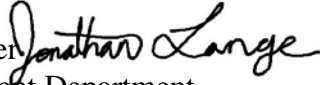


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: March 13, 2014

TO: Planning Commission

FROM: Jonathan Lange, Planner 
Community Development Department

FILE NO.: SMP2014 0001

PROPOSAL: Preliminary Plat approval for a Major Subdivision of three lots to nine lots at the southeast corner of Sherwood Lane and Glacier Highway.

GENERAL INFORMATION

Applicant: John Armstrong

Property Owner: ANDSOH Associates LLC

Legal Description: Sherwood Estates Block B Lots 1, 2, and 3

Parcel Code No.: 4-B17-0-110-016-0; 4-B17-0-110-015-0; and 4-B17-0-110-014-0

Site Size: 5.48 acres or 238,708.8 square feet

Comprehensive Plan Future Land Use Designation: HI – Heavy Industrial

Zoning: I - Industrial

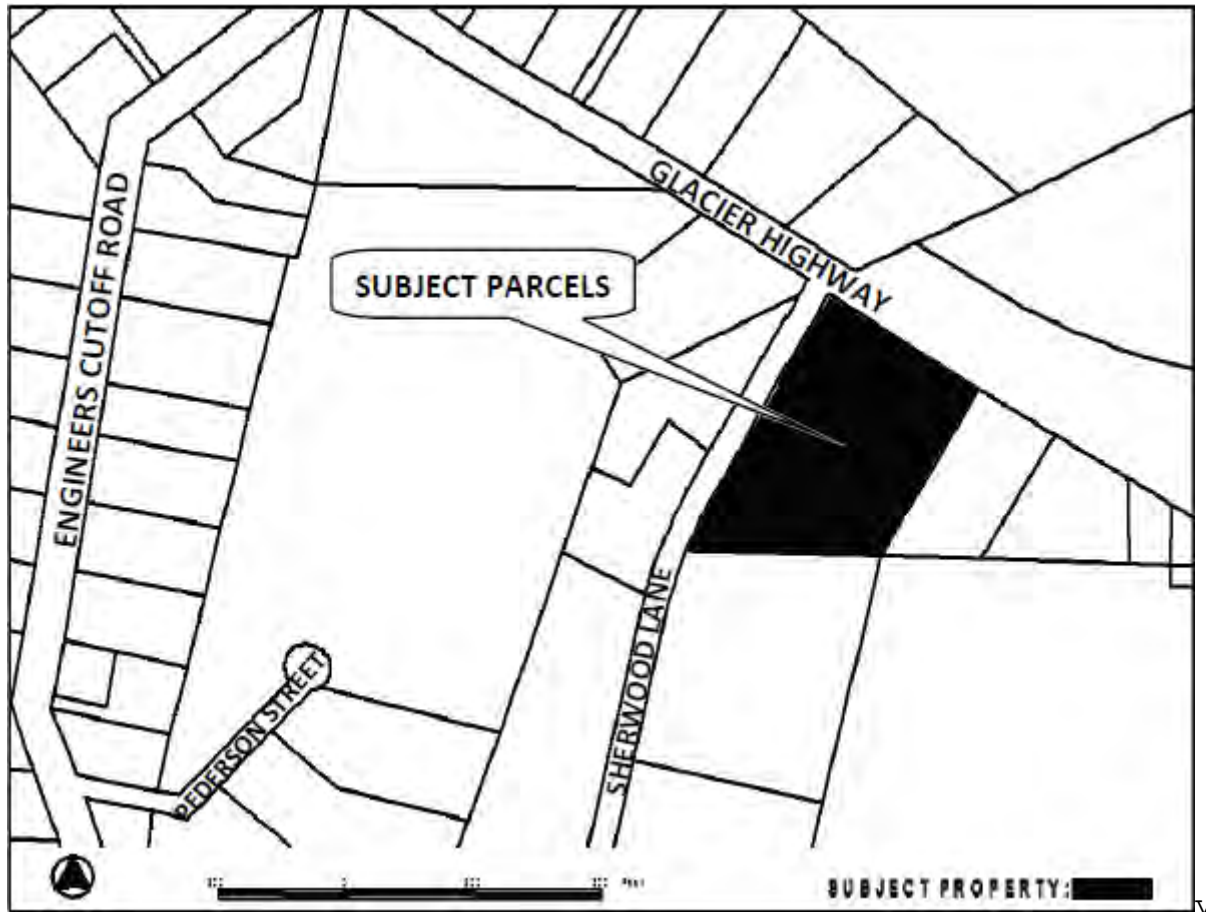
Utilities: City water and sewer

Access: Sherwood Lane

Existing Land Use: Vacant

Surrounding Land Use: North – D-10; Across Glacier Highway, Christ Evangelical Lutheran Church
Northeast – D-5; Across Glacier Highway, Vacant
South – I; Hagevig Regional Fire Training Center, CBJ Fire Station
East – I; Commercial Miscellaneous
West – I; Commercial Offices/Dept. of Public Safety

VICINTY MAP



ATTACHMENTS

- Attachment A – Major Subdivision and Development Permit Applications/Project Narrative
- Attachment B – Proposed Subdivision
- Attachment C – Revised Subdivision and As-built Survey
- Attachment D – U.S. Army Corps and AK Fish & Game Permits
- Attachment E – Agency and Internal Review Comments
- Attachment F – Site Pictures
- Attachment G – Public Notice

PROJECT DESCRIPTION

The applicant proposes to subdivide the existing three lots on the southeast corner of Sherwood Lane and Glacier Highway into nine lots. Due to existing lot lines, and an andromous stream running through the properties, the applicant is proposing to create “smaller more affordable industrial property in which people can create small business opportunities.”(see Attachment A, applicants narrative)

BACKGROUND

The existing lots were created in 1969 under Plat # 537 for Sherwood Estates, a fraction of U.S. Survey No. 1041, 11 miles northwest of Juneau, Alaska. The lot has been used throughout the years for various industrial uses, such as top soil screening and equipment storage.

The applicant has stated that the lots were filled in 1984. Due to wetlands and the anadromous stream on the properties there was a culvert that was installed so that the applicant could get access to lot 2 from Sherwood Lane through lot 1.

On September 25, 2013 Community Development staff and the applicant meet for a Pre-application Meeting for the proposed subdivision. At that time the applicant was proposing eight lots. Four of the proposed lots did not have the 30 feet of street frontage required per code (see below). The applicant then worked with staff on an idea where they could create lots and have all lots have the required 30 feet of street frontage.

The Planning Commission Subdivision Review Committee met on October 8, 2013 to review the proposed subdivision (see attachment B). At this time the proposed subdivision was recommended by the committee to be approved for intake for a Major Subdivision Application.

49.15.430 - Major subdivisions.

The major subdivision procedures shall be used for subdivision of a parcel into five or more lots, including the resubdivision of existing parcels into five or more lots or the adjustment of the boundary of five or more parcels. Major subdivision approval shall be a two-step process. The first step shall consist of preliminary plat approval and construction authorization by the commission pursuant to the conditional use permit process set out in section 49.15.330. The second step shall be approval of the final plat by the commission pursuant to section 49.15.440.

