



**PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMF2023 0003
HEARING DATE: AUGUST 22, 2023**

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: August 11, 2023
TO: Michael LeVine, Chair, Planning Commission
BY: David Matthew Peterson, Planner II
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Final Plat review for a private shared access subdivision of the Blacktail Mountain Estates, Tract B into four (4) lots, with access via Wee Burn Drive.

STAFF RECOMMENDATION: Approval with Conditions

KEY CONSIDERATIONS FOR REVIEW:

- Conditions are based on three outstanding items:
 - General Engineering final approval of constructed improvements per the Right-of-Way End of Project Checklist.
 - Modification of the access agreement to include recognition of and provision for utilities.
 - Slight revision to Note 9 clarifying the shared easement agreement is recorded with the plat.

GENERAL INFORMATION	
Property Owner	Peter Peel
Applicant	Bruce Griggs/Peter Peel
Property Address	N Douglas Highway
Legal Description	Blacktail Mountain Estates Tract B
Parcel Number	6D0801110012
Zoning	D3/Single Family/Duplex
Lot Size	791,899 square feet/18.18 acres
Water/Sewer	Yes/Yes
Access	Wee Burn Drive
Existing Land Use	Vacant Property
Associated Applications	BLD2022 0628/SMF2023 0002

ALTERNATIVE ACTIONS:

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

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15.402
 - CBJ 49.15.412
 - 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 49.15.402(a) - A major subdivision permit is required for subdivisions resulting in 14 or more lots.

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 Site A; Blacktail Mountain Estates Tract A & C
West (RR)	CBJ Rural Reserve; Vacant

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

BACKGROUND INFORMATION

Project Description – Following the approval of preliminary plat SMP2021-0008, the applicant is finalizing the subdivision of Tract B of Blacktail Mountain Estates into four (4) private shared access lots (**Attachment A**).



Background –

In 1915, 163.59 acres were platted under U.S. Survey No. 471. In 1981, 60.72 acres were used to create Bonnie Brae Estates. In September 2021, the applicant purchased the remaining balance of U.S. Survey 471. In October 2021, the land was subdivided into three (3) tracts with the intent of creating three (3) private shared access subdivisions. The subdivisions were reviewed under the Major Subdivision process based upon the following:

- It had been less than two (2) 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(1), the Director was concerned that the series of applications for minor developments, taken together, constitute a major development.
- The Director was 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)].
- The Director was concerned that the shared access easements created double-frontage lots.
- Per the applicant, the public use trail to the west of the property is not located on the subject Tract B.

In the Notice of Decision for SMP2021 0008 (**Attachment B**), the Commission found that, “Shared access is in a private easement. A private easement does not constitute or create a property boundary. Additional lots are not created.”

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.
June 2023	MIP2021-0008 Approved Preliminary Plat.

ANALYSIS

Compliance with Title 49 - The development conforms to Title 49. Confirmation of compliance with conditions as outlined in the Notice of Decision for SMP2021 0008 (**Attachment B**) will be met prior to Final Plat recording:

Condition	Status	Summary
Trail from Bonnie Brae Estates to Treadwell Ditch Trail is relocated off of Tract B prior to Final Plat approval.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	After further analysis, it has been determined that the trail is not on the subject property, Tract B. (Attachment C)
Prior to Final Plat approval, 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.	<input type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Certificate of Taxes Paid, dated July 31, 2023, is on file. (Attachment D)
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	<input type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Drainage plans have been approved by General Engineering (Attachment E).

Condition	Status	Summary
by an Alaskan licensed engineer in accordance with 49.35.510.		
Prior to approval of 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.	<input type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Construction plans have been approved by General Engineering (Attachment E).
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.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Improvements have been added and are pending final approval from General Engineering (Attachment F). The form will be signed by the Developer when ready for General Engineering inspection.
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.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment C , Note 11.
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)].	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment C , Note 10.
WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment C , Note 8.
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.	<input type="checkbox"/> Met <input checked="" type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment C , Note 9 must include, "...RECORDED WITH THIS SUBDIVISION."
THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT A DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment C , Note 7.

Condition	Status	Summary
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.		

The Final Plat submitted with the application was reviewed and feedback provided (**Attachment G**). The Applicant revised the Final Plat per the memo (**Attachment C**).

The Application includes a draft shared access agreement (**Attachment A**, page 7). Per CBJ 49.35.261(2), the agreement is required to include drainage and utilities.

Condition: Improvements made under the Right-of-Way End of Project Checklist must be approved by General Engineering before the Chair of the Planning Commission signs the Final Plat.

Condition: Plat Note 9 must be updated to include, "...RECORDED WITH THIS SUBDIVISION," before the Chair of the Planning Commission signs the Final Plat.

Condition: The agreement required under CBJ 49.35.261(2) must include explicit recognition of and allowances for drainage and utilities before the Chair of the Planning Commission signs the Final Plat.

AGENCY REVIEW

CDD conducted an agency review comment period between July 14, 2023 and August 4, 2023. Agency review comments were addressed through the review process and can be found in (**Attachments G and H**).

Agency	Summary
General Engineering	Minor updates to title block and note have been addressed.
Cartography	Minor plat revision to line types has been addressed.
Lands	Request for plat review made July 31, 2023. No response to date.
Parks	Request for plat review made July 31, 2023. No response to date.
Forest Service	Request for plat review made July 31, 2023. Allison Gillum responded that she was not the person to discuss the matter of the trail location.

PUBLIC COMMENTS

CDD conducted a public comment period between August 1, 2023 and August 18, 2023. Public notice was mailed to property owners within 500 feet of the subject parcel (**Attachment I**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment J**). Public comments will be submitted directly to the Commission.

FINDINGS

Final Plat approval criteria - Per CBJ 49.15.402(f)(3) the Director makes the following findings:

1. *Has the applicant complied with any conditions or plat notes as required in the notice of decision approving the preliminary plat?*

Analysis: Note 9 on page 2 of the plat will need to be updated per the notes to include, ““...RECORDED WITH THIS SUBDIVISION.”

Finding: No. Prior to the Planning Commission Chairman signature, note 9 on page 2 will need to be a condition of Final Plat recording.

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

Analysis: Improvements are complete and awaiting General Engineering sign-off of punch list items.

Finding: Yes. The applicant has constructed all required improvements.

3. *Does the Final Plat meet the standards set forth in CBJ 49.15.412 for Final Plats?*

Analysis: No additional analysis needed.

Finding: Yes. The Final Plat complies with CBJ 49.15.415 Final Plat Standards.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Final Plat. The permit would allow final plat approval for the shared access subdivision of Tract B into four (4) lots.

Approval is subject to the following conditions:

1. Improvements made under the Right-of-Way End of Project Checklist must be approved by General Engineering before the Chair of the Planning Commission signs the Final Plat.
2. Note 9 must be updated to include, “...RECORDED WITH THIS SUBDIVISION,” before the Chair of the Planning Commission signs the Final Plat.
3. The agreement required under CBJ 49.35.261(2) must include explicit recognition of and allowances for drainage and utilities before the Chair of the Planning Commission signs the Final Plat.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Notice of Decision for SMP2021 0008
Attachment C	Final Plat, revised per CBJ feedback
Attachment D	Certificate of Taxes Paid
Attachment E	SMF2023 0003 Construction Plans

Item	Description
Attachment F	Right-of-Way End of Project Checklist
Attachment G	Plat Review Comments
Attachment H	Review Request to Parks Lands Forrest
Attachment I	Abutters Notice
Attachment J	Public Notice Sign



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

Blacktail Mountain Estates Tract B Final Plat Approval

Number of Existing Parcels 1 Total Land Area 18.1795 acres Number of Resulting Parcels 4

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

☐ NO ☒ YES Case Number Preliminary Plat Approved May 2022 SMP2021-08

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>280.00</u>			
Admin. of Guarantee	\$ <u>150.00</u>			
Adjustment	\$ _____			
Total Fee	\$ <u>430.00</u>			

\$70 PER LOT CREATED
49.85 100 (4)

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number <u>SMP23-003</u>	Date Received <u>6/28/2023</u>
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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 N Douglas Hwy		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) BLACKTAIL MOUNTAIN ESTATES TR B		
	Parcel Number(s) 6D0801110012		
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Peter Peel	Contact Person Bruce Griggs (907)723-7851	
	Mailing Address 800 6th St		Phone Number(s) 9073212074
	E-mail Address pppeel84@gmail.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>Peter Peel</u> 06/28/2023 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	Contact Person		
Mailing Address		Phone Number(s)	
E-mail Address			
X <u>Peter Peel</u> 06/28/2023 Applicant's Signature Date of Application			

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

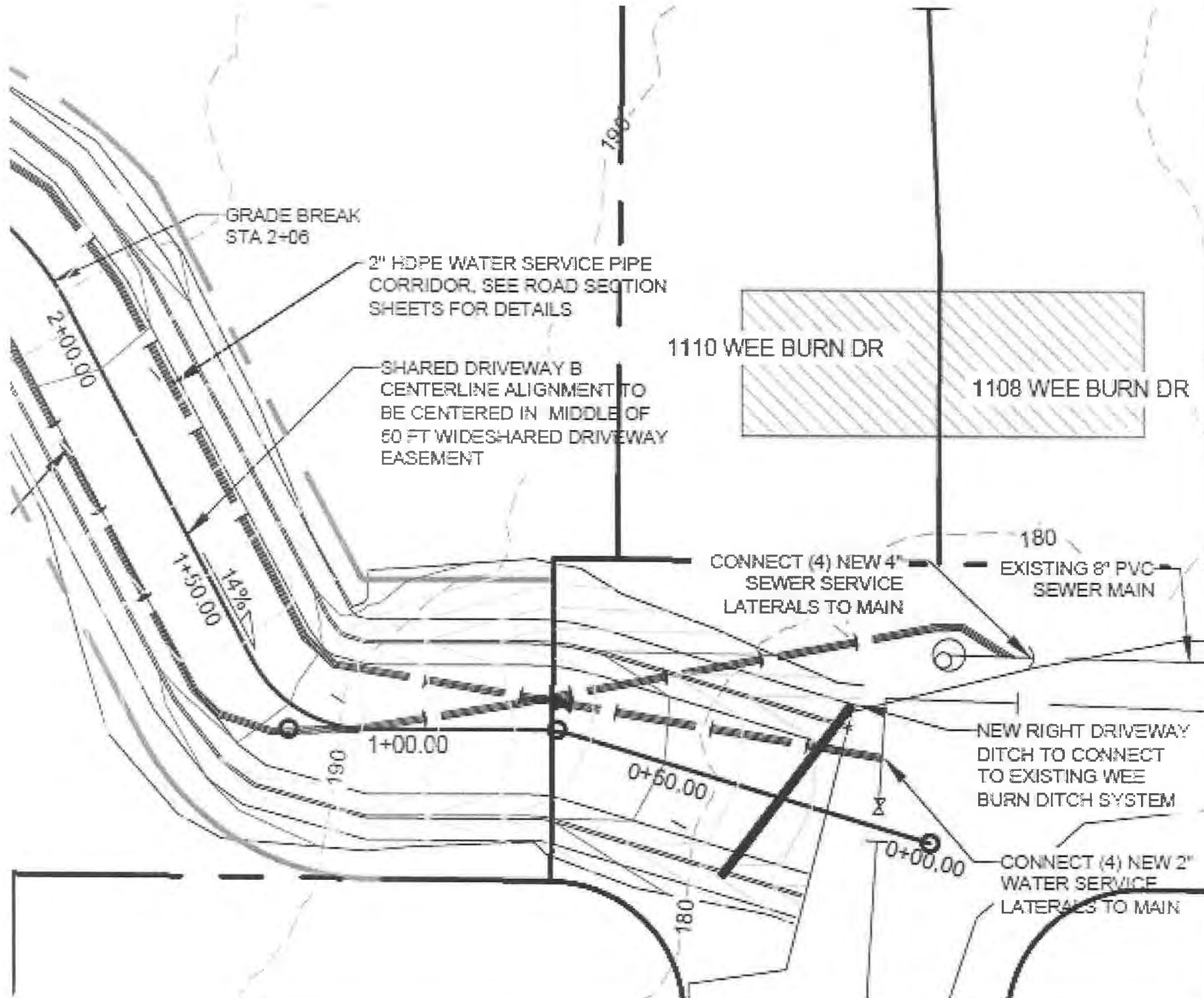
For assistance filling out this form, contact the Permit Center at 586-0770.

Attachment A - Application Packet

Intake Initials <i>[Signature]</i> 6/28/23
Case Number SMF23-003
Date Received 6/28/2023

Tract B Final Plat Narrative

Legal Description per final plat tract A plat submission, attached. Property Zoned D3. The created 4 lots will be served by a private shared access easement. Water and Sewer Utilities have been installed per CBJ approval.



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 2272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT NO. 1 DATED 10 JULY 1984 PLAT NO. 84-147; BONNIE BRAE ESTATES UNIT NO. 2 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. 2 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. 2 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 41.25 ARTICLE 1 DIVISION 2 PRIVATE SHARED ACCESS REQUIREMENTS. ACCESS TO LOTS 81, 82, 83, & 84 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DESIGNATED 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: _____, 2023

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
NOTARY PUBLIC)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, 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 VOLUNTARILY 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 _____, 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

DATE: _____, 2023

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

J F IVANISZEK
123145

1" = 1/2" RECORD 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 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: _____, 2023

BRUCE GRIGGS, PRESIDENT
CREATIVE DEVELOPMENT, INC.

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
NOTARY PUBLIC)
STATE OF ALASKA)

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, 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

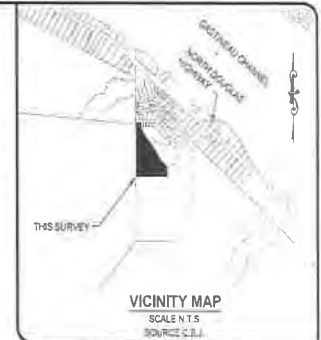
MY COMMISSION EXPIRES: _____



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.

DATE: 27 JUNE 2023



VICINITY MAP
SCALE N.T.S.
SOURCE C.B.J.

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
10554 PORTER LANE JUNEAU, ALASKA 99801
907-957-1808

OWNERS
PETER PEEL
800 6TH STREET JUNEAU AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 132016 JUNEAU, ALASKA 99802

SCALE:
NTS

MP 2021-0008

DATE:
27 JUNE 2023

SHEET NO.
1 OF 2

Shared Access Ownership and use Agreement

This Shared Access Easement Agreement (the "Agreement") is made and entered into as of [Date], by and between the owners of the following described properties, collectively referred to as the "Owners":

1. [Owner 1's Full Name, Parcel Number]
2. [Owner 2's Full Name, Parcel Number]
3. [Owner 3's Full Name, Parcel Number]
4. [Owner 4's Full Name, Parcel Number]

Hereinafter, each individual owner and their respective lots shall be referred to as an "Owner" and "Lot" respectively.

RECITALS

A. The Owners are the owners of four (4) residential lots, described as follows:

1. [Owner 1's Lot Description]
2. [Owner 2's Lot Description]
3. [Owner 3's Lot Description]
4. [Owner 4's Lot Description]

B. The Owners require a shared access easement for the purpose of ingress and egress to and from their respective lots via a privately maintained road, described as [Road Description], which is depicted on the attached property plat (Plat X, Shared Access Easement).

C. The Owners agree to establish and maintain the Road in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners agree as follows:

1. Shared Access Easement

(a) The Owners hereby establish a shared access easement for ingress and egress to and from their respective Lots over the Road. The easement shall be for the exclusive use of the Owners and their respective guests, invitees, tenants, and agents (collectively referred to as "Authorized Users").

(b) Each Owner shall have the right to use the Road for the purpose of ingress and egress to and from their respective Lot. Such right shall be subject to the limitations, conditions, and restrictions set forth in this Agreement.

(c) The Owners agree to maintain the Road at their own expense, including but not limited to snow removal, repair, and general upkeep. The cost of maintenance shall be equally divided among the 4 owners served by the Road.

(d) Each Owner shall have the responsibility to use the Road in a reasonable and safe manner, avoiding any damage to the Road or interference with the rights of other Owners.

(e) No Owner shall obstruct or interfere with the use of the Road by other Owners or authorized users, including parking or storing vehicles or any other objects that hinder the access or use of the Road.

(f) Each Owner shall be responsible for any damage caused to the Road by themselves, their guests, invitees, tenants, or agents. The Owner causing such damage shall promptly repair or reimburse the other Owners for the cost of repair.

(g) The Road shall not be widened, altered, or modified without the unanimous consent of all Owners. However, routine maintenance and repairs necessary to keep the Road in good condition shall be permitted.

3. Indemnification and Liability

(a) Each Owner agrees to indemnify and hold harmless the other Owners from any claims, damages, liabilities, or expenses arising out of or in connection with the use of the Road, including but not limited to accidents, injuries, or property damage.

(b) The Owners shall not be liable to each other for any damages, losses, or injuries arising from the use of the Road, except to the extent caused by their own willful misconduct or negligence.

4. Term and Termination

(a) This Agreement shall be binding upon the Owners and their successors in interest and shall run with the land/real property description.

5. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Alaska and the City and Borough of Juneau without regard to its conflict of laws principles.

IN WITNESS WHEREOF, the Owners have executed this Shared Access Easement Agreement as of the date first above written.

[Owner 1's Full Name] [Owner 2's Full Name] [Owner 1's Signature] [Owner 2's Signature]
Date: _____ Date: _____

[Owner 3's Full Name] [Owner 4's Full Name] [Owner 3's Signature] [Owner 4's Signature]
Date: _____ Date: _____

[Notary Acknowledgment]



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: May 16, 2022

File No.: SMP2021 0008

Creative Development

Attn: Peter Peel & Bruce Griggs

P.O. Box 32076

Juneau, AK 99803

Proposal: Subdivision of a tract of land into four lots.

Property Address: N/A

Legal Description: Blacktail Mountain Estates Tract B

Parcel Code No.: 6D0801110012

Hearing Date: May 10, 2022

The Planning Commission, at its regular public meeting, **APPROVED** the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Trail from Bonnie Brae Estates to Treadwell Ditch Trail is relocated off of the land 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 to access 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 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 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 49.55.010.

All plat notes in the staff report are sustained.

Attachment: May 4, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding SMP2021 0008.

This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, May 10, 2022.

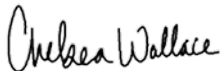
Expiration Date: The permit will expire five (5) years after the effective date, or May 10, 2027, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael LeVine, Chair
Planning Commission

May 13, 2022

Date



Filed With City Clerk

May 16, 2022

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.




**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

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.

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:
 - CBJ 49.15.220, 400, 401, 411, 420, 421
 - CBJ 49.35.120, 140, 210, 220, 240, 250, 260, 262, 263, 510, 630
 - CBJ 49.55.010
 - CBJ 49.80

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

Fostering excellence in development for this generation and the next.

Attachment B - Notice of Decision for SMP2021 0008

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

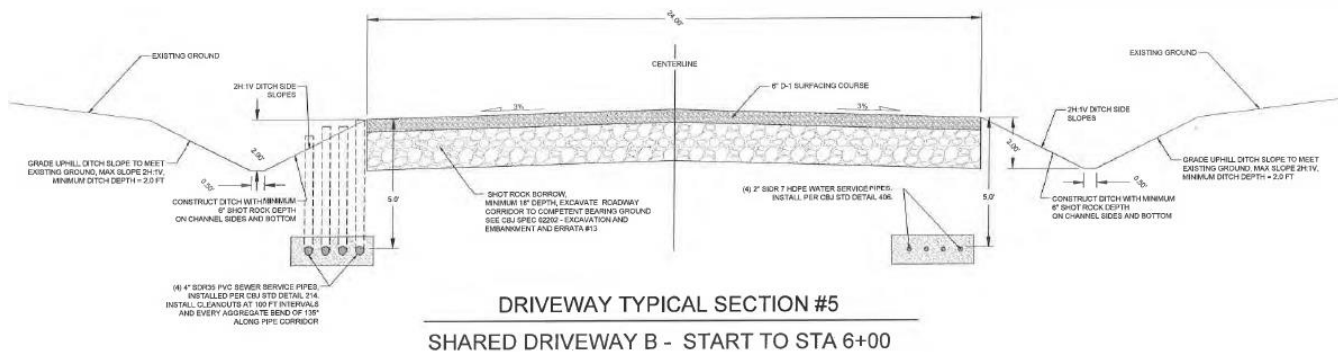
BACKGROUND INFORMATION

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.

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	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met
Minimum Lot Width	50 feet	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> 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

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.

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.

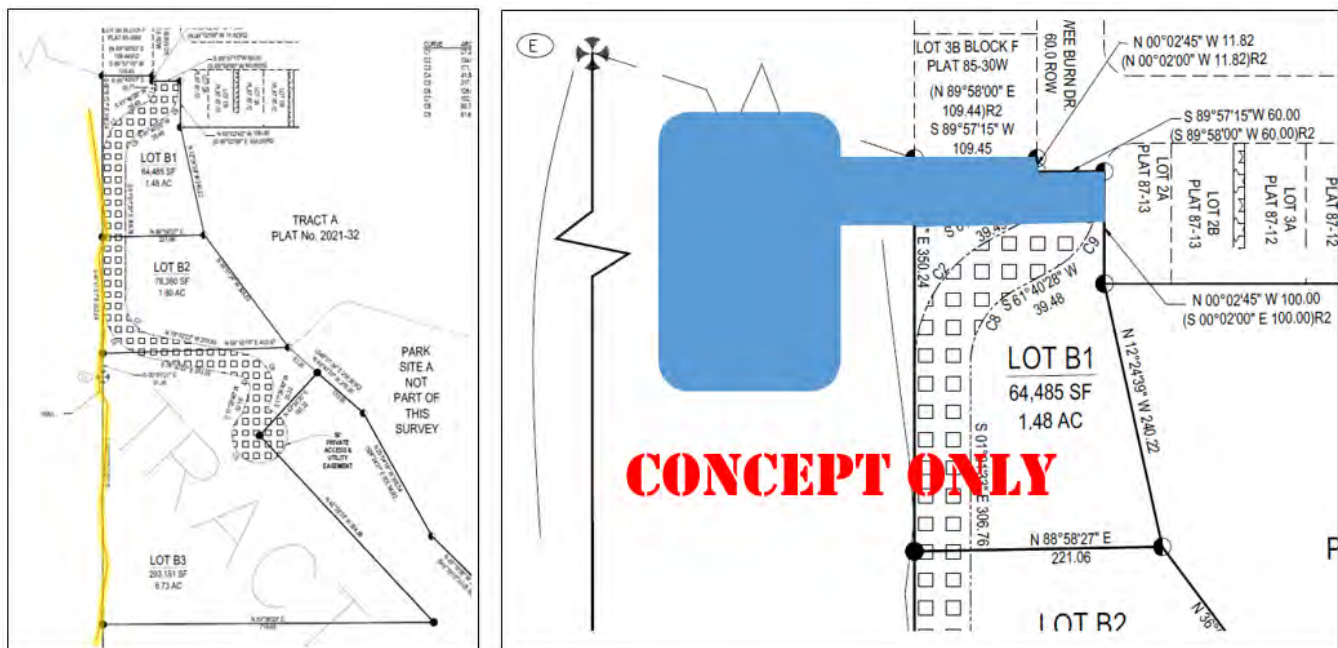
Trail Parking – CBJ Parks and Recreation and the U.S. Forest Service have been discussing how to improve access to the trail. Right now, the access is through an undeveloped ROW between 1100 and 1128 Wee Burn Drive. Neighboring lots are using the ROW, which is unwelcoming, because it appears to be private 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.
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

May 4, 2022
SMP2021 0008
Page 13 of 13

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 <u>A FRACTION OF US SURVEY 471 (ABOVE BONNIE BRAE)</u>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <u>US SURVEY 471 - NEW Blacktail Mountain Estates TR B</u>		
	Parcel Number(s) <u>BLACKTAIL MOUNTAIN ESTATES A, B AND C - 600801110012</u>		
	<input type="checkbox"/> This property located in the downtown historic district		
	<input type="checkbox"/> This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner <u>CREATIVE DEVELOPMENT / PETER PEEL</u>	Contact Person <u>BRUCE GRIGGS</u>	
	Mailing Address <u>PO BOX 32076 JUNEAU, AK 99803</u>	Phone Number(s) <u>907 723-7851</u>	
	E-mail Address <u>brucegriggs@hotmail.com</u>		
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>RB Griggs</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 <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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number Smp 21-CC8
12/2/21

Intake Initials <u>JPM</u>
Date Received <u>12/2/21</u>

Attachment B - Notice of Decision for SMP2021 0008



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.

To be completed by Applicant	PROJECT SUMMARY <u>SUBDIVISION B</u> <u>BLACKTAIL MOUNTAIN ESTATES</u>	
	Number of Existing Parcels <u>1</u>	Total Land Area <u>18 acres</u> Number of Resulting Parcels <u>4</u>
	HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS <input type="radio"/> NO <input type="radio"/> YES Case Number _____	
	TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED	
	<div>MINOR DEVELOPMENT (changing or creating 13 or fewer lots)</div> <div><input type="radio"/> Preliminary Plat (MIP) <input type="radio"/> Final Plat (MIF) <input type="radio"/> Panhandle Subdivision <input type="radio"/> Accretion Survey <input type="radio"/> Boundary Adjustment <input type="radio"/> Lot Consolidation (SLC) <input type="radio"/> Bungalow Lot Subdivision <input type="radio"/> Common Wall/Zero Lot Subdivision <input type="radio"/> Other _____</div>	<div>MAJOR DEVELOPMENT (changing or creating 14 or more lots)</div> <div><input checked="" type="radio"/> Preliminary Plat (SMP) <input type="radio"/> Final Plat (SMF) <input type="radio"/> Preliminary Development Plan – PUD (PDP) <input type="radio"/> Final Development Plan – PUD (PDF) Preliminary <input type="radio"/> Development Plan – ARS (ARP) Final <input type="radio"/> Development Plan – ARS (ARF) <input type="radio"/> Bungalow Lot Subdivision <input type="radio"/> Common Wall/Zero Lot Subdivision <input type="radio"/> Other _____</div>
ALL REQUIRED DOCUMENTS ATTACHED <input type="checkbox"/> Pre-application conference notes <input type="checkbox"/> Narrative including: <div><input checked="" type="checkbox"/> Legal description(s) of property to be subdivided <input checked="" type="checkbox"/> Existing structures on the land <input checked="" type="checkbox"/> Zoning district <input checked="" type="checkbox"/> Density <input type="checkbox"/> Access <input checked="" type="checkbox"/> Current and proposed use of any structures <input checked="" type="checkbox"/> Utilities available <input checked="" type="checkbox"/> Unique characteristics of the land or structure(s)</div> <input type="checkbox"/> 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

I:\FORMS\PLANFORM\Subdivision Application.docx

Case Number <u>Smp 21-008</u>	Date Received <u>12/2/21</u>
----------------------------------	---------------------------------

Revised October 2019 - Page 1 of 1



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: BME "B"

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

- | | |
|---|---|
| <input type="checkbox"/> Application, filled out completely | <input type="checkbox"/> Application fee (see fee schedule) |
| <input type="checkbox"/> Project Narrative | <input type="checkbox"/> Five (5) – 24" by 36" Copies |
| <input type="checkbox"/> Pre-application Conference Report | <input type="checkbox"/> Lot Closure Report |
| <input type="checkbox"/> Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document. | |
| <input type="checkbox"/> Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy. | |

[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

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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

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 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

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.

- 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

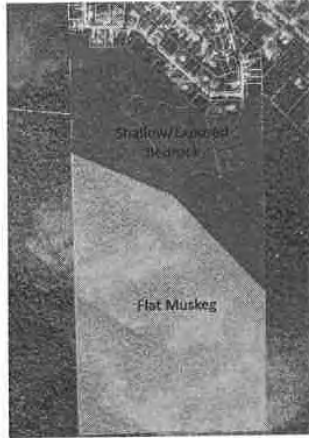
- The site is suitable for the proposed development.
- The southern portion of the parcel consists of muskeg, and the proposed development aims to minimize site work within the muskeg zone.
- The northern portion of the parcel consists of a forested zone with a shallow colluvium overlying bedrock. Nine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

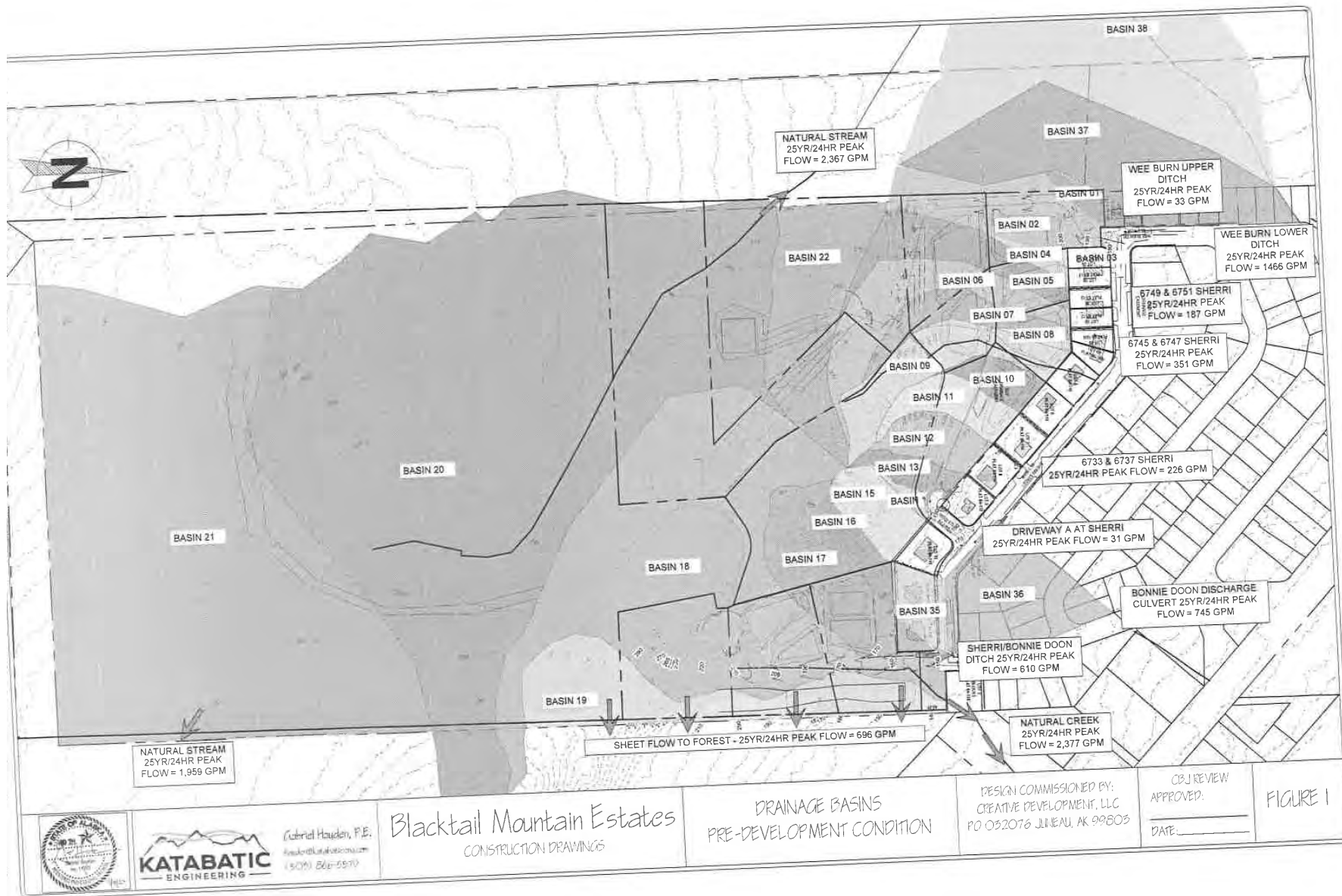
Figure 2

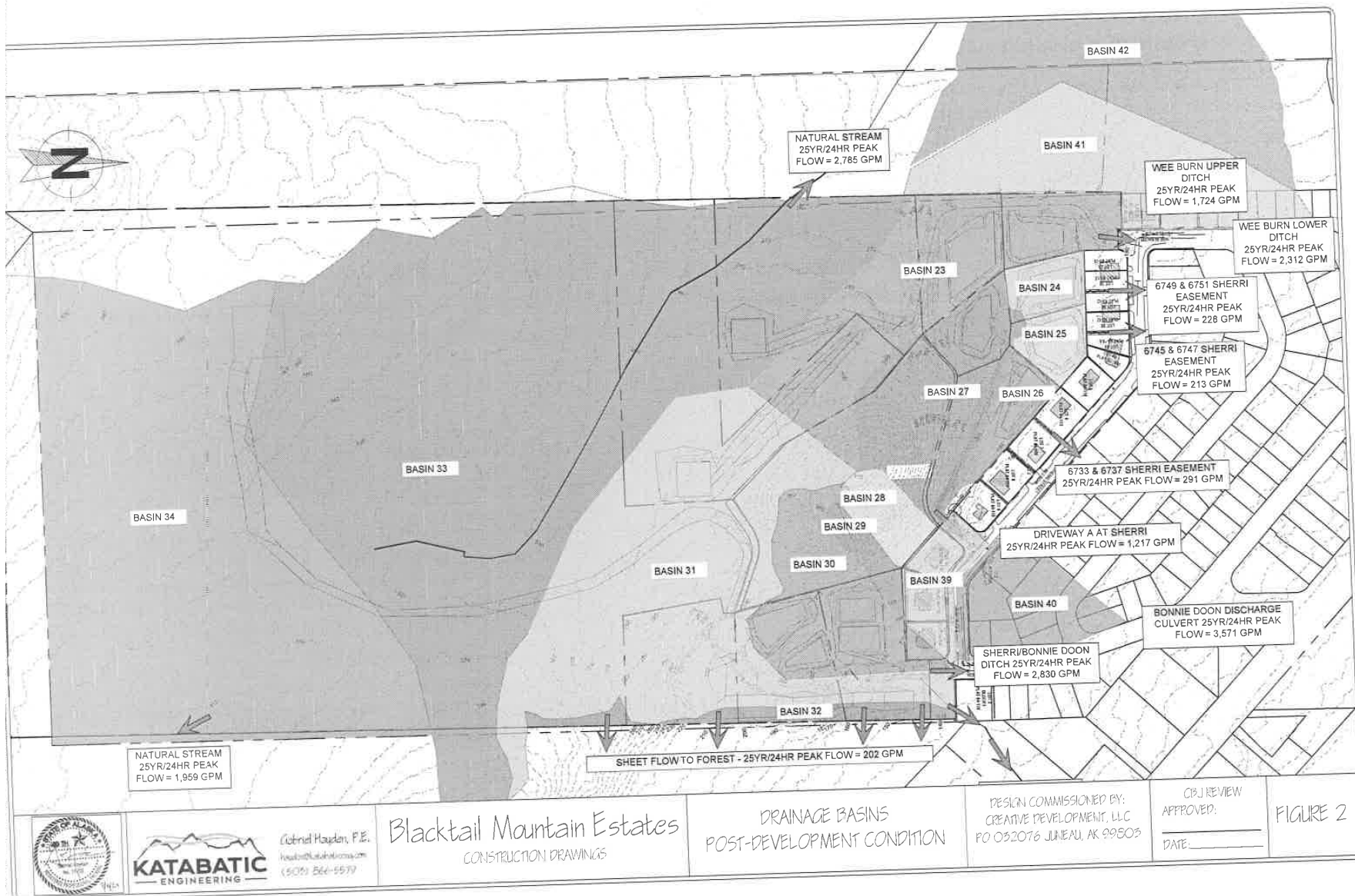


Gabriel Hayden, P.E.

