



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

October 4, 2023

MEMORANDUM

To: Creative Development LLC.; Peter Peel; Bruce Griggs
From: City & Borough of Juneau, David Matthew Peterson, Planner II
Case Number: SMF2023-0004
Legal Description: Blacktail Mountain Estates, Tract C.
Parcel No.: 6D0801110013

Round 1 Comments from City and Borough of Juneau Community Development.

The following consolidated review comments should be addressed prior to the plat being approved for preliminary plat approval/as a condition of preliminary plat approval. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum.

General Engineering

1. See attached plat mark up.

Fire

1. No revisions requested per CCFR email from 9/19/2023.

Zoning

1. No further revisions requested.

Cartography

1. Include "TRACT C", in the title block on both sheets to read "TRACT C, BLACKTAIL MOUNTAIN ESTATES".

Creative Development LLC.

File No.: MIP2023 0004

October 4, 2023

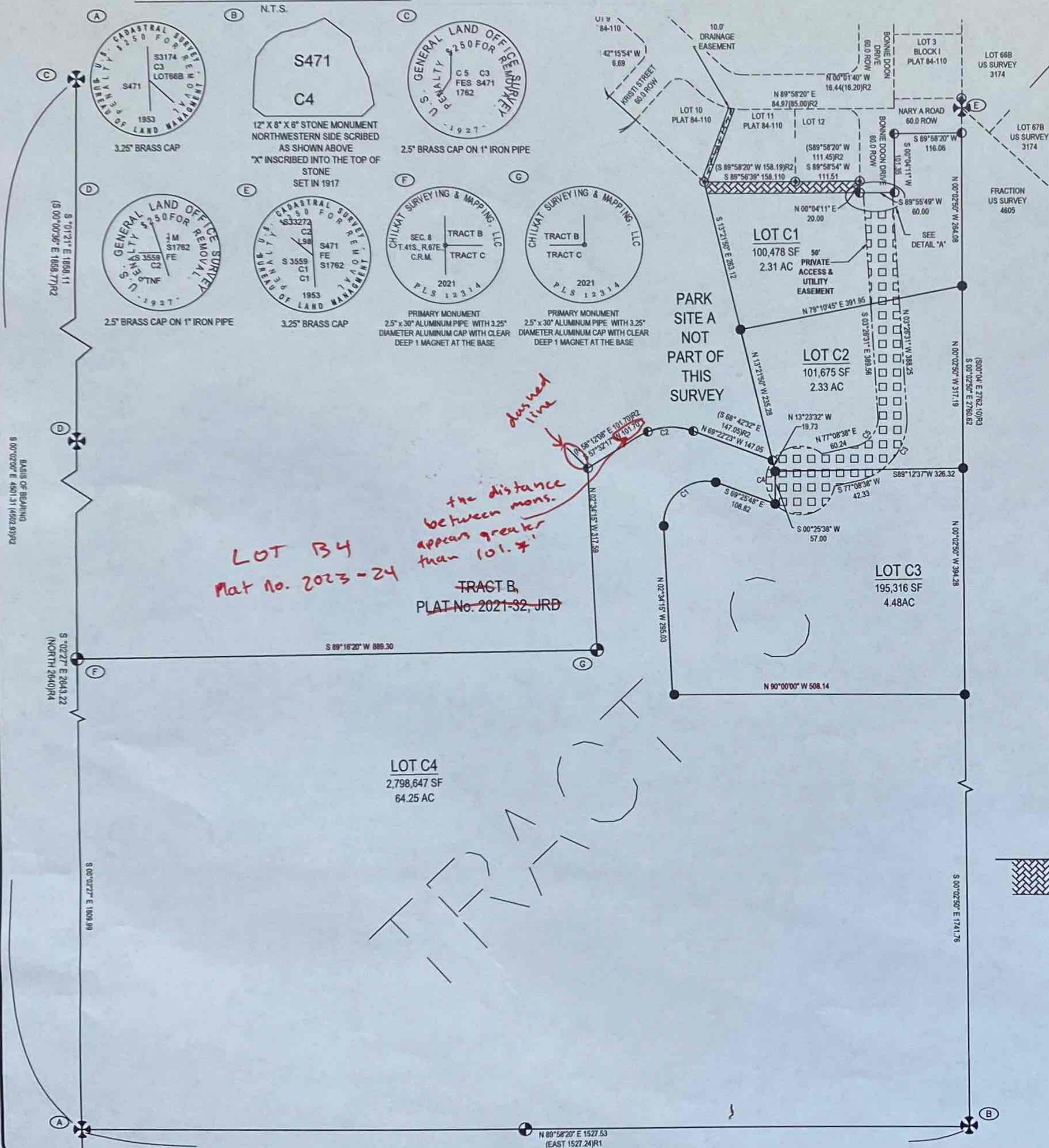
Page 2 of 2

2. The line associated with Lot C4 that measures 101.7 appears longer than that measurement. Is there another small arc that isn't annotated?
3. There's a short line extending between Tract B and the Park Site that should be revised to a dashed line type.
4. Revise adjacent lot label from TRACT B to LOT B4 per plat 2023-24.
5. See attached plat mark-up.

