



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.

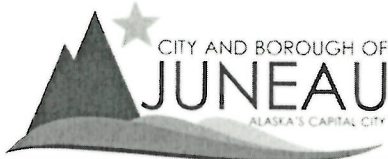
To be completed by Applicant	PROPERTY LOCATION																
	Physical Address NHN Silver St.																
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 3 Black Bear Subdivision																
	Parcel Number(s) 4B2601020043																
	<input type="checkbox"/> This property 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> <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>		Shawn Kantola	Landowner	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X	03/13/2024	Landowner/Lessee (Signature)	Date	_____	_____	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X _____	_____	Landowner/Lessee (Signature)	Date
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_____	_____																
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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:60%;">X </td> <td style="width:40%;">_____</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 	Date Received 7/29/24
Case Number SMF24-02	Date Received 7/29/24



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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

COMMUNITY DEVELOPMENT

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

To be completed by Applicant

PROJECT SUMMARY

Finish the Silver St. stub st and add a Cul-de-sac to access 10 new residential lots.

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) *SMP24-02*
- Final Plat (SMF)
- Preliminary Development Plan – PUD (PDP)
- Final Development Plan – PUD (PDF) Preliminary
- Development Plan – ARS (ARP) Final
- Development Plan – ARS (ARF)
- Bungalow Lot Subdivision
- Common Wall/Zero Lot Subdivision
- Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- Pre-application conference notes ✓
- Narrative including: ✓
 - Legal description(s) of property to be subdivided
 - Existing structures on the land
 - Zoning district
 - Density
 - Access
 - Current and proposed use of any structures
 - Utilities available
 - Unique characteristics of the land or structure(s)

Preliminary Plat checklist ✓

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>700⁰⁰</u>		<i>\$70 per lot, 49.88, 100(4)</i>	
Admin. of Guarantee	\$ _____			
Adjustment	\$ <u>150</u>		<i>public notice sign</i>	
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
<i>SMF24-02</i>	<i>7/29/24</i>

