



(907) 586-0715

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www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: May 20, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: David Matthew Peterson, Planner II *David Peterson*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Considered Major Subdivision due to future phases.
- Lots 9 & 10 intended to be Private Shared Access (PSA) Subdivisions at later date.
- Silver Street will be extended and a cul-de-sac constructed.

GENERAL INFORMATION

Property Owner	Shawn Kantola
Applicant	Shawn Kantola
Property Address	Silver Street
Legal Description	BLACK BEAR LT 3
Parcel Number	4B2601020043
Zoning	D3
Lot Size	435,600 square feet/10.00 acres
Water/Sewer	CBJ water/sewer provided
Access	Silver Street
Existing Land Use	Vacant
Associated Applications	None

ALTERNATIVE ACTIONS:

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

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15.402
 - CBJ 49.15.411
 - CBJ 49.35
 - CBJ 49.80

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (D1)	Vacant
East (D1)	Vacant
West (D1)	Vacant

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A, 02110C110C1238E
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District.

BACKGROUND INFORMATION

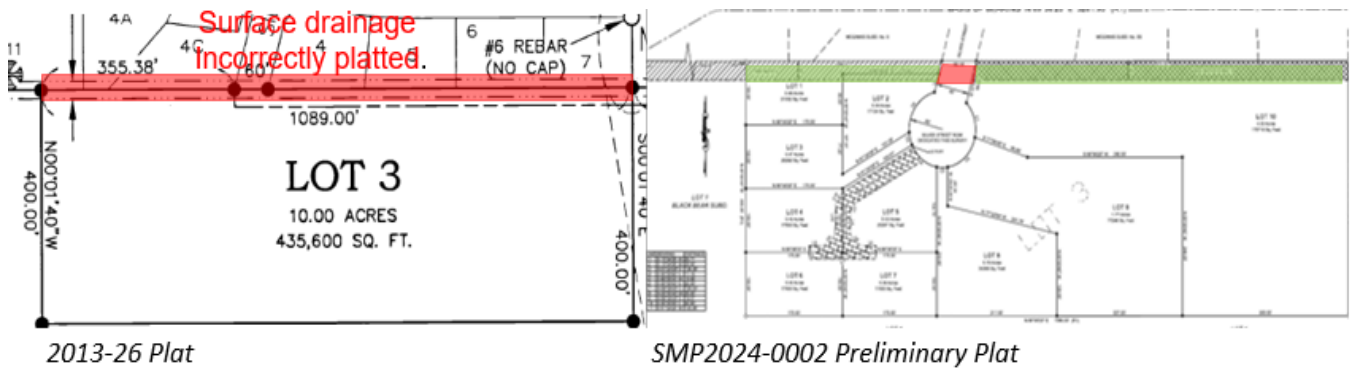
Project Description – The applicant is proposing a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

The Director is classifying this as a major subdivision due to phasing as the subdivision would result in a potential 16 lots, or more.

A surface drainage easement was incorrectly platted. Per Book 321 page 493 refers to the easement as being south of the common boundary. Plat 2013-26 shows it as straddling the property line, in error (image below, left). However, property owners did not authorize the easement (Lots 4A, 4C, 4, 5, 6, and 7). On the submitted Preliminary Plat, the surface drainage easement has been relocated to be entirely on the Silver Acres Subdivision, while a portion that would otherwise go through the Silver Street ROW has been vacated.

NOTE 1: Developer will need to address how Lot 1 will maintain access through the surface drainage easement.

NOTE 2: There is a CBJ trail for the purposes of providing access to a pump station. This is not a Parks and Recreation owned trail. The neighbors in the area use the trail to access wetland areas beyond. Neighbors have expressed concern over the trail being preserved for their continued use.



Background –

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

Item	Summary
2023 – Warranty Deed	Warranty Deed which transferred Lot 3, Black Bear Subdivision from the Grantor, Southeast Alaska Regional Health Consortium, to Shawn Kantola and Heidi Kantola.
2014 - Zoning Ordinance	An Ordinance Amending the Official Zoning Map of the City and Borough to change the Zoning of Black Bear, Lot 3, Located at the South End of Silver Street in the Northwest Mendendhall Valley, from D1 to D3.
2013 - Plat	A subdivision of the Homestead of Bill Sakieff into 3 lots creating the Black Bear Subdivision. This plat has the incorrectly conveyed 30-foot surface drainage easement.
2006 – Zoning Map	Zoning map designating the Lot as D1.
1989 – Surface Drainage Easement	Access easement describing a 30-foot strip of land immediately adjacent, South of and parallel to the common property line.
1945 US Survey No. 2551	Plat establishing the Homestead of Bill Sakieff. This would later become the lot that would be subdivided to create Lot 3.

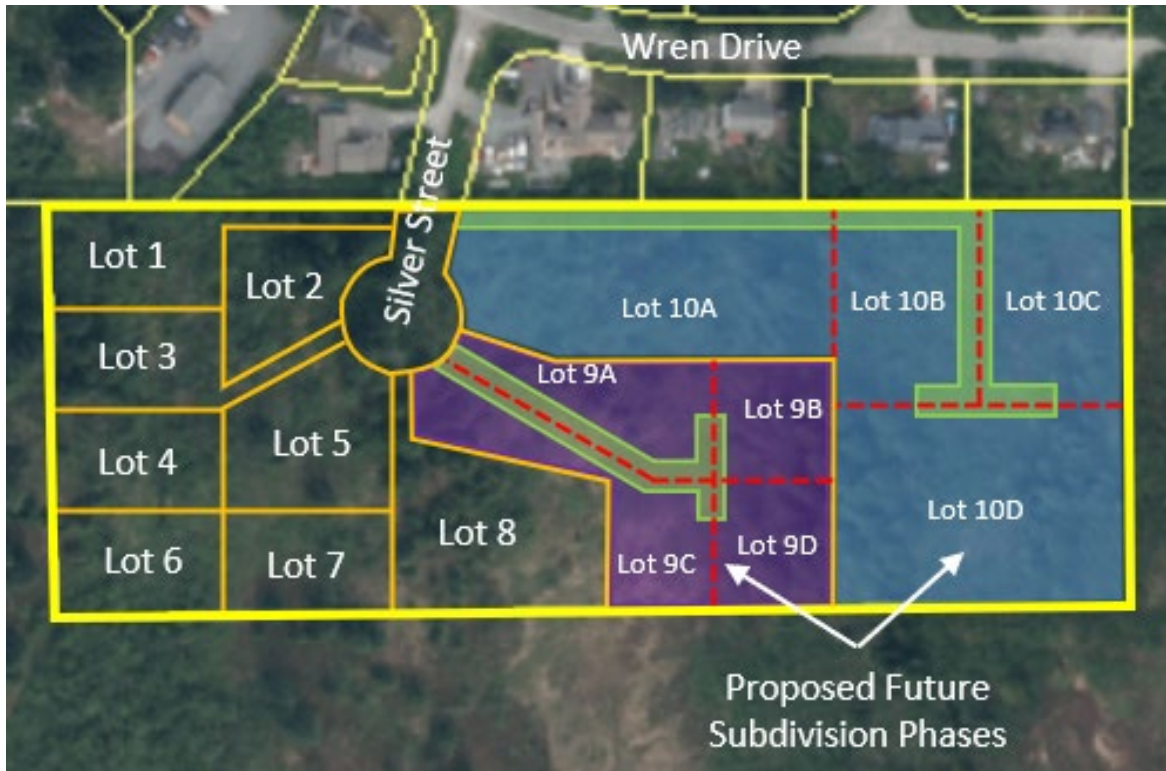
ANALYSIS

Phasing – Lot 3 was rezoned in October of 2014 from D1 to D3 with Zoning Ordinance 2014-46 (**Attachment I**). The D3 minimum lot size is 12,000 square feet. New Lots, 9 and 10, would have ample space to be subdivided into four (4) or more lots. The Developer intends to subdivide Lots 9 and 10 in the future. Proposed Lot 9 has 77,246 square feet/1.77 acres, and Lot 10 has 175,716 square feet/4.03 acres (**Attachment E**).

***The Commission shall hear and decide the case per CBJ 49.15.400(a) – Purpose and applicability.** The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

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

It should be noted that the proposed sketch plat found in **Attachment E** will require revision and is only demonstrates that enough land is present to further subdivide. Additionally, it is being recommended that the Commission consider advising the developer to relocate the Private Shared Access (PSA) for future Lots 10A, B, C, and D onto the developer's property instead of planning a road directly behind existing housing.



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

Dimensional Standard	Requirement	Met?
Minimum Lot Size, Square Feet	12,000	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met
Minimum Lot Width, Lineal Feet	100	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met

Access to the proposed subdivision will be through a new cul-de-sac at the end of the existing Silver Street stub. Per 49.15.421, if a proposed lot fronts on a cul-de-sac or a similar sharply curved right-of-way and the commission for major subdivisions makes a determination that meeting minimum lot width at the front building line in accordance with the table of dimensional standards in CBJ 49.25.400 is impractical, the minimum width may be reduced as necessary to achieve a reasonable lot configuration.

It should be noted that in D3 zoning typically has four to five (4-5) lots fronting a cul-de-sac. There are two instances where nine (9) lots are fronting a cul-de-sac in a D5 zoned neighborhood. This cul-de-sac will have the greatest number of lots to be accessed by a cul-de-sac.

Lot #	Lot Type	Lot Frontage in Linear Feet	Lot Size in Square Feet
1	Panhandle	20.71	21,032
2	Standard	114.16	17,104
3	Panhandle	20.76	20,292
4	Private Shared Access	N/A	17,500
5	Standard	58.59	23,297
6	Private Shared Access	N/A	17,500
7	Private Shared Access	N/A	17,000
8	Panhandle	20.09	34,369
9	Standard	71.72	77,246
10	Standard	114.16	175,716

Setbacks – Per 49.25.400, Note 3, of the Table of Dimensional Standards: Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line.

Lot 3, zoned D3, is bound on three (3) sides by a property that is zoned D1, and the D1 setbacks apply along these shared lot lines. The only difference between D3 and D1 zoning applies to the side yard setbacks which are 15 feet for D1 zoning versus 10 feet in D3 zones.



Condition: N/A

PLAT NOTE: N/A

Density – The table below demonstrates how many dwelling units each lot can accommodate after the proposed subdivision has been completed.

All lots exceed 125 percent of the minimum lot size for the zoning district, so each single-family home built on these lots could have an Accessory Apartment.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
1	21,032	175%	One (1) Duplex, or One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
2	17,104	143%	One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
3	20,292	169%	One (1) Duplex, or one (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
4	17,500	146%	One (1) Single Family Detached Dwelling While Lot 4 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
5	23,297	194%	One (1) Single Family Detached Dwelling While Lot 5 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
6	17,500	146%	One (1) Single Family Detached Dwelling While Lot 6 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
7	17,000	142%	One (1) Single Family Detached Dwelling While Lot 7 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
8	34,369	286%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
9	77,246	644%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
9A	23,249	194%	One (1) Single Family Detached Dwelling While Lot 9A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9B	13,632	114%	One (1) Single Family Detached Dwelling.
9C	25,726	214%	One (1) Single Family Detached Dwelling While Lot 9C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9D	14,638	122%	One (1) Single Family Detached Dwelling.
10	175,716	1,464%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
10A	55,713	464%	One (1) Single Family Detached Dwelling While Lot 10A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10B	29,988	250%	One (1) Single Family Detached Dwelling While Lot 10B has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10C	30,003	250%	One (1) Single Family Detached Dwelling While Lot 10C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10D	60,013	500%	One (1) Single Family Detached Dwelling While Lot 10D has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
			family structure and an accessory apartment.

Under the current private shared access subdivision code, lots 9 and 10 could be subdivided and create six more lots accommodating single-family structures, each with an ADU.

Habitat – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No known anadromous waterbodies are on the subject parcel, or within 50 feet.

Condition: N/A

Plat Note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Hazard Zones – No recorded hazards in CBJ record.

Condition: N/A

Plat Note: N/A

LOT DESIGN

Panhandle Lots – Proposed Lots 1, 3, and 8 will be panhandle lots. All panhandle lots adhere to the requirements set forth in Title 49, Section 49.15.423.

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(1)(A) Dimensional Requirements	The front and panhandle lots must meet all dimensional and area requirements.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	
CBJ 49.15.423(a)(1)(B) Panhandle Width	No part of the panhandle shall be less than 20 feet in width.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	
CBJ 49.15.423(a)(1)(C) Panhandle Length	The panhandle portion of the lot shall not be longer than 300 feet in D1 zones, and one and one-half times the minimum lot depth in other residential zoning districts.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	
CBJ 49.15.423(a)(1)(D) Structures Prohibited	No buildings are allowed within the panhandle portion of the lot.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	
CBJ 49.15.423(a)(1)(E) Lot Depth	In a D1 zoning district, 30 feet of the width of the	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	Not applicable.

Standard	Requirement	Met?	Conditions and Plat Notes
	panhandle of the rear lot may be used in determining the width of the front lot.		
CBJ 49.15.423(a)(1)(F) Lot Width	The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	
CBJ 49.15.423(a)(3)(A) Shared Driveway	Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	
CBJ 49.15.423(a)(3)(C)/(D) Parking	A parking plan is required showing the feasibility of off-street parking – no back-out parking is allowed unless approved by the Director.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	
CBJ 49.15.423(a)(3)(E) Easement and Maintenance Agreement	The applicant has provided an easement for all common access and parking areas and a maintenance agreement will be recorded with the final plat.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	
CBJ 49.15.423(a)(3)(F)	The applicant has demonstrated that any portion of the driveway not located in a public right-of-way can comply with emergency service access requirements. A profile of the proposed driveway was included with the application.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(3)(H)	The portion of the panhandle in the right-of-way, or the first 20 feet from the edge of the public roadway, has been paved, whichever length is greater.	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	

TRAFFIC

Traffic – According to CBJ 49.40.300(2) a traffic impact analysis IS NOT required.

Use	Average Daily Trips (ADT)	Number of Possible Dwellings	Total ADT
Single Family Residential (210)	9.52	19	180.88
Apartment (220)	6.65	4	26.6
Total ADTs:			207.48

ACCESS AND PUBLIC IMPROVEMENTS

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the subdivision is Silver Street. The applicant has demonstrated that Lots 1, 2, 3, 4, 8,9, and 10 will have direct and practical access to a new cul-de-sac public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b). Lots 4, 5, 6, and 7 will have a Private Shared Access to Silver Street per the standards outlined in 49.35.262.

Lot Number	Primary access
1	Silver Street
2	Silver Street
3	Silver Street
4	Private Shared Access to Silver Street
5	Private Shared Access to Silver Street
6	Private Shared Access to Silver Street
7	Private Shared Access to Silver Street
8	Silver Street
9	Silver Street
10	Silver Street

Conditions: N/A

Plat notes:

ACCESS SUBJECT TO CBJ 49.15.423 ‘PANHANDLE LOTS’. ACCESS TO LOTS 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 IS APPROVED BY CBJ. 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.

LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 4A and 4B IS SUBJECT TO CBJ 49.15.423 ‘PANHANDLE LOTS’. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II ‘PRIVATE SHARED ACCESS’ REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 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.

AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 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.

CBJ 49.35.240 Table of Roadway Construction Standards –

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

Plat Note: N/A

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publicly Maintained
207.48	No	No	22 foot	No	60 foot	Yes	Yes

Drainage – An Engineered Drainage Report has been submitted and is being reviewed by CBJ’s General Engineering Department. (**Attachment D**).

Condition: NA

Plat Note:

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

AGENCY REVIEW

CDD conducted an agency review comment period between April 10, 2024 – April 24, 2024. Agency review comments can be found in **Attachment G**.

Agency	Summary
Capital City Fire and Rescue	All comments addressed through initial review.
Cartography	All comments addressed through initial review.
General Engineering	Bonding requirements are being created.
Zoning	All comments addressed through initial review.

PUBLIC COMMENTS

CDD conducted a public comment period between April 4, 2024 – May 20,2024. Public notice was mailed to property owners within 500 feet of the subject parcel (**See Attachment F**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment K**). Public comments submitted at time of writing this staff report can be found in **Attachment H**.

Name	Summary
Tina and Josh Martin	<ol style="list-style-type: none">1. Preservation of a trail that is present on the existing Lot 10.2. Drainage concerns along the property line between the subdivision. Who maintains it? Who will have access to it?
Raymond Pastorino	<ol style="list-style-type: none">1. Preservation of a trail that is present on the existing Lot 10.
Margaret Custer	<ol style="list-style-type: none">1. Concerns over development impacts to abutting wetland habitats.
Sheryl Weinberg	<ol style="list-style-type: none">1. Question regarding building pad locations2. Are there any CC&R’s?
Ren Scott	<ol style="list-style-type: none">1. Preservation of a trail that is present on the existing Lot 10.

