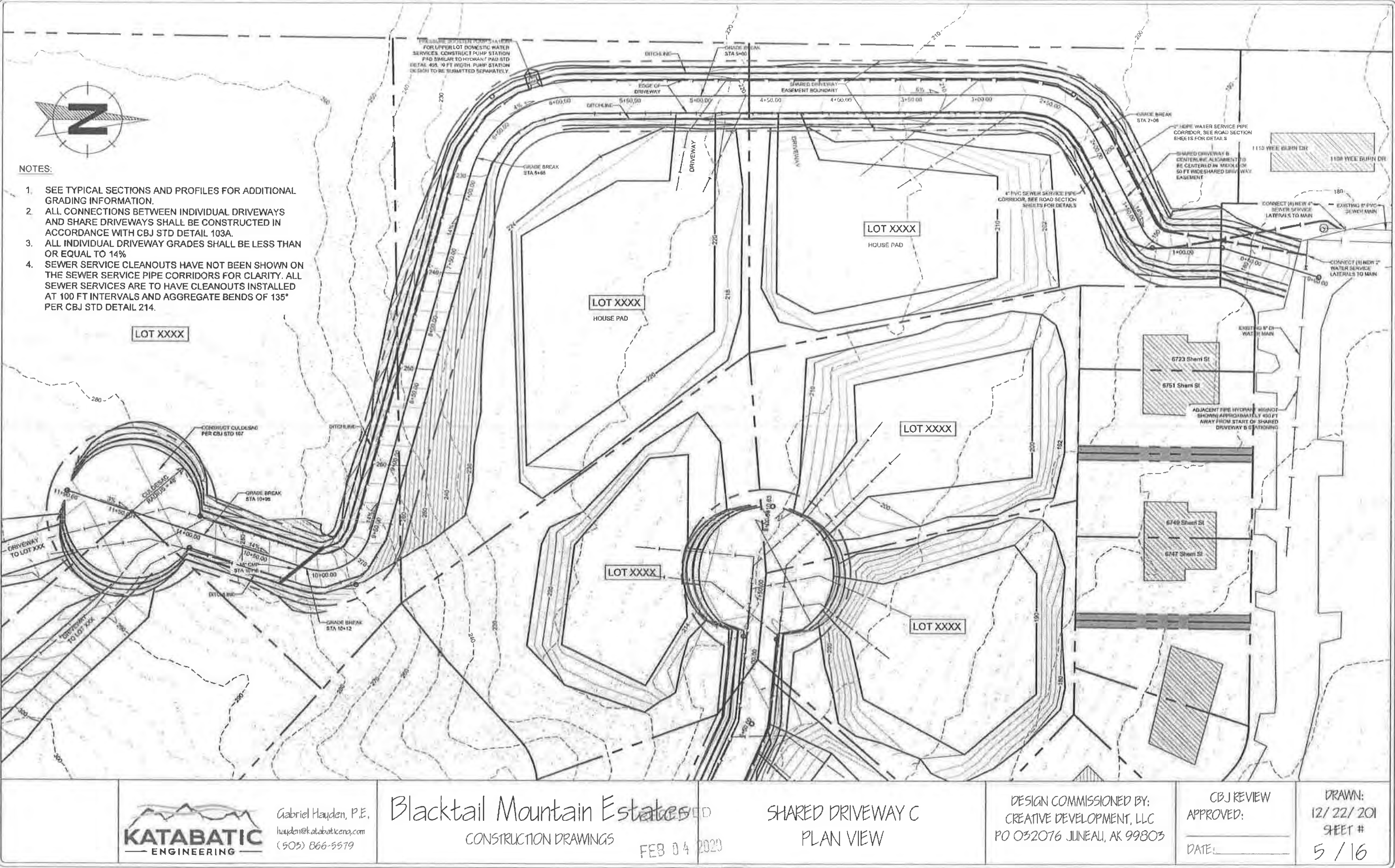
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CONSTRUCTION DRAWINGS

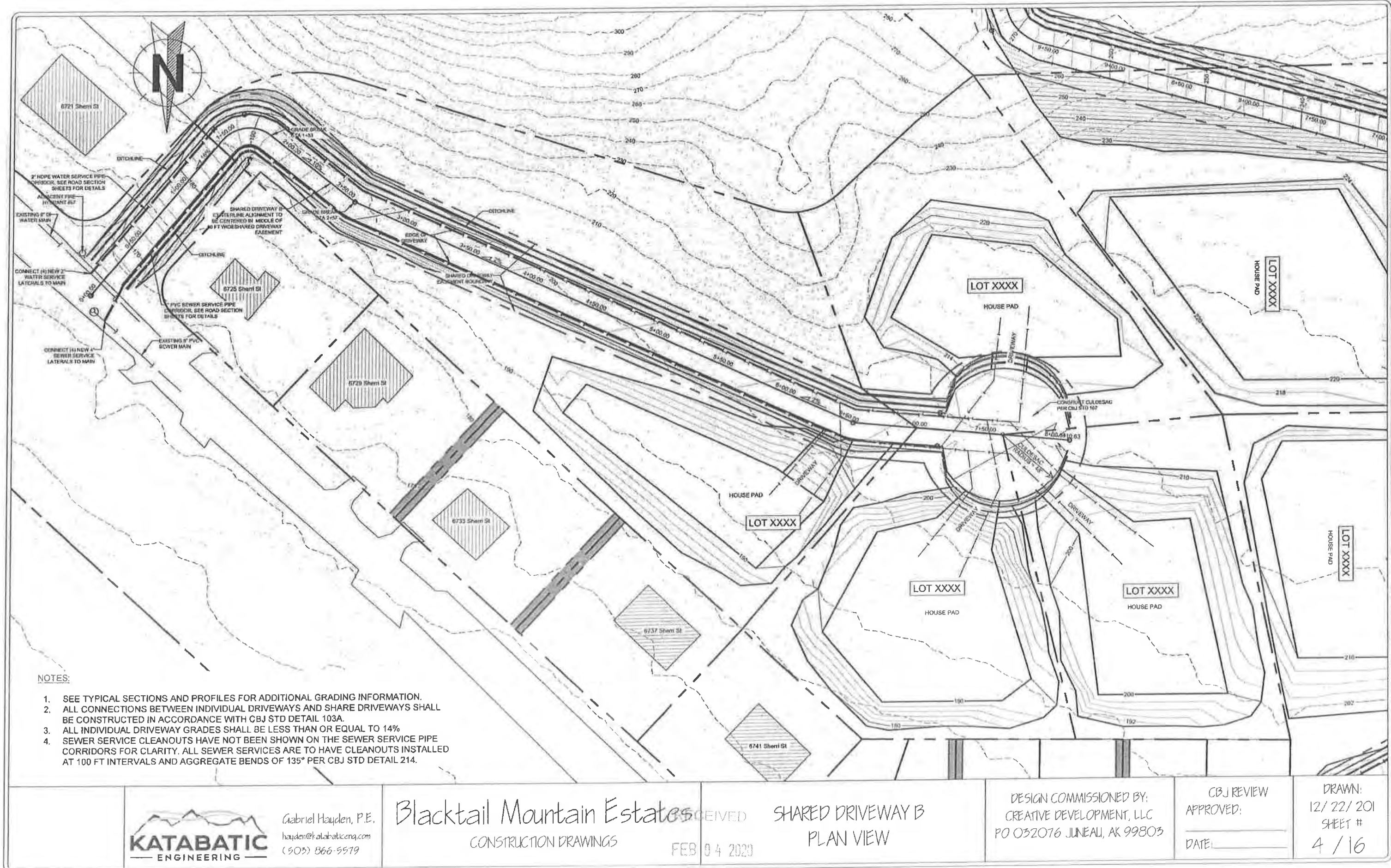
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PROFILE

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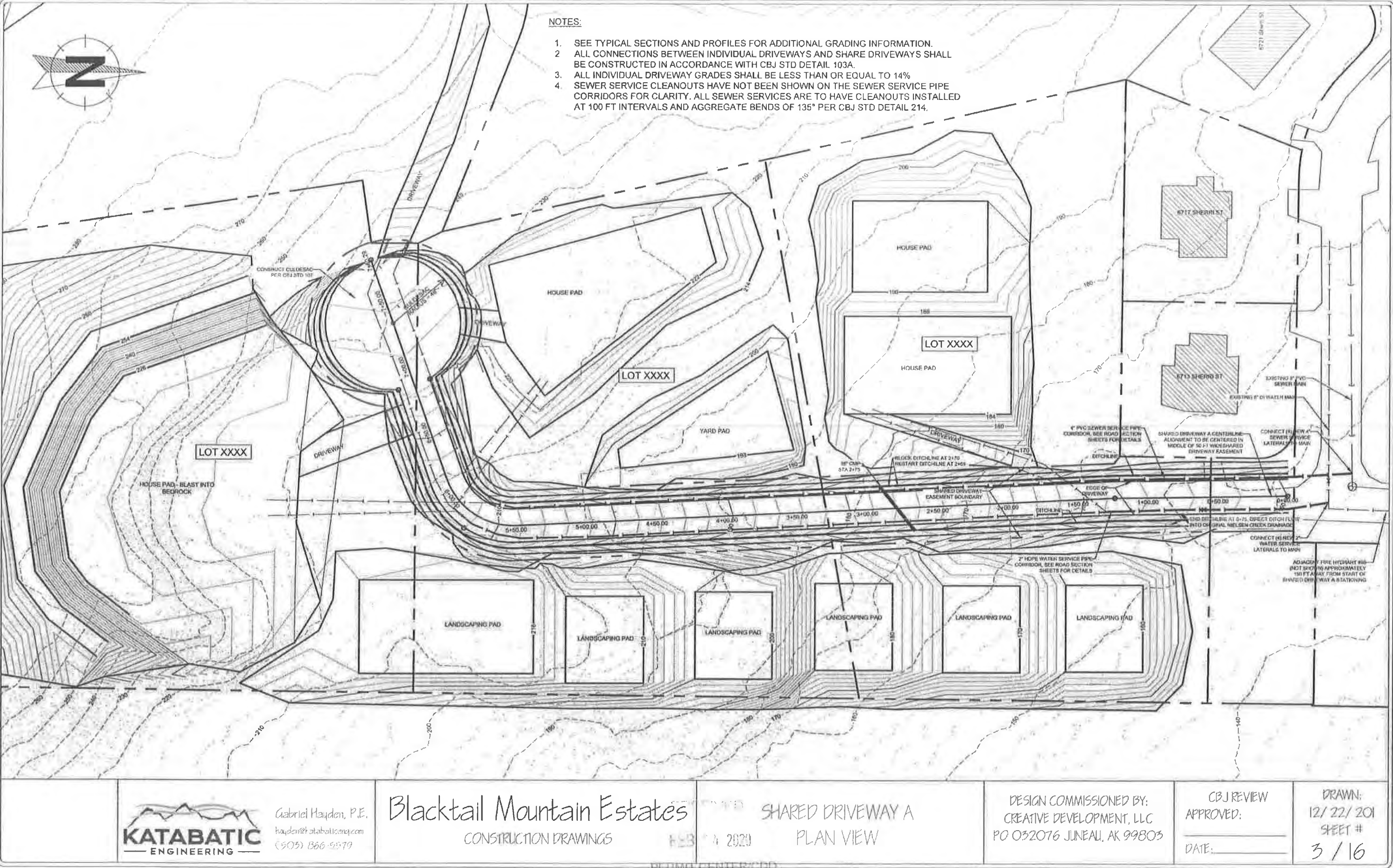
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Attachment C - Staff Report and Plat for Plat 2021-32



GENERAL NOTES:

- 1. All work shall conform to the most recent CBJ Standard Specifications and Details, including errata. Available online at: 'http://www.juneau.org/engineering/Rev_Standards.php' and 'http://www.juneau.org/engineeringftp/documents/Cover_000.pdf'.
- 2. All HDPE pipe installations shall additionally conform to the 'HDPE Special Provisions March 2017' document attached to this design packet.
- 3. Existing pipe and electrical utility locations based on historical asbuilt information, actual locations may vary. Contractor shall call for utility locates at (907) 586-1333 prior to excavation in zones of existing development.
- 4. Contractor shall notify CBJ water utility department (907) 780-6808 of proposed water service interruptions, and submit the 'water system special use permit' application to CBJ water utilities superintendent for approval at least 48 hours prior to shutdown or flushing of mainline water pipe. No water service interruptions may occur until the above application is approved.
- 5. Contractor shall reference all existing property corner monuments prior to construction and re-monument using an Alaska Professional Land Surveyor after Work is complete.
- 6. Grades and alignments are subject to minor revisions as approved by the Engineer.
- 7. Property line locations used were derived from record plats and not a boundary survey.
- 8. "Jumping Jack" or similar type compactors shall be used for compaction within 18 inches of the outside surface of all water valve boxes, catch basins, and manholes.
- 9. Contractor shall install and maintain construction stormwater control BMPs per the Erosion Control Plan and SWPPP CGP permit obtained by the Contractor.
- 10. For any planned driveway closures, Contractor shall notify resident of each driveway to be closed of the planned closure, including time period, the day prior to the planned closure.
- 11. Contractor shall provide submittal described in the CBJ standard specifications to Engineer for review prior to procurement of all materials.
- 12. All slopes steeper than 2:1 require special inspection pursuant to Chapter 19.12, excavation and grading code.
- 13. Clay, bedrock, organics, stumps and logs, and boulders may be encountered by the Contractor during excavation operations. No subsurface geotechnical investigation was conducted for this project. Contractor shall inform Engineer of subsurface conditions encountered during share driveway construction, and Engineer may make minor adjustments to design as necessary.
- 14. Contractor shall prepare and submit a SWPPP plan to the Alaska Department of Environmental Conservation prior to beginning site work, and shall maintain compliance with the provisions of that SWPPP plan throughout the project.

ABBREVIATIONS

AC	Asphaltic Concrete Pavement		
CB	Catch Basin		
CPP	Corrugated Polyethylene Pipe		
Conc	Concrete		
CTE	Connect to Existing		
DIA	Diameter		
GV	Gate Valve		
HDPE	High Density Polyethylene		
INV	Invert		
LT	Left	PT	Point of Tangency
MH	Manhole	RT	Right
MTE	Match to Existing	STA	Station
NO	Number	TP	Top of Pavement
NTS	Not to Scale	TYP	Typical
PVC	Polyvinyl Chloride Pipe		
PC	Point of Curvature		

Abbreviations may be used without periods.

CBJ SPECIFICATIONS

- DIVISION 1 - GENERAL REQUIREMENTS
- 01045 Cutting and Patching
 - 01070 Acronyms of Institutions
 - 01090 Reference Standards
 - 01300 CONTRACTOR Submittals - Includes changes listed in 1/15/04 Errata Sheet
 - 01400 Quality Control - Includes change listed in 1/15/04 Errata Sheet
 - 01505 Mobilization
 - 01530 Protection and Restoration of Existing Facilities
 - 01550 Site Access and Storage
 - 01560 Temporary Environmental Controls
 - 01660 Equipment Testing and Plant Start-Up
 - 01700 Project Closeout - Includes change listed in 5/5/04 Errata Sheet No. 3

- DIVISION 2 - SITEWORK
- 02090 Blasting Controls
 - 02201 Clearing and Grubbing
 - 02202 Excavation and Embankment
 - 02203 Trenching
 - 02204 Base Course - Includes change listed in 3/17/04 Errata Sheet No. 2
 - 02205 Riprap
 - 02401 Sanitary Sewer Pipe
 - 02402 Sanitary Sewer Manholes and Cleanouts
 - 02403 Sanitary Sewer Encasement
 - 02501 Storm Sewer Pipe
 - 02502 Storm Sewer Manholes, Inlets, and Catch Basins
 - 02601 Water Pipe
 - 02602 Valves
 - 02603 Fire Hydrants
 - 02605 Water Services
 - 02702 Construction Surveying
 - 02703 Monuments
 - 02707 Chain Link Fence
 - 02709 Topsoil - Includes change listed in 5/5/04 Errata Sheet No. 3
 - 02710 Seeding
 - 02711 Landscape Planting
 - 02712 Jute Mesh
 - 02714 Filter Cloth
 - 02715 Underdrain
 - 02718 Sign Assembly
 - 02719 Mailboxes
 - 02720 Painted Traffic Markings
 - 02801 Asphalt Concrete Pavement - Includes changes listed in Errata 1 through 4
 - 02802 Tack Coat
 - 02803 Fog Seal Coat
 - 02806 Remove Existing Asphalt Surfacing

- DIVISION 3 - CONCRETE
- 03301 Structural Concrete
 - 03302 Concrete Structures
 - 03303 Sidewalk, Curb and Gutter
 - 03304 Remove Existing Sidewalk, Concrete Slab, or Curb and Gutter

CBJ STANDARD DETAILS - 4TH EDITION

- Street Details
- 102D Local Access Street With Biofiltration Swale
 - 103A Driveway For Streets Without Curb & Gutter
 - 104B Culvert Headwall Without Hinged Trash Rack
 - 107 Local Access Street Cul-De-Sac
 - 116 Cantilevered Single Mailbox
 - 117 Cantilevered Gang Mailbox
 - 119A Junction Box Type 1 & Type 1A
 - 119B Junction Box Type II & Type III
 - 120 Private Utility Location Within CBJ R-O-W
 - 125 Pavement Resurfacing And Trench Detail
 - 126 Concrete Collar
 - 127A Sign Assembly Single-Post
 - 127B Sign Assembly Double-Post
- Sanitary Sewer Details
- 213 Sanitary Sewer Service Lateral
 - 214 Sanitary Sewer Connection Customer Service Line
 - 215 Sanitary Sewer Crossing
 - 216 Pressure Sanitary Sewer Service Lateral
- Drainage Details
- 311 Silt Fence
 - 312 Rock Check Dam
- Water Details
- 403 Fire Hydrant
 - 404 Hydrant Guard Posts
 - 405 Hydrant Pad
 - 406A Water Service
 - 412 Rigid Insulation
 - 414A Downward Concave Thrust Block
 - 414B Horizontal And Concave Upward Thrust Blocks
 - 419 Residential Water Service Connection
 - 420 Meter Installation

LEGEND

	NEW GRADING FEATURES
	EXISTING
	REMOVE EXISTING
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	WATER PIPE
	SEWER PIPE
	PROPERTY LINE
	WATER VALVE
	MANHOLE
	FIRE HYDRANT
	STREET LIGHT

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Blacktail Mountain Estates
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General Notes, Legend, CBJ
specifications and details references

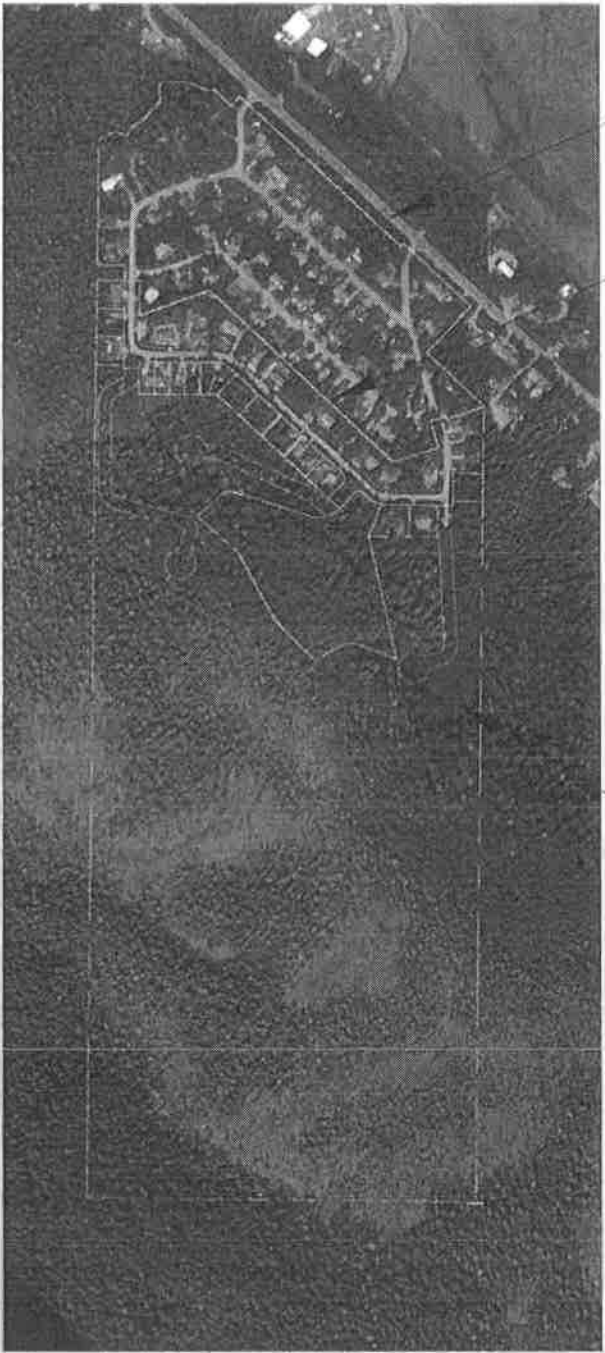
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BLACKTAIL MOUNTAIN
ESTATES SUBDIVISION
CONSTRUCTION DRAWINGS
DEC 22, 2019
INDEX

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SHEET 2	12/22/2019	GENERAL NOTES
SHEET 3	12/22/2019	SHARED DRIVEWAY A - PLAN VIEW
SHEET 4	12/22/2019	SHARED DRIVEWAY B - PLAN VIEW
SHEET 5	12/22/2019	SHARED DRIVEWAY C - PLAN VIEW
SHEET 6	12/22/2019	SHARED DRIVEWAY A - PROFILE VIEW
SHEET 7	12/22/2019	SHARED DRIVEWAY B - PROFILE VIEW
SHEET 8	12/22/2019	SHARED DRIVEWAY C - PROFILE VIEW
SHEET 9	12/22/2019	DRIVEWAY TYPICAL SECTIONS #1 & #2
SHEET 10	12/22/2019	DRIVEWAY TYPICAL SECTIONS #3 & #4
SHEET 11	12/22/2019	DRIVEWAY TYPICAL SECTIONS #5 & #6
SHEET 12	12/22/2019	DRIVEWAY TYPICAL SECTIONS #7
SHEET 13	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 14	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 15	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 16	12/22/2019	SOUTHERN LOTS - GRADING PLAN AND DRAINAGE SCHEMATIC



NORTH DOUGLAS HIGHWAY

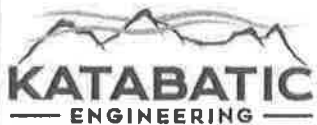
EXISTING BONNIE BRAE
ESTATES I&II SUBDIVISIONS

NEW BLACKTAIL MOUNTAIN
ESTATES SUBDIVISIONS

VICINITY MAP

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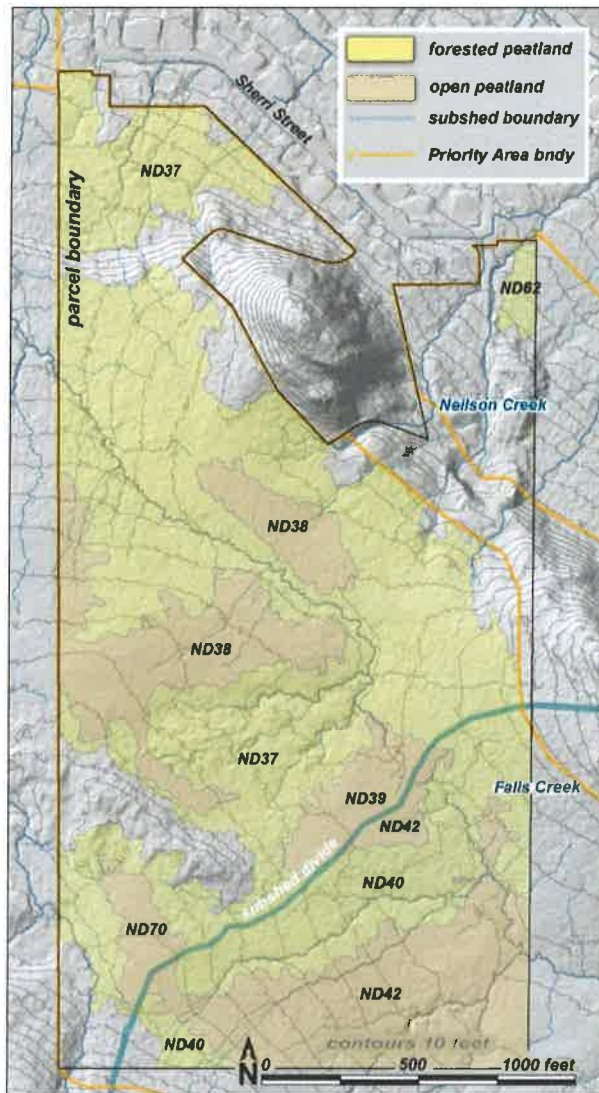
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Coversheet

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Bonnie Brae Partnership

This 91-acre private parcel (CBJ pin number 6D0801110010) was mapped and assessed for the Juneau Wetlands Management Plan Update (JWMPU). The parcel lies within the city's Priority Area 3.26.

The northern portion of the parcel drains into Neilson Creek, while the southeastern corner drains into Falls Creek. A subshed boundary therefore runs through the parcel, which by WESPAK protocol 'splits' several of the units (eg: ND 39 and 42).

Seven wetland AAs (Assessment Areas) were mapped: 3 forested peatlands and 4 open peatlands. Total acreage of wetland in all 7 AAs is 72 acres. Thus, about 79% of the parcel is wetland.

Funding: This contract was funded by the Coastal Impact Assistance Program through the Alaska Dept of Commerce, Community and Economic Development as part of Grant #10-CIAP-0009, "Habitat Mapping and Analysis Project."

At the end of this report are definitions for terms and acronyms specific to the project.

AA#	type	acres	parcel pin
ND37	fw	38.68	6D0801110010
ND38	op	8.94	6D0801110010
ND39	op	2.24	6D0801110010
ND40	fw	8.93	6D1011000010
ND42	op	11.18	6D1011000010
ND62	fw	0.65	6D0611000010
ND70	op	1.35	6D1011000010

Acreages of wetland units **within** the Bonnie Brae Partnership parcel. In several cases, these unit

ND37 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND38 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND39 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND40 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.



ND42 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.



ND62 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND70 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

Terms & acronyms

CBJ City and Borough of Juneau

JWMP Juneau Wetlands Management Plan

WESPAK-SE Wetland Ecosystem Services Protocol for Southeast Alaska

Wetland Assessment Areas (AAs) As defined by our partner Paul Adamus in the 2014 WESPAK-SE protocol (<http://southeastalaskalandtrust.org/wetland-mitigation-sponsor/wespak-se/>), these are units of fairly uniform hydrology, soils and vegetation, on which a standardized field assessment is conducted.

Priority Areas (PAs) Defined by CBJ; 72 units within which the AA surveys are conducted, ranked 1 through 4. To identify individual Priority Area units, we added 2 digits after the rank. For example, 1.17 is Priority rank 1, unit number 17.

Map pages, AA numbering convention Names for our individual Assessment Area units are grouped geographically by Priority Area map pages, in the January, 2014 JWMP RFP # 14-132, identified by 2-letter initials.

The CBJ map-page for this parcel is:

ND North Douglas

AA unit identification codes begin with these 2 letters followed by a 2-digit number. For example, ND70 is AA #70 within the North Douglas (ND) map page.

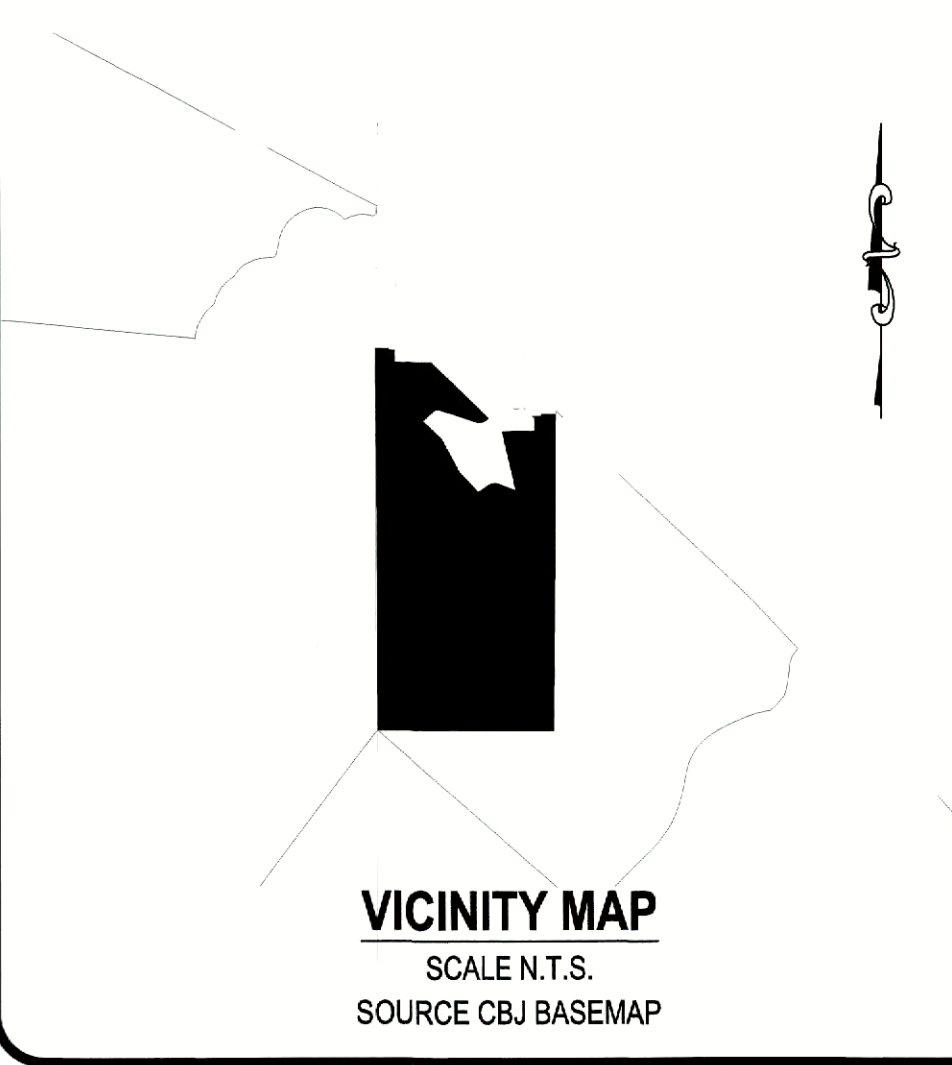
Subsheds Our name for small watersheds we delineated using fine LiDAR-derived contours from CBJ's 2013 data set and a stream-model-in-progress by Bruce Simonson.



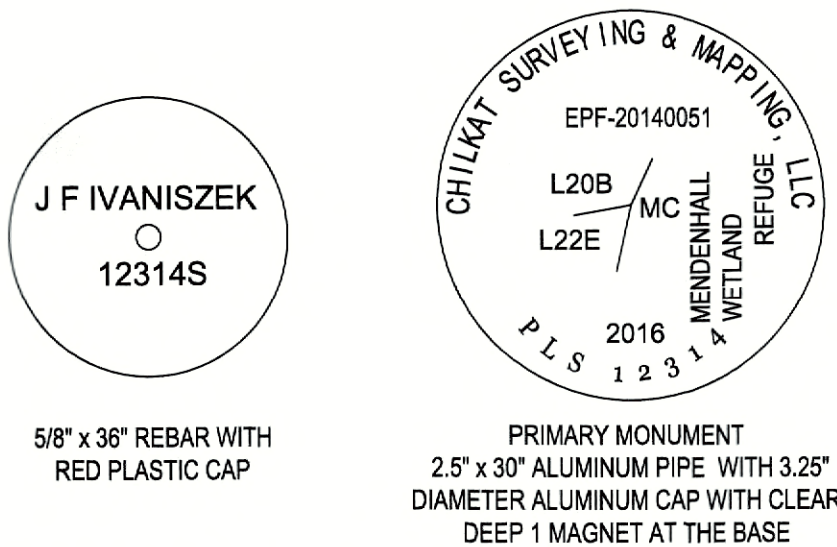
SURVEYOR'S CERTIFICATE
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2020

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING
C1	123.12	108.05	65°17'21"	S 74°15'17" W
C2	21.26	50.00	24°22'03"	N63°41'56"W
C3	55.24	50.00	63°17'46"	S78°50'12"W
C4	52.84	380.00	7°58'57"	S50°45'44"W
C5	101.92	110.00	53°05'20"	N84°04'57"E

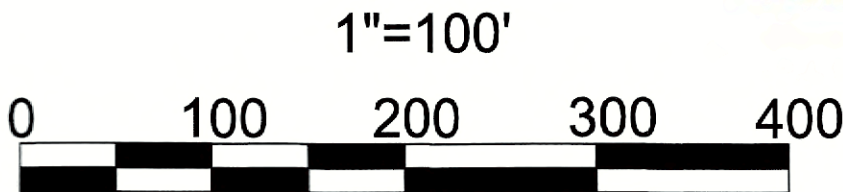


- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT SET THIS SURVEY
 - 3088S SECONDARY MONUMENT RECOVERED
 - 12314-S SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - MONUMENT IDENTIFIER
 - PROPERTY LINES
 - UNSURVEYED LINES
 - ACCESS & UTILITY EASEMENTS CREATED THIS PLAT
 - DRAINAGE EASEMENT PLAT 84-110
 - (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
 - (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110



TYPICAL SET MONUMENT DETAIL
N.T.S.

RECEIVED
FEB 18 2020
Permit Center/CDD



PLAT OF BLACKTAIL MOUNTAIN ESTATES A SUBDIVISION OF A FRACTION OF US SURVEY 471 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT		
STATE RECORDER'S OFFICE AT ANCHORAGE		
CHILKAT SURVEYING & MAPPING, LLC 10654 PORTER LANE JUNEAU, ALASKA 99801 907-957-1908		
OWNERS PETER PEEL 800 6TH STREET JUNEAU, AK 99801 CREATIVE DEVELOPMENT, LLC PO BOX 032076 JUNEAU, ALASKA 99803		
SCALE: 1" = 100'	DATE: 09 JANUARY 2020	SHEET NO. 1 OF 2

NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; LOT 2, INTO LOTS 2-A & 2-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120 BEST MANAGEMENT PRACTICES.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

Packet Page 133 of 550

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2020

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

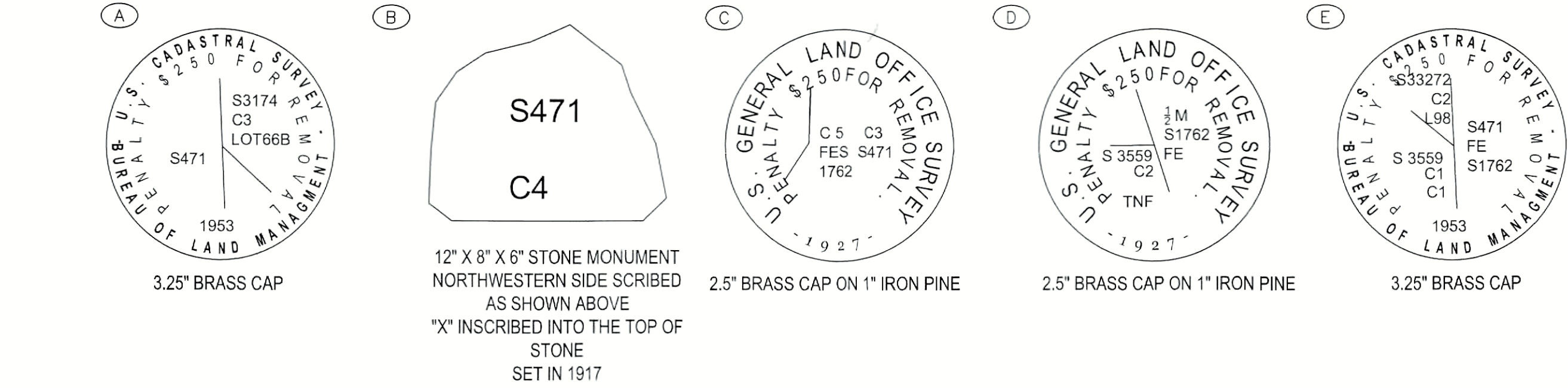
UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



RECOVERED MONUMENT DETAILS

N.T.S.

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 _____, 2020 _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

_____, DATED _____, 2020

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2020

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

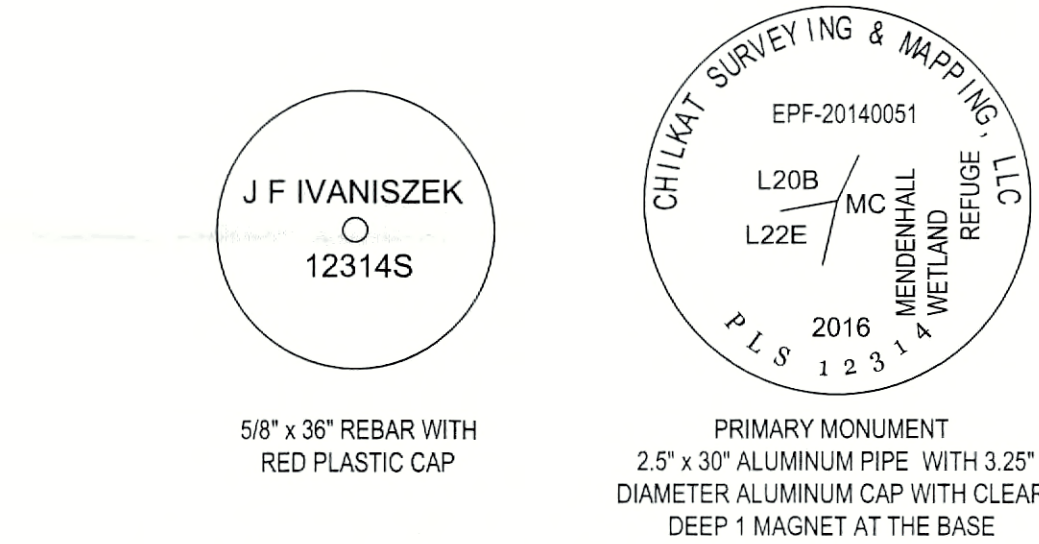
UNITED STATES OF AMERICA)
))
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



TYPICAL SET MONUMENT DETAIL

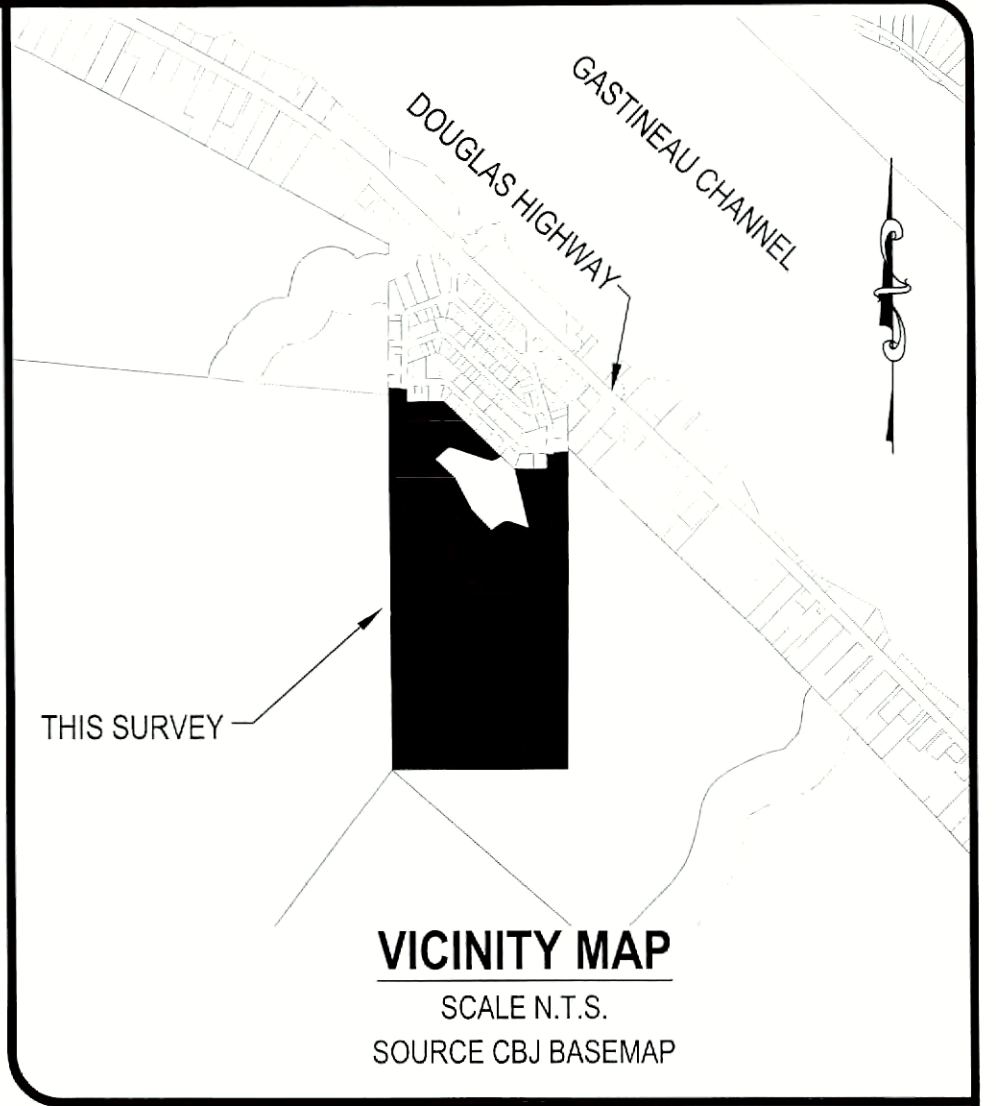
N.T.S.



SURVEYOR'S CERTIFICATE

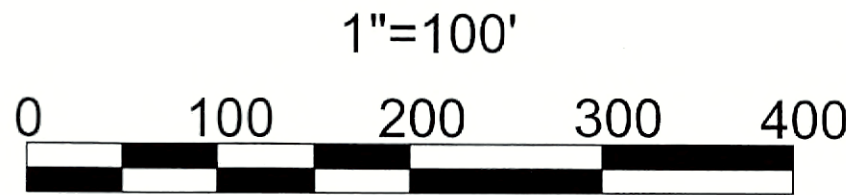
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2020



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- ACCESS & UTILITY EASEMENTS CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- RECORD INFORMATION FROM US SURVEY 471
- RECORD INFORMATION FROM PLAT No. 84-110



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

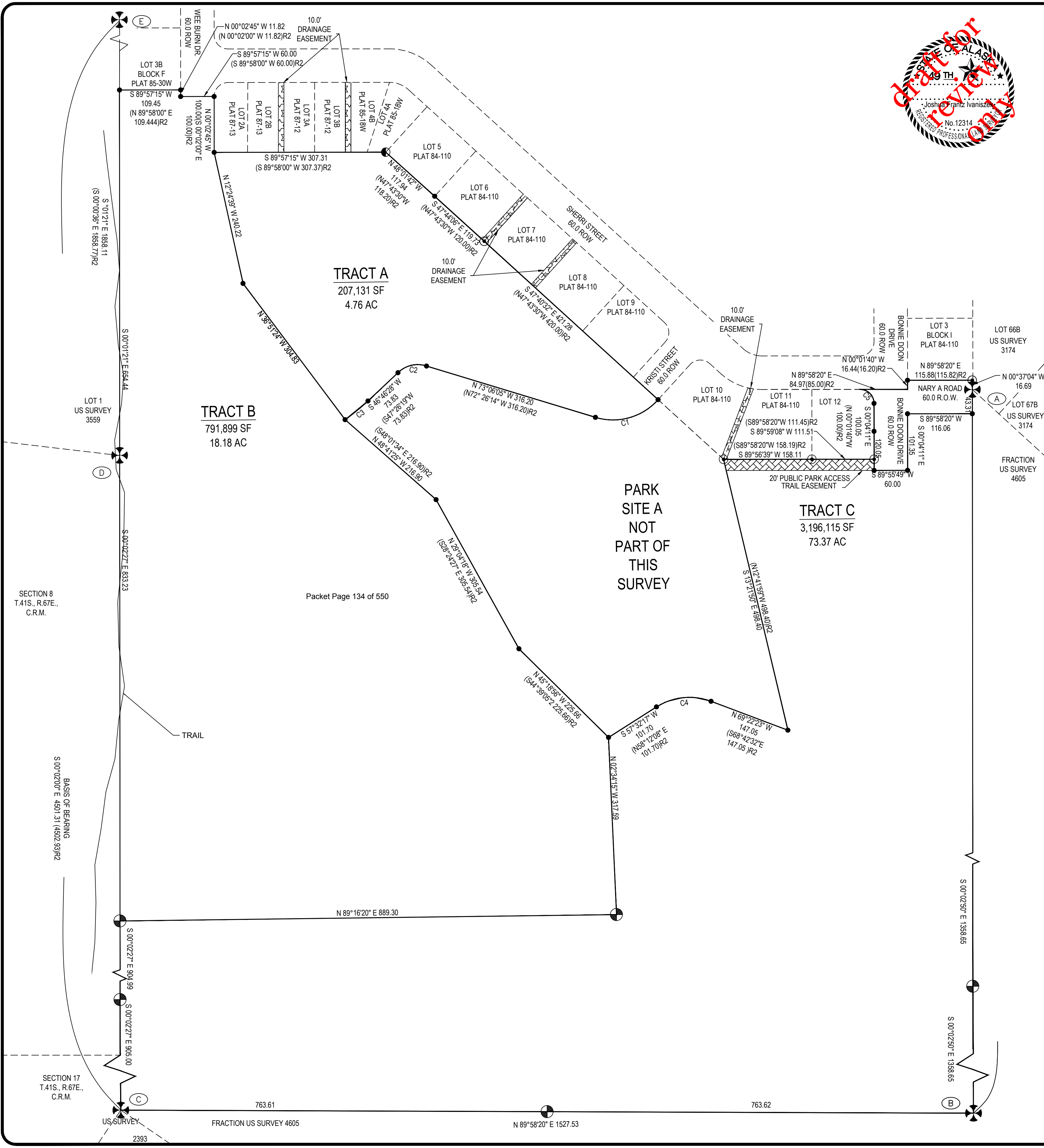
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
09 JANUARY 2020

SHEET NO.
2 OF 2



SURVEYOR'S CERTIFICATE

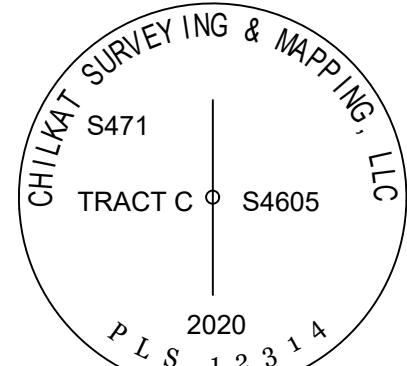
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2021

CURVE		CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.12	108.05	65°17'21"	S 74°15'17" W	116.57
			(65°17'16")R2	(N 74°55'08" W)R2	
C2	55.24	50.00	63°17'46"	S 76°50'12" W	52.47
	(52.47)R2		(60°07'27")R2	(N 77°30'03" E)R2	
C3	52.94	380.00	7°58'57"	S 50°45'44" W	52.90
	(52.90)R2		(7°58'34")R2	(N 51°25'35" E)R2	(52.86)R2
C4	101.92	110.00	53°05'20"	N 84°04'57" E	98.32
				(N 84°44'48" W) R2	(98.31)R2
C5	39.23	25.00	89°54'31"	S 45°00'08" E	35.33
	(39.27)R2		(90°)R2	(N 45°01'40" W)R2	(35.35)R2



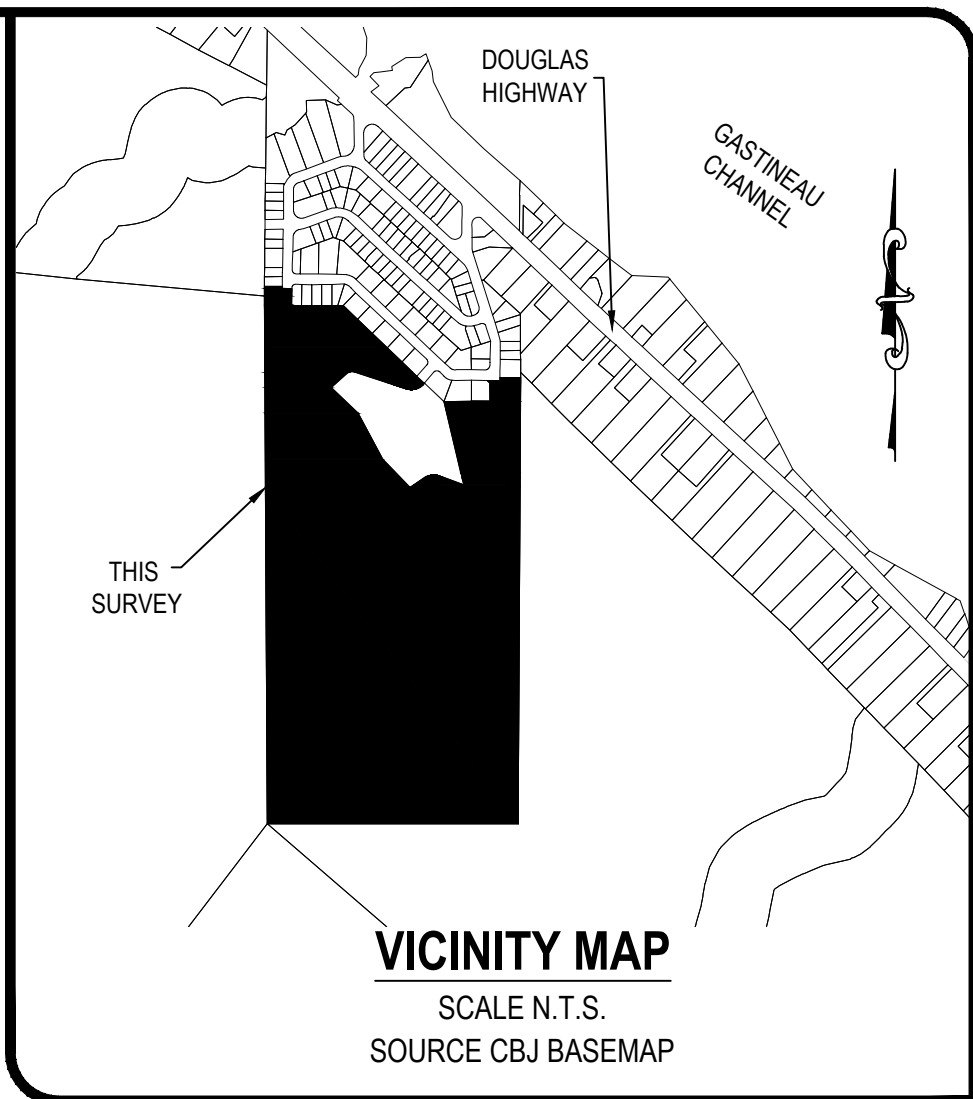
5/8" x 3/6" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

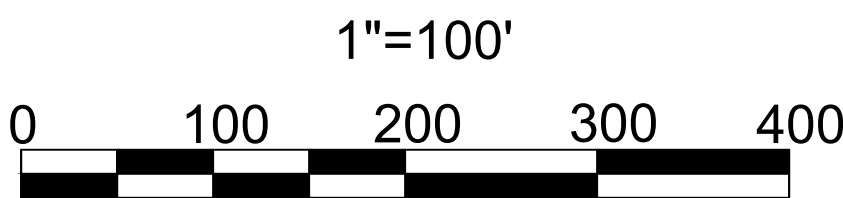


VICINITY MAP

SCALE N.T.S.
SOURCE CBJ BASEMAP

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 20' PARK ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N 45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS

PETER PEEL
800 6TH STREET JUNEAU, AK 99801

CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

MIP 20200004

DATE:
23 MARCH 2021

SHEET NO.
1 OF 2

NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13: JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

Packet Page 135 of 550

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

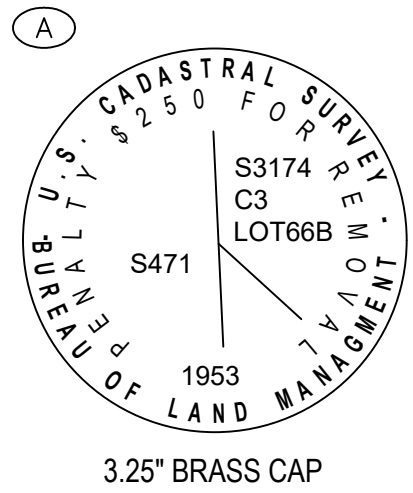
UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

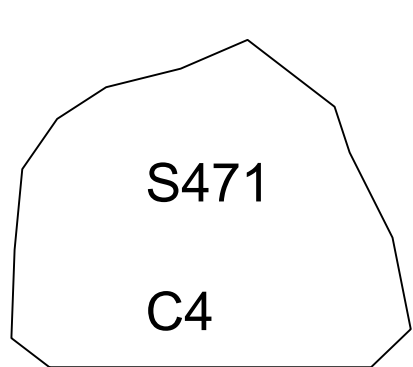
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

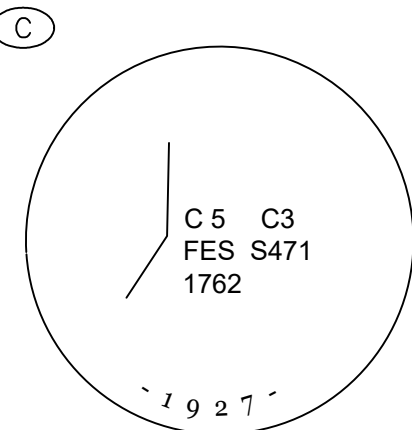
MY COMMISSION EXPIRES: _____



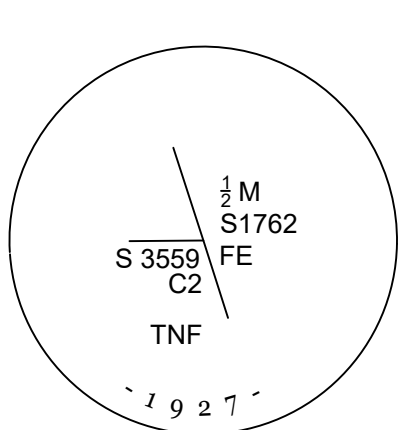
3.25" BRASS CAP



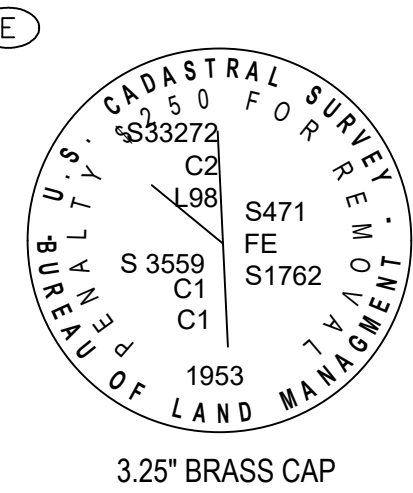
12" X 8" X 6" STONE MONUMENT
NORTHWESTERN SIDE SCRIBED
AS SHOWN ABOVE
"X" INSCRIBED INTO THE TOP OF
STONE
SET IN 1917



2.5" BRASS CAP ON 1" IRON PINE



2.5" BRASS CAP ON 1" IRON PINE



3.25" BRASS CAP

RECOVERED MONUMENT DETAILS

N.T.S.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATED _____, 2021

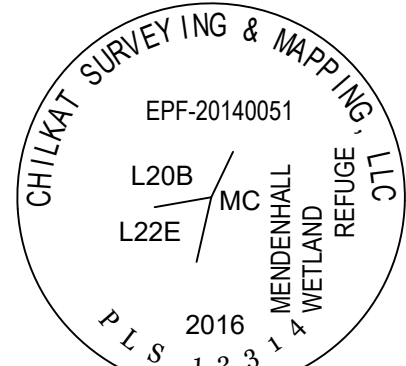
JILL MACLEAN, DIRECTOR, COMMUNITY DEVELOPMENT
DEPARTMENT CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



5/8" x 3/6" REBAR WITH
RED PLASTIC CAP

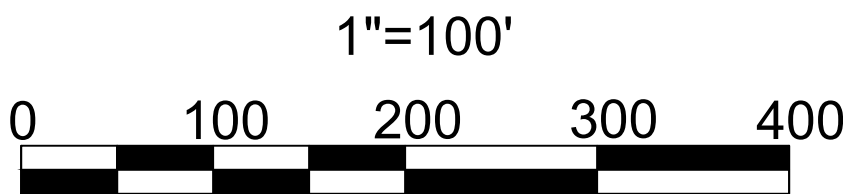


PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1" MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 10' ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

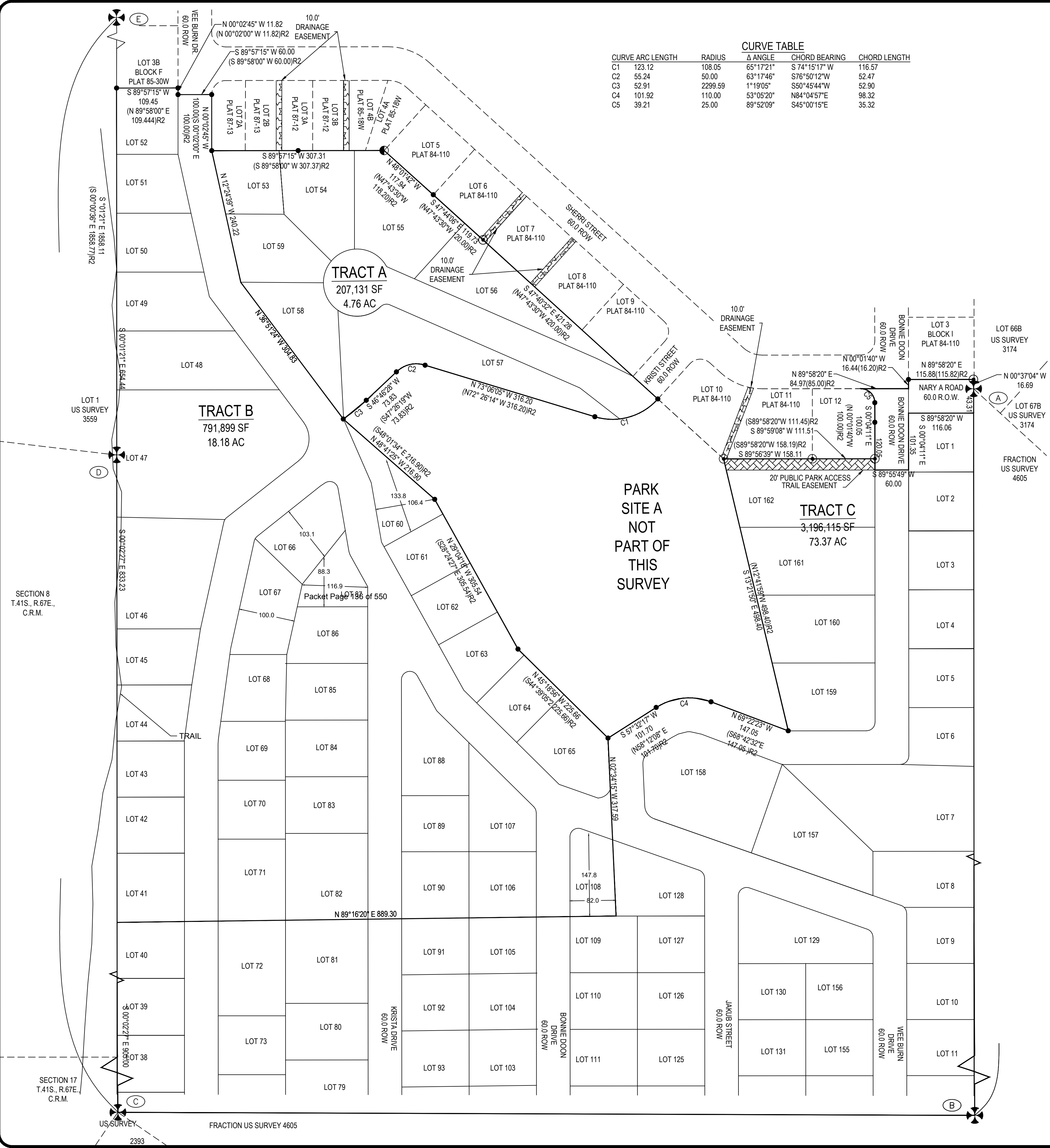
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
23 MARCH 2021

SHEET NO.
2 OF 2



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING
C1	123.12	108.05	65°17'21"	S 74°15'17" W
C2	55.24	50.00	63°17'46"	S 76°50'12" W
C3	52.91	2299.59	1°19'05"	S 50°45'44" W
C4	101.92	110.00	53°05'20"	N 84°04'57" E
C5	39.21	25.00	89°52'09"	S 45°00'15" E

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

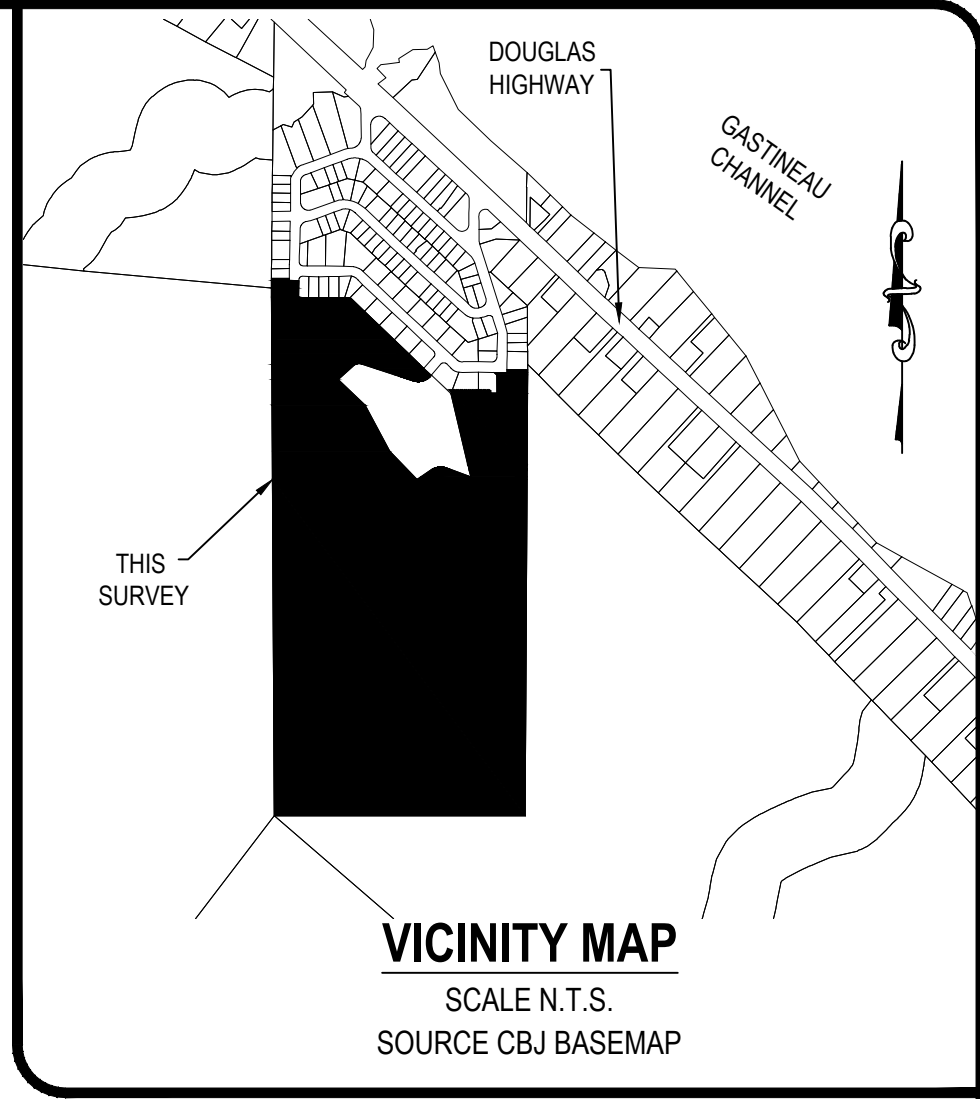
2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT No. II DATED 10 JULY 1984 PLAT No. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT No. II DATED 7 MAY 1987 PLAT No. 87-12; LOT 2, INTO LOTS 2-A & 2-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT No. II DATED 7 MAY 1987 PLAT No. 87-13: JUNEAU RECORDING DISTRICT.

- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120 EXCAVATION AND GRADING CODE.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- 9) 179 LOTS MEET THE MINIMUM REQUIREMENTS FOR D-3 ZONING OF 12,000SF, 100 MINIMUM WIDTH, AND 100 FOOT MINIMUM DEPTH.
- 10) LOTS 60, 87 AND 108 ARE BUNGALOW LOTS. MEETING REQUIRED MINIMUM LOT WIDTH OF 50 FEET AND MINIMUM LOT DEPTH OF 100 FEET AT THE TIME OF SKETCH PLAT REVIEW, STRUCTURES ON THESE LOTS WOULD BE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE-FAMILY RESIDENCE PER LOT; OTHER DEVELOPMENT RESTRICTIONS WOULD APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

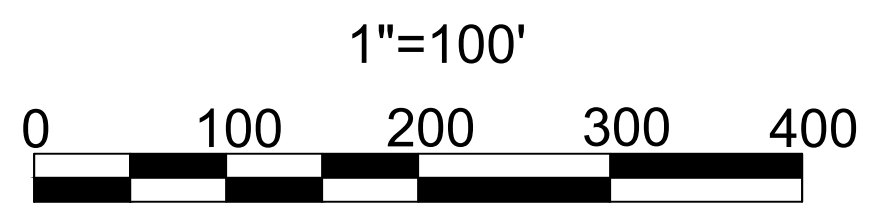
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

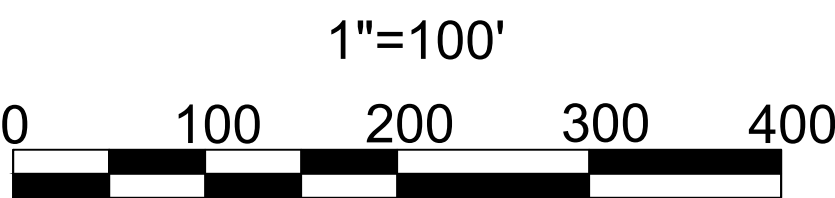
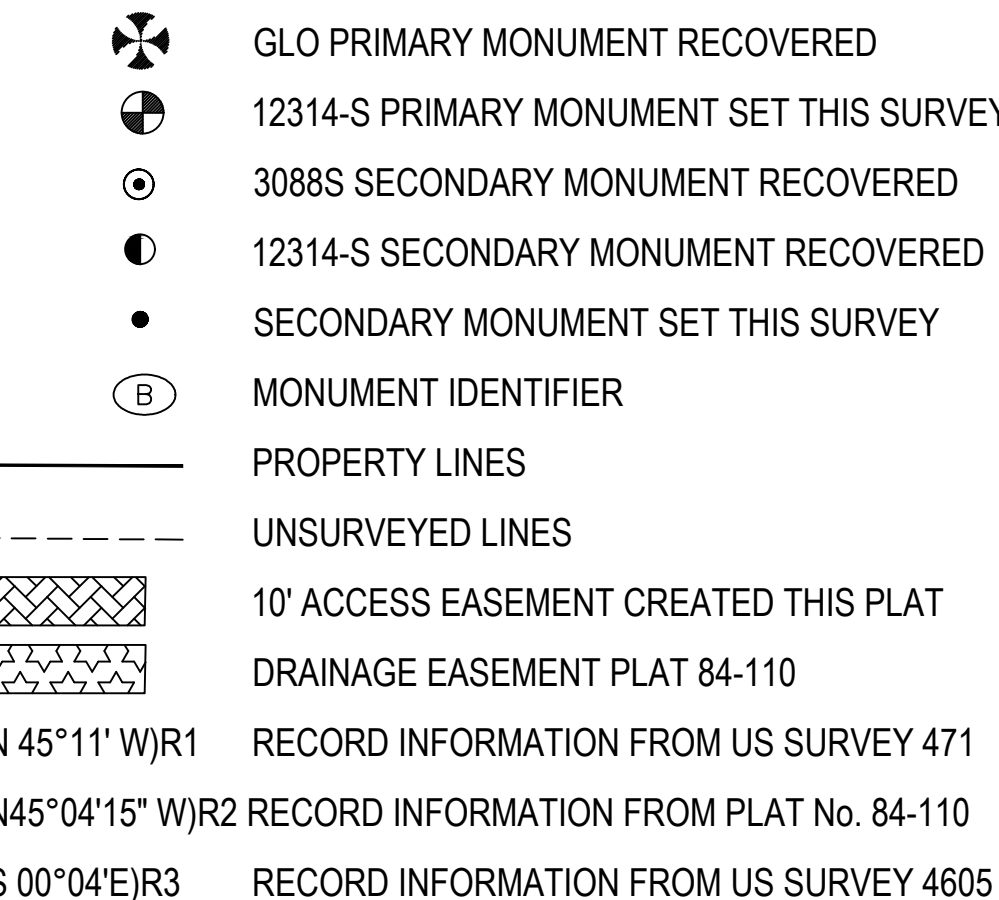


- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT SET THIS SURVEY
 - 3088S SECONDARY MONUMENT RECOVERED
 - 12314-S SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - MONUMENT IDENTIFIER
 - PROPERTY LINES
 - UNSURVEYED LINES
 - 10' ACCESS EASEMENT CREATED THIS PLAT
 - DRAINAGE EASEMENT PLAT 84-110
 - (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
 - (N 45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
 - (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605

RECEIVED
By Irene Gallion at 12:38 pm, Mar 24, 2021



"SKETCH" PLAT OF BLACKTAIL MOUNTAIN ESTATES A SUBDIVISION OF A FRACTION OF US SURVEY 471 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT			
STATE RECORDER'S OFFICE AT ANCHORAGE			
CHILKAT SURVEYING & MAPPING, LLC 10654 PORTER LANE JUNEAU, ALASKA 99801 907-957-1908			
OWNERS PETER PEEL 800 6TH STREET JUNEAU, AK 99801		CREATIVE DEVELOPMENT, LLC PO BOX 032076 JUNEAU, ALASKA 99803	
SCALE: 1" = 100'	MIP 20200004	DATE: 23 MARCH 2021	SHEET NO. 1 OF 2



"SKETCH PLAT" OF
BLACKTAIL MOUNTAIN ESTATES
 A SUBDIVISION OF
 A FRACTION OF US SURVEY 471
 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
 JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

PETER PEEL
300 6TH STREET JUNEAU, AK 99801

SCALE:
1" = 100'

MIP 20200004

DATE:
23 MARCH 2021

SHEET NO.
2 OF 2



Treasury Division
155 S. Seward Street
Juneau, AK 99801
907.586.5215 x4905 Phone
907.586.5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Peter Peel

Current Owner

USS 471 FR

Legal Description

6D0801110010

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2021.


Cheryl A. Crawford

October 1, 2021

Date

This Certification of Payment of Taxes is valid through December 31, 2021

ROW20210036
Permit No.

6D0801110010
A.P.N.

BND20210015
Bond No.

**CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE**

In order to ensure the restoration, and/or installation of improvements required by the Title 49, the City and Borough Engineering and Public Works Department, and/or the above referenced permit, the property owner or developer hereby guarantees the installation of required improvements described as:

Project Description: Installation of (3) 2" HDPE SIDR7 water services. Installation of (3) 4" PVC SDR35 sewer taps and laterals with cleanouts. Construction of (3) driveways, minimum 20' in width with called out ditching, swales and called out base with approved capping and surfacing. All utilities and construction shall be completed per the approved plans.

Engineering Standard Detail Nos.: Follow the applicable CBJ Standard Details 4th Edition. Follow the Standard Specification for Civil Engineering Projects and Subdivision Improvements

Located at: Blacktail Mountain Estates TR A USS 471 FR

This document is evidence that

Creative Development Inc.
(Owners or Applicants name)

Has posted the sum of \$30,000.00 to guarantee performance of the required work as described above and as required in City and Borough of Juneau permit No. ROW20210036, and BND20210015 incorporated by reference herein. All work must be completed by 10/01/2022 (one-year) unless extended in writing by agreement of the CBJ and the Developer. Should the Owner/Applicant default or fail or neglect to satisfactorily complete the required permitted restoration and/or improvements by 10/01/2022 (one-year), CBJ will give written notification and allow fourteen (14) calendar days for a response before the assembly may declare the bond, escrow deposit or other guarantee forfeited to the City and Borough of Juneau. The City and Borough of Juneau may use the forfeited money to perform the completion of the permitted work to defray the expense thereof.

The owner or applicant shall notify the City and Borough Engineering and Public Works department when the restoration or improvements are completed to schedule an inspection of the site. Conditional acceptance of the whole or a part of the restoration or improvements shall be given after completion by written approval from the City and Borough engineer or the Director. The bond, escrow deposit, or other guarantee shall then be released in whole or in part turned upon such written approval of the required improvements. The bond, escrow deposit, or other guarantee is only for the work described above and is non-transferable to other properties or persons. The owner or applicant shall notify CBJ of address change prior to request of bond, escrow deposit, or other guarantee return.

Mailing Address for Bond Return/Release:		
Name/Company: <u>Creative Development Inc.</u>		
Address: <u>PO Box 32076</u>		
City: <u>Juneau</u>	State: <u>AK</u>	Zip: <u>99805</u>
Phone: <u>907-723-7851</u>		

CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE

(Page 2)

Approved as to terms and conditions, and receipt is acknowledged by a copy hereof.

Dated this 29th day of September, 20 21 in Juneau, Alaska.

Mary Ann Griggs
(Owner / Applicant)
Creative Development Inc.

Dated This 29 day of September, 20 21 in Juneau, Alaska.

City and Borough of Juneau

EL Guite
(Name)
CDD permit specialist
(Title and Department))

VERIFICATION GUARANTEE FUNDS

The owner/applicant, Creative Development has deposited the amount of \$30,000.00, to guarantee the described restoration and/or improvements by:

1 1. Payment of a cash bond in the amount of \$ 30,000, to the City and Borough of Juneau, Engineering Department, on 9/29/21, by cash/check no. 1249, and a copy of the receipt is attached.

2 2. Posting of a corporate surety bond in the amount of \$ _____, a copy of which is attached, and which has been approved as to form by the City and Borough Attorney.

3 3. By depositing the amount of \$ _____, in an account established in the name of the City and Borough of Juneau, I.T.F., _____, located at: _____, account no.: _____. A copy of the escrow agreement is attached which has been approved as to form by the City and Borough Attorney.

Dated this 29 day of September, 20 21 in Juneau, Alaska.

CDD
(CBJ Department)
EL Guite
(Name)
permit specialist
(Title)

Approved as to form:

Assistant City-Borough Attorney

CREATIVE DEVELOPEMENT, INC.
 PH. 907-723-7850
 PO BOX 32076
 JUNEAU, AK 99803-2076

89-7202/3252

1249

DATE 9/29/21

PAY TO THE ORDER OF

CBJ

DOLLARS



Security Features
 Breaker Risk

\$ 30,000.00

AlaskaUSA
 Federal Credit Union
 AlaskaUSA.org

Toll free (800) 525-9094
 Anchorage (907) 563-4567
 alaskausa.org

MEMO Bonding for Improvements

⑆325272021⑆1700014554607⑆01219

PERMIT/PLAT

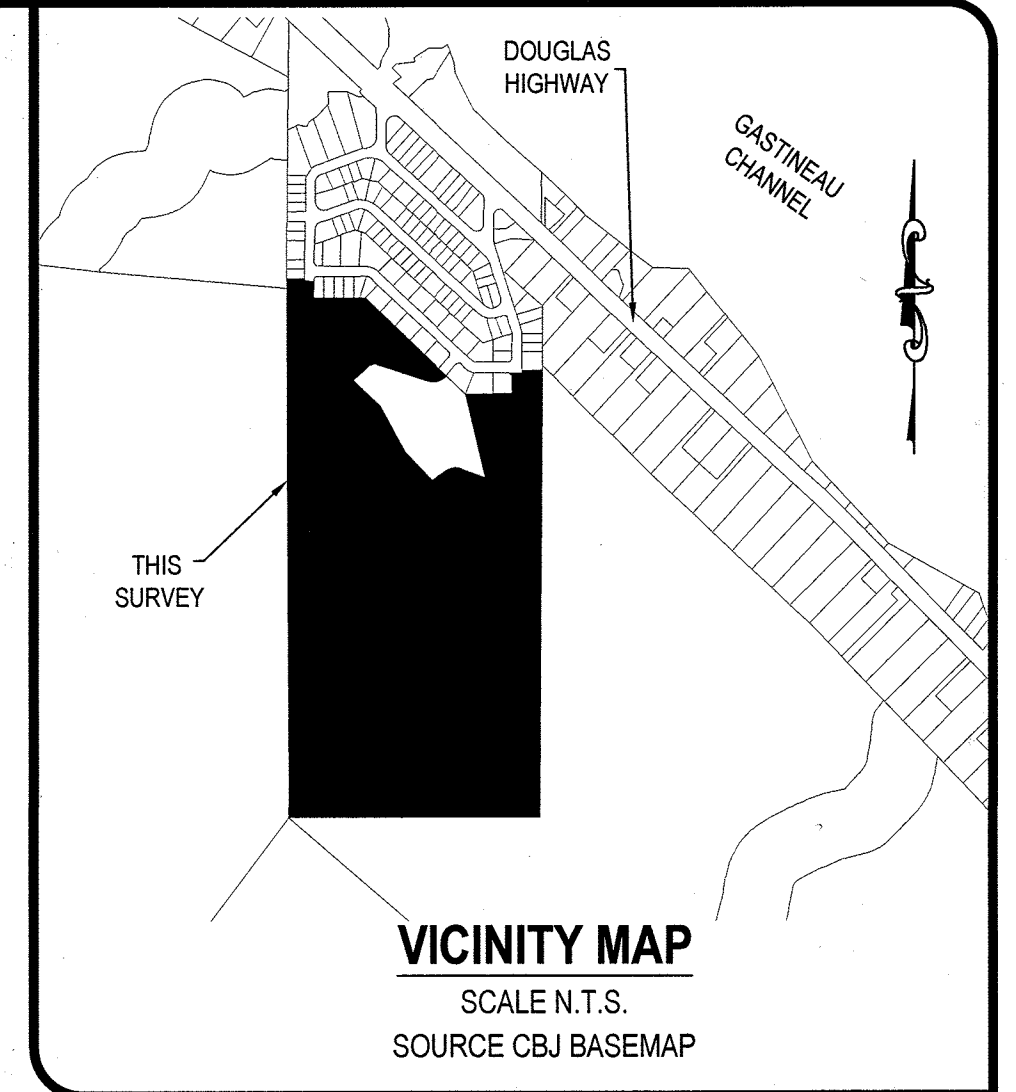
City and Borough of Juneau
 Payment Date Wednesday, September 29, 2021
 Deposit Number 78952
 Operator Edward Quinto
 Land Management \$30,000.00
 Application # BND20210015
 CREATIVE DEVELOPEMENT
 Total Paid \$30,000.00
 Check \$30,000.00
 Change \$0.00
 Receipt Number 00163438
 9/29/2021 3:28:27 PM
 Paid By CREATIVE DEVELOPEMENT
 Cashier Id. cdd-permits-w10



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 SEPTEMBER 2021



VICINITY MAP

SCALE N.T.S.
SOURCE CBJ BASEMAP

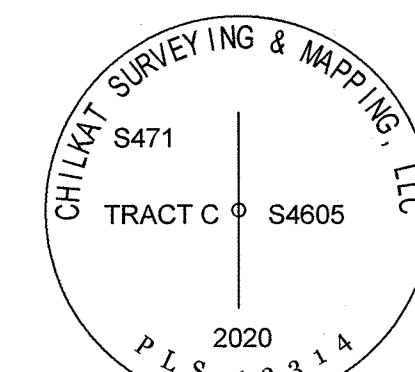
LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
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- PROPERTY LINES
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- 20' PARK ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
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CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.12	108.05	65°17'21"	S 74°15'17" W	116.57
C2	55.24	50.00	(65°17'16")R2	(N 74°50'08" W)R2	52.47
C3	52.94	380.00	63°17'48"	S 76°50'12" W	52.90
C4	101.92	110.00	(60°07'27")R2	(N 77°30'03" E)R2	(52.86)R2
C5	39.23	25.00	7°58'57"	S 50°45'44" W	98.32
	(39.27)R2		(7°58'34")R2	(N 51°25'35" E)R2	(98.31)R2
			53°05'20"	N 84°04'57" E	35.33
			(90°)R2	(N 84°44'48" W)R2	(35.35)R2



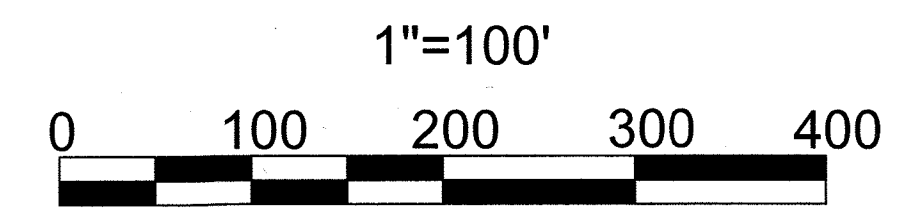
5/8" x 3/8" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.



PLAT OF BLACKTAIL MOUNTAIN ESTATES

A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS

PETER PEEL
800 6TH STREET JUNEAU, AK 99801

CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, AK 99803

SCALE:
1" = 100'

MIP 20200004

DATE:
16 SEPTEMBER 2021

SHEET NO.
1 OF 2

Juneau Recording District PL2021-32

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT No. II DATED 10 JULY 1984 PLAT No. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT No. II DATED 7 MAY 1987 PLAT No. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT No. II DATED 7 MAY 1987 PLAT No. 87-13: JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

9) ANY SUBSEQUENT SUBDIVISION OF TRACT A, B, OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS. DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

OWNERSHIP CERTIFICATE:

Packet Page 144 of 550

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: Sept 28, 2021

Peter Peel
PETER PEEL

NOTARY ACKNOWLEDGEMENT:

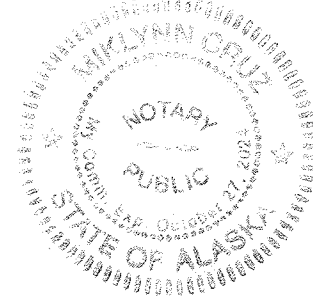
UNITED STATES OF AMERICA)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF September, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Seal
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: Oct. 27, 2024



CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: Sept 28, 2021

Bruce Griggs
BRUCE GRIGGS/PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

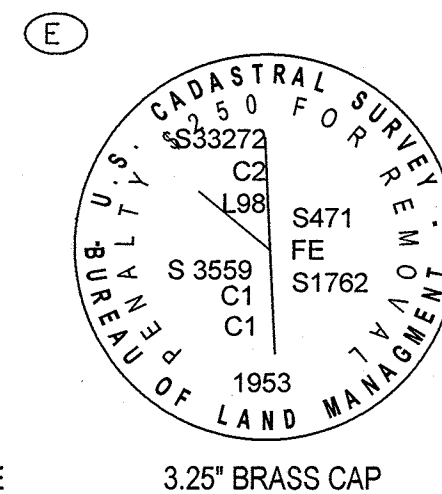
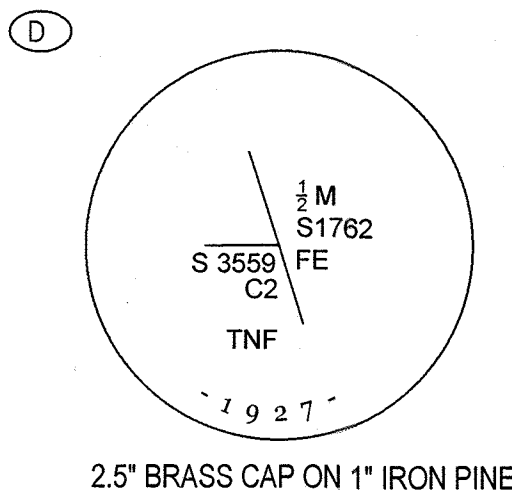
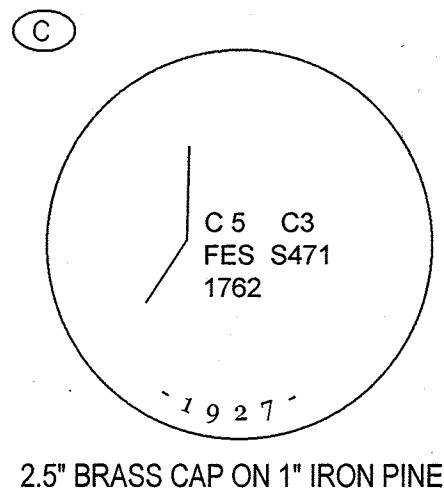
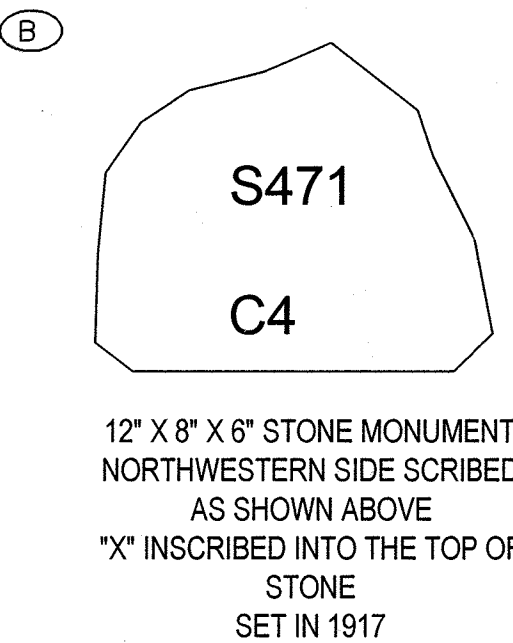
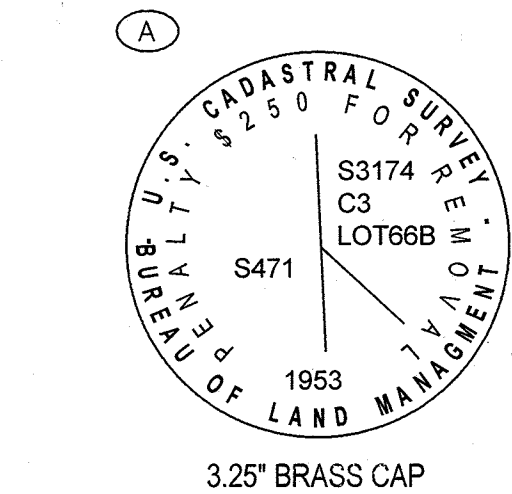
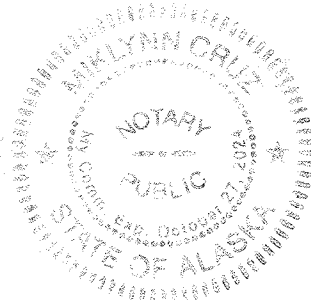
UNITED STATES OF AMERICA)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF September, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Seal
NOTARY PUBLIC FOR ALASKA

Oct. 27, 2024
MY COMMISSION EXPIRES:



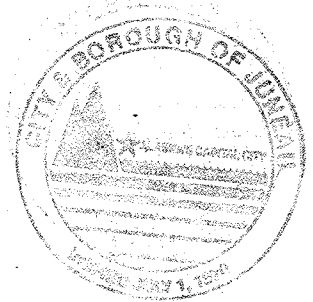
RECOVERED MONUMENT DETAILS

N.T.S.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

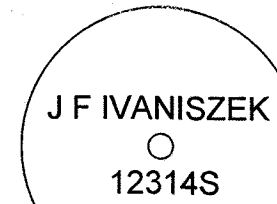
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATED October 5, 2021

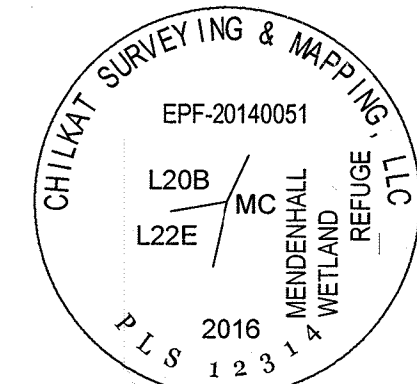


ATTEST:

Jane Cathcart
JANE CATHCART, DEPUTY CLERK
MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



5/8" x 3/8" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1" MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 10' ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605

2021-32
Plat #
Juneau
Rec Dist
10/8/2021
Date
Time 1:31 P.M.

1"=100'
0 100 200 300 400

PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
16 SEPTEMBER 2021

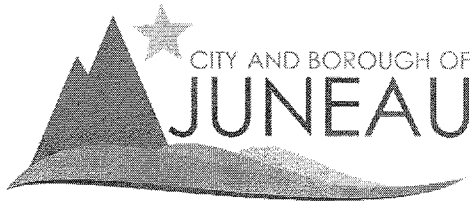
SHEET NO.
2 OF 2

SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 SEPTEMBER 2021





Treasury Division
155 S. Seward Street
Juneau, AK 99801
907.586.5215 x4905 Phone
907.586.5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Peter Peel

Current Owner

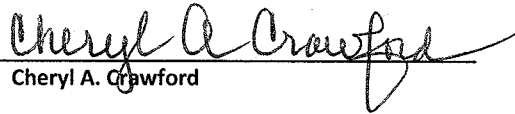
USS 471 FR

Legal Description

6D0801110010

Parcel Code Number

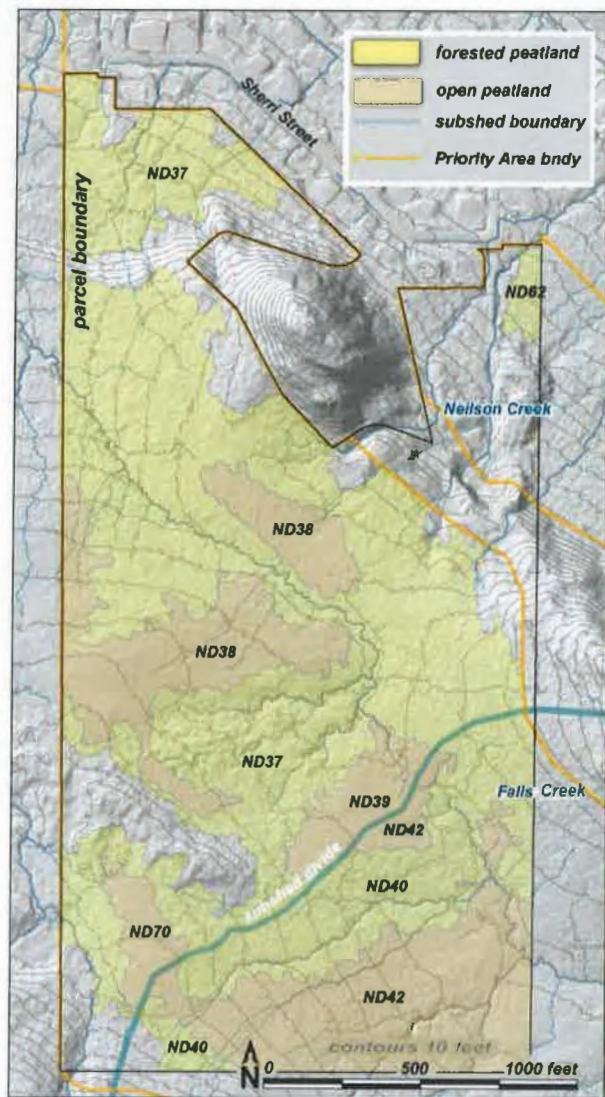
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2021.


Cheryl A. Crawford

October 1, 2021

Date

This Certification of Payment of Taxes is valid through December 31, 2021



Bonnie Brae Partnership

This 91-acre private parcel (CBJ pin number 6D0801110010) was mapped and assessed for the Juneau Wetlands Management Plan Update (JWMPU). The parcel lies within the city's Priority Area 3.26.

The northern portion of the parcel drains into Neilson Creek, while the southeastern corner drains into Falls Creek. A subshed boundary therefore runs through the parcel, which by WESPAK protocol 'splits' several of the units (eg: ND 39 and 42).

Seven wetland AAs (Assessment Areas) were mapped: 3 forested peatlands and 4 open peatlands. Total acreage of wetland in all 7 AAs is 72 acres. Thus, about 79% of the parcel is wetland.

Funding: This contract was funded by the Coastal Impact Assistance Program through the Alaska Dept of Commerce, Community and Economic Development as part of Grant #10-CIAP-0009, "Habitat Mapping and Analysis Project."

At the end of this report are definitions for terms and acronyms specific to the project.

AA#	type	acres	parcel pin
ND37	fw	38.68	6D0801110010
ND38	op	8.94	6D0801110010
ND39	op	2.24	6D0801110010
ND40	fw	8.93	6D1011000010
ND42	op	11.18	6D1011000010
ND62	fw	0.65	6D0611000010
ND70	op	1.35	6D1011000010

Acreages of wetland units **within** the Bonnie Brae Partnership parcel. In several cases, these unit

ND37 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND38 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND39 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND40 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.



ND42 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.



ND62 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND70 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

Terms & acronyms

CBJ City and Borough of Juneau

JWMP Juneau Wetlands Management Plan

WESPAK-SE Wetland Ecosystem Services Protocol for Southeast Alaska

Wetland Assessment Areas (AAs) As defined by our partner Paul Adamus in the 2014 WESPAK-SE protocol (<http://southeastalaskalandtrust.org/wetland-mitigation-sponsor/wespak-se/>), these are units of fairly uniform hydrology, soils and vegetation, on which a standardized field assessment is conducted.

Priority Areas (PAs) Defined by CBJ; 72 units within which the AA surveys are conducted, ranked 1 through 4. To identify individual Priority Area units, we added 2 digits after the rank. For example, 1.17 is Priority rank 1, unit number 17.

Map pages, AA numbering convention Names for our individual Assessment Area units are grouped geographically by Priority Area map pages, in the January, 2014 JWMP RFP # 14-132, identified by 2-letter initials.

The CBJ map-page for this parcel is:

ND North Douglas

AA unit identification codes begin with these 2 letters followed by a 2-digit number. For example, ND70 is AA #70 within the North Douglas (ND) map page.

Subsheds Our name for small watersheds we delineated using fine LiDAR-derived contours from CBJ's 2013 data set and a stream-model-in-progress by Bruce Simonson.

Shared Access Driveway Location Justification

Shared Access A

The constraints associated with the location of shared access A.

- Minimize grade to allow for emergency service vehicle access.
- Minimize cut bank height on the uphill portion of the shared access traversing lot A1.
- Avoid wetlands when possible.

Shared Access B

The constraints associated with the location of shared access A.

- Minimize grade to allow for emergency service access.
- Allow enough distance to travers up the hillside between lots B2 and B3 while keeping the grade to an acceptable level.
- Avoid wetlands when possible.

Shared Access C

- Minimize grade to allow for emergency service vehicle access.
- Leave existing drainage paths intact to minimize downstream impact.
- Existing driveway is on solid ground, moving it would cause unneeded impact to the forest and existing neighborhood.
- Moving the existing driveway would require the excavation of 30'+ of old overburden deposited by the previous owners and the addition of 25'+ of new fill to be brought in over the length of the driveway to meet grade standards.

Outstanding Items as of Staff Report Delivery

Tract A

General Engineering

1. Tract A
 - a. Sheet 1
 - ~~i. Access and Utility easement should include drainage.~~
 - ~~ii. Scale bar is incorrect.~~
 - ~~iii. Remove extra leaders and linework in NW corner.~~
 - ~~iv. Label recovered GLO monument "B".~~
 - ~~v. Use proper monument symbols for recovered and set, as necessary.~~
 - ~~vi. Use different/new linetype for driveway easement and show in legend with hatch.~~
 - vii. Use dashed text for "TRACT A". [CBJ 49.15.411(f)(2)(H)]
 - ~~viii. Label C2 on plat.~~
 - ix. Use crows feet to better delineate which corners line information terminates at.
 - ~~x. Remove "set Primary" symbol from legend.~~
 - xi. Remove "Park Access Easement" from legend.
 - ~~xii. Use driveway easement hatching, show in legend.~~
 - ~~xiii. Remove set monument details from this sheet as they are present on sheet 2.~~
 - xiv. Rephrase Park Site A to read, "PARK SITE A, PLAT No. 84-110 JRD".
 - xv. Show recovered monument and line information to SE corner of Lot 10 Plat 84-110.
 - xvi. Show street names in vicinity sketch. *PREFERRED SKETCH IS PAGE 2 OF Tract C SUBDIVISION.*
 - ~~xvii. Label Tract B as "Tract B, Plat No. 2021-32 JRD".~~
 - xviii. Change plat title to read: *Note conflict between cartography and GE. GE. Please go with this one:*

A PLAT OF

BLACKTAIL MOUNTAIN ESTATES A

A SUBDIVISION OF

TRACT A, BLACKTAIL MOUNTAIN ESTATES, PLAT No. 2021-32

WITHIN THE CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

b. Sheet 2

- i. ~~Use this access note for private shared access subdivisions (CBJ49.35 DIVISION 2) (i.e. access to 1 or more lots is via an easement and some lots have no right of way frontage)~~

~~ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO [LOTS X, Y, and Z] SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE [COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT—edit title as appropriate] RECORDED WITH THIS SUBDIVISION.~~

- ii. ~~Change signatory dates to 2022.~~
- iii. ~~Monument details A and B should read Pipe instead of Pine.~~
- iv. ~~Remove set monument detail for primary monument.~~
- v. ~~Can remove legend and scale bar this sheet if desired.~~
- vi. Use correct date in surveyor's certificate.
- vii. PLAT TITLE, SEE ABOVE

Zoning

- 1. ~~No identifier establishing vertical control has been noted.~~
- 2. Shared Access Easement may affect lot setbacks when builder decides to build.
- 3. Please provide engineering justification for lot line between A1. Reference code 49.15.420(a)(in part): (a) Generally. (2) The shape, orientation, and setback lines of lots shall be appropriate for the development proposed. The director may require yard setbacks to be listed or labeled on the preliminary plat.(4) Side lot lines should be at 90-degree angles to straight streets and radial to curved streets unless topographic conditions require otherwise.
- 4. Please provide engineering justification for the driveway alignment bisecting Lot A1, see code reference below. Alternatively, a different alignment can be proposed. 49.15.420(b) - Double frontage lots. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided.
- 5. Please provide justification for the SAE location. Feel free to use prior versions to justify current layout.

Note: Cartography comments addressed.



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

February 15, 2022

MEMORANDUM

To: Peter Peel/Creative Development LLC., Owners
Joshua Ivaniszek/Chilkat Surveying & Mapping, LLC., Surveyor

From: David Matthew Peterson, Planner II/Plat Reviewer

Case Number: SMP20210007

Legal Description: A Fraction of US Survey 471, within the City and Borough of Juneau, AK. Juneau Recording District.

Parcel No.: 6D08011110011

RE: SMP20210007 Tract 'A' Preliminary Plat Review – Blacktail Mountain Estates

The following review comments should be addressed prior to the plat being resubmitted for review. 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. *Note: Re-Submittal can be done electronically.*

Number comments

General Engineering

1. Tract A
 - a. Sheet 1
 - i. Access and Utility easement should include drainage.
 - ii. Scale bar is incorrect.
 - iii. Remove extra leaders and linework in NW corner.
 - iv. Label recovered GLO monument "B".
 - v. Use proper monument symbols for recovered and set, as necessary.
 - vi. Use different/new linetype for driveway easement and show in legend with hatch.
 - vii. Use dashed text for "TRACT A".
 - viii. Label C2 on plat.
 - ix. Use crows fee to better delineate which corners line information terminates at.

To: Peter Peel/Creative Development LLC.

File No.: SMP20210007

February 15, 2022

Page 2 of 5

- x. Remove “set Primary” symbol from legend.
- xi. Remove “Park Access Easement” from legend.
- xii. Use driveway easement hatching, show in legend.
- xiii. Remove set monument details from this sheet as they are present on sheet 2.
- xiv. Rephrase Park Site A to read, “PARK SITE A, PLAT No. 84-110 JRD”.
- xv. Show recovered monument and line information to SE corner of Lot 10 Plat 84-110.
- xvi. Show street names in vicinity sketch.
- xvii. Label Tract B as “Tract B, Plat No. 2021-32 JRD”.
- xviii. Change plat title to read:

A PLAT OF

BLACKTAIL MOUNTAIN ESTATES A

A SUBDIVISION OF

TRACT A, BLACKTAIL MOUNTAIN ESTATES, PLAT No. 2021-32

WITHIN THE CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

b. Sheet 2

- i. Use this access note for private shared access subdivisions (CBJ49.35 DIVISION 2) (i.e. access to 1 or more lots is via an easement and some lots have no right of way frontage)

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 ‘PRIVATE SHARED ACCESS’ REQUIREMENTS. ACCESS TO *[LOTS X, Y, and Z]* SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE *[COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT – edit title as appropriate]* RECORDED WITH THIS SUBDIVISION.

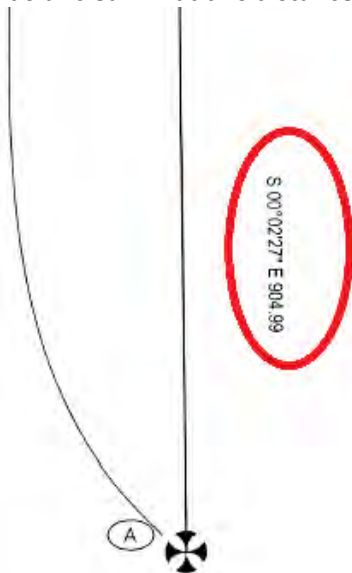
- ii. Change signatory dates to 2022.
- iii. Monument details A and B should read Pipe instead of Pine.
- iv. Remove set monument detail for primary monument.
- v. Can remove legend and scale bar this sheet if desired.
- vi. Use correct date in surveyor’s certificate.
- vii. Change plat title to read:

To: Peter Peel/Creative Development LLC.
 File No.: SMP20210007
 February 15, 2022
 Page 3 of 5

A PLAT OF
 BLACKTAIL MOUNTAIN ESTATES A
 A SUBDIVISION OF
 TRACT A, BLACKTAIL MOUNTAIN ESTATES, PLAT No. 2021-32
 WITHIN THE CITY AND BOROUGH OF JUNEAU
 JUNEAU RECORDING DISTRICT

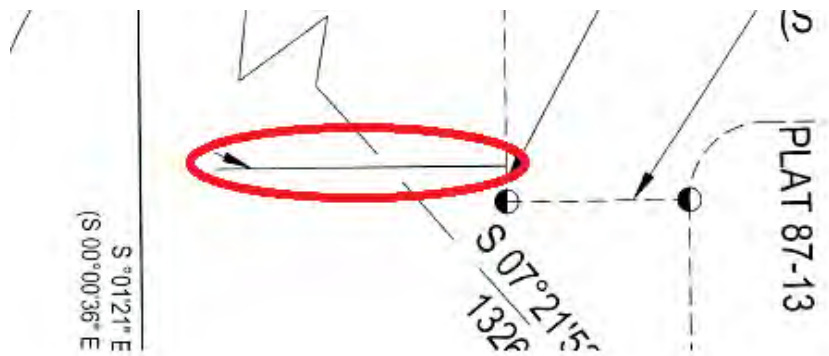
Cartography

1. The scale bar is incorrect.
2. Revise the street label in the vicinity map to NORTH DOUGLAS HIGHWAY.
3. Align the curve table headers with the columns.
4. The access easement line type is similar to the surveyed lines. I recommend using the same dashed line as used on the plat "BLACKTAIL MOUNTAIN ESTATES B".
5. Change dates from 2021 to 2022.
6. Label adjacent "TRACT B".
7. I assume monument details A & B should be Iron Pipe, instead of Pine.
8. Delete arrow and revise line below to un-surveyed line type.
9. It's unclear what this distance and bearing references.

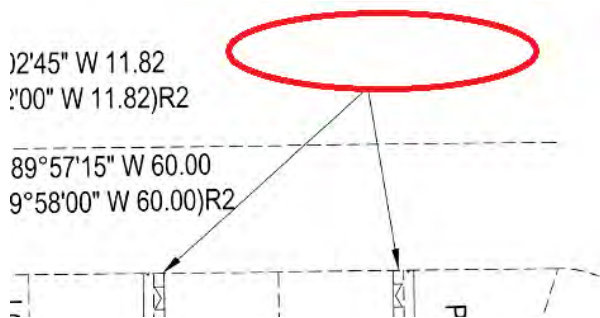


10. Delete arrow and revise line type to un-surveyed.

To: Peter Peel/Creative Development LLC.
File No.: SMP20210007
February 15, 2022
Page 4 of 5



11. Easement annotation is missing.



12. Revise to unsurveyed line type.



13. Revise title block:

PLAT OF
BLACKTAIL MOUNTAIN ESTATES A
A SUBDIVISION OF

To: Peter Peel/Creative Development LLC.
File No.: SMP20210007
February 15, 2022
Page 5 of 5

BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

14. Remove the parentheses around "A" on the sheet 2 title block.

Fire

1. An application for modification to Building Code Requirements for hydrants. The CCFR is positively inclined toward the proposal.

Zoning

1. No identifier establishing vertical control has been noted.
2. Shared Access Easement may affect lot setbacks when builder decides to build.
3. Please provide engineering justification for lot line between A1. Reference code 49.15.420(a)(in part): (a) Generally. (2) The shape, orientation, and setback lines of lots shall be appropriate for the development proposed. The director may require yard setbacks to be listed or labeled on the preliminary plat.(4) Side lot lines should be at 90-degree angles to straight streets and radial to curved streets unless topographic conditions require otherwise.
4. Please provide engineering justification for the driveway alignment bisecting Lot A1, see code reference below. Alternatively, a different alignment can be proposed. 49.15.420(b) - *Double frontage lots*. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided.
5. Please provide justification for the SAE location. Feel free to use prior versions to justify current layout.

From: [John Bohan](#)
To: [David Peterson](#); [Irene Gallion](#); [Mark Millay](#); [Eric Vogel](#)
Subject: Blacktail Subdivision Prelim Plat submittal review
Date: Tuesday, January 25, 2022 10:18:29 AM
Attachments: [ENG review of Blacktail sd prelim reports and plan submittal Jan 2022.docx](#)

Attached is a review of the information submitted for Blacktail.

This does not discuss the preliminary plat, which I believe is the only information that would be required at this time.

Water report... needs specific details to identify what is really going to happen, but addresses that pumping is necessary – can request additional information with design

Drainage report – needs much more work. Doesn't identify many items needed before allowing development to proceed. See specifics in attachment.

It appears that each lot has water and sewer services provided to them, with shut offs installed at the ROW limits of the existing Bonnie Brae streets. It would be nice to require an additional Recorded Document for each lot that specifically states they live on an unmaintained private way and their water service connections are located at the edge of the ROW (best shown by plan sheet). Believe this may help the “buyer beware” and enlightenment moment when future owner has to deal with 700' long water service and associated inline pump, and give CBJ Water and Meters defensibility when explaining to the unhappy new homeowner.

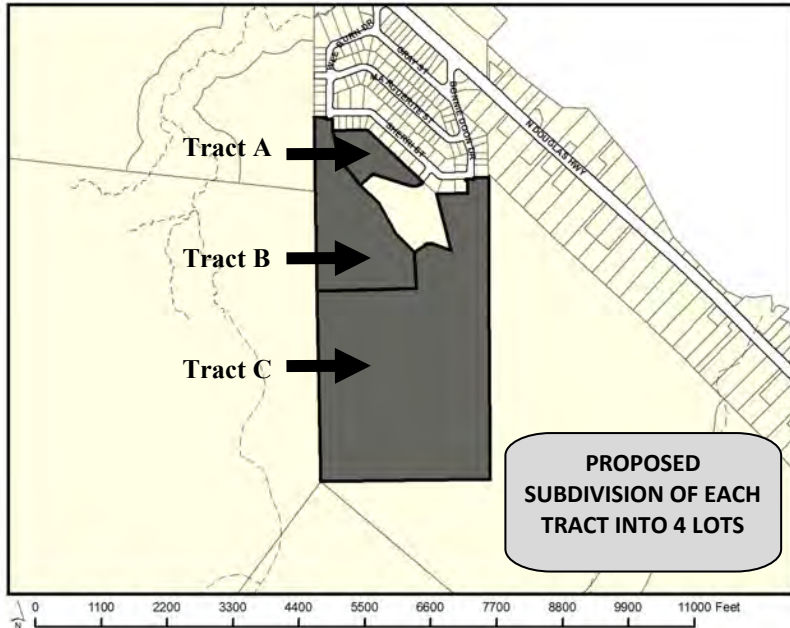
Mark, Eric, Ken- I don't know what typically is required for a GE review beyond what I have commented on at this point. Please review and verify that Code/ regulation requirements are met to the extent necessary for the Preliminary Plat review.

Thanks

Thanks
John Bohan, PE
 CBJ Chief CIP Engineer
 155 S. Seward St
 Juneau AK 99801
 (907)586-0800 x-4188
 fax 463-2606

Your chance to comment on proposed development

BLACKTAIL MOUNTAIN ESTATES, PROPOSED ABOVE BONNIE BRAE ESTATES



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

The Planning Commission will hear proposals to subdivide three (3) tracts of land into four (4) lots each, for a total of twelve (12) lots at Bonnie Brae Estates.

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 **May 2, 2022** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Apr. 18

Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.

Apr. 19 noon, May 6

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, May 10 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/82198967342> and use the **Webinar ID: 821 9896 7342** OR join by telephone, calling: **1-253-215-8782** and enter the Webinar ID.

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

May 11

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0715** ♦

Email: pc_comments@juneau.org

Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed April 12, 2022

Attachment H - Abutters Notice

Case No.: SMP2021 0007; 0008; 0009

Parcel No.: 6D0801110011; 12; 13

CBJ Parcel Viewer: <http://epv.juneau.org>



Public Notice Signs verified by Staff on 4/22/2022
Attachment I - Public Notice Sign

From: csa@gci.net
Sent: Friday, April 15, 2022 1:53 PM
To: PC_Comments
Subject: Proposed subdivision at Bonnie Brae

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

I am not in favor of the proposed 12 new lots at this location. This subdivision already has enough traffic and road problems without adding so many more new homes. The road is continually full of potholes that never get fixed, and the traffic that will be caused by large trucks coming and going on the streets during construction will certainly not help the situation. We have had poor wintertime road maintenance, and this winter we were down to one lane on Bonnie Doon Drive. This is a quiet, pleasant place to live. Opening up these large lots behind the subdivision will certainly disrupt the peaceful atmosphere and possibly bring more crime into the area.

Of course, I realize that these "hearings" are just for show. No matter what the residents of Bonnie Brae want, we will get this shoved down our throats and be forced to live with it. You asked for comments, and these are mine.

Thank You

Cathleen S. Anderson

From: ikorhonen@acsalaska.net
Sent: Sunday, April 17, 2022 8:59 PM
To: PC_Comments
Subject: Comments re Blacktail Mountain Estates

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

Dear Ms Gallion / Planning Commission:

I am concerned about the proposed Mountain Estates development (case no. SMP [2021 0007; 0008; 0009](#)) above Bonnie Brae. The affected tracts involve sensitive wetlands and muskeg habitat that provide key ecosystem functions and support diversity of species, including deer, bears, wolves, and birds. The area also abuts the Treadwell Ditch access trail, which is very popular with neighborhood people, including me.

The proposed development threaten the wetland and other values offered by these lands and the impacts are likely to spill way beyond the proposed project's boundaries. In the past, when existing lots within the Bonnie Brae subdivision have been developed, downhill properties, including ours, have been inundated with water due to disturbed water tables. The city has allowed developers to proceed with sub-standard building practices and inadequate mitigation measures; enforcement has been insufficient/non-existent.

With climate change, we seem to be experiencing more extreme rain events that have resulted in torrential amounts of water running down the hill in our neighborhood. I am concerned that allowing standard Juneau-style development in this area will inflict, individually and cumulatively with climate change, permanent damage to the neighborhood's wetlands, other habitats, the public trails, and the existing downhill private properties.

If subdivision of the tracts is authorized, the city should work with Army Corps of Engineers to prohibit filling of wetlands and to apply and enforce strict standards for the developer to protect wetland values. CBJ needs to ensure neighborhood water tables will not be affected by the development and that that eagle nests and other sensitive habitats are protected from disturbance. CBJ should insist Corps to require the developer to compensate any direct or indirect wetland impacts.

I am also concerned about the traffic impacts of the proposed development. I have not seen or heard of any analysis of or plans to address the increased traffic safety concerns associated with the new subdivision.

Thank you for considering my comments.

Iris Korhonen-Penn
6731 Marguerite Street
Juneau, AK 99801

Paul Martz
Christina Martz
1110 Wee Burn Dr.
Juneau, AK 99801

April 18, 2022

City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801
ATTN: Community Development

RE: Proposed Development – BLACKTAIL MOUNTAIN ESTATES
Case No.: SMP2021 0007; 0008; 0009
Parcel No.: 6D0801110011; 12; 13

I'm writing to voice my concerns over the proposed Blacktail Mountain Estates development above the Bonnie Brae Estates neighborhood. My property sits adjacent to the Tract B development, which as proposed will intersect with a substantial outflow creek of open muskeg and several subsurface seeps and creeks that occur along the hillside abutting the Treadwell Ditch access trail and my property.

The main surface drainage of this muskeg currently flows year-round into the upper portion of the Wee Burn Drive open culvert at the base of my driveway and flows down along the road to the highway. In addition to that, drainage water also continuously flows down the abutting hillside into my property and collects into open channels that divert the water back into other small creeks and drainages that flow through most backyards along the entire length of Wee Burn Drive. Many of these drainages are in close proximity to homes and other structures on these properties, including mine.

My primary concern with the Tract B Proposal is that it calls for the placement of a road directly through this muskeg's main drainage and that it will substantially increase both the volume and velocity of water entering my property and subsequently those properties downhill of mine. The fill required for the road will be displacing a substantial amount of wetlands uphill from my property and that displaced water will have no other place to flow except through the existing smaller subsurface seeps and creeks that flow directly through my property, and numerous others, along Wee Burn Drive. The development plan does outline surface drainage along the proposed road, which may handle the current surface water drainage that flows into existing culverts. The plan does not, however, outline how the surface drainage will address the increased subsurface or surface water flowing through private property as a result of displacement of these wetlands.

Tract B's road alone will be disrupting the natural downhill drainage portion of a muskeg that measures almost 10 acres, and could potentially negatively impact 9 homes and numerous other structures. And according to the documents submitted with the proposal, the total development area consists of 79 percent wetlands. With a development area of this size, that is overwhelmingly wetlands, it is imperative that the city properly vet the drainage plan for the sake of everyone who lives downhill from the proposed development and the wetlands therein. Failure to do so may result in lasting negative impacts to both private and public property.

Case No.: SMP2021 0007; 0008; 0009

Parcel No.: 6D0801110011; 12; 13

Dear Planning Commissioners,

Juneau is experiencing a housing crisis. Building a single house on 5 acers only serves to perpetuate this problem. I would like to see this land developed so that it matches the current neighborhood with small lots and common wall houses. While this would not solve all of our housing crisis, it would certainly be a step in the right direction. I am opposed to case No.: Case No.: SMP2021 0007; 0008; 0009 for the following reasons:

#1: The landowners seem to be exploiting current CBJ codes. It is extremely suspicious that the landowners first took a large plat of land and subdivided it into three pieces. Now they want to further subdivide the same land into 12 lots. **Please DO NOT reward this behavior!** CBJ has codes for a reason, do not allow the property owners to “cheat the system.” Is this really a precedent that you want to set? As a governing body that is supposed to ensure that CBJ codes are followed, how can you possibly approve of this behavior? If they initially divided this land from one plat to 12 plats, they would be required to put in more infrastructure like public roads. They cannot build 12 houses with shared access (CBJ 49.35260) on a single plot of land!! Why would you allow the landowner to subdivide multiple times in order to get around subdivision requirements? If the end effect has the same result, landowners and developers should not be allowed to get around these requirements as the impact to surrounding neighbors is the same. **If you choose to move forward and approve this, please hold the landowners to the same standards that any other subdivision of 12 or more houses must follow.**

The information submitted by the landowner shows that he has always intended to create additional lots once he subdivided the large lot into three smaller lots. His site geotechnical memo talks about the 12 lots!!! Again, there is little doubt that the applicant is trying to take advantage of “the system” by doing multiple subdivisions. The water memo also states that “all new lots in blacktail mountain estates subdivision are proposed to be served by...” This is further reason to look at this project as a whole, rather than dividing it into smaller pieces in order to avoid requirements for any other subdivision that occurs throughout CBJ. There are numerous examples of this throughout the applicant’s packet for all proposed subdivisions of the current land.

Bonnie Brae has been hit hard with snow removal. We often do not get snowplow service until days after the storm. Several neighbors also park their boats and cars on the streets causing hazards for snowplow truck drivers. The road becomes very narrow and icy. All roads essentially become single lane roads. We also frequently miss garbage and mail service, and the roads are deemed too difficult to drive by both the postal service and Waste Management. With long, winding, private, shared driveways, its not hard to imagine these homeowners parking their cars on Sherry St, which will only serve to compound this problem.

Bonnie Brae also has perpetual problems with a ton of potholes. CBJ spends a lot of time, energy, and money to constantly try and fix these. Increasing the traffic in the neighborhood will only make this worse, adding more expense that taxpayers will be paying! The current proposal will add a lot of costs for taxpayers without providing much benefit to its citizens.

#2: The landowners have shown blatant disregard to CBJ codes. I have personally seen hundreds of dump trucks full of gravel drive past my house. The landowners fill the dump trucks with rock from the tract C of their property. The dump trucks then exit the neighborhood. I don't know where they go when they reach the North Douglas highway. I believe that this volume of removal of materials requires a permit, which the landowners do not have. Again, please do not reward those who disregard the rules!

#3: I also believe that the landowners have illegally sold lots in Tract B. I was at our neighborhood park last summer and met a couple who said they had recently bought one of the lots in tract B. they also believed that the other three lots in this tract had also been sold. These "owners" talked about starting construction in the fall of 2020. This hasn't happened, but I am glad that I am not one of those people who has already paid a down payment on the lots that do not exist yet!!!

#4: The landowners have also cut off access to CBJ property that has been designated as a neighborhood park. None of the materials provided by the applicant show any public easements for access to CBJ parklands. People have been accessing both the CBJ park property and adjacent forest service property since the neighborhood was developed in the 1980's. I personally have tried contacting the landowner on several occasions to gain access to the cut off CBJ property. The landowner has never returned my calls. This has been a huge loss for the neighborhood. I miss the ability to access that land to pick berries, get some exercise, and play with my child and dog. **If you choose to move forward and approve this, please require that the landowner create an easement and build a trail to access CBJ park property. DO NOT WAIVE this requirement.** Landowners should never be allowed to cut off access to public property. Access to CBJ parkland is a major reason why so many of us choose to make Juneau our home.

#5: The proposed shared driveways for all of the lots exceed the 10% grade required by CBJ fire code. This is just another example of the landowners attempt to exploit the rules and show that he does not need to follow them.

#6: On Sheet 3 (of 16) in the applicants Blacktail Mountain Estates Construction drawings, it alludes to a rock quarry blasting plan. I am extremely concerned about any blasting that may occur so close to my house. The soil that the neighborhood is built on consists of a lot of peat and is not very stable!! My house and yard shake every time one of the hundreds of dump trucks loaded with rock from Lot C drove by my house. Blasting could cause damage to the foundations and houses in the neighborhood!! Blasting this close to an established neighborhood would be very detrimental to those of us living here! The applicant has talked about blasting in the quarry! Based on his current behavior and disregard for regulations, I do not think he can do so in a safe manor.

In closing, please do not approve this specific proposal, which will not solve any housing issues in Juneau, rewards those who do not follow the rules, and adds too much burden to taxpayers and those that currently live in Bonnie Brae. I believe this land has the potential to be developed in a way that benefits both citizens of Juneau and the current neighborhood. This would require that the landowners develop the property in a way that adds infrastructure to support the development. This would also require the landowner to develop more than 12 lots.

Sincerely

Emily Palmer

Bonnie Brae home owner

Irene Gallion

From: Irene Gallion
Sent: Wednesday, April 20, 2022 12:57 PM
To: emily harshman
Cc: Irene Gallion
Subject: RE: Case No.: SMP2021 0007; 0008; 0009
Attachments: Bonnie Brae Neighborhood Association Handout.pdf

Hi Emily,

Thank you for your comment on Blacktail Mountain Estates. It will be shared with the Commissioners for their consideration.

I wanted to check in with you on point #4 (printed below for reference). I think you are referring to the “yoda”-shaped park near the proposed Kristi Street ROW. I’ve attached a handout from a presentation that I gave to the neighborhood late last year. On the second page it shows how the park will be accessed through extension of Bonnie Doon Road and then a 20 foot wide easement along the back of lots 11 and 12. This access may require a slight realignment of the trail closest to Lot 11.

This access has been platted and recorded, and is available.

Let me know if I missed the mark on this. Thank you for participating in development of your community!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 X2



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#4: The landowners have also cut off access to CBJ property that has been designated as a neighborhood park. None of the materials provided by the applicant show any public easements for access to CBJ parklands. People have been accessing both the CBJ park property and adjacent forest service property since the neighborhood was developed in the 1980’s. I personally have tried contacting the landowner on several occasions to gain access to the cut off CBJ property. The landowner has never returned my calls. This has been a huge loss for the neighborhood. I miss the ability to access that land to pick berries, get some exercise, and play with my child and dog. **If you choose to move forward and approve this, please require that the landowner create an easement and build a trail to access CBJ park property. DO NOT WAIVE this requirement.** Landowners should never be allowed to cut off access to public property. Access to CBJ parkland is a major reason why so many of us choose to make Juneau our home.

From: emily harshman <eehars@yahoo.com>
Sent: Monday, April 18, 2022 8:51 PM
To: PC_Comments <PC_Comments@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>
Subject: Case No.: SMP2021 0007; 0008; 0009

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

Please see attached document for comments on Case No.: SMP2021 0007; 0008; 0009

Thank you,
Emily Palmer
Bonnie Brae home owner

Bonnie Brae Neighborhood Association

October 27, 2021

“Development in the Works”

Blacktail Mountain Estates:

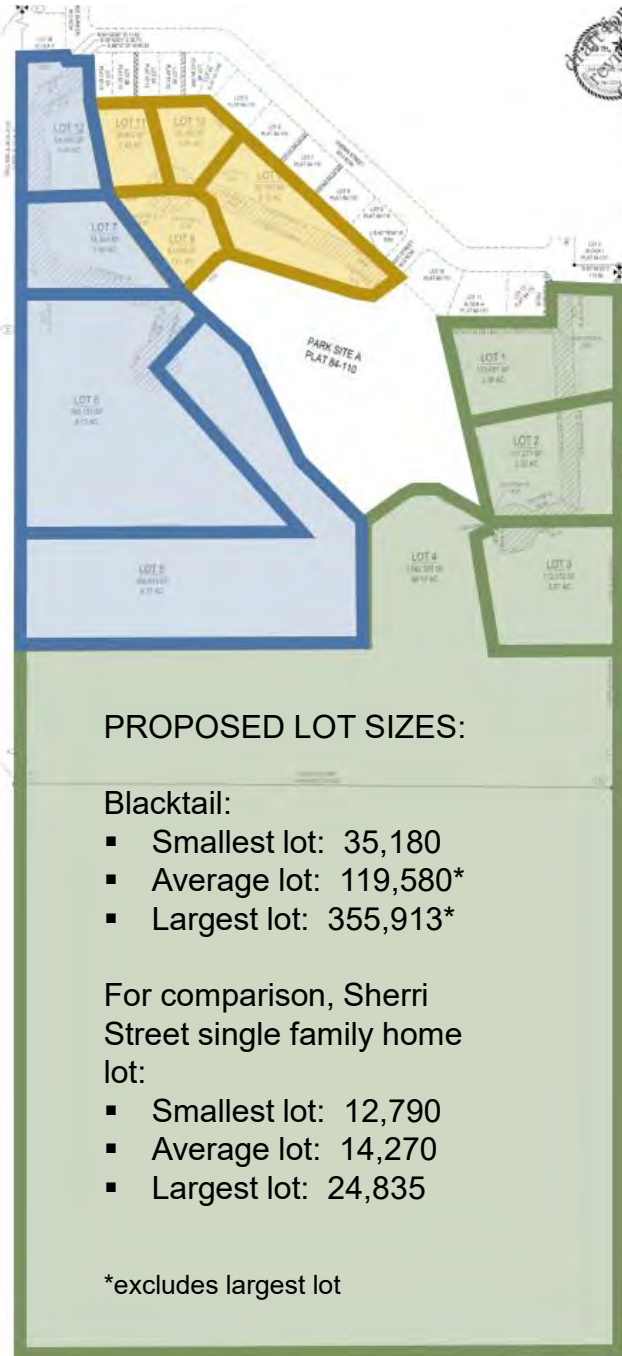
On each tract of land:

- Four or fewer lots
- All lots use private driveway easement - no direct access to right-of-way
- Each lot limited to one single family home and one accessory apartment
- Lots must meet minimum size for district, D3 = 12,000 square feet

Next steps:

- Developers apply for a Major Subdivision for each tract.
- Public Notice card will be mailed to residents within 500 feet.
- **Neighborhood Meeting**
- Staff report and analysis
- **Preliminary plat, hearing before the Planning Commission**
 - Approve, approve with conditions, deny, continue
- **Final plat, hearing before the Planning Commission**

*Items in **bold** point out your opportunity to testify.*



Note that this development is proposed. The developer is not obligated nor committed to this line of development.