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



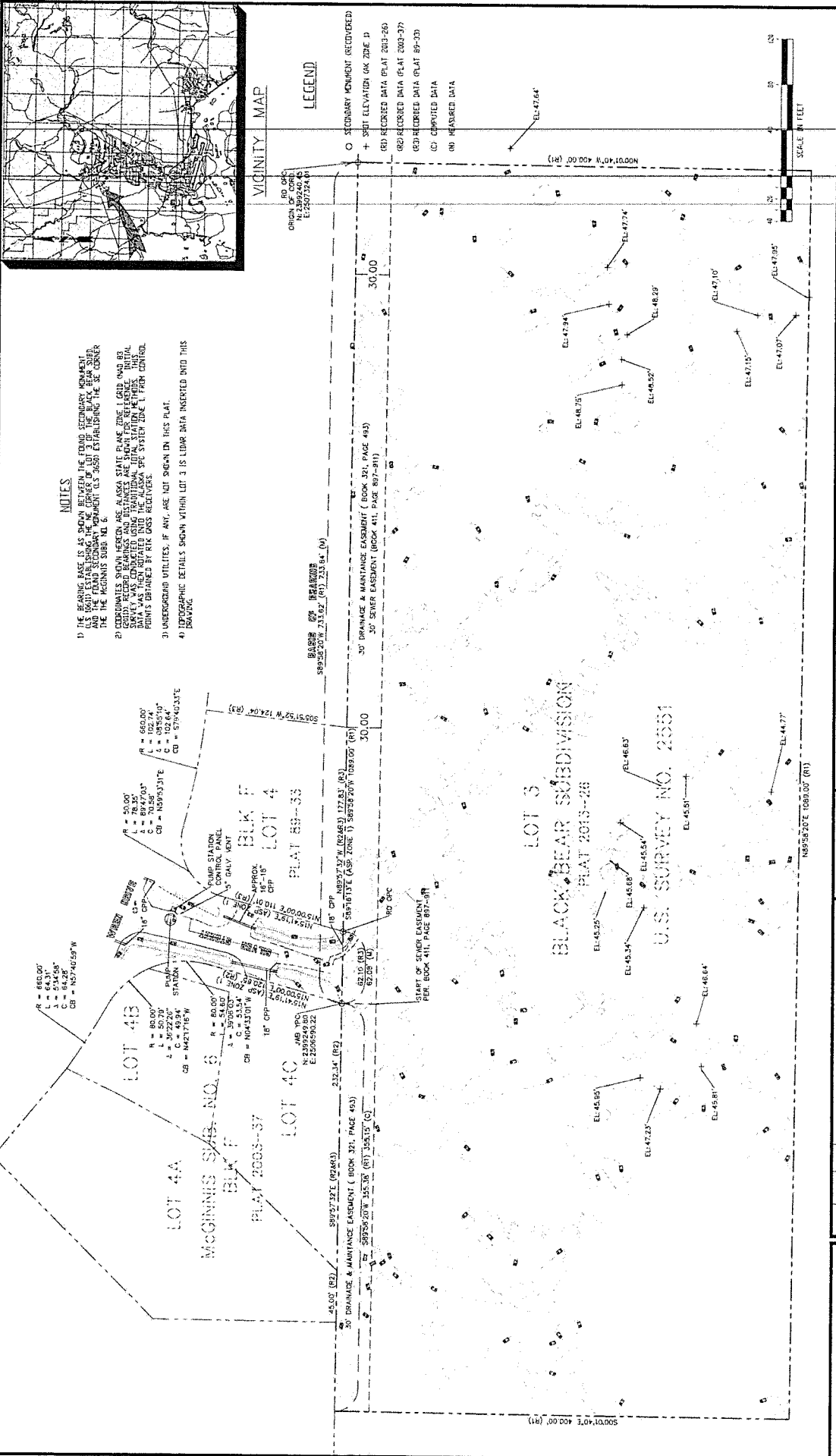
NOTES

- 1) THE BEARING BASE IS SHOWN BETWEEN THE FOUND SECONDARY MONUMENT AND THE FOUND SECONDARY MONUMENT U.S. 2011 ESTABLISHING THE SE CORNER OF THE MCGINNIS SUBD. NO. 6.
- 2) COORDINATES SHOWN HEREON ARE ALASKA STATE PLANE ZONE 1 GRID AND BS DATA WAS OBTAINED FROM THE NATIONAL BUREAU OF STANDARDS. INITIAL DATA WAS THEN ADJUSTED USING TRANSFORMATIONS FROM THE NATIONAL BUREAU OF STANDARDS TO THE ALASKA STATE PLANE ZONE 1 FROM CONTROL POINTS OBTAINED BY AIR GROUND RECEIVERS.
- 3) UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAN.
- 4) PHOTOGRAPHIC DETAILS SHOWN WITHIN LOT 3 IS LIDAR DATA INSERTED INTO THIS DRAWING.

VICINITY MAP

LEGEND

- SECONDARY MONUMENT (RECOVERED)
- + SET ELEVATION (AK ZONE 1)
- (R) RECORDED DATA (PLAT 2003-26)
- (R) RECORDED DATA (PLAT 2003-37)
- (C) COMPUTED DATA
- (M) MEASURED DATA



NORTH 57*
LAND SURVEYING LLC
6970 747-0700 285-F SOUTH STREET, SITKA, AK
8800 GLACIER HWY, SUITE 204 112, JUNEAU, AK 99801
MAILING ADDRESS - 200 DAGUERRE DRIVE JUNEAU, AK 99801
EMAIL: north57@north57surveying.com

AS-BUILT / TOPO SURVEY
LOT 3 OF THE BLACK BEAR SUBDIVISION AND
PART OF THE SILVER STREET ROW.
CLIENT: SHAWN KENTELA

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEYED LANDS AND ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF I HAVE COMPLETED THE SURVEY AND THE RESULTS ARE CORRECT ACCORDING TO THE ALASKA SURVEYING ACT AND RULES AND REGULATIONS THEREUNDER.

DATE: 12/2/24
BY: [Signature]
TITLE: SURVEYOR

DESIGNED & DREW: [Signature]
CHECKED BY: [Signature]
DATE OF PLOTTING: 12/2/24
SCALE: 1" = 40'

RECORD OF REVISIONS

NO.	DATE	BY	REVISION
01	12/2/24	NS	ISSUANCE OF CLEAR DATA AND EASEMENT OF EASE
02			
03			
04			
05			
06			
07			
08			
09			
10			




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



Applicant or Surveyor - Signature

3-13-24

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

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

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

Topographic information:

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

Sewer and water:

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

Multisheet plats:

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

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

Hazard and Special Habitat Areas:

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

Soils report:

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

Drainage report:

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

Water:

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

Preliminary Plat Checklist

Updated 1/2018

Page 5 of 5

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

Erosion control:

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

Traffic study:

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

Shadow plats:

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

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
- 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. 2013-25 JUNEAU RECORDING DISTRICT RECORDED ON SEPTEMBER 13, 2010
- 7 ALL EASEMENTS ARE SHOWN AND CONVEYED AND REFERENCED TO RECORD PLAT (M) WHERE RECORDED
- 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 BE PARALLEL TO THE SOUTHERLY PROPERTY LINE OF LOT 4 5' SOUTH OF, OF AND BE PARALLEL TO THE NORTHERLY PROPERTY LINE OF LOT 5
- 9 SEE RECORD BOOK No. 321 PAGE 143 AND RECALL THE 30' DRAINAGE AND MAINTENANCE EASEMENT ACROSS THE NORTHERLY LINE OF U.S. SURVEY 2531. THE PORTION OF DRAINAGE EASEMENT LOCATED WITHIN THE NEARLY DESIGNATED PORTION OF SILVER STREET IS FRESHENSHISED
- 10 SEE RECORD BOOK No. 417 PAGE 87 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS COINCIDENT WITH THE 30' DRAINAGE EASEMENT DESCRIBED IN NOTE 9. THIS PLAT THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET DESIGNATED PORTION IS FRESHENSHISED