FINDINGS

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

1. Does the preliminary plat comply with CBJ 49.15.411?

Analysis: No additional analysis needed.

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

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

Analysis: The applicant is required to plat a 60 foot Right-of-way, and install a paved 44 foot wide street with a 96 foot diameter cul-de-sac, and provide water and sewer to all lots.

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

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

Analysis: Lots created through this subdivision will not have the adequate frontage along the right-of-way, though the commission may allow for the proposed configuration per 49.15.421 where lots that front on a cul-de-sac the commission for major subdivisions makes a determination that meeting the minimum lot width at the front of the building line in accordance with the table of dimensional standards is impractical, the minimum lot width may be reduced as necessary to achieve a reasonable lot configuration.

Finding: Yes. The proposed subdivision does not meet the lot frontage requirements at the cul-de-sac but would meet the required frontage when measured from the front of the building line.

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

Analysis: The street will be an extension of an existing street (Silver Street).

Finding: Yes. Proposed street names are unique or are extensions of existing streets.

5. Has the director of Engineering and Public Works reviewed the application and determined that:

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

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

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

Analysis: No further analysis needed.

Finding: Yes. Engineering and Public Works has reviewed the proposed subdivision application and

supplemental materials and believes the above criteria can be met.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested preliminary plat for the Silver Acres Subdivision. This permit would allow the applicant to submit for the final plat application.

This approval is subject to the following conditions:

1. 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.
2. 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.
3. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

Plat notes:

1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 IS APPROVED BY CBJ. 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.
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7. THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Preliminary Plat
Attachment C	Closure Report
Attachment D	Preliminary Drainage Report
Attachment E	Sketch Plat
Attachment F	Abutters Notice with Mailing List Sent 4/3/24
Attachment G	Agency review comments
Attachment H	Public comment
Attachment I	Ordinance 2014-46
Attachment J	Public Notice Sign



DEVELOPMENT PERMIT APPLICATION

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

To be completed by Applicant	PROPERTY LOCATION								
	Physical Address NHN Silver St.								
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 3 Black Bear Subdivision								
	Parcel Number(s) 4B2601020043								
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____								
	LANDOWNER/ LESSEE								
	Property Owner Shawn Kantola	Contact Person Shawn Kantola							
	Mailing Address 8287C Garnet St.	Phone Number(s) 907-209-3900							
	E-mail Address shawnkantola@yahoo.com								
	LANDOWNER/ LESSEE CONSENT								
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.									
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.									
<table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">Shawn Kantola</td> <td style="width:50%; text-align:center;">Landowner</td> </tr> <tr> <td style="text-align:center; font-size:small;">Landowner/Lessee (Printed Name)</td> <td style="text-align:center; font-size:small;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="text-align:center;">X </td> <td style="text-align:center;">03/13/2024</td> </tr> <tr> <td style="text-align:center; font-size:small;">Landowner/Lessee (Signature)</td> <td style="text-align:center; font-size:small;">Date</td> </tr> </table>		Shawn Kantola	Landowner	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X	03/13/2024	Landowner/Lessee (Signature)	Date
Shawn Kantola	Landowner								
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)								
X	03/13/2024								
Landowner/Lessee (Signature)	Date								
<table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">_____</td> <td style="width:50%; text-align:center;">_____</td> </tr> <tr> <td style="text-align:center; font-size:small;">Landowner/Lessee (Printed Name)</td> <td style="text-align:center; font-size:small;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="text-align:center;">X _____</td> <td style="text-align:center;">_____</td> </tr> <tr> <td style="text-align:center; font-size:small;">Landowner/Lessee (Signature)</td> <td style="text-align:center; font-size:small;">Date</td> </tr> </table>		_____	_____	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X _____	_____	Landowner/Lessee (Signature)	Date
_____	_____								
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)								
X _____	_____								
Landowner/Lessee (Signature)	Date								
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.									
APPLICANT									
If same as LANDOWNER, write "SAME"									
Applicant (Printed Name) SAME	Contact Person _____								
Mailing Address _____	Phone Number(s) _____								
E-mail Address _____									
<table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">X </td> <td style="width:50%; text-align:center;">_____</td> </tr> <tr> <td style="text-align:center; font-size:small;">Applicant's Signature</td> <td style="text-align:center; font-size:small;">Date of Application</td> </tr> </table>		X	_____	Applicant's Signature	Date of Application				
X	_____								
Applicant's Signature	Date of Application								

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials FHC	
Case Number SMP24-02	Date Received 3/19/2024



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

Subdivide a 10 acre parcel into 10 lots which include a private shared access subdivision with four lots fronting the private shared access.

Number of Existing Parcels 1 Total Land Area 10 acres Number of Resulting Parcels 10

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

NO YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

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

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

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

To be completed by Applicant

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	\$1,250.00			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ 1,250.00			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
SMP24-02	3/19/2024

CBJ Permit Department

03/13/2024

Preliminary Plat Application for a Major Subdivision:

I am the owner of the property located at NHN Silver St. parcel #4B2601020043. Legal description: lot 3, Black Bear Subdivision. The site is currently vacant with no improvements (except the drainage and sewer easement shown in the plat). The property is zoned D-3 and is currently accessed by the Silver St. stub. With this subdivision I am proposing to bring the stub street up to city standards, and build a small public ROW cul-de-sac onto this lot. The proposed subdivision would result in a total of ten lots (four of them would be accessed via a private shared access). Lots 9 & 10 are large enough to potentially later subdivided into Private Shared access subdivisions.

There are public water and sewer available at Wren Dr/Silver St. and I would extend both onto this parcel and provide services to each of the proposed lots.

Please let me know if there are any questions or if there is any additional information needed.

Shawn Kantola

907-209-3900



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Silver Acres Subdivision

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

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

Shawn Kantola

3-13-24

Applicant or Surveyor - Signature

Date

Shawn Kantola

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

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

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

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

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

Preliminary Plat Checklist

Updated 1/2018

Page 2 of 5

Lot, block, and street information:

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

Boundary lines:

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

Monumentation:

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

Site access, circulation, and utilities:

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

I:\FORMS\PLANFORM\Subdivision Preliminary Plat Checklist to accompany application 2018.docx

Preliminary Plat Checklist

Updated 1/2018

Page 3 of 5

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

Topographic Information:

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

Sewer and water:

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

Multisheet plats:

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

Preliminary Plat Checklist

Updated 1/2018

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

Hazard and Special Habitat Areas:

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

Soils report:

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

Drainage report:

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

Water:

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

I:\FORMS\PLANFORM\Subdivision Preliminary Plat Checklist to accompany application 2018.docx

Preliminary Plat Checklist

Updated 1/2018

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

Erosion control:

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

Traffic study:

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

Shadow plats:

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

Silver Acres Preliminary Plat Lot Closure Reports

Lot 1 Polyline Report

Northing Easting Bearing Distance

6493.837 3697.606
S 00°00'40" E 100.000

6393.837 3697.625
N 89°58'20" E 175.000

6393.922 3872.625
N 00°00'40" W 80.000

6473.922 3872.610
N 89°58'20" E 173.918

6474.006 4046.528
N 15°04'08" E 20.714

6494.008 4051.913
S 89°58'20" W 354.307

6493.837 3697.606

Closure Error Distance > 0.00000

Total Distance > 903.940

Polyline Area: 21032 sq ft, 0.48 acres

Lot 2 Polyline Report

Northing Easting Bearing Distance

6382.416 3993.219

Radius: 60.000 Chord: 77.481 Degree: 95°29'35" Dir: Right

Length: 84.228 Delta: 80°25'55" Tangent: 50.733

Chord BRG: N 35°59'17" E Rad-In: N 85°46'20" E Rad-Out: S 13°47'45" E

Radius Point: 6386.840,4053.056

6445.109 4038.748

N 15°04'08" E 29.926

6474.006 4046.528

S 89°58'20" W 173.918

6473.922 3872.610

S 00°00'40" E 80.000

6393.922 3872.625

S 00°00'40" E 77.225

6316.697 3872.640

N 61°24'29" E 137.325

6382.416 3993.219

Closure Error Distance> 0.00000

Total Distance> 582.623

Polyline Area: 17104 sq ft, 0.39 acres

lot 3 Polyline Report

Northing Easting Bearing Distance

6362.388 3998.264

Radius: 60.000 Chord: 20.654 Degree: 95°29'35" Dir: Right

Length: 20.757 Delta: 19°49'17" Tangent: 10.483

Chord BRG: N 14°08'19" W Rad-In: N 65°57'02" E Rad-Out: N 85°46'20" E

Radius Point: 6386.840,4053.056

6382.416 3993.219

N 90°00'00" E 0.000

6382.416 3993.219

S 61°24'29" W 137.325

6316.697 3872.640

N 00°00'40" W 77.225

6393.922 3872.625

S 89°58'20" W 175.000

6393.837 3697.625

S 00°00'40" E 100.000

6293.837 3697.645

N 89°58'20" E 175.000

6293.922 3872.645

N 61°24'29" E 143.066

6362.388 3998.264

Closure Error Distance> 0.00000

Total Distance> 828.373

Polyline Area: 20292 sq ft, 0.47 acres

Lot 4 Polyline Report

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6293.837	3697.645		
		S 00°00'40" E	100.000
6193.837	3697.664		
		N 89°58'20" E	175.000
6193.922	3872.664		
		N 00°00'40" W	100.000
6293.922	3872.645		
		S 89°58'20" W	175.000
6293.837	3697.645		

Closure Error Distance > 0.00000

Total Distance > 550.000

Polyline Area: 17500 sq ft, 0.40 acres

Lot 5 Polyline Report

Northing Easting Bearing Distance

6327.751 4042.638

Radius: 60.000 Chord: 56.292 Degree: 95°29'35" Dir: Right

Length: 58.593 Delta: 55°57'07" Tangent: 31.870

Chord BRG: N 52°01'31" W Rad-In: N 09°59'55" E Rad-Out: N 65°57'02" E

Radius Point: 6386.840,4053.056

6362.388 3998.264

S 61°24'29" W 143.066

6293.922 3872.645

S 00°00'40" E 100.000

6193.922 3872.664

N 89°58'20" E 170.000

6194.004 4042.664

N 00°00'40" W 133.747

6327.751 4042.638

Closure Error Distance> 0.00000

Total Distance> 605.406

Polyline Area: 23297 sq ft, 0.53 acres

Lot 6 Polyline Report

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6193.837	3697.664		
		S 00°00'40" E	100.000
6093.837	3697.684		
		N 89°58'20" E	175.000
6093.922	3872.684		
		N 00°00'40" W	100.000
6193.922	3872.664		
		S 89°58'20" W	175.000
6193.837	3697.664		

Closure Error Distance > 0.00000

Total Distance > 550.000

Polyline Area: 17500 sq ft, 0.40 acres

Lot 7 Polyline Report

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6193.922	3872.664		
		S 00°00'40" E	100.000
6093.922	3872.684		
		N 89°58'20" E	170.000
6094.004	4042.684		
		N 00°00'40" W	100.000
6194.004	4042.664		
		S 89°58'20" W	170.000
6193.922	3872.664		

Closure Error Distance > 0.00000

Total Distance > 540.000

Polyline Area: 17000 sq ft, 0.39 acres

Lot 8 Polyline Report

Northing Easting Bearing Distance

6327.610 4062.638

Radius: 60.000 Chord: 20.001 Degree: 95°29'35" Dir: Right

Length: 20.094 Delta: 19°11'19" Tangent: 10.142

Chord BRG: N 89°35'44" W Rad-In: N 09°11'24" W Rad-Out: N 09°59'55" E

Radius Point: 6386.840,4053.056

6327.751 4042.638

N 90°00'00" E 0.000

6327.751 4042.638

S 00°00'40" E 233.747

6094.004 4042.684

S 89°58'52" E 192.000

6093.941 4234.684

N 00°00'40" W 129.000

6222.941 4234.659

N 75°45'17" W 177.465

6266.610 4062.650

N 00°00'40" W 61.000

6327.610 4062.638

Closure Error Distance> 0.00000

Total Distance> 813.307

Polyline Area: 30601 sq ft, 0.70 acres

Lot 9 Polyline Report

Northing Easting Bearing Distance

6374.037 4111.674

Radius: 60.000 Chord: 67.528 Degree: 95°29'35" Dir: Right

Length: 71.722 Delta: 68°29'24" Tangent: 40.845

Chord BRG: S 46°33'54" W Rad-In: N 77°40'47" W Rad-Out: N 09°11'24" W

Radius Point: 6386.840,4053.056

6327.610 4062.638

S 00°00'40" E 61.000

6266.610 4062.650

S 75°45'17" E 177.465

6222.941 4234.659

S 00°00'40" E 129.000

6093.941 4234.684

N 89°56'12" E 252.000

6094.219 4486.683

N 00°00'40" W 255.000

6349.219 4486.634

S 89°58'20" W 273.461

6349.087 4213.173

N 76°11'21" W 104.521

6374.037 4111.674

Closure Error Distance > 0.00000

Total Distance > 1324.170

Polyline Area: 83096 sq ft, 1.91 acres

Lot 10 Polyline Report

Northing Easting Bearing Distance

6428.355 4096.374

Radius: 60.000 Chord: 56.432 Degree: 95°29'35" Dir: Right

Length: 58.751 Delta: 56°06'10" Tangent: 31.972

Chord BRG: S 15°43'53" E Rad-In: S 46°13'02" W Rad-Out: N 77°40'47" W

Radius Point: 6386.840,4053.056

6374.037 4111.674

N 90°00'00" E 0.000

6374.037 4111.674

S 76°11'21" E 104.521

6349.087 4213.173

N 89°58'20" E 273.461

6349.219 4486.634

S 00°00'40" E 255.000

6094.219 4486.683

N 89°58'20" E 300.000

6094.365 4786.683

N 00°00'40" W 399.999

6494.363 4786.606

S 89°58'20" W 672.548

6494.039 4114.058

S 15°04'08" W 68.022

6428.355 4096.374

Closure Error Distance> 0.00000

Total Distance> 2132.301

Polyline Area: 173669 sq ft, 3.99 acres

Silver Street right-of-way Polyline Report

Northing Easting Bearing Distance

6445.109 4038.748

Radius: 60.000 Chord: 60.012 Degree: 95°29'35" Dir: Left

Length: 314.146 Delta: 299°59'13" Tangent: 34.650

Chord BRG: S 73°47'21" E Rad-In: S 13°47'45" E Rad-Out: S 46°13'02" W

Radius Point: 6386.840,4053.056

6428.355 4096.374

N 15°04'08" E 68.022

6494.039 4114.058

S 89°58'18" W 62.145

6494.008 4051.913

S 15°04'08" W 50.640

6445.109 4038.748

Closure Error Distance > 0.00000

Total Distance > 494.953

Polyline Area: 14543 sq ft, 0.33 acres



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

Silver St. Subdivision

Case Number: PAC2024 0006
 Applicant: Shawn Kantola
 Property Owner: Shawn Kantola
 Property Address: TBD/Silver Street
 Parcel Code Number: 4B2601020043
 Site Size: 435,000 square feet/10.00 acres
 Zoning: D3 – Single Family/Duplex
 Existing Land Use: Vacant

Conference Date: January 31, 2024
 Report Issued: February 28, 2024

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

List of Attendees

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

Name	Title	Email address
Shawn Kantola	Applicant	ShawnKantola@yahoo.com
David Peterson	Planning	David.Peterson@juneau.gov
Sydney Hawkins	Permitting	Sydney.Hawkins@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov
Jill Lawhorne	CDD Director	Jill.Lawhorne@juneau.gov

Conference Summary

What will the improvement requirements be? i.e. Sidewalks, water/sewer, etc...

What type of development would this be considered?

Would the director approve the substandard lot width for the Lots on the cul-de-sac based on the wetness of the lot?

Project Overview

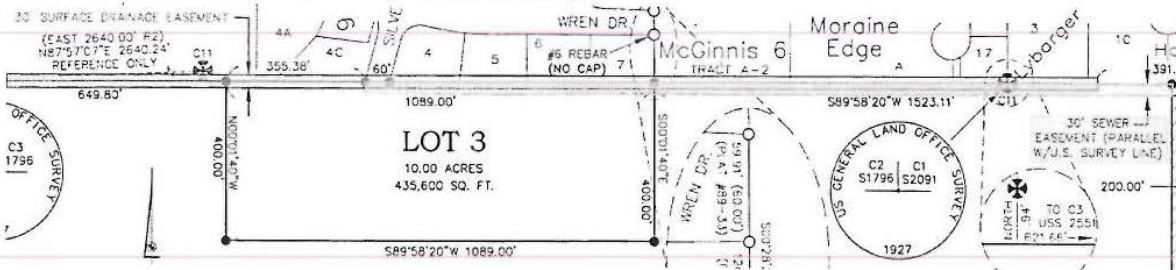
The owner of the property located at NHN Silver Street, Parcel #4B2601020043 is proposing changes to the original proposal outlined in PAC2023-0039. The proposal includes finishing the stub street (Silver Street) and creating a public Right of Way (ROW) complete with cul-de-sac. The plan involves eight lots in total, with future plans to subdivide lots 7 and 8 into Private Shared access subdivisions.

