



**PLANNING COMMISSION STAFF REPORT  
MAJOR SUBDIVISION SMF2023 0002  
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:** Irene Gallion, Senior Planner  
**THROUGH:** Jill Maclean, Director, AICP

**PROPOSAL:** Applicant requests a Final Plat review for shared access subdivision of Tract A into four (4) lots, with access via Kristi Street.

**STAFF RECOMMENDATION:** Approval with conditions

**KEY CONSIDERATIONS FOR REVIEW:**

- Conditions are based on two (2) 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.

**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 49.35.261(2)
  - CBJ 49.15.402
  - CBJ 49.15.412
  - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Peter Peel
Applicant	Bruce Griggs/Peter Peel
Property Address	Pending/TBD
Legal Description	Blacktail Mountain Estates Tract A
Parcel Number	6D0801110011
Zoning	D3/Single-Family/Duplex
Lot Size	207,131 Square Feet/4.76 acres
Water/Sewer	Yes/Yes
Access	Kristi Street
Existing Land Use	Vacant Property
Associated Applications	BLD2022 0629/SMP2021 0007/ SMF2023 0003

***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 CBJ49.15.402(a) - A major subdivision permit is required for subdivisions resulting in 14 or more lots.***

## **SITE FEATURES AND ZONING**



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

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

## **BACKGROUND INFORMATION**

**Project Description** – The Applicant requests a Final Plat review for shared access subdivision of Tract A into four (4) lots, with access via Kristi Street (**Attachment A**).

**Background** – Under MIF2021 0011, the original 96-acre lot was subdivided into three (3) tracts. Each tract was proposed as a shared access subdivision with four (4) lots. 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-fronted lots.

In the Notice of Decision for SMP2021 0007 (**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.” All three (3) preliminary plats were approved.

Tract A is the first subdivision for Commission review.



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
May 10, 2022	Approval of the preliminary plat for Tract A ( <b>Attachment B</b> )

### **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 0007 (**Attachment B**) will be met prior to Final Plat recording:

Condition	Status	Summary
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.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Approved by General Engineering on 6/13/2022 ( <b>Attachment C</b> ).
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.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	<b>Attachment D</b> (Copy).
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.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Approved by General Engineering on 6/13/2023 ( <b>Attachment C</b> ).
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, ( <b>Attachment E</b> ). Note that the developer will not sign the form until improvements are completed.
AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS IN THIS	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	<b>Attachment F</b> , Note 10.

Condition	Status	Summary
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)].	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	<b>Attachment F</b> , Note 11.
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	<b>Attachment F</b> , Note 8.
ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS A1, A2, A3, and A4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE, AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	<b>Attachment F</b> , Note 9.
THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT A DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS, AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	<b>Attachment F</b> , Note 7.

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

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:** 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 June 28, 2023 and July 27, 2023. Agency review comments can be found in **Attachment G**.

<b>Agency</b>	<b>Summary</b>
General Engineering	Minor plat modifications and need to complete the Right-of-Way checklist.
Cartography	Minor plat modifications.

### **PUBLIC COMMENTS**

CDD conducted a public comment period between August 1, 2023 and August 18, 2023 at noon. Public notice was mailed to property owners within 500 feet of the lot (**Attachment H**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment I**). Public comments were sent 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:** Remaining plat items include minor revisions to line types and titles. The Right-of-Way End of Project checklist has been issued.

**Finding:** Yes. All conditions of preliminary plat approval have been met.

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

**Analysis:** Improvements are substantially 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 shared access subdivision of Tract A 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. 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 0007
Attachment C	Construction and Drainage Plan Approval Documents
Attachment D	Certificate of Taxes Paid, expires December 2023 (copy)
Attachment E	Right-of-Way End of Project Checklist
Attachment F	Final Plat, revised per CBJ feedback
Attachment G	Corrections memo for plat submitted with application
Attachment H	Abutters Notice
Attachment I	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 A Final Plat Approval

Number of Existing Parcels 1 Total Land Area 4.7551 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 SMP 2021-07

## 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	Date Received
<u>SMP23-002</u>	<u>6/28/2023</u>



# DEVELOPMENT PERMIT APPLICATION

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

To be completed by Applicant	<b>PROPERTY LOCATION</b>		
	Physical Address <b>N Douglas Hwy</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>BLACKTAIL MOUNTAIN ESTATES TR A</b>		
	Parcel Number(s) <b>6D0801110011</b>		
	<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 _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner <b>Peter Peel</b>	Contact Person <b>Bruce Griggs</b>	
	Mailing Address <b>800 6th St Juneau AK</b>	Phone Number(s) <b>9073212074</b>	
	E-mail Address <b>pppeel84@gmail.com</b>		
	<b>LANDOWNER/ LESSEE CONSENT</b> 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.			
<b>X</b> <u><i>Peter Peel</i></u> Landowner/Lessee Signature		<u>06/28/2023</u> Date	
<b>X</b> _____ 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.			
<b>APPLICANT</b> If the same as OWNER, write "SAME"			
Applicant <b>SAME</b>		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
<b>X</b> <u><i>Peter Peel</i></u> Applicant's Signature		<u>06/28/2023</u> 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> <u>6/28/23</u>	
Case Number <b>SMF23-002</b>	Date Received <b>6/28/2023</b>



#### Tract A 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 1702, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1932; US SURVEY 3272 DATED 18 AUGUST 1933; US SURVEY 3589 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT NO. 1 DATED 10 JULY 1984 PLAT NO. 81-47; 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. 85-20W; LOT 3 INTO LOTS 3A & 3B, 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. 87-12; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 DATED 8 OCTOBER 2021 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES, RECORDERS OFFICE WITHIN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- 9) ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 "PRIVATE SHARED ACCESS" REQUIREMENTS. ACCESS TO LOTS A1, A2, A3 & A4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT - RECORDED WITH THIS SUBDIVISION.

#### 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: 15 JUNE 2023

PETER PEEL

#### NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF JUNE, 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:

#### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W. BETWEEN FOUND G.L.D. BRASS CAP MONUMENTS, DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3589, 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.



#### 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. 2023-001, DATED 15 JUNE 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

DATE: 15 JUNE 2023

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 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: 15 JUNE 2023

BRUCE GRIGGS, PRESIDENT  
CREATIVE DEVELOPMENT, INC.

#### NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF JUNE, 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:

#### TYPICAL SET MONUMENT DETAIL

N.T.S.



1/2" BRASS CAP WITH  
RED PLASTIC CAP



#### 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: 15 JUNE 2023



#### PLAT OF BLACKTAIL MOUNTAIN ESTATES A

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

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC  
12654 PORTER LANE JUNEAU, ALASKA 99801  
907-557-1908

#### OWNERS

PETER PEEL  
1015 4TH STREET JUNEAU, ALASKA 99801  
CREATIVE DEVELOPMENT, INC.  
PO BOX 10020 JUNEAU, ALASKA 99801

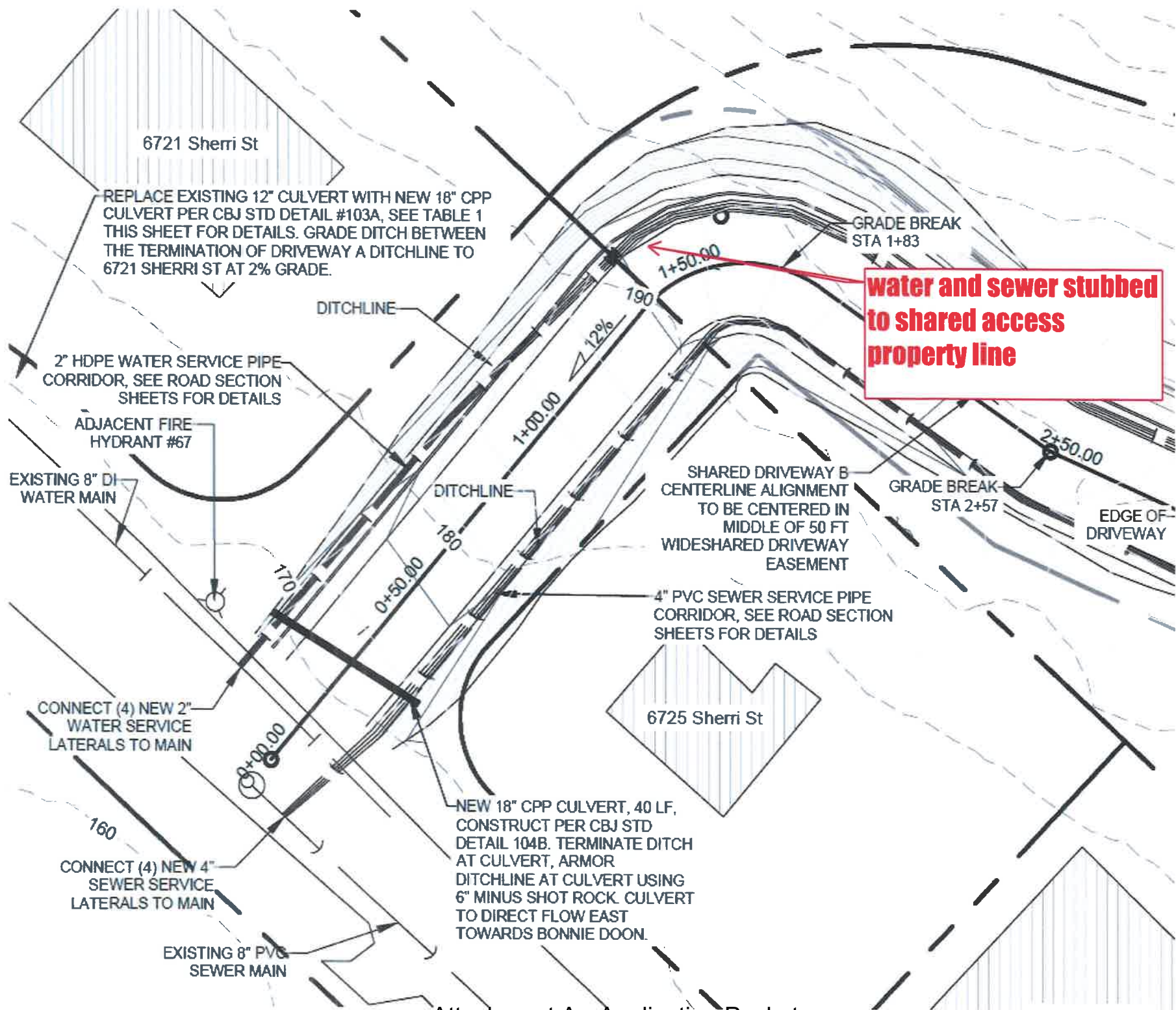
SCALE:  
NTS

MIP 2021/0007

DATE:  
15 JUNE 2023

SHEET NO  
2 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](http://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 0007

Creative Development

Attn: Peter Peel & Bruce Griggs

P.O. Box 32076

Juneau, AK, 99803

Proposal: Subdivision of one tract of land into four lots (it was noted in the Staff Report that there were concerns the land was being subdivided into more than four lots; however, the Planning Commission determined this was not the case).

Property Address: N/A

Legal Description: Blacktail Mountain Estates Tract A

Parcel Code No.: 6D0801110011

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. Prior to approval of the final plat, the private shared access must be revised to meet the Land Use Code, not create double frontage lots [CBJ 49.15.420(b)], and not create more than four (4) lots total [CBJ 49.35.260].~~
2. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
3. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.

4. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.
5. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

All plat notes in the staff report are sustained.

In deciding against the Director's recommendation of denial, the Commission made the following finding:

1. Shared access is in a private easement. A private easement does not constitute or create a property boundary. Additional lots are not created.

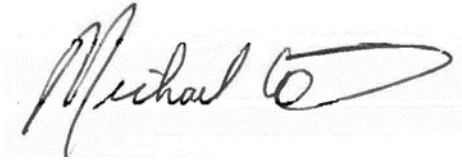
Attachment: May 3, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding SMP2021 0007.

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.



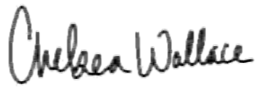
May 13, 2022

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Michael LeVine, Chair  
Planning Commission

---

Date



May 16, 2022

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Filed With City Clerk

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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.

## Irene Gallion

---

**From:** Ken Hoganson  
**Sent:** Monday, June 13, 2022 10:31 AM  
**To:** Gabe Hayden  
**Cc:** Peter Peel; Bruce Griggs; Alan Steffert; James 'Red' Langel; General Engineering; Irene Gallion; Ken Hoganson; Katie Koester  
**Subject:** RE: Blacktail Mountain Estates - Meeting Construction Dwgs, Drainage  
**Attachments:** BLACKTAIL GRADING AND DRAINAGE REPORT- 6\_12\_22 rev 1.pdf; Blacktail Construction Drawings - 9\_29\_21-Approved.pdf; Blacktail Mountain - Meeting 22.06.10.docx

To all,

Gabe has provided adjustments per the meeting of 06/10/22 to the Blacktail Grading Report (attached). Included is Residence 6721 & 6713 require new 18" culverts to be installed.

The Construction Drawings set (attached) for Blacktail Mountain Estates has been approved by General Engineering .

The write-up for the meeting on drainage (Meeting 22.06.10) is attached.

Please let me know of comments, questions, concerns.

Best wishes – Ken

Kenneth A Hoganson | Program Manager  
General Engineering | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building  
Juneau, AK 99801  
Office: 907.586.0800 ext. 4197, Cell: 907-378-5340



.....  
Gabe Hayden <Hayden@katabaticeng.com> Peter Peel <pppeel84@gmail.com>; Bruce Griggs <brucegriggs@hotmail.com>; Alan Steffert <Alan.Steffert@juneau.org>; James 'Red' Langel <James.Langel@juneau.org>; General Engineering <General\_Engineering@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org> Ken Hoganson (Ken.Hoganson@juneau.org)

Ken, attached is the revised blacktail grading report. I've corrected the CFS/GPM typo, the Sheet 14/15 reference, and called out the driveways that require culvert replacement.

Thanks for your review,

Gabe

Gabe Hayden, PE  
[hayden@katabaticeng.com](mailto:hayden@katabaticeng.com)  
(503) 866-5579



---

**From:** Gabe Hayden <Hayden@katabaticeng.com>  
**Sent:** Sunday, June 12, 2022 12:18 PM  
**To:** Ken Hoganson <Ken.Hoganson@juneau.org>  
**Cc:** Peter Peel <pppeel84@gmail.com>; Bruce Griggs <brucegriggs@hotmail.com>; Alan Steffert <Alan.Steffert@juneau.org>; James 'Red' Langel <James.Langel@juneau.org>; General Engineering <General\_Engineering@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>  
**Subject:** Re: Blacktail Mountain Estates - Meeting Construction Dwgs, Drainage

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

---

Thanks Ken,

As a followup to the culvert replacement- the driveway culverts for 6721 & 6713 require new 18" culverts to be installed. There is an existing note on sheet 14 that states this generic requirement, so I won't issue a revised construction drawing set.

Gabe

Gabe Hayden, PE  
[hayden@katabaticeng.com](mailto:hayden@katabaticeng.com)  
(503) 866-5579



On Fri, Jun 10, 2022 at 6:42 PM Ken Hoganson <[Ken.Hoganson@juneau.org](mailto:Ken.Hoganson@juneau.org)> wrote:

To All,

The meeting to discuss and resolve drainage issues for the Blacktail Mountain Estates was held on 6/10/22.

Minor corrections and additions were added to the drawings by Gabe.

The Construction Drawings are approved by GE (see the attachment).

Please let me know of your comments, questions, concerns.

Best wishes – Ken

Kenneth A Hoganson | Program Manager

General Engineering | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Juneau, AK 99801

Office: 907.586.0800 ext. 4197, Cell: 907-378-5340





Attending: Peter Peel, Bruce Griggs, Gabe Hayden, Red Langel (did not attend), Alan Steffert (another meeting)

### **AGENDA & TOPICS**

Complete the review of the Construction Drawings for approval.

Discuss the response from CCFR, Utilities, Streets & Engineering from the review of the Construction Drawings.