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3 BLACK BEAR SUBDIVISION SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DECIDE ALL STREETS, ALLEYS, WALKS, DRIVES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 2024 DATE: 2024

SHAWN MATOLA HEEN MATOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THE DAY OF 2024 BEFORE ME, THE UNDERNOTED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DAY COMMISSIONED AND WORKING PERSONALLY APPEARED SHAWN AND HEEN MATOLA, TO BE KNOWN TO ME THE PARTIES DESCRIBED IN THE ABOVE AND FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SET FORTH, WITHOUT COERCION AND WITHOUT ANY UNLAWFUL INFLUENCE, AND THAT THE INSTRUMENT WAS WRITTEN.

NOTARY PUBLIC FOR ALASKA

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. 2013-25 AND A PLAT OF BLACK BEAR SUBDIVISION, BETWEEN RECORDED OR GENERAL LAND OFFICE BRASS CAP MONUMENT MARKING A PORTION OF THE NORTHERLY BOUNDARY OF U.S. SURVEY 2531.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREIN HAS BEEN REVIEWED BY ME AS DIRECTOR OF THE CITY AND BOROUGH OF JUNEAU AND APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDED IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATE: 2024

JILL LAWRENCE, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTEND

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

OWNERSHIP CERTIFICATE

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DATE: 2024 DATE: 2024

SHAWN MATOLA HEEN MATOLA

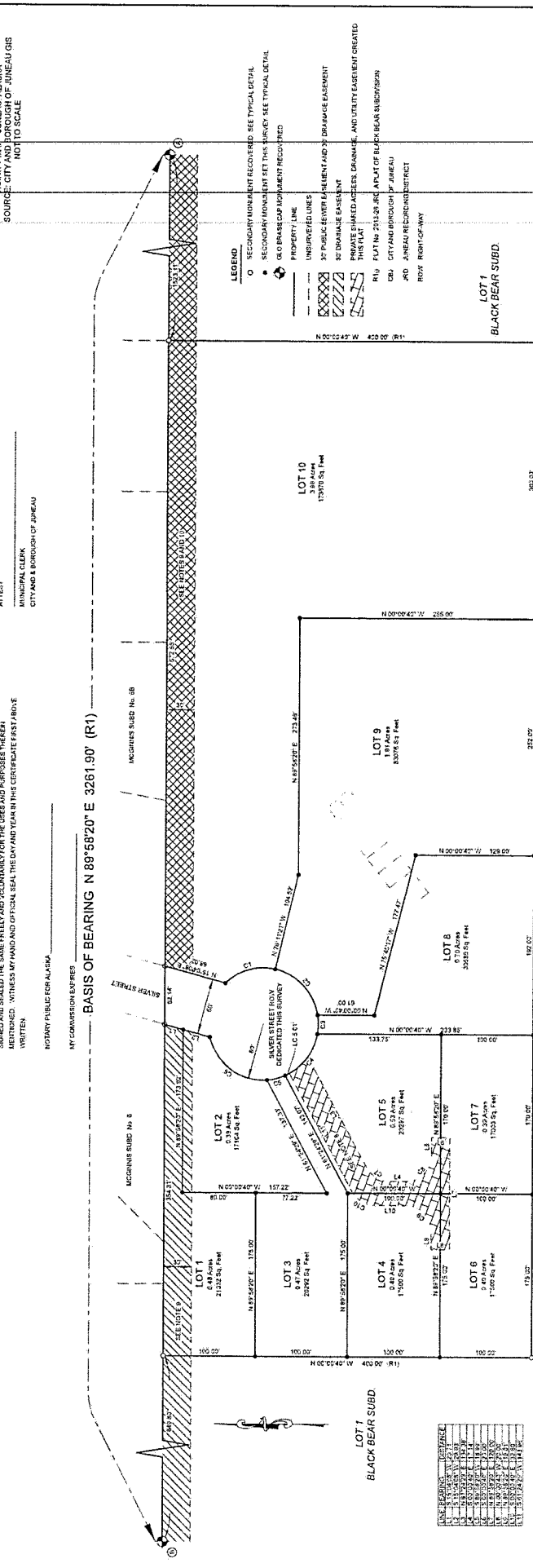
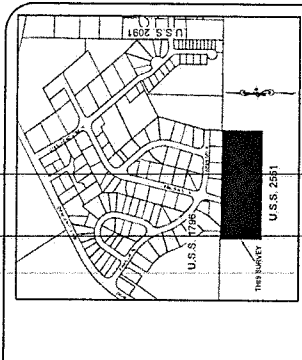
NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA

STATE OF ALASKA

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NOTARY PUBLIC FOR ALASKA



SILVER ACRES SUBDIVISION

A SUBDIVISION OF
LOT 10, JUNEAU, ALASKA
RECORDED PLAT No. 2013-25 AND
UNIVERSITY SURVEY No. 2501
LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
STATE RECORDED OFFICE AT ANCHORAGE
GENERAL LAND OFFICE NUMBER: 147024-1000

OWNER:
SHAWN MATOLA
HEEN MATOLA
2024

PREPARED BY:
DRAE
147024-1000

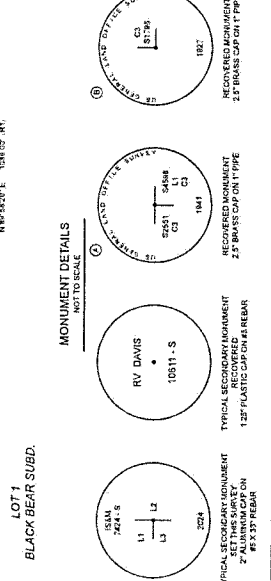
DATE: 11/27/2024

SHEET 1 OF 1

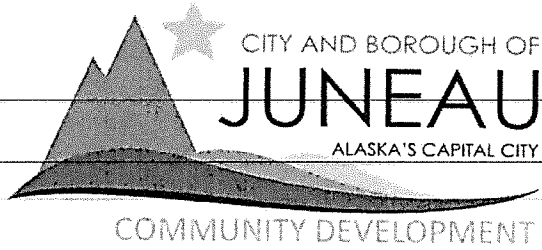
SURVEYOR'S CERTIFICATE

I, THOMAS S. VETELICH, IN MY CAPACITY AS PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED THIS SURVEY AND HAVE FOUND THAT THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER. THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER. THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.

DATE: _____



LOT	AREA (SQ FEET)	BEARING	DISTANCE
LOT 1	21048	N 89°58'20" E	178.00'
LOT 2	11564	N 89°58'20" E	178.00'
LOT 3	20072	N 89°58'20" E	178.00'
LOT 4	12008	N 89°58'20" E	178.00'
LOT 5	20072	N 89°58'20" E	178.00'
LOT 6	12008	N 89°58'20" E	178.00'
LOT 7	11208	N 89°58'20" E	178.00'
LOT 8	30282	N 89°58'20" E	178.00'
LOT 9	13044	N 89°58'20" E	178.00'
LOT 10	13076	N 89°58'20" E	178.00'



(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

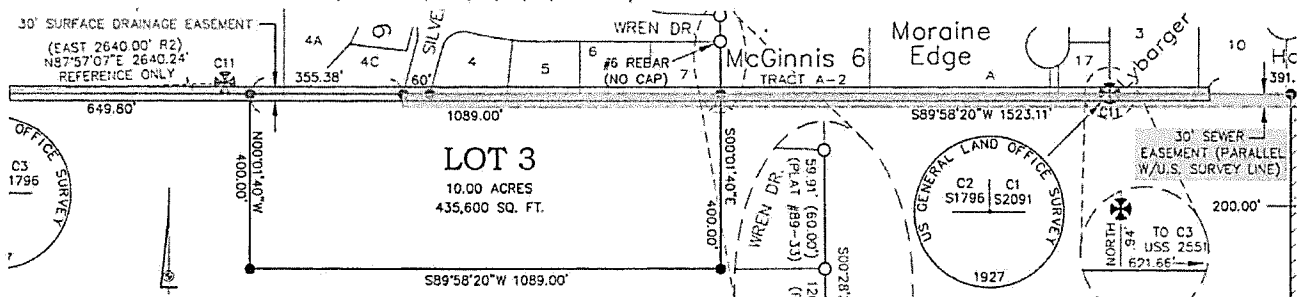
The owner of the property located at NHN Silver Street, Parcel #4B2601020043 is proposing changes to the original proposal outlined in PAC2023-0039. The proposal includes finishing the stub street (Silver Street) and creating a public Right of Way (ROW) complete with cul-de-sac. The plan involves eight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