Plat Notes

N/A

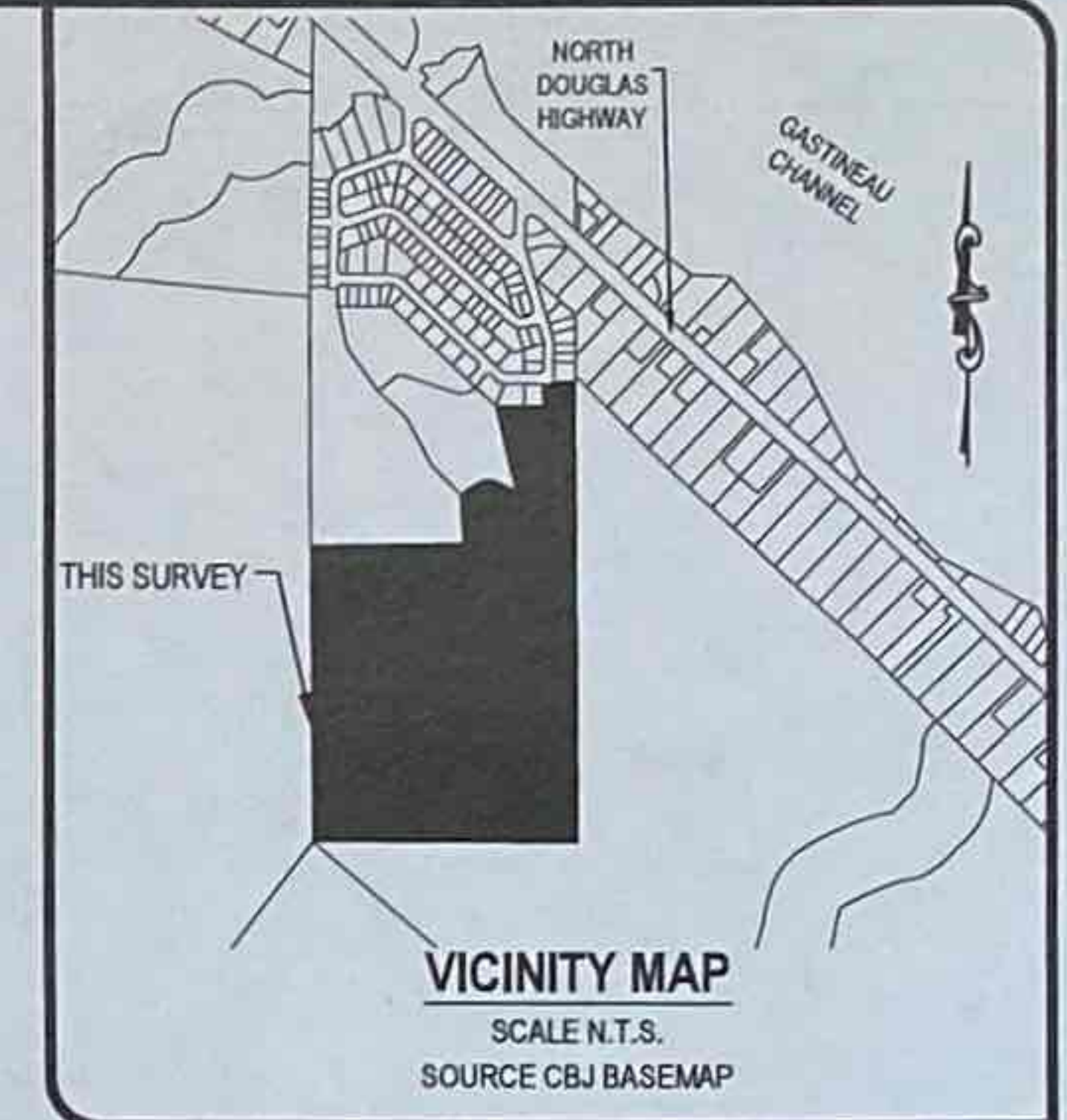
RECOVERED MONUMENT DETAILS











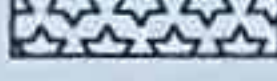
SURVEYOR'S CERTIFICATE

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: 25 AUGUST 2023



LEGEND:

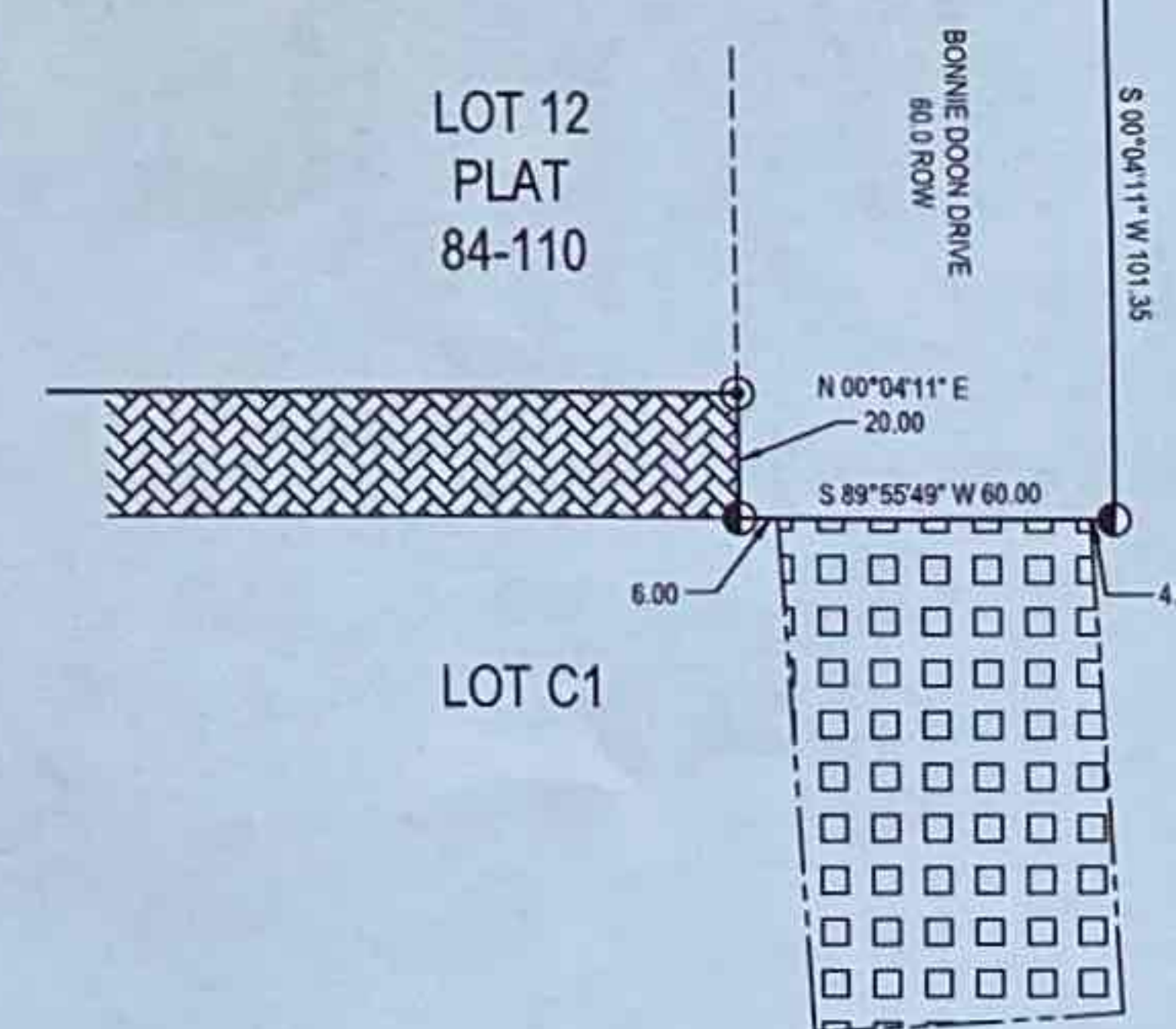
- R2
-  GLO PRIMARY MONUMENT RECOVERED
-  12314-S PRIMARY MONUMENT RECOVERED
-  3088S SECONDARY MONUMENT RECOVERED
-  12314-S SECONDARY MONUMENT RECOVERED
-  SECONDARY MONUMENT SET THIS SURVEY
-  MONUMENT IDENTIFIER
- _____ PROPERTY LINES
- UNSURVEYED LINES
- PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT 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