9/8/2021

HAYDEN@KATABATICENG.COM
(503) 866-5579





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@KATASADCENG.COM
(503) 866-5579

BLACKTAIL MOUNTAIN
ESTATES SUBDIVISION
CONSTRUCTION DRAWINGS
September 09, 2021
INDEX

SHEET #	REVISION DATE	TITLE
SHEET 1	12/22/2019	COVER SHEET
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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

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 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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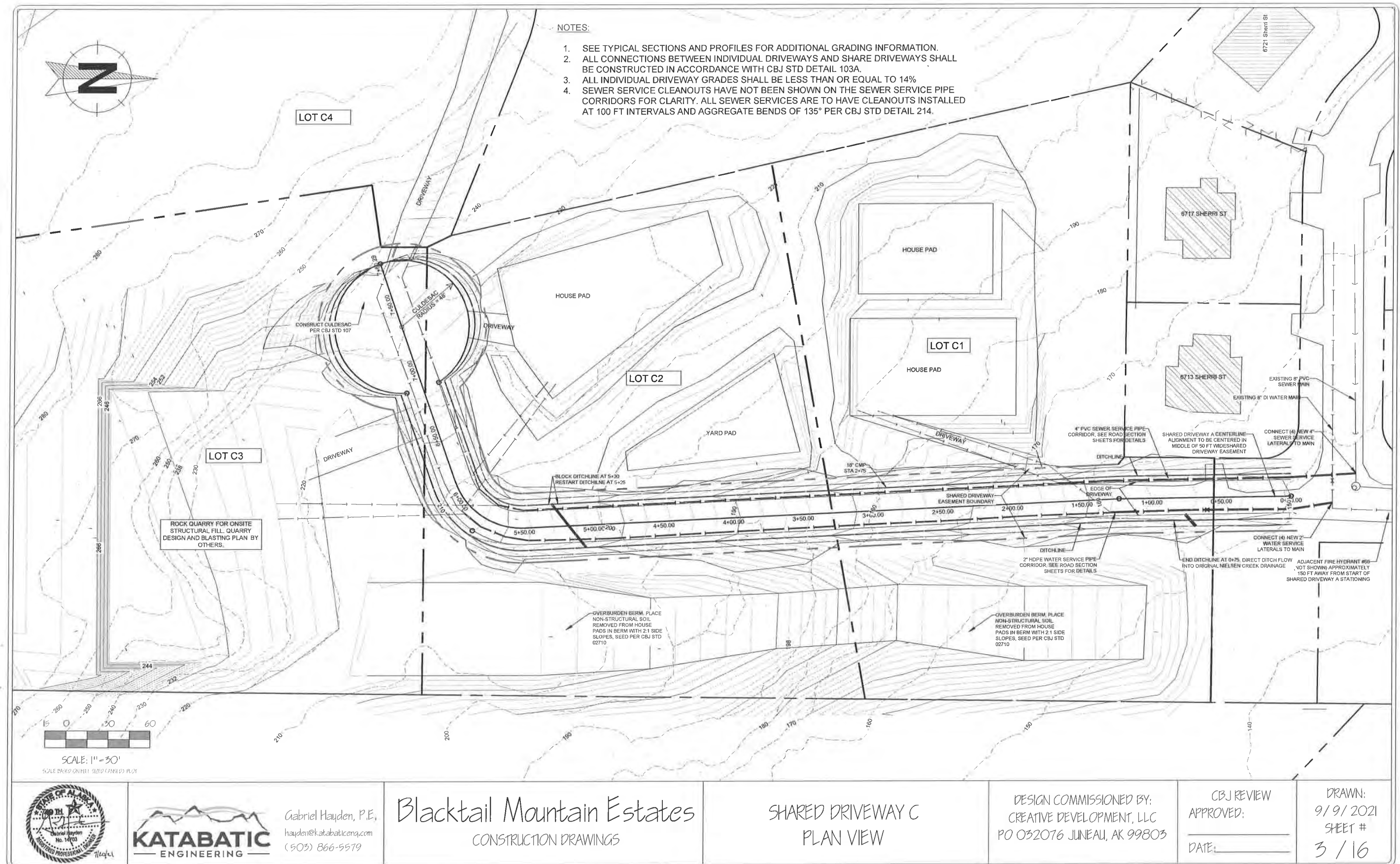
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

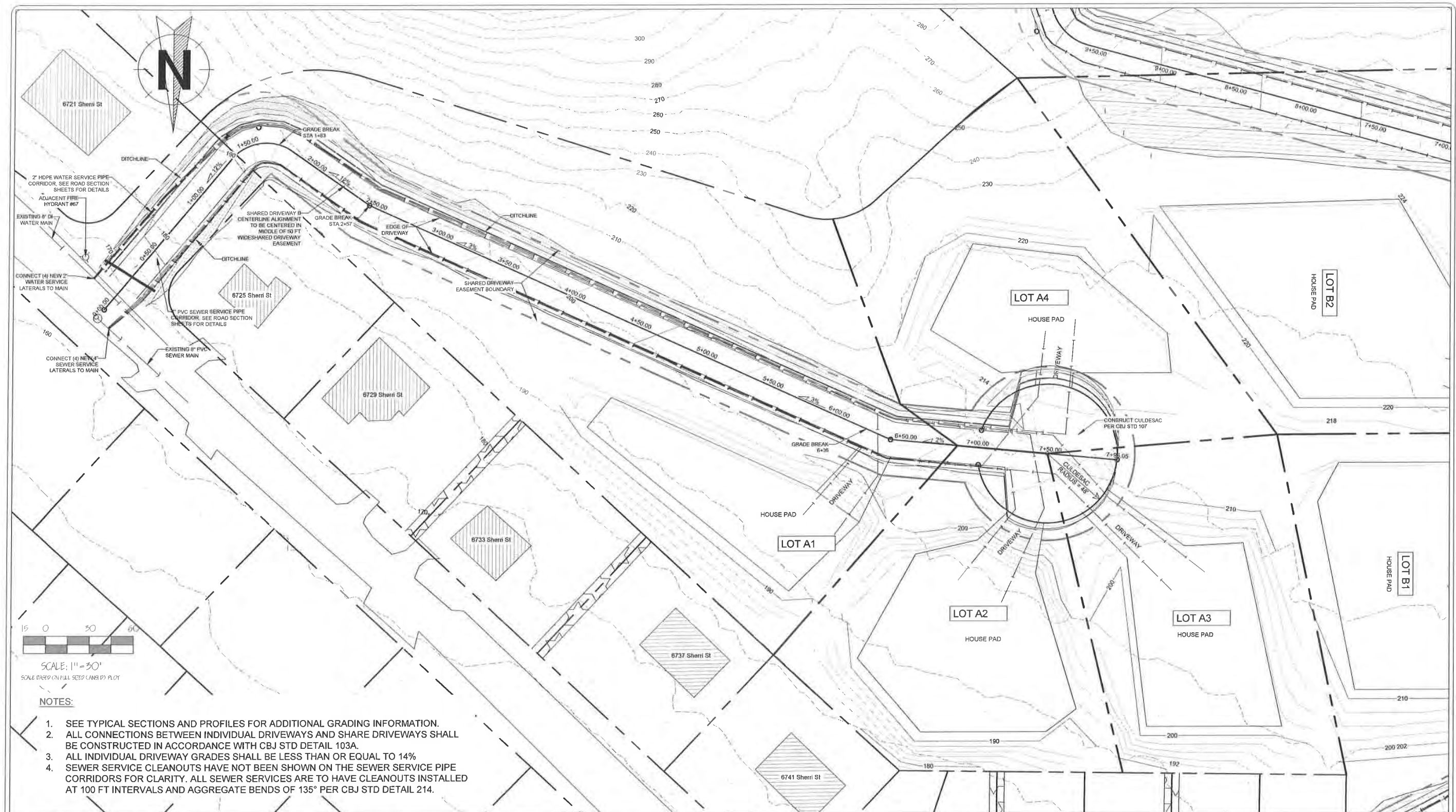
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specifications and details references

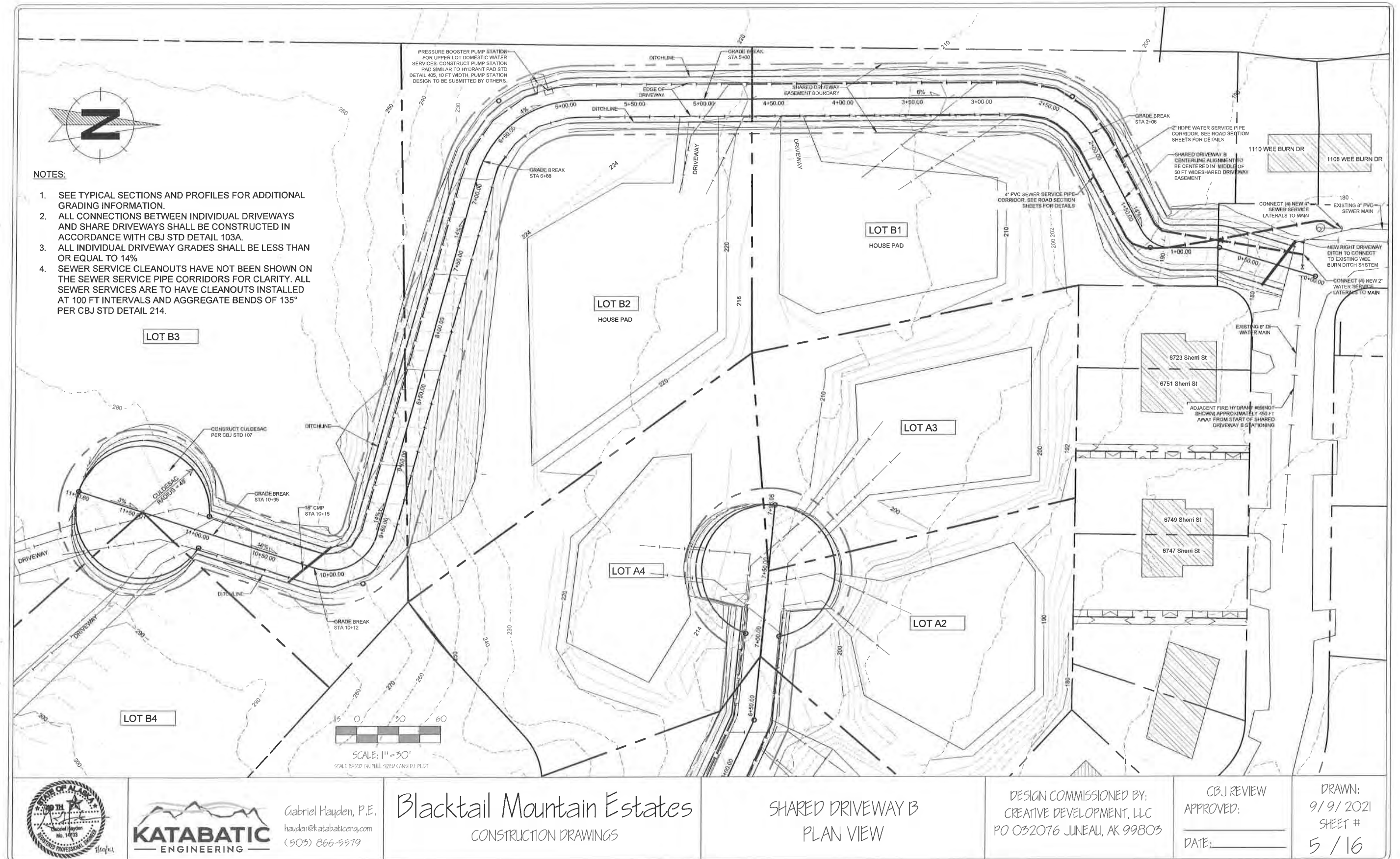
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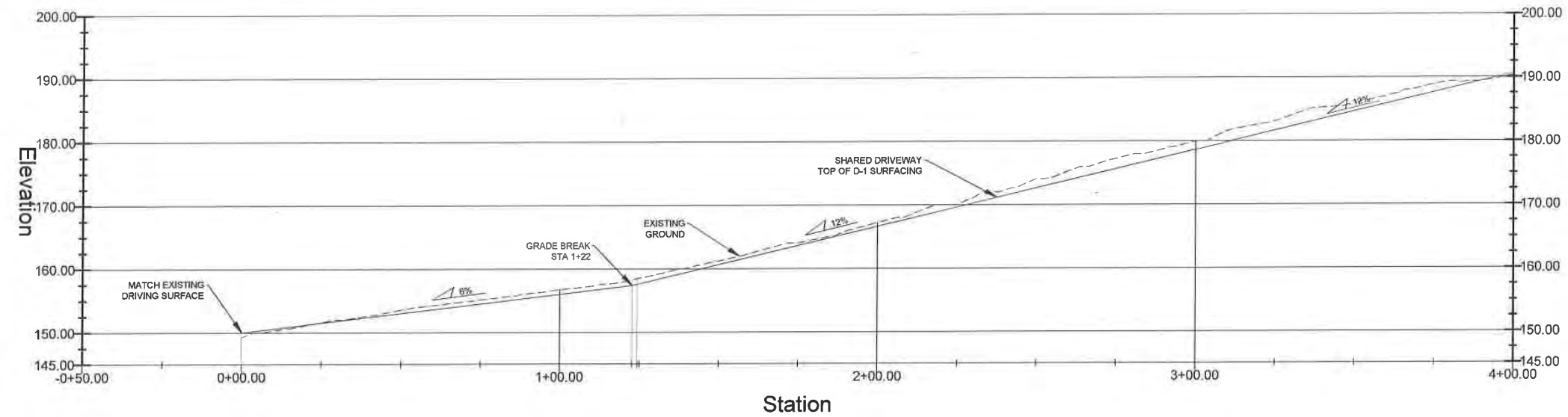
CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
SHEET #
2 / 16

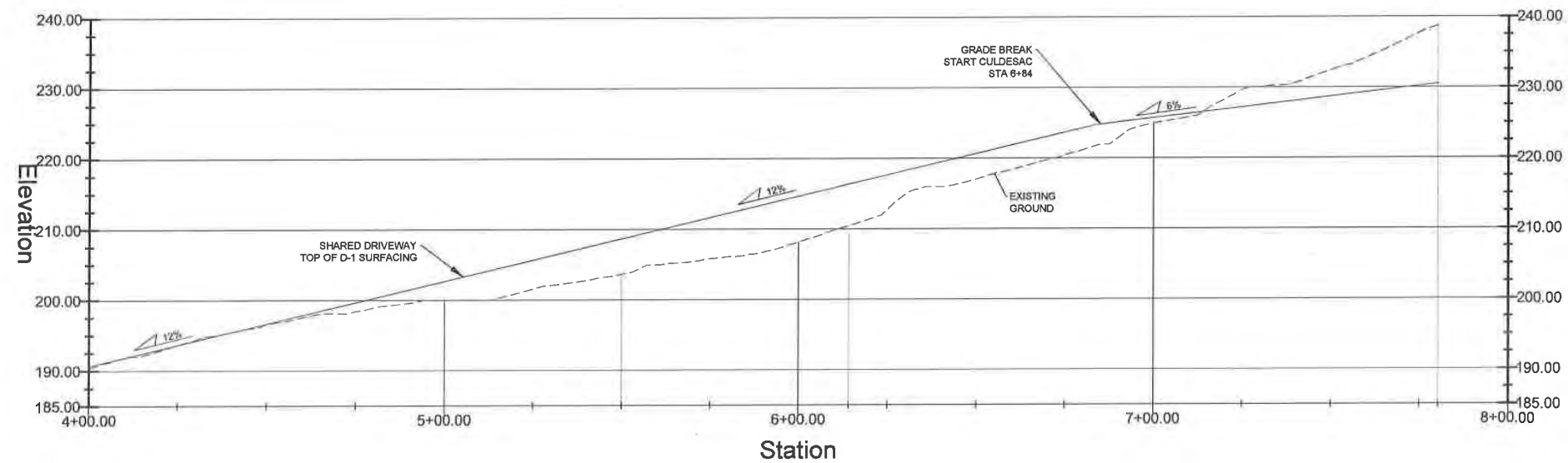








DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

10 0 20 40
SCALE: 1" = 20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZE (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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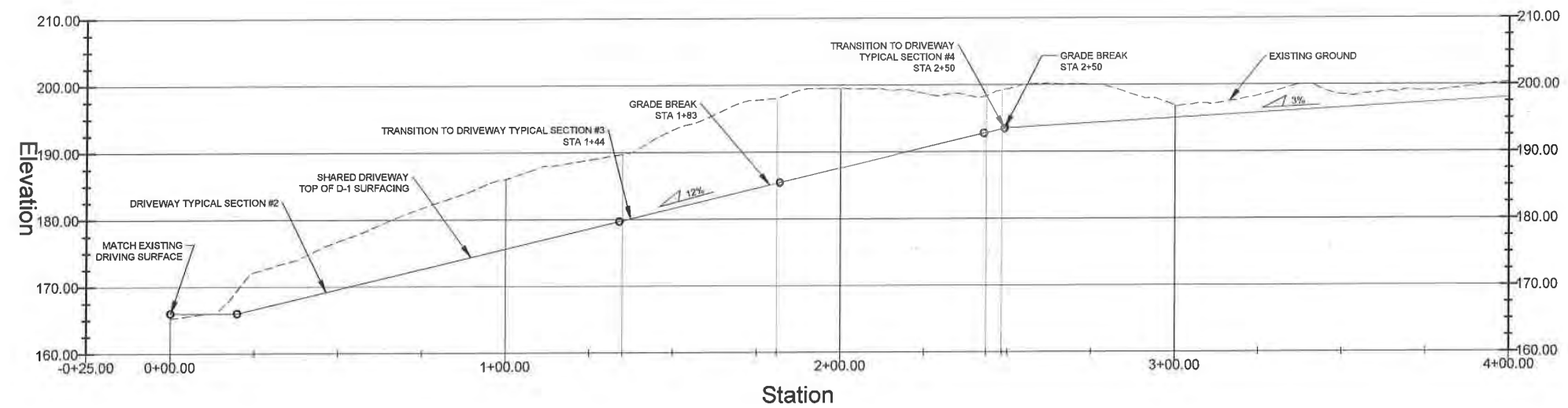
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
PROFILE

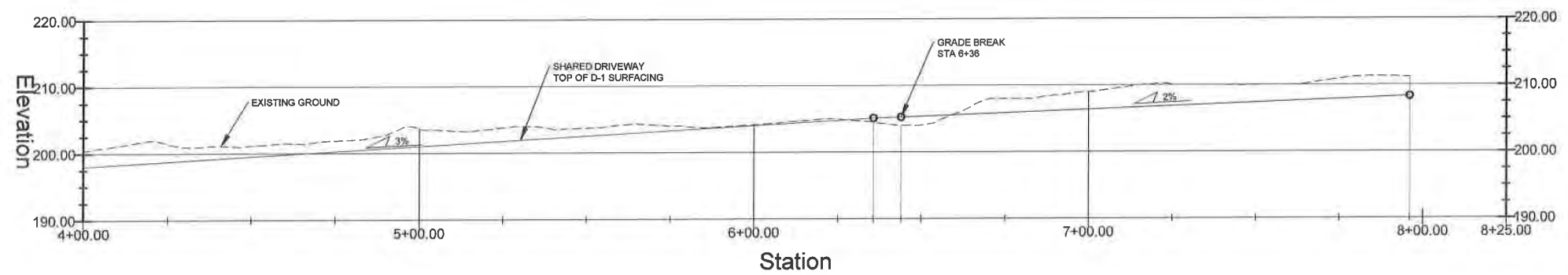
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CBJ REVIEW
APPROVED: _____
DATE: _____

DRAWN:
9/9/2021
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.

10 0 20 40
 SCALE: 1" = 20'
 2X VERTICAL EXAGGERATION
 SCALE BASED ON FULL SIZE PLOT



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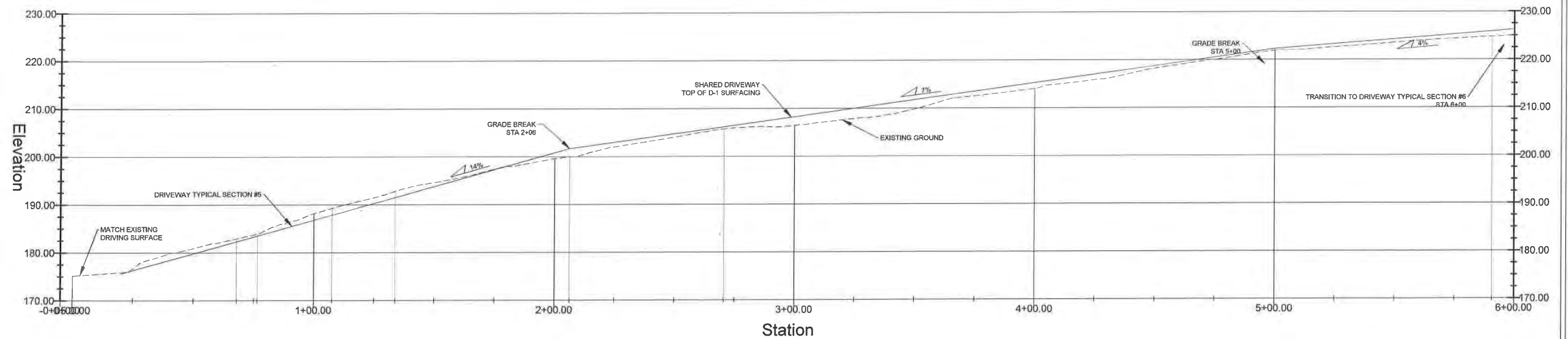
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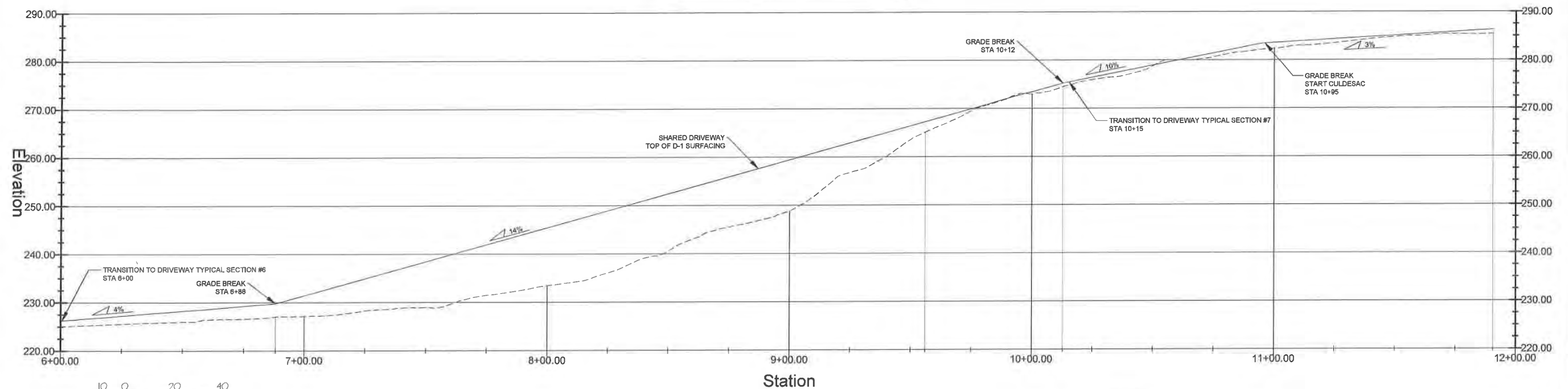
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 PO 032076 JUNEAU, AK 99803

CBJ REVIEW
 APPROVED: _____
 DATE: _____

DRAWN:
 9/9/2021
 SHEET #
 7 / 16



DRIVEWAY B - PROFILE



10 0 20 40
SCALE: 1" = 20'
2X VERTICAL EXAGGERATION
SCALE BASED ON FULL SIZE (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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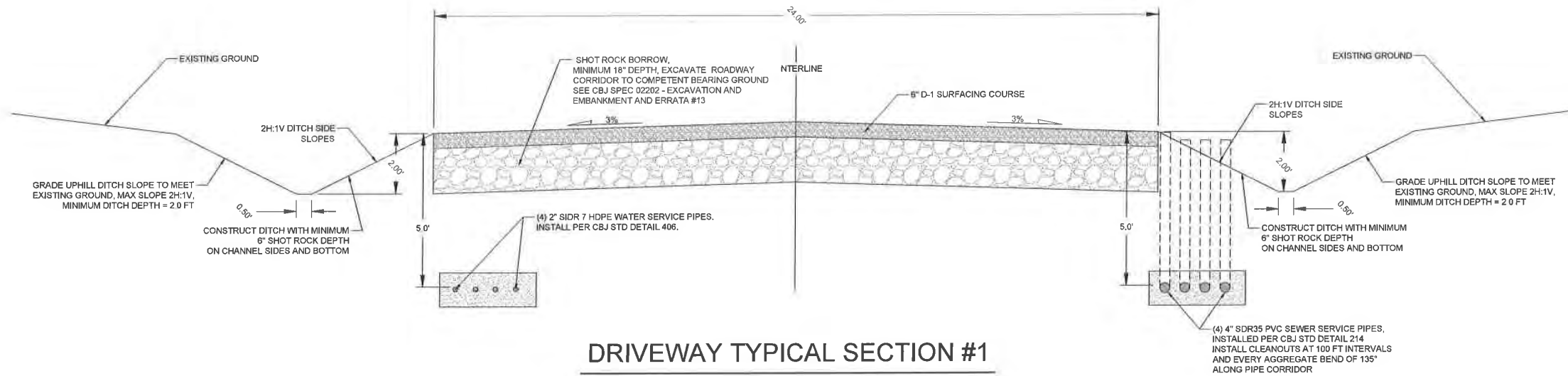
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SHARED DRIVEWAY B
PROFILE

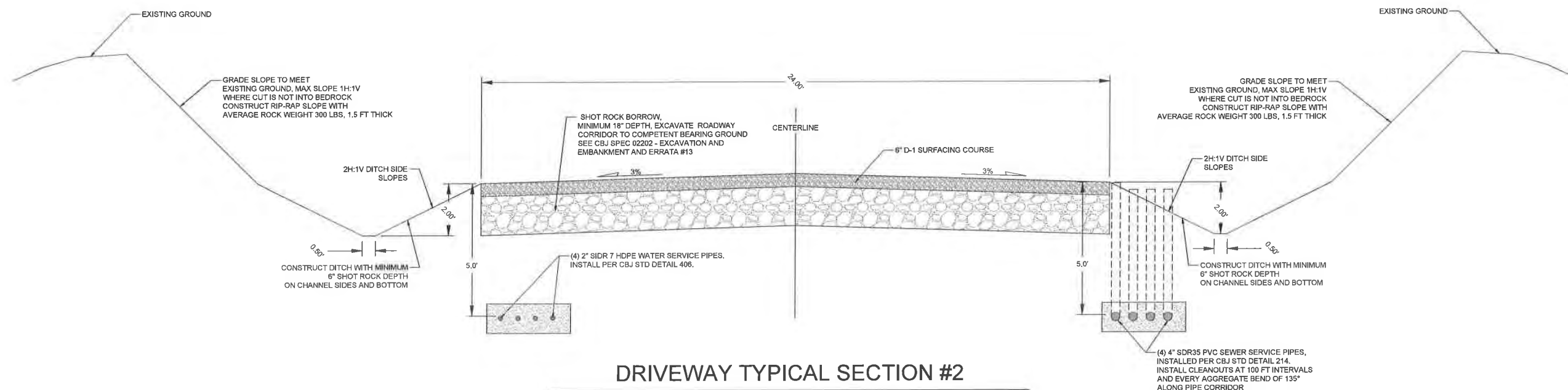
DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
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

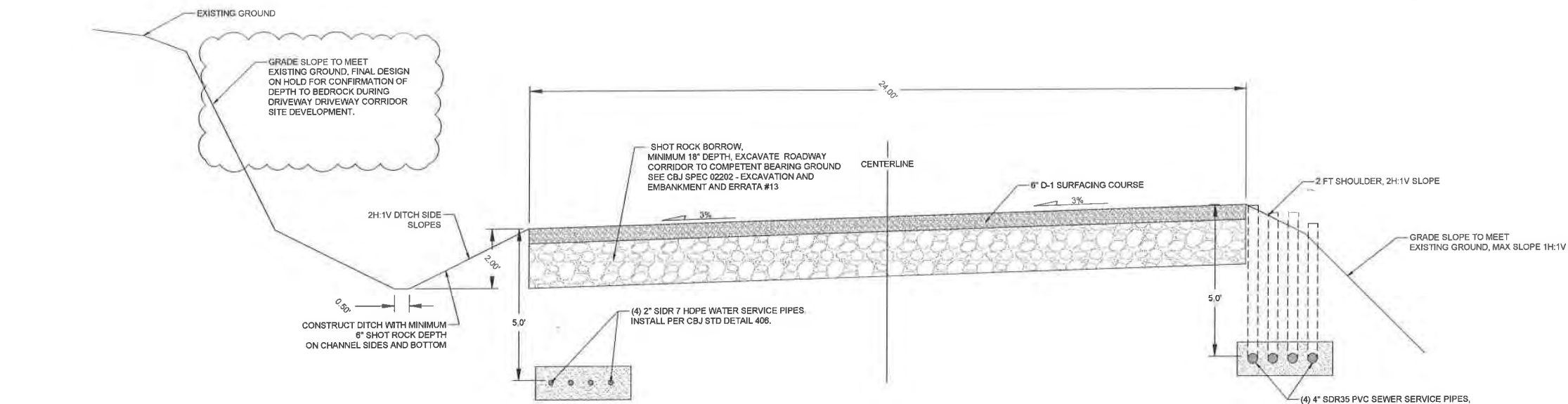
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
 #1 & #2

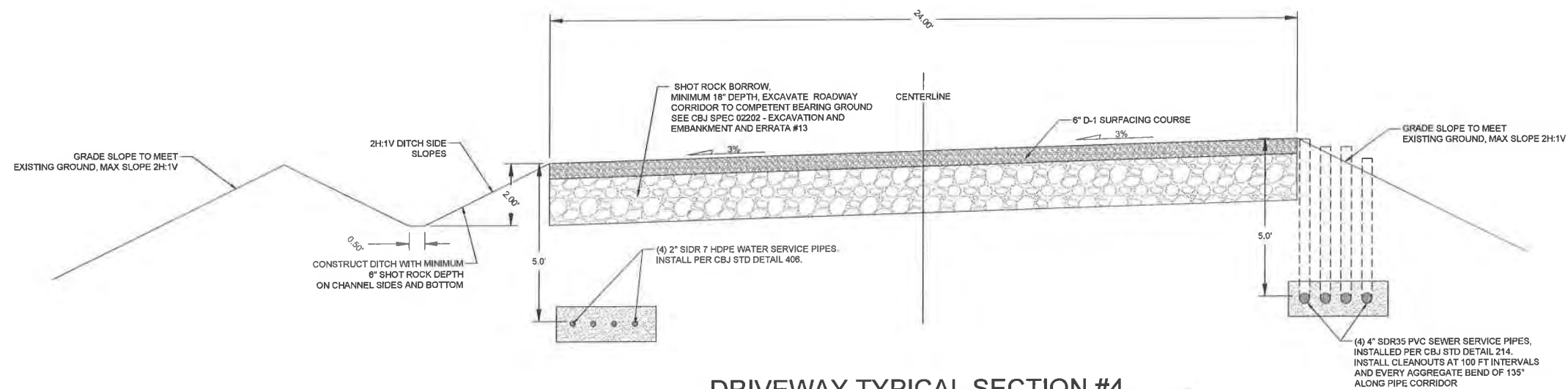
DESIGN COMMISSIONED BY:
 CREATIVE DEVELOPMENT, LLC
 PO 032076 JUNEAU, AK 99803

CBJ REVIEW
 APPROVED: _____
 DATE: _____

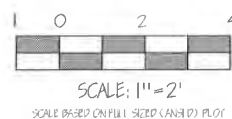
DRAWN:
 9/9/2021
 SHEET #
 9/16



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

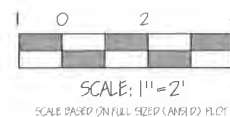
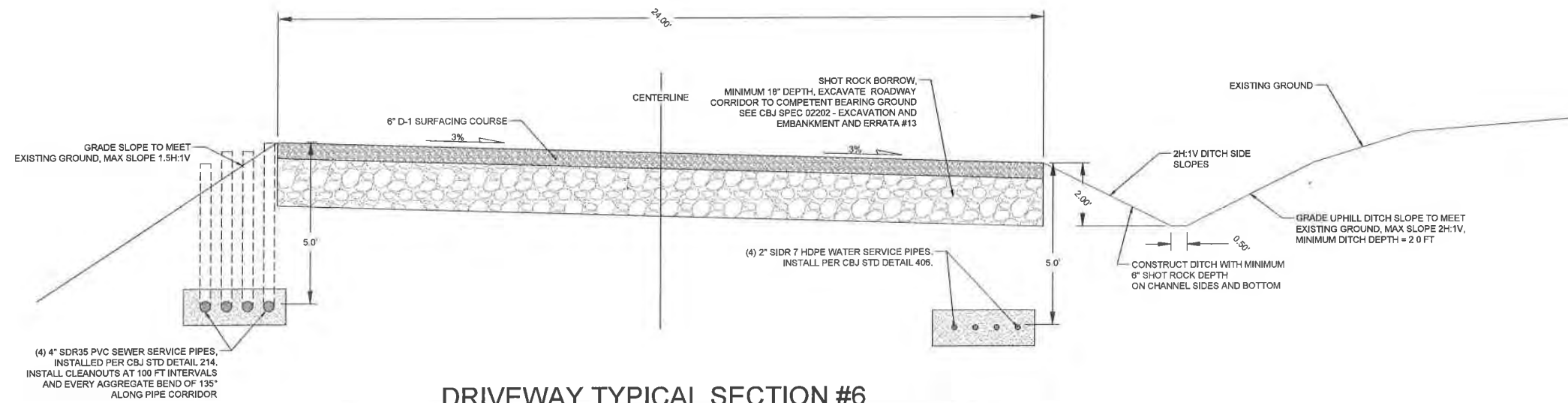
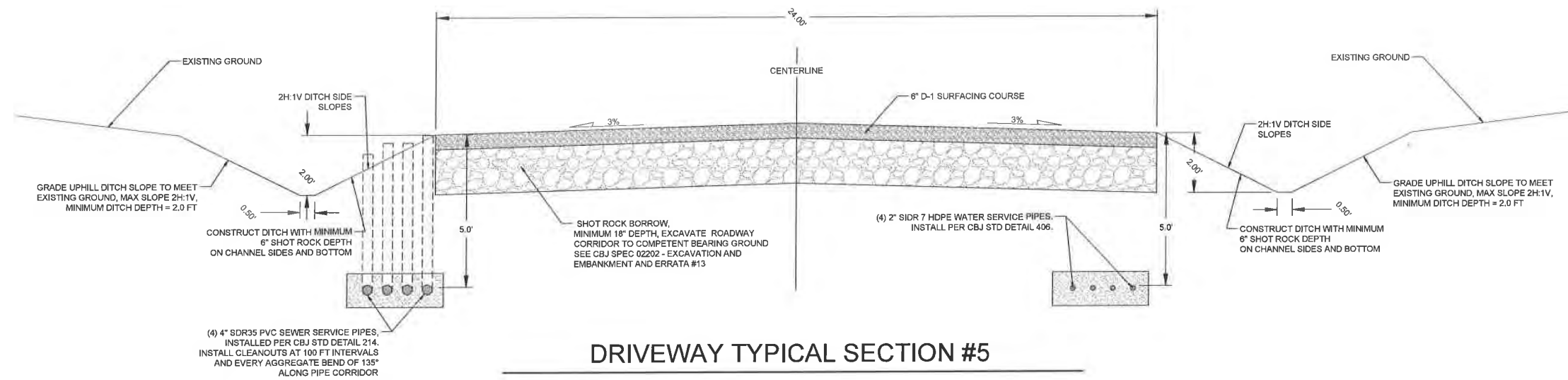
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

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



Gabriel Hayden, P.E.
 hayden@katabaticeng.com
 (907) 866-5579

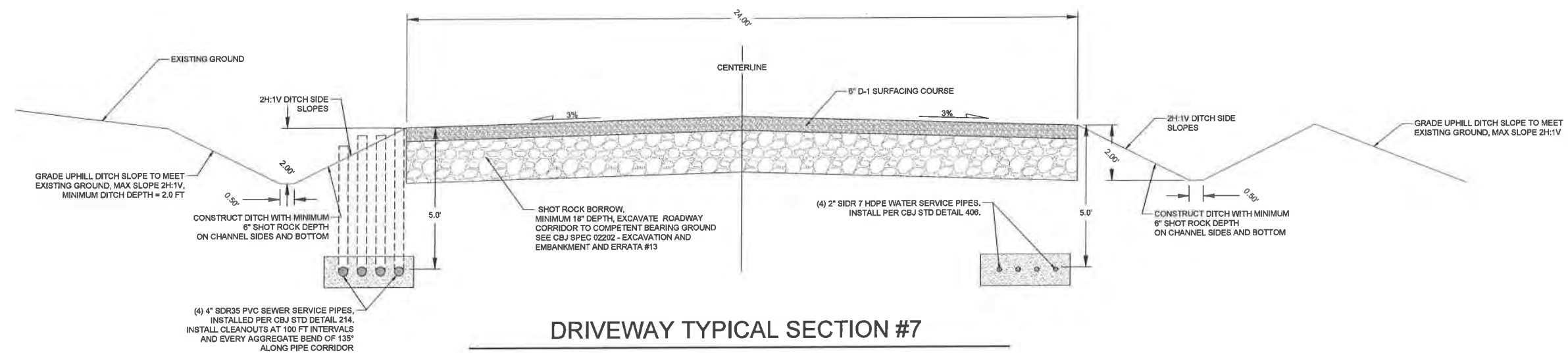
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

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

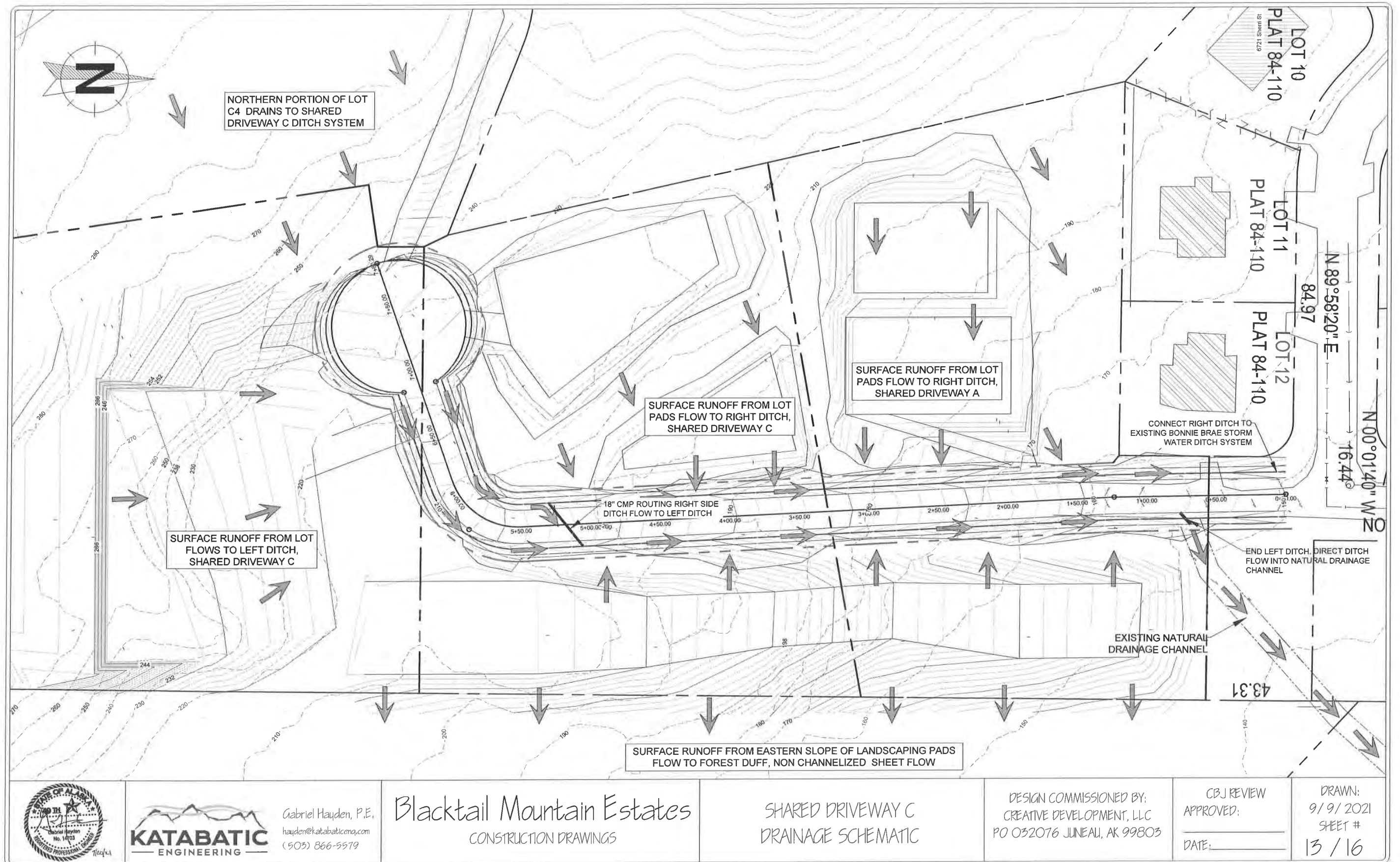
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