1. Neighborhood concern for flooding with snow accumulation, freeze and thaw along with rain and freeze cycles.
  - a. Photo with culvert recommended at intersection of Sherri St. and Wee Burn Drive  
**A CULVERT WITH HEADWALL IS SHOWN ON SHEET 5 OF THE CONSTRUCTION DRAWINGS. WHILE THIS DOES NOT GET THE WATER BEYOND THE ROCK WALL, IT DOES PREVENT WATER FROM GOING IN THE SHERRI ST DITCH – WHICH IS A PRIMARY REQUIREMENT.**
  - b. From discussions about current issues. Alan Steffert and Red at site visit Monday, 6/6/22 with Ken Hoganson
    - i. Minimize to No water from intersection of Sherri St and Wee Burn Dr. to flow down Sherri Street  
**THIS IS ACCOMPLISHED WITH THE CULVERT SHOWN ON SHEET 5.**
    - ii. Culvert sizes and entry losses with existing culverts – primarily Sherri St and Wee Burn Dr. **THIS IS UNDERSTOOD – PART OF THE REASON IS THAT THE CULVERTS WERE NOT REQUIRED TO HAVE HEADWALLS WHEN BONNIE BRAE WAS CONSTRUCTED.**
2. Review of Construction Drawings
  - a. 24' roadway width.
    - i. 15' roadway width Dwg. Sheet 16 **THIS IS A SERVICE DRIVE NOT A 24' ROADWAY.**
  - b. Was reminded of the following as it pertains to the Construction Drawings:  
  
49.35.120 - Improvements; generally. **THIS WAS DISCUSSED**  
  
(a) The developer must install all of the required improvements within the boundaries of the development, and may be required to make improvements beyond the development boundary in order for all of the improvements to function properly. In addition, improvements must be designed and constructed to provide for future extension to adjoining lands.
  - c. Study of culverts in Bonnie Brae that require replacement.  
**GABE WILL SHOW ON THE DRAWINGS CULVERTS LESS THAN 18" WHICH WILL BE REPLACED WITH AN 18" WITH A HEADWALL BECAUSE THEY ARE RECEIVING ADDITIONAL STORMWATER FROM THE DEVELOPMENT.**
3. Review of Gabe Hayden - Memo to Bruce Griggs, 9/8/2021 **REVIEWED**
  - a. Summary

- b. Lot Grading
  - c. Ditch System
  - d. Assumptions
4. Requirement is for 25-year storm
- a. Information on 100-year storm

GABE HAS DONE CALCULATIONS FOR THE 100-YEAR STORM. ALL CULVERTS THAT ARE 18" WILL HANDLE THE 100 YEAR STORM. THANKS TO GABE FOR DOING THESE EXTRA CHECKS.

5. Review of prior documents from Engineering and Autumn – to leave no stone unturned.

ALL ITEMS WERE DISCUSSED. SPECIAL ATTENTION TO BLASTING ISSUES. THE REVISED BLAST PLAN WILL BE PROVIDED TO GE MONDAY 5/13/22I. GE WILL DISTRIBUTE THE BLAST PLAN AND ASK FOR COMMENTS. APPROVAL OF THE BLAST PLAN IS REQUIRED BY CCFR.

GIVEN GABE'S UPDATE OF THE DRAWINGS – GENERAL ENGINEERING HAS APPROVED THE CONSTRUCTION DRAWINGS. THE DEVELOPER WILL COMPLETE THE BUILDING PERMIT APPLICATION AND THE DEVELOPMENT PERMIT APPLICATION THE WEEK OF JUNE 13, 2022.

BEST WISHES – KEN

Kenneth A Hoganson | Program Manager  
General Engineering | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building  
Juneau, AK 99801  
Office: 907.586.0800 ext. 4197, Cell: 907-378-5340



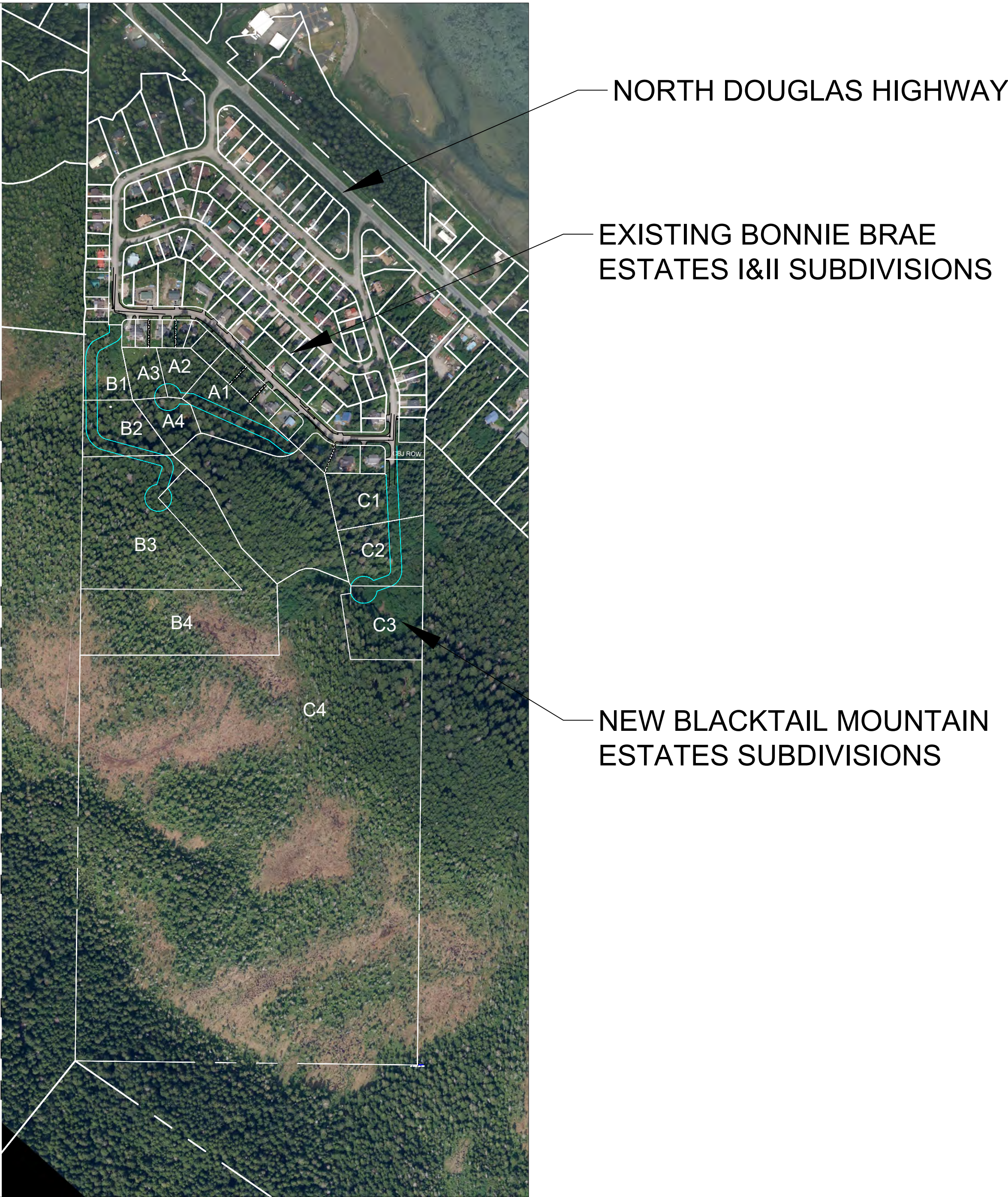


# BLACKTAIL MOUNTAIN ESTATES SUBDIVISION CONSTRUCTION DRAWINGS

September 09, 2021

## INDEX

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



VICINITY MAP

NTS



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

Blacktail Mountain Estates  
CONSTRUCTION DRAWINGS

Coversheet

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

CBJ  
REVIEWAPPROVED:  
\_\_\_\_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/engineering\_ftp/documents/Cover\_000.pdf'.
2. All HDPE pipe installations shall additionally conform to the 'HDPE Special Provisions March 2017' document attached to this design packet.
3. Existing pipe and electrical utility locations based on historical asbuilt information, actual locations may vary. Contractor shall call for utility locates at (907) 586-1333 prior to excavation in zones of existing development.
4. Contractor shall notify CBJ water utility department (907) 780-6808 of proposed water service interruptions, and submit the 'water system special use permit' application to CBJ water utilities superintendent for approval at least 48 hours prior to shutdown or flushing of mainline water pipe. No water service interruptions may occur until the above application is approved.
5. Contractor shall reference all existing property corner monuments prior to construction and re-monument using an Alaska Professional Land Surveyor after Work is complete.
6. Grades and alignments are subject to minor revisions as approved by the Engineer.
7. Property line locations used were derived from record plats and not a boundary survey.
8. "Jumping Jack" or similar type compactors shall be used for compaction within 18 inches of the outside surface of all water valve boxes, catch basins, and manholes.
9. Contractor shall install and maintain construction stormwater control BMPs per the Erosion Control Pland and SWPPP CGP permit obtained by the Contractor.
10. For any planned driveway closures, Contractor shall notify resident of each driveway to be closed of the planned closure, including time period, the day prior to the planned closure.
11. Contractor shall provide submittal described in the CBJ standard specifications to Engineer for review prior to procurement of all materials.
12. All slopes steeper than 2:1 require special inspection pursuant to Chapter 19.12, excavation and grading code.
13. Clay, bedrock, organics, stumps and logs, and boulders may be encountered by the Contractor during excavation operations. No subsurface geotechnical investigation was conducted for this project. Contractor shall inform Engineer of subsurface conditions encountered during share driveway construction, and Engineer may make minor adjustments to design as necessary.
14. Contractor shall perpare and submit a SWPPP plan to the Alaska Department of Environmental Conservation prior to beginning site work, and shall maintain compliance with the provisions of that SWPPP plan throughout the project.

ABBREVIATIONS

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

Abbreviations may be used without periods.

CBJ SPECIFICATIONS

- DIVISION 1 - GENERAL REQUIREMENTS
- 01045 Cutting and Patching

• 01070 Acronyms of Institutions

• 01090 Reference Standards

• 01300 CONTRACTOR Submittals - Includes changes listed in 1/15/04 Errata Sheet

• 01400 Quality Control - Includes change listed in 1/15/04 Errata Sheet

• 01505 Mobilization

• 01530 Protection and Restoration of Existing Facilities

• 01550 Site Access and Storage

• 01560 Temporary Environmental Controls

• 01660 Equipment Testing and Plant Start-Up

• 01700 Project Closeout - Includes change listed in 5/5/04 Errata Sheet No. 3
- DIVISION 2 - SITEWORK
- 02090 Blasting Controls

• 02201 Clearing and Grubbing

• 02202 Excavation and Embankment

• 02203 Trenching

• 02204 Base Course - Includes change listed in 3/17/04 Errata Sheet No. 2

• 02205 Riprap

• 02401 Sanitary Sewer Pipe

• 02402 Sanitary Sewer Manholes and Cleanouts

• 02403 Sanitary Sewer Encasement

• 02501 Storm Sewer Pipe

• 02502 Storm Sewer Manholes, Inlets, and Catch Basins

• 02601 Water Pipe

• 02602 Valves

• 02603 Fire Hydrants

• 02605 Water Services

• 02702 Construction Surveying

• 02703 Monuments

• 02707 Chain Link Fence

• 02709 Topsoil - Includes change listed in 5/5/04 Errata Sheet No. 3

• 02710 Seeding

• 02711 Landscape Planting

• 02712 Jute Mesh

• 02714 Filter Cloth

• 02715 Underdrain

• 02718 Sign Assembly

• 02719 Mailboxes

• 02720 Painted Traffic Markings

• 02801 Asphalt Concrete Pavement - Includes changes listed in Errata 1 through 4

• 02802 Tack Coat

• 02803 Fog Seal Coat

• 02806 Remove Existing Asphalt Surfacing
- DIVISION 3 - CONCRETE
- 03301 Structural Concrete

• 03302 Concrete Structures

• 03303 Sidewalk, Curb and Gutter

• 03304 Remove Existing Sidewalk, Concrete Slab, or Curb and Gutter

CBJ STANDARD DETAILS - 4TH EDITION

- Street Details
- 102D Local Access Street With Biofiltration Swale

• 103A Driveway For Streets Without Curb & Gutter

• 104B Culvert Headwall Without Hinged Trash Rack

• 107 Local Access Street Cul-De-Sac

• 116 Cantilevered Single Mailbox

• 117 Cantilevered Gang Mailbox

• 119A Junction Box Type 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

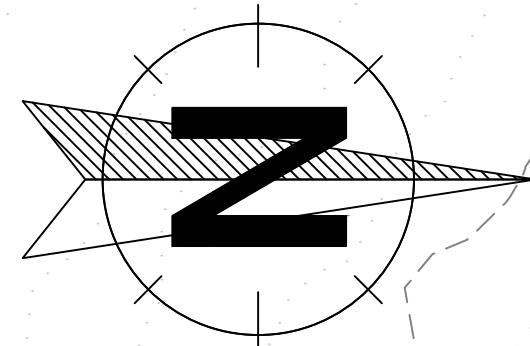
• 419 Residential Water Service Connection

• 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





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.

LOT C4

DRIVEWAY

HOUSE PAD

CULDESAC  
RADIUS = 48'

CONSTRUCT CULDESAC  
PER CBJ STD 107

DRIVEWAY

LOT C2

YARD PAD

HOUSE PAD

LOT C1

HOUSE PAD

DRIVEWAY

6717 SHERRI ST

6713 SHERRI ST

6721 SHERRI ST

EXISTING 8" PVC  
SEWER MAIN

EXISTING 8" DI WATER MAIN

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

SHARED DRIVEWAY A CENTERLINE  
ALIGNMENT TO BE CENTERED IN  
MIDDLE OF 50 FT WIDE SHARED  
DRIVEWAY EASEMENT

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

DITCHLINE

EDGE OF  
DRIVEWAY

DITCHLINE

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

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

END DITCHLINE AT 0+75. DIRECT DITCH FLOW  
INTO ORIGINAL NIELSEN CREEK DRAINAGE

ADJACENT FIRE HYDRANT #66  
(NOT SHOWN) APPROXIMATELY  
150 FT AWAY FROM START OF  
SHARED DRIVEWAY A STATIONING

LOT C3

ROCK QUARRY FOR ONSITE  
STRUCTURAL FILL. QUARRY  
DESIGN AND BLASTING PLAN BY  
OTHERS.

BLOCK DITCHLINE AT 5+30  
RESTART DITCHLINE AT 5+25

18" CMP  
STA 2+75

SHARED DRIVEWAY  
EASEMENT BOUNDARY

EDGE OF  
DRIVEWAY

DITCHLINE

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

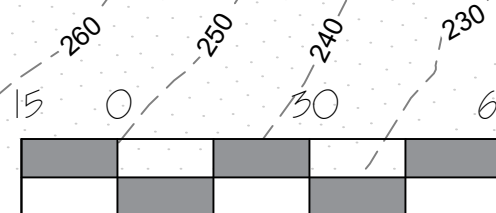
CONNECT (4) NEW 2"  
WATER SERVICE  
LATERALS TO MAIN

END DITCHLINE AT 0+75. DIRECT DITCH FLOW  
INTO ORIGINAL NIELSEN CREEK DRAINAGE

ADJACENT FIRE HYDRANT #66  
(NOT SHOWN) APPROXIMATELY  
150 FT AWAY FROM START OF  
SHARED DRIVEWAY A STATIONING

OVERBURDEN BERM, PLACE  
NON-STRUCTURAL SOIL  
REMOVED FROM HOUSE  
PADS IN BERM WITH 2:1 SIDE  
SLOPES, SEED PER CBJ STD  
02710

OVERBURDEN BERM, PLACE  
NON-STRUCTURAL SOIL  
REMOVED FROM HOUSE  
PADS IN BERM WITH 2:1 SIDE  
SLOPES, SEED PER CBJ STD  
02710



SCALE: 1" = 30'