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	313.54	60.00	299°24'38"	N 20°28'15" E	60.53
C5	70.32	50.00	80°35'09"	N 36°51'04" E	64.67



TYPICAL SET MONUMENT DETAIL

DETAIL "A"
N.T.S.

 $1''=100'$ 

PLAT OF
BLACKTAIL MOUNTAIN ESTATES C
A SUBDIVISION OF
TRACT C, 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

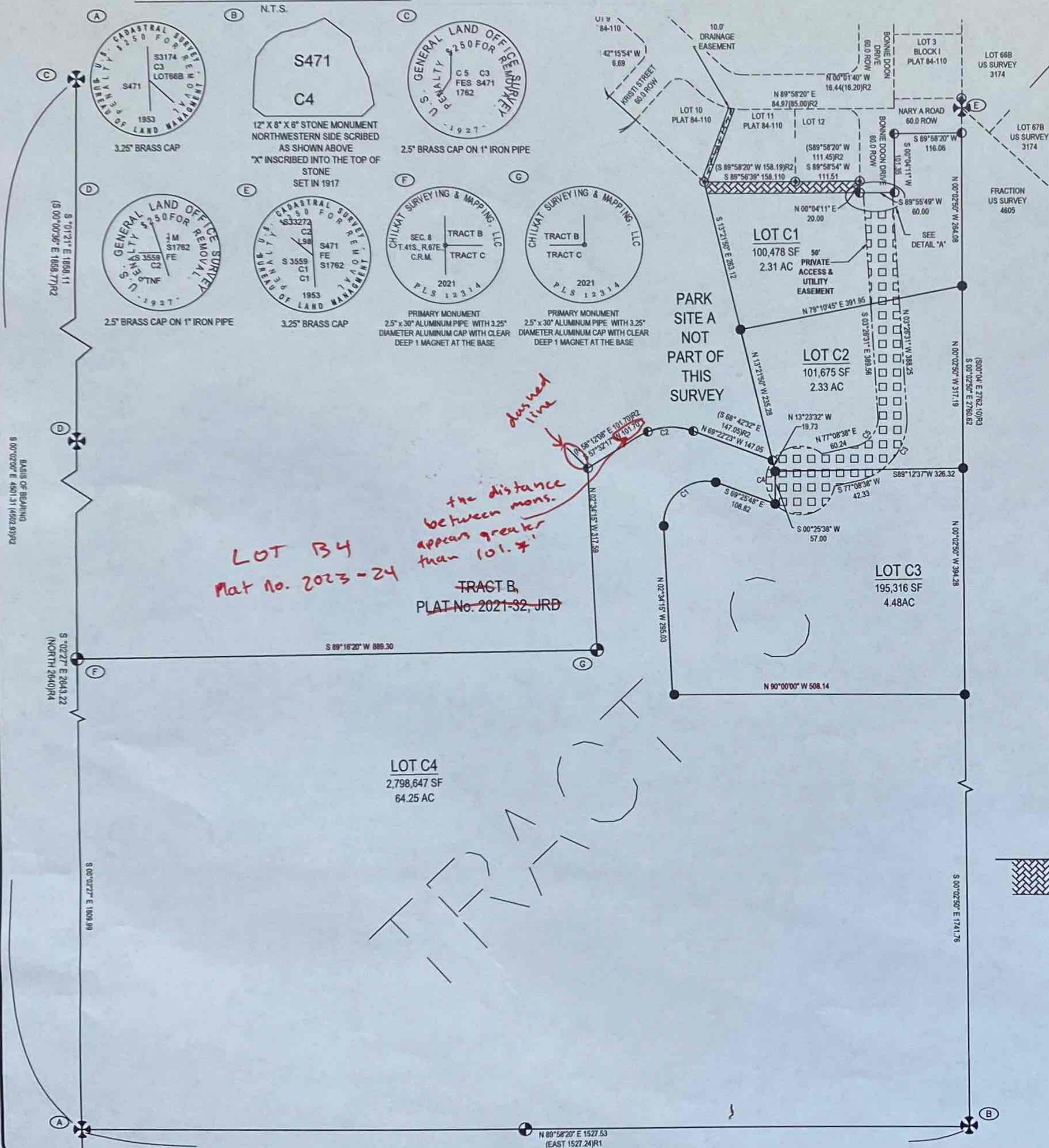
SCALE:
1" = 100'