ANALYSIS

Zoning- The proposed lots are zoned I - Industrial. The proposed lots far exceed the minimum lot size requirement of 2,000 square feet in the industrial zone. The proposed subdivision provides for

adequate space for development on each proposed lot and meets the requirements for minimum lot width (20 feet) and minimum lot depth (60 feet) in the industrial zone. There is no maximum lot coverage or maximum height limits in the industrial zone. Minimum setback requirements are as follows; 10 foot front, street side, and rear yard setbacks; and 0 (zero) foot side yard setbacks. Setbacks will be determined upon submission of a building permit for the proposed lots. No building or design is being proposed at this time.

Per Ordinance 2003-41 the existing lots 1 and 2 are allowed to have office uses. Ordinance 2003-41 allows office uses on lots directly fronting on Glacier Highway west of Industrial Boulevard in this industrial zone. The Table of Permissible Uses in CBJ Title 49 normally does not allow office uses in industrial zones, but the above ordinance allows this use only in this industrial zone and only for lots directly fronting on Glacier Highway. No uses for the proposed lots are proposed at this time.

Drainage- General Engineering with the CBJ has commented on subdivision drainage:

SUBDIVISION DRAINAGE: No outfalls will be allowed that discharge directly into the streams without stormwater features that meet the requirement of CBJ 19.12.120 Stormwater Quality and the CBJ Manual of Stormwater Best Management Practices.

Conditions of approval shall include that prior to construction of the subdivision improvements, the applicant shall submit a detailed drainage management plan consistent with CBJ §49.35.510; and prior to development stormwater quality features shall comply with CBJ 19.12.120 Stormwater Quality and the CBJ Manual of Stormwater Best Management Practices. (See conditions of approval #3 and #5)

Utilities- General Engineering has also commented on utility requirements:

UTILITIES: Per the subdivision code each lot must have a separate curb stop at the right of way line. Sanitary sewer services may be combined if approved by CBJ wastewater and conditioned in a joint use agreement. The final utility layout shall be a plan and profile with details of the connections. It should also reference CBJ Standard Details and Specification.

Public water and sewer are provided to the existing three lots. Prior to Final Plat recording, the applicant will be required to install improvements for public water and sewer to all proposed lots, or shall bond for improvements (see condition #6).

Condition #1 requires that prior to Final Plat Approval, the applicant shall submit a joint use and maintenance agreement for access and utility easements to be recorded with plat.

Wetlands- The subject area contains wetlands and portions that are designated as stream corridor wetlands. The applicant has received a Department of the Army permit through the Alaska District,

of the U.S. Army Corps of Engineers (see Attachment D) for placement of 2,000 cubic yards of clean shot rock fill material into 225 square feet of stream below the plane of the ordinary high water mark in order to replace and extend an existing undersized culvert.

Habitat- Peterson Hill Creek is a cataloged anadromous water body and development along it is subject to habitat setbacks in CBJ Title 49.70.310(a) and (b), as well as at CBJ 49.70.950(f).

49.70.310 Habitat.

(a) Development in the following areas is prohibited:

(4) Within 50 feet of the banks of streams designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update; and

(b) In addition to the above requirements there shall be no disturbance in the following areas:

(1) Within 25 feet of stream designated in Appendix B of the Comprehensive Plan of the City and Borough of Juneau, 2013 Update; and

49.70.950 Habitat.

(f) All structures and foundations located adjacent to streams or lakes listed in Table VI-2 of Appendix C of the Juneau Coastal Management Plan, shall have a 50-foot setback from each side of the stream or lake measured from the ordinary high water mark, where feasible and prudent; provided, docks, bridges, culverts and public structures whose purpose is access to or across the stream or lake are not subject to this policy, and provided further, uses which must be in or adjacent to the stream or lake in order to function, such as mining activities, fish culturing, water supply intakes and similar uses, are exempt from the setback requirement. The setback shall be vegetated or revegetated, where feasible and prudent, and such vegetation or revegetation shall be kept or arranged to maximize shade on the stream.

CBJ 49.70.925 addresses culverts. The applicant has received a Fish Habitat Permit (see Attachment D) for the replacement of an existing undersized culvert, in order to provide efficient fish passage both upstream and downstream in the creek.

49.70.925 - Transportation and utilities.

...

(b) *Where roads and trails cross anadromous streams, the design and construction of bridges and culverts shall allow free passage of fish, and shall take all feasible and prudent steps to prevent habitat disturbance. Phasing of construction shall be done to avoid critical migration periods for salmon and other anadromous species.*

The proposed culvert is located between proposed lots 1, 4, and 2. The culvert would allow access to proposed lots 2 and 3, through the 30 foot Access and Utilities Easement.

Setbacks from the creek are shown on the proposed plat. The access easement on the southern proposed lots for proposed lots 7, 8, and 9 through lot 5 is setback 50 feet from the creek. Any upgrade, paving, or grading for lots 5, 7, 8, and 9 will be required to meet the 50 foot no development setback. Staff has proposed as a condition of approval that prior to grading or paving of access easements the applicant will contact Community Development Staff to flag the required habitat setback (see condition #4).

There are no known eagle's nests near or in the proposed subdivision.

Access- Access to the proposed subdivision will only be allowed from Sherwood Lane. No access will be allowed to Glacier Highway. All lots created through subdivision are required to have a minimum of 30 feet of street frontage, per City and Borough of Juneau Land Use Code Title 49 Article IV

Section 460(5) Rights-of-way (A):

All lots shall have at least 30 feet of frontage on a dedicated right-of-way,....

Three accesses are proposed for the subdivision. The northern most access to Sherwood Lane will be a shared access for proposed lots 1 through 4. There will be a second shared access for lots 5, 7, 8, and 9. Lot 6 will be allowed to have a separate access from Sherwood Lane.

Though lots 1, 2, 3, and 9 have frontage on Glacier Highway they will be restricted to using Sherwood Lane as access, thus requiring a shared access and utility easement off of Sherwood Lane.

Traffic Analysis- The access to the northern four lots is setback approximately 142 feet from the intersection of Sherwood Lane and Glacier Highway. All three accesses for the proposed subdivision will accommodate stacking of vehicles at the intersection without interfering with access to the proposed subdivision.

Conformity with Adopted Plans

The subject parcel is located in a Heavy Industrial (HI) land use category of the 2013 Comprehensive Plan. This category is defined below:

Land to be developed for heavy industrial uses such as large scale food production and/or processing; large-scale or industrial-related repair activities; metal fabrications; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites; aircraft facilities; and other similar large-scale or noisy and/or noxious industrial activities. Some recreational uses should be permitted, including sport

vehicle, All Terrain Vehicle (ATV) or snowmobile motor-course facilities, shooting ranges, and other similar noise-generating uses. Residential, office, retail, and personal service uses are not to be allowed, except that residential caretaker facilities should be permitted.

No uses are proposed at this time, though the proposed lots would be adequate for industrial uses.