Per 49.15.220(1) - Unless otherwise specified in this title, minor development shall require department approval. If the director determines that a series of applications for minor developments, taken together, constitute a major development, the applications shall be subject to the appropriate major development permit procedures and standards.

Per 49.15.402(a) – A major subdivision permit is required for subdivisions resulting in 14 or more lots.

The Director is classifying this as a major subdivision as the endgame of the subdivision would be a potential phased development of 14 lots, or more depending on the future requirements of Division 2, 49.35.260 - Private Shared Access code.

NOTE: There is a Surface Drainage Easement that was incorrectly platted per Book 321 page 493 which refers to the easement as being south of the common boundary. Plat 2013-26 shows it straddling the property line, in error. Per plat 2013-26, a 30' surface drainage easement was recorded on the plat, but the property owners did not authorize the easement (Lots 4A, 4C, 4, 5, 6, and 7).



Planning Division

1. Zoning – Lot 3 is zoned D3.

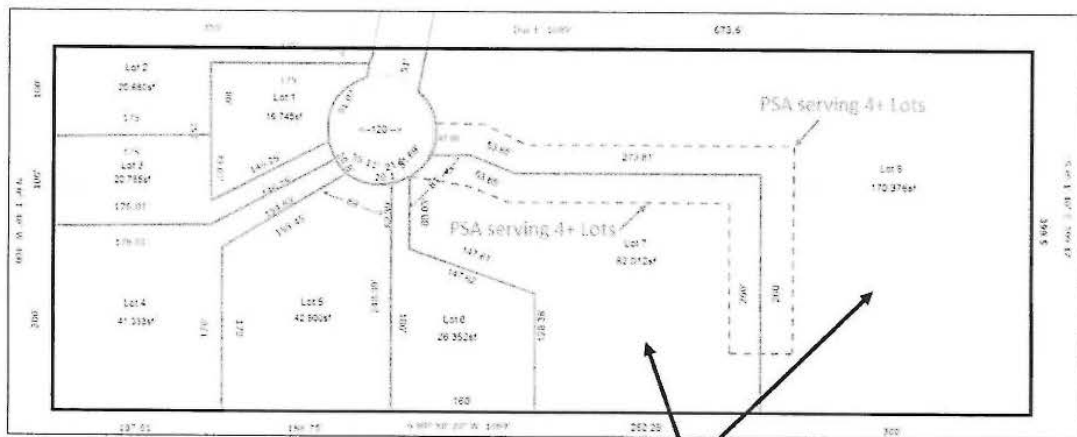
- a. Per Title 49, Table of Dimensional Standards: 49.25.400 - D3 zoning requirements include:
 - i. Standard lot size = 12,000 square feet; Bungalow lot size = 6,000 square feet.
Duplex lot size = 18,000 square feet.
 - ii. Lot Width = Standard = 100 feet; Bungalow = 50 feet.
 - iii. Maximum Lot Coverage: Permissible/Conditional = 35%.

2. Table of Permissible Uses –

- a. Per Title 49, Table of Permissible Uses, 49.25.300, and the Table of Dimensional Standards, 49.25.400, a D3 Zoned area is allowed:
 - i. Up to two (2) dwellings per lot with a 1,000 square foot (or 50% of the primary dwelling

- unit's net floor area) accessory apartments are permitted when lot is 250% of the minimum required lot size (30,000 square feet).
- ii. Up to two (2) dwellings per lot without accessory apartments are permitted when lot is 200% of the minimum required lot size (24,000 square feet).
- iii. A single-family detached dwelling with a 1,000 square foot apartment (or 50% of the primary dwelling unit's net floor area) accessory apartment when lot is 125% of the minimum lot size (15,000 square feet).
- iv. A single-family detached dwelling with an accessory apartment of with a net square footage of 600 square feet will need to be 100% of the minimum lot size (12,000 square feet).

3. Subdivision –



Lots to be subdivided into 4 (or more) lots

- 4. Setbacks –** Per 49.25.400, Note 3, of the Table of Dimensional Standards: Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line. The lot is bound by another lot that is zoned D1, and the D1 setbacks apply along these shared lot lines.

Standard		Requirement D3 Zoning	Requirement D1 Zoning
Setbacks	Front	25 ft.	25 ft.
	Rear	25 ft.	25 ft.
	Side	10 ft.	15 ft.
	Side	10 ft.	15 ft.
	Street Side	17 ft.	17 t.

- 5. Height –** Permissible uses 35 feet: Accessory/Bungalow uses 25 feet.

6. Access –

- a. Per T49 section 49.35.250(a) – Access – Principal access to the subdivision. The department shall designate one right-of-way as principal access to the entire subdivision. Such Access, if not already accepted for public maintenance, shall be improved to the applicable standards for public acceptance and maintenance. It shall be the responsibility of the Subdivider to pay the cost of the right-of-way improvements.

- b. 49.35.250(b) – Access – All Lots must satisfy the minimum frontage requirement and have direct and practical access to the right-of-way through the frontage. The minimum frontage requirement on a right-of-way is 30 feet or the minimum lot width for the zoning district or use as provided in CBJ T49 49.25.400.
 - (1) Dedication of a new right-of-way with construction of the street to public standards. This street must connect to an existing publicly maintained street;
 - (2) Use of an existing publicly maintained street;
 - (3) Upgrading the roadway within an existing right-of-way to public street standards. This existing right-of-way must be connected to another publicly maintained street; or
 - (4) A combination of the above.
- b. Silver Street stub is not a maintained CBJ ROW and will need to be improved to CBJ right-of-way Standards. It will then need to be accepted as a CBJ ROW in order to be considered acceptable direct and practical access that is required for the subdivision per 49.35.250(b).

Per the table in T49 49.35.240, improvements would require a paved 22-foot travel way and **streetlights** in order to be considered a publicly maintained ROW.

Per the 2016 LID-62, was formed by the Assembly in June of 2015 through Ordinance 2015-28 to waive the installation of srteet lighting in the McGinnis Subdivision.

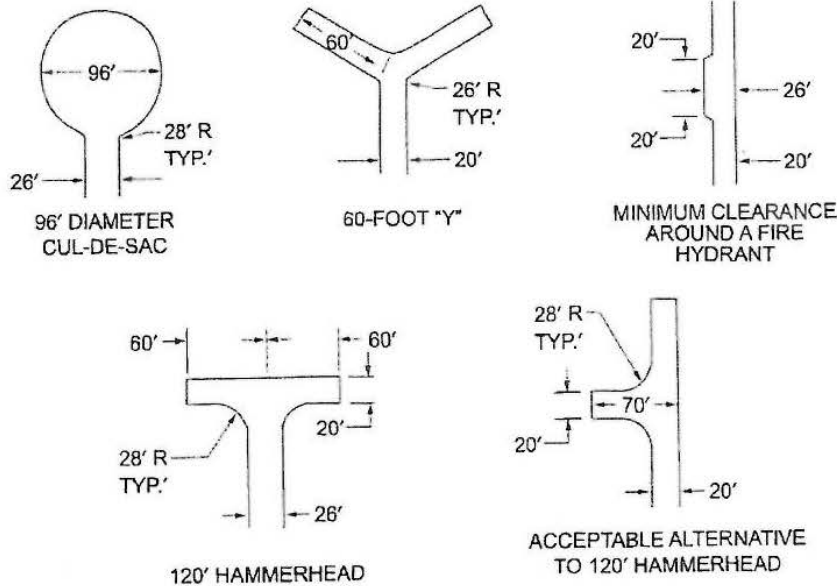
Per 49.35.240(b)(2) – The Director may reduce minimum right-of-way width requirements for streets with fewer than 500 average daily trips may reduce the platted ROW width by up to 25 feet.

Per 49.35.240(i)(2) – *Street waivers* may apply if criteria are met.

7. Parking & Circulation – Reference T49 - 49.40.210

- a. Single family / duplex – two (2) off-street parking spaces per dwelling unit.
- b. Accessory apartments – one (1) off-street parking space per unit.

Reference D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and tur around provisions in accordance with Table D103.4.



8. **Lot Coverage** – Permissible/Conditional = 35%
9. **Vegetative Coverage** – Per 49.50.300, Minimum Vegetative cover for D3 = 20%
10. **Lighting** – N/A
11. **Noise** – 49.20.095(c): Disturbing the Peace: *Construction of buildings and projects*. It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official. Such a permit shall be issued by the building official only upon a determination that such operation during hours not otherwise permitted under this section is necessary and will not result in unreasonable disturbance to surrounding residents. The building official may revoke any noise permit after making written findings that the construction activity has resulted in unreasonable disturbance to surrounding residents or that operation during hours not otherwise permitted is not necessary.
12. **Flood** – Per panel 02110C1238E eff. 9/18/2020 – N/A
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No recorded hazards in CBJ record.
14. **Wetlands** – Per panel 02110C1238E eff. 9/18/2020. If wetlands are discovered on parts of the proposed development, special regulations may apply. Please include a plat note that states: THIS SITE CONTAINS MAPPED WETLANDS.
15. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No known anadromous waterbodies are on the subject parcel, or within 50 feet.
16. **Plat or Covenant Restrictions** – There is a Surface Drainage Easement that was improperly conveyed in the 2013 plat (plat 2013-26). The easement was established in Book 321, Page 493, and refers to the easement as being south of the common boundary. The easement will need to be shown as completely on the Lot 3 subdivision area.

Should the Surface Drainage easement, or Sewer easement on the northern boundary of Lot 3 need to be relocated/rerouted, the Developer would need to address all concerns of CBJ General Engineering department.

17. **Traffic** – No traffic impact analysis required.

18. **Nonconforming situations** – No nonconforming situations known at the time of Pre-Application Conference (PAC)

Building Division

19. **Building** – N/A

20. **Outstanding Permits** – None.

General Engineering/Public Works

21. **Engineering** – Utility and access easements must be identified on preliminary plat.

22. **Drainage** – An engineered drainage plan must be submitted with preliminary plat application.

23. **Utilities** – (water, power, sewer, etc.) A detailed utility plan is required at time of preliminary plat.

CBJ Wastewater Utility offers two options for tie-in to the city sewer:

- Option 1 (preferred). Run the “new mainline” from the subdivision to the manhole on Wren Dr. If that proves feasible, it would be the easiest option.

- Option 2. Add a manhole just outside the lift station and make a penetration into the lift station wet well. This method would require an additional manhole installed plus a bar screen added to the interior of the wet well to catch large debris from going into the pumps. (see photos, below) If this is engineered properly, going straight into the wet well may be acceptable in this case.



Image 1. Proposed Options 1 and 2



Image 2. Typical Bar Screen

Fire Marshal

- 24. Fire Items/Access – No comments at this time.

Other Applicable Agency Review

- 25. N/A

List of required applications

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

- 1. Development Permit Application – (DPA)
- 2. Subdivision Application (Major)

Additional Submittal Requirements

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

- 1. Required applications (DPA/Subdivision App.)
- 2. Project Narrative
- 3. A copy of this pre-application conference report.
- 4. A 24x36 pdf. of the preliminary plat submitted individually
- 5. Closure Report
- 6. As-built/Construction Drawing

Exceptions to Submittal Requirements

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

- 1. N/A

Fee Estimates

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

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

- 1. 49.85.100(2)(A) Subdivision creating additional lots, \$400.00 plus \$25 for each resulting lot.
- 2. 49.15.401(f)(2) The applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

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

Submit your Completed Application

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

Pre-Application Conference Final Report

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

Development Permit Application

Subdivision Application

Subdivision Preliminary Plat Checklist



DEVELOPMENT PERMIT APPLICATION

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

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

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

Intake Initials	
Case Number	Date Received

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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

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

PROJECT SUMMARY

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

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

NO YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

<p style="text-align: center;">MINOR DEVELOPMENT (changing or creating 13 or fewer lots)</p> <p><input type="radio"/> Preliminary Plat (MIP)</p> <p><input type="radio"/> Final Plat (MIF)</p> <p><input type="radio"/> Panhandle Subdivision</p> <p><input type="radio"/> Accretion Survey</p> <p><input type="radio"/> Boundary Adjustment</p> <p><input type="radio"/> Lot Consolidation (SLC)</p> <p><input type="radio"/> Bungalow Lot Subdivision</p> <p><input type="radio"/> Common Wall/Zero Lot Subdivision</p> <p><input type="radio"/> Other _____</p>	<p style="text-align: center;">MAJOR DEVELOPMENT (changing or creating 14 or more lots)</p> <p><input type="radio"/> Preliminary Plat (SMP)</p> <p><input type="radio"/> Final Plat (SMF)</p> <p><input type="radio"/> Preliminary Development Plan – PUD (PDP)</p> <p><input type="radio"/> Final Development Plan – PUD (PDF) Preliminary</p> <p><input type="radio"/> Development Plan – ARS (ARP) Final</p> <p><input type="radio"/> Development Plan – ARS (ARF)</p> <p><input type="radio"/> Bungalow Lot Subdivision</p> <p><input type="radio"/> Common Wall/Zero Lot Subdivision</p> <p><input type="radio"/> Other _____</p>
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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

To be completed by Applicant

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
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PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: _____

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

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

Applicant or Surveyor - Signature

Date

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

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

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

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

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

Preliminary Plat Checklist

Updated 1/2018

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Lot, block, and street information:

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

Boundary lines:

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

Monumentation:

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

Site access, circulation, and utilities:

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

Preliminary Plat Checklist

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

Topographic information:

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

Sewer and water:

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

Multisheet plats:

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

Preliminary Plat Checklist

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

Hazard and Special Habitat Areas:

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

Soils report:

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

Drainage report:

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

Water:

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

Preliminary Plat Checklist

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

Erosion control:

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

Traffic study:

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

Shadow plats:

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

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
6. RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLAT OF THE BLACK BEAR SUBDIVISION, PLAT No. 2013-26 JUNEAU RECORDING DISTRICT, RECORDED ON SEPTEMBER 13, 2013.
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
8. THE PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED WITH THIS PLAT IS FOR THE BENEFIT OF LOTS 4, 5, 6, AND 7 OF THIS SUBDIVISION. THE EASEMENT IS INTENDED TO DEPART FROM THE SILVER STREET ROW AS SHOWN, RUN 5' SOUTHERLY OF, AND BE PARALLEL TO, THE NORTHERLY PROPERTY LINE OF LOT 5.
9. SEE RECORD BOOK No. 321 PAGE 493 JRD REGARDING THE 30' DRAINAGE AND MAINTENANCE EASEMENT ACROSS THE NORTHERLY LINE OF U.S. SURVEY 2551. THE PORTION OF DRAINAGE EASEMENT LOCATED WITHIN THE NEWLY DEDICATED PORTION OF SILVER STREET IS RELINQUISHED.
10. SEE RECORD BOOK No. 411 PAGE 897 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS COINCIDENT WITH THE 30' DRAINAGE EASEMENT DESCRIBED IN NOTE 7 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3 BLACK BEAR SUBDIVISION, SHOWN AND DESCRIBED HEREON, AND THAT WE 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: _____, 2024 DATE: _____, 2024

SHAWN KANTOLA HEIDI KANTOLA

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

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHAWN AND HEIDI KANTOLA, TO ME KNOWN TO BE THE PEOPLE 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. 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