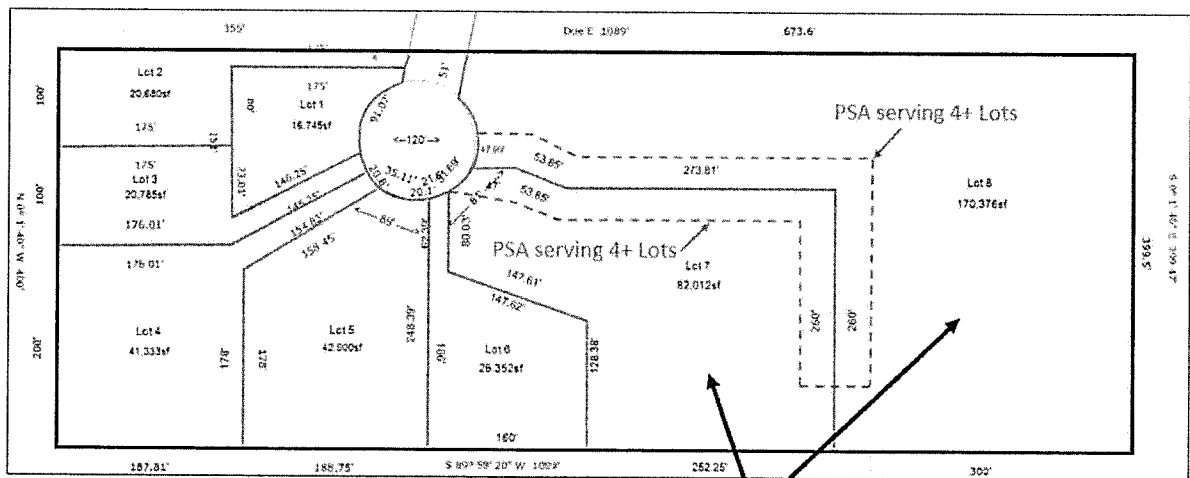
- a. Per Title 49, Table of Dimensional Standards: 49.25.400 - D3 zoning requirements include:
 - i. Standard lot size = 12,000 square feet; Bungalow lot size = 6,000 square feet.
Duplex lot size = 18,000 square feet.
 - ii. Lot Width = Standard = 100 feet; Bungalow = 50 feet.
 - iii. Maximum Lot Coverage: 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 street lighting in the McGinnis Subdivision.

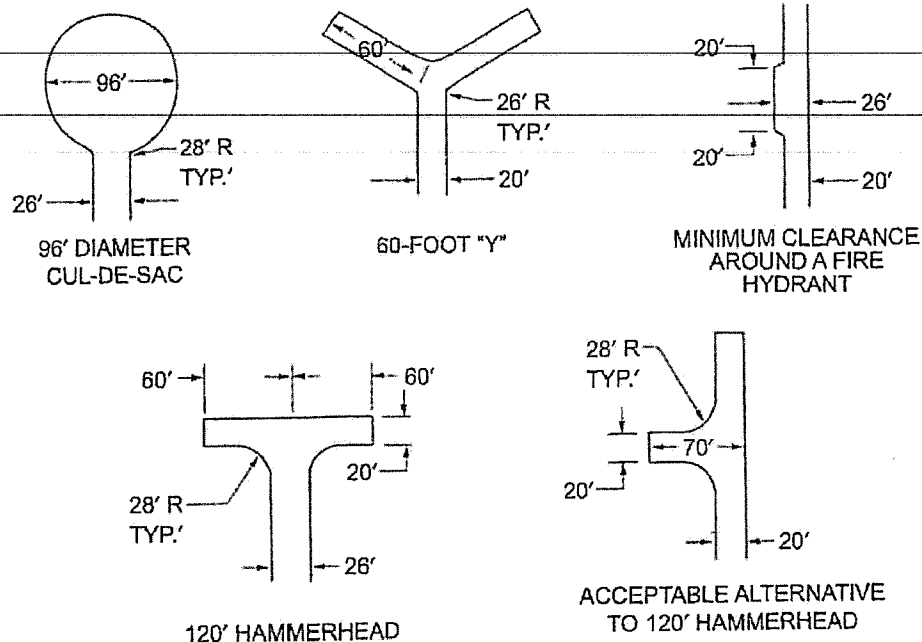
Per 49.35.240(b)(2) – The Director may reduce minimum right-of-way width requirements for streets with fewer than 500 average daily trips may reduce the platted ROW width by up to 25 feet.

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 turn 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

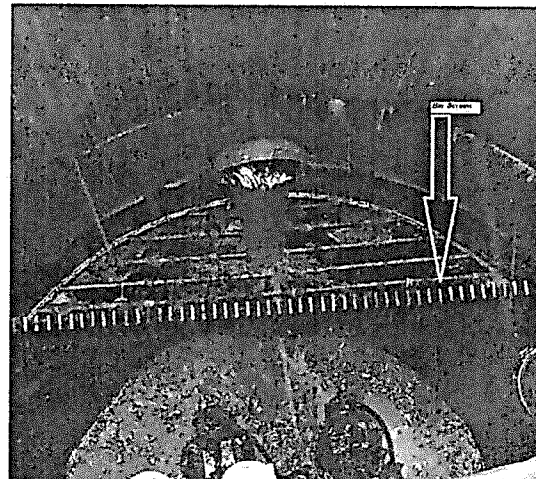


Image 2. Typical Bar Screen

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.