The subject parcel also falls under Subarea 3 Auke Bay, Mendenhall Peninsula, and West Mendenhall Valley, which provides specific Guidelines and Considerations. The following is relevant to the proposal.

Peterson Hill Creek (aka Casa Del Sol Creek) is listed as an impaired water body by the Alaska Department of Environmental Conservation (DEC) and, therefore, careful review of future development proposals that could affect the volume, velocity, cleanliness, and overall water quality of this creek and its watershed and tributaries is warranted.

By using stream habitat setbacks and stormwater quality features during drainage, the effect of future development within this subdivision would be minimized. Future drainage, grading and building permits in the proposed subdivision shall be carefully reviewed and shall be required.

The following Comprehensive Plan Policies apply to the proposed subdivision:

POLICY 5.1. TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS

The proposed development will allow for small industrial businesses to be developed on smaller, more affordably industrial lots.

POLICY 5.11. TO ENCOURAGE THE LOCATION AND GROWTH OF LOCALLY-BASED BASIC SECTOR INDUSTRIES THAT PROVIDE YEAR-ROUND, FULL-TIME EMPLOYMENT AND PROVIDE TAX REVENUES THAT SUPPORT PUBLIC SERVICES.

As stated above, the proposed subdivision would possibly create affordable land for full-time, year-round businesses.

POLICY 7.1 TO PROTECT THE REGION'S SCENIC, ENVIRONMENTAL, AND ECONOMICALLY-VALUABLE NATURAL RESOURCES FROM THE ADVERSE IMPACTS OF URBAN DEVELOPMENT. DEVELOPMENT SHALL BE CONTROLLED CAREFULLY AND, IF NECESSARY, PROHIBITED IN NATURALLY HAZARDOUSE AND ECOLOGICALLY-PRODUCTIVE OR SENSITIVE AREAS.

POLICY 7.3. TO PROTECT RIPARIAN HABITAT, INCLUDING STREAM CORRIDORS AND LAKE SHORELINES, FROM ADVERSE EFFECTS OF DEVELOPMENT AND TO PROVIDE A HIGHER LEVEL OF PROTECTION FOR NON-URBAN SHORELINES IN PUBLIC OWNERSHIP.

7.3 – Development Guideline 1 Rivers, streams, and lakes should be managed so as to protect natural vegetation, water quality, fish or wildlife habitat, and natural water flow.

As conditioned, the proposed project shouldn't have negative impacts on the existing streams located within the site.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.300 (e)(1)(A through C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The proposed subdivision is appropriate according to the Table of Permissible Uses. The Conditional Use permit is listed at CBJ §49.25.300, Section 25.1 for the D-5 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed subdivision complies with the other requirements of this chapter. Public notice of this project was provided in the March 14, 2014 and March 24, 2014 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right of way.

4. Will the proposed development materially endanger the public health or safety?

No. As mentioned in the above analysis through improvements the proposed lots will be provided with public water and sewer. The shared access easements/driveways to the proposed lots will be maintained through a joint use and access agreement and shall be accessible by emergency vehicles. With conditions, staff finds that the proposed subdivision will preserve the public health and safety.

1. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. As mentioned in the analysis above, the proposed subdivision will be consistent with the Industrial zoning district. Staff finds that the proposed subdivision will be in harmony with the neighboring area.

2. Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

No. As mentioned in the above analysis, the project is in general conformity with the officially adopted plans of the CBJ.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

3. *Will the proposed development comply with the Juneau Coastal Management Program?*

N/A – The Juneau Coastal Management Program is not applicable to the proposed development.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Preliminary Plat. Approval would allow the applicant to apply for the Final Plat Application. Staff further recommends that the approval be subject to the following conditions:

1. Prior to Final Plat Approval, the applicant shall submit a joint use and maintenance agreement for access and utility easements to be recorded with plat.
2. Prior to Final Plat Approval, the applicant shall submit detailed drawings of the proposed utilities and driveway meeting all applicable CBJ Engineering standards.
3. Prior to construction of the subdivision improvements, the applicant shall submit a detailed drainage management plan consistent with CBJ §49.35.510.
4. Prior to grading or paving of access easements the applicant will contact Community Development Staff to flag the required habitat setback.
5. Stormwater features will be required prior to development to comply with CBJ 19.12.120 Stormwater Quality and the CBJ Manual of Stormwater Best management Practices.
6. Prior to Final Plat recording, the applicant will be required to install improvements for public water and sewer to all proposed lots, or shall bond for improvements.

MAJOR SUBDIVISION OR PLATTING APPLICATION

(CHANGING OR CREATING 5 OR MORE LOTS)

Project Number <u>SMP20140001</u>	Project Name (15 characters)	Case Number	Date Received <u>01/07/14</u>
--------------------------------------	------------------------------	-------------	----------------------------------

TYPE OF MAJOR SUBDIVISION OR PLATTING APPROVAL REQUESTED

(please see submittal requirements on reverse)

<input checked="" type="checkbox"/> Preliminary Plat (SMP)	<input type="checkbox"/> Final Plat (SMF)
<input type="checkbox"/> Planned Unit Development- Preliminary Plan Approval (PDP)	<input type="checkbox"/> Planned Unit Development - Final Plan Approval (PDF)
<input type="checkbox"/> Other _____	

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED:

LOT 1,2,3 BLOCK B SHERWOOD ESTATES

Number of Existing Parcels 3 Total Land Area 5.5 ACRES Number of Resulting Lots or Parcels 9

EXISTING BUILDING(S) OR STRUCTURES ON THE LAND: YES NO

CURRENT USE OF LAND OR BUILDING(S): CONSTRUCTION YARD

PROPOSED USE OF LAND OR BUILDING(S): INDUSTRIAL BUILDINGS

UTILITIES AVAILABLE: WATER: Public On Site SEWER: Public On Site

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): _____

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

SUBDIVISION/PLATTING/PUD FEES

Fees	Check No.	Receipt	Date
Application Fees \$ <u>990</u>	<u>16014</u>	<u>CDD4667</u>	<u>01/07/14</u>
Admin. of Guarantee \$ _____	_____	_____	_____
Adjustment \$ _____	_____	_____	_____
Pub. Not. Sign Fee \$ <u>50</u>	<u>511837</u>	<u>CDD4668</u>	<u>01/07/14</u>
Pub. Not. Sign Deposit \$ <u>100</u>	<u>511837</u>	<u>CDD4668</u>	<u>01/07/14</u>
Total Fee \$ <u>1140.00</u>	_____	_____	<u>01/07/14</u>

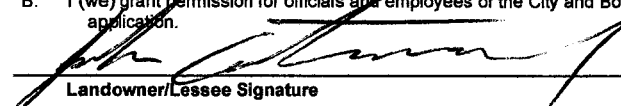
NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