SCALE BASED ON FULL-SIZED (ANSI D) PLOT



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

Blacktail Mountain Estates  
CONSTRUCTION DRAWINGS

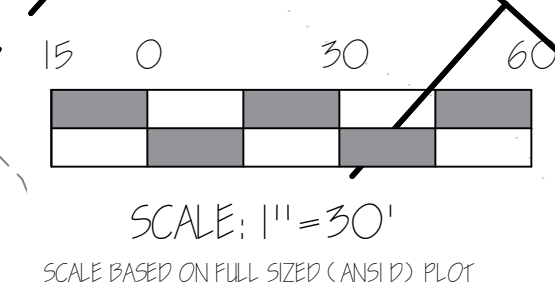
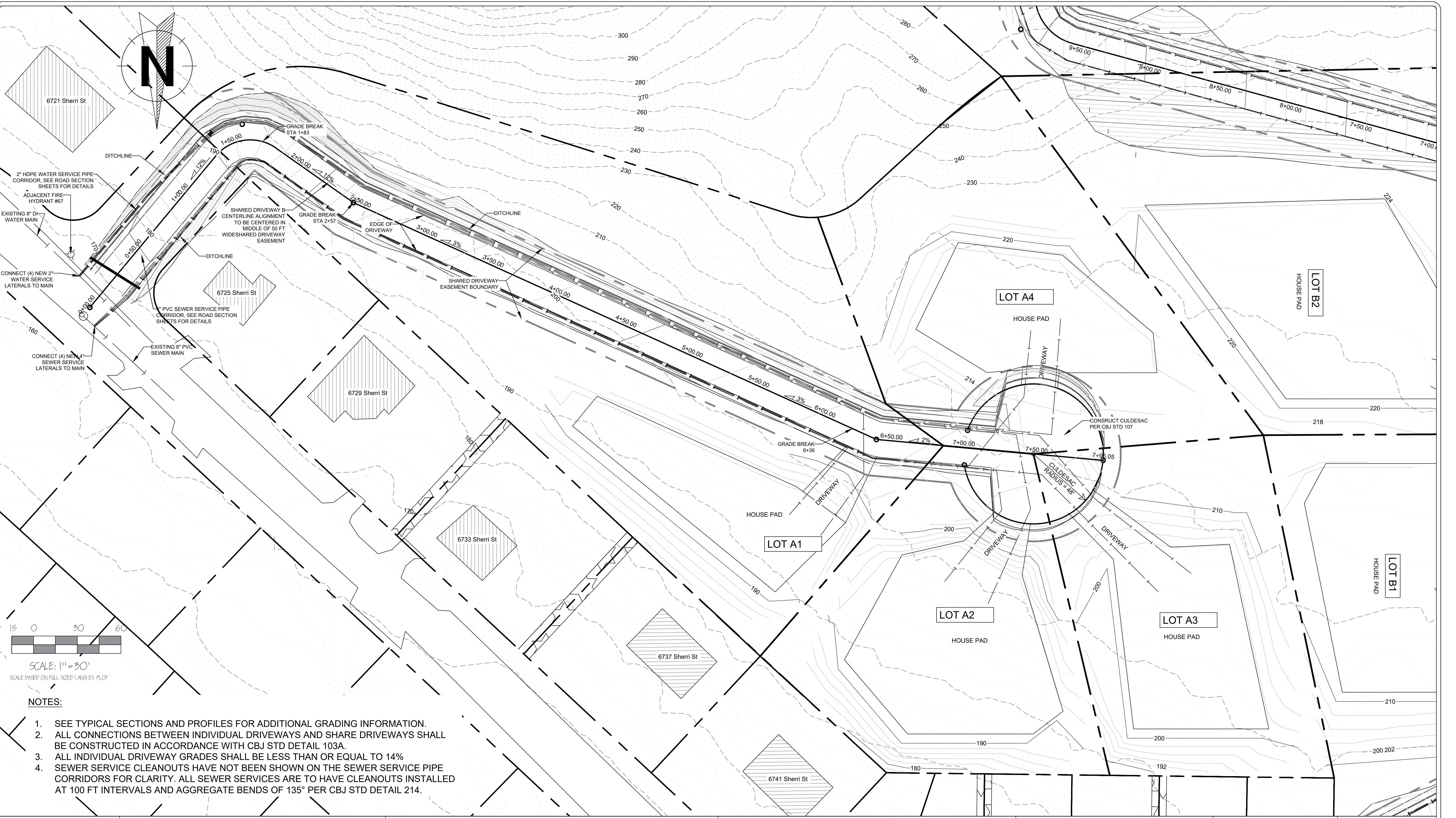
SHARED DRIVEWAY C  
PLAN VIEW

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

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

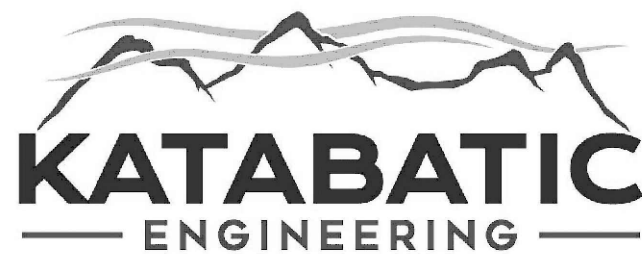
DRAWN:  
9/9/2021  
SHEET #  
3 / 16





**NOTES:**

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



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Blacktail Mountain Estates  
CONSTRUCTION DRAWINGS

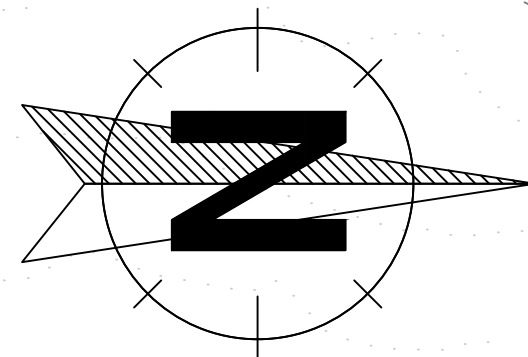
SHARED DRIVEWAY A  
PLAN VIEW

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CBJ  
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NOTES:

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

LOT B3

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.

DITCHLINE

GRADE BREAK  
STA 5+00

EDGE OF  
DRIVEWAY

SHARED DRIVEWAY  
EASEMENT BOUNDARY

LOT B2

HOUSE PAD

LOT B1

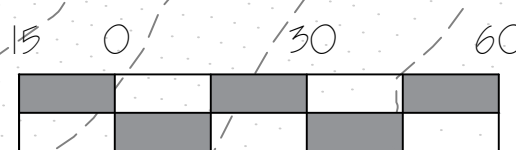
HOUSE PAD

LOT A3

LOT A2

LOT A4

LOT B4



SCALE: 1" = 30'

SCALE BASED ON FULL SIZED (ANSI D) PLOT

GRADE BREAK  
STA 2+06

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

SHARED DRIVEWAY B  
CENTERLINE ALIGNMENT TO  
BE CENTERED IN MIDDLE OF  
50 FT WIDESHARED DRIVEWAY  
EASEMENT

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

EXISTING 8" PVC SEWER 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

6723 Sherri St

6751 Sherri St

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

6749 Sherri St

6747 Sherri St



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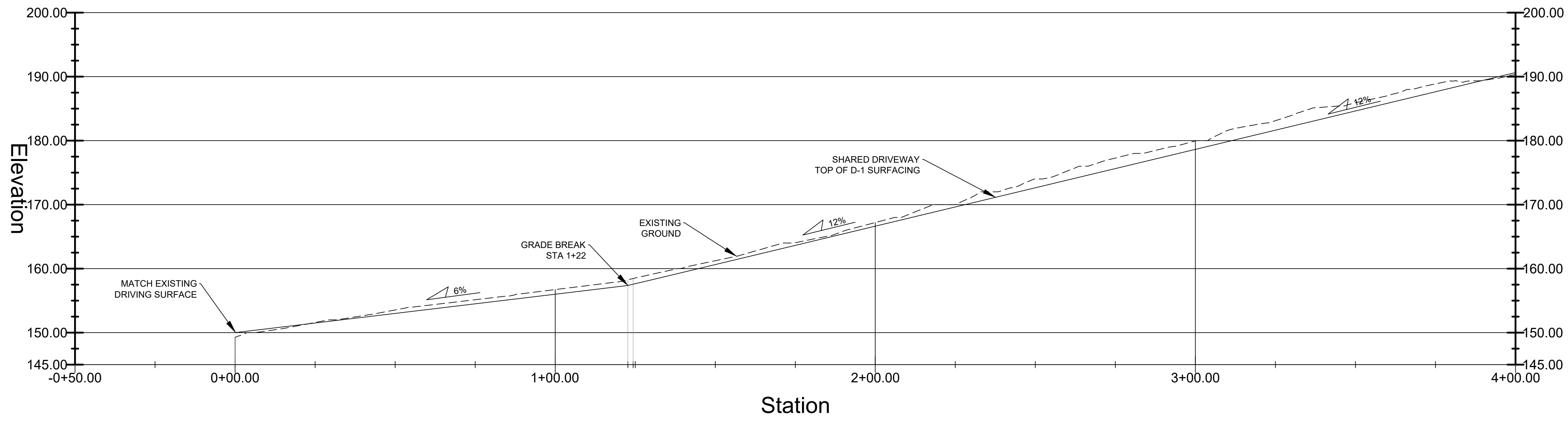
SHARED DRIVEWAY B  
PLAN VIEW

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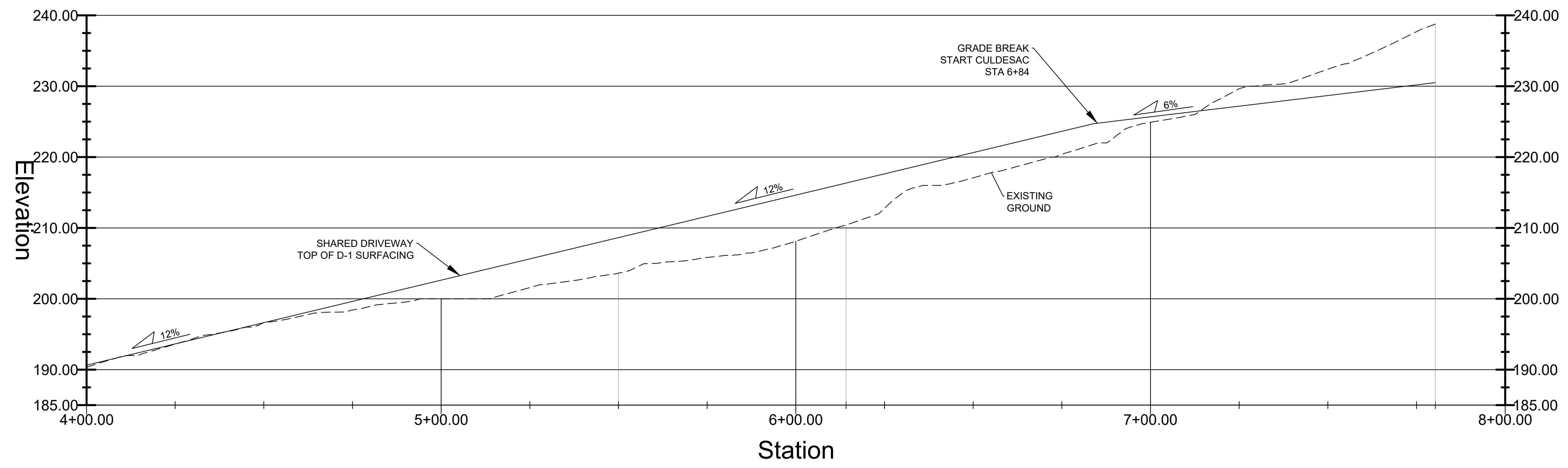
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DRIVEWAY C - PROFILE



DRIVEWAY C - PROFILE

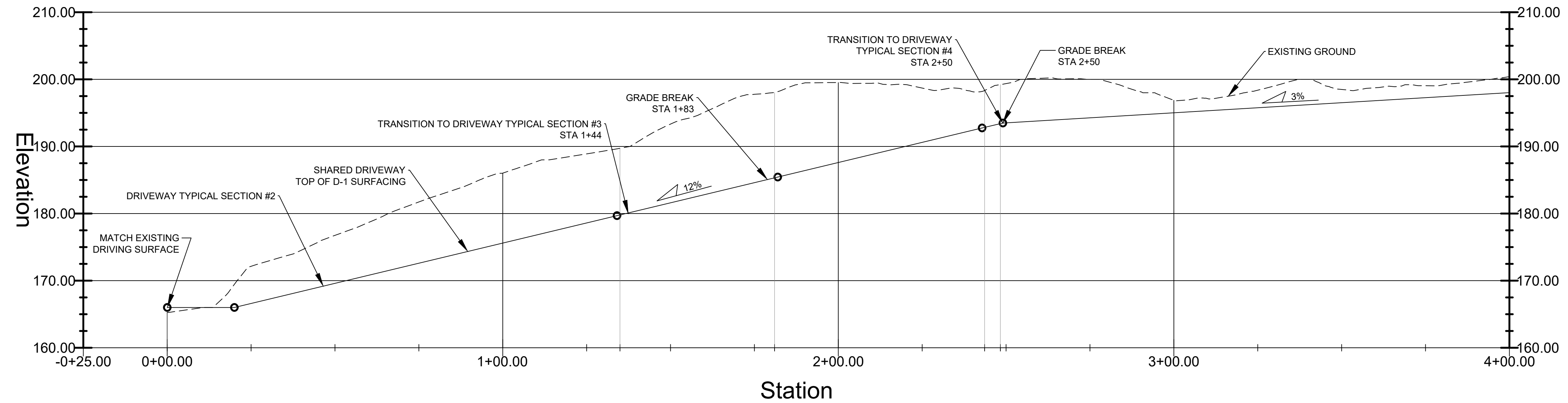
10 0 20 40  
SCALE: 1" = 20'  
2X VERTICAL EXAGGERATION  
SCALE BASED ON FULL SIZED (ANSI D) PLOT

NOTES:

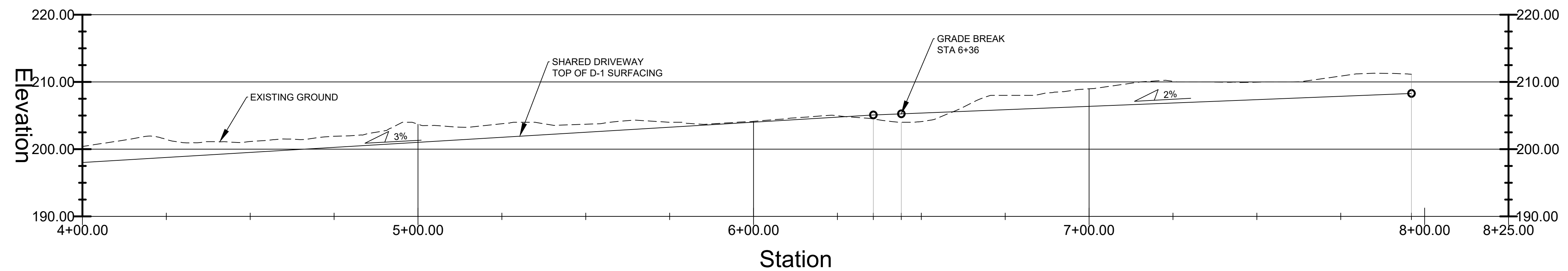
- 1. WATER AND SEWER SERVICES ARE NOT SHOWN ON PROFILE, SEE TYPICAL SECTIONS FOR INSTALLATION DETAILS. ALL WATER SERVICES TO BE INSTALLED WITH MIN 5 FT OF COVER, AND SEWER SERVICES WITH MIN 4 FT OF COVER.