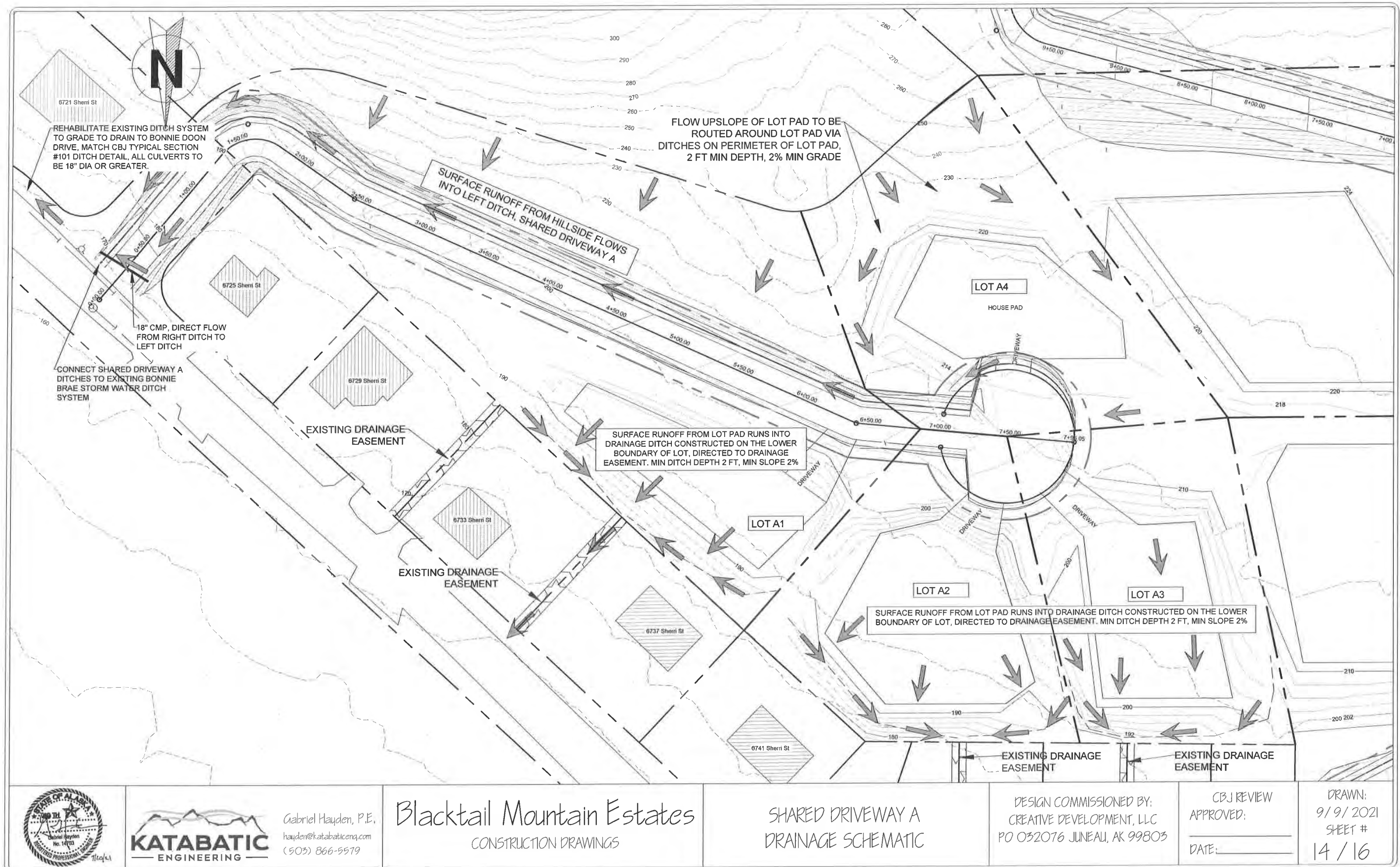
DRIVEWAY TYPICAL SECTIONS
 #7

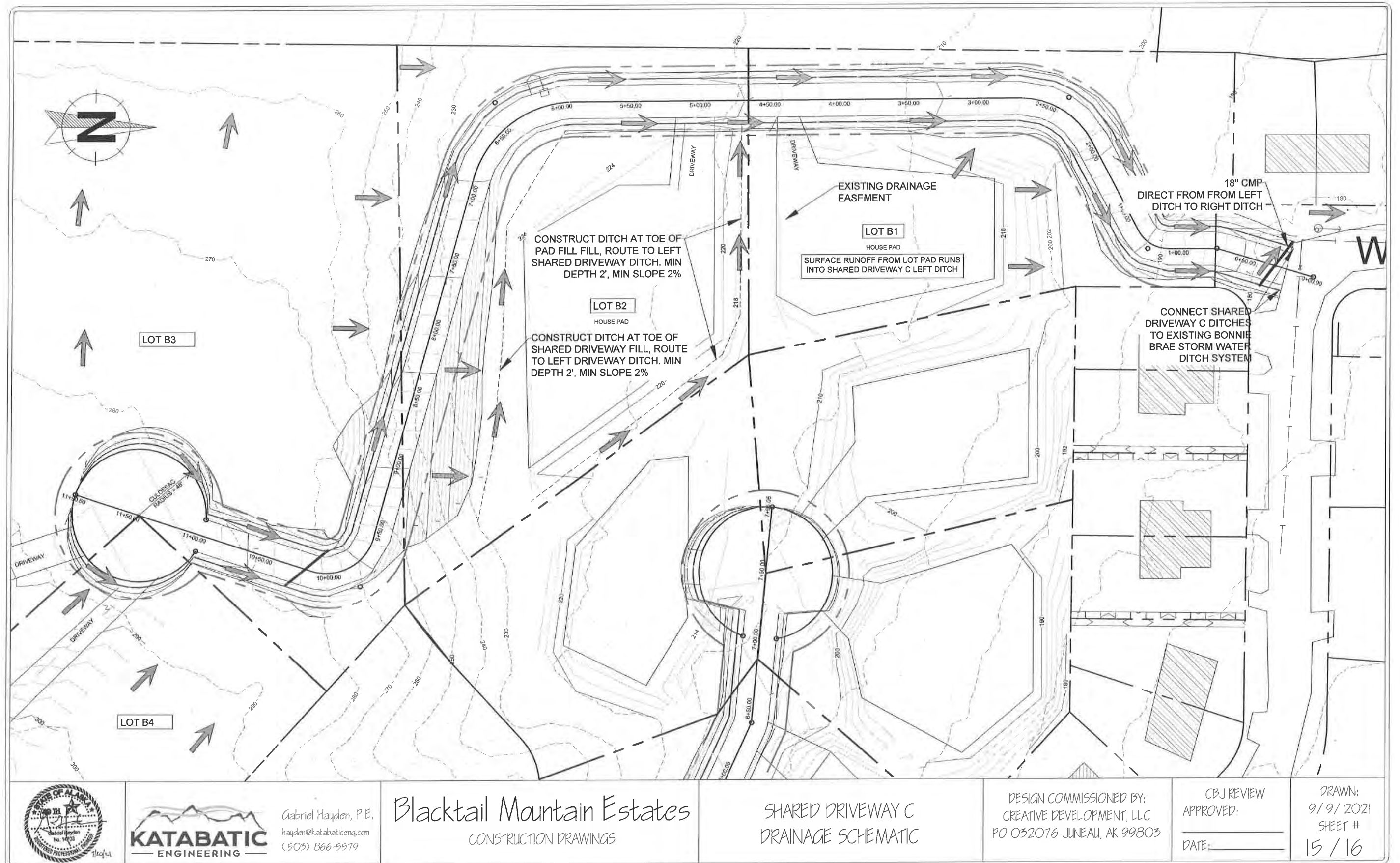
DESIGN COMMISSIONED BY:
 CREATIVE DEVELOPMENT, LLC
 PO 032076 JUNEAU, AK 99803

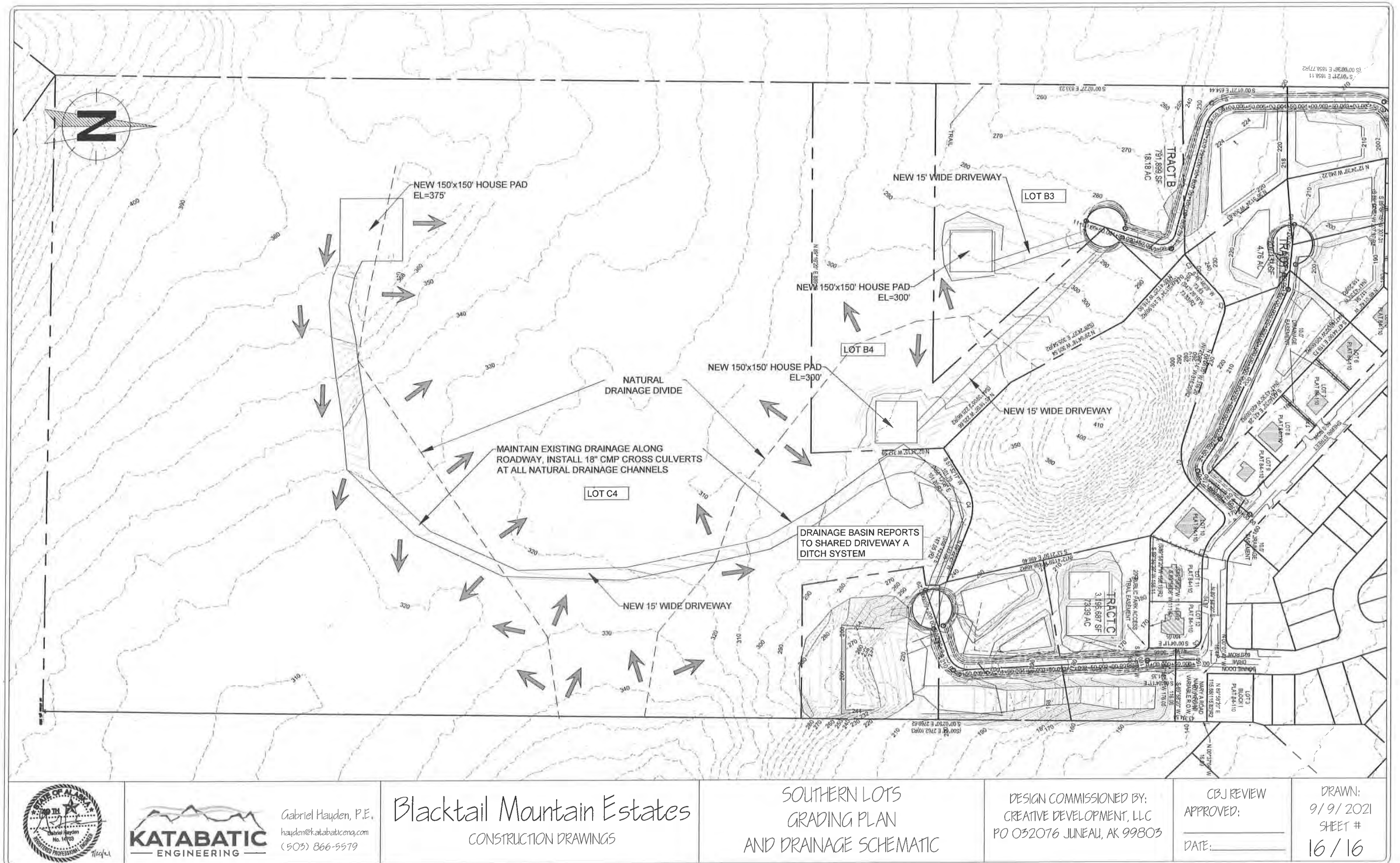
CBJ REVIEW
 APPROVED: _____
 DATE: _____

DRAWN:
 9/9/2021
 SHEET #
 12 / 16









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

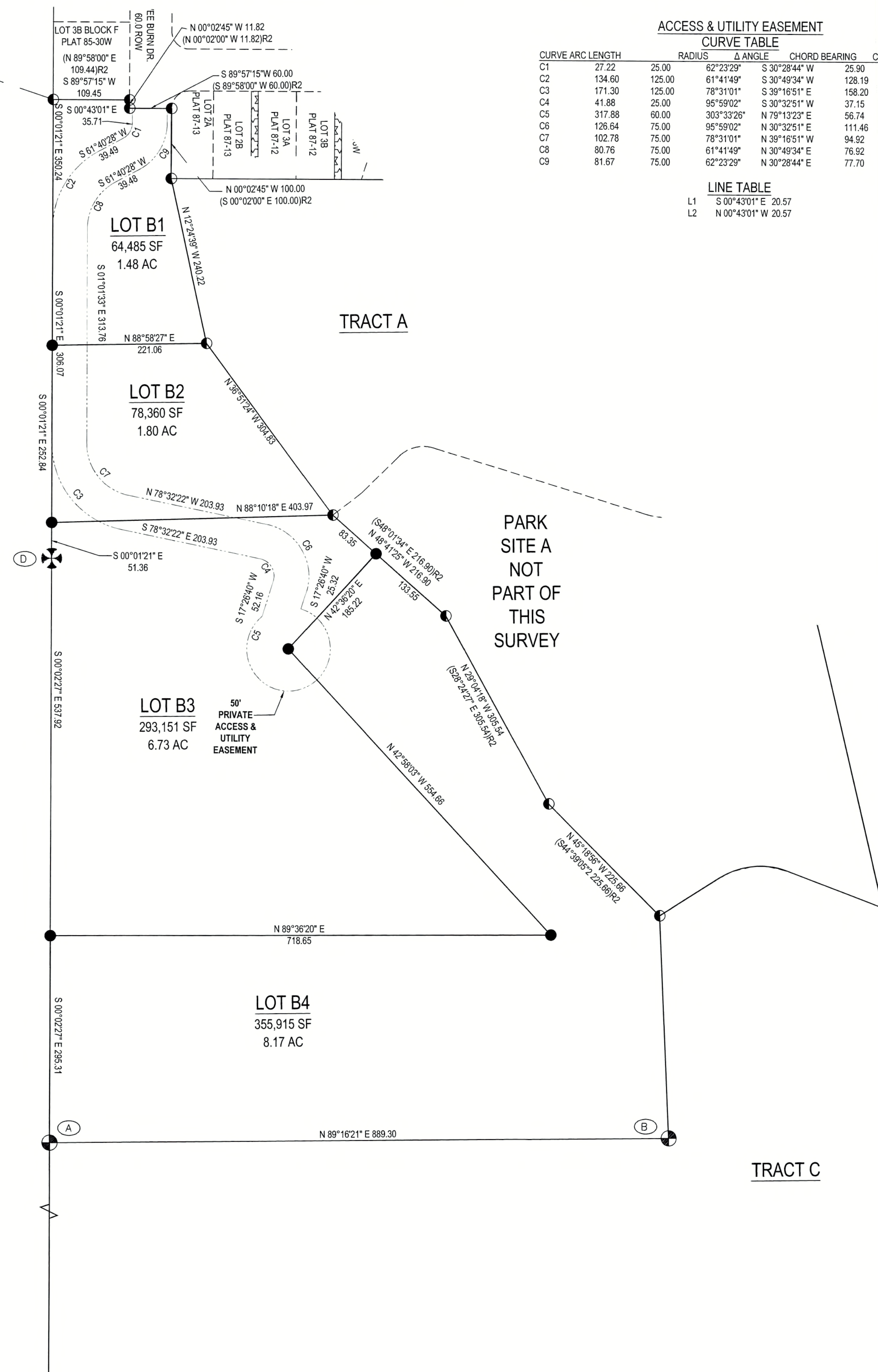
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SOUTHERN LOTS
GRADING PLAN
AND DRAINAGE SCHEMATIC

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

CBJ REVIEW
APPROVED:
DATE:

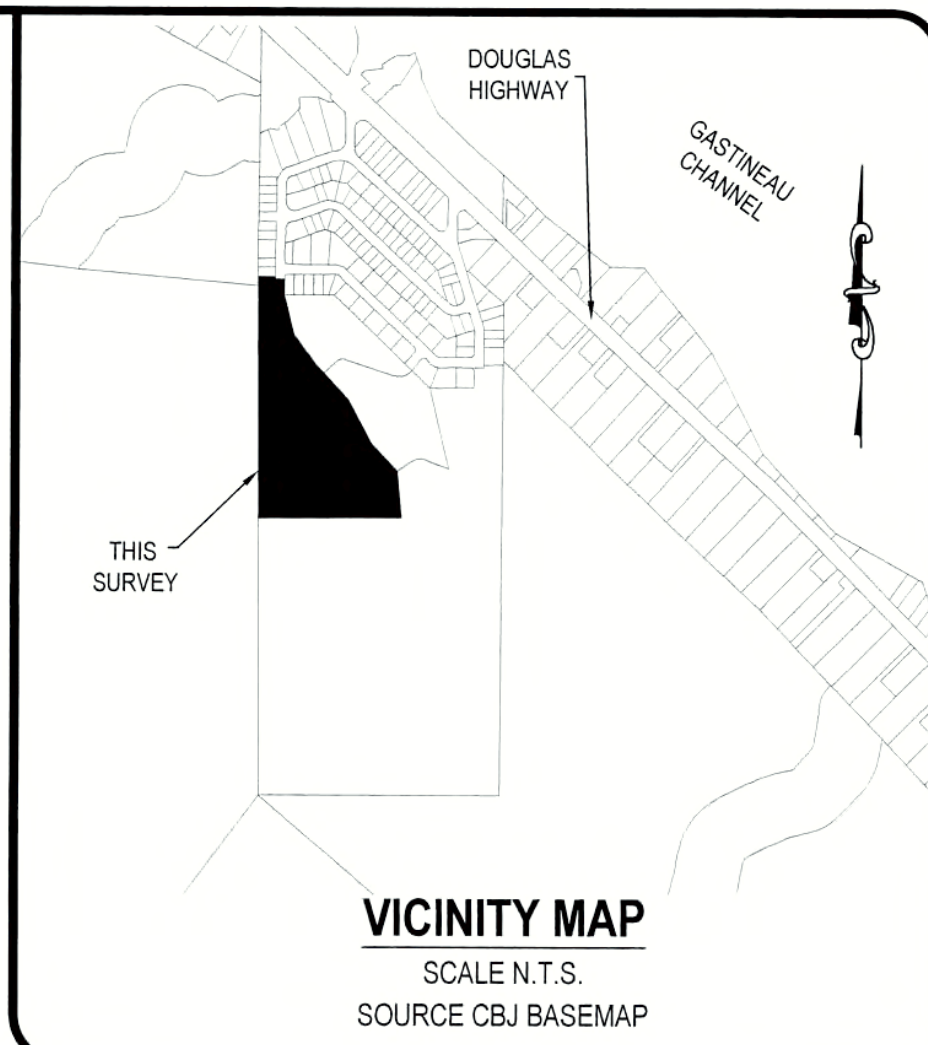
DRAWN:
9/9/2021
SHEET #
16 / 16



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

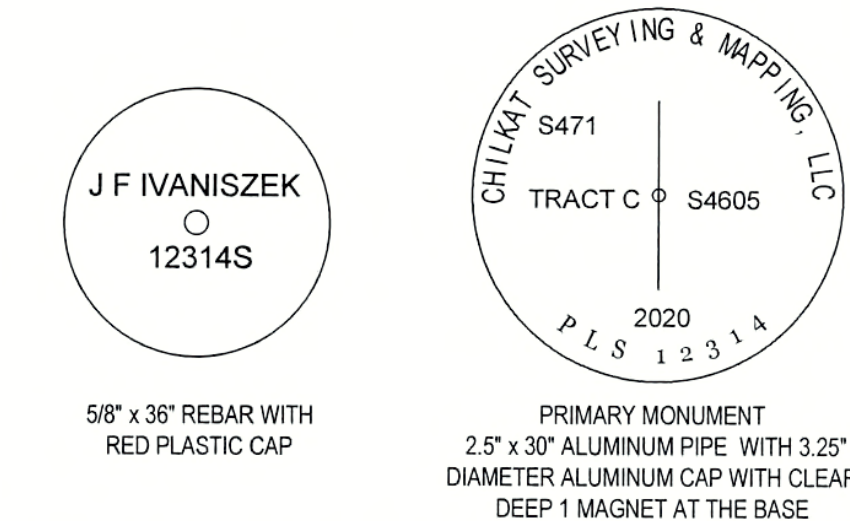
DATED: 28 NOVEMBER 2021



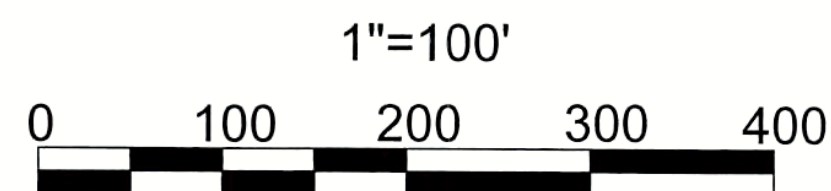
VICINITY MAP
SCALE N.T.S.
SOURCE CBJ BASEMAP

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 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'	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:

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:

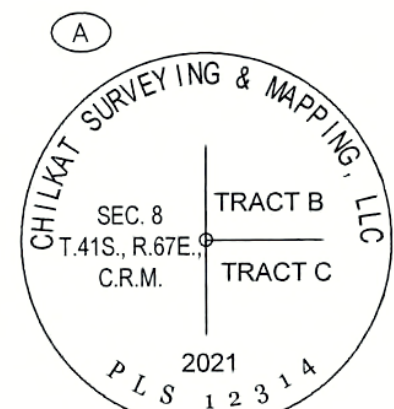
UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

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.

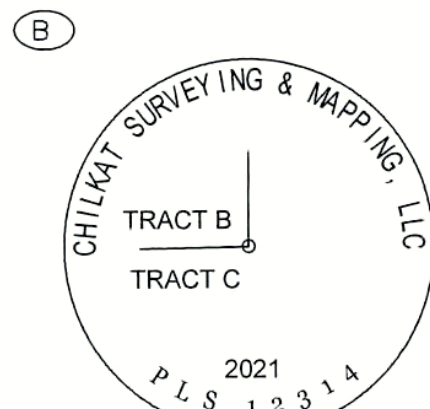
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



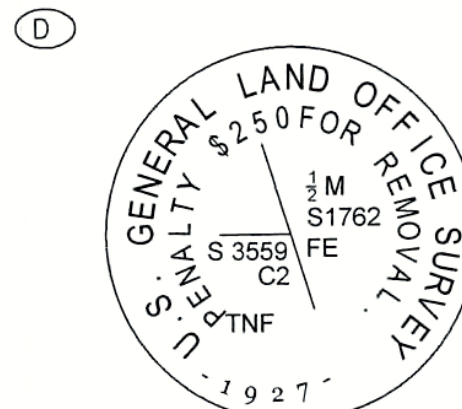
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE



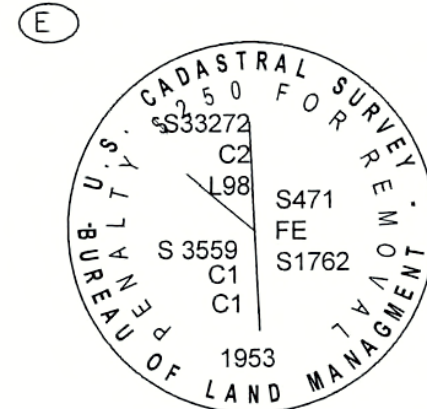
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE



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)
)
)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.

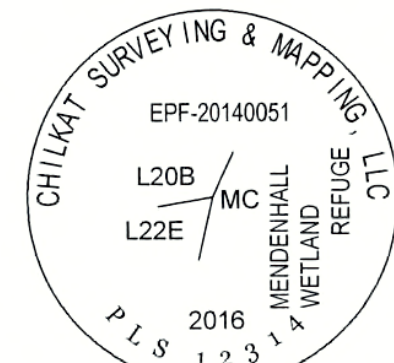
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



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

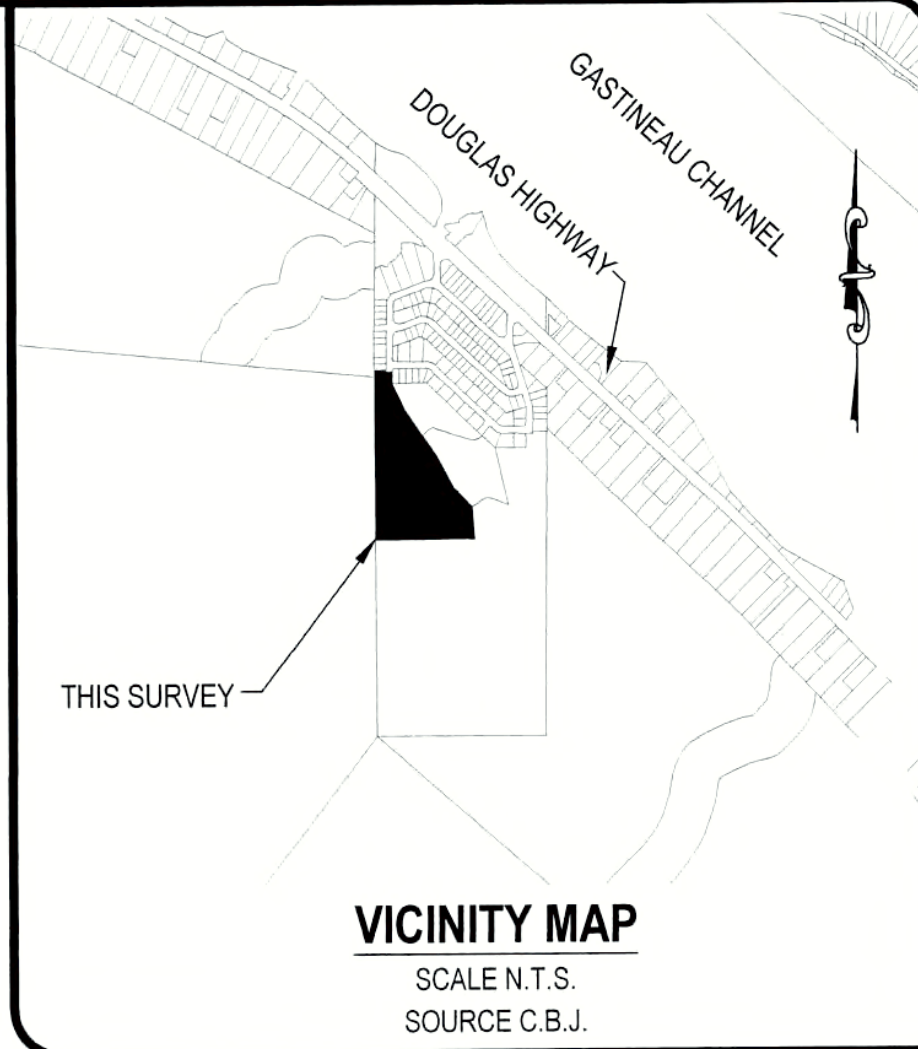
N.T.S.



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



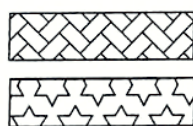
SECONDARY MONUMENT SET THIS SURVEY



MONUMENT IDENTIFIER

PROPERTY LINES

UNSURVEYED LINES



10' ACCESS EASEMENT CREATED THIS PLAT

(N 45°11' W)R1

DRAINAGE EASEMENT PLAT 84-110

(N45°04'15" W)R2

RECORD INFORMATION FROM US SURVEY 471

(S 00°04'E)R3

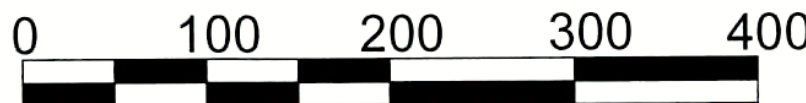
RECORD INFORMATION FROM PLAT No. 84-110

(N 89°16'20" E)R4

RECORD INFORMATION FROM US SURVEY 4605

RECORD INFORMATION FROM PLAT No. 2021-32

1"=100'



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

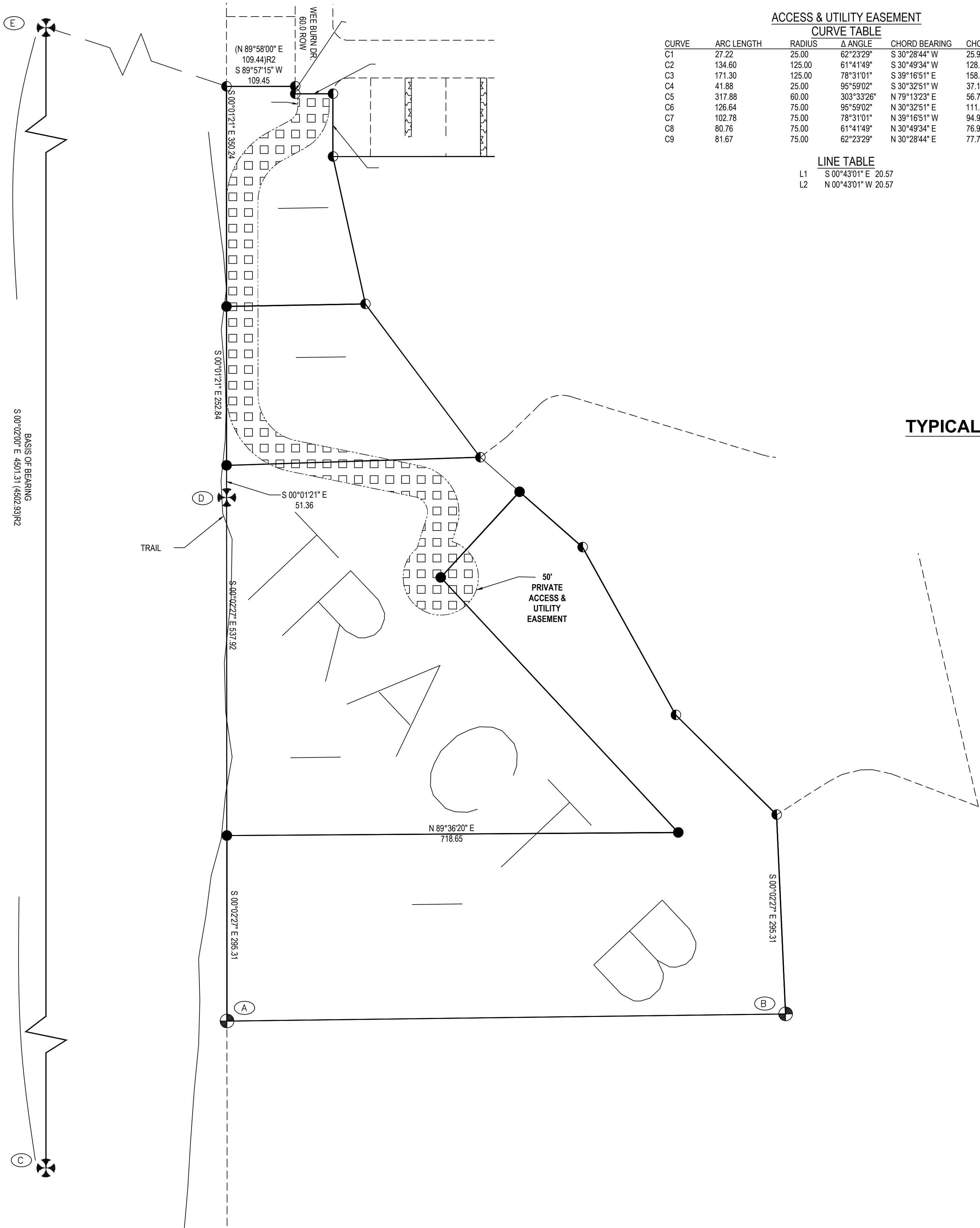
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

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

J F IVANISZEK
12314S

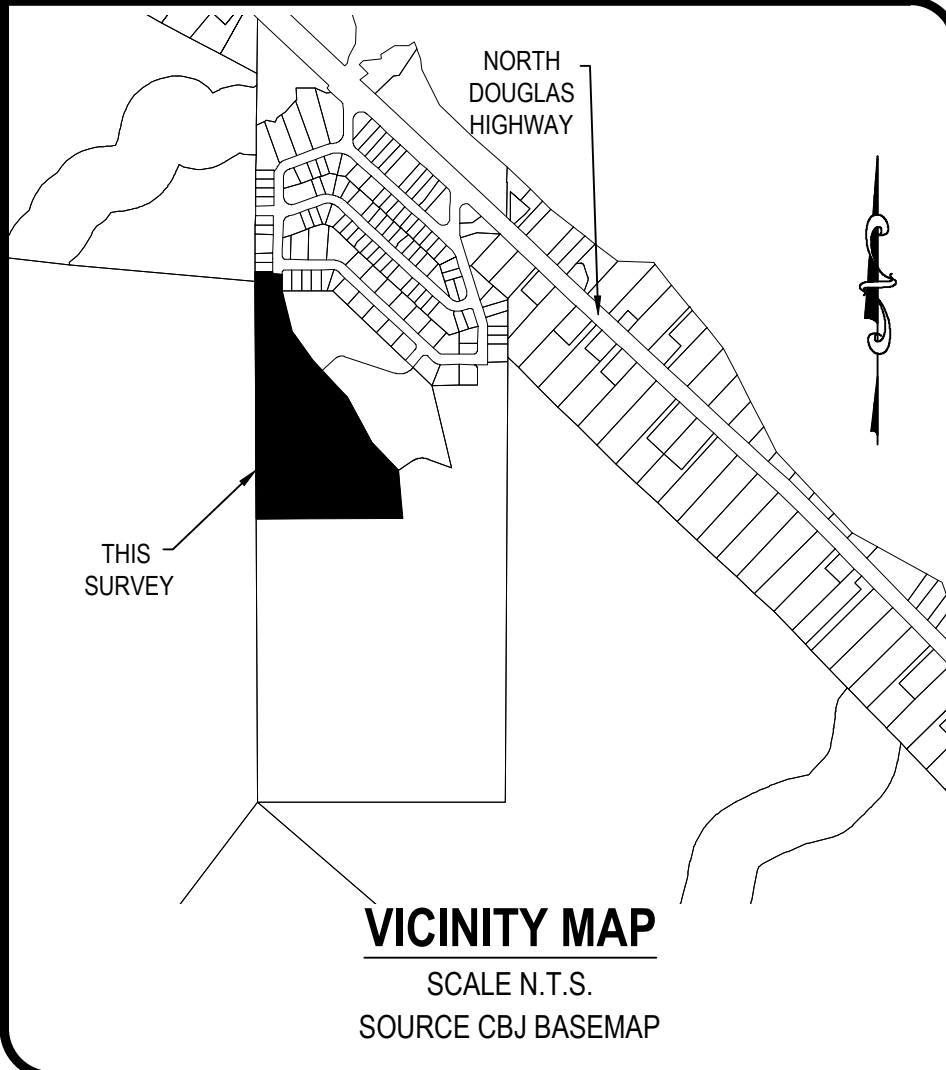
5/8" x 36" REBAR WITH
RED PLASTIC CAP

TYPICAL SET MONUMENT DETAIL
N.T.S.

SURVEYOR'S CERTIFICATE

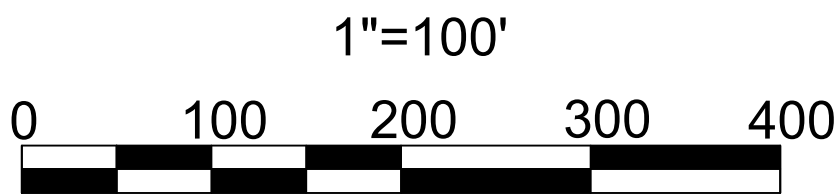
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH 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:

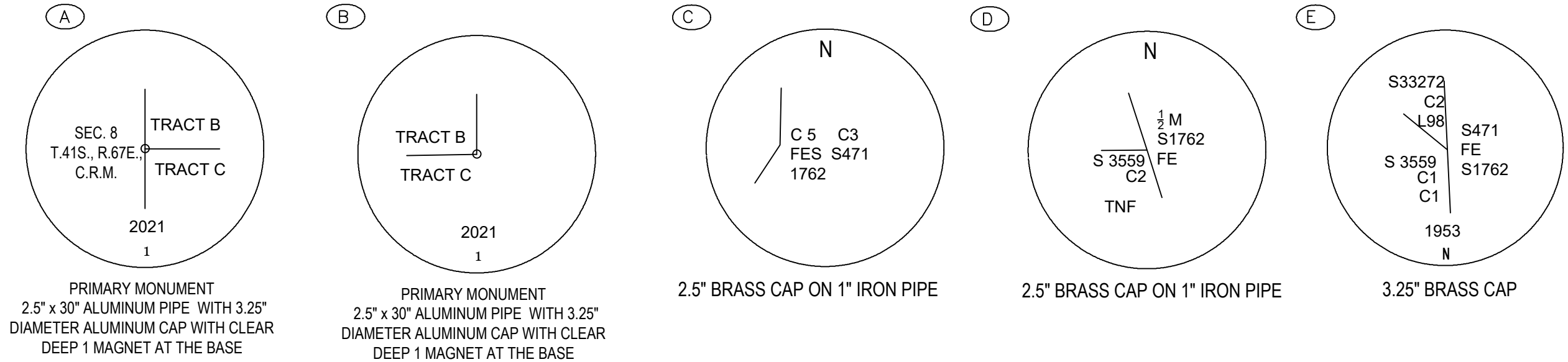
UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

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: _____



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

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:



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

TYPICAL SET MONUMENT DETAIL

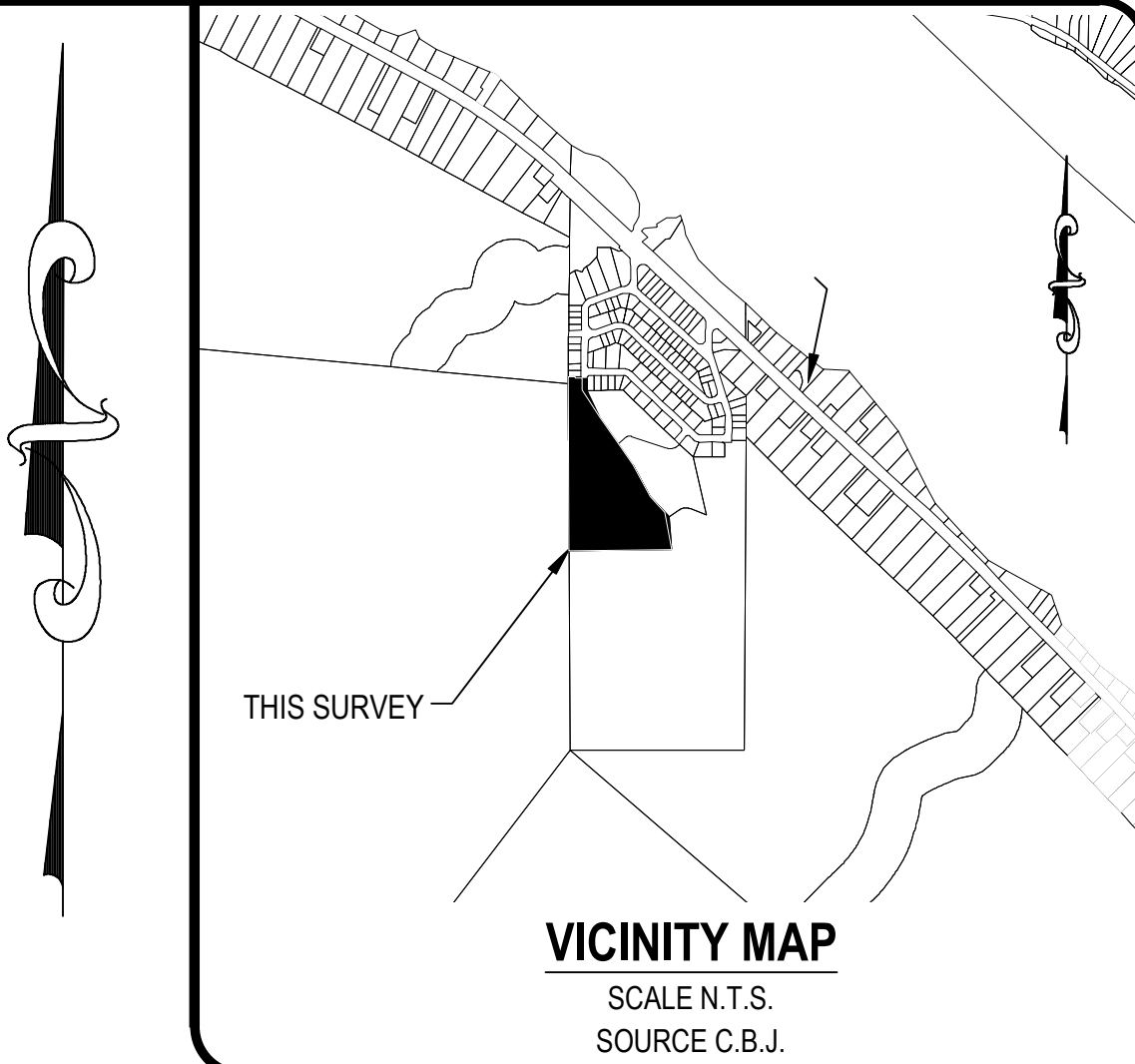
N.T.S.



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



VICINITY MAP

SCALE N.T.S.
SOURCE C.B.J.

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:
 - 2" water to each tract
 - 4" sewer to each tract
 - 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

Fostering excellence in development for this generation and the next.

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:
 - Ongoing access to the neighborhood park.
 - CBJ Parks and Recreation Department access.
 - 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, etc.) A fraction of U.S. Survey 471		
	Parcel Number(s) # 600801110010		
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> 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> Landowner/Lessee Signature		2/18/20 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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

MB 2020-0008

Intake Initials

LEC

Date Received

2/18/20

Attachment B - Notice of Decision for SMP2021 0008



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.

To be completed by Applicant	PROJECT SUMMARY	
	Number of Existing Parcels <u>1</u> Total Land Area <u>91 acres</u> Number of Resulting Parcels <u>3</u>	
	HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS <input checked="" type="radio"/> NO <input type="radio"/> YES Case Number _____	
	TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED	
	MINOR DEVELOPMENT (changing or creating 13 or fewer lots) <ul style="list-style-type: none"> <input checked="" type="radio"/> Preliminary Plat (MIP) <input type="radio"/> Final Plat (MIF) <input type="radio"/> Panhandle Subdivision <input type="radio"/> Accretion Survey <input type="radio"/> Boundary Adjustment <input type="radio"/> Lot Consolidation (SLC) <input type="radio"/> Bungalow Lot Subdivision <input type="radio"/> Common Wall/Zero Lot Subdivision <input type="radio"/> Other _____ 	MAJOR DEVELOPMENT (changing or creating 14 or more lots) <ul style="list-style-type: none"> <input type="radio"/> Preliminary Plat (SMP) <input type="radio"/> Final Plat (SMF) <input type="radio"/> Preliminary Development Plan – PUD (PDP) <input type="radio"/> Final Development Plan – PUD (PDF) Preliminary <input type="radio"/> Development Plan – ARS (ARP) Final <input type="radio"/> Development Plan – ARS (ARF) <input type="radio"/> Bungalow Lot Subdivision <input type="radio"/> Common Wall/Zero Lot Subdivision <input type="radio"/> Other _____
ALL REQUIRED DOCUMENTS ATTACHED		
<input checked="" type="checkbox"/> Pre-application conference notes <input checked="" type="checkbox"/> Narrative including: <ul style="list-style-type: none"> <input type="checkbox"/> Legal description(s) of property to be subdivided <input type="checkbox"/> Existing structures on the land <input type="checkbox"/> Zoning district <input type="checkbox"/> Density <input type="checkbox"/> Access <input type="checkbox"/> Current and proposed use of any structures <input type="checkbox"/> Utilities available <input type="checkbox"/> Unique characteristics of the land or structure(s) 		
<input checked="" type="checkbox"/> 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> LEC
-------------------------------------	---



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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Application, filled out completely | <input type="checkbox"/> Application fee (see fee schedule) |
| <input checked="" type="checkbox"/> Project Narrative | <input checked="" type="checkbox"/> Five (5) – 24" by 36" Copies |
| <input checked="" type="checkbox"/> Pre-application Conference Report | <input type="checkbox"/> Lot Closure Report |
| <input checked="" type="checkbox"/> Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document. | |
| <input checked="" type="checkbox"/> 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

FEB 18 2020

RECEIVED

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

Revised 01/29/18

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.