ATTACHMENT A

TO BE COMPLETED BY THE APPLICANT

DEVELOPMENT PERMIT APPLICATION

Project Number SMP20140001	CITY and BOROUGH of JUNEAU	Date Received: 01/07/14
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description TO CHANGE EXISTING PROPERTY LINES TO CREATE MORE USABLE GROUNDS and SUBDIVIDE 3 LOT TO 9 SMALLER PARCELS		
	PROPERTY LOCATION		
	Street Address 2767 SHERWOOD LANE	City/Zip JUNEAU, ALASKA	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) LOT 1, 2, 3 BLOCK B SHERWOOD ESTATES		
	Assessor's Parcel Number(s) 4B1701100140, 4B1701100150, 4B1701100160		
	LANDOWNER / LESSEE		
	Property Owner's Name JOHN ARMSTRONG	Contact Person: JOHN	Work Phone: 907-780-6304
	Mailing Address PO BOX 35513, JUNEAU, AK 99803	Home Phone:	Fax Number: 907-780-6334
	E-mail Address adi@alaska.net	Other Contact Phone Number(s): 907-723-4446	
	LANDOWNER / LESSEE CONSENT <small>****Required for Planning Permits, not needed on Building/ Engineering Permits****</small>		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		1-6-14	
	Landowner/Lessee Signature	Date	
X			
	Landowner/Lessee Signature	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name SAME	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X			
	Applicant's Signature	Date of Application	

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
	<input checked="" type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		01/07/14	SMP20140001
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials	
				SB	

Sherwood Property description:

Take 3 parcels that are relatively un useable due to the current property lines. To change the property lines and subdivide the property from 3 large lots into 9 smaller lots with the goal of being able to provide smaller more affordable industrial property in which people can create small business opportunities.

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. 2013, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA. DATED: 2013.

CHAIRMAN CITY AND BOROUGH OF JUNEAU PLANNING COMMISSION

ATTEST:

CLERK CITY AND BOROUGH OF JUNEAU PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE OWNERS OF THE PROPERTY 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:

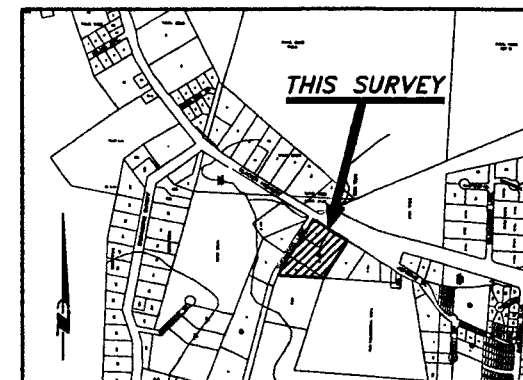
OWNER ANDSOH ASSOCIATES, LLC SHARON MALLINGER, CUSTODIAN & MANAGER

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA } ss. STATE OF ALASKA }

THIS IS TO CERTIFY THAT ON THIS DAY OF 2013, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHARON MALLINGER, CUSTODIAN AND MANAGER FOR ANDSOH ASSOCIATES, LLC TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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:



VICINITY MAP

SOURCE: CBJ ATLAS MAP SCALE: 1"=1,000'+/-

LEGEND

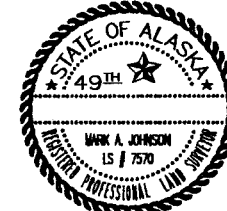
- Primary monument by others (recovered)
J.W. Bean secondary monument (recovered)
7570-S primary monument (established)
7570-S secondary monument (established)
Boundary / property line
Centerline

GENERAL NOTES

- 1. THE BASIS OF BEARING OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED PRIMARY MONUMENTS FOR THE NORTHEAST AND SOUTHWEST CORNERS OF THE CBJ HAGEVIG REGIONAL FIRE TRAINING CENTER WITHIN U.S. SURVEY 1041 HAVING A RECORD COMPUTED BEARING OF S49°33'39"W.
2. INFORMATION UTILIZED TO PRODUCE THIS PLAT INCLUDE THE 'PLAT OF SHERWOOD ESTATES, FR. OF U.S. SURVEY 1041 (PLAT 537, JUNEAU RECORDING DISTRICT); 'RECORD OF SURVEY OF FR. LOT 4, BLOCK B, SHERWOOD ESTATES' (PLAT 2012-24, JUNEAU RECORDING DISTRICT) AND STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, SOUTHEAST REGION RIGHT OF WAY MAP ALASKA PROJECT, JUNEAU GLACIER HIGHWAY, BROTHERHOOD BRIDGE TO ENGINEER'S CUTOFF, HES-093(5), PROJECT NO. 70657.
3. THIS SURVEY WAS CONDUCTED UTILIZING A TOPCON GTS-3000 SERIES TOTAL STATION AND STANDARD PRISM RANGING METHODS.
4. WHERE RECORD SURVEY COURSES DIFFER FROM THAT OF FIELD MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD COURSE IS SHOWN WITHIN PARENTHESIS WHILE THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS.
5. SANITARY SEWER AND DOMESTIC WATER TO BE SUPPLIED BY CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND 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 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



DATE:

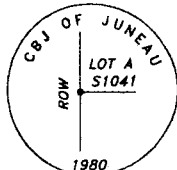
ANDSOH SUBDIVISION A SUBDIVISION OF LOTS 1, 2 & 3, BLOCK B, SHERWOOD ESTATES WITHIN U.S. SURVEY NO.1041 THE CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT

OWNER: ANDSOH ASSOCIATES, LLC SHEET 1 OF 1 SURVEYOR: MARK A. JOHNSON R&M ENGINEERING, INC. P.O. BOX 211308 JUNEAU, ALASKA 99821 SCALE: 1"=40' DATE: NOVEMBER 22, 2013

ORIGINAL LOTS 1-3, BLOCK B, SHERWOOD ESTATES PER PLAT 537, JUNEAU RECORDING DISTRICT SCALE: 1" = 200'



MONUMENT A DETAIL



MONUMENT B DETAIL

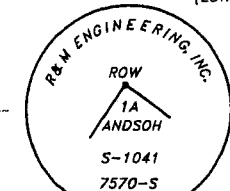
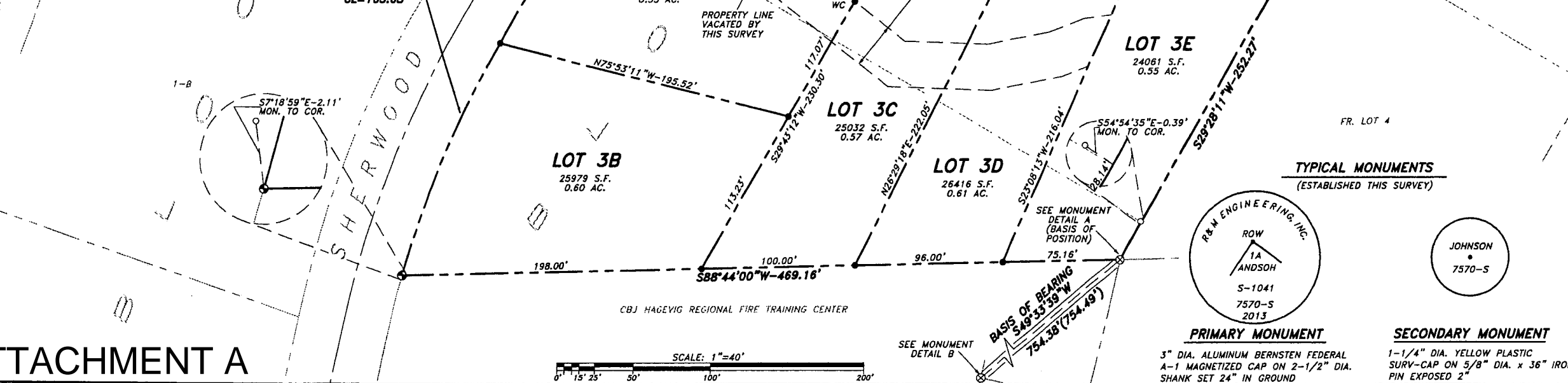
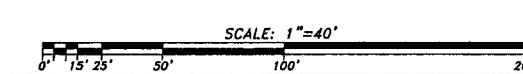
EASEMENT NOTE