	 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

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

NOTES:

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



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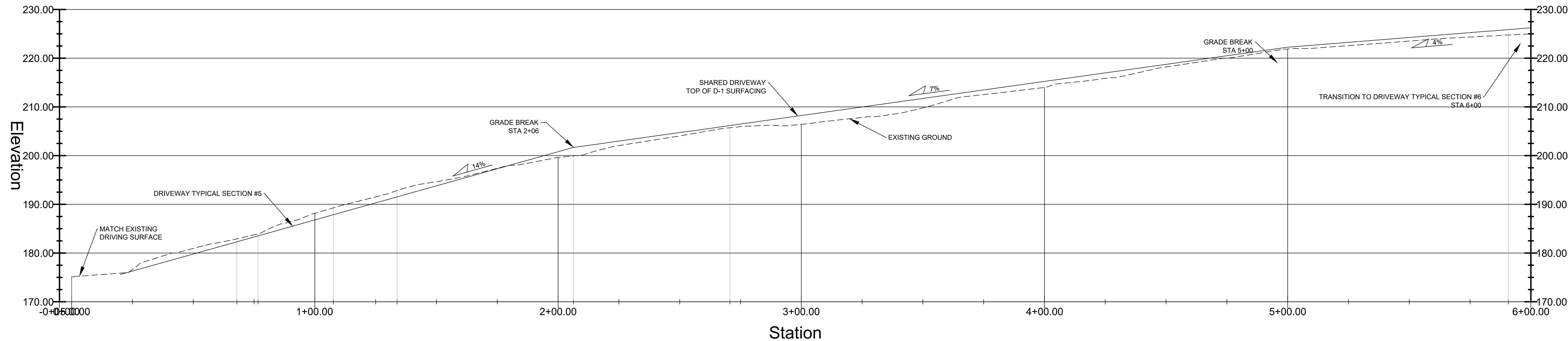
Blacktail Mountain Estates  
CONSTRUCTION DRAWINGS

SHARED DRIVEWAY A  
PROFILE

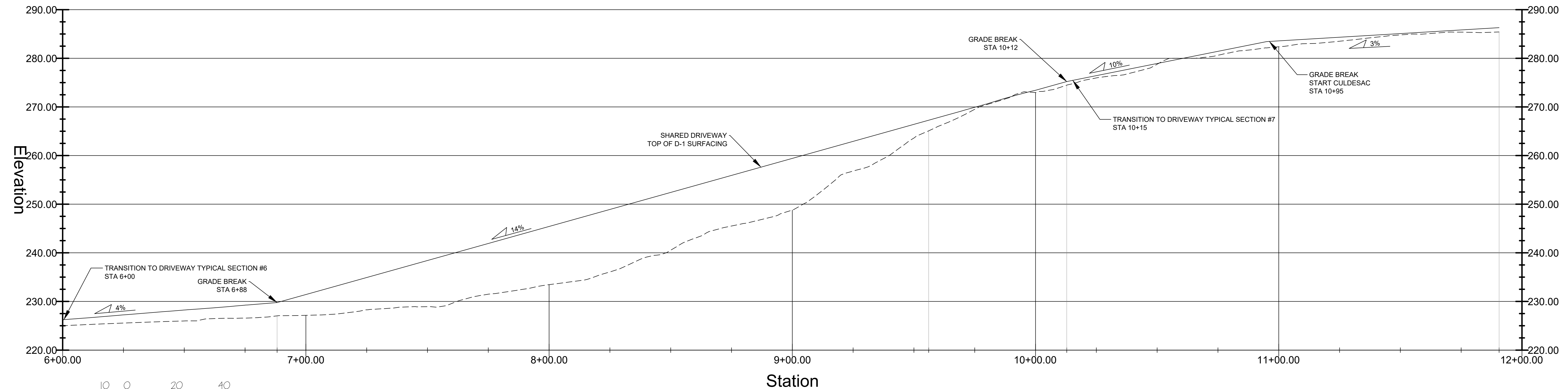
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9/9/2021  
SHEET #  
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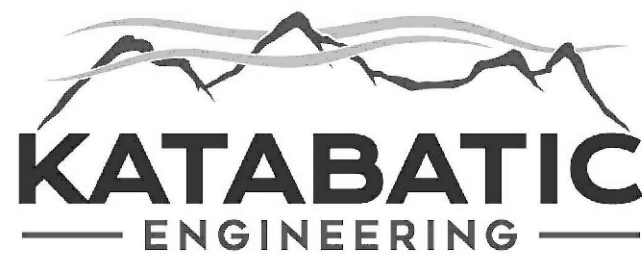
DRIVEWAY B - PROFILE



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

DRIVEWAY B - PROFILE

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



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Blacktail Mountain Estates  
CONSTRUCTION DRAWINGS

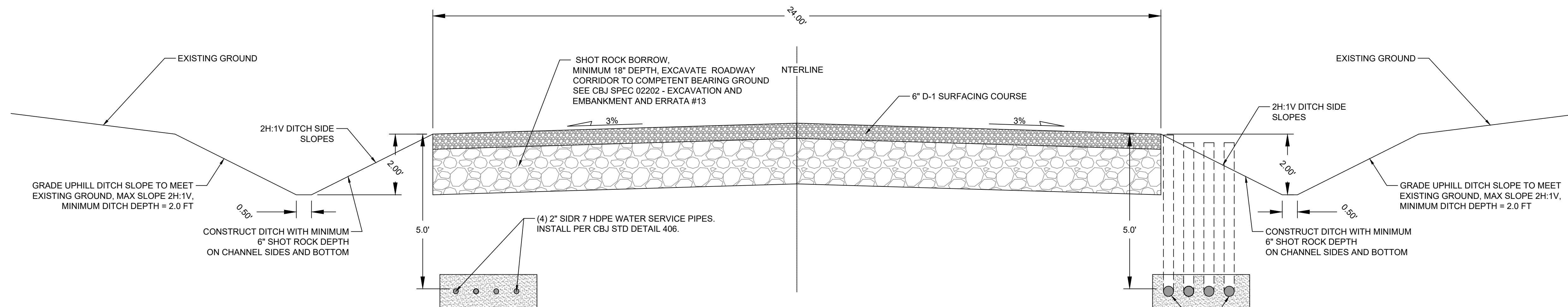
SHARED DRIVEWAY B  
PROFILE

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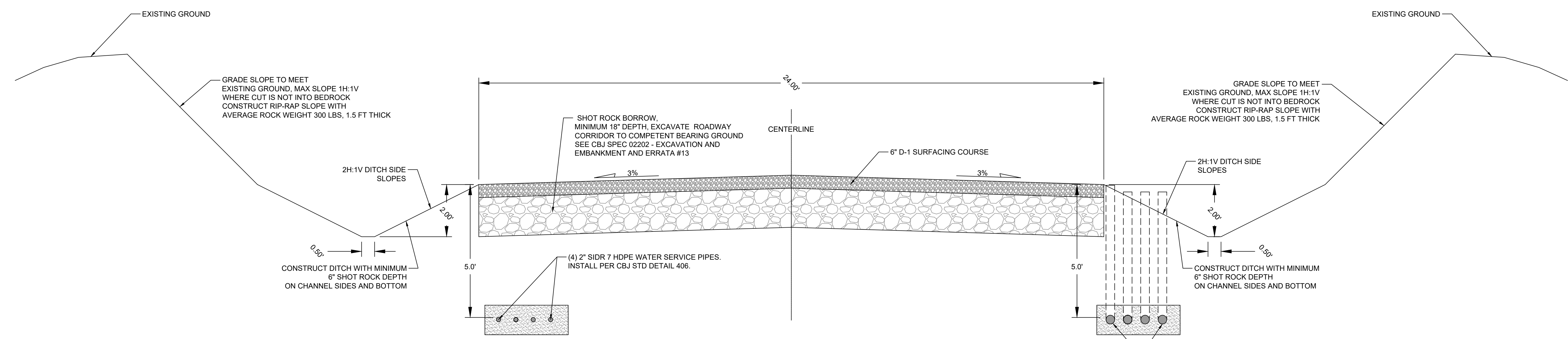
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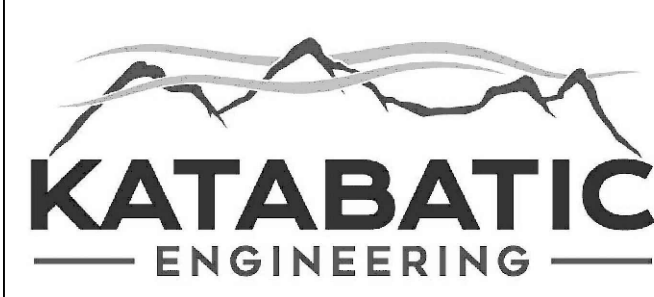
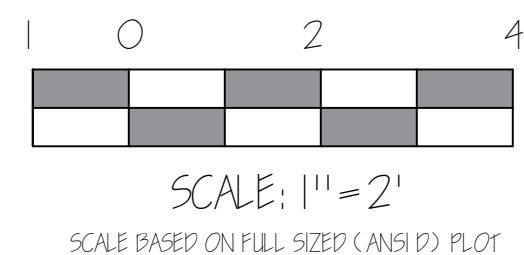




**DRIVEWAY TYPICAL SECTION #1**  
**SHARED DRIVEWAY C**



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



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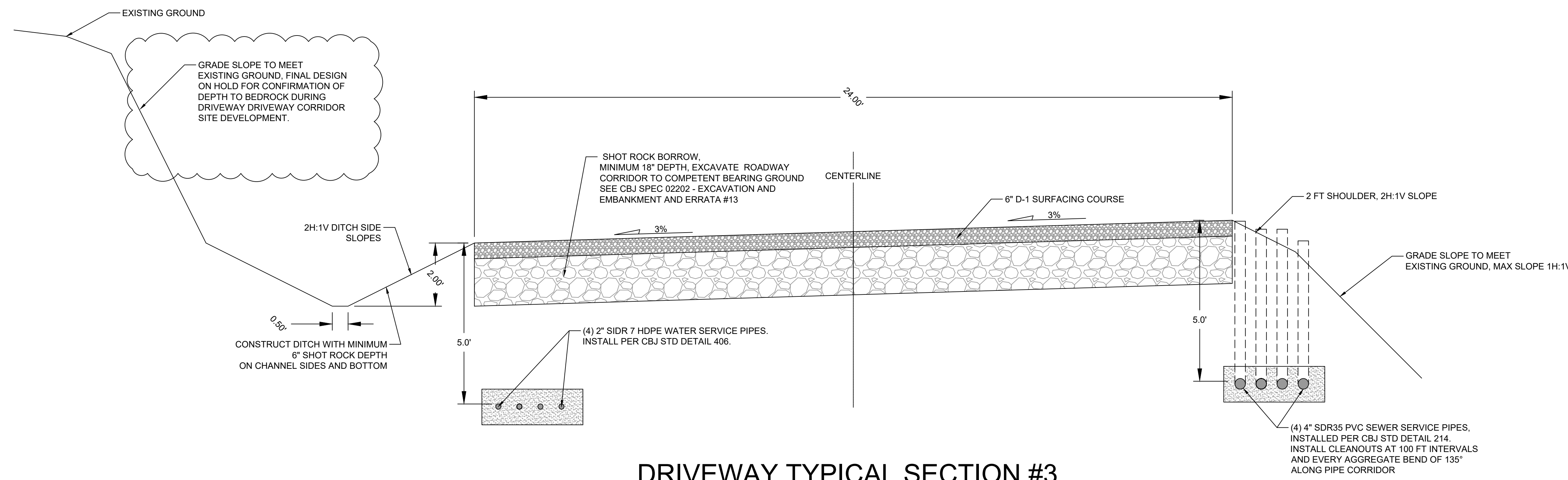
**Blacktail Mountain Estates**  
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS  
#1 & #2

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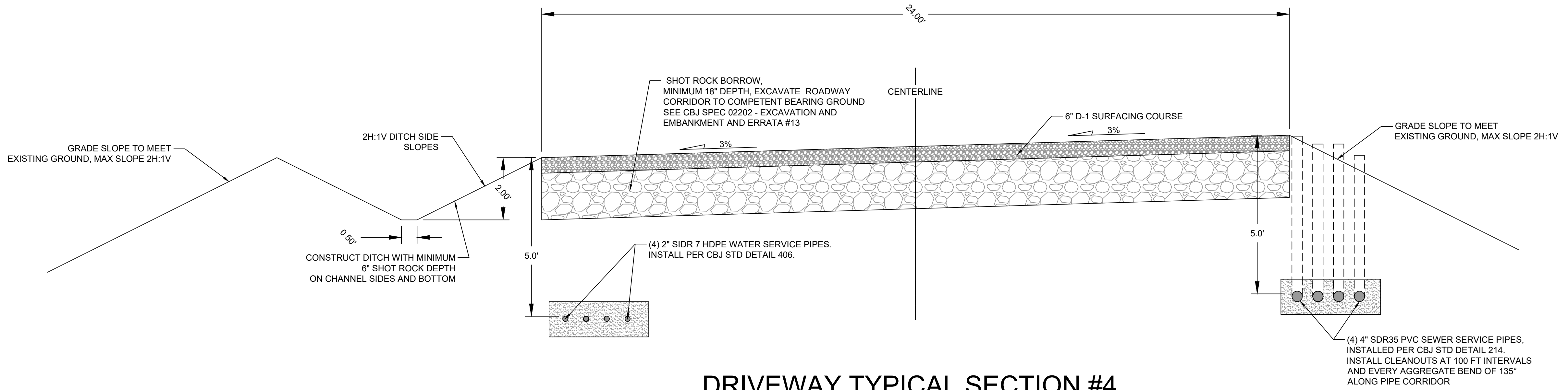
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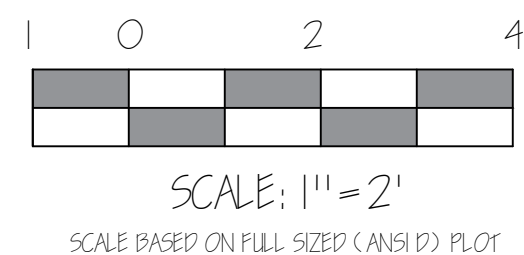
DRIVEWAY TYPICAL SECTION #3

SHARED DRIVEWAY A - STA 1+44 TO STA 2+50



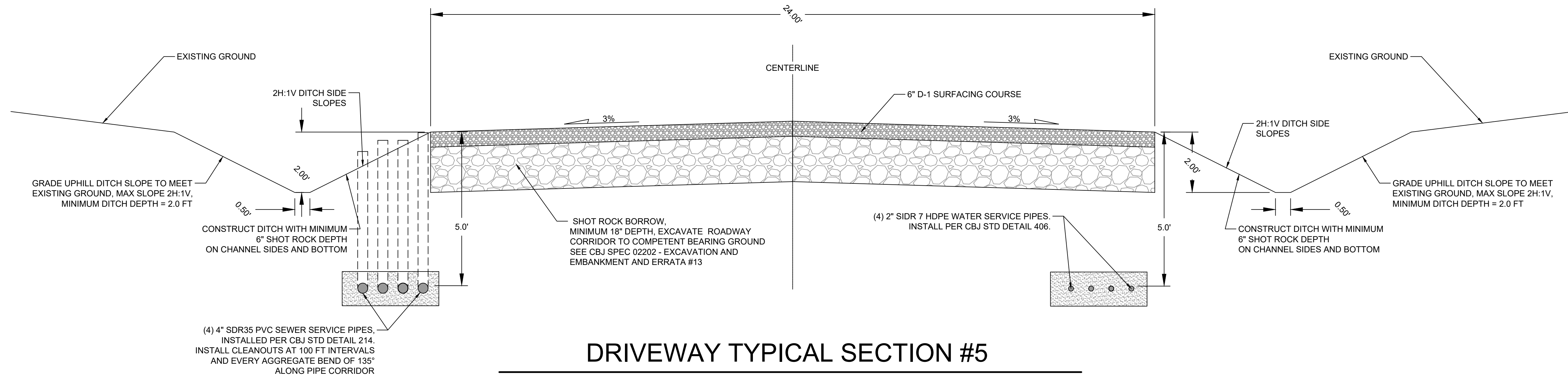
DRIVEWAY TYPICAL SECTION #4

SHARED DRIVEWAY A - STA 2+50 TO END



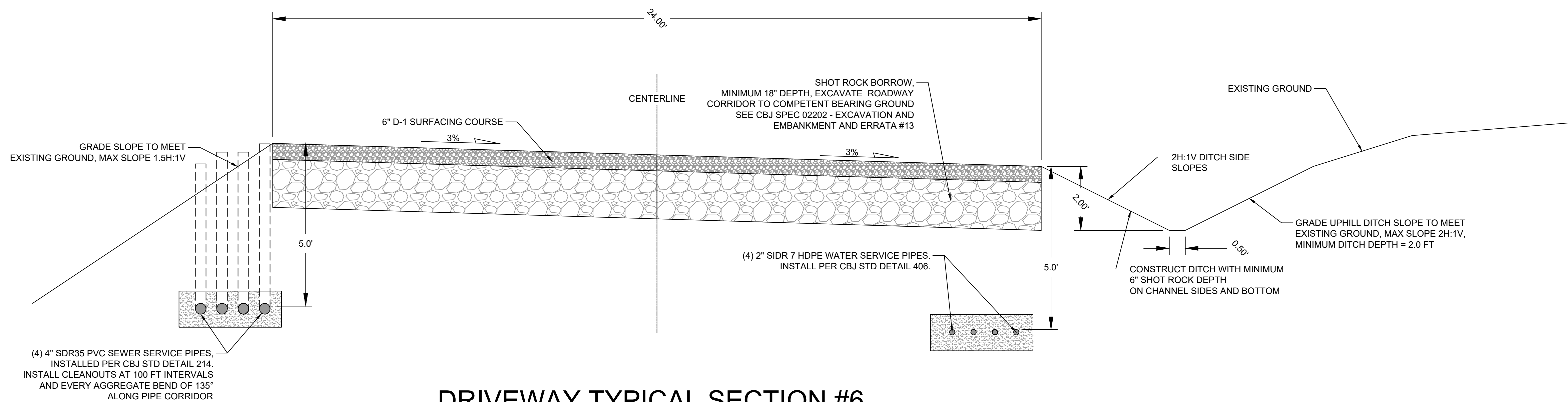
	<p>Gabriel Hayden, P.E. hayden@katabaticeng.com (503) 866-5579</p>	<p>Blacktail Mountain Estates</p> <p>CONSTRUCTION DRAWINGS</p>	<p>DRIVEWAY TYPICAL SECTIONS</p> <p>#3 &amp; #4</p>	<p>DESIGN COMMISSIONED BY: CREATIVE DEVELOPMENT, LLC PO 032076 JUNEAU, AK 99803</p>	<p>CBJ REVIEW APPROVED: ____KAH____DATE: _06/10/2022_</p>	<p>DRAWN: 9/9/2021 SHEET # 10 / 16</p>
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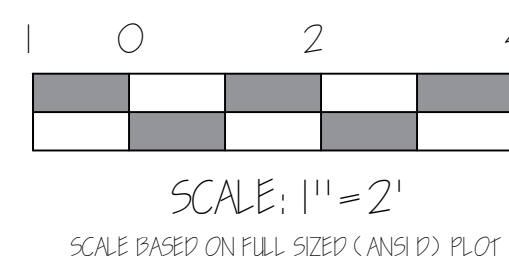
**DRIVEWAY TYPICAL SECTION #5**