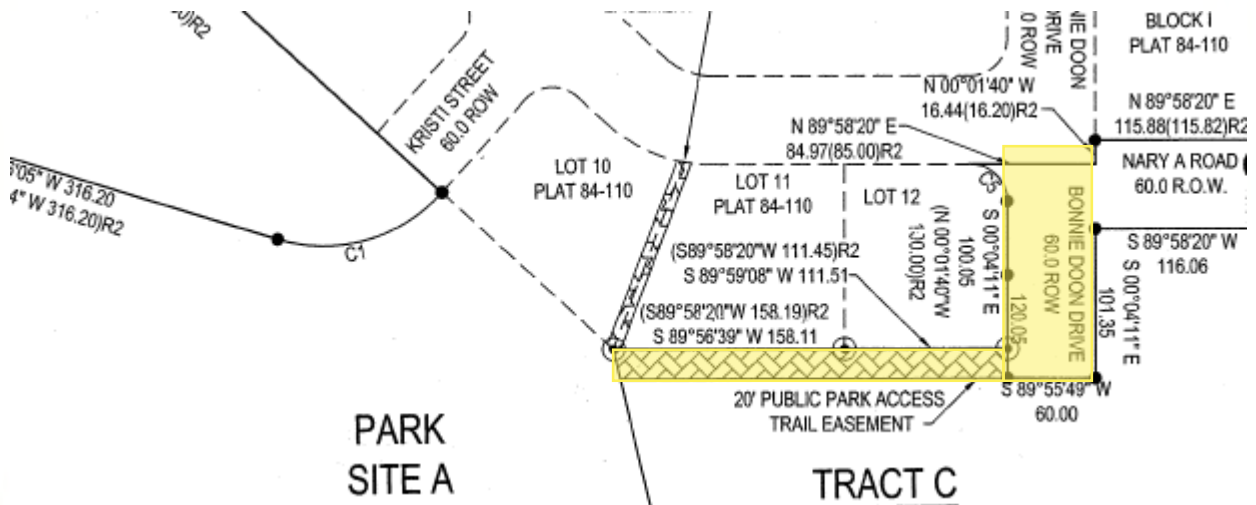
Comments or questions? Irene.Gallion@Juneau.org (907) 586-0753 Option 2

Bonnie Brae Neighborhood Association

October 27, 2021

“Development in the Works”

How can you access your neighborhood park?



Use the extended Bonnie Doon right-of-way, then the 20 foot park access easement (yellow highlight).

When is an excavation permit required?

49.65.200 Extraction permit required (*excerpt*).

(a) The use of property for the excavation, removal or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials, may be authorized in any district only under a conditional use permit issued by the commission under the procedures set forth in chapter 49.15, article III, as modified by this article.

(b) Site grading and preparation required for a proposed permitted use is **exempt** from the requirement of this article **if**:

- (1) Such extraction is a necessary incident to work authorized under a valid building permit, or

for improvements which are part of an approved subdivision plat if the material is used within the original tract or parcel subdivided, if all necessary building, grading, and other applicable permits have been issued;

From: Catherine Price <katrinamel@mac.com>
Sent: Monday, April 18, 2022 9:07 AM
To: PC_Comments
Subject: Bonnie Brad Estates

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

comments on the development.

1. My husband and I don't want any multiple dwelling units in this development. Single dwelling units only.
2. We are very concerned about the possibility of land slides when trees and other flora are removed for building. We are on Marguerite and are below this development. So also concerned with proper drainage.
3. Traffic flow during building and after. More population so need that second bridge that's been discussed for years.

Thank you.

Catherine and Michael Price
6739 Marguerite Street
907-723-7721

Sent from my iPad

Irene Gallion

From: rstern77@aol.com
Sent: Thursday, April 21, 2022 8:23 AM
To: Irene Gallion
Cc: Irene Gallion
Subject: RE: blacktail mt estates

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

Hi irene,

From the track c report

Item 5.a

Rich

[Sent from the all new AOL app for Android](#)

On Thu, Apr 21, 2022 at 8:14 AM, Irene Gallion
<Irene.Gallion@juneau.org> wrote:

Hi Richard,

Where do you get 194 ADT for track C? With four lots, each with a single family home, we'd expect 38 ADT.

We would expect 38 ADT for each tract, for a total of 114 for the entire development.

We will include the feedback below to the Commission.

Thanks!

IMG

From: rstern77@aol.com <rstern77@aol.com>
Sent: Wednesday, April 20, 2022 8:13 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Re: blacktail mt estates

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

Hi Irene,

Items that need addressing is access roads

Item 5.a: Roadways of wee burn, bonnie donne, sherri is not 50'. ie lot C is anticipated at 194 ADTs for track C alone! Lots A/B is double that! How is dust, on all roads be contained: Bonnie Doone, Wee Burn, Sherri. Will the drainage ditches be filled? Who is paying for this? I wouldnt expect bonnie doone development taxpayers be strapped with this burden. Should the roadways be paved, and what is the communities input & intent. We've always had gravel, providing a community, rural feel. Im thinking that the roadway, to bond roadway, might have scheduled spray with a product called Enviroseal.

Rich

-----Original Message-----

From: Irene Gallion <Irene.Gallion@juneau.org>
To: rstern77@aol.com <rstern77@aol.com>
Cc: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wed, Apr 20, 2022 12:19 pm
Subject: FW: blacktail mt estates

Hi Mr. Stern,

Thanks for your interest in development of our community! You have quite a few questions that I wanted to respond to as best we can at this point. You can find application materials and draft plats at the webs site: <https://juneau.org/community-development/short-term-projects>

As you go through these answers, it might help to have a general idea of next steps:

- Preliminary plat approval by the Planning Commission (May 10). If the plat is approved, the developer will:
 - o Provide a construction plan. (Must be approved by CBJ Engineering)
 - o Provide a drainage plan. (Must be approved by CBJ Engineering)

- o Pay all taxes owed on the lots.
- o Construct or bond for improvements.
- Then the Commission will consider final plat approval.

Construction will require a grading permit (separate from the subdivision process). If blasting is needed, a blasting plan must be approved by CBJ before blasting can occur.

To address your questions:

1. How many square feet are required to build one house?

The area is zoned D3, requiring 12,000 square feet for a single family home. For the proposed subdivisions:

- The smallest lot is 35,180 square feet
- The average lot is 119,580 square feet (excludes the largest lot of 64 acres)
- The largest lot is 355,193 square feet (excludes the largest lot of 64 acres)

By comparison, for the Sherri Street single family home lots:

- Smallest lot is 12,790 square feet
- Average lot is 14,270 square feet
- Largest lot is 24,835 square feet.

2. What is the zoning?

Bonnie Brae and the proposed subdivision are all zoned D3.

3. Is D1 zoning being kept?

The zoning is not D1. The subdivisions will remain D3 unless rezoned. Rezoning is not part of this proposal.

4. What variances are being applied for?

A variance is a particular instrument that allows one person to not follow a law that others have to follow. There are no variances applied for as part of this proposed subdivision.

5. How many acres are there?

The link above shows the proposed subdivision plats and acres for each. The total area of the Blacktail development is 96.31 acres.

6. What is the tax impact to existing Bonnie Brae residents?

The development will not impact how the Assessor's Office assesses taxes.

7. Will the lots have septic tanks?

Currently, each lot is proposed to have a single water and sewer line. The Director is proposing that the developer be required to install water and sewer mains.

8. Where is the SWPP? Is there an erosion plan that mitigates run-off?

Not yet. After the preliminary plat is approved, the developer will need to provide a construction and drainage plan, which will be reviewed by CBJ's Engineering Department.

9. Are access roads, including Bonnie Doon, going to be widened, paved, and chip-sealed, or left as is? Are speed bumps planned?

The City does not currently have plans to pave roads in Bonnie Brae. If paving was considered, the neighborhood would be asked to participate in a Local Improvement District (LID) and assist in paying for improvements. No speed bumps are planned.

10. This year, with snow fall, neighborhood roads became one lane. How will plowing be managed? Will roads be graded in the spring?

Changes to the current road maintenance regime are not anticipated.

11. How will road upgrades affect the existing Bonnie Brae residences, and who will pay for roadwork?

There are no anticipated upgrades to existing road infrastructure. The developer will build the accesses to the proposed subdivision lots.

12. What is the roadway study for additional vehicular travel, and how many cars per day are anticipated for the development?

According to the Institute of Transportation Engineers Trip Generation Manual (9th Edition) the average single family home is expected to create 9.52 traffic movements a day. 114.2 movements are anticipated for the development of 12 lots.

13. How is electric being run to the development, poles or underground?

CBJ code requires transmission facilities to be underground for new installations [CBJ 62.40.070]. This can be waived if not feasible.

14. What is the anticipated time for upgrading roadwork, utilities, sewer and water and all needed infrastructure?

That is not known to CBJ at this time.

15. What is the duration of improvements to the site?

That is not known to CBJ at this time.

16. What are the crew working hours? Will there be work on weekends? How much overtime per week?

That is not known to CBJ at this time.

17. Is the project prevailing wage or union?

That is not known to CBJ at this time.

18. Have civil drawings been completed, and when will plans be reviewed?

A draft construction plan was submitted with the preliminary plat. The construction plan will not be reviewed until the preliminary plat is approved, as the Planning Commission may require changes that impact construction.

19. What HAZMAT materials have been found on site?

That is not known to CBJ at this time.

20. Is there blasting or rock-breaking? Is there a plan? How are existing structures being monitored?

Blacktail has proposed blasting for approximately 55,000 cubic yards of material. The plan has been reviewed and feedback has been provided to the Developer. The blasting will not be permitted until a plan is approved. The details of monitoring structures is not known at this time. Rock crushing nor screening are not allowed in D3 zoning.

21. How is dust being mitigated during construction?

Unknown to CBJ at this time.

22. Where is the water source for construction, and how is grey water mitigated?

That is not known to CBJ at this time, but it is reasonable that water would be accessed through CBJ's system. Grey water is not anticipated. Drainage plans will have to be approved by CBJ.

23. Will the diameter of the culverts and drainage ditches be increased or deepened? What are the safety plans to prevent falling into a deepened ditch?

The construction and drainage plans have not yet been submitted, so required improvements to the neighborhood roads are not yet known. Ditches would have to meet engineered safety standards.

24. What are the lots being sold for?

Unknown.

25. Will the lots be subdivided?

Further subdivision will not be allowed unless the driveways are built to road standards, and include water and sewer mains.

26. How many homes will the entire Blacktail development provide?

Under the proposed subdivision, each lot is limited to one single-family home and one accessory apartment. There are 12 lots proposed.

27. How much lot clearing is allowed? How will this affect water run-off and soil erosion? What are the protocols to maintain existing conditions?

Lot clearing would require a grading permit. Part of that permit is review of a drainage plan and stormwater pollution prevention measures.

28. What is the projected avalanche anticipation?

CBJ has not done avalanche studies in the area.

29. As Blacktail is at a much higher elevation than Bonnie Brae, is shoring planned, and how is Bonnie Brae protected?

Unknown at this time. The construction plan will provide more detail.

30. Are the developers posing a bond for damage to roadways or residences?

The blasting plan is currently in review. Bonds are not anticipated to address damage to roadways or residences.

Let me know if you have further questions,

Irene Gallion | Senior Planner

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

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

Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

From: PC_Comments <PC_Comments@juneau.org>
Sent: Tuesday, April 19, 2022 2:47 PM
To: 'rstern77@aol.com' <rstern77@aol.com>
Cc: Irene Gallion <Irene.Gallion@juneau.org>; Jill Maclean <Jill.Maclean@juneau.org>
Subject: RE: blacktail mt estates

Thank you!

Chelsea Wallace | Administrative Assistant II

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

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

Personal Line: 907.586.0715 ext. 4120



Fostering excellence in development for this generation and the next.

From: rstern77@aol.com <rstern77@aol.com>
Sent: Tuesday, April 19, 2022 2:35 PM

To: PC_Comments <PC_Comments@juneau.org>

Subject: Re: blacktail mt estates

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

HI COMMENTS,

RICHARD STERN

THANKS,

RICH

-----Original Message-----

From: PC_Comments <PC_Comments@juneau.org>

To: 'rstern77@aol.com' <rstern77@aol.com>

Cc: Jill Maclean <Jill.Maclean@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>; Breckan Hendricks <Breckan.Hendricks@juneau.org>; Ryan Roguska <Ryan.Roguska@juneau.org>

Sent: Mon, Apr 18, 2022 8:09 am

Subject: RE: blacktail mt estates

Good morning,

Thank you for submitting your questions/comments to the Planning Commission! Per the Planning Commission's Rule of Order, members of the public are required to state their name, otherwise we cannot accept their comments. If you would like your comment submitted to the Planning Commission, can you please reply with your name?

Here is Rule 11(D) from the Planning Commission's Rules of Order with more information.

Rule 11(D) Written Comments. Written comments, with the exception of e-mail transmissions, must be signed, and the source of illustrative materials must be identified. E-mail transmissions must show the author's name. Anonymous submissions will not be accepted.

If you have any questions, or would like more information, please let me know.

Thank you,

Chelsea Wallace | Administrative Assistant II

Community Development Department | City & Borough of Juneau, AK

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

Personal Line: 907.586.0715 ext. 4120



Fostering excellence in development for this generation and the next.

From: rstern77@aol.com <rstern77@aol.com>
Sent: Sunday, April 17, 2022 7:08 PM
To: PC_Comments <PC_Comments@juneau.org>
Subject: blacktail mt estates

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

1. how many sf lot size to build 1 house
2. what is the zoning
3. Is D1 zoning being kept
4. what are the variances applied for
5. how many acres are there
6. what is the tax impact to existing bonnie brae residences
7. will the lots have septic tanks, what means of drainage for grey & black water. where will the new pumphouses be located
8. where is the SWPP, is there an erosion plan, mitigating run-off
9. is the access roads, bonnie doon, going to be widened, paved, chip sealed, or left as is. are speed bumps planned
10. this year, with snow fall, bonnie doone, and all roads, became a one way road, how will plowing be managed, will roads be graded in spring.
11. how will road upgrades effect the existing bonnie brae residences upgrades to the above, who pays for roadwork to all the development
12. what is the roadway study for additional vehicular travel, and how many cars per day are anticipated for the development
13. how is electric being run to the development; poles or underground
14. what is the anticipated time for upgrading roadwork, utilities, sewer & water & all needed infrastructure
15. what is the duration of improvements to the site (s)
16. what are the crew working hours: list normal working hours. will there be work on saturdays or sundays.what are the OT hours per week.
17. is the project prevailing wage, or union.
18. have civil drawings been completed, and when will the plans be reviewed
19. What HAZMAT materials been found on site
20. Is there a blasting, or rock breaking, is there a plan, how are existing structures being monitored
21. how is dust being mitigated during construction
22. where is the water source coming from during construction, and how is grey water mitigated
23. will the diameter of culverts and drainage ditches be increased, ordeepened, and what are the saftey plans from falling into a deepened ditch
24. what are the lots being sold for
25. will the lots be subdivided,
26. how many total homes is the entire blacktail development going to have
27. how much lotr clearing is allowed. How will this effect water run-off & soil erosion. What are the protocols to maintain existing conditions, avoiding run off & erosion.
28. what is the projected avalanche anticipation
29. as blacktail is at a much higher elevation than bonnie brae, is shoring planned, and how is bonnie brae protected
30. are the developers posting a bond for any occurence to existing roadways, or residences.

From: Emily Coate Thompson <ecoate@gmail.com>
Sent: Monday, April 18, 2022 8:59 PM
To: PC_Comments
Subject: Blacktail Mtn Estates

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

Hello there-

I'm writing to comment on the proposed Blacktail Estates out above Bonnie Brae. Being an active Bonnie Brae homeowner, I'm leery of this proposed subdivision and its 3 separate access points. It was my understanding that there are rules around the addition of another tier in the neighborhood (aka the requirement to update the rest of the neighborhood to code) and it feels shady that the developer is instead, installing 12 lots but bypassing the rules already in place. If you let this developer use this loophole, what other developers will follow? What's the point of having rules of planning and developing on the books if they can be bent to your unique preferences?

Additionally, I'm concerned about the drainage to the rest of our homes if the wetlands above are being filled in. There is a high volume of water pumping out of the wetlands through the creek in our backyard after rainfall and during spring melt and I'm concerned that corners will be cut and drainage improperly installed especially given that corners are already being cut with the whole "3 access points" idea. Furthermore, how will snow removal work out on these access points if they are all considered private drives? As we saw this last winter, there is the potential for a lot of snow to build up and the roads become one way streets. I'm concerned that if each of these access points are owner responsibility, we might see even more of a bumble in terms of where snow is being pushed and what it is blocking for the neighborhood as a whole.

I urge the members of the planning commission to look at these concerns and ask themselves, who will be purchasing these single family with apartment lots? At what price point do they serve? If you're looking to expand affordable housing, this isn't it. The last thing we need is more half a million dollar homes sitting high on a hill that only the elite can afford.

Thank you-
Emily Thompson

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

SMP2021 0008: Subdivision of one tract of land into four - APPROVED AS AMENDED

AGENDA ITEM:

Case No.: SMP2021 0008

Applicant: Creative Development

Location: Tract B, Blacktail Mountain Estates, A Fraction of U.S. Survey 471

Proposal: Subdivision of one tract of land into four

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested preliminary plat for the Blacktail Mountain Estates, Tract B. This permit would allow the applicant to submit for the final plat application.

If the Planning Commission approves the private shared access subdivision, this approval should be subject to the following conditions:

1. Trail from Bonnie Brae Estates to Treadwell Ditch Trail is relocated off of Tract B prior to final plat approval.
2. Optional: Plat 60-foot right-of-way access from the south end of Wee Burn Drive to the west for access to CBJ land.
3. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
4. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
5. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.
6. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

If the Planning Commission approves the subdivision, this approval should be subject to the following plat notes:

AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

THE USE OF EACH LOT SERVED BY THE SHARED ACCESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(b)(5)].

WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. (Met, note 8 on preliminary plat)

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED

ACCESS' REQUIREMENTS. ACCESS TO LOTS B1, B2, B3 and B4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION. (Note 9 on preliminary plat, needs modification)

THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT B DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS, AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

Director's Report

This application is for a private shared access (PSA) subdivision creating four lots, accessed from Wee Burn Drive in the Bonnie Brae Subdivision.

On September 11, 2019, a pre-application conference was conducted. On October 8, 2021, a minor subdivision was approved that platted the ~90-acre site into three (3) large tracts of land.

The Director is recommending denial of the subdivision based on the following findings:

Blacktail Mountain Estates Subdivision, Tract B, with the other two subdivisions proposed for Blacktail Mountain Estates, circumvents development standards that would be required if the 12 lots were considered one subdivision, contrary to 49.15.401(a)(1)(A).

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report for SMP2021 0008 - Part 1	5/4/2022	Staff Report
☐ Staff Report for SMP2021 0008 - Part 2	5/4/2022	Staff Report



PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2021 0008
HEARING DATE: MAY 10, 2022

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: May 4, 2022

TO: Michael LeVine, Chair, Planning Commission

BY: David Matthew Peterson, Planner II
 Irene Gallion, Senior Planner *Irene Gallion*

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a preliminary plat review for a private shared access subdivision of Blacktail Mountain Estates, Tract B, into four lots.

STAFF RECOMMENDATION: Denial.

KEY CONSIDERATIONS FOR REVIEW:

- Potential use of phasing to circumvent subdivision road and utility requirements [CBJ 49.15.401(a)(1)(A)].
- Private shared access [CBJ 49.35. Division 2] allows for up to four (4) lots, since a public right-of-way and associated public improvements (e.g. water, sewer, paving, road maintenance, and snow maintenance) are the responsibility of the individual private owners, not the CBJ.

GENERAL INFORMATION	
Property Owner	Creative Development / Peter Peel
Applicant	Creative Development / Peter Peel
Property Address	Not Yet Assigned
Legal Description	Blacktail Mountain Estates TR B
Parcel Number	6D0801110012
Zoning	D3
Lot Size	791,899 square feet, 18.1795 Acres
Water/Sewer	Yes
Access	Yes, through proposed easement
Existing Land Use	D3
Associated Applications	SMP2021 0007, SMP2021 0009

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Approve:** approve the permit and adopt new findings for items 1-5 below that support the approval.
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:
 - o CBJ 49.15.220, 400, 401, 411, 420, 421
 - o CBJ 49.35.120, 140, 210, 220, 240, 250, 260, 262, 263, 510, 630
 - o CBJ 49.55.010
 - o CBJ 49.80

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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.*

And per CBJ 49.15.401(a)(1)(B), *a major subdivision permit is required if a parcel has been subdivided by a minor subdivision within the preceding 24 months.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Bonnie Brae Estates II
South (D3)	Blacktail Mountain Estates Tract C
East (D3)	Bonnie Brae Estates II Park SI; Blacktail Mountain Estates Tract A & C
West	CBJ Rural Reserve; Vacant

SITE FEATURES	
Anadromous	None
Flood Zone	None
Hazard	None
Hillside	To Be Determined
Wetlands	Muskeg
Parking District	N/A
Historic District	N/A
Overlay Districts	Map F - Mining & Exploration Surface Activities Exclusion District; RV Park Area

BACKGROUND INFORMATION

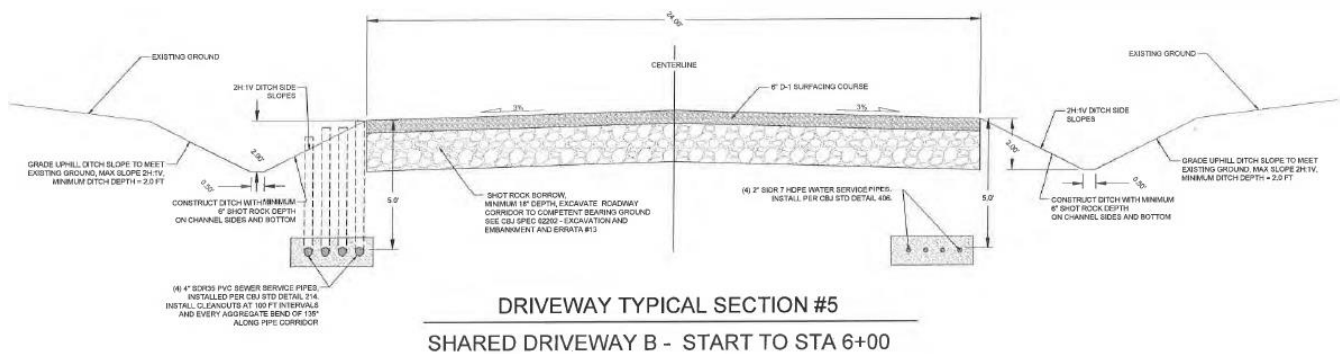
Project Description – The applicant is proposing the subdivision of Tract B of Blacktail Mountain Estates into four (4) private shared access lots (**Attachment A, Attachment B**). In 2021, the applicant subdivided the ~90-acre parent tract into three (3) large tracts of land: Tracts A, B, and C (**Attachment C**). Tract B is one of three tracts created under Plat 2021-32.

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Each of the resultant tracts (Tracts A, B, and C) are being proposed for a private shared access subdivision. Each tract subdivision into a private shared access subdivision is a “major” subdivision because:

- It has been less than two years since the previous minor subdivision [CBJ 49.15.401(a)(1)(B)]. The last subdivision was recorded in October of 2021.
- Per CBJ 49.15.220(2), the Director finds that the series of applications for minor developments, taken together, constitute a major development:
 - Lots A1, C1, and C2 are bisected by the easement, functionally creating a 15-lot subdivision.
 - Development pads in Tract C development point to future subdivision.
 - Utilities proposed would not support subsequent subdivision.
- The Director is concerned that the proposed subdivision circumvents road and utility development that would usually be associated with a major subdivision [CBJ 49.15.401(a)(1)(A)].

A private shared access can be built to driveway standards, with single water and single sewer lines being proposed from the right-of-way (ROW) to the lots. More than four lots requires a water and sewer main. Driveway typical sections for Tract B are on sheets 11 and 12 of the draft construction drawings submitted with the subdivision.



If the applicant applied for a traditional subdivision, constructed a public ROW, the three subdivisions (Tracts A, B, and C) were considered cohesively, and roadways were accepted for public maintenance, the roadways would have a required width of 22 feet, with water and sewer mains. Note that CBJ 49.35.240 requires paving, but the neighborhood streets leading to this subdivision are unpaved. Per CBJ 49.35.120(a), the Commission can require off-site development improvements to ensure that all of the improvements function properly.

While a plat note will clarify limits on development, subdivision design may make further subdivision seem more likely, because the created lots are large compared to the minimum lot size (12,000 square feet) for the D3 zoning district:

- Lot B1 is approximately five times larger than the minimum lot size required.
- Lot B2 is approximately six times larger than the minimum lot size required.
- Lot B3 is approximately twenty-four times larger than the minimum lot size required.
- Lot B4 is approximately thirty times larger than the minimum lot size required.

In order to further subdivide, all lot owners on the private shared access would have to agree and pay to upgrade the private shared access to CBJ roadway standards.

Given the Director’s findings, the Planning Commission’s decision will impact the shape and cost of subsequent construction, potentially limiting the number of dwelling units that could be constructed.

THE ANALYSIS BELOW IS SPECIFIC TO TRACT B.

Background – In 1915, 163.59 acres were platted under U.S. Survey No. 471. In 1981, 60.7245 acres were used to create Bonnie Brae Estates. In September of 2021, the applicant purchased the remaining balance of U.S. Survey 471. In October of 2021, the land was subdivided into three smaller tracts with the intent of creating three private shared access subdivisions of four lots each.

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

Item	Summary
November 1915	U.S. Survey No. 471
August 1981	Bonnie Brae Estates – Unit No. 1 Survey
September 2021	Plat of Blacktail Mountain Estates
December 2021	Community Development Department (CDD) PLAT 2021-32 recorded October 8, 2021

ANALYSIS

Phasing – The Director is concerned that this subdivision uses phasing (through private shared access subdivisions) to circumvent the roadway and utility requirements of a regular 12-lot subdivision [CBJ 49.35].

Minimum Lot Dimensions – The proposed lots shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400.

Dimensional Standard	Requirement	Met?
Minimum Lot Size	12,000 square feet	☒ Meets/Exceeds ☐ Not met
Minimum Lot Width	50 feet	☒ Meets/Exceeds ☐ Not met

On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for the D3 Zoning District remain the same.

Lots B3 and B4 are *cul-de-sac* lots. Lot width is measured at the front setback line. If necessary, the Commission could waive the lot width requirement if it is impractical to meet [CBJ 49.15.421]. A waiver is not required at this time, nor recommended given the oversized lots proposed.

Density – Lot layout is shown on page 6 and on the proposed plat (**Attachment B**). Each lot in a private shared access subdivision is limited to a single-family structure and an accessory apartment [CBJ 49.35.262(b)(5)]. Accessory apartments do not increase density, because they are considered subordinate to the primary use of the lot.

Lot Number	Square Feet	Maximum Number of Dwelling Units
B1	64,485	One single-family structure and one accessory apartment
B2	78,360	One single-family structure and one accessory apartment
B3	293,151	One single-family structure and one accessory apartment
B4	355,915	One single-family structure and one accessory apartment

Based on size, the lots above could be subdivided if the access and utilities are built to subdivision standards. Under D3 zoning:

- 12,000 square feet accommodates a single-family structure and accessory apartment.
- 6,000 square feet accommodates a bungalow structure, limited to 1,000 square feet.
- 18,000 square feet accommodates a duplex.
- 24,000 square feet accommodates two single-family structures and accessory apartments for each.

The Director is recommending denial. The following plat notes are recommended if the Commission approves the subdivision.

Condition: None.

Plat Note: AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

THE USE OF EACH LOT SERVED BY THE SHARED ACCESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(b)(5)].

Habitat – There are no mapped anadromous resources on Tract B. The applicant should verify with the United States Fish and Wildlife Service regarding the presence of eagle nests in the area. The presence of nests may impact development timelines.

In their application for the minor subdivision of the parent lot, the applicant included wetlands mapping from the Juneau Wetlands Management Plan Update (**Attachment D**). Wetlands fill permits from the United States Army Corps of Engineers may be required. The applicant is working on those permits currently.

The Director is recommending denial. The following plat note is recommended if the Commission approves the subdivision.

Condition: None.

Plat Note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
(Met, note 8 on preliminary plat)

Hazard Zones – The tract is outside mapped flood zones (Maps 02110C 1534D and 02110C 1553D, effective August 19, 2013). The tract is outside mapped hazard zones. If a Hillside Endorsement is required, it will be addressed during development review and prior to building permit issuance.

Condition: None.

Plat Note: None.

LOT DESIGN

Lot lines should be at 90 degree angles to straight streets and radial to curved streets unless topographical conditions require otherwise [CBJ 49.15.420(a)(4)]. The image below juxtaposes Tract B proposed lot lines over

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Parcel Viewer topographical information (2013). The lot line between B3 and B4 does not appear to have topographical constraints (white line).



Roadway alignment does not have a terrain exemption in code. **Attachment E** is the applicant's reasoning for the private shared access location.

If approved, code requires the Commission to require the private shared access [CBJ 49.15.420(b)(1-4)]:

- Not directly address a collector or arterial (met).
- Have restricted access to prevent unsafe sight distances.
- Be built away from intersections.
- Protect public health, safety, and general welfare.

TRAFFIC

Traffic – A Traffic Impact Analysis (TIA) **IS NOT** required for the number of lots proposed.

Use	Per Single-Family Structure	# of Structures	Total Trips
Private Shared Access Subdivision – 4 lots	9.52	4	38.08
Total Average Daily Trips (ADT):			38.08

Trip Generation Manual, 9th Edition, Volume 2: Data, page 296

The three-tract Blacktail development as proposed would generate three times the ADT for one tract, or 114.2 ADT.

ACCESS AND PUBLIC IMPROVEMENTS

Access – The road leading to the Tract B subdivision is unpaved. The primary access to the subdivision is Wee Burn Drive [CBJ 49.35.250(a)]. The applicant has demonstrated that each lot will have eased private shared access to Wee Burn Drive [CBJ 49.35.260]. The private shared access easement terminates in a *cul-de-sac*.

Lot Number	Primary access
B1	Wee Burn Drive to 50-foot-wide Private Shared Access Easement
B2	Wee Burn Drive to 50-foot-wide Private Shared Access Easement
B3	Wee Burn Drive to 50-foot-wide Private Shared Access Easement
B4	Wee Burn Drive to 50-foot-wide Private Shared Access Easement

Trail – There is an existing trail from the Bonnie Brae neighborhood to the Treadwell Ditch Trail. The trail runs along the west side of Tract B. The trail is partially on CBJ land, partially on private land, and partially on U.S. Forest Service land. The trail runs along the west lot line of Lots B1 and B2, which is on public land. The trail crosses the west lot line of Lot B3 onto private land (image below).

The trail will require an easement if it's not relocated [CBJ 49.35.630]. Staff recommends a 20-foot easement. On the previous subdivision, CBJ Parks and Recreation staff had requested, and were granted, a 20-foot easement for access to the neighborhood park east of Tract A. Twenty feet was requested in case equipment was needed to fix the trail or respond to an emergency.

A 20-foot easement would encroach into the proposed private shared access easement. A private shared access easement can serve four lots or less [CBJ 49.35.262(b)(2)]. Either the trail or the shared access has to be shifted, so that the two uses do not overlap.

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There has been some discussion of relocating the trail. The trail would have to be relocated before the subdivision could be recorded. CBJ will not bond for improvements on private land. Depending on the eventual trail alignment, improvements to private land – such as reclamation or drainage improvements – may be required.

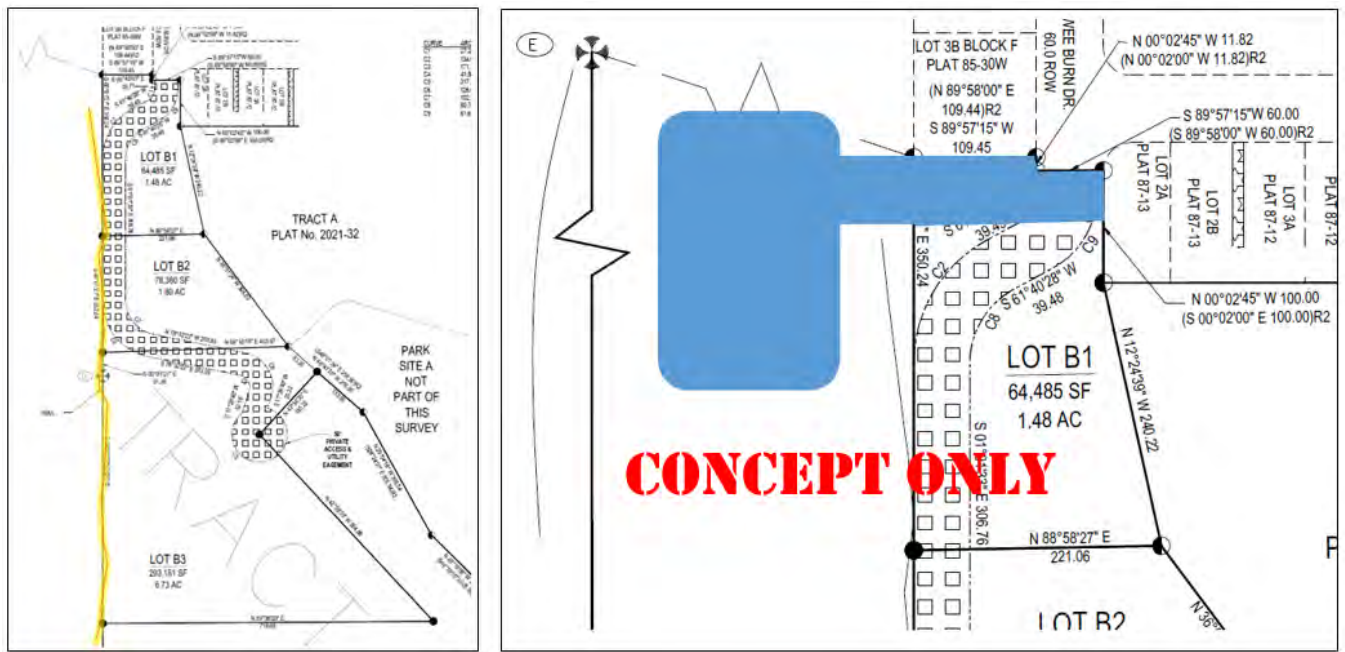
Trail Parking – CBJ Parks and Recreation and the U.S. Forest Service have been discussing how to improve access to the trail. Right now, the access is through an undeveloped ROW between 1100 and 1128 Wee Burn Drive. Neighboring lots are using the ROW, which is unwelcoming, because it appears to be private property. There is no designated parking.

The agencies have been discussing partnering to develop a better parking and access area. One proposal was for ROW development along the north lot line of proposed B1, to access CBJ land to the west, where a parking lot would be built (image below).

The proposed ROW is not shown on the draft plat.

CBJ has access to this lot through the undeveloped ROW described above, so access through B1 cannot be compelled through CBJ 49.35.210(a)(1).

The proposed private shared access cannot be used to provide access to the proposed parking area, as the private shared access can only provide access for up to four lots [CBJ 49.35.262(b)(2)]. However, the shared access could start at the newly-developed ROW.



LEFT: Highlight of the trail from Bonnie Brae subdivision to Treadwell Ditch Trail, showing where it is close to or located on lots in the proposed subdivision. RIGHT: ROW concept to accommodate trail parking on CBJ land.

The Director is recommending denial. The following conditions and plat note are recommended if the Commission approves the subdivision.

Condition: Trail from Bonnie Brae Estates to Treadwell Ditch Trail is relocated off of Tract B prior to final plat approval.

Condition (Optional): Plat 60-foot right-of-way access from the south end of Wee Burn Drive to the west for access to CBJ land.

Plat Note: ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS B1, B2, B3, and B4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION. (Note 9 on preliminary plat, needs modification)

CBJ 49.35.240 Table of Roadway Construction Standards – Access for this subdivision is met through a private shared access that does not need to meet CBJ street standards.

If developed with streets, the subdivision standard would be [CBJ 49.35.240 Table]:

ADT	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publically Maintained
38.08	No	No	22 feet	Intersections	60 feet	Yes	Yes

The Director has declined to reduce the ROW width due to perceived future subdivision potential [CBJ 49.35.263(d)].

The existing roads in Bonnie Brae are unpaved, so the portion of the private shared access in the ROW shall be surfaced with materials consistent with the adjacent public roadway. The length of the portion of the private shared access in the ROW shall consist of a minimum two-foot apron [CBJ 49.35.262(b)(9)].

Drainage – Multiple neighbors have expressed concerns about the development's impacts on drainage. After a preliminary plat is approved, a drainage plan will be required and must be approved by General Engineering prior to subdivision construction.

The Director is recommending denial. The following condition and plat note are recommended if the Commission approves the subdivision.

Condition: Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

Plat Note: THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT B DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS, AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

Fire Code Improvements – Capital City Fire and Rescue does not have fire code or fire department concerns at this time.

REQUIREMENTS FOR FINAL PLAT

- Construction and drainage plan review and approval.
- Certified payment of taxes.
- Construction of or bonding of utilities.

The Director is recommending denial. The following conditions are recommended if the Commission approves the subdivision.

Condition: Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.

Condition: Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.

Condition: Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

Plat note: Not applicable.

AGENCY REVIEW

CDD conducted an agency review comment period between December 27, 2021, and the date of this report. Plat review comments and outstanding items are included in **Attachment F**.

Comments from CBJ Engineering and Public Works regarding water and drainage can be found in **Attachment G**.

Comments from CBJ Parks and Recreation are found in **Attachment H**.

PUBLIC COMMENTS

CDD conducted a public comment period between April 12, 2022, and April 22, 2022. Public notice was mailed to property owners within 500 feet of the subdivision (**Attachment I**). A public notice sign was also posted at the Wee Burn Drive and Bonnie Doon Drive intersections within North Douglas Highway (at the entry to the Bonnie Brae neighborhood) prior to the scheduled hearing (**Attachment J**). Public comments submitted at time of writing this staff report can be found in **Attachment K**.

Name	Summary
Cathleen Anderson	Concern with road maintenance and peaceful atmosphere
Iris Korhonen-Penn	Concern regarding wetlands fill and traffic
Paul and Christina Martz	Concern about drainage
Emily Palmer	Disregard for code, concerns with blasting and density
Catherine and Michael Price	Single-family home only, concerns with landslides and traffic
Emily Thompson	Concerns regarding code, drainage, and density

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, CBJ 49.15.420, and CBJ 49.35.260?*

Analysis: Outstanding items are discussed above. The plat appears to conflict with:

- CBJ 49.15.401(a)(1)(A): Blacktail Tract B subdivision, with the other two proposed for Blacktail Mountain Estates, circumvents development standards that would be required if the 12 lots were considered one subdivision.

Finding: No. The plat is not compliant.

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

Analysis: A 12-lot subdivision would be required to provide a public water and sewer system, rather than individual services to the Sherri Street utilities.

Finding: No. Assuming the finding above is sustained, applicable subdivision development standards are not 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 D3 zoning district. Proposed lots can reasonably meet setback and other dimensional requirements.

Finding: Yes. The proposed subdivision provides building sites suitable for the D3 zoning district.

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

Analysis: In accordance with CBJ 49.35.263(b), the Director finds that the private shared access is required to have a name for public safety reasons.

Finding: Yes. If the preliminary plat is approved, the applicant will submit a name(s) for the private shared access to be reviewed by CDD in accordance with CBJ 49.35.220(a).

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 Title 49 and can be feasibly constructed.

Analysis: The construction plan is not required, nor is it reviewed, until a preliminary plat has been approved.

Finding: Yes. At this time, Engineering and Public Works believe subdivision improvements are feasible.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested preliminary plat for the Blacktail Mountain Estates, Tract B. This permit would allow the applicant to submit for the final plat application.

If the Planning Commission approves the private shared access subdivision, this approval should be subject to the following conditions:

1. Trail from Bonnie Brae Estates to Treadwell Ditch Trail is relocated off of Tract B prior to final plat approval.
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PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Most Recent Plat
Attachment C	Staff Report and Plat for Plat 2021-32
Attachment D	Wetlands Mapping from MIP2020 0004 – EXCERPT
Attachment E	Shared Access Driveway Location Justification
Attachment F	Plat Review Comments
Attachment G	CBJ Engineering and Public Works Comments on Drainage
Attachment H	CBJ Parks and Recreation Comments on Trail
Attachment I	Abutters Notice
Attachment J	Public Notice Sign
Attachment K	Public Comments



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address A FRACTION OF US SURVEY 471 (ABOVE BONNIE BRAE)		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) US SURVEY 471 - NEW BLACKTAIL MOUNTAIN ESTATES TR B		
	Parcel Number(s) BLACKTAIL MOUNTAIN ESTATES A, B AND C - 600801110012		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner CREATIVE DEVELOPMENT / PETER PEEL	Contact Person BRUCE GRIGGS	
	Mailing Address PO BOX 32076 JUNEAU, AK 99803	Phone Number(s) 907 723-7851	
	E-mail Address brucegriggs@hotmail.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>Briggs</u> 12/2/2021 Landowner/Lessee Signature Date			
X _____ Landowner/Lessee Signature Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant SAME		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X _____ Applicant's Signature Date of Application			

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

Attachment A - Application Packet

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number **5 mp 21-CC8**

12/2/21

Intake Initials

JPM

Date Received

12/2/21



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 SUBDIVISION B
BLACETAIL MOUNTAIN ESTATES

Number of Existing Parcels 1 Total Land Area 18 acres Number of Resulting Parcels 4

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>440</u>			
Admin. of Guarantee	\$ <u> </u>			
Adjustment	\$ <u> </u>			
Total Fee	\$ <u>440</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
<u>Smp 21-008</u>	<u>12/2/21</u>



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: BME "B"

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
- ☒ Lot Closure Report

[Signature]
Applicant or Surveyor - Signature

12/2/21
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
Updated 1/2018
Page 2 of 5

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
Updated 1/2018
Page 3 of 5

- ☐ 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
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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: *SWPPP being finalized*

- ☐ 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: *NA*

- ☐ 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.



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

Peel Subdivision above Bonnie Brae

Case Number: PAC2019 0062

Applicant: Bruce Griggs, Peter Peel, Gabe Hayden

Property Owner: Peter Peel

Property Address: Not Assigned

Parcel Code Number: 6D0801110010

Site Size: 3,964,656 Square Feet (91.0160 Acres)

Zoning: D3

Existing Land Use: Vacant

Conference Date:	September 11, 2019
Report Issued:	September 18, 2019

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
Bruce Griggs Gabe Hayden Peter Peel	Applicants	Brucegriggs@hotmail.com Hayden@katabaticeng.com Pppeel84@gmail.com
Laurel Christian Amy Liu	Planning	Laurel.Christian@juneau.org Amy.Liu@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Kyle Paw	Permits	Kyle.Paw@juneau.org

Pre-Application Conference Final Report

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.

Planning Division

1. **Zoning** – D3 zone district. Minimum lot size is 12,000 sq. ft. Minimum lot width and depth are 100' each. Preliminary plat requirements are found in CBJ 49.15.411. Final plat requirements are found in CBJ 49.15.412.
2. **Setbacks** – D3 setbacks: 25' front and rear; 10' side; 17' street side. Parcel is surrounded on the east, west, and south by Rural Reserve zoning. When two different zoning districts touch, the greater of the two setbacks applies on the common property line. Rural reserve zoning district setbacks: 25' front and rear; 15' side; and 17' street side.
 - a. The front yard setback is measured from the shared access.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – There are 3 undeveloped ROW's that provide frontage to the subject parcel, Bonnie Doon Dr., Sherri St., and Wee Burn Dr.
5. **Shared Access Subdivision Requirements** – A parcel can only create 1 shared access subdivision. The applicant must first subdivide the large tract into 3 tracts. The 3 large tracts can then be subdivided into the shared access lots. See CBJ 49.35.260 for full details of Shared Access Subdivisions. Some key points are summarized below:
 - a. The shared access easement shall be 50' wide. This width will not be waived due to the large size of the parcels and potential for further subdivision.
 - b. Applicant must submit a preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement for review by CBJ.
 - c. The shared access can only serve 4 or fewer lots. A lot may not have frontage on two shared access easements (Lot B3 has frontage on 2 shared accesses).
 - i. Each lot is limited to a single-family dwelling and accessory apartment. A plat note will be required.
 - d. Shared access is prohibited if the subdivision abuts a parcel that does not have alternative and practical frontage on a publically maintained right-of-way.
 - i. USS 4605 FR to the east of the subject parcel does not have frontage on a ROW. The developer will be required to provide access to the subject parcel through a ROW which can be accepted for public maintenance by CBJ. The developer may apply for a roadway construction standards waiver through CBJ 49.35.240(i) (4).
 - ii. The access requirements for the CBJ parkland parcel may be waived in accordance with CBJ 49.15.422.
 - e. The portion of the shared access in the ROW or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.
 - f. All lots must meet the minimum lot size and dimensions for the zone district excluding the shared access easement.

Pre-Application Conference Final Report

- g. Once the preliminary plat is approved, the shared access must be constructed. The applicant cannot bond for this requirement.
- 6. **Parking & Circulation**– A single-family dwelling requires 2 parking spaces, an accessory apartment requires 1 parking space.
- 7. **Traffic** – A single-family dwelling generates 9.52 average daily trips (ADTs) and an accessory apartment generates 6.65 ADTs. The subdivision would be limited to 12 single-family dwellings, each could have one accessory apartment. The ADTs for 12 single-family dwellings and 12 accessory apartment is 194. The requirement for a Traffic Impact Analysis (TIA) is not triggered (CBJ 49.40.300(a) (2)).
- 8. **Lot Coverage** – 35% permissible or conditional uses
- 9. **Vegetative Coverage** – 20% minimum
- 10. **Wetlands** – There are wetlands on the southern portion of the subject parcel. A Wetlands delineation is required.
- 11. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.
- 12. **Plat or Covenant Restrictions** – Easements should be shown on the preliminary plat.
- 13. **Public Use Lots** – If land is set aside for open space, natural area park, conservation lots, or similar uses, the Director (minor subdivision) or commission (major subdivision) may waive dimensional standards and access/frontage requirements for the public use lot. See CBJ 49.15.422 for full list of requirements.

Building Division

- 14. **Building**
- 15. **Outstanding Permits** -

General Engineering/Public Works

- 16. **Engineering** –
 - a. **Driveway:** Driveway grades in excess of 14% are beyond what is allowed by code. For driveway grades steeper than 14%, the driveway will need to be designed and inspected by an Alaskan licensed civil engineer at cost to the developer. Please do note the fire code restricts grade to 10%. For shared access the driveway must be installed and accepted prior to the recording of the final plat.
 - b. **Easements:** Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
 - c. **Agreements:** A maintenance and hold harmless (of CBJ) agreement will need to be drafted, signed, and recorded for all shared infrastructure for the development, e.g. driveway, water, sewer, etc.
- 17. **Drainage** – Submit a drainage plan indicating how drainage from the proposed subdivision will join an established drainage channel or structures. Easements must be provided on the plat for all established drainage ways or any proposed drainage ways that cross any current or future abutting property lines.
- 18. **Utilities** – (water, power, sewer, etc.) - A minimum of 1" water service and 4" sewer service will need to be installed to the property line of each newly created lot within one-year of recording of the plat. At the time of preliminary plat submittal, please submit a construction plan with for the new utilities. The plan needs to include pipe locations, sizing, for both water and sewer and grades for sewer to indicate appropriate fall will be achieved. The construction plan can be shown on an existing as-built drawing that also includes existing features such as structures and other existing utilities.

Attachment A - Application Packet

Pre-Application Conference Final Report

The following permits will need to be obtained to provide utilities to the newly created lot:

- a. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water and sewer mains, water and sewer service installation, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.
- b. **Shared sewer** - Depending on your development plan you may request to share the existing sewer line. To determine if this will be feasible it is advised to speak with an Alaskan licensed mechanical engineer to determine if the existing pipe will provide the capacity required. This option would require the point of tie in to be within the private property. The shared line would need to be eased and a maintenance agreement will need to be recorded by you that would run with the properties involved.

Fire Marshal

19. Fire Items/Access –

- a. Minimum width for access road is 20 feet drivable surface.
- b. The material can be anything that when compacted can support a minimum of 75,000 pounds vehicle weight. Due to the potential length of road, there is going to be a required apparatus access turn around, unless, every structure built on the road has a sprinkler system.
- c. There will also have to be additional fire hydrants added. We would need to know where the nearest hydrant is to base measurements from. For residential the hydrant spacing is no more than 500 feet apart with a minimum fire flow requirement of 1,500 gallons per minute depending on the construction material used to build.
- d. A hammerhead turn around can be used if desired, where ever it is placed, there has to be signage stating it is for emergency use only and no parking allowed.
- e. By fire code, maximum grade is 10% unless approved by fire code official. Depending on how steep the grade is, it may or may not be allowed to be increased, we would need to know what the range is. The grade can be allowed to be steeper if again, all structures built on road have sprinkler system installed.

Other Applicable Agency Review

20. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

21.

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. Subdivision Application
2. Development Permit Application

Additional Submittal Requirements

Pre-Application Conference Final Report

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. Preliminary Plat Checklist
3. Wetlands Delineation
4. Preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement

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. Minor Subdivision Fees
 - a. \$400.00 plus \$25 for each resulting lot
2. Major Subdivision Fees
 - a. Preliminary Plat - \$110.00 per lot
 - b. Final Plat - \$70.00 per lot
 - c. Public Notice Sign Fee - \$50 plus \$100 refundable deposit
3. ROW Permit (work within the ROW):
 - a. \$10 permit fee
 - b. Inspection fees - \$60 per inspection trip or hour, will be determined at time of construction plan review
 - c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
4. Bond fee – dependent on type of bond payment.

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

Submit your Completed Application

You must submit your application(s) 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
 Fax: (907) 586-4529
 Web: www.juneau.org/cdd

Site Geotechnical Memo

PROPERTY OWNER:

Name: Peter Peel
Email: pppeel84@gmail.com

PROPERTY REFERENCE:

Legal: USS 471 FR
Address: NHN
Juneau, AK 99801
Physical: Lat: 58.324248°
Long: -134.499248° (reference google earth)

SUMMARY

- The site is suitable for the proposed development.
 - The southern portion of the parcel consists of muskeg, and the proposed development aims to minimize site work within the muskeg zone.
 - The northern portion of the parcel consists of a forested zone with a shallow colluvium overlying bedrock. Nine of the twelve proposed lots are to be located within this zone.
-

NARRATIVE

Site conditions were determined by visual observation between 2019 and 2021. No subsurface investigation was conducted in support of this memo as the site is largely undeveloped and inaccessible to construction machinery. Visual observations were supported by the USGS report Surficial Geology of the Juneau Urban Area and Vicinity, Robert Miller 1972. The historical quarry on Tract C allowed for observation of the bedrock and soil profile at that location.

The site can be broadly divided into two distinct zones. The southern two-thirds of the original parcel (USS 471 FR) consist of flat muskeg, and the northern third of the parcel consist of steep terrain with exposed or shallow bedrock overlain with forested peatland. The proposed Lots C4, B3, and B4 comprise the entirety of the southern two-thirds of the original parcel, and the remaining 9 proposed lots are located on the northern third. The CBJ parcel Bonnie Brae Estates II Park Site shares general geologic characteristics with the northern third of the original parcel. These general zones are shown in the figure below.

Site Geotechnical Memo



The 'Flat Muskeg' zone in the figure above lies on a bench between approximately 300-400 feet above sea level. The muskeg is assumed to be typical of other muskegs on Douglas Island with 10 feet or less of peat overlying a low permeability glacial till unit. Any development within this zone required the removal of all peat within the footprint of all building pads prior to the placement of structural fill. This involves the excavation of a large quantity of peat for each building site, and as such the proposed development within this zone has been limited to three large lots. The size of the proposed lots allows the most advantageous subsurface conditions to be identified during site development and the building pads targeted for these locations.

The northern zone climbs from approximately 160 feet elevation to 300 feet elevation, with the rock knob on the CBJ Park Site reaching an elevation of 400 feet. The bedrock generally consists of volcanic graywacke and slate. Bedrock outcrops can be observed along the steep slope running east/west that forms the dividing line between the forested zone and the upper muskeg bench. The CBJ park site is largely exposed bedrock, and the quarry on the proposed lot C3 exposes the bedrock section to a depth of approximately 30 feet. A poorly drained colluvium is assumed to cover the bedrock below the steep slope discussed above, and a shallow layer of forest duff was observed to cover the colluvium throughout this zone. In general the colluvium makes for a poor structural foundation and care should be taken to remove native soils within the footprint of all building pads down to either bedrock or a competent bearing soil prior to construction of the structural fill house pads or driveways. Development of house pads on the steep flanks of the rock knob on the CBJ Park Site is not recommended due to the hazard of mass wasting from the rock knob.

Site Geotechnical Memo

Newly created slopes are to be graded at 2H:1V unless otherwise noted on the construction drawings, and vegetative cover re-established on the entire site per the construction plans, the CBJ stormwater manual, and the developer's site-specific SWPPP.

As subsurface investigation was not undertaken outside of Tract C the developer should inform the Engineer of any conditions encountered during the initial site development that are not consistent with this memo.

ENGINEER CERTIFICATION:



Gabriel Hayden, PE#14703, 9/20/2021

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/8/2021

SUMMARY

The proposed Blacktail Mountain Estates Subdivision will be graded to reduce or maintain the existing stormwater run-on to the lots immediately downhill of the subdivision. The subdivision will be graded such that the majority of the stormwater flow in contact with the new subdivision will be directed to the existing stormwater ditches on Bonnie Doon, Sherri Street, and Wée Burn Drive via existing CBJ ROWs and drainage easements. The total peak storm flows exiting the subdivision will be increased due to the replacement of some natural channels with engineered ditches, and the storm flow total volume will increase due to reduced infiltration in the developed portions of the subdivision.

LOT GRADING

The grading plan for the new subdivision is included in the Construction Drawings as sheets 13 through 16. This plan shows the new grading contours in solid line-type, and existing contours in dashed linetype. Where bold contours are not shown the existing ground is not planned to be re-graded.

The stormwater management system and grading for the new subdivision is designed so that stormwater flow to each existing lot downhill of the subdivision is either not increased or reduced. A table is given below showing the 25yr/24 hr storm uphill flow onto each affected zone directly below the subdivision.

Zone	Peak Flow - Prior to Development (CFS)	Peak Flow - Developed (CFS)	Change in flow in developed condition (CFS) [+ is increase, (-) is decrease]
6751 Sherri Drainage Easement	187	228	41
6747 Sherri Drainage Easement	351	213	-138
6737 Sherri Drainage Easement	226	291	65
Driveway A at Sherri	31	1,217	1,185
6721 Sherri	166	166	0
6717 Sherri	95	95	0
Driveway C at Bonnie Doon & Sherri Intersection	215	1,063	848
Bonnie Doon & Sherri St Intersection, 24" culvert	610	2,830	2,220

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

Bonnie Doon west side discharge culvert	745	3,571	2,826
Natural Creek at Eastern Property Line	2,377	2,550	173
USS 4605 #1	696	202	-494
Natural Creek at Western Property Line	2,367	2,785	418
USS 4605 #2	1,959	1,959	0
Upper Wee Burn west ditch	33	1,724	1,691
Lower Wee Burn west ditch	1,466	2,312	846

All new lots will be developed to consist of a rockfill building pad, minimum size 50'X50', an access driveway to that pad, and the remainder of the lots will be graded per the Construction Drawings using local non-structural fill.

Lot A3 will be graded to expand an existing rock quarry to accommodate the removal of approximately 40,000 Bank Cubic Yards of rock, to be drilled and blasted. Final contours at Lot A3 are shown on sheet 3 of the Construction Drawings.

Lot A4 will be graded to maintain the existing site drainage patterns, per sheet 16 of the Construction Drawings. Where the new driveway to the Lot A4 building pad cross existing drainage channels 12-18" culverts will be installed through the driveways at locations determined by the engineer in the field in order to maintain the natural drainage pathways.

Drainage ditches, minimum depth of 18 inches, will be installed at the toe of the fill of Lots B1, B2, and B3. These ditches will be graded to drain to existing drainage easements between downhill developed lots, per sheet 14 of the Construction Drawings.

DITCH SYSTEM

Ditches will be constructed on both sides of the new shared driveways, except in cross-slope locations as shown on the construction drawings. Ditches are sized to accommodate the 100 Year – 24 Hour storm event, with a minimum freeboard of 1.0 ft at the normal flow during the 100 Year storm event. All ditch systems report to the existing CBJ stormwater system downhill of the new subdivision, with the exception of the left ditch of Driveway A, which reports to an existing natural creek at the eastern property boundary.

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

EXISTING BONNIE BRAE STORMWATER SYSTEM

The stormwater discharge from Driveways A & C will report to the western ditch on Bonnie Doon Drive. This ditch and the associated culverts are appropriately sized to pass the post-developed condition stormflows. This ditch terminates at a culvert discharging to a natural drainage channel that is capable of conveying the post developed condition stormflows to North Douglas Highway. The stormwater flow from Driveway A will be routed to Bonnie Doon Drive via the uphill ditchline on Sherri Street. This ditch must be rehabilitated to match the CBJ typical section #101 and graded to drain towards Bonnie Doon Drive. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

The stormwater discharge from Driveway B will report to the western ditch on Wee Burn Drive. This ditch and the associated culverts with diameters 18" and greater are appropriately sized to pass the post-developed condition stormflows to the North Douglas Highway ditch system. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

ASSUMPTIONS

CBJ 2013 lidar was used to establish the existing natural drainage basins.

Hydrologic modeling was conducted using HEC HMS 4.2. The SCS Curve Number method was used for loss, CN=70 assumed for the undeveloped condition, and CN=80 with 25% impervious was used for developed lot condition. SCS unit hydrograph was used for the transform method with a PRF-484. SCS storm type 1A was used for the meteorological model, 100-year storm 24hr rainfall = 6.29 inches and 25-year 24hr rainfall = 5.05 inches, per the NOAA Atlas 14 Point Precipitation Frequency estimate for lat: 58.3235°, long:-134.4995°, elevation: 312 ft.

ATTACHMENTS

Figure 1

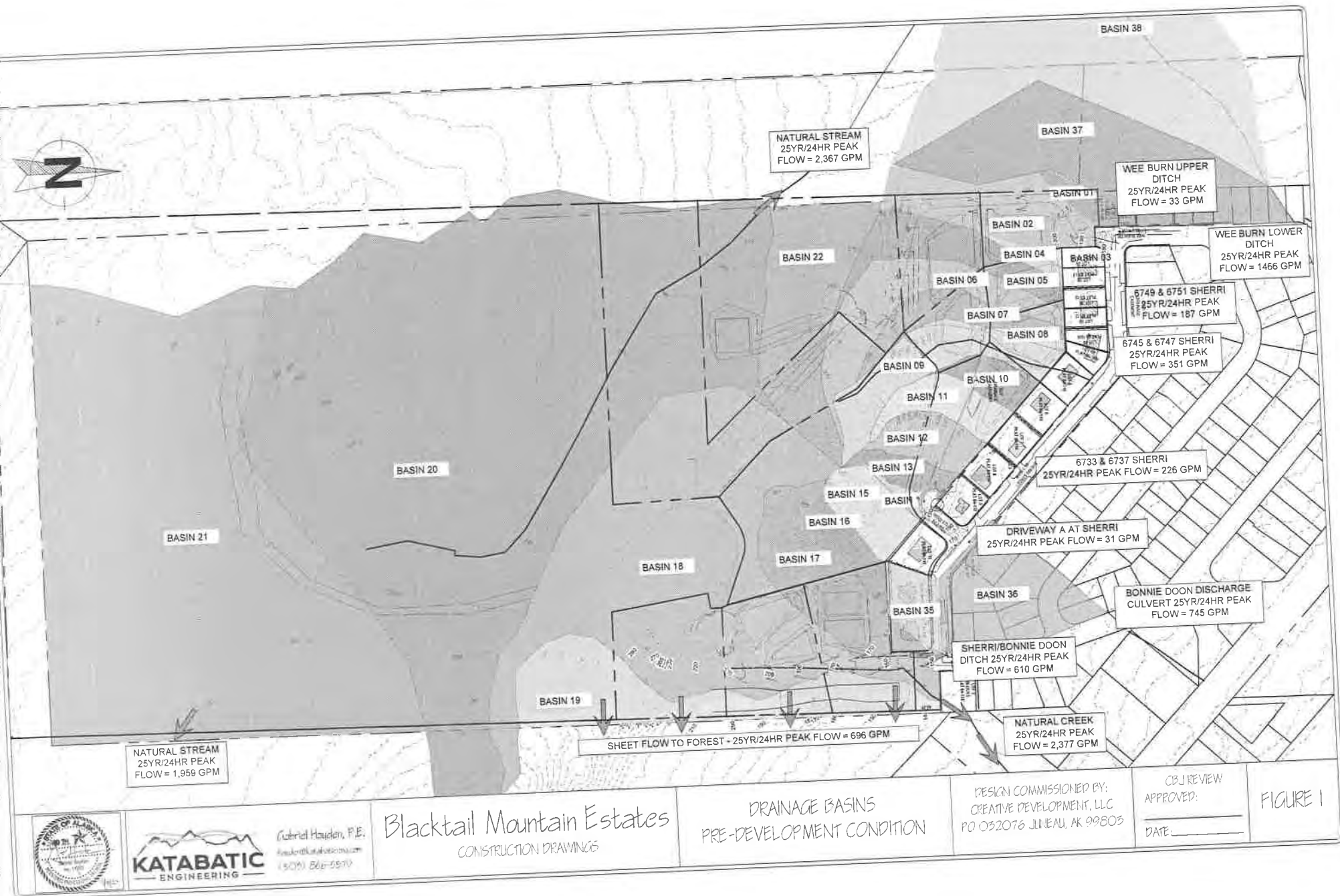
Figure 2



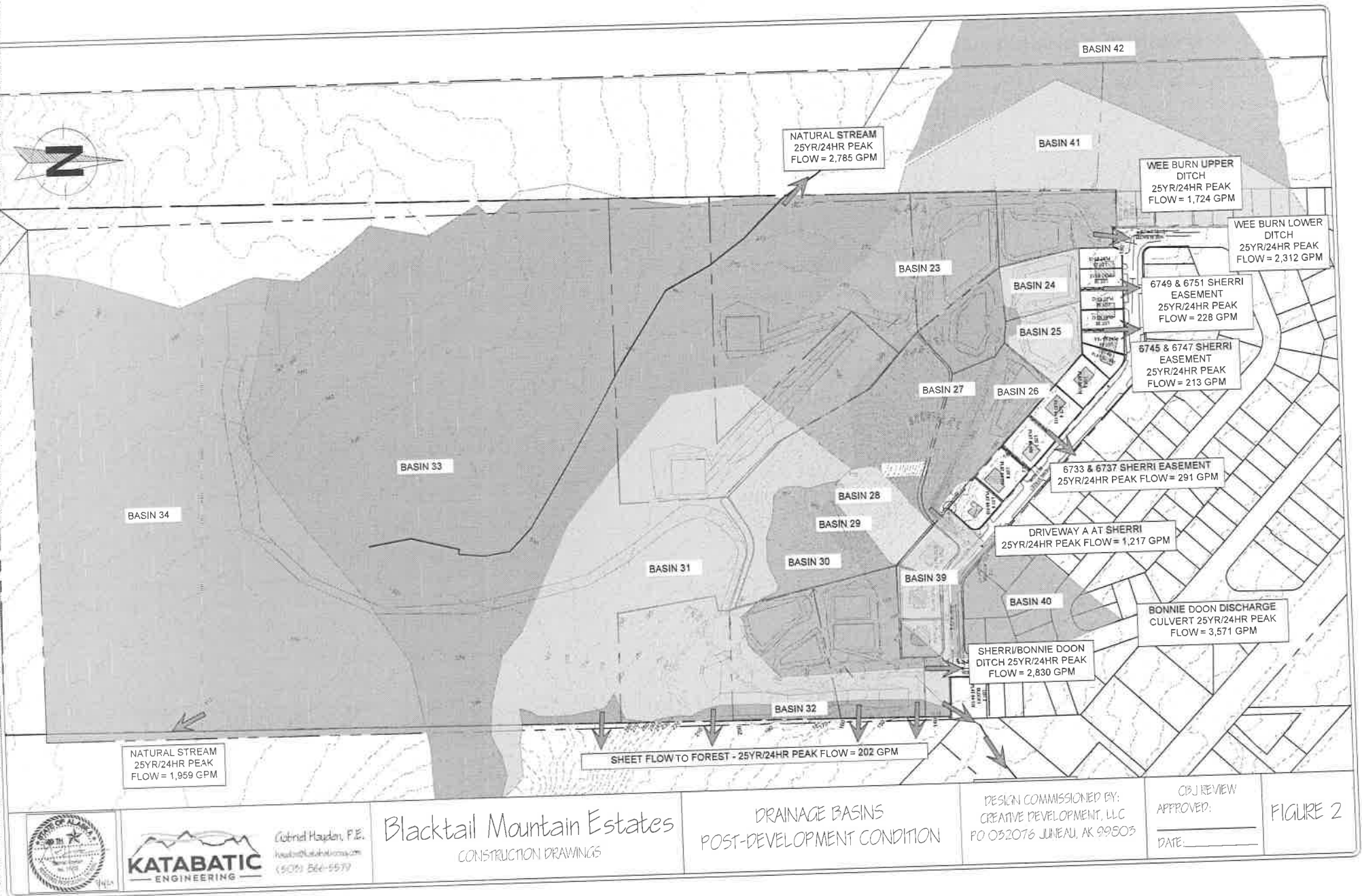
Gabriel Hayden, P.E.

9/8/2021

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Attachment A - Application Packet



Blacktail Mountain Estates Subdivision – Water Services Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/20/2021

SUMMARY

All new lots in Blacktail Mountain Estates Subdivision are proposed to be served by individual 2" SIDR 7 HDPE water services, with service connections to the existing CBJ water main on Sherri Street. Service connection locations and water service alignments are shown on the Construction Drawings. Water pressure at 25 GPM was calculated for all proposed house pad locations, and will be greater than 30 psi for all house pad locations except for A4, C3, and C4. These lots will require an in-line booster pump to be installed along the water service pipe corridor within the shared driveway easement.

ASSUMPTIONS

Pressure tests results for hydrants adjacent to the proposed subdivision were provided by CBJ, and summarized below.

Shared Driveway	Adjacent Hydrant Number	Hydrant Elevation (ft)	Static Hydrant Pressure (psi)
Driveway A	66	142	74.00
Driveway B	67	168	64.00
Driveway C	69	160	60.00

SERVICE PRESSURES

The static pressures and the flowing pressure at 25 GPM at the proposed house pad locations are presented below. Lots A4, C3, and C4 will require an inline booster pump in order maintain service pressure at the house pad locations. The booster pump is assumed to be a Grundfos 2 hp booster pump, model CMBE 5-62 I-U-C-E-D-F, for the purposes of this memo. Design details for the booster pump stations will be provided at a later date.

Residential Service Designation	Elevation at house pad (ft)	Static Pressure at house pad (psi)	Flowing pressure at house pad (psi)	Flowing Pressure with booster pump (psi)
Service A1	190.00	53.20	51.42	
Service A2	220.00	40.20	36.48	
Service A3	220.00	40.20	36.24	
Service A4	375.00	-26.97	-43.04	28.96
Service B1	200.00	50.13	46.41	

Blacktail Mountain Estates Subdivision – Water Services Memo

Service B2	210.00	45.80	41.35	
Service B3	210.00	45.80	41.35	
Service B4	215.00	43.63	39.19	
Service C1	210.00	38.33	36.31	
Service C2	220.00	34.00	31.13	
Service C3	300.00	-0.67	-8.02	63.98
Service C4	315.00	-7.17	-15.97	56.03

FIRE

It is proposed that all dwelling units in the new subdivision be required to be served by residential fire sprinkler systems.

Information regarding existing hydrant proximity to the proposed house pads is presented below.

Residential Service Designation	Adjacent Hydrant #	Hydrant Pressure (psi)	Hose Distance - house to hydrant (ft)	Elevation Gain – House to Hydrant (ft)
Service A1	66	74	500	48
Service A2	66	74	900	78
Service A3	66	74	950	78
Service A4	66	74	3,450	233
Service B1	67	64	750	32
Service B2	67	64	900	42
Service B3	67	64	900	42
Service B4	67	64	900	47
Service C1	69	60	850	50
Service C2	69	60	1,025	60
Service C3	69	60	1,950	140
Service C4	69	60	2,250	155

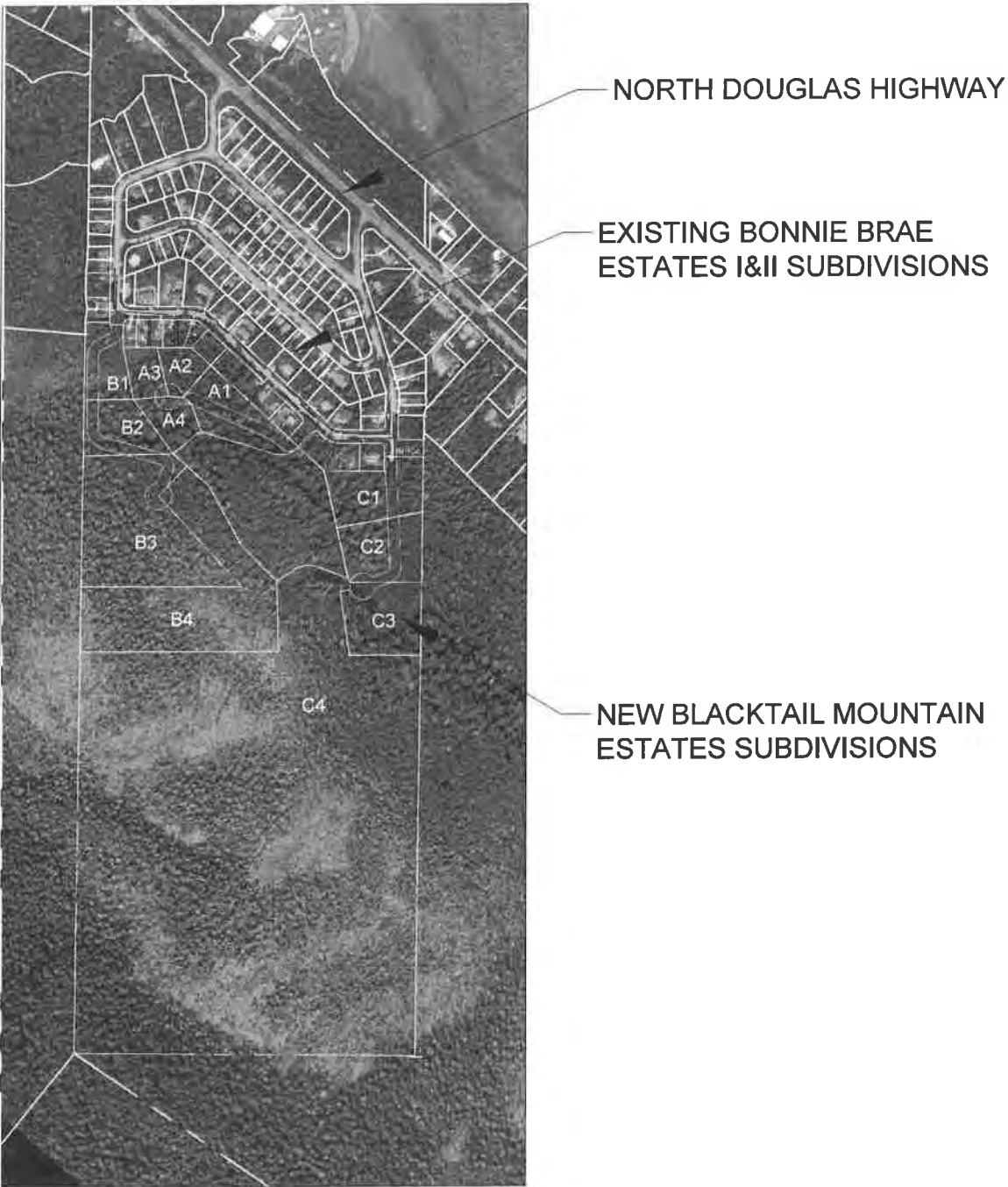


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BLACKTAIL MOUNTAIN ESTATES SUBDIVISION CONSTRUCTION DRAWINGS September 09, 2021 INDEX

SHEET #	REVISION DATE	TITLE
SHEET 1	12/22/2019	COVER SHEET
SHEET 2	12/22/2019	GENERAL NOTES
SHEET 3	12/22/2019	SHARED DRIVEWAY A - PLAN VIEW
SHEET 4	12/22/2019	SHARED DRIVEWAY B - PLAN VIEW
SHEET 5	12/22/2019	SHARED DRIVEWAY C - PLAN VIEW
SHEET 6	12/22/2019	SHARED DRIVEWAY A - PROFILE VIEW
SHEET 7	12/22/2019	SHARED DRIVEWAY B - PROFILE VIEW
SHEET 8	12/22/2019	SHARED DRIVEWAY C - PROFILE VIEW
SHEET 9	12/22/2019	DRIVEWAY TYPICAL SECTIONS #1 & #2
SHEET 10	12/22/2019	DRIVEWAY TYPICAL SECTIONS #3 & #4
SHEET 11	12/22/2019	DRIVEWAY TYPICAL SECTIONS #5 & #6
SHEET 12	12/22/2019	DRIVEWAY TYPICAL SECTIONS #7
SHEET 13	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 14	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 15	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 16	12/22/2019	SOUTHERN LOTS - GRADING PLAN AND DRAINAGE SCHEMATIC



VICINITY MAP
NTS



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Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Coversheet

DESIGN COMMISSIONED BY:
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PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE:

DRAWN:
9/9/2021
SHEET #
1 / 16

GENERAL NOTES:

- 1. All work shall conform to the most recent CBJ Standard Specifications and Details, including errata. Available online at: 'http://www.juneau.org/engineering/Rev_Standards.php' and 'http://www.juneau.org/engineeringftp/documents/Cover_000.pdf'.
- 2. All HDPE pipe installations shall additionally conform to the 'HDPE Special Provisions March 2017' document attached to this design packet.
- 3. Existing pipe and electrical utility locations based on historical asbuilt information, actual locations may vary. Contractor shall call for utility locates at (907) 586-1333 prior to excavation in zones of existing development.
- 4. Contractor shall notify CBJ water utility department (907) 780-6808 of proposed water service interruptions, and submit the 'water system special use permit' application to CBJ water utilities superintendent for approval at least 48 hours prior to shutdown or flushing of mainline water pipe. No water service interruptions may occur until the above application is approved.
- 5. Contractor shall reference all existing property corner monuments prior to construction and re-monument using an Alaska Professional Land Surveyor after Work is complete.
- 6. Grades and alignments are subject to minor revisions as approved by the Engineer.
- 7. Property line locations used were derived from record plats and not a boundary survey.
- 8. "Jumping Jack" or similar type compactors shall be used for compaction within 18 inches of the outside surface of all water valve boxes, catch basins, and manholes.
- 9. Contractor shall install and maintain construction stormwater control BMPs per the Erosion Control Pland and SWPPP CGP permit obtained by the Contractor.
- 10. For any planned driveway closures, Contractor shall notify resident of each driveway to be closed of the planned closure, including time period, the day prior to the planned closure.
- 11. Contractor shall provide submittal described in the CBJ standard specifications to Engineer for review prior to procurement of all materials.
- 12. All slopes steeper than 2:1 require special inspection pursuant to Chapter 19.12, excavation and grading code.
- 13. Clay, bedrock, organics, stumps and logs, and boulders may be encountered by the Contractor during excavation operations. No subsurface geotechnical investigation was conducted for this project. Contractor shall inform Engineer of subsurface conditions encountered during share driveway construction, and Engineer may make minor adjustments to design as necessary.
- 14. Contractor shall perpare and submit a SWPPP plan to the Alaska Department of Environmental Conservation prior to beginning site work, and shall maintain compliance with the provisions of that SWPPP plan throughout the project.

ABBREVIATIONS

AC	Asphaltic Concrete Pavement		
CB	Catch Basin		
CPP	Corrugated Polyethylene Pipe		
Conc	Concrete		
CTE	Connect to Existing		
DIA	Diameter		
GV	Gate Valve		
HDPE	High Density Polyethylene		
INV	Invert		
LT	Left	PT	Point of Tangency
MH	Manhole	RT	Right
MTE	Match to Existing	STA	Station
NO	Number	TP	Top of Pavement
NTS	Not to Scale	TYP	Typical
PVC	Polyvinyl Chloride Pipe		
PC	Point of Curvature		

Abbreviations may be used without periods.

CBJ SPECIFICATIONS

- DIVISION 1 - GENERAL REQUIREMENTS
- 01045 Cutting and Patching
 - 01070 Acronyms of Institutions
 - 01090 Reference Standards
 - 01300 CONTRACTOR Submittals - Includes changes listed in 1/15/04 Errata Sheet
 - 01400 Quality Control - Includes change listed in 1/15/04 Errata Sheet
 - 01505 Mobilization
 - 01530 Protection and Restoration of Existing Facilities
 - 01550 Site Access and Storage
 - 01560 Temporary Environmental Controls
 - 01660 Equipment Testing and Plant Start-Up
 - 01700 Project Closeout - Includes change listed in 5/5/04 Errata Sheet No. 3
- DIVISION 2 - SITEWORK
- 02090 Blasting Controls
 - 02201 Clearing and Grubbing
 - 02202 Excavation and Embankment
 - 02203 Trenching
 - 02204 Base Course - Includes change listed in 3/17/04 Errata Sheet No. 2
 - 02205 Riprap
 - 02401 Sanitary Sewer Pipe
 - 02402 Sanitary Sewer Manholes and Cleanouts
 - 02403 Sanitary Sewer Encasement
 - 02501 Storm Sewer Pipe
 - 02502 Storm Sewer Manholes, Inlets, and Catch Basins
 - 02601 Water Pipe
 - 02602 Valves
 - 02603 Fire Hydrants
 - 02605 Water Services
 - 02702 Construction Surveying
 - 02703 Monuments
 - 02707 Chain Link Fence
 - 02709 Topsoil - Includes change listed in 5/5/04 Errata Sheet No. 3
 - 02710 Seeding
 - 02711 Landscape Planting
 - 02712 Jute Mesh
 - 02714 Filter Cloth
 - 02715 Underdrain
 - 02718 Sign Assembly
 - 02719 Mailboxes
 - 02720 Painted Traffic Markings
 - 02801 Asphalt Concrete Pavement - Includes changes listed in Errata 1 through 4
 - 02802 Tack Coat
 - 02803 Fog Seal Coat
 - 02806 Remove Existing Asphalt Surfacing
- DIVISION 3 - CONCRETE
- 03301 Structural Concrete
 - 03302 Concrete Structures
 - 03303 Sidewalk, Curb and Gutter
 - 03304 Remove Existing Sidewalk, Concrete Slab, or Curb and Gutter

CBJ STANDARD DETAILS - 4TH EDITION

- Street Details
- 102D Local Access Street With Biofiltration Swale
 - 103A Driveway For Streets Without Curb & Gutter
 - 104B Culvert Headwall Without Hinged Trash Rack
 - 107 Local Access Street Cul-De-Sac
 - 116 Cantilevered Single Mailbox
 - 117 Cantilevered Gang Mailbox
 - 119A Junction Box Type I & Type 1A
 - 119B Junction Box Type II & Type III
 - 120 Private Utility Location Within CBJ R-O-W
 - 125 Pavement Resurfacing And Trench Detail
 - 126 Concrete Collar
 - 127A Sign Assembly Single-Post
 - 127B Sign Assembly Double-Post
- Sanitary Sewer Details
- 213 Sanitary Sewer Service Lateral
 - 214 Sanitary Sewer Connection Customer Service Line
 - 215 Sanitary Sewer Crossing
 - 216 Pressure Sanitary Sewer Service Lateral
- Drainage Details
- 311 Silt Fence
 - 312 Rock Check Dam
- Water Details
- 403 Fire Hydrant
 - 404 Hydrant Guard Posts
 - 405 Hydrant Pad
 - 406A Water Service
 - 412 Rigid Insulation
 - 414A Downward Concave Thrust Block
 - 414B Horizontal And Concave Upward Thrust Blocks
 - 419 Residential Water Service Connection
 - 420 Meter Installation

LEGEND

- NEW GRADING FEATURES
- EXISTING
- REMOVE EXISTING
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- WATER PIPE
- SEWER PIPE
- PROPERTY LINE
- WATER VALVE
- MANHOLE
- FIRE HYDRANT
- STREET LIGHT



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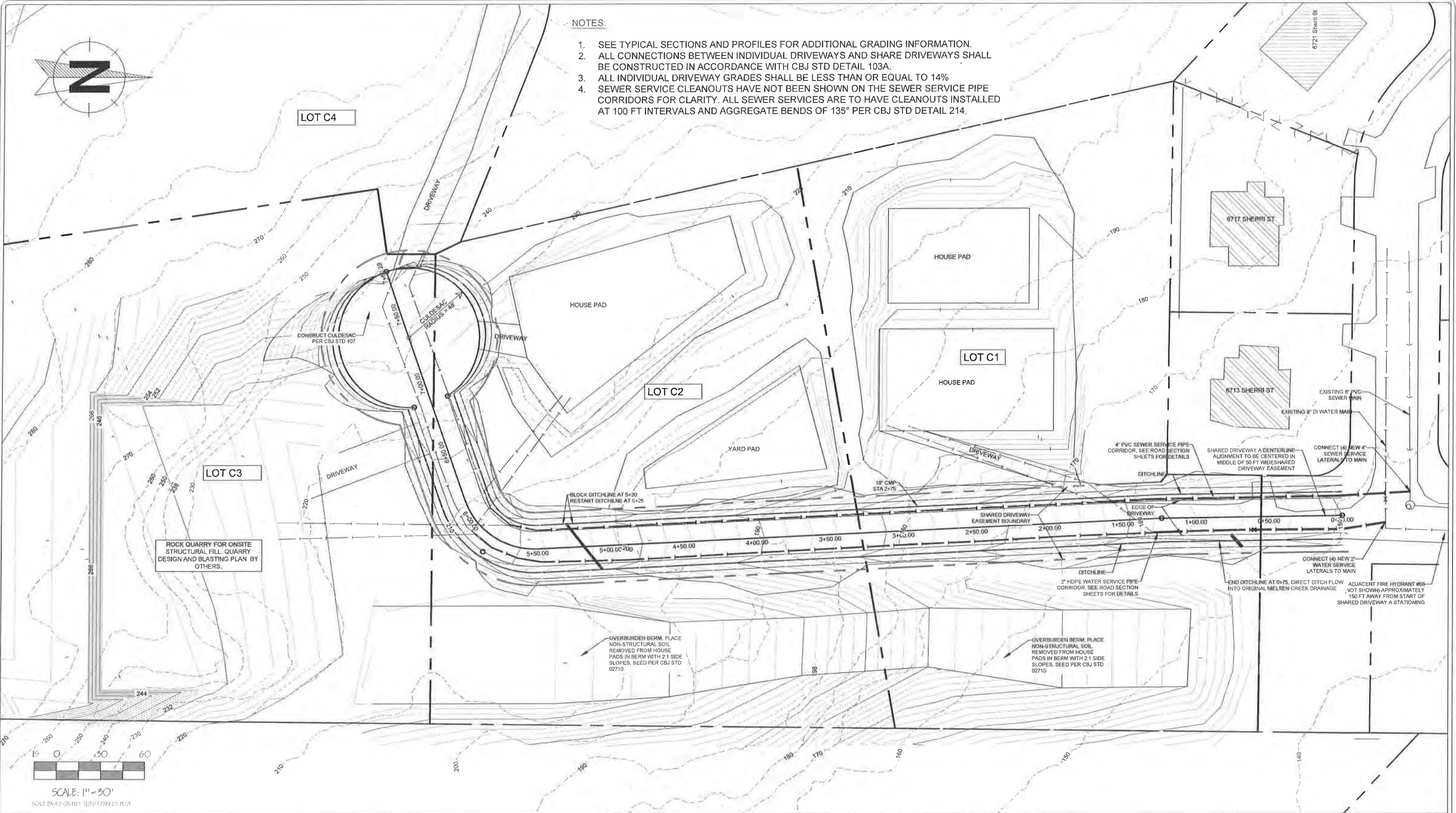
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

General Notes, Legend, CBJ
specifications and details references

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CREATIVE DEVELOPMENT, LLC
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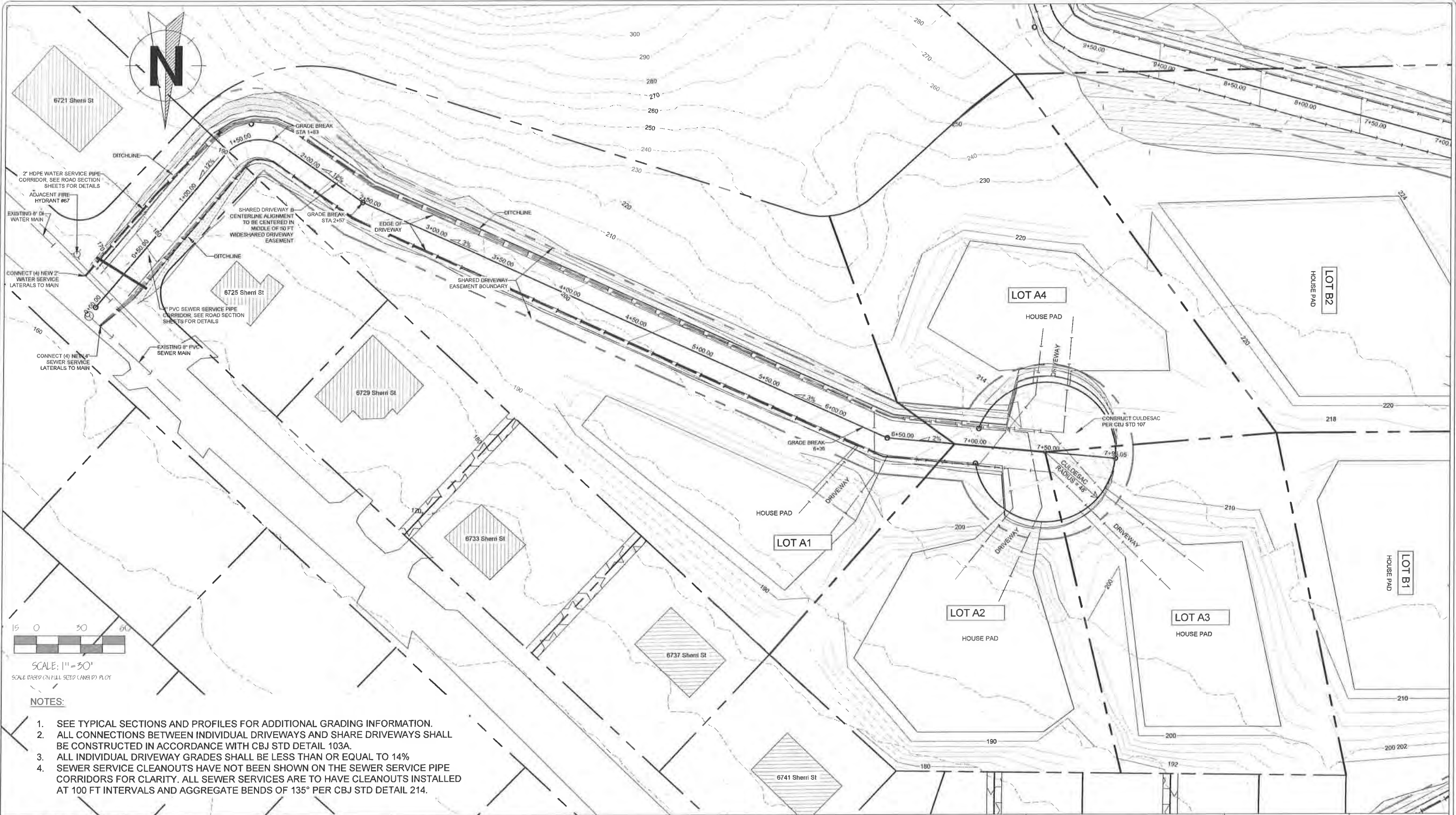
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SHARED DRIVEWAY C
PLAN VIEW

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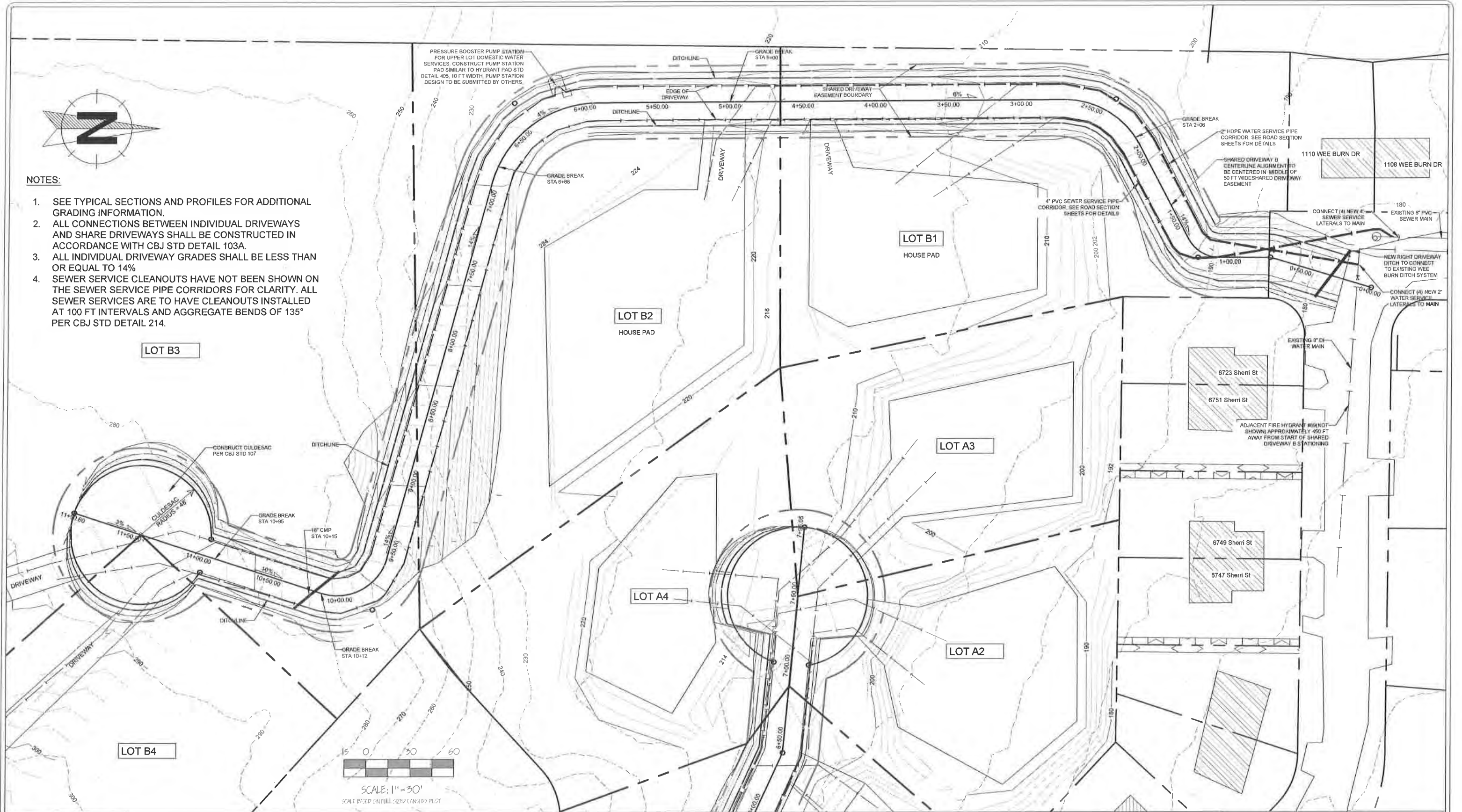
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Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

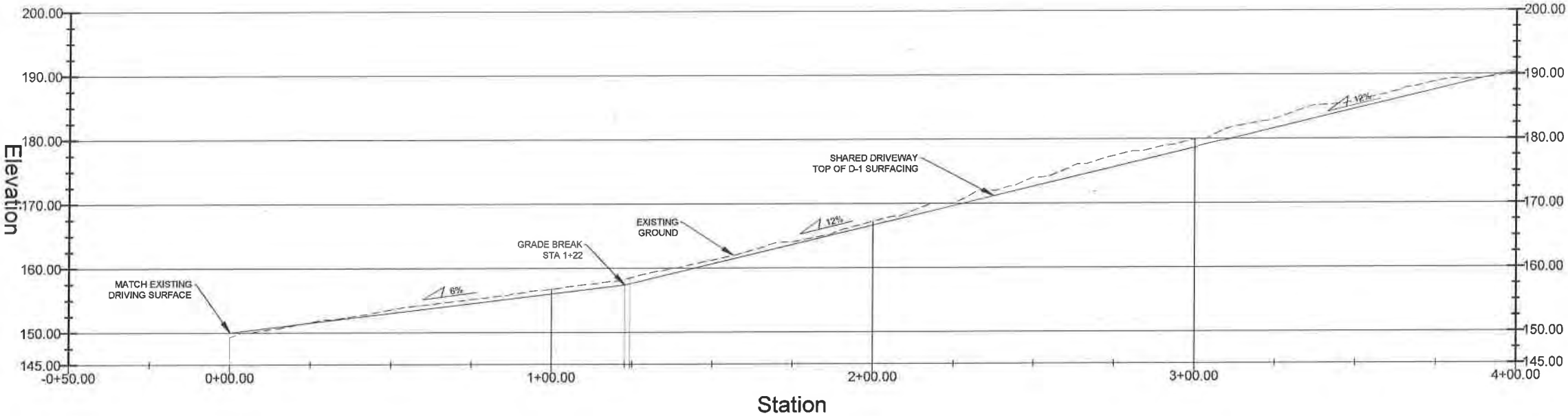
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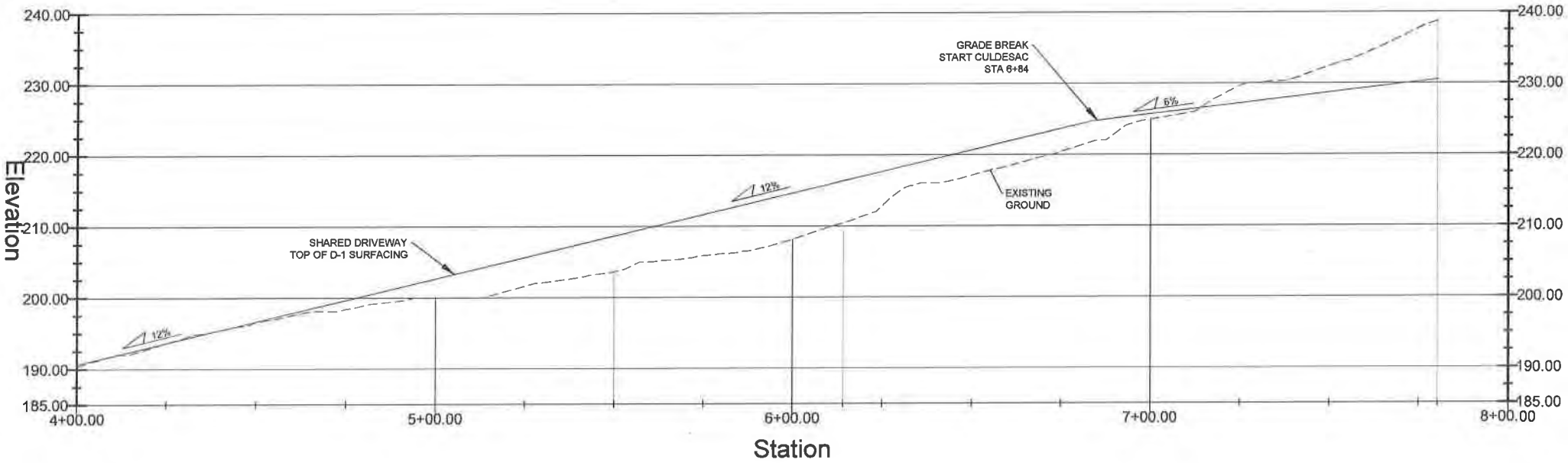
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9/9/2021
SHEET #
5 / 16



DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

10 0 20 40
SCALE: 1" = 20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZED (ANSI D) PLOT

- NOTES:
- 1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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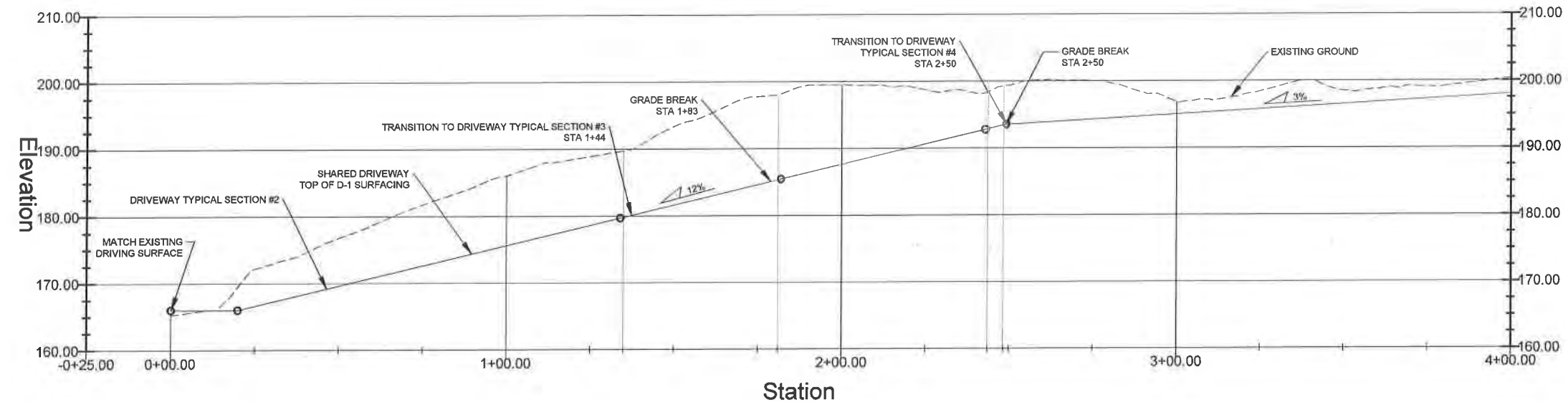
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PROFILE

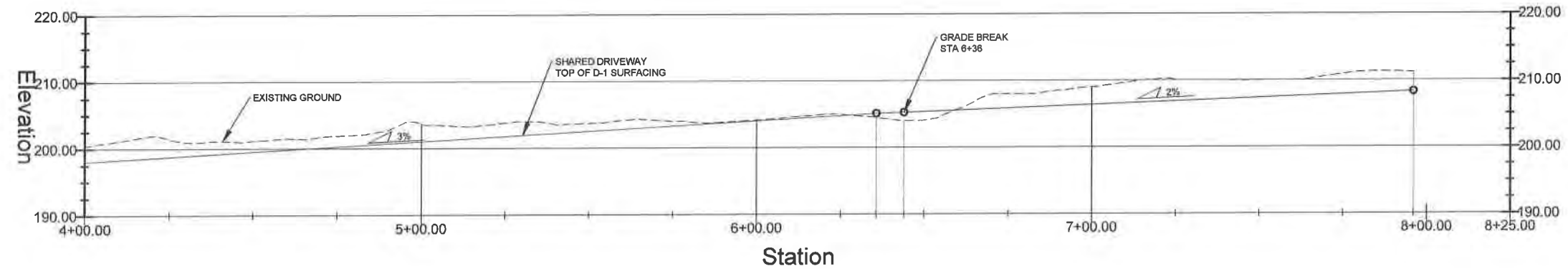
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6 / 16



DRIVEWAY A - PROFILE



DRIVEWAY A - PROFILE

10 0 20 40
SCALE: 1"=20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZED (A) PLOT

NOTES:

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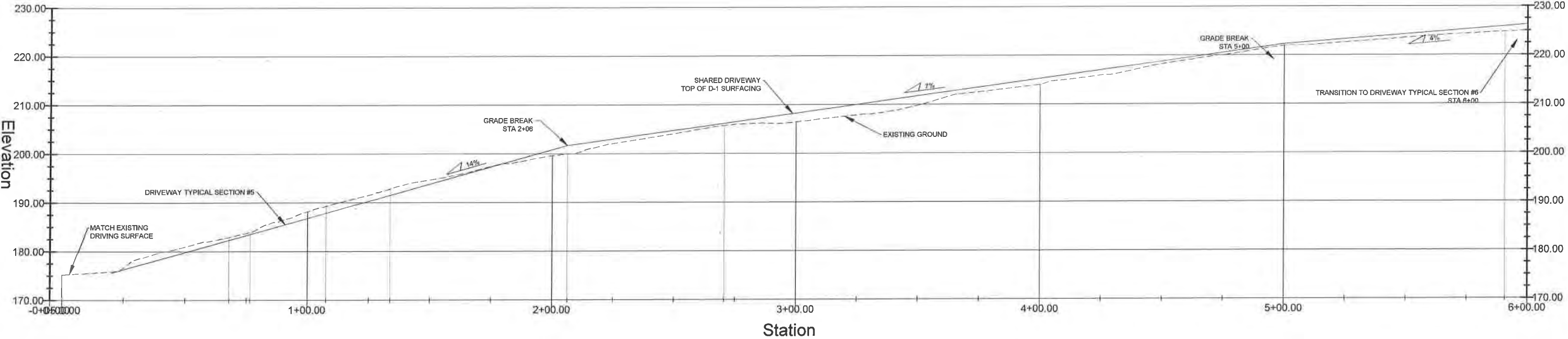
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SHARED DRIVEWAY A
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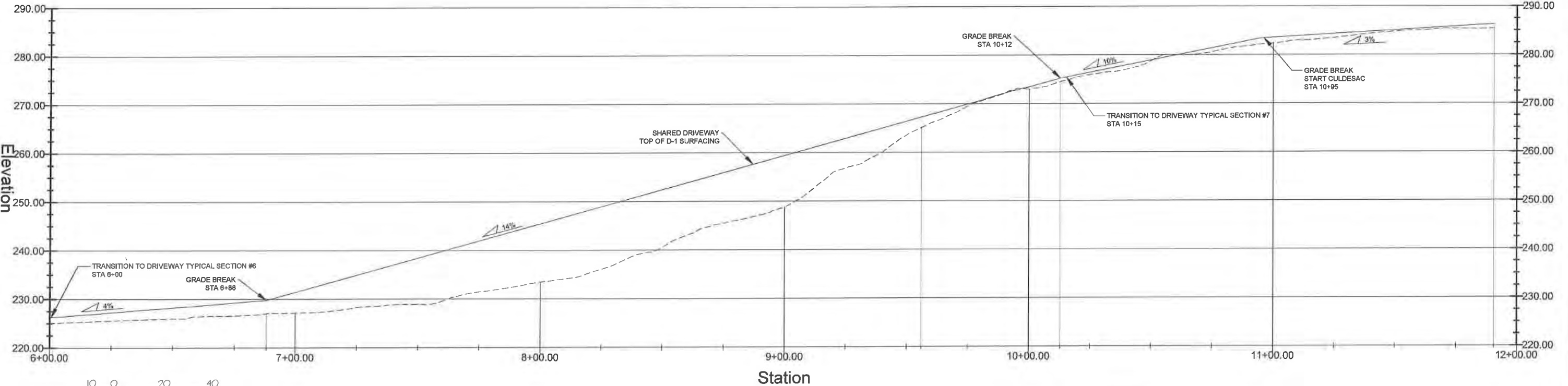
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SHEET #
7 / 16



DRIVEWAY B - PROFILE



10 0 20 40
SCALE: 1"=20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZED (ANSI D) PLOT

DRIVEWAY B - PROFILE

- NOTES:
1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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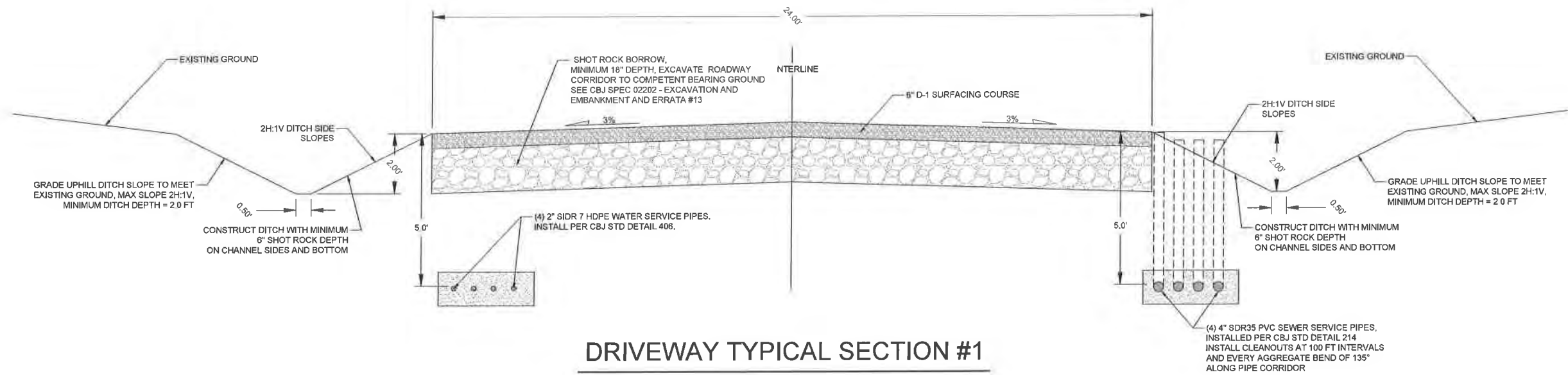
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY B
PROFILE

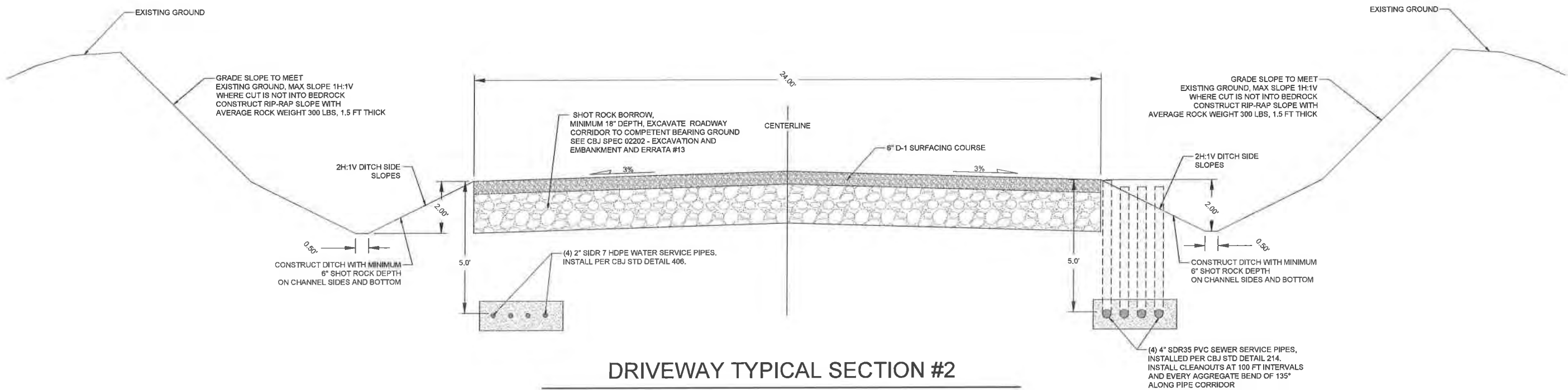
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APPROVED: _____
DATE: _____

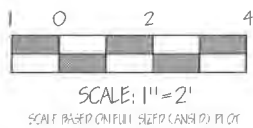
DRAWN:
9/9/2021
SHEET #
8 / 16



DRIVEWAY TYPICAL SECTION #1
SHARED DRIVEWAY C



DRIVEWAY TYPICAL SECTION #2
SHARED DRIVEWAY A - START TO STA 1+44



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

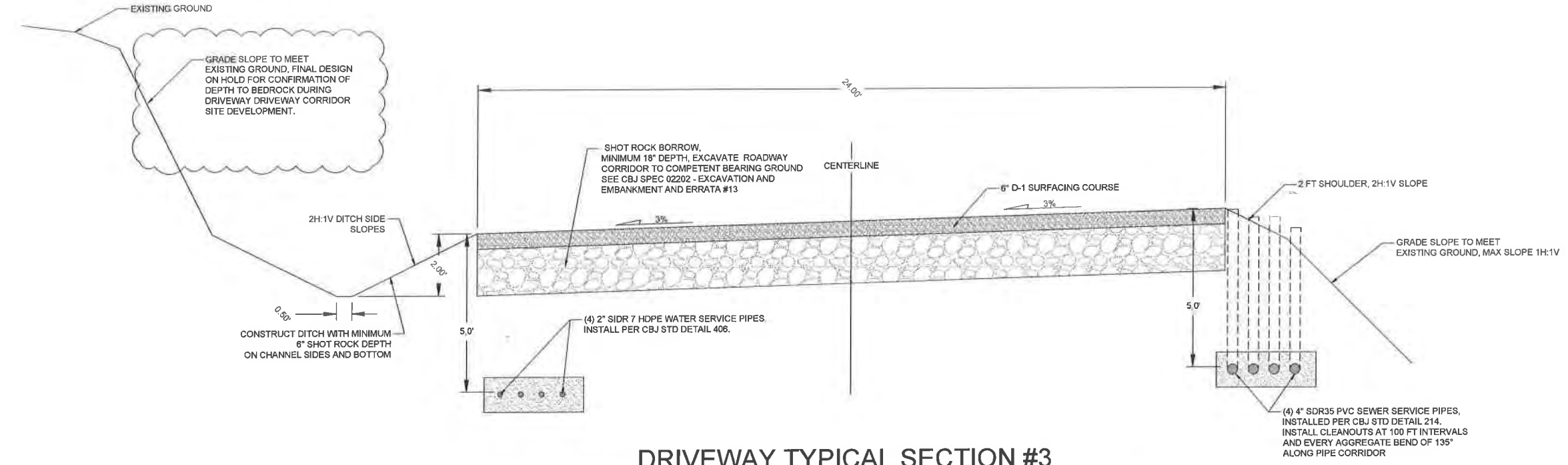
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
#1 & #2

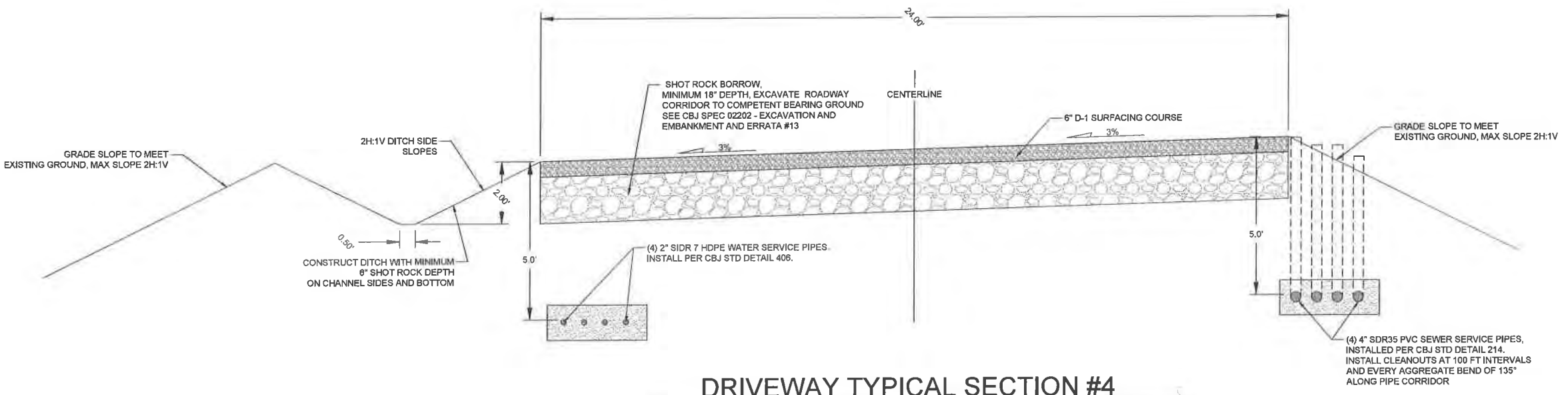
DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

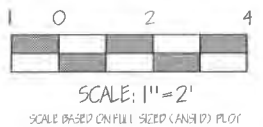
DRAWN:
9/9/2021
SHEET #
9/16



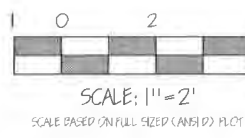
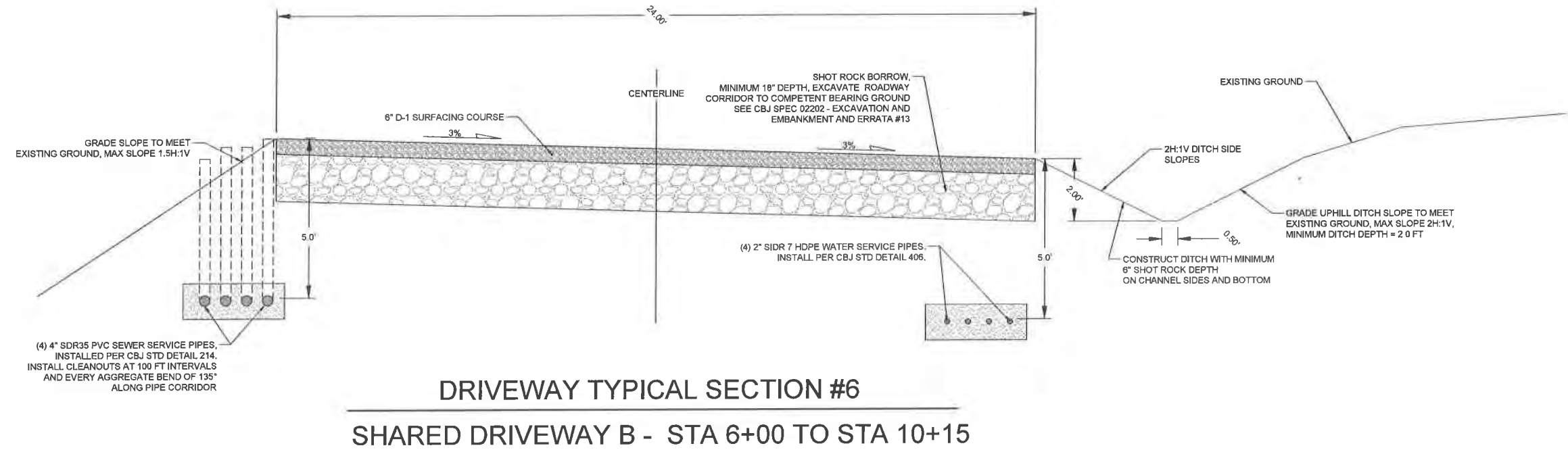
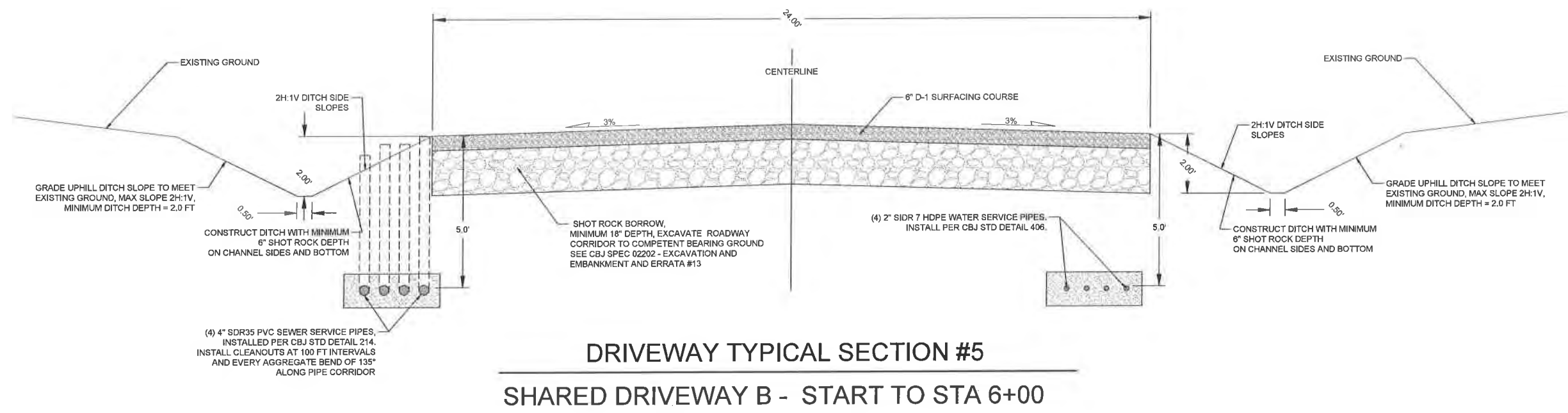
DRIVEWAY TYPICAL SECTION #3
SHARED DRIVEWAY A - STA 1+44 TO STA 2+50



DRIVEWAY TYPICAL SECTION #4
SHARED DRIVEWAY A - STA 2+50 TO END



	 Gabriel Hayden, P.E. hayden@katabaticeng.com (503) 866-5579	Blacktail Mountain Estates CONSTRUCTION DRAWINGS	DRIVEWAY TYPICAL SECTIONS #3 & #4	DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 032076 JUNEAU, AK 99803	CBJ REVIEW APPROVED: _____ DATE: _____	DRAWN: 9/9/2021 SHEET # 10/16
--	---	--	--	---	---	--



KATABATIC ENGINEERING

Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

Blacktail Mountain Estates

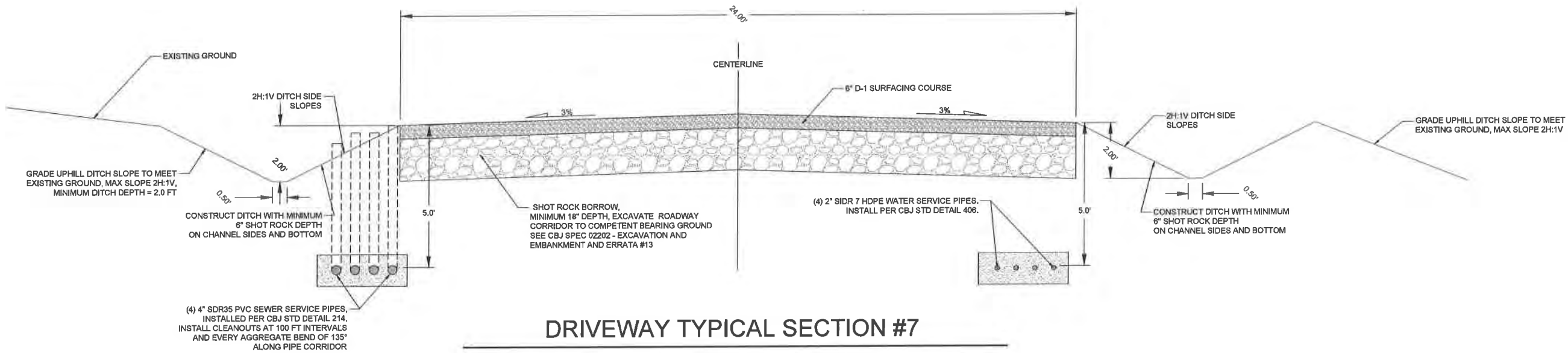
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
#5 & #6

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
11 / 16



DRIVEWAY TYPICAL SECTION #7
SHARED DRIVEWAY B - STA 10+15 TO END



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

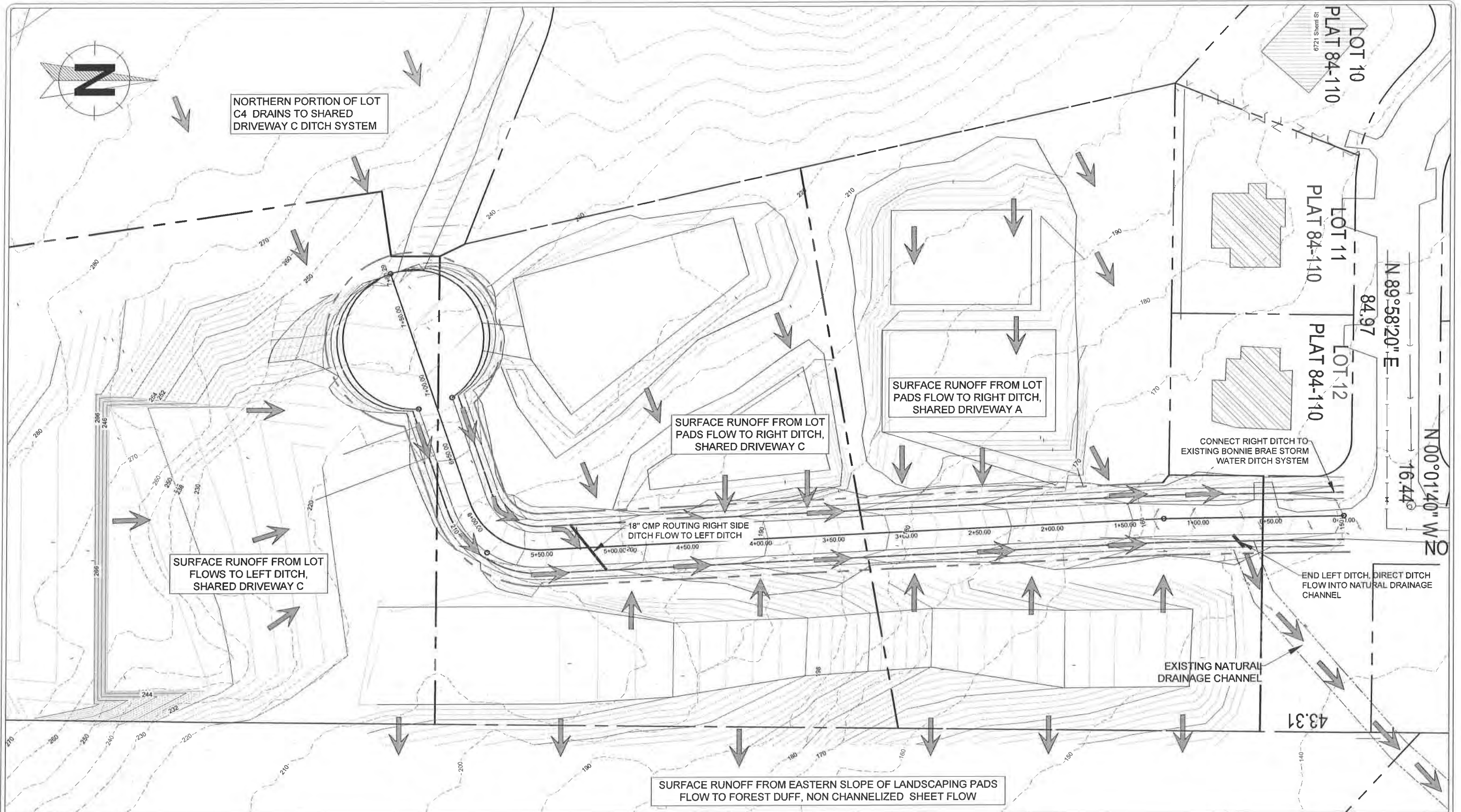
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
7