MIP 20210009

DATE:
25 AUGUST 2023

SHEET NO.
1 OF 2

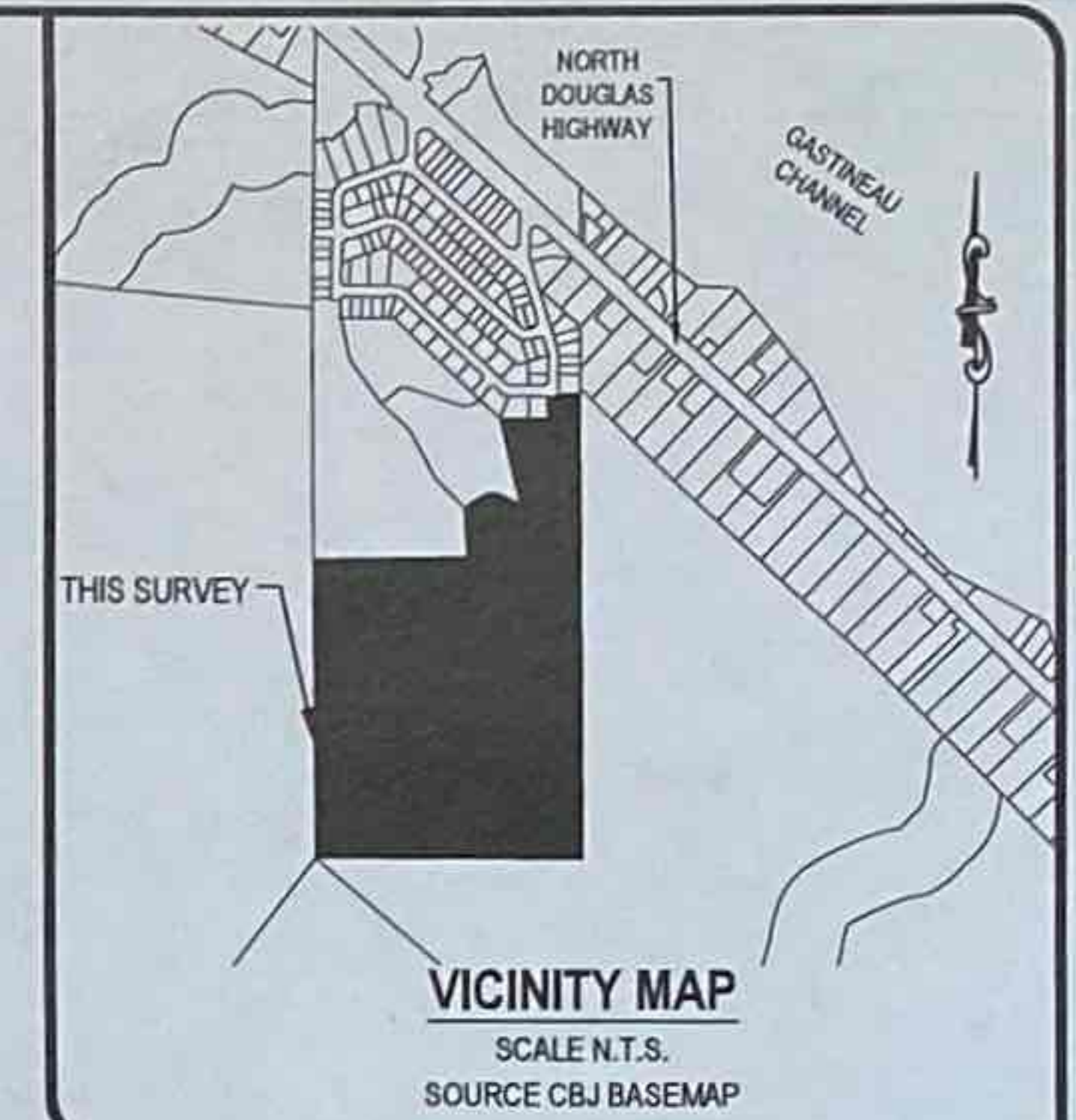