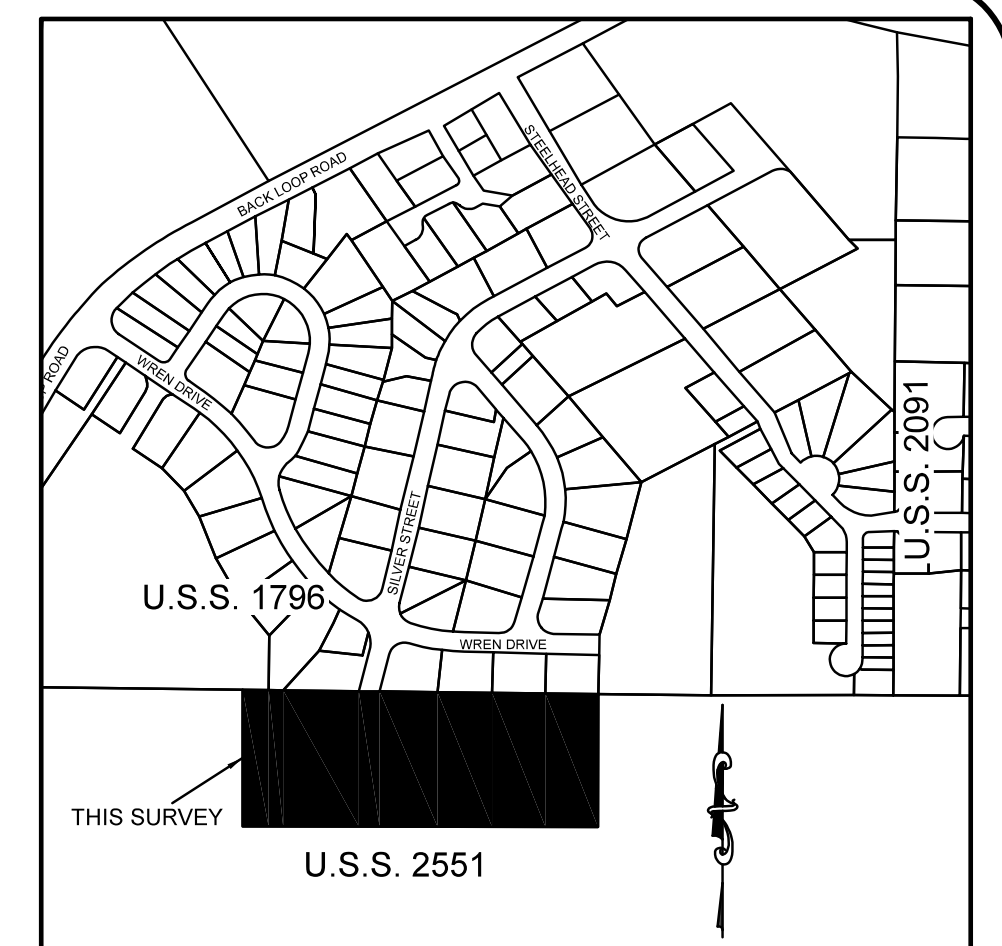
THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°58'20" E AS SHOWN ON PLAT No. 2013-26 JRD - A PLAT OF BLACK BEAR SUBDIVISION, BETWEEN RECOVERED US GENERAL LAND OFFICE BRASS CAP MONUMENTS MARKING A PORTION OF THE NORTHERLY BOUNDARY OF U.S. SURVEY 2551.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

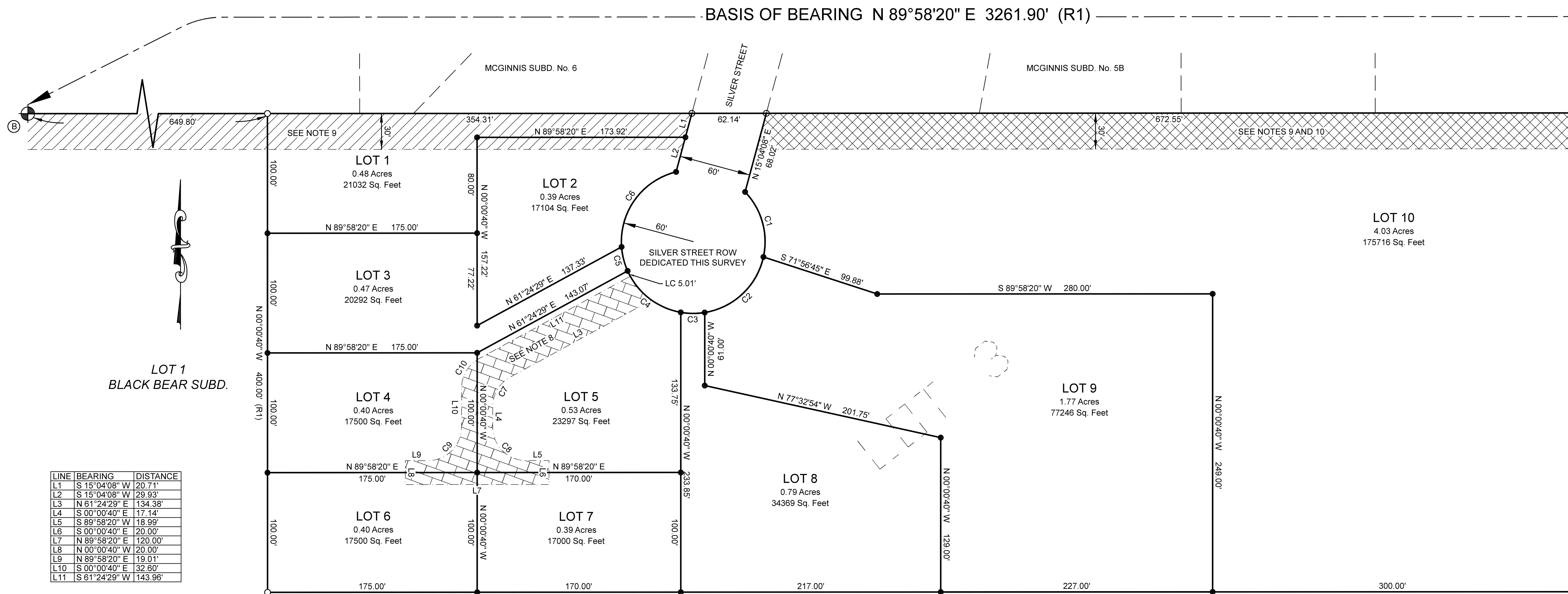
I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATE _____, 2024
 JILL LAWHORNE, DIRECTOR
 CITY & BOROUGH OF JUNEAU
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 ATTEST:

MUNICIPAL CLERK
 CITY AND BOROUGH OF JUNEAU



VICINITY MAP - JUNEAU, ALASKA
 SOURCE: CITY AND BOROUGH OF JUNEAU GIS
 NOT TO SCALE



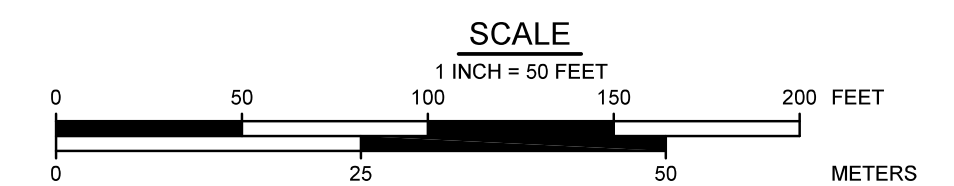
LINE	BEARING	DISTANCE
L1	S 15°04'08" W	20.71'
L2	S 15°04'08" W	29.93'
L3	N 61°24'29" E	134.38'
L4	S 00°00'40" E	17.14'
L5	S 89°58'20" W	18.99'
L6	S 00°00'40" E	20.00'
L7	N 89°58'20" E	120.00'
L8	N 00°00'40" W	20.00'
L9	N 89°58'20" E	19.01'
L10	S 00°00'40" E	32.80'
L11	S 61°24'29" W	143.96'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	55°06'10"	N 15°43'53" W	58.43'
C2	171.72'	60.00'	68°29'24"	N 48°33'54" E	67.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.76'	60.00'	19°49'17"	N 14°08'19" W	20.65'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W	39.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'

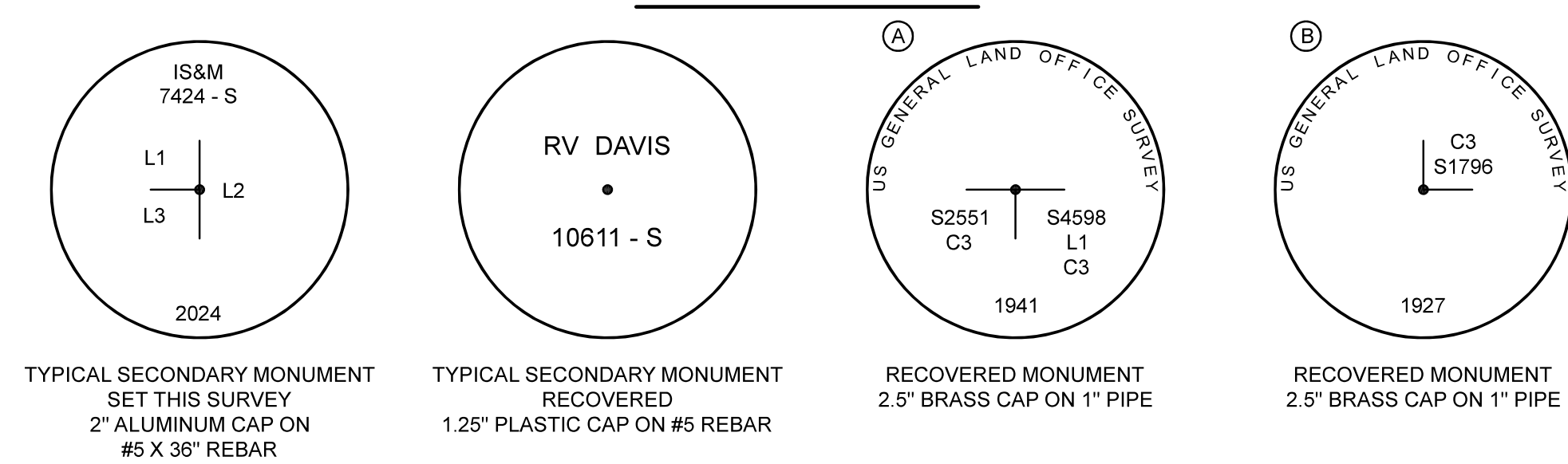
LEGEND

- SECONDARY MONUMENT RECOVERED, SEE TYPICAL DETAIL
- SECONDARY MONUMENT SET THIS SURVEY, SEE TYPICAL DETAIL
- ⊕ GLO BRASS CAP MONUMENT RECOVERED
- PROPERTY LINE
- - - UNSURVEYED LINES
- ▨ 30' PUBLIC SEWER EASEMENT AND 30' DRAINAGE EASEMENT
- ▧ 30' DRAINAGE EASEMENT
- ▩ PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED THIS PLAT
- R1() PLAT No. 2013-26 JRD, A PLAT OF BLACK BEAR SUBDIVISION
- CBJ CITY AND BOROUGH OF JUNEAU
- JRD JUNEAU RECORDING DISTRICT
- ROW RIGHT-OF-WAY

LOT 1
 BLACK BEAR SUBD.



MONUMENT DETAILS
 NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, TIMOTHY S. VENECHUK, 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, AND THAT TO THE BEST OF MY KNOWLEDGE ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: _____

A PLAT OF
SILVER ACRES SUBDIVISION
 A SUBDIVISION OF
 LOT 3, BLACK BEAR SUBDIVISION
 RECORD PLAT No. 2013-26 JRD
 WITHIN U.S. SURVEY No. 2551
 LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
 JUNEAU RECORDING DISTRICT
 - STATE RECORDERS OFFICE AT ANCHORAGE -
 CBJ CDD CASE NUMBER: MIP2024 - 0006

OWNERS:
 SHAWN AND HEIDI KANTOLA
 6287C GARNET STREET
 JUNEAU, AK 99801

SURVEYOR:
 INTERIOR SURVEYING AND MAPPING
 TIMOTHY VENECHUK, PLS
 PO BOX 338
 HEALY, AK 99743

DRAWN BY: TSV DATE: 03/31/2024 SHEET: 1 OF 1

Silver Acres Preliminary Plat Lot Closure Reports

Lot 1 Polyline Report

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6493.837	3697.606		
----------	----------	--	--

S 00°00'40" E 100.000

6393.837	3697.625		
----------	----------	--	--

N 89°58'20" E 175.000

6393.922	3872.625		
----------	----------	--	--

N 00°00'40" W 80.000

6473.922	3872.610		
----------	----------	--	--

N 89°58'20" E 173.918

6474.006	4046.528		
----------	----------	--	--

N 15°04'08" E 20.714

6494.008	4051.913		
----------	----------	--	--

S 89°58'20" W 354.307

6493.837	3697.606		
----------	----------	--	--

Closure Error Distance > 0.00000

Total Distance > 903.940

Polyline Area: 21032 sq ft, 0.48 acres

Lot 2 Polyline Report

Northing Easting Bearing Distance

6382.416 3993.219

Radius: 60.000 Chord: 77.481 Degree: 95°29'35" Dir: Right

Length: 84.228 Delta: 80°25'55" Tangent: 50.733

Chord BRG: N 35°59'17" E Rad-In: N 85°46'20" E Rad-Out: S 13°47'45" E

Radius Point: 6386.840,4053.056

6445.109 4038.748

N 15°04'08" E 29.926

6474.006 4046.528

S 89°58'20" W 173.918

6473.922 3872.610

S 00°00'40" E 80.000

6393.922 3872.625

S 00°00'40" E 77.225

6316.697 3872.640

N 61°24'29" E 137.325

6382.416 3993.219

Closure Error Distance > 0.00000

Total Distance > 582.623

Polyline Area: 17104 sq ft, 0.39 acres

lot 3 Polyline Report

Northing Easting Bearing Distance

6362.388 3998.264

Radius: 60.000 Chord: 20.654 Degree: 95°29'35" Dir: Right

Length: 20.757 Delta: 19°49'17" Tangent: 10.483

Chord BRG: N 14°08'19" W Rad-In: N 65°57'02" E Rad-Out: N 85°46'20" E

Radius Point: 6386.840,4053.056

6382.416 3993.219

N 90°00'00" E 0.000

6382.416 3993.219

S 61°24'29" W 137.325

6316.697 3872.640

N 00°00'40" W 77.225

6393.922 3872.625

S 89°58'20" W 175.000

6393.837 3697.625

S 00°00'40" E 100.000

6293.837 3697.645

N 89°58'20" E 175.000

6293.922 3872.645

N 61°24'29" E 143.066

6362.388 3998.264

Closure Error Distance > 0.00000

Total Distance > 828.373

Polyline Area: 20292 sq ft, 0.47 acres

Lot 4 Polyline Report

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6293.837	3697.645		
----------	----------	--	--

S 00°00'40" E 100.000

6193.837	3697.664		
----------	----------	--	--

N 89°58'20" E 175.000

6193.922	3872.664		
----------	----------	--	--

N 00°00'40" W 100.000

6293.922	3872.645		
----------	----------	--	--

S 89°58'20" W 175.000

6293.837	3697.645		
----------	----------	--	--

Closure Error Distance > 0.00000

Total Distance > 550.000

Polyline Area: 17500 sq ft, 0.40 acres

Lot 5 Polyline Report

Northing Easting Bearing Distance

6327.751 4042.638

Radius: 60.000 Chord: 56.292 Degree: 95°29'35" Dir: Right

Length: 58.593 Delta: 55°57'07" Tangent: 31.870

Chord BRG: N 52°01'31" W Rad-In: N 09°59'55" E Rad-Out: N 65°57'02" E

Radius Point: 6386.840,4053.056

6362.388 3998.264

S 61°24'29" W 143.066

6293.922 3872.645

S 00°00'40" E 100.000

6193.922 3872.664

N 89°58'20" E 170.000

6194.004 4042.664

N 00°00'40" W 133.747

6327.751 4042.638

Closure Error Distance > 0.00000

Total Distance > 605.406

Polyline Area: 23297 sq ft, 0.53 acres

Lot 6 Polyline Report

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6193.837	3697.664	S 00°00'40" E 100.000	
6093.837	3697.684	N 89°58'20" E 175.000	
6093.922	3872.684	N 00°00'40" W 100.000	
6193.922	3872.664	S 89°58'20" W 175.000	
6193.837	3697.664		

Closure Error Distance > 0.00000

Total Distance > 550.000

Polyline Area: 17500 sq ft, 0.40 acres

Lot 7 Polyline Report

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6193.922	3872.664	S 00°00'40" E 100.000	
6093.922	3872.684	N 89°58'20" E 170.000	
6094.004	4042.684	N 00°00'40" W 100.000	
6194.004	4042.664	S 89°58'20" W 170.000	
6193.922	3872.664		