THE LOCATION OF THE ACCESS AND UTILITY EASEMENT IN FAVOR OF LOTS 3C, 3D & 3E IS TO BE 25 FEET SOUTHERLY OF THE THREAD OF THE EXISTING DRAINAGE/STREAM TRAVERSING SAID LOTS ALONG WITH LOT 3A. THIS EASEMENT IS FOR USE AS A SHARED AND COMMON DRIVE FOR SAID LOTS.

U.S. SURVEY NO. 2136

SHERWOOD

ATTACHMENT A



PRIMARY MONUMENT 3" DIA. ALUMINUM BERNSTEN FEDERAL A-1 MAGNETIZED CAP ON 2-1/2" DIA. SHANK SET 24" IN GROUND



SECONDARY MONUMENT 1-1/4" DIA. YELLOW PLASTIC SURV-CAP ON 5/8" DIA. x 36" IRON PIN EXPOSED 2"

TYPICAL MONUMENTS (ESTABLISHED THIS SURVEY)

CBJ HAGEVIG REGIONAL FIRE TRAINING CENTER

FR. LOT 4

EXCEPTION

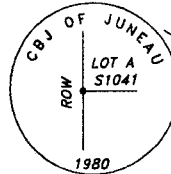
ALASKA PROFESSIONAL LAND SURVEYORS BOARD REG. NO. 1517570-2013 OF 1269m m/Johnson

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF PROPOSED ANDSOH SUBDIVISION, AND THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS THEREON.



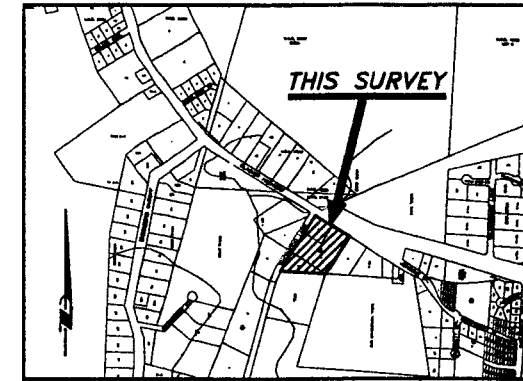
**MONUMENT A
DETAIL**



**MONUMENT B
DETAIL**

NOTE:

UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.



VICINITY MAP

SOURCE: CBJ/AELBP ATLAS MAP
SCALE: 1"=500'

LEGEND

- ⊗ PRIMARY MONUMENT BY OTHERS (RECOVERED)
- J.W. BEAN SECONDARY MONUMENT (RECOVERED)
- ⊕ 7570-S PRIMARY MONUMENT (RECOVERED)
- 7570-S SECONDARY MONUMENT (RECOVERED)
- BOUNDARY / PROPERTY LINE
- - - CENTERLINE

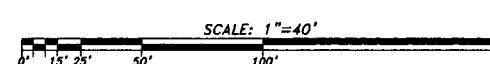
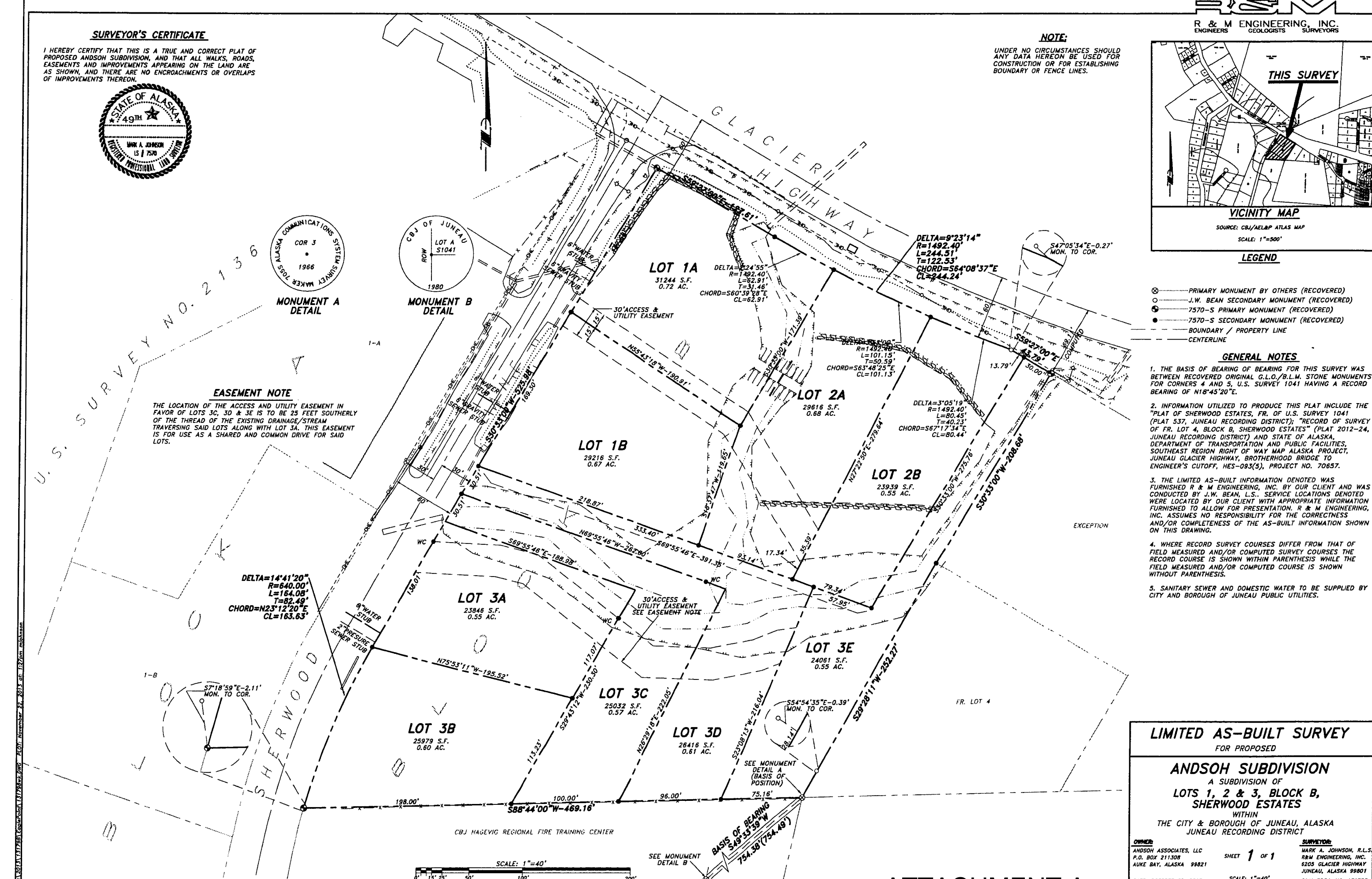
GENERAL NOTES