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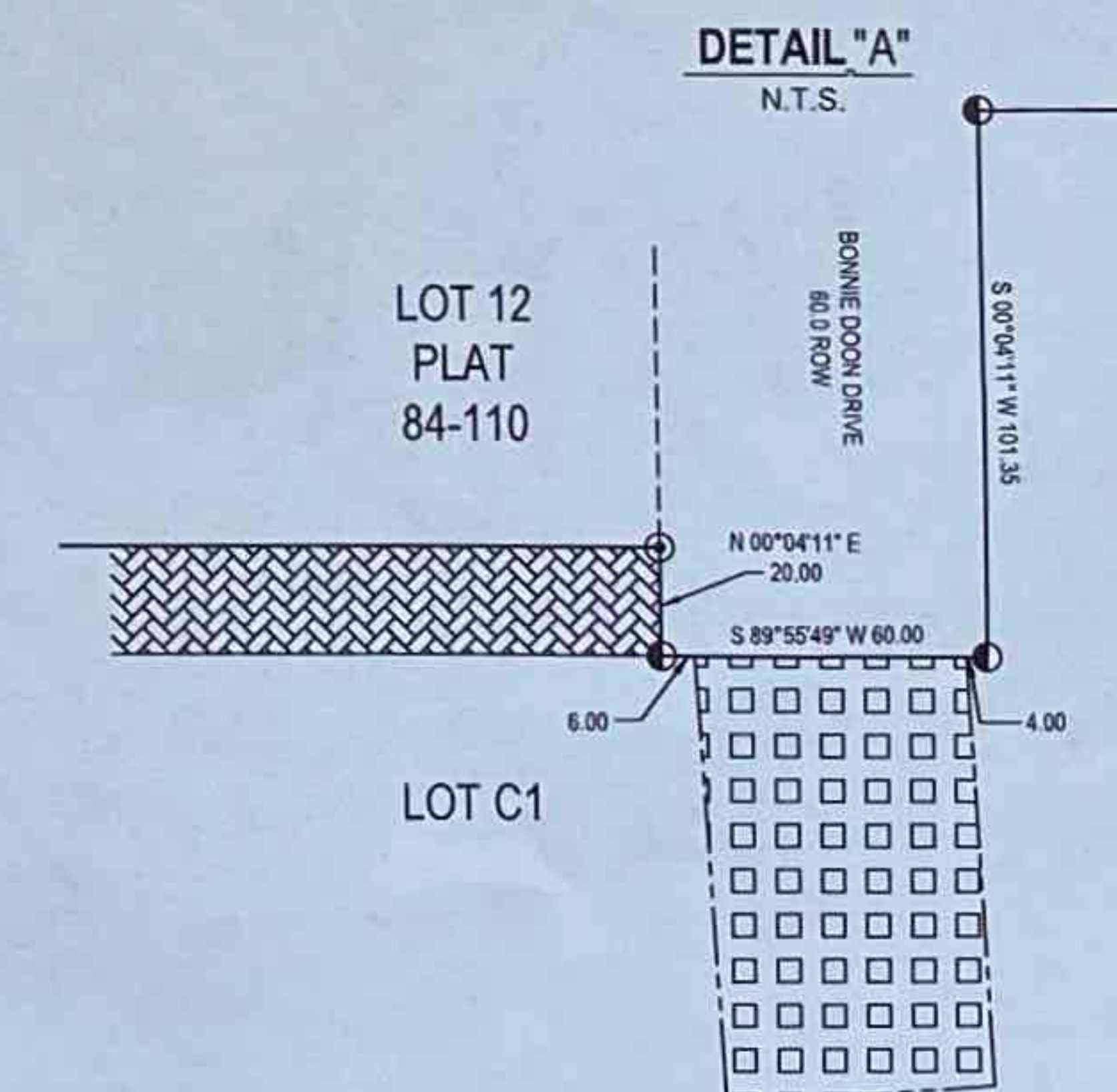
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