Closure Error Distance > 0.00000

Total Distance > 540.000

Polyline Area: 17000 sq ft, 0.39 acres

Lot 8 Polyline Report

Northing Easting Bearing Distance

6327.610 4062.638

Radius: 60.000 Chord: 20.001 Degree: 95°29'35" Dir: Right

Length: 20.094 Delta: 19°11'19" Tangent: 10.142

Chord BRG: N 89°35'44" W Rad-In: N 09°11'24" W Rad-Out: N 09°59'55" E

Radius Point: 6386.840,4053.056

6327.751 4042.638

N 90°00'00" E 0.000

6327.751 4042.638

S 00°00'40" E 233.747

6094.004 4042.684

N 89°58'20" E 216.999

6094.109 4259.683

N 00°00'40" W 129.000

6223.109 4259.658

N 77°32'54" W 201.753

6266.610 4062.650

N 00°00'40" W 61.000

6327.610 4062.638

Closure Error Distance > 0.00000

Total Distance > 862.594

Polyline Area: 34369 sq ft, 0.79 acres

Lot 9 Polyline Report

Northing Easting Bearing Distance

6374.037 4111.674

Radius: 60.000 Chord: 67.528 Degree: 95°29'35" Dir: Right

Length: 71.722 Delta: 68°29'24" Tangent: 40.845

Chord BRG: S 46°33'54" W Rad-In: N 77°40'47" W Rad-Out: N 09°11'24" W

Radius Point: 6386.840,4053.056

6327.610 4062.638

S 00°00'40" E 61.000

6266.610 4062.650

S 77°32'54" E 201.753

6223.109 4259.658

S 00°00'40" E 129.000

6094.109 4259.683

N 89°58'20" E 227.000

6094.219 4486.683

N 00°00'40" W 249.000

6343.219 4486.635

S 89°58'20" W 280.000

6343.083 4206.635

N 71°56'45" W 99.879

6374.037 4111.674

Closure Error Distance> 0.00000

Total Distance> 1319.355

Polyline Area: 77246 sq ft, 1.77 acres

Lot 10 Polyline Report

Northing Easting Bearing Distance

6428.355 4096.374

Radius: 60.000 Chord: 56.432 Degree: 95°29'35" Dir: Right

Length: 58.751 Delta: 56°06'10" Tangent: 31.972

Chord BRG: S 15°43'53" E Rad-In: S 46°13'02" W Rad-Out: N 77°40'47" W

Radius Point: 6386.840,4053.056

6374.037 4111.674

N 90°00'00" E 0.000

6374.037 4111.674

S 71°56'45" E 99.879

6343.083 4206.635

N 89°58'20" E 280.000

6343.219 4486.635

S 00°00'40" E 249.000

6094.219 4486.683

N 89°58'20" E 300.000

6094.365 4786.683

N 00°00'40" W 399.999

6494.363 4786.606

S 89°58'20" W 672.548

6494.039 4114.058

S 15°04'08" W 68.022

6428.355 4096.374

Closure Error Distance > 0.00000

Total Distance > 2128.198

Polyline Area: 175716 sq ft, 4.03 acres

Silver Street right-of-way Polyline Report

Northing Easting Bearing Distance

6445.109 4038.748

Radius: 60.000 Chord: 60.012 Degree: 95°29'35" Dir: Left

Length: 314.146 Delta: 299°59'13" Tangent: 34.650

Chord BRG: S 73°47'21" E Rad-In: S 13°47'45" E Rad-Out: S 46°13'02" W

Radius Point: 6386.840,4053.056

6428.355 4096.374

N 15°04'08" E 68.022

6494.039 4114.058

S 89°58'18" W 62.145

6494.008 4051.913

S 15°04'08" W 50.640

6445.109 4038.748

Closure Error Distance > 0.00000

Total Distance > 494.953

Polyline Area: 14543 sq ft, 0.33 acres



April 10, 2024

Shawn Kantola
Southeast Endeavors, LLC
907-209-3900
shalwnkantola@yahoo.com

RE: Silver Acres Subdivision – Preliminary Drainage Report

To Whom It May Concern,

The following Drainage Plan has been prepared for the Silver Acres Subdivision in Juneau, AK, a proposed major subdivision on a 10-acre site at adjacent to the Silver Street and Wren Drive intersection. This drainage report addresses the development of the single parcel into 10 new residential lots. Improvements include the extension of Silver Street through the existing CBJ right-of-way and the construction and dedication of a new cul-de-sac including the extension of public water and sewer utilities. Individual lots will be graded, shot rock base and ditches for private driveways and building pads will be constructed, and services for water and sewer utilities will be installed to the right-of-way for each new lot. The 2010 CBJ Manual of Stormwater Best Management Practices was used to evaluate if the proposed and existing drainage features could convey runoff during the anticipated return period.

Attached sheets depict topographic data, existing and proposed drainage paths, proposed right-of-way improvements, calculations and rainfall data used for the drainage analysis for this subdivision.

NOTE The intent of this report is to show that the increased runoff due to the development of the proposed subdivision can be handled by the existing drainage system. This report will be revised and updated as necessary once the final design and layout of the roadway and conveyance system has been completed.

Site Runoff Calculation Method:

For this project the drainage basin analyzed was the area draining into the Black Bear Subdivision drainage easement. A total of four sub-basins were identified and analyzed. The first sub-basin was the area discharging via the west side of Silver Street. The second subbasin was the area discharging via the east side of Silver Street. The third was the predeveloped area of the proposed Silver Acres Subdivision and the fourth was the post developed area of the proposed Silver Acres Subdivision. The drainage basin and sub-basins were determined using as-built drawings, LiDAR data and aerial photos with the use of AutoCAD C3D software. These determinations were verified by several site visits. A delineation of the basin and sub-basin catchment areas can be found in Appendix A.

The rational method was selected to calculate site runoff. The rational method is appropriate for evaluating drainage basins with relatively small catchment areas. Appendix D of the “2010 CBJ Manual of Stormwater Best Management Practices” was utilized as a guide¹. Calculations for the rational method can be found in Appendix B of this Report.

¹ There are no current municipal code requirements dictating adherence with the “2010 CBJ Manual of Stormwater Best Management Practices” when preparing a drainage plan that complies with 49.35.510. Regardless, we have elected to utilize portions of this Manual as a guide in the preparation of this Drainage Plan for the proposed development.



Anticipated Site Runoff (Q):

Using the rational method, the amount of stormwater runoff during the anticipated design storm event per catchment area was determined. Table 1.1 shows the runoff generated by each drainage sub-basin.

Table 1.1 Sub-Basin Runoff

Drainage Sub-Basin	Q(cfs)
West Silver Street Sub-Basin (existing)	4.9
East Silver Street Sub-Basin (existing)	4.1
Silver Acres Sub-Basin (predeveloped)	0.2
Silver Acres Sub-Basin (post developed)	0.6

The Silver Acres Subdivision is located on the south side of the Black Bear Subdivision drainage ditch. The natural slope of this property falls away from the ditch to the south towards Montana Creek. Therefore only a small area of the subdivision along the norther property line that is directly adjacent to the drainage ditch currently enters the conveyance system. The remainder of the property sheet flows to the south into the undeveloped wetlands.

The new section of roadway and cul-de-sac included in the proposed development of the Silver Acres Subdivision will be designed such that all storm water within the right-of-way is directed towards the Black Bear Subdivision drainage ditch. The adjacent lots including driveways, and building pads will continue to drain to the south in to the undeveloped wetlands.

Conveyance/Discharge Structure Capacities

The capacity of the existing and proposed drainage system was calculated to determine if the anticipated storm event (100-year for roadway culverts, 25-year for side ditches) flows could be conveyed. The most vulnerable points of the drainage network along the analyzed flow path were evaluated. Table 1.2 shows the results, the calculations can be found in Appendix F.

Table 1.2 Conveyance Capacities

Drainage Sub-Basin	Q(cfs)
Silvert Street Road Culvert (18" CPP)	6.16
Black Bear Subdivision Drainage Ditch	13.17

Summary

Table 1.3 compares the anticipated runoff of the proposed development to the available hydraulic capacity of the existing conveyance system.



Table 1.3 Hydraulic Capacity Check

Drainage Sub-Basin	Conveyance Structure	Anticipated Runoff Q (cfs)	Capacity Check	Available Capacity Q (cfs)
West Silver Street Sub-Basin + Silver Acres Sub-Basin (post developed)	Cross Culvert	5.5	<	6.16
West Silver Street Sub-Basin + East Silver Street Sub-Basin + Silver Acres Sub-Basin (post development)	Drainage Ditch	9.6	<	13.17

Our analysis shows that the existing 18" CPP cross culvert at the Silver Street cul-de-sac will provide the required capacity for the system. The analysis also shows that the existing drainage ditch has adequate capacity to handle flows from the altered drainage patterns as a result of the proposed Silver Acres Subdivision development.

Respectfully,

Lucas Chambers, P.E. #106593
 Principal Engineer – proHNS LLC Juneau

Appendixes:

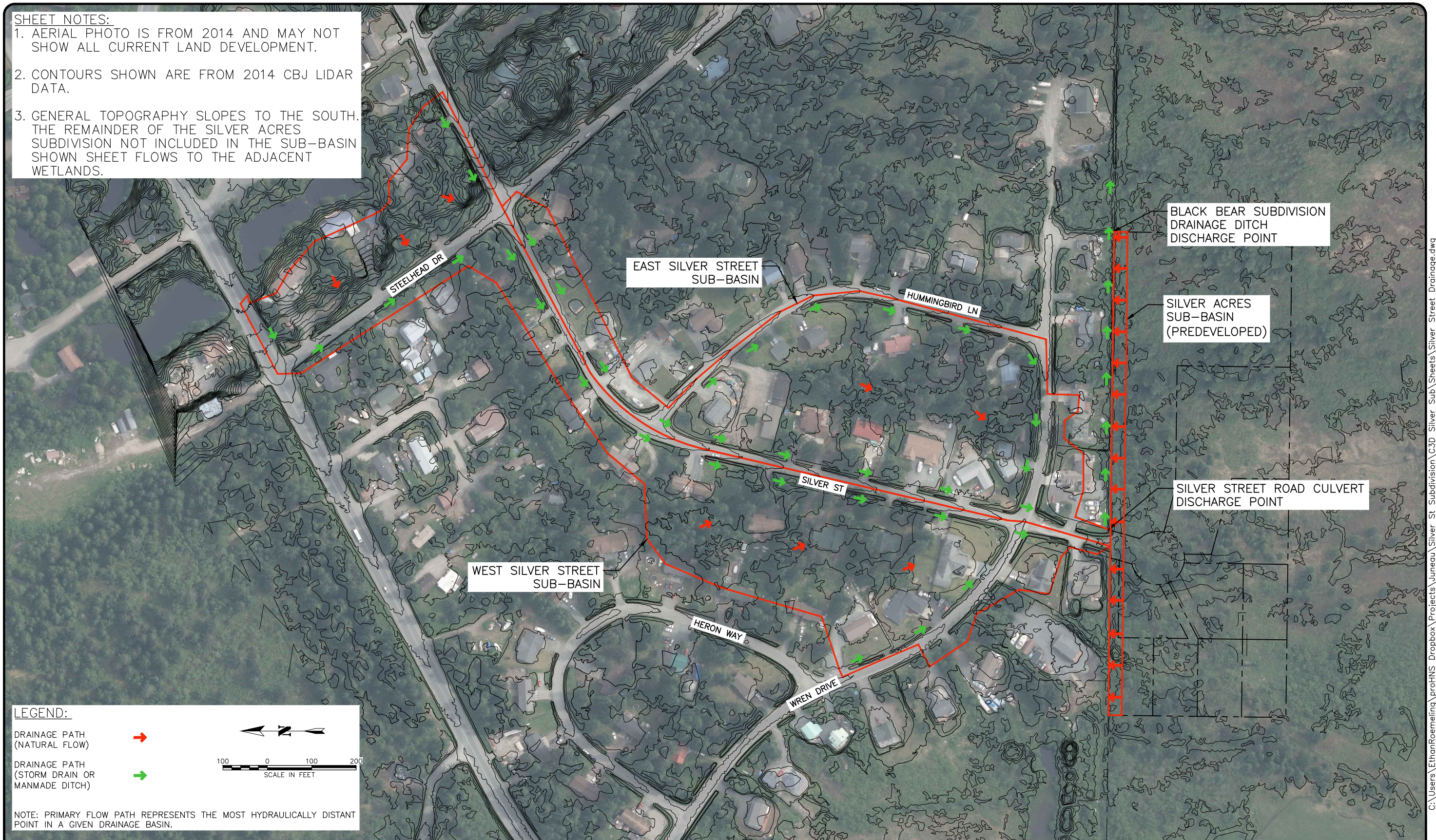
- A – Catchment Areas
- B – Rational Method
- C – Runoff Coefficient
- D – Time of Concentration
- E – Rainfall Intensity Data
- F – Conveyance Capacity

Appendix A

Catchment Areas

SHEET NOTES:

1. AERIAL PHOTO IS FROM 2014 AND MAY NOT SHOW ALL CURRENT LAND DEVELOPMENT.
2. CONTOURS SHOWN ARE FROM 2014 CBJ LIDAR DATA.
3. GENERAL TOPOGRAPHY SLOPES TO THE SOUTH. THE REMAINDER OF THE SILVER ACRES SUBDIVISION NOT INCLUDED IN THE SUB-BASIN SHOWN SHEET FLOWS TO THE ADJACENT WETLANDS.

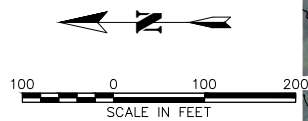


LEGEND:

DRAINAGE PATH (NATURAL FLOW)



DRAINAGE PATH (STORM DRAIN OR MANMADE DITCH)



NOTE: PRIMARY FLOW PATH REPRESENTS THE MOST HYDRAULICALLY DISTANT POINT IN A GIVEN DRAINAGE BASIN.

C:\Users\EthanRoemeling\proHNS Dropbox\Projects\Juneau\Silver St Subdivision\Juneau\Silver St Sheets\Silver Street Drainage.dwg

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY: E. ROEMELING
 DESIGNED BY: E. ROEMELING
 CHECKED BY: L. CHAMBERS
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 solutions@proHNS.com
 www.proHNS.com

SILVER ACRES
 SUBDIVISION
 SOUTHEAST ENDEAVORS, LLC

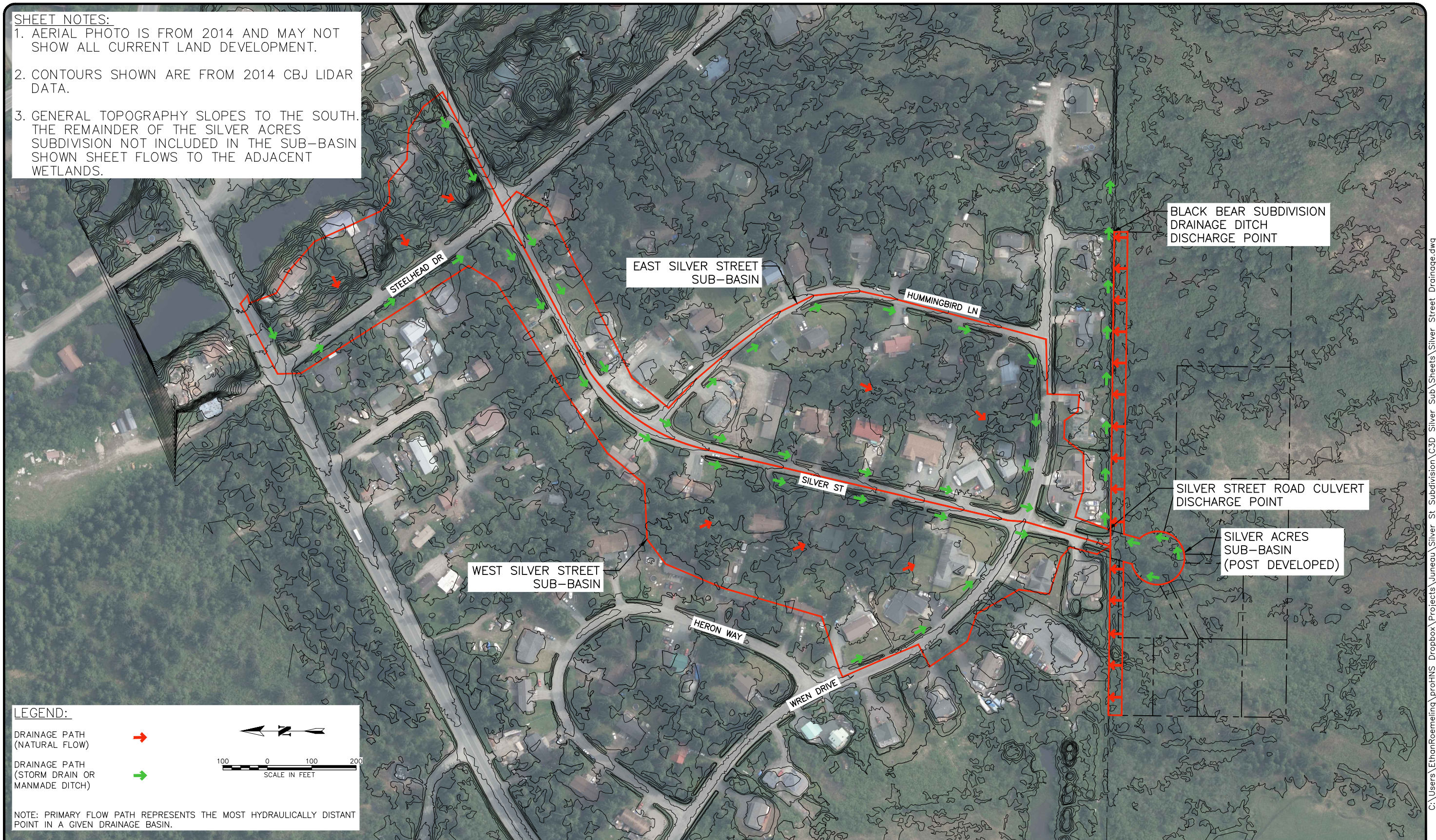
PRE-DEVELOPED
 DRAINAGE MAP

SHEET NUMBER
1
OF
2

April 9, 2024

SHEET NOTES:

1. AERIAL PHOTO IS FROM 2014 AND MAY NOT SHOW ALL CURRENT LAND DEVELOPMENT.
2. CONTOURS SHOWN ARE FROM 2014 CBJ LIDAR DATA.
3. GENERAL TOPOGRAPHY SLOPES TO THE SOUTH. THE REMAINDER OF THE SILVER ACRES SUBDIVISION NOT INCLUDED IN THE SUB-BASIN SHOWN SHEET FLOWS TO THE ADJACENT WETLANDS.