- 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.

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

2/10/20

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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ORICA DESIGN BRIEF

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

	1575	9510	1485	1460	1475	1410	1452	1477	1502	1527	1552	1577
	1451	1426	1401	1376	1351	1326	1306	1293	1418	1443	1468	1493
	1367	1342	1317	1292	1267	1242	1224	1309	1334	1359	1384	1409
	1293	1258	1233	1208	1183	1158	1200	1225	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
	156	125	100	75	50	25	67	92	117	142	167	192

1 ← 44' AVE
 SK Booster
 XXXX

SIZE

8'x8' O+S

3 1/2" Hole Dim.

44' AVE Dep.

192 Holes

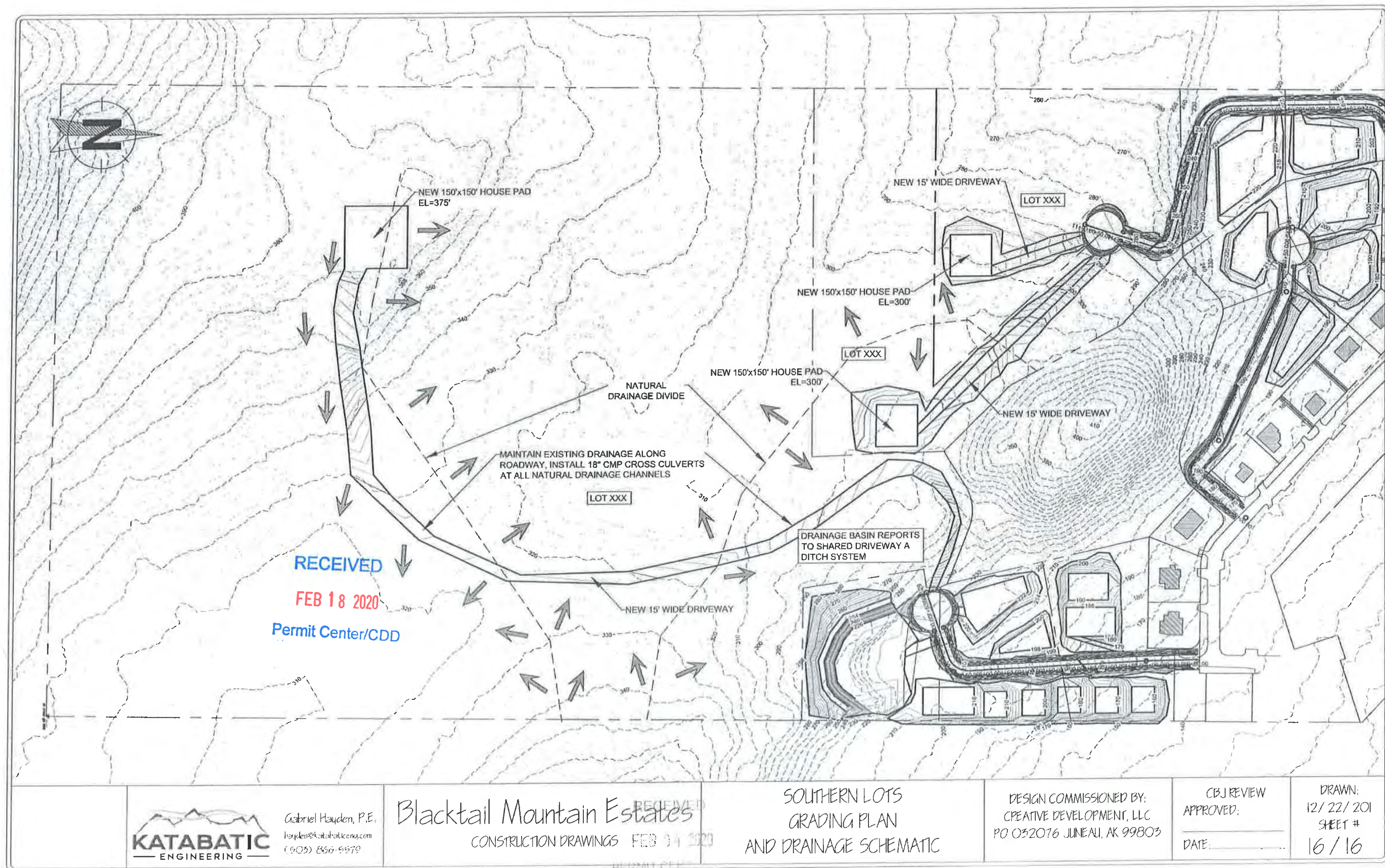
20000 cu. yd.

P.W. Fac. 1.3 per cu yd

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Gabriel Hayden, P.E.
hayden@katabaticeng.com
(905) 856-9979

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

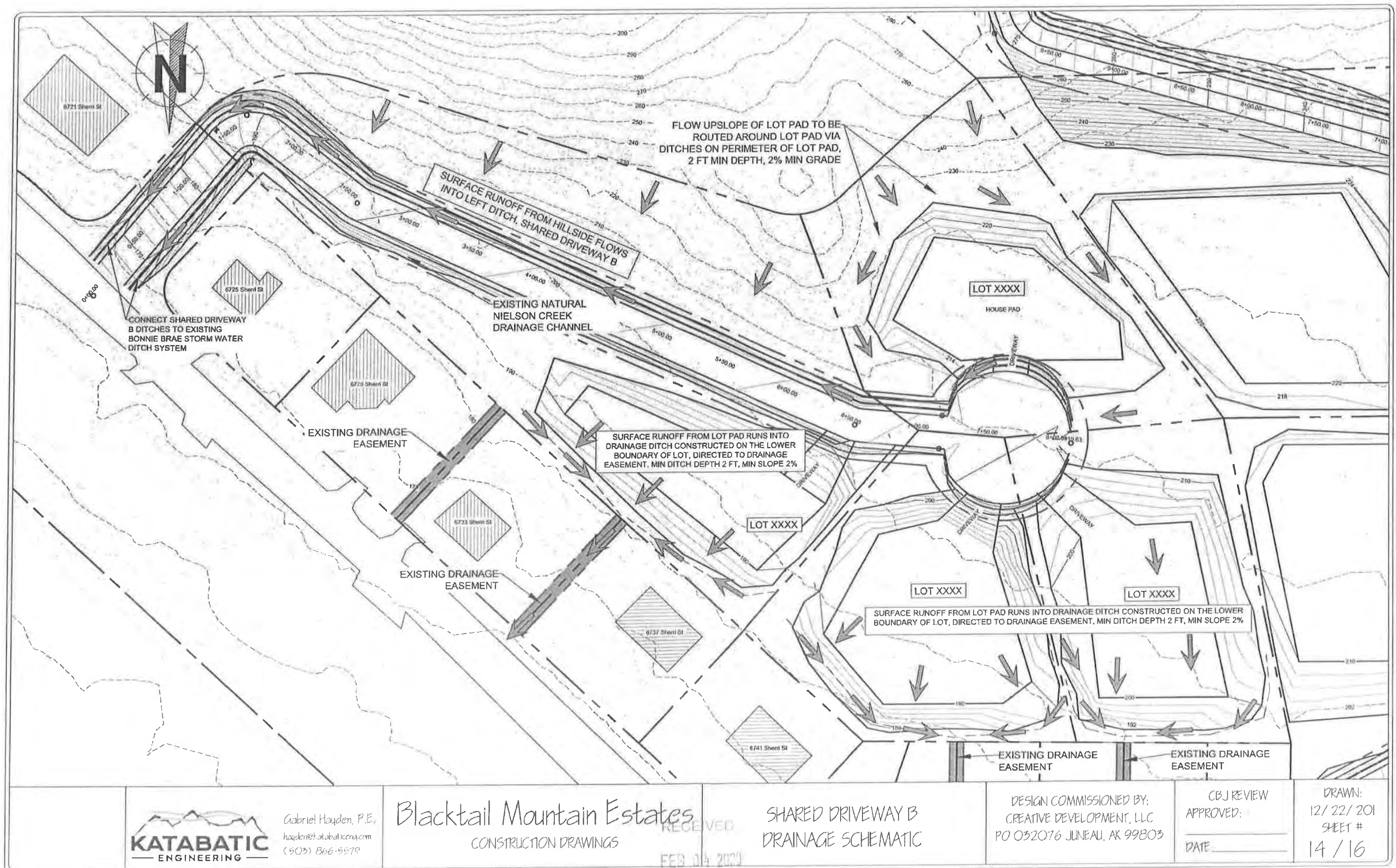
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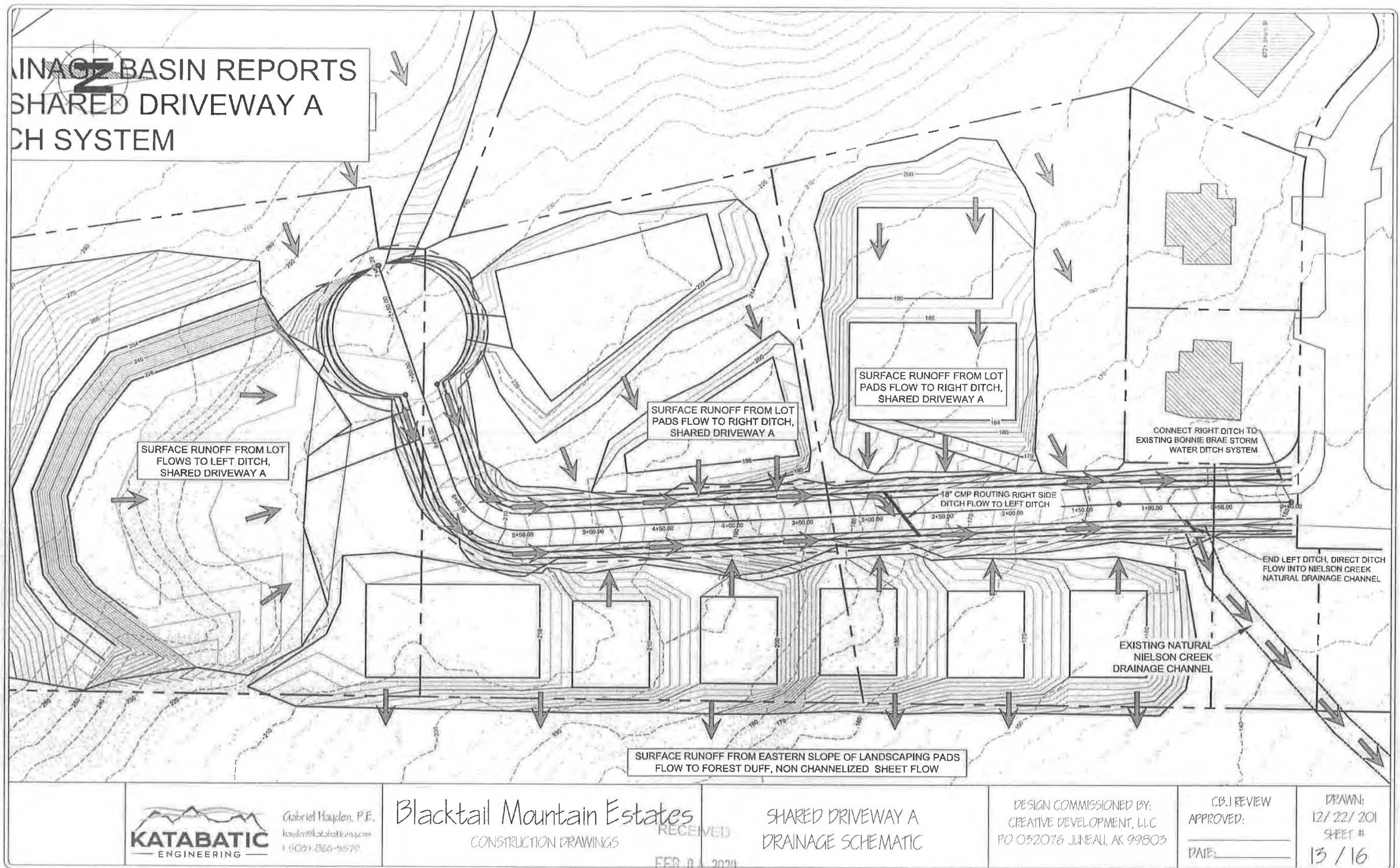
SOUTHERN LOTS
GRADING PLAN
AND DRAINAGE SCHEMATIC

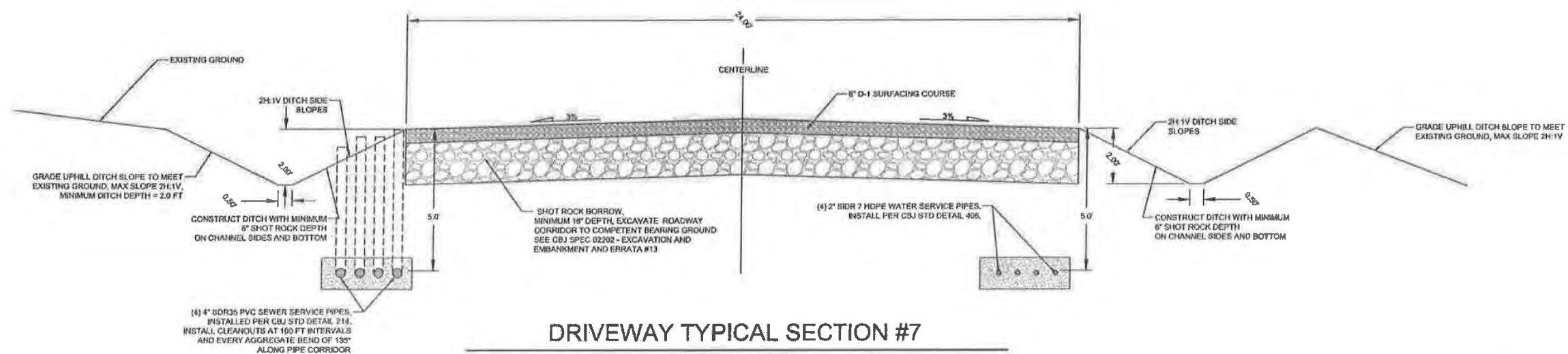
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CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED: _____
DATE: _____

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SHEET #
16/16







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

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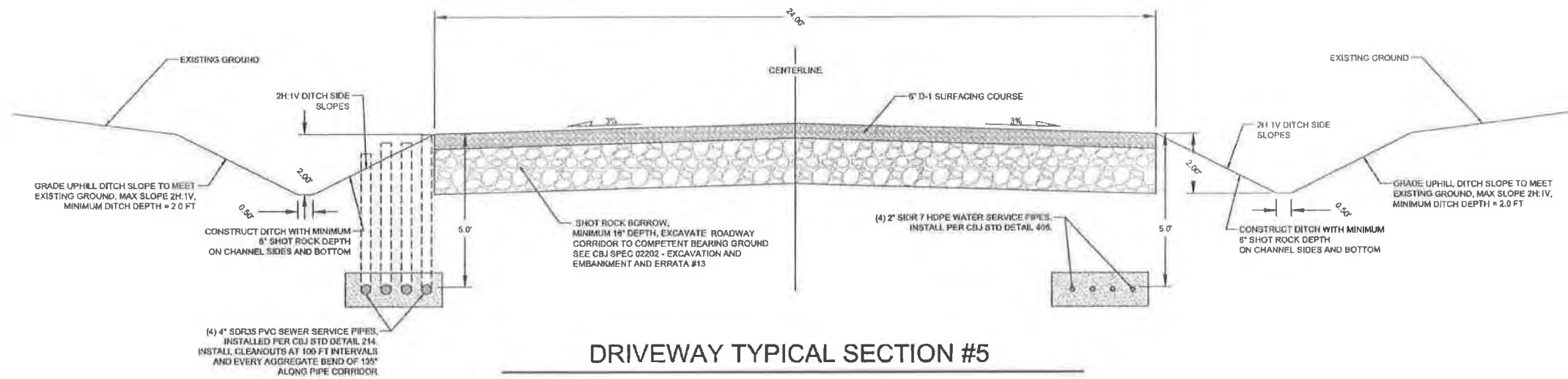
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
 #7

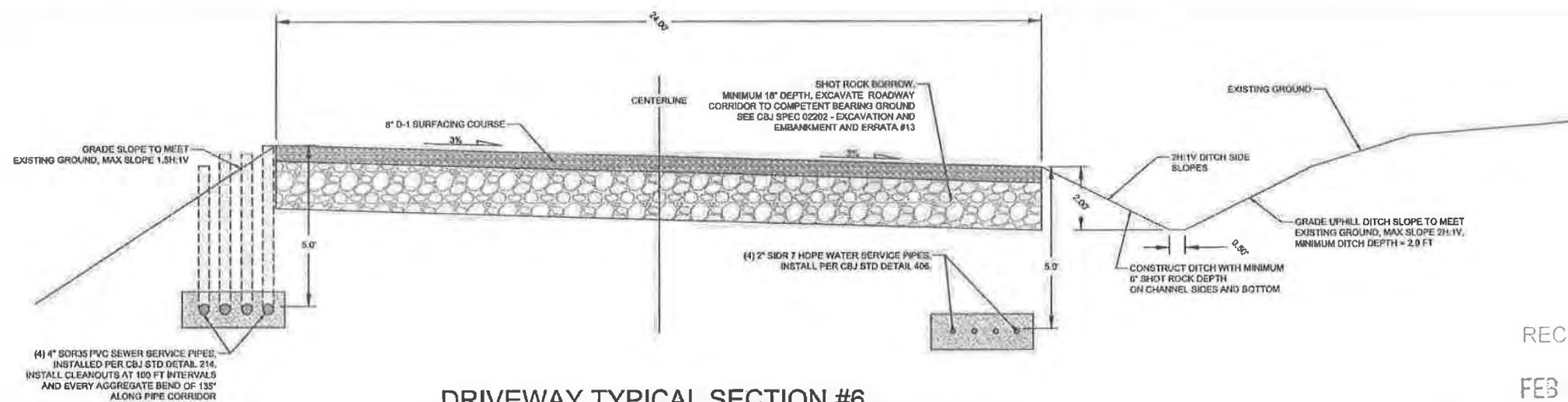
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 12/16



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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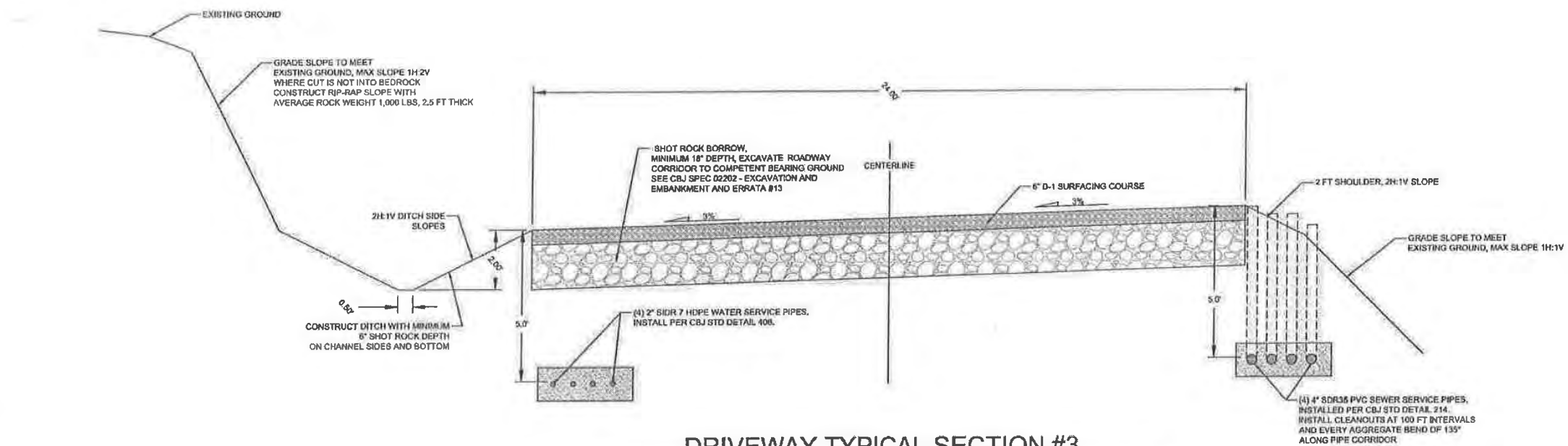
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
 #5 & #6

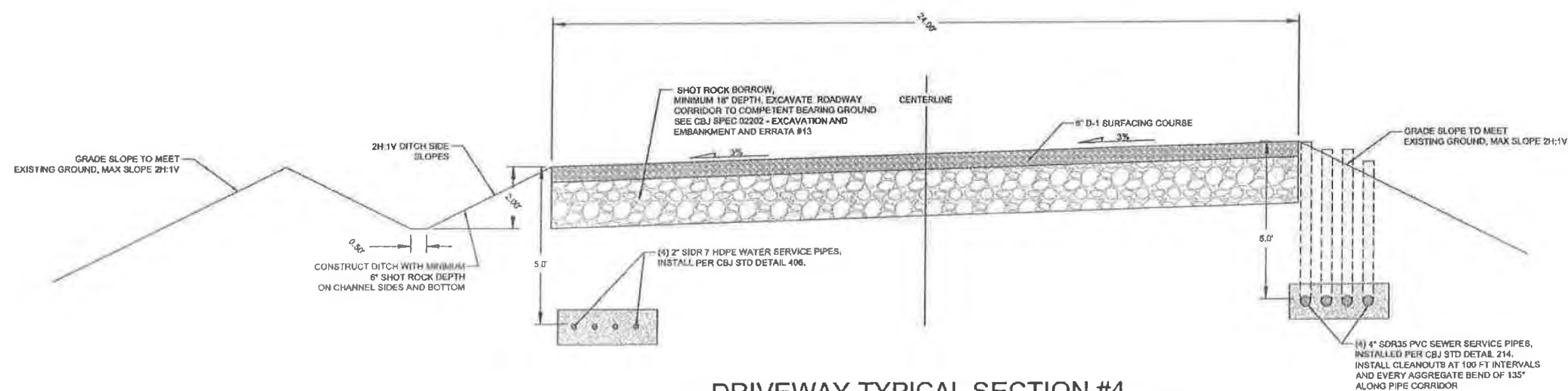
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DRIVEWAY TYPICAL SECTION #3
SHARED DRIVEWAY B - STA 1+44 TO STA 2+50



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

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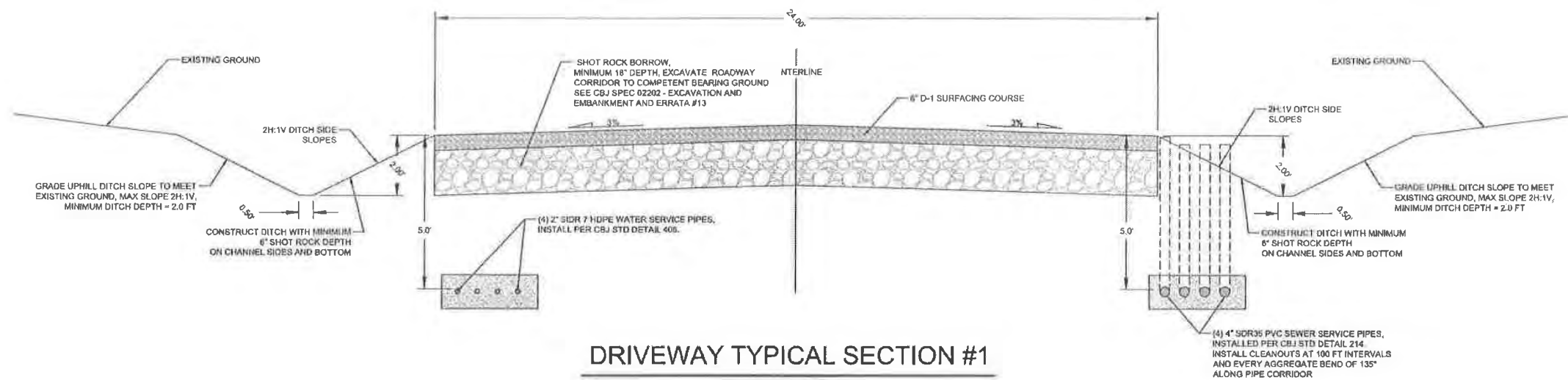
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
#3 & #4

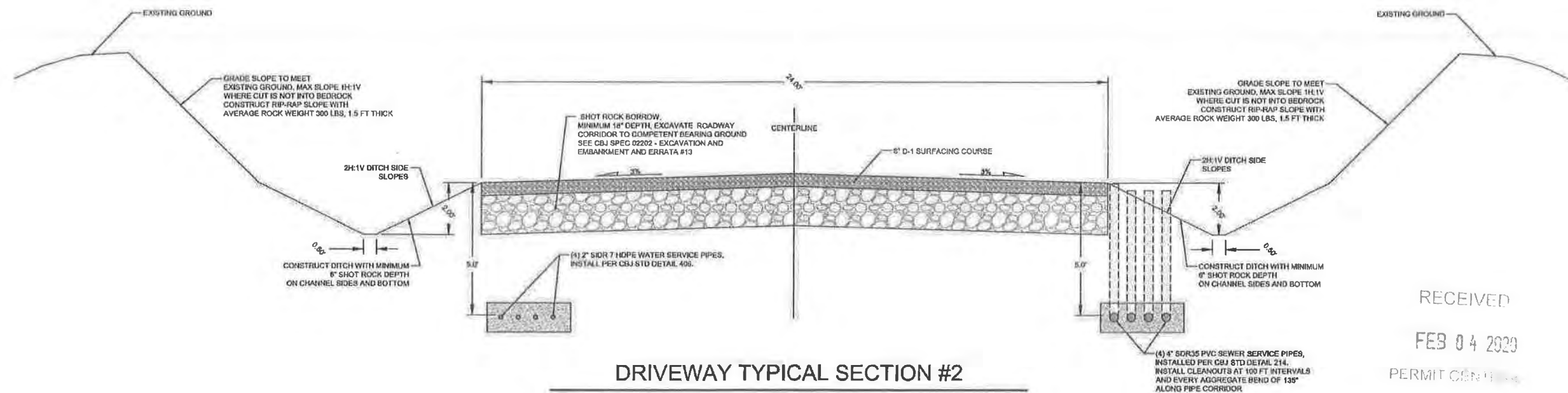
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DATE: _____

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DRIVEWAY TYPICAL SECTION #1
SHARED DRIVEWAY A



DRIVEWAY TYPICAL SECTION #2
SHARED DRIVEWAY B - START TO STA 1+44

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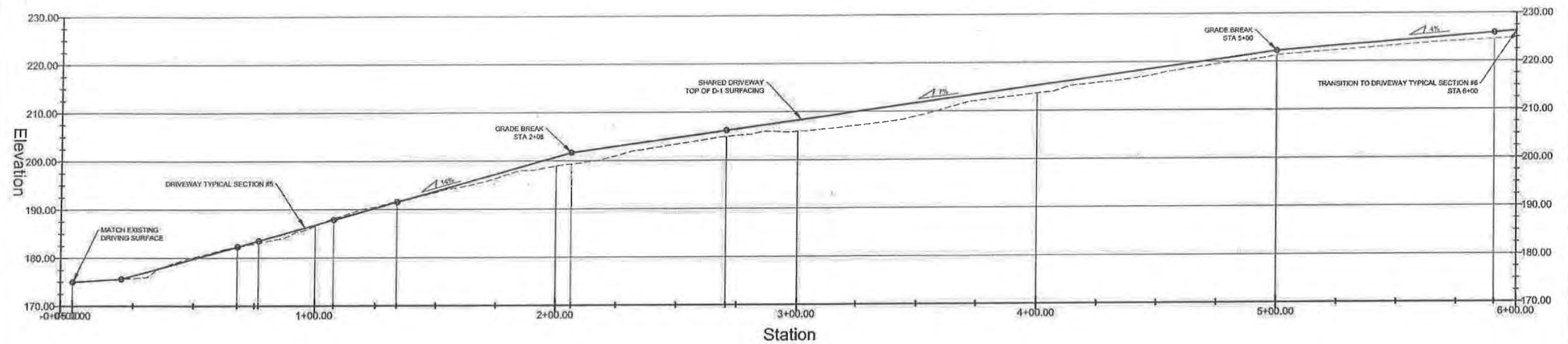
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
#1 & #2

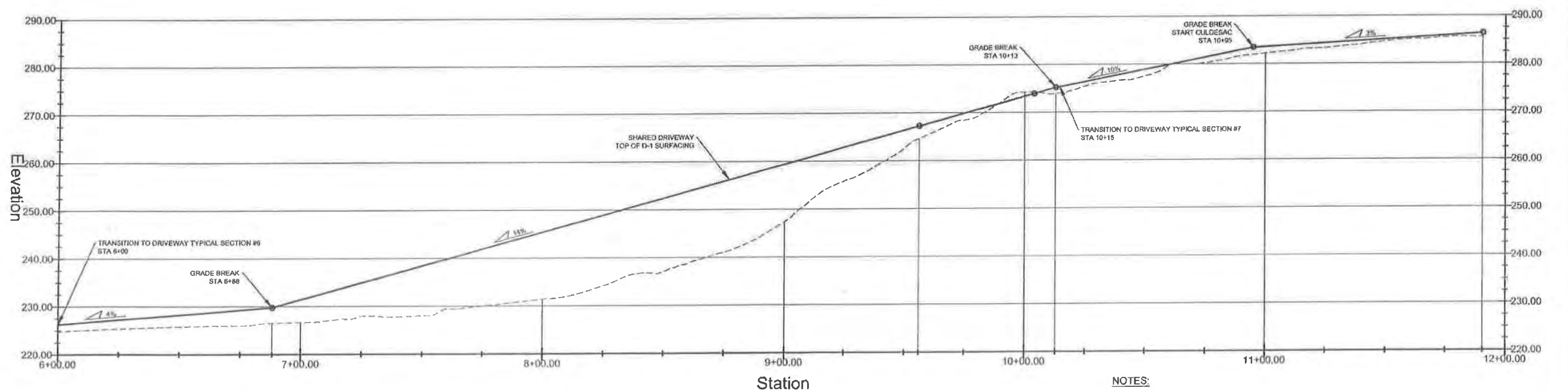
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CBJ REVIEW
APPROVED: _____
DATE: _____

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12/22/201
SHEET #
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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Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

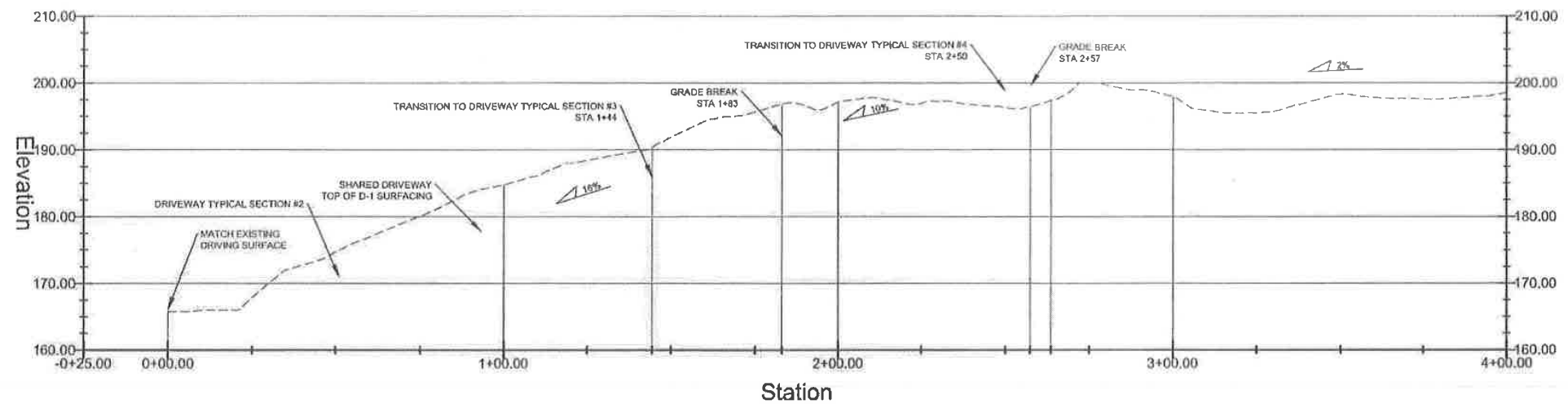
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SHARED DRIVEWAY C
PROFILE

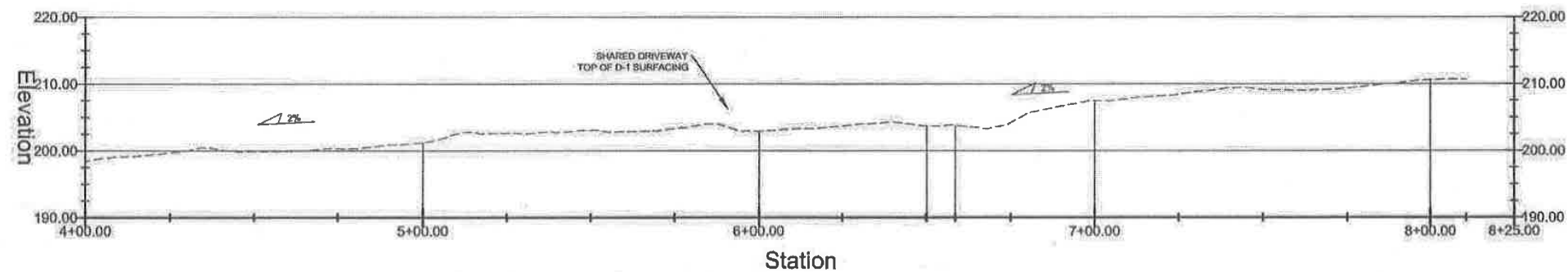
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DRIVEWAY B - PROFILE



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

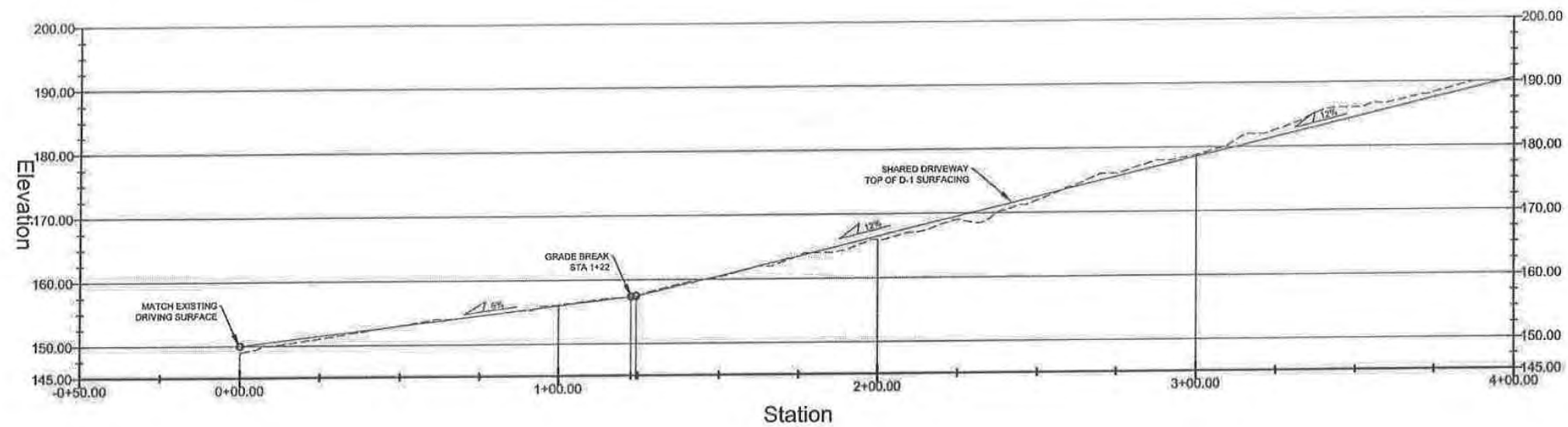
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY B
PROFILE