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
12 / 16



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

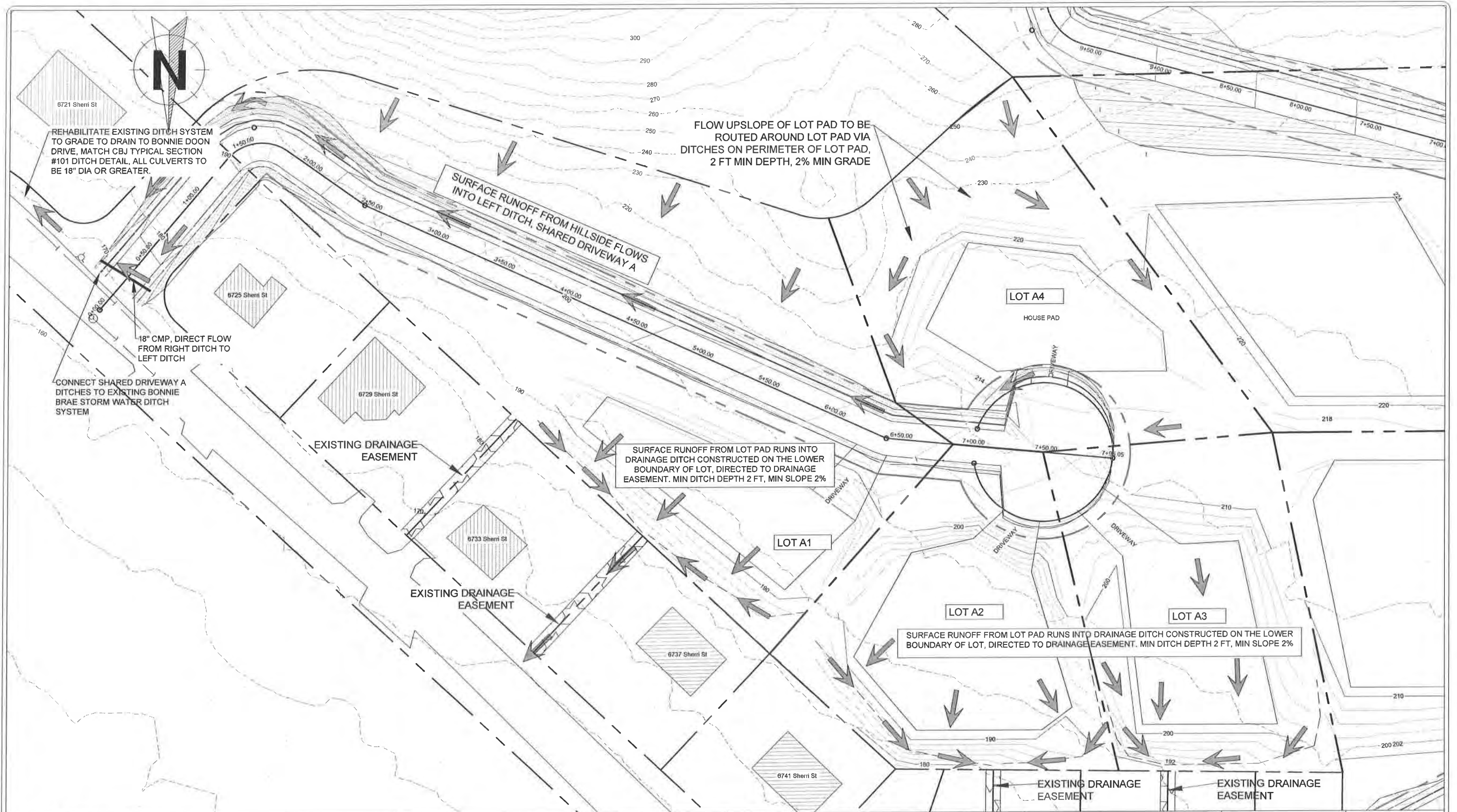
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
13 / 16



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

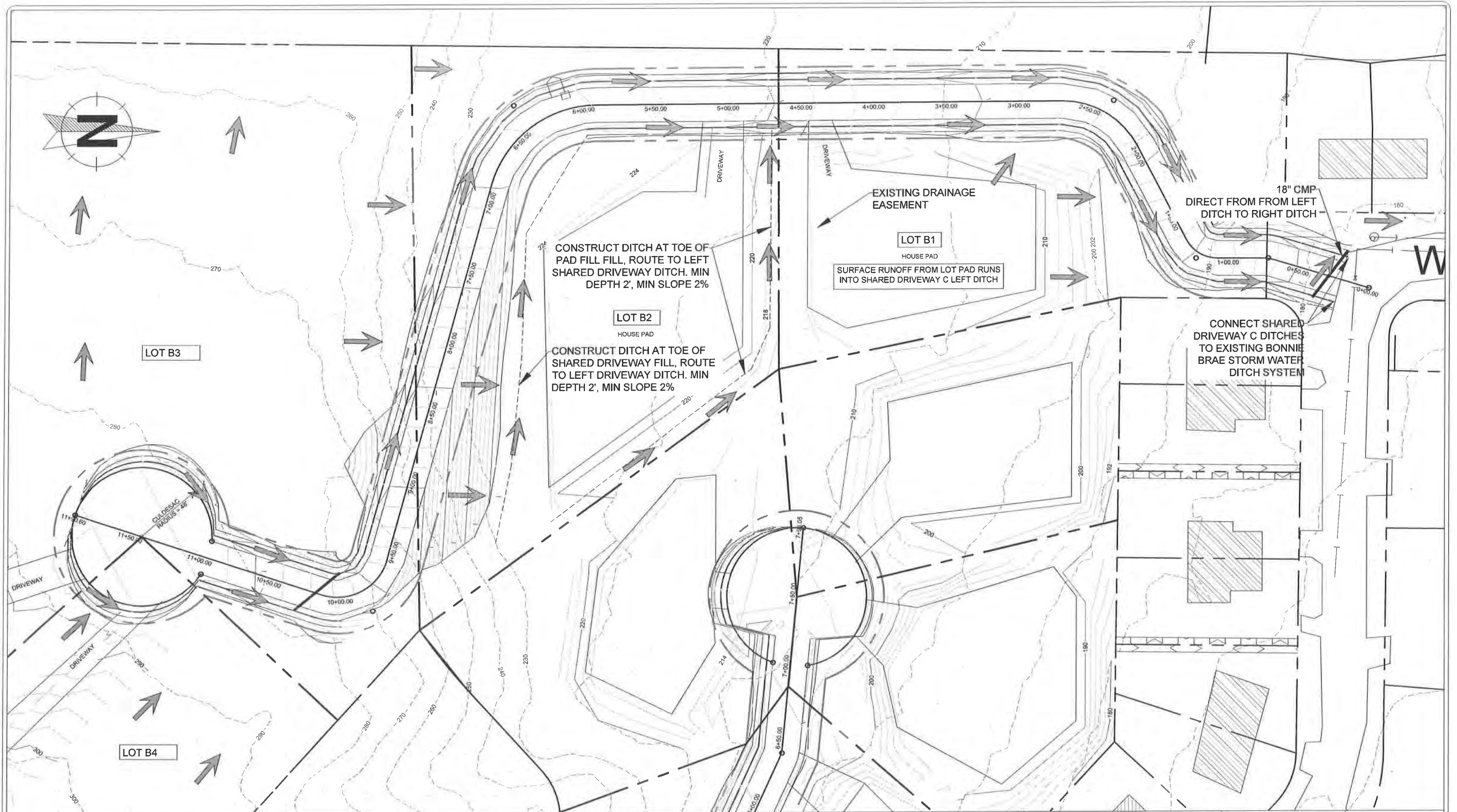
SHARED DRIVEWAY A DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:

DATE: _____

DRAWN:
9/9/2021
SHEET #
14 / 16



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

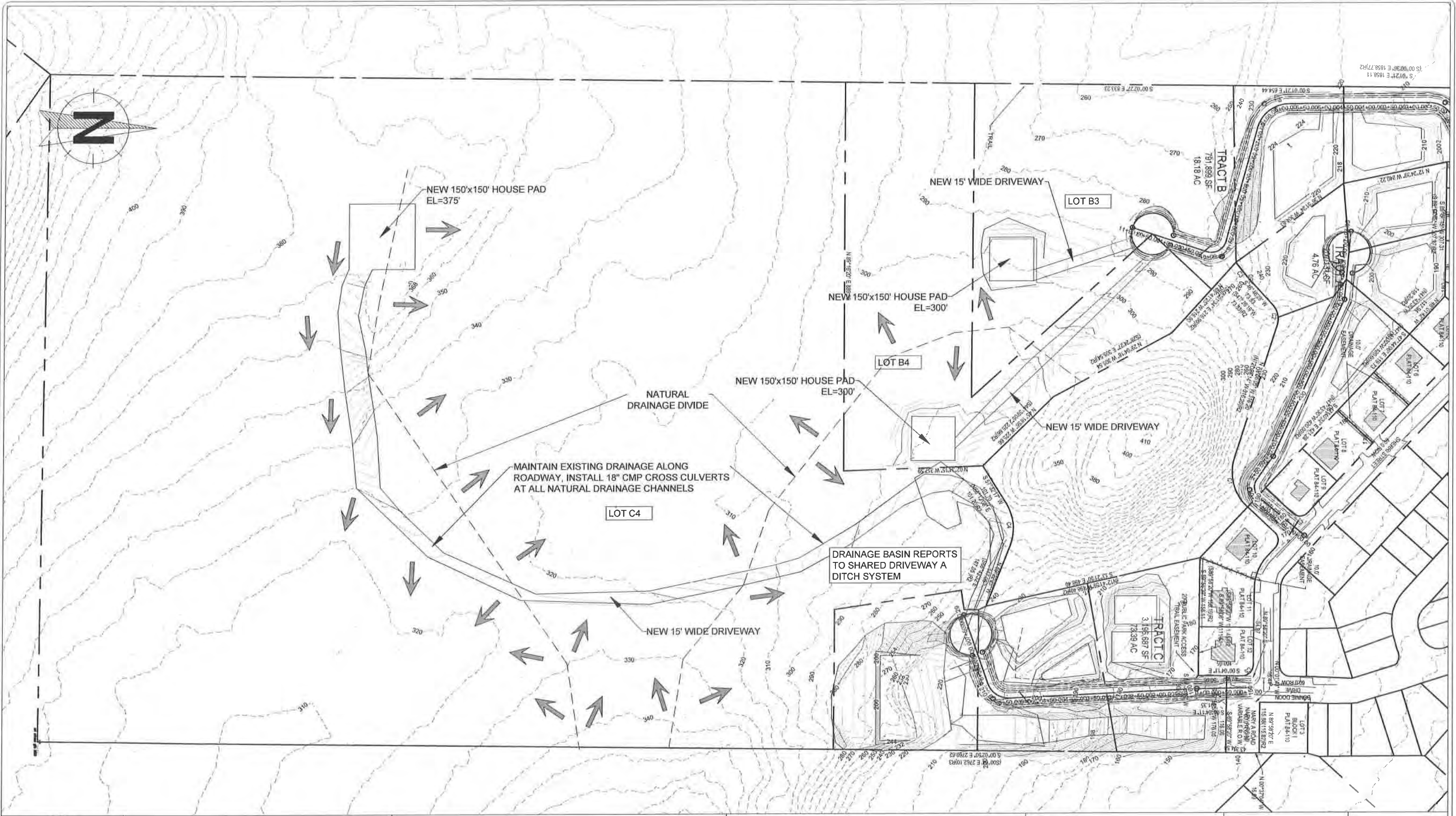
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
15 / 16



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

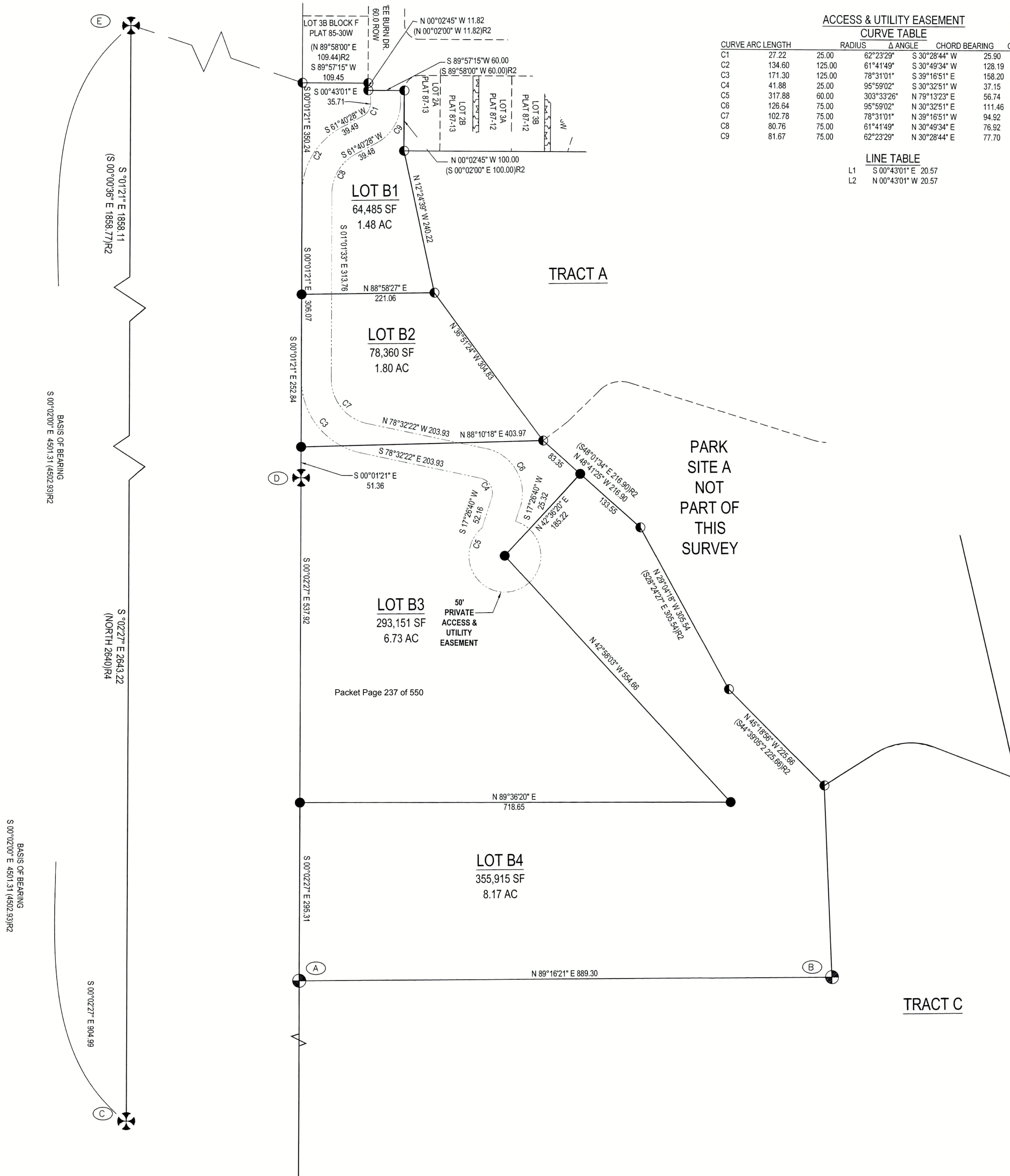
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SOUTHERN LOTS
GRADING PLAN
AND DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
16 / 16

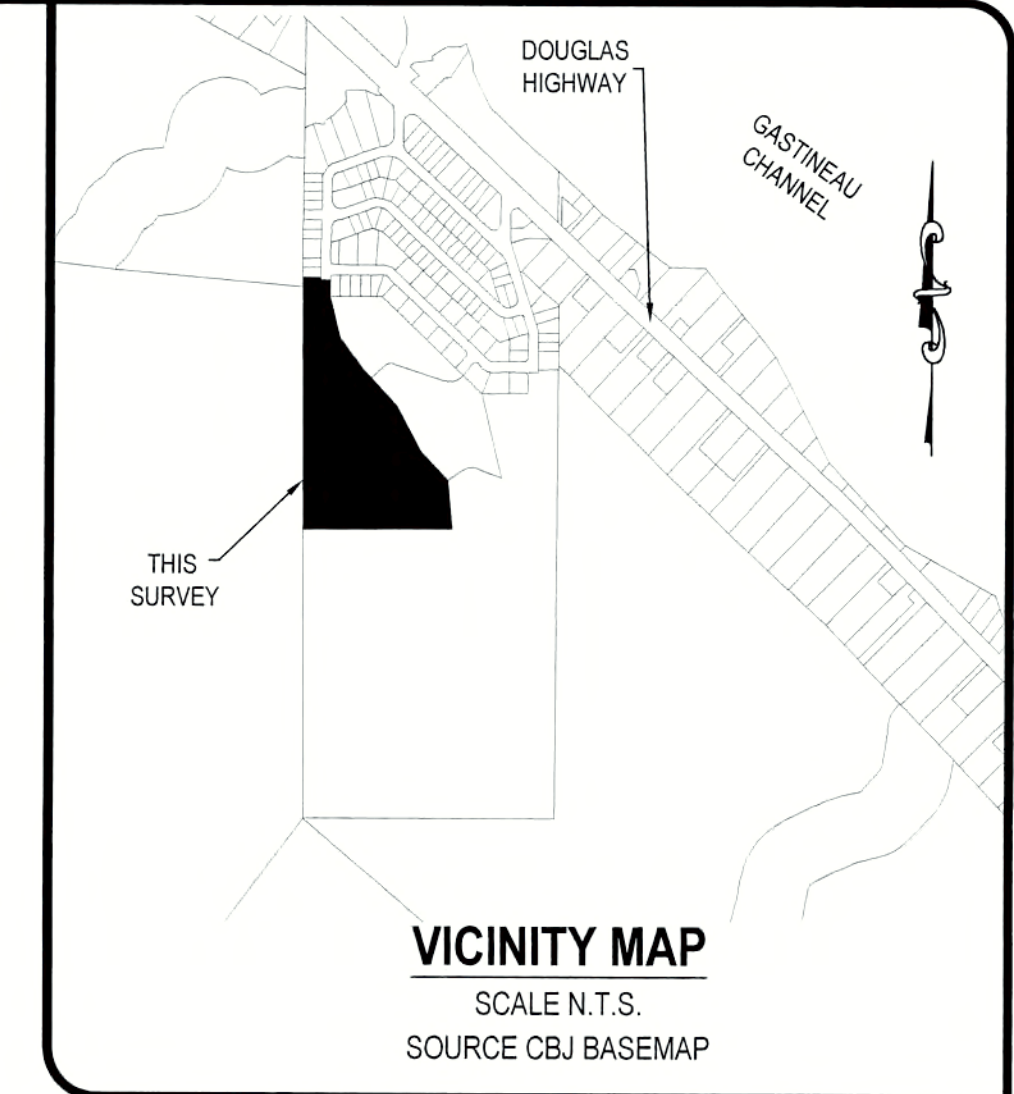


ACCESS & UTILITY EASEMENT					
CURVE TABLE					
CURVE ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH	
C1	27.22	62°23'29"	S 30°28'44" W	25.90	
C2	134.60	125.00	61°41'49"	S 30°49'34" W 128.19	
C3	171.30	125.00	78°31'01"	S 39°16'51" E 158.20	
C4	41.88	25.00	95°59'02"	S 30°32'51" W 37.15	
C5	317.88	60.00	303°33'26"	N 79°13'23" E 56.74	
C6	126.64	75.00	95°59'02"	N 30°32'51" E 111.46	
C7	102.78	75.00	78°31'01"	N 39°16'51" W 94.92	
C8	80.76	75.00	61°41'49"	N 30°49'34" E 76.92	
C9	81.67	75.00	62°23'29"	N 30°28'44" E 77.70	

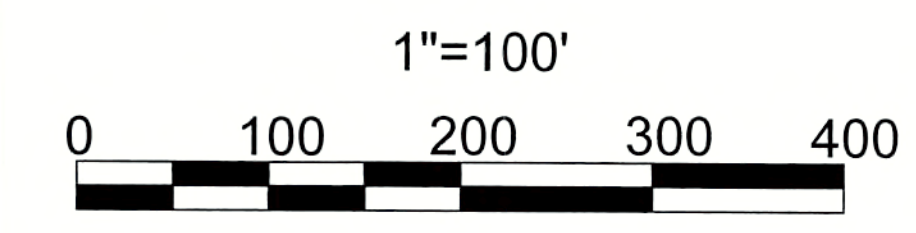
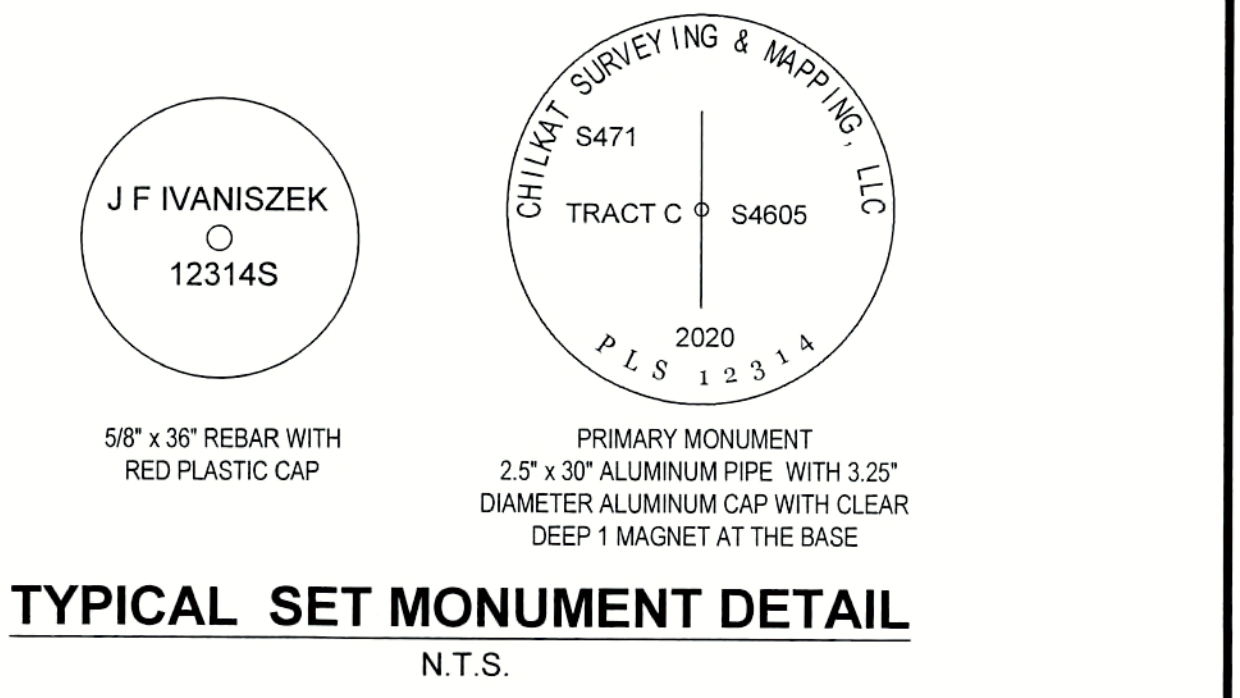
LINE TABLE	
L1	S 00°43'01" E 20.57
L2	N 00°43'01" W 20.57

SURVEYOR'S CERTIFICATE
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 28 NOVEMBER 2021



- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT RECOVERED
 - 3088S SECONDARY MONUMENT RECOVERED
 - 12314-S SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - MONUMENT IDENTIFIER
 - PROPERTY LINES
 - UNSURVEYED LINES
 - 10' ACCESS EASEMENT CREATED THIS PLAT
 - DRAINAGE EASEMENT PLAT 84-110
 - (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
 - (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
 - (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605
 - (N 89°16'20" E)R4 RECORD INFORMATION FROM PLAT No. 2021-32



PLAT OF BLACKTAIL MOUNTAIN ESTATES B A SUBDIVISION OF A FRACTION OF US SURVEY 471 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT	
STATE RECORDER'S OFFICE AT ANCHORAGE	
CHILKAT SURVEYING & MAPPING, LLC 10654 PORTER LANE JUNEAU, ALASKA 99801 907-957-1908	
OWNERS PETER PEEL 800 6TH STREET JUNEAU, AK 99801	CREATIVE DEVELOPMENT, LLC PO BOX 032076 JUNEAU, ALASKA 99803
SCALE: 1" = 100'	DATE: 28 NOVEMBER 2021
SHEET NO. 1 OF 2	

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 RECORDED 08 OCTOBER 2021 ON FILE WITHIN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°16'20" E BETWEEN RECOVERED CHILKAT SURVEYING & MAPPING, LLC PRIMARY MONUMENTS, DETAILED THIS PLAT, WHICH THE COMMON BOUNDARY BETWEEN TRACT B AND TRACT C OF BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

OWNERSHIP CERTIFICATE:

Packet Page 238 of 550

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
) JSS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

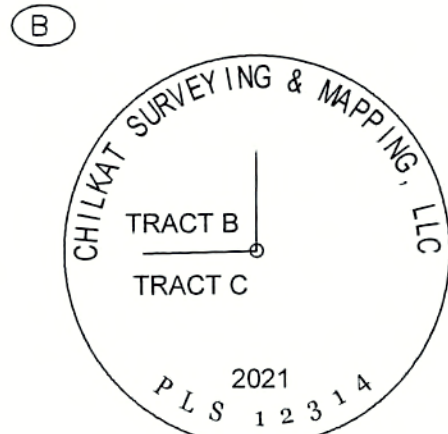
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

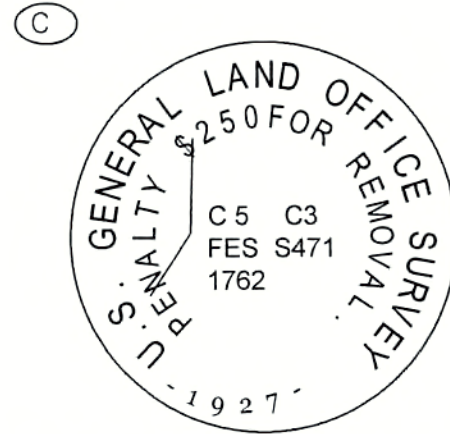
MY COMMISSION EXPIRES: _____



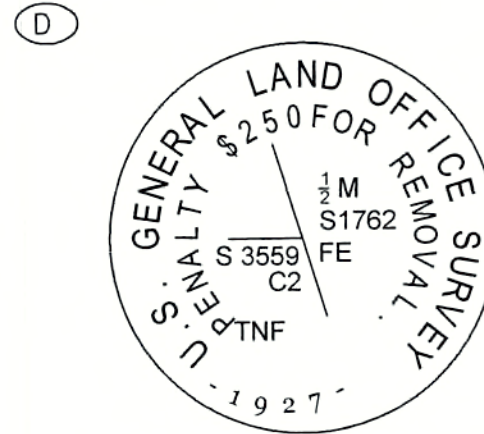
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE



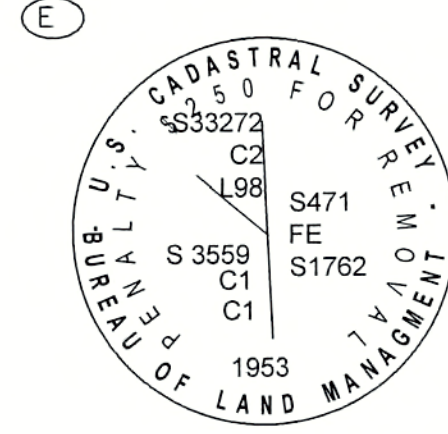
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE



2.5" BRASS CAP ON 1" IRON PINE



2.5" BRASS CAP ON 1" IRON PINE



3.25" BRASS CAP

RECOVERED MONUMENT DETAILS

N.T.S.

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 _____, 2021, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

_____, DATED _____, 2021

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
) JSS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

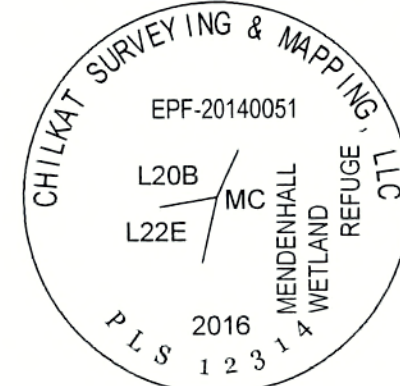
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:



5/8" x 3/6" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

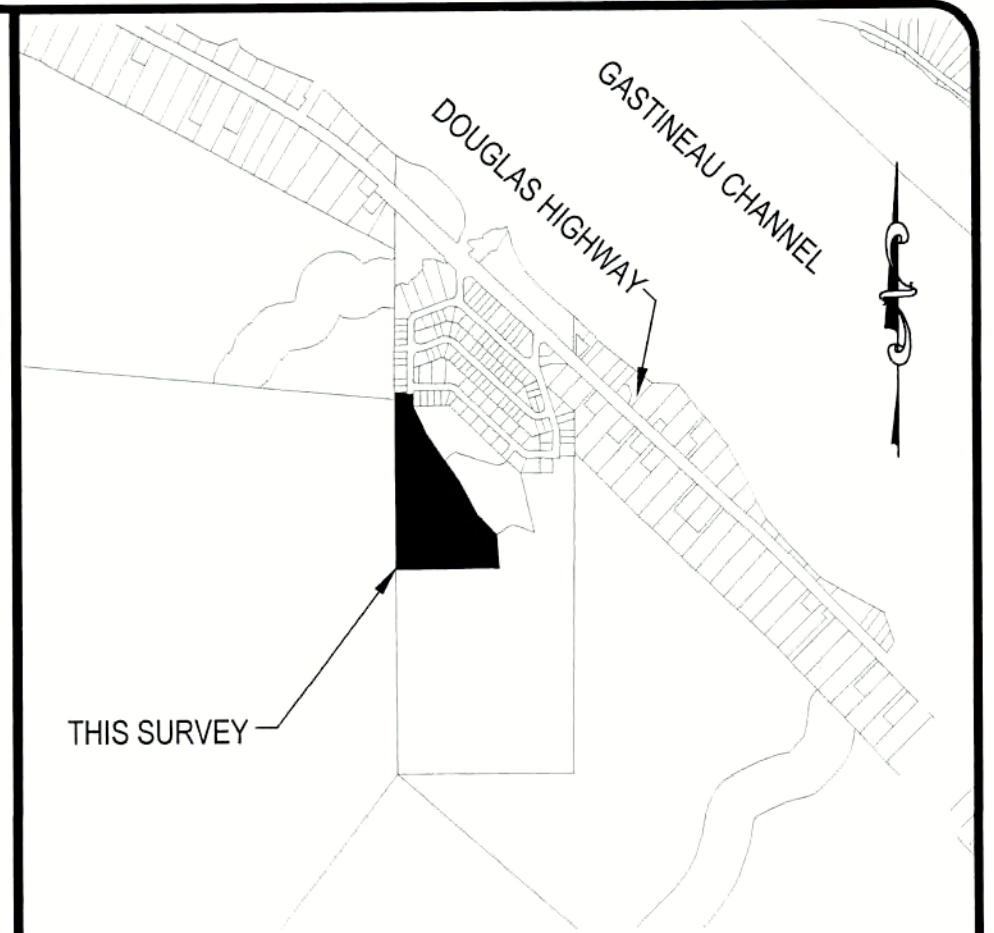
N.T.S.



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 28 NOVEMBER, 2021



VICINITY MAP

SCALE N.T.S.
SOURCE C.B.J.

LEGEND:



GLO PRIMARY MONUMENT RECOVERED



12314-S PRIMARY MONUMENT SET THIS SURVEY



3088S SECONDARY MONUMENT RECOVERED



12314-S SECONDARY MONUMENT RECOVERED



SECONDARY MONUMENT SET THIS SURVEY



MONUMENT IDENTIFIER

PROPERTY LINES

UNSURVEYED LINES



10' ACCESS EASEMENT CREATED THIS PLAT



DRAINAGE EASEMENT PLAT 84-110

(N 45°11' W)R1

RECORD INFORMATION FROM US SURVEY 471

(N45°04'15" W)R2

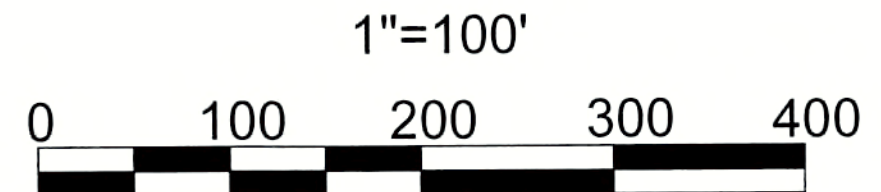
RECORD INFORMATION FROM PLAT No. 84-110

(S 00°04'E)R3

RECORD INFORMATION FROM US SURVEY 4605

(N 89°16'20" E)R4

RECORD INFORMATION FROM PLAT No. 2021-32



PLAT OF
BLACKTAIL MOUNTAIN ESTATES B
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

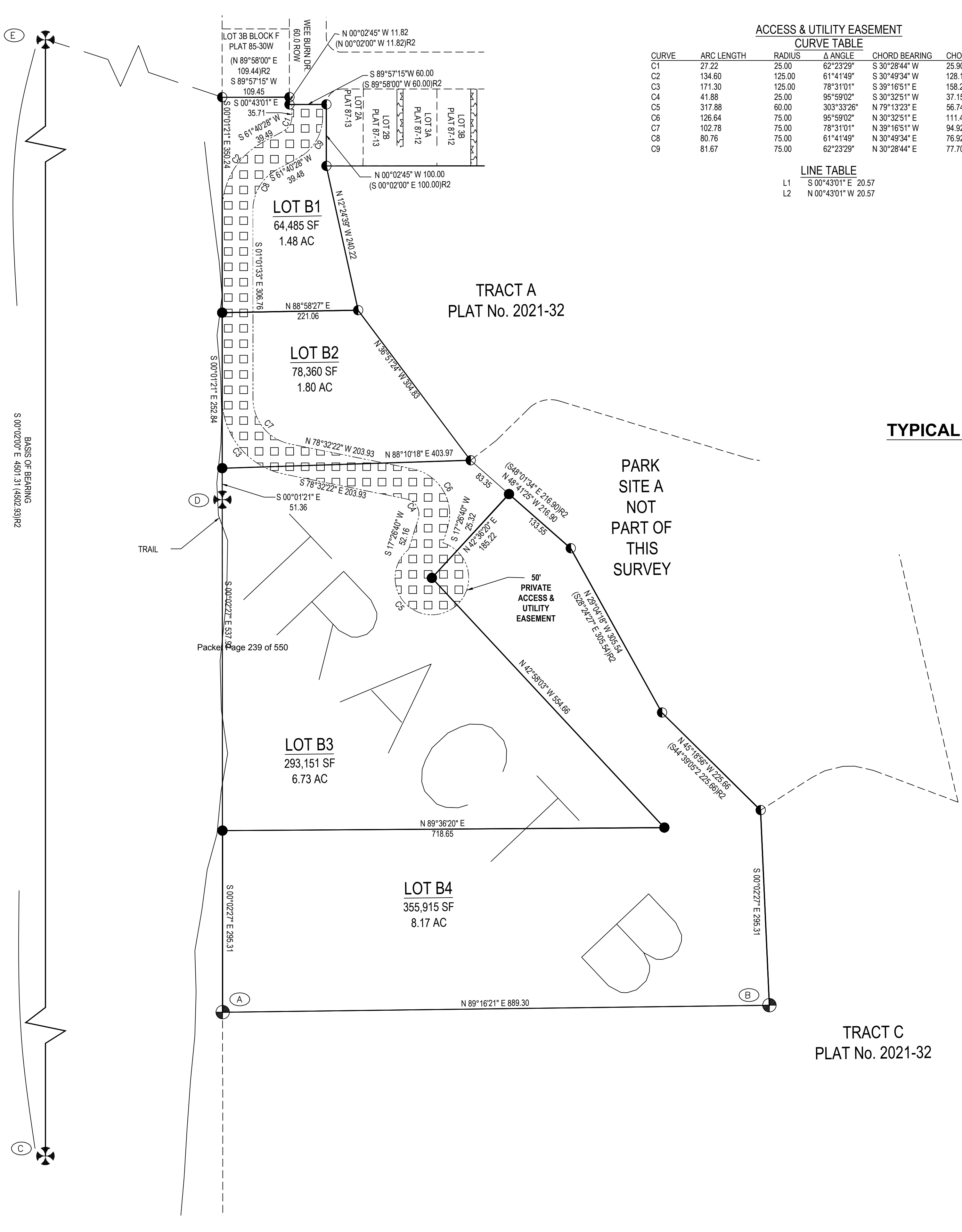
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
28 NOVEMBER 2021

SHEET NO.
2 OF 2



ACCESS & UTILITY EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.22	25.00	62°23'29"	S 30°28'44" W	25.90
C2	134.60	125.00	61°41'49"	S 30°49'34" W	128.19
C3	171.30	125.00	78°31'01"	S 39°16'51" E	158.20
C4	41.88	25.00	95°59'02"	S 30°32'51" W	37.15
C5	317.88	60.00	303°33'26"	N 79°13'23" E	56.74
C6	126.64	75.00	95°59'02"	N 30°32'51" E	111.46
C7	102.78	75.00	78°31'01"	N 39°16'51" W	94.92
C8	80.76	75.00	61°41'49"	N 30°49'34" E	76.92
C9	81.67	75.00	62°23'29"	N 30°28'44" E	77.70

LINE TABLE	
L1	S 00°43'01" E 20.57
L2	N 00°43'01" W 20.57

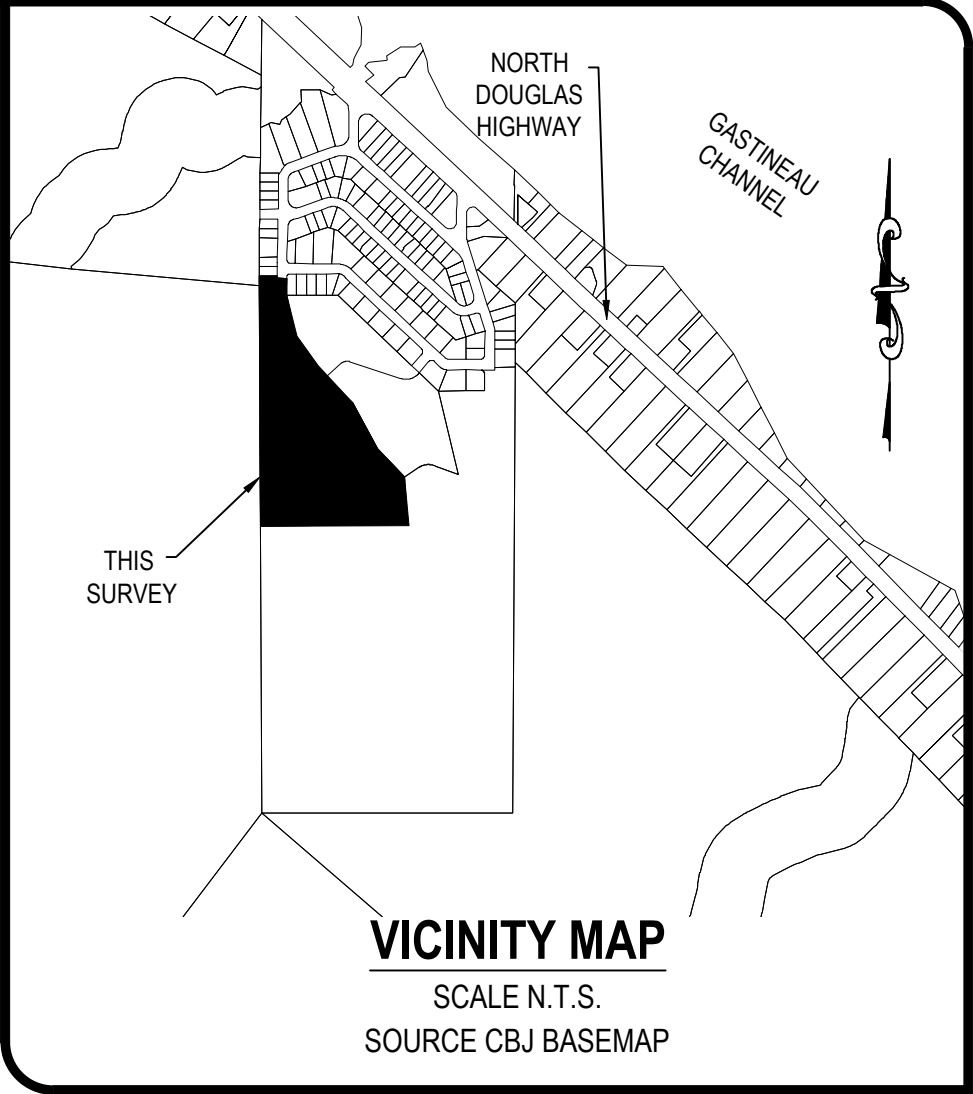


TYPICAL SET MONUMENT DETAIL
N.T.S.

SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 MARCH 2022



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT RECOVERED
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT LINES
- PUBLIC 20' ACCESS EASEMENT CREATED THIS PLAT
- PRIVATE 50' ACCESS, DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605
- (N 89°16'20" E)R4 RECORD INFORMATION FROM PLAT No. 2021-32

PLAT OF
BLACKTAIL MOUNTAIN ESTATES B
A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

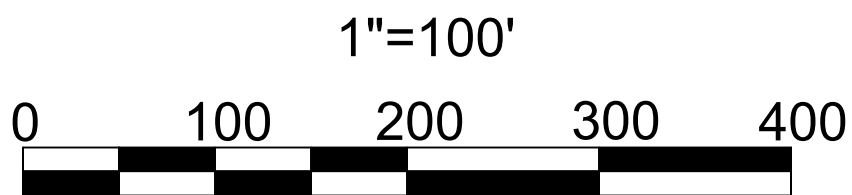
OWNERS
PETER PEEL 800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

MIP 20210008

DATE:
16 MARCH 2022

SHEET NO.
1 OF 2



NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 RECORDED 08 OCTOBER 2021 ON FILE WITHIN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- 9)ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS B1,B2,B3, & B4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____,2022

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

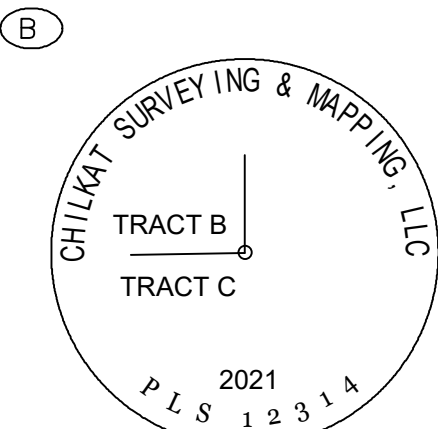
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



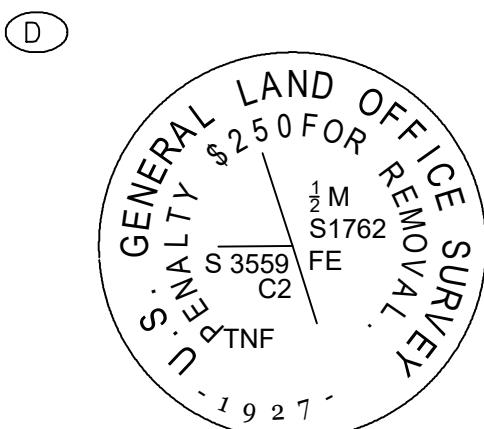
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE



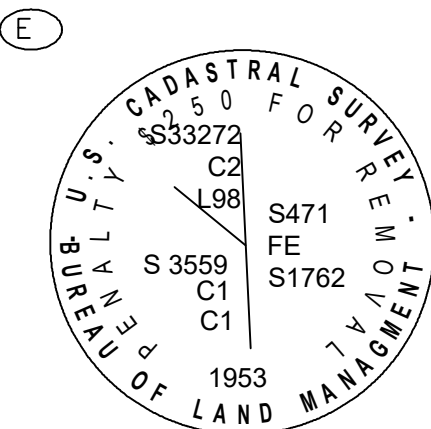
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE



2.5" BRASS CAP ON 1" IRON PIPE



2.5" BRASS CAP ON 1" IRON PIPE



3.25" BRASS CAP

RECOVERED MONUMENT DETAILS

N.T.S.

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 _____, 2022, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

_____, DATED _____, 2022

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



5/8" x 36" REBAR WITH
RED PLASTIC CAP

TYPICAL SET MONUMENT DETAIL

N.T.S.

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____,2022

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

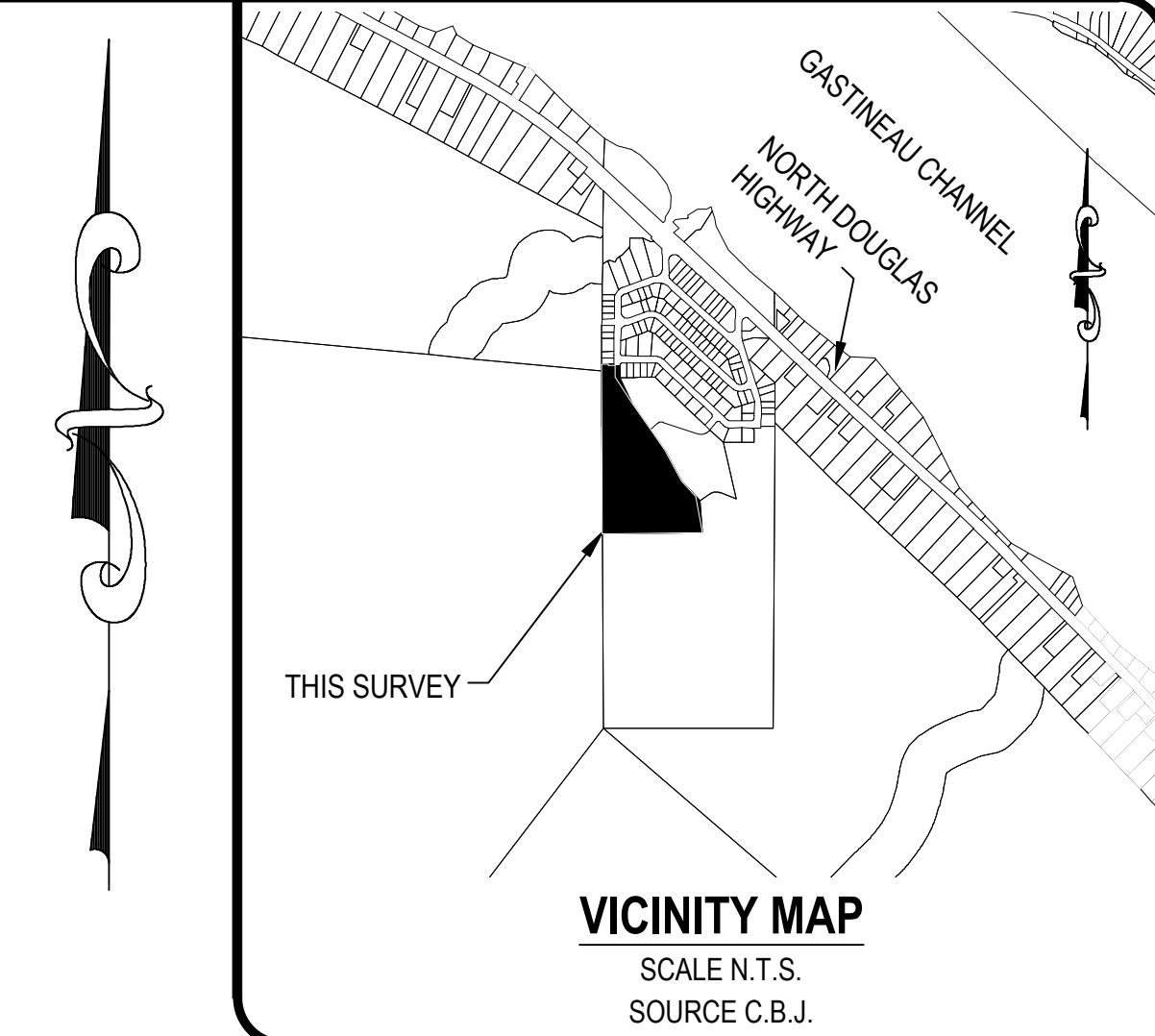
MY COMMISSION EXPIRES: _____



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 MARCH 2022



PLAT OF
BLACKTAIL MOUNTAIN ESTATES B
A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
NTS

MIP 20210008

DATE:
16 MARCH 2022

SHEET NO.
1 OF 2



DIRECTOR'S REVIEW STAFF REPORT
MINOR SUBDIVISION
MIP2020 0004 / MIF2021 0011

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

DATE: October 8, 2021
TO: Jill Maclean, Director, AICP
BY: Irene Gallion, Senior Planner

PROPOSAL: Applicant requests a minor subdivision for platting one tract into three tracts: Tract A approximately 4.76 acres, off of Kristi Street; Tract B approximately 18.18 acres, off of Wee Burn Drive; Tract C approximately 73.37 acres, off of Bonnie Doon Drive.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Bonnie Doon Drive right-of-way extension provides access for 6713 Sherri Street.
- Pedestrian access to park provided via Bonnie Doon Drive extension, then via 20 foot easement along the south lot line of 6713 and 6717 Sherri Street.
- Construction and drainage plans for proposed improvements required:
 - o 2" water to each tract
 - o 4" sewer to each tract
 - o 20 foot wide unpaved right-of-way extensions for Bonnie Doon Drive and Kristi Street.

**PLANNING COMMISSION
REVIEW REQUIRED:**

Planning Commission review is not required for this permit.

ASSEMBLY REVIEW REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

A minor subdivision permit is required for all subdivisions resulting in 13 or fewer lots.

Code Provisions:

- 49.15.401
- 49.15.410
- 49.15.411
- 49.15.412
- 49.25.400
- 49.35.240
- 49.35.250
- 49.40.300
- 49.80

GENERAL INFORMATION	
Property Owner	Bonnie Brae Partnership
Applicant	Peter Peel/Creative Development, Inc.
Property Address	None assigned
Legal Description	USS 471 FR
Parcel Number	6D0801110010
Zoning	D3
Lot Size	See "Background" below for details
Water/Sewer	CBJ
Access	Bonnie Doon Drive, Kristi Street, Wee Burn Drive
Existing Land Use	Vacant
Associated Applications	BLD20190507 Grading Permit

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (RR)	CBJ Land
East (RR)	CBJ Land
West (Zone)	CBJ/Federal Land

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	Possible requirement with future development
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Area

BACKGROUND INFORMATION

Project Description – This proposal is to subdivide one tract into three tracts (**Attachment A, B**):

Tract	Square Feet	Acres
A	207,131	4.76
B	791,899	18.18
C	3,196,115	73.37
TOTAL	4,195,145	96.31

Note that the Assessor's database size for the un-subdivided tract differs from the totals above: 3,964,656 square feet, or 91.0160 acres. The information provided by the Applicant was surveyed and found to be accurate. The Assessor's data is based on a fraction that was not platted. As the Bonnie Doon neighborhoods were developed, the plats did not show remaining acreage in the original tract.

The Applicant was required to provide a sketch plat (**Attachment C**) [CBJ 49.15.410(b)], showing reasonable full build-out. The Director and Applicant both acknowledge that the Applicant, at this time, does not intend to develop the tracts to this level.

The three proposed tracts provide opportunity for a range of development options. This un-subdivided tract could support approximately 182 single family homes if subdivided with minimum lot sizes, or could be developed with less density. Because of the range of development possibilities, the Director agreed with the Applicant that, for each tract, the Applicant will construct or bond for:

- 2 water
- 4 inch sewer
- 20 foot wide unpaved road

A construction and drainage plan was reviewed and accepted for proposed constructed improvements associated with this subdivision. Subsequent subdivision may require additional improvements.

Background – The original plat is a homestead claim, USS Survey No. 471. The Bonnie Brae Estates – Unit No. I was subdivided in 1981. The subdivision was originally built with a private water and sewer system. Both systems became troublesome.

The Alaska Department of Environmental Conservation (ADEC) had approved the private sewer system. After construction ADEC conceded that there would be a breakdown in the private sewer system that would result in pollution into the channel. Repairs to the private system were costly, and the ADEC would not permit individual septic systems due to the size of the lots. To forestall failure and channel pollution, the Assembly voted on April 3, 1981, to enter a contract in lieu of special assessment to add Bonnie Brae Estates Subdivision to the new sewer system being extended out North Douglas.

Bonnie Brae Estates Unit No II was subdivided in 1984. At their September 12, 1988 meeting the Assembly voted to loan Bonnie Brae Estates four thousand dollars to connect to the city water system. This was increased to ten thousand dollars at the November 21, 1988 meeting.

Neither subdivision states the remaining area in the homestead. The Assessor's Database indicates a parcel size of 3,964,656 square feet (91.0160 acres). The Applicant's surveyor suspects the south boundary of the tract is 114 south of the CBJ GIS polygon, and the tract size is 4,195,145 square feet. The CBJ GIS Analyst supports the surveyor's reasoning. The Bonnie Brae Subdivision was carved out of the original homestead lot without reference to remaining area of the homestead lot. The original lot line was 5,270 feet long, and 114 feet is a reasonable error for GIS (approximately two percent). The GIS Analyst used old Alaska Department of Transportation and Public Facilities surveys to check and bear out the surveyor's numbers. The GIS Analyst estimates 96 acres, or 4,191,000 square feet.

In 2011, the Assessor's Office changed the area for this tract from 98 to 91 acres. The reason for the change cannot be found in documentation.

The table below summarizes relevant history for the tract and proposed development.

Item	Summary
PAC2018 0065	Pre-application conference for three tract subdivision, by James Wellman and Associates.
BLD2019 0507	Grading permit.
PAC2019 0062	Pre-application conference for three private shared access subdivisions.
SMP2020 0001	Application for three private shared-access subdivisions. Unable to proceed due to code conflicts.
MIP2020 0004	Minor subdivision into three tracts.

ANALYSIS

Dimensional Standards – The proposed tracts as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard	Requirement	Proposed Tract A	Proposed Tract B	Proposed Tract C
Minimum Lot Size, square feet	12,000	207,131	791,899	3,196,115
Minimum Lot Width, feet	100	100+	100+	100+
Minimum Lot Depth, feet	100	100+	100+	100+
Minimum Setbacks, feet	Front – 25 Rear – 25 Side – 10 Street Side – 17	<i>All tracts anticipated to be further developed. Scope of development depends on Planning Commission review of the project.</i>		

Density – The table below demonstrates the possible number of dwelling units each tract could accommodate with additional future subdivision of the three tracts created with this proposed plat. This estimate is based on a 12,000 square foot lot with a single-family home, or an 18,000 square foot lot with a duplex. The last column shows how many lots are shown for each tract on the sketch plat.

Lot Number	Square Feet	Maximum Number of Dwelling Units		Number of Single-Family lots on sketch plat
		Single-Family	Duplex	
A	207,131	17	12	7
B	791,899	66	44	36, three of those are bungalow
C	3,196,115	266	178	139

Bungalow Lots – While bungalow lots are proposed in the sketch plat, the sketch plat illustrates a level of development that the Applicant, at this time, is not choosing to pursue. If proposed, an analysis of bungalow lot requirements would be required in a subsequent subdivision.

Wetlands – This tract was included in the most recent wetlands mapping efforts undertaken by the City and Borough of Juneau (**Attachment A, page 30**). Seven wetland assessment areas were mapped for a total of 72 acres. Subsequent development may require a wetlands fill permit from the United States Army Corps of Engineers. A plat note has been required:

WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY

Hazards – The tract is not in a mass wasting or avalanche hazard area, nor a flood zone area.

Habitat – There are no anadromous streams on this tract. The Nelson Creek and Falls Creek stream protection corridors are 100 and 1,200 feet away from the tract at their closest points, respectively.

PUBLIC AND PRIVATE IMPROVEMENTS

Item	Summary	Plat Note/Conditions
49.35.210 Street Improvement Standards	The tracts require that 20 foot unpaved roads be stubbed to each tract. These roads were bonded for on September 29, 2021.	
49.35.210(i)(4) Roadway Construction Standards Waivers	Waivers are not requested at this point in development.	
49.35.310 Water Improvements	A two-inch water main is required to be constructed or bonded for each lot.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.
49.35.410 Sewer Improvements	A four-inch water main is required to be constructed or bonded for each lot.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.
49.35.510 Drainage	A drainage plan for proposed improvements was required and approved. Subsequent subdivision and development may require additional plans.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS. THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS OT THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
49.35.610 Non-motorized Access	There are two trails to consider: (1) Pedestrian access to the neighborhood park will be through the Bonnie Doon Drive extension and a 20 foot public park access trail easement that runs along the south lot line of 6713 and 6717 Sherri Street. (2) The trail from the Marguerite Street stub to the Treadwell Ditch Trail encroaches onto the west part of the lot. The applicant is in discussions with the Forest Service on relocation of the trail on to city and	

Item	Summary	Plat Note/Conditions
	federal land to accommodate subsequent development. This proposal does not include trail relocation.	

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required. Unless further subdivided, this three tract subdivision could have two dwellings per lot, for a total of six.

Use	Metric	Trips Generated	Total Trips
Single-Family Residence	Each	9.52	57.12
Total ADTs:			57

Institute of Transportation Engineers Trip Generation Manual, 9th Edition, Volume 2.

Access – Per 49.35.250(a) staff has determined that the primary access to the subdivision is Wee Burn Drive. The applicant has demonstrated that each lot will have direct and practical access to a public right-of-way through the frontage of the lot, as required by 49.35.250(b).

Tract Number	Primary access
A	Kristi Street
B	Wee Burn Drive
C	Bonnie Doon Drive

For this three tract subdivision, the Director has waived construction of Narry-a-Road (access to CBJ land) under CBJ 49.35.240(i)(2).

Platting requirements –

- The Applicant has paid taxes for 2021 (**Attachment D**)
- The Applicant has provided a bond for improvements (**Attachment E**)

FIRE CODE IMPROVEMENTS

There were no comments from Capital City Fire and Rescue.

AGENCY REVIEW

CBJ agencies were involved in iterative review of the proposed subdivision. CDD conducted an agency review comment period on the final draft plat between April 20, 2021 and April 30, 2021. There were no comments.

CBJ code requires developers to provide easements to maintain access to existing trails (49.35.630). The 20 foot wide park access easement resulted from discussions with the CBJ Parks and Recreation Department regarding this requirement. The 20 foot easement facilitates maintenance equipment access to the park, if needed.

PUBLIC COMMENTS

The public has been involved in iterative review of the proposed subdivision. CDD conducted a public comment period on the final draft plat between April 20, 2021 and May 31, 2021. Public notice was mailed to abutting owners. There were no public comments submitted as a result of this outreach.

The applicant has accommodated previously-expressed public concerns by extending the Bonnie Doon Drive stub about 120 feet. This extension:

- Provides continued access established for 6713 Sherri Street.
- Provides access to the 20 foot park easement that runs along the south lot line of 6713 and 6717 Sherri Street, providing:
 - o Ongoing access to the neighborhood park.
 - o CBJ Parks and Recreation Department access.
 - o Emergency response access.

FINAL PLAT FINDINGS

Per CBJ 49.15.401(f) the Director makes the following findings on the proposed development:

1. Does the final plat meet the criteria set forth in CBJ 49.15.412?

Finding: Yes. The final plat meets the requirements of 49.15.412.

2. Has the applicant complied with any conditions or plat notes required by the director in the notice of decision approving the preliminary plat?

Finding: Yes. The applicant has complied with all conditions of the preliminary plat.

3. Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010

Finding: Yes. The applicant has provided a financial guarantee on September 29, 2021.

RECOMMENDATION

Staff recommends the Director APPROVE the requested Final Plat permit. The permit would allow subdivision of one tract into three tracts: Tract A approximately 4.76 acres, off of Kristi Street. Tract B approximately 18.18 acres, off of Wee Burn Drive. Tract C approximately 73.37 acres, off of Bonnie Doon Drive.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Final Plat, electronic copy*
Attachment C	Sketch Plant
Attachment D	Certificate of Taxes Paid, electronic copy*
Attachment E	Bonding paperwork, electronic copy

* Hard copy originals are required for recording and have been provided to the Director.



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address NORTH DOUGLAS, ABOVE THE EXISTING Bonnie Brae Sub	
	Legal Description (if Subdivision, Survey, Block, Tract, Lot) A fraction of U.S. Survey 471	
	Parcel Number(s) # 6P080110010	
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner PEEL/CREATIVE DEV. INC.	Contact Person BRUCE GRIGGS
	Mailing Address PO Box 32076 Juneau, AK. 99808	Phone Number(s) 907 723-7851
	E-mail Address brucegriggs@hotmail.com	
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits	
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X <u>[Signature]</u> 2/18/20 Landowner/Lessee Signature Date		
X _____ Landowner/Lessee Signature Date		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.		
APPLICANT If the same as OWNER, write "SAME"		
Applicant SAME	Contact Person	
Mailing Address	Phone Number(s)	
E-mail Address		
X _____ Applicant's Signature Date of Application		

DEPARTMENT USE ONLY BELOW THIS LINE

RECEIVED

FEB 18 2020

Permit Center/CDD

Attachment C - Staff Report and Plat for Plat 2021-32
This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Intake Initials LEC
Date Received 2/18/20

Case Number 1182020-0004



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 1 Total Land Area 91 acres Number of Resulting Parcels 3

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-----

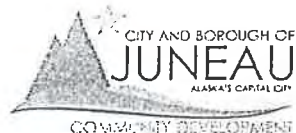
SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>475.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>475.00</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number <u>MIP 2020-0004</u>	Date Received <u>2/18/20</u> <u>LEC</u>
-------------------------------------	--

Attachment C - Staff Report and Plat for Plat 2021-32



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Blacktail Mountain Estates

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

- ☒ Application, filled out completely
- ☐ Application fee (see fee schedule)
- ☒ Project Narrative
- ☒ Five (5) – 24" by 36" Copies
- ☒ Pre-application Conference Report
- ☐ Lot Closure 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.

Bruce Griggs
Applicant or Surveyor - Signature

2/3/2020
Date

Bruce Griggs
Applicant or Surveyor - Print Name

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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

Updated 1/2018

Page 3 of 5

- ☐ 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 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.

BLACKTAIL MOUNTAIN ESTATES.

Blacktail mountain estates is located in north Douglas above the existing Bonnie bear subdivision. It is a 91 acre parcel that was originally planned as phase 3 of the original Bonnie Brae subdivision, but was never built.

The previously proposed phase 3 consisted of 69 residential lots with size and density typical of D3 zoning. Our proposal considerably reduces lot density while dramatically increasing lot size.

What we are proposing is a 12 lot subdivision with varying size lots. The new lots would be larger than those previously proposed in phase 3 and the lots that currently exist in the Bonnie Brae neighborhood. The 12 lots will be accessed using three private shared driveways servicing 4 lots each. This access configuration was chosen because we believe the impact to the existing neighborhood will be more acceptable to our neighbors in Bonnie Brae, and will offer the market a unique new opportunity for housing.

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

Peel Subdivision above Bonnie Brae

Case Number: PAC2019 0062

Applicant: Bruce Griggs, Peter Peel, Gabe Hayden

Property Owner: Peter Peel

Property Address: Not Assigned

Parcel Code Number: 6D0801110010

Site Size: 3,964,656 Square Feet (91.0160 Acres)

Zoning: D3

Existing Land Use: Vacant

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Conference Date: September 11, 2019

Report Issued: September 18, 2019

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
Bruce Griggs Gabe Hayden Peter Peel	Applicants	Brucegriggs@hotmail.com Hayden@katabaticeng.com Pp Peel84@gmail.com
Laurel Christian Amy Liu	Planning	Laurel.Christian@juneau.org Amy.Liu@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Kyle Paw	Permits	Kyle.Paw@juneau.org

Pre-Application Conference Final Report

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.

Planning Division

1. **Zoning** – D3 zone district. Minimum lot size is 12,000 sq. ft. Minimum lot width and depth are 100' each. Preliminary plat requirements are found in CBJ 49.15.411. Final plat requirements are found in CBJ 49.15.412.
2. **Setbacks** – D3 setbacks: 25' front and rear; 10' side; 17' street side. Parcel is surrounded on the east, west, and south by Rural Reserve zoning. When two different zoning districts touch, the greater of the two setbacks applies on the common property line. Rural reserve zoning district setbacks: 25' front and rear; 15' side; and 17' street side.
 - a. The front yard setback is measured from the shared access.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – There are 3 undeveloped ROW's that provide frontage to the subject parcel, Bonnie Doon Dr., Sherri St., and Wee Burn Dr.
5. **Shared Access Subdivision Requirements** – A parcel can only create 1 shared access subdivision. The applicant must first subdivide the large tract into 3 tracts. The 3 large tracts can then be subdivided into the shared access lots. See CBJ 49.35.260 for full details of Shared Access Subdivisions. Some key points are summarized below:
 - a. The shared access easement shall be 50' wide. This width will not be waived due to the large size of the parcels and potential for further subdivision.
 - b. Applicant must submit a preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement for review by CBJ.
 - c. The shared access can only serve 4 or fewer lots. A lot may not have frontage on two shared access easements (Lot B3 has frontage on 2 shared accesses).
 - i. Each lot is limited to a single-family dwelling and accessory apartment. A plat note will be required.
 - d. Shared access is prohibited if the subdivision abuts a parcel that does not have alternative and practical frontage on a publically maintained right-of-way.
 - i. USS 4605 FR to the east of the subject parcel does not have frontage on a ROW. The developer will be required to provide access to the subject parcel through a ROW which can be accepted for public maintenance by CBJ. The developer may apply for a roadway construction standards waiver through CBJ 49.35.240(i) (4).
 - ii. The access requirements for the CBJ parkland parcel may be waived in accordance with CBJ 49.15.422.
 - e. The portion of the shared access in the ROW or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.
 - f. All lots must meet the minimum lot size and dimensions for the zone district excluding the shared access easement.

Pre-Application Conference Final Report

- g. Once the preliminary plat is approved, the shared access must be constructed. The applicant cannot bond for this requirement.
- 6. **Parking & Circulation**— A single-family dwelling requires 2 parking spaces, an accessory apartment requires 1 parking space.
- 7. **Traffic** – A single-family dwelling generates 9.52 average daily trips (ADTs) and an accessory apartment generates 6.65 ADTs. The subdivision would be limited to 12 single-family dwellings, each could have one accessory apartment. The ADTs for 12 single-family dwellings and 12 accessory apartment is 194. The requirement for a Traffic Impact Analysis (TIA) is not triggered (CBJ 49.40.300(a) (2)).
- 8. **Lot Coverage** – 35% permissible or conditional uses
- 9. **Vegetative Coverage** – 20% minimum
- 10. **Wetlands** – There are wetlands on the southern portion of the subject parcel. A Wetlands delineation is required.
- 11. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.
- 12. **Plat or Covenant Restrictions** – Easements should be shown on the preliminary plat.
- 13. **Public Use Lots** – If land is set aside for open space, natural area park, conservation lots, or similar uses, the Director (minor subdivision) or commission (major subdivision) may waive dimensional standards and access/frontage requirements for the public use lot. See CBJ 49.15.422 for full list of requirements.

Building Division

- 14. **Building**
- 15. **Outstanding Permits** -

General Engineering/Public Works

- 16. **Engineering** –
 - a. **Driveway:** Driveway grades in excess of 14% are beyond what is allowed by code. For driveway grades steeper than 14%, the driveway will need to be designed and inspected by an Alaskan licensed civil engineer at cost to the developer. Please do note the fire code restricts grade to 10%. For shared access the driveway must be installed and accepted prior to the recording of the final plat.
 - b. **Easements:** Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
 - c. **Agreements:** A maintenance and hold harmless (of CBJ) agreement will need to be drafted, signed, and recorded for all shared infrastructure for the development, e.g. driveway, water, sewer, etc.
- 17. **Drainage** – Submit a drainage plan indicating how drainage from the proposed subdivision will join an established drainage channel or structures. Easements must be provided on the plat for all established drainage ways or any proposed drainage ways that cross any current or future abutting property lines.
- 18. **Utilities** – (water, power, sewer, etc.) - A minimum of 1" water service and 4" sewer service will need to be installed to the property line of each newly created lot within one-year of recording of the plat. At the time of preliminary plat submittal, please submit a construction plan with for the new utilities. The plan needs to include pipe locations, sizing, for both water and sewer and grades for sewer to indicate appropriate fall will be achieved. The construction plan can be shown on an existing as-built drawing that also includes existing features such as structures and other existing utilities.

Pre-Application Conference Final Report

The following permits will need to be obtained to provide utilities to the newly created lot:

- a. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water and sewer mains, water and sewer service installation, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.
- b. **Shared sewer** - Depending on your development plan you may request to share the existing sewer line. To determine if this will be feasible it is advised to speak with an Alaskan licensed mechanical engineer to determine if the existing pipe will provide the capacity required. This option would require the point of tie in to be within the private property. The shared line would need to be eased and a maintenance agreement will need to be recorded by you that would run with the properties involved.

Fire Marshal

19. Fire Items/Access –

- a. Minimum width for access road is 20 feet drivable surface.
- b. The material can be anything that when compacted can support a minimum of 75,000 pounds vehicle weight. Due to the potential length of road, there is going to be a required apparatus access turn around, unless, every structure built on the road has a sprinkler system.
- c. There will also have to be additional fire hydrants added. We would need to know where the nearest hydrant is to base measurements from. For residential the hydrant spacing is no more than 500 feet apart with a minimum fire flow requirement of 1,500 gallons per minute depending on the construction material used to build.
- d. A hammerhead turn around can be used if desired, where ever it is placed, there has to be signage stating it is for emergency use only and no parking allowed.
- e. By fire code, maximum grade is 10% unless approved by fire code official. Depending on how steep the grade is, it may or may not be allowed to be increased, we would need to know what the range is. (The grade can be allowed to be steeper if again, all structures built on road have sprinkler system installed.)

Other Applicable Agency Review

20. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
- 21.

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. Subdivision Application
2. Development Permit Application

Additional Submittal Requirements

Pre-Application Conference Final Report

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. Preliminary Plat Checklist
3. Wetlands Delineation
4. Preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement

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. Minor Subdivision Fees
 - a. \$400.00 plus \$25 for each resulting lot
2. Major Subdivision Fees
 - a. Preliminary Plat - \$110.00 per lot
 - b. Final Plat - \$70.00 per lot
 - c. Public Notice Sign Fee - \$50 plus \$100 refundable deposit
3. ROW Permit (work within the ROW):
 - a. \$10 permit fee
 - b. Inspection fees - \$60 per inspection trip or hour, will be determined at time of construction plan review
 - c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
4. Bond fee – dependent on type of bond payment.

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

Submit your Completed Application

You must submit your application(s) 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
 Fax: (907) 586-4529
 Web: www.juneau.org/cdd

Blasting

1. Explosives shall not be stored on site, except that which is immediately necessary for the next blast.
2. The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11).
3. All blasting will be managed according to CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements, December 2003, Section 12090, Blasting Controls and associated erratum. These controls assure a qualified Blast Control Specialist according to detailed procedures and requirements conducts blasting.
4. Blasting operations shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF and OSHA standards as applicable and all other applicable standards.
5. All blasting operations shall be conducted during the daylight hours of operation.
6. Warning signs with the time and date of the blast shall be posted 24-hours prior to blasting on either side of the pit on ~~Montana Creek Road~~, BONNIE BRAE SUBDIVISION ENTRANCE.
7. 24-hour notice shall be provided to the Juneau Flight Service Station and the Police and Fire Departments.
8. Public Service Announcements shall be broadcast on local radio 24-hours prior to blasting.
9. Three air horn blasts shall be made 5 minutes prior to blasting.
10. No Blasting operations shall be permitted on Saturdays and Sunday or official Federal and State holidays.

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	Project <i>Bonnie brae</i>						Rev. No.		Page	
	Subject <i>Pre Blast Pland</i>						Prepared	Date	Checked	Date

1575	1510	1485	1460	1475	1470	1452	1477	1502	1527	1552	1577
1451	1426	1401	1376	1351	1326	1306	1393	1418	1443	1468	1493
1367	1342	1317	1292	1267	1242	1224	1309	1334	1359	1384	1409
1293	1258	1233	1208	1183	1158	1200	1229	1250	1275	1300	1325
1199	1174	1149	1124	1099	1074	1116	1141	1166	1191	1216	1241
1115	1090	1065	1040	1015	990	1032	1057	1082	1107	1132	1157
1031	1006	981	956	931	906	948	973	998	1023	1048	1073
947	922	897	872	847	822	864	889	914	939	964	989
863	838	813	788	763	738	780	805	830	855	880	905
779	754	729	704	679	654	696	721	746	771	796	821
695	670	645	620	595	570	612	637	662	687	712	737
611	586	561	536	511	486	528	553	578	603	628	653
527	502	477	452	427	402	444	469	494	519	544	569
443	418	393	368	343	318	360	385	410	435	460	485
359	334	309	284	259	234	276	301	326	351	376	401
150	125	100	75	50	25	67	92	117	142	167	192

1 ← 44' AVE
 SK Boost 5K's Booster
 XXXX

SIZE

8'x8' O+S

3 1/2" Hole Dim.

44' Ave Dep.

192 Holes

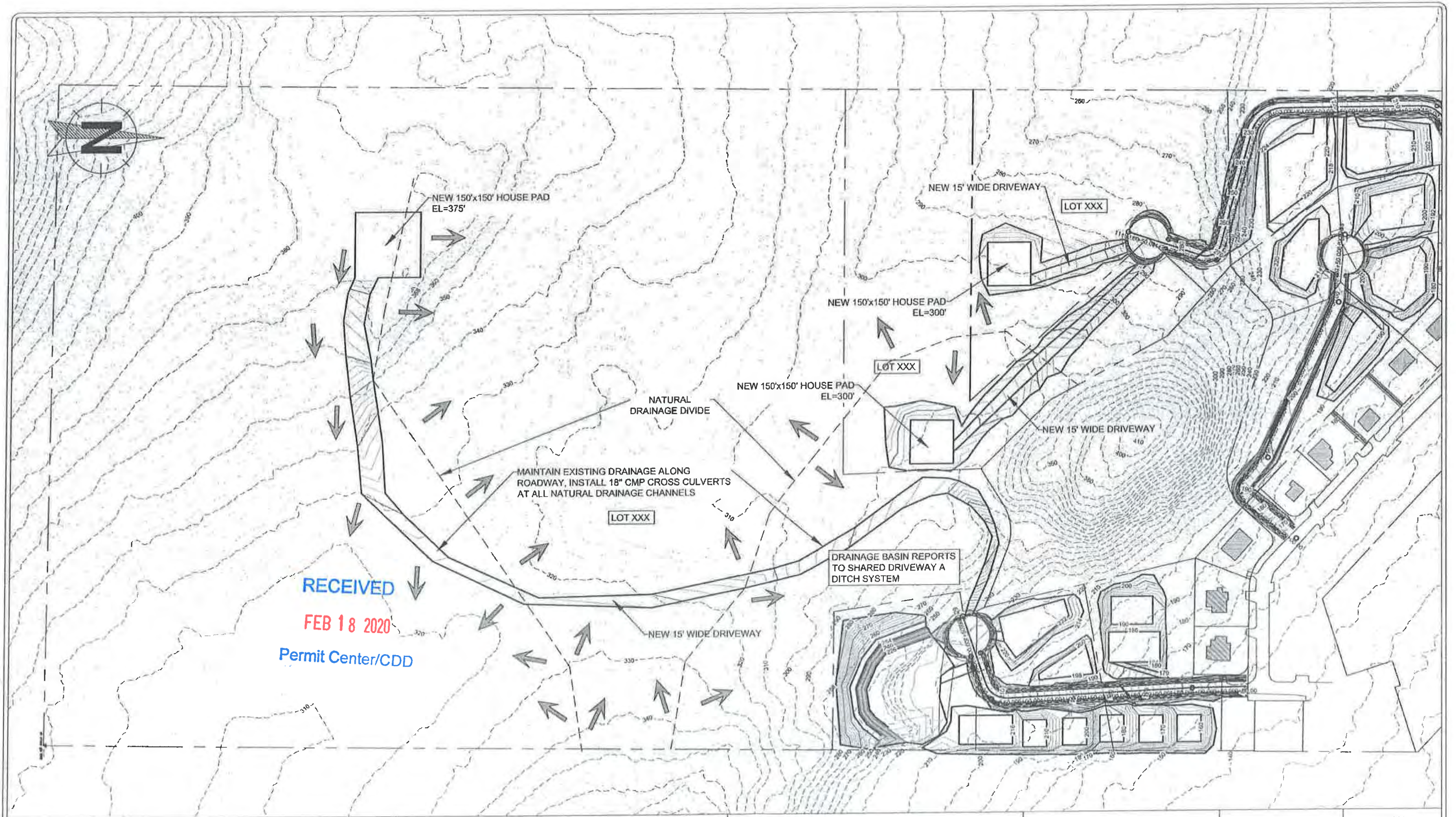
29000 cu. yd.

P.W. Fac. 1.3 per cu yd

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Gabriel Hayden, P.E.
hayden@katabaticeng.com
(903) 866-9979

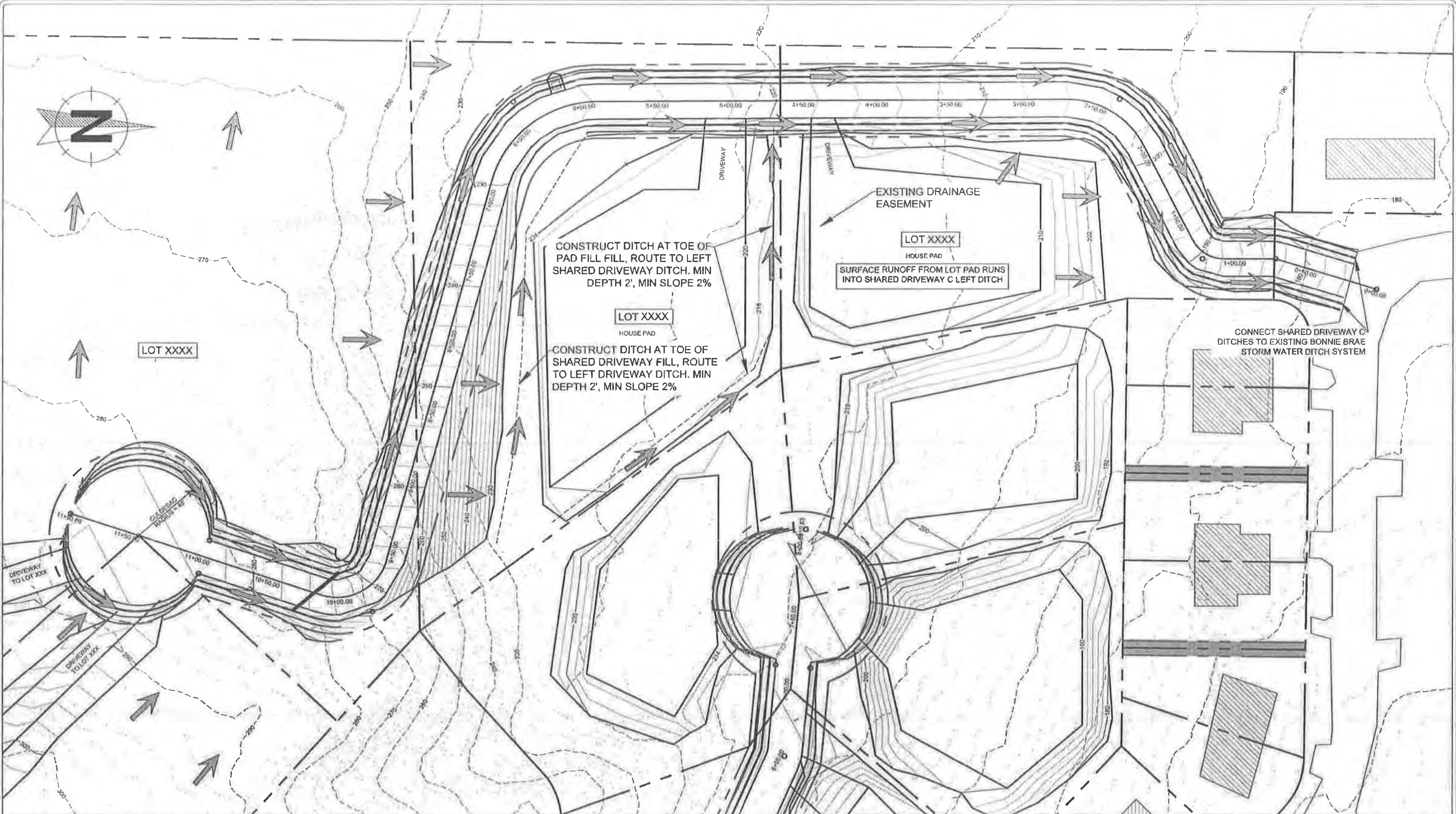
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS
FEB 14 2020

SOUTHERN LOTS
GRADING PLAN
AND DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE:

DRAWN:
12/22/201
SHEET #
16/16



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hayden@katabaticeng.com
(505) 866-5579

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

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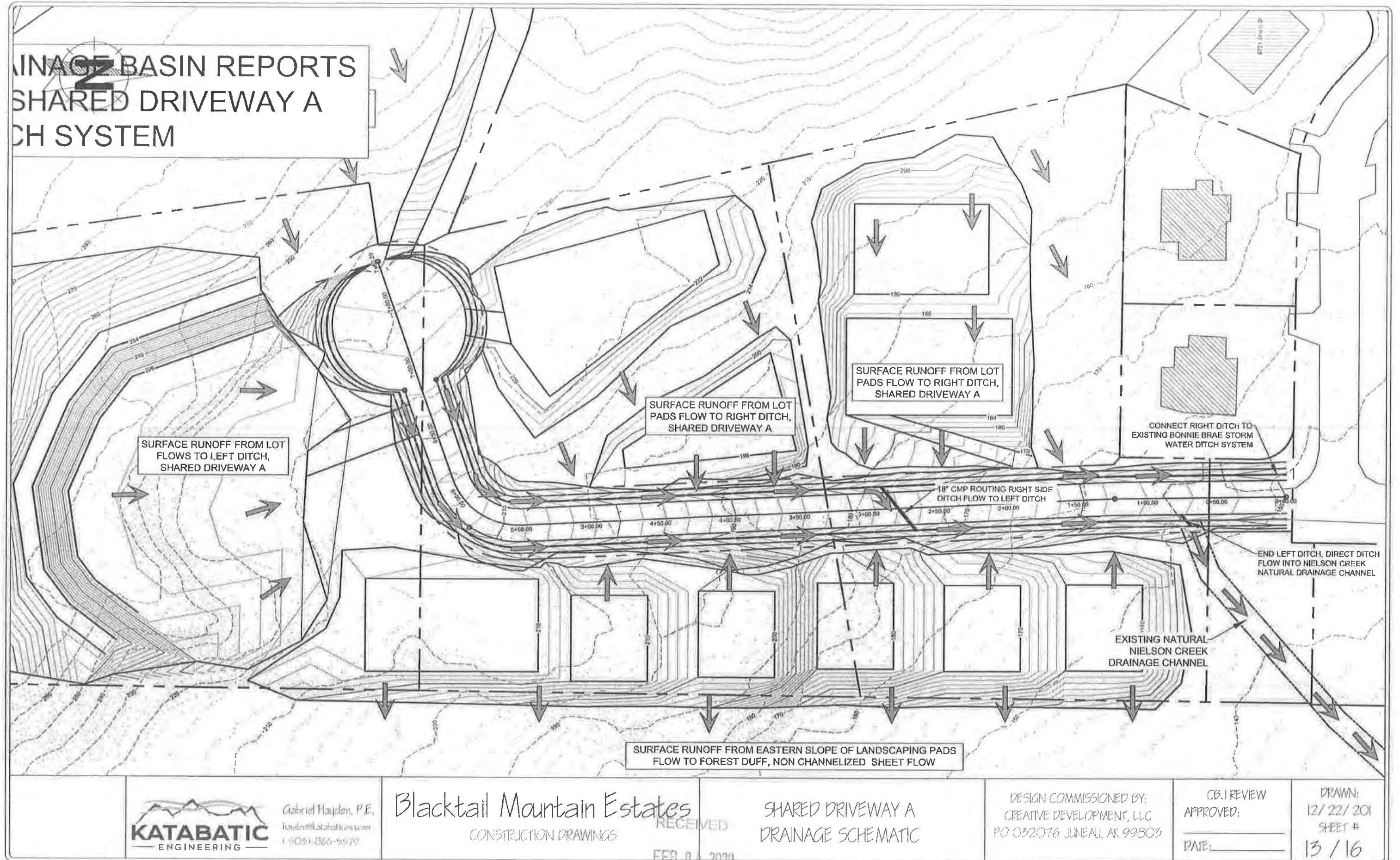
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DRAINAGE SCHEMATIC

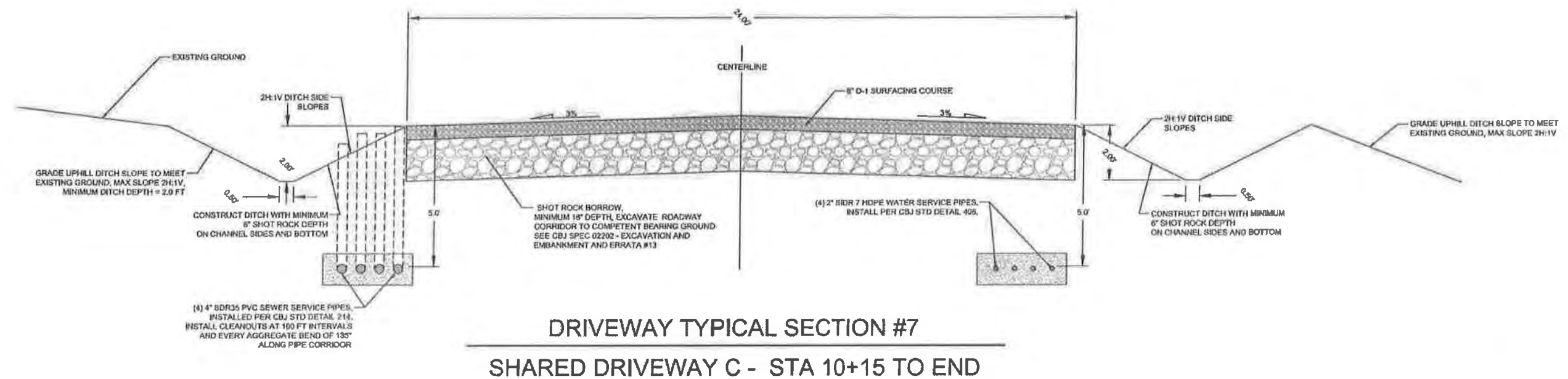
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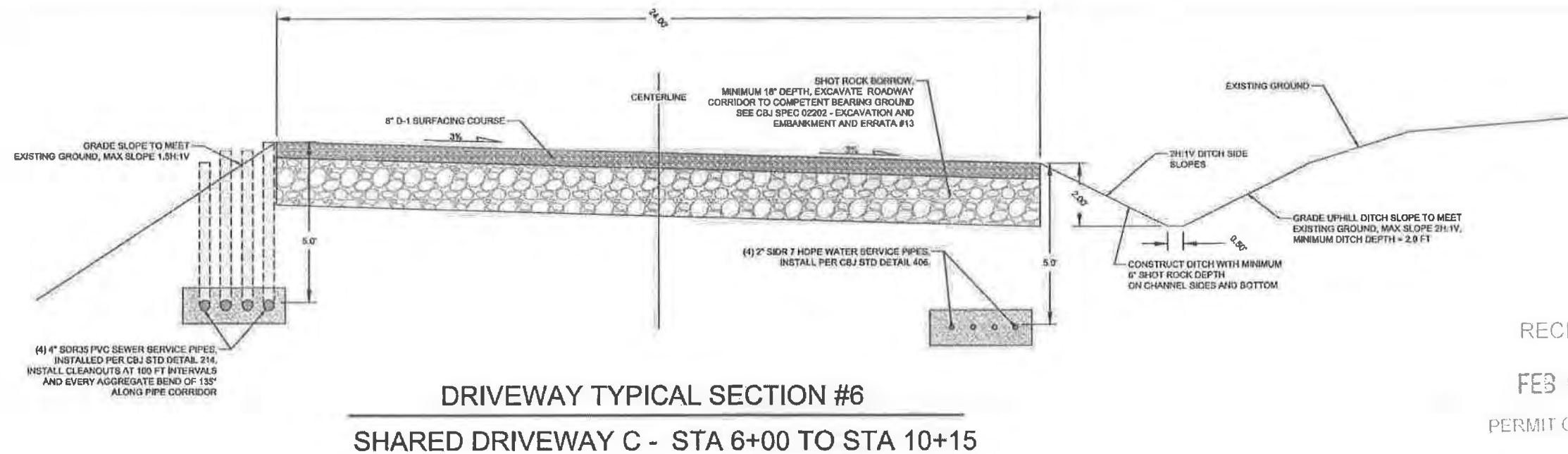
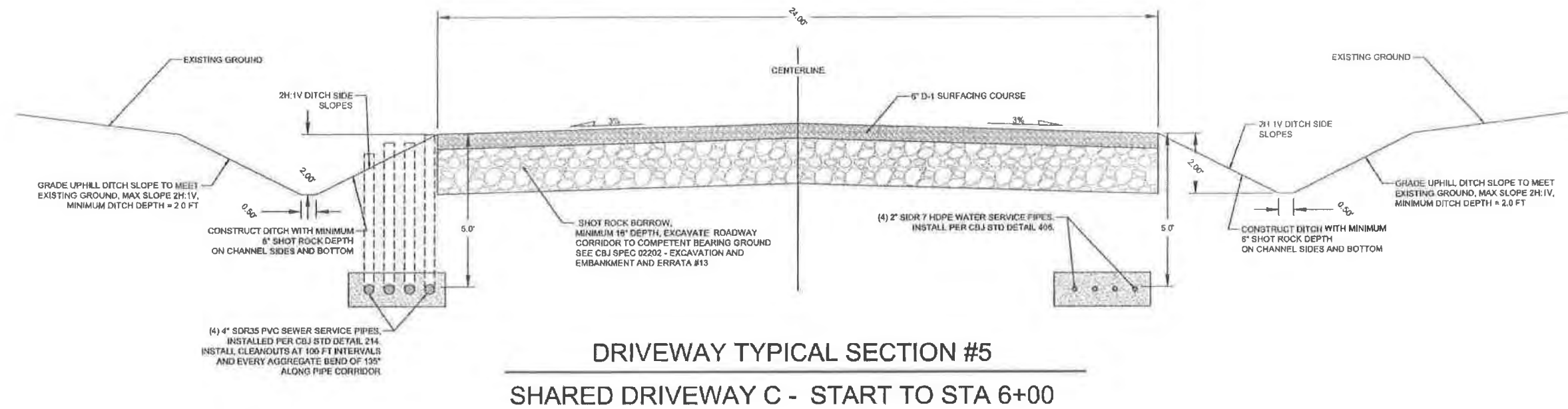
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
#7

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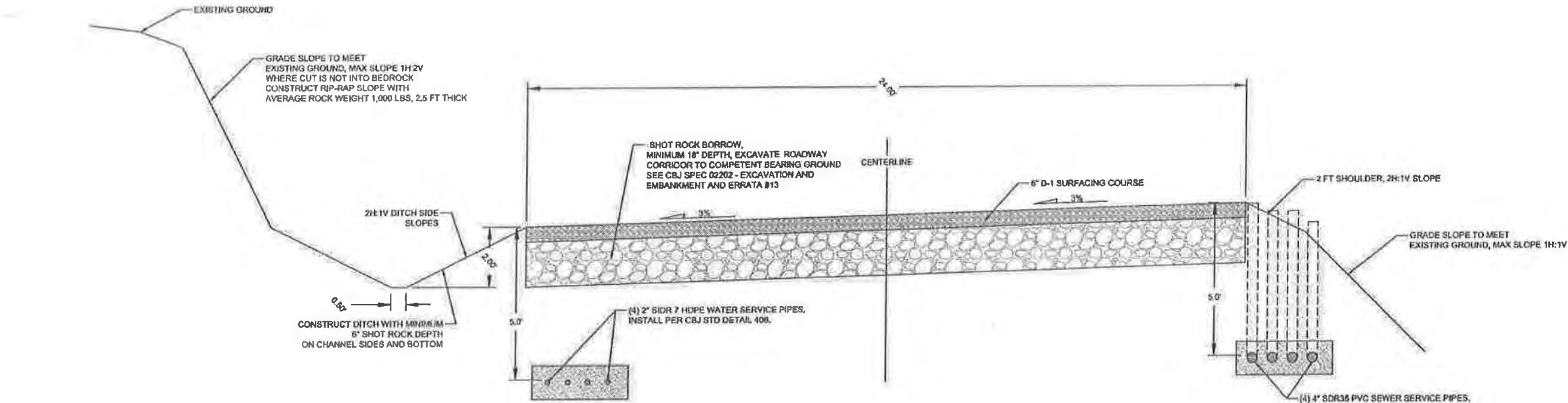
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
 #5 & #6

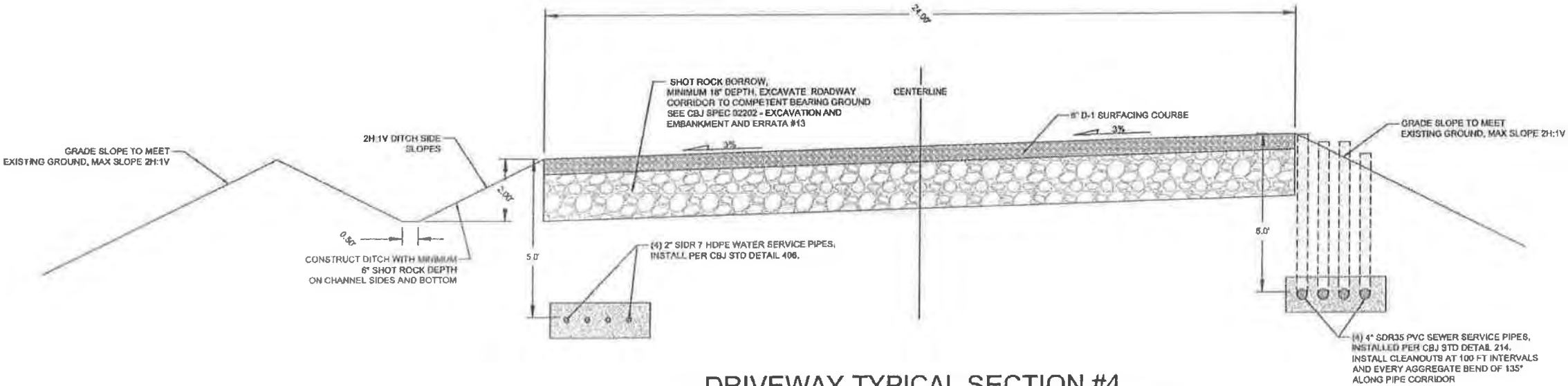
DESIGN COMMISSIONED BY:
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 PO 032076 JUNEAU, AK 99803

CBJ REVIEW
 APPROVED:
 DATE:

DRAWN:
 12/22/201
 SHEET #
 11 / 16



DRIVEWAY TYPICAL SECTION #3
SHARED DRIVEWAY B - STA 1+44 TO STA 2+50



DRIVEWAY TYPICAL SECTION #4
SHARED DRIVEWAY B - STA 2+50 TO END

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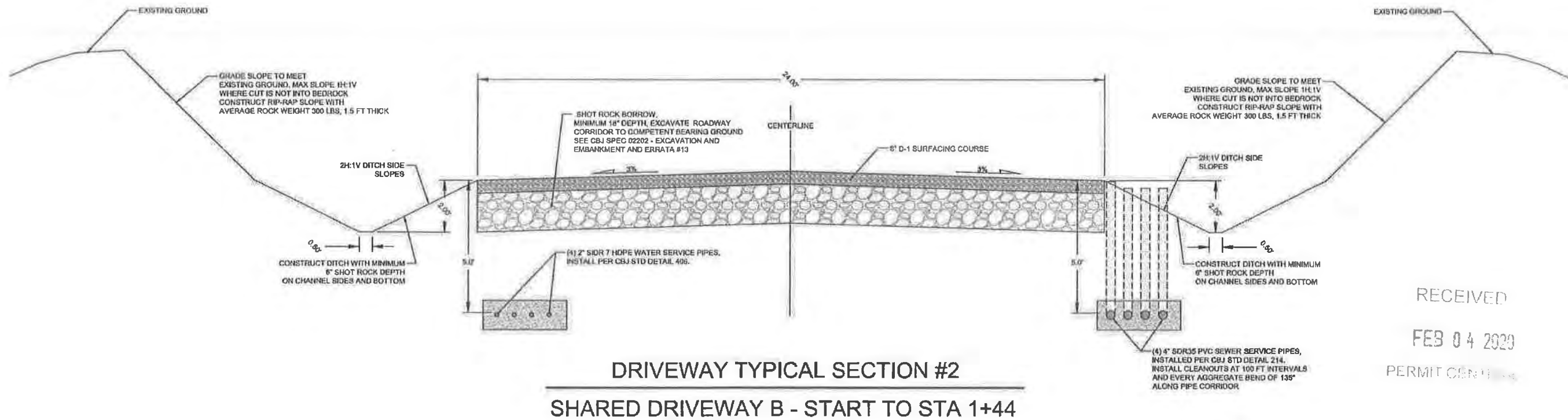
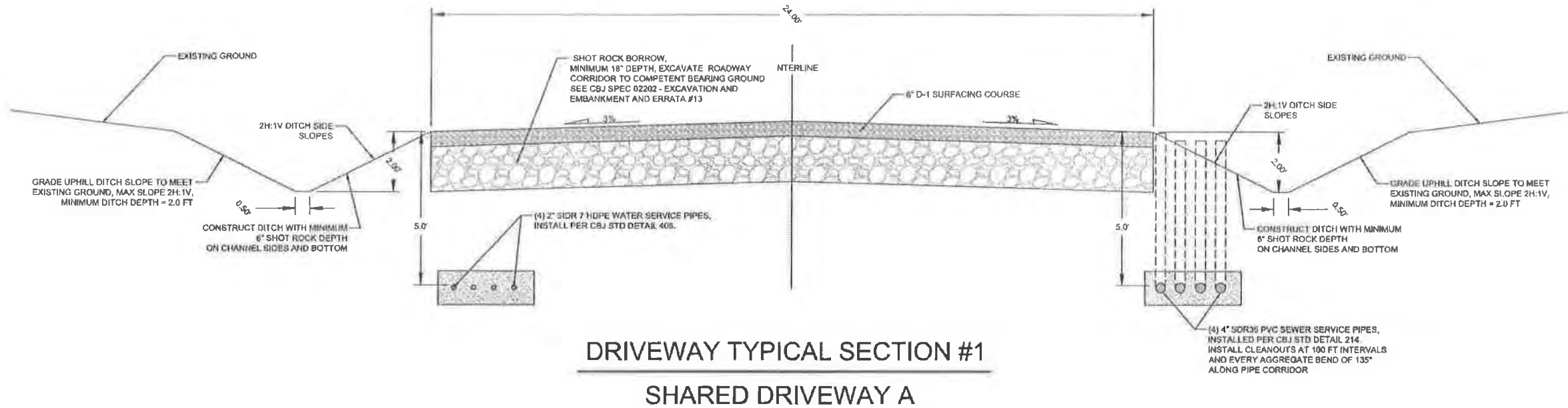
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
#3 & #4

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
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SHEET #
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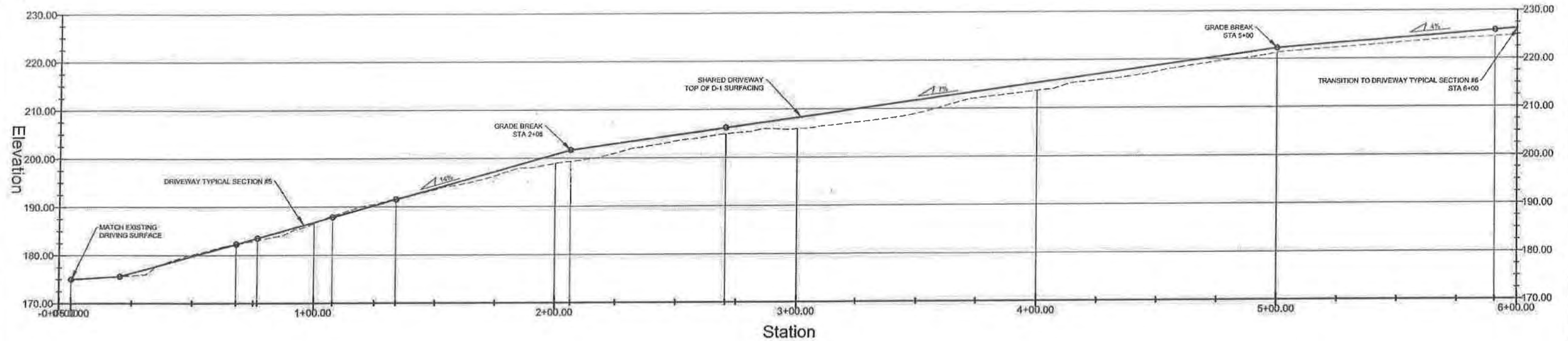
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
 #1 & #2

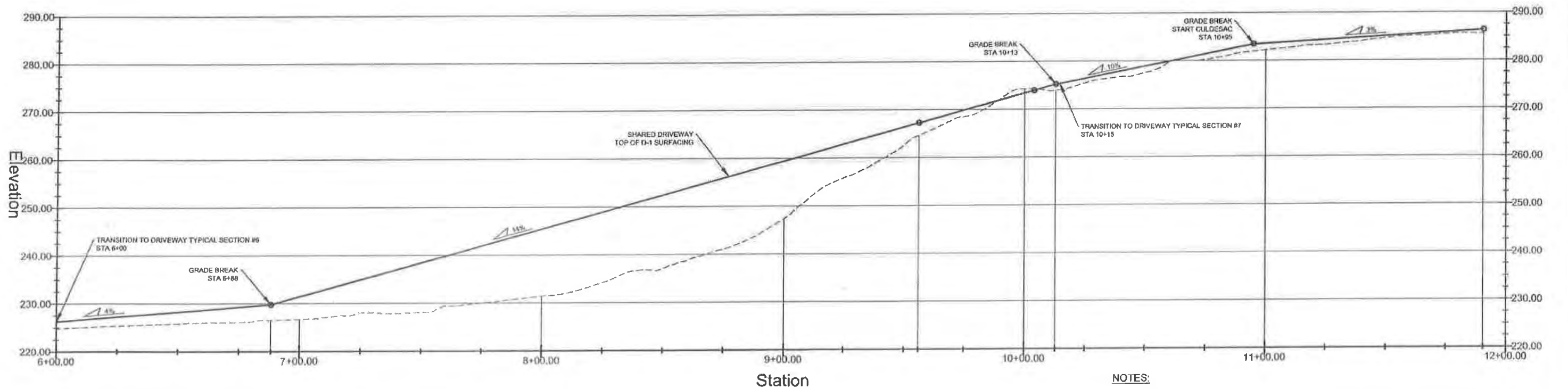
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 CREATIVE DEVELOPMENT, LLC
 PO 032076 JUNEAU, AK 99803

CBJ REVIEW
 APPROVED:
 DATE:

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 9/16



DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

NOTES:

1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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hayden@katabaticeng.com
(503) 866-5579

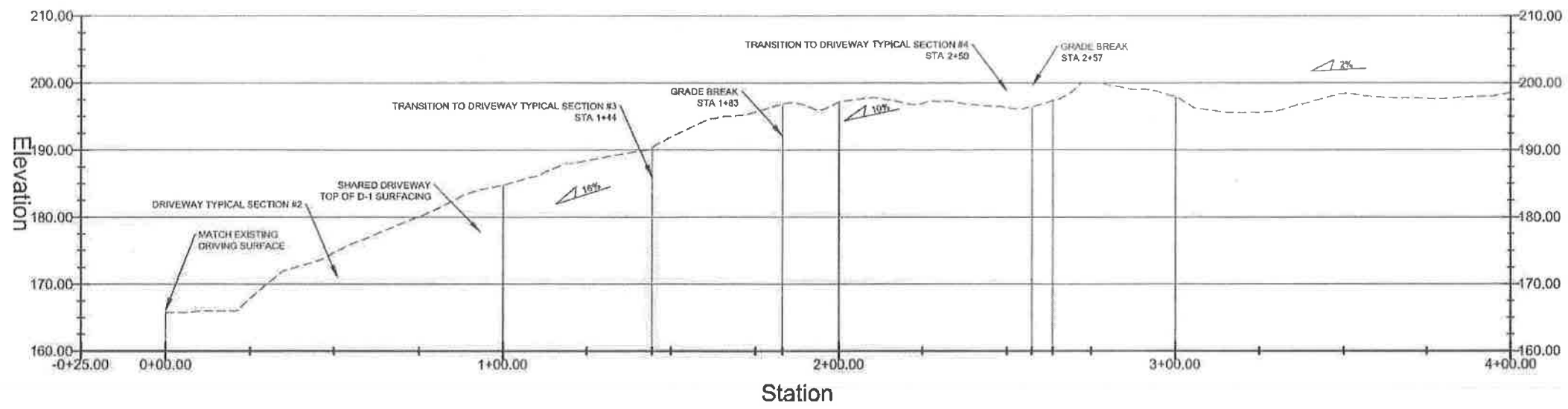
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS
FEB 04 2020

SHARED DRIVEWAY C
PROFILE

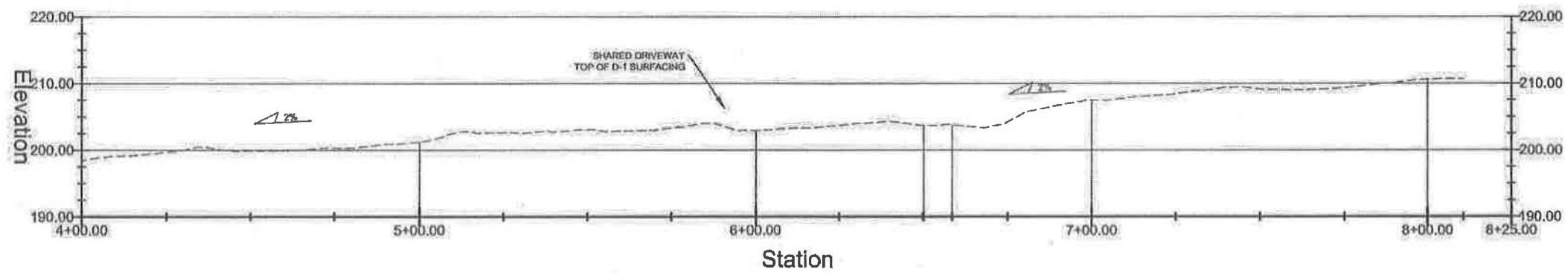
DESIGN COMMISSIONED BY:
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PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
12/22/201
SHEET #
8 / 16



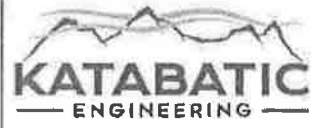
DRIVEWAY B - PROFILE



DRIVEWAY B - PROFILE

RECEIVED
FEB 04 2020
PERMIT CENTER/CDD

- NOTES:
- 1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



Gabriel Hayden, P.E.
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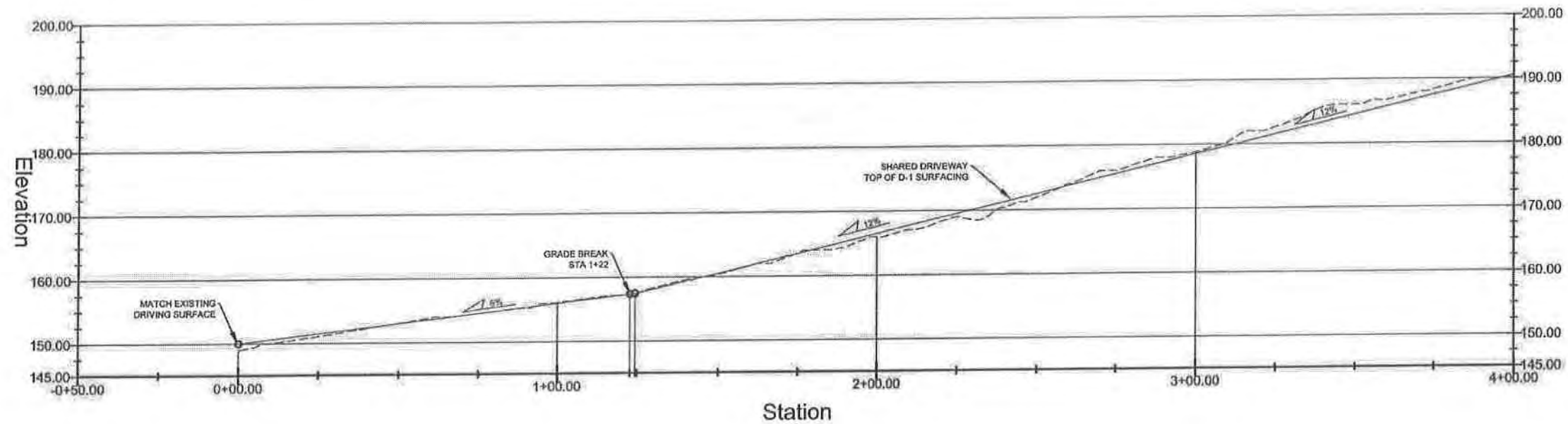
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY B
PROFILE

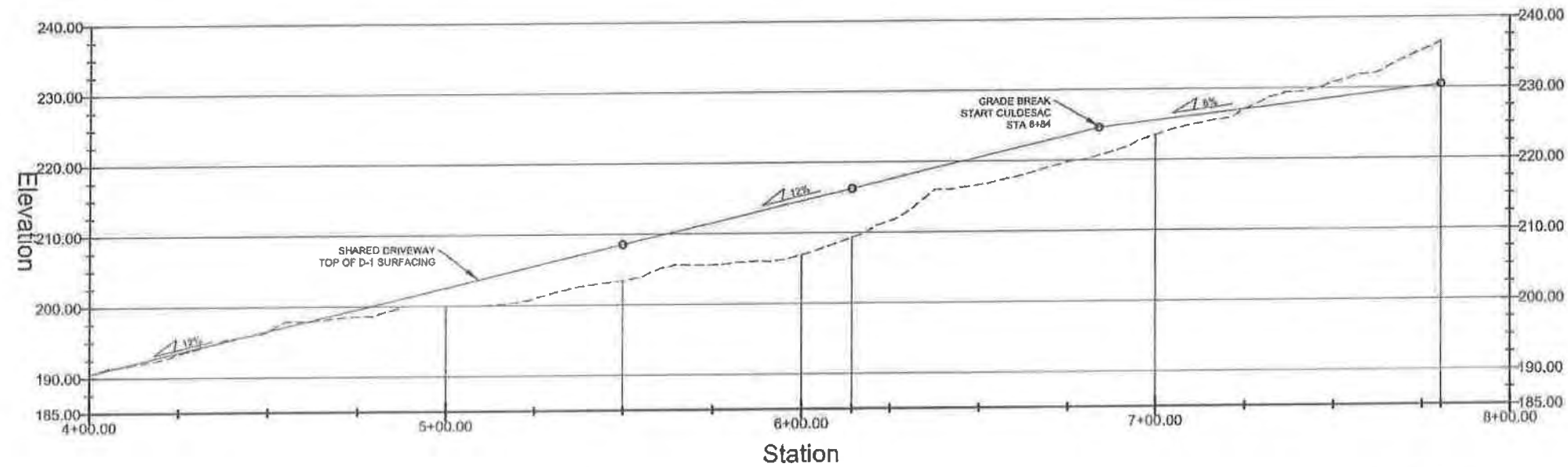
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APPROVED: _____
DATE: _____

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12/22/201
SHEET #
7 / 16



DRIVEWAY A - PROFILE



DRIVEWAY A - PROFILE

NOTES:

1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.

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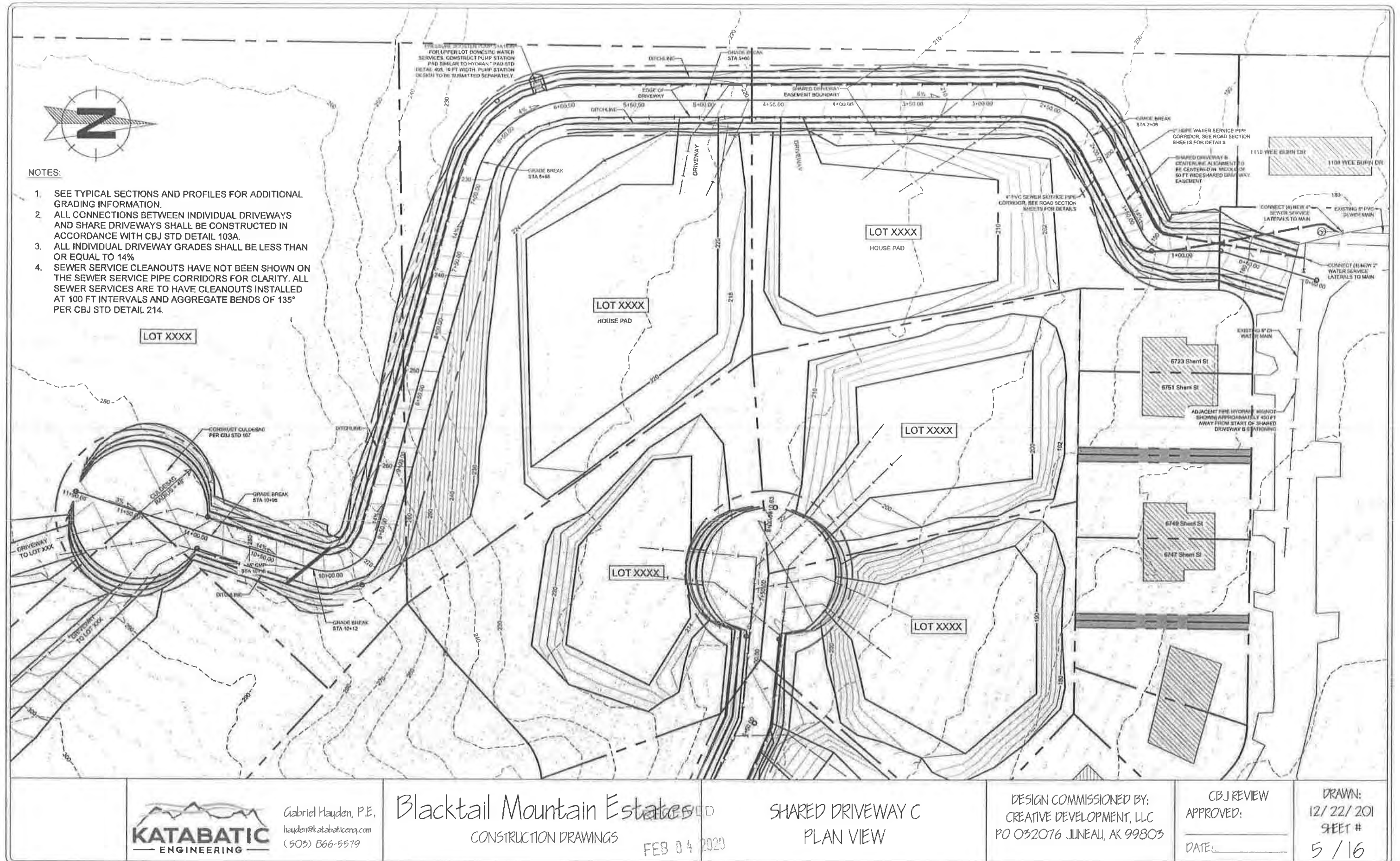
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY A
PROFILE

DESIGN COMMISSIONED BY:
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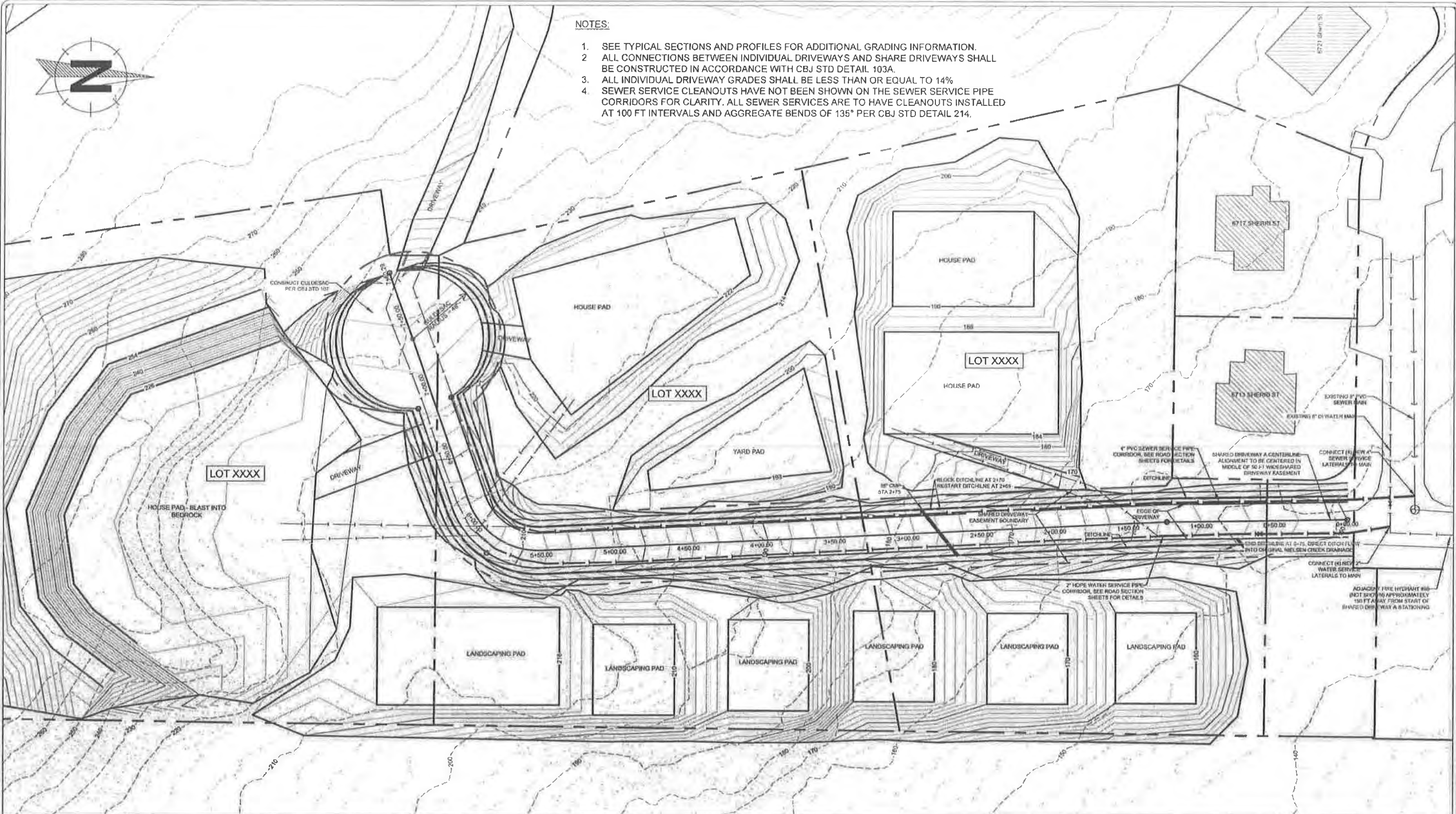
CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
12/22/201
SHEET #
6/16





- NOTES:
- 1. SEE TYPICAL SECTIONS AND PROFILES FOR ADDITIONAL GRADING INFORMATION.
 - 2. ALL CONNECTIONS BETWEEN INDIVIDUAL DRIVEWAYS AND SHARE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBJ STD DETAIL 103A.
 - 3. ALL INDIVIDUAL DRIVEWAY GRADES SHALL BE LESS THAN OR EQUAL TO 14%.
 - 4. SEWER SERVICE CLEANOUTS HAVE NOT BEEN SHOWN ON THE SEWER SERVICE PIPE CORRIDORS FOR CLARITY. ALL SEWER SERVICES ARE TO HAVE CLEANOUTS INSTALLED AT 100 FT INTERVALS AND AGGREGATE BENDS OF 135° PER CBJ STD DETAIL 214.



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Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY A
PLAN VIEW

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PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE:

DRAWN:
12/22/201
SHEET #
3/16

GENERAL NOTES:

- 1. All work shall conform to the most recent CBJ Standard Specifications and Details, including errata. Available online at: 'http://www.juneau.org/engineering/Rev_Standards.php' and 'http://www.juneau.org/engineeringftp/documents/Cover_000.pdf'.
- 2. All HDPE pipe installations shall additionally conform to the 'HDPE Special Provisions March 2017' document attached to this design packet.
- 3. Existing pipe and electrical utility locations based on historical asbuilt information, actual locations may vary. Contractor shall call for utility locates at (907) 586-1333 prior to excavation in zones of existing development.
- 4. Contractor shall notify CBJ water utility department (907) 780-6808 of proposed water service interruptions, and submit the 'water system special use permit' application to CBJ water utilities superintendent for approval at least 48 hours prior to shutdown or flushing of mainline water pipe. No water service interruptions may occur until the above application is approved.
- 5. Contractor shall reference all existing property corner monuments prior to construction and re-monument using an Alaska Professional Land Surveyor after Work is complete.
- 6. Grades and alignments are subject to minor revisions as approved by the Engineer.
- 7. Property line locations used were derived from record plats and not a boundary survey.
- 8. "Jumping Jack" or similar type compactors shall be used for compaction within 18 inches of the outside surface of all water valve boxes, catch basins, and manholes.
- 9. Contractor shall install and maintain construction stormwater control BMPs per the Erosion Control Plan and SWPPP CGP permit obtained by the Contractor.
- 10. For any planned driveway closures, Contractor shall notify resident of each driveway to be closed of the planned closure, including time period, the day prior to the planned closure.
- 11. Contractor shall provide submittal described in the CBJ standard specifications to Engineer for review prior to procurement of all materials.
- 12. All slopes steeper than 2:1 require special inspection pursuant to Chapter 19.12, excavation and grading code.
- 13. Clay, bedrock, organics, stumps and logs, and boulders may be encountered by the Contractor during excavation operations. No subsurface geotechnical investigation was conducted for this project. Contractor shall inform Engineer of subsurface conditions encountered during share driveway construction, and Engineer may make minor adjustments to design as necessary.
- 14. Contractor shall prepare and submit a SWPPP plan to the Alaska Department of Environmental Conservation prior to beginning site work, and shall maintain compliance with the provisions of that SWPPP plan throughout the project.

ABBREVIATIONS

AC	Asphaltic Concrete Pavement		
CB	Catch Basin		
CPP	Corrugated Polyethylene Pipe		
Conc	Concrete		
CTE	Connect to Existing		
DIA	Diameter		
GV	Gate Valve		
HDPE	High Density Polyethylene		
INV	Invert		
LT	Left	PT	Point of Tangency
MH	Manhole	RT	Right
MTE	Match to Existing	STA	Station
NO	Number	TP	Top of Pavement
NTS	Not to Scale	TYP	Typical
PVC	Polyvinyl Chloride Pipe		
PC	Point of Curvature		

Abbreviations may be used without periods.