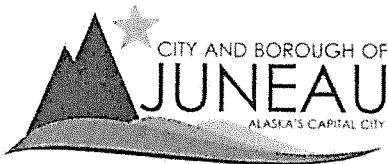
To be completed by Applicant	PROPERTY LOCATION		
	Physical Address		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)		
	Parcel Number(s)		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped 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-----

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

	Intake Initials
Case Number	Date Received



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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

COMMUNITY DEVELOPMENT

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

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

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

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

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

ALL REQUIRED DOCUMENTS ATTACHED

- Pre-application conference notes
- Narrative including:
 - Legal description(s) of property to be subdivided
 - Existing structures on the land
 - Zoning district
 - Density
 - Access
 - Current and proposed use of any structures
 - Utilities available
 - Unique characteristics of the land or structure(s)
- Preliminary Plat checklist

To be completed by Applicant

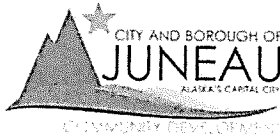
-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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
-------------	---------------



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

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

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

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

Topographic information:

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

Sewer and water:

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

Multisheet plats:

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

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

Hazard and Special Habitat Areas:

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

Soils report:

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

Drainage report:

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

Water:

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

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
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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
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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		
----------	----------	--	--

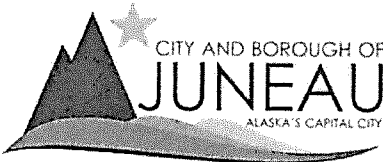
S 15°04'08" W 50.640

6445.109	4038.748		
----------	----------	--	--

Closure Error Distance > 0.00000

Total Distance > 494.953

Polyline Area: 14543 sq ft, 0.33 acres



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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

COMMUNITY DEVELOPMENT

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

To be completed by Applicant

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 _____

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	\$ _____			
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

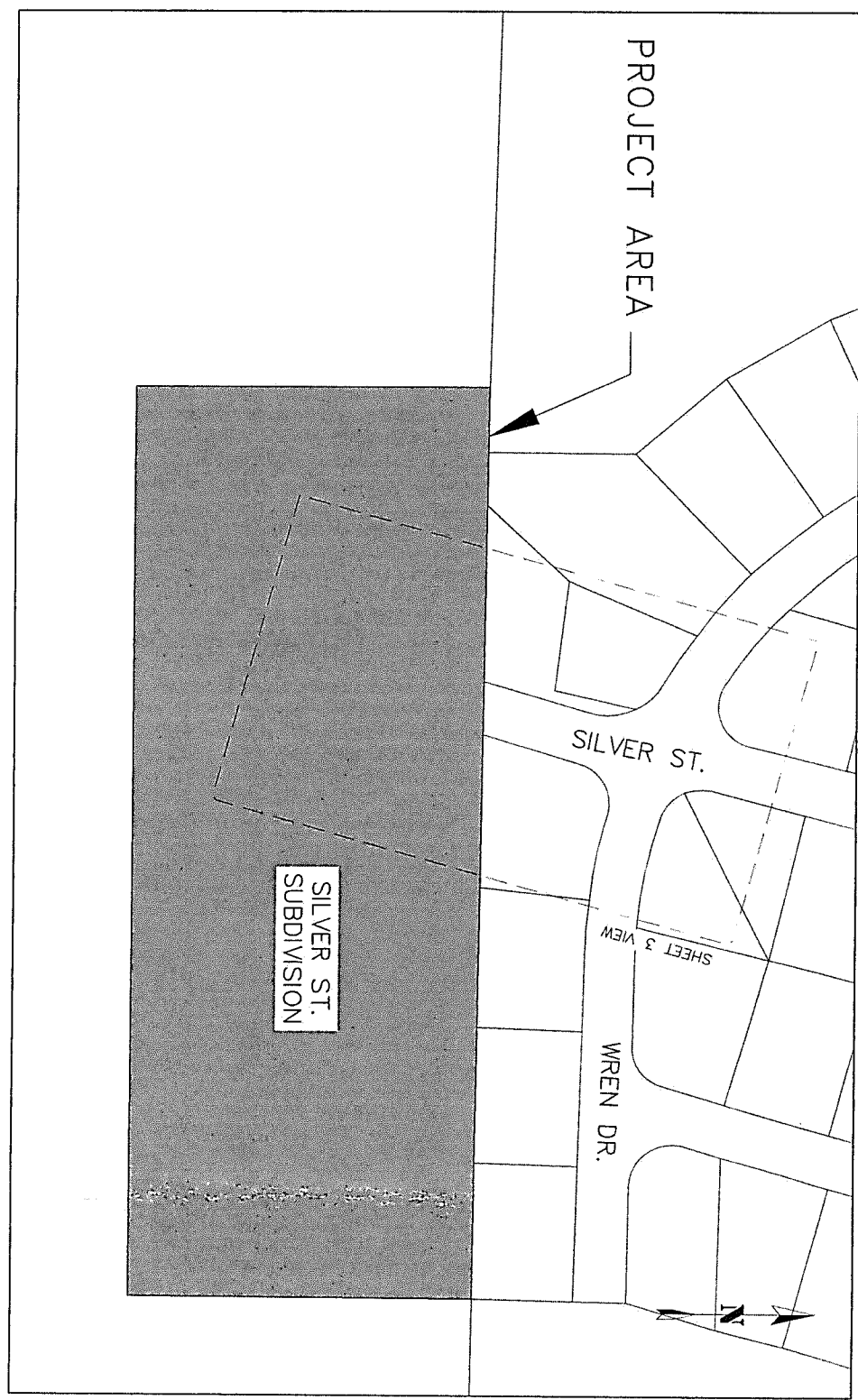
Case Number	Date Received
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SILVER ST. SUBDIVISION