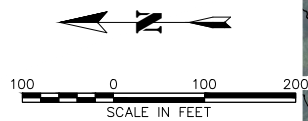


LEGEND:

DRAINAGE PATH (NATURAL FLOW)



DRAINAGE PATH (STORM DRAIN OR MANMADE DITCH)



NOTE: PRIMARY FLOW PATH REPRESENTS THE MOST HYDRAULICALLY DISTANT POINT IN A GIVEN DRAINAGE BASIN.

C:\Users\EthanRoemeling\proHNS Dropbox\Projects\Juneau\Silver St Subdivision\C3D Silver Sub\Sheets\Silver Street Drainage.dwg

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY: E. ROEMELING
DESIGNED BY: E. ROEMELING
CHECKED BY: L. CHAMBERS

SILVER ACRES
SUBDIVISION
SOUTHEAST ENDEAVORS, LLC

POSTDEVELOPED
DRAINAGE MAP


SHEET NUMBER
2
OF
2

April 9, 2024

Appendix B

Rational Method

Site Runoff - Rational Method

Project:	Silver Acres Subdivision		
Owner:	Southeast Endeavors, LLC		
Date:	4/8/2023		
Prepared By:	Ethan Roemeling		
Checked By:	Lucas Chambers		

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)

C = runoff coefficient (See Appendix C for Calculations)

I = rainfall intensity (in/hr)(See Appendix D for Time of Concentration Calculations and Appendix E for Rainfall Intensity data)

A = catchment area (acres)

West Silver Street Sub-Basin (existing)			
Q (cfs)	Cc	I	A
4.9	0.33	1.35	11.04

Notes:

1. Subbasin drains through silver street road culvert. Design return period is 100 years.

East Silver Street Sub-Basin (existing)			
Q (cfs)	C	I	A
4.1	0.32	1.49	8.67

Notes:

1. Subbasin drains directly into the Black Bear Subdivision drainage ditch. Design return period is 25 years.

Silver Acres Sub-Basin (predevelopment)			
Q (cfs)	C	I	A
0.2	0.15	2.11	0.75

Notes:

1. Subbasin drains directly into the Black Bear Subdivision drainage ditch. Design return period is 25 years.
2. Catchment area is only the area immediately adjacent to the Black Bear Subdivision drainage ditch, all other areas will drain to the south into the open wetlands.

Silver Acres Sub-Basin (post development)			
Q (cfs)	C	I	A
0.6	0.28	2.11	1.04

Notes:


1. Subbasin drains directly into the Black Bear Subdivision drainage ditch. Design return period is 25 years.
2. Catchment area is only the area immediately adjacent to the Black Bear Subdivision drainage ditch, and the area within the new cul-de-sac ROW, all other areas will drain to the south into the open wetlands.

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page. 5-1, design event frequencies are specified. For side ditch, a 25-year storm event is the required design return period. For road culverts, a 100-year storm event is the required design return period. We will base our analysis on a 25-year design return period for catchment areas flowing directly into the blackbear subdivision drainage ditch, and we will base our analysis on a 100-year design return period for catchment areas flowing into the Silver Street Road Culvert. Per CBJ Manual of Storm Water BMP 2010, page. D-9, Basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E.

*The area currently contributing runoff was delineated in AutoCAD from aerial photos and 2014 Lidar Data provided by CBJ.

Appendix C

Runoff Coefficient

Runoff Coefficient				
Project:	Silver Acres Subdivision			
Owner:	Southeast Endeavors, LLC			
Date:	4/8/2023			
Prepared By:	Ethan Roemeling			
Checked By:	Lucas Chambers			

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient

$C_{1,2}$ = runoff coefficient for each area land cover type

A_t = total area (acres)

$A_{1,2}$ = areas of land cover types (acres)

*CBI manual of Storm Water BMP 2010, Table D-4, pg D-9

West Silver Street Sub-Basin (existing)				
Catchment Area	Total Basin	Pavement/ Roof	Lawn	Forest
Area (Acres)	11.04	2.52	1.08	7.44
Runoff Coefficient	0.33	0.9	0.25	0.15

East Silver Street Sub-Basin (existing)				
Catchment Area	Total Basin	Pavement/ Roof	Lawn	Forest
Area (Acres)	11.04	2.24	1.43	7.37
Runoff Coefficient	0.32	0.9	0.25	0.15

Silver Acres Sub-Basin (predevelopment)				
Catchment Area	Total Basin	Pavement/ Roof	Lawn	Forest
Area (Acres)	0.75	0	0	0.75
Runoff Coefficient	0.15	0.9	0.25	0.15

Silver Acres Sub-Basin (post development)				
Catchment Area	Total Basin	Pavement/ Roof	Lawn	Forest
Area (Acres)	1.04	0.16	0.15	0.73
Runoff Coefficient	0.28	0.9	0.25	0.15

Appendix D

Time of Concentration

Time of Concentration

Project:	Silver Acres Subdivision	
Owner:	Southeast Endeavors, LLC	
Date:	4/8/2023	
Prepared By:	Ethan Roemeling	
Checked By:	Lucas Chambers	



$$T_c = T_1 + T_2 + \dots + T_n$$

$$T_t = L/60V$$

T_c = time of concentration (min)

T_t = travel time (min)

$T_{1,2}$ = travel time across separate flow path segments (min)

L = the distance of flow across a given segment (feet)

T_c = See Appendix D for calculations

$V = k_R \text{ Sqrt}(S_0)$ = average velocity (feet/sec) across land cover

k_R = time of concentration velocity factor

S_0 = slope of flow path (feet/feet)

*CBJ Manual of Storm Water BMP 2010, Table D-5, PG. D-10

West Silver Street Sub-Basin (existing)					
Description	Length (ft)	Kg	So (ft/ft)	V(ft/sec)	Tt (min)
DW culvert	24.4	20.0	0.005	1.41	0.29
Ditch	102.8	15.0	0.008	1.34	1.28
S-29	34.5	20.0	0.005	1.41	0.41
S-30	10.6	20.0	0.014	2.37	0.07
Ditch	132.4	15.0	0.008	1.34	1.64
S-2	33.5	20.0	0.008	1.79	0.31
Ditch	19.6	15.0	0.008	1.34	0.24
S-3	18.6	20.0	0.008	1.79	0.17
Ditch	59.5	15.0	0.010	1.50	0.66
S-5	34.7	20.0	0.010	2.00	0.29
Ditch	103.3	15.0	0.009	1.42	1.21
S-7	34.3	20.0	0.010	2.00	0.29
Ditch	103.1	15.0	0.014	1.77	0.97
S-10	33.6	20.0	0.014	2.37	0.24
Ditch	127.8	15.0	0.007	1.25	1.70
S-12	45.6	20.0	0.007	1.67	0.45
Ditch	82.6	15.0	0.005	1.06	1.30
S-15	44.5	20.0	0.005	1.41	0.52
Ditch	99.5	15.0	0.005	1.06	1.56
S-16	43.7	20.0	0.005	1.41	0.52
Ditch	103.2	15.0	0.005	1.06	1.62
S-19	36.4	20.0	0.005	1.41	0.43
Ditch	32.2	15.0	0.008	1.34	0.40
S-20	33.1	20.0	0.006	1.55	0.36
Ditch	213.9	15.0	0.007	1.25	2.84
S-10	14.5	20.0	0.004	1.26	0.19
Ditch	69.3	15.0	0.005	1.06	1.09
S-8	28.3	20.0	0.004	1.26	0.37
Ditch	106.9	15.0	0.005	1.06	1.68
S-7	28.6	20.0	0.004	1.26	0.38
Ditch	83.5	15.0	0.005	1.06	1.31
S-4	28.2	20.0	0.004	1.26	0.37
Ditch	26.8	15.0	0.005	1.06	0.42
S-2	27.6	20.0	0.004	1.26	0.36
Ditch	145.8	15.0	0.010	1.50	1.62
Rd Culvert	39.3	20.0	0.024	3.10	0.21
Surface Flow (forest)	151.93	2.5	0.110	0.83	3.05
Tc=					30.83

East Silver Street Sub-Basin (existing)					
Description	Length (ft)	Kg	So (ft/ft)	V(ft/sec)	Tt (min)
DW culvert	34.3	20.0	0.005	1.41	0.40
Ditch	61.3	15.0	0.006	1.16	0.88
S-31	35.5	20.0	0.004	1.26	0.47
S-32	11.1	20.0	0.016	2.53	0.07
Ditch	115.3	15.0	0.014	1.77	1.08
S-1	37.2	20.0	0.014	2.37	0.26
Ditch	82.4	15.0	0.010	1.50	0.92
S-4	40.9	20.0	0.012	2.19	0.31
Ditch	68.3	15.0	0.009	1.42	0.80
S-6	33.4	20.0	0.009	1.90	0.29
Ditch	80.15	15.0	0.010	1.50	0.89
S-8	34.6	20.0	0.008	1.79	0.32
Ditch	25.2	15.0	0.008	1.34	0.31
S-9	34.2	20.0	0.008	1.79	0.32
Ditch	145.0	15.0	0.007	1.25	1.93
S-11	10.0	20.0	0.007	1.67	0.10
Ditch	126.6	15.0	0.007	1.25	1.68
S-14	38.3	20.0	0.007	1.67	0.38
Ditch	129.5	15.0	0.006	1.16	1.86
S-17	38.3	20.0	0.005	1.41	0.45
Ditch	48.9	15.0	0.006	1.16	0.70
S-18	40.4	20.0	0.005	1.41	0.48
Ditch	138.2	15.0	0.006	1.16	1.98
S-21	32.6	20.0	0.011	2.10	0.26
Ditch	54.5	15.0	0.008	1.34	0.68
S-22	32.7	20.0	0.010	2.00	0.27
Ditch	94.0	15.0	0.016	1.90	0.83
Surface Flow (lawn)	37.6	7.0	0.017	0.91	0.69
Tc=					19.61

Silver Acres Sub-Basin (predevelopment)					
Description	Length (ft)	Kg	So (ft/ft)	V(ft/sec)	Tt (min)
Surface Flow (forest/meadow)	30	2.5	0.001	0.08	6.32
Tc=					6.32

Silver Acres Sub-Basin (post development)					
Description	Length (ft)	Kg	So (ft/ft)	V(ft/sec)	Tt (min)
Ditch	146.5	15.0	0.005	1.06	2.30
Driveway Culvert	30	20.0	0.004	1.26	0.40
Driveway Culvert	30	20.0	0.004	1.26	0.40
Driveway Culvert	30	20.0	0.004	1.26	0.40
Tc=					2.30

Appendix E

Rainfall Intensity Data



NOAA Atlas 14, Volume 7, Version 2
Location name: Juneau, Alaska, USA*
Latitude: 58.3992°, Longitude: -134.6015°
Elevation: 50 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Douglas Kane, Sarah Dietz, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Svetlana Stuefer, Amy Tidwell, Carl Trypaluk, Dale Unruh, Michael Yekta, Erica Betts, Geoffrey Bonnin, Sarah Heim, Lillian Hiner, Elizabeth Lilly, Jayashree Narayanan, Fenglin Yan, Tan Zhao

NOAA, National Weather Service, Silver Spring, Maryland
 and
 University of Alaska Fairbanks, Water and Environmental Research Center