CBJ SPECIFICATIONS

- DIVISION 1 - GENERAL REQUIREMENTS
- 01045 Cutting and Patching
 - 01070 Acronyms of Institutions
 - 01090 Reference Standards
 - 01300 CONTRACTOR Submittals - Includes changes listed in 1/15/04 Errata Sheet
 - 01400 Quality Control - Includes change listed in 1/15/04 Errata Sheet
 - 01505 Mobilization
 - 01530 Protection and Restoration of Existing Facilities
 - 01550 Site Access and Storage
 - 01560 Temporary Environmental Controls
 - 01660 Equipment Testing and Plant Start-Up
 - 01700 Project Closeout - Includes change listed in 5/5/04 Errata Sheet No. 3

- DIVISION 2 - SITEWORK
- 02090 Blasting Controls
 - 02201 Clearing and Grubbing
 - 02202 Excavation and Embankment
 - 02203 Trenching
 - 02204 Base Course - Includes change listed in 3/17/04 Errata Sheet No. 2
 - 02205 Riprap
 - 02401 Sanitary Sewer Pipe
 - 02402 Sanitary Sewer Manholes and Cleanouts
 - 02403 Sanitary Sewer Encasement
 - 02501 Storm Sewer Pipe
 - 02502 Storm Sewer Manholes, Inlets, and Catch Basins
 - 02601 Water Pipe
 - 02602 Valves
 - 02603 Fire Hydrants
 - 02605 Water Services
 - 02702 Construction Surveying
 - 02703 Monuments
 - 02707 Chain Link Fence
 - 02709 Topsoil - Includes change listed in 5/5/04 Errata Sheet No. 3
 - 02710 Seeding
 - 02711 Landscape Planting
 - 02712 Jute Mesh
 - 02714 Filter Cloth
 - 02715 Underdrain
 - 02718 Sign Assembly
 - 02719 Mailboxes
 - 02720 Painted Traffic Markings
 - 02801 Asphalt Concrete Pavement - Includes changes listed in Errata 1 through 4
 - 02802 Tack Coat
 - 02803 Fog Seal Coat
 - 02806 Remove Existing Asphalt Surfacing

- DIVISION 3 - CONCRETE
- 03301 Structural Concrete
 - 03302 Concrete Structures
 - 03303 Sidewalk, Curb and Gutter
 - 03304 Remove Existing Sidewalk, Concrete Slab, or Curb and Gutter

CBJ STANDARD DETAILS - 4TH EDITION

- Street Details
- 102D Local Access Street With Biofiltration Swale
 - 103A Driveway For Streets Without Curb & Gutter
 - 104B Culvert Headwall Without Hinged Trash Rack
 - 107 Local Access Street Cul-De-Sac
 - 116 Cantilevered Single Mailbox
 - 117 Cantilevered Gang Mailbox
 - 119A Junction Box Type 1 & Type 1A
 - 119B Junction Box Type II & Type III
 - 120 Private Utility Location Within CBJ R-O-W
 - 125 Pavement Resurfacing And Trench Detail
 - 126 Concrete Collar
 - 127A Sign Assembly Single-Post
 - 127B Sign Assembly Double-Post
- Sanitary Sewer Details
- 213 Sanitary Sewer Service Lateral
 - 214 Sanitary Sewer Connection Customer Service Line
 - 215 Sanitary Sewer Crossing
 - 216 Pressure Sanitary Sewer Service Lateral
- Drainage Details
- 311 Silt Fence
 - 312 Rock Check Dam
- Water Details
- 403 Fire Hydrant
 - 404 Hydrant Guard Posts
 - 405 Hydrant Pad
 - 406A Water Service
 - 412 Rigid Insulation
 - 414A Downward Concave Thrust Block
 - 414B Horizontal And Concave Upward Thrust Blocks
 - 419 Residential Water Service Connection
 - 420 Meter Installation

LEGEND

	NEW GRADING FEATURES
	EXISTING
	REMOVE EXISTING
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	WATER PIPE
	SEWER PIPE
	PROPERTY LINE
	WATER VALVE
	MANHOLE
	FIRE HYDRANT
	STREET LIGHT

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Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

General Notes, Legend, CBJ
specifications and details references

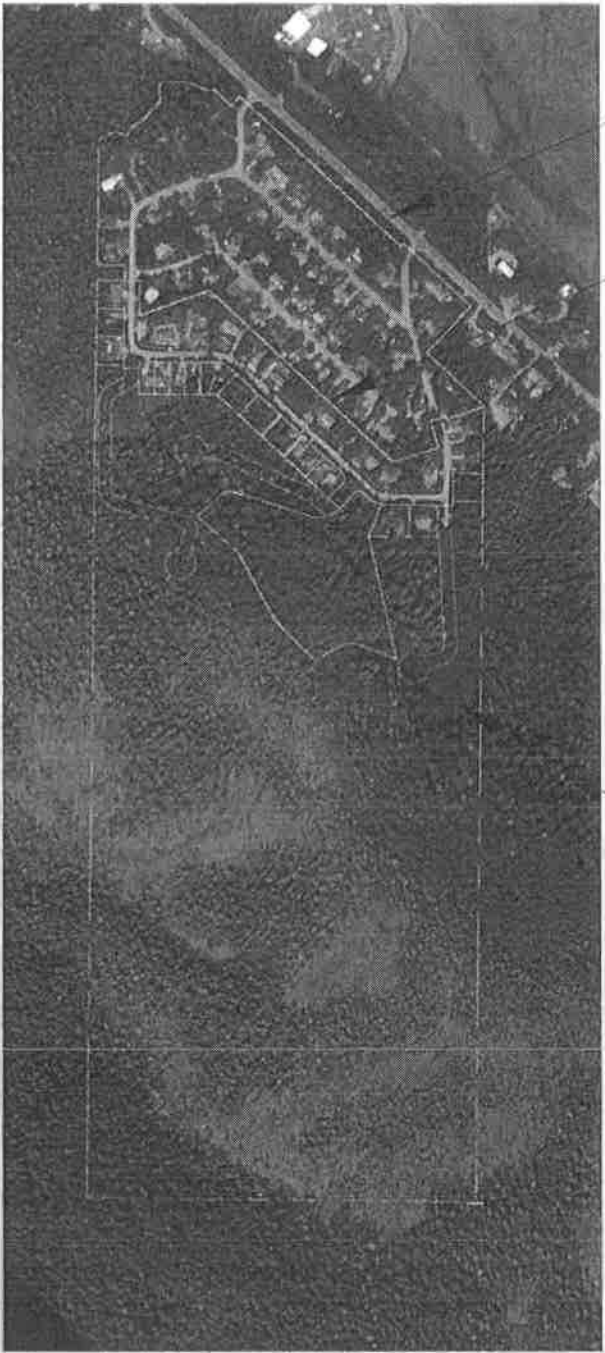
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BLACKTAIL MOUNTAIN
ESTATES SUBDIVISION
CONSTRUCTION DRAWINGS
DEC 22, 2019
INDEX

SHEET #	REVISION DATE	TITLE
SHEET 1	12/22/2019	COVER SHEET
SHEET 2	12/22/2019	GENERAL NOTES
SHEET 3	12/22/2019	SHARED DRIVEWAY A - PLAN VIEW
SHEET 4	12/22/2019	SHARED DRIVEWAY B - PLAN VIEW
SHEET 5	12/22/2019	SHARED DRIVEWAY C - PLAN VIEW
SHEET 6	12/22/2019	SHARED DRIVEWAY A - PROFILE VIEW
SHEET 7	12/22/2019	SHARED DRIVEWAY B - PROFILE VIEW
SHEET 8	12/22/2019	SHARED DRIVEWAY C - PROFILE VIEW
SHEET 9	12/22/2019	DRIVEWAY TYPICAL SECTIONS #1 & #2
SHEET 10	12/22/2019	DRIVEWAY TYPICAL SECTIONS #3 & #4
SHEET 11	12/22/2019	DRIVEWAY TYPICAL SECTIONS #5 & #6
SHEET 12	12/22/2019	DRIVEWAY TYPICAL SECTIONS #7
SHEET 13	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 14	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 15	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 16	12/22/2019	SOUTHERN LOTS - GRADING PLAN AND DRAINAGE SCHEMATIC



NORTH DOUGLAS HIGHWAY

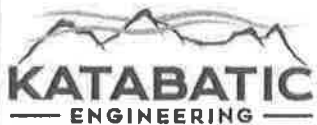
EXISTING BONNIE BRAE
ESTATES I&II SUBDIVISIONS

NEW BLACKTAIL MOUNTAIN
ESTATES SUBDIVISIONS

VICINITY MAP

NTS

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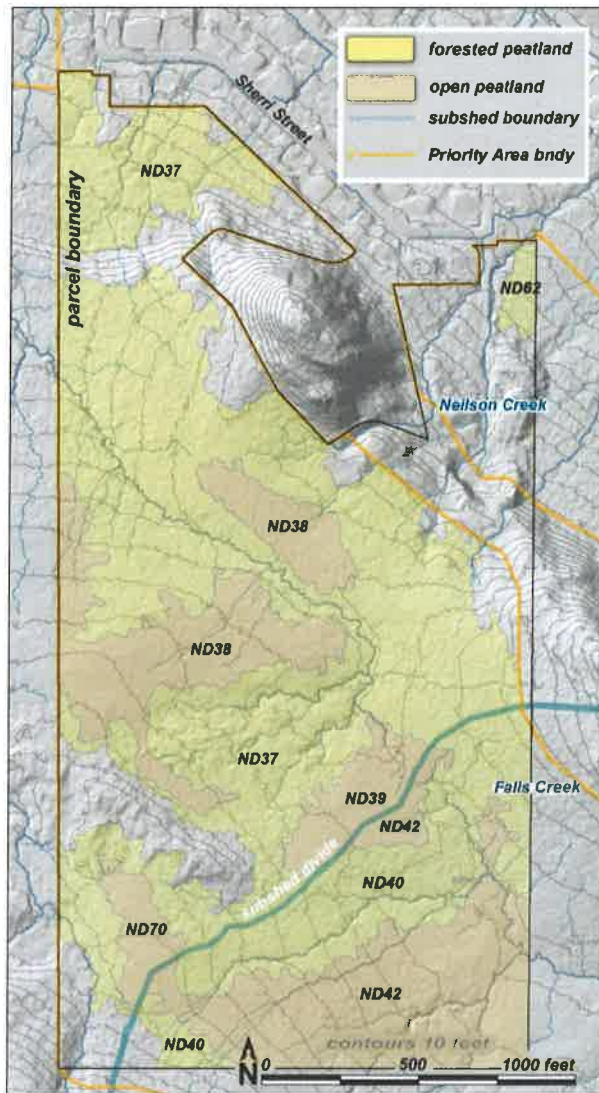
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Coversheet

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APPROVED:
DATE:

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SHEET #
1 / 16



Bonnie Brae Partnership

This 91-acre private parcel (CBJ pin number 6D0801110010) was mapped and assessed for the Juneau Wetlands Management Plan Update (JWMPU). The parcel lies within the city's Priority Area 3.26.

The northern portion of the parcel drains into Neilson Creek, while the southeastern corner drains into Falls Creek. A subshed boundary therefore runs through the parcel, which by WESPAK protocol 'splits' several of the units (eg: ND 39 and 42).

Seven wetland AAs (Assessment Areas) were mapped: 3 forested peatlands and 4 open peatlands. Total acreage of wetland in all 7 AAs is 72 acres. Thus, about 79% of the parcel is wetland.

Funding: This contract was funded by the Coastal Impact Assistance Program through the Alaska Dept of Commerce, Community and Economic Development as part of Grant #10-CIAP-0009, "Habitat Mapping and Analysis Project."

At the end of this report are definitions for terms and acronyms specific to the project.

AA#	type	acres	parcel pin
ND37	fw	38.68	6D0801110010
ND38	op	8.94	6D0801110010
ND39	op	2.24	6D0801110010
ND40	fw	8.93	6D1011000010
ND42	op	11.18	6D1011000010
ND62	fw	0.65	6D0611000010
ND70	op	1.35	6D1011000010

Acreages of wetland units **within** the Bonnie Brae Partnership parcel. In several cases, these unit

ND37 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND38 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND39 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND40 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.



ND42 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.



ND62 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND70 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

Terms & acronyms

CBJ City and Borough of Juneau

JWMP Juneau Wetlands Management Plan

WESPAK-SE Wetland Ecosystem Services Protocol for Southeast Alaska

Wetland Assessment Areas (AAs) As defined by our partner Paul Adamus in the 2014 WESPAK-SE protocol (<http://southeastalaskalandtrust.org/wetland-mitigation-sponsor/wespak-se/>), these are units of fairly uniform hydrology, soils and vegetation, on which a standardized field assessment is conducted.

Priority Areas (PAs) Defined by CBJ; 72 units within which the AA surveys are conducted, ranked 1 through 4. To identify individual Priority Area units, we added 2 digits after the rank. For example, 1.17 is Priority rank 1, unit number 17.

Map pages, AA numbering convention Names for our individual Assessment Area units are grouped geographically by Priority Area map pages, in the January, 2014 JWMP RFP # 14-132, identified by 2-letter initials.

The CBJ map-page for this parcel is:

ND North Douglas

AA unit identification codes begin with these 2 letters followed by a 2-digit number. For example, ND70 is AA #70 within the North Douglas (ND) map page.

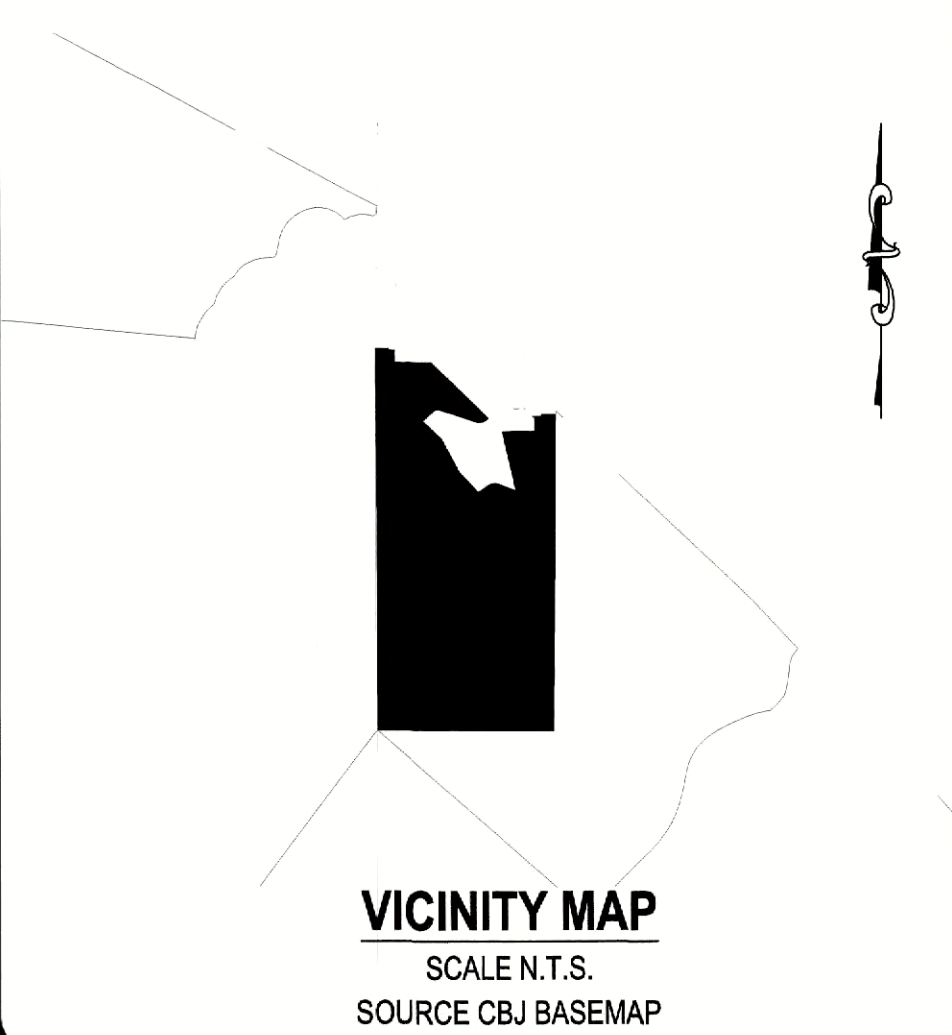
Subsheds Our name for small watersheds we delineated using fine LiDAR-derived contours from CBJ's 2013 data set and a stream-model-in-progress by Bruce Simonson.



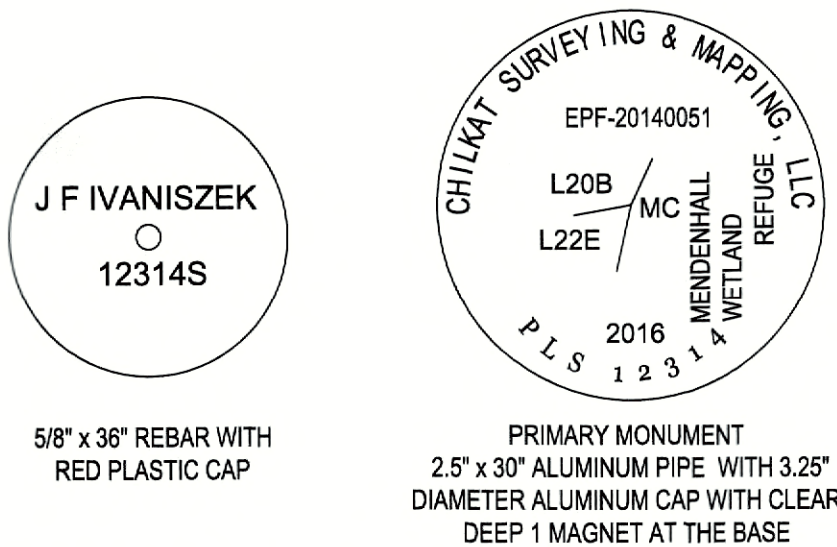
SURVEYOR'S CERTIFICATE
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2020

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING
C1	123.12	108.05	65°17'21"	S 74°15'17" W
C2	21.26	50.00	24°22'03"	N63°41'56"W
C3	55.24	50.00	63°17'46"	S78°50'12"W
C4	52.84	380.00	7°58'57"	S50°45'44"W
C5	101.92	110.00	53°05'20"	N84°04'57"E

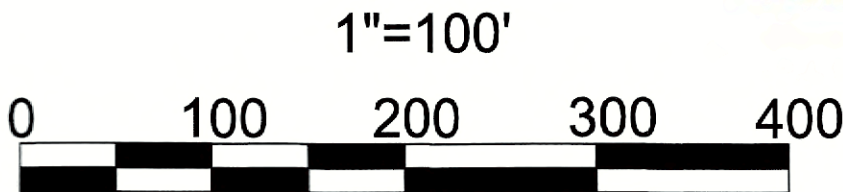


- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT SET THIS SURVEY
 - 3088S SECONDARY MONUMENT RECOVERED
 - 12314-S SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - MONUMENT IDENTIFIER
 - PROPERTY LINES
 - UNSURVEYED LINES
 - ACCESS & UTILITY EASEMENTS CREATED THIS PLAT
 - DRAINAGE EASEMENT PLAT 84-110
 - (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
 - (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110



TYPICAL SET MONUMENT DETAIL
N.T.S.

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Permit Center/CDD



PLAT OF BLACKTAIL MOUNTAIN ESTATES A SUBDIVISION OF A FRACTION OF US SURVEY 471 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT		
STATE RECORDER'S OFFICE AT ANCHORAGE		
CHILKAT SURVEYING & MAPPING, LLC 10654 PORTER LANE JUNEAU, ALASKA 99801 907-957-1908		
OWNERS PETER PEEL 800 6TH STREET JUNEAU, AK 99801 CREATIVE DEVELOPMENT, LLC PO BOX 032076 JUNEAU, ALASKA 99803		
SCALE: 1" = 100'	DATE: 09 JANUARY 2020	SHEET NO. 1 OF 2

NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; LOT 2, INTO LOTS 2-A & 2-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120 BEST MANAGEMENT PRACTICES.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

Packet Page 282 of 550

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2020

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

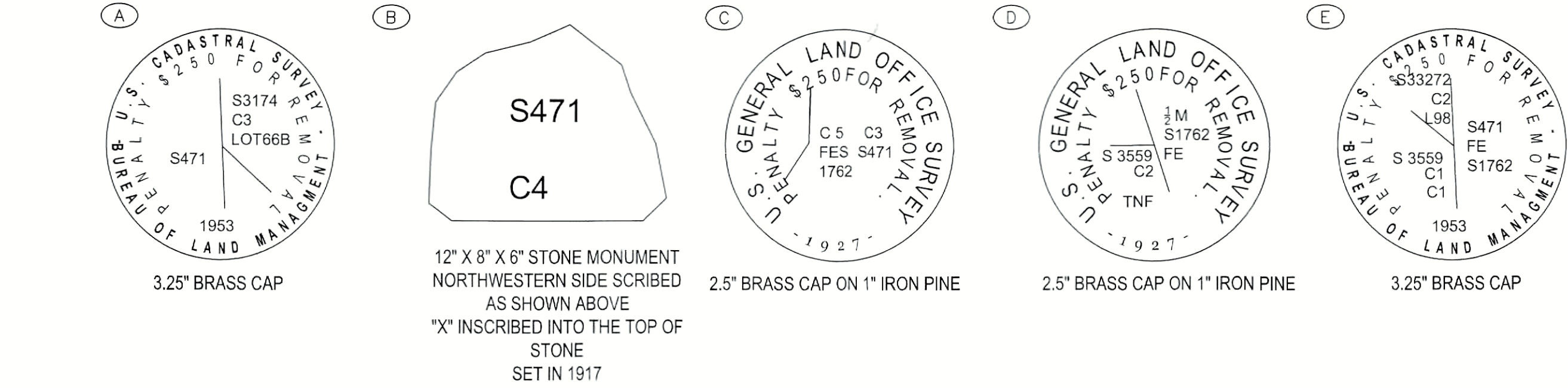
UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



RECOVERED MONUMENT DETAILS

N.T.S.

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 _____, 2020 _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

_____, DATED _____, 2020

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2020

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

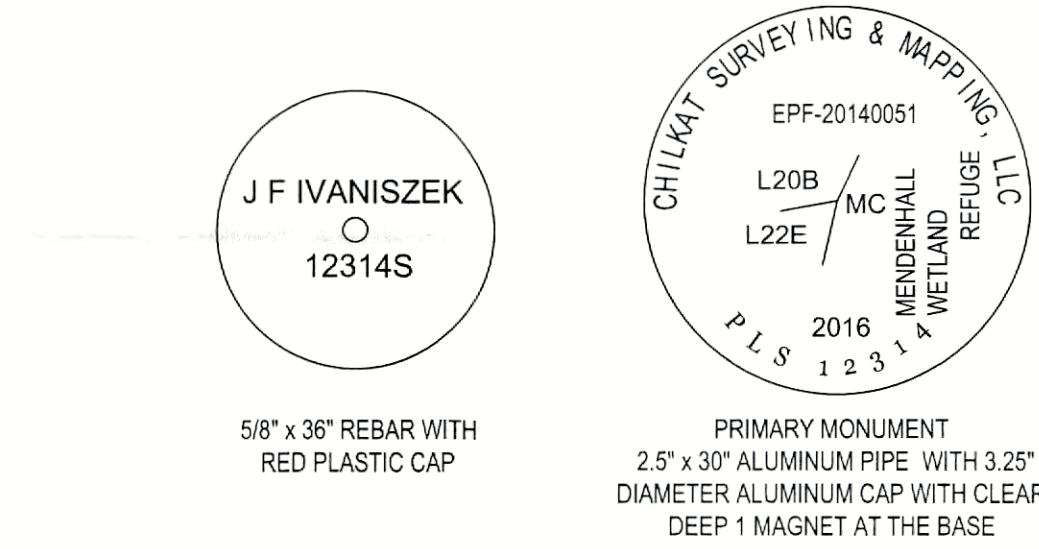
UNITED STATES OF AMERICA)
))
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



TYPICAL SET MONUMENT DETAIL

N.T.S.



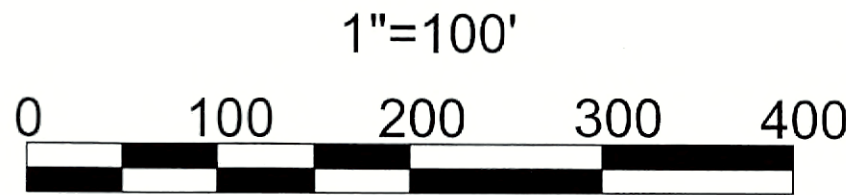
SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2020

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- ACCESS & UTILITY EASEMENTS CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- RECORD INFORMATION FROM US SURVEY 471
- RECORD INFORMATION FROM PLAT No. 84-110



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

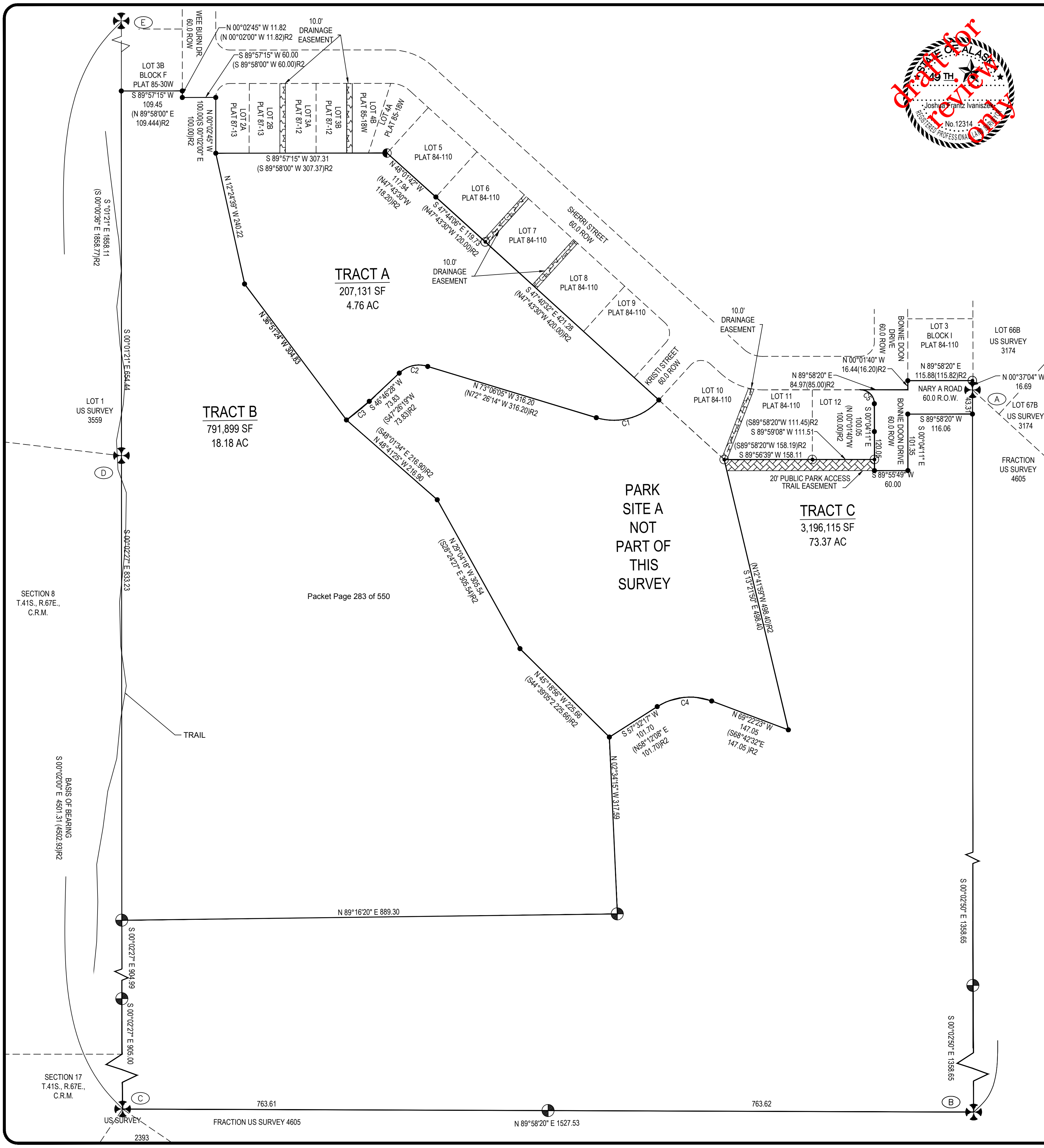
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
09 JANUARY 2020

SHEET NO.
2 OF 2

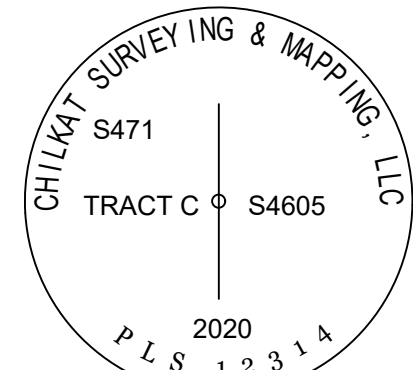


SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

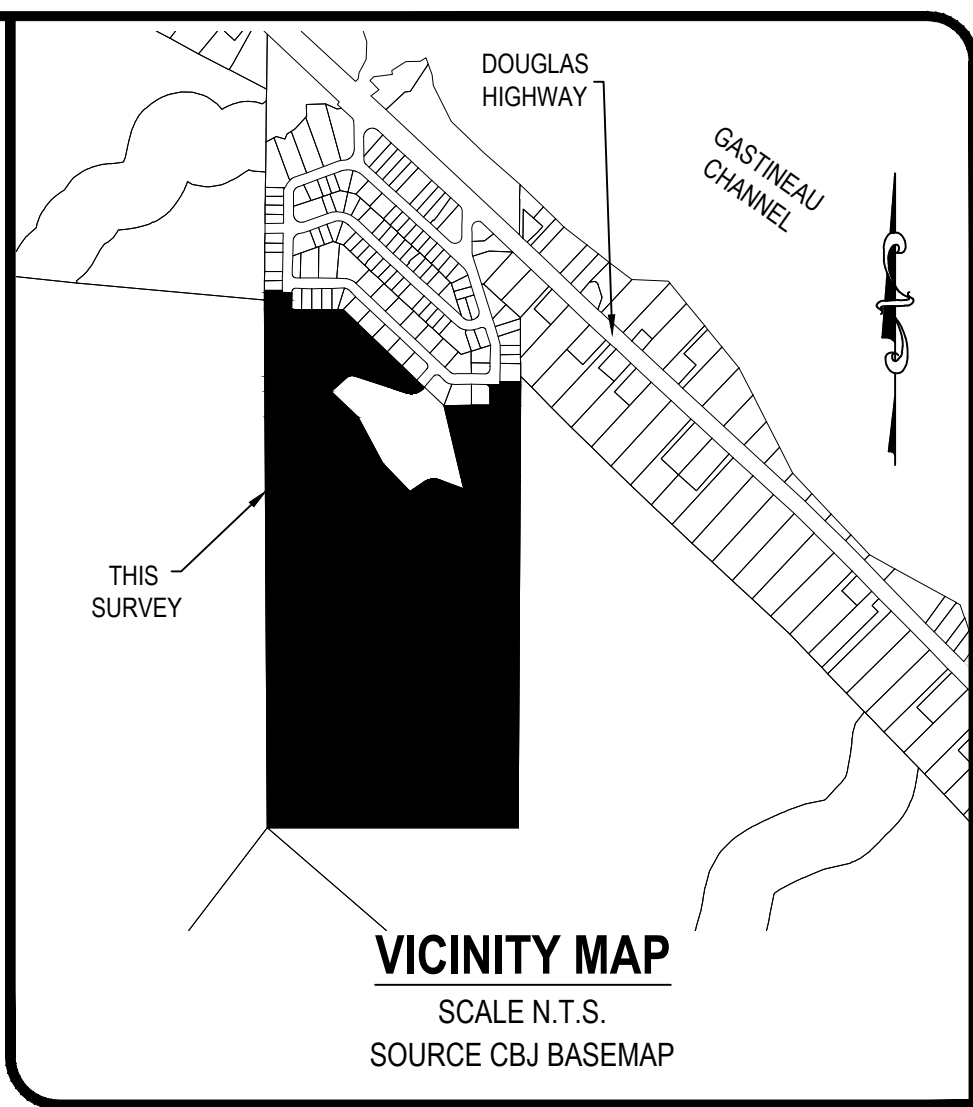
DATED: _____, 2021

CURVE		CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.12	108.05	65°17'21"	S 74°15'17" W	116.57
C2	55.24	50.00	(65°17'16")R2	(N 74°55'08" W)R2	52.47
C3	52.94	380.00	63°17'46"	S 76°50'12" W	52.90
C4	101.92	110.00	(60°07'27")R2	(N 77°30'03" E)R2	(52.86)R2
C5	39.23	25.00	7°58'57"	S 50°45'44" W	98.32
	(39.27)R2		(7°58'34")R2	(N 51°25'35" E)R2	(98.31)R2
			53°05'20"	N 84°04'57" E	35.33
			89°54'31"	S 45°00'08" E	(35.35)R2
			(90°)R2	(N 45°01'40" W)R2	



TYPICAL SET MONUMENT DETAIL

N.T.S.

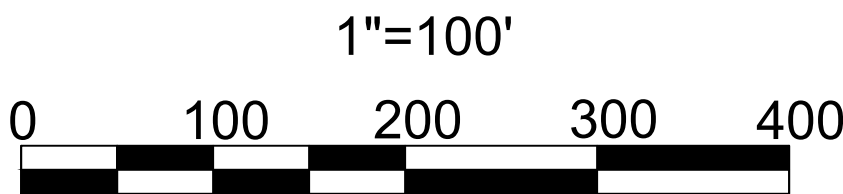


VICINITY MAP

SCALE N.T.S.
SOURCE CBJ BASEMAP

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 20' PARK ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N 45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS

PETER PEEL
800 6TH STREET JUNEAU, AK 99801

CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

MIP 20200004

DATE:
23 MARCH 2021

SHEET NO.
1 OF 2

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13: JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

Packet Page 284 of 550

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

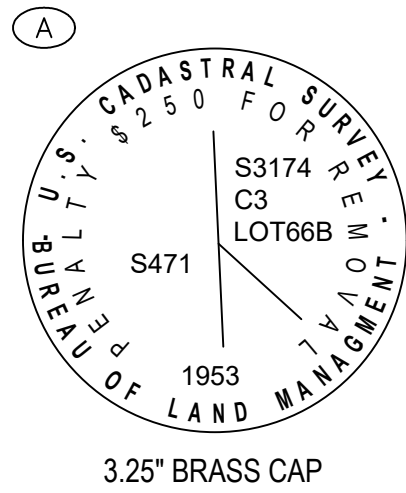
UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

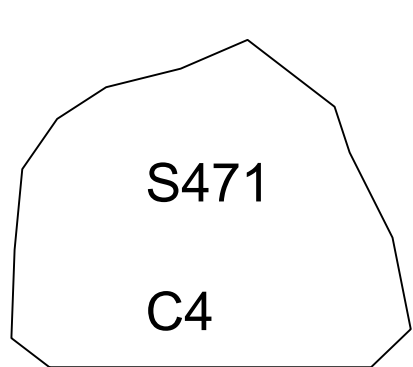
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

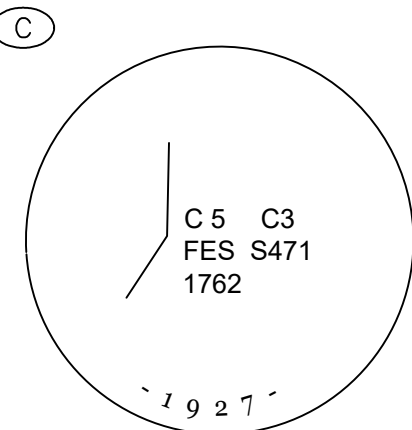
MY COMMISSION EXPIRES: _____



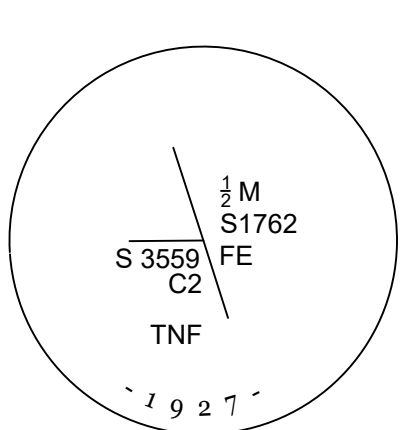
3.25" BRASS CAP



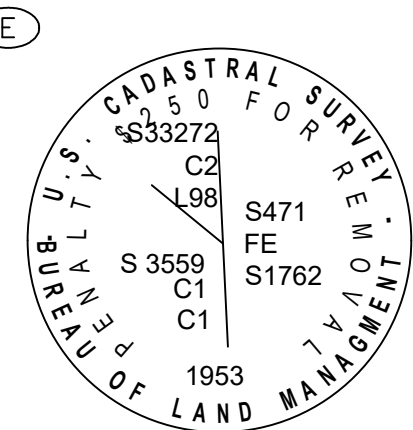
12" X 8" X 6" STONE MONUMENT
NORTHWESTERN SIDE SCRIBED
AS SHOWN ABOVE
"X" INSCRIBED INTO THE TOP OF
STONE
SET IN 1917



2.5" BRASS CAP ON 1" IRON PINE



2.5" BRASS CAP ON 1" IRON PINE



3.25" BRASS CAP

RECOVERED MONUMENT DETAILS

N.T.S.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATED _____, 2021

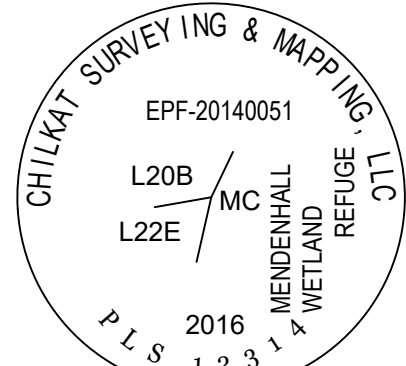
JILL MACLEAN, DIRECTOR, COMMUNITY DEVELOPMENT
DEPARTMENT CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



5/8" x 36" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1" MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.



GLO PRIMARY MONUMENT RECOVERED



12314-S PRIMARY MONUMENT SET THIS SURVEY



3088S SECONDARY MONUMENT RECOVERED



12314-S SECONDARY MONUMENT RECOVERED



SECONDARY MONUMENT SET THIS SURVEY



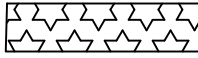
MONUMENT IDENTIFIER

PROPERTY LINES

UNSURVEYED LINES



10' ACCESS EASEMENT CREATED THIS PLAT



DRAINAGE EASEMENT PLAT 84-110

(N 45°11' W)R1

RECORD INFORMATION FROM US SURVEY 471

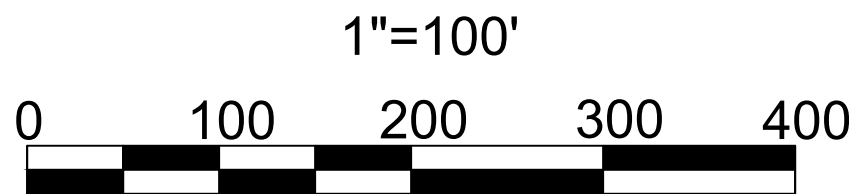
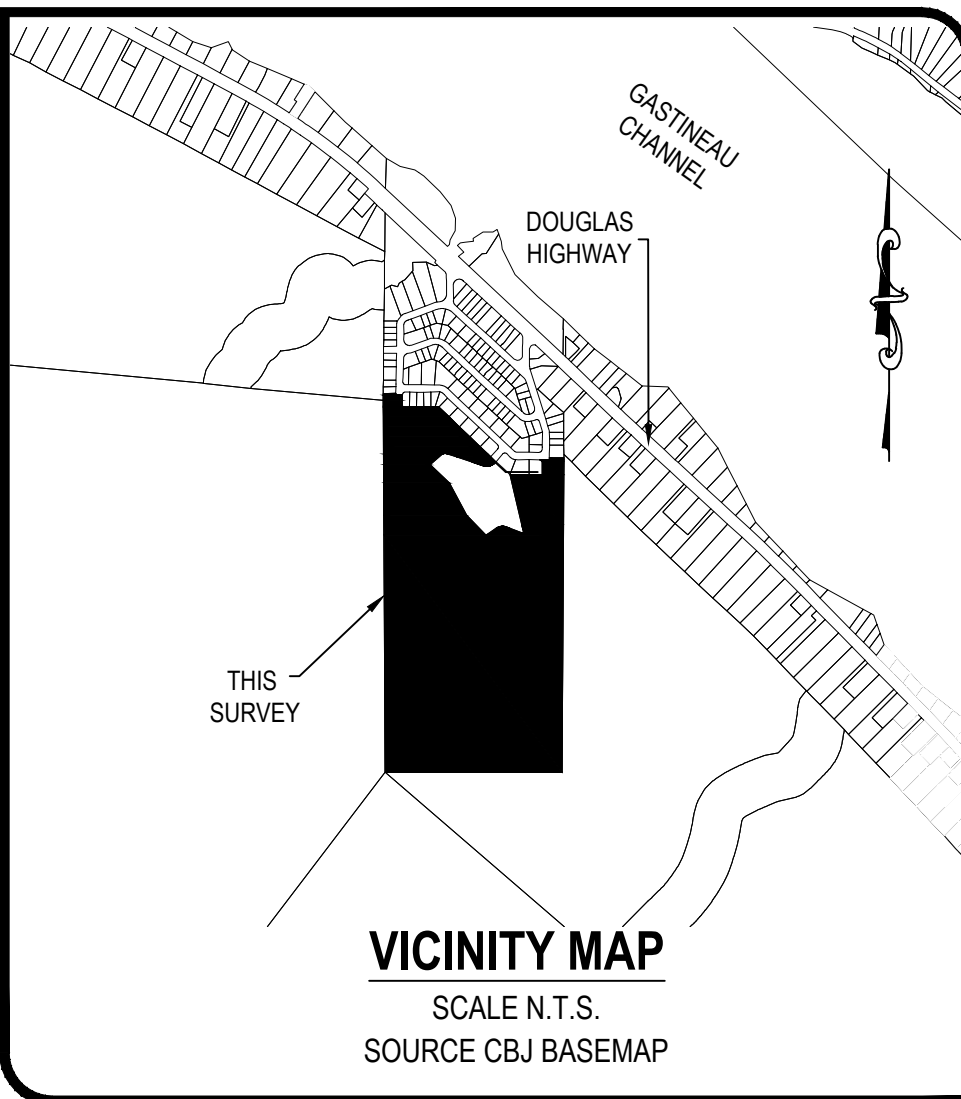
(N45°04'15" W)R2

RECORD INFORMATION FROM PLAT No. 84-110

(S 00°04'E)R3

RECORD INFORMATION FROM US SURVEY 4605

LEGEND:



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
23 MARCH 2021

SHEET NO.
2 OF 2

SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2021



CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

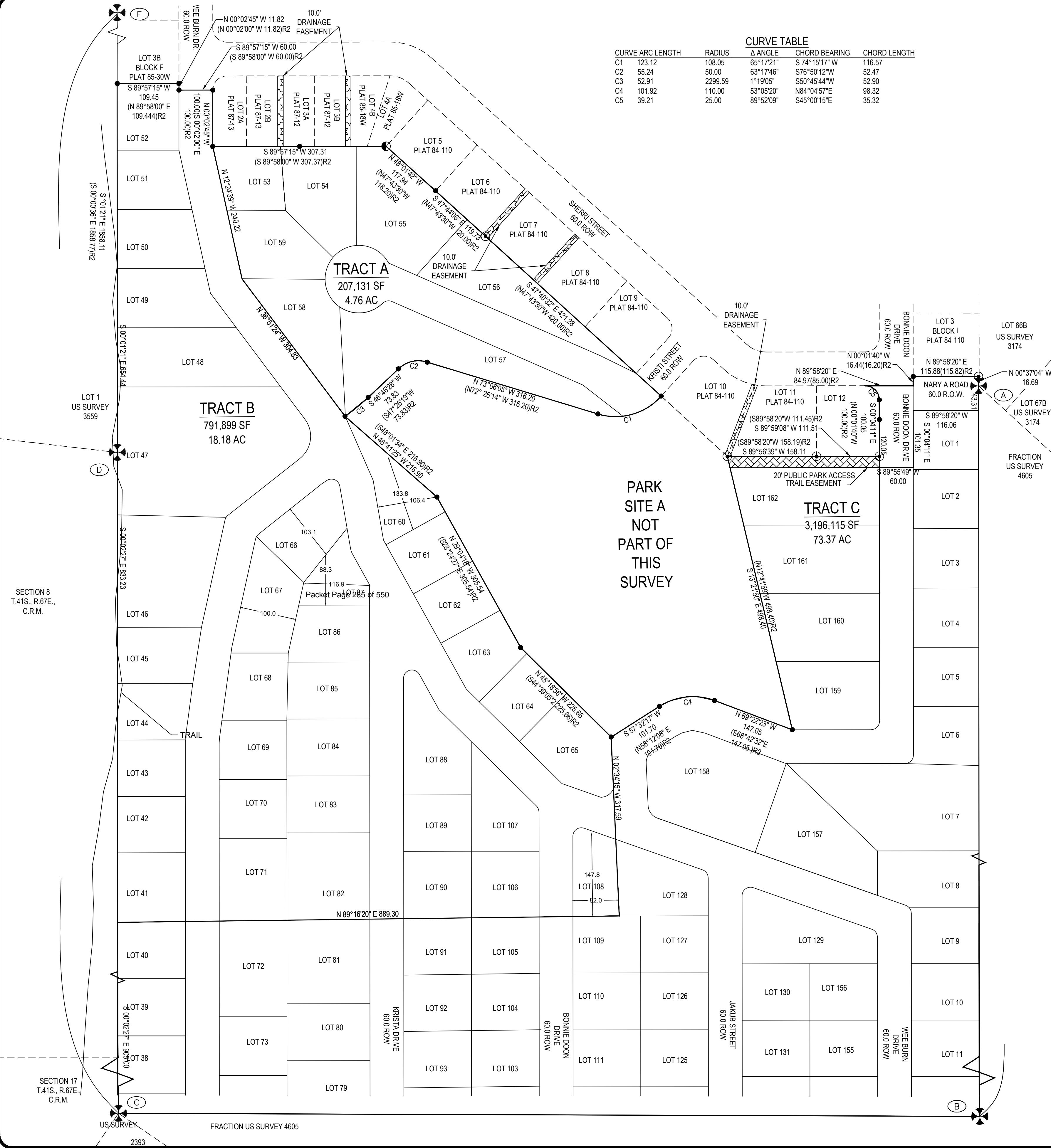
UNITED STATES OF AMERICA)
)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING
C1	123.12	108.05	65°17'21"	S 74°15'17" W
C2	55.24	50.00	63°17'46"	S 76°50'12" W
C3	52.91	2299.59	1°19'05"	S 50°45'44" W
C4	101.92	110.00	53°05'20"	N 84°04'57" E
C5	39.21	25.00	89°52'09"	S 45°00'15" E

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT No. II DATED 10 JULY 1984 PLAT No. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT No. II DATED 7 MAY 1987 PLAT No. 87-12; LOT 2, INTO LOTS 2-A & 2-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT No. II DATED 7 MAY 1987 PLAT No. 87-13: JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120 EXCAVATION AND GRADING CODE.

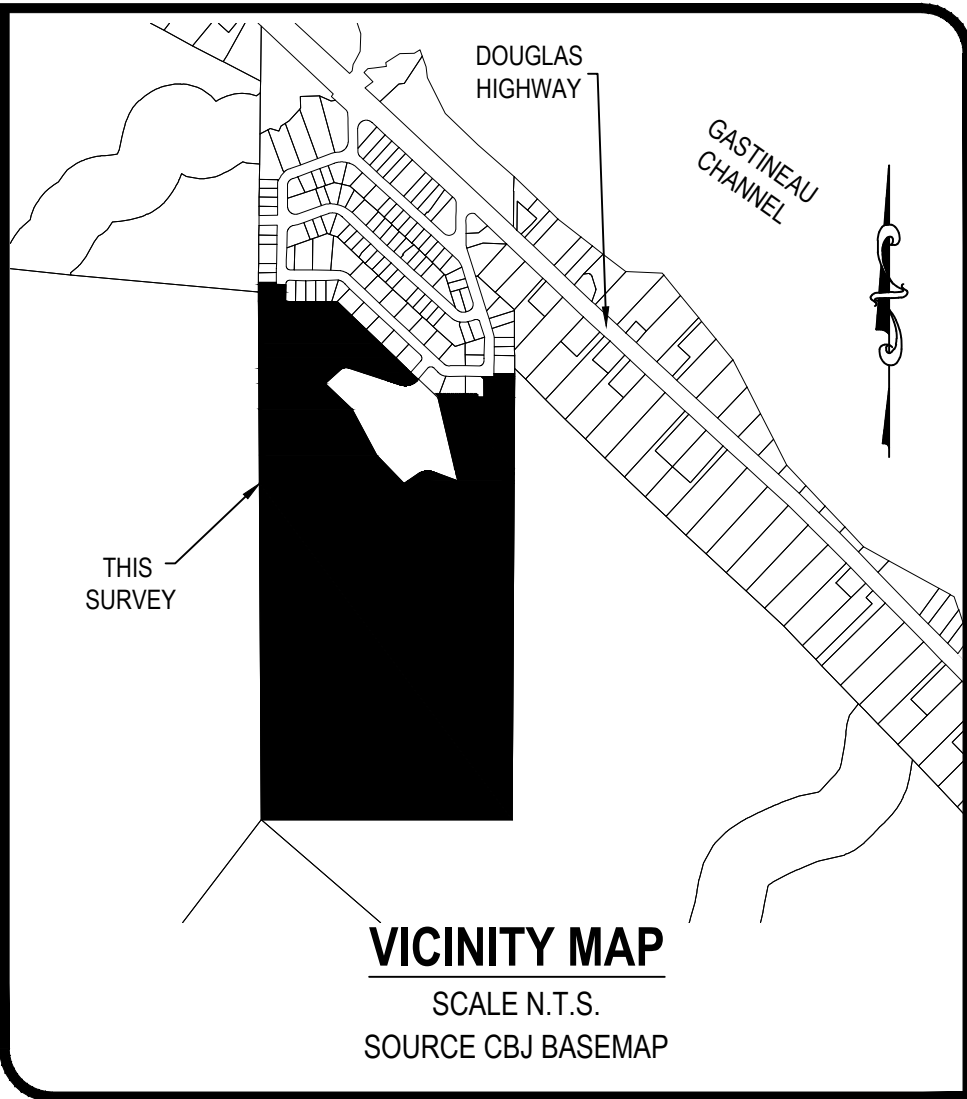
8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

9) 179 LOTS MEET THE MINIMUM REQUIREMENTS FOR D-3 ZONING OF 12,000SF, 100 MINIMUM WIDTH, AND 100 FOOT MINIMUM DEPTH.

10) LOTS 60, 87 AND 108 ARE BUNGALOW LOTS. MEETING REQUIRED MINIMUM LOT WIDTH OF 50 FEET AND MINIMUM LOT DEPTH OF 100 FEET AT THE TIME OF SKETCH PLAT REVIEW, STRUCTURES ON THESE LOTS WOULD BE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE-FAMILY RESIDENCE PER LOT; OTHER DEVELOPMENT RESTRICTIONS WOULD APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

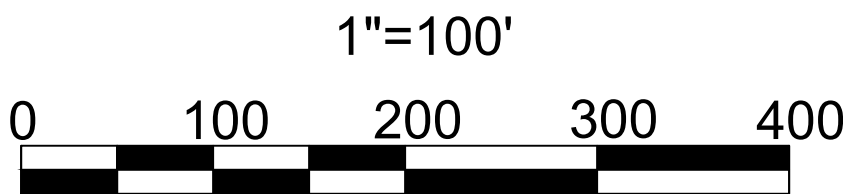


LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 10' ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N 45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605

RECEIVED

By Irene Gallion at 12:38 pm, Mar 24, 2021



"SKETCH" PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS

PETER PEEL
800 6TH STREET JUNEAU, AK 99801

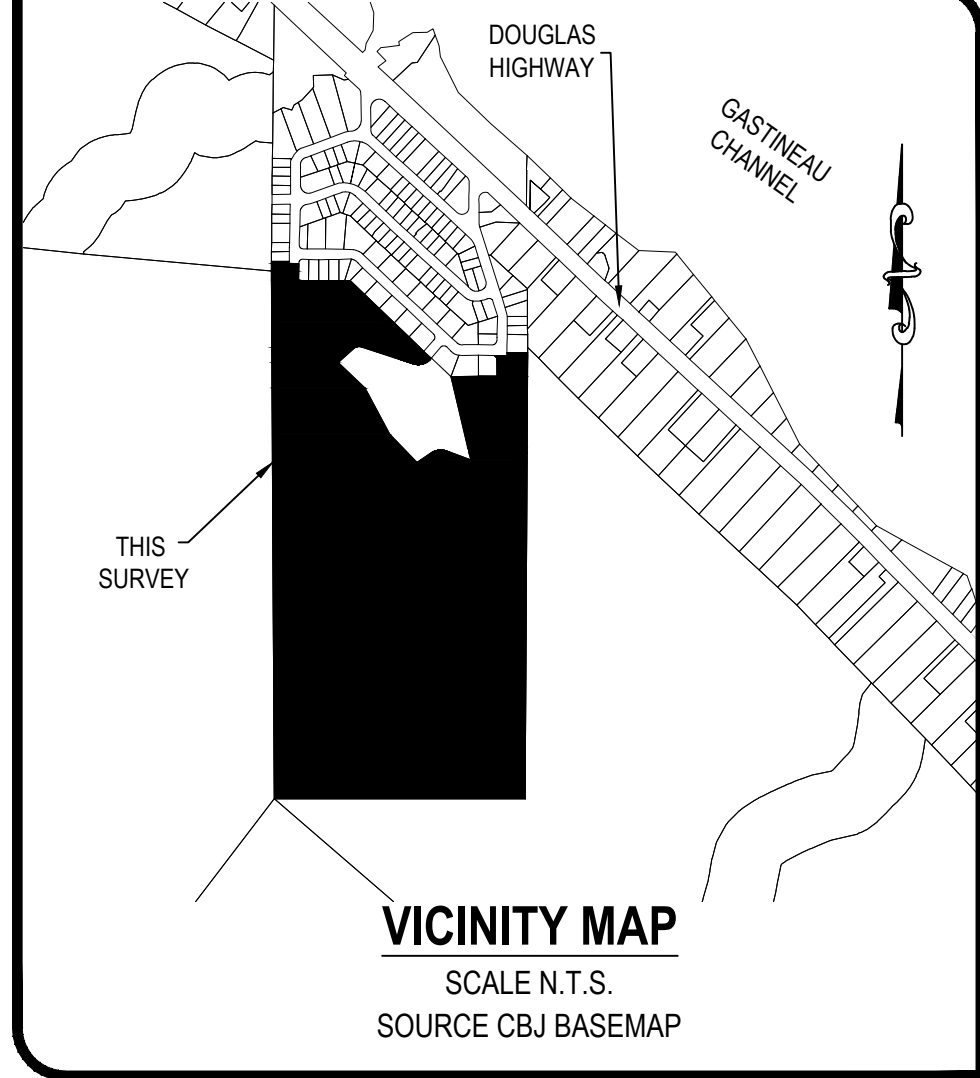
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

MIP 20200004

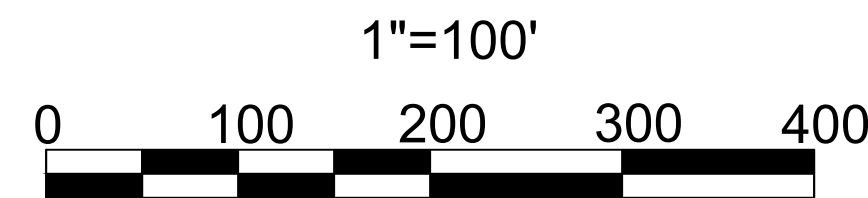
DATE:
23 MARCH 2021

SHEET NO.
1 OF 2



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 10' ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605



"SKETCH PLAT" OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL 800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

MIP 20200004

DATE:
23 MARCH 2021

SHEET NO.
2 OF 2



Treasury Division
155 S. Seward Street
Juneau, AK 99801
907.586.5215 x4905 Phone
907.586.5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Peter Peel

Current Owner

USS 471 FR

Legal Description

6D0801110010

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2021.


Cheryl A. Crawford

October 1, 2021

Date

This Certification of Payment of Taxes is valid through December 31, 2021

ROW20210036

Permit No.

6D0801110010

A.P.N.

BND20210015

Bond No.

**CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE**

In order to ensure the restoration, and/or installation of improvements required by the Title 49, the City and Borough Engineering and Public Works Department, and/or the above referenced permit, the property owner or developer hereby guarantees the installation of required improvements described as:

Project Description: Installation of (3) 2" HDPE SDR7 water services. Installation of (3) 4" PVC SDR35 sewer taps and laterals with cleanouts. Construction of (3) driveways, minimum 20' in width with called out ditching, swales and called out base with approved capping and surfacing. All utilities and construction shall be completed per the approved plans.

Engineering Standard Detail Nos.: Follow the applicable CBJ Standard Details 4th Edition. Follow the Standard Specification for Civil Engineering Projects and Subdivision Improvements

Located at: Blacktail Mountain Estates TR A USS 471 FR

This document is evidence that Creative Development Inc.
(Owners or Applicants name)

Has posted the sum of \$30,000.00 to guarantee performance of the required work as described above and as required in City and Borough of Juneau permit No. ROW20210036, and BND20210015 incorporated by reference herein. All work must be completed by 10/01/2022 (one-year) unless extended in writing by agreement of the CBJ and the Developer. Should the Owner/Applicant default or fail or neglect to satisfactorily complete the required permitted restoration and/or improvements by 10/01/2022 (one-year), CBJ will give written notification and allow fourteen (14) calendar days for a response before the assembly may declare the bond, escrow deposit or other guarantee forfeited to the City and Borough of Juneau. The City and Borough of Juneau may use the forfeited money to perform the completion of the permitted work to defray the expense thereof.

The owner or applicant shall notify the City and Borough Engineering and Public Works department when the restoration or improvements are completed to schedule an inspection of the site. Conditional acceptance of the whole or a part of the restoration or improvements shall be given after completion by written approval from the City and Borough engineer or the Director. The bond, escrow deposit, or other guarantee shall then be released in whole or in part turned upon such written approval of the required improvements. The bond, escrow deposit, or other guarantee is only for the work described above and is non-transferable to other properties or persons. The owner or applicant shall notify CBJ of address change prior to request of bond, escrow deposit, or other guarantee return.

Mailing Address for Bond Return/Release:		
Name/Company: <u>Creative Development Inc.</u>		
Address: <u>PO Box 32076</u>		
City: <u>Juneau</u>	State: <u>AK</u>	Zip: <u>99803</u>
Phone: <u>907-723-7851</u>		

**CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE**

(Page 2)

Approved as to terms and conditions, and receipt is acknowledged by a copy hereof.

Dated this 29th day of September, 2021 in Juneau, Alaska,

(Owner / Applicant)

Dated This 29 day of September, 20 21 in Juneau, Alaska.

City and Borough of Juneau

Edgar
(Name)

CDD permit specialist
(Title and Department))

VERIFICATION GUARANTEE FUNDS

The owner/applicant, creative Development has deposited the amount of \$30,000.00, to guarantee the described restoration and/or improvements by:

- ✓ 1. Payment of a cash bond in the amount of \$ 30,000, to the City and Borough of Juneau, Engineering Department, on 9/29/21, by cash/check no. 1249, and a copy of the receipt is attached.
2. Posting of a corporate surety bond in the amount of \$ _____, a copy of which is attached, and which has been approved as to form by the City and Borough Attorney.
3. By depositing the amount of \$ _____, in an account established in the name of the City and Borough of Juneau, I.T.F. _____, located at: _____, account no.: _____. A copy of the escrow agreement is attached which has been approved as to form by the City and Borough Attorney.

Dated this 29 day of September, 2021 in Juneau, Alaska.

CDD
(CBJ Department)

(Name)

(Title) permit specialist

Approved as to form:

Assistant City-Borough Attorney

CREATIVE DEVELOPEMENT, INC.

PH. 907-723-7850

PO BOX 32076

JUNEAU, AK 99803-2076

89-7202/3252

1249

DATE

9/29/21

PAY TO

THE ORDER OF

CBT

Thirty thousand & no/100

DOLLARS

\$ 30,000.00

Security Features
Look for these

AlaskaUSA

Federal Credit Union

Toll free (800) 525-9094
Anchorage (907) 563-4567
alaskausa.org

MEMO

Bonding for Improvements

[Signature]

⑆ 3 2 5 2 7 2 0 2 ⑆ ⑆ 7 0 0 0 1 4 5 4 6 0 7 ⑆ 0 1 2 4 9

City and Borough of Juneau

Payment Date Wednesday, September 29, 2021

Deposit Number 78952

Operator Edward Quinto

Land Management \$30,000.00

Application # BND20210015

CREATIVE DEVELOPEMENT

Total Paid \$30,000.00

Check \$30,000.00

Change \$0.00

Receipt Number 00163438

9/29/2021 3:28:27 PM

Paid By CREATIVE DEVELOPEMENT

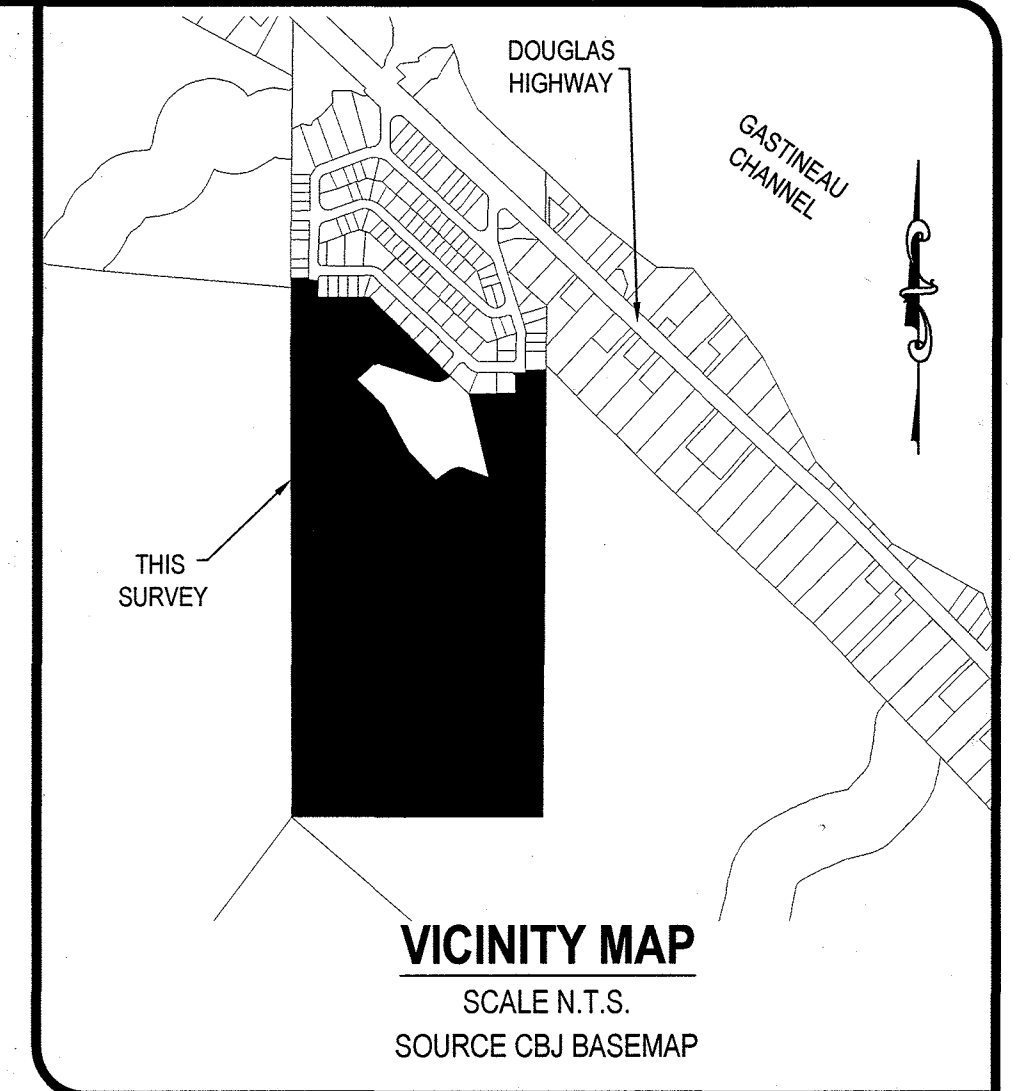
Cashier Id. cdd-permit5-w10



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 SEPTEMBER 2021



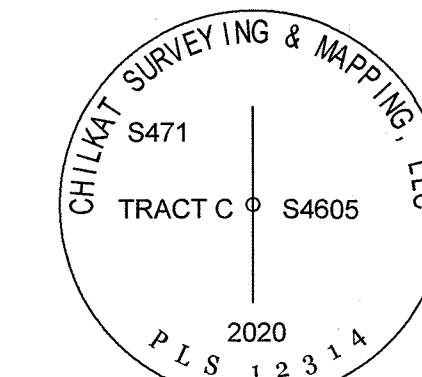
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	ANGLE	CHORD BEARING
C1	123.12	108.05	65°17'21"	S 74°15'17" W 116.57
C2	55.24	50.00	(85°17'16")R2	(N 74°56'08" W)R2
C3	52.94	380.00	(60°07'22")R2	(N 77°30'03" E)R2
C4	101.92	110.00	7°58'57"	S50°45'44" W 52.90
C5	39.23	25.00	53°05'20"	(N 51°25'35" E)R2 (52.86)R2
				(N 84°04'57" E 98.32
				(N 84°44'48" W)R2 (98.31)R2
				S45°00'08" E 35.33
				(N45°01'40" W)R2 (35.35)R2

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 20' PARK ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605



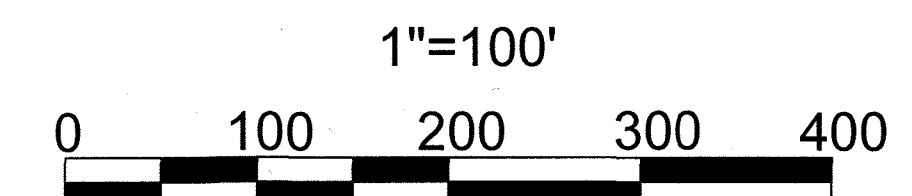
5/8" x 3/8" REBAR WITH RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP WITH CLEAR DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL
800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, AK ASKA 99803

SCALE:
1" = 100'

MIP 20200004

DATE:
16 SEPTEMBER 2021

SHEET NO.
1 OF 2

Juneau Recording District PL2021-32

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT NO. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT No. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT No. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT No. 87-13: JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

9) ANY SUBSEQUENT SUBDIVISION OF TRACT A, B, OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

OWNERSHIP CERTIFICATE:

Packet Page 293 of 550

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: Sept 28, 2021

Peter Peel
PETER PEEL

NOTARY ACKNOWLEDGEMENT:

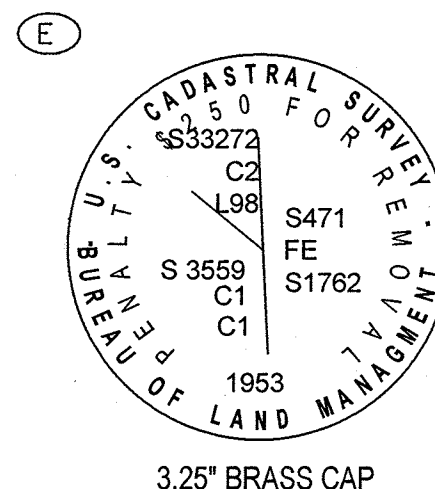
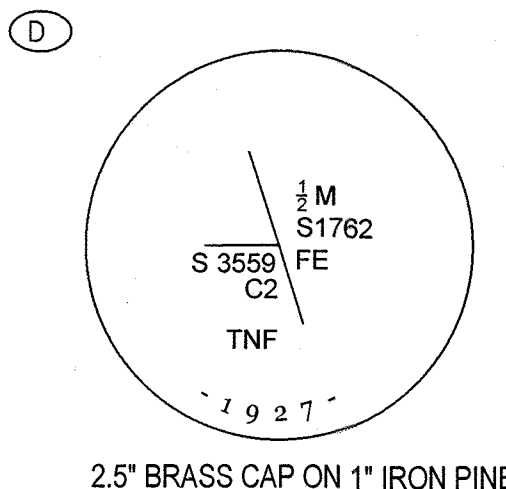
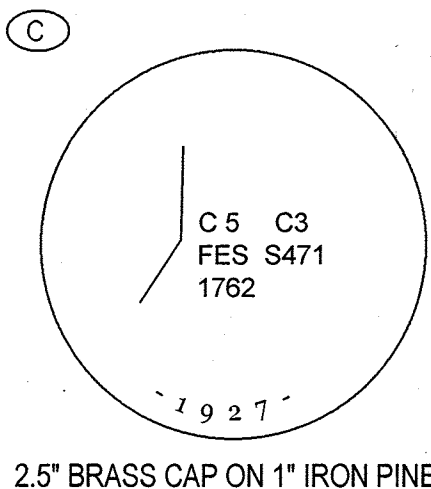
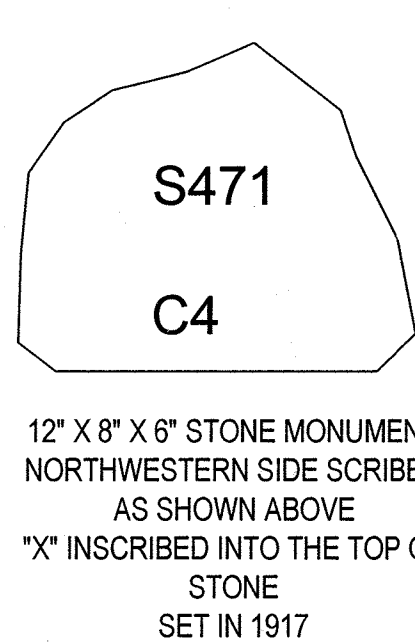
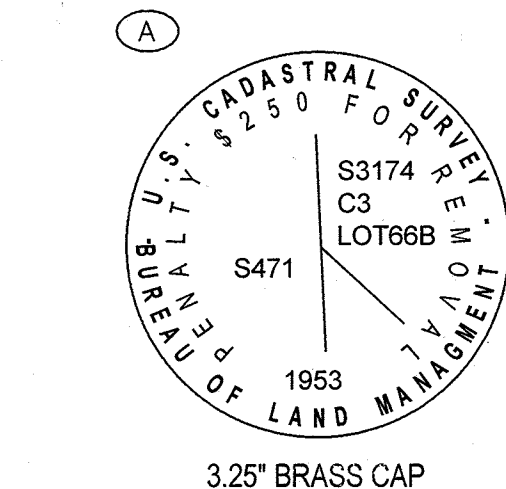
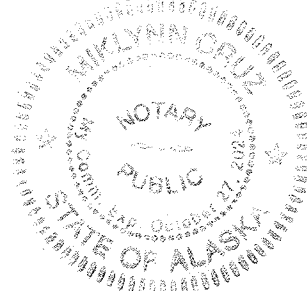
UNITED STATES OF AMERICA)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF September, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Seal
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: Oct. 27, 2024



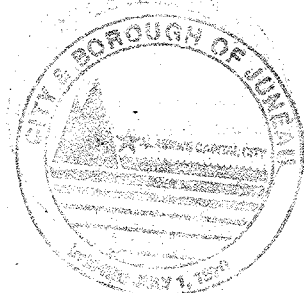
RECOVERED MONUMENT DETAILS

N.T.S.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATED October 5, 2021



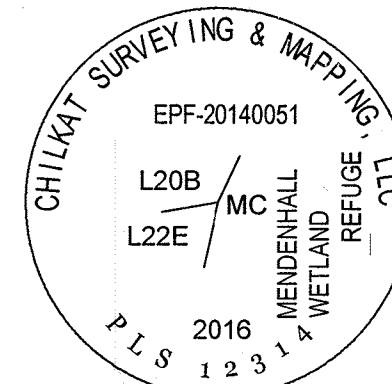
Jill MacLean
JILL MACLEAN, DIRECTOR, COMMUNITY DEVELOPMENT
DEPARTMENT CITY AND BOROUGH OF JUNEAU

ATTEST:

Diane Cathcart
Diane Cathcart, Deputy Clerk
MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



5/8" x 3/8" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1" MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

LEGEND:

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- 10' ACCESS EASEMENT CREATED THIS PLAT
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- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
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- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605

2021-32
Plat #
Juneau
Rec Dist
10/8/2021
Date
Time 1:31 P.M.

1"=100'
0 100 200 300 400

PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL 800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
16 SEPTEMBER 2021

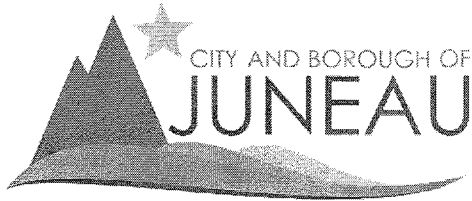
SHEET NO.
2 OF 2

SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 SEPTEMBER 2021





Treasury Division
155 S. Seward Street
Juneau, AK 99801
907.586.5215 x4905 Phone
907.586.5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Peter Peel

Current Owner

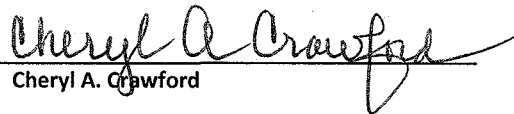
USS 471 FR

Legal Description

6D0801110010

Parcel Code Number

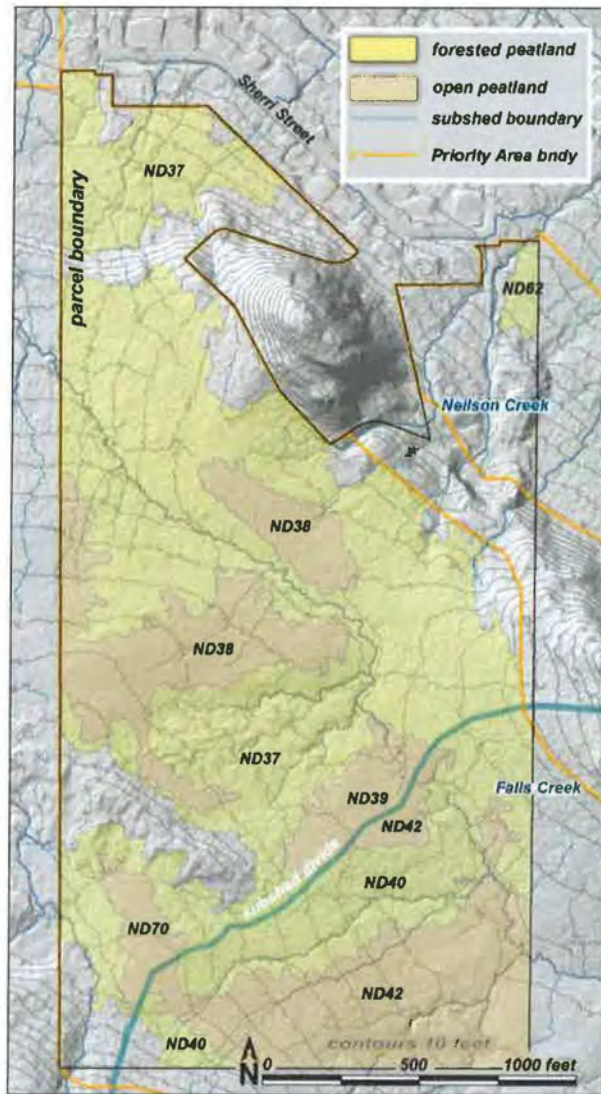
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2021.


Cheryl A. Crawford

October 1, 2021

Date

This Certification of Payment of Taxes is valid through December 31, 2021



Bonnie Brae Partnership

This 91-acre private parcel (CBJ pin number 6D0801110010) was mapped and assessed for the Juneau Wetlands Management Plan Update (JWMPU). The parcel lies within the city's Priority Area 3.26.

The northern portion of the parcel drains into Neilson Creek, while the southeastern corner drains into Falls Creek. A subshed boundary therefore runs through the parcel, which by WESPAK protocol 'splits' several of the units (eg: ND 39 and 42).

Seven wetland AAs (Assessment Areas) were mapped: 3 forested peatlands and 4 open peatlands. Total acreage of wetland in all 7 AAs is 72 acres. Thus, about 79% of the parcel is wetland.

Funding: This contract was funded by the Coastal Impact Assistance Program through the Alaska Dept of Commerce, Community and Economic Development as part of Grant #10-CIAP-0009, "Habitat Mapping and Analysis Project."

At the end of this report are definitions for terms and acronyms specific to the project.

AA#	type	acres	parcel pin
ND37	fw	38.68	6D0801110010
ND38	op	8.94	6D0801110010
ND39	op	2.24	6D0801110010
ND40	fw	8.93	6D1011000010
ND42	op	11.18	6D1011000010
ND62	fw	0.65	6D0611000010
ND70	op	1.35	6D1011000010

Acreages of wetland units **within** the Bonnie Brae Partnership parcel. In several cases, these unit

ND37 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND38 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND39 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND40 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

Example from a forested peatland unit.



ND42 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

Example from an open
peatland unit.

ND38 op

ND62 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND70 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

Terms & acronyms

CBJ City and Borough of Juneau

JWMP Juneau Wetlands Management Plan

WESPAK-SE Wetland Ecosystem Services Protocol for Southeast Alaska

Wetland Assessment Areas (AAs) As defined by our partner Paul Adamus in the 2014 WESPAK-SE protocol (<http://southeastalaskalandtrust.org/wetland-mitigation-sponsor/wespak-se/>), these are units of fairly uniform hydrology, soils and vegetation, on which a standardized field assessment is conducted.

Priority Areas (PAs) Defined by CBJ; 72 units within which the AA surveys are conducted, ranked 1 through 4. To identify individual Priority Area units, we added 2 digits after the rank. For example, 1.17 is Priority rank 1, unit number 17.

Map pages, AA numbering convention Names for our individual Assessment Area units are grouped geographically by Priority Area map pages, in the January, 2014 JWMP RFP # 14-132, identified by 2-letter initials.

The CBJ map-page for this parcel is:

ND North Douglas

AA unit identification codes begin with these 2 letters followed by a 2-digit number. For example, ND70 is AA #70 within the North Douglas (ND) map page.

Subsheds Our name for small watersheds we delineated using fine LiDAR-derived contours from CBJ's 2013 data set and a stream-model-in-progress by Bruce Simonson.

Shared Access Driveway Location Justification

Shared Access A

The constraints associated with the location of shared access A.

- Minimize grade to allow for emergency service vehicle access.
- Minimize cut bank height on the uphill portion of the shared access traversing lot A1.
- Avoid wetlands when possible.

Shared Access B

The constraints associated with the location of shared access A.

- Minimize grade to allow for emergency service access.
- Allow enough distance to travers up the hillside between lots B2 and B3 while keeping the grade to an acceptable level.
- Avoid wetlands when possible.

Shared Access C

- Minimize grade to allow for emergency service vehicle access.
- Leave existing drainage paths intact to minimize downstream impact.
- Existing driveway is on solid ground, moving it would cause unneeded impact to the forest and existing neighborhood.
- Moving the existing driveway would require the excavation of 30'+ of old overburden deposited by the previous owners and the addition of 25'+ of new fill to be brought in over the length of the driveway to meet grade standards.



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

February 15, 2022

MEMORANDUM

To: Peter Peel/Creative Development LLC., Owners
Joshua Ivaniszek/Chilkat Surveying & Mapping, LLC., Surveyor

From: David Matthew Peterson, Planner II/Plat Reviewer

Case Number: SMP20210008

Legal Description: A Fraction of US Survey 471, within the City and Borough of Juneau, AK. Juneau Recording District.

Parcel No.: 6D08011110012

RE: SMP20210008 Tract 'B' Preliminary Plat Review – Blacktail Mountain Estates

The following review comments should be addressed prior to the plat being resubmitted for review. 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. *Note: Re-Submittal can be done electronically.*

Number comments

General Engineering

1. Tract B
 - a. Sheet 1
 - i. Remove Basis of Bearing detail and show monuments on line with line breaks, it is unclear as it is currently shown.
 - ii. Place "Tract B" in dashed text across the original tract.
 - iii. Describe "Tract A" and "Tract C" on plat body with "Plat No 2021-32 JRD".
 - iv. Rephrase Park Site A to read, "PARK SITE A, PLAT No. 84-110 JRD".
 - v. Show street names in vicinity sketch.
 - vi. Add "drainage" to access and utility easement.
 - vii. East boundary of Lot B4 needs bearing and distance.
 - viii. Add driveway easement linetype and hatch.
 - ix. Remove 10' access easement from legend.

TO: Peter Peel/Creative Development LLC.

File No.: SMP20210008

February 15, 2022

Page 2 of 8

x. Can remove set monument details from this sheet.

xi. Change plat title to read:

A PLAT OF

BLACKTAIL MOUNTAIN ESTATES B

A SUBDIVISION OF

TRACT B, BLACKTAIL MOUNTAIN ESTATES, PLAT No. 2021-32

WITHIN THE CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

b. Sheet 2

- i. In basis of bearing statement, change Chilkat Monuments to GLO monuments.
- ii. Change all signatory dates to 2022.
- iii. Remove set primary monument detail.
- iv. Monument details C and D should read Pipe instead of Pine.
- v. Change plat name in title block to match Sheet 1 as shown above.
- vi. Can remove legend and scale bar this sheet.
- vii. Use this access note for private shared access subdivisions (CBJ49.35 DIVISION 2) (i.e. access to 1 or more lots is via an easement and some lots have no right of way frontage)

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO *[LOTS X, Y, and Z]* SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE *[COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT – edit title as appropriate]* RECORDED WITH THIS SUBDIVISION.

Cartography

- 1. The basis of bearing described is not the basis of bearing annotated on the plat.
- 2. The east boundary of Lot B4 is missing bearing and distance annotation.
- 3. Align the curve table headers with the columns.
- 4. The basis of bearing annotation is duplicated.
- 5. Change dates from 2021 to 2022.
- 6. I assume monument details C & D should be Iron Pipe, instead of Pine.

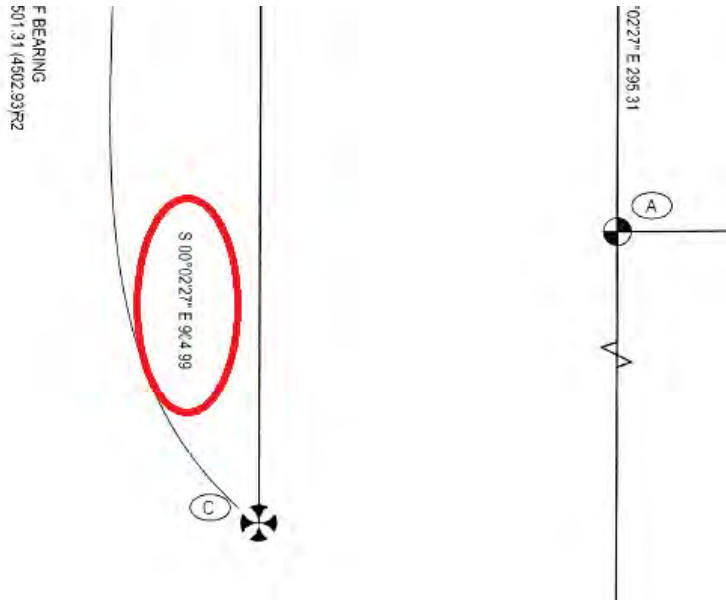
TO: Peter Peel/Creative Development LLC.

File No.: SMP20210008

February 15, 2022

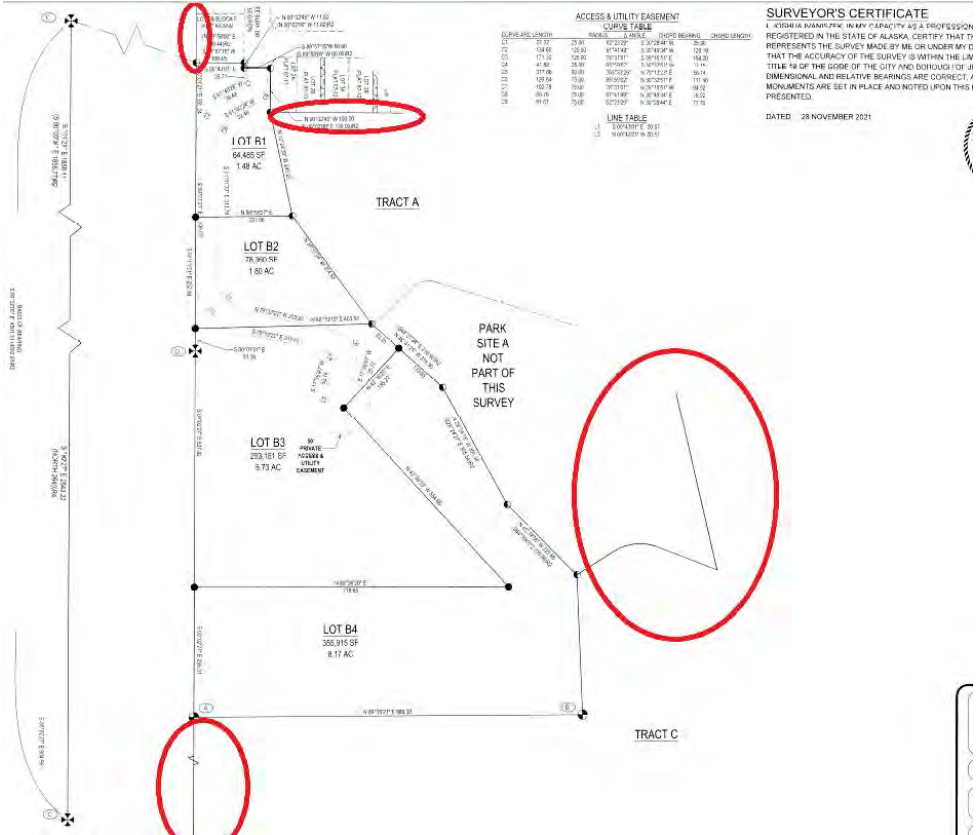
Page 3 of 8

7. Revise lines below to unsurveyed line type.
8. It's unclear what this bearing and distance references.
9. Remove the line under "TRACT C" so it matches annotation of other adjacent lots.



TO: Peter Peel/Creative Development LLC.
File No.: SMP20210008
February 15, 2022
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10. Revise the lines below to unsurveyed line type.



TO: Peter Peel/Creative Development LLC.
 File No.: SMP20210008
 February 15, 2022
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11. Should there be a monument shown?



12. Revise title block:

PLAT OF
BLACKTAIL MOUNTAIN ESTATES B
 A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
 A FRACTION OF US SURVEY 471
 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
 JUNEAU RECORDING DISTRICT

TO: Peter Peel/Creative Development LLC.
 File No.: SMP20210008
 February 15, 2022
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Fire

1. An application for modification to Building Code Requirements for hydrants. The CCFR is positively inclined toward the proposal.

Zoning

1. Recovered monument Details – “Iron Pine”. Was this supposed to read “Iron Pin”?
2. No identifier establishing vertical control has been noted.
3. There is a trail to the West of the property. Please show in plan and document easement (If applicable). Reference code 49.35.630.
4. Break line should be dashed.
5. Please show an easement for the Treadwell Ditch Trail Spur along the west side of property.
6. Please submit Topographic Map or provide justification for Lots B3 and B4. Reference code 49.15.420(4): *Double frontage lots. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided.*
7. Shared Access Easement appears that it will come into close proximity with the (Bonnie Brae Trail?). May consider routing the SAE on the East side of the property.
8. Shared Access Easement may affect lot setbacks when builder decides to build.
9. Providing public access to the trail, still in question.
10. Lot B1, B2, and B3 are bisected by a shared access easement (SAE). Reference code 49.15.420(b) (in part): (b) *Double frontage lots. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided.*
11. Please provide engineering justification for the driveway alignment bisecting Lots C1 & C2, see code reference below. Alternatively, a different alignment can be proposed. 49.15.420(b) - *Double frontage lots. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided.*
12. The Forest Service has asked about the possibility of the Northern portion of Lot B1, being made into a public use Lot. It is possible to submit these changes on this Plat, should you choose to do so. Note that the ROW would need to extend to the first lot of the shared access subdivision, and improvements would need to be constructed before the final subdivision. Note that if the “public use” lot (49.15.422) is not established as part of the subdivision, subsequent owners of the shared access lots will have to agree on further subdivision and would be responsible for the development costs. In short, it may be easier to do now with one owner.
49.15.422 Public use lots. *The director for minor subdivisions, or the commission for major subdivisions, may waive the dimensional standards of the public use lot for minimum lot size and lot width as set forth in CBJ 49.25.400, for lot frontage and access requirements as set forth in CBJ 49.15.420, and the provision of public improvements as set forth in CBJ 49.35, if the*

TO: Peter Peel/Creative Development LLC.

File No.: SMP20210008

February 15, 2022

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proposed use of the lot is for open space, natural area park, public or private utilities, conservation lot, or similar use, and if the following requirements are met:

(1) The director or the commission finds that there is no public purpose or need that would be served by requiring the parcel to meet these code provisions and that the provisions are not applicable for the proposed public or quasi-public use of the lot;

(2) Restriction of building development, further subdivision, and other limitations or restrictions shall be noted on the plat in accordance with CBJ 49.15.412;

(3) For uses restricted from any building development, the land must be put into some form of permanent protected status through the use of conservation easements, deed restriction, or other instruments to assure building development will not occur where prohibited; and

(4) Unless otherwise provided, the minimum yard setback requirements may not be waived with respect to lots abutting the public use lot.



TO: Peter Peel/Creative Development LLC.

File No.: SMP20210008

February 15, 2022

Page 8 of 8

From: [John Bohan](#)
To: [David Peterson](#); [Irene Gallion](#); [Mark Millay](#); [Eric Vogel](#)
Subject: Blacktail Subdivision Prelim Plat submittal review
Date: Tuesday, January 25, 2022 10:18:29 AM
Attachments: [ENG review of Blacktail sd prelim reports and plan submittal Jan 2022.docx](#)

Attached is a review of the information submitted for Blacktail.

This does not discuss the preliminary plat, which I believe is the only information that would be required at this time.

Water report... needs specific details to identify what is really going to happen, but addresses that pumping is necessary – can request additional information with design

Drainage report – needs much more work. Doesn't identify many items needed before allowing development to proceed. See specifics in attachment.

It appears that each lot has water and sewer services provided to them, with shut offs installed at the ROW limits of the existing Bonnie Brae streets. It would be nice to require an additional Recorded Document for each lot that specifically states they live on an unmaintained private way and their water service connections are located at the edge of the ROW (best shown by plan sheet). Believe this may help the “buyer beware” and enlightenment moment when future owner has to deal with 700' long water service and associated inline pump, and give CBJ Water and Meters defensibility when explaining to the unhappy new homeowner.

Mark, Eric, Ken- I don't know what typically is required for a GE review beyond what I have commented on at this point. Please review and verify that Code/ regulation requirements are met to the extent necessary for the Preliminary Plat review.

Thanks

Thanks
John Bohan, PE
 CBJ Chief CIP Engineer
 155 S. Seward St
 Juneau AK 99801
 (907)586-0800 x-4188
 fax 463-2606

Irene Gallion

From: Michele Elfers
Sent: Thursday, January 13, 2022 2:58 PM
To: David Peterson
Cc: Irene Gallion
Subject: RE: SMP-21-8 - Blacktail Mountain Estates 2 of 3 - Case # Correction

Thanks! That answers my questions. I don't think we have any other comments.
Michele

From: David Peterson <David.Peterson@juneau.org>
Sent: Thursday, January 13, 2022 8:31 AM
To: Michele Elfers <Michele.Elfers@juneau.org>
Cc: Irene Gallion <Irene.Gallion@juneau.org>
Subject: RE: SMP-21-8 - Blacktail Mountain Estates 2 of 3 - Case # Correction

Michele,

We have (2) Trail easements involved in this project.

- There is a trail easement, (currently being shown as 10' wide that should be 20' wide) that grants access to the neighborhood park.
- There is a trail along the West side of the property. If the Forest Service won't move the trail, the developer will need to provide an easement for this.

Feel free to reach out if there are any questions or concerns.

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



Fostering excellence in development for this generation and the next.

From: Michele Elfers <Michele.Elfers@juneau.org>
Sent: Tuesday, January 11, 2022 8:11 AM
To: David Peterson <David.Peterson@juneau.org>
Cc: Irene Gallion <Irene.Gallion@juneau.org>
Subject: RE: SMP-21-8 - Blacktail Mountain Estates 2 of 3 - Case # Correction

Hi David,

The proposed development will not impact the Bonnie Brae portion of the trail on CBJ land, right? And can we ensure that the developer provides an easement for the portions of trail on private land if they are not able to come to an agreement with USFS before receiving the permit?

Thanks,

Michele Elfers

Michele Elfers

Deputy Director
Parks & Recreation
Ph: 364-2390



From: David Peterson <David.Peterson@juneau.org>

Sent: Monday, December 27, 2021 2:42 PM

To: Charlie Ford <Charlie.Ford@juneau.org>; General Engineering <General_Engineering@juneau.org>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; Dan Jager <Dan.Jager@juneau.org>; Michele Elfers <Michele.Elfers@juneau.org>

Cc: Irene Gallion <Irene.Gallion@juneau.org>

Subject: RE: SMP-21-8 - Blacktail Mountain Estates 2 of 3 - Case # Correction

From: David Peterson <David.Peterson@juneau.org>

Sent: Monday, December 27, 2021 2:39 PM

To: Charlie Ford <Charlie.Ford@juneau.org>; General Engineering <General_Engineering@juneau.org>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; Dan Jager <Dan.Jager@juneau.org>; Michele Elfers <Michele.Elfers@juneau.org>

Cc: Irene Gallion <Irene.Gallion@juneau.org>; David Peterson <David.Peterson@juneau.org>

Subject: SMP-21-7 - Blacktail Mountain Estates 2 of 3

Hello,

I am working with Irene on three subdivisions attached. You may be familiar with this from when it was one large tract sub divided into three tracts. Now, the developer, would like to subdivide each of the three tracts into four lots.

[Second](#) of three subdivisions that we'll be sending over.

Of note: the Developer is in discussions with the Forest Service regarding the relocation of a trail along the West lot line.

Please provide feedback by Monday 8am 1/17/2021. If that won't work, let me know and we can work with you.

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

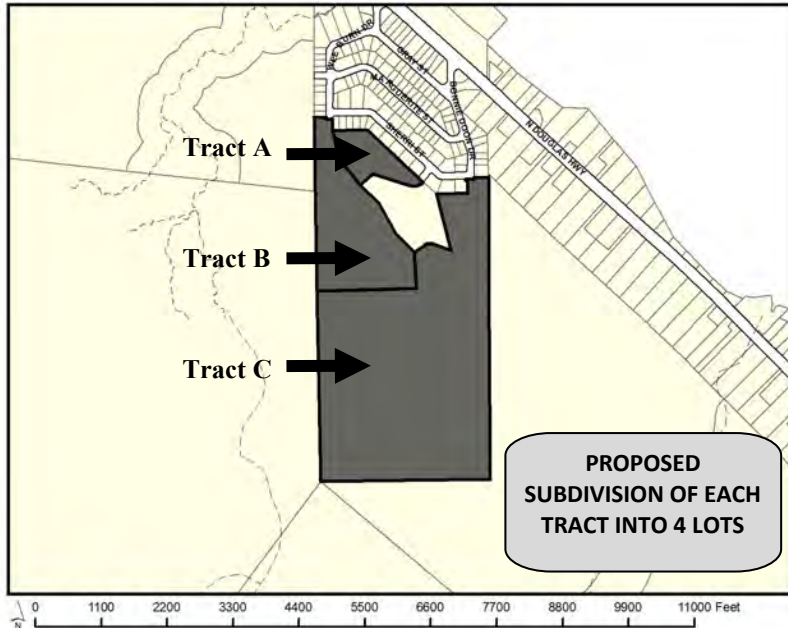
Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

Your chance to comment on proposed development

BLACKTAIL MOUNTAIN ESTATES, PROPOSED ABOVE BONNIE BRAE ESTATES



155 S. Seward Street Juneau, Alaska 99801

TO:

The Planning Commission will hear proposals to subdivide three (3) tracts of land into four (4) lots each, for a total of twelve (12) lots at Bonnie Brae Estates.

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 **May 2, 2022** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Apr. 18	Apr. 19 noon, May 6	HEARING DATE & TIME: 7:00 pm, May 10 2022	May 11
Comments received during this period will be sent to the Planner, Irene Gallion , 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/82198967342 and use the Webinar ID: 821 9896 7342 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID. You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS, Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org Mail: Community Development, 155 S. Seward St, Juneau AK 99801			
Printed April 12, 2022			

Case No.: SMP2021 0007; 0008; 0009
Parcel No.: 6D0801110011; 12; 13
CBJ Parcel Viewer: <http://epv.juneau.org>



Public Notice Signs verified by Staff on 4/22/2022
Attachment J - Public Notice Sign

From: csa@gci.net
Sent: Friday, April 15, 2022 1:53 PM
To: PC_Comments
Subject: Proposed subdivision at Bonnie Brae

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

I am not in favor of the proposed 12 new lots at this location. This subdivision already has enough traffic and road problems without adding so many more new homes. The road is continually full of potholes that never get fixed, and the traffic that will be caused by large trucks coming and going on the streets during construction will certainly not help the situation. We have had poor wintertime road maintenance, and this winter we were down to one lane on Bonnie Doon Drive. This is a quiet, pleasant place to live. Opening up these large lots behind the subdivision will certainly disrupt the peaceful atmosphere and possibly bring more crime into the area.

Of course, I realize that these "hearings" are just for show. No matter what the residents of Bonnie Brae want, we will get this shoved down our throats and be forced to live with it. You asked for comments, and these are mine.

Thank You

Cathleen S. Anderson

From: ikorhonen@acsalaska.net
Sent: Sunday, April 17, 2022 8:59 PM
To: PC_Comments
Subject: Comments re Blacktail Mountain Estates

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

Dear Ms Gallion / Planning Commission:

I am concerned about the proposed Mountain Estates development (case no. SMP [2021 0007; 0008; 0009](#)) above Bonnie Brae. The affected tracts involve sensitive wetlands and muskeg habitat that provide key ecosystem functions and support diversity of species, including deer, bears, wolves, and birds. The area also abuts the Treadwell Ditch access trail, which is very popular with neighborhood people, including me.

The proposed development threaten the wetland and other values offered by these lands and the impacts are likely to spill way beyond the proposed project's boundaries. In the past, when existing lots within the Bonnie Brae subdivision have been developed, downhill properties, including ours, have been inundated with water due to disturbed water tables. The city has allowed developers to proceed with sub-standard building practices and inadequate mitigation measures; enforcement has been insufficient/non-existent.

With climate change, we seem to be experiencing more extreme rain events that have resulted in torrential amounts of water running down the hill in our neighborhood. I am concerned that allowing standard Juneau-style development in this area will inflict, individually and cumulatively with climate change, permanent damage to the neighborhood's wetlands, other habitats, the public trails, and the existing downhill private properties.

If subdivision of the tracts is authorized, the city should work with Army Corps of Engineers to prohibit filling of wetlands and to apply and enforce strict standards for the developer to protect wetland values. CBJ needs to ensure neighborhood water tables will not be affected by the development and that that eagle nests and other sensitive habitats are protected from disturbance. CBJ should insist Corps to require the developer to compensate any direct or indirect wetland impacts.

I am also concerned about the traffic impacts of the proposed development. I have not seen or heard of any analysis of or plans to address the increased traffic safety concerns associated with the new subdivision.

Thank you for considering my comments.

Iris Korhonen-Penn
 6731 Marguerite Street
 Juneau, AK 99801

Paul Martz
Christina Martz
1110 Wee Burn Dr.
Juneau, AK 99801

April 18, 2022

City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801
ATTN: Community Development

RE: Proposed Development – BLACKTAIL MOUNTAIN ESTATES
Case No.: SMP2021 0007; 0008; 0009
Parcel No.: 6D0801110011; 12; 13

I'm writing to voice my concerns over the proposed Blacktail Mountain Estates development above the Bonnie Brae Estates neighborhood. My property sits adjacent to the Tract B development, which as proposed will intersect with a substantial outflow creek of open muskeg and several subsurface seeps and creeks that occur along the hillside abutting the Treadwell Ditch access trail and my property.

The main surface drainage of this muskeg currently flows year-round into the upper portion of the Wee Burn Drive open culvert at the base of my driveway and flows down along the road to the highway. In addition to that, drainage water also continuously flows down the abutting hillside into my property and collects into open channels that divert the water back into other small creeks and drainages that flow through most backyards along the entire length of Wee Burn Drive. Many of these drainages are in close proximity to homes and other structures on these properties, including mine.

My primary concern with the Tract B Proposal is that it calls for the placement of a road directly through this muskeg's main drainage and that it will substantially increase both the volume and velocity of water entering my property and subsequently those properties downhill of mine. The fill required for the road will be displacing a substantial amount of wetlands uphill from my property and that displaced water will have no other place to flow except through the existing smaller subsurface seeps and creeks that flow directly through my property, and numerous others, along Wee Burn Drive. The development plan does outline surface drainage along the proposed road, which may handle the current surface water drainage that flows into existing culverts. The plan does not, however, outline how the surface drainage will address the increased subsurface or surface water flowing through private property as a result of displacement of these wetlands.

Tract B's road alone will be disrupting the natural downhill drainage portion of a muskeg that measures almost 10 acres, and could potentially negatively impact 9 homes and numerous other structures. And according to the documents submitted with the proposal, the total development area consists of 79 percent wetlands. With a development area of this size, that is overwhelmingly wetlands, it is imperative that the city properly vet the drainage plan for the sake of everyone who lives downhill from the proposed development and the wetlands therein. Failure to do so may result in lasting negative impacts to both private and public property.

Case No.: SMP2021 0007; 0008; 0009

Parcel No.: 6D0801110011; 12; 13

Dear Planning Commissioners,

Juneau is experiencing a housing crisis. Building a single house on 5 acers only serves to perpetuate this problem. I would like to see this land developed so that it matches the current neighborhood with small lots and common wall houses. While this would not solve all of our housing crisis, it would certainly be a step in the right direction. I am opposed to case No.: Case No.: SMP2021 0007; 0008; 0009 for the following reasons:

#1: The landowners seem to be exploiting current CBJ codes. It is extremely suspicious that the landowners first took a large plat of land and subdivided it into three pieces. Now they want to further subdivide the same land into 12 lots. **Please DO NOT reward this behavior!** CBJ has codes for a reason, do not allow the property owners to “cheat the system.” Is this really a precedent that you want to set? As a governing body that is supposed to ensure that CBJ codes are followed, how can you possibly approve of this behavior? If they initially divided this land from one plat to 12 plats, they would be required to put in more infrastructure like public roads. They cannot build 12 houses with shared access (CBJ 49.35260) on a single plot of land!! Why would you allow the landowner to subdivide multiple times in order to get around subdivision requirements? If the end effect has the same result, landowners and developers should not be allowed to get around these requirements as the impact to surrounding neighbors is the same. **If you choose to move forward and approve this, please hold the landowners to the same standards that any other subdivision of 12 or more houses must follow.**

The information submitted by the landowner shows that he has always intended to create additional lots once he subdivided the large lot into three smaller lots. His site geotechnical memo talks about the 12 lots!!! Again, there is little doubt that the applicant is trying to take advantage of “the system” by doing multiple subdivisions. The water memo also states that “all new lots in blacktail mountain estates subdivision are proposed to be served by...” This is further reason to look at this project as a whole, rather than dividing it into smaller pieces in order to avoid requirements for any other subdivision that occurs throughout CBJ. There are numerous examples of this throughout the applicant’s packet for all proposed subdivisions of the current land.

Bonnie Brae has been hit hard with snow removal. We often do not get snowplow service until days after the storm. Several neighbors also park their boats and cars on the streets causing hazards for snowplow truck drivers. The road becomes very narrow and icy. All roads essentially become single lane roads. We also frequently miss garbage and mail service, and the roads are deemed too difficult to drive by both the postal service and Waste Management. With long, winding, private, shared driveways, its not hard to imagine these homeowners parking their cars on Sherry St, which will only serve to compound this problem.

Bonnie Brae also has perpetual problems with a ton of potholes. CBJ spends a lot of time, energy, and money to constantly try and fix these. Increasing the traffic in the neighborhood will only make this worse, adding more expense that taxpayers will be paying! The current proposal will add a lot of costs for taxpayers without providing much benefit to its citizens.

#2: The landowners have shown blatant disregard to CBJ codes. I have personally seen hundreds of dump trucks full of gravel drive past my house. The landowners fill the dump trucks with rock from the tract C of their property. The dump trucks then exit the neighborhood. I don't know where they go when they reach the North Douglas highway. I believe that this volume of removal of materials requires a permit, which the landowners do not have. Again, please do not reward those who disregard the rules!

#3: I also believe that the landowners have illegally sold lots in Tract B. I was at our neighborhood park last summer and met a couple who said they had recently bought one of the lots in tract B. they also believed that the other three lots in this tract had also been sold. These "owners" talked about starting construction in the fall of 2020. This hasn't happened, but I am glad that I am not one of those people who has already paid a down payment on the lots that do not exist yet!!!

#4: The landowners have also cut off access to CBJ property that has been designated as a neighborhood park. None of the materials provided by the applicant show any public easements for access to CBJ parklands. People have been accessing both the CBJ park property and adjacent forest service property since the neighborhood was developed in the 1980's. I personally have tried contacting the landowner on several occasions to gain access to the cut off CBJ property. The landowner has never returned my calls. This has been a huge loss for the neighborhood. I miss the ability to access that land to pick berries, get some exercise, and play with my child and dog. **If you choose to move forward and approve this, please require that the landowner create an easement and build a trail to access CBJ park property. DO NOT WAIVE this requirement.** Landowners should never be allowed to cut off access to public property. Access to CBJ parkland is a major reason why so many of us choose to make Juneau our home.

#5: The proposed shared driveways for all of the lots exceed the 10% grade required by CBJ fire code. This is just another example of the landowners attempt to exploit the rules and show that he does not need to follow them.

#6: On Sheet 3 (of 16) in the applicants Blacktail Mountain Estates Construction drawings, it alludes to a rock quarry blasting plan. I am extremely concerned about any blasting that may occur so close to my house. The soil that the neighborhood is built on consists of a lot of peat and is not very stable!! My house and yard shake every time one of the hundreds of dump trucks loaded with rock from Lot C drove by my house. Blasting could cause damage to the foundations and houses in the neighborhood!! Blasting this close to an established neighborhood would be very detrimental to those of us living here! The applicant has talked about blasting in the quarry! Based on his current behavior and disregard for regulations, I do not think he can do so in a safe manor.

In closing, please do not approve this specific proposal, which will not solve any housing issues in Juneau, rewards those who do not follow the rules, and adds too much burden to taxpayers and those that currently live in Bonnie Brae. I believe this land has the potential to be developed in a way that benefits both citizens of Juneau and the current neighborhood. This would require that the landowners develop the property in a way that adds infrastructure to support the development. This would also require the landowner to develop more than 12 lots.

Sincerely

Emily Palmer

Bonnie Brae home owner

Irene Gallion

From: Irene Gallion
Sent: Wednesday, April 20, 2022 12:57 PM
To: emily harshman
Cc: Irene Gallion
Subject: RE: Case No.: SMP2021 0007; 0008; 0009
Attachments: Bonnie Brae Neighborhood Association Handout.pdf

Hi Emily,

Thank you for your comment on Blacktail Mountain Estates. It will be shared with the Commissioners for their consideration.

I wanted to check in with you on point #4 (printed below for reference). I think you are referring to the “yoda”-shaped park near the proposed Kristi Street ROW. I’ve attached a handout from a presentation that I gave to the neighborhood late last year. On the second page it shows how the park will be accessed through extension of Bonnie Doon Road and then a 20 foot wide easement along the back of lots 11 and 12. This access may require a slight realignment of the trail closest to Lot 11.

This access has been platted and recorded, and is available.

Let me know if I missed the mark on this. Thank you for participating in development of your community!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

#4: The landowners have also cut off access to CBJ property that has been designated as a neighborhood park. None of the materials provided by the applicant show any public easements for access to CBJ parklands. People have been accessing both the CBJ park property and adjacent forest service property since the neighborhood was developed in the 1980's. I personally have tried contacting the landowner on several occasions to gain access to the cut off CBJ property. The landowner has never returned my calls. This has been a huge loss for the neighborhood. I miss the ability to access that land to pick berries, get some exercise, and play with my child and dog. **If you choose to move forward and approve this, please require that the landowner create an easement and build a trail to access CBJ park property. DO NOT WAIVE this requirement.** Landowners should never be allowed to cut off access to public property. Access to CBJ parkland is a major reason why so many of us choose to make Juneau our home.

From: emily harshman <eehars@yahoo.com>
Sent: Monday, April 18, 2022 8:51 PM
To: PC_Comments <PC_Comments@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>
Subject: Case No.: SMP2021 0007; 0008; 0009

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

Please see attached document for comments on Case No.: SMP2021 0007; 0008; 0009

Thank you,
Emily Palmer
Bonnie Brae home owner

Bonnie Brae Neighborhood Association

October 27, 2021

“Development in the Works”

Blacktail Mountain Estates:

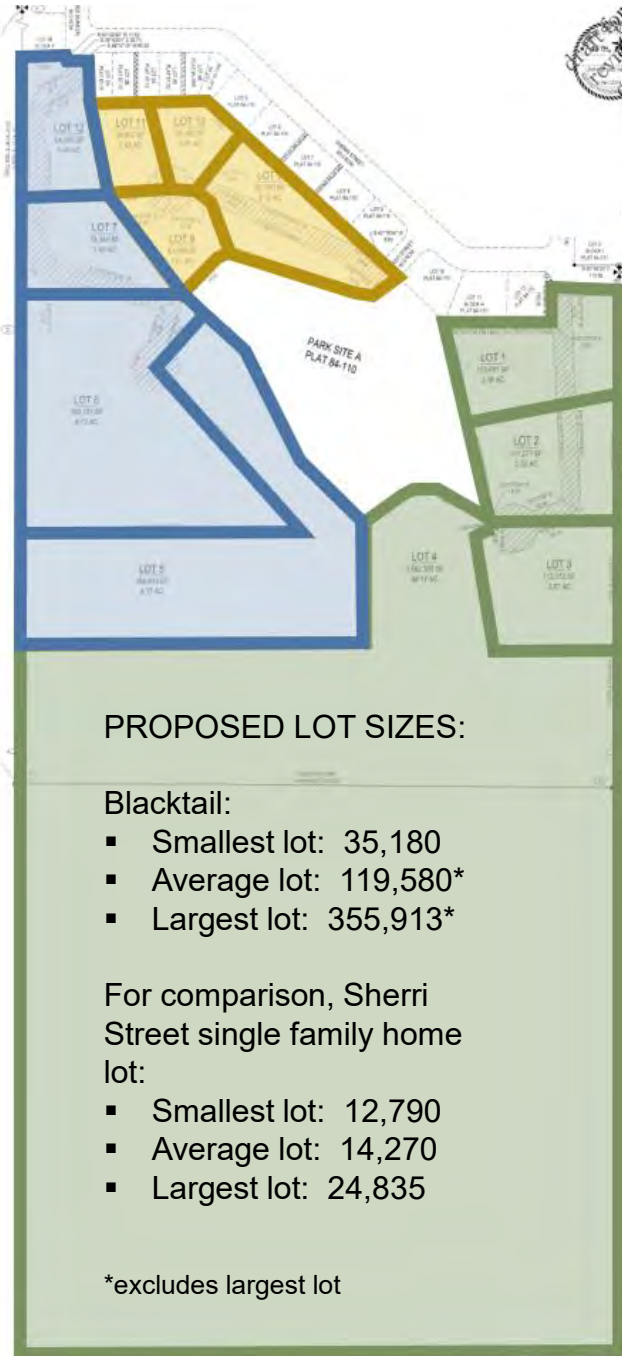
On each tract of land:

- Four or fewer lots
- All lots use private driveway easement - no direct access to right-of-way
- Each lot limited to one single family home and one accessory apartment
- Lots must meet minimum size for district, D3 = 12,000 square feet

Next steps:

- Developers apply for a Major Subdivision for each tract.
- Public Notice card will be mailed to residents within 500 feet.
- **Neighborhood Meeting**
- Staff report and analysis
- **Preliminary plat, hearing before the Planning Commission**
 - Approve, approve with conditions, deny, continue
- **Final plat, hearing before the Planning Commission**

*Items in **bold** point out your opportunity to testify.*



Note that this development is proposed. The developer is not obligated nor committed to this line of development.

Comments or questions? Irene.Gallion@Juneau.org (907) 586-0753 Option 2

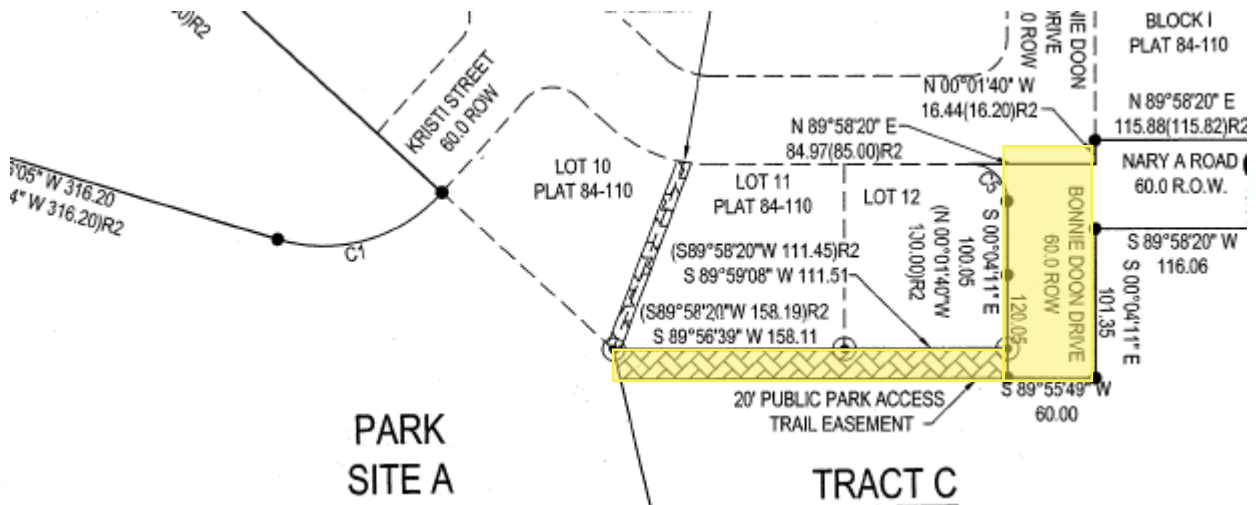
Attachment K - Public Comments

Bonnie Brae Neighborhood Association

October 27, 2021

“Development in the Works”

How can you access your neighborhood park?



Use the extended Bonnie Doon right-of-way, then the 20 foot park access easement (yellow highlight).

When is an excavation permit required?

49.65.200 Extraction permit required (*excerpt*).

(a) The use of property for the excavation, removal or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials, may be authorized in any district only under a conditional use permit issued by the commission under the procedures set forth in chapter 49.15, article III, as modified by this article.

(b) Site grading and preparation required for a proposed permitted use is **exempt** from the requirement of this article **if**:

(1) Such extraction is a necessary incident to work authorized under a valid building permit, or

for improvements which are part of an approved subdivision plat if the material is used within the original tract or parcel subdivided, if all necessary building, grading, and other applicable permits have been issued;

Comments or questions? Irene.Gallion@Juneau.org (907) 586-0753 Option 2

From: Catherine Price <katrinamel@mac.com>
Sent: Monday, April 18, 2022 9:07 AM
To: PC_Comments
Subject: Bonnie Brad Estates

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

comments on the development.

1. My husband and I don't want any multiple dwelling units in this development. Single dwelling units only.
2. We are very concerned about the possibility of land slides when trees and other flora are removed for building. We are on Marguerite and are below this development. So also concerned with proper drainage.
3. Traffic flow during building and after. More population so need that second bridge that's been discussed for years.

Thank you.

Catherine and Michael Price
6739 Marguerite Street
907-723-7721

Sent from my iPad

Irene Gallion

From: rstern77@aol.com
Sent: Thursday, April 21, 2022 8:23 AM
To: Irene Gallion
Cc: Irene Gallion
Subject: RE: blacktail mt estates

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

Hi irene,

From the track c report

Item 5.a

Rich

[Sent from the all new AOL app for Android](#)

On Thu, Apr 21, 2022 at 8:14 AM, Irene Gallion
<Irene.Gallion@juneau.org> wrote:

Hi Richard,

Where do you get 194 ADT for track C? With four lots, each with a single family home, we'd expect 38 ADT.

We would expect 38 ADT for each tract, for a total of 114 for the entire development.

We will include the feedback below to the Commission.

Thanks!

IMG

From: rstern77@aol.com <rstern77@aol.com>
Sent: Wednesday, April 20, 2022 8:13 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Re: blacktail mt estates

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

Hi Irene,

Items that need addressing is access roads

Item 5.a: Roadways of wee burn, bonnie donne, sherri is not 50'. ie lot C is anticipated at 194 ADTs for track C alone! Lots A/B is double that! How is dust, on all roads be contained: Bonnie Doone, Wee Burn, Sherri. Will the drainage ditches be filled? Who is paying for this? I wouldnt expect bonnie doone development taxpayers be strapped with this burden. Should the roadways be paved, and what is the communities input & intent. We've always had gravel, providing a community, rural feel. Im thinking that the roadway, to bond roadway, might have scheduled spray with a product called Enviroseal.

Rich

-----Original Message-----

From: Irene Gallion <Irene.Gallion@juneau.org>
To: rstern77@aol.com <rstern77@aol.com>
Cc: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wed, Apr 20, 2022 12:19 pm
Subject: FW: blacktail mt estates

Hi Mr. Stern,

Thanks for your interest in development of our community! You have quite a few questions that I wanted to respond to as best we can at this point. You can find application materials and draft plats at the webs site: <https://juneau.org/community-development/short-term-projects>

As you go through these answers, it might help to have a general idea of next steps:

- Preliminary plat approval by the Planning Commission (May 10). If the plat is approved, the developer will:
 - o Provide a construction plan. (Must be approved by CBJ Engineering)
 - o Provide a drainage plan. (Must be approved by CBJ Engineering)

- o Pay all taxes owed on the lots.
- o Construct or bond for improvements.
- Then the Commission will consider final plat approval.

Construction will require a grading permit (separate from the subdivision process). If blasting is needed, a blasting plan must be approved by CBJ before blasting can occur.

To address your questions:

1. How many square feet are required to build one house?

The area is zoned D3, requiring 12,000 square feet for a single family home. For the proposed subdivisions:

- The smallest lot is 35,180 square feet
- The average lot is 119,580 square feet (excludes the largest lot of 64 acres)
- The largest lot is 355,193 square feet (excludes the largest lot of 64 acres)

By comparison, for the Sherri Street single family home lots:

- Smallest lot is 12,790 square feet
- Average lot is 14,270 square feet
- Largest lot is 24,835 square feet.

2. What is the zoning?

Bonnie Brae and the proposed subdivision are all zoned D3.

3. Is D1 zoning being kept?

The zoning is not D1. The subdivisions will remain D3 unless rezoned. Rezoning is not part of this proposal.

4. What variances are being applied for?

A variance is a particular instrument that allows one person to not follow a law that others have to follow. There are no variances applied for as part of this proposed subdivision.

5. How many acres are there?

The link above shows the proposed subdivision plats and acres for each. The total area of the Blacktail development is 96.31 acres.

6. What is the tax impact to existing Bonnie Brae residents?

The development will not impact how the Assessor's Office assesses taxes.

7. Will the lots have septic tanks?

Currently, each lot is proposed to have a single water and sewer line. The Director is proposing that the developer be required to install water and sewer mains.

8. Where is the SWPP? Is there an erosion plan that mitigates run-off?

Not yet. After the preliminary plat is approved, the developer will need to provide a construction and drainage plan, which will be reviewed by CBJ's Engineering Department.

9. Are access roads, including Bonnie Doon, going to be widened, paved, and chip-sealed, or left as is? Are speed bumps planned?

The City does not currently have plans to pave roads in Bonnie Brae. If paving was considered, the neighborhood would be asked to participate in a Local Improvement District (LID) and assist in paying for improvements. No speed bumps are planned.

10. This year, with snow fall, neighborhood roads became one lane. How will plowing be managed? Will roads be graded in the spring?

Changes to the current road maintenance regime are not anticipated.

11. How will road upgrades affect the existing Bonnie Brae residences, and who will pay for roadwork?

There are no anticipated upgrades to existing road infrastructure. The developer will build the accesses to the proposed subdivision lots.

12. What is the roadway study for additional vehicular travel, and how many cars per day are anticipated for the development?

According to the Institute of Transportation Engineers Trip Generation Manual (9th Edition) the average single family home is expected to create 9.52 traffic movements a day. 114.2 movements are anticipated for the development of 12 lots.

13. How is electric being run to the development, poles or underground?

CBJ code requires transmission facilities to be underground for new installations [CBJ 62.40.070]. This can be waived if not feasible.

14. What is the anticipated time for upgrading roadwork, utilities, sewer and water and all needed infrastructure?

That is not known to CBJ at this time.

15. What is the duration of improvements to the site?

That is not known to CBJ at this time.

16. What are the crew working hours? Will there be work on weekends? How much overtime per week?

That is not known to CBJ at this time.

17. Is the project prevailing wage or union?

That is not known to CBJ at this time.

18. Have civil drawings been completed, and when will plans be reviewed?

A draft construction plan was submitted with the preliminary plat. The construction plan will not be reviewed until the preliminary plat is approved, as the Planning Commission may require changes that impact construction.

19. What HAZMAT materials have been found on site?

That is not known to CBJ at this time.

20. Is there blasting or rock-breaking? Is there a plan? How are existing structures being monitored?

Blacktail has proposed blasting for approximately 55,000 cubic yards of material. The plan has been reviewed and feedback has been provided to the Developer. The blasting will not be permitted until a plan is approved. The details of monitoring structures is not known at this time. Rock crushing nor screening are not allowed in D3 zoning.

21. How is dust being mitigated during construction?

Unknown to CBJ at this time.

22. Where is the water source for construction, and how is grey water mitigated?

That is not known to CBJ at this time, but it is reasonable that water would be accessed through CBJ's system. Grey water is not anticipated. Drainage plans will have to be approved by CBJ.

23. Will the diameter of the culverts and drainage ditches be increased or deepened? What are the safety plans to prevent falling into a deepened ditch?

The construction and drainage plans have not yet been submitted, so required improvements to the neighborhood roads are not yet known. Ditches would have to meet engineered safety standards.

24. What are the lots being sold for?

Unknown.

25. Will the lots be subdivided?

Further subdivision will not be allowed unless the driveways are built to road standards, and include water and sewer mains.

26. How many homes will the entire Blacktail development provide?

Under the proposed subdivision, each lot is limited to one single-family home and one accessory apartment. There are 12 lots proposed.

27. How much lot clearing is allowed? How will this affect water run-off and soil erosion? What are the protocols to maintain existing conditions?

Lot clearing would require a grading permit. Part of that permit is review of a drainage plan and stormwater pollution prevention measures.

28. What is the projected avalanche anticipation?

CBJ has not done avalanche studies in the area.

29. As Blacktail is at a much higher elevation than Bonnie Brae, is shoring planned, and how is Bonnie Brae protected?

Unknown at this time. The construction plan will provide more detail.

30. Are the developers posing a bond for damage to roadways or residences?

The blasting plan is currently in review. Bonds are not anticipated to address damage to roadways or residences.

Let me know if you have further questions,

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

From: PC_Comments <PC_Comments@juneau.org>
Sent: Tuesday, April 19, 2022 2:47 PM
To: 'rstern77@aol.com' <rstern77@aol.com>
Cc: Irene Gallion <Irene.Gallion@juneau.org>; Jill Maclean <Jill.Maclean@juneau.org>
Subject: RE: blacktail mt estates

Thank you!

Chelsea Wallace | Administrative Assistant II

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

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

Personal Line: 907.586.0715 ext. 4120



Fostering excellence in development for this generation and the next.

From: rstern77@aol.com <rstern77@aol.com>
Sent: Tuesday, April 19, 2022 2:35 PM

To: PC_Comments <PC_Comments@juneau.org>

Subject: Re: blacktail mt estates

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

HI COMMENTS,

RICHARD STERN

THANKS,

RICH

-----Original Message-----

From: PC_Comments <PC_Comments@juneau.org>

To: 'rstern77@aol.com' <rstern77@aol.com>

Cc: Jill Maclean <Jill.Maclean@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>; Breckan Hendricks <Breckan.Hendricks@juneau.org>; Ryan Roguska <Ryan.Roguska@juneau.org>

Sent: Mon, Apr 18, 2022 8:09 am

Subject: RE: blacktail mt estates

Good morning,

Thank you for submitting your questions/comments to the Planning Commission! Per the Planning Commission's Rule of Order, members of the public are required to state their name, otherwise we cannot accept their comments. If you would like your comment submitted to the Planning Commission, can you please reply with your name?

Here is Rule 11(D) from the Planning Commission's Rules of Order with more information.

Rule 11(D) Written Comments. Written comments, with the exception of e-mail transmissions, must be signed, and the source of illustrative materials must be identified. E-mail transmissions must show the author's name. Anonymous submissions will not be accepted.

If you have any questions, or would like more information, please let me know.

Thank you,

Chelsea Wallace | Administrative Assistant II

Community Development Department | City & Borough of Juneau, AK

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

Personal Line: 907.586.0715 ext. 4120



Fostering excellence in development for this generation and the next.

From: rstern77@aol.com <rstern77@aol.com>
Sent: Sunday, April 17, 2022 7:08 PM
To: PC_Comments <PC_Comments@juneau.org>
Subject: blacktail mt estates

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

1. how many sf lot size to build 1 house
2. what is the zoning
3. Is D1 zoning being kept
4. what are the variances applied for
5. how many acres are there
6. what is the tax impact to existing bonnie brae residences
7. will the lots have septic tanks, what means of drainage for grey & black water. where will the new pumphouses be located
8. where is the SWPP, is there an erosion plan, mitigating run-off
9. is the access roads, bonnie doon, going to be widened, paved, chip sealed, or left as is. are speed bumps planned
10. this year, with snow fall, bonnie doone, and all roads, became a one way road, how will plowing be managed, will roads be graded in spring.
11. how will road upgrades effect the existing bonnie brae residences upgrades to the above, who pays for roadwork to all the development
12. what is the roadway study for additional vehicular travel, and how many cars per day are anticipated for the development
13. how is electric being run to the development; poles or underground
14. what is the anticipated time for upgrading roadwork, utilities, sewer & water & all needed infrastructure
15. what is the duration of improvements to the site (s)
16. what are the crew working hours: list normal working hours. will there be work on saturdays or sundays.what are the OT hours per week.
17. is the project prevailing wage, or union.
18. have civil drawings been completed, and when will the plans be reviewed
19. What HAZMAT materials been found on site
20. Is there a blasting, or rock breaking, is there a plan, how are existing structures being monitored
21. how is dust being mitigated during construction
22. where is the water source coming from during construction, and how is grey water mitigated
23. will the diameter of culverts and drainage ditches be increased, ordeepened, and what are the saftey plans from falling into a deepened ditch
24. what are the lots being sold for
25. will the lots be subdivided,
26. how many total homes is the entire blacktail development going to have
27. how much lotr clearing is allowed. How will this effect water run-off & soil erosion. What are the protocols to maintain existing conditions, avoiding run off & erosion.
28. what is the projected avalanche anticipation
29. as blacktail is at a much higher elevation than bonnie brae, is shoring planned, and how is bonnie brae protected
30. are the developers posting a bond for any occurence to existing roadways, or residences.