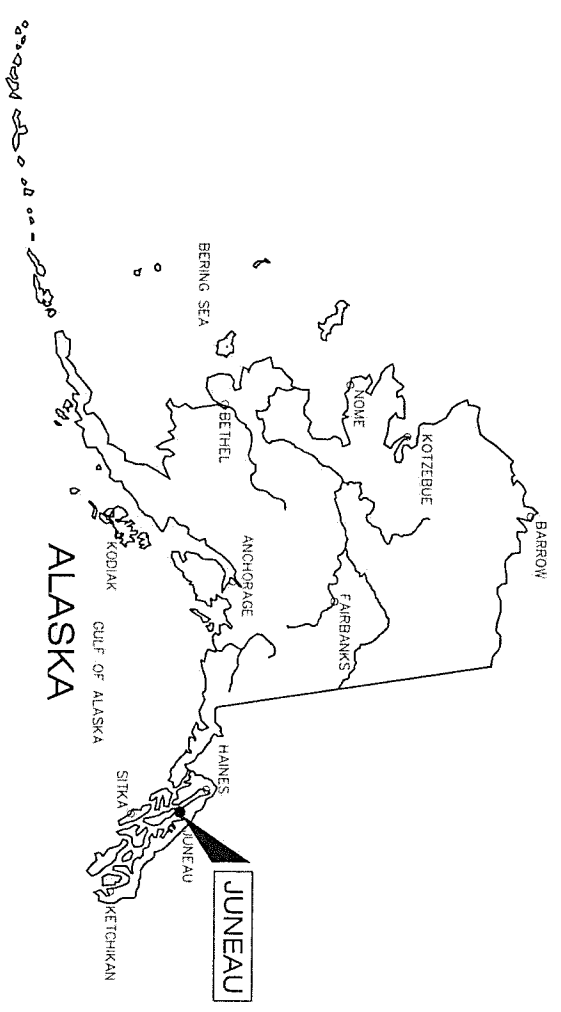
JUNEAU, AK

PREPARED FOR:
SOUTHEAST ENDEAVORS, LLC

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND, ABBREVIATIONS & GENERAL NOTES
3	DRAFT UTILITY PLAN



PROJECT LOCATION MAP
NTS



VICINITY MAP
NTS

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

proHNS LLC

CERTIFICATE OF AUTHORIZATION #100682

DESIGNED BY: E. ROEMELING

CHECKED BY: L. CHAMBERS

1845 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907) 780-4004

solutions@prohns.com
www.prohns.com

CBJ REVIEW

APPROVED: _____

DATE: _____

SILVER STREET SUBDIVISION

SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA

COVER SHEET

SHEET NUMBER

1 OF 3

LEGEND

DESCRIPTION	EXISTING	PROPOSED
BUILDING	////////////////	
BENCHMARK		
DITCH FLOW LINE		
EASEMENT LINE		
FIRE HYDRANT		
PROPERTY LINE		
ROAD ASPHALT		
SANITARY SEWER CLEANOUT		
SANITARY SEWER PIPE		
SANITARY SEWER MANHOLE		
SAWCUT & MTE LIMITS		
WATER LINE PIPE		
WATER VALVE BOX		

ABBREVIATIONS

ACS	ALASKA COMMUNICATIONS SYSTEMS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
CBJ	CITY & BOROUGH OF JUNEAU
C/A	CENTERLINE
CMR	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
DWG	DRAWING
ELEV	ELEVATION
FT	FEET
GCI	GENERAL COMMUNICATION, INC.
HDP	HIGH DENSITY POLYETHYLENE
INV	INVERT
LT	LEFT
MIN	MINIMUM
MTE	MATCH TO EXISTING
NO	NUMBER
NTS	NOT TO SCALE
PERF	PERFORATED
P/L	PROPERTY LINE
POLY	POLYETHYLENE PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
RT	RIGHT
SOFT	SQUARE FEET
STA	STATION
STD	STANDARD
TYP	TYPICAL