**SHARED DRIVEWAY B - START TO STA 6+00**



**DRIVEWAY TYPICAL SECTION #6**

**SHARED DRIVEWAY B - STA 6+00 TO STA 10+15**



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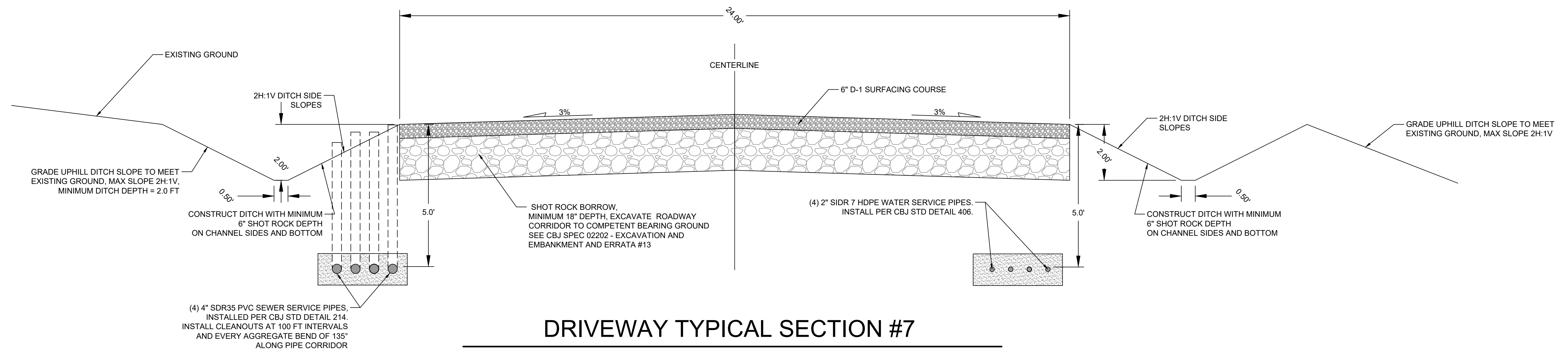
*Blacktail Mountain Estates*  
CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS  
#5 & #6

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DRIVEWAY TYPICAL SECTION #7

SHARED DRIVEWAY B - STA 10+15 TO END



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Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

DRIVEWAY TYPICAL SECTIONS

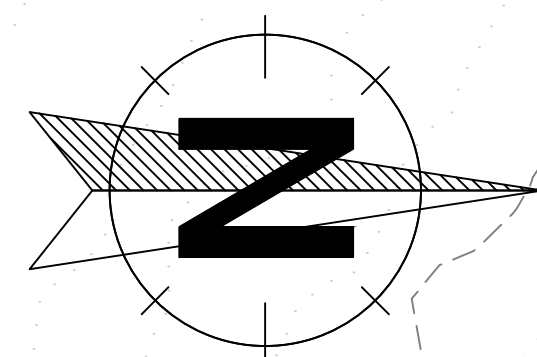
# 7

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NORTHERN PORTION OF LOT  
C4 DRAINS TO SHARED  
DRIVEWAY C DITCH SYSTEM

LOT 10  
PLAT 84-110

LOT 11  
PLAT 84-110

LOT 12  
PLAT 84-110

N 89°58'20" E

84.97

16.44

N 00°01'40" W

02

SURFACE RUNOFF FROM LOT  
PADS FLOW TO RIGHT DITCH,  
SHARED DRIVEWAY A

SURFACE RUNOFF FROM LOT  
PADS FLOW TO RIGHT DITCH,  
SHARED DRIVEWAY C

CONNECT RIGHT DITCH TO  
EXISTING BONNIE BRAE STORM  
WATER DITCH SYSTEM

SURFACE RUNOFF FROM LOT  
FLOWS TO LEFT DITCH,  
SHARED DRIVEWAY C

18" CMP ROUTING RIGHT SIDE  
DITCH FLOW TO LEFT DITCH

END LEFT DITCH, DIRECT DITCH  
FLOW INTO NATURAL DRAINAGE  
CHANNEL

EXISTING NATURAL  
DRAINAGE CHANNEL

SURFACE RUNOFF FROM EASTERN SLOPE OF LANDSCAPING PADS  
FLOW TO FOREST DUFF, NON CHANNELIZED SHEET FLOW



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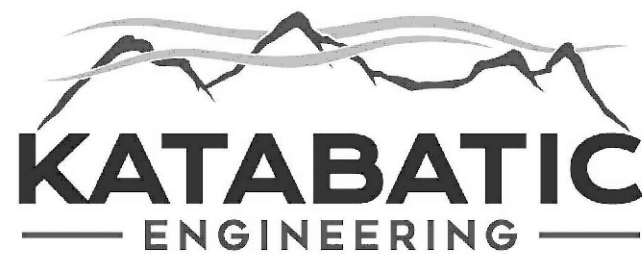
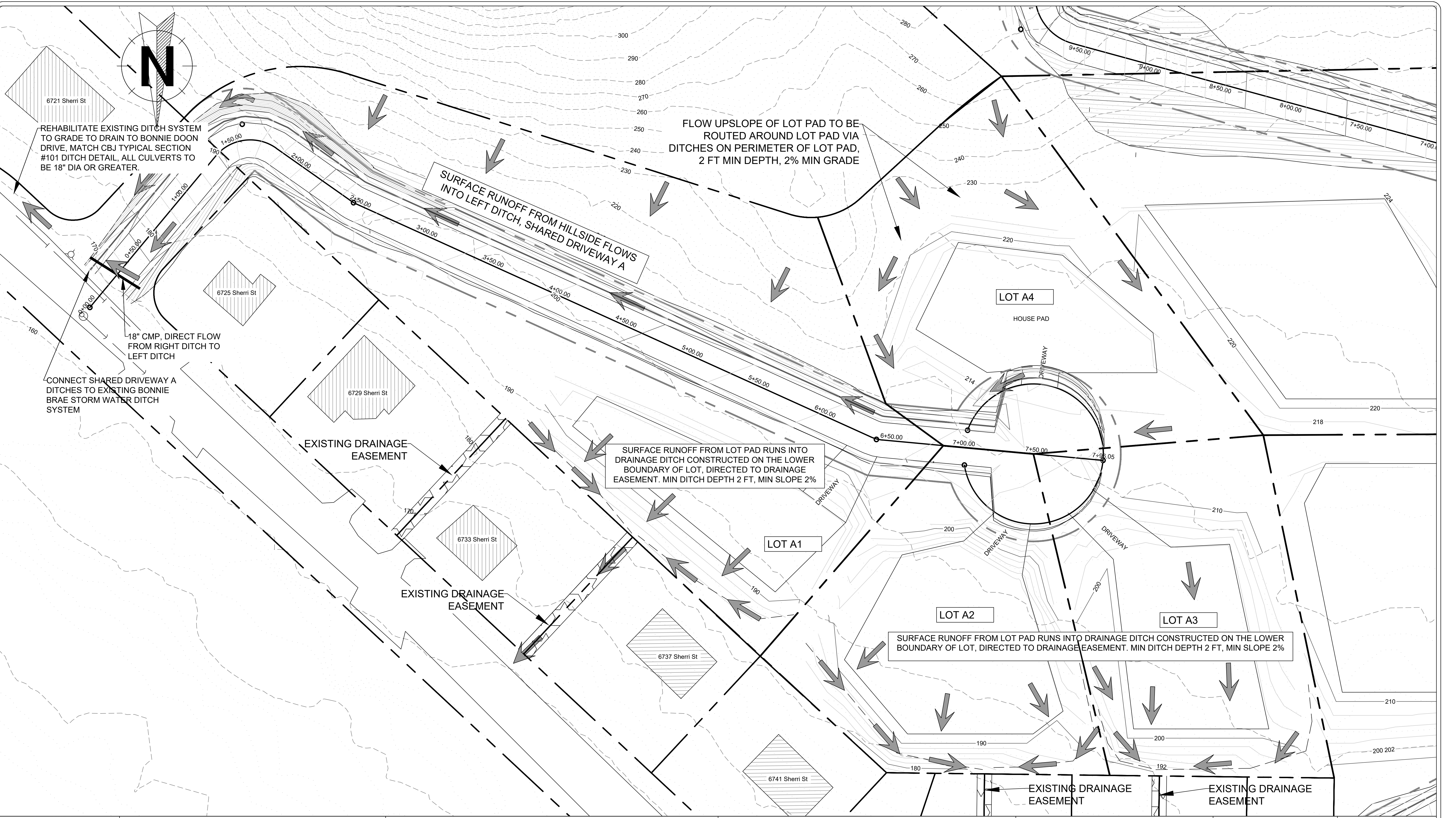
SHARED DRIVEWAY C  
DRAINAGE SCHEMATIC

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# Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

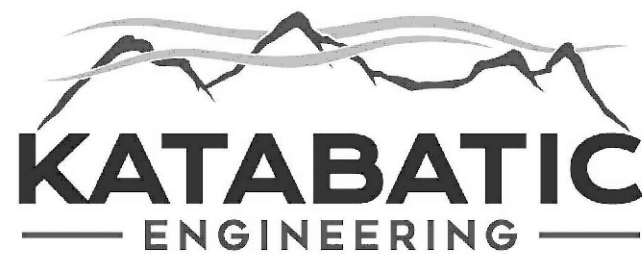
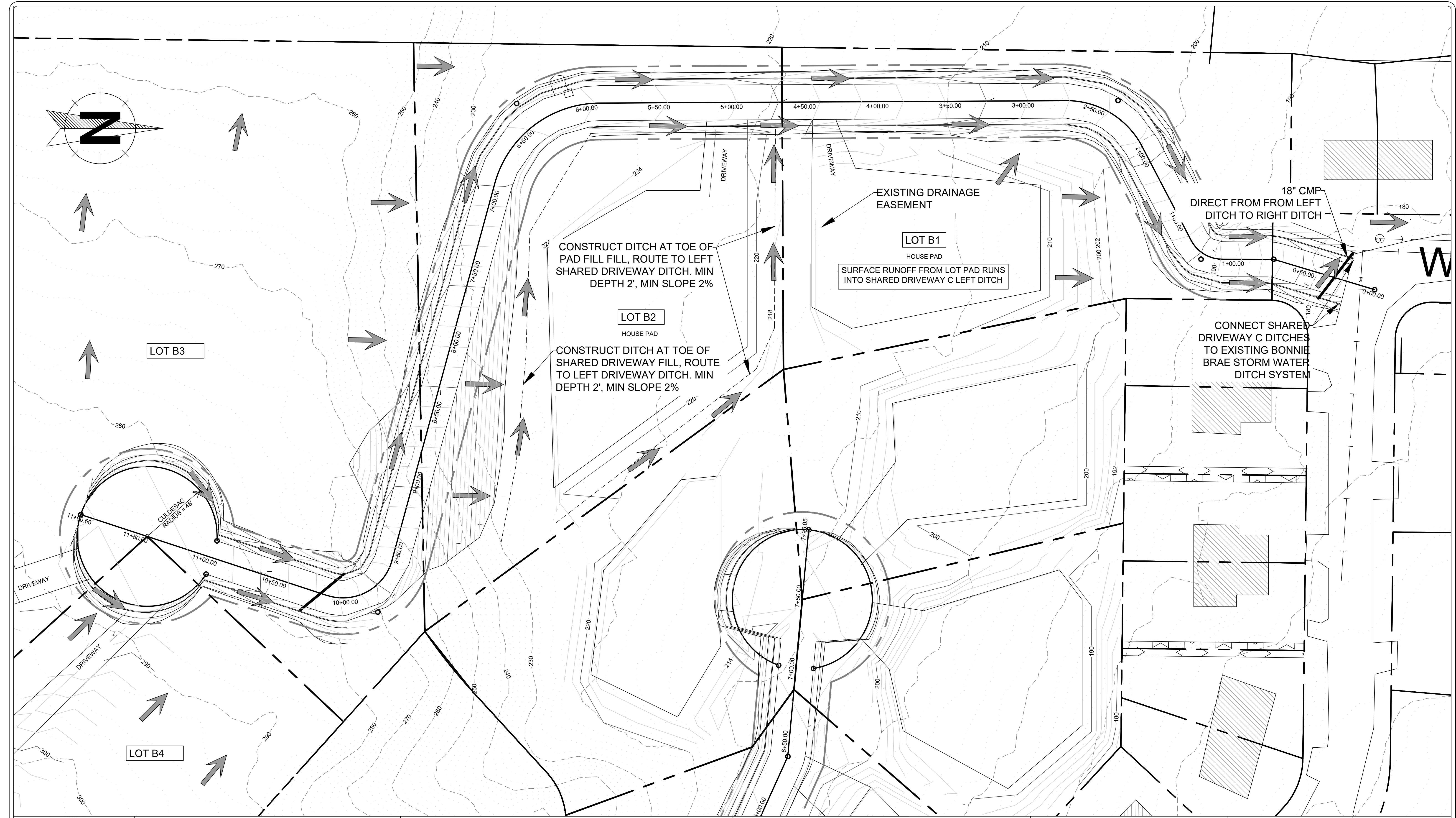
## SHARED DRIVEWAY A DRAINAGE SCHEMATIC

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# Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

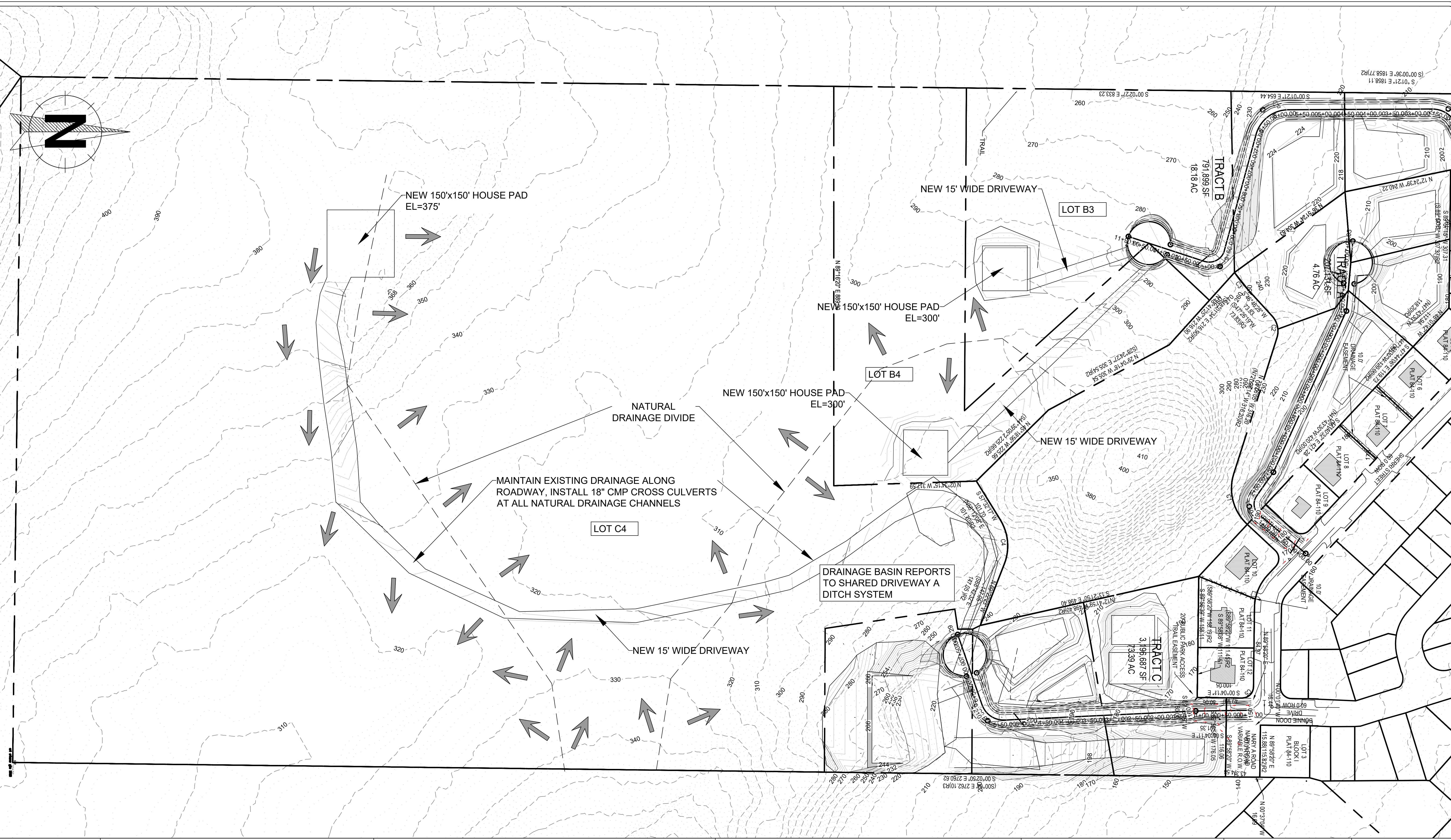
## SHARED DRIVEWAY C DRAINAGE SCHEMATIC

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# Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

## SOUTHERN LOTS GRADING PLAN AND DRAINAGE SCHEMATIC

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## ***Blacktail Mountain Estates Subdivision – Grading & Drainage Memo***

To: Bruce Griggs

From: Gabe Hayden, PE

Date: 6/12/2022

---

### **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.

<b>Zone</b>	<b>Peak Flow - Prior to Development (GPM)</b>	<b>Peak Flow - Developed (GPM)</b>	<b>Change in flow in developed condition (GPM) [+ is increase, (-) is decrease]</b>
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 15 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. The driveway culverts at both 6721 and 6713 Sherri Street require new 18" culverts to be installed per CBJ standard detail #103A.