1. THE BASIS OF BEARING OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED ORIGINAL G.L.O./B.L.M. STONE MONUMENTS FOR CORNERS 4 AND 5, U.S. SURVEY 1041 HAVING A RECORD BEARING OF N18°45'20"E.
2. INFORMATION UTILIZED TO PRODUCE THIS PLAT INCLUDE THE "PLAT OF SHERWOOD ESTATES, FR. OF U.S. SURVEY 1041 (PLAT 537, JUNEAU RECORDING DISTRICT); "RECORD OF SURVEY OF FR. LOT 4, BLOCK B, SHERWOOD ESTATES" (PLAT 2012-24, JUNEAU RECORDING DISTRICT) AND STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, SOUTHEAST REGION RIGHT OF WAY MAP ALASKA PROJECT, JUNEAU GLACIER HIGHWAY, BROTHERHOOD BRIDGE TO ENGINEER'S CUTOFF, HES-093(5), PROJECT NO. 70657.
3. THE LIMITED AS-BUILT INFORMATION DENOTED WAS FURNISHED R & M ENGINEERING, INC. BY OUR CLIENT AND WAS CONDUCTED BY J.W. BEAN, L.S.. SERVICE LOCATIONS DENOTED WERE LOCATED BY OUR CLIENT WITH APPROPRIATE INFORMATION FURNISHED TO ALLOW FOR PRESENTATION. R & M ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS AND/OR COMPLETENESS OF THE AS-BUILT INFORMATION SHOWN ON THIS DRAWING.
4. WHERE RECORD SURVEY COURSES DIFFER FROM THAT OF FIELD MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD COURSE IS SHOWN WITHIN PARENTHESIS WHILE THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS.
5. SANITARY SEWER AND DOMESTIC WATER TO BE SUPPLIED BY CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

U.S. SURVEY NO. 2136

EASEMENT NOTE

THE LOCATION OF THE ACCESS AND UTILITY EASEMENT IN FAVOR OF LOTS 3C, 3D & 3E IS TO BE 25 FEET SOUTHERLY OF THE THREAD OF THE EXISTING DRAINAGE/STREAM TRAVERSING SAID LOTS ALONG WITH LOT 3A. THIS EASEMENT IS FOR USE AS A SHARED AND COMMON DRIVE FOR SAID LOTS.



LIMITED AS-BUILT SURVEY
FOR PROPOSED

ANDSOH SUBDIVISION
A SUBDIVISION OF
**LOTS 1, 2 & 3, BLOCK B,
SHERWOOD ESTATES**
WITHIN
THE CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

OWNER:
ANDSOH ASSOCIATES, LLC
P.O. BOX 211308
AUKU BAY, ALASKA 99821

SHEET 1 OF 1

SURVEYOR:
MARK A. JOHNSON, R.L.S.
R&M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801

DATE: OCTOBER 30, 2013

SCALE: 1"=40'

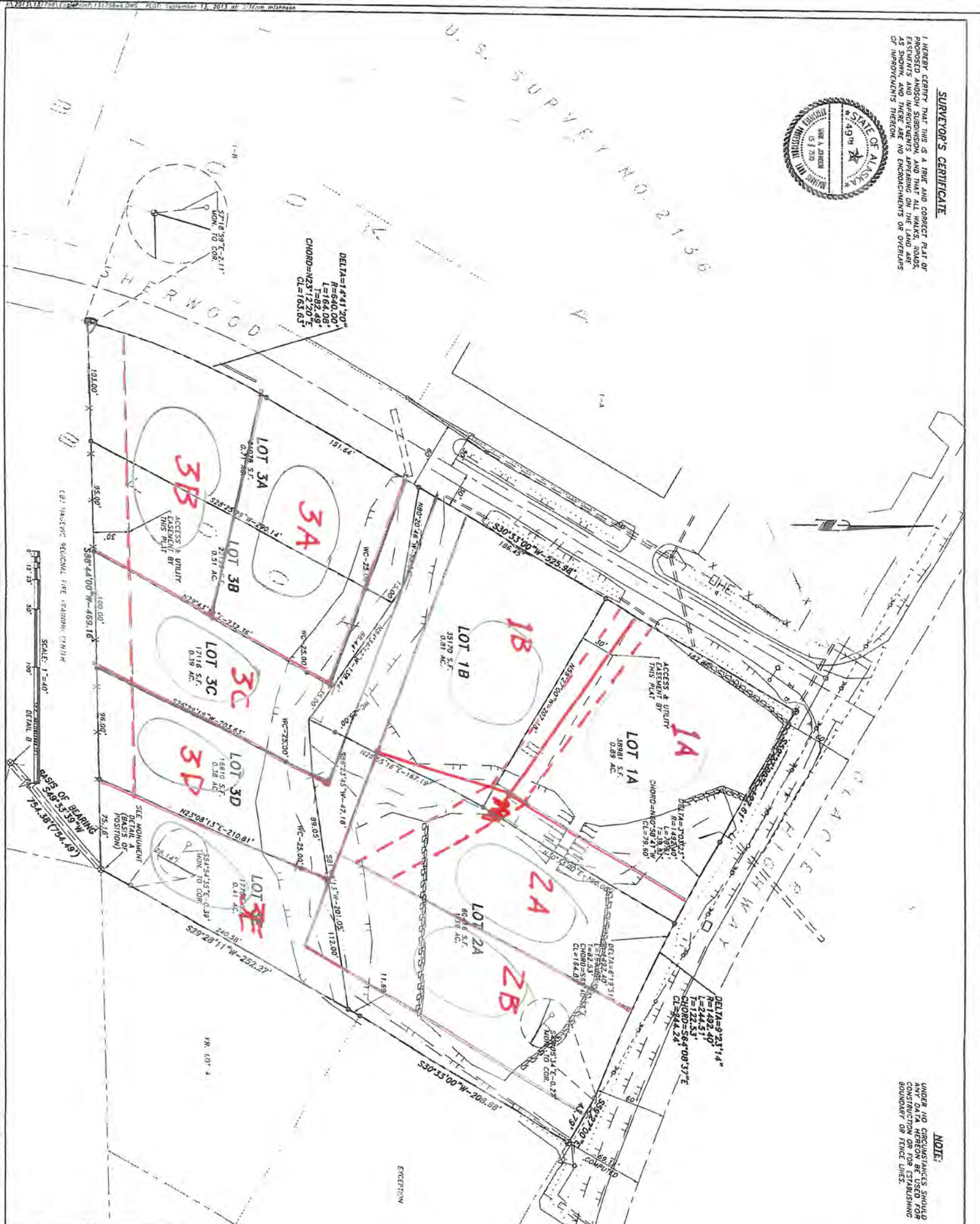
R&M PROJ. NO. 131798

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF PROPOSED ANDSOH SUBDIVISION AND THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAYS OR IMPROVEMENTS THEREON.