From: Emily Coate Thompson <ecoate@gmail.com>
Sent: Monday, April 18, 2022 8:59 PM
To: PC_Comments
Subject: Blacktail Mtn Estates

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

Hello there-

I'm writing to comment on the proposed Blacktail Estates out above Bonnie Brae. Being an active Bonnie Brae homeowner, I'm leery of this proposed subdivision and its 3 separate access points. It was my understanding that there are rules around the addition of another tier in the neighborhood (aka the requirement to update the rest of the neighborhood to code) and it feels shady that the developer is instead, installing 12 lots but bypassing the rules already in place. If you let this developer use this loophole, what other developers will follow? What's the point of having rules of planning and developing on the books if they can be bent to your unique preferences?

Additionally, I'm concerned about the drainage to the rest of our homes if the wetlands above are being filled in. There is a high volume of water pumping out of the wetlands through the creek in our backyard after rainfall and during spring melt and I'm concerned that corners will be cut and drainage improperly installed especially given that corners are already being cut with the whole "3 access points" idea. Furthermore, how will snow removal work out on these access points if they are all considered private drives? As we saw this last winter, there is the potential for a lot of snow to build up and the roads become one way streets. I'm concerned that if each of these access points are owner responsibility, we might see even more of a bumble in terms of where snow is being pushed and what it is blocking for the neighborhood as a whole.

I urge the members of the planning commission to look at these concerns and ask themselves, who will be purchasing these single family with apartment lots? At what price point do they serve? If you're looking to expand affordable housing, this isn't it. The last thing we need is more half a million dollar homes sitting high on a hill that only the elite can afford.

Thank you-
Emily Thompson

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

SMP2021 0009: Subdivision of one tract of land into four - APPROVED AS AMENDED

AGENDA ITEM:

Case No.: SMP2021 0009

Applicant: Creative Development

Location: Tract C, Blacktail Mountain Estates, A Fraction of U.S Survey 471

Proposal: Subdivision of one tract of land into four

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested preliminary plat for the Blacktail Mountain Estates, Tract C. This permit would allow the applicant to submit for the final plat application.

If the Planning Commission approves the private shared access subdivision, this approval should be subject to the following conditions:

1. Prior to approval of the final plat, the private shared access must be revised to meet the Land Use Code, not create double frontage lots [CBJ 49.15.420(b)], and not create more than four (4) lots total [CBJ 49.35.260].
2. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
3. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
4. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.
5. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

If the Planning Commission approves the subdivision, this approval should be subject to the following plat notes:

AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

THE USE OF EACH LOT SERVED BY THE SHARED ACCESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(b)(5)].

WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. (Met, note 8 on preliminary plat)

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS C1, C2, C3 and C4 SHALL BE

RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION. (Note 9 on preliminary plat, needs modification)

THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT C DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS, AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

Director's Report

This application is for a private shared access (PSA) subdivision creating four lots, accessed from Bonnie Doone Drive in the Bonnie Brae Subdivision.

On September 11, 2019, a pre-application conference was conducted. On October 8, 2021, a minor subdivision was approved that platted the ~90-acre site into three (3) large tracts of land.

The Director is recommending denial of the subdivision based on the following findings:

Blacktail Mountain Estates Subdivision, Tract C, with the other two subdivisions proposed for Blacktail Mountain Estates, circumvents development standards that would be required if the 12 lots were considered one subdivision, contrary to 49.15.401(a)(1)(A).

In a PSA subdivision, the front setback is measured from the private shared access, creating "frontage."

The PSA bisects Lot C1 and C2, creating two double frontage lots, contrary to 49.15.420(b).

PSAs allow up to four single-family lots. The double frontage proposed results in six (6) lots, contrary to 49.35.262(b)(2).

ATTACHMENTS:

Description	Upload Date	Type
❑ Staff Report for SMP2021 0009 - Part 1	5/4/2022	Staff Report
❑ Staff Report for SMP2021 0009 - Part 2	5/4/2022	Staff Report



PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2021 0009
HEARING DATE: MAY 10, 2022

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: May 4, 2022

TO: Michael LeVine, Chair, Planning Commission

BY: David Matthew Peterson, Planner II
 Irene Gallion, Senior Planner

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a preliminary plat review for a private shared access subdivision of Blacktail Mountain Estates, Tract C, into six (6) lots.

STAFF RECOMMENDATION: Denial.

KEY CONSIDERATIONS FOR REVIEW:

- Potential use of phasing to circumvent subdivision road and utility requirements [CBJ 49.15.401(a)(1)(A)].
- Private shared access [CBJ 49.35. Division 2] allows for up to four (4) lots, since a public right-of-way and associated public improvements (e.g. water, sewer, paving, road maintenance, and snow maintenance) are the responsibility of the individual private owners, not the CBJ.
- Private shared access allows for up to four (4) single-family lots, the double frontage lots proposed result in a total six (6) lots, which is not permissible [CBJ 49.35.260].
- Double frontage lots are proposed. Per [CBJ 49.15.420(b)], double frontage lots should be avoided.

GENERAL INFORMATION	
Property Owner	Creative Development/Peter Peel
Applicant	Creative Development/Peter Peel
Property Address	Not Yet Assigned
Legal Description	Blacktail Mountain Estates TR C
Parcel Number	6D0801110013
Zoning	D3 (Single-Family/Duplex)
Lot Size	3,196,115 square feet, 73.3727 acres
Water/Sewer	Available
Access	Shared access easement off Bonnie Doon Drive right-of-way
Existing Land Use	D3
Associated Applications	SMP2021 0007, SMP2021 0008

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Approve:** approve the permit and adopt new findings for items 1-5 below that support the approval.
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.

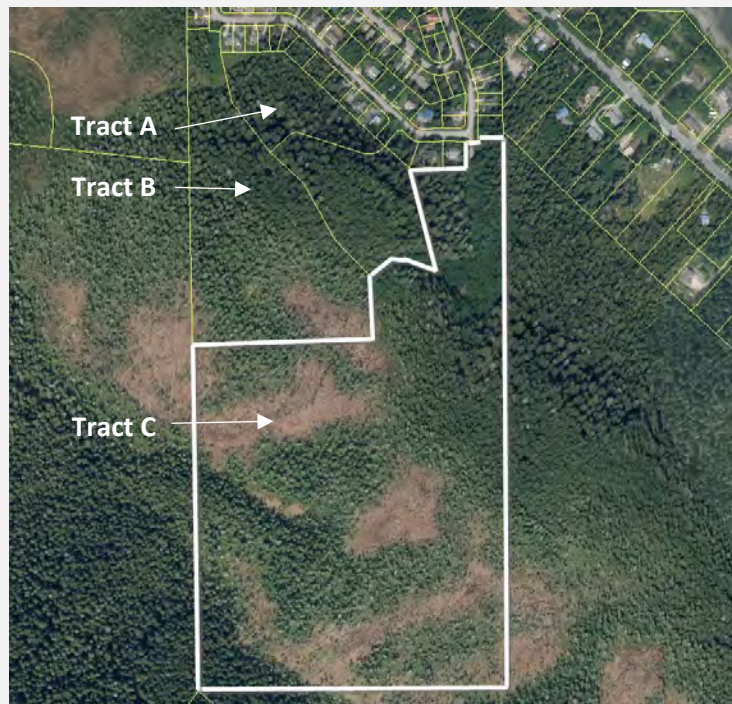
STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o CBJ 49.15.220, 400, 401, 402, 411, 420, 421
 - o CBJ 49.35.120, 140, 220, 240, 250, 260, 262, 263, 510
 - o CBJ 49.55.010
 - o CBJ 49.80

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.*

And per CBJ 49.15.401(a)(1)(B), *a major subdivision permit is required if a parcel has been subdivided by a minor subdivision within the preceding 24 months.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Bonnie Brae Estates II
South (D3)	Rural Reserve (RR)
East (D3)	Rural Reserve (RR)
West (D3)	Bonnie Brae Estates II Park Sl; Blacktail Mountain Estates Tract B; Rural Reserve (RR)

SITE FEATURES	
Anadromous	None
Flood Zone	None
Hazard	None
Hillside	To Be Determined
Wetlands	Muskeg
Parking District	N/A
Historic District	N/A
Overlay Districts	Map F - Mining & Exploration Surface Activities Exclusion District; RV Park Area

BACKGROUND INFORMATION

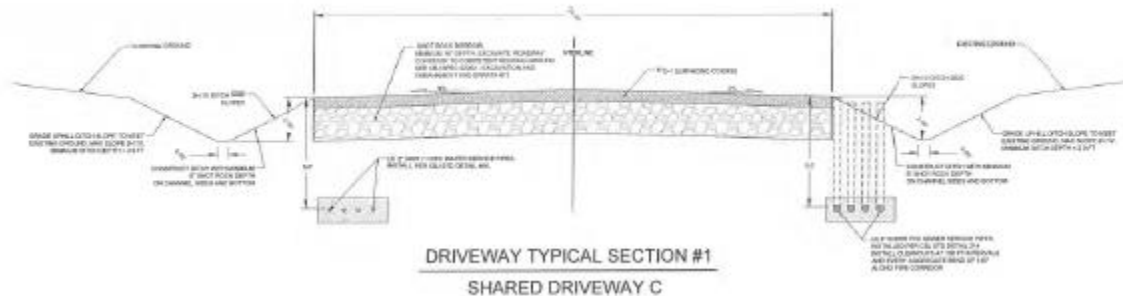
Project Description – The applicant is proposing the subdivision of Tract C of Blacktail Mountain Estates into six (6) private shared access lots (**Attachment A, Attachment B**). In 2021, the applicant subdivided the ~90-acre parent tract into three large tracts of land: Tracts A, B, and C (**Attachment C**). Tract C is one of three tracts created under Plat 2021-32.

Each of the resultant tracts (Tracts A, B, and C) are being proposed for a private shared access subdivision. Each tract subdivision into a private shared access subdivision is a “major” subdivision because:

- It has been less than two years since the previous minor subdivision [CBJ 49.15.401(a)(1)(B)]. The last subdivision was recorded in October of 2021.
- Per CBJ 49.15.220(2), the Director finds that the series of applications for minor developments, taken together, constitute a major development.
 - Lots A1, C1, and C2 are bisected by the easement, functionally creating a 15-lot subdivision.
 - Development pads in Tract C development point to future subdivision.

- o Utilities proposed would not support subsequent subdivision.
- The Director is concerned that the proposed subdivision circumvents road and utility development that would usually be associated with a major subdivision [CBJ 49.15.401(a)(1)(A)].

A private shared access can be built to driveway standards, with single water and sewer lines being proposed from the right-of-way (ROW) to the lots. More than four lots require a water and sewer main. Driveway typical sections for Tract C are on sheet 9 of the draft construction drawings submitted with the subdivision.



If the applicant applied for a traditional subdivision and constructed a public ROW, the three subdivisions (Tracts A, B, and C) were considered cohesively, and roadways were accepted for public maintenance, the roadways would have a required width of 22 feet, with water and sewer mains. Note that CBJ 49.35.240 requires paving, but the neighborhood streets leading to this subdivision are unpaved. Per CBJ 49.35.120(a), the Commission can require off-site development improvements to ensure that all of the improvements function properly.

While a plat note will clarify limits on development, subdivision design may make subdivision seem more likely:

- The private shared access bisects Lots C1 and C2, creating two lots.
 - o Lot C1 is approximately 8.4 times the minimum lot size required.
 - o Lot C2 is approximately 8.5 times the minimum lot size required.
- Lots are larger compared to the required minimum lot size (12,000 square feet) for the D3 zoning district:
 - o Lot C3 is approximately 16 times larger than the minimum lot size required.
 - o Lot C4 is approximately 233 times larger the minimum lot size required.
- Draft construction plans seem to indicate multiple building pads per lot (discussed below).

In order to further subdivide, all lot owners in the private shared access subdivision would have to agree and pay to upgrade the private shared access to CBJ roadway standards.

Given the Director's findings, the Planning Commission's decision will impact the shape and cost of subsequent construction, potentially limiting the number of dwelling units that could be constructed.

THE ANALYSIS BELOW IS SPECIFIC TO TRACT C

Background – In 1915, 163.59 acres were platted under U.S. Survey No. 471. In 1981, 60.7245 acres were used to create Bonnie Brae Estates. In September of 2021, the applicant purchased the remaining balance of U.S. Survey 471. In October of 2021, the land was subdivided into three smaller tracts with the intent of creating three private shared access subdivisions of four lots each.

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

Item	Summary
November 1915	U.S. Survey No. 471
August 1981	Bonnie Brae Estates – Unit No. 1 Survey
September 2021	Plat of Blacktail Mountain Estates
December 2021	Community Development Department (CDD) PLAT 2021-32 recorded October 8, 2021

ANALYSIS

Phasing – The Director is concerned that this subdivision uses phasing (through private shared access subdivisions) to circumvent the roadway and utility requirements of a regular 12-lot subdivision [CBJ 49.35].

Minimum Lot Dimensions – The proposed lots shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400.

Dimensional Standard	Requirement	Met?
Minimum Lot Size	12,000 square feet	☒ Meets/Exceeds ☐ Not met
Minimum Lot Width	50 feet	☒ Meets/Exceeds ☐ Not met

On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for the D3 Zoning District remain the same.

Lots C3 and C4 are *cul-de-sac* lots. Lot width is measured at the front setback line. If necessary, the Commission could waive the lot width requirement if it is impractical to meet [CBJ 49.15.421]. A waiver is not required at this time, nor recommended given the oversized lots proposed.

Density – Lot layout is shown on page 6 and on the proposed plat (**Attachment B**). Each lot in a private shared access subdivision is limited to a single-family structure and an accessory apartment [CBJ 49.35.262(b)(5)]. Accessory apartments do not increase density, because they are considered subordinate to the primary use of the lot.

Lot Number	Square Feet	Maximum Number of Dwelling Units
*C1	100,478	One single-family structure and one accessory apartment
*C2	101,675	One single-family structure and one accessory apartment
C3	197,174	One single-family structure and one accessory apartment
C4	2,796,789	One single-family structure and one accessory apartment

***Lots C1 and C2 are each bisected by the private shared access, resulting in two (2) lots each, not one (1) lot.**

Based on size, the lots above could be subdivided if the access and utilities are built to subdivision standards. Under D3 zoning:

- 12,000 square feet accommodates a single-family structure and accessory apartment.
- 6,000 square feet accommodates a bungalow structure, limited to 1,000 square feet.
- 18,000 square feet accommodates a duplex.
- 24,000 square feet accommodates two single-family structures and accessory apartments for each.

The Director is recommending denial. The following conditions and plat notes are recommended if the Commission approves the subdivision.

Condition: Prior to approval of the final plat, the private shared access must be revised to meet the Land Use Code, not create double frontage lots [CBJ 49.15.420(b)] and not create more than four (4) lots total [CBJ 49.35.260].

Plat Note: AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

THE USE OF EACH LOT SERVED BY THE SHARED ACCESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(b)(5)].

Habitat – There are no mapped anadromous resources on Tract C. The applicant should verify with the United States Fish and Wildlife Service regarding the presence of eagle nests in the area. The presence of nests may impact development timelines.

In their application for the minor subdivision of the parent lot, the applicant included wetlands mapping from the Juneau Wetlands Management Plan Update (**Attachment D**). Wetlands fill permits from the United States Army Corps of Engineers may be required. The applicant is working on those permits currently.

The Director is recommending denial. The following plat note is recommended if the Commission approves the subdivision.

Condition: None.

Plat Note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. (Met, note 8 on preliminary plat)

Hazard Zones – The tract is outside mapped flood zones (Maps 02110C 1534D and 02110C 1553D, effective August 19, 2013). The tract is outside mapped hazard zones. If a Hillside Endorsement is required, it will be addressed during development review and prior to building permit issuance.

Condition: None.

Plat Note: None.

May 4, 2022
SMP2021 0009
Page 6 of 13

LOT DESIGN

Lot lines should be at 90 degree angles to straight streets and radial to curved streets unless topographical conditions require otherwise [CBJ 49.15.420(a)(4)]. The image below juxtaposes Tract C proposed lot lines over Parcel Viewer topographical information (2013).



There is no terrain exemption for roadway alignment.

The private shared access bisects Lots C1 and C2, creating double frontage lots. Double frontage lots should be avoided [CBJ 49.15.420(b)].

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“Frontage” is the side of the lot abutting a street, the front lot line [CBJ 49.80]. In the absence of an ROW, the Director holds that the easement functions as “frontage,” because a private shared access subdivision code requires a front yard setback from the easement [CBJ 49.35.263(c)].

Note that the Director finds that Lots C1 and C2 are each in effect two lots, resulting in six lots being created through private shared access, which is two more lots than is permissible.

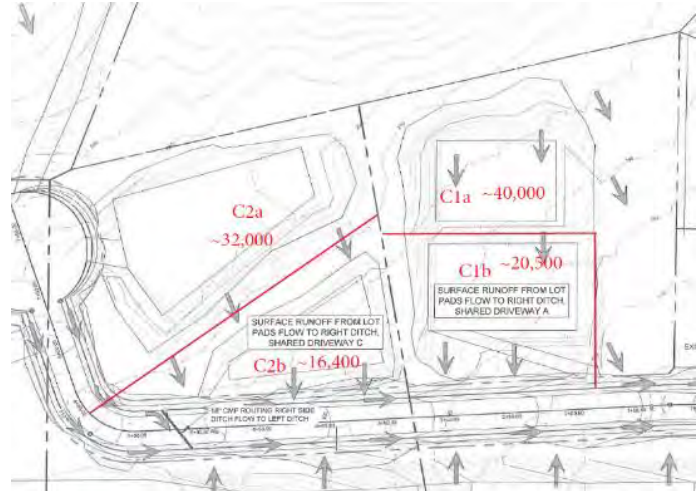
The concern for future subdivision in Tract C is exacerbated by the construction plans submitted with the application. There are two “pads” shown for the east side of Lots C1 and C2 (image right). If those lots were subdivided so that each had a pad, the resulting lots would be (scaled with Adobe Acrobat):

C1a $\cong$ 40,000 square feet

C1b $\cong$ 20,500 square feet

C2a $\cong$ 32,000 square feet

C2b $\cong$ 16,400 square feet



The total area on the west side of the C1 section of the access easement is about 29,000 square feet, enough for at least two single-family lots at the minimum zone lot size of 12,000 square feet (image below).

The total area on the west side of the C2 section of access easement is about 31,000 square feet. Again, two single-family lots of minimum size could be subdivided from this section (image below).



There has been some discussion that the pads are a place to store fill. The draft blasting plan submitted to CBJ General Engineering proposes a volume of 40,000 bank cubic yards (prior to being blasted). For comparison, Stabler’s Quarry has produced 30,000 to 50,000 bank cubic yards per year from 2020. CBJ CDD has requested, but not yet received, an engineering justification (balance of cut and fill) for the volume of blasting proposed.

As noted above, lot C4 is 233 times larger than the minimum single-family lot size.

If approved, code requires the Commission to require the private shared access [CBJ 49.15.420(b)(1-4)]:

- Not directly address a collector or arterial (met).
- Have restricted access to prevent unsafe sight distances.
- Be built away from intersections.
- Protect public health, safety, and general welfare.

TRAFFIC

Traffic –A Traffic Impact Analysis (TIA) **IS NOT** required for the number of lots proposed.

Use	Per Single-Family Structure	# of Structures	Total Trips
Private Shared Access Subdivision – 4 lots	9.52	4	38.08
Total Average Daily Trips (ADT):			38.08

Trip Generation Manual, 9th Edition, Volume 2: Data, page 296

The three-tract Blacktail development as proposed would generate three times the ADT for one tract, or 114.2 ADT.

ACCESS AND PUBLIC IMPROVEMENTS

Access – The road leading to the Tract C subdivision is unpaved. The primary access to the subdivision is through Bonnie Doon Drive [CBJ 49.35.250(a)]. The applicant has demonstrated that each lot will have eased private shared access to Kristi Street [CBJ 49.35.260]. The private shared access easement bisects Lots C1 and C2 creating six lots, and terminates in a *cul-de-sac*.

Lot Number	Primary access
*C1	60-foot-wide Kristi Street ROW to 50-foot-wide Private Shared Access Easement
*C2	60-foot-wide Kristi Street ROW to 50-foot-wide Private Shared Access Easement
C3	60-foot-wide Kristi Street ROW to 50-foot-wide Private Shared Access Easement
C4	60-foot- wide Kristi Street ROW to 50-foot-wide Private Shared Access Easement

***Lots C1 and C2 are each bisected by the private shared access, resulting in two (2) lots each, not one (1) lot.**

The Director is recommending denial. The following plat note is recommended if the Commission approves the subdivision.

Condition: None.

Plat Note: ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS C1, C2, C3, and C4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION. (Note 9 on preliminary plat, needs modification)

CBJ 49.35.240 Table of Roadway Construction Standards.

Access for this subdivision is met through a private shared access that does not need to meet CBJ street standards.

If developed with streets, the subdivision standard would be [CBJ 49.35.240 Table]:

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publically Maintained
38.08	No	No	22 feet	Intersections	60 feet	Yes	Yes

The Director has declined to reduce the ROW width due to perceived future subdivision potential [CBJ 49.35.263(d)].

The existing roads in Bonnie Brae are unpaved, so the portion of the private shared access in the ROW shall be surfaced with materials consistent with the adjacent public roadway. The length of the portion of the private shared access in the ROW shall consist of a minimum two-foot apron [CBJ 49.35.262(b)(9)].

Drainage – Multiple neighbors have expressed concerns about the development’s impacts on drainage. After a preliminary plat is approved, a drainage plan will be required and must be approved by General Engineering prior to subdivision construction.

The Director is recommending denial. The following condition and plat note are recommended if the Commission approves the subdivision.

Condition: Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

Plat Note: THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT C DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS, AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

Fire Code Improvements – Capital City Fire and Rescue does not have fire code or fire department concerns at this time.

REQUIREMENTS FOR FINAL PLAT

- Construction and drainage plan review and approval.
- Certified payment of taxes.
- Construction of or bonding of utilities.

The Director is recommending denial. The following conditions are recommended if the Commission approves the subdivision.

Condition: Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.

Condition: Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.

Condition: Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

Plat note: Not applicable.

AGENCY REVIEW

CDD conducted an agency review comment period between December 27, 2021, and the date of this report. Plat review comments and outstanding items are included in **Attachment F**.

Comments from CBJ Engineering and Public Works regarding water and drainage can be found in **Attachment G**.

PUBLIC COMMENTS

CDD conducted a public comment period between April 12, 2022, and April 22, 2022. Public notice was mailed to property owners within 500 feet of the subdivision (**Attachment H**). A public notice sign was also posted at the Wee Burn Drive and Bonnie Doon Drive intersections within North Douglas Highway (at the entry to the Bonnie Brae neighborhood) prior to the scheduled hearing (**Attachment I**). Public comments submitted at time of writing this staff report can be found in **Attachment J**.

Name	Summary
Cathleen Anderson	Concern with road maintenance and peaceful atmosphere
Iris Korhonen-Penn	Concern regarding wetlands fill and traffic
Paul and Christina Martz	Concern about drainage
Emily Palmer	Disregard for code, concerns with blasting and density
Catherine and Michael Price	Single-family home only, concerns with landslides and traffic
Emily Thompson	Concerns regarding code, drainage, and density

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, CBJ 49.15.420, and CBJ 49.35.260?*

Analysis: Outstanding items are discussed above. The plat appears to conflict with:

- CBJ 49.15.401(a)(1)(A): Blacktail Tract C subdivision, with the other two proposed for Blacktail Mountain Estates, circumvents development standards that would be required if the 12 lots were considered one subdivision.
- CBJ 49.15.420(b): In a private shared access subdivision, the front setback is measured from the private shared access, creating “frontage.” The driveways proposed bisect Lots C1 and C2, creating double frontage lots.
- CBJ 49.35.260: Private shared access allows for up to four single-family lots, the double frontage lots proposed result in a total six (6) lots, which is not permissible.

Finding: No. The plat is not compliant.

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

Analysis: A 12-lot subdivision would be required to provide a public water and sewer system, rather than individual services to the Sherri Street utilities.

Finding: No. Assuming the finding above is sustained, applicable subdivision development standards are not 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 D3 zoning district. Proposed lots can reasonably meet setback and other dimensional requirements.

Finding: Yes. The proposed subdivision provides building sites suitable for the D3 zoning district.

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

Analysis: In accordance with CBJ 49.35.263(b), the Director finds that the private shared access is required to have a name for public safety reasons.

Finding: Yes. If the preliminary plat is approved, the applicant will submit a name(s) for the private shared access to be reviewed by CDD in accordance with CBJ 49.35.220(a).

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 Title 49 and can be feasibly constructed.***

Analysis: The construction plan is not required, nor is it reviewed, until a preliminary plat has been approved.

Finding: Yes. At this time, Engineering and Public Works believe subdivision improvements are feasible.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested preliminary plat for the Blacktail Mountain Estates, Tract C. This permit would allow the applicant to submit for the final plat application.

If the Planning Commission approves the private shared access subdivision, this approval should be subject to the following conditions:

1. Prior to approval of the final plat, the private shared access must be revised to meet the Land Use Code, not create double frontage lots [CBJ 49.15.420(b)], and not create more than four (4) lots total [CBJ 49.35.260].
2. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
3. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
4. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.
5. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

If the Planning Commission approves the subdivision, this approval should be subject to the following plat notes:

AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

THE USE OF EACH LOT SERVED BY THE SHARED ACCESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(b)(5)].

WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. (Met, note 8 on preliminary plat)

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS C1, C2, C3 and C4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION. (Note 9 on preliminary plat, needs modification)

THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT C DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS, AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ19.12.120 BEST MANAGEMENT PRACTICES. (Note 7 on preliminary plat, needs modification)

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Most Recent Plat
Attachment C	Staff Report and Plat for Plat 2021-32
Attachment D	Wetlands Mapping from MIP2020 0004 – EXCERPT
Attachment E	Shared Access Driveway Location Justification
Attachment F	Plat Review Comments
Attachment G	CBJ Engineering and Public Works Comments on Drainage
Attachment H	Abutters Notice
Attachment I	Public Notice Sign
Attachment J	Public Comments



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION :		
	Physical Address A FRACTION OF US SURVEY 471 (ABOVE BONNIE BEAR)		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) US SURVEY 471 - BLACKTAIL MOUNTAIN ESTATES TR C		
	Parcel Number(s) BLACKTAIL MOUNTAIN ESTATES A, B AND C 600801110013		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner CREATIVE DEVELOPMENT / PETER PEEL	Contact Person BRUCE GRIGGS	
	Mailing Address PO BOX 32076 JUNEAU, AK 99803	Phone Number(s) 907 723-7851	
	E-mail Address brucegriggs@hotmail.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>[Signature]</u> Landowner/Lessee Signature <u>12/2/2021</u> Date X _____ Landowner/Lessee Signature _____ Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant SAME	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X _____ Applicant's Signature _____ Date of Application			

DEPARTMENT USE ONLY BELOW THIS LINE

Attachment A - Application Packet

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Intake Initials JPM
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 1 Total Land Area 73 acres Number of Resulting Parcels 4

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>440</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>440</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
<u>SMP 21-009</u>	<u>12/21/21</u>



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: BME "C"

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
- ☒ Lot Closure Report

RB Gigg
Applicant or Surveyor - Signature

12/2/21
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

Updated 1/2018

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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

Attachment A - Application Packet

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

Updated 1/2018

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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

Attachment A - Application Packet

Preliminary Plat Checklist

Updated 1/2018

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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: *SWPPP Plan being finalized*

- ☒ 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: *NA.*

- ☐ 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.



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

Peel Subdivision above Bonnie Brae

Case Number: PAC2019 0062

Applicant: Bruce Griggs, Peter Peel, Gabe Hayden

Property Owner: Peter Peel

Property Address: Not Assigned

Parcel Code Number: 6D0801110010

Site Size: 3,964,656 Square Feet (91.0160 Acres)

Zoning: D3

Existing Land Use: Vacant

Conference Date:	September 11, 2019
Report Issued:	September 18, 2019

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
Bruce Griggs Gabe Hayden Peter Peel	Applicants	Brucegriggs@hotmail.com Hayden@katabaticeng.com Pp Peel84@gmail.com
Laurel Christian Amy Liu	Planning	Laurel.Christian@juneau.org Amy.Liu@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Kyle Paw	Permits	Kyle.Paw@juneau.org

Pre-Application Conference Final Report

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.

Planning Division

1. **Zoning** – D3 zone district. Minimum lot size is 12,000 sq. ft. Minimum lot width and depth are 100' each. Preliminary plat requirements are found in CBJ 49.15.411. Final plat requirements are found in CBJ 49.15.412.
2. **Setbacks** – D3 setbacks: 25' front and rear; 10' side; 17' street side. Parcel is surrounded on the east, west, and south by Rural Reserve zoning. When two different zoning districts touch, the greater of the two setbacks applies on the common property line. Rural reserve zoning district setbacks: 25' front and rear; 15' side; and 17' street side.
 - a. The front yard setback is measured from the shared access.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – There are 3 undeveloped ROW's that provide frontage to the subject parcel, Bonnie Doon Dr., Sherri St., and Wee Burn Dr.
5. **Shared Access Subdivision Requirements** – A parcel can only create 1 shared access subdivision. The applicant must first subdivide the large tract into 3 tracts. The 3 large tracts can then be subdivided into the shared access lots. See CBJ 49.35.260 for full details of Shared Access Subdivisions. Some key points are summarized below:
 - a. The shared access easement shall be 50' wide. This width will not be waived due to the large size of the parcels and potential for further subdivision.
 - b. Applicant must submit a preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement for review by CBJ.
 - c. The shared access can only serve 4 or fewer lots. A lot may not have frontage on two shared access easements (Lot B3 has frontage on 2 shared accesses).
 - i. Each lot is limited to a single-family dwelling and accessory apartment. A plat note will be required.
 - d. Shared access is prohibited if the subdivision abuts a parcel that does not have alternative and practical frontage on a publically maintained right-of-way.
 - i. USS 4605 FR to the east of the subject parcel does not have frontage on a ROW. The developer will be required to provide access to the subject parcel through a ROW which can be accepted for public maintenance by CBJ. The developer may apply for a roadway construction standards waiver through CBJ 49.35.240(i) (4).
 - ii. The access requirements for the CBJ parkland parcel may be waived in accordance with CBJ 49.15.422.
 - e. The portion of the shared access in the ROW or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.
 - f. All lots must meet the minimum lot size and dimensions for the zone district excluding the shared access easement.

Pre-Application Conference Final Report

- g. Once the preliminary plat is approved, the shared access must be constructed. The applicant cannot bond for this requirement.
- 6. **Parking & Circulation**— A single-family dwelling requires 2 parking spaces, an accessory apartment requires 1 parking space.
- 7. **Traffic** – A single-family dwelling generates 9.52 average daily trips (ADTs) and an accessory apartment generates 6.65 ADTs. The subdivision would be limited to 12 single-family dwellings, each could have one accessory apartment. The ADTs for 12 single-family dwellings and 12 accessory apartment is 194. The requirement for a Traffic Impact Analysis (TIA) is not triggered (CBJ 49.40.300(a) (2)).
- 8. **Lot Coverage** – 35% permissible or conditional uses
- 9. **Vegetative Coverage** – 20% minimum
- 10. **Wetlands** – There are wetlands on the southern portion of the subject parcel. A Wetlands delineation is required.
- 11. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.
- 12. **Plat or Covenant Restrictions** – Easements should be shown on the preliminary plat.
- 13. **Public Use Lots** – If land is set aside for open space, natural area park, conservation lots, or similar uses, the Director (minor subdivision) or commission (major subdivision) may waive dimensional standards and access/frontage requirements for the public use lot. See CBJ 49.15.422 for full list of requirements.

Building Division

- 14. **Building**
- 15. **Outstanding Permits** -

General Engineering/Public Works

- 16. **Engineering** –
 - a. **Driveway:** Driveway grades in excess of 14% are beyond what is allowed by code. For driveway grades steeper than 14%, the driveway will need to be designed and inspected by an Alaskan licensed civil engineer at cost to the developer. Please do note the fire code restricts grade to 10%. For shared access the driveway must be installed and accepted prior to the recording of the final plat.
 - b. **Easements:** Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
 - c. **Agreements:** A maintenance and hold harmless (of CBJ) agreement will need to be drafted, signed, and recorded for all shared infrastructure for the development, e.g. driveway, water, sewer, etc.
- 17. **Drainage** – Submit a drainage plan indicating how drainage from the proposed subdivision will join an established drainage channel or structures. Easements must be provided on the plat for all established drainage ways or any proposed drainage ways that cross any current or future abutting property lines.
- 18. **Utilities** – (water, power, sewer, etc.) - A minimum of 1" water service and 4" sewer service will need to be installed to the property line of each newly created lot within one-year of recording of the plat. At the time of preliminary plat submittal, please submit a construction plan with for the new utilities. The plan needs to include pipe locations, sizing, for both water and sewer and grades for sewer to indicate appropriate fall will be achieved. The construction plan can be shown on an existing as-built drawing that also includes existing features such as structures and other existing utilities.

Pre-Application Conference Final Report

The following permits will need to be obtained to provide utilities to the newly created lot:

- a. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water and sewer mains, water and sewer service installation, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.
- b. **Shared sewer** - Depending on your development plan you may request to share the existing sewer line. To determine if this will be feasible it is advised to speak with an Alaskan licensed mechanical engineer to determine if the existing pipe will provide the capacity required. This option would require the point of tie in to be within the private property. The shared line would need to be eased and a maintenance agreement will need to be recorded by you that would run with the properties involved.

Fire Marshal

19. Fire Items/Access –

- a. Minimum width for access road is 20 feet drivable surface.
- b. The material can be anything that when compacted can support a minimum of 75,000 pounds vehicle weight. Due to the potential length of road, there is going to be a required apparatus access turn around, unless, every structure built on the road has a sprinkler system.
- c. There will also have to be additional fire hydrants added. We would need to know where the nearest hydrant is to base measurements from. For residential the hydrant spacing is no more than 500 feet apart with a minimum fire flow requirement of 1,500 gallons per minute depending on the construction material used to build.
- d. A hammerhead turn around can be used if desired, where ever it is placed, there has to be signage stating it is for emergency use only and no parking allowed.
- e. By fire code, maximum grade is 10% unless approved by fire code official. Depending on how steep the grade is, it may or may not be allowed to be increased, we would need to know what the range is. The grade can be allowed to be steeper if again, all structures built on road have sprinkler system installed.

Other Applicable Agency Review

20. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
- 21.

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. Subdivision Application
2. Development Permit Application

Additional Submittal Requirements

Pre-Application Conference Final Report

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. Preliminary Plat Checklist
3. Wetlands Delineation
4. Preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement

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. Minor Subdivision Fees
 - a. \$400.00 plus \$25 for each resulting lot
2. Major Subdivision Fees
 - a. Preliminary Plat - \$110.00 per lot
 - b. Final Plat - \$70.00 per lot
 - c. Public Notice Sign Fee - \$50 plus \$100 refundable deposit
3. ROW Permit (work within the ROW):
 - a. \$10 permit fee
 - b. Inspection fees - \$60 per inspection trip or hour, will be determined at time of construction plan review
 - c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
4. Bond fee – dependent on type of bond payment.

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

Submit your Completed Application

You must submit your application(s) 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
 Fax: (907) 586-4529
 Web: www.juneau.org/cdd

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/8/2021

SUMMARY

The proposed Blacktail Mountain Estates Subdivision will be graded to reduce or maintain the existing stormwater run-on to the lots immediately downhill of the subdivision. The subdivision will be graded such that the majority of the stormwater flow in contact with the new subdivision will be directed to the existing stormwater ditches on Bonnie Doon, Sherri Street, and Wee Burn Drive via existing CBJ ROWs and drainage easements. The total peak storm flows exiting the subdivision will be increased due to the replacement of some natural channels with engineered ditches, and the storm flow total volume will increase due to reduced infiltration in the developed portions of the subdivision.

LOT GRADING

The grading plan for the new subdivision is included in the Construction Drawings as sheets 13 through 16. This plan shows the new grading contours in solid line-type, and existing contours in dashed linetype. Where bold contours are not shown the existing ground is not planned to be re-graded.

The stormwater management system and grading for the new subdivision is designed so that stormwater flow to each existing lot downhill of the subdivision is either not increased or reduced. A table is given below showing the 25yr/24 hr storm uphill flow onto each affected zone directly below the subdivision.

Zone	Peak Flow - Prior to Development (CFS)	Peak Flow - Developed (CFS)	Change in flow in developed condition (CFS) [+ is increase, (-) is decrease]
6751 Sherri Drainage Easement	187	228	41
6747 Sherri Drainage Easement	351	213	-138
6737 Sherri Drainage Easement	226	291	65
Driveway A at Sherri	31	1,217	1,185
6721 Sherri	166	166	0
6717 Sherri	95	95	0
Driveway C at Bonnie Doon & Sherri Intersection	215	1,063	848
Bonnie Doon & Sherri St Intersection, 24" culvert	610	2,830	2,220

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

Bonnie Doon west side discharge culvert	745	3,571	2,826
Natural Creek at Eastern Property Line	2,377	2,550	173
USS 4605 #1	696	202	-494
Natural Creek at Western Property Line	2,367	2,785	418
USS 4605 #2	1,959	1,959	0
Upper Wee Burn west ditch	33	1,724	1,691
Lower Wee Burn west ditch	1,466	2,312	846

All new lots will be developed to consist of a rockfill building pad, minimum size 50'X50', an access driveway to that pad, and the remainder of the lots will be graded per the Construction Drawings using local non-structural fill.

Lot A3 will be graded to expand an existing rock quarry to accommodate the removal of approximately 40,000 Bank Cubic Yards of rock, to be drilled and blasted. Final contours at Lot A3 are shown on sheet 3 of the Construction Drawings.

Lot A4 will be graded to maintain the existing site drainage patterns, per sheet 16 of the Construction Drawings. Where the new driveway to the Lot A4 building pad cross existing drainage channels 12-18" culverts will be installed through the driveways at locations determined by the engineer in the field in order to maintain the natural drainage pathways.

Drainage ditches, minimum depth of 18 inches, will be installed at the toe of the fill of Lots B1, B2, and B3. These ditches will be graded to drain to existing drainage easements between downhill developed lots, per sheet 14 of the Construction Drawings.

DITCH SYSTEM

Ditches will be constructed on both sides of the new shared driveways, except in cross-slope locations as shown on the construction drawings. Ditches are sized to accommodate the 100 Year – 24 Hour storm event, with a minimum freeboard of 1.0 ft at the normal flow during the 100 Year storm event. All ditch systems report to the existing CBJ stormwater system downhill of the new subdivision, with the exception of the left ditch of Driveway A, which reports to an existing natural creek at the eastern property boundary.

Blacktail Mountain Estates Subdivision – Grading & Drainage Memo

EXISTING BONNIE BRAE STORMWATER SYSTEM

The stormwater discharge from Driveways A & C will report to the western ditch on Bonnie Doon Drive. This ditch and the associated culverts are appropriately sized to pass the post-developed condition stormflows. This ditch terminates at a culvert discharging to a natural drainage channel that is capable of conveying the post developed condition stormflows to North Douglas Highway. The stormwater flow from Driveway A will be routed to Bonnie Doon Drive via the uphill ditchline on Sherri Street. This ditch must be rehabilitated to match the CBJ typical section #101 and graded to drain towards Bonnie Doon Drive. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

The stormwater discharge from Driveway B will report to the western ditch on Wee Burn Drive. This ditch and the associated culverts with diameters 18" and greater are appropriately sized to pass the post-developed condition stormflows to the North Douglas Highway ditch system. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

ASSUMPTIONS

CBJ 2013 lidar was used to establish the existing natural drainage basins.

Hydrologic modeling was conducted using HEC HMS 4.2. The SCS Curve Number method was used for loss, CN=70 assumed for the undeveloped condition, and CN=80 with 25% impervious was used for developed lot condition. SCS unit hydrograph was used for the transform method with a PRF-484. SCS storm type 1A was used for the meteorological model, 100-year storm 24hr rainfall = 6.29 inches and 25-year 24hr rainfall = 5.05 inches, per the NOAA Atlas 14 Point Precipitation Frequency estimate for lat: 58.3235°, long:-134.4995°, elevation: 312 ft.

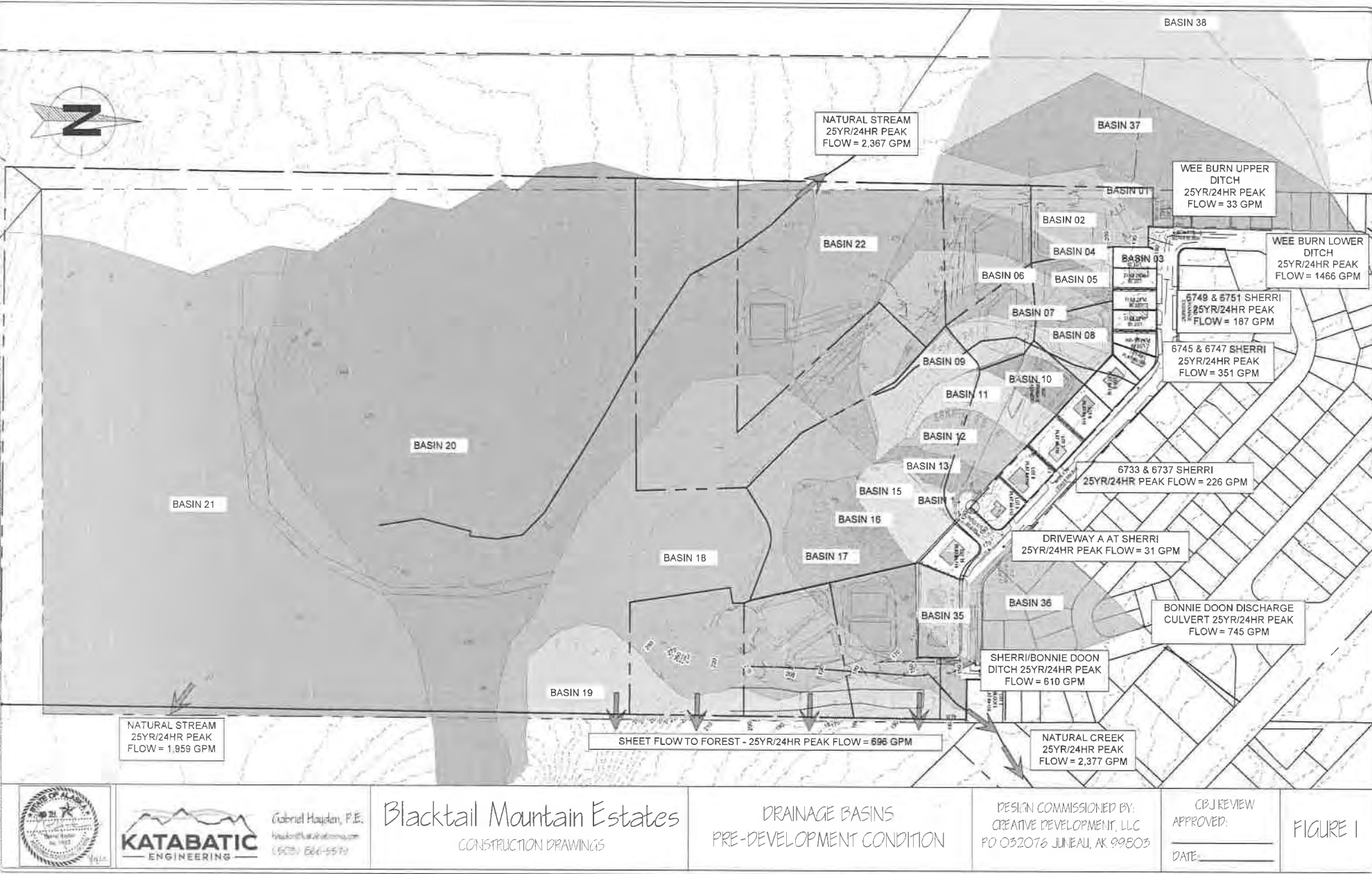
ATTACHMENTS

Figure 1

Figure 2



Gabriel Hayden, P.E. 9/8/2021



Gabriel Hayden, P.E.
 ghayden@katabatic.com
 (907) 664-5572

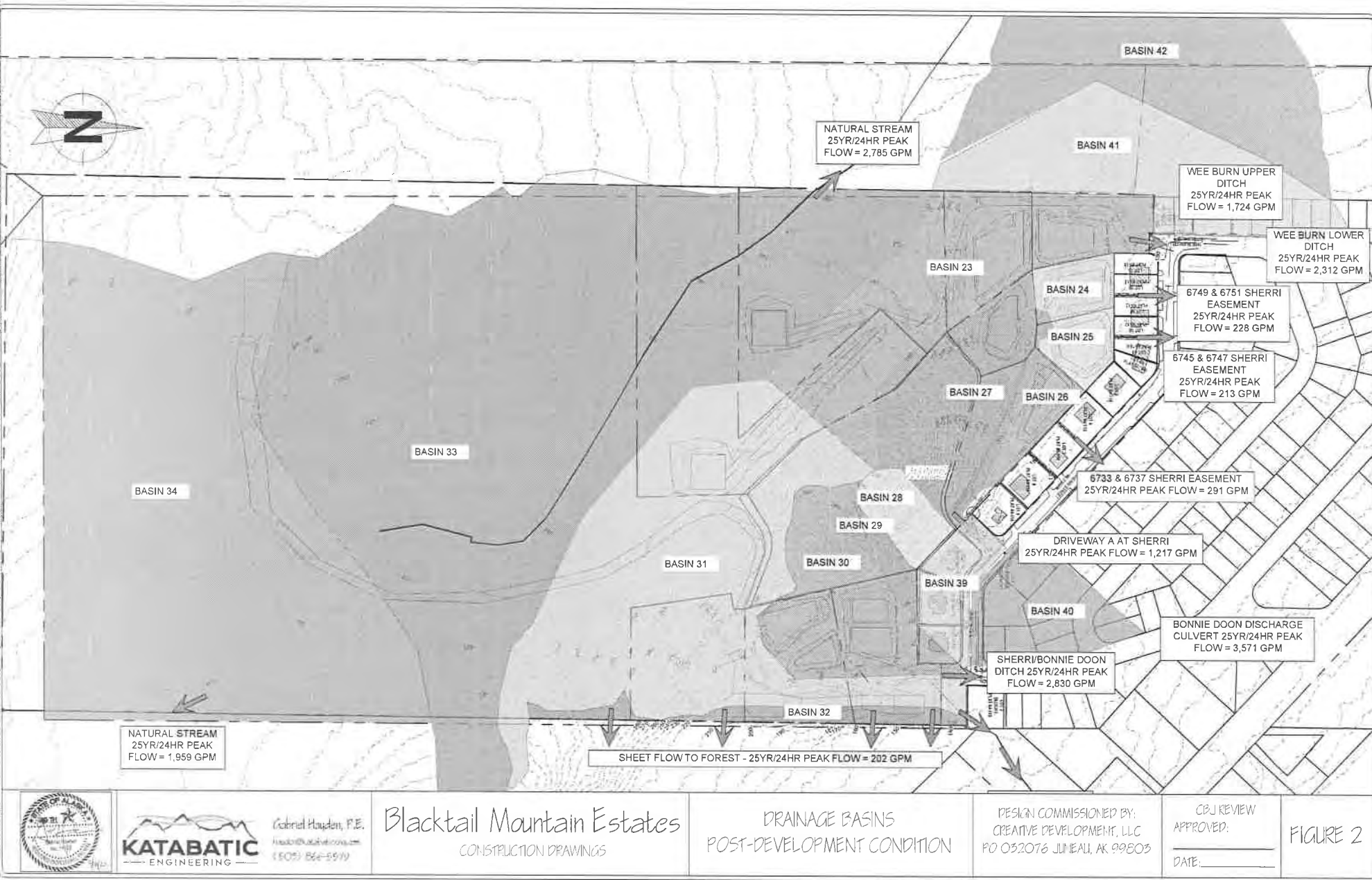
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

DRAINAGE BASINS
 PRE-DEVELOPMENT CONDITION

DESIGN COMMISSIONED BY:
 CREATIVE DEVELOPMENT, LLC
 PO 032076 JUNEAU, AK 99803

CRJ REVIEW
 APPROVED: _____
 DATE: _____

FIGURE 1



Blacktail Mountain Estates Subdivision – Water Services Memo

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/20/2021

SUMMARY

All new lots in Blacktail Mountain Estates Subdivision are proposed to be served by individual 2" SIDR 7 HDPE water services, with service connections to the existing CBJ water main on Sherri Street. Service connection locations and water service alignments are shown on the Construction Drawings. Water pressure at 25 GPM was calculated for all proposed house pad locations, and will be greater than 30 psi for all house pad locations except for A4, C3, and C4. These lots will require an in-line booster pump to be installed along the water service pipe corridor within the shared driveway easement.

ASSUMPTIONS

Pressure tests results for hydrants adjacent to the proposed subdivision were provided by CBJ, and summarized below.

Shared Driveway	Adjacent Hydrant Number	Hydrant Elevation (ft)	Static Hydrant Pressure (psi)
Driveway A	66	142	74.00
Driveway B	67	168	64.00
Driveway C	69	160	60.00

SERVICE PRESSURES

The static pressures and the flowing pressure at 25 GPM at the proposed house pad locations are presented below. Lots A4, C3, and C4 will require an inline booster pump in order maintain service pressure at the house pad locations. The booster pump is assumed to be a Grundfos 2 hp booster pump, model CMBE 5-62 I-U-C-E-D-F, for the purposes of this memo. Design details for the booster pump stations will be provided at a later date.

Residential Service Designation	Elevation at house pad (ft)	Static Pressure at house pad (psi)	Flowing pressure at house pad (psi)	Flowing Pressure with booster pump (psi)
Service A1	190.00	53.20	51.42	
Service A2	220.00	40.20	36.48	
Service A3	220.00	40.20	36.24	
Service A4	375.00	-26.97	-43.04	28.96
Service B1	200.00	50.13	46.41	

Blacktail Mountain Estates Subdivision – Water Services Memo

Service B2	210.00	45.80	41.35	
Service B3	210.00	45.80	41.35	
Service B4	215.00	43.63	39.19	
Service C1	210.00	38.33	36.31	
Service C2	220.00	34.00	31.13	
Service C3	300.00	-0.67	-8.02	63.98
Service C4	315.00	-7.17	-15.97	56.03

FIRE

It is proposed that all dwelling units in the new subdivision be required to be served by residential fire sprinkler systems.

Information regarding existing hydrant proximity to the proposed house pads is presented below.

Residential Service Designation	Adjacent Hydrant #	Hydrant Pressure (psi)	Hose Distance - house to hydrant (ft)	Elevation Gain – House to Hydrant (ft)
Service A1	66	74	500	48
Service A2	66	74	900	78
Service A3	66	74	950	78
Service A4	66	74	3,450	233
Service B1	67	64	750	32
Service B2	67	64	900	42
Service B3	67	64	900	42
Service B4	67	64	900	47
Service C1	69	60	850	50
Service C2	69	60	1,025	60
Service C3	69	60	1,950	140
Service C4	69	60	2,250	155



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Site Geotechnical Memo

PROPERTY OWNER:

Name: Peter Peel
Email: pppeel84@gmail.com

PROPERTY REFERENCE:

Legal: USS 471 FR
Address: NHN
Juneau, AK 99801
Physical: Lat: 58.324248°
Long: -134.499248° (reference google earth)

SUMMARY

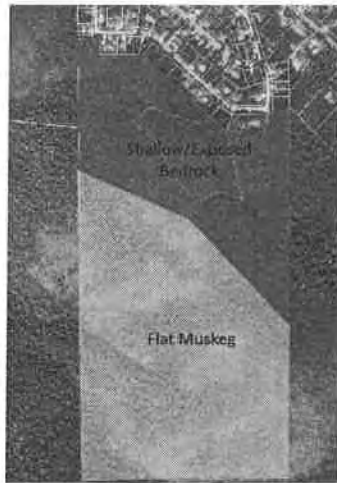
- The site is suitable for the proposed development.
- The southern portion of the parcel consists of muskeg, and the proposed development aims to minimize site work within the muskeg zone.
- The northern portion of the parcel consists of a forested zone with a shallow colluvium overlying bedrock. Nine of the twelve proposed lots are to be located within this zone.

NARRATIVE

Site conditions were determined by visual observation between 2019 and 2021. No subsurface investigation was conducted in support of this memo as the site is largely undeveloped and inaccessible to construction machinery. Visual observations were supported by the USGS report Surficial Geology of the Juneau Urban Area and Vicinity, Robert Miller 1972. The historical quarry on Tract C allowed for observation of the bedrock and soil profile at that location.

The site can be broadly divided into two distinct zones. The southern two-thirds of the original parcel (USS 471 FR) consist of flat muskeg, and the northern third of the parcel consist of steep terrain with exposed or shallow bedrock overlain with forested peatland. The proposed Lots C4, B3, and B4 comprise the entirety of the southern two-thirds of the original parcel, and the remaining 9 proposed lots are located on the northern third. The CBJ parcel Bonnie Brae Estates II Park Site shares general geologic characteristics with the northern third of the original parcel. These general zones are shown in the figure below.

Site Geotechnical Memo



The 'Flat Muskeg' zone in the figure above lies on a bench between approximately 300-400 feet above sea level. The muskeg is assumed to be typical of other muskegs on Douglas Island with 10 feet or less of peat overlying a low permeability glacial till unit. Any development within this zone required the removal of all peat within the footprint of all building pads prior to the placement of structural fill. This involves the excavation of a large quantity of peat for each building site, and as such the proposed development within this zone has been limited to three large lots. The size of the proposed lots allows the most advantageous subsurface conditions to be identified during site development and the building pads targeted for these locations.

The northern zone climbs from approximately 160 feet elevation to 300 feet elevation, with the rock knob on the CBJ Park Site reaching an elevation of 400 feet. The bedrock generally consists of volcanic graywacke and slate. Bedrock outcrops can be observed along the steep slope running east/west that forms the dividing line between the forested zone and the upper muskeg bench. The CBJ park site is largely exposed bedrock, and the quarry on the proposed lot C3 exposes the bedrock section to a depth of approximately 30 feet. A poorly drained colluvium is assumed to cover the bedrock below the steep slope discussed above, and a shallow layer of forest duff was observed to cover the colluvium throughout this zone. In general the colluvium makes for a poor structural foundation and care should be taken to remove native soils within the footprint of all building pads down to either bedrock or a competent bearing soil prior to construction of the structural fill house pads or driveways. Development of house pads on the steep flanks of the rock knob on the CBJ Park Site is not recommended due to the hazard of mass wasting from the rock knob.

Site Geotechnical Memo

Newly created slopes are to be graded at 2H:1V unless otherwise noted on the construction drawings, and vegetative cover re-established on the entire site per the construction plans, the CBJ stormwater manual, and the developer's site-specific SWPPP.

As subsurface investigation was not undertaken outside of Tract C the developer should inform the Engineer of any conditions encountered during the initial site development that are not consistent with this memo.

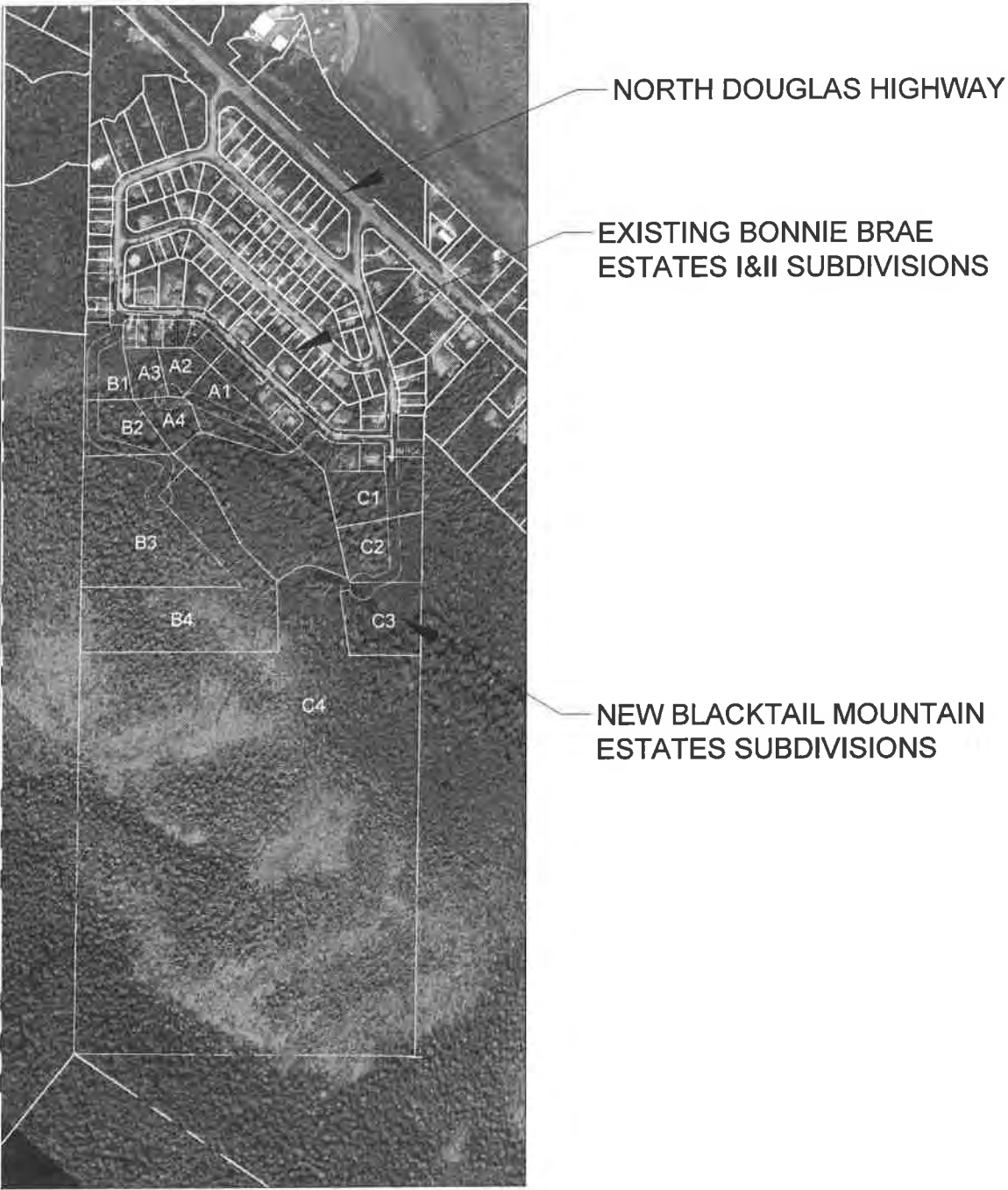
ENGINEER CERTIFICATION:



Gabriel Hayden, PE#14703, 9/20/2021

BLACKTAIL MOUNTAIN ESTATES SUBDIVISION CONSTRUCTION DRAWINGS September 09, 2021 INDEX

SHEET #	REVISION DATE	TITLE
SHEET 1	12/22/2019	COVER SHEET
SHEET 2	12/22/2019	GENERAL NOTES
SHEET 3	12/22/2019	SHARED DRIVEWAY A - PLAN VIEW
SHEET 4	12/22/2019	SHARED DRIVEWAY B - PLAN VIEW
SHEET 5	12/22/2019	SHARED DRIVEWAY C - PLAN VIEW
SHEET 6	12/22/2019	SHARED DRIVEWAY A - PROFILE VIEW
SHEET 7	12/22/2019	SHARED DRIVEWAY B - PROFILE VIEW
SHEET 8	12/22/2019	SHARED DRIVEWAY C - PROFILE VIEW
SHEET 9	12/22/2019	DRIVEWAY TYPICAL SECTIONS #1 & #2
SHEET 10	12/22/2019	DRIVEWAY TYPICAL SECTIONS #3 & #4
SHEET 11	12/22/2019	DRIVEWAY TYPICAL SECTIONS #5 & #6
SHEET 12	12/22/2019	DRIVEWAY TYPICAL SECTIONS #7
SHEET 13	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 14	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 15	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 16	12/22/2019	SOUTHERN LOTS - GRADING PLAN AND DRAINAGE SCHEMATIC



VICINITY MAP
NTS



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Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Coversheet

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE:

DRAWN:
9/9/2021
SHEET #
1 / 16

GENERAL NOTES:

- 1. All work shall conform to the most recent CBJ Standard Specifications and Details, including errata. Available online at: 'http://www.juneau.org/engineering/Rev_Standards.php' and 'http://www.juneau.org/engineeringftp/documents/Cover_000.pdf'.
- 2. All HDPE pipe installations shall additionally conform to the 'HDPE Special Provisions March 2017' document attached to this design packet.
- 3. Existing pipe and electrical utility locations based on historical asbuilt information, actual locations may vary. Contractor shall call for utility locates at (907) 586-1333 prior to excavation in zones of existing development.
- 4. Contractor shall notify CBJ water utility department (907) 780-6808 of proposed water service interruptions, and submit the 'water system special use permit' application to CBJ water utilities superintendent for approval at least 48 hours prior to shutdown or flushing of mainline water pipe. No water service interruptions may occur until the above application is approved.
- 5. Contractor shall reference all existing property corner monuments prior to construction and re-monument using an Alaska Professional Land Surveyor after Work is complete.
- 6. Grades and alignments are subject to minor revisions as approved by the Engineer.
- 7. Property line locations used were derived from record plats and not a boundary survey.
- 8. "Jumping Jack" or similar type compactors shall be used for compaction within 18 inches of the outside surface of all water valve boxes, catch basins, and manholes.
- 9. Contractor shall install and maintain construction stormwater control BMPs per the Erosion Control Pland and SWPPP CGP permit obtained by the Contractor.
- 10. For any planned driveway closures, Contractor shall notify resident of each driveway to be closed of the planned closure, including time period, the day prior to the planned closure.
- 11. Contractor shall provide submittal described in the CBJ standard specifications to Engineer for review prior to procurement of all materials.
- 12. All slopes steeper than 2:1 require special inspection pursuant to Chapter 19.12, excavation and grading code.
- 13. Clay, bedrock, organics, stumps and logs, and boulders may be encountered by the Contractor during excavation operations. No subsurface geotechnical investigation was conducted for this project. Contractor shall inform Engineer of subsurface conditions encountered during share driveway construction, and Engineer may make minor adjustments to design as necessary.
- 14. Contractor shall perpare and submit a SWPPP plan to the Alaska Department of Environmental Conservation prior to beginning site work, and shall maintain compliance with the provisions of that SWPPP plan throughout the project.

ABBREVIATIONS

AC	Asphaltic Concrete Pavement		
CB	Catch Basin		
CPP	Corrugated Polyethylene Pipe		
Conc	Concrete		
CTE	Connect to Existing		
DIA	Diameter		
GV	Gate Valve		
HDPE	High Density Polyethylene		
INV	Invert		
LT	Left	PT	Point of Tangency
MH	Manhole	RT	Right
MTE	Match to Existing	STA	Station
NO	Number	TP	Top of Pavement
NTS	Not to Scale	TYP	Typical
PVC	Polyvinyl Chloride Pipe		
PC	Point of Curvature		

Abbreviations may be used without periods.

CBJ SPECIFICATIONS

- DIVISION 1 - GENERAL REQUIREMENTS
- 01045 Cutting and Patching
 - 01070 Acronyms of Institutions
 - 01090 Reference Standards
 - 01300 CONTRACTOR Submittals - Includes changes listed in 1/15/04 Errata Sheet
 - 01400 Quality Control - Includes change listed in 1/15/04 Errata Sheet
 - 01505 Mobilization
 - 01530 Protection and Restoration of Existing Facilities
 - 01550 Site Access and Storage
 - 01560 Temporary Environmental Controls
 - 01660 Equipment Testing and Plant Start-Up
 - 01700 Project Closeout - Includes change listed in 5/5/04 Errata Sheet No. 3
- DIVISION 2 - SITEWORK
- 02090 Blasting Controls
 - 02201 Clearing and Grubbing
 - 02202 Excavation and Embankment
 - 02203 Trenching
 - 02204 Base Course - Includes change listed in 3/17/04 Errata Sheet No. 2
 - 02205 Riprap
 - 02401 Sanitary Sewer Pipe
 - 02402 Sanitary Sewer Manholes and Cleanouts
 - 02403 Sanitary Sewer Encasement
 - 02501 Storm Sewer Pipe
 - 02502 Storm Sewer Manholes, Inlets, and Catch Basins
 - 02601 Water Pipe
 - 02602 Valves
 - 02603 Fire Hydrants
 - 02605 Water Services
 - 02702 Construction Surveying
 - 02703 Monuments
 - 02707 Chain Link Fence
 - 02709 Topsoil - Includes change listed in 5/5/04 Errata Sheet No. 3
 - 02710 Seeding
 - 02711 Landscape Planting
 - 02712 Jute Mesh
 - 02714 Filter Cloth
 - 02715 Underdrain
 - 02718 Sign Assembly
 - 02719 Mailboxes
 - 02720 Painted Traffic Markings
 - 02801 Asphalt Concrete Pavement - Includes changes listed in Errata 1 through 4
 - 02802 Tack Coat
 - 02803 Fog Seal Coat
 - 02806 Remove Existing Asphalt Surfacing
- DIVISION 3 - CONCRETE
- 03301 Structural Concrete
 - 03302 Concrete Structures
 - 03303 Sidewalk, Curb and Gutter
 - 03304 Remove Existing Sidewalk, Concrete Slab, or Curb and Gutter

CBJ STANDARD DETAILS - 4TH EDITION

- Street Details
- 102D Local Access Street With Biofiltration Swale
 - 103A Driveway For Streets Without Curb & Gutter
 - 104B Culvert Headwall Without Hinged Trash Rack
 - 107 Local Access Street Cul-De-Sac
 - 116 Cantilevered Single Mailbox
 - 117 Cantilevered Gang Mailbox
 - 119A Junction Box Type I & Type 1A
 - 119B Junction Box Type II & Type III
 - 120 Private Utility Location Within CBJ R-O-W
 - 125 Pavement Resurfacing And Trench Detail
 - 126 Concrete Collar
 - 127A Sign Assembly Single-Post
 - 127B Sign Assembly Double-Post
- Sanitary Sewer Details
- 213 Sanitary Sewer Service Lateral
 - 214 Sanitary Sewer Connection Customer Service Line
 - 215 Sanitary Sewer Crossing
 - 216 Pressure Sanitary Sewer Service Lateral
- Drainage Details
- 311 Silt Fence
 - 312 Rock Check Dam
- Water Details
- 403 Fire Hydrant
 - 404 Hydrant Guard Posts
 - 405 Hydrant Pad
 - 406A Water Service
 - 412 Rigid Insulation
 - 414A Downward Concave Thrust Block
 - 414B Horizontal And Concave Upward Thrust Blocks
 - 419 Residential Water Service Connection
 - 420 Meter Installation

LEGEND

- NEW GRADING FEATURES
- EXISTING
- REMOVE EXISTING
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- WATER PIPE
- SEWER PIPE
- PROPERTY LINE
- WATER VALVE
- MANHOLE
- FIRE HYDRANT
- STREET LIGHT



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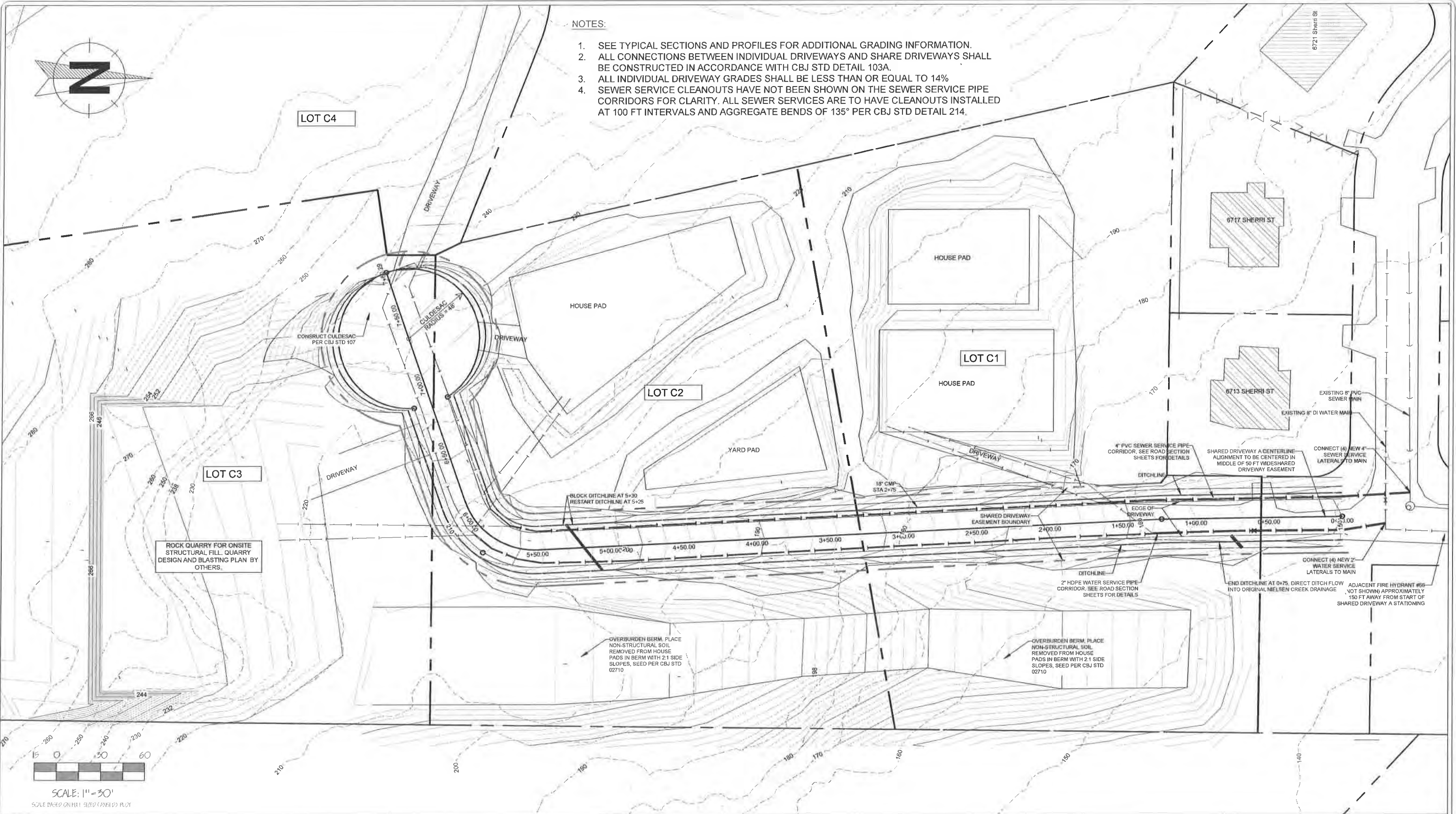
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

General Notes, Legend, CBJ
specifications and details references

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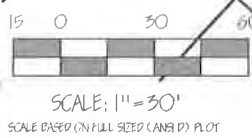
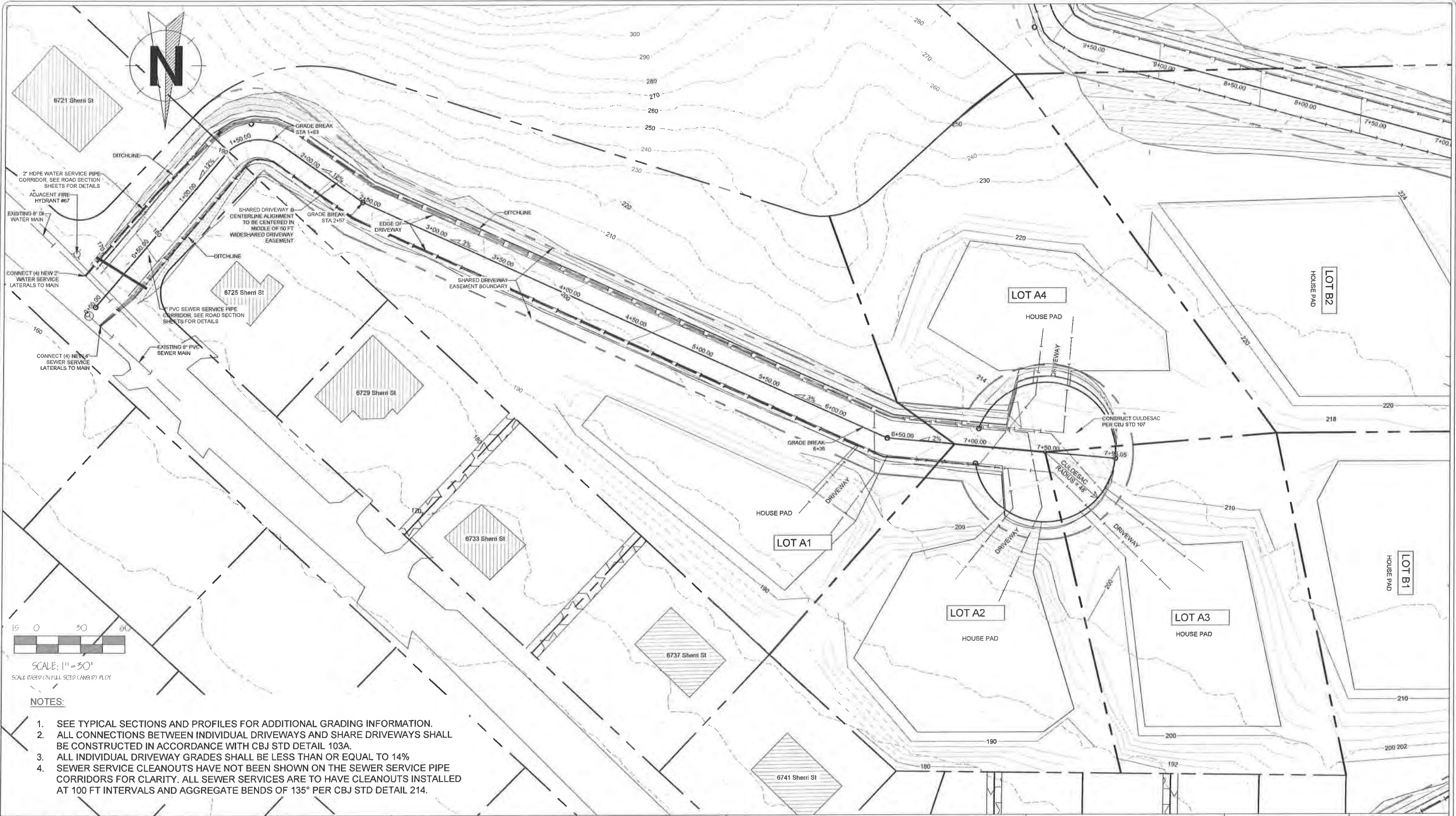
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SHARED DRIVEWAY C
PLAN VIEW

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NOTES:

1. SEE TYPICAL SECTIONS AND PROFILES FOR ADDITIONAL GRADING INFORMATION.
2. ALL CONNECTIONS BETWEEN INDIVIDUAL DRIVEWAYS AND SHARE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBJ STD DETAIL 103A.
3. ALL INDIVIDUAL DRIVEWAY GRADES SHALL BE LESS THAN OR EQUAL TO 14%
4. SEWER SERVICE CLEANOUTS HAVE NOT BEEN SHOWN ON THE SEWER SERVICE PIPE CORRIDORS FOR CLARITY. ALL SEWER SERVICES ARE TO HAVE CLEANOUTS INSTALLED AT 100 FT INTERVALS AND AGGREGATE BENDS OF 135° PER CBJ STD DETAIL 214.



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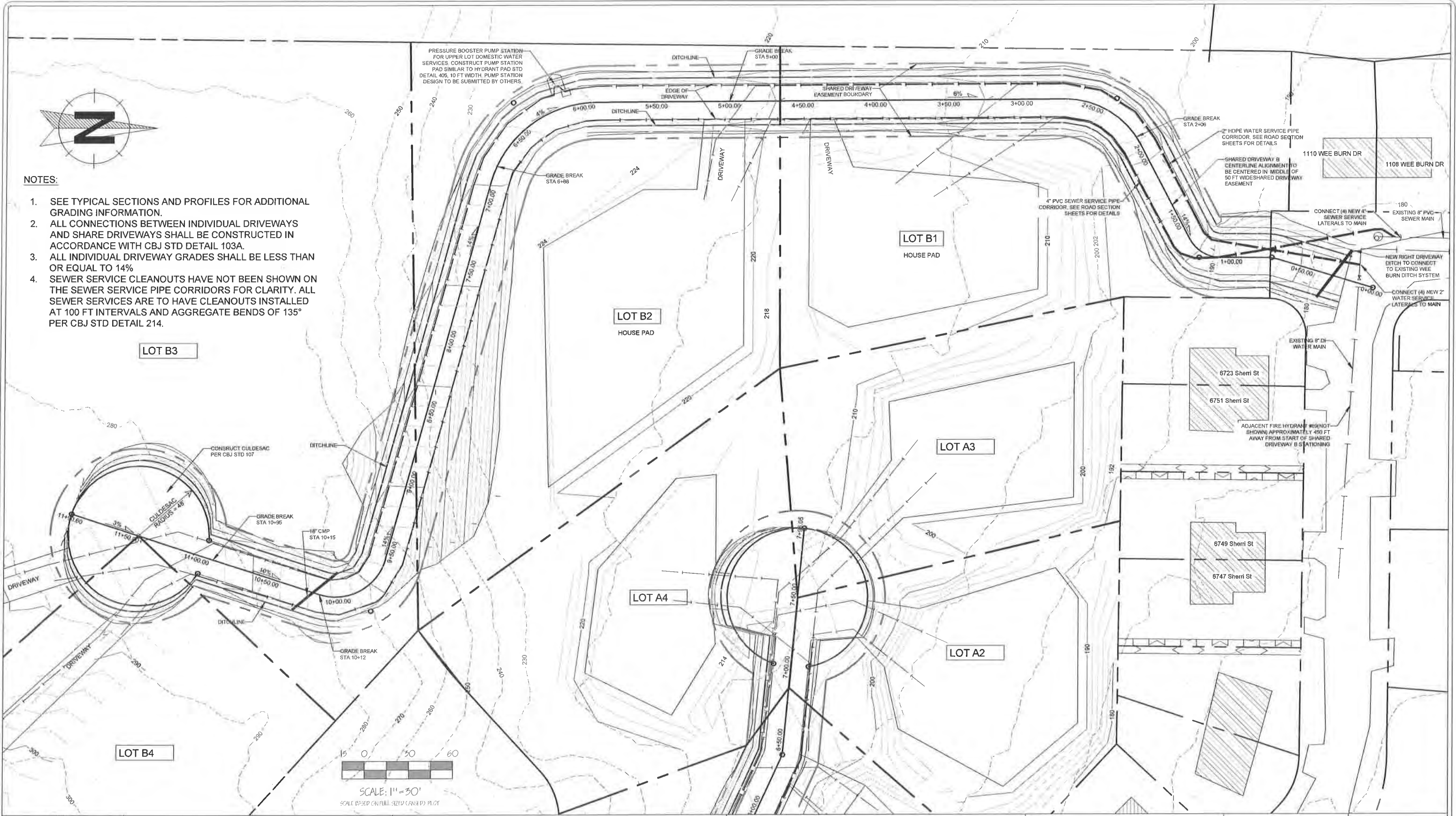
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SHARED DRIVEWAY A
PLAN VIEW

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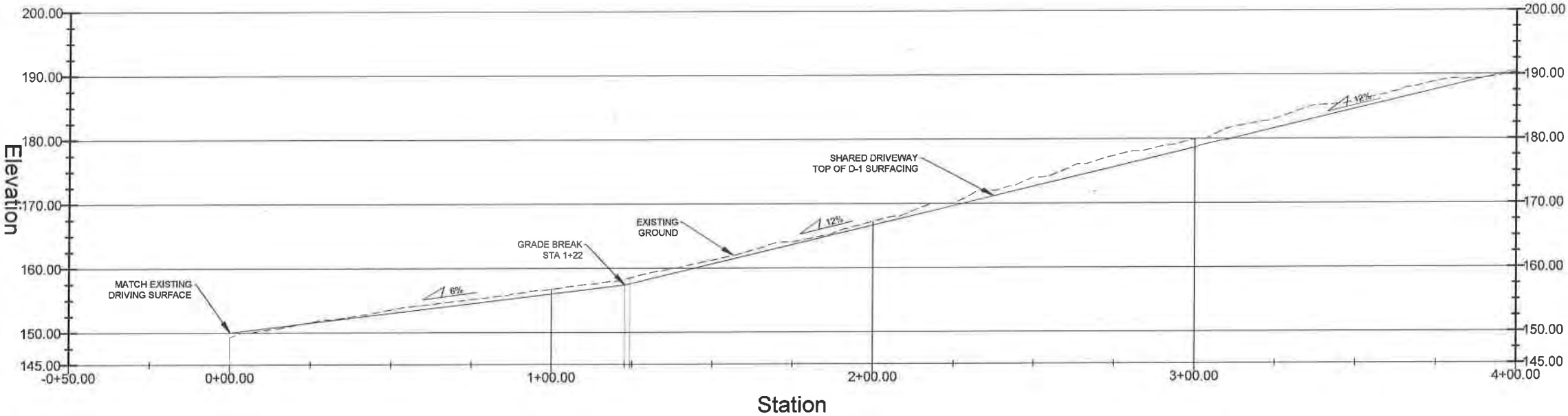
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SHARED DRIVEWAY B
PLAN VIEW

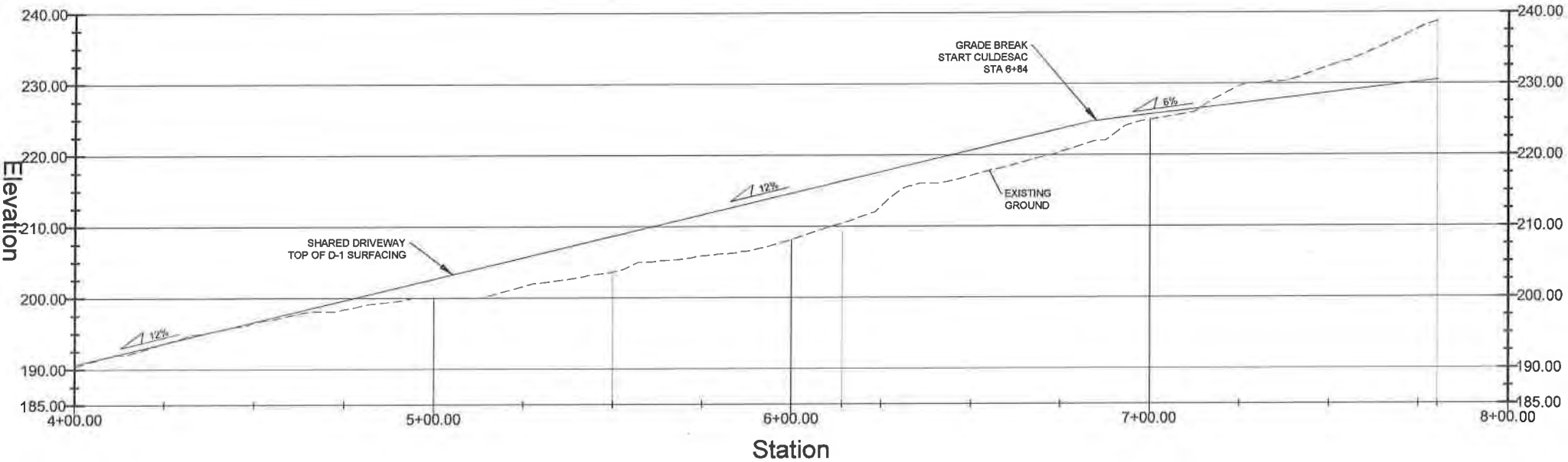
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DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

10 0 20 40
SCALE: 1" = 20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZED (ANSI D) PLOT

- NOTES:
1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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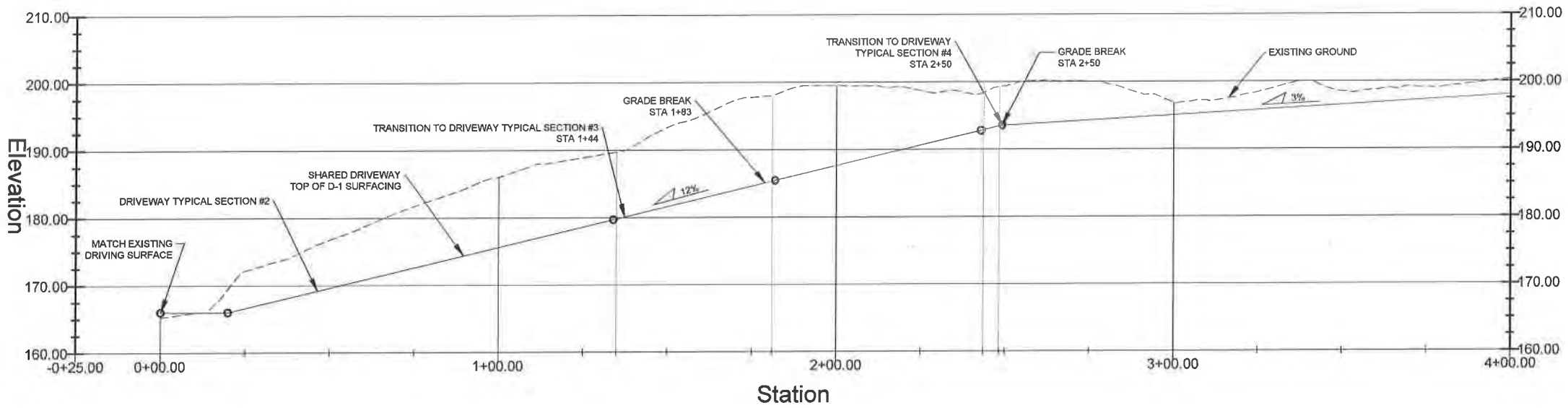
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SHARED DRIVEWAY C
PROFILE

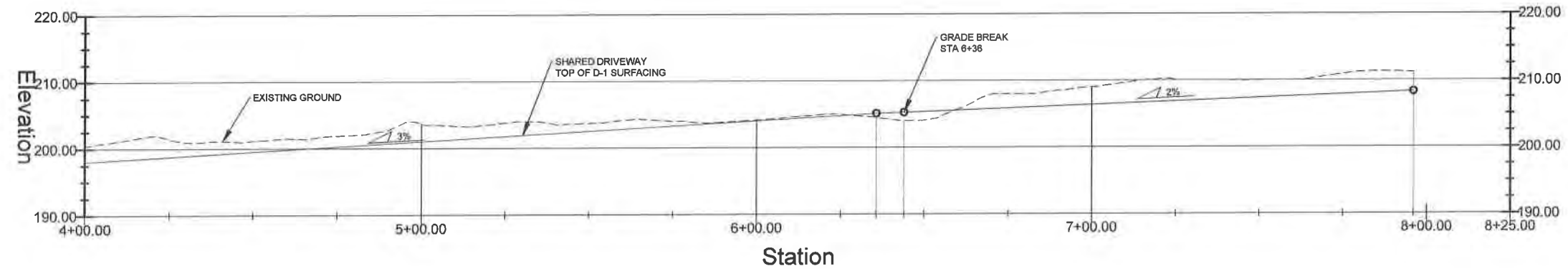
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DRIVEWAY A - PROFILE



DRIVEWAY A - PROFILE

NOTES:

1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.

10 0 20 40
SCALE: 1"=20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZED (A) PLOT



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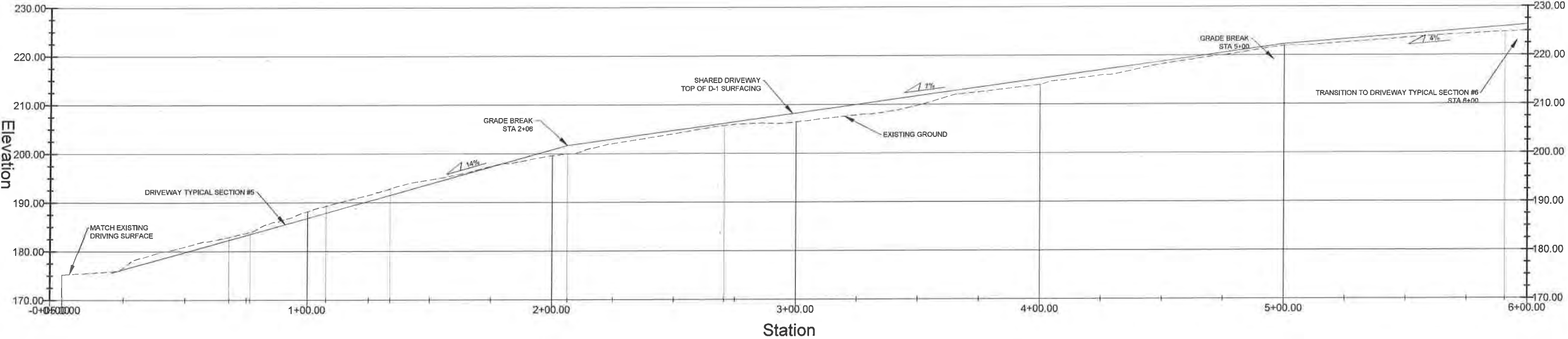
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SHARED DRIVEWAY A
PROFILE

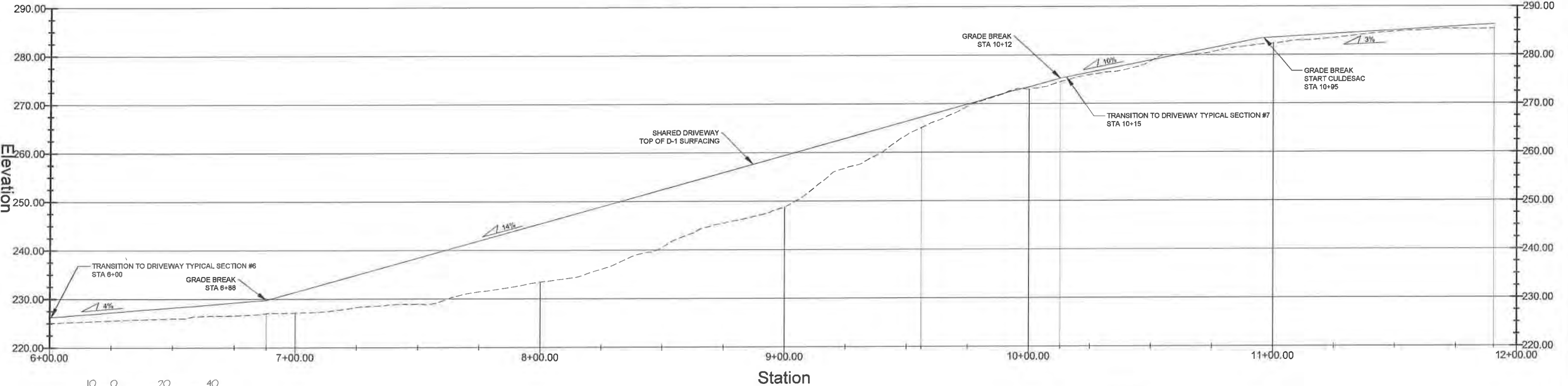
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7 / 16



DRIVEWAY B - PROFILE



10 0 20 40
SCALE: 1"=20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZED (ANSI D) PLOT

DRIVEWAY B - PROFILE

- NOTES:
1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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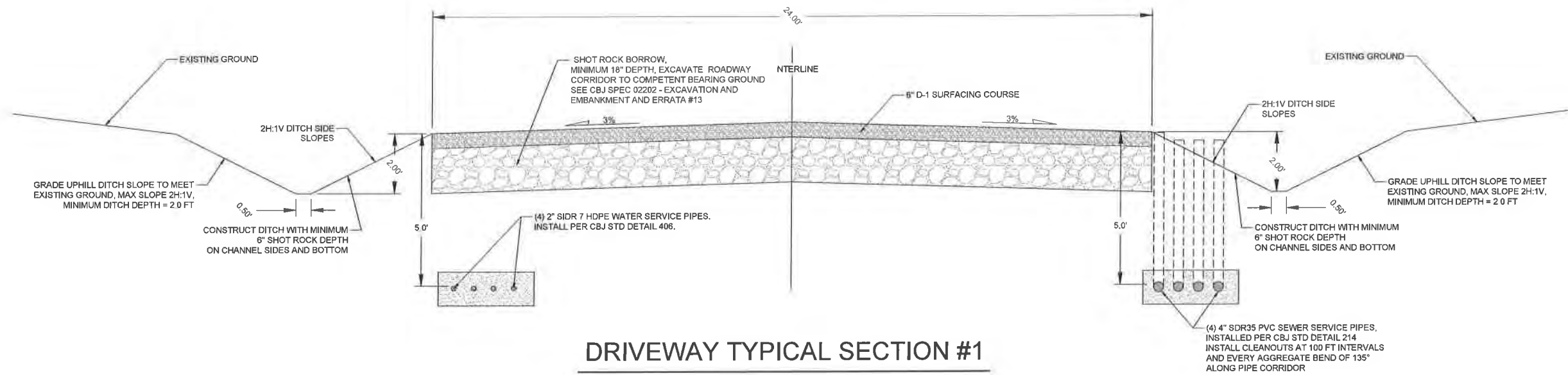
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SHARED DRIVEWAY B
PROFILE

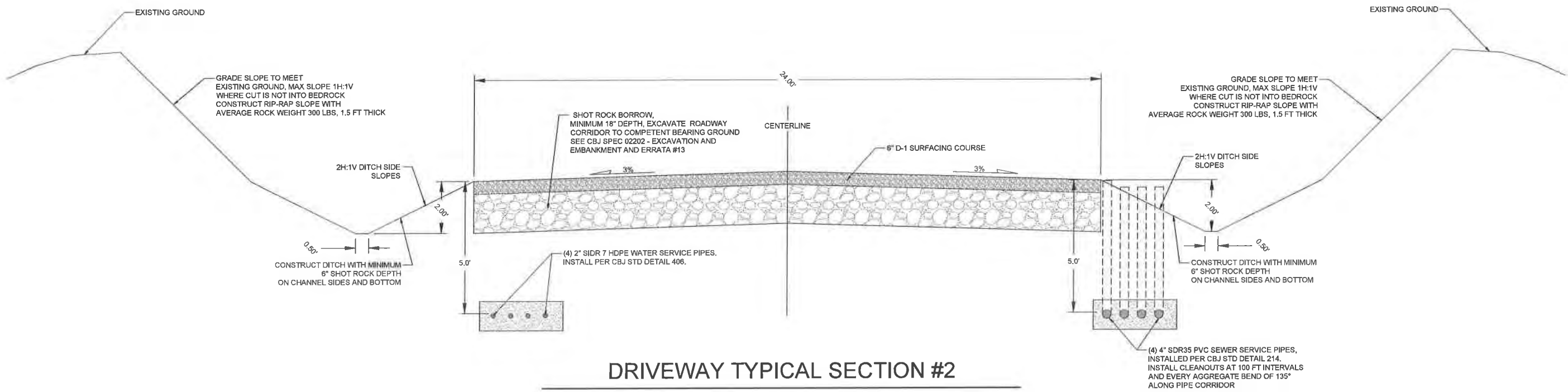
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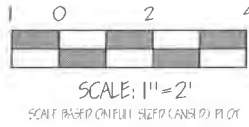
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DRIVEWAY TYPICAL SECTION #1
SHARED DRIVEWAY C



DRIVEWAY TYPICAL SECTION #2
SHARED DRIVEWAY A - START TO STA 1+44



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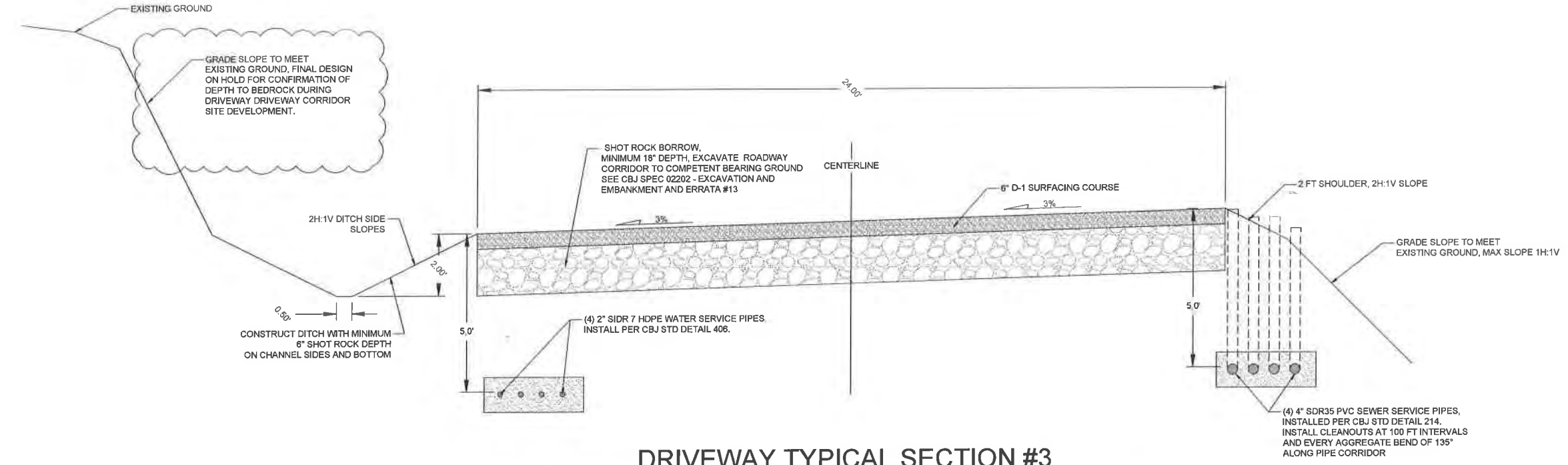
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DRIVEWAY TYPICAL SECTIONS
#1 & #2

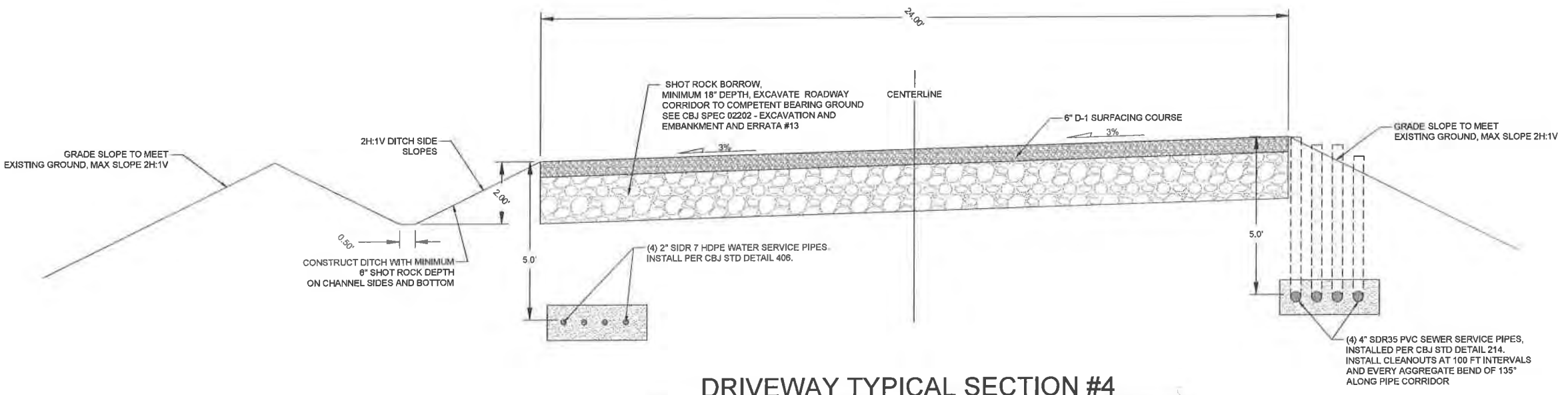
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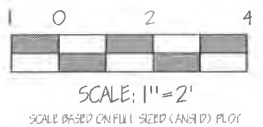
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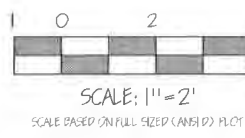
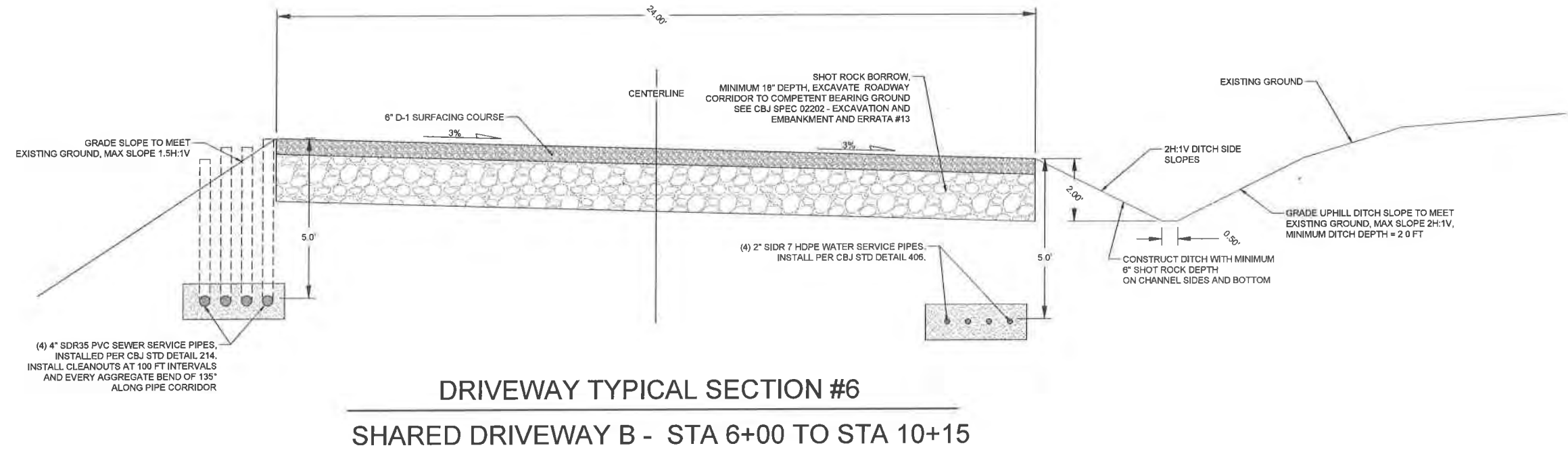
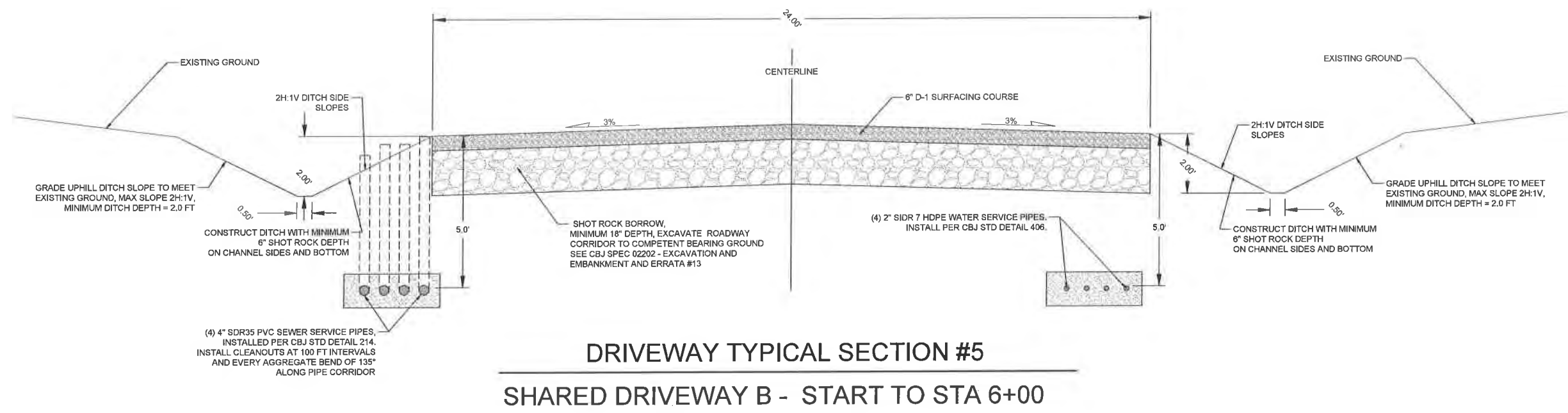
DRIVEWAY TYPICAL SECTION #3
SHARED DRIVEWAY A - STA 1+44 TO STA 2+50



DRIVEWAY TYPICAL SECTION #4
SHARED DRIVEWAY A - STA 2+50 TO END



	 Gabriel Hayden, P.E. hayden@katabaticeng.com (503) 866-5579	Blacktail Mountain Estates CONSTRUCTION DRAWINGS	DRIVEWAY TYPICAL SECTIONS #3 & #4	DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 032076 JUNEAU, AK 99803	CBJ REVIEW APPROVED: _____ DATE: _____	DRAWN: 9/9/2021 SHEET # 10/16
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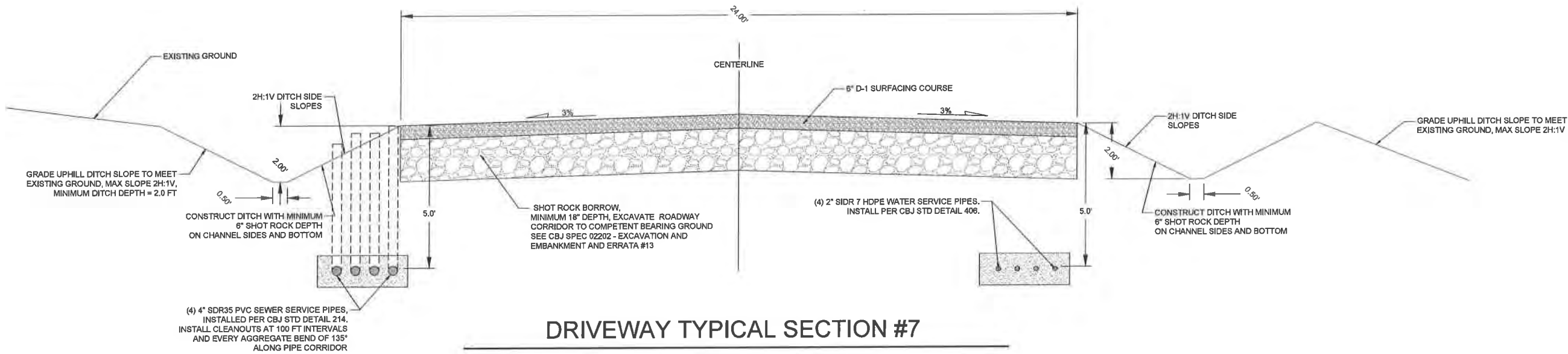
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DRIVEWAY TYPICAL SECTIONS
#5 & #6

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DRIVEWAY TYPICAL SECTION #7
SHARED DRIVEWAY B - STA 10+15 TO END



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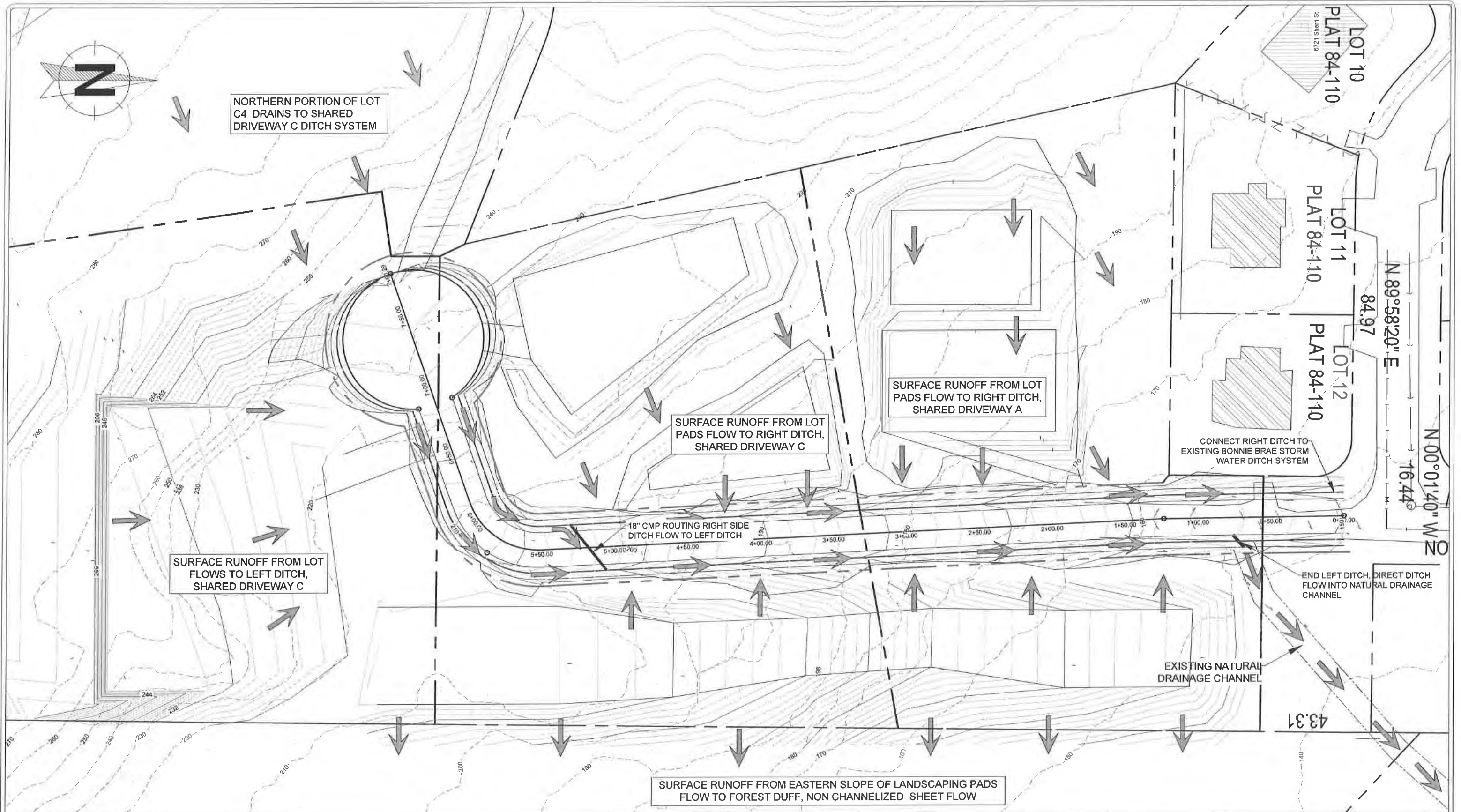
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
7

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
12 / 16



Gabriel Hayden, P.E.
 hayden@katabaticeng.com
 (503) 866-5579

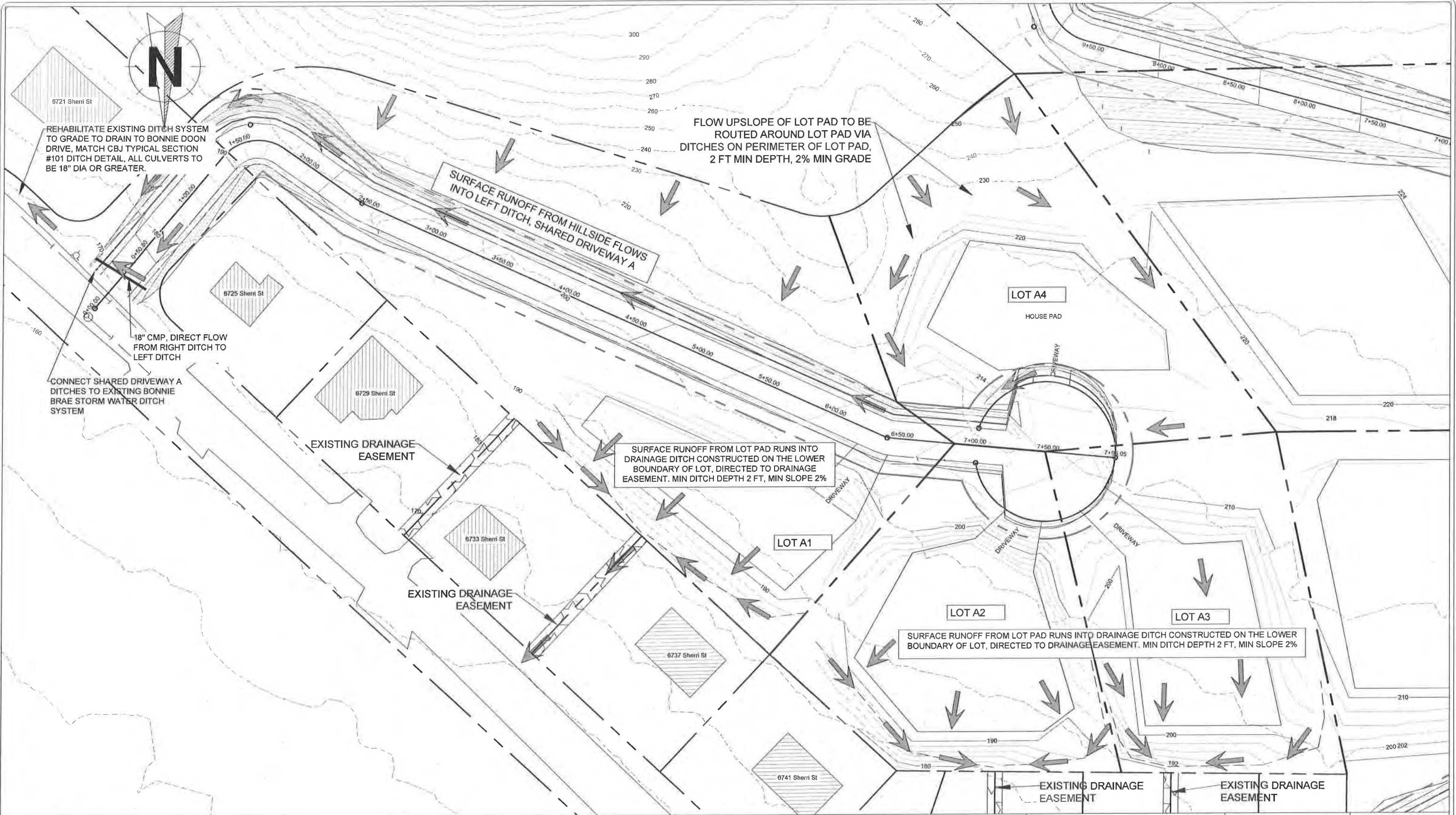
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
 DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
 CREATIVE DEVELOPMENT, LLC
 PO 032076 JUNEAU, AK 99803

CBJ REVIEW
 APPROVED: _____
 DATE: _____

DRAWN:
 9/9/2021
 SHEET #
 13 / 16



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

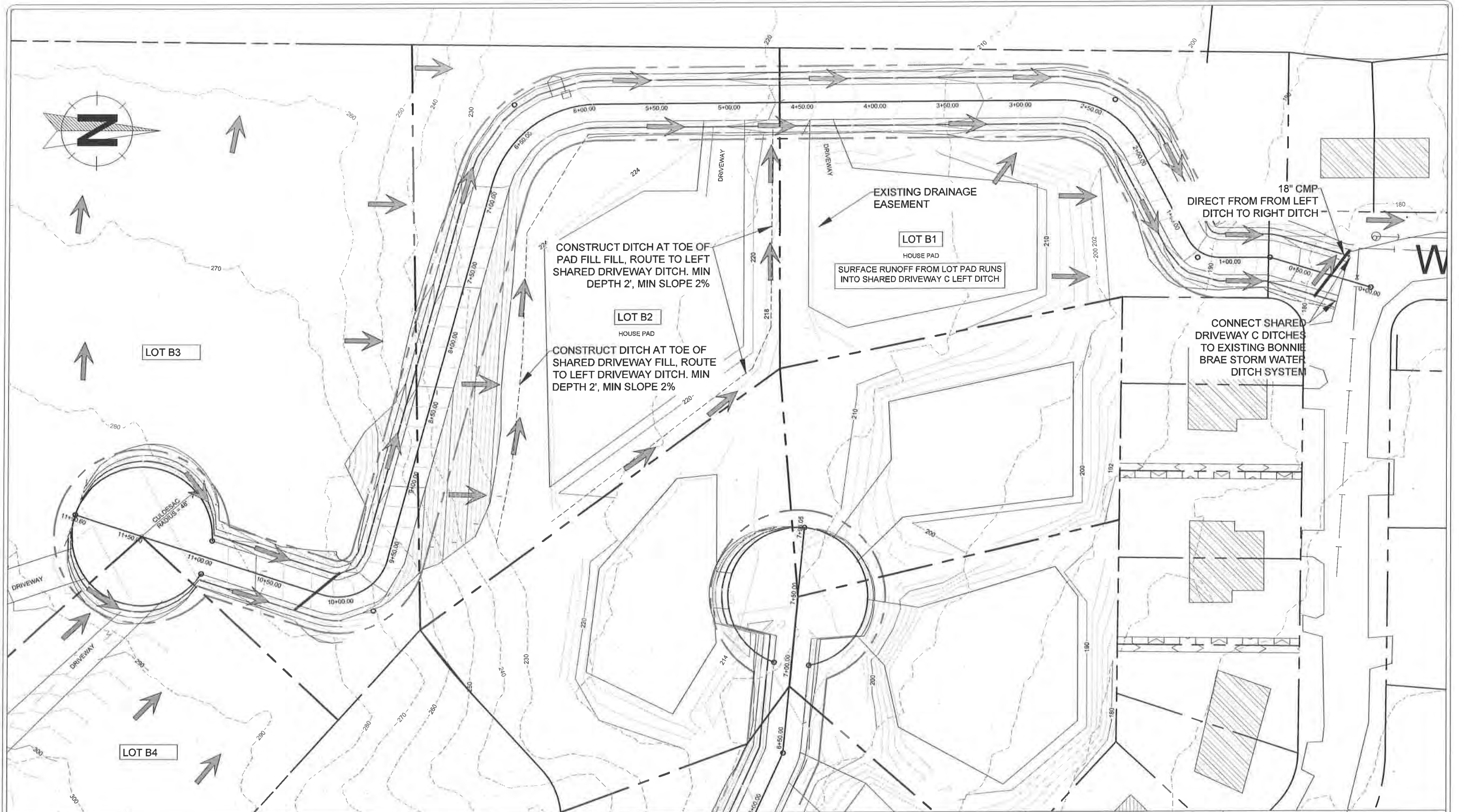
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY A
DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
14 / 16



Gabriel Hayden, P.E.
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(503) 866-5579

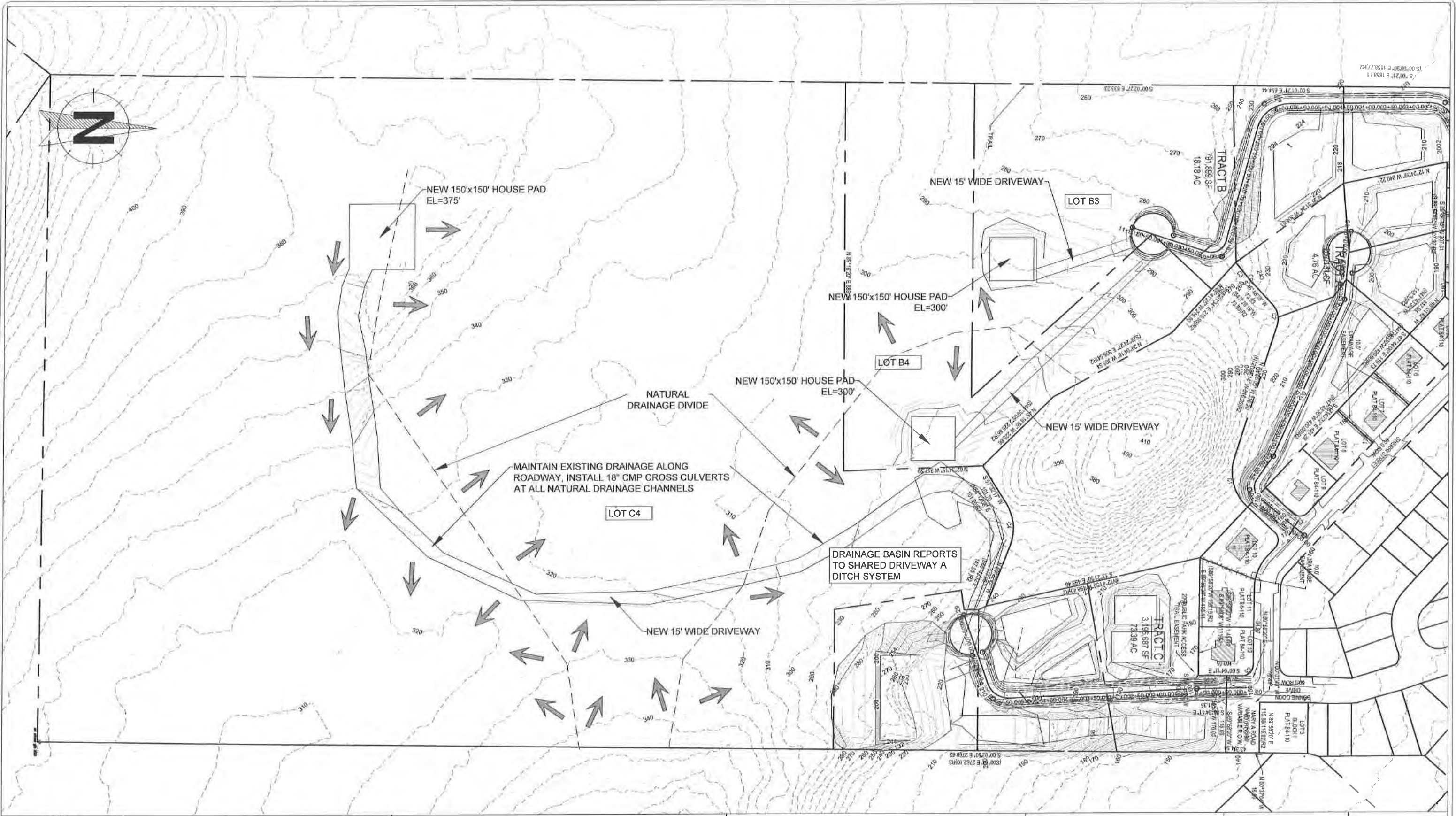
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

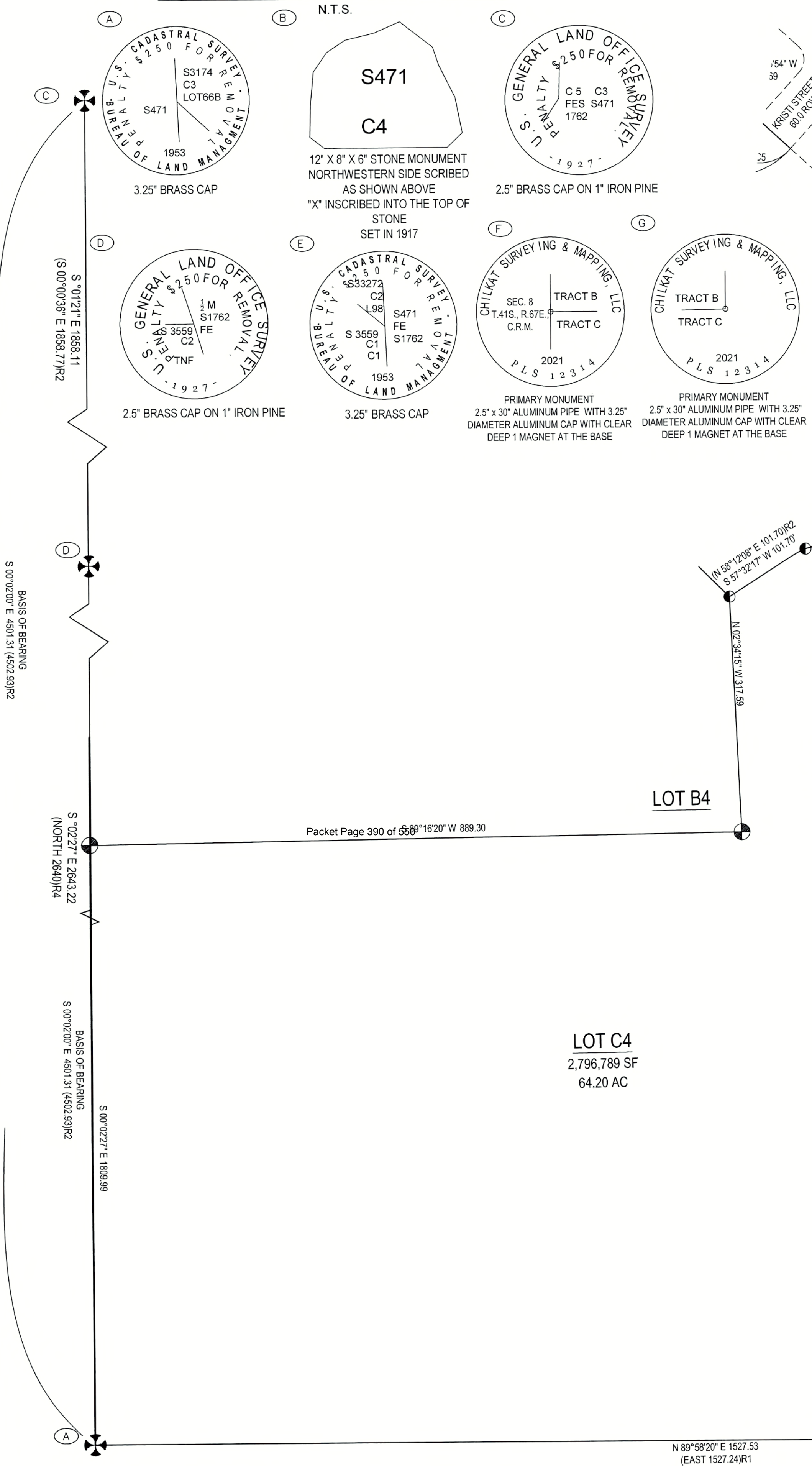
CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
15 / 16



	 Gabriel Hayden, P.E. hayden@katabaticeng.com (503) 866-5579	Blacktail Mountain Estates CONSTRUCTION DRAWINGS	SOUTHERN LOTS GRADING PLAN AND DRAINAGE SCHEMATIC	DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 032076 JUNEAU, AK 99803	CBJ REVIEW APPROVED: _____ DATE: _____	DRAWN: 9/9/2021 SHEET # 16 / 16
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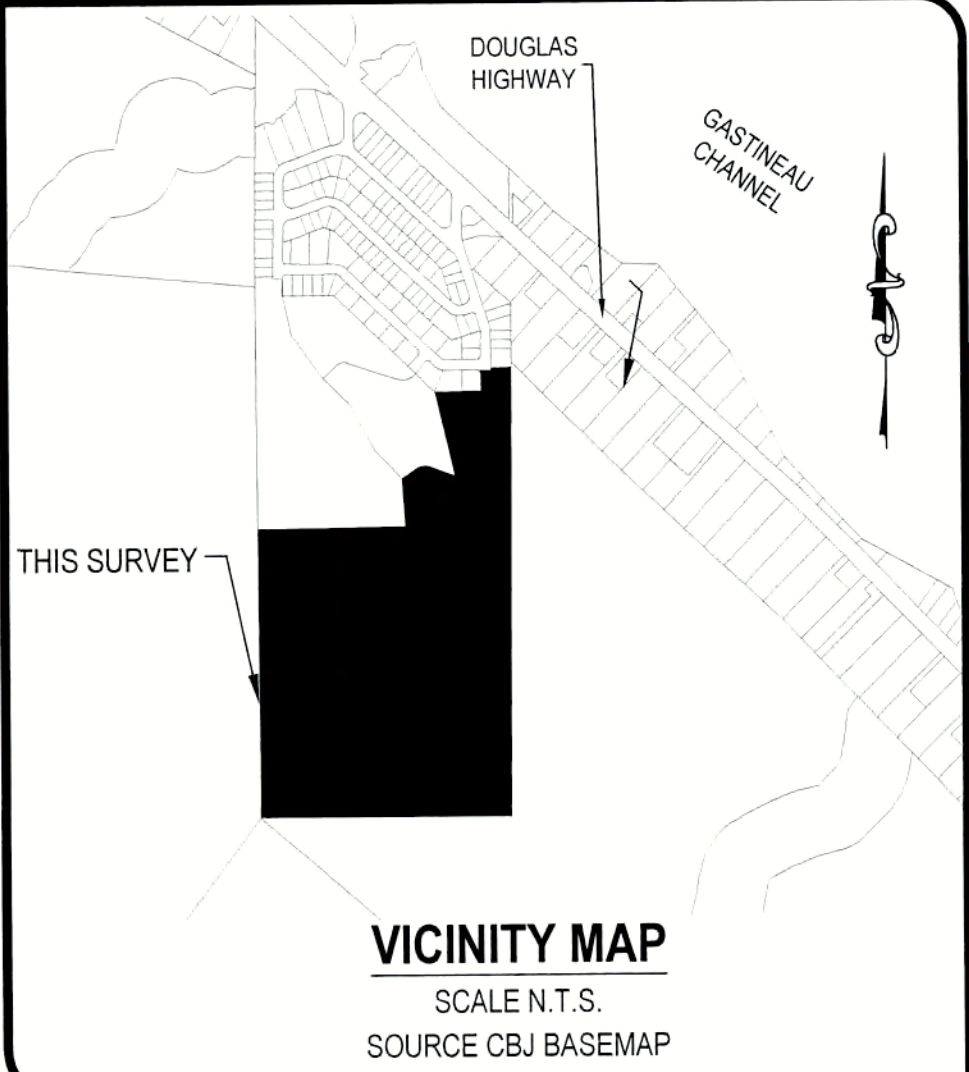
RECOVERED MONUMENT DETAILS



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 28 NOVEMBER 2021

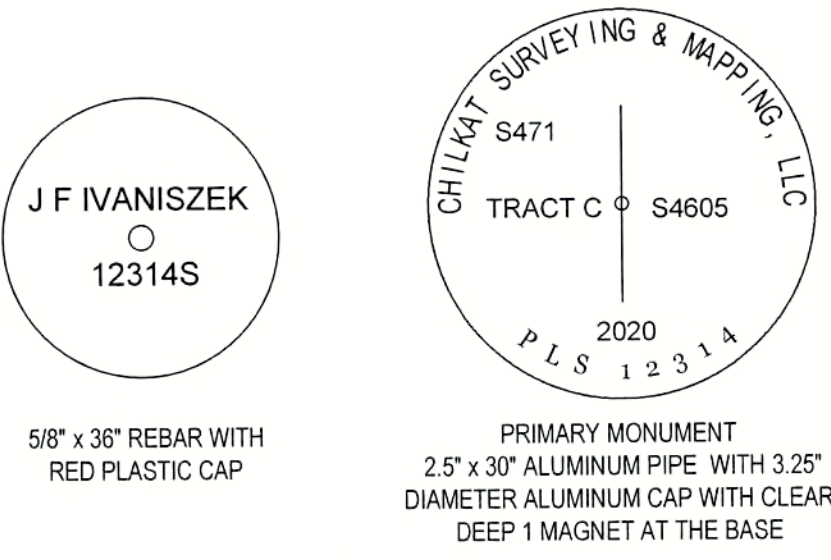


CURVE TABLE

CURVE ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1 138.86	75.00	106°04'59"	S 50°28'15" W	119.86
C2 101.92	110.00	53°05'20"	S 84°04'57" W	98.32
			(S 84°44'48" W)R2	(98.31)R2
C3 154.71	110.00	80°35'09"	S 36°51'04" W	142.27
C4 314.13	60.00	299°58'24"	N 14°28'43" W	60.02
C5 70.32	50.00	80°35'09"	N 36°51'04" E	64.67

LEGEND:

- ⊗ GLO PRIMARY MONUMENT RECOVERED
- ⊙ 12314-S PRIMARY MONUMENT RECOVERED
- ⊙ 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- ⓑ MONUMENT IDENTIFIER
- PROPERTY LINES
- - - UNSURVEYED LINES
- ▨ 10' ACCESS EASEMENT CREATED THIS PLAT
- ▩ DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605
- (N 89°16'20" E)R4 RECORD INFORMATION FROM PLAT No. 2021-32



TYPICAL SET MONUMENT DETAIL
N.T.S.