---

### ***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

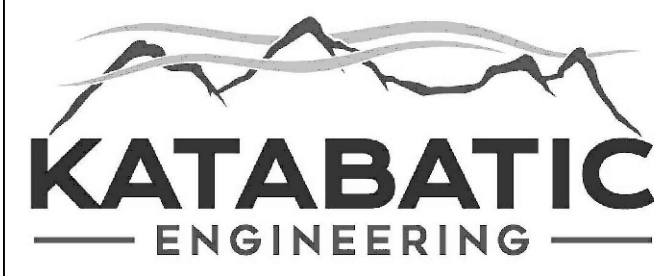
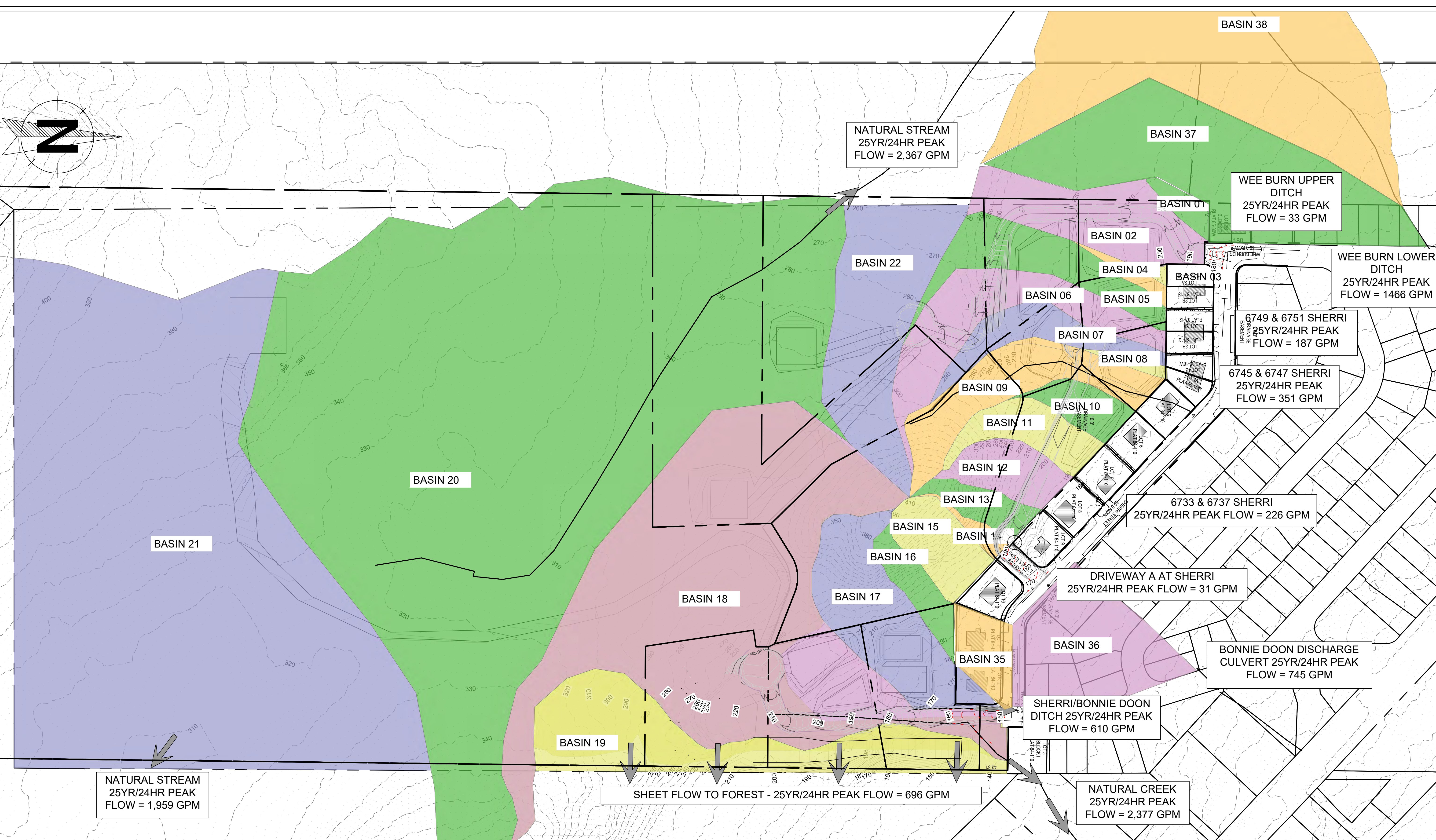
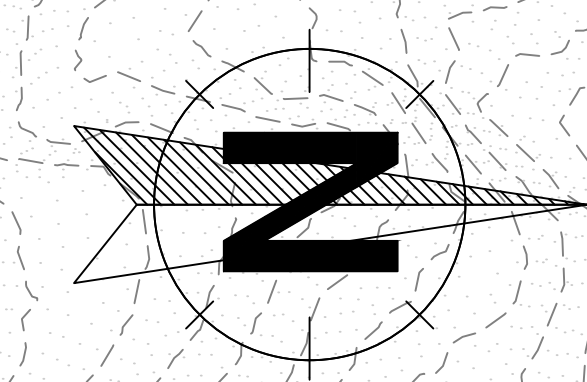
Figure 2

***Blacktail Mountain Estates Subdivision – Grading & Drainage Memo***



Gabriel Hayden, P.E. 6/12/2022





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# Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

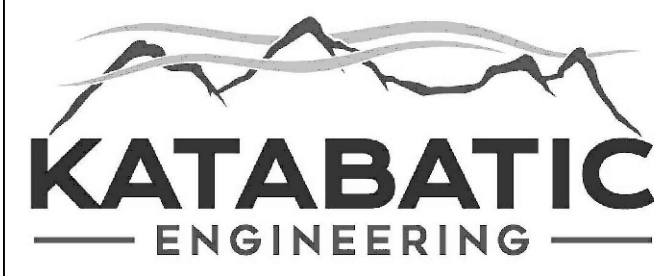
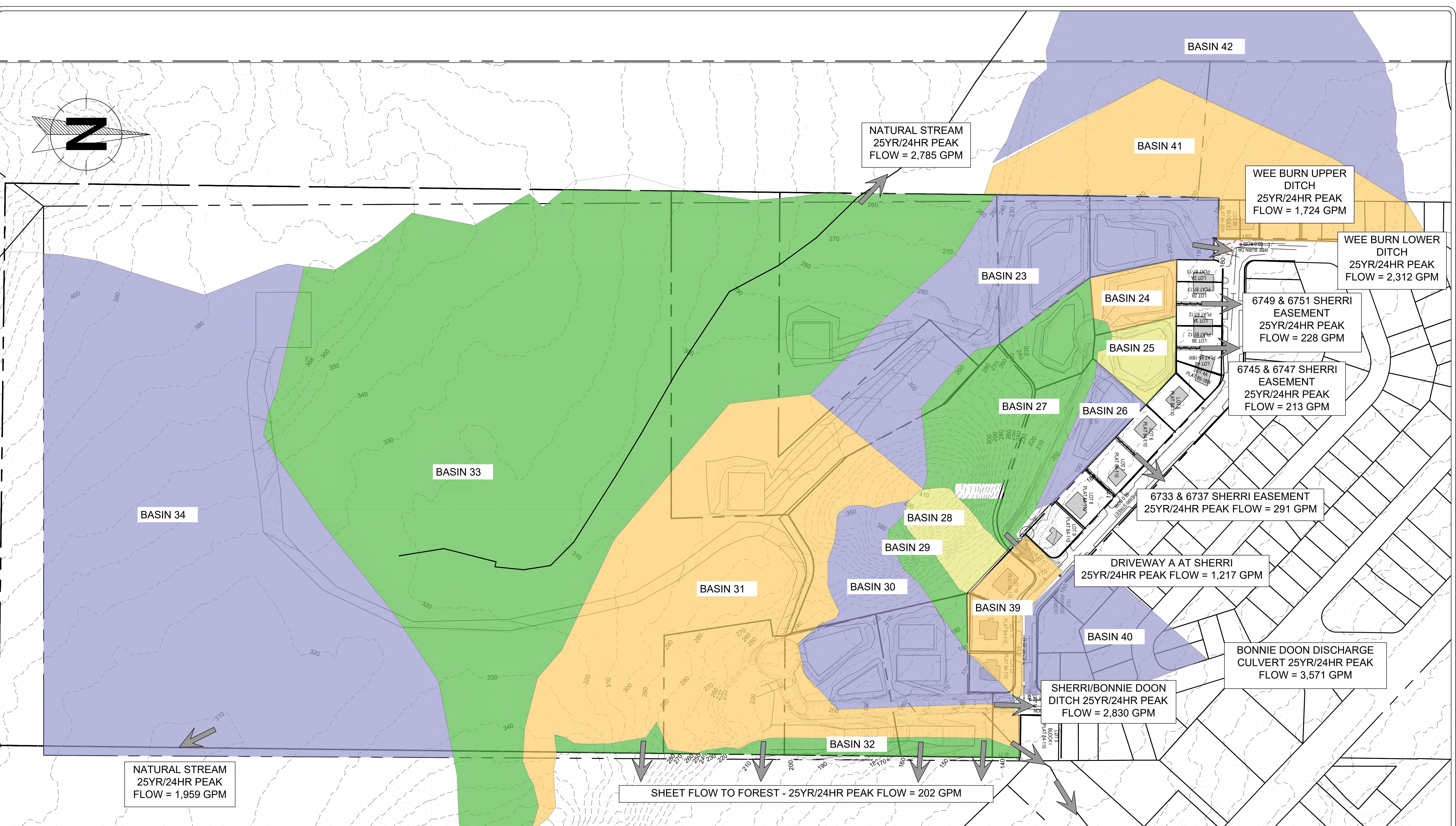
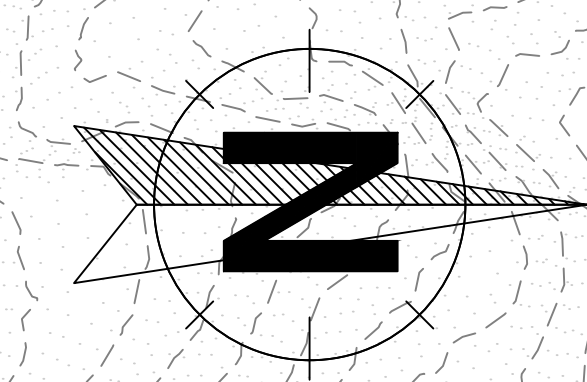
## DRAINAGE BASINS PRE-DEVELOPMENT CONDITION

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

CBJ REVIEW  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_

FIGURE I





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

# Blacktail Mountain Estates

CONSTRUCTION DRAWINGS

## DRAINAGE BASINS

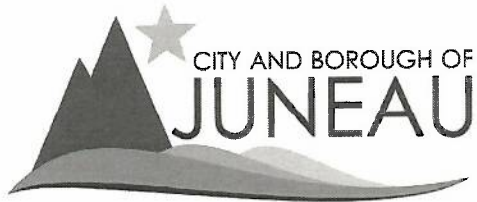
POST-DEVELOPMENT CONDITION

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

CBJ REVIEW  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_

FIGURE 2





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 A

Legal Description

6D0801110011

Parcel Code Number

and that, according to the records in my possession, there are no taxes assessed against said parcel; and any special assessments assessed against said parcel and in favor of the City and Borough of Juneau have been paid in full.




Ruth Kostik

June 28, 2023

Date

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

# Right of Way End of Project Checklist

<b>Permit issued by:</b> City and Borough of Juneau Department of Engineering 155 S. Seward Street Juneau, AK 99801	 CITY AND BOROUGH OF <b>JUNEAU</b> ALASKA'S CAPITAL CITY	<b>Permit ROW <u>20210036,</u> <u>20220057, 20220059</u></b> Office: 230 S. Franklin St. 4 <sup>th</sup> Floor Phone: 586-0800 Fax: 586-4529 Inspection Request Line: 586-1703 Website: <a href="http://www.juneau.org/permits">www.juneau.org/permits</a>
---	---	--

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.