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

proHNS LLC

CERTIFICATE OF AUTHORIZATION #100662

1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907) 790-4004
solutions@prohns.com
www.prohns.com

CBJ REVIEW

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

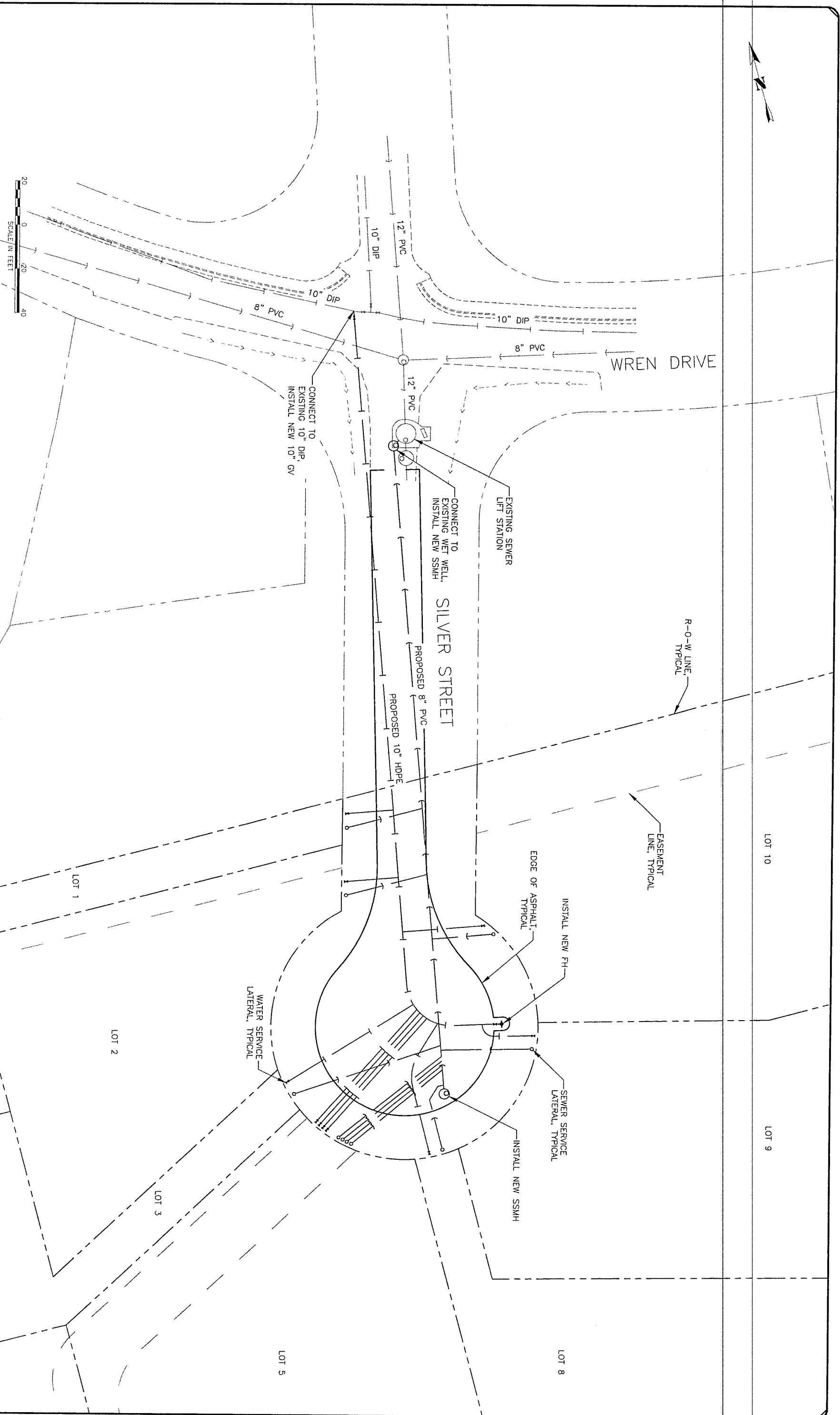
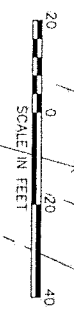
APPROVED: _____
DATE: _____

SILVER STREET
SUBDIVISION

SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA

LEGEND,
ABBREVIATIONS &
GENERAL NOTES

SHEET NUMBER
2
OF
3



No.	DATE	DESCRIPTION	BY

proHNS LLC
 CERTIFICATE OF AUTHORIZATION #10082

1945 ALEX HOLDEN WAY #101
 JUNEAU AK 99801
 (907) 780-4004
 solutions@prohns.com
 www.prohns.com

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

CBJ REVIEW
 APPROVED: _____
 DATE: _____

SILVER STREET SUBDIVISION
 SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA

DRAFT UTILITY PLAN

SHEET NUMBER
3
 OF
3