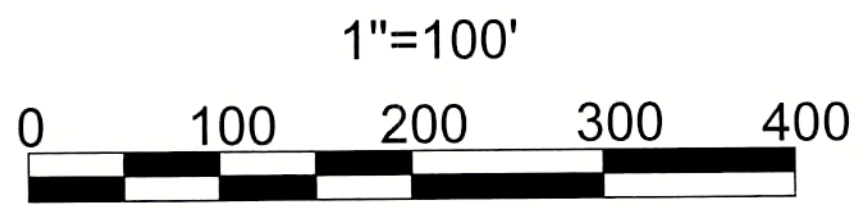
PLAT OF
BLACKTAIL MOUNTAIN ESTATES C
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL 800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE: 1" = 100' MIP 2021XXXX DATE: 28 NOVEMBER 2021 SHEET NO. 1 OF 2



NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 RECORDED 08 OCTOBER 2021 ON FILE WITHIN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°16'20" E BETWEEN RECOVERED CHILKAT SURVEYING & MAPPING, LLC PRIMARY MONUMENTS, DETAILED THIS PLAT, WHICH THE COMMON BOUNDARY BETWEEN TRACT B AND TRACT C OF BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

OWNERSHIP CERTIFICATE:

Packet Page 391 of 550

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATED _____, 2021

JILL MACLEAN, DIRECTOR, COMMUNITY DEVELOPMENT
DEPARTMENT CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I , AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

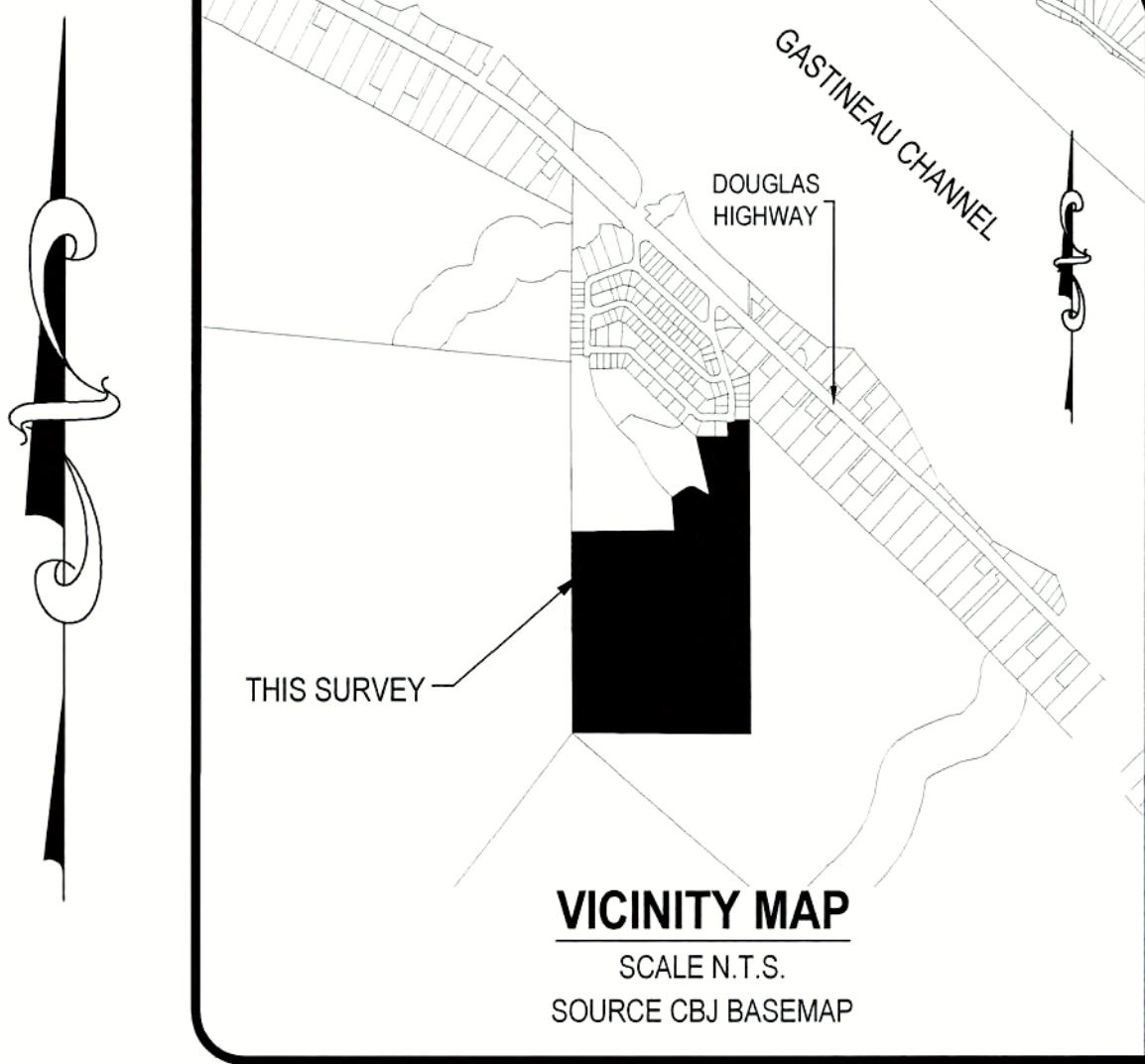
MY COMMISSION EXPIRES: _____



SURVEYOR'S CERTIFICATE

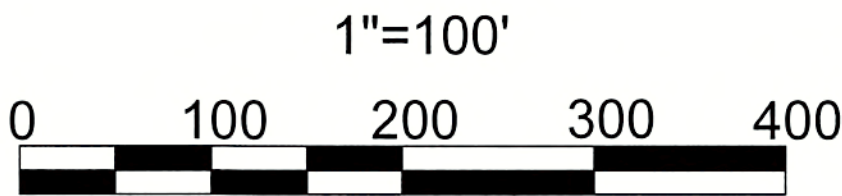
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 28 NOVEMBER 2021



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 10' ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- RECORD INFORMATION FROM US SURVEY 471
- RECORD INFORMATION FROM PLAT No. 84-110
- RECORD INFORMATION FROM US SURVEY 4605



PLAT OF
BLACKTAIL MOUNTAIN ESTATES C
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

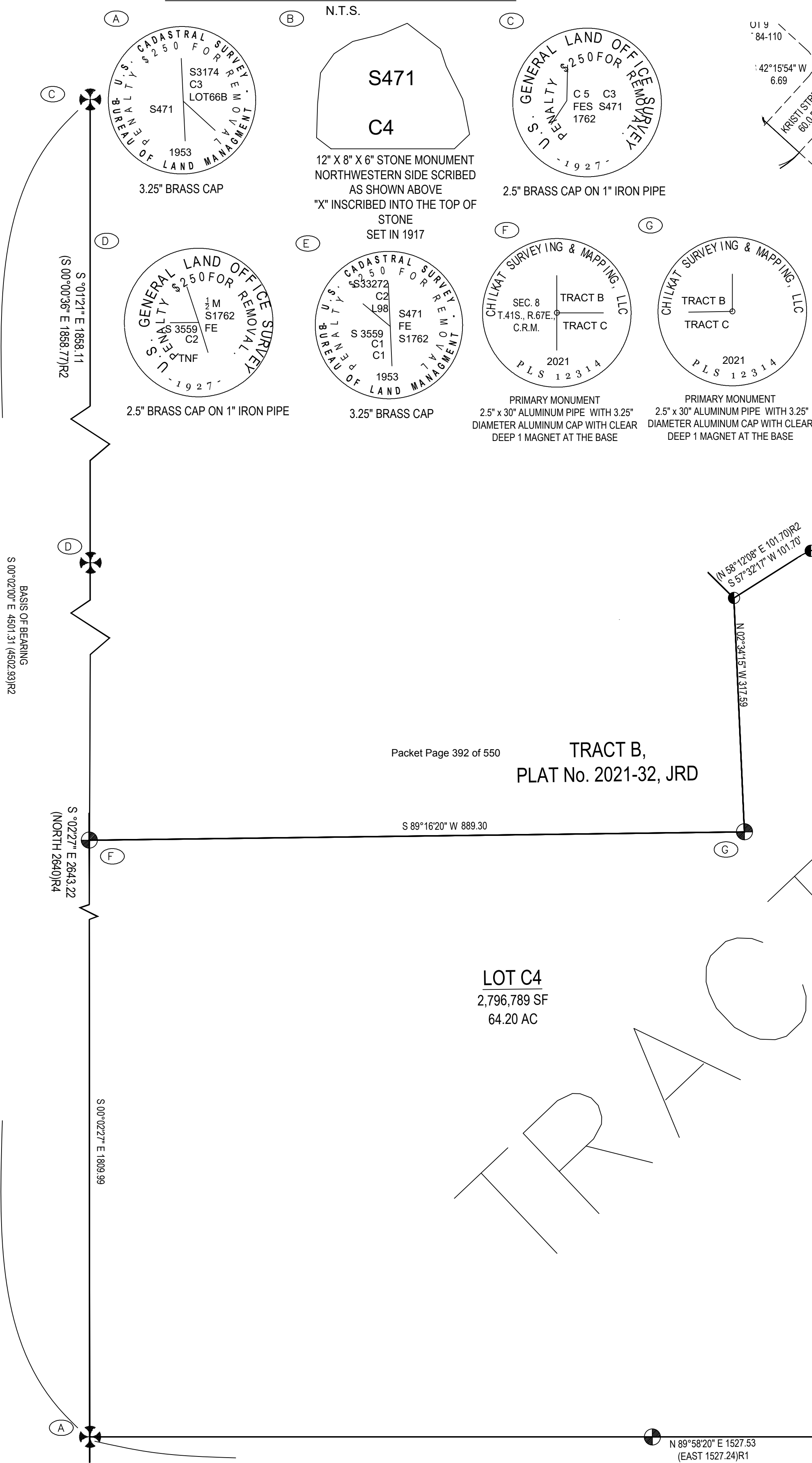
STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE: NTS DATE: 28 NOVEMBER 2021 SHEET NO. 2 OF 2

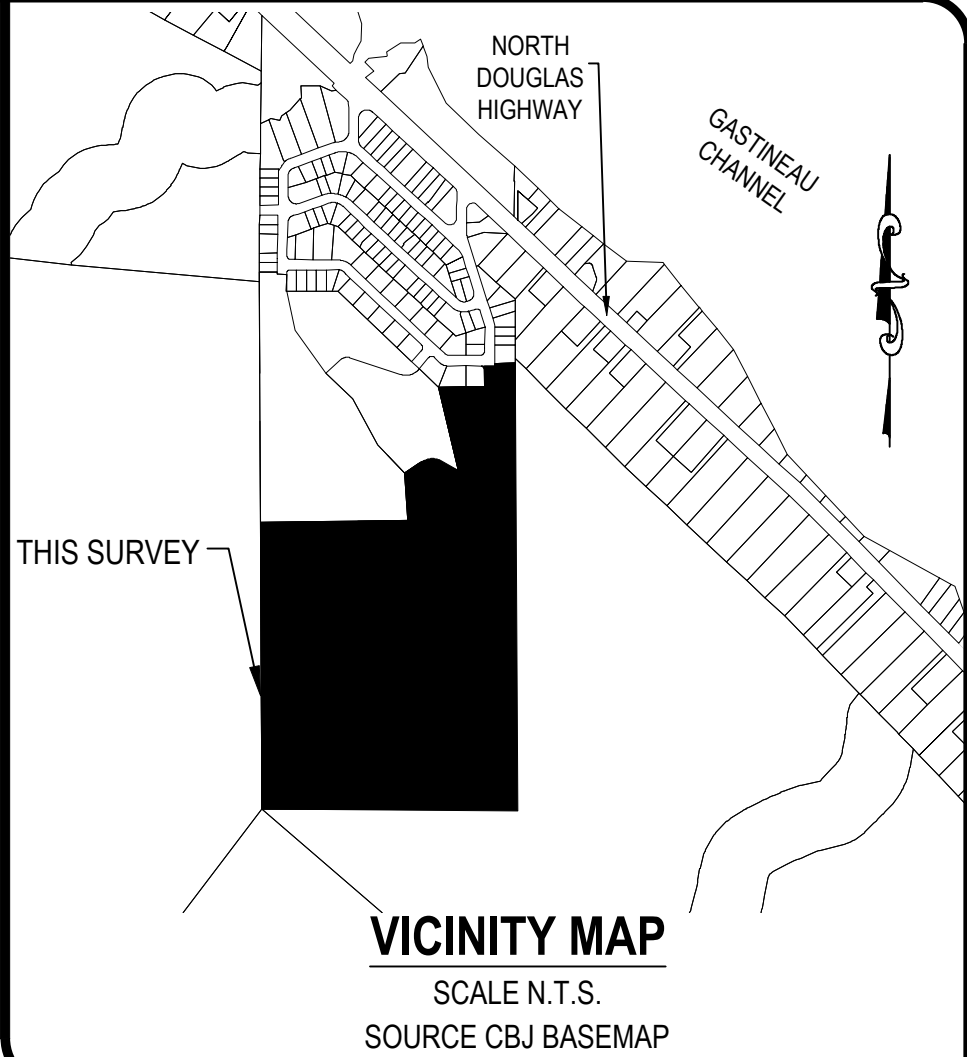
RECOVERED MONUMENT DETAILS



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 216 MARCH 2022



LEGEND:

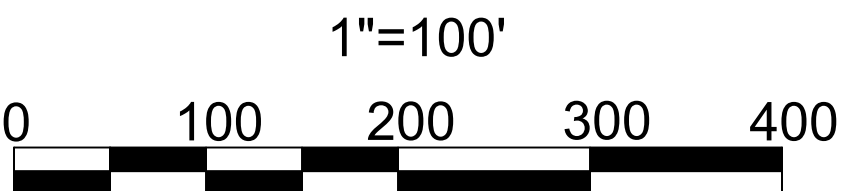
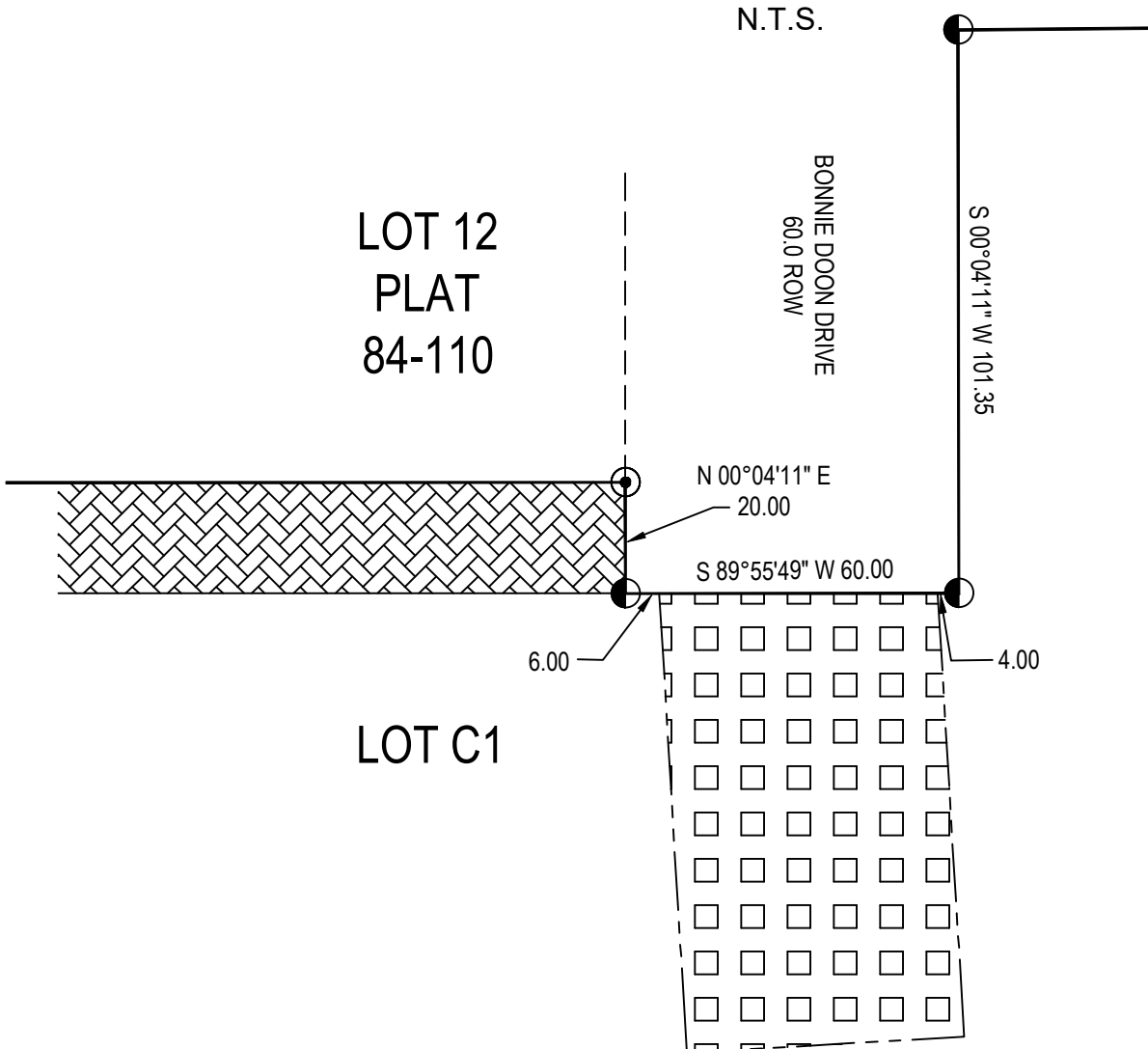
- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT RECOVERED
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT LINES
- PUBLIC 20' ACCESS EASEMENT CREATED THIS PLAT
- PRIVATE 50' ACCESS, DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT PLAT 84-110
- RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605
- (N 89°16'20" E)R4 RECORD INFORMATION FROM PLAT No. 2021-32

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING
C1	138.86	75.00	106°04'59"	S 50°28'15" W
C2	101.92	110.00	53°05'20"	S 84°04'57" W
C3	154.71	110.00	80°35'09"	(S 84°44'48" W)R2
C4	314.13	60.00	299°58'24"	S 36°51'04" W
C5	70.32	50.00	80°35'09"	(N 14°28'43" W
				N 36°51'04" E



TYPICAL SET MONUMENT DETAIL

DETAIL "A"



PLAT OF
BLACKTAIL MOUNTAIN ESTATES C
A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS

PETER PEEL
800 6TH STREET JUNEAU, AK 99801

CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:

1" = 100'

MIP 20210009

DATE:

16 MARCH 2022

SHEET NO.

1 OF 2

NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 RECORDED 08 OCTOBER 2021 ON FILE WITHIN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- 9) ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO C1, C2, C3, AND C4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

PLANNING COMMISSION PLAT APPROVAL

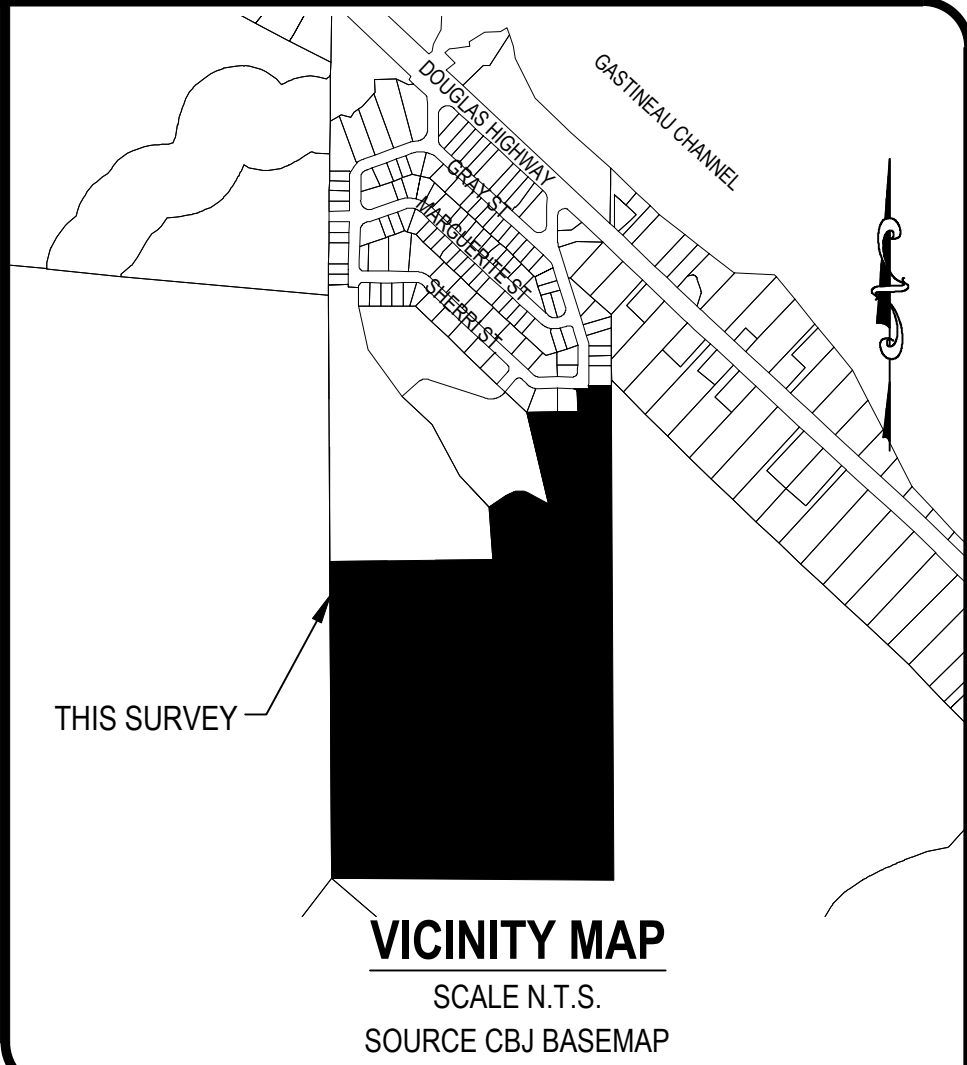
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2022, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

_____, DATED _____, 2022

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



Packet Page 393 of 550

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2022

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2022

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 MARCH 2022

PLAT OF
BLACKTAIL MOUNTAIN ESTATES C
A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
N.T.S.

MIP 20210009

DATE:
16 MARCH 2022

SHEET NO.
2 OF 2



DIRECTOR'S REVIEW STAFF REPORT
MINOR SUBDIVISION
MIP2020 0004 / MIF2021 0011

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

DATE: October 8, 2021
TO: Jill Maclean, Director, AICP
BY: Irene Gallion, Senior Planner

PROPOSAL: Applicant requests a minor subdivision for platting one tract into three tracts: Tract A approximately 4.76 acres, off of Kristi Street; Tract B approximately 18.18 acres, off of Wee Burn Drive; Tract C approximately 73.37 acres, off of Bonnie Doon Drive.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Bonnie Doon Drive right-of-way extension provides access for 6713 Sherri Street.
- Pedestrian access to park provided via Bonnie Doon Drive extension, then via 20 foot easement along the south lot line of 6713 and 6717 Sherri Street.
- Construction and drainage plans for proposed improvements required:
 - o 2" water to each tract
 - o 4" sewer to each tract
 - o 20 foot wide unpaved right-of-way extensions for Bonnie Doon Drive and Kristi Street.

**PLANNING COMMISSION
REVIEW REQUIRED:**

Planning Commission review is not required for this permit.

ASSEMBLY REVIEW REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

A minor subdivision permit is required for all subdivisions resulting in 13 or fewer lots.

Code Provisions:

- 49.15.401
- 49.15.410
- 49.15.411
- 49.15.412
- 49.25.400
- 49.35.240
- 49.35.250
- 49.40.300
- 49.80

GENERAL INFORMATION	
Property Owner	Bonnie Brae Partnership
Applicant	Peter Peel/Creative Development, Inc.
Property Address	None assigned
Legal Description	USS 471 FR
Parcel Number	6D0801110010
Zoning	D3
Lot Size	See "Background" below for details
Water/Sewer	CBJ
Access	Bonnie Doon Drive, Kristi Street, Wee Burn Drive
Existing Land Use	Vacant
Associated Applications	BLD20190507 Grading Permit

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (RR)	CBJ Land
East (RR)	CBJ Land
West (Zone)	CBJ/Federal Land

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	Possible requirement with future development
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Area

BACKGROUND INFORMATION

Project Description – This proposal is to subdivide one tract into three tracts (**Attachment A, B**):

Tract	Square Feet	Acres
A	207,131	4.76
B	791,899	18.18
C	3,196,115	73.37
TOTAL	4,195,145	96.31

Note that the Assessor's database size for the un-subdivided tract differs from the totals above: 3,964,656 square feet, or 91.0160 acres. The information provided by the Applicant was surveyed and found to be accurate. The Assessor's data is based on a fraction that was not platted. As the Bonnie Doon neighborhoods were developed, the plats did not show remaining acreage in the original tract.

The Applicant was required to provide a sketch plat (**Attachment C**) [CBJ 49.15.410(b)], showing reasonable full build-out. The Director and Applicant both acknowledge that the Applicant, at this time, does not intend to develop the tracts to this level.

The three proposed tracts provide opportunity for a range of development options. This un-subdivided tract could support approximately 182 single family homes if subdivided with minimum lot sizes, or could be developed with less density. Because of the range of development possibilities, the Director agreed with the Applicant that, for each tract, the Applicant will construct or bond for:

- 2 water
- 4 inch sewer
- 20 foot wide unpaved road

A construction and drainage plan was reviewed and accepted for proposed constructed improvements associated with this subdivision. Subsequent subdivision may require additional improvements.

Background – The original plat is a homestead claim, USS Survey No. 471. The Bonnie Brae Estates – Unit No. I was subdivided in 1981. The subdivision was originally built with a private water and sewer system. Both systems became troublesome.

The Alaska Department of Environmental Conservation (ADEC) had approved the private sewer system. After construction ADEC conceded that there would be a breakdown in the private sewer system that would result in pollution into the channel. Repairs to the private system were costly, and the ADEC would not permit individual septic systems due to the size of the lots. To forestall failure and channel pollution, the Assembly voted on April 3, 1981, to enter a contract in lieu of special assessment to add Bonnie Brae Estates Subdivision to the new sewer system being extended out North Douglas.

Bonnie Brae Estates Unit No II was subdivided in 1984. At their September 12, 1988 meeting the Assembly voted to loan Bonnie Brae Estates four thousand dollars to connect to the city water system. This was increased to ten thousand dollars at the November 21, 1988 meeting.

Neither subdivision states the remaining area in the homestead. The Assessor's Database indicates a parcel size of 3,964,656 square feet (91.0160 acres). The Applicant's surveyor suspects the south boundary of the tract is 114 south of the CBJ GIS polygon, and the tract size is 4,195,145 square feet. The CBJ GIS Analyst supports the surveyor's reasoning. The Bonnie Brae Subdivision was carved out of the original homestead lot without reference to remaining area of the homestead lot. The original lot line was 5,270 feet long, and 114 feet is a reasonable error for GIS (approximately two percent). The GIS Analyst used old Alaska Department of Transportation and Public Facilities surveys to check and bear out the surveyor's numbers. The GIS Analyst estimates 96 acres, or 4,191,000 square feet.

In 2011, the Assessor's Office changed the area for this tract from 98 to 91 acres. The reason for the change cannot be found in documentation.

The table below summarizes relevant history for the tract and proposed development.

Item	Summary
PAC2018 0065	Pre-application conference for three tract subdivision, by James Wellman and Associates.
BLD2019 0507	Grading permit.
PAC2019 0062	Pre-application conference for three private shared access subdivisions.
SMP2020 0001	Application for three private shared-access subdivisions. Unable to proceed due to code conflicts.
MIP2020 0004	Minor subdivision into three tracts.

ANALYSIS

Dimensional Standards – The proposed tracts as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard	Requirement	Proposed Tract A	Proposed Tract B	Proposed Tract C
Minimum Lot Size, square feet	12,000	207,131	791,899	3,196,115
Minimum Lot Width, feet	100	100+	100+	100+
Minimum Lot Depth, feet	100	100+	100+	100+
Minimum Setbacks, feet	Front – 25 Rear – 25 Side – 10 Street Side – 17	<i>All tracts anticipated to be further developed. Scope of development depends on Planning Commission review of the project.</i>		

Density – The table below demonstrates the possible number of dwelling units each tract could accommodate with additional future subdivision of the three tracts created with this proposed plat. This estimate is based on a 12,000 square foot lot with a single-family home, or an 18,000 square foot lot with a duplex. The last column shows how many lots are shown for each tract on the sketch plat.

Lot Number	Square Feet	Maximum Number of Dwelling Units		Number of Single-Family lots on sketch plat
		Single-Family	Duplex	
A	207,131	17	12	7
B	791,899	66	44	36, three of those are bungalow
C	3,196,115	266	178	139

Bungalow Lots – While bungalow lots are proposed in the sketch plat, the sketch plat illustrates a level of development that the Applicant, at this time, is not choosing to pursue. If proposed, an analysis of bungalow lot requirements would be required in a subsequent subdivision.

Wetlands – This tract was included in the most recent wetlands mapping efforts undertaken by the City and Borough of Juneau (**Attachment A, page 30**). Seven wetland assessment areas were mapped for a total of 72 acres. Subsequent development may require a wetlands fill permit from the United States Army Corps of Engineers. A plat note has been required:

WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY

Hazards – The tract is not in a mass wasting or avalanche hazard area, nor a flood zone area.

Habitat – There are no anadromous streams on this tract. The Nelson Creek and Falls Creek stream protection corridors are 100 and 1,200 feet away from the tract at their closest points, respectively.

PUBLIC AND PRIVATE IMPROVEMENTS

Item	Summary	Plat Note/Conditions
49.35.210 Street Improvement Standards	The tracts require that 20 foot unpaved roads be stubbed to each tract. These roads were bonded for on September 29, 2021.	
49.35.210(i)(4) Roadway Construction Standards Waivers	Waivers are not requested at this point in development.	
49.35.310 Water Improvements	A two-inch water main is required to be constructed or bonded for each lot.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.
49.35.410 Sewer Improvements	A four-inch water main is required to be constructed or bonded for each lot.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.
49.35.510 Drainage	A drainage plan for proposed improvements was required and approved. Subsequent subdivision and development may require additional plans.	ANY SUBSEQUENT SUBDIVISION OF TRACT A, B OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS. THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS OT THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
49.35.610 Non-motorized Access	There are two trails to consider: (1) Pedestrian access to the neighborhood park will be through the Bonnie Doon Drive extension and a 20 foot public park access trail easement that runs along the south lot line of 6713 and 6717 Sherri Street. (2) The trail from the Marguerite Street stub to the Treadwell Ditch Trail encroaches onto the west part of the lot. The applicant is in discussions with the Forest Service on relocation of the trail on to city and	

Item	Summary	Plat Note/Conditions
	federal land to accommodate subsequent development. This proposal does not include trail relocation.	

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required. Unless further subdivided, this three tract subdivision could have two dwellings per lot, for a total of six.

Use	Metric	Trips Generated	Total Trips
Single-Family Residence	Each	9.52	57.12
Total ADTs:			57

Institute of Transportation Engineers Trip Generation Manual, 9th Edition, Volume 2.

Access – Per 49.35.250(a) staff has determined that the primary access to the subdivision is Wee Burn Drive. The applicant has demonstrated that each lot will have direct and practical access to a public right-of-way through the frontage of the lot, as required by 49.35.250(b).

Tract Number	Primary access
A	Kristi Street
B	Wee Burn Drive
C	Bonnie Doon Drive

For this three tract subdivision, the Director has waived construction of Narry-a-Road (access to CBJ land) under CBJ 49.35.240(i)(2).

Platting requirements –

- The Applicant has paid taxes for 2021 (**Attachment D**)
- The Applicant has provided a bond for improvements (**Attachment E**)

FIRE CODE IMPROVEMENTS

There were no comments from Capital City Fire and Rescue.

AGENCY REVIEW

CBJ agencies were involved in iterative review of the proposed subdivision. CDD conducted an agency review comment period on the final draft plat between April 20, 2021 and April 30, 2021. There were no comments.

CBJ code requires developers to provide easements to maintain access to existing trails (49.35.630). The 20 foot wide park access easement resulted from discussions with the CBJ Parks and Recreation Department regarding this requirement. The 20 foot easement facilitates maintenance equipment access to the park, if needed.

PUBLIC COMMENTS

The public has been involved in iterative review of the proposed subdivision. CDD conducted a public comment period on the final draft plat between April 20, 2021 and May 31, 2021. Public notice was mailed to abutting owners. There were no public comments submitted as a result of this outreach.

The applicant has accommodated previously-expressed public concerns by extending the Bonnie Doon Drive stub about 120 feet. This extension:

- Provides continued access established for 6713 Sherri Street.
- Provides access to the 20 foot park easement that runs along the south lot line of 6713 and 6717 Sherri Street, providing:
 - o Ongoing access to the neighborhood park.
 - o CBJ Parks and Recreation Department access.
 - o Emergency response access.

FINAL PLAT FINDINGS

Per CBJ 49.15.401(f) the Director makes the following findings on the proposed development:

1. Does the final plat meet the criteria set forth in CBJ 49.15.412?

Finding: Yes. The final plat meets the requirements of 49.15.412.

2. Has the applicant complied with any conditions or plat notes required by the director in the notice of decision approving the preliminary plat?

Finding: Yes. The applicant has complied with all conditions of the preliminary plat.

3. Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010

Finding: Yes. The applicant has provided a financial guarantee on September 29, 2021.

RECOMMENDATION

Staff recommends the Director APPROVE the requested Final Plat permit. The permit would allow subdivision of one tract into three tracts: Tract A approximately 4.76 acres, off of Kristi Street. Tract B approximately 18.18 acres, off of Wee Burn Drive. Tract C approximately 73.37 acres, off of Bonnie Doon Drive.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Final Plat, electronic copy*
Attachment C	Sketch Plant
Attachment D	Certificate of Taxes Paid, electronic copy*
Attachment E	Bonding paperwork, electronic copy

* Hard copy originals are required for recording and have been provided to the Director.



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address NORTH DOUGLAS, ABOVE THE EXISTING Bonnie Brae Sub	
	Legal Description (if Subdivision, Survey, Block, Tract, Lot) A fraction of U.S. Survey 471	
	Parcel Number(s) # 6P080110010	
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner PEEL/CREATIVE DEV. INC.	Contact Person BRUCE GRIGGS
	Mailing Address PO Box 32076 Juneau, AK. 99808	Phone Number(s) 907 723-7851
	E-mail Address brucegriggs@hotmail.com	
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits	
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X <u>[Signature]</u> <u>2/18/20</u> Landowner/Lessee Signature Date		
X _____ Landowner/Lessee Signature Date		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.		
APPLICANT If the same as OWNER, write "SAME"		
Applicant SAME	Contact Person	
Mailing Address	Phone Number(s)	
E-mail Address		
X _____ Applicant's Signature Date of Application		

DEPARTMENT USE ONLY BELOW THIS LINE

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Permit Center/CDD

Attachment C - Staff Report and Plat for Plat 2021-32

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Intake Initials

LEC

Case Number

1182020-0004

Date Received

2/18/20



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 1 Total Land Area 91 acres Number of Resulting Parcels 3

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>475.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>475.00</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

MIP 2020-0004

Date Received

2/18/20

Attachment C - Staff Report and Plat for Plat 2021-32



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Blacktail Mountain Estates

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

- | | |
|--|--|
| ☒ Application, filled out completely | ☐ Application fee (see fee schedule) |
| ☒ Project Narrative | ☒ Five (5) – 24" by 36" Copies |
| ☒ Pre-application Conference Report | ☐ Lot Closure 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. | |

Bruce Griggs
Applicant or Surveyor - Signature

2/3/2020
Date

Bruce Griggs
Applicant or Surveyor - Print Name

Permit Center/CDD

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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

Updated 1/2018

Page 3 of 5

- ☐ 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 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.

BLACKTAIL MOUNTAIN ESTATES.

Blacktail mountain estates is located in north Douglas above the existing Bonnie bear subdivision. It is a 91 acre parcel that was originally planned as phase 3 of the original Bonnie Brae subdivision, but was never built.

The previously proposed phase 3 consisted of 69 residential lots with size and density typical of D3 zoning. Our proposal considerably reduces lot density while dramatically increasing lot size.

What we are proposing is a 12 lot subdivision with varying size lots. The new lots would be larger than those previously proposed in phase 3 and the lots that currently exist in the Bonnie Brae neighborhood. The 12 lots will be accessed using three private shared driveways servicing 4 lots each. This access configuration was chosen because we believe the impact to the existing neighborhood will be more acceptable to our neighbors in Bonnie Brae, and will offer the market a unique new opportunity for housing.

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Permit Center/CDD



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

Peel Subdivision above Bonnie Brae

Case Number: PAC2019 0062

Applicant: Bruce Griggs, Peter Peel, Gabe Hayden

Property Owner: Peter Peel

Property Address: Not Assigned

Parcel Code Number: 6D0801110010

Site Size: 3,964,656 Square Feet (91.0160 Acres)

Zoning: D3

Existing Land Use: Vacant

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PERMIT CENTER

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Permit Center/CDD

Conference Date: September 11, 2019

Report Issued: September 18, 2019

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
Bruce Griggs Gabe Hayden Peter Peel	Applicants	Brucegriggs@hotmail.com Hayden@katabaticeng.com Pp Peel84@gmail.com
Laurel Christian Amy Liu	Planning	Laurel.Christian@juneau.org Amy.Liu@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Kyle Paw	Permits	Kyle.Paw@juneau.org

Pre-Application Conference Final Report

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.

Planning Division

1. **Zoning** – D3 zone district. Minimum lot size is 12,000 sq. ft. Minimum lot width and depth are 100' each. Preliminary plat requirements are found in CBJ 49.15.411. Final plat requirements are found in CBJ 49.15.412.
2. **Setbacks** – D3 setbacks: 25' front and rear; 10' side; 17' street side. Parcel is surrounded on the east, west, and south by Rural Reserve zoning. When two different zoning districts touch, the greater of the two setbacks applies on the common property line. Rural reserve zoning district setbacks: 25' front and rear; 15' side; and 17' street side.
 - a. The front yard setback is measured from the shared access.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – There are 3 undeveloped ROW's that provide frontage to the subject parcel, Bonnie Doon Dr., Sherri St., and Wee Burn Dr.
5. **Shared Access Subdivision Requirements** – A parcel can only create 1 shared access subdivision. The applicant must first subdivide the large tract into 3 tracts. The 3 large tracts can then be subdivided into the shared access lots. See CBJ 49.35.260 for full details of Shared Access Subdivisions. Some key points are summarized below:
 - a. The shared access easement shall be 50' wide. This width will not be waived due to the large size of the parcels and potential for further subdivision.
 - b. Applicant must submit a preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement for review by CBJ.
 - c. The shared access can only serve 4 or fewer lots. A lot may not have frontage on two shared access easements (Lot B3 has frontage on 2 shared accesses).
 - i. Each lot is limited to a single-family dwelling and accessory apartment. A plat note will be required.
 - d. Shared access is prohibited if the subdivision abuts a parcel that does not have alternative and practical frontage on a publically maintained right-of-way.
 - i. USS 4605 FR to the east of the subject parcel does not have frontage on a ROW. The developer will be required to provide access to the subject parcel through a ROW which can be accepted for public maintenance by CBJ. The developer may apply for a roadway construction standards waiver through CBJ 49.35.240(i) (4).
 - ii. The access requirements for the CBJ parkland parcel may be waived in accordance with CBJ 49.15.422.
 - e. The portion of the shared access in the ROW or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.
 - f. All lots must meet the minimum lot size and dimensions for the zone district excluding the shared access easement.

Pre-Application Conference Final Report

- g. Once the preliminary plat is approved, the shared access must be constructed. The applicant cannot bond for this requirement.
- 6. **Parking & Circulation**— A single-family dwelling requires 2 parking spaces, an accessory apartment requires 1 parking space.
- 7. **Traffic** – A single-family dwelling generates 9.52 average daily trips (ADTs) and an accessory apartment generates 6.65 ADTs. The subdivision would be limited to 12 single-family dwellings, each could have one accessory apartment. The ADTs for 12 single-family dwellings and 12 accessory apartment is 194. The requirement for a Traffic Impact Analysis (TIA) is not triggered (CBJ 49.40.300(a) (2)).
- 8. **Lot Coverage** – 35% permissible or conditional uses
- 9. **Vegetative Coverage** – 20% minimum
- 10. **Wetlands** – There are wetlands on the southern portion of the subject parcel. A Wetlands delineation is required.
- 11. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.
- 12. **Plat or Covenant Restrictions** – Easements should be shown on the preliminary plat.
- 13. **Public Use Lots** – If land is set aside for open space, natural area park, conservation lots, or similar uses, the Director (minor subdivision) or commission (major subdivision) may waive dimensional standards and access/frontage requirements for the public use lot. See CBJ 49.15.422 for full list of requirements.

Building Division

- 14. **Building**
- 15. **Outstanding Permits** -

General Engineering/Public Works

- 16. **Engineering** –
 - a. **Driveway:** Driveway grades in excess of 14% are beyond what is allowed by code. For driveway grades steeper than 14%, the driveway will need to be designed and inspected by an Alaskan licensed civil engineer at cost to the developer. Please do note the fire code restricts grade to 10%. For shared access the driveway must be installed and accepted prior to the recording of the final plat.
 - b. **Easements:** Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
 - c. **Agreements:** A maintenance and hold harmless (of CBJ) agreement will need to be drafted, signed, and recorded for all shared infrastructure for the development, e.g. driveway, water, sewer, etc.
- 17. **Drainage** – Submit a drainage plan indicating how drainage from the proposed subdivision will join an established drainage channel or structures. Easements must be provided on the plat for all established drainage ways or any proposed drainage ways that cross any current or future abutting property lines.
- 18. **Utilities** – (water, power, sewer, etc.) - A minimum of 1" water service and 4" sewer service will need to be installed to the property line of each newly created lot within one-year of recording of the plat. At the time of preliminary plat submittal, please submit a construction plan with for the new utilities. The plan needs to include pipe locations, sizing, for both water and sewer and grades for sewer to indicate appropriate fall will be achieved. The construction plan can be shown on an existing as-built drawing that also includes existing features such as structures and other existing utilities.

Pre-Application Conference Final Report

The following permits will need to be obtained to provide utilities to the newly created lot:

- a. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water and sewer mains, water and sewer service installation, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.
- b. **Shared sewer** - Depending on your development plan you may request to share the existing sewer line. To determine if this will be feasible it is advised to speak with an Alaskan licensed mechanical engineer to determine if the existing pipe will provide the capacity required. This option would require the point of tie in to be within the private property. The shared line would need to be eased and a maintenance agreement will need to be recorded by you that would run with the properties involved.

Fire Marshal

19. Fire Items/Access –

- a. Minimum width for access road is 20 feet drivable surface.
- b. The material can be anything that when compacted can support a minimum of 75,000 pounds vehicle weight. Due to the potential length of road, there is going to be a required apparatus access turn around, unless, every structure built on the road has a sprinkler system.
- c. There will also have to be additional fire hydrants added. We would need to know where the nearest hydrant is to base measurements from. For residential the hydrant spacing is no more than 500 feet apart with a minimum fire flow requirement of 1,500 gallons per minute depending on the construction material used to build.
- d. A hammerhead turn around can be used if desired, where ever it is placed, there has to be signage stating it is for emergency use only and no parking allowed.
- e. By fire code, maximum grade is 10% unless approved by fire code official. Depending on how steep the grade is, it may or may not be allowed to be increased, we would need to know what the range is. (The grade can be allowed to be steeper if again, all structures built on road have sprinkler system installed.)

Other Applicable Agency Review

20. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
- 21.

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. Subdivision Application
2. Development Permit Application

Additional Submittal Requirements

Pre-Application Conference Final Report

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. Preliminary Plat Checklist
3. Wetlands Delineation
4. Preliminary plan and profile of the proposed shared access and a proposed access easement, drainage, and utility agreement

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. Minor Subdivision Fees
 - a. \$400.00 plus \$25 for each resulting lot
2. Major Subdivision Fees
 - a. Preliminary Plat - \$110.00 per lot
 - b. Final Plat - \$70.00 per lot
 - c. Public Notice Sign Fee - \$50 plus \$100 refundable deposit
3. ROW Permit (work within the ROW):
 - a. \$10 permit fee
 - b. Inspection fees - \$60 per inspection trip or hour, will be determined at time of construction plan review
 - c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
4. Bond fee – dependent on type of bond payment.

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

Submit your Completed Application

You must submit your application(s) 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
 Fax: (907) 586-4529
 Web: www.juneau.org/cdd

Blasting

1. Explosives shall not be stored on site, except that which is immediately necessary for the next blast.
2. The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11).
3. All blasting will be managed according to CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements, December 2003, Section 12090, Blasting Controls and associated erratum. These controls assure a qualified Blast Control Specialist according to detailed procedures and requirements conducts blasting.
4. Blasting operations shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF and OSHA standards as applicable and all other applicable standards.
5. All blasting operations shall be conducted during the daylight hours of operation.
6. Warning signs with the time and date of the blast shall be posted 24-hours prior to blasting on either side of the pit on ~~Montana Creek Road~~, BONNIE BRAE SUBDIVISION ENTRANCE.
7. 24-hour notice shall be provided to the Juneau Flight Service Station and the Police and Fire Departments.
8. Public Service Announcements shall be broadcast on local radio 24-hours prior to blasting.
9. Three air horn blasts shall be made 5 minutes prior to blasting.
10. No Blasting operations shall be permitted on Saturdays and Sunday or official Federal and State holidays.

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	Project <i>Bonnie brae</i>						Rev. No.		Page			
	Subject <i>Pre Blast Pland</i>						Prepared	Date	Checked	Date		

1575	1510	1485	1460	1475	1470	1452	1477	1502	1527	1552	1577
1451	1426	1401	1376	1351	1326	1306	1393	1418	1443	1468	1493
1367	1342	1317	1292	1267	1242	1224	1309	1334	1359	1384	1409
1293	1258	1233	1208	1183	1158	1200	1229	1250	1275	1300	1325
1199	1174	1149	1124	1099	1074	1116	1141	1166	1191	1216	1241
1115	1090	1065	1040	1015	990	1032	1057	1082	1107	1132	1157
1031	1006	981	956	931	906	948	973	998	1023	1048	1073
947	922	897	872	847	822	864	889	914	939	964	989
863	838	813	788	763	738	780	805	830	855	880	905
779	754	729	704	679	654	696	721	746	771	796	821
695	670	645	620	595	570	612	637	662	687	712	737
611	586	561	536	511	486	528	553	578	603	628	653
527	502	477	452	427	402	444	469	494	519	544	469
443	418	393	368	343	318	360	385	410	435	460	485
359	334	309	284	259	234	276	301	326	351	376	401
150	125	100	75	50	25	67	92	117	142	167	192

1 ← 44' AVE
 SK Boost 5K's Booster
 XXXX

SIZE

8'x8' O+S

3 1/2" Hole Dim.

44' Ave Dep.

192 Holes

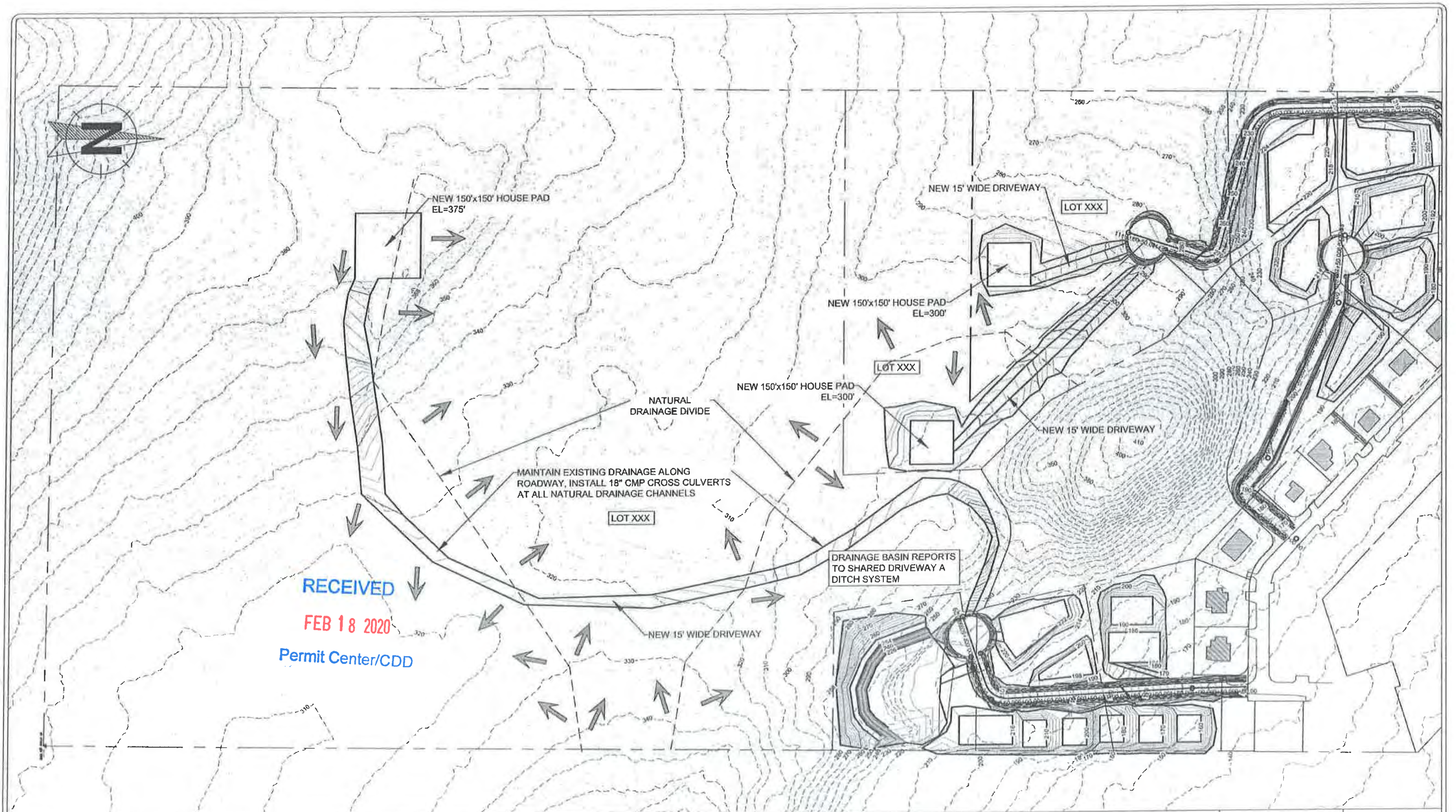
29000 cu. yd.

P.W. Fac. 1.3 per cu yd

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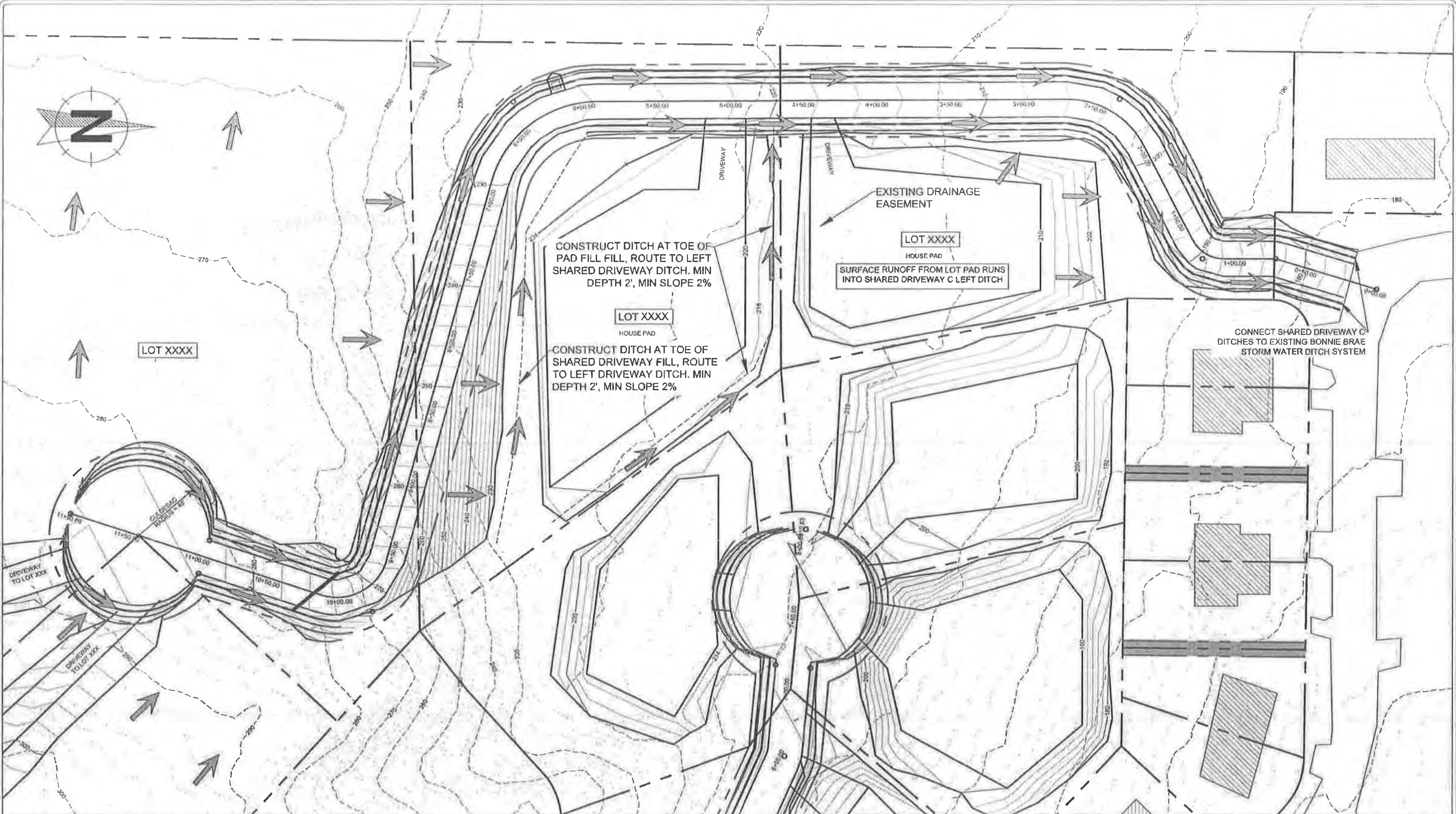
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS
FEB 14 2020

SOUTHERN LOTS
GRADING PLAN
AND DRAINAGE SCHEMATIC

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CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE:

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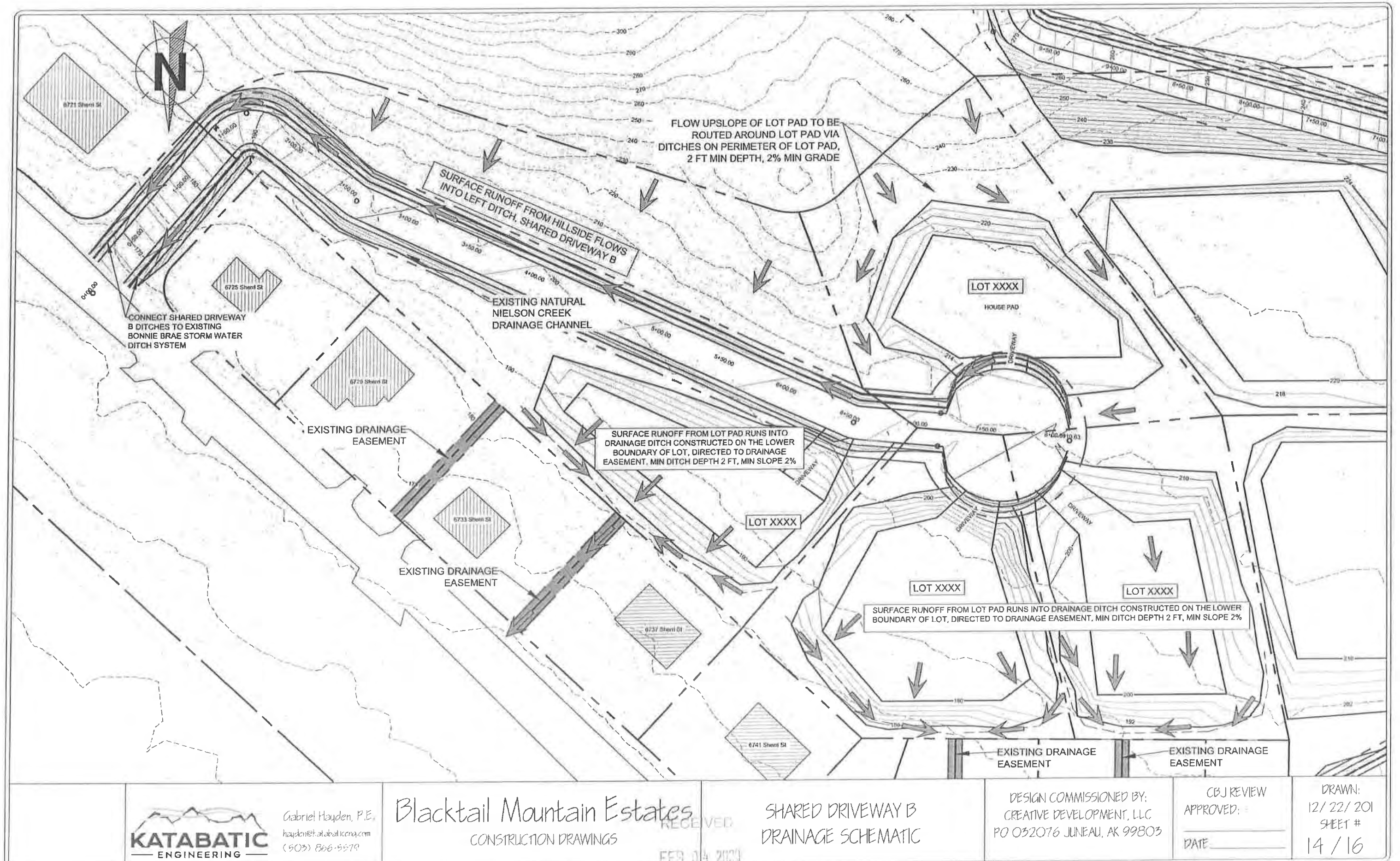
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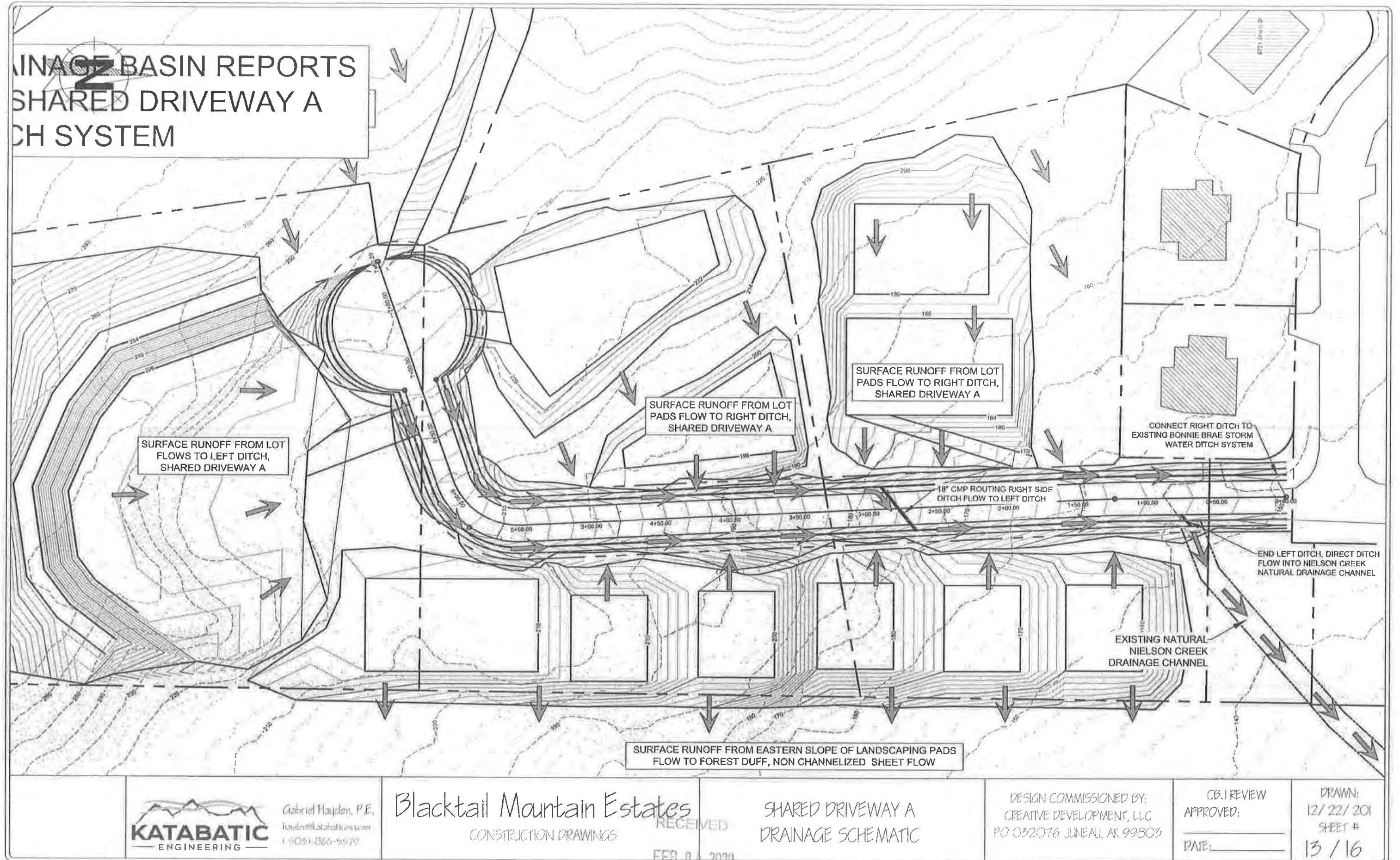
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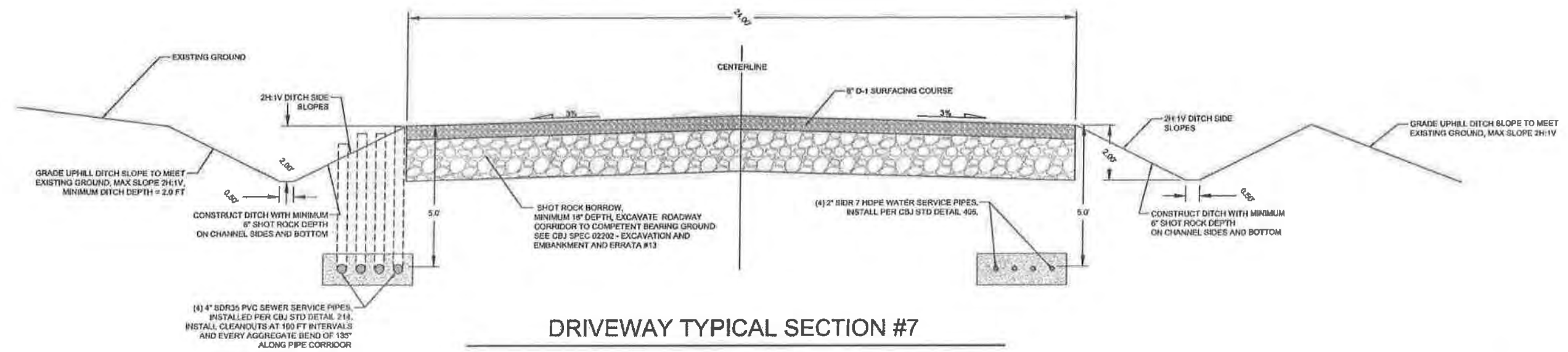
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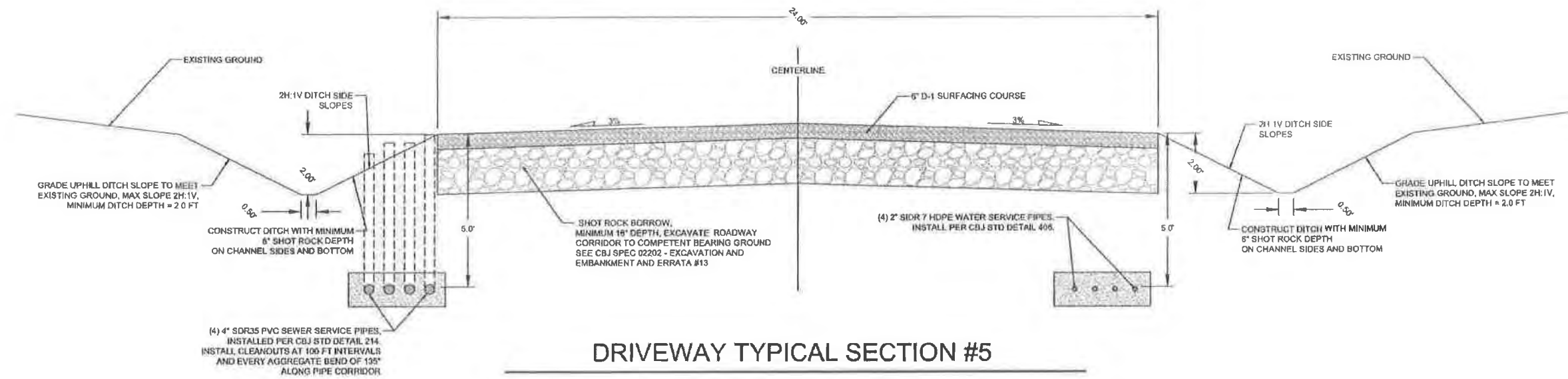
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DRIVEWAY TYPICAL SECTIONS
 #7

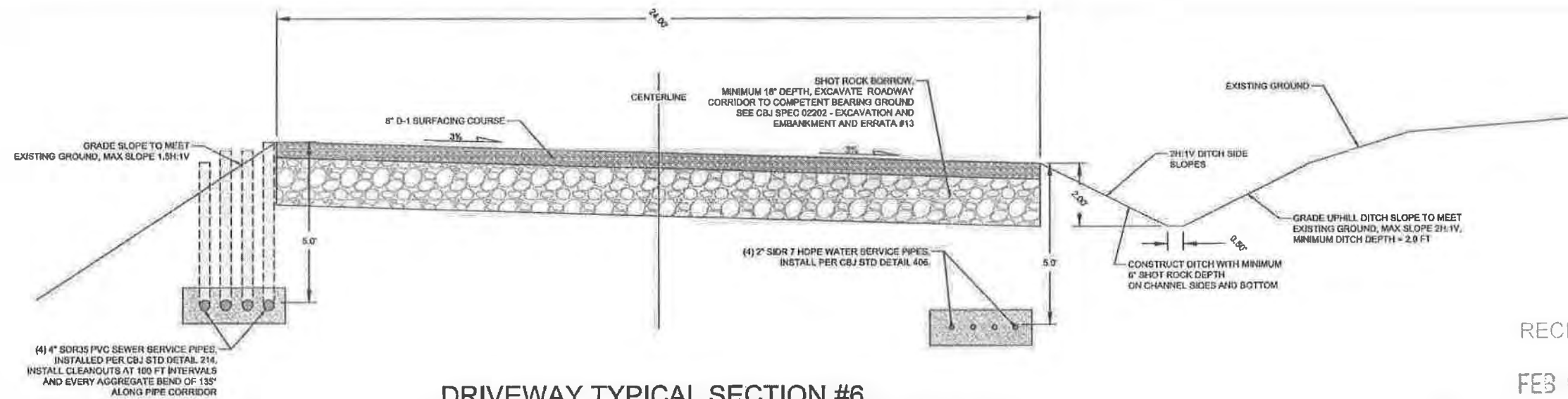
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DRIVEWAY TYPICAL SECTION #5
SHARED DRIVEWAY C - START TO STA 6+00



DRIVEWAY TYPICAL SECTION #6
SHARED DRIVEWAY C - STA 6+00 TO STA 10+15

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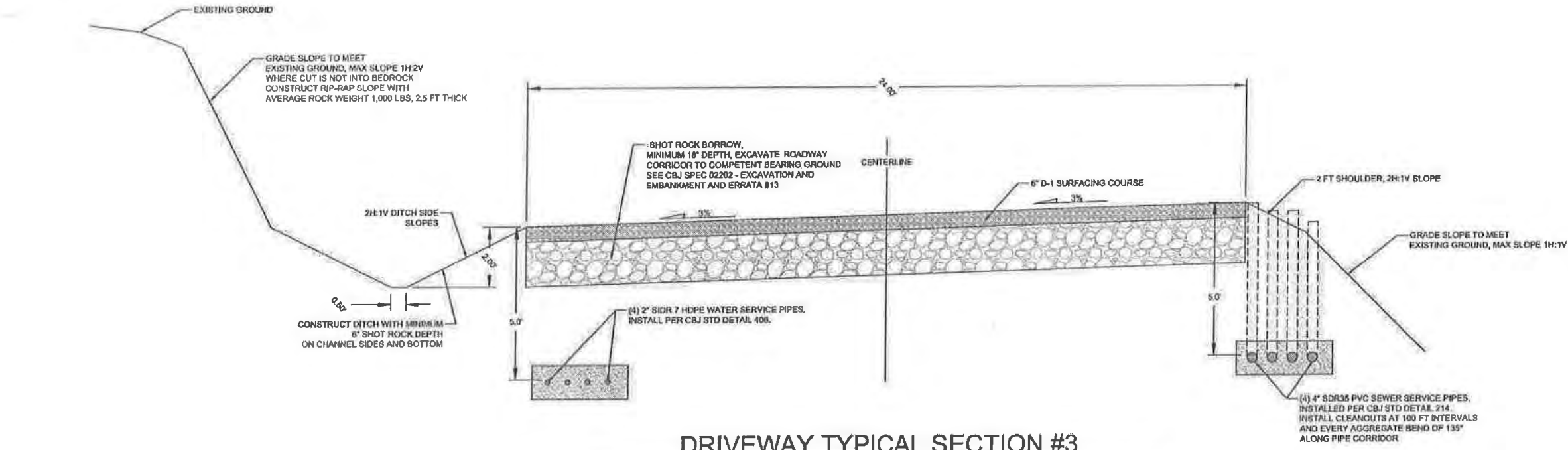
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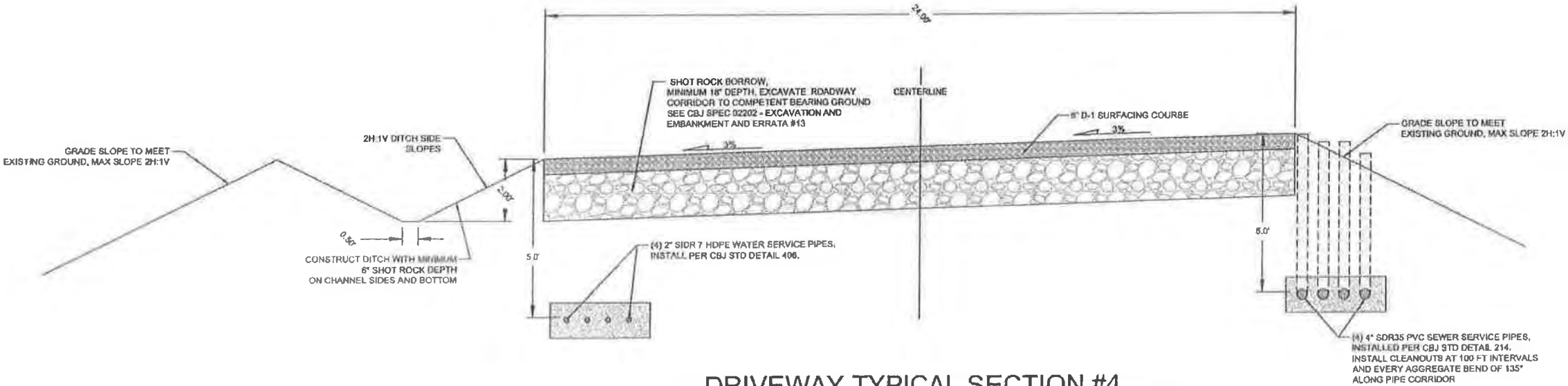
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DRIVEWAY TYPICAL SECTION #3
SHARED DRIVEWAY B - STA 1+44 TO STA 2+50



DRIVEWAY TYPICAL SECTION #4
SHARED DRIVEWAY B - STA 2+50 TO END

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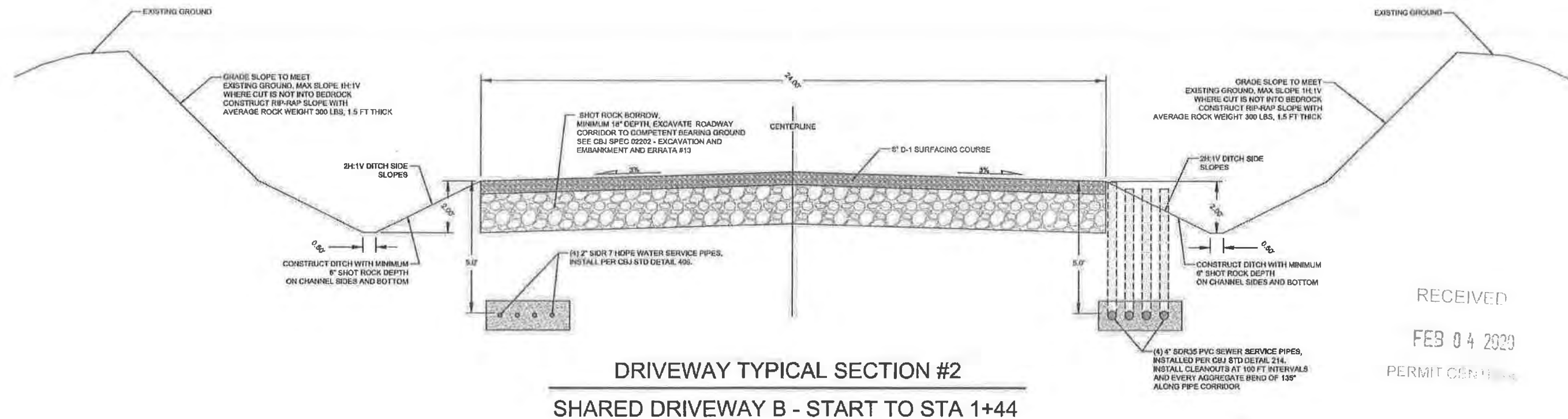
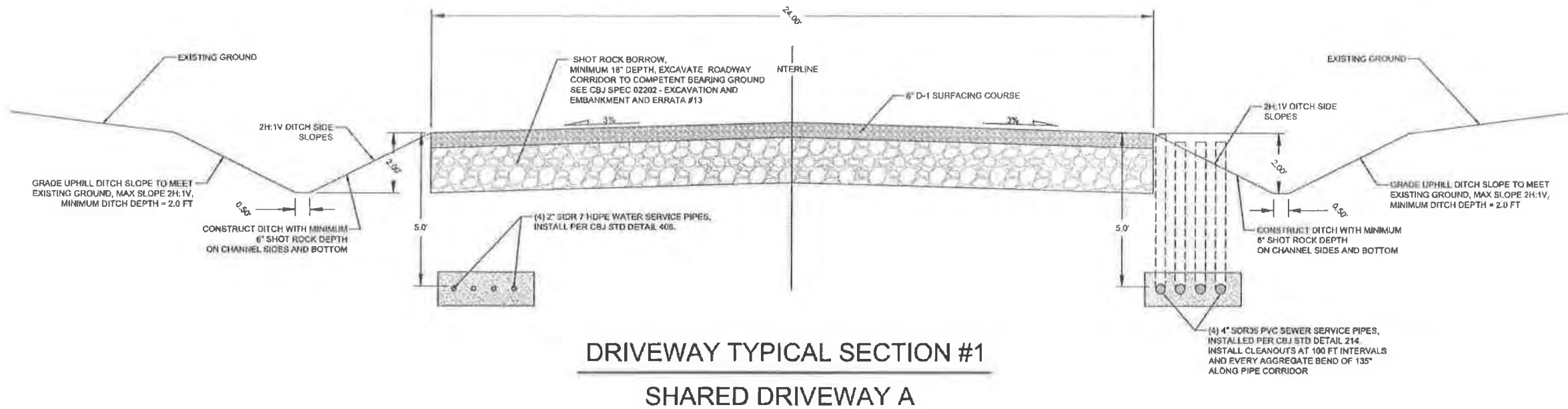
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DRIVEWAY TYPICAL SECTIONS
#3 & #4

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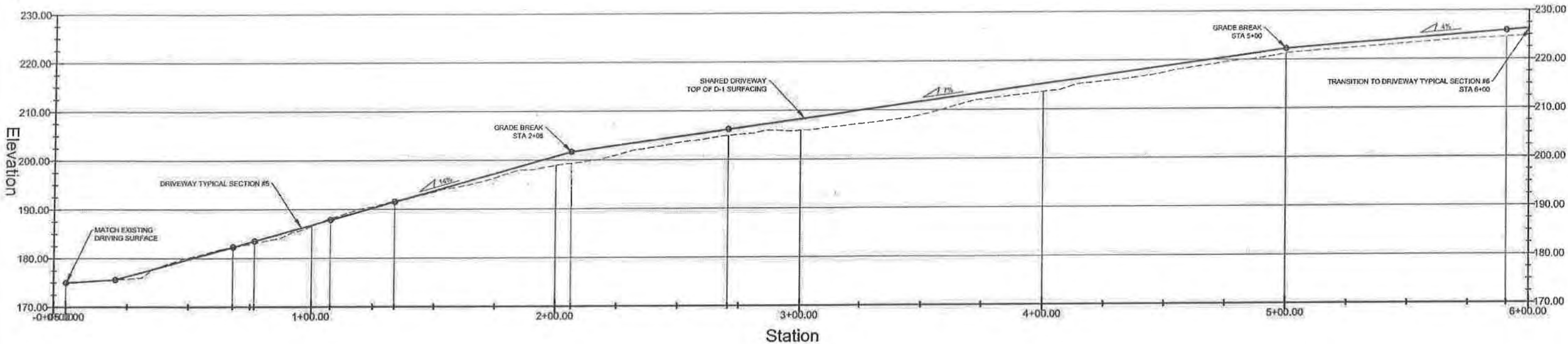
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DRIVEWAY TYPICAL SECTIONS
#1 & #2

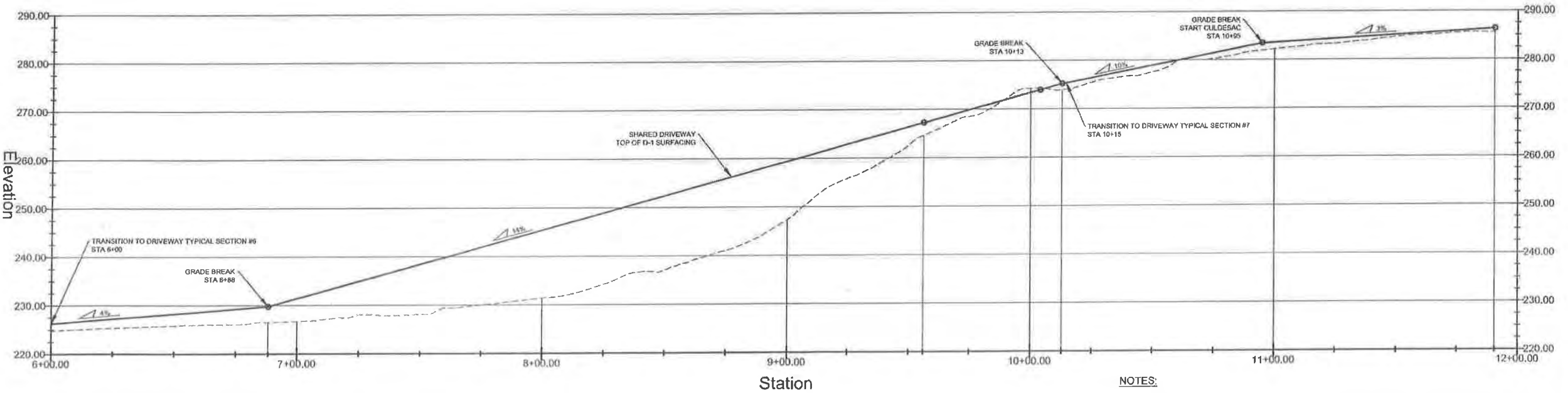
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DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

- NOTES:
- 1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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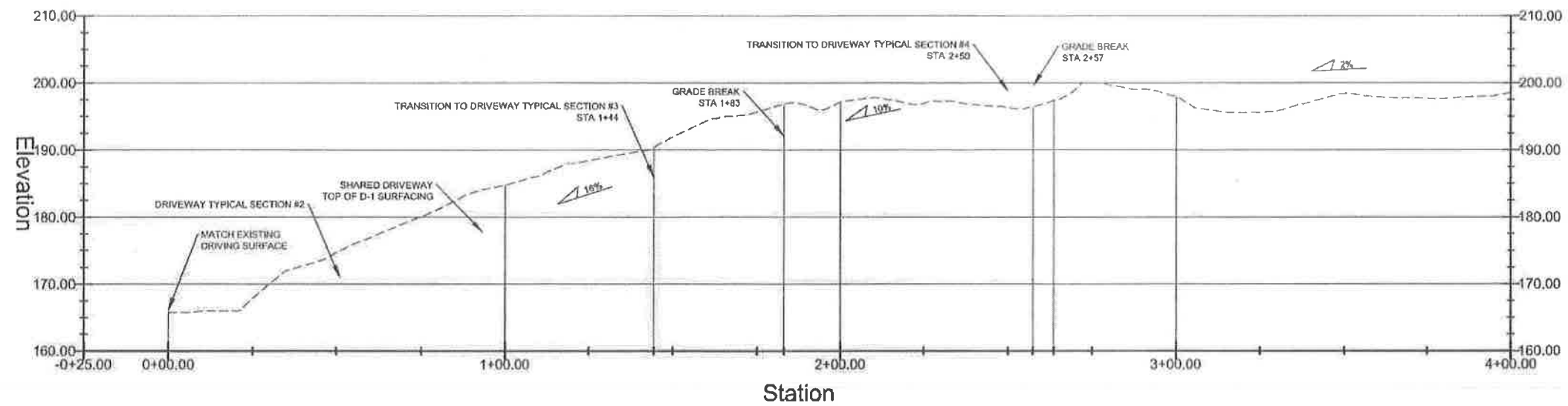
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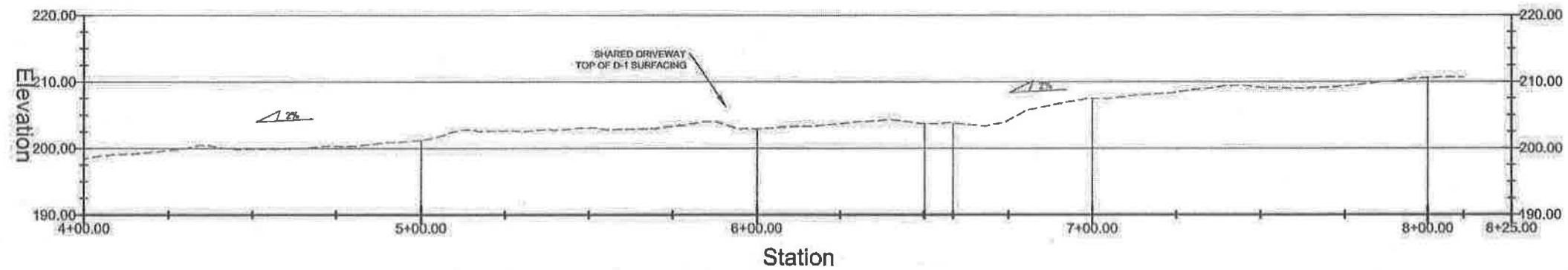
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DRIVEWAY B - PROFILE



DRIVEWAY B - PROFILE

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NOTES:

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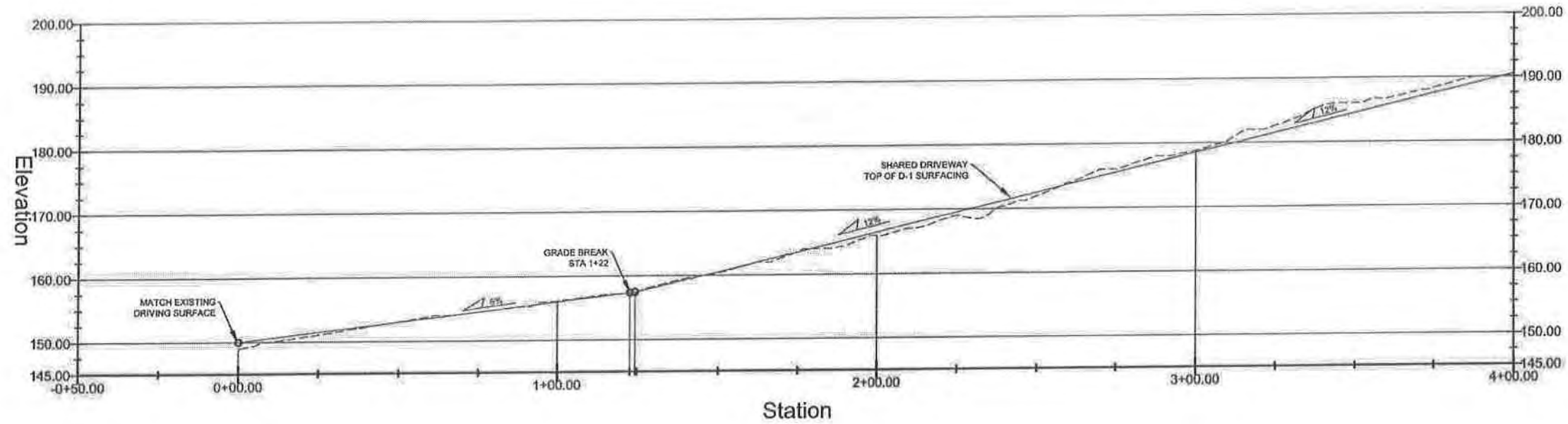
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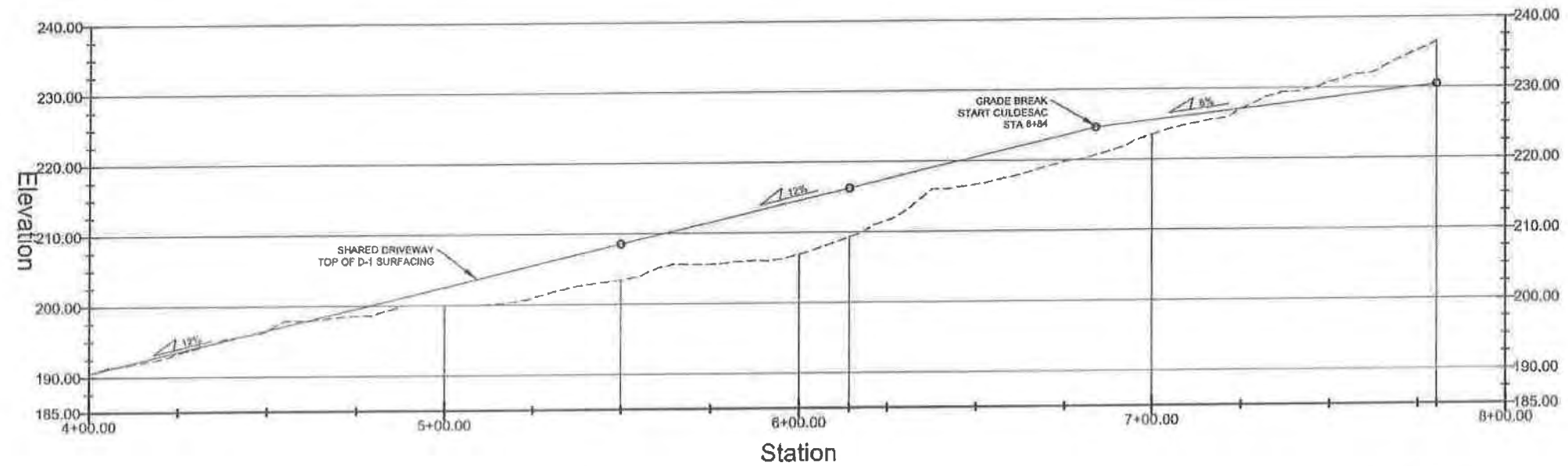
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DRIVEWAY A - PROFILE



DRIVEWAY A - PROFILE

NOTES:

1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.

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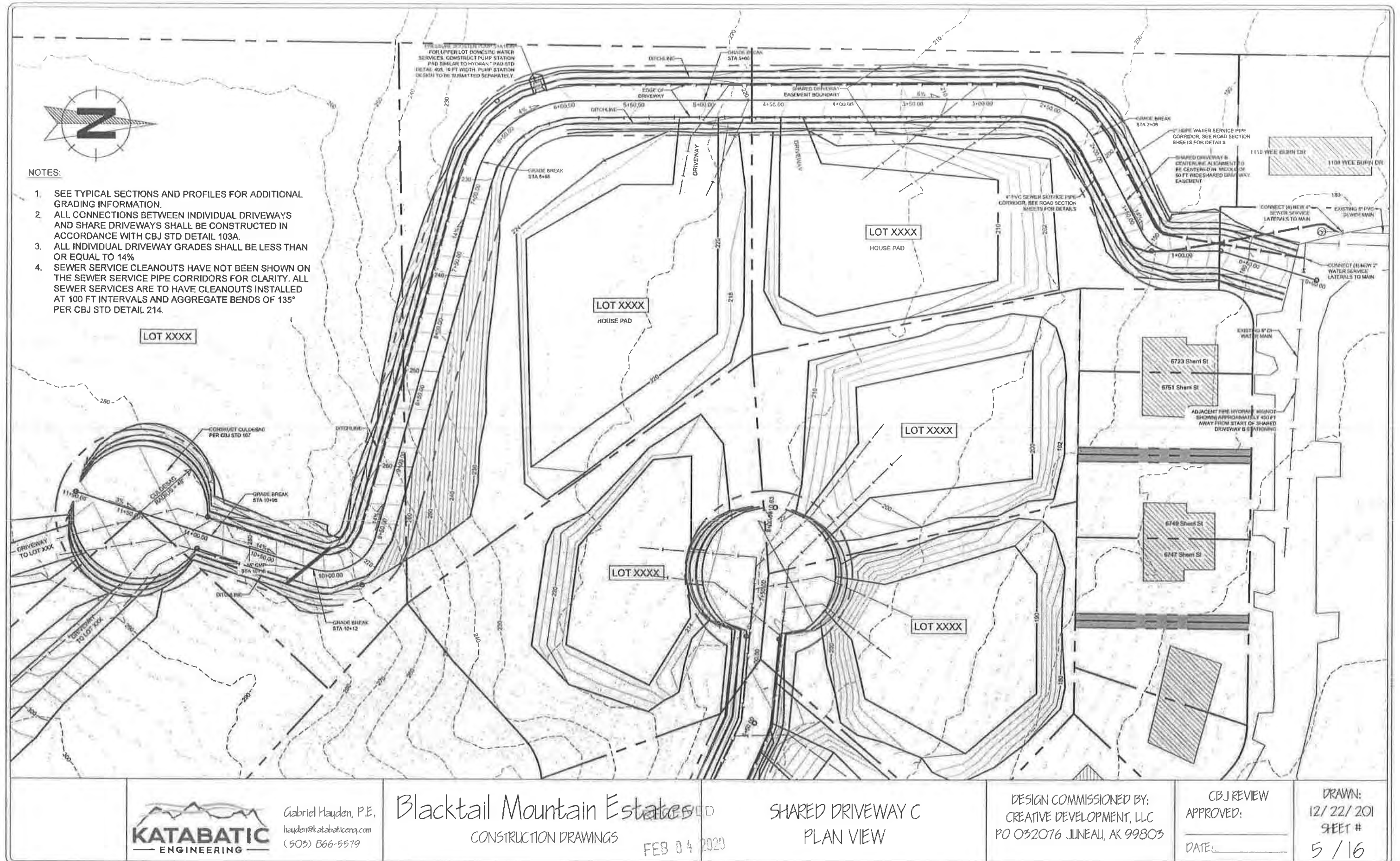
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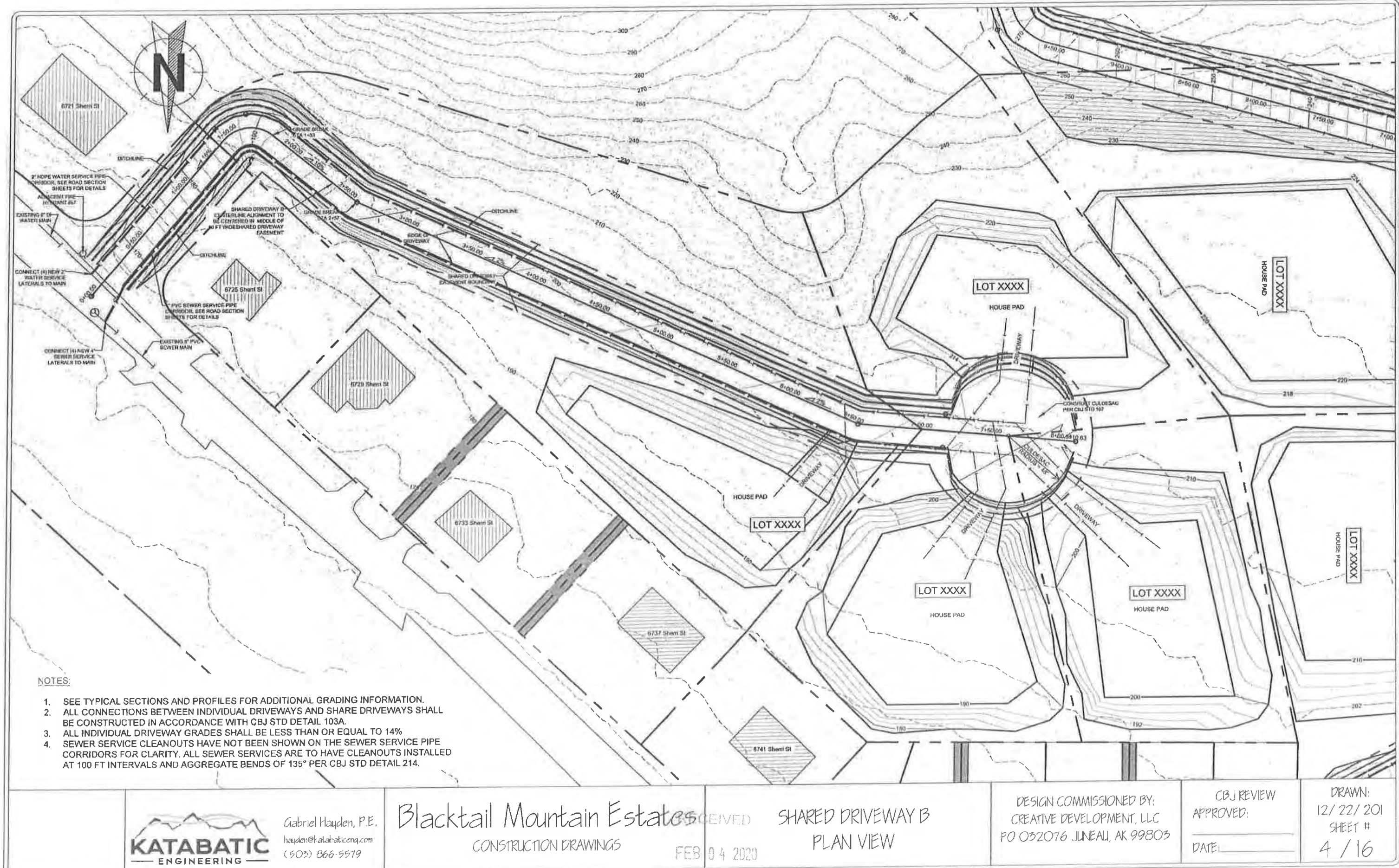
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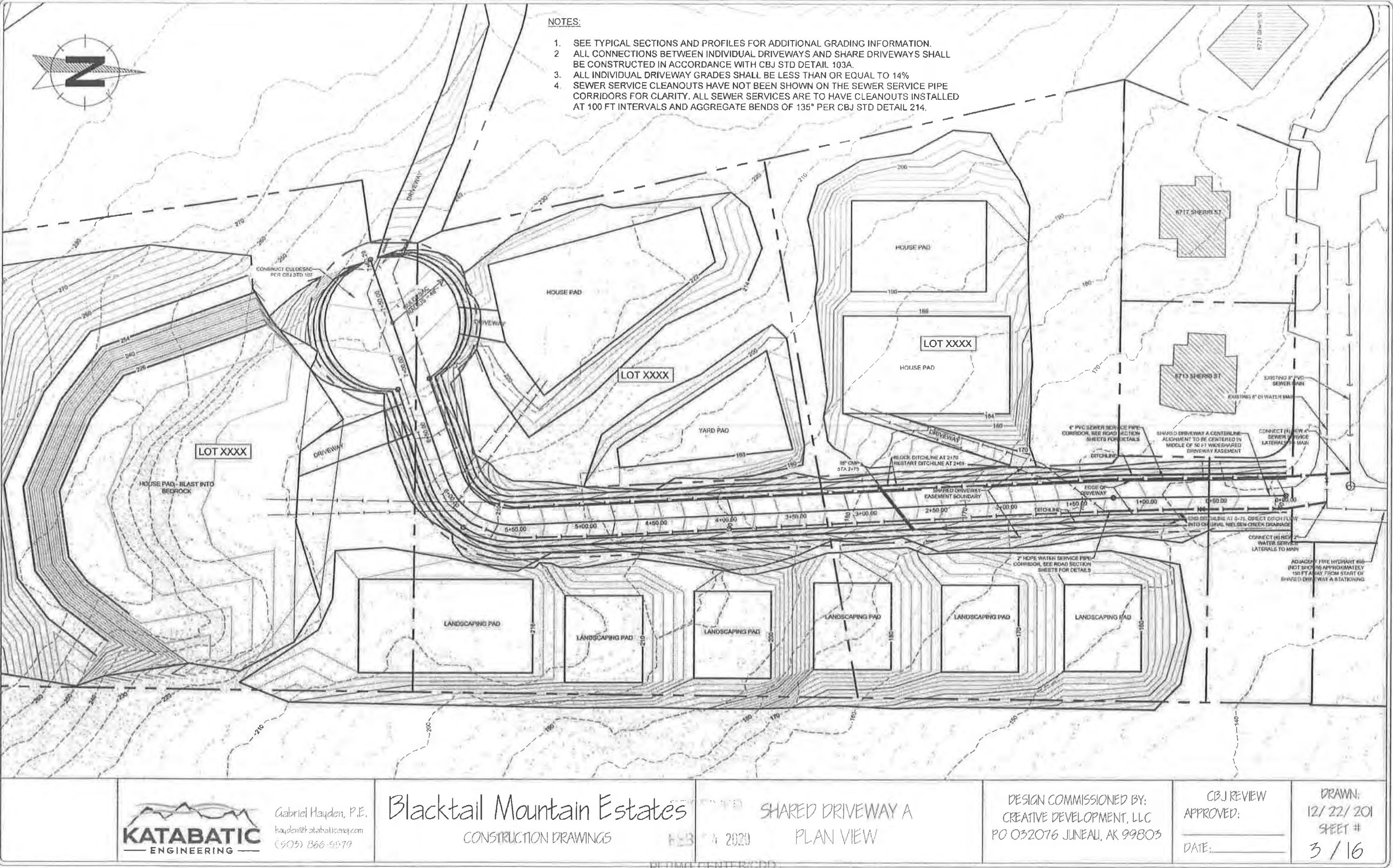
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Attachment C - Staff Report and Plat for Plat 2021-32



Attachment C - Staff Report and Plat for Plat 2021-32

GENERAL NOTES:

- 1. All work shall conform to the most recent CBJ Standard Specifications and Details, including errata. Available online at: 'http://www.juneau.org/engineering/Rev_Standards.php' and 'http://www.juneau.org/engineeringftp/documents/Cover_000.pdf'.
- 2. All HDPE pipe installations shall additionally conform to the 'HDPE Special Provisions March 2017' document attached to this design packet.
- 3. Existing pipe and electrical utility locations based on historical asbuilt information, actual locations may vary. Contractor shall call for utility locates at (907) 586-1333 prior to excavation in zones of existing development.
- 4. Contractor shall notify CBJ water utility department (907) 780-6808 of proposed water service interruptions, and submit the 'water system special use permit' application to CBJ water utilities superintendent for approval at least 48 hours prior to shutdown or flushing of mainline water pipe. No water service interruptions may occur until the above application is approved.
- 5. Contractor shall reference all existing property corner monuments prior to construction and re-monument using an Alaska Professional Land Surveyor after Work is complete.
- 6. Grades and alignments are subject to minor revisions as approved by the Engineer.
- 7. Property line locations used were derived from record plats and not a boundary survey.
- 8. "Jumping Jack" or similar type compactors shall be used for compaction within 18 inches of the outside surface of all water valve boxes, catch basins, and manholes.
- 9. Contractor shall install and maintain construction stormwater control BMPs per the Erosion Control Plan and SWPPP CGP permit obtained by the Contractor.
- 10. For any planned driveway closures, Contractor shall notify resident of each driveway to be closed of the planned closure, including time period, the day prior to the planned closure.
- 11. Contractor shall provide submittal described in the CBJ standard specifications to Engineer for review prior to procurement of all materials.
- 12. All slopes steeper than 2:1 require special inspection pursuant to Chapter 19.12, excavation and grading code.
- 13. Clay, bedrock, organics, stumps and logs, and boulders may be encountered by the Contractor during excavation operations. No subsurface geotechnical investigation was conducted for this project. Contractor shall inform Engineer of subsurface conditions encountered during share driveway construction, and Engineer may make minor adjustments to design as necessary.
- 14. Contractor shall prepare and submit a SWPPP plan to the Alaska Department of Environmental Conservation prior to beginning site work, and shall maintain compliance with the provisions of that SWPPP plan throughout the project.

ABBREVIATIONS

AC	Asphaltic Concrete Pavement		
CB	Catch Basin		
CPP	Corrugated Polyethylene Pipe		
Conc	Concrete		
CTE	Connect to Existing		
DIA	Diameter		
GV	Gate Valve		
HDPE	High Density Polyethylene		
INV	Invert		
LT	Left	PT	Point of Tangency
MH	Manhole	RT	Right
MTE	Match to Existing	STA	Station
NO	Number	TP	Top of Pavement
NTS	Not to Scale	TYP	Typical
PVC	Polyvinyl Chloride Pipe		
PC	Point of Curvature		

Abbreviations may be used without periods.

CBJ SPECIFICATIONS

- DIVISION 1 - GENERAL REQUIREMENTS
- 01045 Cutting and Patching
 - 01070 Acronyms of Institutions
 - 01090 Reference Standards
 - 01300 CONTRACTOR Submittals - Includes changes listed in 1/15/04 Errata Sheet
 - 01400 Quality Control - Includes change listed in 1/15/04 Errata Sheet
 - 01505 Mobilization
 - 01530 Protection and Restoration of Existing Facilities
 - 01550 Site Access and Storage
 - 01560 Temporary Environmental Controls
 - 01660 Equipment Testing and Plant Start-Up
 - 01700 Project Closeout - Includes change listed in 5/5/04 Errata Sheet No. 3

- DIVISION 2 - SITEWORK
- 02090 Blasting Controls
 - 02201 Clearing and Grubbing
 - 02202 Excavation and Embankment
 - 02203 Trenching
 - 02204 Base Course - Includes change listed in 3/17/04 Errata Sheet No. 2
 - 02205 Riprap
 - 02401 Sanitary Sewer Pipe
 - 02402 Sanitary Sewer Manholes and Cleanouts
 - 02403 Sanitary Sewer Encasement
 - 02501 Storm Sewer Pipe
 - 02502 Storm Sewer Manholes, Inlets, and Catch Basins
 - 02601 Water Pipe
 - 02602 Valves
 - 02603 Fire Hydrants
 - 02605 Water Services
 - 02702 Construction Surveying
 - 02703 Monuments
 - 02707 Chain Link Fence
 - 02709 Topsoil - Includes change listed in 5/5/04 Errata Sheet No. 3
 - 02710 Seeding
 - 02711 Landscape Planting
 - 02712 Jute Mesh
 - 02714 Filter Cloth
 - 02715 Underdrain
 - 02718 Sign Assembly
 - 02719 Mailboxes
 - 02720 Painted Traffic Markings
 - 02801 Asphalt Concrete Pavement - Includes changes listed in Errata 1 through 4
 - 02802 Tack Coat
 - 02803 Fog Seal Coat
 - 02806 Remove Existing Asphalt Surfacing

- DIVISION 3 - CONCRETE
- 03301 Structural Concrete
 - 03302 Concrete Structures
 - 03303 Sidewalk, Curb and Gutter
 - 03304 Remove Existing Sidewalk, Concrete Slab, or Curb and Gutter

CBJ STANDARD DETAILS - 4TH EDITION

- Street Details
- 102D Local Access Street With Biofiltration Swale
 - 103A Driveway For Streets Without Curb & Gutter
 - 104B Culvert Headwall Without Hinged Trash Rack
 - 107 Local Access Street Cul-De-Sac
 - 116 Cantilevered Single Mailbox
 - 117 Cantilevered Gang Mailbox
 - 119A Junction Box Type 1 & Type 1A
 - 119B Junction Box Type II & Type III
 - 120 Private Utility Location Within CBJ R-O-W
 - 125 Pavement Resurfacing And Trench Detail
 - 126 Concrete Collar
 - 127A Sign Assembly Single-Post
 - 127B Sign Assembly Double-Post
- Sanitary Sewer Details
- 213 Sanitary Sewer Service Lateral
 - 214 Sanitary Sewer Connection Customer Service Line
 - 215 Sanitary Sewer Crossing
 - 216 Pressure Sanitary Sewer Service Lateral
- Drainage Details
- 311 Silt Fence
 - 312 Rock Check Dam
- Water Details
- 403 Fire Hydrant
 - 404 Hydrant Guard Posts
 - 405 Hydrant Pad
 - 406A Water Service
 - 412 Rigid Insulation
 - 414A Downward Concave Thrust Block
 - 414B Horizontal And Concave Upward Thrust Blocks
 - 419 Residential Water Service Connection
 - 420 Meter Installation

LEGEND

	NEW GRADING FEATURES
	EXISTING
	REMOVE EXISTING
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	WATER PIPE
	SEWER PIPE
	PROPERTY LINE
	WATER VALVE
	MANHOLE
	FIRE HYDRANT
	STREET LIGHT

RECEIVED
FEB 04 2020
PERMIT CENTER/CDD



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

General Notes, Legend, CBJ
specifications and details references

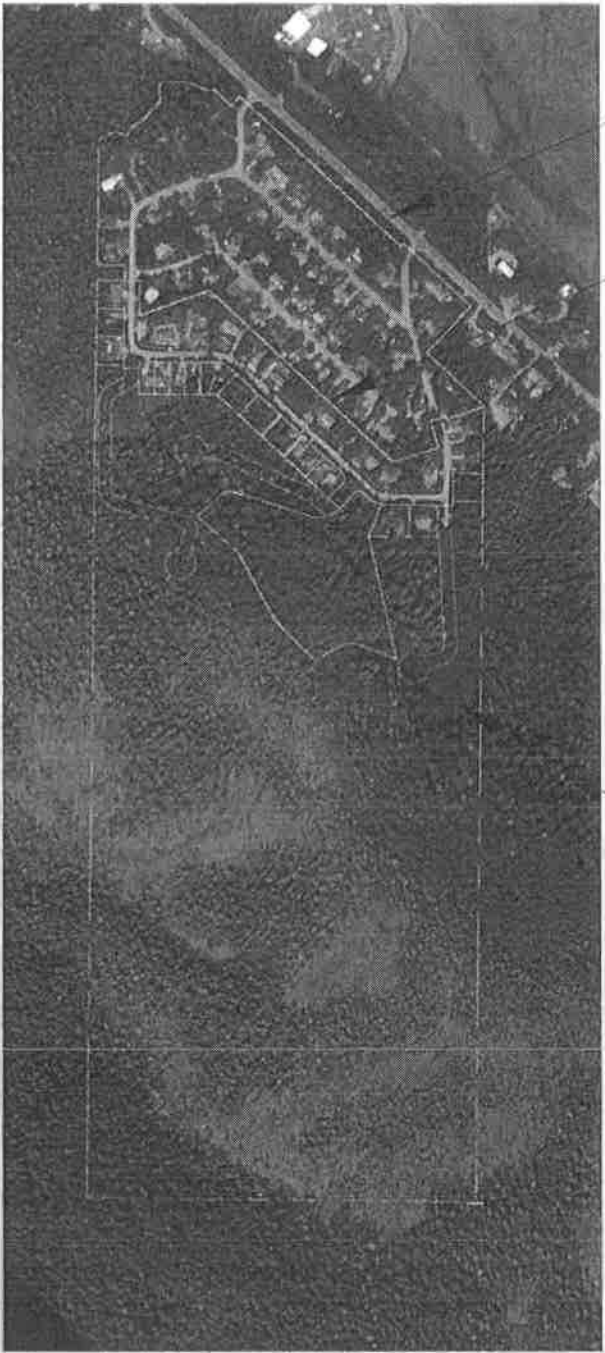
DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE:

DRAWN:
12/22/201
SHEET #
2 / 16

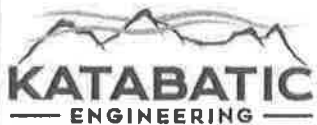
BLACKTAIL MOUNTAIN
ESTATES SUBDIVISION
CONSTRUCTION DRAWINGS
DEC 22, 2019
INDEX

SHEET #	REVISION DATE	TITLE
SHEET 1	12/22/2019	COVER SHEET
SHEET 2	12/22/2019	GENERAL NOTES
SHEET 3	12/22/2019	SHARED DRIVEWAY A - PLAN VIEW
SHEET 4	12/22/2019	SHARED DRIVEWAY B - PLAN VIEW
SHEET 5	12/22/2019	SHARED DRIVEWAY C - PLAN VIEW
SHEET 6	12/22/2019	SHARED DRIVEWAY A - PROFILE VIEW
SHEET 7	12/22/2019	SHARED DRIVEWAY B - PROFILE VIEW
SHEET 8	12/22/2019	SHARED DRIVEWAY C - PROFILE VIEW
SHEET 9	12/22/2019	DRIVEWAY TYPICAL SECTIONS #1 & #2
SHEET 10	12/22/2019	DRIVEWAY TYPICAL SECTIONS #3 & #4
SHEET 11	12/22/2019	DRIVEWAY TYPICAL SECTIONS #5 & #6
SHEET 12	12/22/2019	DRIVEWAY TYPICAL SECTIONS #7
SHEET 13	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 14	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 15	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 16	12/22/2019	SOUTHERN LOTS - GRADING PLAN AND DRAINAGE SCHEMATIC



VICINITY MAP
NTS

RECEIVED
FEB 04 2020
PERMIT CENTER/CDD



Gabriel Hayden, P.E.
hayden@katabaticeng.com
(503) 866-5579

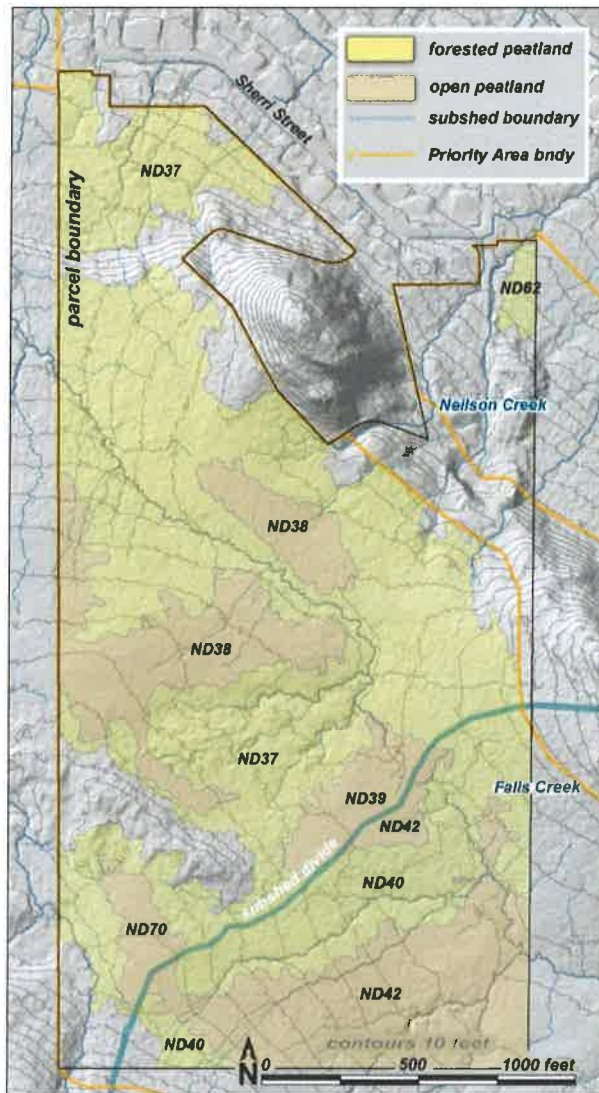
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Coversheet

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
12/ 22/ 201
SHEET #
1 / 16



Bonnie Brae Partnership

This 91-acre private parcel (CBJ pin number 6D0801110010) was mapped and assessed for the Juneau Wetlands Management Plan Update (JWMPU). The parcel lies within the city's Priority Area 3.26.

The northern portion of the parcel drains into Neilson Creek, while the southeastern corner drains into Falls Creek. A subshed boundary therefore runs through the parcel, which by WESPAK protocol 'splits' several of the units (eg: ND 39 and 42).

Seven wetland AAs (Assessment Areas) were mapped: 3 forested peatlands and 4 open peatlands. Total acreage of wetland in all 7 AAs is 72 acres. Thus, about 79% of the parcel is wetland.

Funding: This contract was funded by the Coastal Impact Assistance Program through the Alaska Dept of Commerce, Community and Economic Development as part of Grant #10-CIAP-0009, "Habitat Mapping and Analysis Project."

At the end of this report are definitions for terms and acronyms specific to the project.

AA#	type	acres	parcel pin
ND37	fw	38.68	6D0801110010
ND38	op	8.94	6D0801110010
ND39	op	2.24	6D0801110010
ND40	fw	8.93	6D1011000010
ND42	op	11.18	6D1011000010
ND62	fw	0.65	6D0611000010
ND70	op	1.35	6D1011000010

Acreages of wetland units **within** the Bonnie Brae Partnership parcel. In several cases, these unit

ND37 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND38 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND39 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND40 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.



ND42 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually >16 inches. Tree cover is <5%, and cover of tall shrubs (>3ft) is <30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (<25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.



ND62 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND70 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

Terms & acronyms

CBJ City and Borough of Juneau

JWMP Juneau Wetlands Management Plan

WESPAK-SE Wetland Ecosystem Services Protocol for Southeast Alaska

Wetland Assessment Areas (AAs) As defined by our partner Paul Adamus in the 2014 WESPAK-SE protocol (<http://southeastalaskalandtrust.org/wetland-mitigation-sponsor/wespak-se/>), these are units of fairly uniform hydrology, soils and vegetation, on which a standardized field assessment is conducted.

Priority Areas (PAs) Defined by CBJ; 72 units within which the AA surveys are conducted, ranked 1 through 4. To identify individual Priority Area units, we added 2 digits after the rank. For example, 1.17 is Priority rank 1, unit number 17.

Map pages, AA numbering convention Names for our individual Assessment Area units are grouped geographically by Priority Area map pages, in the January, 2014 JWMP RFP # 14-132, identified by 2-letter initials.

The CBJ map-page for this parcel is:

ND North Douglas

AA unit identification codes begin with these 2 letters followed by a 2-digit number. For example, ND70 is AA #70 within the North Douglas (ND) map page.

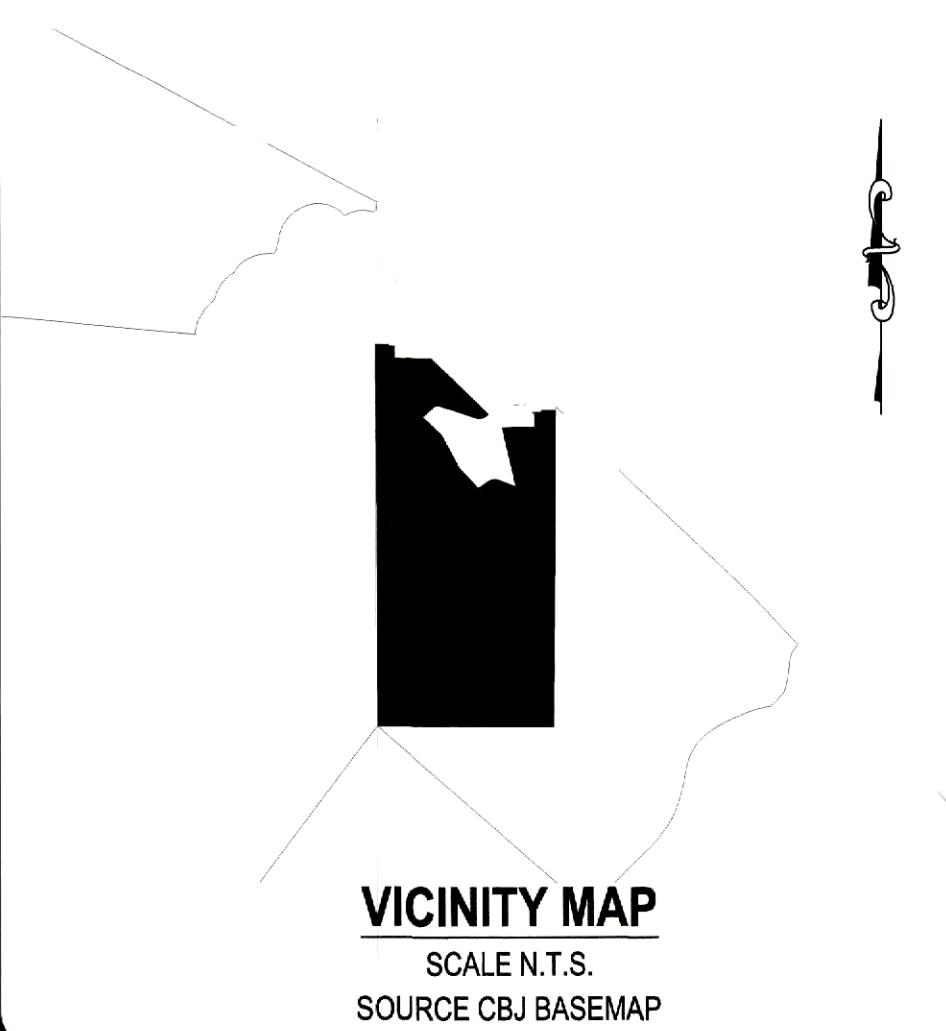
Subsheds Our name for small watersheds we delineated using fine LiDAR-derived contours from CBJ's 2013 data set and a stream-model-in-progress by Bruce Simonson.