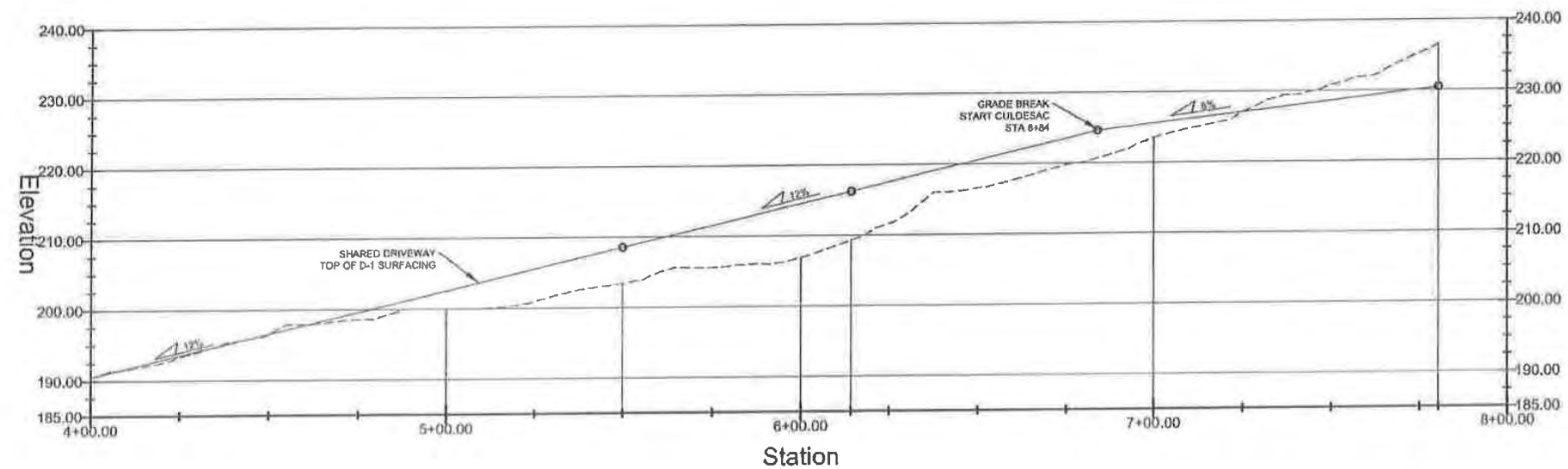
DESIGN COMMISSIONED BY:
CREATIVE DEVELOPMENT, LLC
PO 032076 JUNEAU, AK 99803

CBJ REVIEW
APPROVED:
DATE: _____

DRAWN:
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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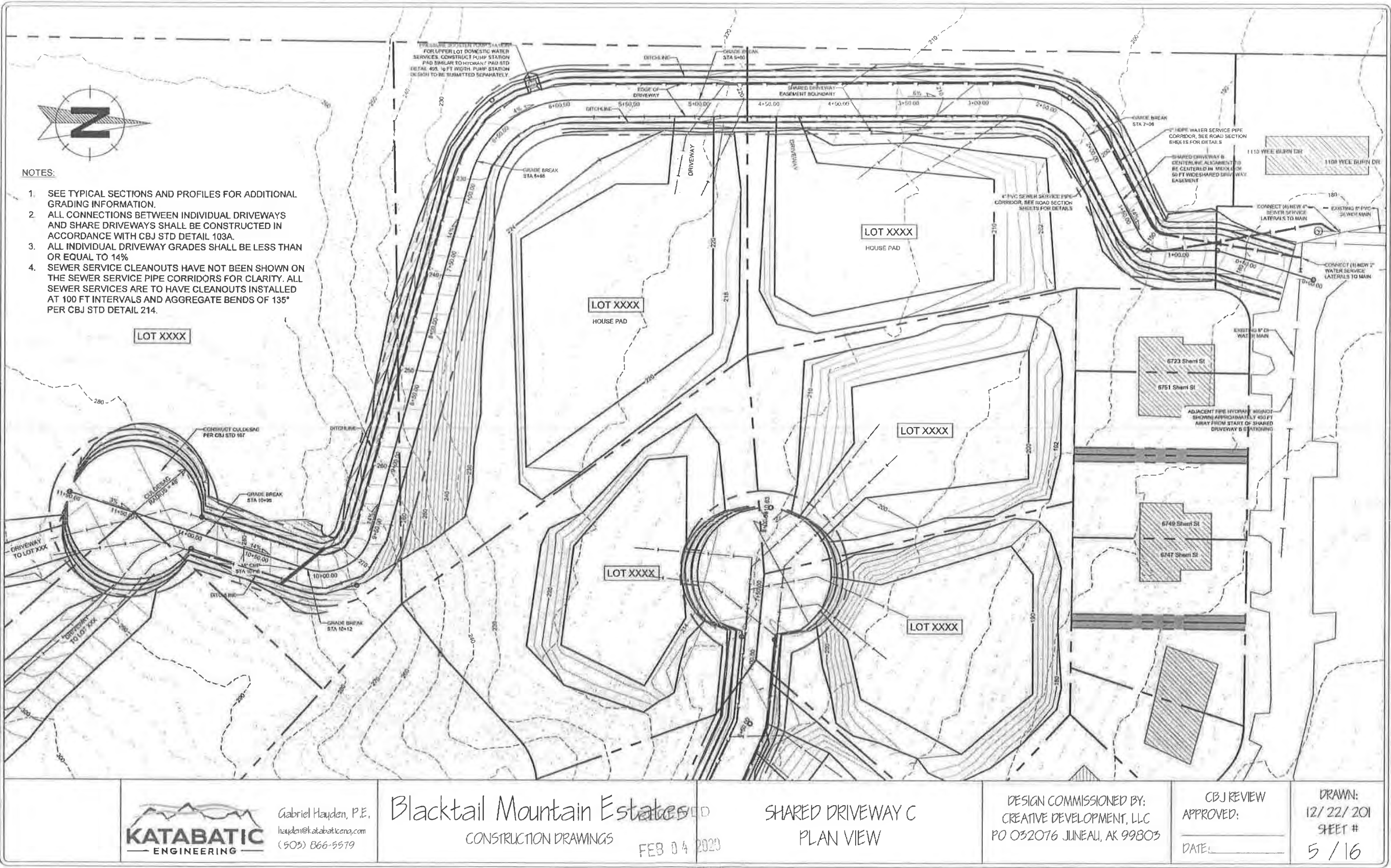
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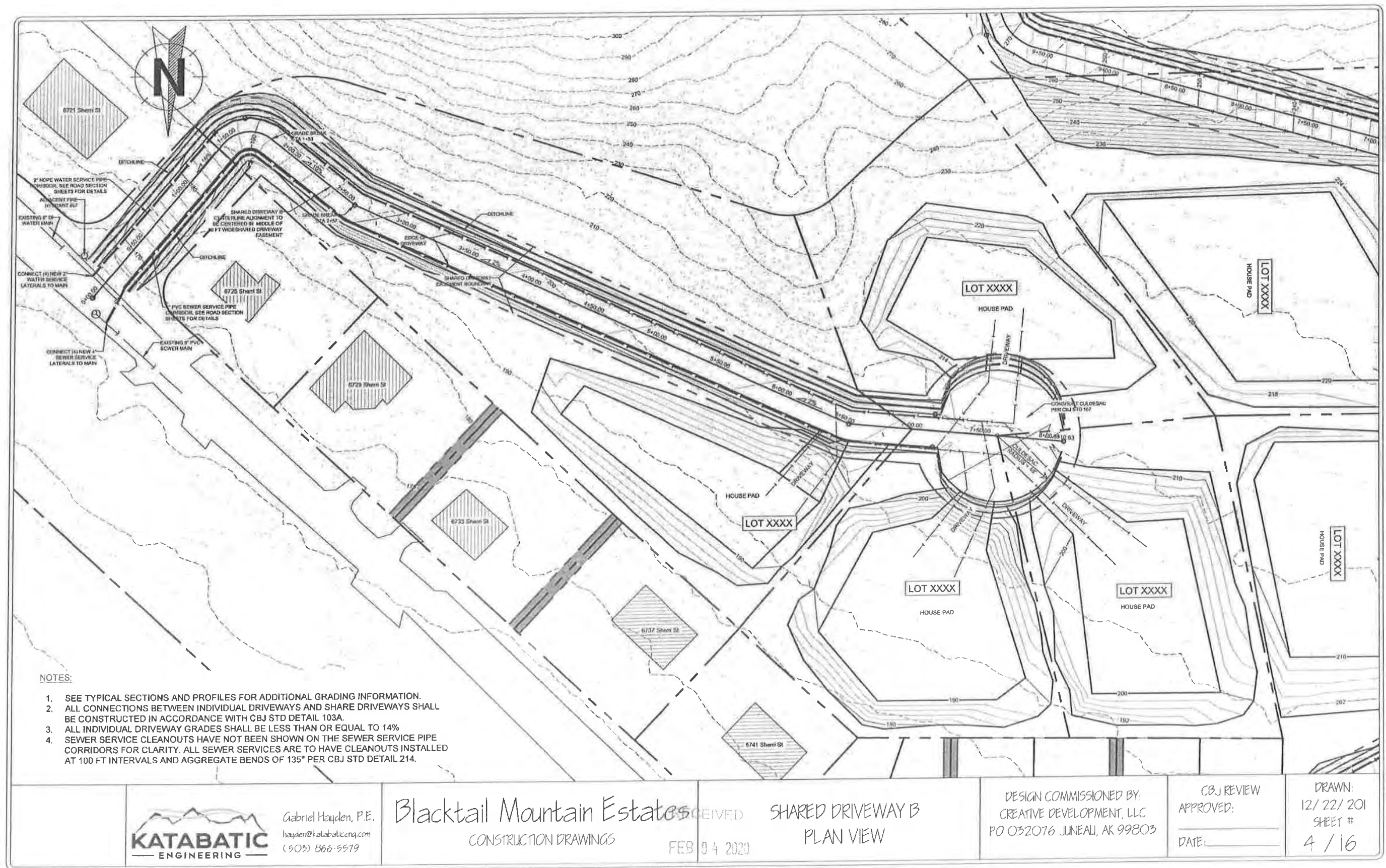
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PROFILE

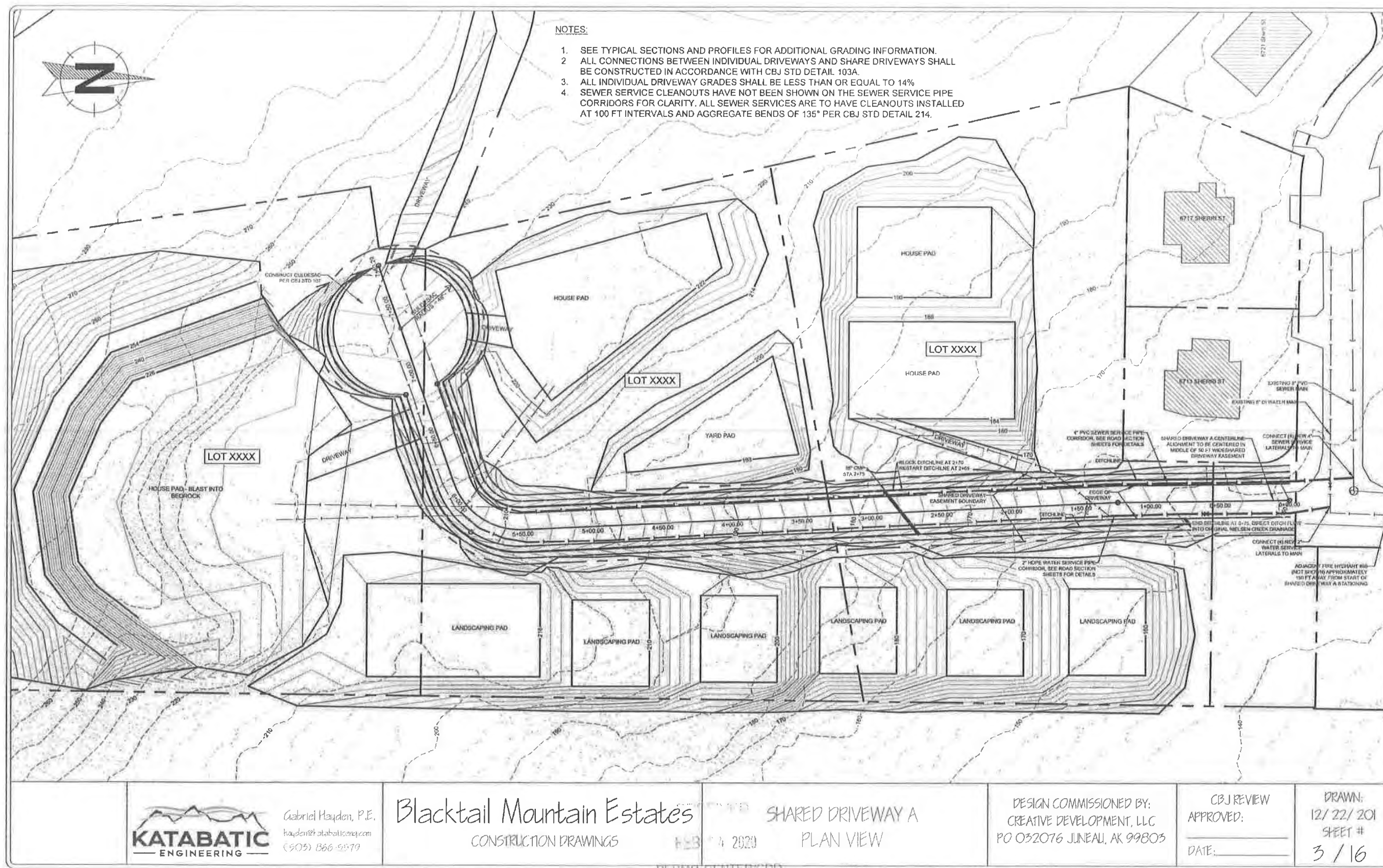
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DATE: _____

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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.



Gabriel Hayden, P.E.
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(505) 866-5579

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

FEB 14 2020

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 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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(907) 866-5579

Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

General Notes, Legend, CBJ
specifications and details references

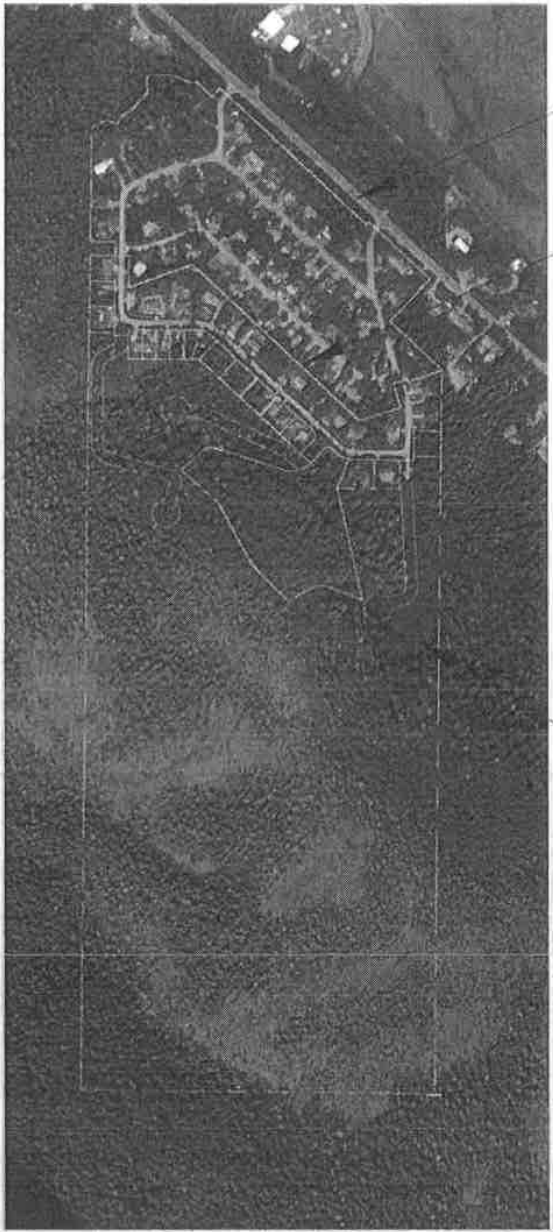
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SHEET #
2 / 16

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



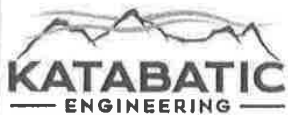
NORTH DOUGLAS HIGHWAY

EXISTING BONNIE BRAE
ESTATES I&II SUBDIVISIONS

NEW BLACKTAIL MOUNTAIN
ESTATES SUBDIVISIONS

VICINITY MAP
NTS

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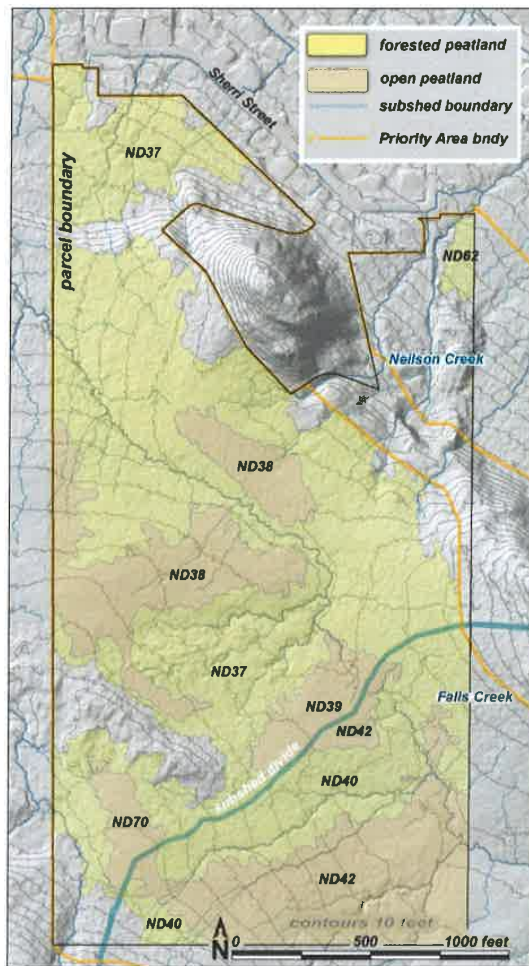
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

Coversheet

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PO 032076 JUNEAU, AK 99803

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APPROVED: _____
DATE: _____

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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	parcelpin
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.



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	CHORD LENGTH
C1 123.12	108.05	65°17'21"	S 74°15'17" W	116.57
C2 21.26	50.00	24°22'03"	N 83°41'56" W	21.10
C3 55.24	50.00	63°17'46"	S 76°50'12" W	52.47
C4 52.94	380.00	7°58'57"	S 50°45'44" W	52.90
C5 101.92	110.00	53°05'20"	N 84°04'57" E	98.32

VICINITY MAP

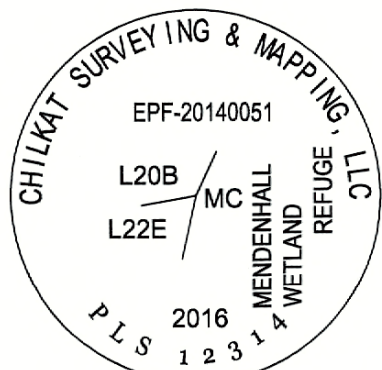
SCALE N.T.S.
SOURCE CBJ BASEMAP

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
- 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

J F IVANISZEK
12314S

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.

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Permit Center/CDD

1"=100'



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 19532; 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.

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:

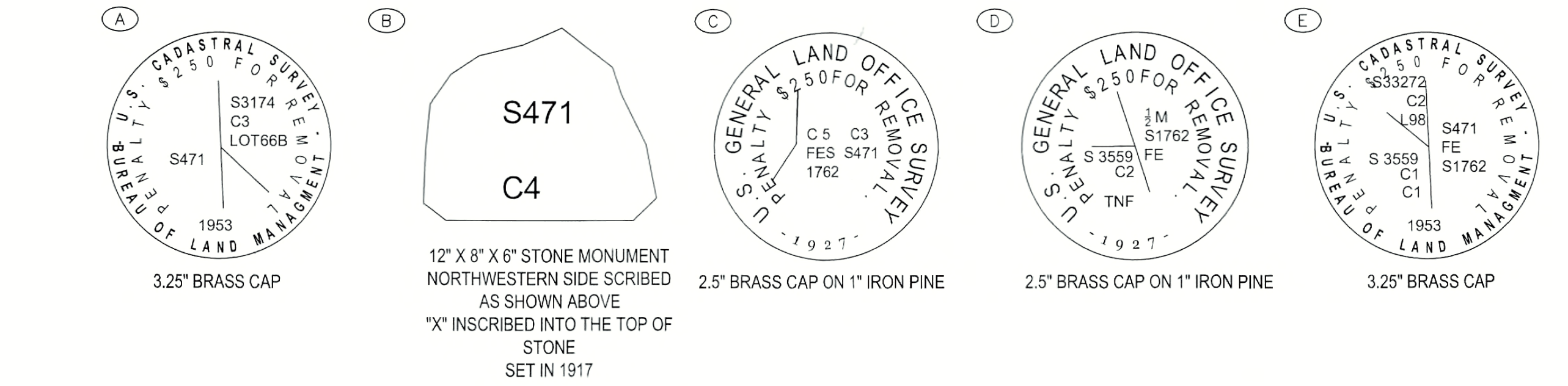
UNITED STATES OF AMERICA)
) JSS
STATE OF ALASKA)

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:

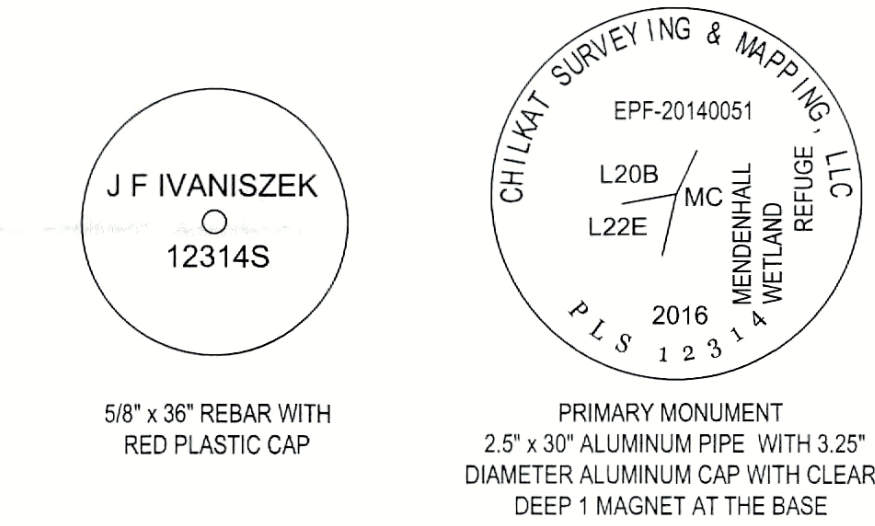
UNITED STATES OF AMERICA)
) JSS
STATE OF ALASKA)

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.

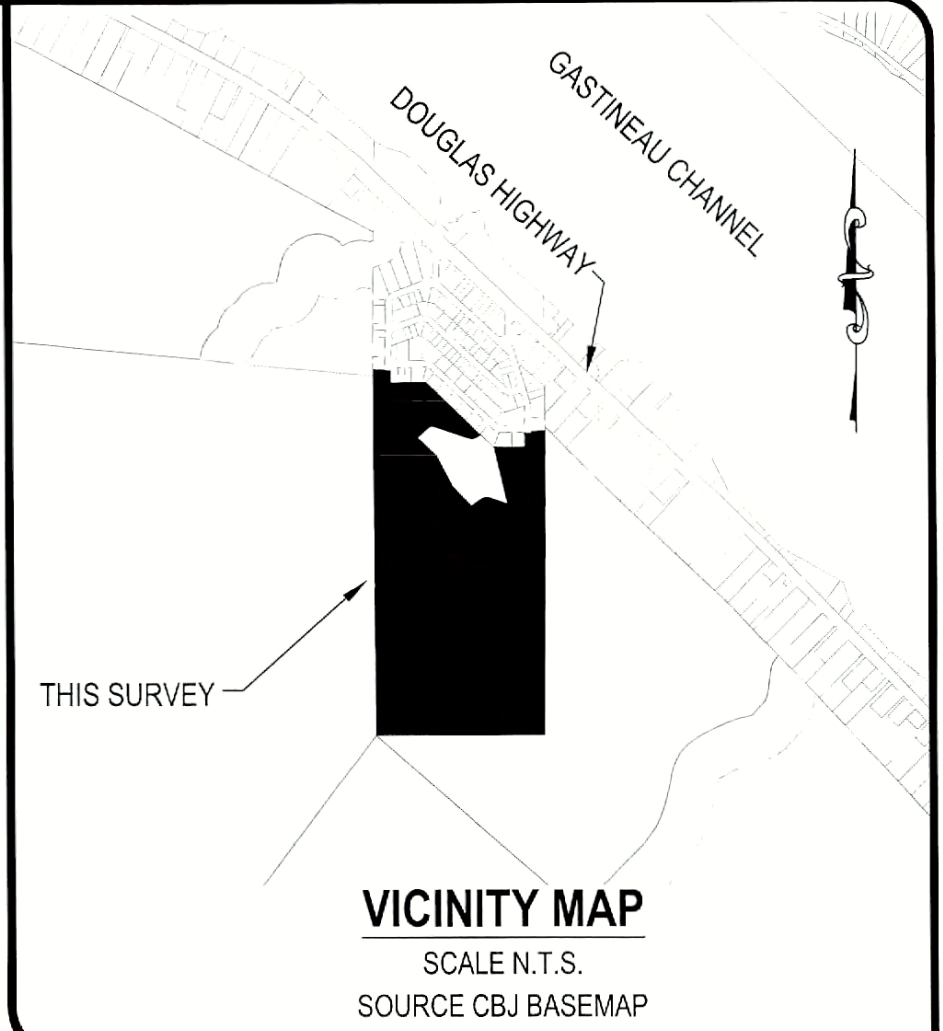
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



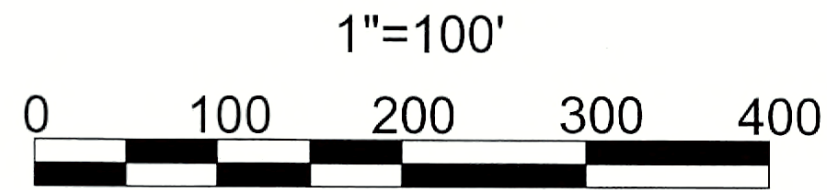
TYPICAL SET MONUMENT DETAIL

N.T.S.



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

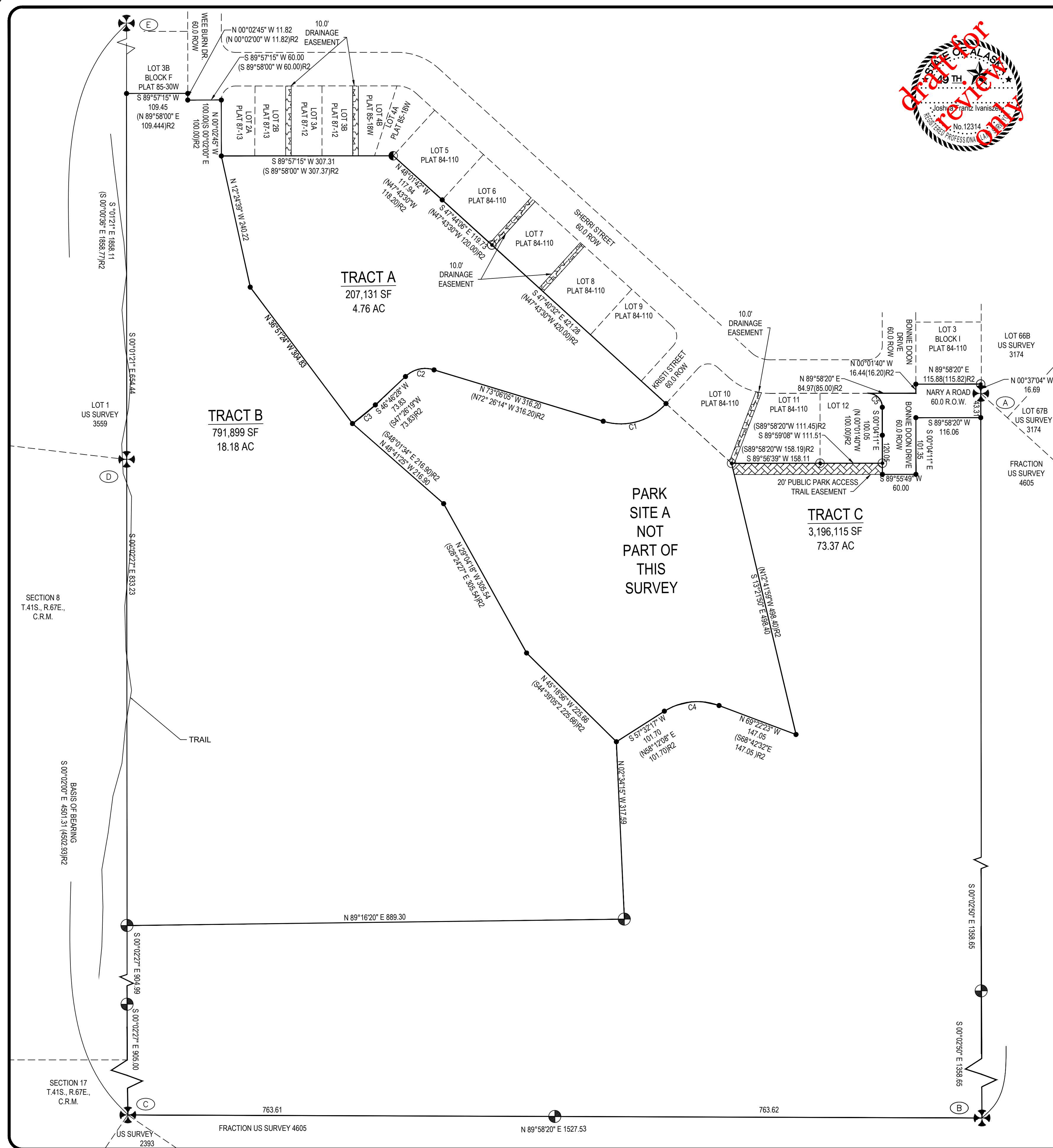
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

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

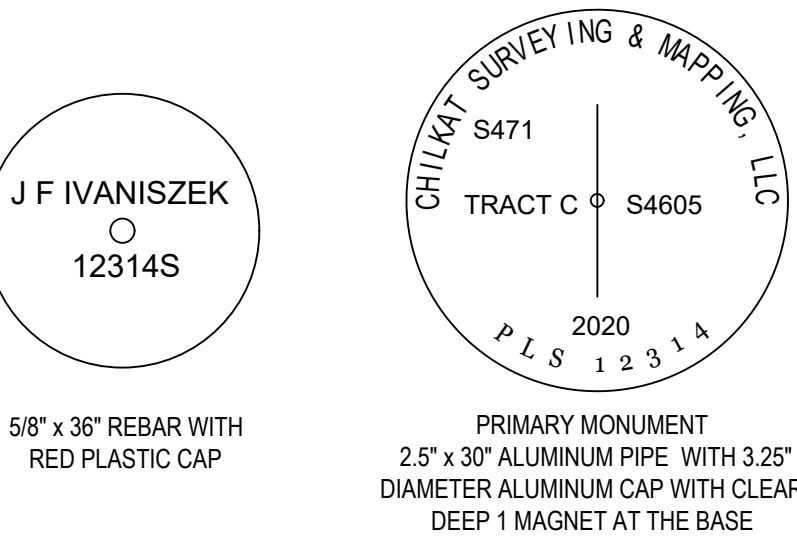
SHEET NO.
2 OF 2



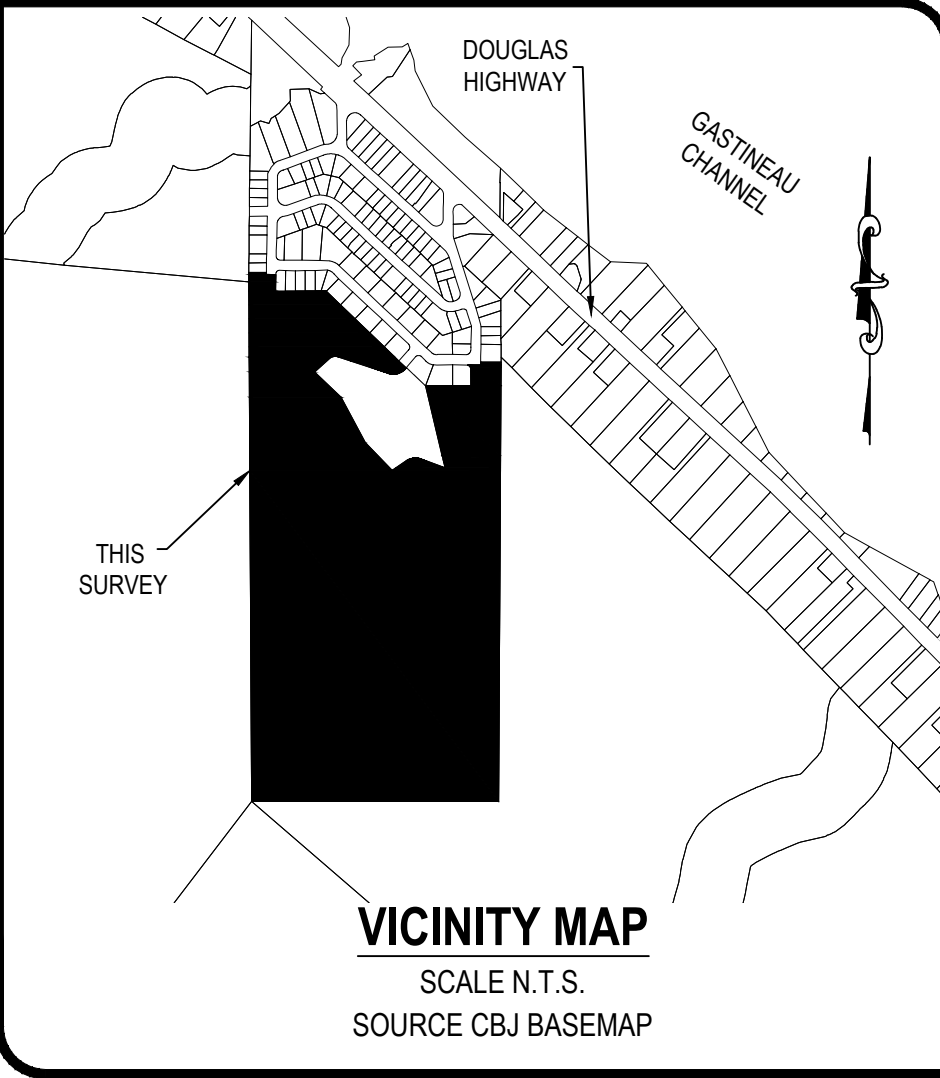
SURVEYOR'S CERTIFICATE
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF 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 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	(65°17'16")R2	(N 74°55'08" W)R2
C3	52.94	380.00	63°17'46"	S76°50'12"W
C4	101.92	110.00	(60°07'27")R2	(N 77°30'03" E)R2
C5	39.23	25.00	7°58'57"	S50°45'44"W
	(39.27)R2		(N 51°25'35" E)R2	(52.86)R2
			53°05'20"	N84°04'57"E
			(N 84°44'48"W) R2	(98.31)R2
			89°54'31"	S45°00'08" E
			(90°)R2	(35.35)R2
			(N45°01'40"W)R2	

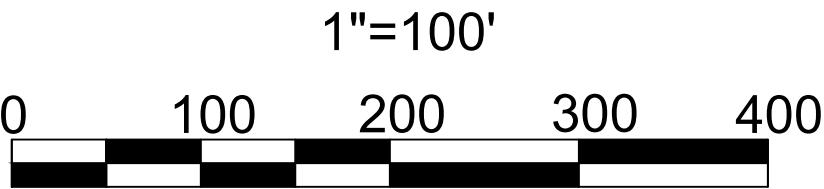


TYPICAL SET MONUMENT DETAIL
N.T.S.



LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
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- 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



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.

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:

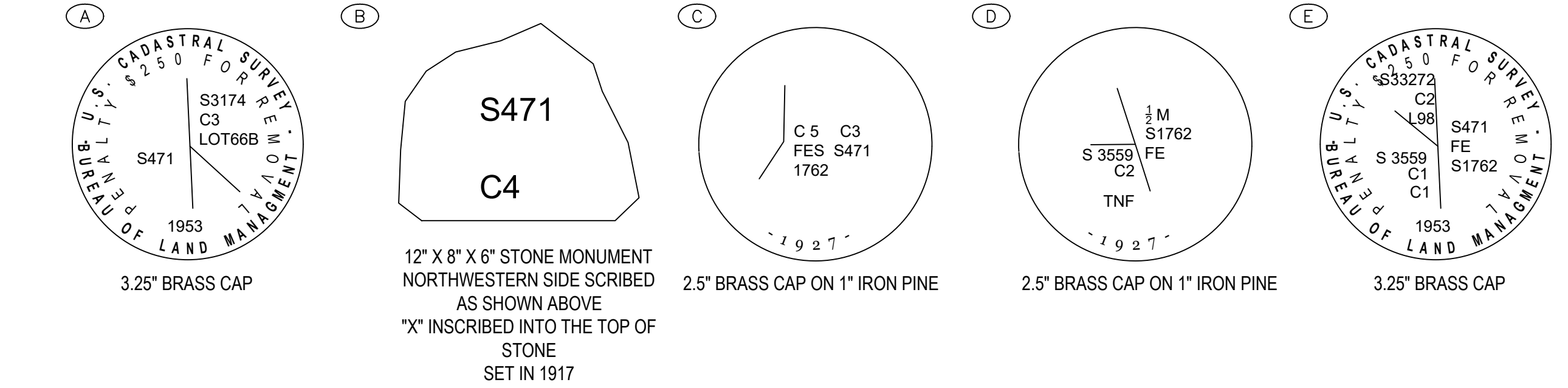
UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

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

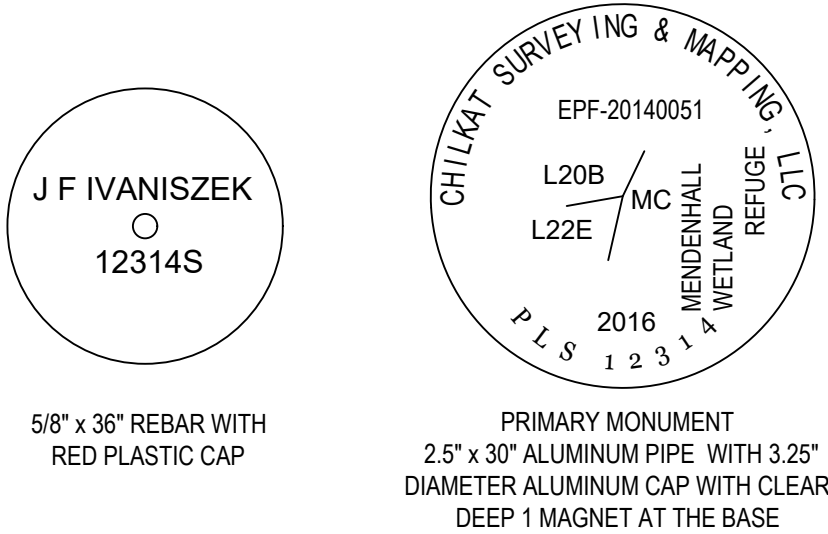
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISCTRICT, ANCHORAGE, ALASKA.

DATED _____, 2021

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

ATTEST:

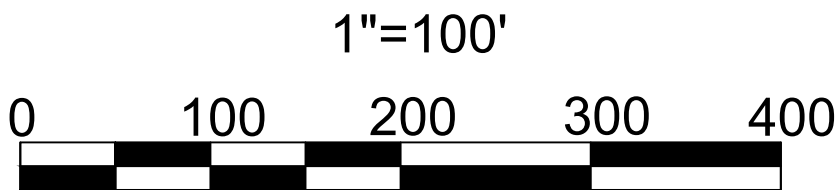
MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



TYPICAL SET MONUMENT DETAIL

N.T.S.

- Legend:
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT SET THIS SURVEY
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 - 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

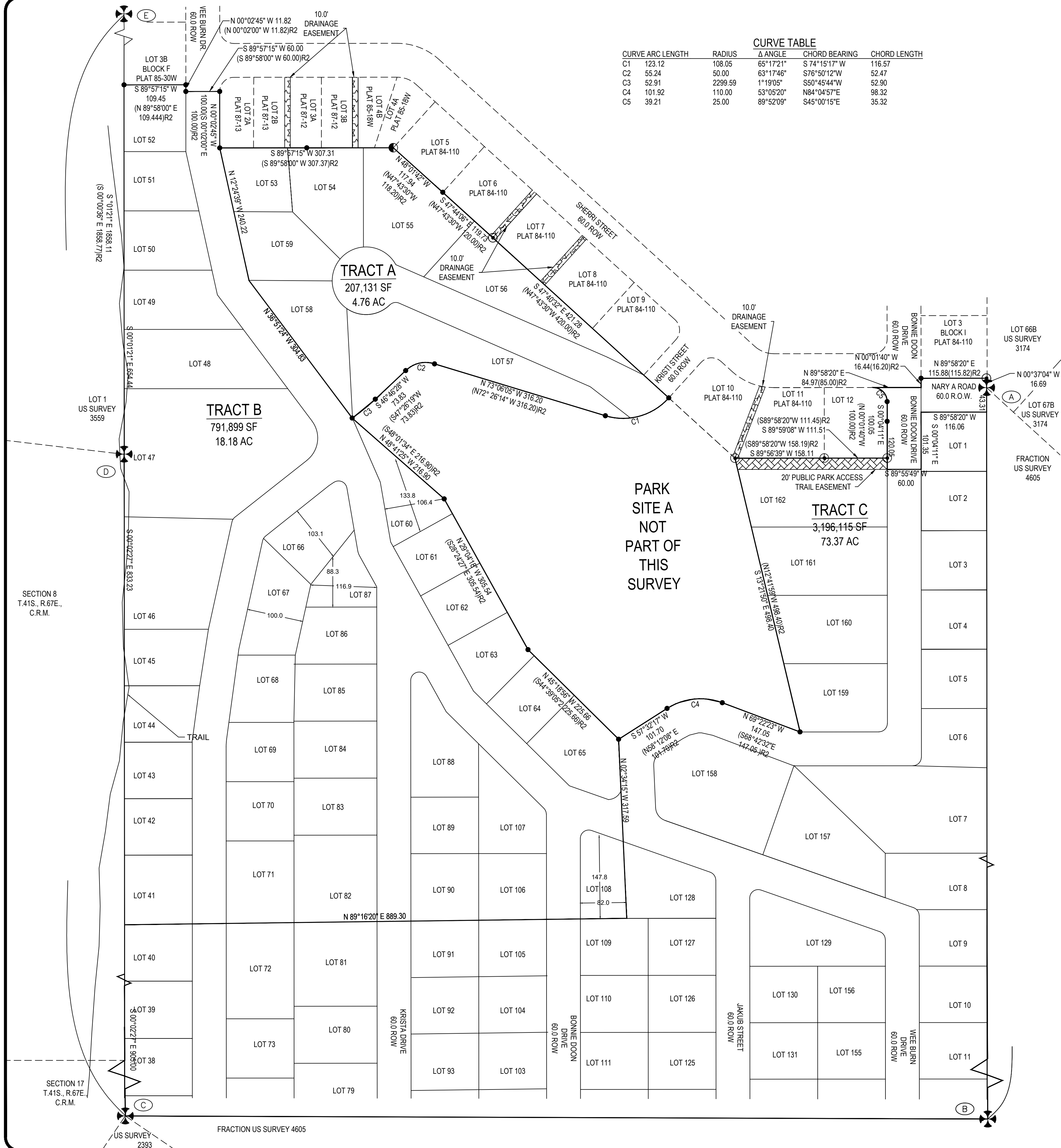
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

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°19'03"	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:
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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 19532; 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.