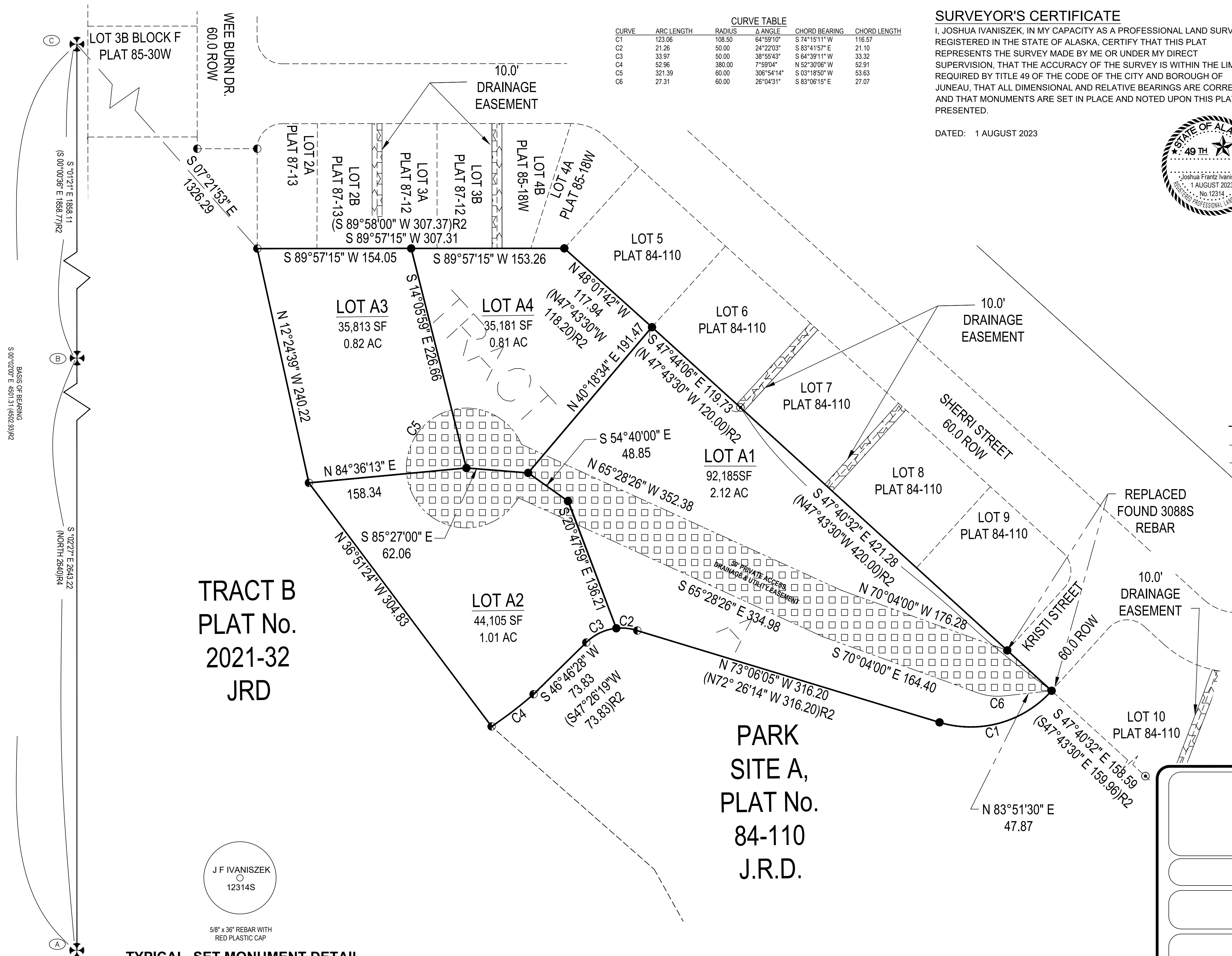
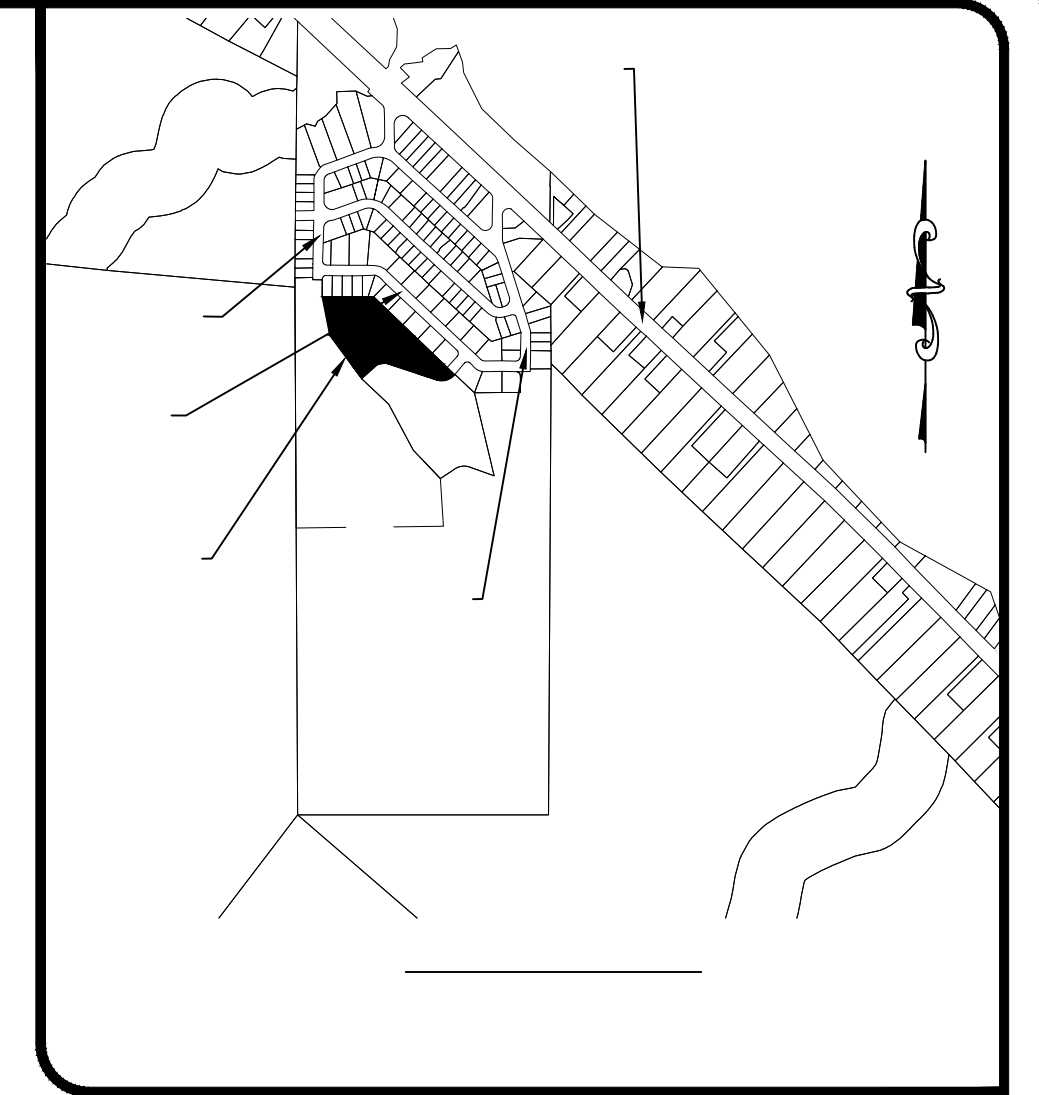
Developer Signature\_\_\_\_\_Date\_\_\_\_\_










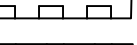
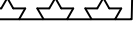

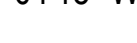
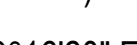

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.06	108.50	64°59'10"	S 74°15'11" W	116.57
C2	21.26	50.00	24°22'03"	S 83°41'57" E	21.10
C3	33.97	50.00	38°55'43"	S 64°39'11" W	33.32
C4	52.96	380.00	7°59'04"	N 52°30'06" W	52.91
C5	321.39	60.00	306°54'14"	S 03°18'50" W	53.63
C6	27.31	60.00	26°04'31"	S 83°06'15" E	27.07

### 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



- |  |   |
|--|---|
|             | 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                     |
|           | RECORD INFORMATION FROM US SURVEY 471             |
|  | RECORD INFORMATION FROM PLAT No. 84-110           |
|           | RECORD INFORMATION FROM US SURVEY 4605            |
|  | RECORD INFORMATION FROM PLAT No. 2021-32          |



BLACKTAIL MOUNTAIN ESTATES A

TRACT A, BLACKTAIL MOUNTAIN ESTATES, PLAT 2021-32  
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

PETER PEEL  
800 6TH STREET JUNEAU, AK 99801

SCALE:  
1" = 50'

SMF20230002

### TYPICAL SET MONUMENT DETAIL

N.T.S.

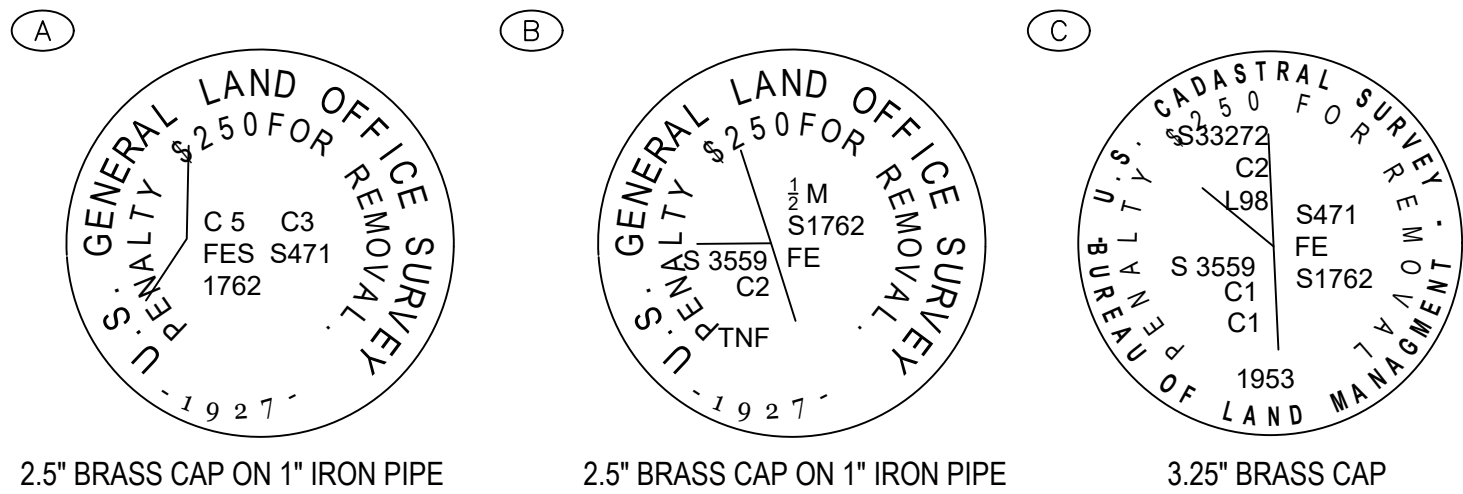


NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 DATED 8 OCTOBER 2021 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES, RECORDER'S OFFICE WITHIN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT 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 BLACKTAIL MOUNTAIN ESTATES TRACT A DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
- 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 A1,A2,A3 &A4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT - RECORDED WITH THIS SUBDIVISION.
- 10) 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.
- 11): 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)].

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.



RECOVERED MONUMENT DETAILS

N.T.S.

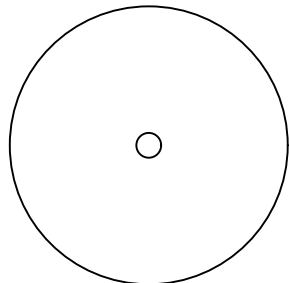
PLANNING COMMISSION PLAT APPROVAL

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.

\_\_\_\_\_, DATED \_\_\_\_\_, 2023  
CHAIRMAN OF THE PLANNING COMMISSION  
CITY AND BOROUGH OF JUNEAU

ATTEST:  
  
\_\_\_\_\_  
MUNICIPAL CLERK  
CITY AND BOROUGH OF JUNEAU

TYPICAL SET MONUMENT DETAIL



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 )  
 )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:



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 A

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

PETER PEEL  
800 6TH STREET JUNEAU, AK 99801

SCALE:  
NTS

SMF 20230002



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

August 1, 2023

**MEMORANDUM**

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

**From:** Irene Gallion, Senior Planner 

**Case Number:** SMP20210007/SMF2023 0002

**Legal Description:** Blacktail Mountain Estates, Tract A

**Parcel No.:** 6D08011110011

**RE: Final Plat Review – Blacktail Mountain Estates Tract A**

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.

**From the previous memo:**

1. Use crows feet to better delineate which corners line information terminates at.
2. Rephrase Park Site A to read, "PARK SITE A, PLAT No. 84-110 JRD."
3. Show street names in vicinity sketch. Preferred sketch is page 2 of Tract C subdivision.
4. Change plat title to read:

A PLAT OF

BLACKTAIL MOUNTAIN ESTATES A

A SUBDIVISION OF

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

WITHIN THE CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

To: Peter Peel/Creative Development LLC.  
File No.: SMF2023 0003  
August 1, 2023  
Page 2 of 3

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

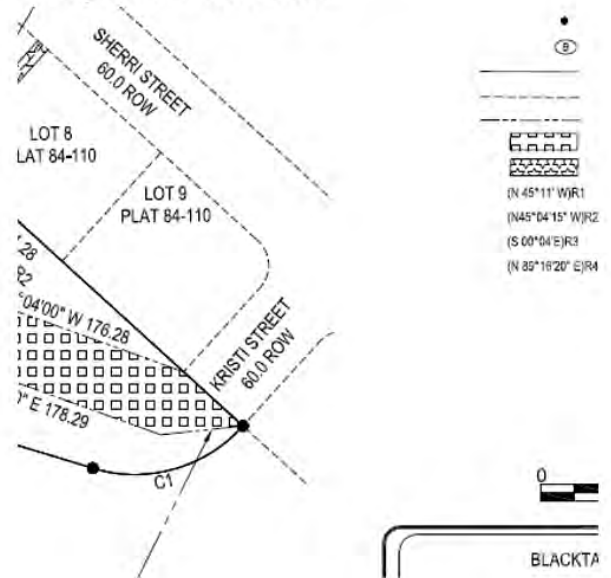
### ENGINEERING

1. Recommended. Maintain the approved 60' radius (C5) easement alignment as indicated below.

#### **Approved SMP21-07**



#### **Proposed Final Plat**



2. Recommended. Curve C3 line color should be changed to black at Lot A2.
3. Required. Page 2, Note #4 "FORM" should be changed to "FROM."
4. Required. Update the date.

### CARTOGRAPHY

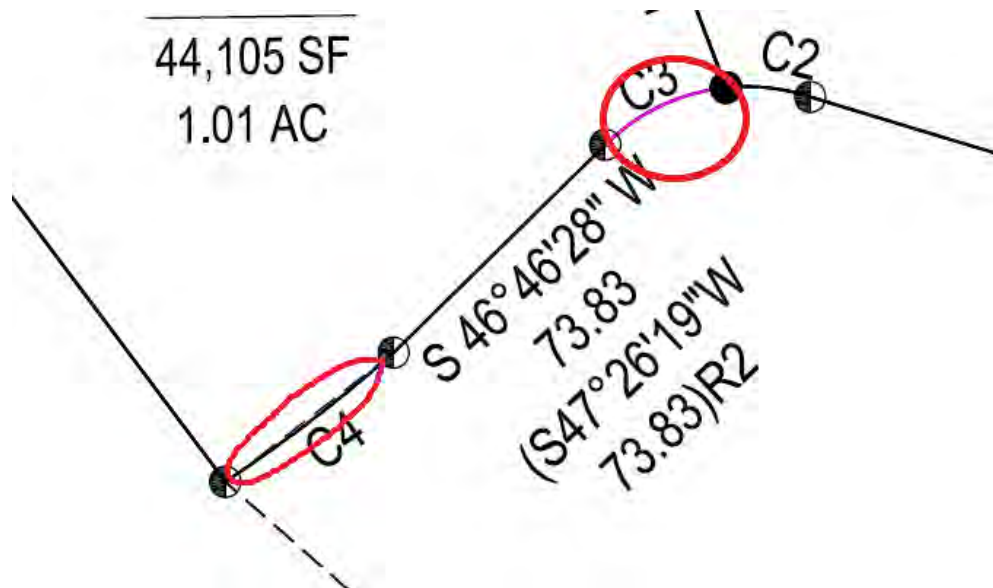
5. Use a consistent bold line type for the surveyed lot lines and match the symbol in the legend.
6. Delete the dashed line identified below and revise the pink segment to black.

To: Peter Peel/Creative Development LLC.

File No.: SMF2023 0003

August 1, 2023

Page 3 of 3



**ZONING:**

7. Add the following plat note per the SMP2021 0007 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.
8. Add the following plat note per the SMP2021 0007 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)].
9. Modify Plat Note 7 per the SMP2021 0007 Notice of Decision: THE STORMWATER RUNOFF IS ACCEPTABLE PER BLACKTAIL MOUNTAIN ESTATES TRACT A DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
10. Change the project number in the title block to SMF2023 0003.