SURVEYOR'S CERTIFICATE
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

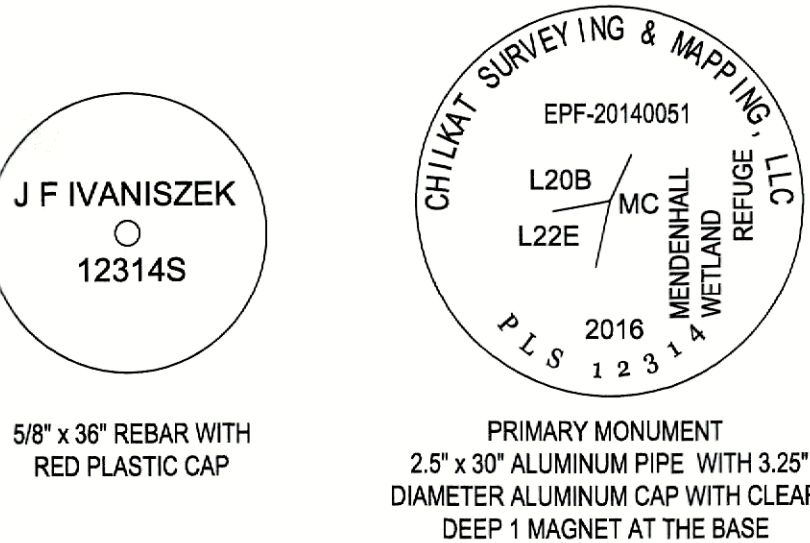
DATED: _____, 2020

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING
C1	123.12	108.05	65°17'21"	S 74°15'17" W
C2	21.26	50.00	24°22'03"	N63°41'56"W
C3	55.24	50.00	63°17'46"	S78°50'12"W
C4	52.84	380.00	7°58'57"	S50°45'44"W
C5	101.92	110.00	53°05'20"	N84°04'57"E



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- ACCESS & UTILITY EASEMENTS CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110

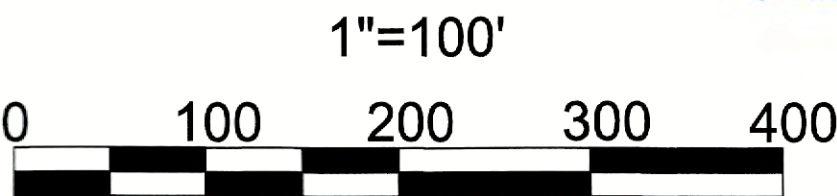


TYPICAL SET MONUMENT DETAIL
N.T.S.

RECEIVED

FEB 18 2020

Permit Center/CDD



PLAT OF BLACKTAIL MOUNTAIN ESTATES A SUBDIVISION OF A FRACTION OF US SURVEY 471 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT		
STATE RECORDER'S OFFICE AT ANCHORAGE		
CHILKAT SURVEYING & MAPPING, LLC 10654 PORTER LANE JUNEAU, ALASKA 99801 907-957-1908		
OWNERS PETER PEEL 800 6TH STREET JUNEAU, AK 99801 CREATIVE DEVELOPMENT, LLC PO BOX 032076 JUNEAU, ALASKA 99803		
SCALE: 1" = 100'	DATE: 09 JANUARY 2020	SHEET NO. 1 OF 2

NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; LOT 2, INTO LOTS 2-A & 2-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120 BEST MANAGEMENT PRACTICES.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

Packet Page 435 of 550

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2020

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

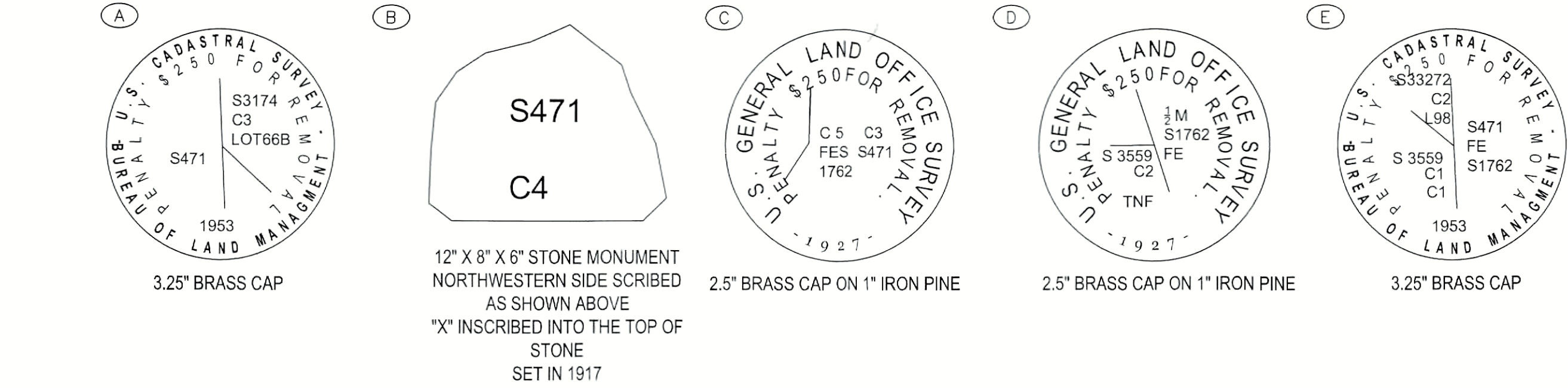
UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



RECOVERED MONUMENT DETAILS

N.T.S.

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 _____, 2020 _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

_____, DATED _____, 2020

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2020

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

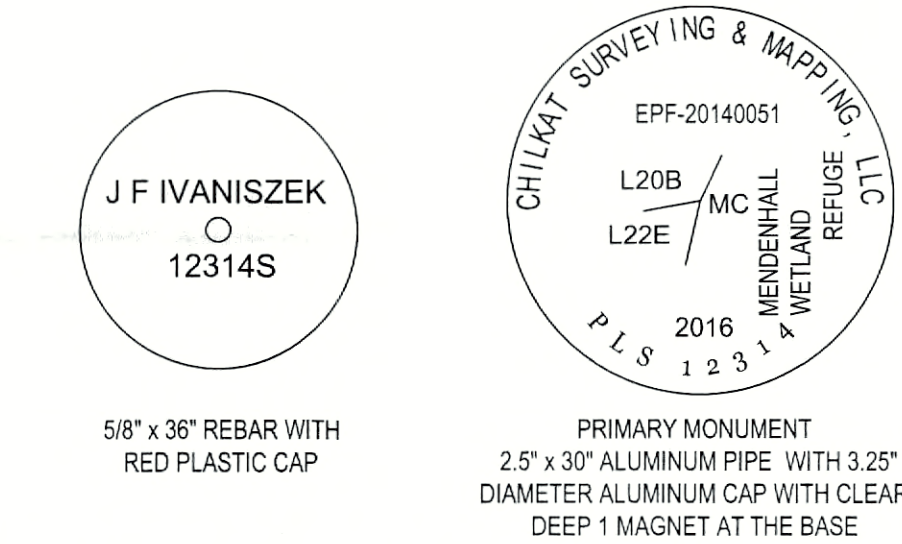
UNITED STATES OF AMERICA)
))
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



TYPICAL SET MONUMENT DETAIL

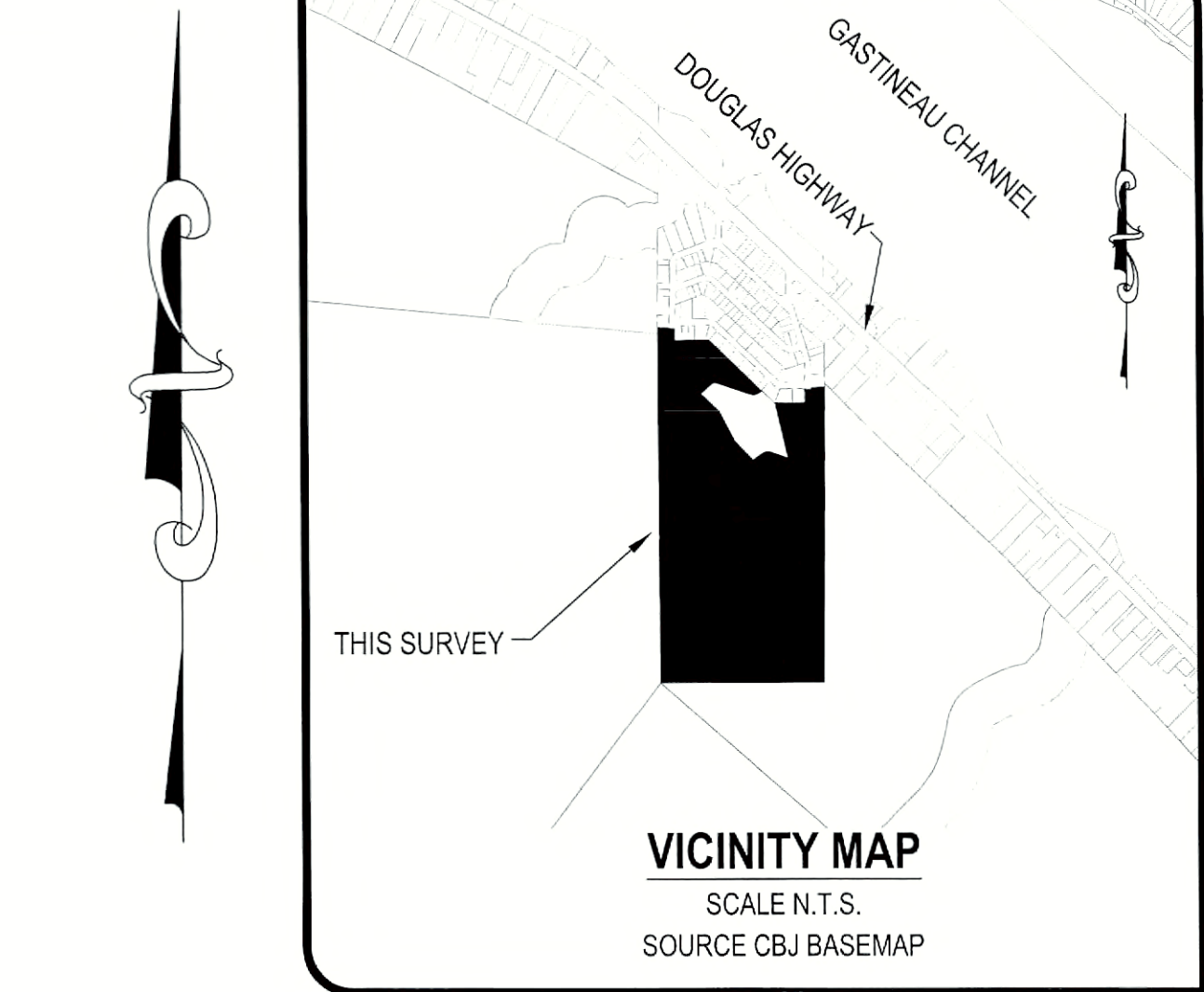
N.T.S.



SURVEYOR'S CERTIFICATE

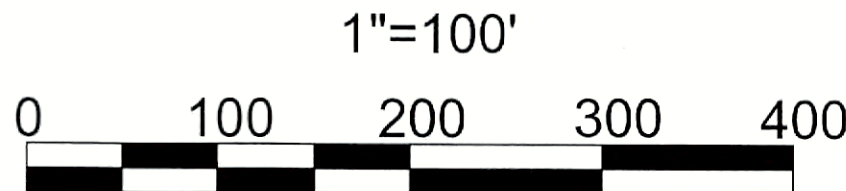
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2020



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- ACCESS & UTILITY EASEMENTS CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- RECORD INFORMATION FROM US SURVEY 471
- RECORD INFORMATION FROM PLAT No. 84-110



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

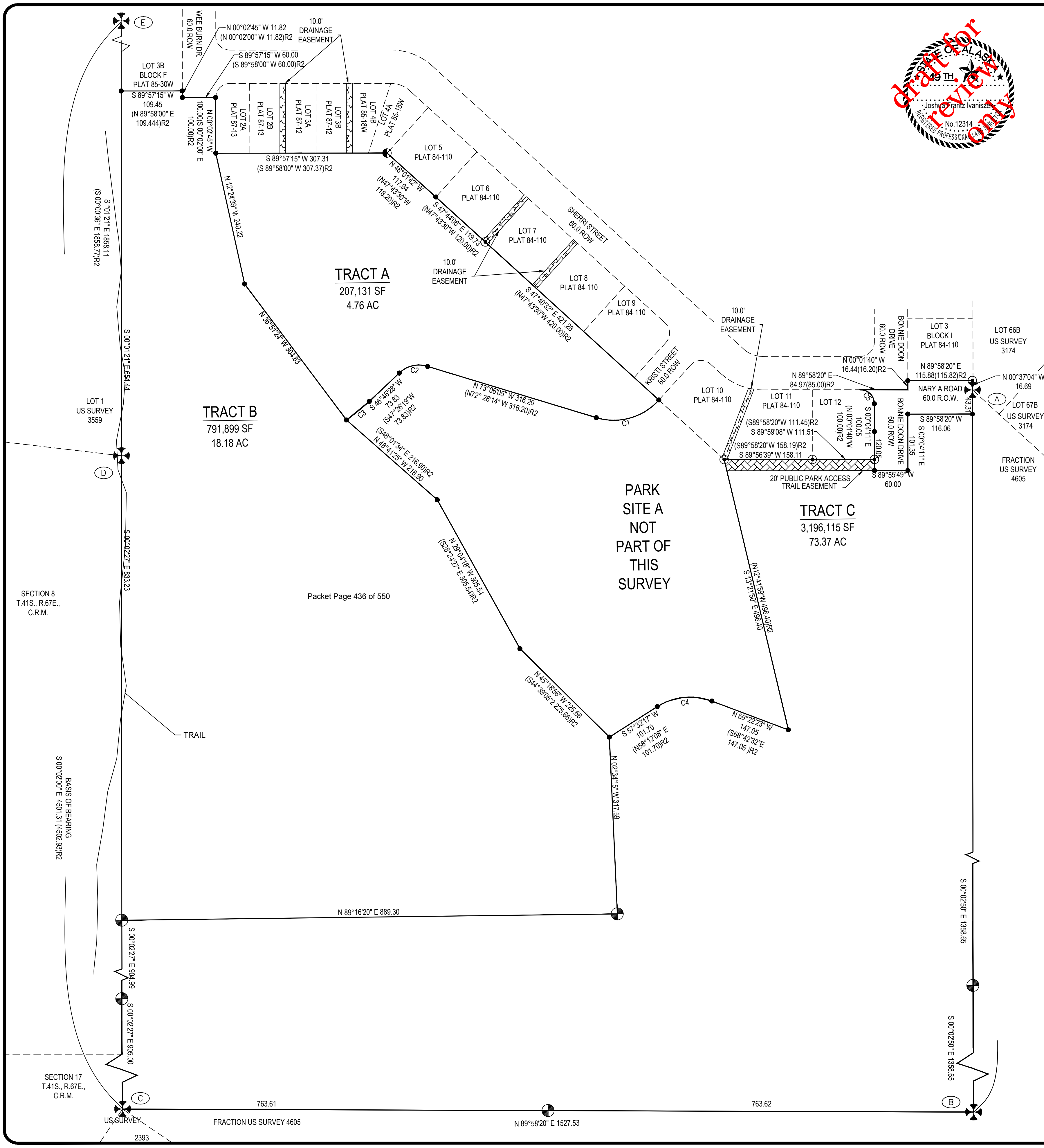
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
09 JANUARY 2020

SHEET NO.
2 OF 2



SURVEYOR'S CERTIFICATE

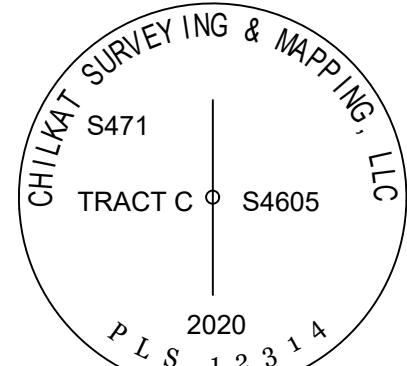
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2021

CURVE		CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.12	108.05	65°17'21"	S 74°15'17" W	116.57
C2	55.24 (52.47)R2	50.00	(65°17'16")R2 63°17'46"	(N 74°55'08" W)R2 S 76°50'12" W	52.47
C3	52.94 (52.90)R2	380.00	(60°07'27")R2 7°58'57"	(N 77°30'03" E)R2 S 50°45'44" W	52.90
C4	101.92	110.00	(7°58'34")R2 53°05'20"	(N 51°25'35" E)R2 N 84°04'57" E	98.32 (98.31)R2
C5	39.23 (39.27)R2	25.00	89°54'31" (90°)R2	S 45°00'08" E (N 45°01'40" W)R2	35.33 (35.35)R2



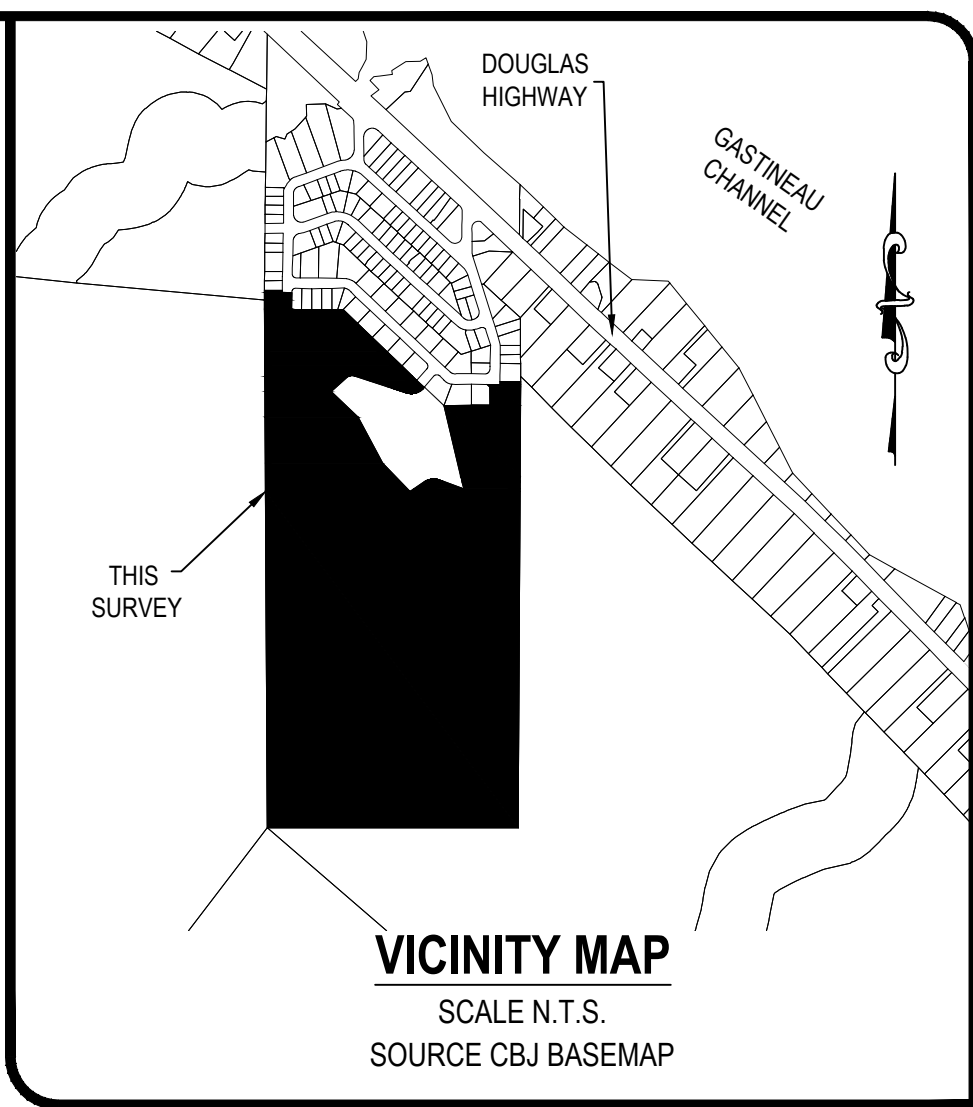
5/8" x 3/6" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

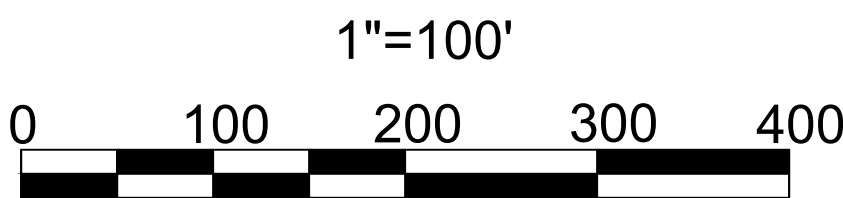


VICINITY MAP

SCALE N.T.S.
SOURCE CBJ BASEMAP

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 20' PARK ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N 45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS

PETER PEEL
800 6TH STREET JUNEAU, AK 99801

CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

MIP 20200004

DATE:
23 MARCH 2021

SHEET NO.
1 OF 2

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT No. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13: JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

Packet Page 437 of 550

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

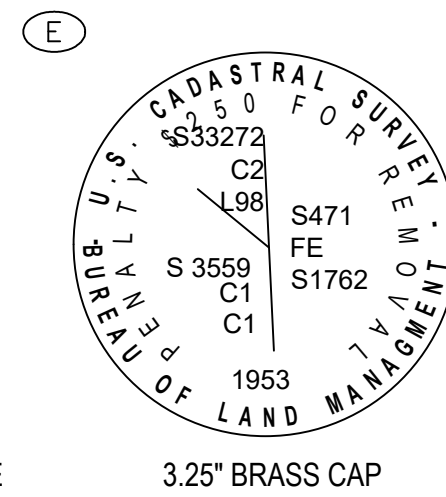
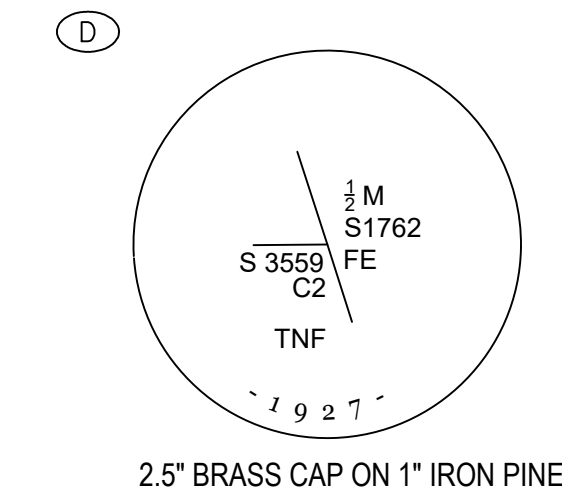
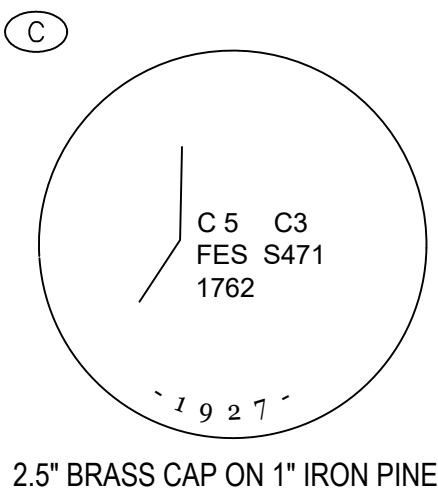
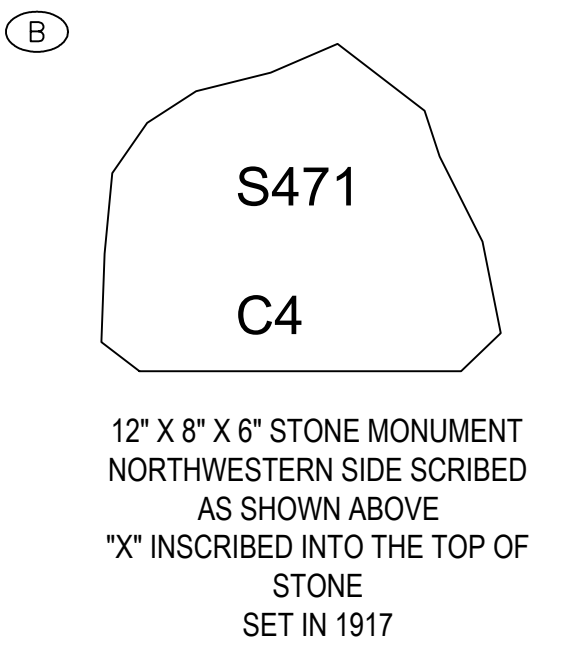
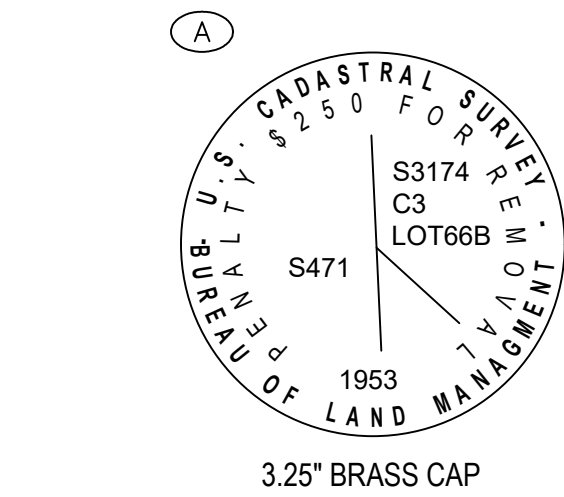
UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



RECOVERED MONUMENT DETAILS

N.T.S.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATED _____, 2021

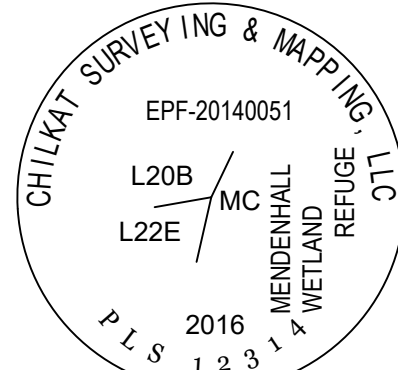
JILL MACLEAN, DIRECTOR, COMMUNITY DEVELOPMENT
DEPARTMENT CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



5/8" x 36" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1" MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2021

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

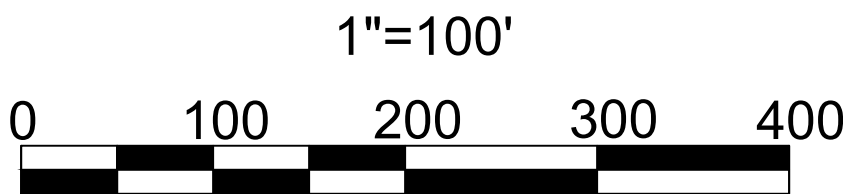


SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2021

- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT SET THIS SURVEY
 - 3088S SECONDARY MONUMENT RECOVERED
 - 12314-S SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - MONUMENT IDENTIFIER
 - PROPERTY LINES
 - UNSURVEYED LINES
 - 10' ACCESS EASEMENT CREATED THIS PLAT
 - DRAINAGE EASEMENT PLAT 84-110
 - RECORD INFORMATION FROM US SURVEY 471
 - RECORD INFORMATION FROM PLAT No. 84-110
 - RECORD INFORMATION FROM US SURVEY 4605



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

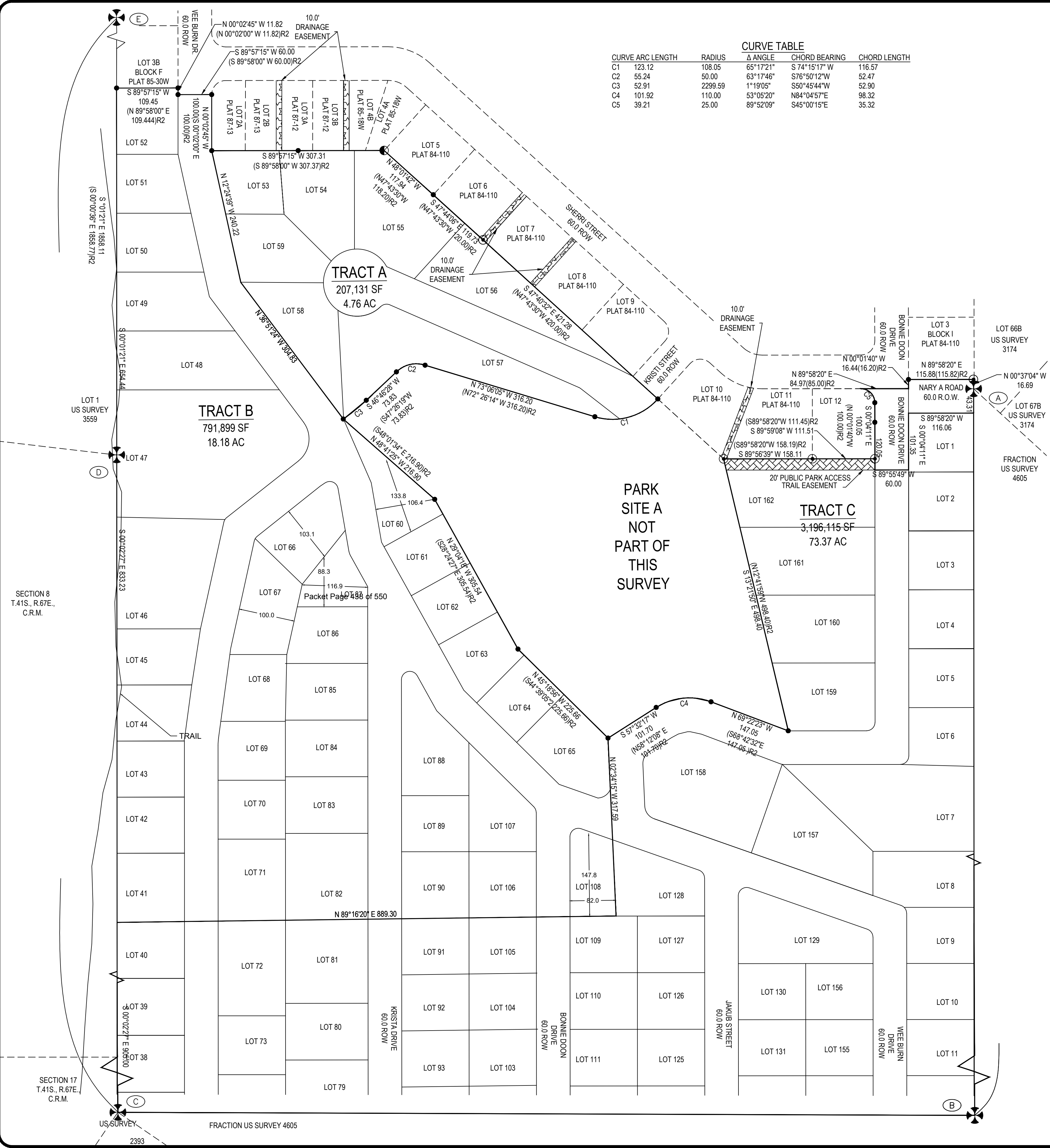
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
23 MARCH 2021

SHEET NO.
2 OF 2



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING
C1	123.12	108.05	65°17'21"	S 74°15'17" W
C2	55.24	50.00	63°17'46"	S 76°50'12" W
C3	52.91	2299.59	1°19'05"	S 50°45'44" W
C4	101.92	110.00	53°05'20"	N 84°04'57" E
C5	39.21	25.00	89°52'09"	S 45°00'15" E

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

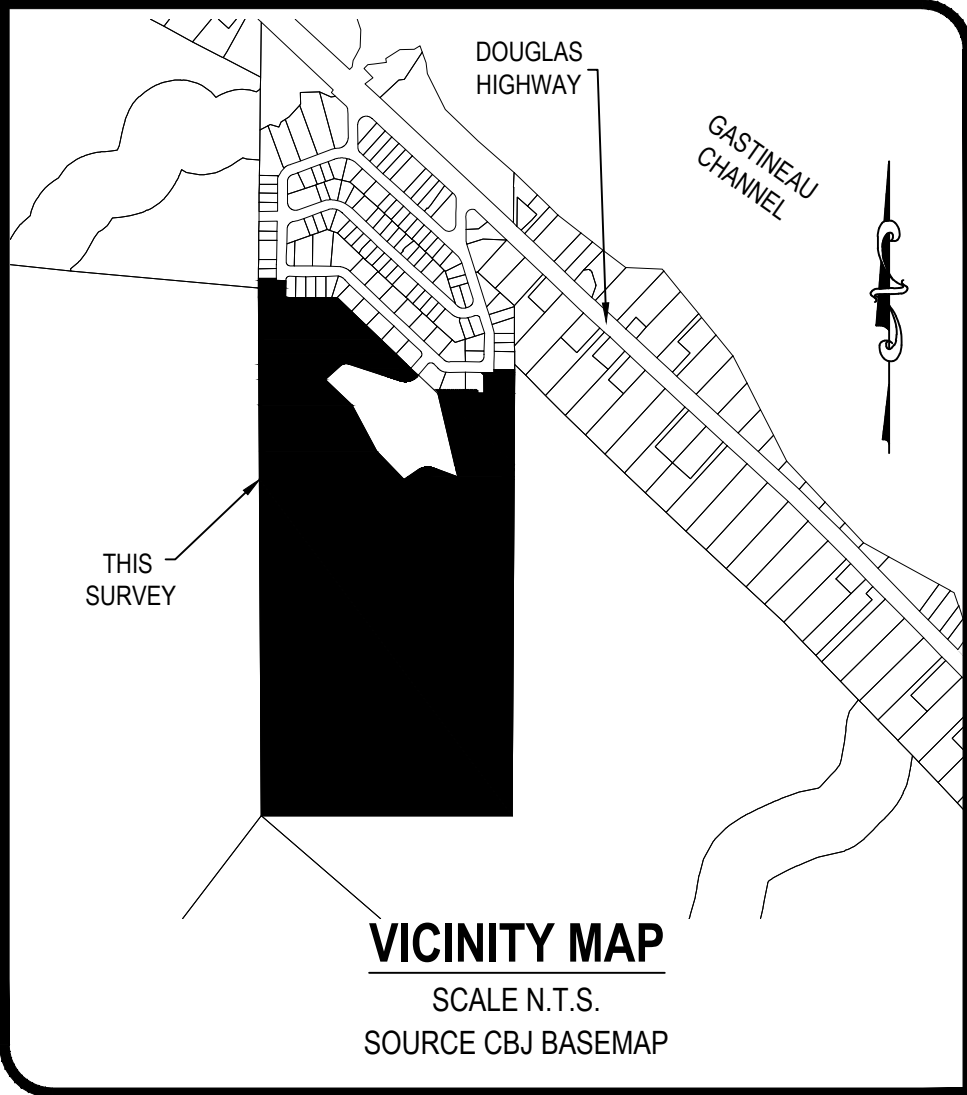
2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT No. II DATED 10 JULY 1984 PLAT No. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT No. II DATED 7 MAY 1987 PLAT No. 87-12; LOT 2, INTO LOTS 2-A & 2-B, BLOCK H BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT No. II DATED 7 MAY 1987 PLAT No. 87-13: JUNEAU RECORDING DISTRICT.

- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120 EXCAVATION AND GRADING CODE.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- 9) 179 LOTS MEET THE MINIMUM REQUIREMENTS FOR D-3 ZONING OF 12,000SF, 100 MINIMUM WIDTH, AND 100 FOOT MINIMUM DEPTH.
- 10) LOTS 60, 87 AND 108 ARE BUNGALOW LOTS. MEETING REQUIRED MINIMUM LOT WIDTH OF 50 FEET AND MINIMUM LOT DEPTH OF 100 FEET AT THE TIME OF SKETCH PLAT REVIEW, STRUCTURES ON THESE LOTS WOULD BE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE-FAMILY RESIDENCE PER LOT; OTHER DEVELOPMENT RESTRICTIONS WOULD APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

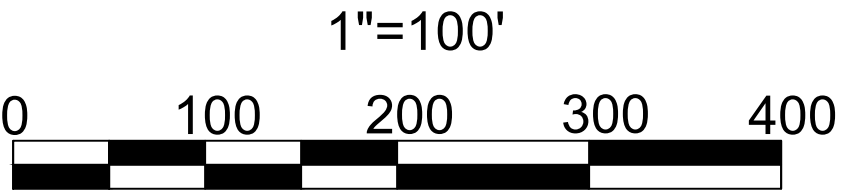
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

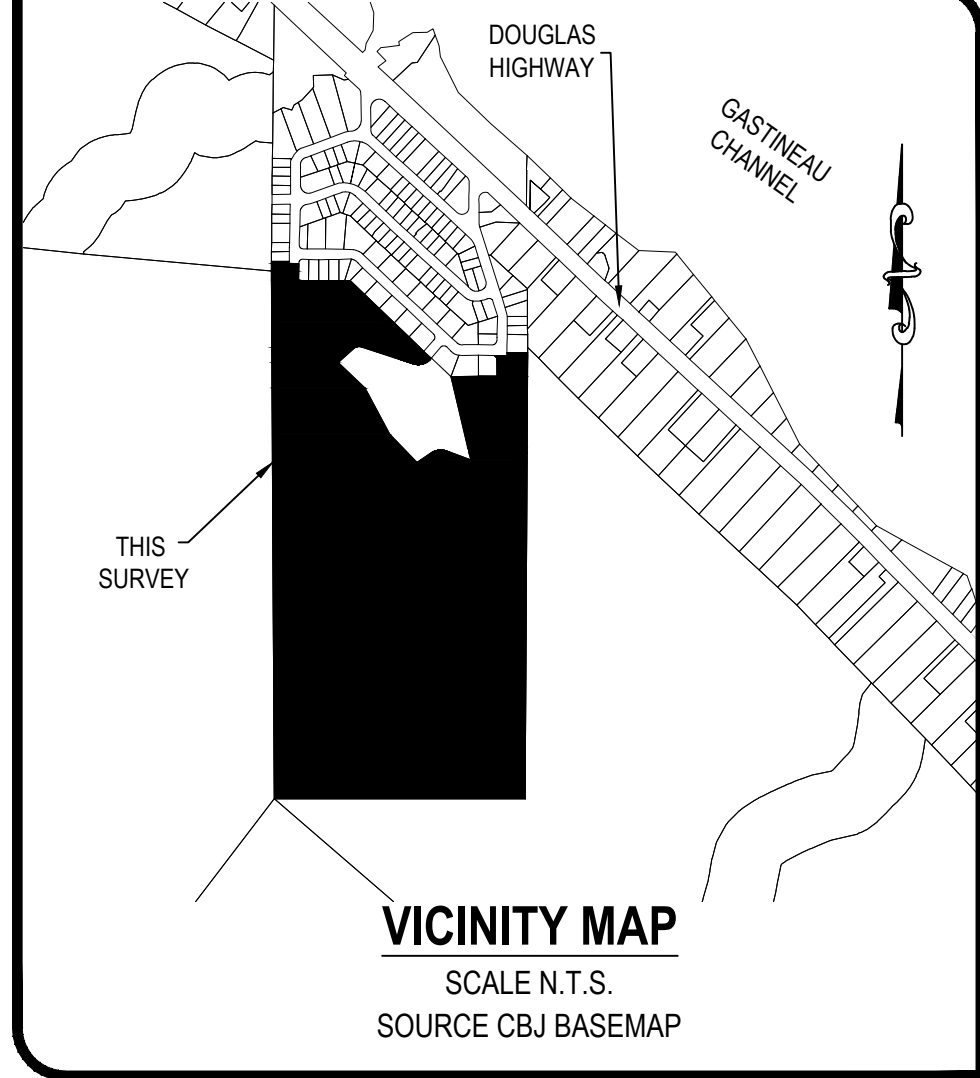


- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT SET THIS SURVEY
 - 3088S SECONDARY MONUMENT RECOVERED
 - 12314-S SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - MONUMENT IDENTIFIER
 - PROPERTY LINES
 - UNSURVEYED LINES
 - 10' ACCESS EASEMENT CREATED THIS PLAT
 - DRAINAGE EASEMENT PLAT 84-110
 - (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
 - (N 45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
 - (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605

RECEIVED
By Irene Gallion at 12:38 pm, Mar 24, 2021

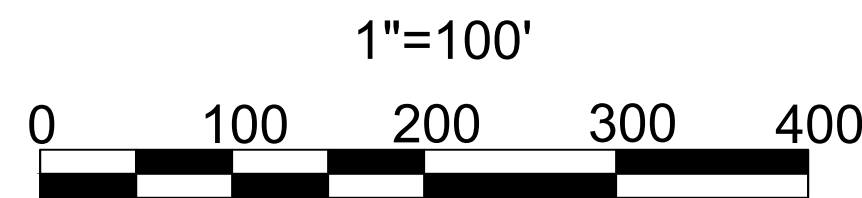


"SKETCH" PLAT OF BLACKTAIL MOUNTAIN ESTATES A SUBDIVISION OF A FRACTION OF US SURVEY 471 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT	
STATE RECORDER'S OFFICE AT ANCHORAGE	
CHILKAT SURVEYING & MAPPING, LLC 10654 PORTER LANE JUNEAU, ALASKA 99801 907-957-1908	
OWNERS PETER PEEL 800 6TH STREET JUNEAU, AK 99801 CREATIVE DEVELOPMENT, LLC PO BOX 032076 JUNEAU, ALASKA 99803	
SCALE: 1" = 100'	MIP 20200004
DATE: 23 MARCH 2021	SHEET NO. 1 OF 2



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- 10' ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605



"SKETCH PLAT" OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL CREATIVE DEVELOPMENT, LLC
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

MIP 20200004

DATE:
23 MARCH 2021

SHEET NO.
2 OF 2



Treasury Division
155 S. Seward Street
Juneau, AK 99801
907.586.5215 x4905 Phone
907.586.5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Peter Peel

Current Owner

USS 471 FR

Legal Description

6D0801110010

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2021.


Cheryl A. Crawford

October 1, 2021

Date

This Certification of Payment of Taxes is valid through December 31, 2021

ROW20210036

Permit No.

6D0801110010

A.P.N.

BND20210015

Bond No.

**CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE**

In order to ensure the restoration, and/or installation of improvements required by the Title 49, the City and Borough Engineering and Public Works Department, and/or the above referenced permit, the property owner or developer hereby guarantees the installation of required improvements described as:

Project Description: Installation of (3) 2" HDPE SDR7 water services. Installation of (3) 4" PVC SDR35 sewer taps and laterals with cleanouts. Construction of (3) driveways, minimum 20' in width with called out ditching, swales and called out base with approved capping and surfacing. All utilities and construction shall be completed per the approved plans.

Engineering Standard Detail Nos.: Follow the applicable CBJ Standard Details 4th Edition. Follow the Standard Specification for Civil Engineering Projects and Subdivision Improvements

Located at: Blacktail Mountain Estates TR A USS 471 FR

This document is evidence that Creative Development Inc.
(Owners or Applicants name)

Has posted the sum of \$30,000.00 to guarantee performance of the required work as described above and as required in City and Borough of Juneau permit No. ROW20210036, and BND20210015 incorporated by reference herein. All work must be completed by 10/01/2022 (one-year) unless extended in writing by agreement of the CBJ and the Developer. Should the Owner/Applicant default or fail or neglect to satisfactorily complete the required permitted restoration and/or improvements by 10/01/2022 (one-year), CBJ will give written notification and allow fourteen (14) calendar days for a response before the assembly may declare the bond, escrow deposit or other guarantee forfeited to the City and Borough of Juneau. The City and Borough of Juneau may use the forfeited money to perform the completion of the permitted work to defray the expense thereof.

The owner or applicant shall notify the City and Borough Engineering and Public Works department when the restoration or improvements are completed to schedule an inspection of the site. Conditional acceptance of the whole or a part of the restoration or improvements shall be given after completion by written approval from the City and Borough engineer or the Director. The bond, escrow deposit, or other guarantee shall then be released in whole or in part turned upon such written approval of the required improvements. The bond, escrow deposit, or other guarantee is only for the work described above and is non-transferable to other properties or persons. The owner or applicant shall notify CBJ of address change prior to request of bond, escrow deposit, or other guarantee return.

Mailing Address for Bond Return/Release:		
Name/Company: <u>Creative Development Inc.</u>		
Address: <u>PO Box 32076</u>		
City: <u>Juneau</u>	State: <u>AK</u>	Zip: <u>99803</u>
Phone: <u>907-723-7851</u>		

**CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE**

(Page 2)

Approved as to terms and conditions, and receipt is acknowledged by a copy hereof.

Dated this 29th day of September, 20 21 in Juneau, Alaska.

Wendy L. Gigg
(Owner/Applicant)
Creative Development Inc.

Dated This 29 day of September, 20 21 in Juneau, Alaska.

City and Borough of Juneau

Elaine
(Name)
CDD permit specialist
(Title and Department))

VERIFICATION GUARANTEE FUNDS

The owner/applicant, Creative Development has deposited the amount of \$30,000.00, to guarantee the described restoration and/or improvements by:

X 1. Payment of a cash bond in the amount of \$ 30,000, to the City and Borough of Juneau, Engineering Department, on 9/29/21, by cash/check no. 1249, and a copy of the receipt is attached.

____ 2. Posting of a corporate surety bond in the amount of \$ _____, a copy of which is attached, and which has been approved as to form by the City and Borough Attorney.

____ 3. By depositing the amount of \$ _____, in an account established in the name of the City and Borough of Juneau, I.T.F. _____, located at: _____, account no.: _____. A copy of the escrow agreement is attached which has been approved as to form by the City and Borough Attorney.

Dated this 29 day of September, 20 21 in Juneau, Alaska.

CDD
(CBJ Department)
Elaine
(Name)
permit specialist
(Title)

Approved as to form:

Assistant City-Borough Attorney

CREATIVE DEVELOPEMENT, INC.

PH. 907-723-7850

PO BOX 32076

JUNEAU, AK 99803-2076

89-7202/3252

1249

DATE

9/29/21

PAY TO

THE ORDER OF

CBT

Thirty thousand & no/100

DOLLARS

1

\$ 30,000.00

Security Features
Look for them

AlaskaUSA

Federal Credit Union

Toll free (800) 525-9094
Anchorage (907) 563-4567
alaskausa.org

MEMO

Bonding for Improvements

325272021170001454607101249

Security Features
Look for them

City and Borough of Juneau

Payment Date Wednesday, September 29, 2021

Deposit Number 78952

Operator Edward Quinto

Land Management \$30,000.00

Application # BND20210015

CREATIVE DEVELOPEMENT

Total Paid \$30,000.00

Check \$30,000.00

Change \$0.00

Receipt Number 00163438

9/29/2021 3:28:27 PM

Paid By CREATIVE DEVELOPEMENT

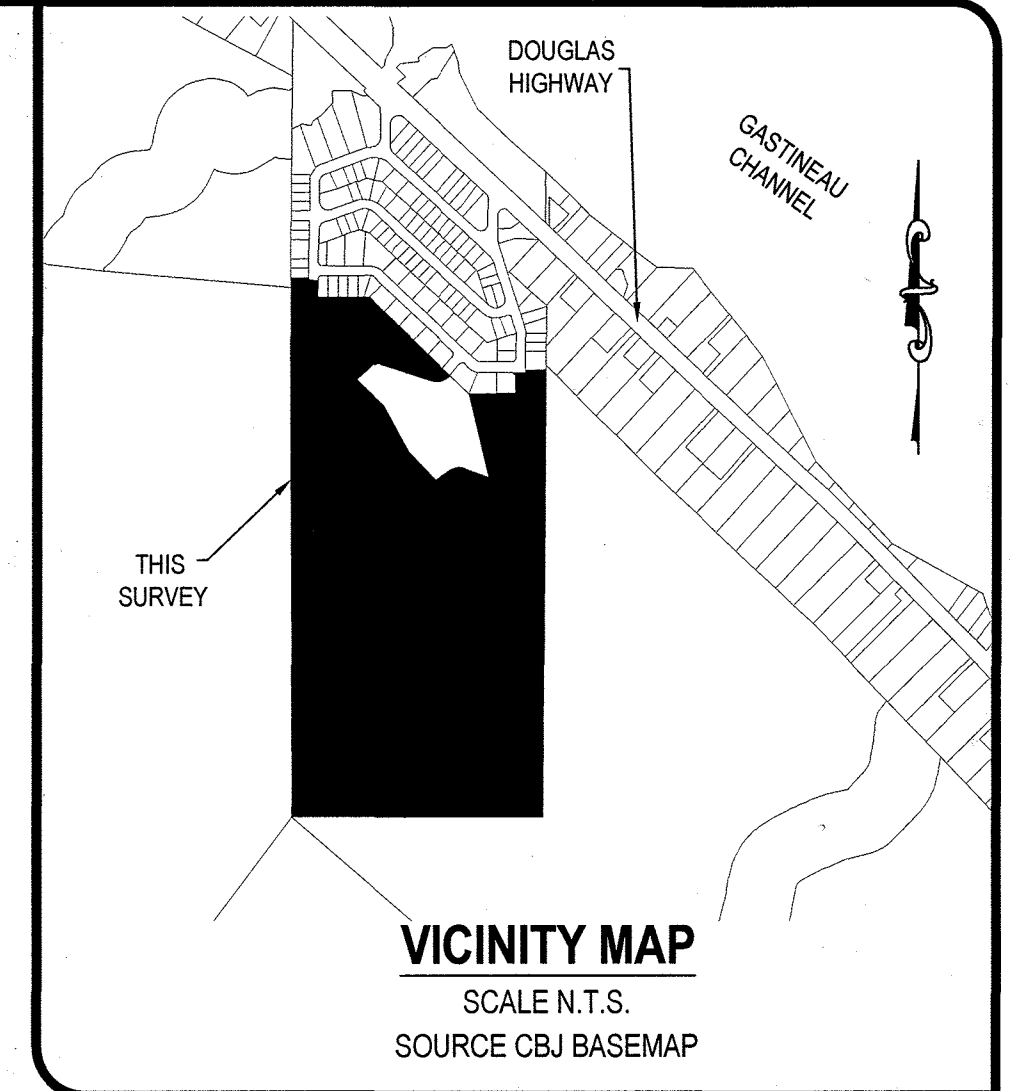
Cashier Id. cdd-permit5-w10



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 SEPTEMBER 2021



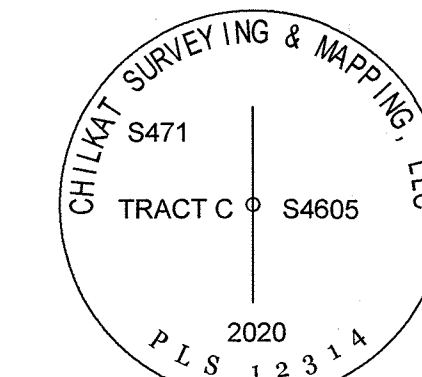
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	ANGLE	CHORD BEARING
C1	123.12	108.05	65°17'21"	S 74°15'17" W 116.57
C2	55.24	50.00	(85°17'16")R2	(N 74°56'08" W)R2
C3	52.94	380.00	(60°07'22")R2	(N 77°30'03" E)R2
C4	101.92	110.00	7°58'57"	S50°45'44" W 52.90
C5	39.23	25.00	89°54'31"	(N 84°44'48" W)R2 98.32
	(39.27)R2		(90°)R2	S45°00'08" E 35.33

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT SET THIS SURVEY
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
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- PROPERTY LINES
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- 20' PARK ACCESS EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
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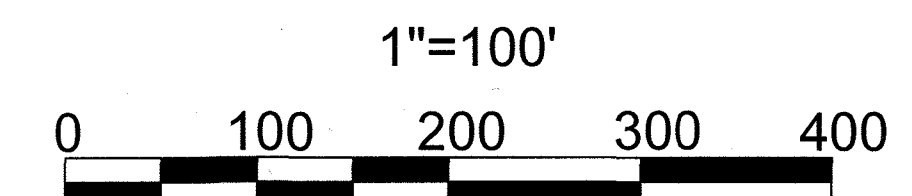
5/8" x 3/8" REBAR WITH RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP WITH CLEAR DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.



PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL
800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, AK ASKA 99803

SCALE:
1" = 100'

MIP 20200004

DATE:
16 SEPTEMBER 2021

SHEET NO.
1 OF 2

Juneau Recording District PL2021-32

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT NO. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT No. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT No. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT No. 87-13: JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.

8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

9) ANY SUBSEQUENT SUBDIVISION OF TRACT A, B, OR C SHALL REQUIRE FULL BUILD-OUT CONSTRUCTION AND DRAINAGE PLANS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

OWNERSHIP CERTIFICATE:

Packet Page 446 of 550

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: Sept 28, 2021

Peter Peel
PETER PEEL

NOTARY ACKNOWLEDGEMENT:

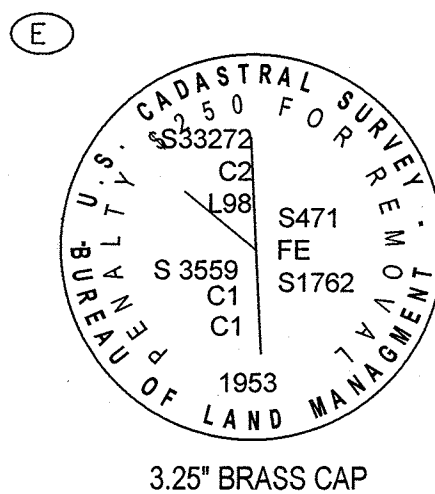
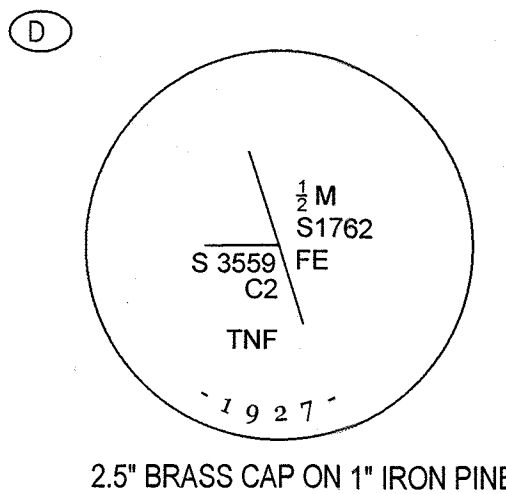
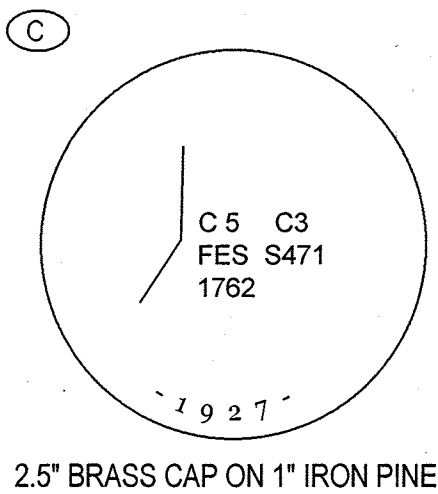
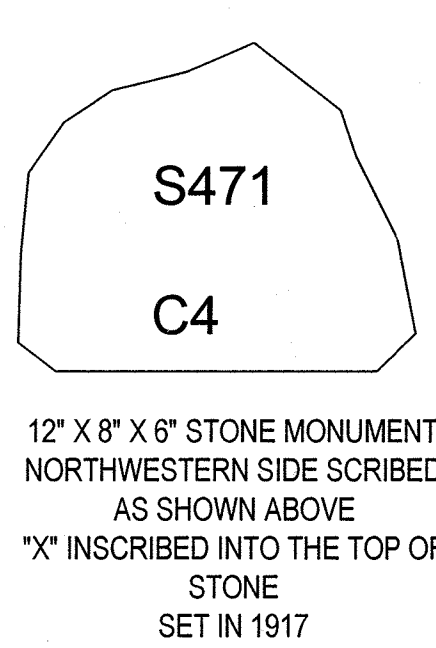
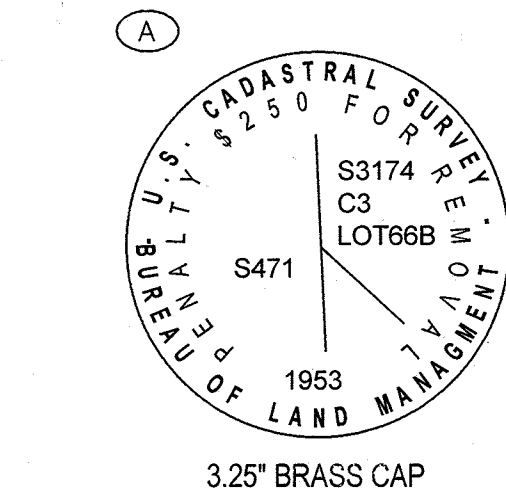
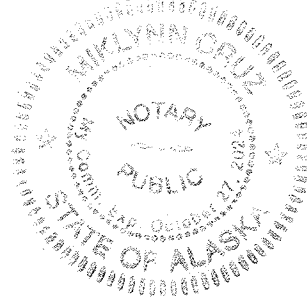
UNITED STATES OF AMERICA)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF September, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Seal
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: Oct. 27, 2024



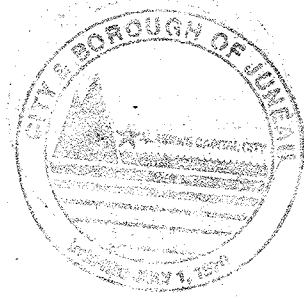
RECOVERED MONUMENT DETAILS

N.T.S.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATED October 5, 2021



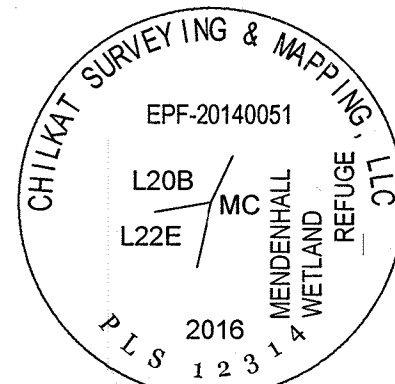
Jill MacLean
JILL MACLEAN, DIRECTOR, COMMUNITY DEVELOPMENT
DEPARTMENT CITY AND BOROUGH OF JUNEAU

ATTEST:

Diane Cathcart
Diane Cathcart, Deputy Clerk
MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



5/8" x 3/8" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1" MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

LEGEND:



GLO PRIMARY MONUMENT RECOVERED



12314-S PRIMARY MONUMENT SET THIS SURVEY



3088S SECONDARY MONUMENT RECOVERED



12314-S SECONDARY MONUMENT RECOVERED



SECONDARY MONUMENT SET THIS SURVEY



MONUMENT IDENTIFIER



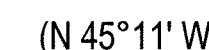
PROPERTY LINES



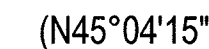
UNSURVEYED LINES



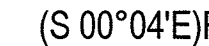
10' ACCESS EASEMENT CREATED THIS PLAT



DRAINAGE EASEMENT PLAT 84-110



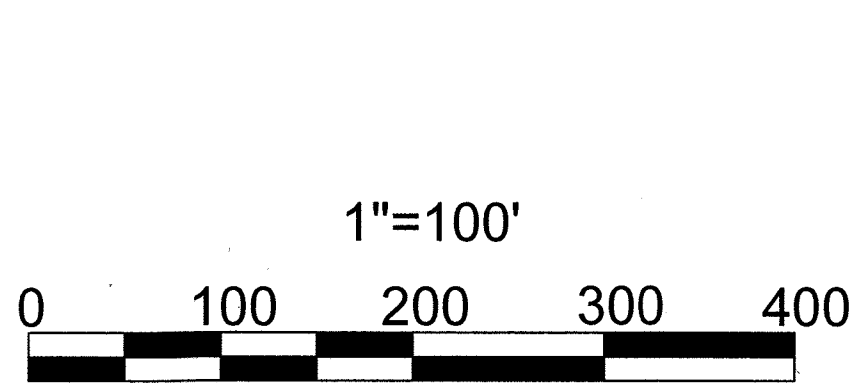
(N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471



(N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110



(S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605



2021-32
Plat #
Juneau
Rec Dist
10/8/2021
Date
Time 1:31 PM



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 16 SEPTEMBER 2021

PLAT OF
BLACKTAIL MOUNTAIN ESTATES
A SUBDIVISION OF
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
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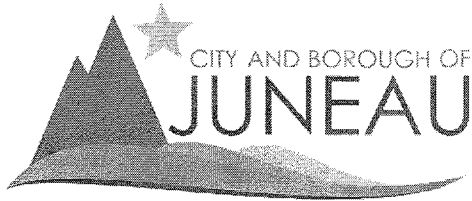
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL
800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

DATE:
16 SEPTEMBER 2021

SHEET NO.
2 OF 2



Treasury Division
155 S. Seward Street
Juneau, AK 99801
907.586.5215 x4905 Phone
907.586.5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Peter Peel

Current Owner

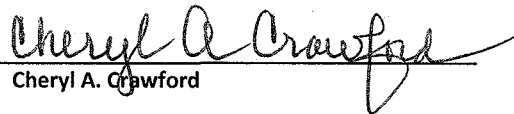
USS 471 FR

Legal Description

6D0801110010

Parcel Code Number

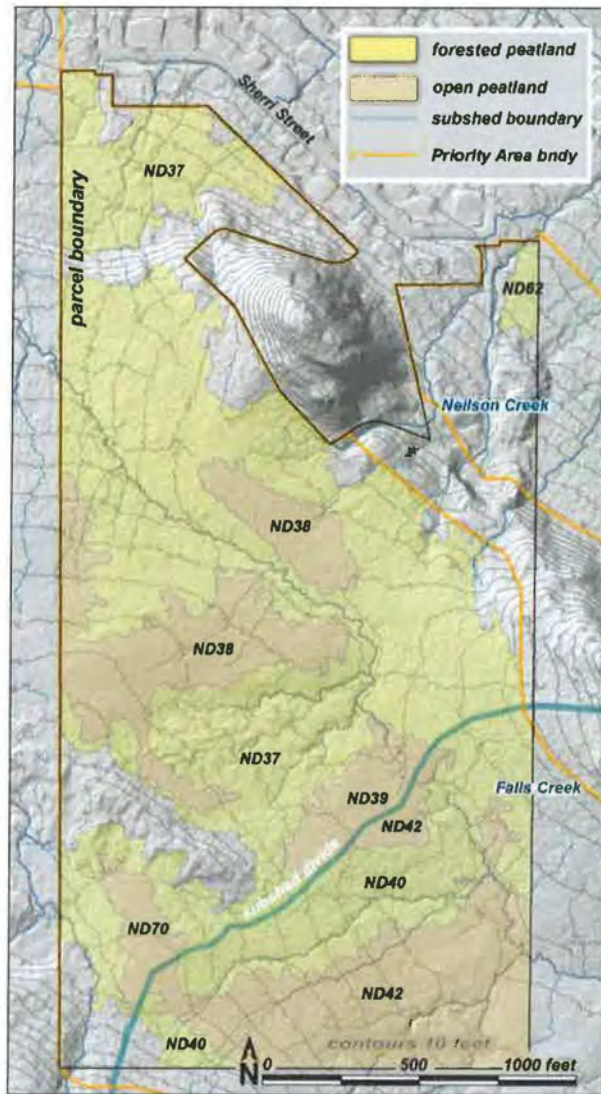
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2021.


Cheryl A. Crawford

October 1, 2021

Date

This Certification of Payment of Taxes is valid through December 31, 2021



Bonnie Brae Partnership

This 91-acre private parcel (CBJ pin number 6D0801110010) was mapped and assessed for the Juneau Wetlands Management Plan Update (JWMPU). The parcel lies within the city's Priority Area 3.26.

The northern portion of the parcel drains into Neilson Creek, while the southeastern corner drains into Falls Creek. A subshed boundary therefore runs through the parcel, which by WESPAK protocol 'splits' several of the units (eg: ND 39 and 42).

Seven wetland AAs (Assessment Areas) were mapped: 3 forested peatlands and 4 open peatlands. Total acreage of wetland in all 7 AAs is 72 acres. Thus, about 79% of the parcel is wetland.

Funding: This contract was funded by the Coastal Impact Assistance Program through the Alaska Dept of Commerce, Community and Economic Development as part of Grant #10-CIAP-0009, "Habitat Mapping and Analysis Project."

At the end of this report are definitions for terms and acronyms specific to the project.

AA#	type	acres	parcel pin
ND37	fw	38.68	6D0801110010
ND38	op	8.94	6D0801110010
ND39	op	2.24	6D0801110010
ND40	fw	8.93	6D1011000010
ND42	op	11.18	6D1011000010
ND62	fw	0.65	6D0611000010
ND70	op	1.35	6D1011000010

Acreages of wetland units **within** the Bonnie Brae Partnership parcel. In several cases, these unit

ND37 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND38 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND39 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

ND40 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

Example from a forested peatland unit.



ND42 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

Example from an open
peatland unit.

ND38 op

ND62 fw forested peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered. Peat depth is usually 4 to 16 inches, and sometimes greater. Tree- and shrub canopy combined is greater than 30%, most often hemlock. The shrub layer is usually blueberry and menziesia. The forb layer often includes skunk cabbage. There is little or no open water and the unit is not in a floodplain.

ND70 op open peatland

This AA satisfies the following criteria under WESPAK-SE_v1.4:

Nearly all the AA is moss-covered (usually Sphagnum species). Peat depth is usually > 16 inches. Tree cover is < 5%, and cover of tall shrubs (> 3ft) is < 30%. Trees include shore pine, hemlock, bog blueberry, Labrador tea, crowberry and tufted club-rush. Small (< 25 ft²) scattered stair-step pools with acidic, tannin-stained water may be present.

Terms & acronyms

CBJ City and Borough of Juneau

JWMP Juneau Wetlands Management Plan

WESPAK-SE Wetland Ecosystem Services Protocol for Southeast Alaska

Wetland Assessment Areas (AAs) As defined by our partner Paul Adamus in the 2014 WESPAK-SE protocol (<http://southeastalaskalandtrust.org/wetland-mitigation-sponsor/wespak-se/>), these are units of fairly uniform hydrology, soils and vegetation, on which a standardized field assessment is conducted.

Priority Areas (PAs) Defined by CBJ; 72 units within which the AA surveys are conducted, ranked 1 through 4. To identify individual Priority Area units, we added 2 digits after the rank. For example, 1.17 is Priority rank 1, unit number 17.

Map pages, AA numbering convention Names for our individual Assessment Area units are grouped geographically by Priority Area map pages, in the January, 2014 JWMP RFP # 14-132, identified by 2-letter initials.

The CBJ map-page for this parcel is:

ND North Douglas

AA unit identification codes begin with these 2 letters followed by a 2-digit number. For example, ND70 is AA #70 within the North Douglas (ND) map page.

Subsheds Our name for small watersheds we delineated using fine LiDAR-derived contours from CBJ's 2013 data set and a stream-model-in-progress by Bruce Simonson.

Shared Access Driveway Location Justification

Shared Access A

The constraints associated with the location of shared access A.

- Minimize grade to allow for emergency service vehicle access.
- Minimize cut bank height on the uphill portion of the shared access traversing lot A1.
- Avoid wetlands when possible.

Shared Access B

The constraints associated with the location of shared access A.

- Minimize grade to allow for emergency service access.
- Allow enough distance to travers up the hillside between lots B2 and B3 while keeping the grade to an acceptable level.
- Avoid wetlands when possible.

Shared Access C

- Minimize grade to allow for emergency service vehicle access.
- Leave existing drainage paths intact to minimize downstream impact.
- Existing driveway is on solid ground, moving it would cause unneeded impact to the forest and existing neighborhood.
- Moving the existing driveway would require the excavation of 30'+ of old overburden deposited by the previous owners and the addition of 25'+ of new fill to be brought in over the length of the driveway to meet grade standards.

Outstanding Items as of Staff Report Delivery

Tract C

General Engineering – Alec Venechuk

1. Tract C

a. Sheet 1

- i. Reword park description to read, "PARK SITE A, PLAT No. 84-110, JRD."
- ii. ~~Rework Lot B4 to read, "TRACT B, PLAT No. 2021-32, JRD".~~
- iii. ~~Clean up text on north end of plat so it is not half shown.~~
- iv. ~~Label G and F primary monuments.~~
- v. ~~Show recovered or set monument at SE corner of Lot 12.~~
- vi. ~~Show all primary monuments set from plat No. 2021-32 on W and S lines of Lot C4.~~
- vii. ~~Change linetype for driveway easement, hatch, and show both in legend.~~
- viii. ~~Add drainage to access and utility easement.~~
- ix. ~~The Bonnie Doon Dr ROW is 60' wide, yet the access easement appears to be a narrower width. Annotate easement with correct width. It might be good to show a detail area to see where the easement is located in relation to the Bonnie Doon Dr ROW corners.~~
- x. ~~Change 10' access easement described in legend to match the 20' trail easement that was dedicated in plat No 2021-32.~~
- xi. ~~Revise ROW linetype to unsurveyed.~~
- xii. ~~Remove set primary monument detail.~~
- xiii. ~~Correct date in Surveyor's certificate.~~
- xiv. Change plat title to read: **Note conflict between cartography and GE.**
Please go with GE:

A PLAT OF

BLACKTAIL MOUNTAIN ESTATES C

A SUBDIVISION OF

TRACT C, BLACKTAIL MOUNTAIN ESTATES, PLAT No. 2021-32

WITHIN THE CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

b. Sheet 2

- i. ~~Correct plat title in title block to match sheet 1.~~
- ii. ~~Can remove legend and scale bar from this sheet.~~

- iii. ~~Monument details C and D should read Pipe instead of Pine.~~
- iv. ~~Show street names in vicinity sketch.~~
- v. Remove irrelevant plats from Note 3.
- vi. ~~Use Planning Commission plat approval certificate instead of CDD director.~~
- vii. ~~Change Chilkat monuments to GLO monuments in Basis of Bearing statement.~~
- viii. ~~Change all signatory dates to 2022.~~
- ix. Use this access note for private shared access subdivisions (CBJ49.35 DIVISION 2) (i.e. access to 1 or more lots is via an easement and some lots have no right of way frontage)

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO [LOTS X, Y, and Z] SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE [COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT – *edit title as appropriate*] **RECORDED WITH THIS SUBDIVISION.**

- x. Use correct date on surveyor's certificate.

Zoning – David Peterson

- 1. ~~No identifier establishing vertical control has been noted.~~
- 2. ~~Legend indicates Park Access Easement will be 10', but should be 20'.~~
- 3. The size of Lot C4 is concerning that it will be one of the largest privately owned properties without the option for future development. Consider providing CBJ water and sewer in order to minimize costs of having to re-do utilities in the future.
- 4. Please provide engineering justification for lot line between C3 & C4. Reference code 49.15.420(a)(in part):
 - (a) Generally.
 - (2) The shape, orientation, and setback lines of lots shall be appropriate for the development proposed. The director may require yard setbacks to be listed or labeled on the preliminary plat.
 - (4) Side lot lines should be at 90 degree angles to straight streets and radial to curved streets unless topographic conditions require otherwise.
- 5. Please provide engineering justification for the driveway alignment bisecting Lots C1 & C2, see code reference below. Alternatively, a different alignment can be proposed. 49.15.420(b) *Double frontage lots*. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided.

6. Please provide justification for the SAE location. Feel free to use prior versions to justify current layout.

From: [John Bohan](#)
To: [David Peterson](#); [Irene Gallion](#); [Mark Millay](#); [Eric Vogel](#)
Subject: Blacktail Subdivision Prelim Plat submittal review
Date: Tuesday, January 25, 2022 10:18:29 AM
Attachments: [ENG review of Blacktail sd prelim reports and plan submittal Jan 2022.docx](#)

Attached is a review of the information submitted for Blacktail.

This does not discuss the preliminary plat, which I believe is the only information that would be required at this time.

Water report... needs specific details to identify what is really going to happen, but addresses that pumping is necessary – can request additional information with design

Drainage report – needs much more work. Doesn't identify many items needed before allowing development to proceed. See specifics in attachment.

It appears that each lot has water and sewer services provided to them, with shut offs installed at the ROW limits of the existing Bonnie Brae streets. It would be nice to require an additional Recorded Document for each lot that specifically states they live on an unmaintained private way and their water service connections are located at the edge of the ROW (best shown by plan sheet). Believe this may help the “buyer beware” and enlightenment moment when future owner has to deal with 700' long water service and associated inline pump, and give CBJ Water and Meters defensibility when explaining to the unhappy new homeowner.

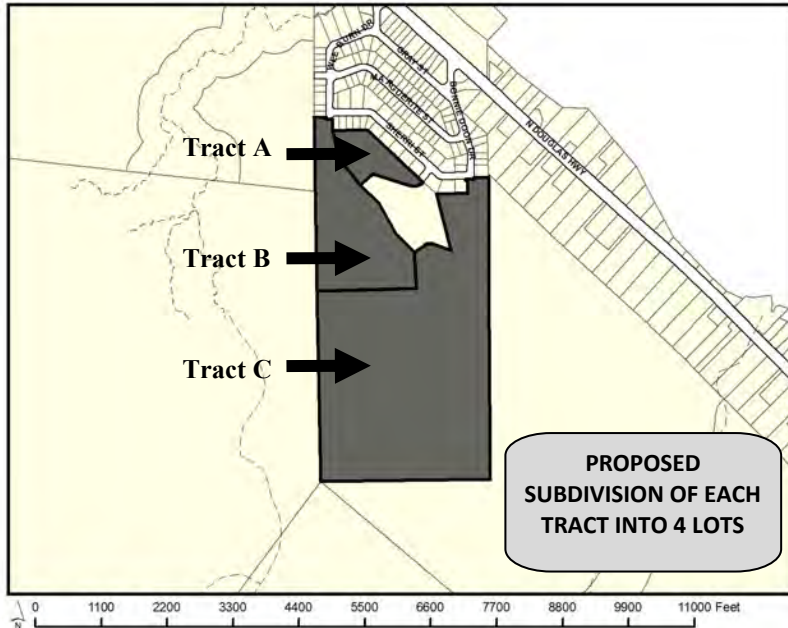
Mark, Eric, Ken- I don't know what typically is required for a GE review beyond what I have commented on at this point. Please review and verify that Code/ regulation requirements are met to the extent necessary for the Preliminary Plat review.

Thanks

Thanks
John Bohan, PE
 CBJ Chief CIP Engineer
 155 S. Seward St
 Juneau AK 99801
 (907)586-0800 x-4188
 fax 463-2606

Your chance to comment on proposed development

BLACKTAIL MOUNTAIN ESTATES, PROPOSED ABOVE BONNIE BRAE ESTATES



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

The Planning Commission will hear proposals to subdivide three (3) tracts of land into four (4) lots each, for a total of twelve (12) lots at Bonnie Brae Estates.

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 **May 2, 2022** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Apr. 18	Apr. 19 noon, May 6	HEARING DATE & TIME: 7:00 pm, May 10 2022	May 11
Comments received during this period will be sent to the Planner, Irene Gallion , 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/82198967342 and use the Webinar ID: 821 9896 7342 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID. You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS, Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org Mail: Community Development, 155 S. Seward St, Juneau AK 99801			
Printed April 12, 2022		Case No.: SMP2021 0007; 0008; 0009 Parcel No.: 6D0801110011; 12; 13 CBJ Parcel Viewer: http://epv.juneau.org	



Public Notice Signs verified by Staff on 4/22/2022
Attachment I - Public Notice Sign

From: csa@gci.net
Sent: Friday, April 15, 2022 1:53 PM
To: PC_Comments
Subject: Proposed subdivision at Bonnie Brae

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

I am not in favor of the proposed 12 new lots at this location. This subdivision already has enough traffic and road problems without adding so many more new homes. The road is continually full of potholes that never get fixed, and the traffic that will be caused by large trucks coming and going on the streets during construction will certainly not help the situation. We have had poor wintertime road maintenance, and this winter we were down to one lane on Bonnie Doon Drive. This is a quiet, pleasant place to live. Opening up these large lots behind the subdivision will certainly disrupt the peaceful atmosphere and possibly bring more crime into the area.

Of course, I realize that these "hearings" are just for show. No matter what the residents of Bonnie Brae want, we will get this shoved down our throats and be forced to live with it. You asked for comments, and these are mine.

Thank You

Cathleen S. Anderson

From: ikorhonen@acsalaska.net
Sent: Sunday, April 17, 2022 8:59 PM
To: PC_Comments
Subject: Comments re Blacktail Mountain Estates

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

Dear Ms Gallion / Planning Commission:

I am concerned about the proposed Mountain Estates development (case no. SMP [2021 0007; 0008; 0009](#)) above Bonnie Brae. The affected tracts involve sensitive wetlands and muskeg habitat that provide key ecosystem functions and support diversity of species, including deer, bears, wolves, and birds. The area also abuts the Treadwell Ditch access trail, which is very popular with neighborhood people, including me.

The proposed development threaten the wetland and other values offered by these lands and the impacts are likely to spill way beyond the proposed project's boundaries. In the past, when existing lots within the Bonnie Brae subdivision have been developed, downhill properties, including ours, have been inundated with water due to disturbed water tables. The city has allowed developers to proceed with sub-standard building practices and inadequate mitigation measures; enforcement has been insufficient/non-existent.

With climate change, we seem to be experiencing more extreme rain events that have resulted in torrential amounts of water running down the hill in our neighborhood. I am concerned that allowing standard Juneau-style development in this area will inflict, individually and cumulatively with climate change, permanent damage to the neighborhood's wetlands, other habitats, the public trails, and the existing downhill private properties.

If subdivision of the tracts is authorized, the city should work with Army Corps of Engineers to prohibit filling of wetlands and to apply and enforce strict standards for the developer to protect wetland values. CBJ needs to ensure neighborhood water tables will not be affected by the development and that that eagle nests and other sensitive habitats are protected from disturbance. CBJ should insist Corps to require the developer to compensate any direct or indirect wetland impacts.

I am also concerned about the traffic impacts of the proposed development. I have not seen or heard of any analysis of or plans to address the increased traffic safety concerns associated with the new subdivision.

Thank you for considering my comments.

Iris Korhonen-Penn
6731 Marguerite Street
Juneau, AK 99801

Paul Martz
Christina Martz
1110 Wee Burn Dr.
Juneau, AK 99801

April 18, 2022

City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801
ATTN: Community Development

RE: Proposed Development – BLACKTAIL MOUNTAIN ESTATES
Case No.: SMP2021 0007; 0008; 0009
Parcel No.: 6D0801110011; 12; 13

I'm writing to voice my concerns over the proposed Blacktail Mountain Estates development above the Bonnie Brae Estates neighborhood. My property sits adjacent to the Tract B development, which as proposed will intersect with a substantial outflow creek of open muskeg and several subsurface seeps and creeks that occur along the hillside abutting the Treadwell Ditch access trail and my property.

The main surface drainage of this muskeg currently flows year-round into the upper portion of the Wee Burn Drive open culvert at the base of my driveway and flows down along the road to the highway. In addition to that, drainage water also continuously flows down the abutting hillside into my property and collects into open channels that divert the water back into other small creeks and drainages that flow through most backyards along the entire length of Wee Burn Drive. Many of these drainages are in close proximity to homes and other structures on these properties, including mine.

My primary concern with the Tract B Proposal is that it calls for the placement of a road directly through this muskeg's main drainage and that it will substantially increase both the volume and velocity of water entering my property and subsequently those properties downhill of mine. The fill required for the road will be displacing a substantial amount of wetlands uphill from my property and that displaced water will have no other place to flow except through the existing smaller subsurface seeps and creeks that flow directly through my property, and numerous others, along Wee Burn Drive. The development plan does outline surface drainage along the proposed road, which may handle the current surface water drainage that flows into existing culverts. The plan does not, however, outline how the surface drainage will address the increased subsurface or surface water flowing through private property as a result of displacement of these wetlands.

Tract B's road alone will be disrupting the natural downhill drainage portion of a muskeg that measures almost 10 acres, and could potentially negatively impact 9 homes and numerous other structures. And according to the documents submitted with the proposal, the total development area consists of 79 percent wetlands. With a development area of this size, that is overwhelmingly wetlands, it is imperative that the city properly vet the drainage plan for the sake of everyone who lives downhill from the proposed development and the wetlands therein. Failure to do so may result in lasting negative impacts to both private and public property.

Case No.: SMP2021 0007; 0008; 0009

Parcel No.: 6D0801110011; 12; 13

Dear Planning Commissioners,

Juneau is experiencing a housing crisis. Building a single house on 5 acers only serves to perpetuate this problem. I would like to see this land developed so that it matches the current neighborhood with small lots and common wall houses. While this would not solve all of our housing crisis, it would certainly be a step in the right direction. I am opposed to case No.: Case No.: SMP2021 0007; 0008; 0009 for the following reasons:

#1: The landowners seem to be exploiting current CBJ codes. It is extremely suspicious that the landowners first took a large plat of land and subdivided it into three pieces. Now they want to further subdivide the same land into 12 lots. **Please DO NOT reward this behavior!** CBJ has codes for a reason, do not allow the property owners to “cheat the system.” Is this really a precedent that you want to set? As a governing body that is supposed to ensure that CBJ codes are followed, how can you possibly approve of this behavior? If they initially divided this land from one plat to 12 plats, they would be required to put in more infrastructure like public roads. They cannot build 12 houses with shared access (CBJ 49.35260) on a single plot of land!! Why would you allow the landowner to subdivide multiple times in order to get around subdivision requirements? If the end effect has the same result, landowners and developers should not be allowed to get around these requirements as the impact to surrounding neighbors is the same. **If you choose to move forward and approve this, please hold the landowners to the same standards that any other subdivision of 12 or more houses must follow.**

The information submitted by the landowner shows that he has always intended to create additional lots once he subdivided the large lot into three smaller lots. His site geotechnical memo talks about the 12 lots!!! Again, there is little doubt that the applicant is trying to take advantage of “the system” by doing multiple subdivisions. The water memo also states that “all new lots in blacktail mountain estates subdivision are proposed to be served by...” This is further reason to look at this project as a whole, rather than dividing it into smaller pieces in order to avoid requirements for any other subdivision that occurs throughout CBJ. There are numerous examples of this throughout the applicant’s packet for all proposed subdivisions of the current land.

Bonnie Brae has been hit hard with snow removal. We often do not get snowplow service until days after the storm. Several neighbors also park their boats and cars on the streets causing hazards for snowplow truck drivers. The road becomes very narrow and icy. All roads essentially become single lane roads. We also frequently miss garbage and mail service, and the roads are deemed too difficult to drive by both the postal service and Waste Management. With long, winding, private, shared driveways, its not hard to imagine these homeowners parking their cars on Sherry St, which will only serve to compound this problem.

Bonnie Brae also has perpetual problems with a ton of potholes. CBJ spends a lot of time, energy, and money to constantly try and fix these. Increasing the traffic in the neighborhood will only make this worse, adding more expense that taxpayers will be paying! The current proposal will add a lot of costs for taxpayers without providing much benefit to its citizens.

#2: The landowners have shown blatant disregard to CBJ codes. I have personally seen hundreds of dump trucks full of gravel drive past my house. The landowners fill the dump trucks with rock from the tract C of their property. The dump trucks then exit the neighborhood. I don't know where they go when they reach the North Douglas highway. I believe that this volume of removal of materials requires a permit, which the landowners do not have. Again, please do not reward those who disregard the rules!

#3: I also believe that the landowners have illegally sold lots in Tract B. I was at our neighborhood park last summer and met a couple who said they had recently bought one of the lots in tract B. they also believed that the other three lots in this tract had also been sold. These "owners" talked about starting construction in the fall of 2020. This hasn't happened, but I am glad that I am not one of those people who has already paid a down payment on the lots that do not exist yet!!!

#4: The landowners have also cut off access to CBJ property that has been designated as a neighborhood park. None of the materials provided by the applicant show any public easements for access to CBJ parklands. People have been accessing both the CBJ park property and adjacent forest service property since the neighborhood was developed in the 1980's. I personally have tried contacting the landowner on several occasions to gain access to the cut off CBJ property. The landowner has never returned my calls. This has been a huge loss for the neighborhood. I miss the ability to access that land to pick berries, get some exercise, and play with my child and dog. **If you choose to move forward and approve this, please require that the landowner create an easement and build a trail to access CBJ park property. DO NOT WAIVE this requirement.** Landowners should never be allowed to cut off access to public property. Access to CBJ parkland is a major reason why so many of us choose to make Juneau our home.

#5: The proposed shared driveways for all of the lots exceed the 10% grade required by CBJ fire code. This is just another example of the landowners attempt to exploit the rules and show that he does not need to follow them.

#6: On Sheet 3 (of 16) in the applicants Blacktail Mountain Estates Construction drawings, it alludes to a rock quarry blasting plan. I am extremely concerned about any blasting that may occur so close to my house. The soil that the neighborhood is built on consists of a lot of peat and is not very stable!! My house and yard shake every time one of the hundreds of dump trucks loaded with rock from Lot C drove by my house. Blasting could cause damage to the foundations and houses in the neighborhood!! Blasting this close to an established neighborhood would be very detrimental to those of us living here! The applicant has talked about blasting in the quarry! Based on his current behavior and disregard for regulations, I do not think he can do so in a safe manor.

In closing, please do not approve this specific proposal, which will not solve any housing issues in Juneau, rewards those who do not follow the rules, and adds too much burden to taxpayers and those that currently live in Bonnie Brae. I believe this land has the potential to be developed in a way that benefits both citizens of Juneau and the current neighborhood. This would require that the landowners develop the property in a way that adds infrastructure to support the development. This would also require the landowner to develop more than 12 lots.

Sincerely

Emily Palmer

Bonnie Brae home owner

Irene Gallion

From: Irene Gallion
Sent: Wednesday, April 20, 2022 12:57 PM
To: emily harshman
Cc: Irene Gallion
Subject: RE: Case No.: SMP2021 0007; 0008; 0009
Attachments: Bonnie Brae Neighborhood Association Handout.pdf

Hi Emily,

Thank you for your comment on Blacktail Mountain Estates. It will be shared with the Commissioners for their consideration.

I wanted to check in with you on point #4 (printed below for reference). I think you are referring to the “yoda”-shaped park near the proposed Kristi Street ROW. I’ve attached a handout from a presentation that I gave to the neighborhood late last year. On the second page it shows how the park will be accessed through extension of Bonnie Doon Road and then a 20 foot wide easement along the back of lots 11 and 12. This access may require a slight realignment of the trail closest to Lot 11.

This access has been platted and recorded, and is available.

Let me know if I missed the mark on this. Thank you for participating in development of your community!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

#4: The landowners have also cut off access to CBJ property that has been designated as a neighborhood park. None of the materials provided by the applicant show any public easements for access to CBJ parklands. People have been accessing both the CBJ park property and adjacent forest service property since the neighborhood was developed in the 1980's. I personally have tried contacting the landowner on several occasions to gain access to the cut off CBJ property. The landowner has never returned my calls. This has been a huge loss for the neighborhood. I miss the ability to access that land to pick berries, get some exercise, and play with my child and dog. **If you choose to move forward and approve this, please require that the landowner create an easement and build a trail to access CBJ park property. DO NOT WAIVE this requirement.** Landowners should never be allowed to cut off access to public property. Access to CBJ parkland is a major reason why so many of us choose to make Juneau our home.

From: emily harshman <eehars@yahoo.com>
Sent: Monday, April 18, 2022 8:51 PM
To: PC_Comments <PC_Comments@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>
Subject: Case No.: SMP2021 0007; 0008; 0009

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

Please see attached document for comments on Case No.: SMP2021 0007; 0008; 0009

Thank you,
Emily Palmer
Bonnie Brae home owner

Bonnie Brae Neighborhood Association

October 27, 2021

“Development in the Works”

Blacktail Mountain Estates:

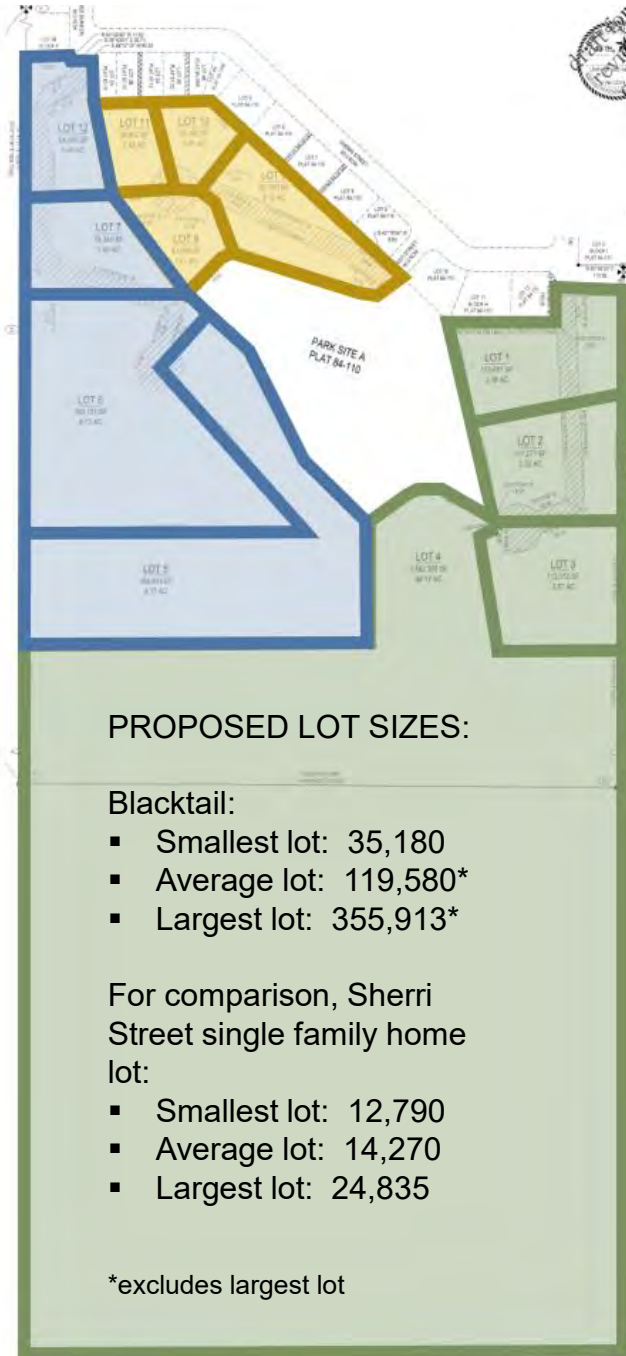
On each tract of land:

- Four or fewer lots
- All lots use private driveway easement - no direct access to right-of-way
- Each lot limited to one single family home and one accessory apartment
- Lots must meet minimum size for district, D3 = 12,000 square feet

Next steps:

- Developers apply for a Major Subdivision for each tract.
- Public Notice card will be mailed to residents within 500 feet.
- **Neighborhood Meeting**
- Staff report and analysis
- **Preliminary plat, hearing before the Planning Commission**
 - Approve, approve with conditions, deny, continue
- **Final plat, hearing before the Planning Commission**

*Items in **bold** point out your opportunity to testify.*



Note that this development is proposed. The developer is not obligated nor committed to this line of development.

Comments or questions? Irene.Gallion@Juneau.org (907) 586-0753 Option 2

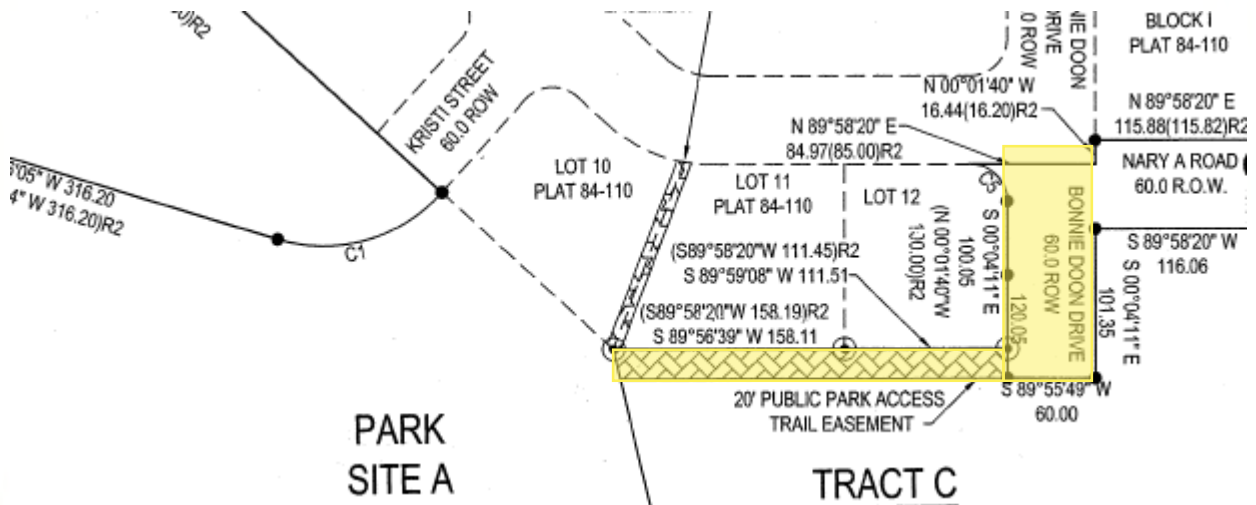
Attachment J - Public Comments

Bonnie Brae Neighborhood Association

October 27, 2021

“Development in the Works”

How can you access your neighborhood park?



Use the extended Bonnie Doon right-of-way, then the 20 foot park access easement (yellow highlight).

When is an excavation permit required?

49.65.200 Extraction permit required (*excerpt*).

(a) The use of property for the excavation, removal or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials, may be authorized in any district only under a conditional use permit issued by the commission under the procedures set forth in chapter 49.15, article III, as modified by this article.

(b) Site grading and preparation required for a proposed permitted use is **exempt** from the requirement of this article **if**:

- (1) Such extraction is a necessary incident to work authorized under a valid building permit, or

for improvements which are part of an approved subdivision plat if the material is used within the original tract or parcel subdivided, if all necessary building, grading, and other applicable permits have been issued;

Comments or questions? Irene.Gallion@Juneau.org (907) 586-0753 Opti

From: Catherine Price <katrinamel@mac.com>
Sent: Monday, April 18, 2022 9:07 AM
To: PC_Comments
Subject: Bonnie Brad Estates

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

comments on the development.

1. My husband and I don't want any multiple dwelling units in this development. Single dwelling units only.
2. We are very concerned about the possibility of land slides when trees and other flora are removed for building. We are on Marguerite and are below this development. So also concerned with proper drainage.
3. Traffic flow during building and after. More population so need that second bridge that's been discussed for years.

Thank you.

Catherine and Michael Price
6739 Marguerite Street
907-723-7721

Sent from my iPad

Irene Gallion

From: rstern77@aol.com
Sent: Thursday, April 21, 2022 8:23 AM
To: Irene Gallion
Cc: Irene Gallion
Subject: RE: blacktail mt estates

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

Hi irene,

From the track c report

Item 5.a

Rich

[Sent from the all new AOL app for Android](#)

On Thu, Apr 21, 2022 at 8:14 AM, Irene Gallion
<Irene.Gallion@juneau.org> wrote:

Hi Richard,

Where do you get 194 ADT for track C? With four lots, each with a single family home, we'd expect 38 ADT.

We would expect 38 ADT for each tract, for a total of 114 for the entire development.

We will include the feedback below to the Commission.

Thanks!

IMG

From: rstern77@aol.com <rstern77@aol.com>
Sent: Wednesday, April 20, 2022 8:13 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Re: blacktail mt estates

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

Hi Irene,

Items that need addressing is access roads

Item 5.a: Roadways of wee burn, bonnie donne, sherri is not 50'. ie lot C is anticipated at 194 ADTs for track C alone! Lots A/B is double that! How is dust, on all roads be contained: Bonnie Doone, Wee Burn, Sherri. Will the drainage ditches be filled? Who is paying for this? I wouldnt expect bonnie doone development taxpayers be strapped with this burden. Should the roadways be paved, and what is the communities input & intent. We've always had gravel, providing a community, rural feel. Im thinking that the roadway, to bond roadway, might have scheduled spray with a product called Enviroseal.

Rich

-----Original Message-----

From: Irene Gallion <Irene.Gallion@juneau.org>
To: rstern77@aol.com <rstern77@aol.com>
Cc: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wed, Apr 20, 2022 12:19 pm
Subject: FW: blacktail mt estates

Hi Mr. Stern,

Thanks for your interest in development of our community! You have quite a few questions that I wanted to respond to as best we can at this point. You can find application materials and draft plats at the webs site: <https://juneau.org/community-development/short-term-projects>

As you go through these answers, it might help to have a general idea of next steps:

- Preliminary plat approval by the Planning Commission (May 10). If the plat is approved, the developer will:
 - o Provide a construction plan. (Must be approved by CBJ Engineering)
 - o Provide a drainage plan. (Must be approved by CBJ Engineering)

- o Pay all taxes owed on the lots.
- o Construct or bond for improvements.
- Then the Commission will consider final plat approval.

Construction will require a grading permit (separate from the subdivision process). If blasting is needed, a blasting plan must be approved by CBJ before blasting can occur.

To address your questions:

1. How many square feet are required to build one house?

The area is zoned D3, requiring 12,000 square feet for a single family home. For the proposed subdivisions:

- The smallest lot is 35,180 square feet
- The average lot is 119,580 square feet (excludes the largest lot of 64 acres)
- The largest lot is 355,193 square feet (excludes the largest lot of 64 acres)

By comparison, for the Sherri Street single family home lots:

- Smallest lot is 12,790 square feet
- Average lot is 14,270 square feet
- Largest lot is 24,835 square feet.

2. What is the zoning?

Bonnie Brae and the proposed subdivision are all zoned D3.

3. Is D1 zoning being kept?

The zoning is not D1. The subdivisions will remain D3 unless rezoned. Rezoning is not part of this proposal.

4. What variances are being applied for?

A variance is a particular instrument that allows one person to not follow a law that others have to follow. There are no variances applied for as part of this proposed subdivision.

5. How many acres are there?

The link above shows the proposed subdivision plats and acres for each. The total area of the Blacktail development is 96.31 acres.

6. What is the tax impact to existing Bonnie Brae residents?

The development will not impact how the Assessor's Office assesses taxes.

7. Will the lots have septic tanks?

Currently, each lot is proposed to have a single water and sewer line. The Director is proposing that the developer be required to install water and sewer mains.

8. Where is the SWPP? Is there an erosion plan that mitigates run-off?

Not yet. After the preliminary plat is approved, the developer will need to provide a construction and drainage plan, which will be reviewed by CBJ's Engineering Department.

9. Are access roads, including Bonnie Doon, going to be widened, paved, and chip-sealed, or left as is? Are speed bumps planned?

The City does not currently have plans to pave roads in Bonnie Brae. If paving was considered, the neighborhood would be asked to participate in a Local Improvement District (LID) and assist in paying for improvements. No speed bumps are planned.

10. This year, with snow fall, neighborhood roads became one lane. How will plowing be managed? Will roads be graded in the spring?

Changes to the current road maintenance regime are not anticipated.

11. How will road upgrades affect the existing Bonnie Brae residences, and who will pay for roadwork?

There are no anticipated upgrades to existing road infrastructure. The developer will build the accesses to the proposed subdivision lots.

12. What is the roadway study for additional vehicular travel, and how many cars per day are anticipated for the development?

According to the Institute of Transportation Engineers Trip Generation Manual (9th Edition) the average single family home is expected to create 9.52 traffic movements a day. 114.2 movements are anticipated for the development of 12 lots.

13. How is electric being run to the development, poles or underground?

CBJ code requires transmission facilities to be underground for new installations [CBJ 62.40.070]. This can be waived if not feasible.

14. What is the anticipated time for upgrading roadwork, utilities, sewer and water and all needed infrastructure?

That is not known to CBJ at this time.

15. What is the duration of improvements to the site?

That is not known to CBJ at this time.

16. What are the crew working hours? Will there be work on weekends? How much overtime per week?

That is not known to CBJ at this time.

17. Is the project prevailing wage or union?

That is not known to CBJ at this time.

18. Have civil drawings been completed, and when will plans be reviewed?

A draft construction plan was submitted with the preliminary plat. The construction plan will not be reviewed until the preliminary plat is approved, as the Planning Commission may require changes that impact construction.

19. What HAZMAT materials have been found on site?

That is not known to CBJ at this time.

20. Is there blasting or rock-breaking? Is there a plan? How are existing structures being monitored?

Blacktail has proposed blasting for approximately 55,000 cubic yards of material. The plan has been reviewed and feedback has been provided to the Developer. The blasting will not be permitted until a plan is approved. The details of monitoring structures is not known at this time. Rock crushing nor screening are not allowed in D3 zoning.

21. How is dust being mitigated during construction?

Unknown to CBJ at this time.

22. Where is the water source for construction, and how is grey water mitigated?

That is not known to CBJ at this time, but it is reasonable that water would be accessed through CBJ's system. Grey water is not anticipated. Drainage plans will have to be approved by CBJ.

23. Will the diameter of the culverts and drainage ditches be increased or deepened? What are the safety plans to prevent falling into a deepened ditch?

The construction and drainage plans have not yet been submitted, so required improvements to the neighborhood roads are not yet known. Ditches would have to meet engineered safety standards.

24. What are the lots being sold for?

Unknown.

25. Will the lots be subdivided?

Further subdivision will not be allowed unless the driveways are built to road standards, and include water and sewer mains.

26. How many homes will the entire Blacktail development provide?

Under the proposed subdivision, each lot is limited to one single-family home and one accessory apartment. There are 12 lots proposed.

27. How much lot clearing is allowed? How will this affect water run-off and soil erosion? What are the protocols to maintain existing conditions?

Lot clearing would require a grading permit. Part of that permit is review of a drainage plan and stormwater pollution prevention measures.

28. What is the projected avalanche anticipation?

CBJ has not done avalanche studies in the area.

29. As Blacktail is at a much higher elevation than Bonnie Brae, is shoring planned, and how is Bonnie Brae protected?

Unknown at this time. The construction plan will provide more detail.

30. Are the developers posing a bond for damage to roadways or residences?

The blasting plan is currently in review. Bonds are not anticipated to address damage to roadways or residences.

Let me know if you have further questions,

Irene Gallion | Senior Planner

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

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

Office: 907.586.0753 X2



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From: PC_Comments <PC_Comments@juneau.org>
Sent: Tuesday, April 19, 2022 2:47 PM
To: 'rstern77@aol.com' <rstern77@aol.com>
Cc: Irene Gallion <Irene.Gallion@juneau.org>; Jill Maclean <Jill.Maclean@juneau.org>
Subject: RE: blacktail mt estates

Thank you!

Chelsea Wallace | Administrative Assistant II

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

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

Personal Line: 907.586.0715 ext. 4120



Fostering excellence in development for this generation and the next.

From: rstern77@aol.com <rstern77@aol.com>
Sent: Tuesday, April 19, 2022 2:35 PM

To: PC_Comments <PC_Comments@juneau.org>

Subject: Re: blacktail mt estates

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

HI COMMENTS,

RICHARD STERN

THANKS,

RICH

-----Original Message-----

From: PC_Comments <PC_Comments@juneau.org>

To: 'rstern77@aol.com' <rstern77@aol.com>

Cc: Jill Maclean <Jill.Maclean@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>; Breckan Hendricks <Breckan.Hendricks@juneau.org>; Ryan Roguska <Ryan.Roguska@juneau.org>

Sent: Mon, Apr 18, 2022 8:09 am

Subject: RE: blacktail mt estates

Good morning,

Thank you for submitting your questions/comments to the Planning Commission! Per the Planning Commission's Rule of Order, members of the public are required to state their name, otherwise we cannot accept their comments. If you would like your comment submitted to the Planning Commission, can you please reply with your name?

Here is Rule 11(D) from the Planning Commission's Rules of Order with more information.

Rule 11(D) Written Comments. Written comments, with the exception of e-mail transmissions, must be signed, and the source of illustrative materials must be identified. E-mail transmissions must show the author's name. Anonymous submissions will not be accepted.

If you have any questions, or would like more information, please let me know.

Thank you,

Chelsea Wallace | Administrative Assistant II

Community Development Department | City & Borough of Juneau, AK

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

Personal Line: 907.586.0715 ext. 4120



Fostering excellence in development for this generation and the next.

From: rstern77@aol.com <rstern77@aol.com>
Sent: Sunday, April 17, 2022 7:08 PM
To: PC_Comments <PC_Comments@juneau.org>
Subject: blacktail mt estates

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

1. how many sf lot size to build 1 house
2. what is the zoning
3. Is D1 zoning being kept
4. what are the variances applied for
5. how many acres are there
6. what is the tax impact to existing bonnie brae residences
7. will the lots have septic tanks, what means of drainage for grey & black water. where will the new pumphouses be located
8. where is the SWPP, is there an erosion plan, mitigating run-off
9. is the access roads, bonnie doon, going to be widened, paved, chip sealed, or left as is. are speed bumps planned
10. this year, with snow fall, bonnie doone, and all roads, became a one way road, how will plowing be managed, will roads be graded in spring.
11. how will road upgrades effect the existing bonnie brae residences upgrades to the above, who pays for roadwork to all the development
12. what is the roadway study for additional vehicular travel, and how many cars per day are anticipated for the development
13. how is electric being run to the development; poles or underground
14. what is the anticipated time for upgrading roadwork, utilities, sewer & water & all needed infrastructure
15. what is the duration of improvements to the site (s)
16. what are the crew working hours: list normal working hours. will there be work on saturdays or sundays.what are the OT hours per week.
17. is the project prevailing wage, or union.
18. have civil drawings been completed, and when will the plans be reviewed
19. What HAZMAT materials been found on site
20. Is there a blasting, or rock breaking, is there a plan, how are existing structures being monitored
21. how is dust being mitigated during construction
22. where is the water source coming from during construction, and how is grey water mitigated
23. will the diameter of culverts and drainage ditches be increased, ordeepened, and what are the saftey plans from falling into a deepened ditch
24. what are the lots being sold for
25. will the lots be subdivided,
26. how many total homes is the entire blacktail development going to have
27. how much lotr clearing is allowed. How will this effect water run-off & soil erosion. What are the protocols to maintain existing conditions, avoiding run off & erosion.
28. what is the projected avalanche anticipation
29. as blacktail is at a much higher elevation than bonnie brae, is shoring planned, and how is bonnie brae protected
30. are the developers posting a bond for any occurence to existing roadways, or residences.

From: Emily Coate Thompson <ecoate@gmail.com>
Sent: Monday, April 18, 2022 8:59 PM
To: PC_Comments
Subject: Blacktail Mtn Estates

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

Hello there-

I'm writing to comment on the proposed Blacktail Estates out above Bonnie Brae. Being an active Bonnie Brae homeowner, I'm leery of this proposed subdivision and its 3 separate access points. It was my understanding that there are rules around the addition of another tier in the neighborhood (aka the requirement to update the rest of the neighborhood to code) and it feels shady that the developer is instead, installing 12 lots but bypassing the rules already in place. If you let this developer use this loophole, what other developers will follow? What's the point of having rules of planning and developing on the books if they can be bent to your unique preferences?

Additionally, I'm concerned about the drainage to the rest of our homes if the wetlands above are being filled in. There is a high volume of water pumping out of the wetlands through the creek in our backyard after rainfall and during spring melt and I'm concerned that corners will be cut and drainage improperly installed especially given that corners are already being cut with the whole "3 access points" idea. Furthermore, how will snow removal work out on these access points if they are all considered private drives? As we saw this last winter, there is the potential for a lot of snow to build up and the roads become one way streets. I'm concerned that if each of these access points are owner responsibility, we might see even more of a bumble in terms of where snow is being pushed and what it is blocking for the neighborhood as a whole.

I urge the members of the planning commission to look at these concerns and ask themselves, who will be purchasing these single family with apartment lots? At what price point do they serve? If you're looking to expand affordable housing, this isn't it. The last thing we need is more half a million dollar homes sitting high on a hill that only the elite can afford.

Thank you-
 Emily Thompson

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Additional Materials for May 10, 2022 Planning Commission

ATTACHMENTS:

Description	Upload Date	Type
Additional Materials for May 10, 2022 Planning Commission	5/9/2022	Miscellaneous

Additional Materials

Regular Planning Commission Meeting

Virtual Meeting Only

7:00p.m.

Meeting Date: April 26, 2022

1. SMP2021 0007; 0008; 0009:

- a. Applicant Information Packet (page 2-48)
- b. Streets Division Comment – Greg Smith, received 5-3-22 (page 49-50)
- c. Public Comment – Bonnie and Brad Gruening, received 4-23-22 (page 51-53)
- d. Public Comment – April and Randy Rezendes, received 4-29-22 (page 54)
- e. Public Comment – Alan Wilson, received 5-5-22 (page 55-56)
- f. Public Comment – Nancy and Doug Peel, received 5-5-22 (page 57)
- g. Public Comment – Laura Lucas, received 5-5-22 (page 58-59)
- h. Public Comment – Rick and Kelly Shattuck, received 5-5-22 (page 60)
- i. Public Comment – Scott Spickler, received 5-6-22 (page 61-63)
- j. Public Comment – Brad Rider, received 5-6-22 (page 64)
- k. Public Comment – Al and Jeffra Clough, received 5-6-22 (page 65-66)
- l. Public Comment – Nikki Love, received 5-6-22 (page 67)
- m. Public Comment – Shannon Seifert and Terry Schwarz, received 5-6-22 (page 68)

BLACKTAIL MOUNTAIN ESTATES

Planning Commission Applicant Information Packet

Peter Peel

And

Creative Development

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Introduction.....	pg. 3
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Relevant CBJ Code.....	pg. 8
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Construction Drawings.....	pg. 18
Grading and Drainage.....	pg. 34
Geotechnical Report.....	pg. 39
ACE Wetlands Fill Permit.....	pg. 42
CBJ Code Compliance Letter.....	pg. 45
Shared Access Example.....	pg. 47

Planning Commission Members,

As you have already had the opportunity to review the CDD staff reports for the 3 subdivisions in question (Tract A, Tract B, and Tract C) this introduction will abbreviate the details of the project history. For plat layouts please see *Pages 5, 6, and 7*. The primary focus of this introductory report will concentrate on the CDD recommendations of denial. It is encouraged that commission members read the contents of this introduction prior to the May, 10th hearing. It attempts to explain the main points of opposition between the applicants and the Community Development Department (CDD).

The design concept of the three subdivisions in question was conceived using the following design constraints: Negotiate steep hillsides and terrain, minimize wetland disturbances, minimize impact to an established neighborhood, accommodate capacity of existing public utilities, and maintain economic feasibility. The proposed designs address all of these constraints; are cohesive, compatible, and respectful to the existing neighborhood environment while creating additional housing opportunities for Juneau residents for whom choices are limited or nonexistent. This design purposefully and intentionally restricts itself from further division past the proposed four lots on each parcel. No further development is planned, anticipated, or wanted.

The CDD is recommending denial of these applications, primarily due to the proposed private shared access easements bisecting several of the lots they are serving. The CDD references code **49.15.420 (b)** as justification:

(b) Double frontage lots. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided. When such lots are permitted by the commission or the director, the plat shall indicate which abutting street is not approved for access when access restrictions are deemed appropriate in order to:

- (1) Prevent direct access to a collector or arterial street;*
- (2) Restrict access to prevent unsafe sight distances;*
- (3) Prevent the construction or maintenance of driveways near intersections; or*
- (4) Protect public health, safety and general welfare.*

The vocabulary in this code is referring to **roads and streets**. Roads and streets are examples of **public easements**. Private shared access driveways are **not** public easements and this code should **not** be applied to govern the location of them. There is no language in the shared access code (*Pages 8, 9, and 10*) prohibiting the bisecting of lots by a shared driveway i.e. a private easement. Therefore section 49.15.420 should not apply.

However, even if the commission decides that section 49.15.420 is applicable to private shared access driveways, there is still justification for the driveway's location as designed (*See pages 14-17*) and should be approved as submitted. The commission has the authority to approve the

location of easements and overrule code 49.15.420 regardless of the decision to govern private easements under code 49.15.420. In doing so, the commission must consider the consequences of applying section 49.15.420 to shared access easements.

Shared access subdivisions are a relatively new tool provided to developers in the CBJ. The purpose of the code allows development of parcels previously considered too challenging to subdivide due to limited street access, terrain constraints, and economic realities of installing public utilities. If the commission decides to apply 49.15.420 to future shared access subdivisions, they will severely limit the useful application of shared access subdivisions in the future. In other words, the locations of shared access driveways would be limited to property lines unless overruled by the commission. This distinction would reduce the effectiveness of the shared access code, prevent land from being economically subdivided, and severely reduce much needed additional housing options.

The second major point of opposition from the CDD is the idea that a private shared access easement bisecting a lot effectively creates two lots. This claim is false. Nowhere in the shared access code or 49.15.420 (referenced above) is there vocabulary supporting this claim. Using this logic, anyone with a private driveway running through their lot owns two lots, which is not a reasonable conclusion.

The CDD attempts to use section 49.35.262 (b)(2) to support their claim:

(b) *Approval criteria.* The director may approve a subdivision, with or without conditions, that has a shared access if all of the following criteria are met:

- (2) The shared access serves four or fewer lots. If a subsequent common wall residential subdivision is intended to be served by shared access, the common wall parent lot shall count as two lots.

Since there are no plans to **subsequently** subdivide, and common wall dwellings are **not** proposed, this section does not apply to the current applications.

The CDD is using this line of thinking to claim that there are more than 4 lots served by a single private shared access and would be in violation of the 4-lot restriction. That is simply not the case and to suggest otherwise is misleading. The design of this subdivision has adhered to the codes as written and the process laid out is one suggested by the CDD (See *pages 12 and 13*).

SURVEYOR'S CERTIFICATE
I, JOSHUA WIANIEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 48 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 18 MARCH 2022

ACCESS & UTILITY EASEMENT CURVE TABLE

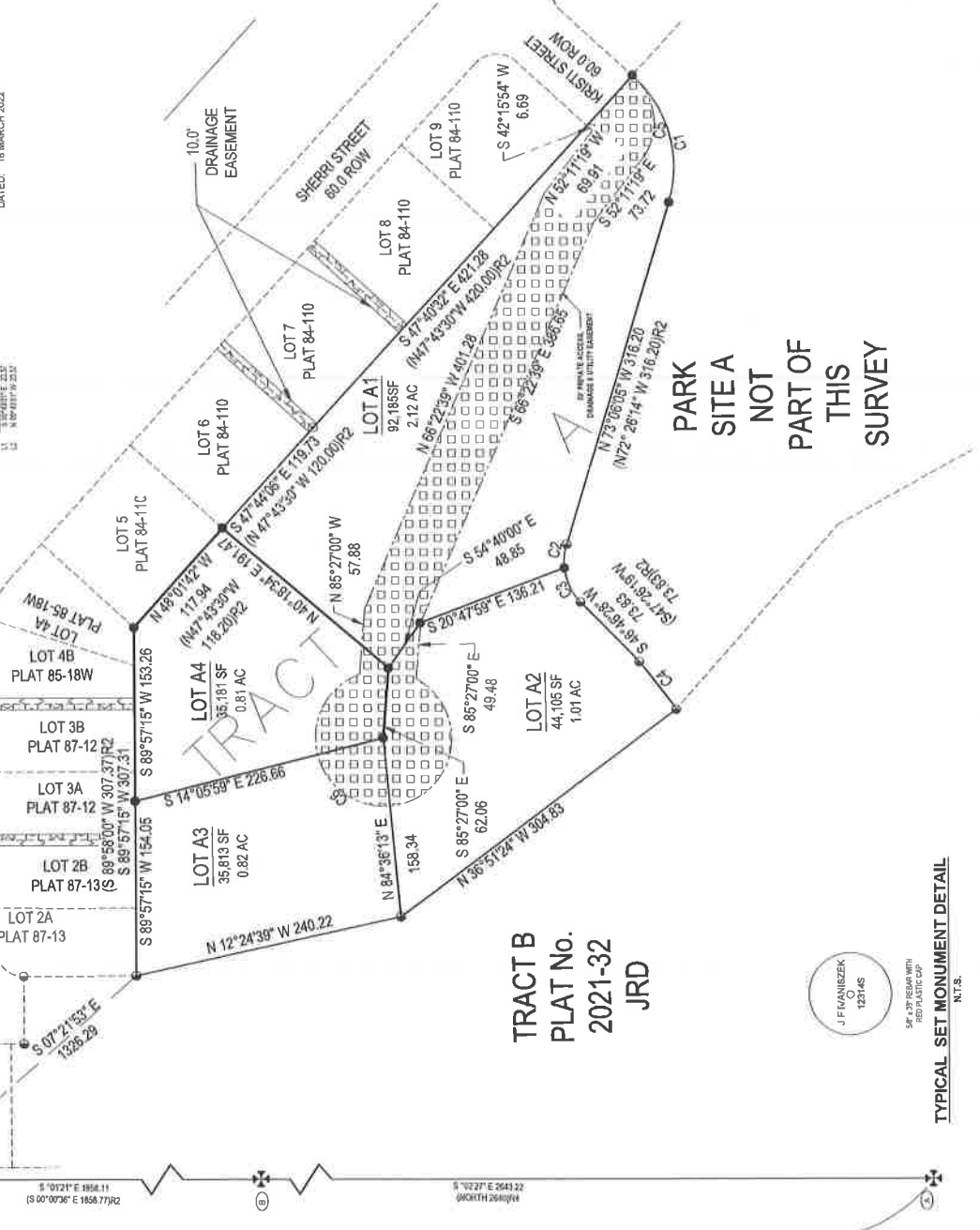
STATION	CHORD BEARING	CHORD LENGTH	CHORD AREA
1+00.00	S 89°57'15" W 153.26	153.26	11,748.00
1+10.00	S 89°57'15" W 153.26	153.26	11,748.00
1+20.00	S 89°57'15" W 153.26	153.26	11,748.00
1+30.00	S 89°57'15" W 153.26	153.26	11,748.00
1+40.00	S 89°57'15" W 153.26	153.26	11,748.00
1+50.00	S 89°57'15" W 153.26	153.26	11,748.00
1+60.00	S 89°57'15" W 153.26	153.26	11,748.00
1+70.00	S 89°57'15" W 153.26	153.26	11,748.00
1+80.00	S 89°57'15" W 153.26	153.26	11,748.00
1+90.00	S 89°57'15" W 153.26	153.26	11,748.00
2+00.00	S 89°57'15" W 153.26	153.26	11,748.00

LINE TABLE

STATION	CHORD BEARING	CHORD LENGTH	CHORD AREA
1+00.00	S 89°57'15" W 153.26	153.26	11,748.00
1+10.00	S 89°57'15" W 153.26	153.26	11,748.00
1+20.00	S 89°57'15" W 153.26	153.26	11,748.00
1+30.00	S 89°57'15" W 153.26	153.26	11,748.00
1+40.00	S 89°57'15" W 153.26	153.26	11,748.00
1+50.00	S 89°57'15" W 153.26	153.26	11,748.00
1+60.00	S 89°57'15" W 153.26	153.26	11,748.00
1+70.00	S 89°57'15" W 153.26	153.26	11,748.00
1+80.00	S 89°57'15" W 153.26	153.26	11,748.00
1+90.00	S 89°57'15" W 153.26	153.26	11,748.00
2+00.00	S 89°57'15" W 153.26	153.26	11,748.00

ADDITIONAL DATA

STATION	CHORD BEARING	CHORD LENGTH	CHORD AREA
1+00.00	S 89°57'15" W 153.26	153.26	11,748.00
1+10.00	S 89°57'15" W 153.26	153.26	11,748.00
1+20.00	S 89°57'15" W 153.26	153.26	11,748.00
1+30.00	S 89°57'15" W 153.26	153.26	11,748.00
1+40.00	S 89°57'15" W 153.26	153.26	11,748.00
1+50.00	S 89°57'15" W 153.26	153.26	11,748.00
1+60.00	S 89°57'15" W 153.26	153.26	11,748.00
1+70.00	S 89°57'15" W 153.26	153.26	11,748.00
1+80.00	S 89°57'15" W 153.26	153.26	11,748.00
1+90.00	S 89°57'15" W 153.26	153.26	11,748.00
2+00.00	S 89°57'15" W 153.26	153.26	11,748.00



BLACKTAIL MOUNTAIN ESTATES A
A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10554 PORTER LANE JUNEAU, ALASKA 99907
907-587-1006

OWNERS
PETER REEL
800 PTH STREET JUNEAU, AK 99901

DATE
18 MARCH 2022

SHEET NO.
1 OF 2



TYPICAL SET MONUMENT DETAIL
5/8" x 3/4" REBAR WITH
RED PLASTIC CAP
N.T.S.

SURVEYOR'S CERTIFICATE
I, JOSHUA VANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ALASKA PROFESSIONAL LAND SURVEYING ACT, AND THAT ALL DIMENSIONAL AND AREA DATA ARE CORRECT AND THAT ALL MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 18 MARCH 2022



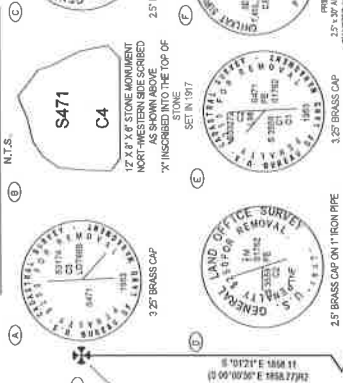
5/8" x 3/8" RESIN WITH
SEMI-TRANSPARENT COAT

TYPICAL SET MONUMENT DETAIL

N.T.S.

ACCESS & UTILITY EASEMENT				
CURVE DATA				
CURVE	ARC LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	212.2	81°14'00"	S 30°47'54" W	213.0
C2	171.3	81°10'00"	S 30°47'54" W	171.9
C3	125.0	81°05'00"	S 30°47'54" W	125.9
C4	117.0	80°55'00"	S 30°47'54" W	117.9
C5	118.0	80°45'00"	S 30°47'54" W	118.9
C6	118.0	80°35'00"	S 30°47'54" W	118.9
C7	118.0	80°25'00"	S 30°47'54" W	118.9
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C143	118.0	80°00'00"	S 30°47'54" E	118.9
C144	118.0	80°00'00"	S 30°47'54" E	118.9
C145	118.0	80°00'00"	S 30°47'54" E	118.9
C146	118.0	80°00'00"	S 30°47'54" E	118.9
C147	118.0	80°00'00"	S 30°47'54" E	118.9
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C152	118.0	80°00'00"	S 30°47'54" E	118.9
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C202	118.0	80°00'00"	S 30°47'54" E	118.9
C203	118.0	80°00'00"	S 30°47'54" E	118.9
C204	118.0	80°00'00		

N.T.S. (B) (C)



DATED: 216 MARCH 2022



CURVE	ARC LENGTH	RADIUS	ANGLE	CHORD
2-4	420.00	75.00	1.06=0.50°	6.50

CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	128.86	75.00	100°00'50"	S 50°20'15" W	119.36
C2	101.92	110.00	100°00'50"	S 50°20'15" W	98.32
C3	154.71	110.00	100°00'50"	S 50°20'15" W	142.27
C4	314.13	60.00	289°59'52"	N 1°42'43" E	60.02
C5	70.32	50.00	80°25'08"	N 36°51'04" E	64.67

ONLINE RESOURCES

- | MONUMENT IDENTIFIER | SECONDARY MONUMENT SET THIS SURVEY | 12314-S SECONDARY MONUMENT RECOVERED | 3088S SECONDARY MONUMENT RECOVERED | 12314-S PRIMARY MONUMENT RECOVERED | GLO PRIMARY MONUMENT RECOVERED |
|---------------------|------------------------------------|--------------------------------------|------------------------------------|------------------------------------|--------------------------------|
| | | | | | |

INSURVEYED LINE

PRIVATE ACCESS, DR

- PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT LINES
PUBLIC 20' ACCESS EASEMENT CREATED THIS PLAT
PRIVATE 50' ACCESS, DRAINAGE & UTILITY EASEMENT
DRAINAGE EASEMENT PLAT 84-110
RECORD INFORMATION FROM US SURVEY 471
RECORD INFORMATION FROM PLAT No. 84-110
RECORD INFORMATION FROM US SURVEY 4605
RECORD INFORMATION FROM PLAT No. 2021-32

N.T.S.