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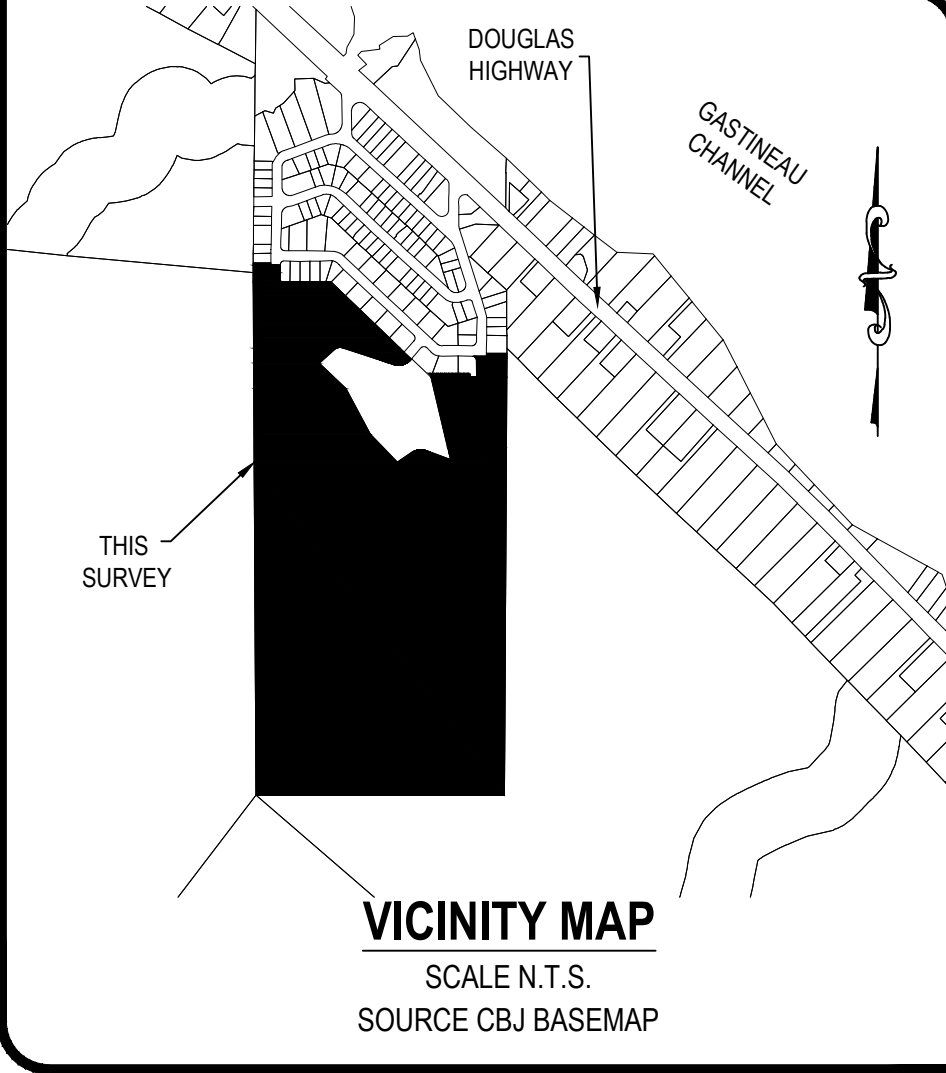
8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

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.



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- (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

1"=100'



"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

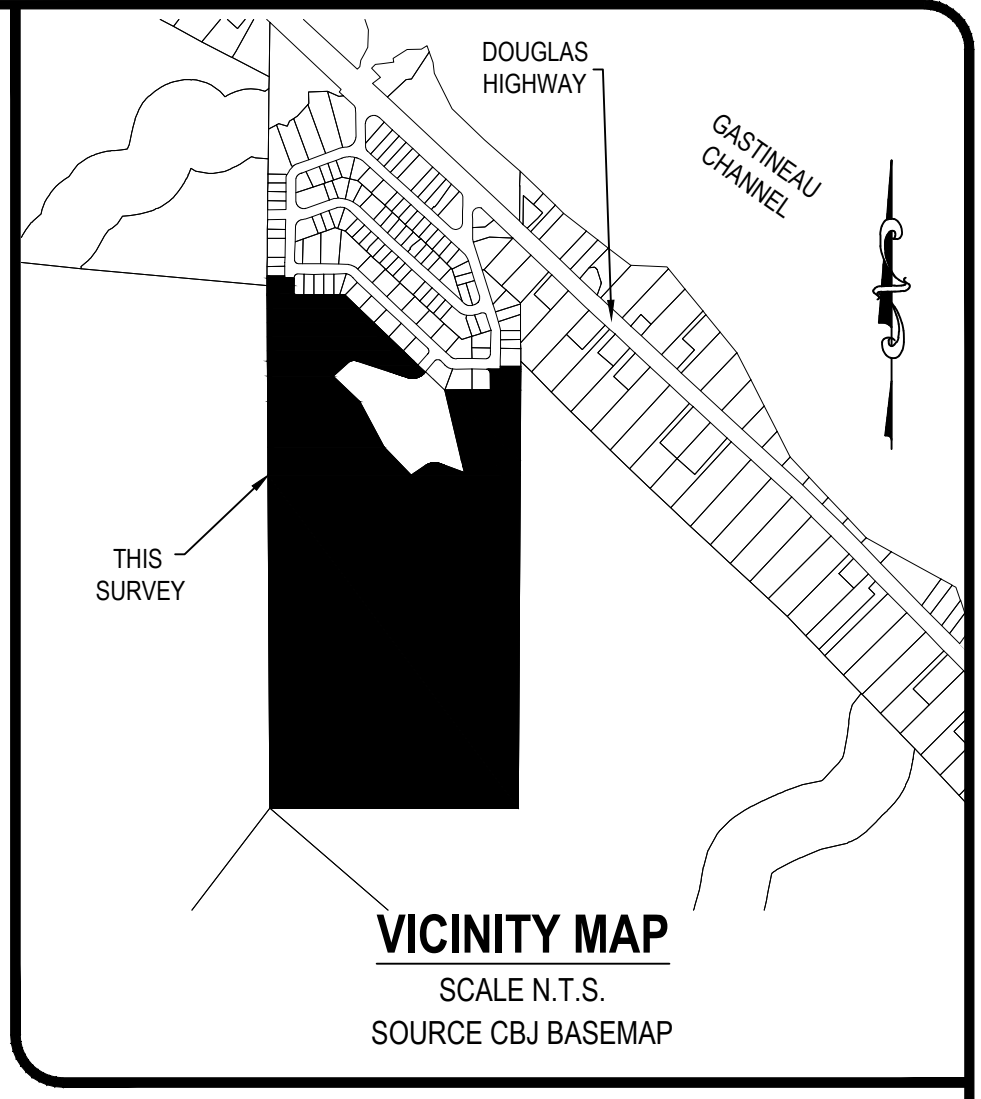
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:
1" = 100'

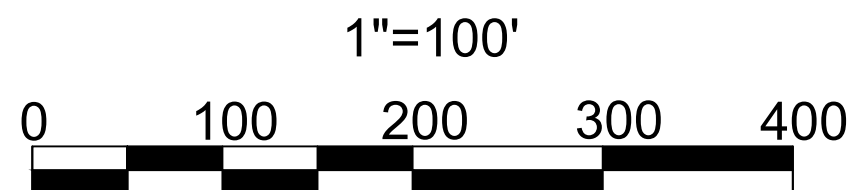
MIP 20200004

DATE:
23 MARCH 2021

SHEET NO.
1 OF 2



- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
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 - (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	
PETER PEEL 800 6TH STREET JUNEAU, AK 99801	OWNERS CREATIVE DEVELOPMENT, LLC PO BOX 032076 JUNEAU, ALASKA 99803
SCALE: 1" = 100'	DATE: 23 MARCH 2021
MIP 20200004	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

Ed Grante
(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.

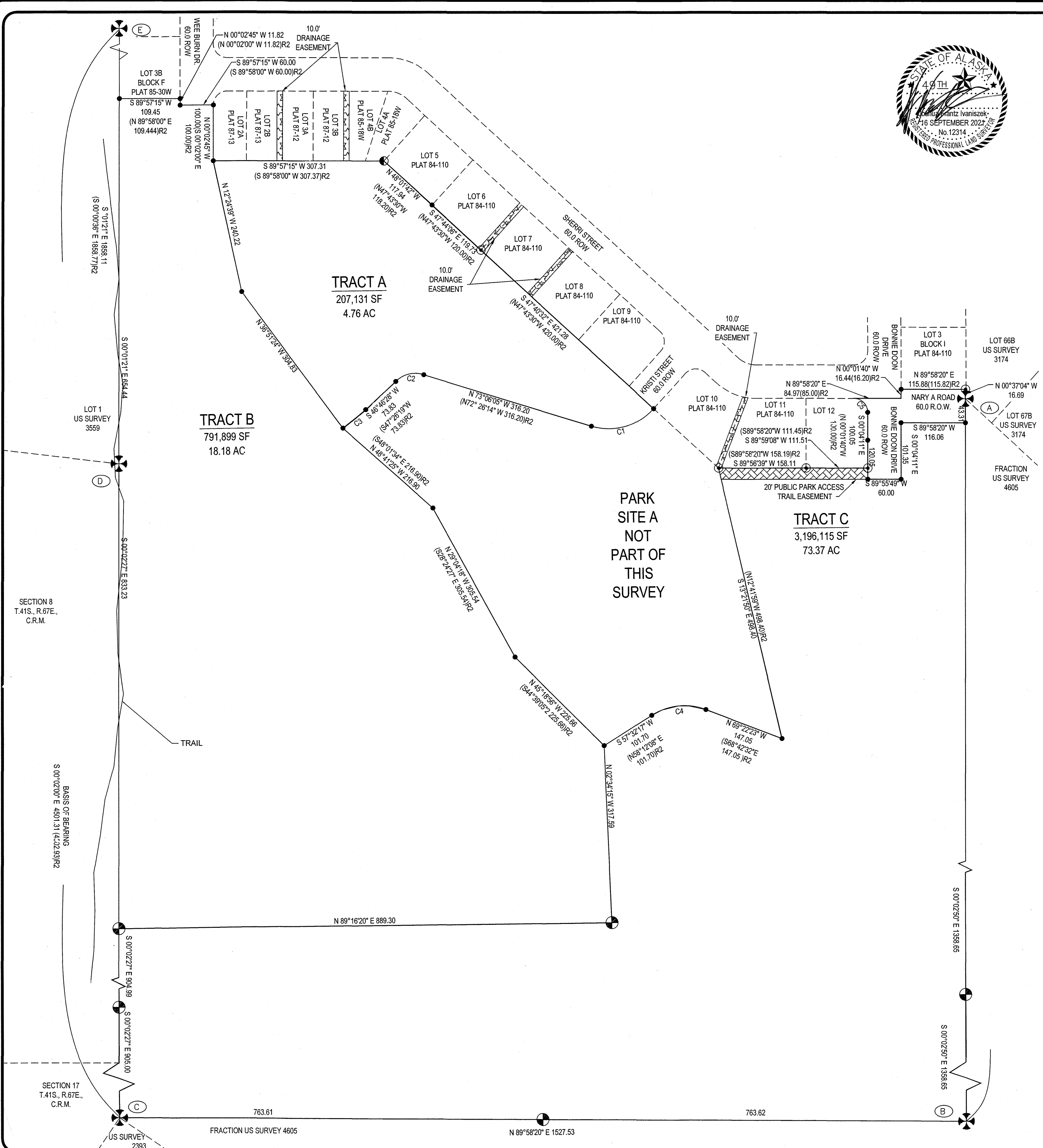
CDD
(CBJ Department)

Ed Grante
(Name)

permit specialist
(Title)

Approved as to form:

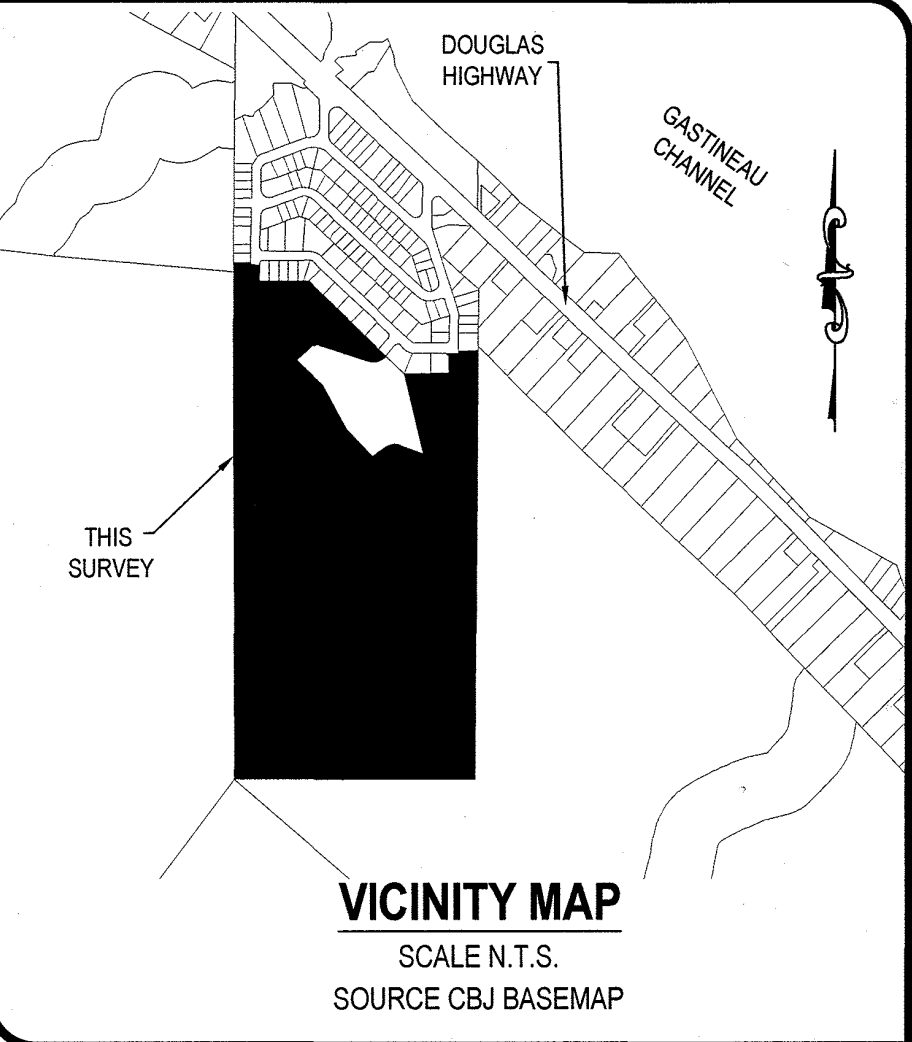
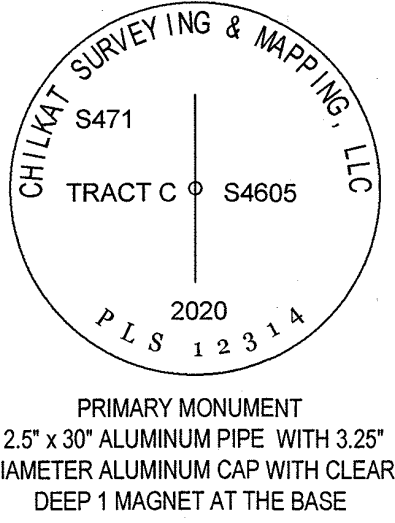
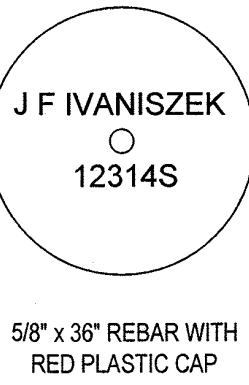
Assistant City-Borough Attorney



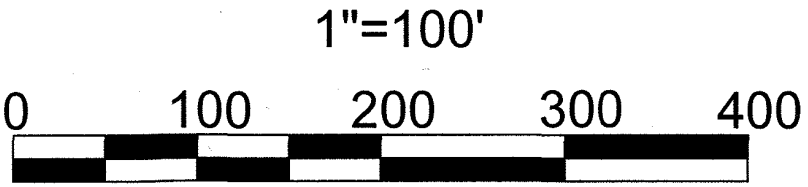
SURVEYOR'S CERTIFICATE
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF 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	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1 123.12	108.05	65°17'21" (65°17'16"R2)	S 74°15'17" W	116.57
C2 55.24	50.00	63°17'40" (63°17'40"R2)	N 74°55'08" W	52.47
C3 52.94	380.00	(60°07'27"R2)	S 76°50'12" W	52.90
C4 101.92	110.00	7°58'57" (7°58'34"R2)	N 51°25'35" E	98.32
C5 39.23	25.00	53°05'20" (53°05'20"R2)	N 84°44'48" W	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
 - 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\"/>



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\"/>	MIP 20200004	DATE: 16 SEPTEMBER 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.

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:

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)

) SS

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 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: Sept. 28, 2021

Bruce Griggs
BRUCE GRIGGS/PRESIDENT
CREATIVE DEVELOPMENT, INC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)

) SS

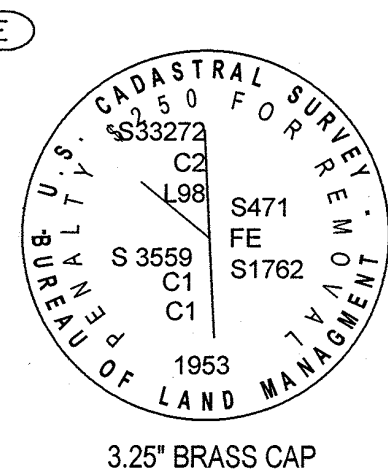
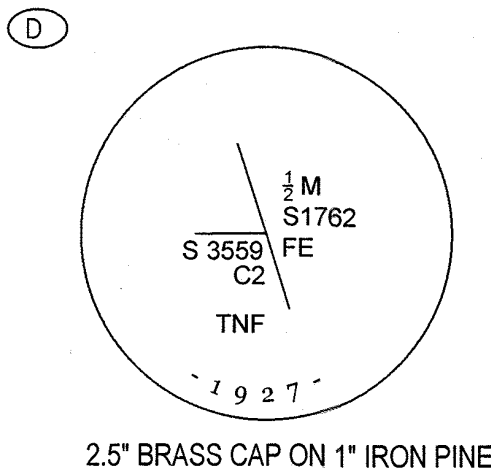
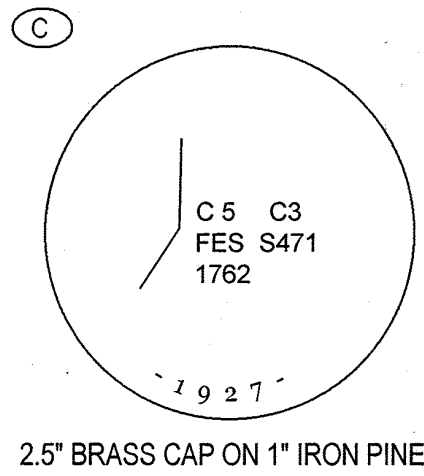
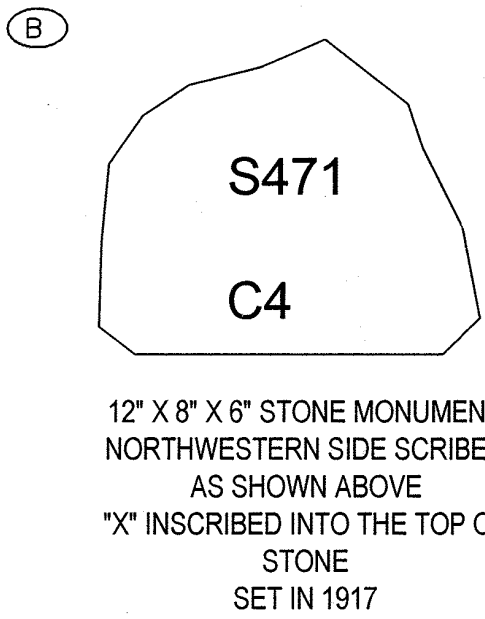
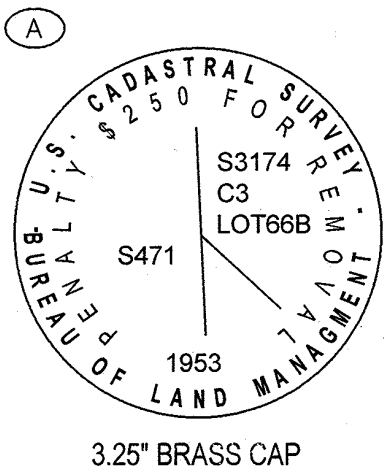
STATE OF ALASKA)

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

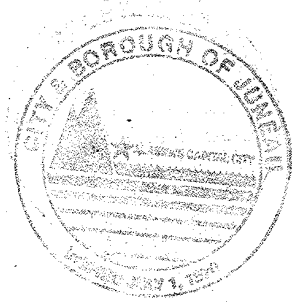
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATED October 5, 2021

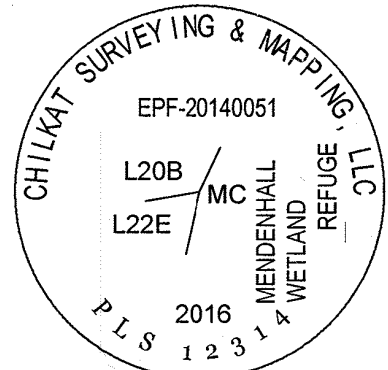
Jill MacLean
JILL MACLEAN, DIRECTOR, COMMUNITY DEVELOPMENT
DEPARTMENT CITY AND BOROUGH OF JUNEAU

ATTEST:

Diane Cathcart
Diane Cathcart, Deputy Clerk
MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



5/8" x 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



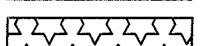
MONUMENT IDENTIFIER

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

(N 45° 04' 15" W) R2

RECORD INFORMATION FROM PLAT No. 84-110

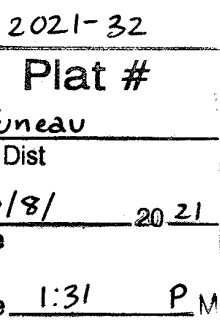
(S 00° 04' E) R3

RECORD INFORMATION FROM US SURVEY 4605

LEGEND:

VICINITY MAP

SCALE N.T.S.
SOURCE CBJ BASEMAP



1"=100'



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

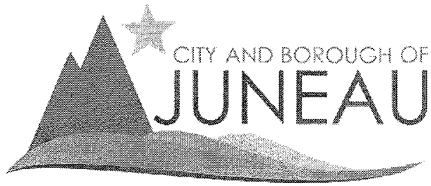
SHEET NO.
2 OF 2

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

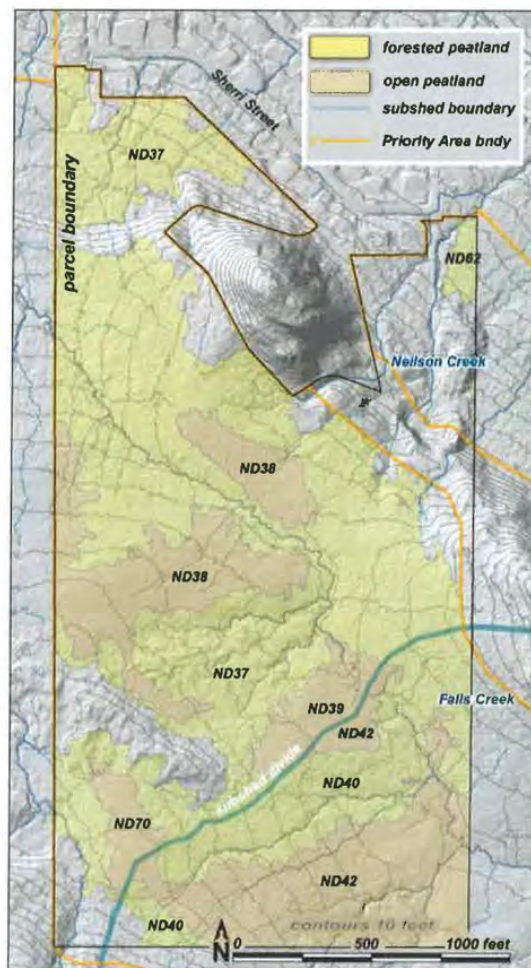
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for 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	parcelpin
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.

- 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.

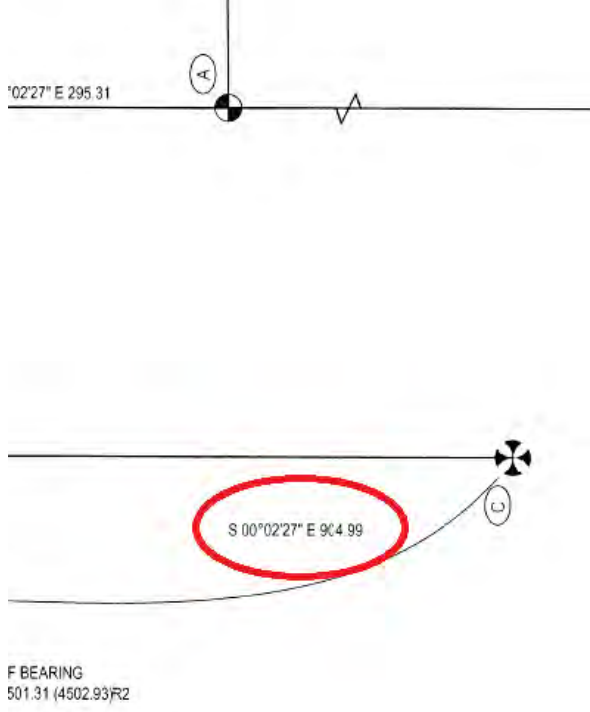
TO: Peter Peel/Creative Development LLC.

File No.: SMP20210008

February 15, 2022

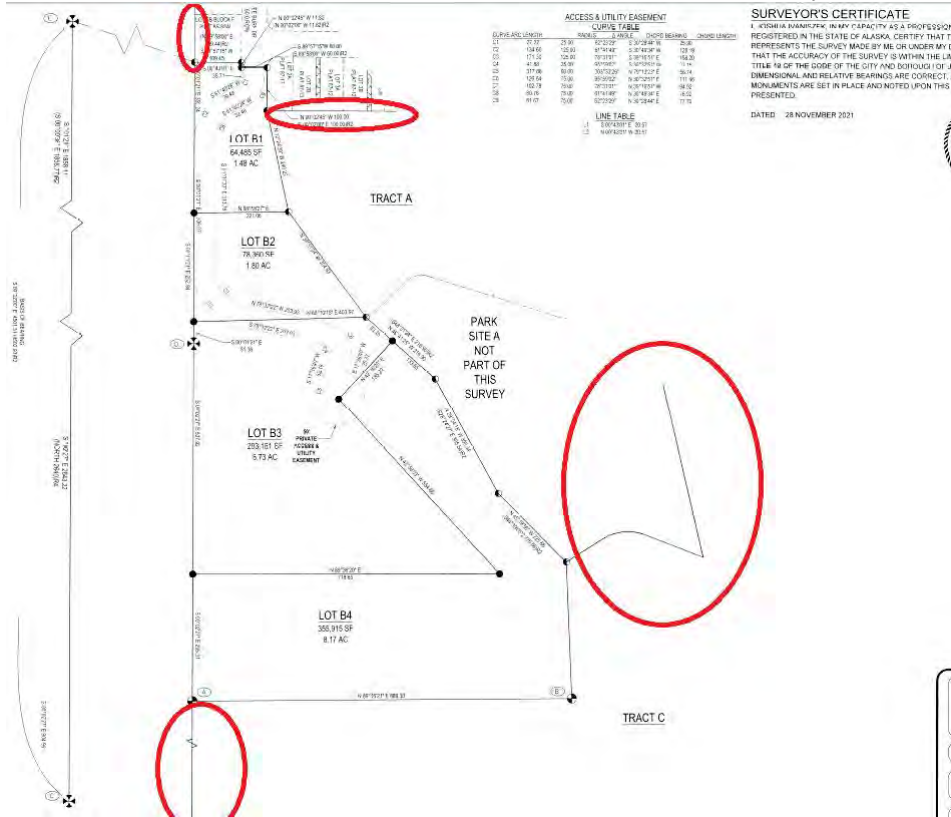
Page 3 of 8

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
Page 4 of 8

10. Revise the lines below to unsurveyed line type.



Page 5 of 8

[illegible]

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

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*

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 submittal 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

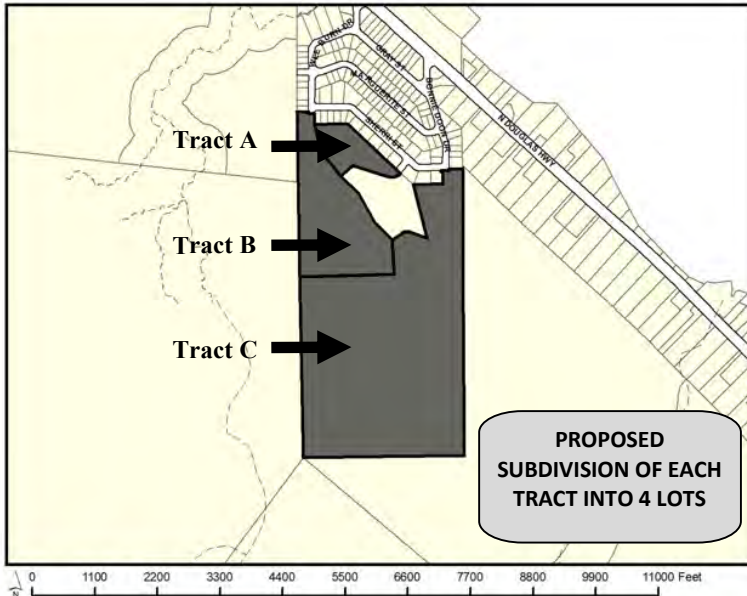
Office: 907.586.0753 ext. 4132



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



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			
Case No.: SMP2021 0007; 0008; 0009 Parcel No.: 6D0801110011; 12; 13 CBJ Parcel Viewer: http://epv.juneau.org			

Printed April 12, 2022



Public Notice Signs verified by Staff on 4/22/2022

Attachment B - Notice of Decision for SMP2021 0008

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 acres 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, it's 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

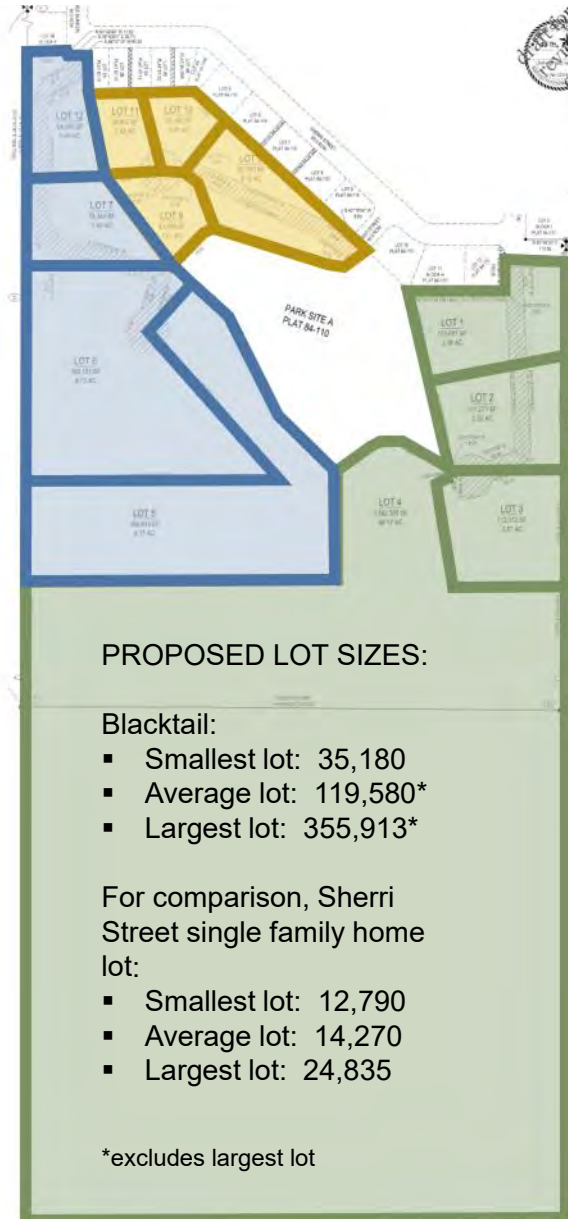
Please see attached document for comments on Case No.: SMP2021 0007; 0008; 0009

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.

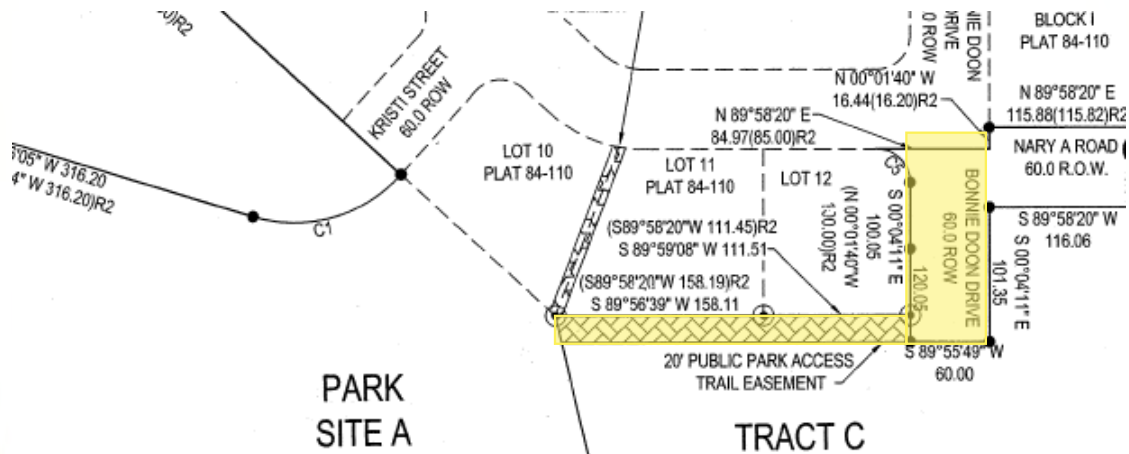
Comments or questions? Irene.Gallion@Juneau.org (907) 586-0753 Option 2

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
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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

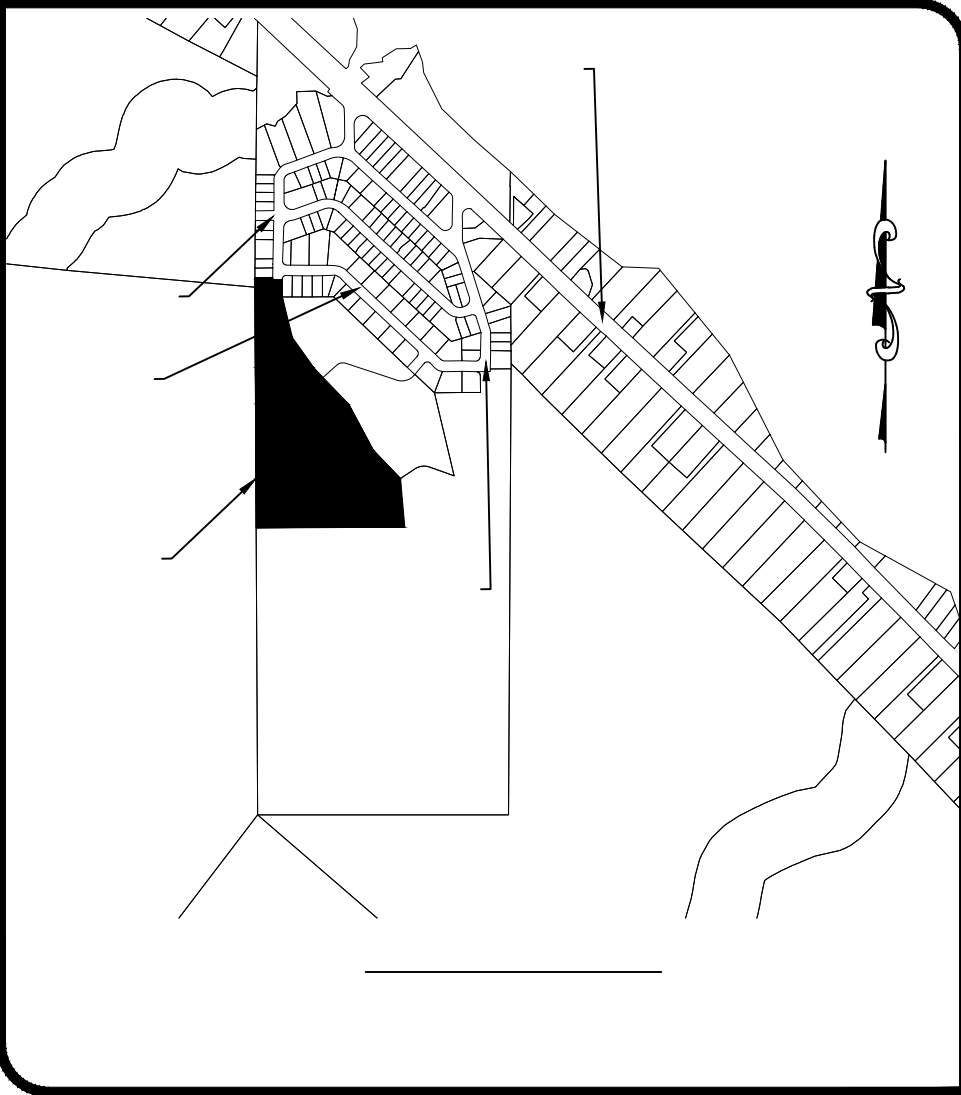
Hello there-

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



SURVEYOR'S CERTIFICATE

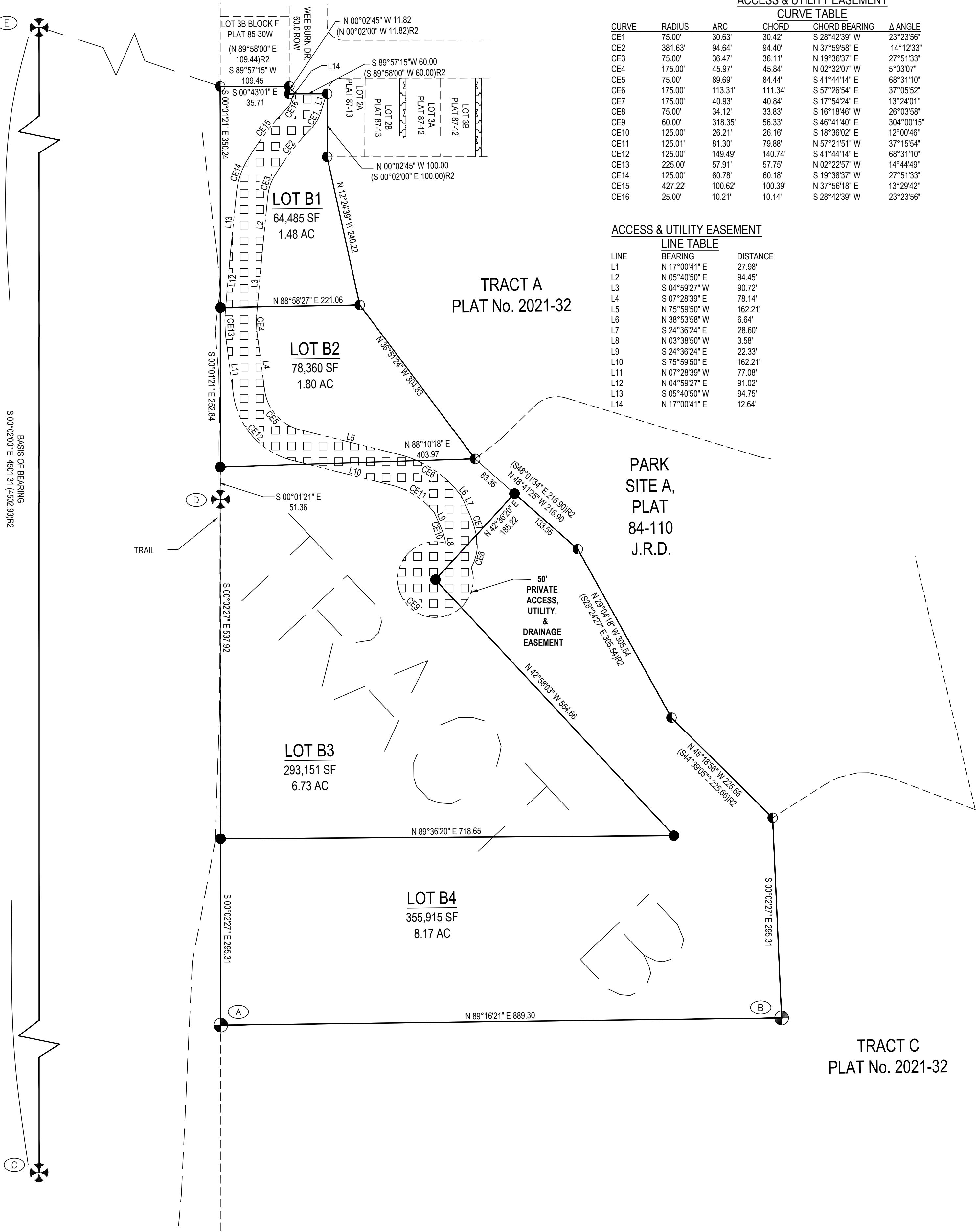
I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH 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: 1 AUGUST 2023

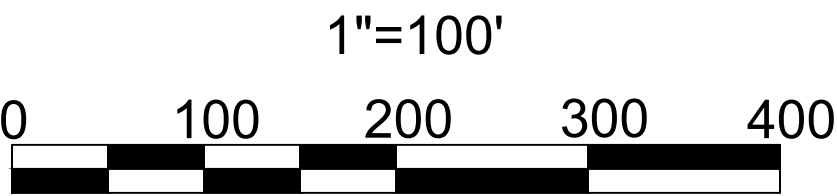


ACCESS & UTILITY EASEMENT					
CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	Δ ANGLE
CE1	75.00'	30.63'	30.42'	S 28°42'39" W	23°23'56"
CE2	381.63'	94.64'	94.40'	N 37°59'58" E	14°12'33"
CE3	75.00'	36.47'	36.11'	N 19°38'37" E	27°51'33"
CE4	175.00'	45.97'	45.84'	N 02°32'07" W	5°03'07"
CE5	75.00'	89.69'	84.44'	S 41°44'14" E	68°31'10"
CE6	175.00'	113.31'	111.34'	S 57°26'54" E	37°05'52"
CE7	175.00'	40.93'	40.84'	S 17°54'24" E	13°24'01"
CE8	75.00'	34.12'	33.83'	S 16°18'46" W	26°03'58"
CE9	60.00'	318.35'	56.33'	S 46°41'40" E	304°00'15"
CE10	125.00'	26.21'	26.16'	S 18°36'02" E	12°00'46"
CE11	125.01'	81.30'	79.88'	N 57°21'51" W	37°15'54"
CE12	125.00'	149.49'	140.74'	S 41°44'14" E	68°31'10"
CE13	225.00'	57.91'	57.75'	N 02°22'57" W	14°44'49"
CE14	125.00'	60.78'	60.18'	S 19°36'37" W	27°51'33"
CE15	427.22'	100.62'	100.39'	N 37°56'18" E	13°29'42"
CE16	25.00'	10.21'	10.14'	S 28°42'39" W	23°23'56"

ACCESS & UTILITY EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 17°00'41" E	27.98'
L2	N 05°40'50" E	94.45'
L3	S 04°59'27" W	90.72'
L4	S 07°28'39" E	78.14'
L5	N 75°59'50" W	162.21'
L6	N 38°53'58" W	6.64'
L7	S 24°36'24" E	28.60'
L8	N 03°38'50" W	3.58'
L9	S 24°36'24" E	22.33'
L10	S 75°59'50" E	162.21'
L11	N 07°28'39" W	77.08'
L12	N 04°59'27" E	91.02'
L13	S 05°40'50" W	94.75'
L14	N 17°00'41" E	12.64'



- 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
- 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



BLACKTAIL MOUNTAIN ESTATES B

TRACT B, BLACKTAIL MOUNTAIN ESTATES, PLAT 2021-32

A FRACTION OF US SURVEY 471

WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC

10654 PORTER LANE JUNEAU, ALASKA 99801

PETER PEEL

800 6TH STREET JUNEAU, AK 99801

SCALE: 1" = 100'

SMF 20230003

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 FROM 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.
- 10) THE USE OF EACH LOT SERVED BY THE SHARED ACESS SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND ONE ACCESSORY APARTMENT [CBJ 49.35.262(B)(5)].
- 11) 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.