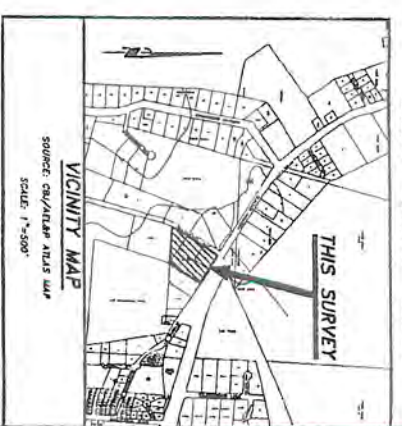


U.S. SURVEY NO. 2150



NOTE:

UNLESS OTHERWISE SHOWN, ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.



- LEGEND**
- ORIGINAL C.L.O./B.L.M. MONUMENT (RECOVERED)
 - B.O./A.P.T. REFERENCE MONUMENT IN CASE (RECOVERED)
 - PRIMARY MONUMENT BY OTHERS (RECOVERED)
 - SECONDARY MONUMENT BY OTHERS (RECOVERED)
 - 1570-S PRIMARY MONUMENT (RECOVERED)
 - 1570-S SECONDARY MONUMENT (RECOVERED)
 - BOUNDARY / PROPERTY LINE
 - CENTERLINE

- GENERAL NOTES**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE RECOVERED ORIGINAL B.L.M. STONE MONUMENT FOR CORNER 4 AND 5, U.S. SURVEY 1041 HAVING A RECORD BEARING OF N18°45'20"E.
 2. INFORMATION UTILIZED TO PRODUCE THIS PLAT INCLUDES: (A) THE ORIGINAL SURVEY RECORDS FOR THE SURVEY (PLAT 517 JUNEAU RECORDING DISTRICT); (B) RECORD OF SURVEY OF FR. LOT 4, BLOCK B, SHERWOOD ESTATES (PLAT 2012-000001 JUNEAU RECORDING DISTRICT) AND STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, SOUTHWEST REGION RIGHT OF WAY ALASKA PROJECT, PROJECT NO. 000001 JUNEAU RECORDING DISTRICT; (C) ENGINEER'S CUTOFF, HES-08351, PROJECT NO. 70657.
 3. THE LIMITED AS-BUILT INFORMATION DERIVED WAS FURNISHED BY R. M. ENGINEERING, INC. BY OUR CLIENT AND CONDUCTED BY J.M. DEAN, L.S.
 4. WHERE RECORDED SURVEY COURSES DIFFER FROM THAT OF FIELD MEASUREMENTS AND/OR COMPUTED SURVEY COURSES, THE RECORDED COURSE IS SHOWN UNLESS OTHERWISE SHOWN WITHOUT PARANTHESIS.
 5. SANITARY SEWER AND DOMESTIC WATER TO BE SUPPLIED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

LIMITED AS-BUILT SURVEY

FOR PROPOSED

ANDSOH SUBDIVISION

A SUBDIVISION OF

LOTS 1, 2 & 3, BLOCK B,

SHERWOOD ESTATES

WITHIN

THE CITY & BOROUGH OF JUNEAU, ALASKA

JUNEAU RECORDING DISTRICT

OWNED BY ANDSOH ASSOCIATES, LLC

PREPARED BY MARK A. JOHNSON, R.L.S.

DATE: SEPTEMBER 13, 2012

SCALE: 1"=40'

SHEET 1 OF 1

ATTACHMENT B



ORIGINAL LOTS 1-3, BLOCK B,
SHERWOOD ESTATES
PER PLAT 537, JUNEAU RECORDING DISTRICT
SCALE: 1" = 200'

LINE NUMBER	BEARING & DISTANCE
L31	S66°55'06"E - 73.69'
L32	S74°41'55"E - 28.19'
L33	S51°37'58"E - 140.97'
L34	S51°37'58"E - 94.94'
L35	S51°37'58"E - 46.03'
L36	S87°50'08"E - 64.59'
L37	S87°50'08"E - 36.90'
L38	S87°50'08"E - 27.69'
L39	N78°44'50"E - 45.76'
L40	N88°18'09"E - 22.60'
L41	S78°44'50"W - 48.18'
L42	N87°50'08"W - 73.53'
L43	N87°50'08"W - 44.78'
L44	N87°50'08"W - 33.15'
L45	N51°37'58"W - 14.66'
L46	N51°37'58"W - 51.28'
L47	N51°37'58"W - 93.88'
L48	N24°41'55"W - 18.66'
L49	N86°55'08"W - 86.08'

NO DISTURBANCE / NO BUILD
BY THIS PLAT THERE IS CREATED A 25' NO DISTURBANCE ZONE AND A 50' NO BUILD ZONE ADJACENT AND PARALLEL TO THE THREAD OF EACH ANADROMOUS STREAM WITHIN THIS SUBDIVISION.

RECEIVED
MAR 06 2014
PERMIT CENTER/CDD



MONUMENT A
DETAIL

CHAIRMAN
CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION
ATTEST:
CLERK CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

EASEMENT NOTE
THE LOCATION OF THE ACCESS AND UTILITY EASEMENT IN FAVOR OF LOTS 7, 8 & 9 IS TO BE 50 FEET SOUTHWEST OF THE THREAD OF THE EXISTING DRAINAGE/STREAM TRAVERSING SAID LOTS ALONG WITH LOT 5. THIS EASEMENT IS FOR USE AS A SHARED AND COMMON DRIVE FOR SAID LOTS.

ACCESS NOTE
ACCESS TO LOTS 1 - 5 AND 7 - 9 IS RESTRICTED TO THE TWO 30' ACCESS AND UTILITY EASEMENTS ESTABLISHED BY THIS SUBDIVISION.
LOT 6 WILL BE ALLOWED SEPARATE ACCESS FROM SHERWOOD LAKE ONLY.

ANADROMOUS STREAM NOTE
PETERSON HILL CREEK IS DETERMINED TO BE AN ANADROMOUS STREAM PER THE CITY & BOROUGH OF JUNEAU 2013 COMPREHENSIVE PLAN. SPECIAL REGULATIONS MAY APPLY.

STORMWATER RUNOFF NOTE
THE ON LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTING BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.01 BEST MANAGEMENT PRACTICES.