2

PLAT OF
BLACKTAIL MOUNTAIN ESTATES C
A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

[illegible]

907-957-1908

CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU ALASKA 99803

1 OF 2

16 MARCH

 $1^\circ = 100'$

10

100

200

[illegible]

Applicable CBJ Codes

DIVISION 2. PRIVATE SHARED ACCESS

49.35.260 Purpose.

Shared access serving four or fewer lots without frontage on a right-of-way may be constructed within a private easement consistent with this division.

(Serial No. 2016-26(b) , § 10, 4-3-2017, eff. 5-3-2017)

49.35.261 Application.

An applicant must submit the following to request shared access:

- (1) A preliminary plan and profile of the proposed shared access; and
- (2) A proposed access easement, drainage and utility agreement.

(Serial No. 2016-26(b) , § 10, 4-3-2017, eff. 5-3-2017)

49.35.262 Standards.

- (a) *Agency review.* The director shall forward the complete application to the fire department and to the engineering and public works department for review.
- (b) *Approval criteria.* The director may approve a subdivision, with or without conditions, that has a shared access if all of the following criteria are met:
 - (1) The shared access will be located in a private easement completely on the lots served.
 - (2) The shared access serves four or fewer lots. If a subsequent common wall residential subdivision is intended to be served by shared access, the common wall parent lot shall count as two lots.
 - (3) The shared access does not endanger public safety or welfare.
 - (4) The shared access complies or can be improved to comply with the emergency service access requirements of CBJ 19.10.
 - (5) The use of each lot served by the shared access shall be limited to one single-family residence and an accessory apartment.
 - (6) The total average daily trips resulting from the subdivision shall not exceed 70.
 - (7) Shared access is only allowed in RR and D-1, D-3, D-5, and D-10 SF zoning districts defined by CBJ 49.25.210.
 - (8) Shared access is prohibited if the subdivision abuts a parcel that does not have alternative and practical frontage on a publicly maintained right-of-way.
 - (9) The portion of the shared access in the right-of-way shall be paved or surfaced with materials consistent with the adjacent public roadway. The length of the portion of the shared access in the right-of-way shall consist of a minimum two-foot apron or as required by the governing agency of the right-of-way.
 - (10) Lots must meet the minimum standards for the zone district according to the table of dimensional standards excluding the shared access easement. A buildable area must exist without the need for a variance.
- (c) *Approval process.*
 - (1) Upon preliminary plat approval by the director, the applicant shall construct the shared access pursuant to the corresponding standard in Table 49.35.240 for a roadway with zero to 70 average daily trips. A financial guarantee cannot be used as a condition of construction.
 - (2) The shared access easement shall be recorded.
 - (3) The following shall be noted on a plat or in a recorded decision that contains a shared access:
 - (i) The private easement is for access, drainage, and if applicable utilities, and shall be specifically identified.

- (ii) The owner(s) of the lots served by the private access easement acknowledge the City and Borough is not obligated and will not provide any maintenance or snow removal in the private easement.
- (iii) The owner(s) of the lots served by the private access easement shall be responsible and liable for all construction and maintenance of the shared access from the edge of the publicly maintained travel lane.
- (iv) Except a subsequent common wall subdivision depicted on this plat, the lots served by the private access easement are prohibited from subdividing unless the access is upgraded to a public street, dedicated to, and accepted by the City and Borough.
- (v) Owner of a lot served by the private access easement shall automatically abandon all rights to and usage of the private access easement except for utilities, if any, if a publicly maintained street serves that lot.
- (vi) A lot with frontage on a public street and on the shared access is prohibited from having vehicular access to the public street except through the shared access.

49.35.263 Other shared access requirements.

- (a) If a shared access is approved, the applicant must apply for and receive a right-of-way permit to construct the shared access.
 - (b) If the director determines that a street sign is required for a health, safety, or welfare reason, the applicant shall install a street sign provided by the City and Borough at the applicant's expense.
 - (c) The front yard setback shall be measured from the shared access easement.
 - (d) The width of the shared access easement may be reduced up to 20 feet if the director finds there is sufficient area for the provision of utilities, drainage, snow storage, and that it is unlikely for the shared access easement to expand in the future to a public street.
 - (e) The director shall determine the placement location of mailboxes. The director may require additional improvements and design changes to enable efficient mail delivery and minimize traffic interferences.
 - (f) The standards identified in this article do not apply to any preexisting shared access previously permitted by the department.
- (Serial No. 2016-26(b) , § 10, 4-3-2017, eff. 5-3-2017)

49.15.420 - Lots.**(a) Generally.**

- (1) Subdivision lots shall meet the minimum dimensional standards established by [section 49.25.400](#), except as provided in [CBJ 49.15.421](#) and [CBJ 49.15.422](#).
- (2) The shape, orientation, and setback lines of lots shall be appropriate for the development proposed. The director may require yard setbacks to be listed or labeled on the preliminary plat.
- (3) Each lot must have at least one practical building site.
- (4) Side lot lines should be at 90-degree angles to straight streets and radial to curved streets unless topographic conditions require otherwise.
- (b) Double frontage lots. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided. When such lots are permitted by the commission or the director, the plat shall indicate which abutting street is not approved for access when access restrictions are deemed appropriate in order to:
 - (1) Prevent direct access to a collector or arterial street;
 - (2) Restrict access to prevent unsafe sight distances;
 - (3) Prevent the construction or maintenance of driveways near intersections; or
 - (4) Protect public health, safety and general welfare.
- (c) Shadow plats. When the applicant is required to submit a shadow plat in accordance with [CBJ 49.70.710](#), the director in the case of a minor subdivision, or the commission in the case of a major subdivision, shall review and approve the application based on how well the proposed lot layout will lend itself to future resubdivision as well as other requirements of this title.

CDD Correspondence

Hi Bruce and Pete,

Thanks for coming in today.

The Director provided one clarification: When you go to the Major Subdivision process, CDD would recommend a full build-out of utilities, and 60' width for the right of way. The only subdivision requirement that would be staved off is the paving. The hearing in front of the Planning Commission would be your opportunity to advocate for the reduced utilities. My apologies for any confusion. I know this may change your strategy, if you need to kick around options Laurel can work with you on that next week.

During our discussions it sounded like the two-tiered approach to your subdivision would be the best way to move forward. Below is a summary of our discussions. If you disagree with or have concerns about this summary please let me and Laurel know, we are happy to discuss.

Tier 1:

- Submit a MINOR subdivision for three tracts.
- Include a sketch plat showing eventual development. The draft plat you submitted would be appropriate to meet this requirement. Please include how you plan to hook up to existing utilities.
- Submit wetlands delineation.
- Pay taxes on the lot before recording. We will request an estimate of taxes owed as part of the application process.
- Build or bond for any improvements required on Wee Burn, Kristi Street and Bonnie Doon Drive.
- You expressed a preference for having a public meeting during this subdivision process, that can be accommodated.
- Cost: \$400 + \$25 for each lot created: \$475
- Please ask for Laurel or Irene when you submit this subdivision.

Tier 2, after the minor subdivision is recorded:

- Submit a MAJOR subdivision application for each of the three proposed shared access subdivisions.
 - Each shared access subdivision will require its own plat.
 - Submit a proposed Shared Access and Utility Agreement that owners will sign. We've attached an example to get you started, but encourage you to work with your attorneys on an appropriate details of the agreement.

- Pay any additional taxes on the lots. Again, we will request an estimate of taxes owed as part of the application process.
- **The shared access driveways and any required paving must be constructed prior to recording the final plat. The construction of the shared access driveway cannot be bonded for.**
- Estimated fees:
 - Preliminary plat: \$110 per lot, four lots = \$440.
 - Final plat: \$70 per lot, four lots = \$280
 - Total cost for each MAJOR subdivision: \$720
 - Total cost for three MAJOR subdivisions: \$2160
- **Major subdivision approval is a two step process. The Planning Commission must approve the preliminary plat. Once any conditions of preliminary plat approval have been met, the Planning Commission can approve the final plat and the subdivision can be recorded.**

Other costs will include:

- Public notice signs

Other items:

- You noted that Lot 12 has legal access to Sherri Street, and that the driveway they are currently using was not permitted.
- Access to the park will need to be provided. Extension of Kristi Street would meet this requirement.
- The Director has expressed concern about the driveway splitting lots. Please provide justification in your narrative, with as many specifics as possible (slope of terrain, engineer's evaluation, etc)
- The Director has indicated she will not reduce ROW or cul-de-sac size due to the large size of the lots.

You had discussed bringing in your application on Monday. Note that February 17th is Presidents Day, a CBI holiday. I'd suggest the earliest you'd want to bring in your application is on Tuesday.

Have a good weekend,

Irene M. Gallion
 City and Borough of Juneau
 Senior Planner
 (907) 586-0753

Shared Access Driveway Location Justification

Shared Access Tract A

The constraints associated with the location of shared access Tract A.

- Minimize grade to allow for emergency service vehicle access.
- Allow for storm/surface water collection along both sides of driveway so not to overwhelm existing drainage systems on Sherri St.
- Minimize cut bank height on the uphill portion of the shared access traversing lot A1.
- Minimize impact to existing property owners by maintaining sufficient distance from new driveway to existing property lines.
- Maintain useable building site on lot A1.
- Avoid wetlands when possible.

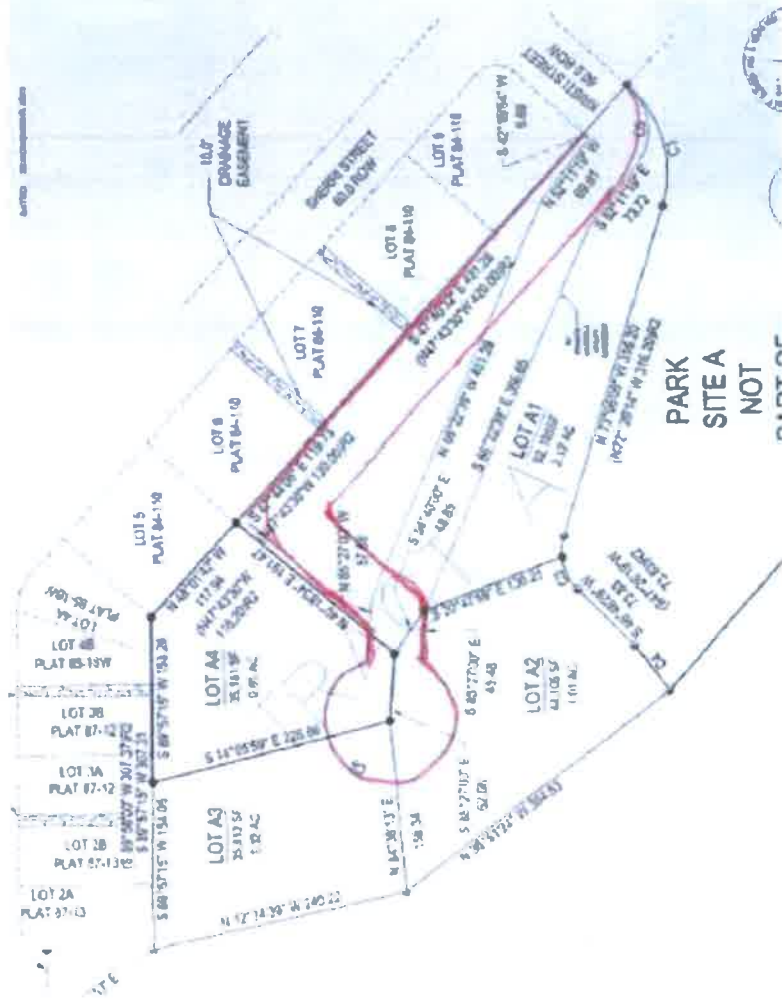


Image 1: CDD proposed alternative location for shared access driveway serving Tract A (RED PEN)

The Development Department's proposed driveway location (Image 1) fails to take into account several factors previously stated in design constraints: Storm/surface water collection, neighborhood impact, useable building area on lot A1.

Shared Access Tract B

The constraints associated with the location of shared access A.

- Minimize grade to allow for emergency service access.
- Allow enough distance to travers up the hillside between lots B2 and B3 while keeping the grade to an acceptable level.
- The Forest Service has imminent plans to rebuild the hiking trail along the west edge of the property. They have agreed to move the trail at least 10' off of the property during the rebuild.
- Avoid wetlands when possible.

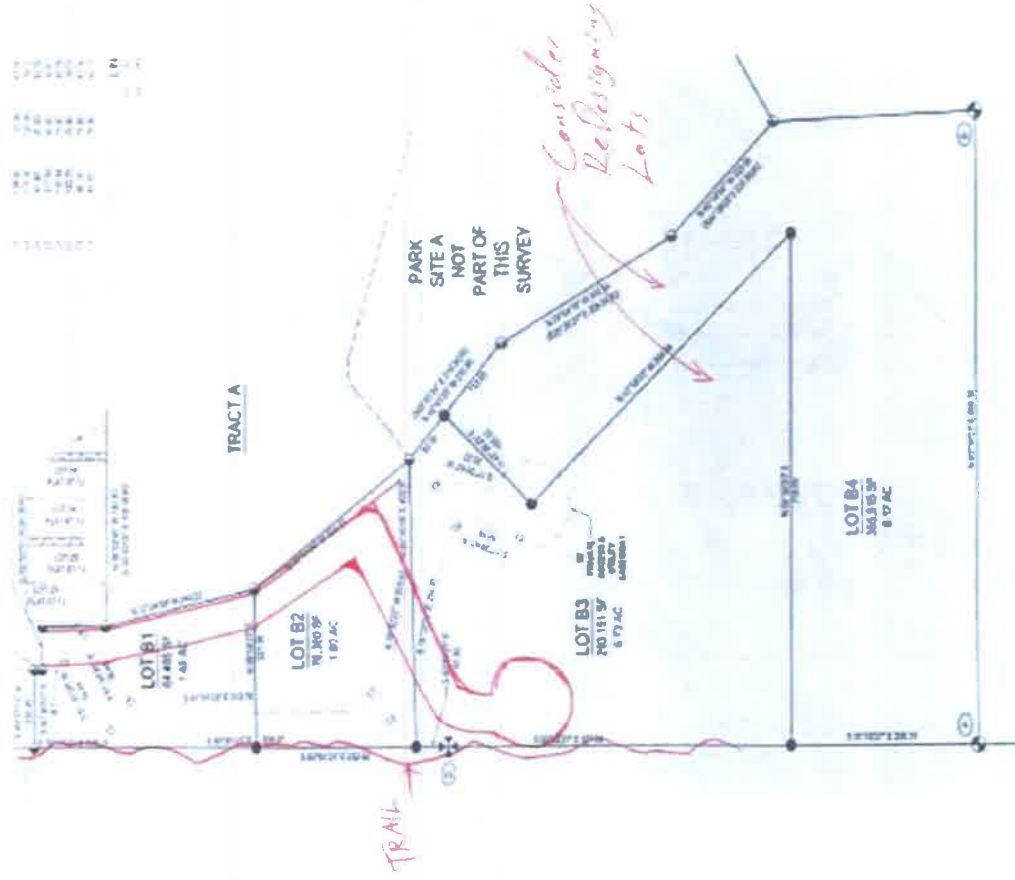


Image 2: CDD proposed alternative location for shared access driveway serving Tract B (RED PEN)

The CDD's proposed driveway location on Tract B has several inconsistencies when compared to the design constraints stated above. Additionally, the CDD's proposed driveway location would provide frontage to lots located on Tract A. This would

violate CBJ Code **49.35.262 (2)**. The *shared access* serves four or fewer lots. If a subsequent common wall residential subdivision is intended to be served by *shared access*, the common wall parent lot shall count as two lots.

The proposed location change also fails to take into account driveway grades and drainage needs. This was admitted in an email exchange on Feb 14, 2022. See below.

Peter Peel <pppee184@gmail.com>

to David ▾

 Feb 14, 2022, 10:40 AM (8 days ago)



Hi David,

Thanks for the review comments. When you came up with the alternative driveway locations illustrated in red pen did you run calculations on the effect this would have on driveway grades, storm water/surface water collection, and sewer utility grades? Not to mention the higher impact on existing property owners. We have also submitted a bulleted list detailing the logic behind the location of the proposed driveways. I will attach a copy for you to look at if you have not already seen it.

Thanks again for you time.

-Peter

David Peterson

to brucegriggs@hotmail.com, Irene, me ▾

Feb 14, 2022, 11:10 AM (8 days ago)



Peter,

No calculations were done to take those things into account. I just wanted to illustrate where the roads could be located to circumvent the bisecting of lots.

At present, the Zoning Department is proposing to Deny the current plan based on all items that have been submitted thus far. This will be going before the Commission for a final decision (I will be working on getting this on the schedule). I wanted to provide an outline for the reasons why it is being denied so Creative Development could be prepared to explain these subtle nuances (that may not have been effectively communicated through the application materials) to the Public and the Commission.

A formal memo will be coming your way soon. Once you respond to that, we can move forward with the Commission hearing.

Feel free to reach out if you have any questions or concerns.

Best of luck

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

Shared Access Tract C

- Minimize grade to allow for emergency service vehicle access.
- Leave existing drainage paths intact to minimize downstream impact.
- Existing driveway is on solid ground and existed prior to development. Moving it would cause unneeded impact to the forest and existing neighborhood.
- Moving the existing driveway would require the excavation of 30'+ of old overburden deposited by the previous owners and the addition of 25'+ of new fill to be brought in over the length of the driveway to meet grade standards.
- The driveway needs to be able to collect stormwater on both sides so not to disturb existing drainage paths.

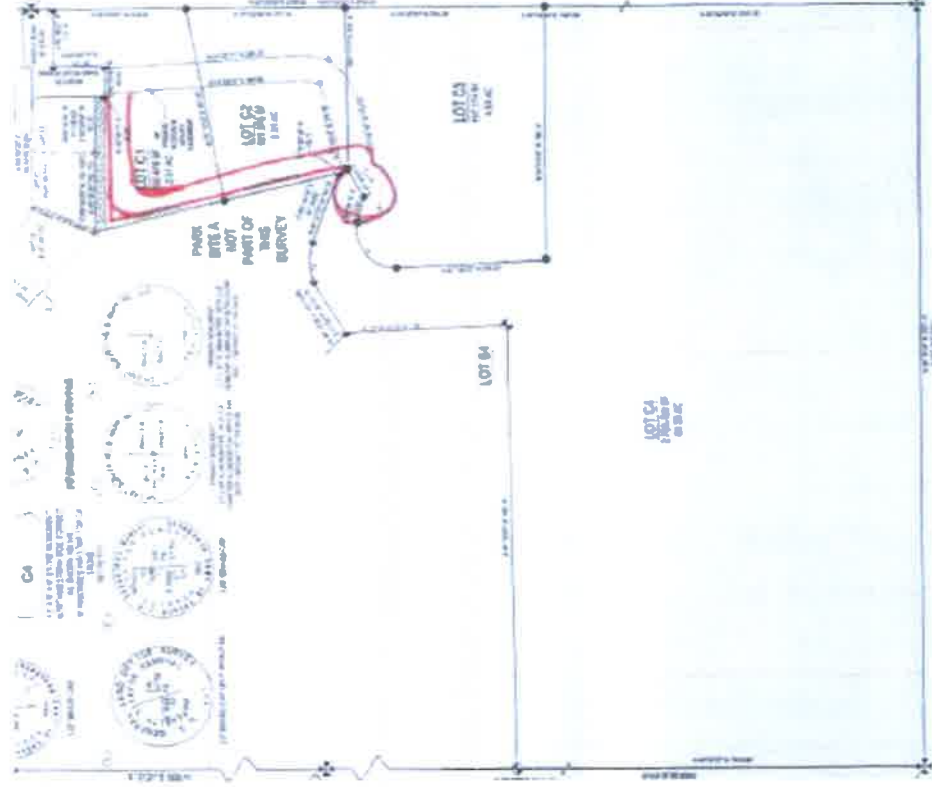


Image 3: CDD proposed alternative location for shared access driveway serving Tract C (RED PEN)

As stated previously the CDD's proposed driveway location fails to satisfy the design constraints needed to make the access driveway safe, responsible, and financially viable.

BLACKTAIL MOUNTAIN ESTATES SUBDIVISION CONSTRUCTION DRAWINGS

September 09, 2021

INDEX

SHEET #	REVISION DATE	TITLE
SHEET 1	12/22/2019	COVER SHEET
SHEET 2	12/22/2019	GENERAL NOTES
SHEET 3	12/22/2019	SHARED DRIVEWAY A - PLAN VIEW
SHEET 4	12/22/2019	SHARED DRIVEWAY B - PLAN VIEW
SHEET 5	12/22/2019	SHARED DRIVEWAY C - PLAN VIEW
SHEET 6	12/22/2019	SHARED DRIVEWAY A - PROFILE VIEW
SHEET 7	12/22/2019	SHARED DRIVEWAY B - PROFILE VIEW
SHEET 8	12/22/2019	SHARED DRIVEWAY C - PROFILE VIEW
SHEET 9	12/22/2019	DRIVEWAY TYPICAL SECTIONS #1 & #2
SHEET 10	12/22/2019	DRIVEWAY TYPICAL SECTIONS #3 & #4
SHEET 11	12/22/2019	DRIVEWAY TYPICAL SECTIONS #5 & #6
SHEET 12	12/22/2019	DRIVEWAY TYPICAL SECTIONS #7
SHEET 13	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
SHEET 14	12/22/2019	SHARED DRIVEWAY B - DRAINAGE SCHEMATIC
SHEET 15	12/22/2019	SHARED DRIVEWAY C - DRAINAGE SCHEMATIC
SHEET 16	12/22/2019	SOUTHERN LOTS - GRADING PLAN AND DRAINAGE SCHEMATIC



VICINITY MAP

NTS



Gabriel Hayden, P.E.
hayden@katabatic.com
(505) 566-5579

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Coversheet

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 052076 JUNEAU, AK 99805

C&J REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
1 / 16

GENERAL NOTES:

- All work shall conform to the most recent CBJ Standard Specifications and Details, including errata. Available online at: http://www.juneau.org/engineering/rev_standards.php and http://www.juneau.org/engineering/tpdocumentalcover_000.pdf.
- All HDPE pipe installations shall additionally conform to the HDPE Special Provisions March 2017 document it attained to this design.
- Existing pipe and electrical utility locations based on historical as-built records, actual locations may vary. Contractor shall call for utility location at (907) 586-1333 prior to excavation in zones of existing development.
- Contractor shall notify CBJ water utility department (907) 760-6808 of proposed water service interruptions, and submit the water system special use permit application to CBJ water utilities superintendent for approval at least 48 hours prior to shut down or flushing of mainline water pipe. No water service interruptions may occur until the above application is approved.
- Contractor shall reference all existing property corner monuments prior to construction and re-monument using an Alaska Professional Land Surveyor after work is complete.
- Grades and alignments are subject to minor revisions as approved by the Engineer.
- Property line locations used were derived from record plats and not a boundary survey.
- Jumping station or similar type comparators shall be used for boxes, catch basins, and manholes.
- Contractor shall install and maintain construction stormwater control BMPs per the Erosion Control Plan and SWPPP CGP permit obtained by the Contractor.
- For any planned driveway closures, Contractor shall notify resident of each driveway to be closed of the planned closure, including time period, the day prior to the planned closure.
- Contractor shall provide submittal described in the CBJ standard specifications to Engineer for review prior to procurement of all materials.
- All slopes steeper than 2:1 require special inspection pursuant to Chapter 19.12, excavation and grading code.
- Clay, bedrock, organics, stumps and logs, and boulders may be encountered by the Contractor during excavation operations. No subsurface geotechnical investigation was conducted for this project. Contractor shall inform Engineer of subsurface conditions encountered during construction, and Engineer may make minor adjustments to design as necessary.
- Contractor shall prepare and submit a SWPPP plan to the Alaska Department of Environmental Protection prior to beginning site work, and shall maintain compliance with the provisions of that SWPPP plan throughout the project.

ABBREVIATIONS

AC	Asphaltic Concrete Pavement	PT	Point of Tangency
CB	Catch Basin	RT	Right
CPP	Corrugated Polyethylene Pipe	STA	Station
Cone	Concrete	TP	Top of Pavement
CTE	Connect to Existing	TYP	Typical
DIA	Diameter		
GV	Gate Valve		
HDPE	High Density Polyethylene		
INV	Invert		
LT	Left		
MH	Manhole		
MTE	Match to Existing		
NO	Number		
NTS	Not to Scale		
PVC	Polyvinyl Chloride Pipe		
PC	Point of Curvature		

Abbreviations may be used without periods

CBJ SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

- 01045 Cutting and Patching
- 01070 Acronyms of Institutions
- 01090 Reference Standards
- 01300 CONTRACTOR Submittals - Includes changes listed in 1/15/04 Errata Sheet
- 01400 Quality Control - Includes change listed in 1/15/04 Errata Sheet
- 01505 Mobilization
- 01505 Site Access and Storage
- 01550 Temporary Environmental Controls
- 01660 Equipment Testing and Plant Start-Up
- 01700 Project Closeout - Includes change listed in 5/5/04 Errata Sheet No. 3

DIVISION 2 - SITEWORK

- 02090 Blasting Controls
- 02201 Clearing and Grubbing
- 02202 Excavation and Embankment
- 02203 Trenching
- 02204 Base Course - Includes change listed in 3/17/04 Errata Sheet No. 2
- 02205 Retrap
- 02401 Sanitary Sewer Pipe
- 02402 Sanitary Sewer Manholes and Cleanouts
- 02403 Sanitary Sewer Encasement
- 02501 Storm Sewer Pipe
- 02501 Storm Sewer Manholes, Inlets, and Catch Basins
- 02601 Water Pipes
- 02602 Valves
- 02603 Fire Hydrants
- 02605 Water Services
- 02702 Construction Surveying
- 02703 Monuments
- 02707 Chain Link Fence
- 02709 Topsoil - Includes change listed in 5/5/04 Errata Sheet No. 3
- 02710 Seeding
- 02711 Landscape Planting
- 02712 Jute Mesh
- 02714 Filter Cloth
- 02715 Underdrain
- 02718 Sign Assembly
- 02719 Mailboxes
- 02720 Painted Traffic Markings
- 02801 Asphalt Concrete Pavement - Includes changes listed in Errata 1 through 4
- 02802 Fog Seal Coat
- 02803 Remove Existing Asphalt Surfacing

DIVISION 3 - CONCRETE

- 03301 Structural Concrete
- 03302 Concrete Structures
- 03303 Sidewalk, Curb and Gutter
- 03304 Remove Existing Sidewalk, Concrete Slab, or Curb and Gutter

CBJ STANDARD DETAILS - 4TH EDITION

- Street Details
- 102D Local Access Street With Biofiltration Swale
 - 103A Driveway For Streets Without Curb & Gutter
 - 104B Culvert Headwall Without Hinged Trash Rack
 - 107 Local Access Street Cut-De-Sac
 - 116 Cantilevered Single Mailbox
 - 117 Cantilevered Gang Mailbox
 - 119A Junction Box Type 1 & Type 1A
 - 120 Private Utility Location Within CBJ R.O.W
 - 125 Pavement Resurfacing And Trench Detail
 - 126 Concrete Collar
 - 127A Sign Assembly Single-Post
 - 127B Sign Assembly Double-Post
- Sanitary Sewer Details
- 213 Sanitary Sewer Service Lateral
 - 214 Sanitary Sewer Connection Customer Service Line
 - 215 Sanitary Sewer Crossing
 - 216 Pressure Sanitary Sewer Service Lateral
- Drainage Details
- 311 Silt Fence
 - 312 Rock Check Dam
- Water Details
- 403 Fire Hydrant
 - 404 Hydrant Guard Posts
 - 405 Hydrant Pad
 - 406A Water Service
 - 412 Rigid Insulation
 - 414 Downward Concave Throat Block
 - 414B Horizontal Downward Concave Upward Throat Blocks
 - 419 Residential Water Service Connection
 - 420 Meter Installation

LEGEND

- NEW GRADING FEATURES
- EXISTING
- REMOVE EXISTING
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- WATER PIPE
- SEWER PIPE
- PROPERTY LINE
- WATER VALVE
- MANHOLE
- FIRE HYDRANT
- STREET LIGHT



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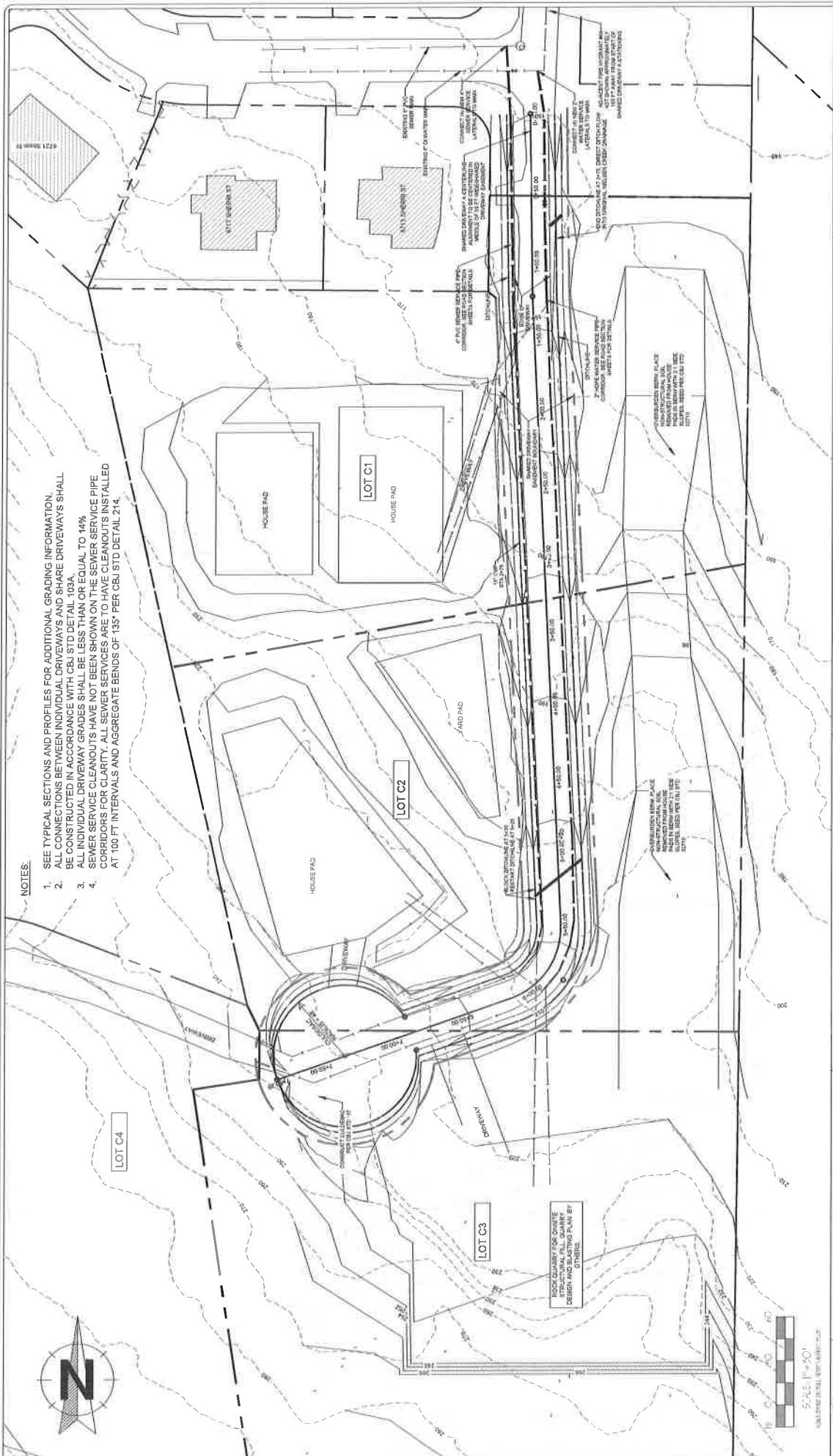
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

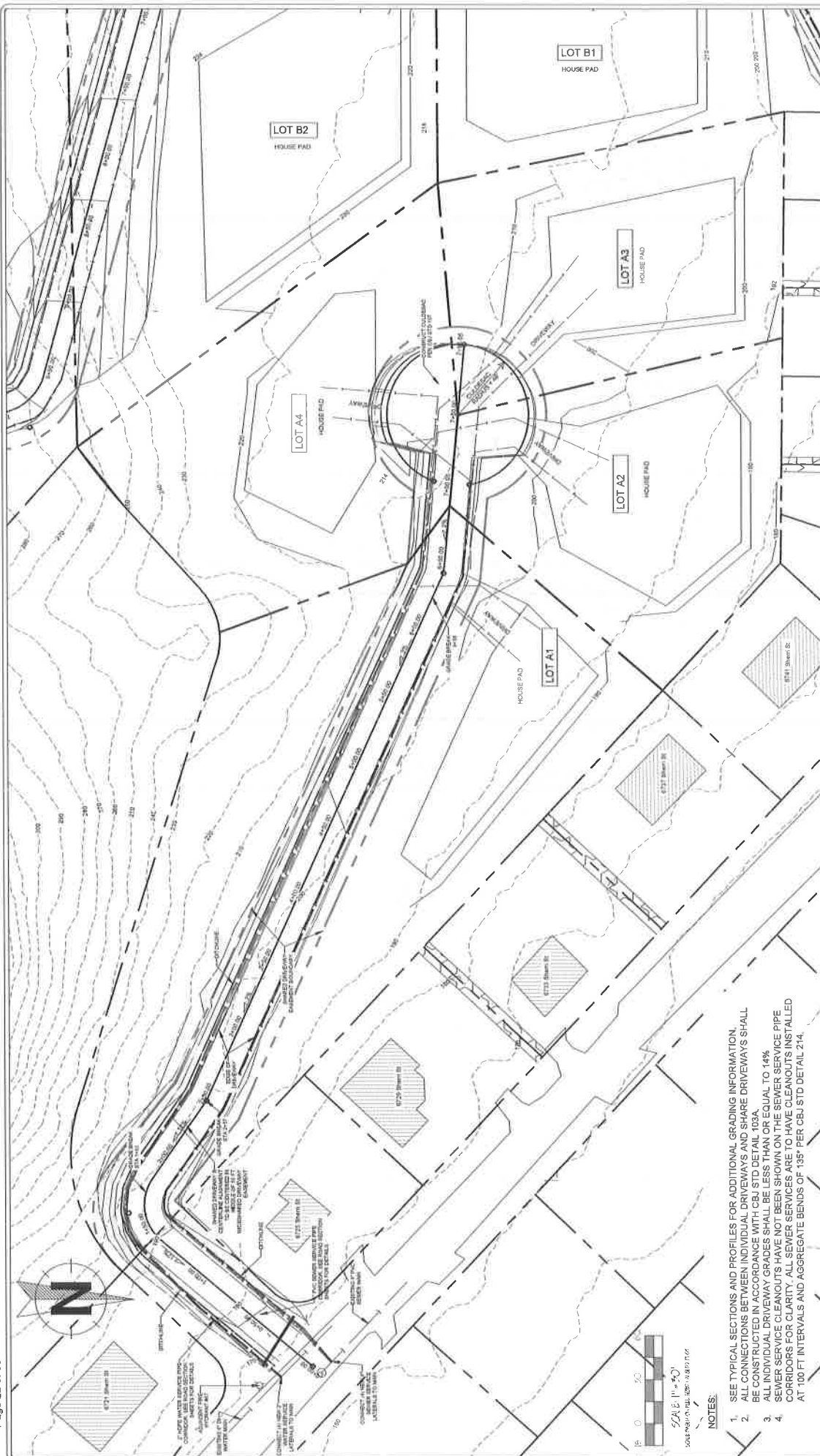
General Notes, Legend, CBJ
specifications and details references

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO BOX 2076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE:

DRAWN:
9/19/2021
SHEET #
2 / 16





Gabriel Hayden, P.E.
hayden@stetson.edu
(509) 564-8573

Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

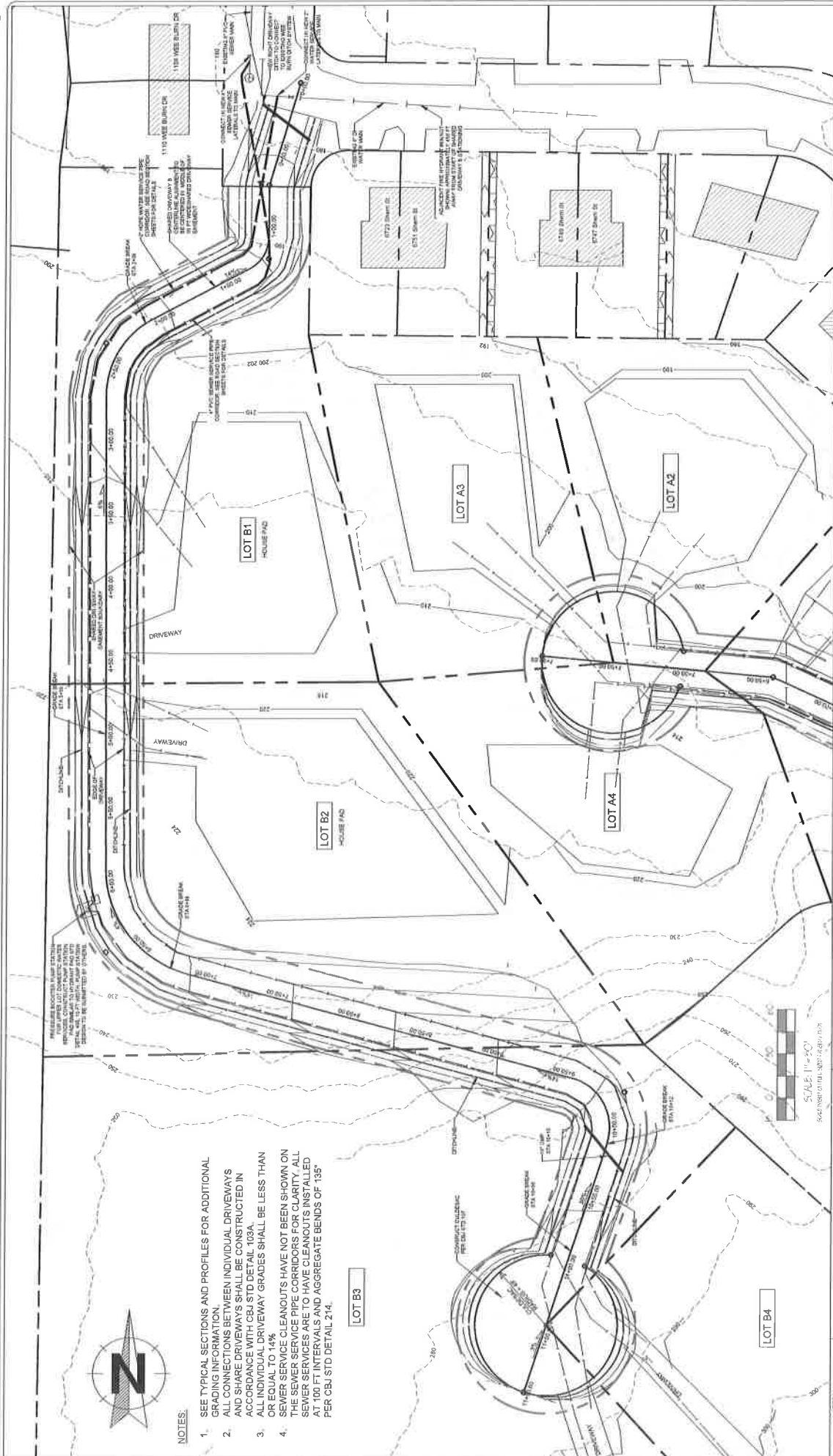
SHARED DRIVEWAY A
PLAN VIEW

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PO BOX 2076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE:

DRAWN: 8/9/202
SHEET # 4/16

1. SEE TYPICAL SECTIONS AND PROFILES FOR ADDITIONAL GRADING INFORMATION.
2. ALL CONNECTIONS BETWEEN INDIVIDUAL DRIVEWAYS AND SHARE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBJ STD DETAIL 103A.
3. ALL INDIVIDUAL DRIVEWAY GRADES SHALL BE LESS THAN OR EQUAL TO 4%.
4. SEWER SERVICE CLEANOUTS HAVE NOT BEEN SHOWN ON THE SLOWER SERVICE PIPE CORRIDORS FOR CLARITY. ALL SEWER SERVICES ARE TO HAVE CLEANOUTS INSTALLED AT 100' FT INTERVALS AND AGGREGATE BENDS OF 135° PER CBJ STD DETAIL 214.



NOTES:

1. SEE TYPICAL SECTIONS AND PROFILES FOR ADDITIONAL GRADING INFORMATION.
2. ALL CONNECTIONS BETWEEN INDIVIDUAL DRIVEWAYS AND SHARE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBJ STD DETAIL 103.
3. ALL INDIVIDUAL DRIVEWAY GRADES SHALL BE LESS THAN OR EQUAL TO 14%.
4. SEWER SERVICE CLEANOUTS HAVE NOT BEEN SHOWN ON THE SEWER SERVICE PIPE CORRIDORS FOR CLARITY. ALL SEWER SERVICES ARE TO HAVE CLEANOUTS INSTALLED AT 100 FT INTERVALS AND AGGREGATE BENDS OF 135° PER CBJ STD DETAIL 214.



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Blacktail Mountain Estates

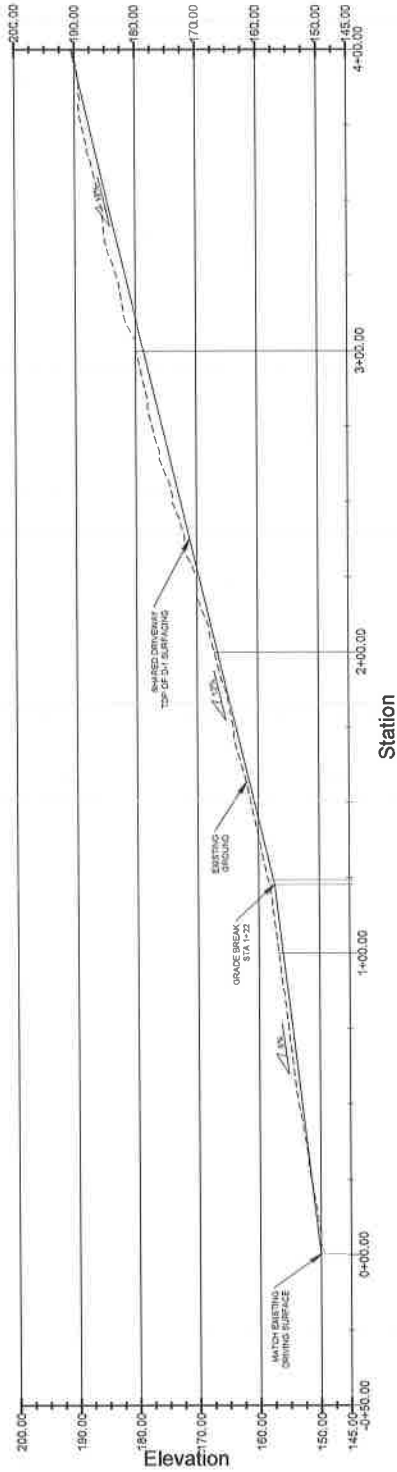
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY B PLAN VIEW

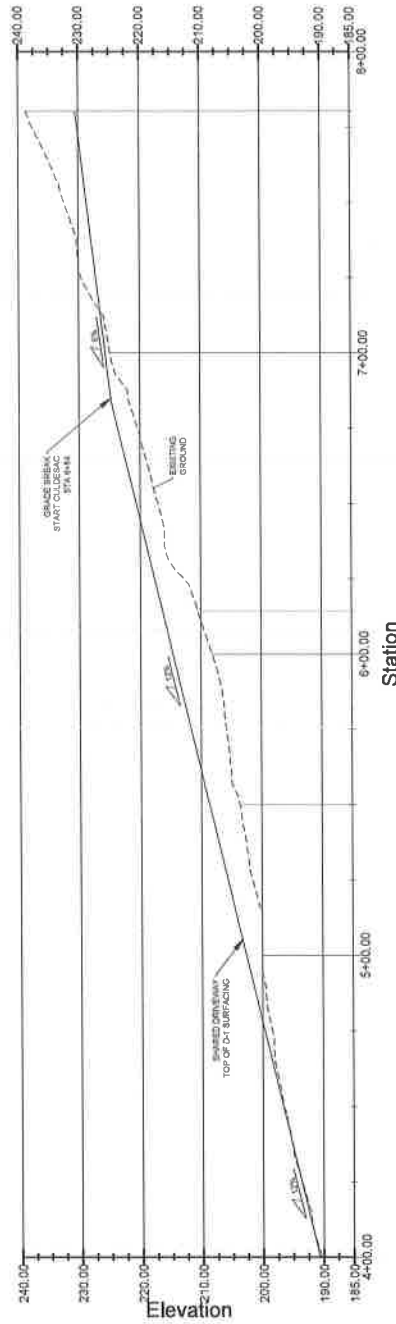
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APPROVED:
DATE: _____

DRAWN:
9/9/2021
SHEET #
5 / 16



DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

NOTES:

1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE. SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



SCALE: 1"=20'
2" VERTICAL EXAGGERATION
DATE: 05/20/21



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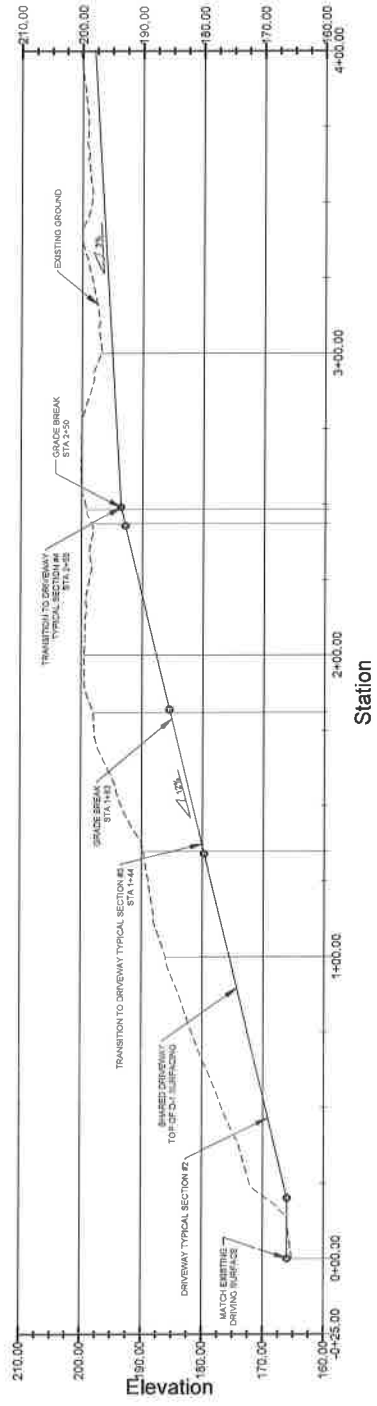
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
PROFILE

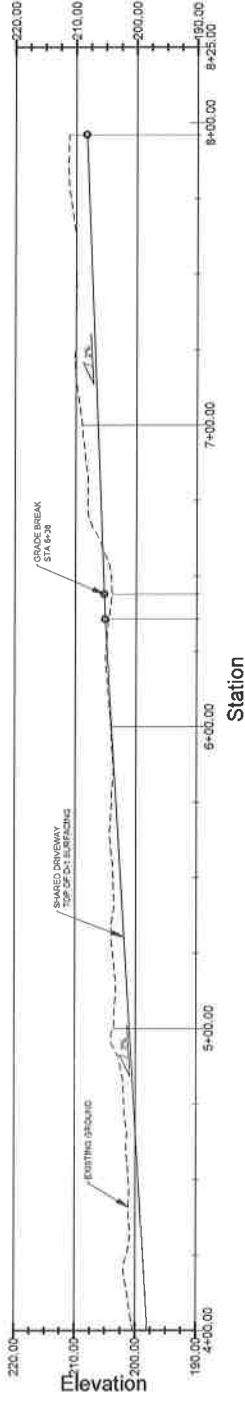
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DATE: _____

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SHEET #
6 / 16



DRIVEWAY A - PROFILE

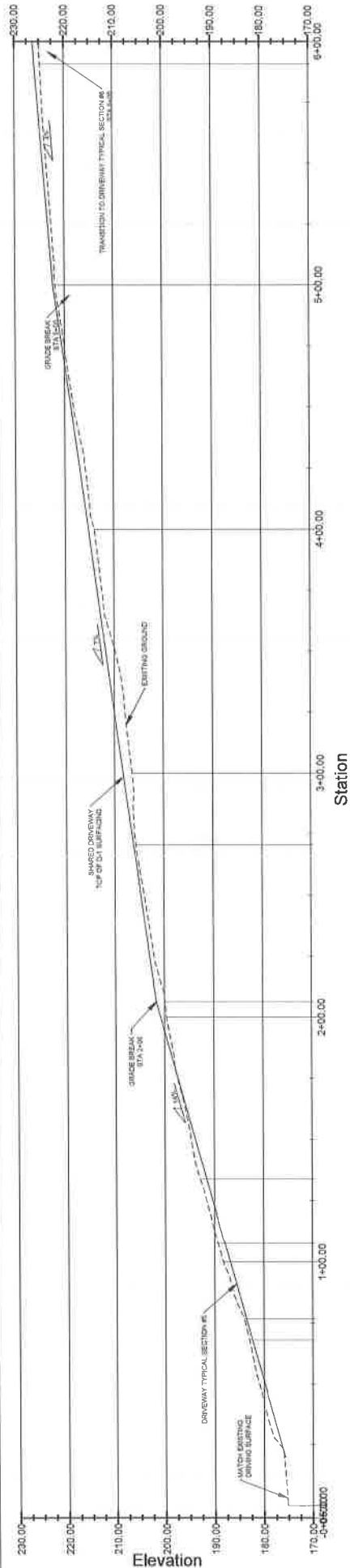


DRIVEWAY A - PROFILE

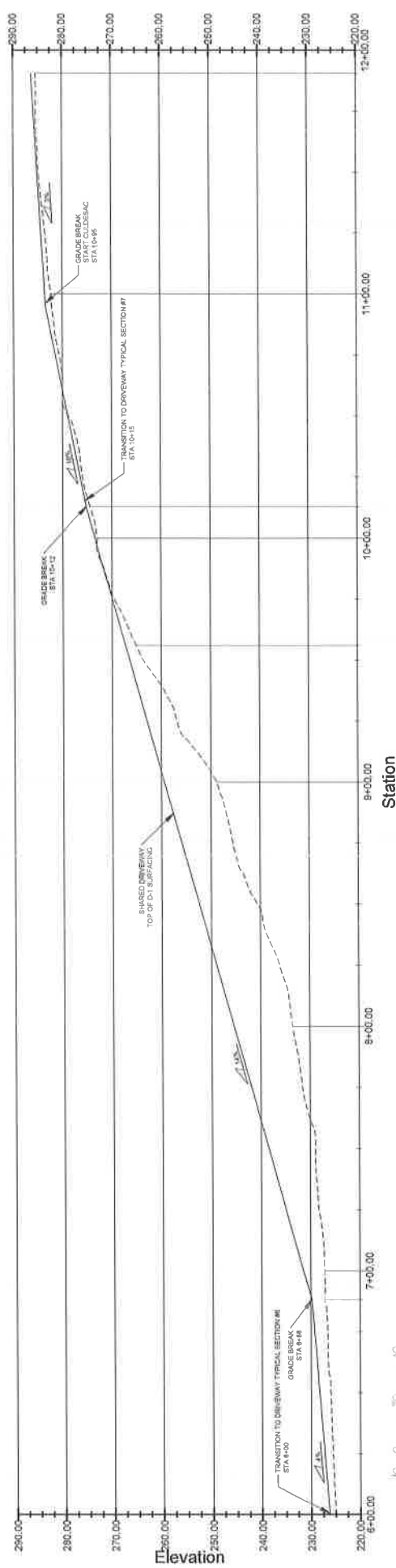
NOTES:
1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE. SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.

SCALE: 1"=20'
2A VERTICAL ENHANCEMENT
SHEET 25 OF 68

 KATABATIC ENGINEERING	Gabriel Haysen, P.E. haysen@katabatic.com (505) 866-5513	Blacktail Mountain Estates CONSTRUCTION DRAWINGS	SHARED DRIVEWAY A PROFILE	DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO BOX 2076 JUNEAU, AK 99803	CBJ REVIEW APPROVED: DATE:	DRAWN: 9/9/2021 SHEET # 7 / 16



DRIVEWAY B - PROFILE



DRIVEWAY B - PROFILE

SCALE: 1"=20'
2X VERTICAL EXAGGERATION
ELEVATION IN FEET, HORIZONTAL IN FEET

NOTES:

1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE. SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.



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Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY B3
PROFILE

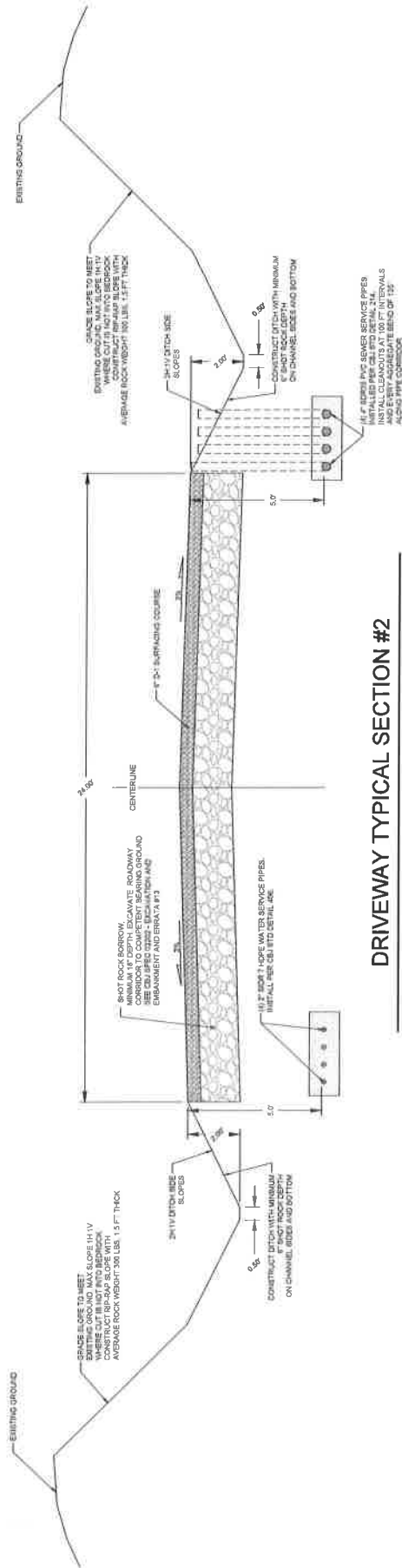
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APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
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8 / 16

DRIVEWAY TYPICAL SECTION #1

SHARED DRIVEWAY C



DRIVEWAY TYPICAL SECTION #2

SHARED DRIVEWAY A - START TO STA 1+44



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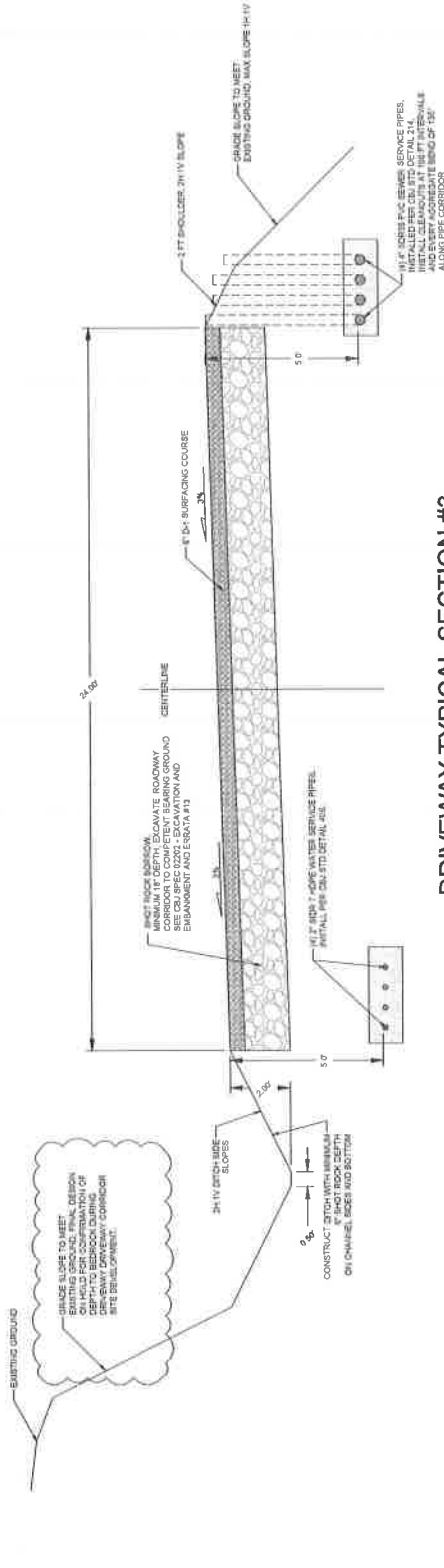
Blacktail Mountain Estates

DRIVEWAY TYPICAL SECTIONS

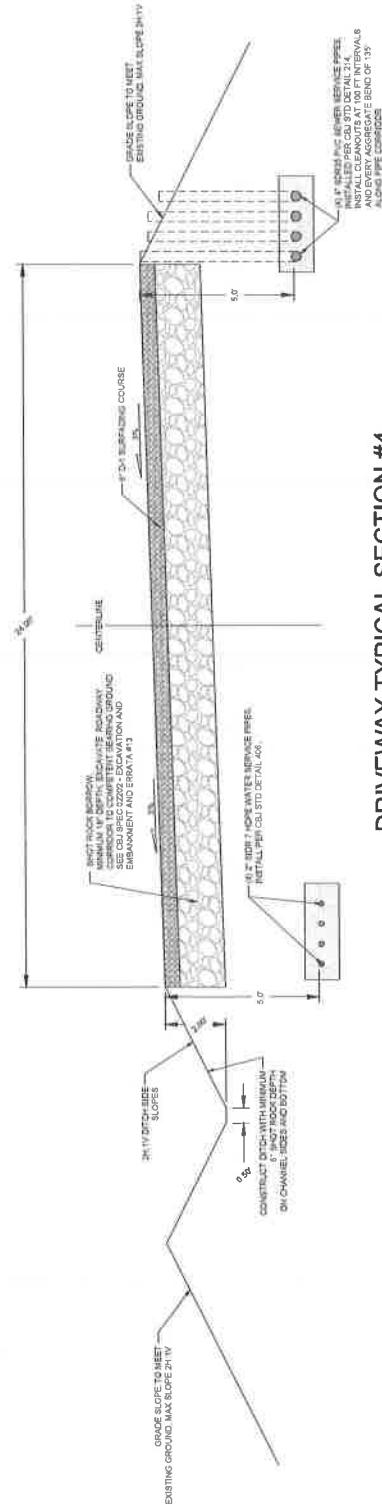
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9/16



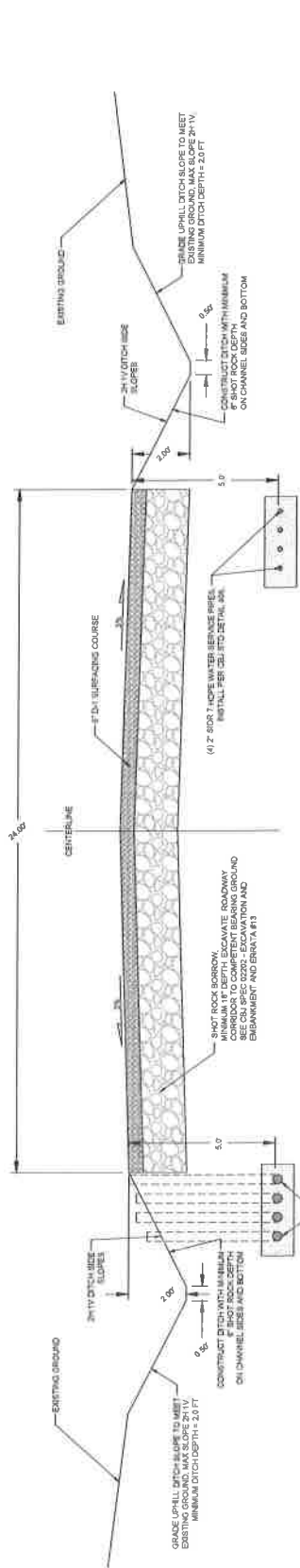
DRIVEWAY TYPICAL SECTION #3
SHARED DRIVEWAY A - STA 1+44 TO STA 2+50



DRIVEWAY TYPICAL SECTION #4
SHARED DRIVEWAY A - STA 2+50 TO END

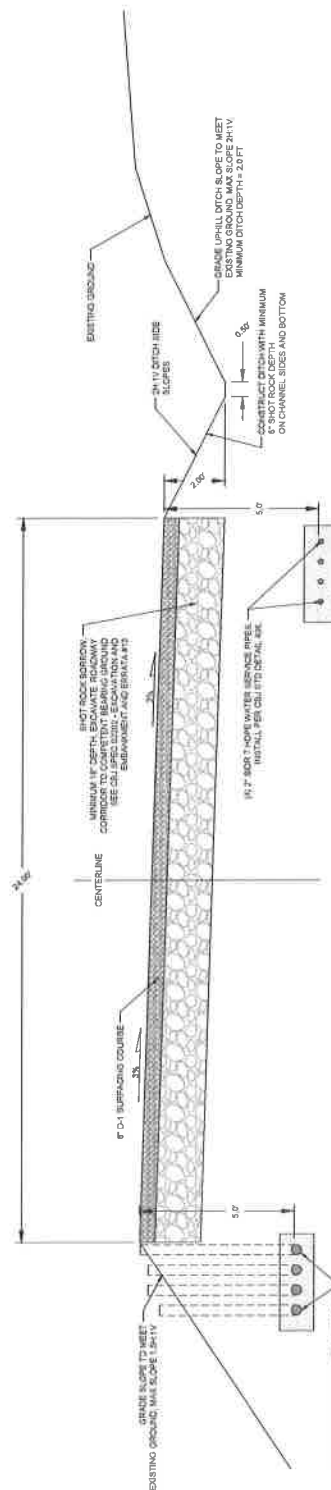


	Blacktail Mountain Estates CONSTRUCTION DRAWINGS Gabriel Hayden, P.E. hayden@katabatic.com (907) 566-5579	DRIVEWAY TYPICAL SECTIONS #3 & #4	DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 032076 JUNEAU, AK 99803	CBJ REVIEW APPROVED: _____ DATE: _____	DRAWN: 9/9/2021 SHEET # 10 / 16
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DRIVEWAY TYPICAL SECTION #5

SHARED DRIVEWAY B - START TO STA 6+00



DRIVEWAY TYPICAL SECTION #6

SHARED DRIVEWAY B - STA 6+00 TO STA 10+15



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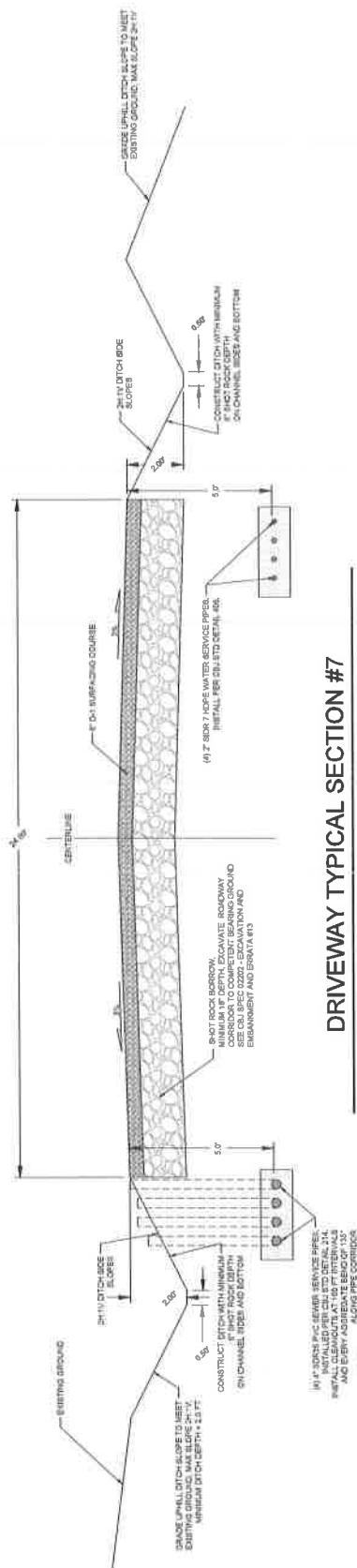
Blacktail Mountain Estates

DRIVEWAY TYPICAL SECTIONS
#5 & #6

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SHEET #
11/16



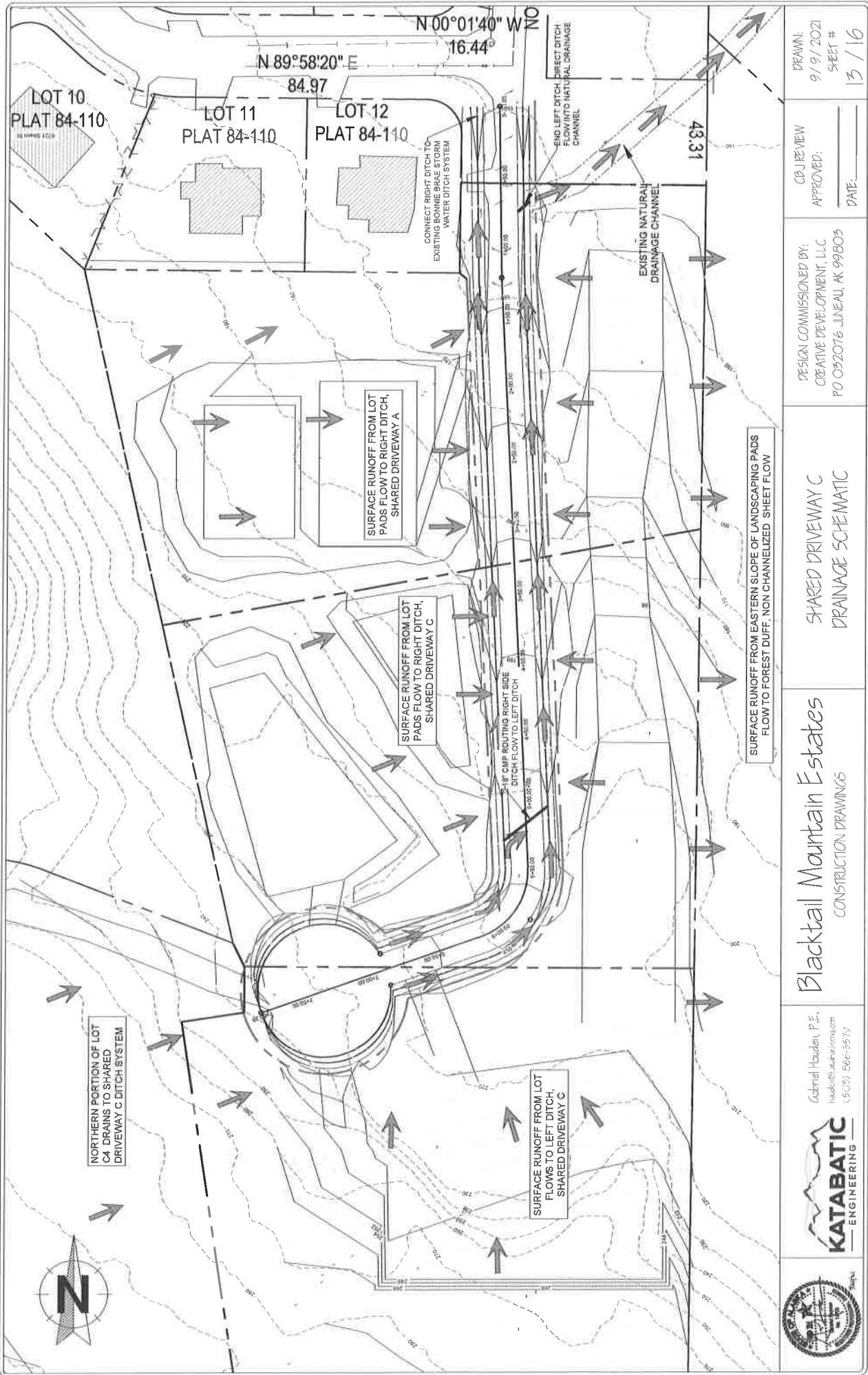
DRIVEWAY TYPICAL SECTION #7

SHARED DRIVEWAY B- STA 10+15 TO END

		Gabriel Hayden, P.E. hayden@katabatic.com (505) 866-5574	Blacktail Mountain Estates CONSTRUCTION DRAWINGS	DRIVEWAY TYPICAL SECTIONS #7	DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 032076 JUNEAU, AK 99803	CBJ REVIEW APPROVED: DATE:	DRAWN: 9/9/2021 SHEET # 12 / 16
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Page 31 of 68



KATABATIC
ENGINEERING

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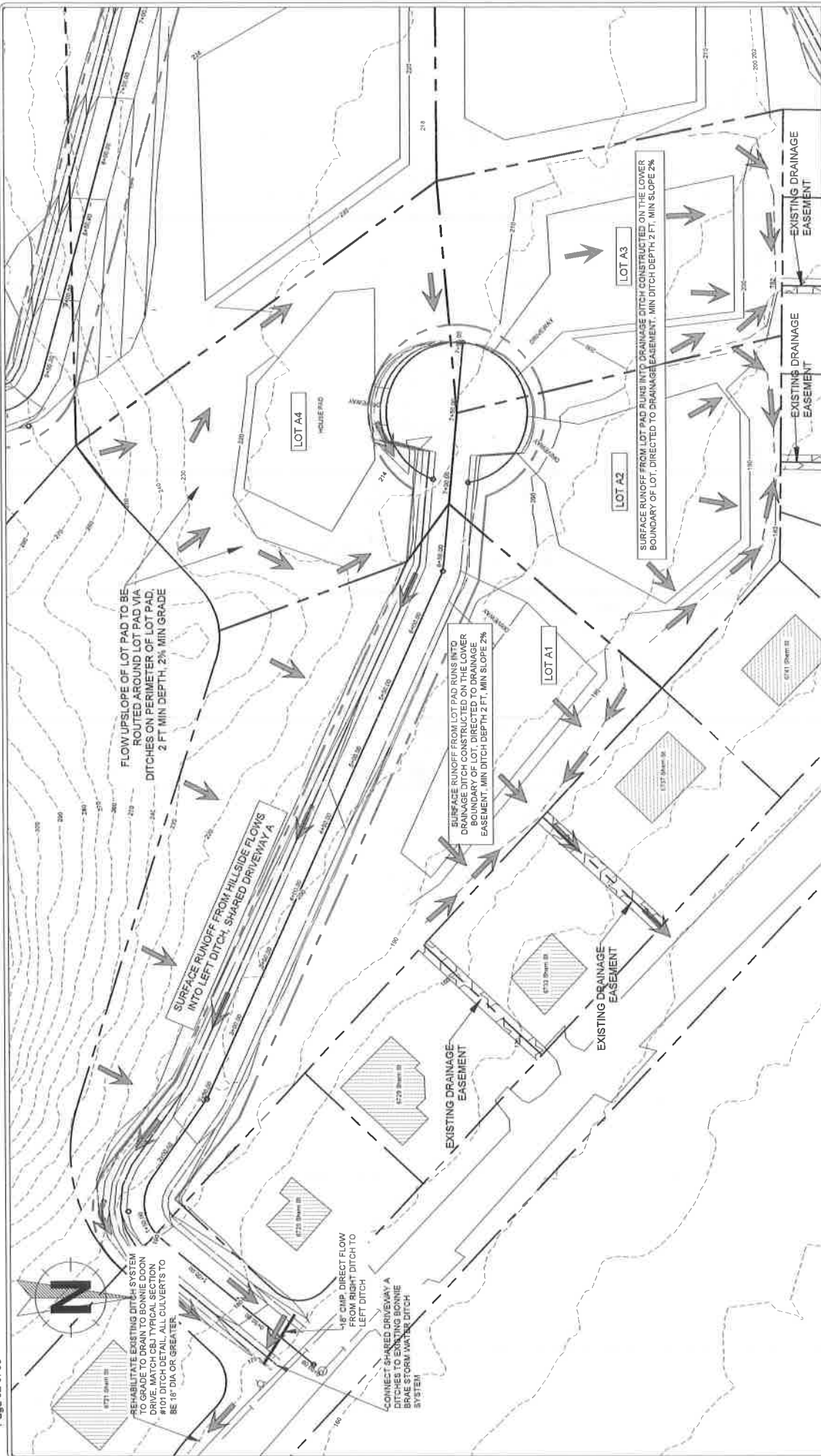
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
DRAINAGE SCHEMATIC

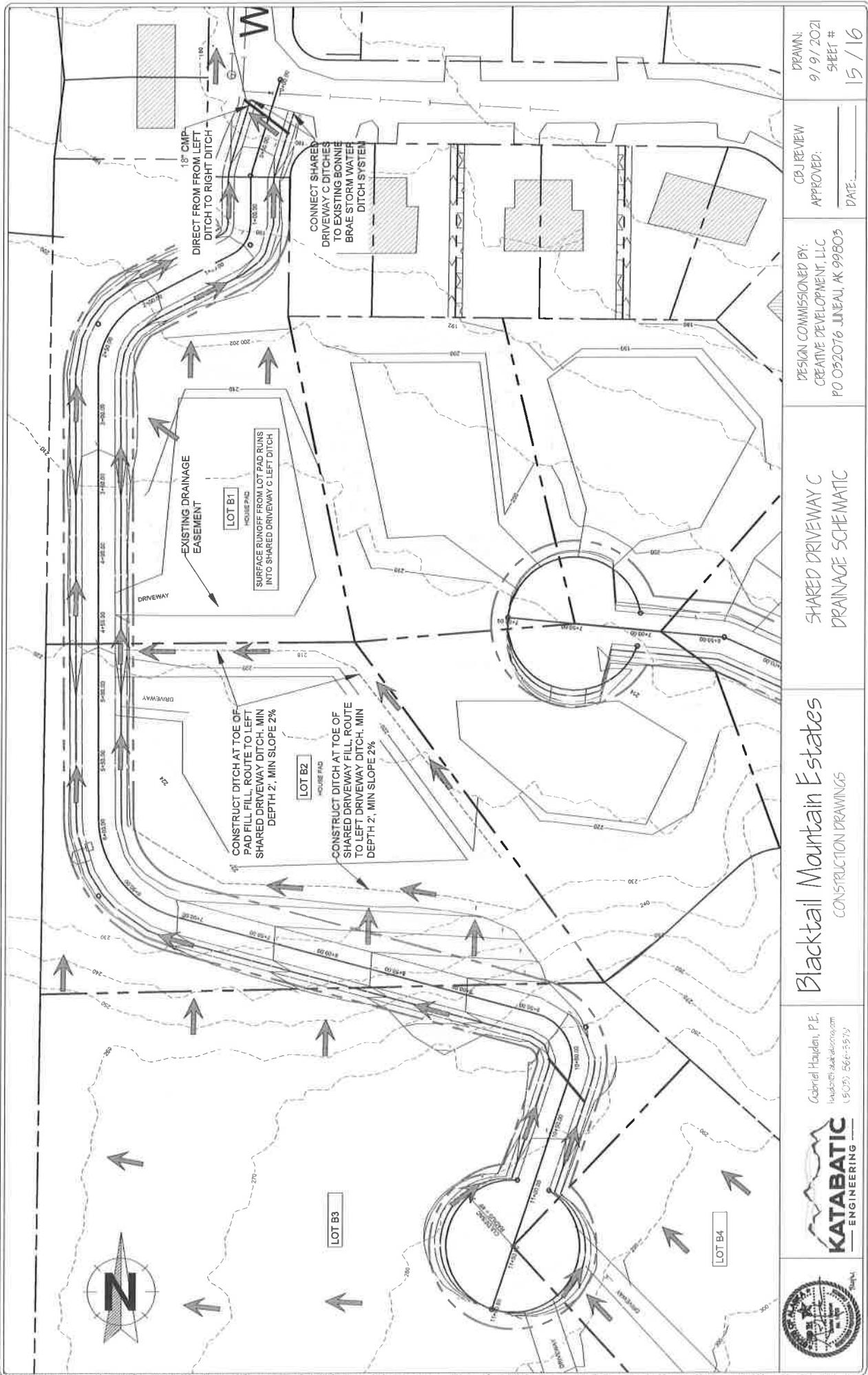
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SHEET #
13 / 16



	Gabriel Hayden, P.E. ghayden@katabaticeng.com (505) 566-5572	Blacktail Mountain Estates CONSTRUCTION DRAWINGS	SHARED DRIVEWAY A DRAINAGE SCHEMATIC	DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 052076 JUNEAU, AK 99803	C&J REVIEW APPROVED: _____ DATE: _____	DRAWN: 9/9/2021 SHEET # 14 / 16
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hayden@katabaticeng.com
(505) 564-3573

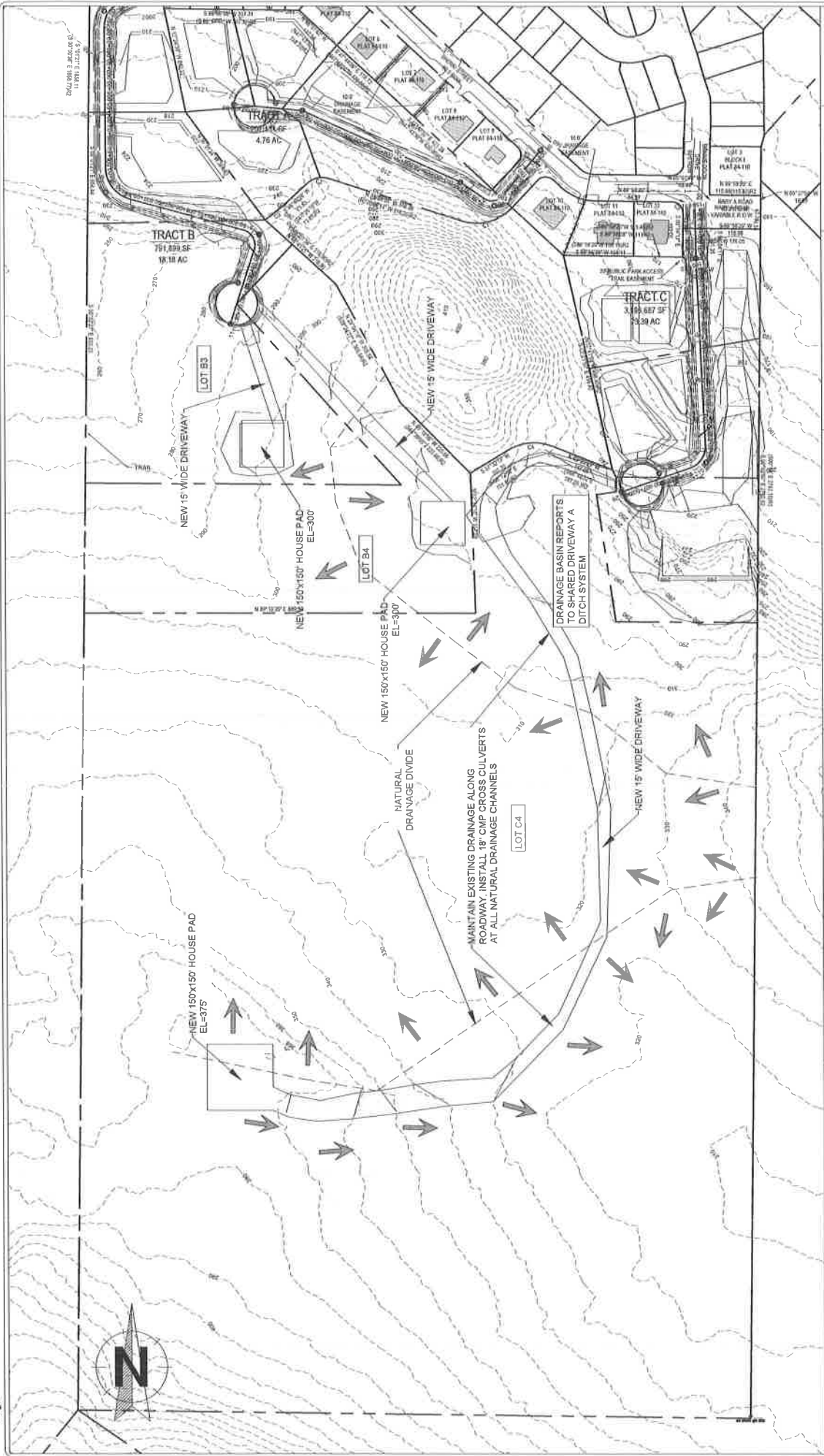
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
DRAINAGE SCHEMATIC

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
15 / 16



	 Gabriel Houdon, P.E. hou@katabaticeng.com (907) 664-4511	Blacktail Mountain Estates	SOUTHERN LOTS	DESIGN COMMISSIONED BY:	CBU REVIEW	DRAWN:
		CONSTRUCTION DRAWINGS	GRAVING PLAN AND DRAINAGE SCHEMATIC	CREATIVE DEVELOPMENT, LLC PO 092076 JUNEAU, AK 99803	APPROVED:	9/19/2021
					DATE:	SHEET # 16 / 16

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 9/8/2021

SUMMARY

The proposed Blacktail Mountain Estates Subdivision will be graded to reduce or maintain the existing stormwater run-on to the lots immediately downhill of the subdivision. The subdivision will be graded such that the majority of the stormwater flow in contact with the new subdivision will be directed to the existing stormwater ditches on Bonnie Doon, Sherri Street, and Wee Burn Drive via existing CBJ ROWs and drainage easements. The total peak storm flows exiting the subdivision will be increased due to the replacement of some natural channels with engineered ditches, and the storm flow total volume will increase due to reduced infiltration in the developed portions of the subdivision.

LOT GRADING

The grading plan for the new subdivision is included in the Construction Drawings as sheets 13 through 16. This plan shows the new grading contours in solid line-type, and existing contours in dashed linetype. Where bold contours are not shown the existing ground is not planned to be re-graded.

The stormwater management system and grading for the new subdivision is designed so that stormwater flow to each existing lot downhill of the subdivision is either not increased or reduced. A table is given below showing the 25yr/24 hr storm uphill flow onto each affected zone directly below the subdivision.

Zone	Peak Flow - Prior to Development (CFS)	Peak Flow - Developed (CFS)	Change in flow in developed condition (CFS) [+ is increase, (-) is decrease]
6751 Sherri Drainage Easement	187	228	41
6747 Sherri Drainage Easement	351	213	-138
6737 Sherri Drainage Easement	226	291	65
Driveway A at Sherri	31	1,217	1,185
6721 Sherri	166	166	0
6717 Sherri	95	95	0
Driveway C at Bonnie Doon & Sherri Intersection	215	1,063	848
Bonnie Doon & Sherri St Intersection, 24" culvert	610	2,830	2,220

Bonnie Doon west side discharge culvert	745	3,571	2,826
Natural Creek at Eastern Property Line	2,377	2,550	173
USS 4605 #1	696	202	-494
Natural Creek at Western Property Line	2,367	2,785	418
USS 4605 #2	1,959	1,959	0
Upper Wee Burn west ditch	33	1,724	1,691
Lower Wee Burn west ditch	1,466	2,312	846

All new lots will be developed to consist of a rockfill building pad, minimum size 50'X50', an access driveway to that pad, and the remainder of the lots will be graded per the Construction Drawings using local non-structural fill.

Lot A3 will be graded to expand an existing rock quarry to accommodate the removal of approximately 40,000 Bank Cubic Yards of rock, to be drilled and blasted. Final contours at Lot A3 are shown on sheet 3 of the Construction Drawings.

Lot A4 will be graded to maintain the existing site drainage patterns, per sheet 16 of the Construction Drawings. Where the new driveway to the Lot A4 building pad cross existing drainage channels 12-18" culverts will be installed through the driveways at locations determined by the engineer in the field in order to maintain the natural drainage pathways.

Drainage ditches, minimum depth of 18 inches, will be installed at the toe of the fill of Lots B1, B2, and B3. These ditches will be graded to drain to existing drainage easements between downhill developed lots, per sheet 14 of the Construction Drawings.

DITCH SYSTEM

Ditches will be constructed on both sides of the new shared driveways, except in cross-slope locations as shown on the construction drawings. Ditches are sized to accommodate the 100 Year – 24 Hour storm event, with a minimum freeboard of 1.0 ft at the normal flow during the 100 Year storm event. All ditch systems report to the existing CBJ stormwater system downhill of the new subdivision, with the exception of the left ditch of Driveway A, which reports to an existing natural creek at the eastern property boundary.

EXISTING BONNIE BRAE STORMWATER SYSTEM

The stormwater discharge from Driveways A & C will report to the western ditch on Bonnie Doon Drive. This ditch and the associated culverts are appropriately sized to pass the post-developed condition stormflows. This ditch terminates at a culvert discharging to a natural drainage channel that is capable of conveying the post developed condition stormflows to North Douglas Highway. The stormwater flow from Driveway A will be routed to Bonnie Doon Drive via the uphill ditchline on Sherri Street. This ditch must be rehabilitated to match the CBJ typical section #101 and graded to drain towards Bonnie Doon Drive. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

The stormwater discharge from Driveway B will report to the western ditch on Wee Burn Drive. This ditch and the associated culverts with diameters 18" and greater are appropriately sized to pass the post-developed condition stormflows to the North Douglas Highway ditch system. Any culverts in the ditch system less than 18" in diameter should be upgraded to 18" diameter CPP culverts.

ASSUMPTIONS

CBJ 2013 lidar was used to establish the existing natural drainage basins.

Hydrologic modeling was conducted using HEC HMS 4.2. The SCS Curve Number method was used for loss, $CN=70$ assumed for the undeveloped condition, and $CN=80$ with 25% impervious was used for developed lot condition. SCS unit hydrograph was used for the transform method with a PRF-484. SCS storm type 1A was used for the meteorological model, 100-year storm 24hr rainfall = 6.29 inches and 25-year 24hr rainfall = 5.05 inches, per the NOAA Atlas 14 Point Precipitation Frequency estimate for lat: 58.3235° , long:- 134.4995° , elevation: 312 ft.

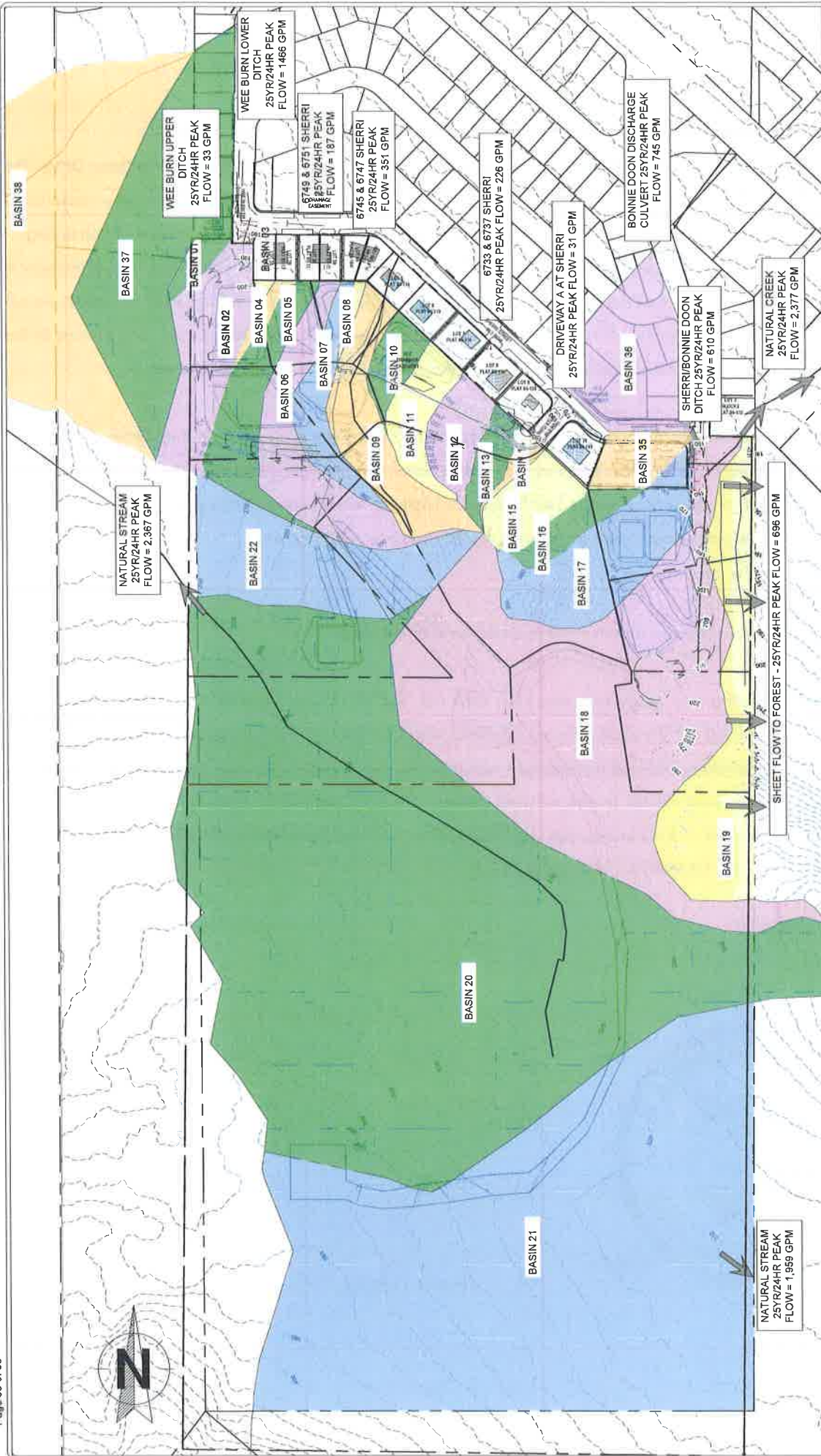
ATTACHMENTS

Figure 1

Figure 2



Gabriel Hayden, P.E. 9/8/2021



	 KATABATIC ENGINEERING	Gabriel Hayden, P.E. gabriel@katabaticeng.com (505) 566-5573	Blacktail Mountain Estates CONSTRUCTION DRAWINGS		DRAINAGE BASINS PRE-DEVELOPMENT CONDITION		DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 032076 JUNEAU AK 99803		CB REVIEW APPROVED: _____ DATE _____		FIGURE 1

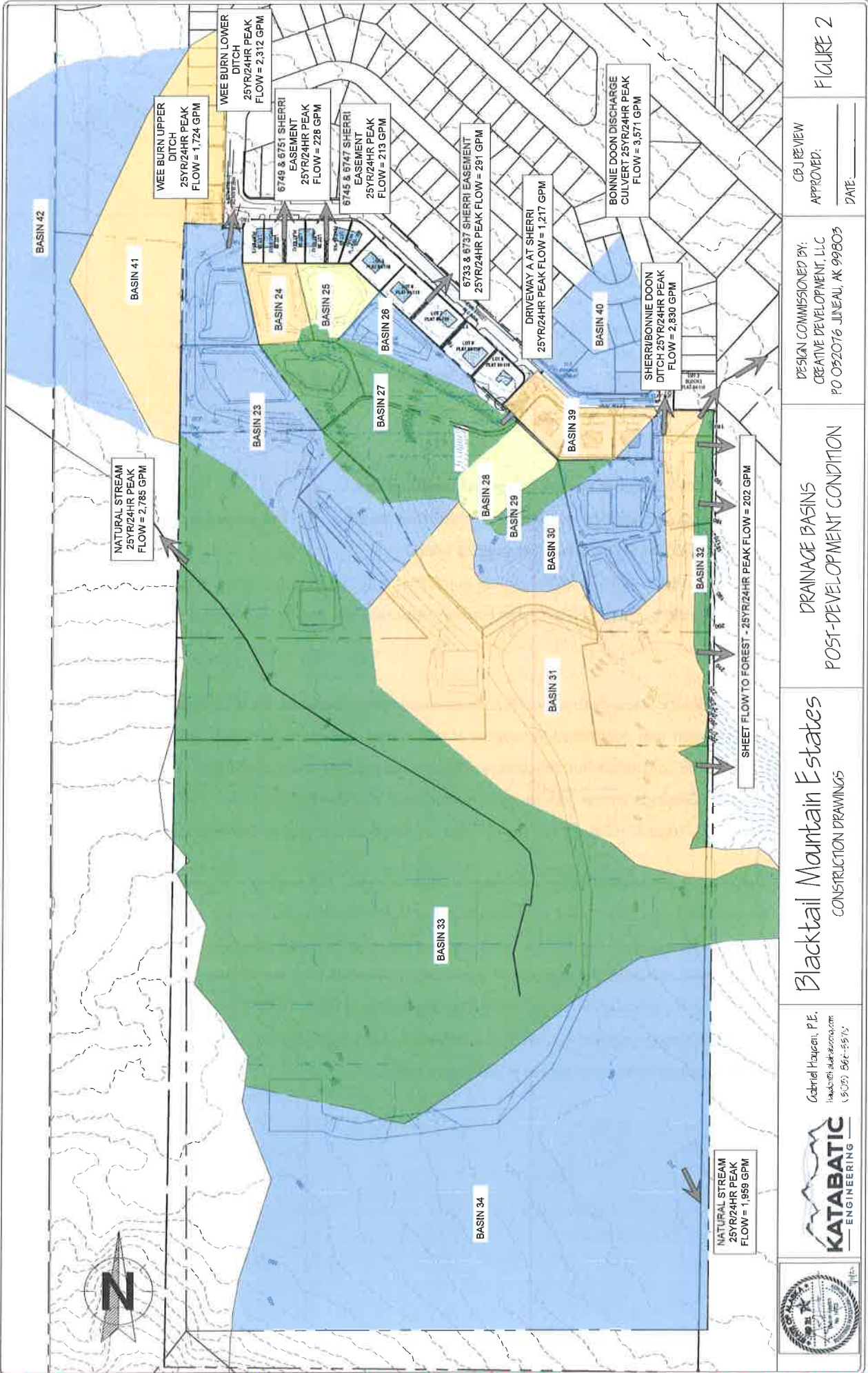


FIGURE 2

DESIGN COMMISSIONED BY:
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PO 052076 JUNEAI, AK 99805

DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 052076 JUNEAI, AK 99805

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Colonial Haydon, P.E.
hudson@colonialhaydon.com
(907) 566-5515



PROPERTY OWNER:

Name: Peter Peel
Email: pppeel84@gmail.com

PROPERTY REFERENCE:

Legal: USS 471 FR
Address: NHN
Juneau, AK 99801
Physical: Lat: 58.324248°
Long: -134.499248° (reference google earth)

SUMMARY

- The site is suitable for the proposed development.
- The southern portion of the parcel consists of muskeg, and the proposed development aims to minimize site work within the muskeg zone.
- The northern portion of the parcel consists of a forested zone with a shallow colluvium overlying bedrock. Nine of the twelve proposed lots are to be located within this zone.

NARRATIVE

Site conditions were determined by visual observation between 2019 and 2021. No subsurface investigation was conducted in support of this memo as the site is largely undeveloped and inaccessible to construction machinery. Visual observations were supported by the USGS report Surficial Geology of the Juneau Urban Area and Vicinity, Robert Miller 1972. The historical quarry on Tract C allowed for observation of the bedrock and soil profile at that location.

The site can be broadly divided into two distinct zones. The southern two-thirds of the original parcel (USS 471 FR) consist of flat muskeg, and the northern third of the parcel consist of steep terrain with exposed or shallow bedrock overlain with forested peatland. The proposed Lots C4, B3, and B4 comprise the entirety of the southern two-thirds of the original parcel, and the remaining 9 proposed lots are located on the northern third. The CBJ parcel Bonnie Brae Estates II Park Site shares general geologic characteristics with the northern third of the original parcel. These general zones are shown in the figure below.



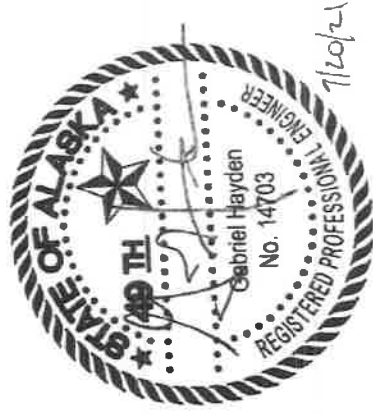
The 'Flat Muskeg' zone in the figure above lies on a bench between approximately 300-400 feet above sea level. The muskeg is assumed to be typical of other muskegs on Douglas Island with 10 feet or less of peat overlying a low permeability glacial till unit. Any development within this zone required the removal of all peat within the footprint of all building pads prior to the placement of structural fill. This involves the excavation of a large quantity of peat for each building site, and as such the proposed development within this zone has been limited to three large lots. The size of the proposed lots allows the most advantageous subsurface conditions to be identified during site development and the building pads targeted for these locations.

The northern zone climbs from approximately 160 feet elevation to 300 feet elevation, with the rock knob on the CBJ Park Site reaching an elevation of 400 feet. The bedrock generally consists of volcanic graywacke and slate. Bedrock outcrops can be observed along the steep slope running east/west that forms the dividing line between the forested zone and the upper muskeg bench. The CBJ park site is largely exposed bedrock, and the quarry on the proposed lot C3 exposes the bedrock section to a depth of approximately 30 feet. A poorly drained colluvium is assumed to cover the bedrock below the steep slope discussed above, and a shallow layer of forest duff was observed to cover the colluvium throughout this zone. In general the colluvium makes for a poor structural foundation and care should be taken to remove native soils within the footprint of all building pads down to either bedrock or a competent bearing soil prior to construction of the structural fill house pads or driveways. Development of house pads on the steep flanks of the rock knob on the CBJ Park Site is not recommended due to the hazard of mass wasting from the rock knob.

Newly created slopes are to be graded at 2H:1V unless otherwise noted on the construction drawings, and vegetative cover re-established on the entire site per the construction plans, the CBJ stormwater manual, and the developer's site-specific SWPPP.

As subsurface investigation was not undertaken outside of Tract C the developer should inform the Engineer of any conditions encountered during the initial site development that are not consistent with this memo.

ENGINEER CERTIFICATION:



Gabriel Hayden, PE#14703, 9/20/2021

March 2, 2022

Regulatory Division
POA-2020-00332

Mr. Peter Peel
800 6th Street
Juneau, Alaska 99801

Dear Mr. Peel:

Enclosed is the signed Department of the Army (DA) permit, file number POA-2020-00332, Neilson Creek, which authorizes the placement of 24,926-cubic yards of structural grade rock fill into 8.63-acres of waters of the U.S. consisting of wetlands to facilitate the construction of a 12-lot subdivision. The project site is located within Section 8, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.323590° N., Longitude -134.497916° W.; Blacktail Mountain Estates; Tax Parcel ID # 6D0801110010; located on Douglas Island, 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 Matthew.T.Brody@usace.army.mil, by mail at the address above, or by phone at (907) 201-5023, 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,



Matthew Brody
Regulatory Specialist

Enclosure



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

United States Army Corps of Engineers
Neilson Creek

A permit to: 24,926-cubic yards of structural grade rock fill into 8.63-acres
of waters of the U.S. consisting of wetlands to facilitate the construction of
a 12-lot subdivision.

at: Latitude 58.323590° N., Longitude -134.497916° W.; Blacktail Mountain
Estates; Tax Parcel ID # 6D0801110010; located on Douglas Island, in
Juneau, Alaska.

has been issued to: Mr. Peter Peel

on: March 2, 2022 and expires: February 28, 2027

Address of Permittee: 800 6th Street, Juneau, Alaska 99801

Permit Number:

POA-2020-00332

FOR: 
District Commander

Randal Vigil

Project Manager

REGULATORY DIVISION

(Proponent: CECW-O)

ENG FORM 4336, Jul181 (33 CFR 320-330) EDITION OF JUL 70 MAY BE USED

Sanitary Sewer Service, Water Service, And Storm Water Service,
Maintenance and Hold Harmless Agreement

Subdivision Of

Blacktail Mountain Estates

I, (Potential New Owner) whose address is (New Owner Address), Juneau, Alaska 99801; warrant that Peter Peel and Creative Development inc. is the owner of the subdivision of **Blacktail Mountain Estates Tract (A, B, or C)** (Hereafter "**Tract X, Lot X**") within the City and Borough of Juneau, Juneau Recording District First Judicial District, State of Alaska, *and*

As the owner of *Lot (Tract X, Lot X)* the corporation assumes jointly and severally, all risk and responsibility for future installing, dismantling, maintenance, and repairs of any kind to said sanitary sewer, and municipal water service lines and pipes that extend from the public main within the *(Bonnie Doon or Sherri St)* right of way to the joint sewer and water connections within the platted easement, *and*

As the owner of *(Tract X, Lot X)* the corporation assumes jointly and severally, all risk and responsibility for future installing, dismantling, maintenance, and repairs of any kind to said storm water service lines, ditches, and pipes that extend from the public main within the *(Bonnie Doon or Sherri St)* right of way to the joint sewer connections within the platted easement, *and*

I also agree, jointly and severally, to indemnify, defend and hold harmless the City and Borough of Juneau, its officers, agents, and employees, from all suits, claims, actions, losses, costs, penalties, and damages, including attorney's fees arising out of the existence, location and/or use of said storm water service, municipal water service, and sanitary sewer service, within the *(Bonnie Doon or Sherri St)* right of way and other properties.

It is understood that the City and Borough of Juneau is not responsible in any manner whatsoever for the stormwater service, water service, and sanitary sewer service.

It is understood that no repair or replacement that requires excavation within the public right-of-way, shall be done without obtaining the appropriate permits from the City and Borough of Juneau and other appropriate agencies.

This agreement shall run with the land, and be binding on all present and future owners, their heirs and assigns of said *Lots (Tract X, Lot X) of Blacktail Mountain Estates*.



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

April 22, 2022

Peter Peel
800 Sixth Street
Juneau, AK 99801

Certified Mail Receipt Number
7005 0390 0006 3817 4078

Parcel No: 6D0801110013
Case No.: ENF2022 0015

Grading Permit Status

Dear Mr. Peel,

The Community Development Department and General Engineering team has recently been responding to complaints and addressing concerns pertaining to your development activity at Blacktail Mountain Estates. Part of our response included reviewing the parcel file, permit records, past emails, and conducting site visits. Here is a brief summary of findings from our research.

Findings

- The complaints received and details provided gave us reasonable suspicion that the conditions of your permit were violated and prompted follow-up inspections to verify your compliance.
- Grading permit BLD2019 0507 was issued to allow you to remove the overburden that remained on the site from previous use of the site. The approved plan stated no material will leave the site and that no material will be brought onto the site.
- It is understood that truckloads of material did leave the property, contrary to your approved permit. We ask for your voluntary compliance going forward.
- The permit documents state that permits become null and void if work is not commenced within one year, or if construction is suspended or abandoned for a period of one year at any time after work has commenced. Our records indicate that no inspections have been requested one year after the work commenced, as required per CBJ Building Regulations CBJ 19.01.105.5.
- **Upon inspections of the site, your project status currently complies with your approved project plans.**

Notice

Grading permit BLD2019 0507 has become null and void due to inactivity and having no record of inspections. The complaints brought to our attention are valid concerns that we hope to address by learning more about your project by reviewing your future grading plans. All uses of the property in conjunction with activity associated with grading and/or development are restricted until the Community Development Department has received and approved a new permit application.

Instructions

Submit a grading permit application that reflects the current and future plans. When considering the timing for the new permit, note that grading work based on a subdivision cannot begin until the final plat for that subdivision has been approved. Please contact me when you receive this notice, at 907-586-0752 between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday. If you do not reach me, you may leave a message, and your call will be returned.

Sincerely,



Nate Watts
Code Compliance Officer
(907) 586-0752
Nate.Watts@juneau.org

cc: Charlie Ford, CDD Building Code Official
General Engineering
Scott Ciambor, CDD Planning Manager
Irene Gallion, CDD Senior Planner



From: Greg Smith
Sent: Tuesday, May 03, 2022 2:17 PM
To: Irene Gallion
Subject: RE: SMP21-7,8,9: Blacktail Mountain Estates, comments

Irene -- Sorry about the delayed response. Public comments are in line with the Streets Division concerns.

- Increased traffic on the current surface will accelerate degradation of the roadway. Increased surface maintenance is anticipated. Additions to maintenance budget will be required.
- Existing roadside drainage will most likely require open drainage modifications and upsized culvert to carry channelized drainage from the new subdivision.
- Although Bonnie Brae is a priority one subdivision for snow removal, its location (distant service area) means it receives a barely acceptable (residents perspective) level of service. Increased traffic will create additional demand for limited resources.

Contractor maintenance and remediation of the roadway during and after completion of the development? We (Streets Division) do not believe dirt roads should be viewed the same as a roadway constructed to CBJ standards. Normal wear and tear definitions do not apply. Heavy equipment will definitely impact the condition of the road especially if there is sustained heavy equipment traffic during a prolonged rain event. Dust control for heavy development related traffic during extended dry periods? Not sure what mechanisms exist for CBJ to require the developer to return an existing dirt roadway, especially Bonnie Doon Drive and Wee Burn Drive to pre-construction conditions but we believe they should.

I could go on but it would devolve into opinion. I'll spare you that.

Thanks,

Greg

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wednesday, April 20, 2022 12:46 PM
To: Greg Smith <Greg.Smith@juneau.org>
Cc: Irene Gallion <Irene.Gallion@juneau.org>
Subject: SMP21-7,8,9: Blacktail Mountain Estates, comments

Hi Greg,

I just wanted to check in with you regarding a subdivision proposal we have for development above Bonnie Brae Estates. I think you may be familiar with the Blacktail proposal:

<https://juneau.org/community-development/short-term-projects> Last project in the list

Attached are some comments for your perusal, but there are some themes that seem to be related to your shop:

- The roads are dirt and can get pot-hole-y. Are there any provisions for the contractor impacts to the road? My understanding is that we recognize contractors will need access for development and, as long as it is not egregious, it is considered normal wear and tear. Not sure if it is the same for dirt roads.
- Impacts on existing drainage. There are concerns that existing roadside drainage is poor in places and may not adequately handle additional drainage. Of note, GE will need to approve a drainage plan and construction plan, which will be developed after the preliminary plat is approved.

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- Some concerns with snow removal narrowing the road (to one lane?) under current conditions, and impacts of additional traffic (of note, an anticipated 120 ADT from 12 houses).

Attached are some comments to give you the gist of it, with more rolling in every day. If you have any context you think would be helpful to the Commission I'd welcome it.

Thanks,

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

From: [Bonnie Gruening](#)
To: [PC Comments](#)
Cc: [Bonnie Gruening](#)
Subject: Comments from Brad and Bonnie Gruening on Blacktail Mountain Estates
Date: Saturday, April 23, 2022 8:55:21 AM
Attachments: [4-20-22 Comments from Brad and Bonnie Gruening, Black Tail Mountain Estates.docx](#)

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

Please share our letter to all concerned. Thank you.

Brad and Bonnie Gruening
907-723-6714

Sent from [Mail](#) for Windows



This email has been checked for viruses by Avast antivirus software.
www.avast.com

April 20, 2022

Planning Commission
Community Development
City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

Subject: Comments on Black Tail Mountain Estates
Case No: SMP2021 0007; 0008; 0009
Parcel No. 6D0801110011, 12, 13

Dear Commissioners,

As property owners of 6753 and 6751 Sherri Street, we have concerns about the development of Blacktail Mountain Estates proposed above Bonnie Brae Estates.

They are as follows:

1. We are concerned for the safety of our neighbors and pets. There will be a dramatic increase in trucks and other heavy equipment on Wee Burn Drive, Bonnie Doon Drive and Sherri Street. As you know, the Bonnie Brae playground (on Wee Burn Drive) is located just below the entrance to one of the proposed driveways to the subdivision. We need assurances that traffic will move slowly.
2. On dry days we have seen the level of dust, when trucks and heavy equipment drive on our dirt roads, erupt to the point that it's difficult to walk along the road or for children to enjoy the playground. We believe it would be necessary for a water truck to spray the road to mitigate this problem when needed.

3. Another big concern is the drainage issue. From what I have seen on-line, it appears there will be good mitigation on the sides of the driveways and roads. Our concern is the drainage issues that may occur to the back of our properties during the construction of the driveways and later, the development of the properties. We would like clarification on the steps that will be taken to protect us from flooding our backyards. Over the last 30 years we have put great effort and expense into developing a beautiful landscape. Flooding would not only ruin it, but it could kill many species we grow there.
4. We noted that there are easements between a number of homes on Sherri Street (our property included) and would like to know if these easements will be used for drainage mitigation? If so, how will that be accomplished?
5. For the record, we would like to know if there is any possibility that these lots will be subdivided again? We need this clarification because as we now understand it, each lot can have a primary home and also an apartment or small cabin on it. The result is that we have gone from 12 places of residence to 24.

In closing, we believe a neighborhood meeting, with all parties involved, is important. We encourage you to schedule a meeting as soon as possible.

Sincerely,

Brad and Bonnie Gruening
6751 Sherri Street
Juneau, Alaska 99801
907-723-6714

From: [April Rezendes](#)
To: [PC Comments](#)
Subject: Blacktail Mountain Estates
Date: Thursday, April 28, 2022 5:34:41 PM

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

Hi,

We are residents of Bonnie Brae. I have several concerns and unanswered questions regarding the proposed development.

-At one point we were told (I believe informally through a facebook post to residents) that most of the fill would come from the quarry on the land up there, however I see nothing about this in the proposal. Also, given that each tract is proposed to have its own entrance, even if they are pulling it from the quarry, all of the fill will need to be trucked through the neighborhood to the individual entrances. The entrance for Tract B is directly above the playground which is highly utilized. In addition to creating a safety concern for the children, the roads are already in poor repair with numerous potholes, heavy trucks moving fill will only worsen this.

-The info on the wetlands and drainage does not really address potential issues with drainage. This neighborhood already has tenuous drainage with most homes requiring sump pumps.

What is the impact expected to be on the homes downhill and do we have any recourse if our crawl spaces start to experience increased water due to filling in of the wetlands above us?

-What is the timeline for this project? Are they anticipating working on all three tracts and filling them in to prepare house pads at the same time or is it going to be drawn out over several years, only developing the tracts as the lots sell?

-Finally, Juneau needs more affordable housing, not expensive lots that will sit empty because it cost too much to make them buildable. I do not see how these 12 lots will be remotely affordable given their size and what is going to need to go into them to make them buildable. Thank you,

April Rezendes and Randy Peterson

From: [Alan Wilson](#)
To: [PC Comments](#)
Subject: Comments for case no.:SMP2021 0007,0008, 0009 Blacktail Heights Subdivision
Date: Thursday, May 5, 2022 9:38:17 AM

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

Dear Planning Commissioners,

I support the development of the Blacktail Heights Subdivision as presented by the developer. A few of my reasons for support are as follows:

1. This development takes what was and is considered land that is “too expensive” to develop and creates 12 much needed, large single family lots. Juneau suffers from a lack of buildable single family lots. This development will take a small bite out of the extreme need for buildable lots.
2. The creative use of three access points and large lot design will be a win for the existing neighborhood by spreading additional traffic across these three points. The large lot size reduces the number of total possible lots according to the current zoning. Kudos to the developer for creating large lots rather than going for the maximum small lot design one would expect to see in a development of this type.
3. The positive financial impact from the development of housing is much needed in our economy. Creating long term property tax income for the city is a key element in funding local government, as is made evident in the latest CBJ budget draft.

Additionally regarding lot 1A being an issue as the shared driveway bisecting this lot creates two “front yards”. The developer used good design sense in locating a building pad on the only buildable location on this lot. The portion across the driveway is steep and unbuildable . Since this is a shared driveway development I do not see a conflict as the developer has declared his intent for the “front” by placing the building pad on the only buildable location on this lot, and this in turn, defines the “front” for set back purposes.

Finally, the development standards are a guide and in a perfect world make total sense. However we do not live in a perfect world or build and develop in one. Juneau is challenging at best to develop and build in due to our environment and topography. The Planning commission is the voice of reason between the perfect world and the reality of creating livable homes in Juneau. Affordable housing is also an issue in Juneau, and I note that as Juneau residents “move up” to more aspirational housing, they leave open home spaces that are often in the more affordable category.

If you support the development of additional housing in Juneau, I encourage you to support this development and vote for approval as presented.

Sincerely,

Alan Wilson

*Juneau Business Owner and Builder
Board Member, Alaska Heat Smart
Former Board Member & Vice Chair, Alaska Housing Finance Corporation
Former Board Member & President, Alaska Cold Climate Research Housing Center*

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*Former Board Member & Chair, Juneau Affordable Housing Commission
Former Board Member & President, Southeast Alaska Building Industry Association
Former Board Member & President, Alaska State Home Building Association*

Cell: 907-209-6320

Email: akrenovate@icloud.com

From: [Nancy Peel](#)
To: [PC Comments](#)
Subject: Support for Blacktail Heights Subdivision
Date: Thursday, May 5, 2022 5:55:24 PM

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

Dear Commissioners,

We support approving this development for the following reasons:

1. This project will add twelve building lots to our community. Juneau's limited private land availability and resulting limited housing has always been Juneau's Achilles' heel. Adding twelve more building lots to the inventory is a **positive step**.
2. The development of this private property into three tracts, using three existing access points, with four residences per access point is about the **least impact** as could be for the neighborhood. This tract of land at one point in the past was envisioned with hundreds of lots. The three tract, three access point plan is what was **suggested by the CBJ planning department for developing this private property**.
3. These are nice, large lots that will bring an **infusion of investment dollars** into the area. This will **help keep property values solid in the Bonnie Brae neighborhood**. Also, the collective voice of the neighborhood will be stronger in lobbying with the CBJ for future improvement projects.
4. The development and homebuilding projects will also generate some **purely local economic activity for Juneau**. Jobs will be created and dollars will be spent in Juneau and recirculated in Juneau for goods and services.
5. More private properties mean **more contributors of property tax** to CBJ. This is what pays for our schools and other services we enjoy as a community.

Finally, the applicants for this plat approval are **not requesting a code change or a variance**. As stated in the beginning, we strongly support this development project and urge you to do the same.

Thank you for your consideration,
Doug and Nancy Peel

From: [Laura Lucas](#)
To: [PC Comments](#)
Subject: Blacktail Mountain Estates Comments
Date: Thursday, May 5, 2022 9:57:56 PM
Attachments: [Blacktail MT Estates.pdf](#)

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

Attached please find comments on Blacktail Mt Estates proposal
Laura Lucas

Thank you for the notification concerning the subdivision proposal at Blacktail Mountain Estates and the opportunity to comment.

My husband and I have resided at 6615 North Douglas Hwy (Lot 3174) since 1978 during which time several stages of development of the property behind us have occurred. It is on the basis of this experience that I'm writing to share some concerns about the current subdivision proposal.

Drainage control and easements

I acknowledge that I am not professionally qualified to critique the drainage and erosion control plan that has been submitted with the application to which I defer to the expertise and capacity of the CBJ planning department for their careful review and monitoring of the implementation of the plan if approved.

That said, having explored this wetlands terrain countless times over the years, it's clear that some of the lots involved will require careful adherence to a mitigation plan that takes into account the fragile nature of the peatland/muskeg designation of the land.

Responsible Plans and Monitoring Adherence to them

The decision of whether a proposal meets all the required regulatory criteria is an important first step in the process of ensuring responsible development. It logically follows however that any good plan is only as effective if it is adhered to.

The failure of the original Bonnie Brae sewage treatment plant a few decades ago comes to mind. While I am not privy to all the factors that contributed to its failure (i.e. whether it's fault was in the design or in the adherence to the plan) the consequences and threat to the health and safety of the community were significant.

More recently, we witnessed the implementation of a plan that went awry when apparently the developer's intention to divert run off from the road construction located behind us failed. This resulted in the erosion of my neighbor's driveway into an expansive maze of deep gullies. At that point my confidence in the contractor's ability to responsibly manage the impact of runoff on adjacent properties likewise was eroded.

Rock Quarry disturbances

Our property is located a short distance from the rock quarry from which volumes of material has been removed and transported to some other location. While talk of the uncovering of contaminated material remains an unconfirmed rumor, the noise, dust and disruption to the neighborhood were not. Again we must rely on the monitoring by CBJ to assure that the quarry is being operated safely and according to code. It is our hope that should development proceed, it be conducted on a reasonable schedule so as to respect the rights of the neighborhood to enjoy peaceful evenings and weekends.

Conclusion

Affirmative answers to the following questions would assuage my concerns about the development as proposed:

Are the submitted plans complete and do they meeting all required criteria?

Does the developer have a good track record of following through on plans as submitted?

Does CBJ have the capacity to monitor closely for adherence to the plans?

Respectfully submitted,
Laura Lucas
6615 North Douglas Hwy
Juneau, AK 99801

From: [Rick Shattuck](#)
To: [PC Comments](#)
Subject: Public comment for May 10th meeting
Date: Thursday, May 5, 2022 10:37:19 PM

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

May 5, 2022

To: Planning Commission, City and Borough of Juneau
Re: Preliminary Plat Approval for Blacktail Heights Subdivision

We are in favor of approving this proposed subdivision. It will facilitate development of additional housing, but does so in moderation and consistent with several goals of CBJ's long-range plan.

It is our understanding that this amount of land could be used for much higher density housing. This proposal strikes a good balance between use of additional private land for residential development, without overwhelming an existing neighborhood with a large volume of additional housing units, traffic, etc. By using multiple access points to serve only four additional lots per access point, the impacts to the neighborhood are minimized.

CBJ's master plan emphasizes additional development and access improvements to North and West Douglas. The Bonnie Brae area was designed as a larger residential development, so there is already some (or all?) of the infrastructure needed to accommodate the proposed development. This proposal is allowable under current zoning codes, and is consistent with long range development objectives Douglas Island.

Additional residential development has positive economic impacts, including the commercial activity of developing lots and building homes, and adding to property tax revenues that fund essential services.

Thank you for your consideration and thank you for your service on the Planning Commission.

Rick and Kelly Shattuck
9200 N. Douglas Hwy. (not to be used as a mailing address, please).
Rkshattuck@gmail.com

From: [Scott Spickler](#)
To: [PC Comments](#)
Subject: Blackmail Heights subdivision
Date: Friday, May 6, 2022 5:05:36 AM

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

Dear Commissioners:

From what I understand, this project is very clean and straightforward and should have zero barriers for you and the CBJ planning department to approve it.

As we are all painfully aware there is a severe housing shortage in Juneau that has reached almost a crisis mode. This development will help our town, we just need hundreds more like it to get us on the right track. This land is zoned for this type of development, the number of units is more than compatible with the existing neighborhood and streets, so I would hope you would expedite its approval to allow construction to start immediately.

Thanks for the work that you do as volunteers for the community.

Sincerely,

Scott Spickler
10754 Horizon Dr.
Juneau, AK. 99801

Sent from my iPad

From: [Scott Spickler](#)
To: [PC Comments](#)
Subject: Fwd: Automatic reply: Blackmail Heights subdivision
Date: Friday, May 6, 2022 5:52:15 AM

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

Man, I hate autospell early in the morning!

My earlier comments were for BlackTAIL Subdivision!!

Thank you!

Sent from my iPhone

Begin forwarded message:

From: PC_Comments <PC_Comments@juneau.org>
Date: May 6, 2022 at 5:05:41 AM AKDT
To: Scott Spickler <sspickler@gmail.com>
Subject: Automatic reply: Blackmail Heights subdivision

Thank you for offering your comments to the Planning Commission.

Messages sent to this email address are not directly available to the Commissioners but are reviewed by Community Development staff in order to route appropriately.

Please be assured that if your message is regarding a specific Planning Commission agenda item and is received no later than 12 noon the Friday prior to their Tuesday meeting, it will be provided to the Commissioners.

After that deadline, persons interested in commenting on an agenda item must:

Attend the meeting (or send a representative to attend)

- Present their comments orally

Meetings are now held in person and by remote participation, and you are welcome to join the meeting, even if not presenting oral testimony.

To read materials associated with the agenda item, please visit:
<https://juneau.org/community-development/planning-commission>

The Zoom Webinar information needed to join the meeting is listed at the top of the agenda.

This is an automated message. If you have any question, feel free to contact the Community Development Department at 907-586-0715.

From: Brad Rider
To: PC Comments
Subject: Blacktail Heights Subdivision
Date: Friday, May 6, 2022 6:18:23 AM

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

Dear Commissioners,

I would like to add my support for the proposed Blacktail Heights Subdivision.

As we are all painfully aware of, Juneau has had a very real shortage of building lots available for a very long time.

This subdivision is very straightforward and should be a welcome addition to the options here in Juneau. I might add I live right down the highway from this proposed project. I % support it and hope you decide the same.

Thank you,
Brad Rider
6150 N Douglas Hwy
Juneau Alaska, 99801

Sent from my iPad

From: cloughia@alaska.net
To: [PC Comments](#)
Cc: cloughia@alaska.net
Subject: Preliminary plat approval for Blacktail Heights Subdivision
Date: Friday, May 6, 2022 8:08:22 AM

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

To: CBJ Planning Commission

Re: Preliminary Plat Approval for Blacktail Heights Subdivision

Commissioners-

We are in full support of the Preliminary Plat adjustments as requested by the applicant for this subdivision development.

- This privately funded development will add 12 much needed housing lots to the community. This attribute along speaks strongly toward approval.
- Access to these lots has been designed to minimize impacts which has been noted by CDD staff.
- These large lots will be in harmony with existing development on the upslope side of North Douglas Highway.
- The applicant is not requesting a code change or variance for this subdivision.
- The applicant has done their due diligence to design a subdivision which is not only complementary to other large lot developments in the area but also works out economically for the developer. Given the high cost of subdivision development in the Borough a developer who can put together a privately funded project is to be congratulated and supported.

Again, we fully support this project and plat adjustments.

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Al and Jeffra Clough
7168 North Douglas Highway

From: [Nikki Love](#)
To: [PC Comments](#)
Subject: Regarding: Blacktail Mountain Estates
Date: Friday, May 6, 2022 8:40:34 AM

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

Greetings,
My husband and I own a home in Bonnie Brae Estates.

I am opposed to any development of the Blacktail Mountain estates that does not explicitly follow the original guidelines that require proper water, sewer, street light, etc. installation. I am especially concerned about rain water and wastewater management. Living downhill from a development that intends to take short cuts around the regulations is upsetting and unfair. I do not want our home's safety and value diminished through the actions of a landowner and developer who want to save themselves some money.

Additionally, large trucks have been operating out of the gravel pit at the top of Bonnie Doon Road. This is a residential neighborhood full of children, dog walkers, and pedestrians. Running large trucks on this road is disruptive and unsafe. My understanding is that they are not permitted to be operating this gravel pit and are actively quarrying and selling gravel. Unless they obtain proper permitting I ask that this operation cease immediately.

I respectfully ask that you require the landowner and developer to follow the original rules in place for the development of this land.

Sincerely,

Mrs. Nikki Love
Grandmother, Alaskan Native, Homeowner, Taxpayer, Voter
6740 Marguerite St.
Juneau, AK 99801
907-723-5430

From: [terry schwarz](#)
To: [PC Comments](#)
Cc: [Shannon Seifert](#)
Date: Friday, May 6, 2022 10:30:48 AM

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

Hello

My name is Terry Schwarz. My family are home owners and residents in the Bonnie Brea subdivision for the last 10 years. We have several concerns about the proposed subdivision above Bonnie Brea.

1. Drainage- Currently the drainage and surface water infrastructure in our neighbor is strained and often overwhelmed during medium intensity rainfall or snowmelt. Adding additional impervious surfaces, culverts, ditches and other water movement infrastructure uphill of our inadequate system of ditches and culverts will likely lead to an increase in flooding, culvert failure and hazardous conditions in the ditches.
2. Traffic- Increase road traffic in the neighborhood due to construction, and occupancy will lead to road surface degradation (potholes, erosion, dust). We have already experienced this with increased traffic due to gravel trucks moving gravel out of their pit above Bonnie Doon. I would suggest the applicant for the new subdivision implement a mitigation strategy to address these issues. As a neighborhood we have discussed paving the roads. This may be the time to do it.
3. Subdividable lots- 12 new homes will have impacts on our neighborhood as stated above. The new lots are large (0.8 to 32 acres) and unless the lots are conditioned not to be subdivided we could have 10-100s of more new lots and homes above Bonnie Brea. That would exacerbate the issues stated above.
4. Access to Public Lands. Historically the road above Bonnie Doon was used to access USFS and CBJ land above Bonnie Brea. I am concerned that access to that land will be limited with the building of this new subdivision. I am aware of the USFS trail to the Treadwell Ditch but that trail is longer and in very poor condition. And it is unclear if the easement to the CBJ land will include a trail or will it just be a corridor of land.

These are a summary of our major concerns. If you have any questions please feel free to email us.

Thank you

Shannon Seifert and Terry Schwarz