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

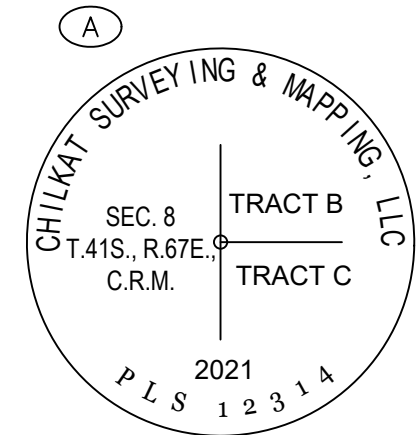
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

_____, DATED _____, 2023

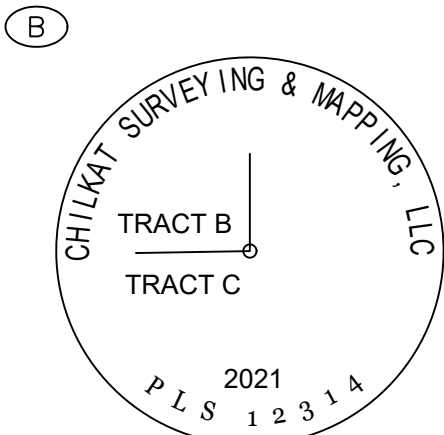
CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

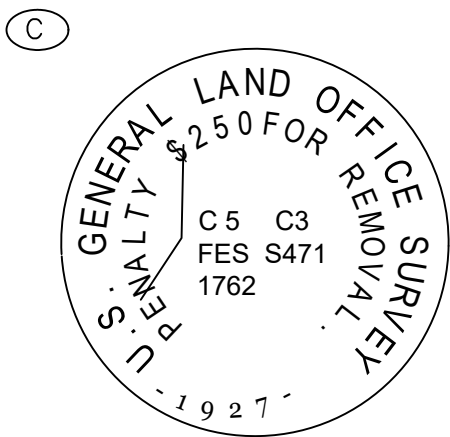
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



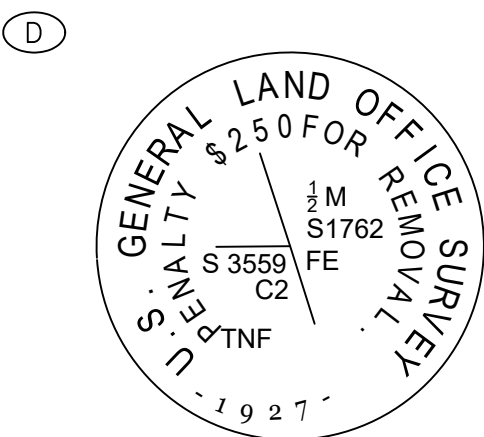
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE



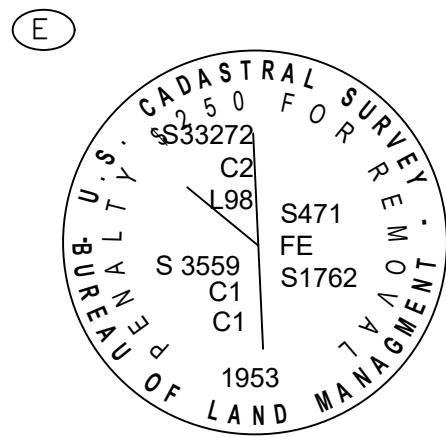
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE



2.5" BRASS CAP ON 1" IRON PIPE



2.5" BRASS CAP ON 1" IRON PIPE



3.25" BRASS CAP

TYPICAL SET MONUMENT DETAIL

OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER 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: _____, 2023

PETER PEEL

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2023, 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: _____, 2023

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 _____, 2023, 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: _____

RECOVERED MONUMENT DETAILS

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: 1 AUGUST 2023

BLACKTAIL MOUNTAIN ESTATES B

TRACT B, BLACKTAIL MOUNTAIN ESTATES, PLAT 2021-32
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801

PETER PEEL
800 6TH STREET JUNEAU, AK 99801

SCALE:
NTS

SMF20230003



Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 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

BLACKTAIL MOUNTAIN ESTATES TR B

Legal Description

6D0801110012

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, 2023.

Ruth Kostik

July 28, 2023

Date

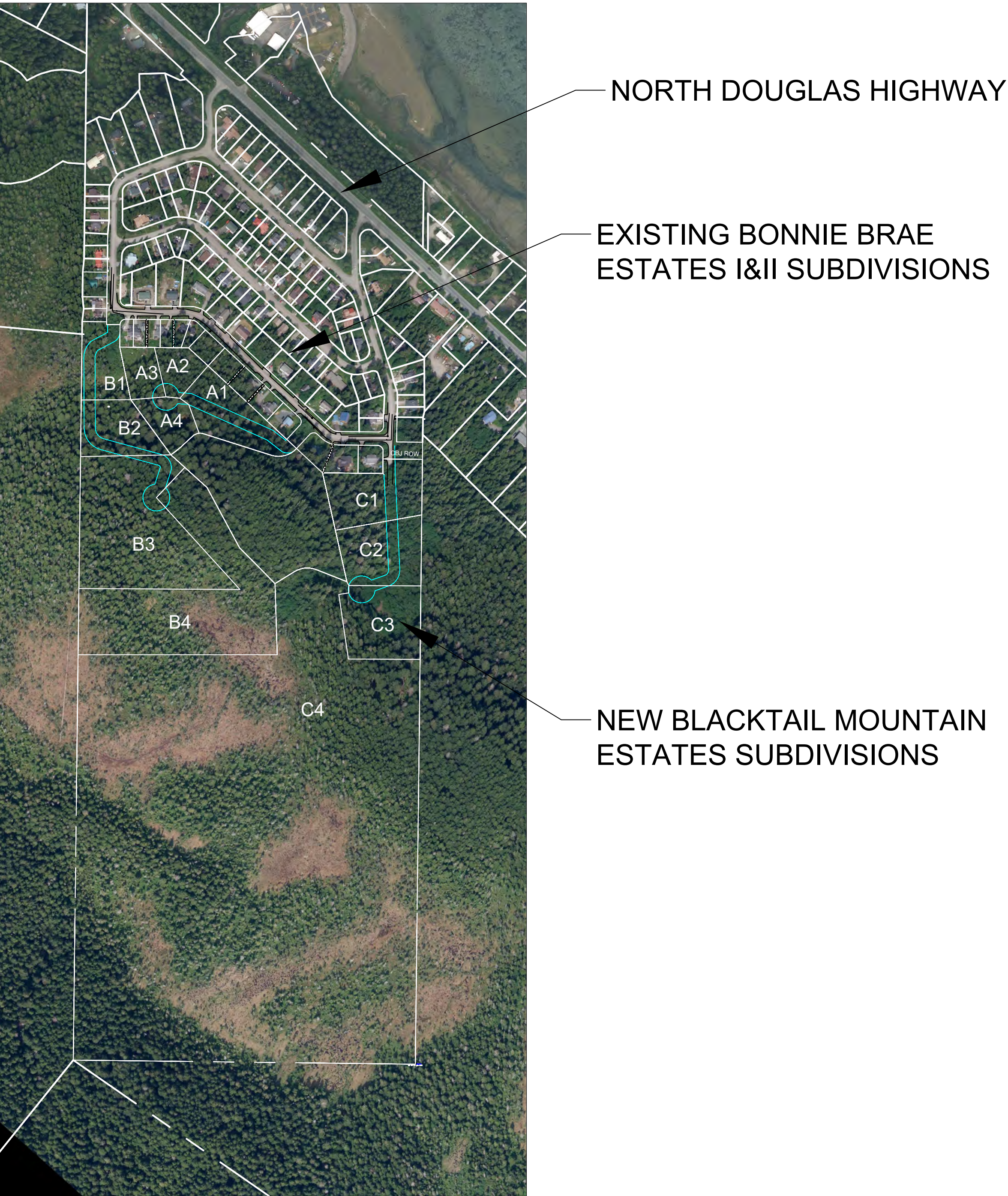
This Certification of Payment of Taxes is valid through December 31, 2023

BLACKTAIL MOUNTAIN ESTATES SUBDIVISION CONSTRUCTION DRAWINGS

September 09, 2021

INDEX

SHEET #	REVISION DATE	TITLE
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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
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SHEET 12	12/22/2019	DRIVEWAY TYPICAL SECTIONS #7
SHEET 13	12/22/2019	SHARED DRIVEWAY A - DRAINAGE SCHEMATIC
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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:
____KAH____ DATE:
__06/10/2022__

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 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

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- 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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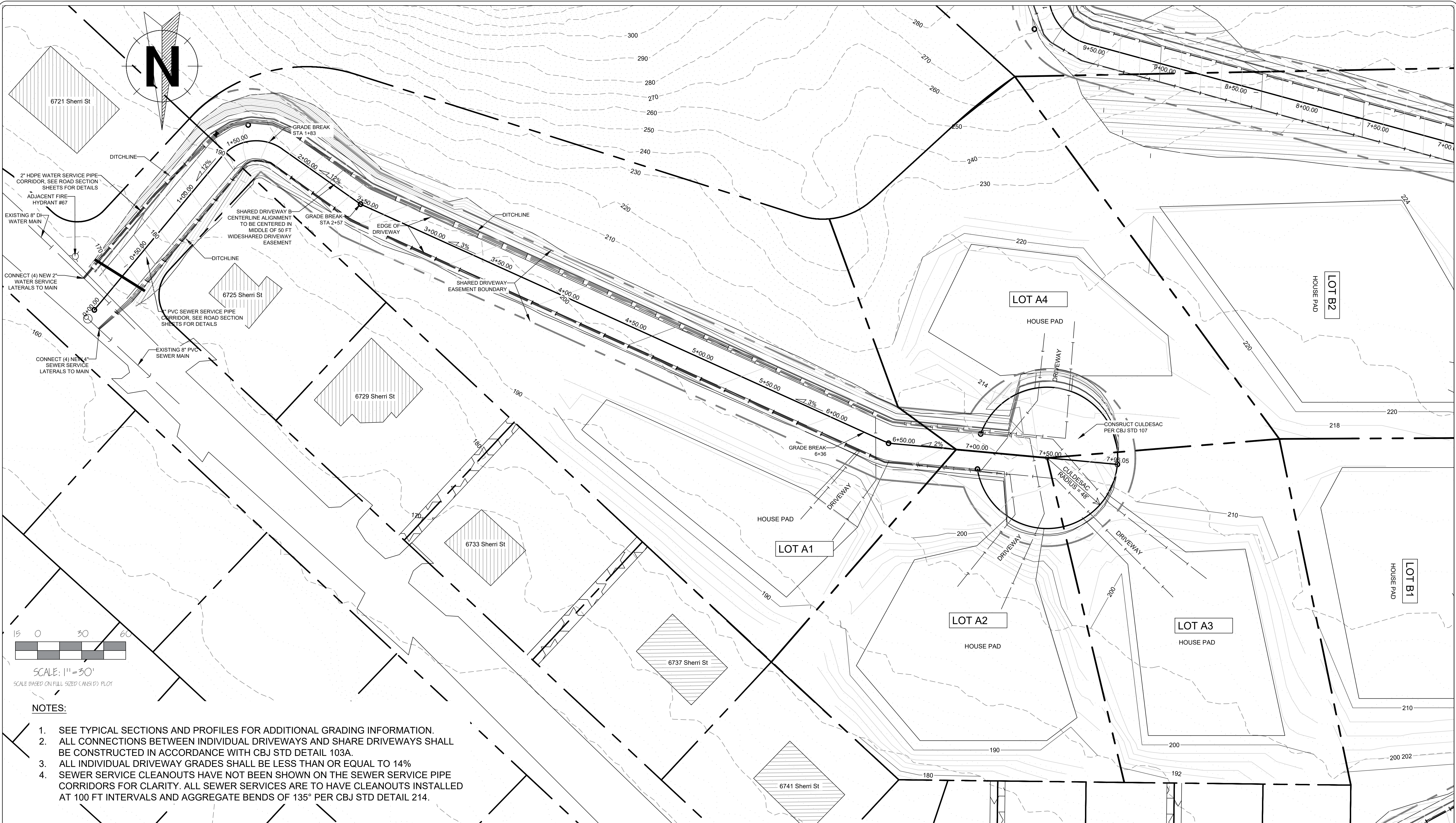
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

General Notes, Legend, CBJ
specifications and details references

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PO 032076 JUNEAU, AK 99803

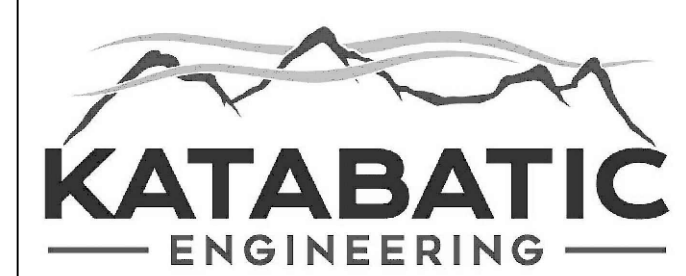
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__06/10/2022__

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9/9/2021
SHEET #
2 / 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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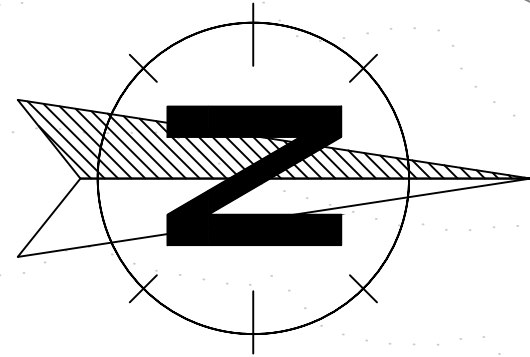
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SHARED DRIVEWAY A
PLAN VIEW

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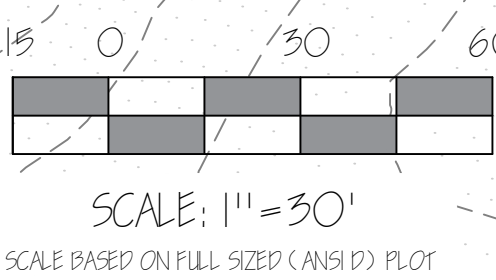


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LOT B3

LOT B4



PRESSURE BOOSTER PUMP STATION FOR UPPER LOT DOMESTIC WATER SERVICES. CONSTRUCT PUMP STATION PAD SIMILAR TO HYDRANT PAD STD DETAIL 405, 10 FT WIDTH. PUMP STATION DESIGN TO BE SUBMITTED BY OTHERS.

LOT B2
HOUSE PAD

LOT B1
HOUSE PAD

LOT A3

LOT A4

LOT A2

1110 WEE BURN DR
1108 WEE BURN DR

2" HDPE WATER SERVICE PIPE CORRIDOR. SEE ROAD SECTION SHEETS FOR DETAILS

4" PVC SEWER SERVICE PIPE CORRIDOR. SEE ROAD SECTION SHEETS FOR DETAILS

CONNECT (4) NEW 4" SEWER SERVICE LATERALS TO MAIN

NEW RIGHT DRIVEWAY DITCH TO CONNECT TO EXISTING WEE BURN DITCH SYSTEM

CONNECT (4) NEW 2" WATER SERVICE LATERALS TO MAIN

EXISTING 8" DI WATER MAIN

ADJACENT FIRE HYDRANT #69 (NOT SHOWN) APPROXIMATELY 450 FT AWAY FROM START OF SHARED DRIVEWAY B STATIONING

6723 Sherri St
6751 Sherri St
6749 Sherri St
6747 Sherri St



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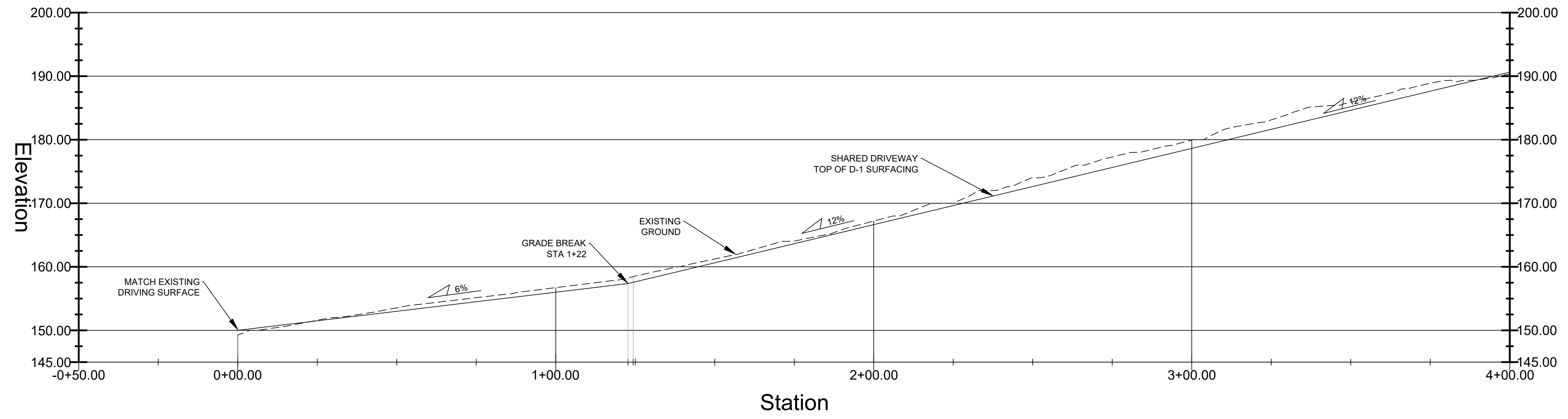
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY B
PLAN VIEW

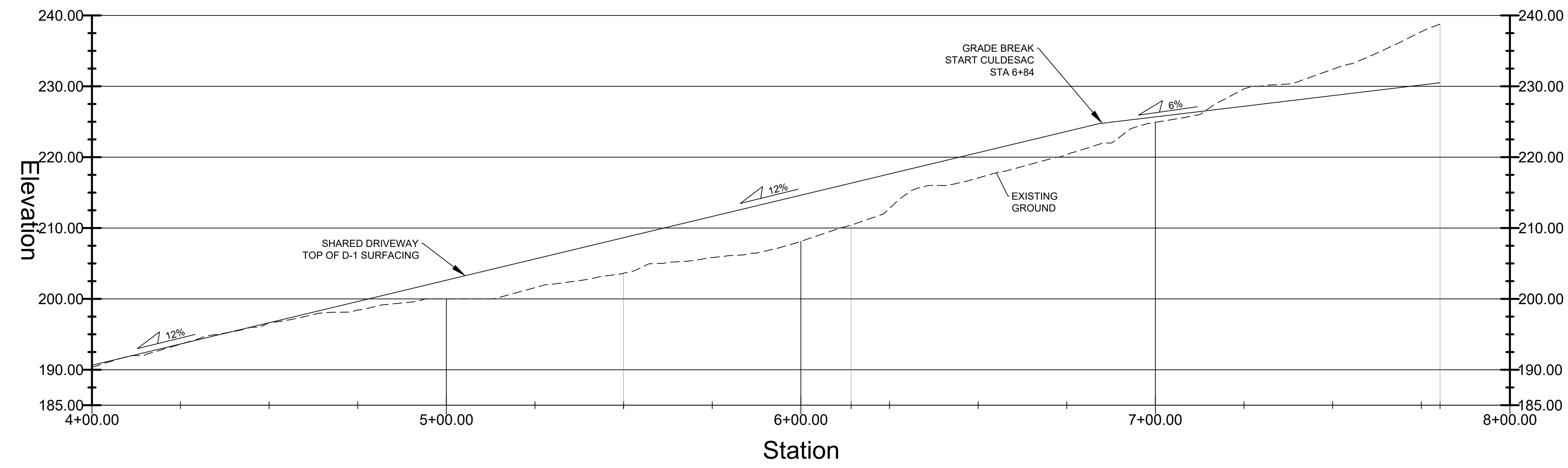
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DRIVEWAY C - PROFILE



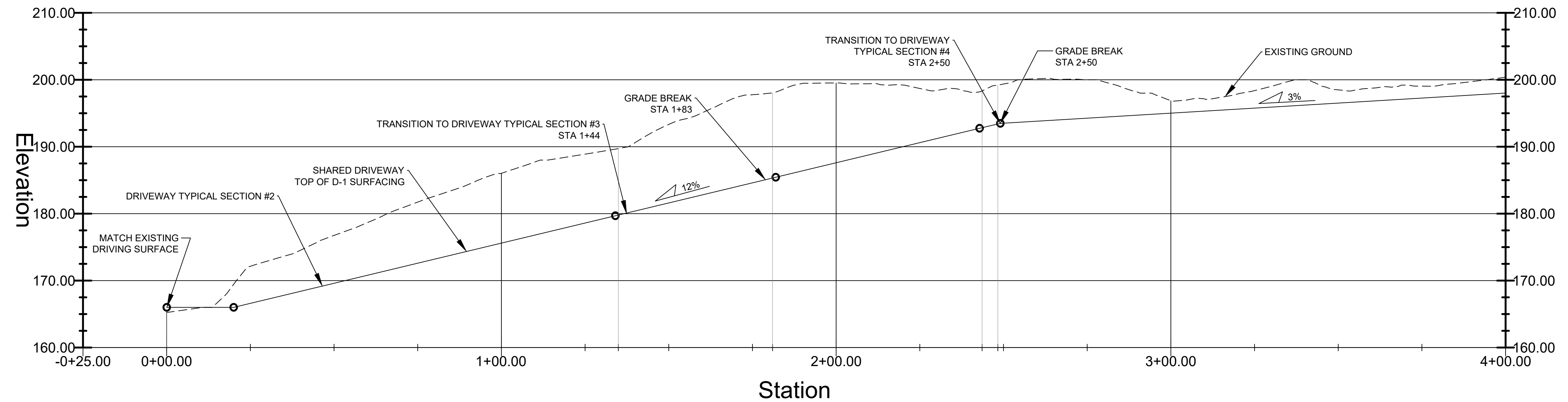
DRIVEWAY C - PROFILE

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

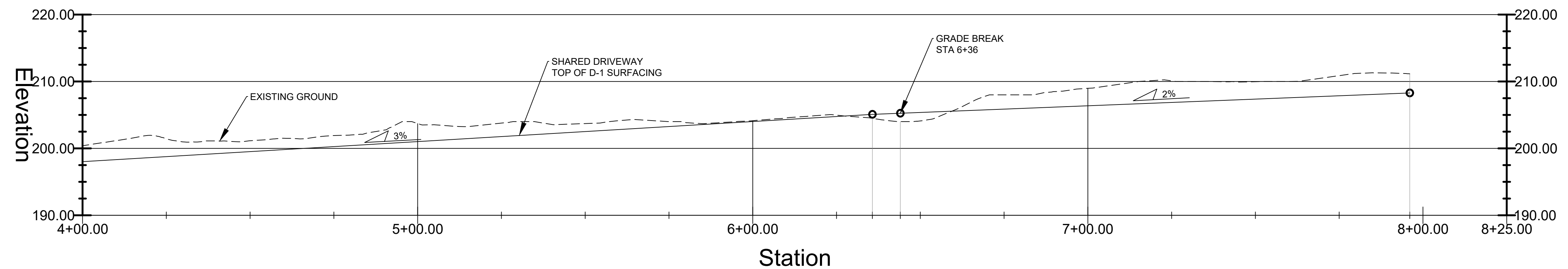
NOTES:

- 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.

	 Gabriel Hayden, P.E. hayden@katabaticeng.com (503) 866-5579	Blacktail Mountain Estates CONSTRUCTION DRAWINGS	SHARED DRIVEWAY C PROFILE	DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 032076 JUNEAU, AK 99803	CBJ REVIEW APPROVED: _____ KAH DATE: 06/10/2022	DRAWN: 9/9/2021 SHEET # 6 / 16
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DRIVEWAY A - PROFILE



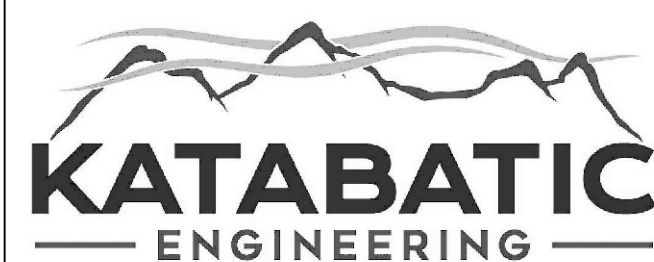
DRIVEWAY A - PROFILE

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

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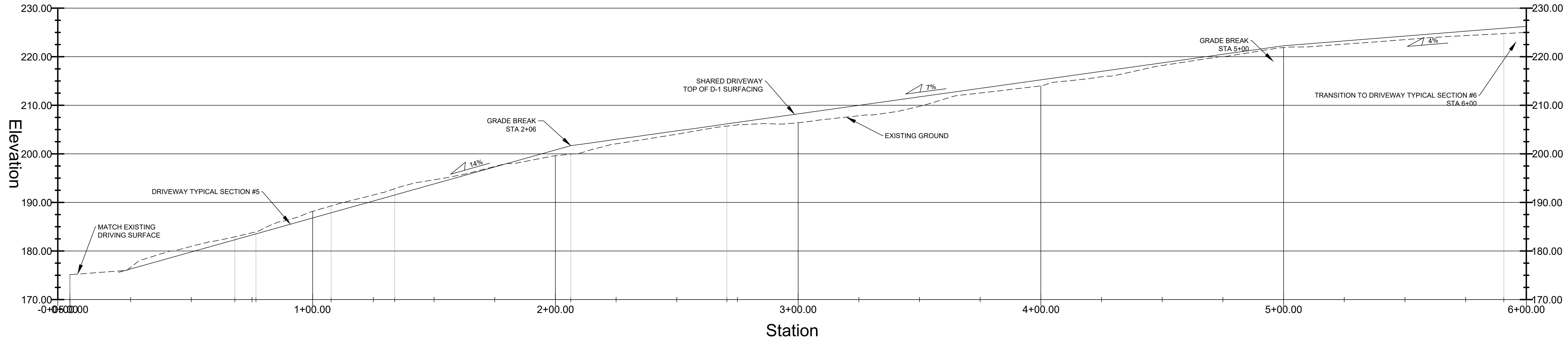
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

SHARED DRIVEWAY A
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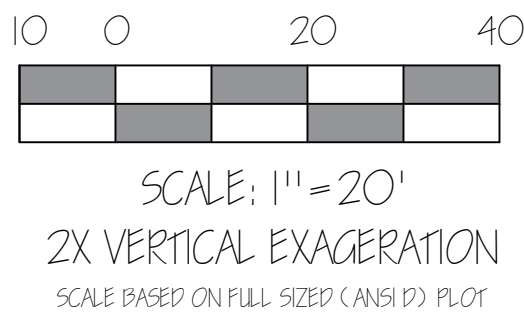
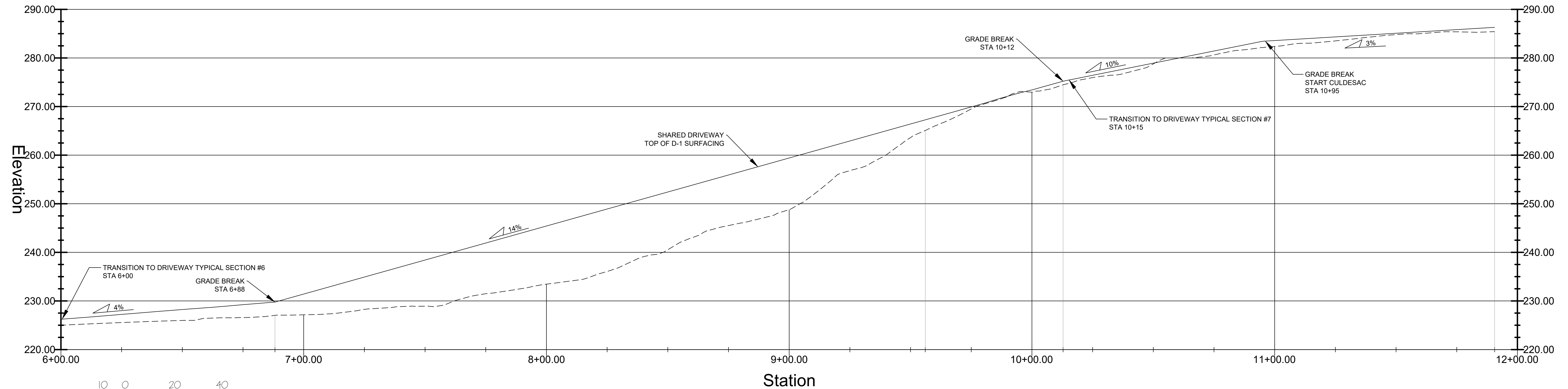
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DRIVEWAY B - PROFILE



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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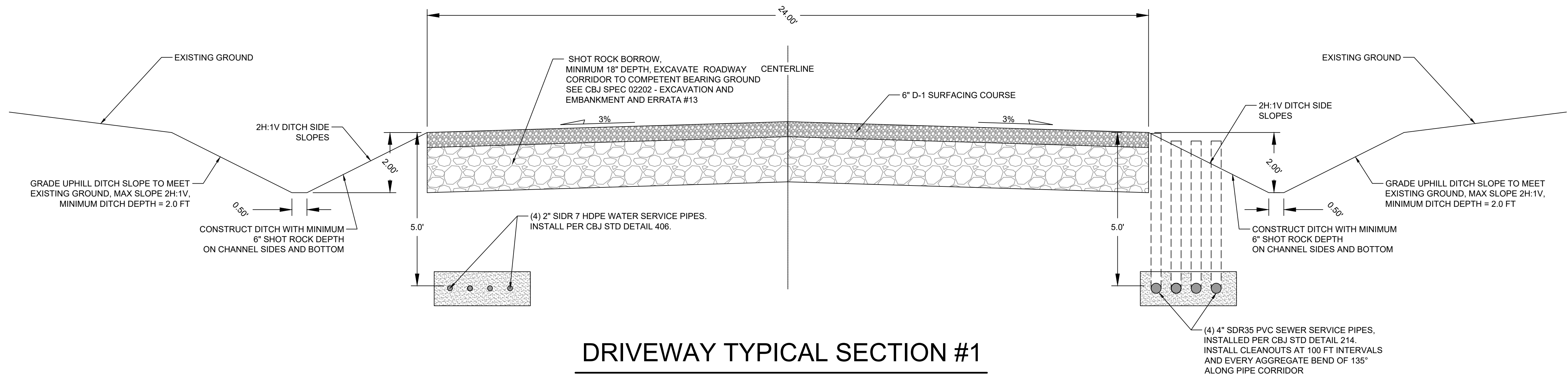
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY B
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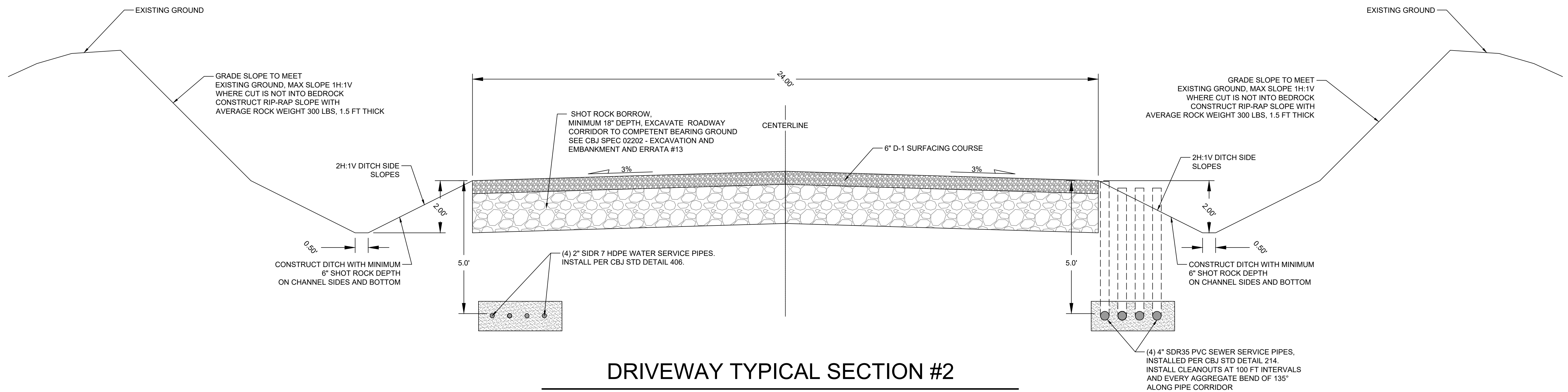
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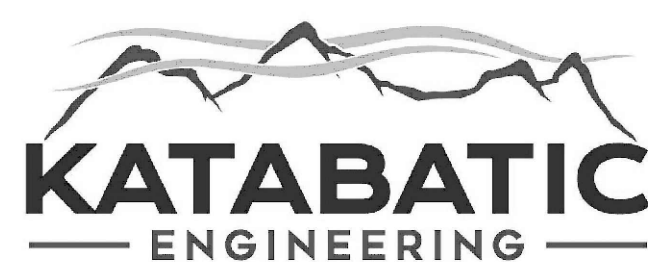
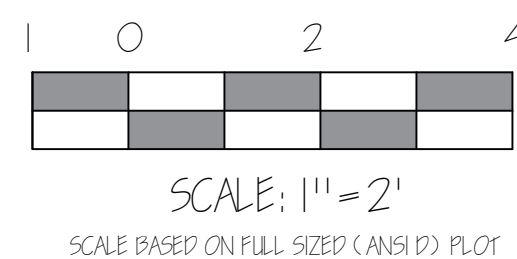
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DRIVEWAY TYPICAL SECTION #1
SHARED DRIVEWAY C



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



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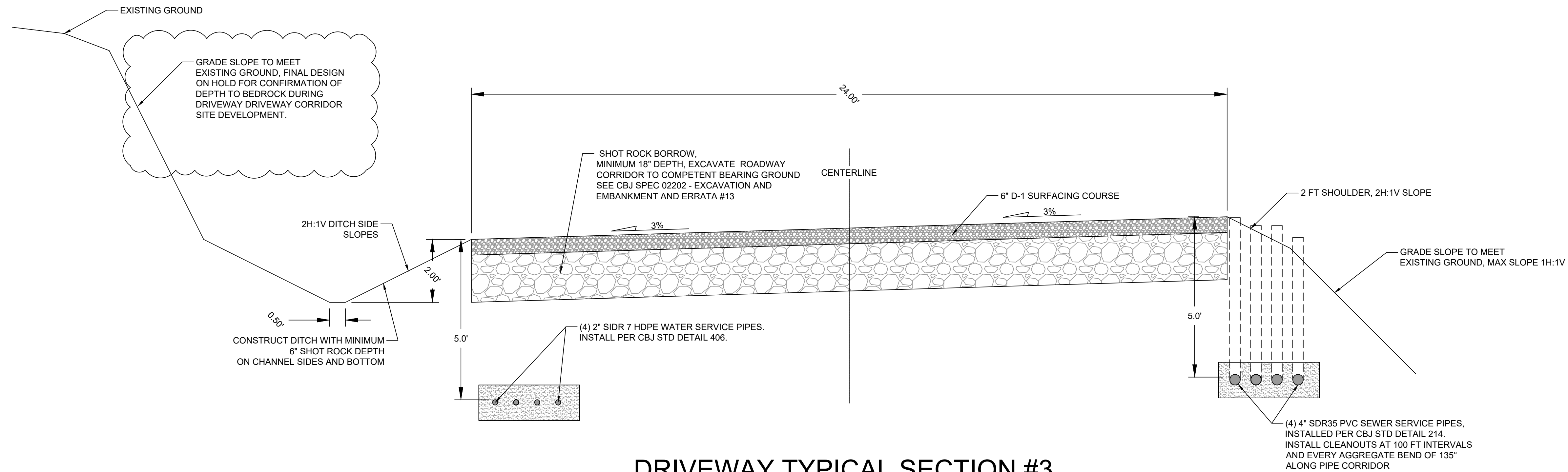
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CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
#1 & #2