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

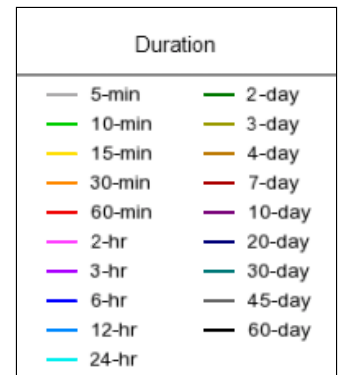
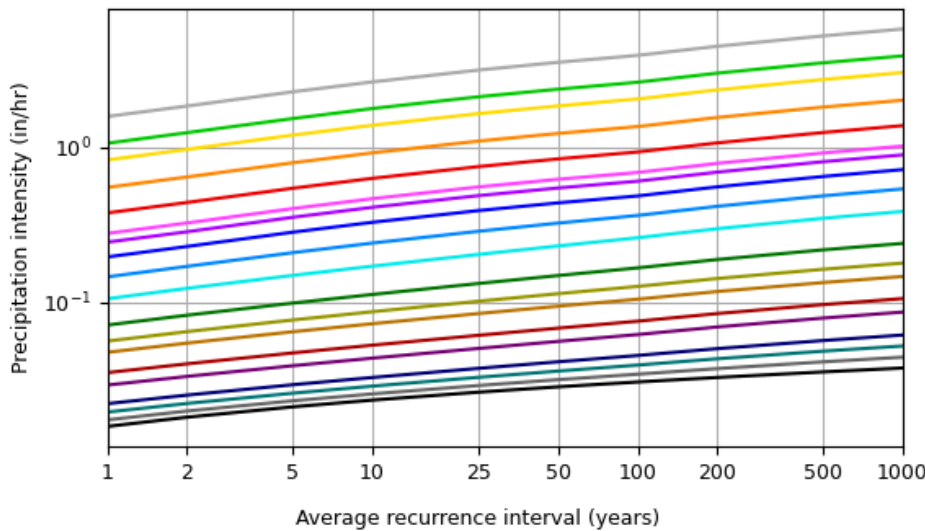
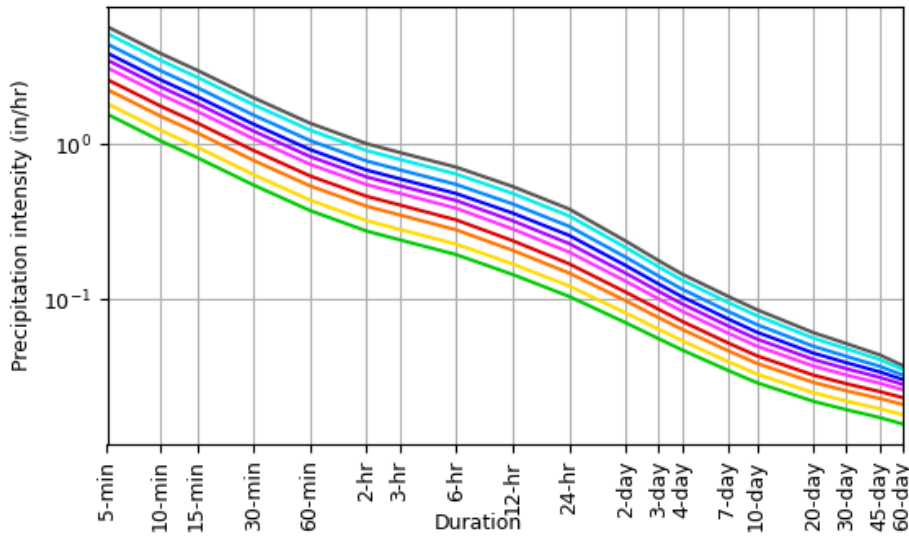
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.57 (0.834-1.37)	1.84 (1.43-2.41)	2.27 (1.73-3.05)	2.63 (1.96-3.60)	3.13 (2.28-4.40)	3.52 (2.51-5.04)	3.90 (2.72-5.70)	4.46 (3.06-6.65)	5.21 (3.48-7.94)	5.77 (3.79-8.96)
10-min	1.06 (0.834-1.37)	1.24 (0.960-1.63)	1.52 (1.16-2.05)	1.77 (1.32-2.43)	2.11 (1.53-2.96)	2.36 (1.68-3.38)	2.62 (1.83-3.82)	2.99 (2.05-4.46)	3.49 (2.33-5.33)	3.87 (2.54-6.01)
15-min	0.824 (0.652-1.07)	0.964 (0.748-1.27)	1.19 (0.904-1.60)	1.38 (1.03-1.89)	1.64 (1.19-2.31)	1.84 (1.31-2.64)	2.04 (1.42-2.98)	2.34 (1.60-3.48)	2.72 (1.82-4.16)	3.02 (1.98-4.69)
30-min	0.548 (0.432-0.710)	0.640 (0.498-0.842)	0.790 (0.600-1.06)	0.916 (0.682-1.26)	1.09 (0.792-1.53)	1.22 (0.870-1.75)	1.35 (0.946-1.98)	1.55 (1.06-2.31)	1.81 (1.21-2.76)	2.00 (1.32-3.11)
60-min	0.375 (0.296-0.486)	0.438 (0.341-0.576)	0.541 (0.411-0.728)	0.627 (0.467-0.860)	0.746 (0.542-1.05)	0.837 (0.596-1.20)	0.928 (0.649-1.36)	1.06 (0.728-1.58)	1.24 (0.829-1.89)	1.37 (0.902-2.13)
2-hr	0.276 (0.218-0.358)	0.323 (0.251-0.424)	0.400 (0.304-0.538)	0.463 (0.345-0.635)	0.551 (0.400-0.775)	0.618 (0.440-0.886)	0.684 (0.478-1.00)	0.783 (0.537-1.17)	0.914 (0.611-1.39)	1.01 (0.666-1.57)
3-hr	0.242 (0.191-0.314)	0.283 (0.220-0.372)	0.351 (0.266-0.472)	0.407 (0.303-0.558)	0.484 (0.351-0.681)	0.543 (0.386-0.778)	0.601 (0.419-0.878)	0.687 (0.471-1.02)	0.802 (0.537-1.22)	0.889 (0.584-1.38)
6-hr	0.194 (0.153-0.252)	0.227 (0.177-0.299)	0.281 (0.213-0.378)	0.326 (0.243-0.447)	0.387 (0.281-0.545)	0.435 (0.310-0.624)	0.482 (0.337-0.705)	0.552 (0.378-0.822)	0.644 (0.431-0.983)	0.714 (0.469-1.11)
12-hr	0.145 (0.114-0.187)	0.169 (0.131-0.222)	0.207 (0.157-0.279)	0.239 (0.178-0.328)	0.285 (0.207-0.401)	0.322 (0.229-0.462)	0.361 (0.252-0.527)	0.413 (0.283-0.616)	0.483 (0.323-0.737)	0.536 (0.352-0.832)
24-hr	0.104 (0.093-0.118)	0.122 (0.107-0.140)	0.148 (0.127-0.173)	0.169 (0.144-0.202)	0.202 (0.167-0.246)	0.229 (0.186-0.285)	0.259 (0.207-0.327)	0.296 (0.233-0.381)	0.346 (0.266-0.454)	0.383 (0.290-0.512)
2-day	0.070 (0.063-0.080)	0.082 (0.072-0.094)	0.098 (0.084-0.115)	0.111 (0.094-0.133)	0.131 (0.108-0.160)	0.147 (0.120-0.183)	0.165 (0.132-0.209)	0.187 (0.147-0.241)	0.216 (0.166-0.284)	0.238 (0.180-0.318)
3-day	0.055 (0.049-0.063)	0.064 (0.056-0.073)	0.076 (0.065-0.089)	0.086 (0.073-0.103)	0.100 (0.083-0.123)	0.112 (0.091-0.140)	0.125 (0.100-0.159)	0.141 (0.111-0.181)	0.162 (0.125-0.213)	0.178 (0.134-0.237)
4-day	0.047 (0.042-0.053)	0.054 (0.047-0.062)	0.064 (0.055-0.075)	0.072 (0.061-0.086)	0.084 (0.069-0.102)	0.093 (0.076-0.116)	0.104 (0.083-0.131)	0.116 (0.091-0.149)	0.133 (0.102-0.175)	0.145 (0.110-0.194)
7-day	0.034 (0.031-0.039)	0.039 (0.035-0.045)	0.046 (0.040-0.054)	0.052 (0.044-0.062)	0.060 (0.050-0.074)	0.067 (0.055-0.084)	0.075 (0.060-0.094)	0.084 (0.066-0.108)	0.095 (0.073-0.126)	0.105 (0.079-0.140)
10-day	0.029 (0.025-0.032)	0.033 (0.029-0.037)	0.038 (0.033-0.045)	0.043 (0.036-0.051)	0.050 (0.041-0.061)	0.055 (0.045-0.069)	0.061 (0.049-0.077)	0.068 (0.054-0.088)	0.078 (0.060-0.103)	0.085 (0.065-0.114)
20-day	0.022 (0.019-0.024)	0.025 (0.022-0.028)	0.029 (0.025-0.034)	0.032 (0.027-0.038)	0.037 (0.030-0.045)	0.041 (0.033-0.050)	0.045 (0.036-0.056)	0.049 (0.039-0.064)	0.056 (0.043-0.073)	0.061 (0.046-0.081)
30-day	0.019 (0.017-0.022)	0.022 (0.019-0.025)	0.025 (0.022-0.030)	0.028 (0.024-0.034)	0.032 (0.026-0.039)	0.035 (0.029-0.044)	0.039 (0.031-0.049)	0.042 (0.033-0.055)	0.048 (0.037-0.063)	0.051 (0.039-0.069)
45-day	0.017 (0.015-0.019)	0.019 (0.017-0.022)	0.022 (0.019-0.026)	0.025 (0.021-0.030)	0.028 (0.023-0.035)	0.031 (0.025-0.039)	0.034 (0.027-0.043)	0.037 (0.029-0.047)	0.041 (0.031-0.053)	0.043 (0.033-0.058)
60-day	0.015 (0.014-0.017)	0.018 (0.015-0.020)	0.021 (0.018-0.024)	0.023 (0.019-0.027)	0.026 (0.021-0.031)	0.028 (0.023-0.035)	0.030 (0.024-0.038)	0.032 (0.025-0.041)	0.035 (0.027-0.046)	0.037 (0.028-0.049)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

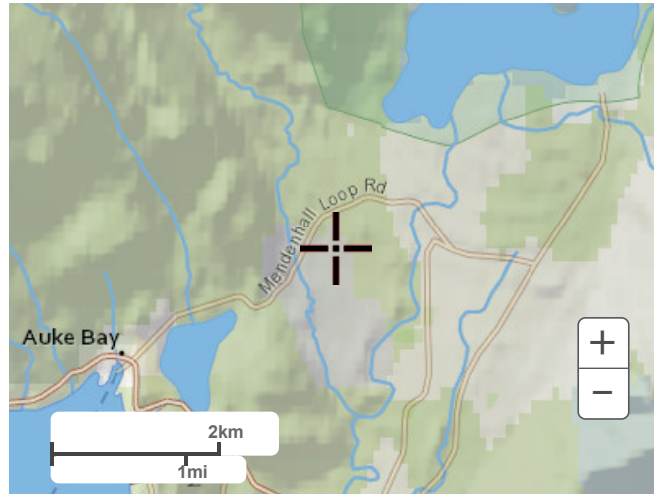
PDS-based intensity-duration-frequency (IDF) curves
 Latitude: 58.3992°, Longitude: -134.6015°



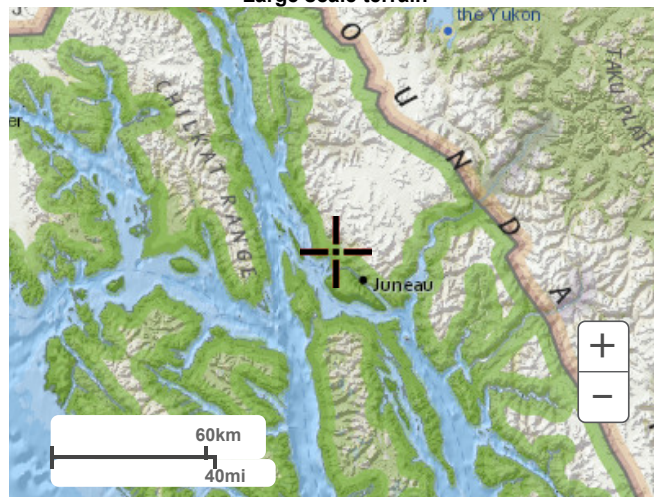
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Maps & aerals

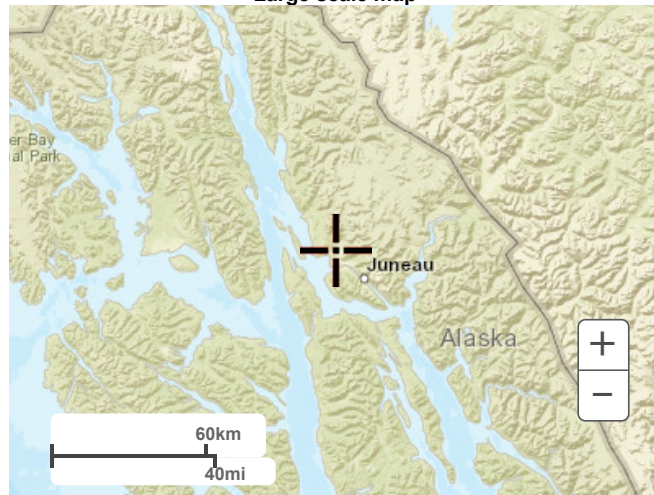
Small scale terrain



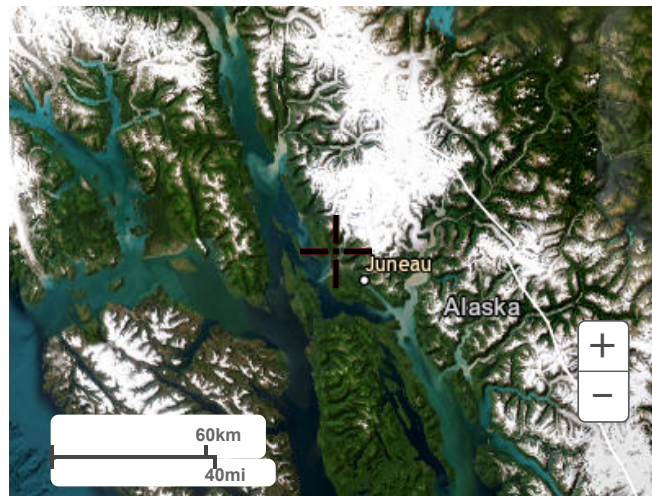
Large scale terrain



Large scale map



Large scale aerial



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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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Appendix F

Conveyance Capacity

Existing Conveyance Capacities

Project:	Silver Acres Subdivision		
Owner:	Southeast Endeavours, LLC		
Date:	4/8/2023		
Prepared By:	Ethan Roemeling		
Checked By:	Lucas Chambers		

The following equation was used to calculate the capacity of the existing Mendenhall Loop uphill roadside ditch and were obtained from "Urban Drainage Design Manual: Hydraulic Engineering Circular No. 22, Third Edition". Coefficients were sublimented from the CBJ Stormwater Manual to refelct local standards.

$$Q = (K/n) \times A \times R^{0.67} \times S^{0.5}$$

Q = discharge rate in ft³/sec

K = coefficient for English units (1.486)

n = Manning's coefficient of roughness, obtained from Table D-10, Page D-19, of the CBJ Stormwater Manual

A = cross sectional area in ft², from Lidar surface

R = hydraulic radius, from Lidar surface

S = slope, from lidar surface

Black Bear Subdivision Drainage Ditch

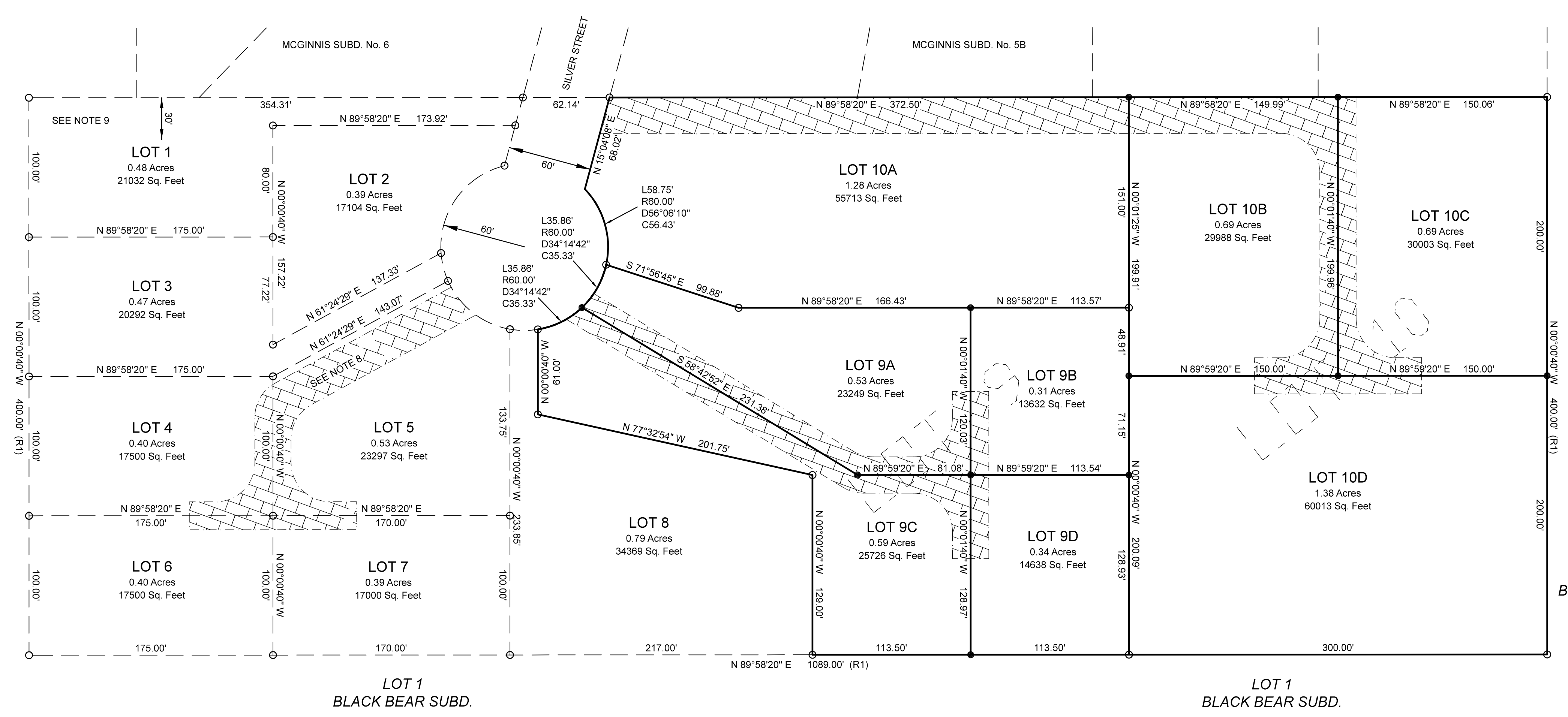
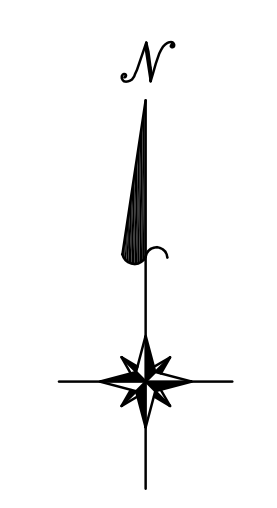
	K	n	A	R	S	=	
Q (cfs)	1.486	0.027	7.5	1.013	0.001		13.17

Existing Drainage Ditch; Slope = 0.10%, n = 0.027. The Manning's n value of 0.027 comes from Table D-10 (A.a.3), slope assumed minimum flow.

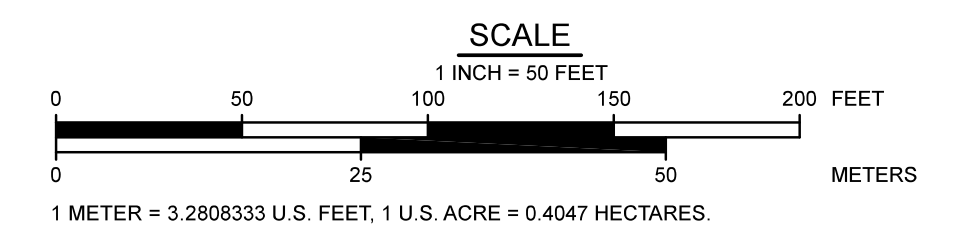
Silver Street Cross Culvert (18" CPP)

	K	n	A	R	S	=	
Q (cfs)	1.486	0.014	1.77	0.375	0.004		6.16

Existing Cross Culvert; Slope = 0.40%, n = 0.014. The Manning's n value of 0.014 comes from Table 5-3 (A), slope assumed minimum flow.