**ATTACHMENTS:**

Draft Final Plat, submitted

Outstanding Items, SMP2021 0007

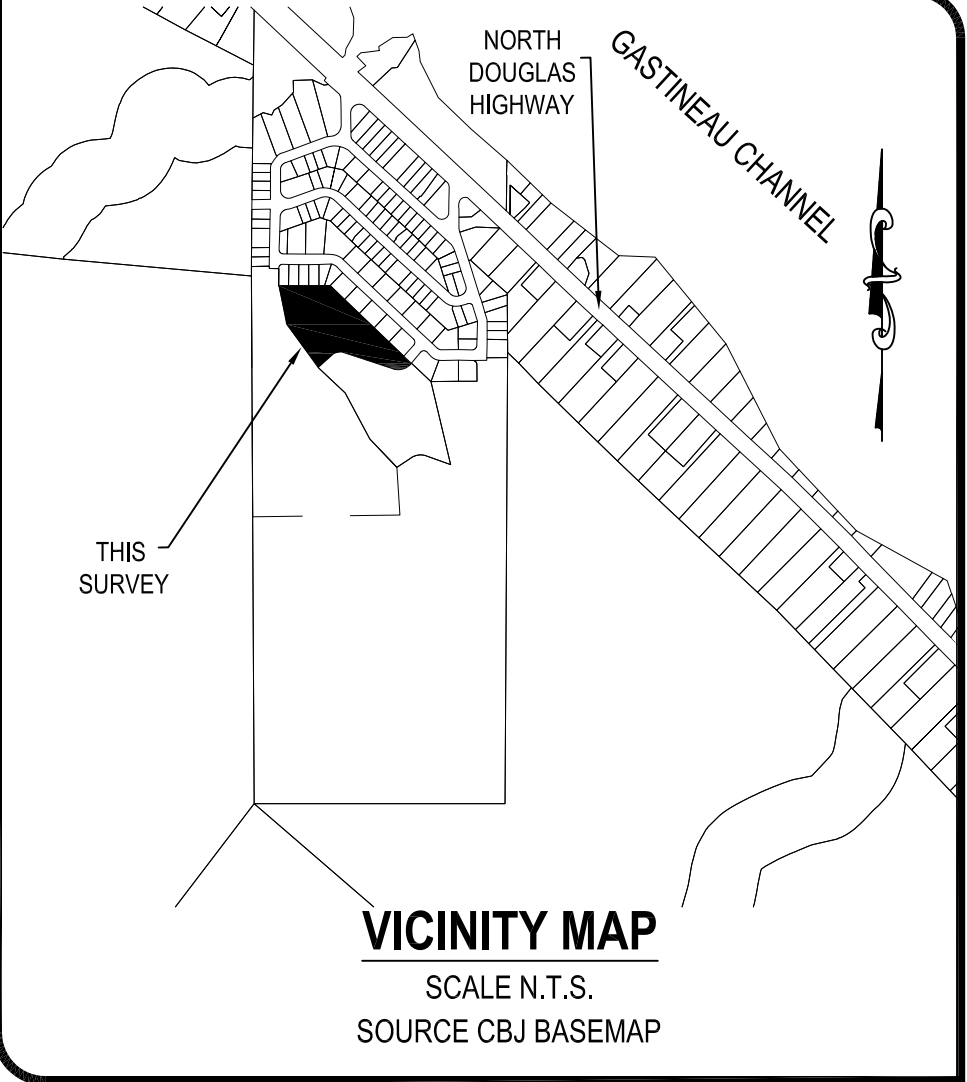


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
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SURVEYOR'S CERTIFICATE

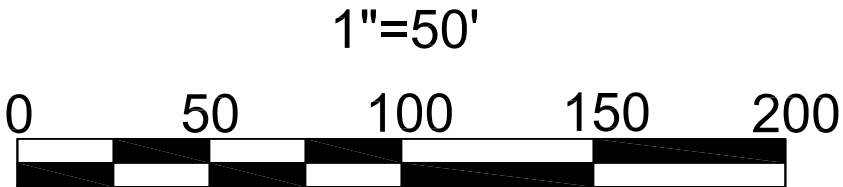
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DATED: 15 JUNE 2023



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
- PRIVATE 50' ACCESS, DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605
- (N 89°16'20" E)R4 RECORD INFORMATION FROM PLAT No. 2021-32



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

STATE RECORDER'S OFFICE AT ANCHORAGE

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

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

SCALE: 1" = 50' MIP 20210007 DATE: 15 JUNE 2023 SHEET NO. 1 OF 2

TRACT B  
PLAT No.  
2021-32  
JRD

PARK  
SITE A  
NOT  
PART OF  
THIS  
SURVEY

TYPICAL SET MONUMENT DETAIL  
N.T.S.



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

N.T.S.

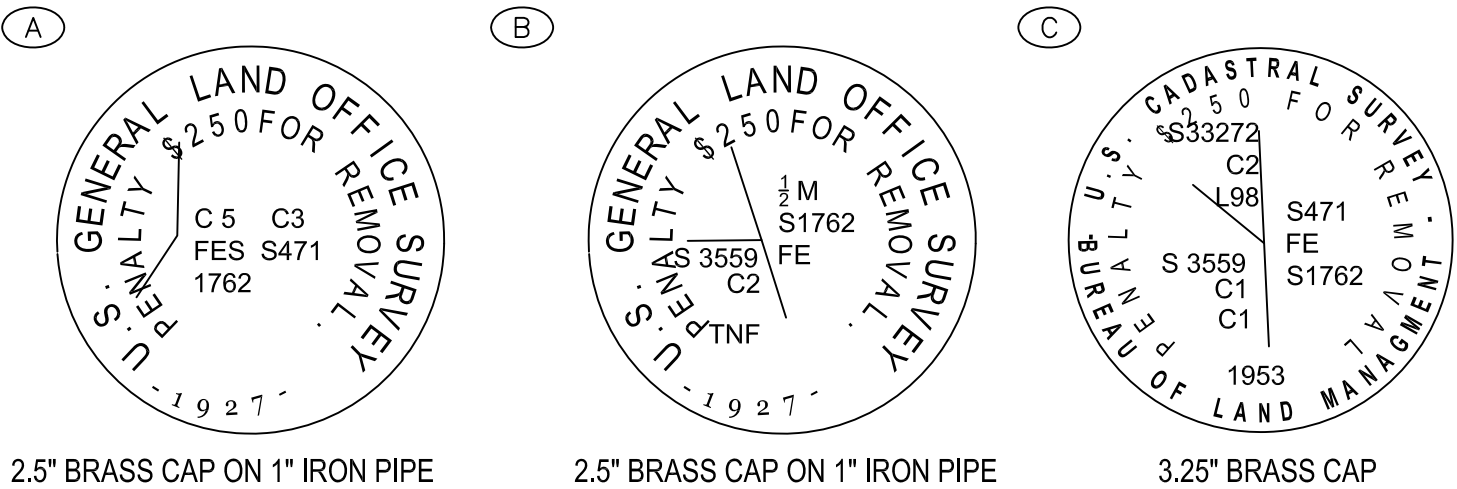


NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1981; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT No. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT No. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 DATED 8 OCTOBER 2021 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES, RECORDER'S OFFICE WITHIN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- 9) ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS A1,A2,A3 &A4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT - RECORDED WITH THIS SUBDIVISION.

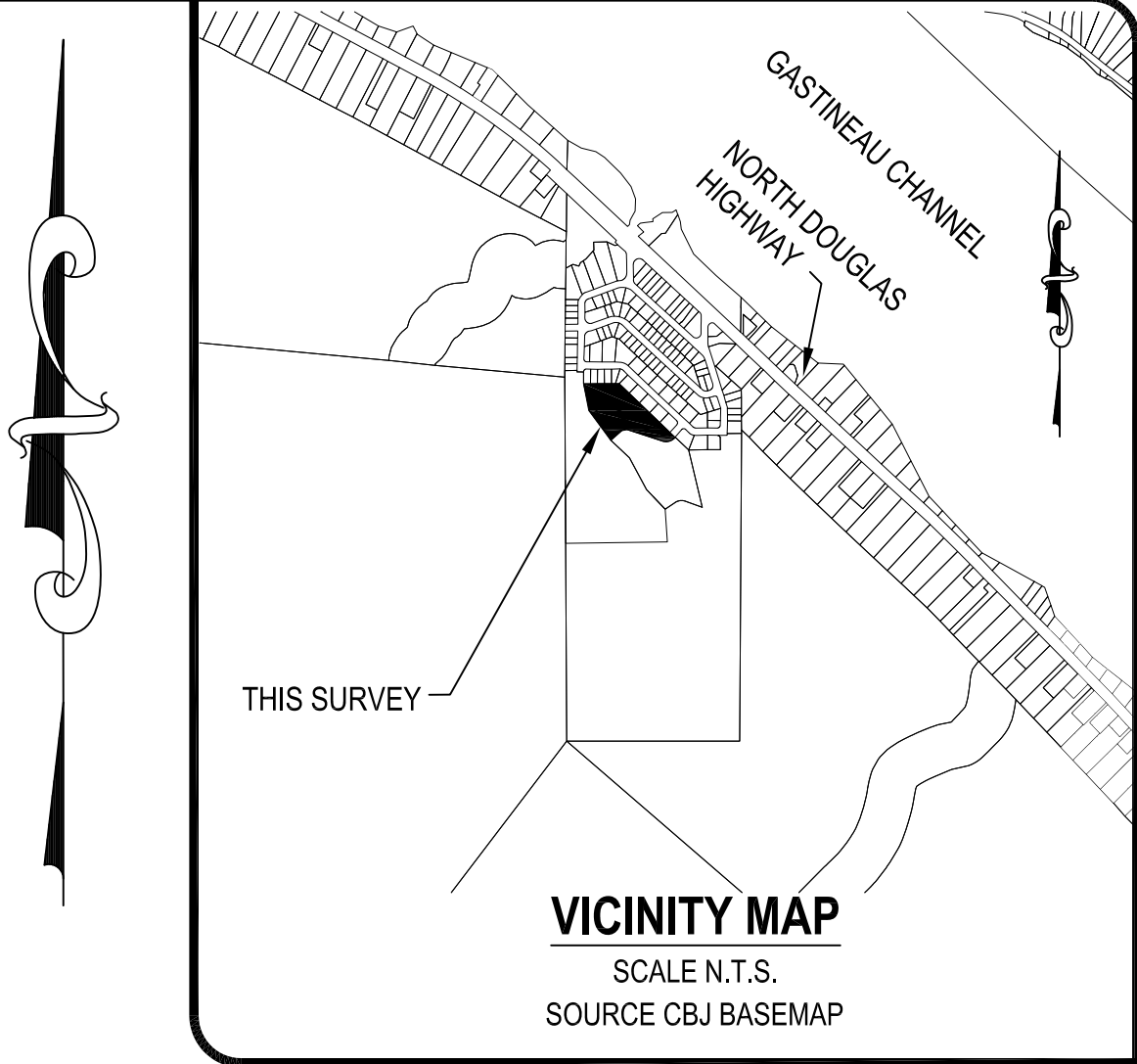
BASIS OF BEARING

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.



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.

\_\_\_\_\_, DATED \_\_\_\_\_, 2023

CHAIRMAN OF THE PLANNING COMMISSION  
CITY AND BOROUGH OF JUNEAU

ATTEST:

\_\_\_\_\_  
MUNICIPAL CLERK

CITY AND BOROUGH OF JUNEAU



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

TYPICAL SET MONUMENT DETAIL

N.T.S.

CORPORATE OWNERSHIP CERTIFICATE:

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

DATE: \_\_\_\_\_, 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:



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: 15 JUNE 2023

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 )  
 )  
 )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: \_\_\_\_\_

BLACKTAIL MOUNTAIN ESTATES A

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

STATE RECORDER'S OFFICE AT ANCHORAGE

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

OWNERS

PETER PEEL  
800 6TH STREET JUNEAU, AK 99801

CREATIVE DEVELOPMENT, LLC  
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:  
NTS

MIP 20210007

DATE:  
15 JUNE 2023

SHEET NO.  
2 OF 2

## Outstanding Items as of Staff Report Delivery

### Tract A

#### General Engineering

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

A PLAT OF

BLACKTAIL MOUNTAIN ESTATES A

A SUBDIVISION OF

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

WITHIN THE CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

b. Sheet 2

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

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

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

**Zoning**

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

Note: Cartography comments addressed.





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

February 15, 2022

**MEMORANDUM**

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

**From:** David Matthew Peterson, Planner II/Plat Reviewer

**Case Number:** SMP20210007

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

**Parcel No.:** 6D08011110011

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

The following review comments should be addressed prior to the plat being resubmitted for review. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum. *Note: Re-Submittal can be done electronically.*

**Number comments**

**General Engineering**

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

To: Peter Peel/Creative Development LLC.

File No.: SMP20210007

February 15, 2022

Page 2 of 5

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

A PLAT OF

BLACKTAIL MOUNTAIN ESTATES A

A SUBDIVISION OF

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

WITHIN THE CITY AND BOROUGH OF JUNEAU

JUNEAU RECORDING DISTRICT

b. Sheet 2

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

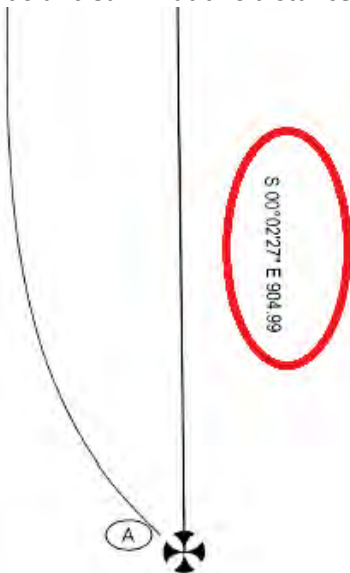
ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO [LOTS X, Y, and Z] SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE [COMMON DRIVEWAY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

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

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

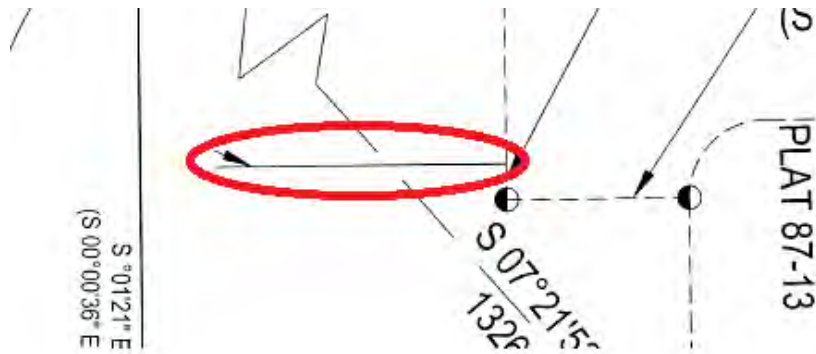
**Cartography**

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

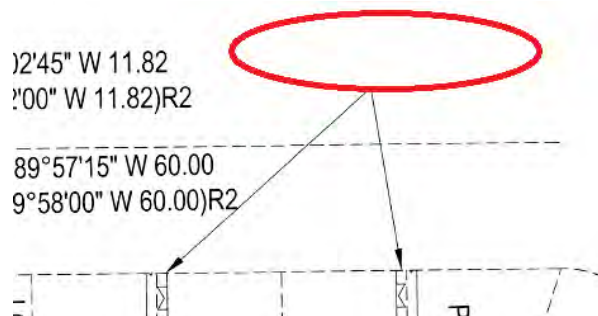


10. Delete arrow and revise line type to un-surveyed.





11. Easement annotation is missing.



12. Revise to unsurveyed line type.



13. Revise title block:

**PLAT OF**  
**BLACKTAIL MOUNTAIN ESTATES A**  
**A SUBDIVISION OF**

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

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

**Fire**

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

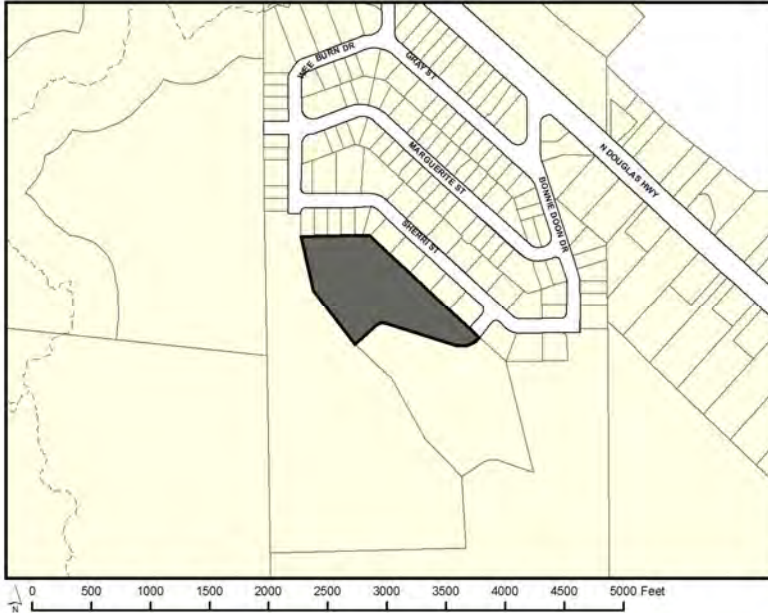
**Zoning**

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

# Invitation to Comment

Final approval for a Shared Access Subdivision

*Your Community, Your Voice*



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Shared Access Subdivision: Final approval for shared access subdivision of Tract A into four lots. Access via Kristi Street.** Project is on **North Douglas** 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 14th, 2023 at

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

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

**August 1st— noon, August 18th**

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

**HEARING DATE & TIME: 7:00 pm, August 22nd, 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. 4130

Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)

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

99801

Printed August 1, 2023

Case No.: SMF2023 0002

Parcel No.: 6D0801110011

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



**Irene Gallion**

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**From:** David Peterson  
**Sent:** Tuesday, August 1, 2023 2:44 PM  
**To:** Irene Gallion  
**Subject:** FW: Public notice signs  
**Attachments:** IMG-5006.jpg

Courtesy of Mr. Peel.

(See attached)

DP





Attachment I - Public Notice sign