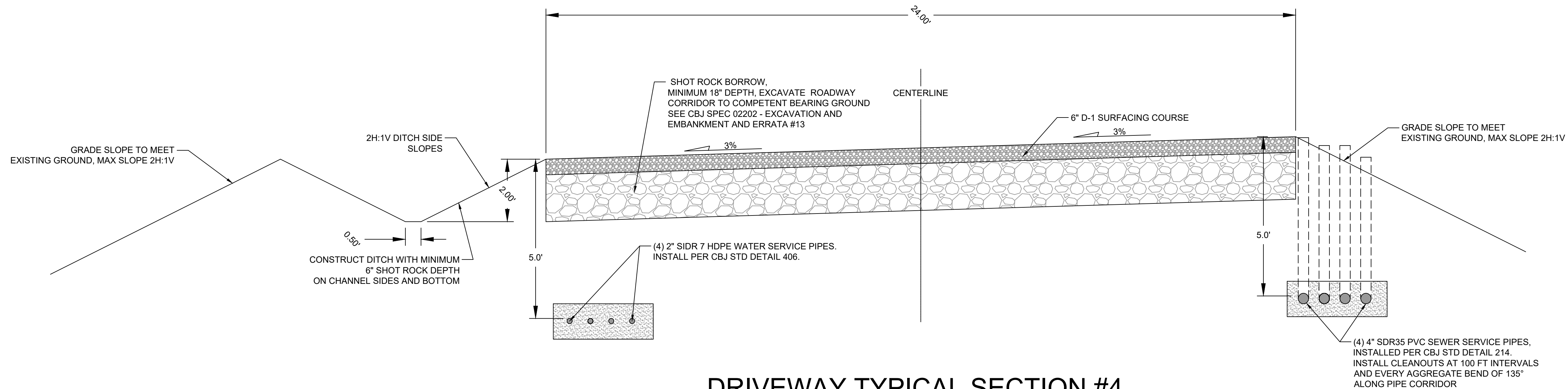
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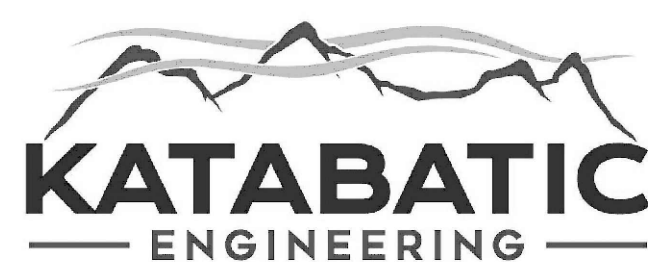
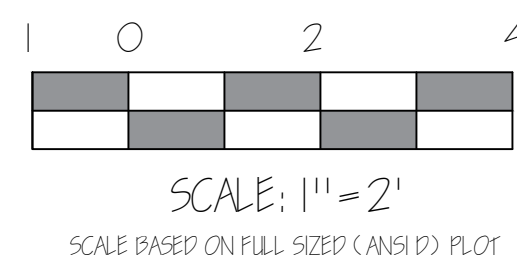
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9/9/2021
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9/16



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



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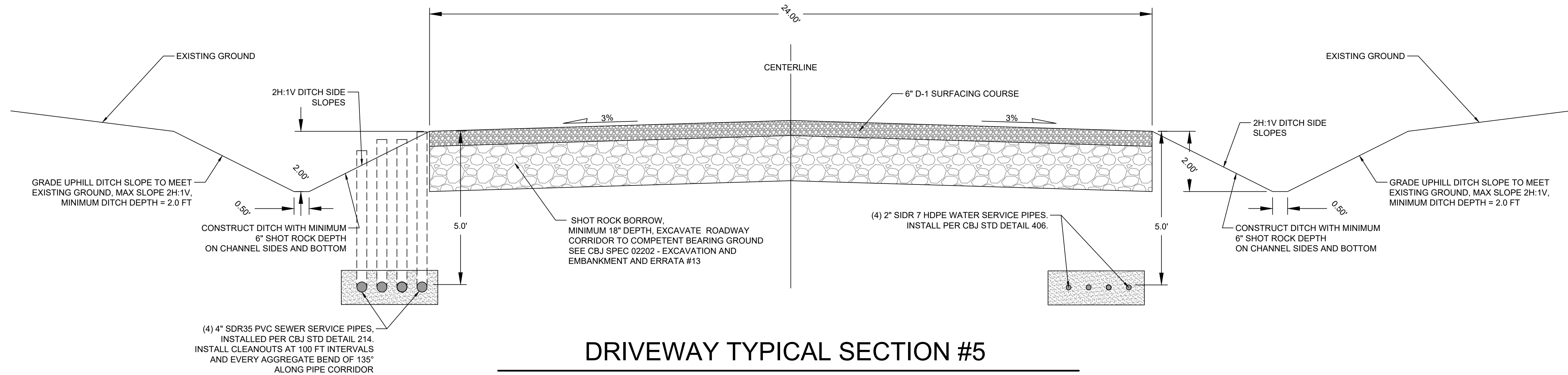
Blacktail Mountain Estates
 CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS
 #3 & #4

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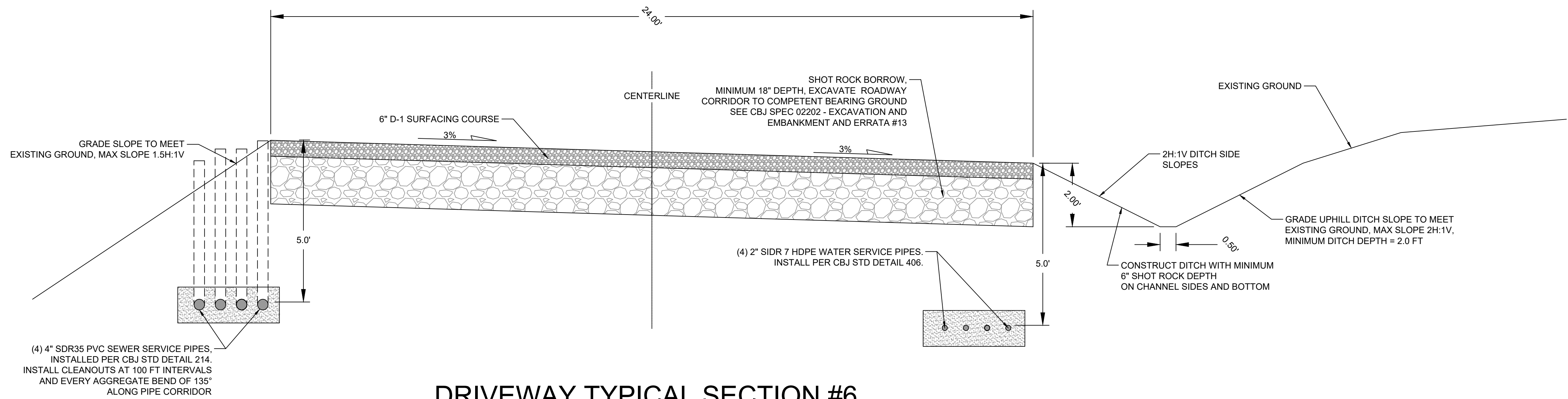
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 9/9/2021
 SHEET #
 10/16



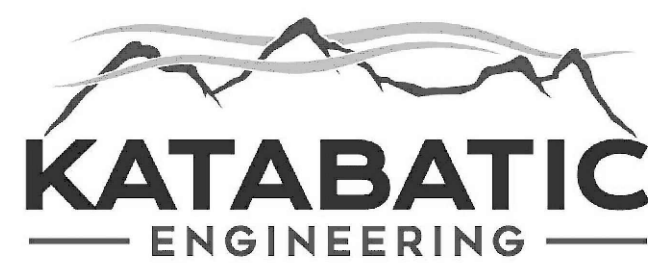
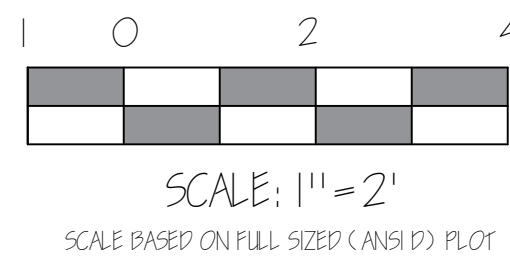
DRIVEWAY TYPICAL SECTION #5

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

CONSTRUCTION DRAWINGS

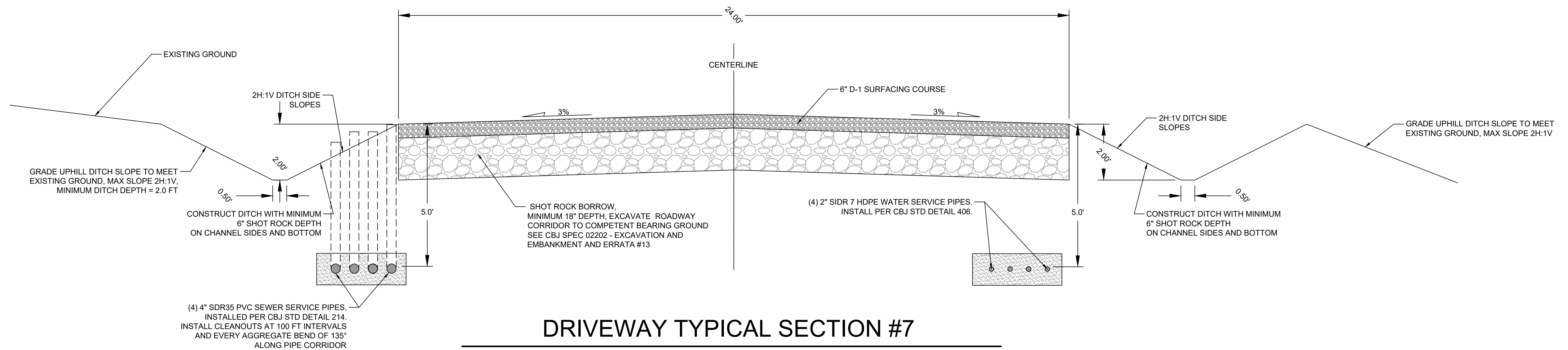
DRIVEWAY TYPICAL SECTIONS

#5 & #6

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KAH DATE:
06/10/2022

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

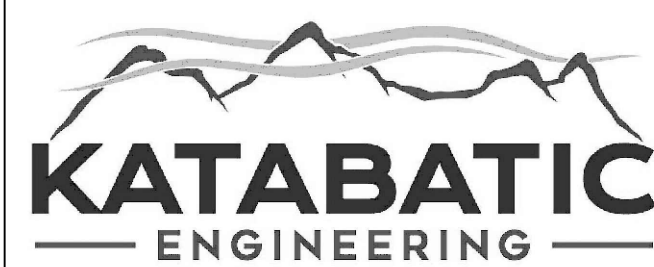
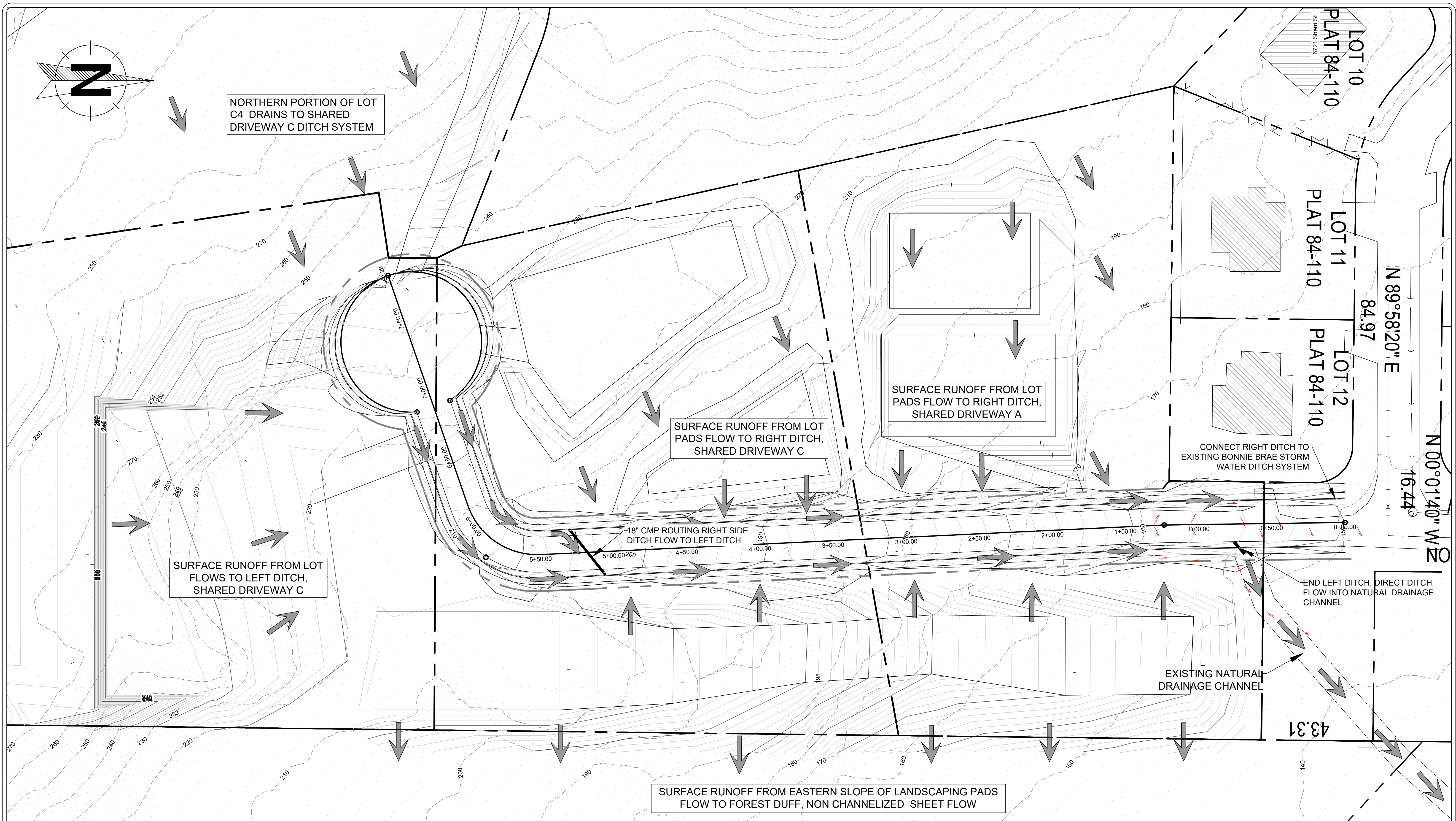
DRIVEWAY TYPICAL SECTIONS

#7

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

CBJ
REVIEW APPROVED:
____KAH____ DATE:
__06/10/2022__

DRAWN:
9/9/2021
SHEET #
12 / 16



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

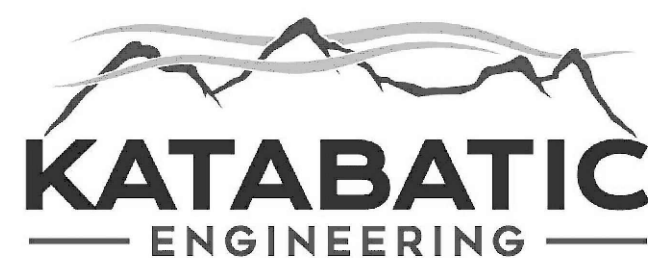
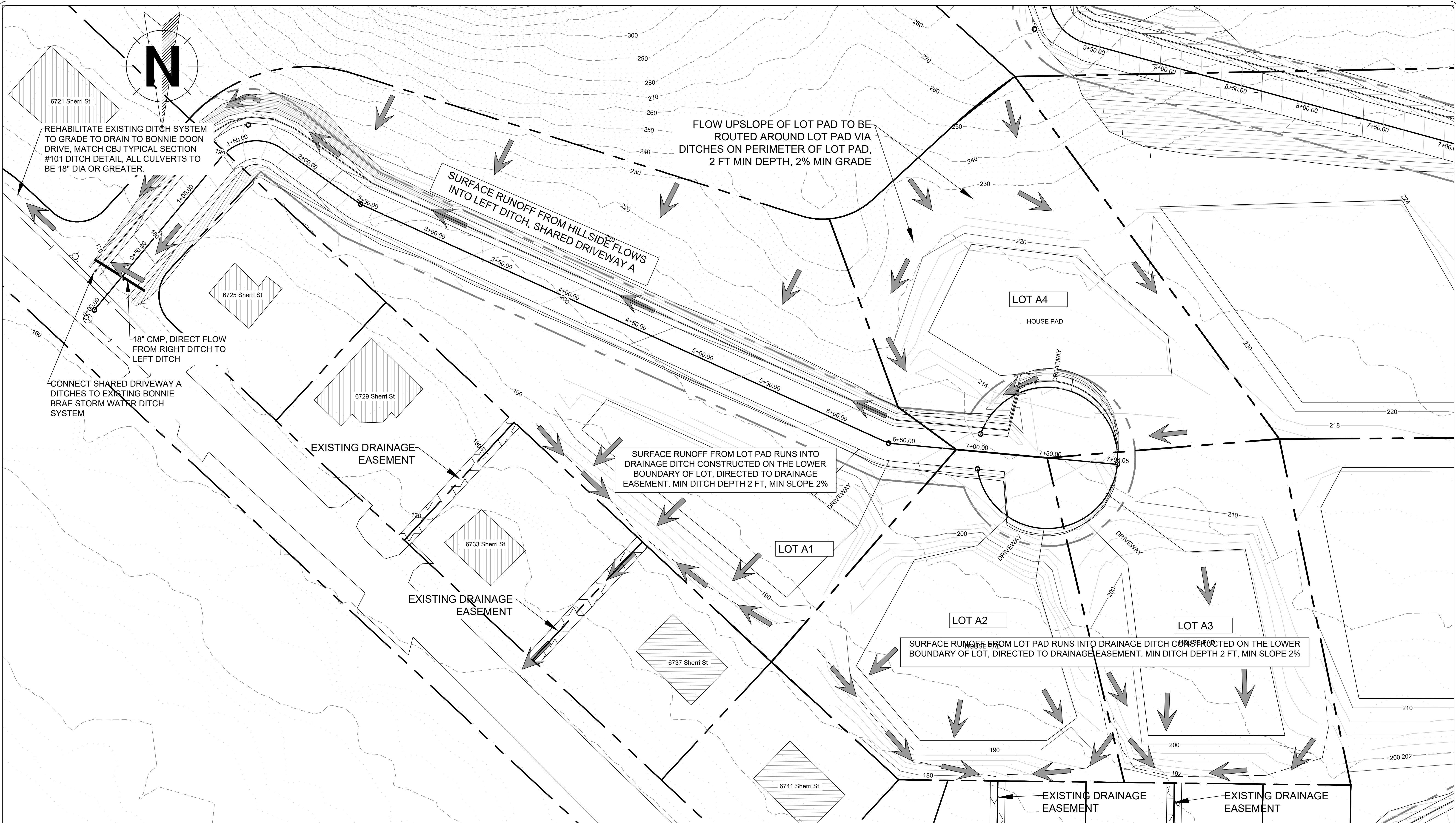
Blacktail Mountain Estates
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C
DRAINAGE SCHEMATIC

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

CBJ
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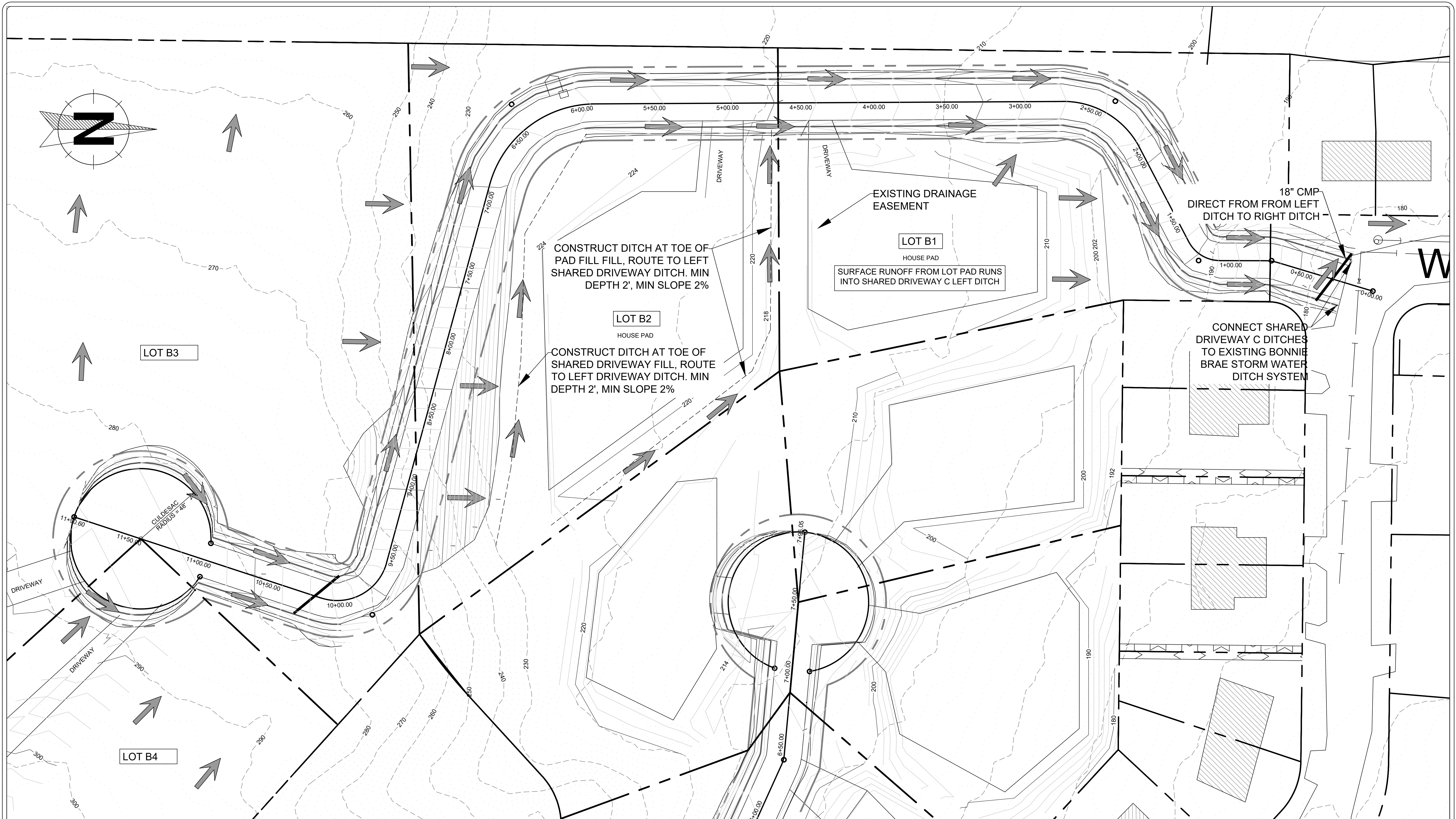
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY A DRAINAGE SCHEMATIC

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

CBJ
REVIEW APPROVED: KAH DATE: 06/10/2022

DRAWN:
9/9/2021
SHEET #
14 / 16



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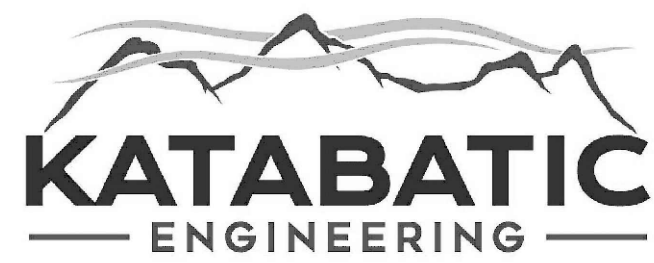
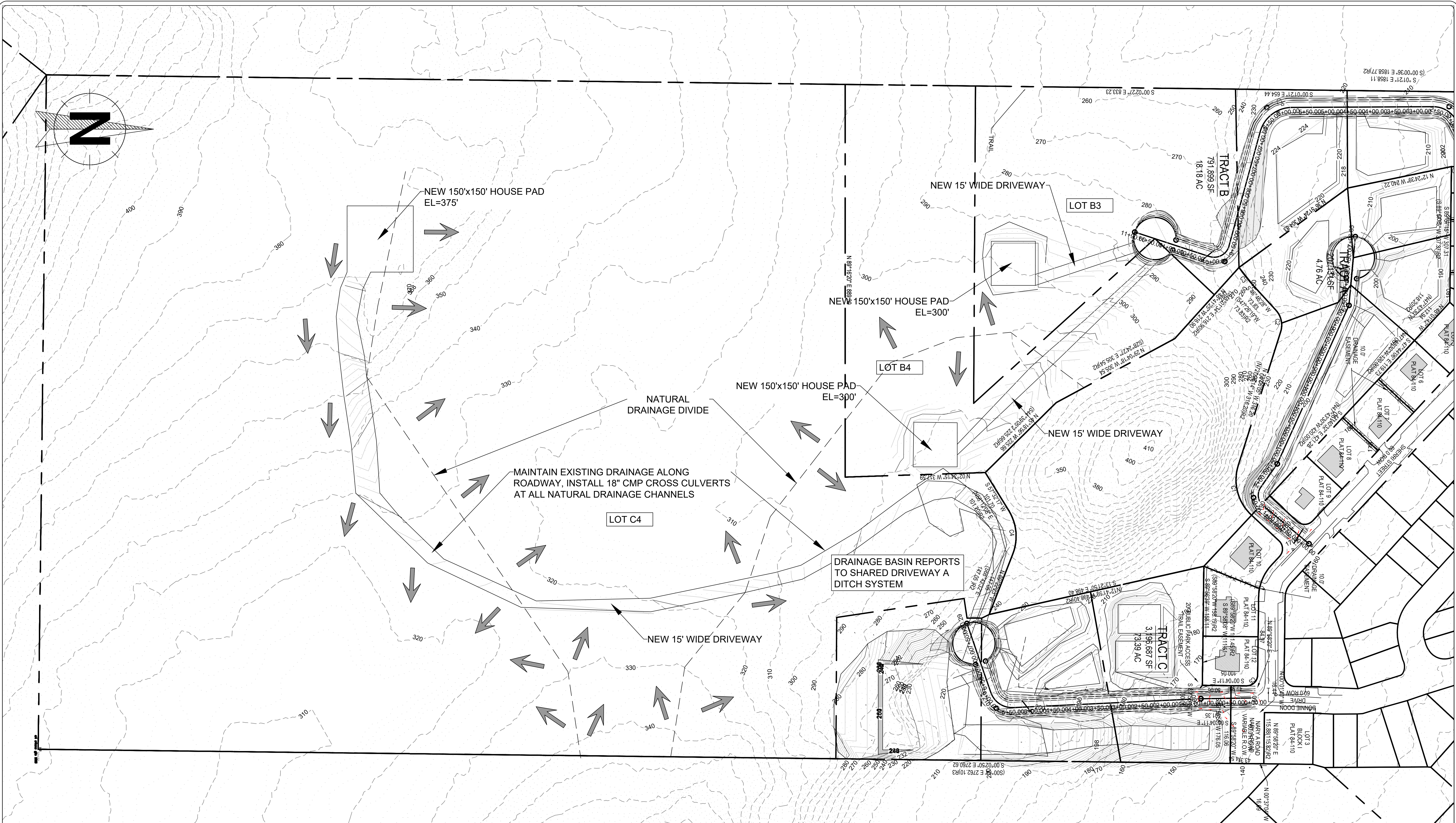
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY C DRAINAGE SCHEMATIC

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

CBJ
REVIEW APPROVED:
KAH DATE:
06/10/2022

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: KAH DATE: 06/10/2022

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

Right of Way End of Project Checklist

Permit issued by: City and Borough of Juneau Department of Engineering 155 S. Seward Street Juneau, AK 99801	 CITY AND BOROUGH OF JUNEAU ALASKA'S CAPITAL CITY	Permit ROW <u>20210036,</u> <u>20220057, 20220059</u> Office: 230 S. Franklin St. 4 th Floor Phone: 586-0800 Fax: 586-4529 Inspection Request Line: 586-1703 Website: www.juneau.org/permits
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The following constitutes a list of items that must be completed in order meet the requirements of ROW20210036, ROW20220057, ROW20220059 and prompt the return of BND20210015.

1. All new Culverts in the ROWs shall have headwalls installed per Standard 104B.
2. Both the Sherri Street Access and the Wee Burn Dr. Access drives need concrete basins at the top of the cross culvert, as well as headwalls at the culvert outfall.
3. At the Sherri Street Access, concrete fortification is needed behind the Fire Hydrant OR extension of culvert past the hydrant (to prevent wash out). The solution must be identified and approved by CBJ Engineering and/or Streets dept.
4. Remove any remaining check dams in the ROW throughout the project area.
5. Contact CBJ General Engineering 586-1703 for inspection when the required work is completed.

Developer Signature_____Date_____



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

August 2, 2023

MEMORANDUM

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

From: David Peterson, Planner II

Case Number: SMP2021-0008/SMF2023-0003

Legal Description: Blacktail Mountain Estates, Tract B

Parcel No.: 6D0801110012

RE: Final Plat Review – Blacktail Mountain Estates Tract B

The preliminary plat was approved by the Planning Commission in May of 2022. The report to the commission included a list of outstanding items (attached). Below is a list of those that appear to have not been addressed.

If comments are addressed and plat resubmitted before the hearing on August 22, 2023, they will need to be received by close of business on August 17, 2023.

Otherwise, completion of these items will be a condition of the Notice of Decision.

General Engineering

1. Describe "Tract A" and "Tract C" on plat body with "Plat No 2021-32 JRD".
2. Rephrase Park Site A to read, "PARK SITE A, PLAT No. 84-110 JRD".
3. Show street names in vicinity sketch.
4. Add "drainage" to access and utility easement.
5. Can remove set monument details from this sheet.
6. 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

7. Sheet 2: Change plat name in title block to match Sheet 1 as shown above.
8. 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)

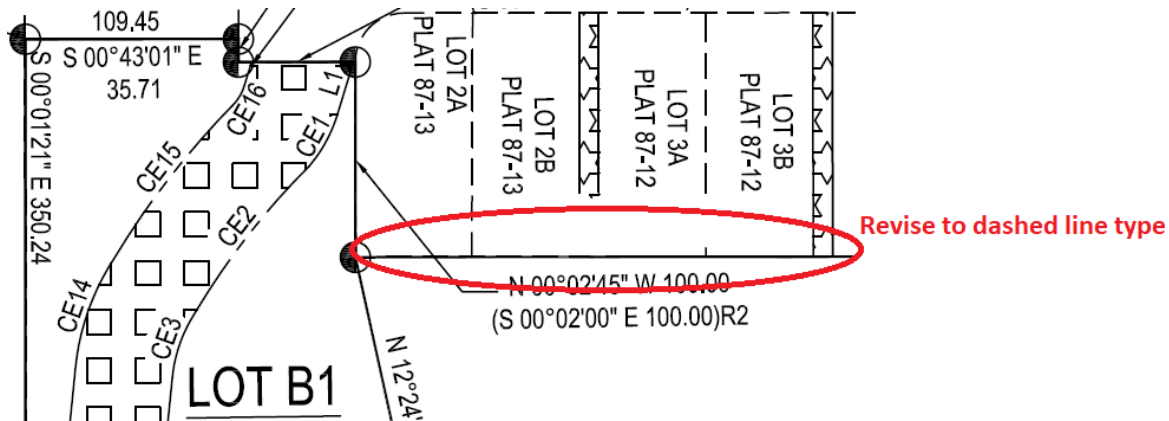
ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO [LOTS X, Y, and Z] SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE [COMMON DRIVEWAY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

In addition to the above, please comment on or address the following:

1. Required. Page 2, Note #4 "FORM" should be changed to "FROM."
2. Required. Update the date.

Cartography

1. Revise the trail line type so it differs from the property lines.
2. On sheet 2, revise "SHEET NO. 1 of 2" to "SHEET NO. 2 of 2".
3. In the Ownership Certificate for Peter Peel, revise "OWNERS" to "OWNER".
4. Revise the line below to the dashed line type.



Fire

1. No Comments Received.

Zoning

1. Add the following plat note per the SMP2021 0008 Notice of Decision: 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.

2. Add the following plat note per the SMP2021 0008 Notice of Decision: 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)].

3. Change case number in title block to SMF2023 0003

From: [David Peterson](#)
To: [Dan Bleidorn](#)
Subject: SMF23-03 - Blacktail Final Plat Review
Date: Monday, July 31, 2023 9:19:00 AM
Attachments: [01 Draft Final Plat 1979 B 06272023.pdf](#)

Hey Dan,

We are ready to start the final plat review process for the Blacktail Tract B shared access subdivision.

You may have already seen Blacktail Tract A from Irene. If not, it will be headed your way soon.

Please see the attached Draft Final Plat for Tract B. Apologies for the late notice, we are trying to get this reviewed quick to make the 8/22 planning commission meeting, so if I would like to have your review comments back by next Friday 8/4.

Let me know if you have any questions or concerns.

Cheers!

David Matthew Peterson | Planner II – Plat Reviewer

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

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

Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

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From: [David Peterson](#)
To: [George Schaaf](#)
Subject: SMF23-03 - Blacktail Final Plat Review
Date: Monday, July 31, 2023 9:23:00 AM
Attachments: [01 Draft Final Plat 1979 B 06272023.pdf](#)

Hey George,

We are ready to start the final plat review process for the Blacktail Tract B shared access subdivision.

You may have already seen Blacktail Tract A from Irene. If not, it will be headed your way soon.

Please see the attached Draft Final Plat for Tract B. Apologies for the late notice, we are trying to get this reviewed quick to make the 8/22 planning commission meeting, so if I would like to have your review comments back by next Friday 8/4.

Let me know if you have any questions or concerns.

Cheers!

David Matthew Peterson | Planner II – Plat Reviewer

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

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

Office: 907.586.0753 ext. 4132



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From: [David Peterson](#)
To: ["peter.schneider@usda.gov"](mailto:peter.schneider@usda.gov)
Subject: SMF23-03 - Blacktail Final Plat Review
Date: Monday, July 31, 2023 9:59:00 AM
Attachments: [01 Draft Final Plat 1979 B 06272023.pdf](#)

Hey Peter,

I apologize if you are not the correct person to review this. We need someone from Forest Service, this plat involves the relocation of a trail to the west of the subdivision.

We are ready to start the final plat review process for the Blacktail Tract B shared access subdivision.

You may have already seen Blacktail Tract A from Irene. If not, it will be headed your way soon.

Please see the attached Draft Final Plat for Tract B. Apologies for the late notice, we are trying to get this reviewed quick to make the 8/22 planning commission meeting, so if I would like to have your review comments back by next Friday 8/4.

Let me know if you have any questions or concerns.

Cheers!

David Matthew Peterson | Planner II – Plat Reviewer

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

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

Office: 907.586.0753 ext. 4132

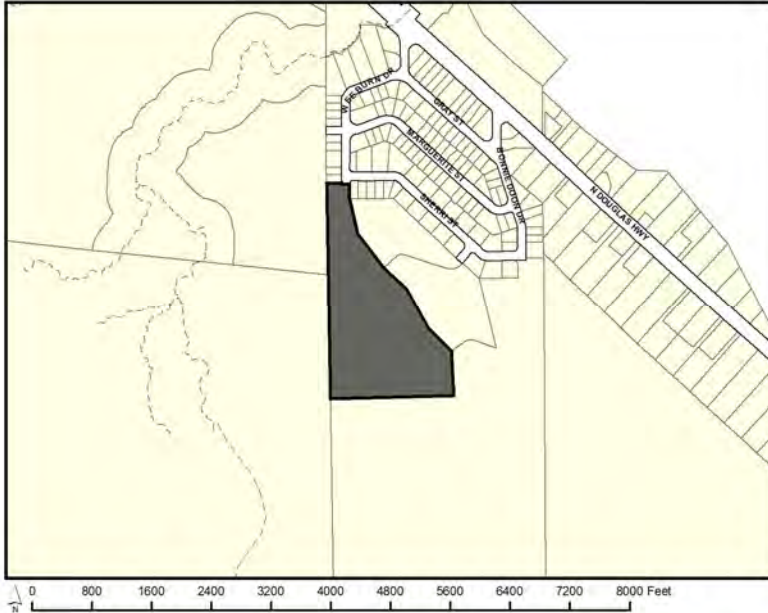


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Invitation to Comment

On a Shared Access Subdivision proposal to be heard by the
CBJ Planning Commission



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **Shared Access Subdivision: Final approval for shared access subdivision of Tract B into four lots. Access via Wee Burn on N Douglas Highway in a D3 zone.**

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **August 14, 2023** at

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

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

Now through July 31

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

Aug. 1— noon, Aug. 18

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

HEARING DATE & TIME: 7:00 pm, Aug. 22, 2023

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/87838358291> and use the Webinar ID: 878 3835 8291 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

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

Aug. 23rd.

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4132

Email: pc_comments@juneau.gov or David.Peterson@juneau.gov

Mail: Community Development, 155 S. Seward Street, Juneau AK

99801

Printed July 31, 2023

Case No.: SMF2023 0003

Parcel No.: 6D0801110012

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

Parcel Number	Owner	Site Address	Mailing Address
6D0801110011	PETER PEEL	N Douglas Hwy	PETER PEEL
6D0801110020	CITY AND BOROUGH OF		CITY AND BOROUGH OF
6D0801330180	MICHAEL BURY &	6758 Marguerite St	MICHAEL BURY &
6D0801370101	ALAN S NORGAARD &	6735 Marguerite St	ALAN S NORGAARD &
6D0801370111	FREDERICK W FISHER &	6737 Marguerite St	FREDERICK W FISHER &
6D0801370112	KYLE PAW &	6739 Marguerite St	KYLE PAW &
6D0801370120	BRITTANY ANN RETHERFORD	6741 Marguerite St	BRITTANY ANN RETHERFORD
6D0801370130	MAXIMILIAN ANTONIO CARFAGNO &	6743 Marguerite St	MAXIMILIAN ANTONIO
6D0801370140	WILLIAM B DINNEFORD	6745 Marguerite St	WILLIAM B DINNEFORD
6D0801370150	ABIGAIL REGINA WILLIAMS	6747 Marguerite St	ABIGAIL REGINA WILLIAMS
6D0801370161	WENDI L SIEBOLD	6749 Marguerite St	WENDI L SIEBOLD
6D0801370162	JOSEPHINE R STERN	6751 Marguerite St	JOSEPHINE R STERN
6D0801370170	RANDY L PETERSON &	1101 Wee Burn Dr	RANDY L PETERSON &
6D0801370180	CITY AND BOROUGH OF	1103 Wee Burn Dr	CITY AND BOROUGH OF
6D0801390080	LEONARDO NOVOA	1030 Wee Burn Dr	LEONARDO NOVOA
6D0801390090	MICHAEL J JACOBSON	1028 Wee Burn Dr	MICHAEL J JACOBSON
6D0801430070	ERIK J GAZDIG &	6734 Sherri St	ERIK J GAZDIG &
6D0801430080	SEAN C JORDAN	6738 Sherri St	SEAN C JORDAN
6D0801430090	TERENCE C SCHWARZ &	6742 Sherri St	TERENCE C SCHWARZ &
6D0801430100	LOUIS LEE SANDERS III &	6746 Sherri St	LOUIS LEE SANDERS III &
6D0801430110	CLIFFORD N SAVAGE &	6750 Sherri St	CLIFFORD N SAVAGE &
6D0801450011	KAREN LARSON	1100 Wee Burn Dr	KAREN LARSON
6D0801450012	JULIE NIELSEN &	1102 Wee Burn Dr	JULIE NIELSEN &
6D0801450020	WILCOCK SADDLER LIVING TRUST	1104 Wee Burn Dr	WILCOCK SADDLER LIVING
6D0801450031	EMILY A THOMPSON &	1108 Wee Burn Dr	EMILY A THOMPSON &
6D0801450032	PAUL E MARTZ &	1110 Wee Burn Dr	PAUL E MARTZ &
6D0801470020	TIM AND CYNTHIA TUCKWOOD	6717 Sherri St	TIM AND CYNTHIA
6D0801470030	LOGAN D AND FRANCES B DAMERON	6721 Sherri St	LOGAN D AND FRANCES B
6D0801470040	DOROTHY V WEBSTER	6725 Sherri St	DOROTHY V WEBSTER
6D0801470050	LENNE R MUSARRA	6729 Sherri St	LENNE R MUSARRA
6D0801470060	DANIEL ROBINSON &	6733 Sherri St	DANIEL ROBINSON &
6D0801470070	CASIMIR V ABRAMCZYK &	6737 Sherri St	CASIMIR V ABRAMCZYK &
6D0801470080	NATHANIEL ABBOTT &	6741 Sherri St	NATHANIEL ABBOTT &
6D0801470091	MICHAEL CRESSWELL &	6743 Sherri St	MICHAEL CRESSWELL &
6D0801470101	KATHERINE E SHEEHAN	6749 Sherri St	KATHERINE E SHEEHAN
6D0801470102	DANIEL J AMOS &	6747 Sherri St	DANIEL J AMOS &
6D0801470111	BRADFORD I GRUENING &	6753 Sherri St	BRADFORD I GRUENING &
6D0801470112	BRADFORD I GRUENING &	6751 Sherri St	BRADFORD I GRUENING &



Attachment J - Posted Signage