- LEGEND**
- SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - ⊕ GLO BRASS CAP MONUMENT RECOVERED
 - PROPERTY LINE
 - - - UNSURVEYED LINES
 - ▨ PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED THIS PLAT
 - R1() PLAT No. 2013-26 JRD, A PLAT OF BLACK BEAR SUBDIVISION
 - CBJ CITY AND BOROUGH OF JUNEAU
 - JRD JUNEAU RECORDING DISTRICT
 - ROW RIGHT-OF-WAY



- NOTES**
1. THIS EXHIBIT PLAT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS DRAWN AT THE REQUEST OF CBJ CDD. AT THIS TIME THERE ARE NO PLANS BY THE KANTOLA FAMILY TO SUBDIVIDE LOTS 9 AND 10 OF SILVER ACRES SUBDIVISION.

AN EXHIBIT PLAT OF
SILVER ACRES SUBDIVISION, PHASES 2 AND 3
 SUBDIVISIONS OF LOTS 9 AND 10, SILVER ACRES SUBDIVISION
 WITHIN LOT 3, BLACK BEAR SUBDIVISION
 AND WITHIN U.S. SURVEY 2551

OWNERS SHAWN AND HEIDI KANTOLA 6287C GARNET STREET JUNEAU AK 99801	--
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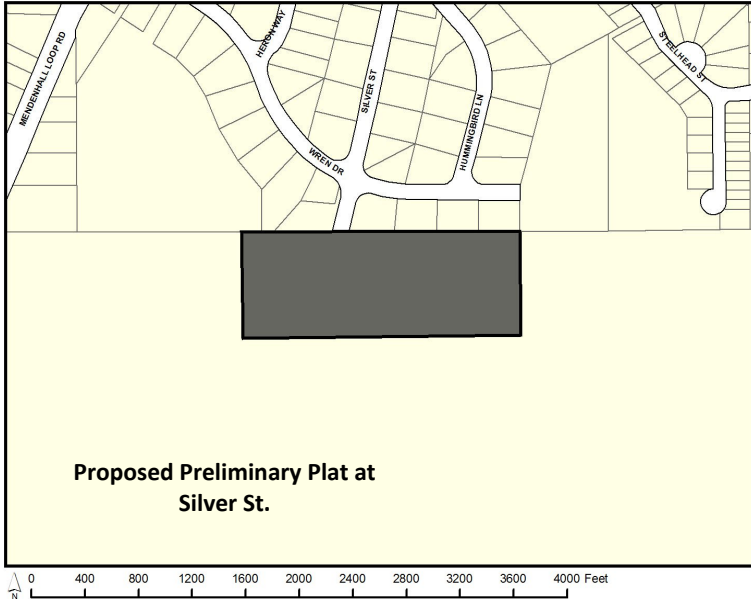
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO



Preliminary Plat has been submitted for consideration and public hearing by the Planning Commission for a Subdivision of Lot 3, Black Bear Subdivision. A 10 lot subdivision consisting of (4) Lot Private Shared Access Subdivision, (3) Panhandle Lots, and (3) Standard Lots. at **Silver Street** 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 **May 20, 2024** at
<https://juneau.org/community-development/planning-commission>
 Find hearing results, meeting minutes, and more here, as well.

Now through May 20	May 20 — noon, May 24	HEARING DATE & TIME: 7:00 pm, May 28, 2024	May 29
Comments received during this period will be sent to the Planner, David Peterson to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/81159859100 and use the Webinar ID: 811 5985 9100 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4132
 Email: pc_comments@juneau.gov or david.peterson@juneau.gov
 Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: **SMP2024 0002**
 Parcel No.: **4B2601020043**
 CBJ Parcel Viewer: <http://epv.juneau.org>



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

May 6, 2024

MEMORANDUM

To: Shawn Kantola
From: David Matthew Peterson, Planner II
Case Number: SMP2024-0002
Legal Description: Silver Acres Subdivision
Parcel No.: 4B2601020043

RE: Preliminary Plat Corrections for Silver Acres Subdivision

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

Cartography

1. Label adjacent McGinnis Subdivision lots.
2. In the basis of bearing note, add “n” to “show”.

Zoning

1. Include Private Shared Access dimension or note attesting to the PSA being 30 feet in width.
2. Update/Revise Closure Report bearings or provide clarification regarding discrepancies.
3. Revise Case Number to be: SMP2024-0002
4. Please include a fine dashed line to call out property setbacks. Reason being, Title 49 calls out that wherever two zones abut one another, the greater of the two setbacks will be applied to both lots.
5. Show CBJ trail in the drainage easement area.

From: Tina Josh Martin <tjmartinfam@gmail.com>
Sent: Wednesday, April 17, 2024 10:58 AM
To: PC_Comments; David Peterson
Cc: Tina Josh Martin
Subject: Subdivision plan at Silver St Case # SMP2024 0002 Parcel#4B2601020043

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

Dear David,

My husband, Josh Martin and I, Tina Martin, own the house at 4920 Wren Dr. which backs up against this new subdivision proposal off of Silver Street. I have a few concerns and comments I would like to share with you. Thank you for your time.

The trail running along the new proposed subdivision is a critical part of our neighbor. That trail being preserved for residents in the area would be very neighborly of the new owners. This trail gives access to the public brotherhood bridge trail, and it is used by many neighbors in the area all year around.

I also have a concern about the large ditch that runs along this trail. Who maintains the flow of it? It needs access to be able to be maintained. I believe the houses along there only own half of the ditch, but I would have to look at the as-built again. At times when we get a lot of rain that ditch almost overflows. When the ditch is full of water, so is my crawl space. We have a sump pump to help but at times the water level in the ditch just stays high for days after a big rainfall. Our sump pump runs 24/7 during the time there is water sitting in the ditch. If a new subdivision is put in on the other side of that ditch, I'm sure it will change the demand of that ditch and I worry that it will directly affect water in my crawl space. I have turned in a complaint to CBJ in the past regarding this ditch and how much water sits in it at times which directly affects my crawl space water content. Will there be an analysis of how changing the ground around this large ditch will affect the ditch capacity and flow? Also, is there a sewer that runs along that trail? I know closer to the Steelhead trail there is sewer access there. Is there any sewer access along the trail on the proposed subdivision trail?

Thank you for your time.

Sincerely,

Tina and Josh Martin
4920 Wren Dr.
907-321-2887

From: [Raymond Pastorino](#)
To: pc_comments@juneau.gov; [David Peterson](#)
Subject: Comments on Black Bear Subdivision, plus Panhandle Lots.
Date: Wednesday, May 15, 2024 5:22:55 PM

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

Our concern would be for continued access to the trail we all use to the River Trail. Also the impact on the paving in the subdivision along Wren Drive with heavy equipment over an extended period of time. Certainly this will shorten the expected life of the roadbed. Ray Pastorino 4935 Wren Drive, Juneau, Ak 99801

From: [Ren Scott](#)
To: [David Peterson](#)
Subject: Silver Street Subdivision
Date: Thursday, May 16, 2024 10:30:06 AM

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

Hi David!

Hope you are well. I had a question about the Silver St subdivision that's being heard on the 28th. I live nearby in the neighborhood, and there is currently a pedestrian trail on that property that starts at the end of Silver St and parallels Wren Drive behind the houses on that street. The trail connects to the Kaxdigoowu Héen Dei trail and it's used by a lot of people in the neighborhood. I believe it might be on a utility easement.

I just wanted to see if that trail had been discussed, and if it would be preserved with this new subdivision. I walk my dogs there all the time.

Thanks!
Adrienne Scott

April 22, 2024

RE: Preliminary Subdivision Plan at Silver Street
Case Number: SMP2024 0002

To Whom It May Concern,

The Southeast Alaska Land Trust (SEALT) received notice that an application for a Preliminary Subdivision Plan has been submitted for consideration and public hearing by the City & Borough of Juneau (CBJ) Community Development Planning Commission. The Case Number for this application is SMP2024 0002.

The proposed project is located directly adjacent to SEALT's Montana Creek Wetlands mitigation site (CBJ Tax ID 4B2601020041). This mitigation site provides compensatory mitigation for seven Department of the Army permits, overseen by the US Army Corps of Engineers (USACE), and included a significant portion of the mitigation required for the 2009 Juneau International Airport improvements project (USACE permit: POA-1981-320-M22).

As described in SEALT's management plan for the Montana Creek Wetlands property, the purpose of its conservation is to preserve "wetland habitat for wildlife, open space for public enjoyment, and outdoor recreation and education opportunities for the general public." The property is open to the public for uses such as hiking, walking, skiing, snowshoeing, wildlife viewing, picnicking, berry picking, fishing, hunting, and educational programs. Additionally, the property contains approximately 113 acres of high-functioning palustrine wetlands.

Among other important functions, the extent and healthy functioning of these wetlands provide flood attenuation and protection to surrounding residential areas, particularly significant due to the nearby Mendenhall River and its associated floodplain which have been impacted in the last 12 years by glacial outburst flooding. Incremental and cumulative developments in the area have filled wetland areas that would otherwise provide flood mitigation in periods of rising water.

SEALT therefore recommends that the Planning Commission exercise special caution in considering the additional fill and fragmentation of wetlands and streams in a residential area that is already highly vulnerable to flooding, and which could expose the newly developed area to preventable flooding.

Under the proposed subdivision plan, eight of the ten resulting plots would directly border SEALT's mitigation site, with the applicant noting a potential intent to further subdivide lots 9 and 10 into additional lots in the future. Increased development adjacent to the mitigation site poses a direct threat to the property and its conservation values and may create additional management responsibilities for the land trust. The proposed subdivision would also, importantly, require wetland mitigation of its own for unavoidable impacts to aquatic resources.

In addition to construction-related impacts such as sediment runoff and risk of pollutant contamination, a substantial increase in the number of privately-owned lots abutting the mitigation site permanently increases the threat of future encroachments and impacts to the property. An increase in nearby development can change the character of the conservation property and its capacity as a mitigation site.

SEALT requests that the Planning Commission thoroughly consider potential effects to the adjacent wetland mitigation site, the flood attenuation provided by the wetlands under consideration for fill and development, and the habitat that would be impacted when evaluating the application and proposed subdivision.

If you have any questions, please contact the Southeast Alaska Land Trust at (907) 586-3100 or info@sealt.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Custer".

Margaret Custer
Executive Director

From: [Sheryl Weinberg](#)
To: [David Peterson](#)
Subject: Fwd: SMP24-02 - Subdivision Plat
Date: Monday, April 29, 2024 10:55:43 PM

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

Circling back ...

----- Forwarded message -----

From: Sheryl Weinberg <slwr dh@gmail.com>
Date: Wed, Apr 24, 2024 at 9:51 AM
Subject: Re: SMP24-02 - Subdivision Plat
To: David Peterson <David.Peterson@juneau.gov>
Cc: Richard Hebhardt <hebhardt rd@gmail.com>

Thank you!

At first blush we have a few questions:

- Is the developer responsible for putting in building pads prior to lots being sold to contractors?
- Are there CC&Rs for the proposed subdivision?

We appreciate your time.
Sheryl Weinberg and Richard Hebhardt

On Fri, Apr 19, 2024 at 11:16 AM David Peterson <David.Peterson@juneau.gov> wrote:

Hey Sheryl,

Please see attached.

David Matthew Peterson | Planner II – Plat Reviewer

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

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

Office: 907.586.0753 ext. 4132

Presented by: The Manager
Introduced: 09/29/2014
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-46

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Black Bear, Lot 3, Located at the South End of Silver Street in the Northwest Mendenhall Valley, from D-1 to D-3.

WHEREAS, the applicant, Juneau Youth Services, wishes to rezone Black Bear, Lot 3, located at the south end of Silver Street in the northwest Mendenhall Valley, from D-1 to D-3 single-family residential; and

WHEREAS, the Comprehensive Plan identifies the area of Mendenhall Valley proposed for rezoning as Urban Low Density Residential (ULDR); and

WHEREAS, ULDR is described as urban or suburban residential land with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundation at densities of one to six units per acre; and

WHEREAS, the area of the proposed rezone is immediately adjacent to D-3 zoning, which provides for up to 3 units per acre; and

WHEREAS, the CBJ Comprehensive Plan supports the facilitation of housing and the protection and preservation of high-value wetlands; and

WHEREAS, the zone change application meets the criteria set forth in CBJ 49.75.120.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

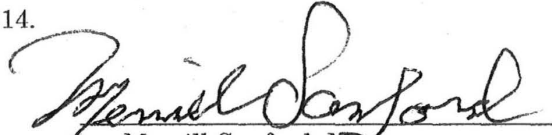
Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment to the Official Zoning Map. The Official Zoning Map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of Black Bear Lot 3 from D-1 to D-3.

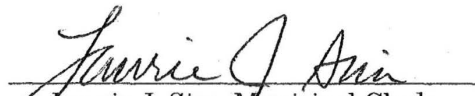
The described rezone is shown on map attached as Exhibit "A."

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 20th day of October, 2014.


Merrill Sanford, Mayor

Attest:


Laurie J. Sica, Municipal Clerk

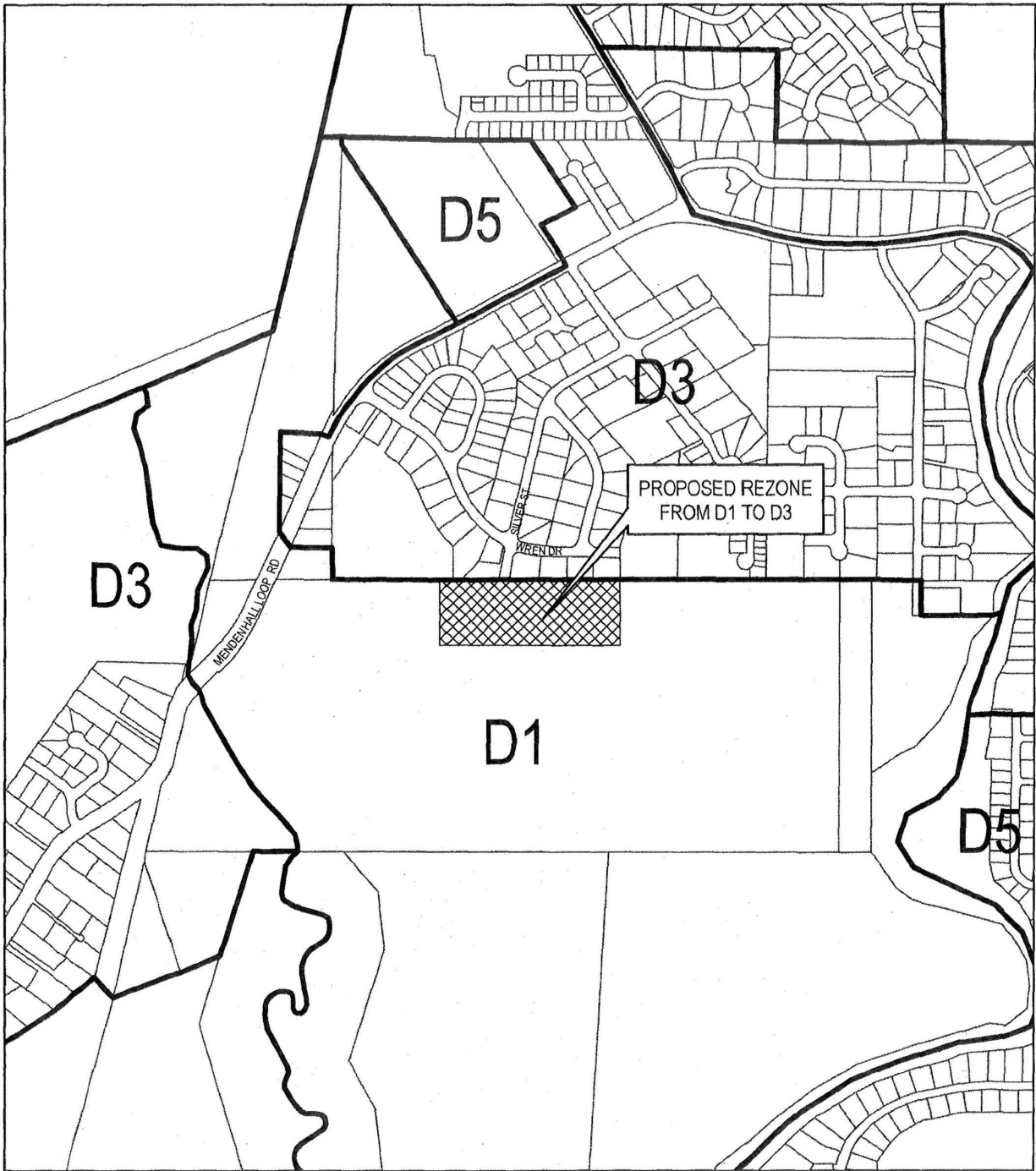
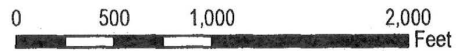


Exhibit A - Ord. 2014-46

Zoning Change for
 Lot 3 Black Bear Subdivision
 from D1 to D3



Map created: 9/10/2014

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Attachment J - Public Notice Sign