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION PLAT RESOLUTION NO. 2014-4 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.
DATE: 2014

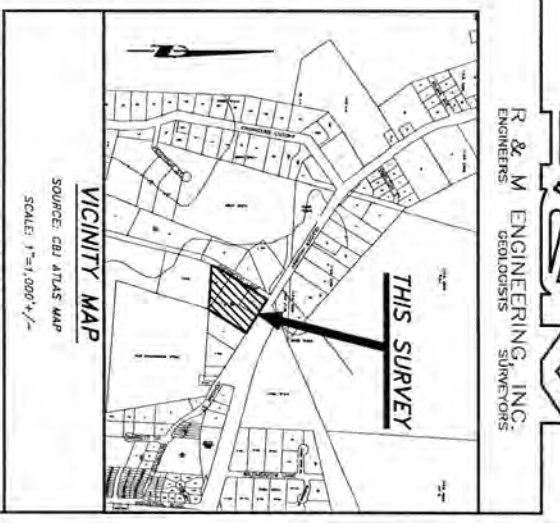
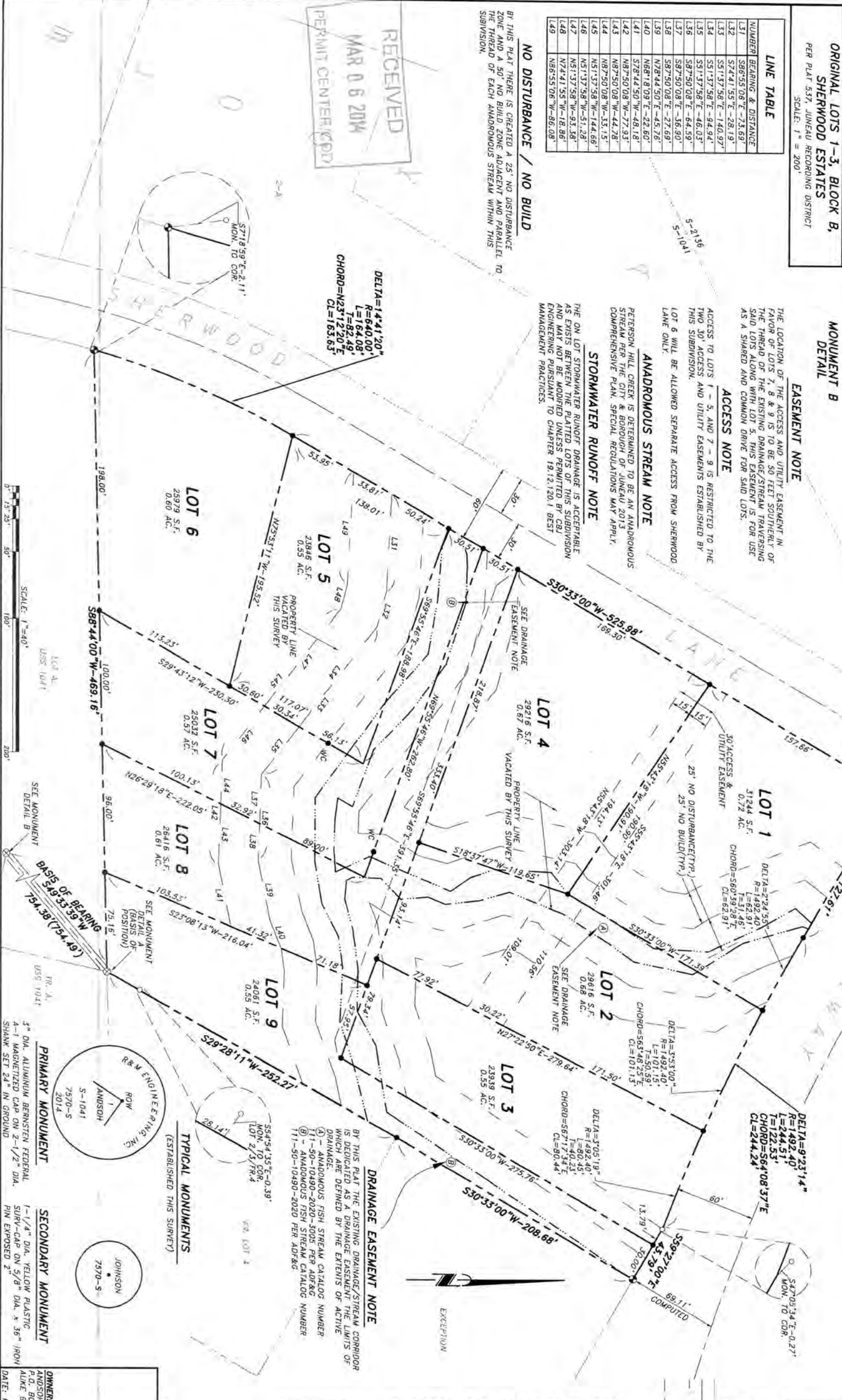
CORPORATE OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT ANDSOHN ASSOCIATES, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS CUSTODIAN & MANAGER HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA } ss.
STATE OF ALASKA }
THIS IS TO CERTIFY THAT ON THIS DAY OF 2014, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHARON MALLINGER, CUSTODIAN AND MANAGER FOR ANDSOHN ASSOCIATES, LLC TO WHOM I HAVE FORGONE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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: _____



LEGEND

- PRIMARY MONUMENT BY OTHERS (RECOVERED)
- L.W. BEAM SECONDARY MONUMENT (RECOVERED)
- 7570-S PRIMARY MONUMENT (ESTABLISHED)
- 7570-S SECONDARY MONUMENT (ESTABLISHED)
- BOUNDARY / PROPERTY LINE
- CENTERLINE
- EASEMENT BY THIS PLAT
- PROPERTY LINE VACATED BY THIS PLAT
- THE LINE

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED PRIMARY MONUMENTS FOR THE NORTHEAST AND SOUTHWEST CORNERS OF THE CBJ HAVELING REGIONAL FIRE TRAINING CENTER WITHIN U.S. SURVEY 1041 HAVING A RECORD COMPUTED BEARING OF S49°33'59"W.
2. INFORMATION UTILIZED TO PRODUCE THIS PLAT INCLUDE THE PLAT OF SHERWOOD ESTATES (R.O. U.S. SURVEY 1041 (PLAT 537, JUNEAU RECORDING DISTRICT), RECORD OF SURVEY OF FR. LOT 4, BLOCK B, SHERWOOD ESTATES) (PLAT 2012-24, JUNEAU RECORDING DISTRICT) AND STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES, JUNEGLACIER HIGHWAY, BROTHERHOOD BRIDGE TO ENGINEER'S CUTOFF, HES-095(3), PROJECT NO. 70857.
3. THIS SURVEY WAS CONDUCTED UTILIZING A TOPCON GTS-3600 SERIES TOTAL STATION AND STANDARD PRISM RANGING METHODS.
4. WHERE RECORD SURVEY COURSES DIFFER FROM THAT OF FIELD MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD COURSE IS SHOWN WITHIN PARENTHESES WHILE THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
5. SANITARY SEWER AND DOMESTIC WATER TO BE SUPPLIED BY CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND 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 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, THAT ALL MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



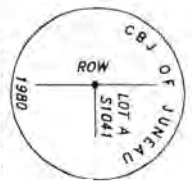
ANDSOHN SUBDIVISION

A SUBDIVISION OF
LOTS 1, 2 & 3, BLOCK B,
SHERWOOD ESTATES
WITHIN
U.S. SURVEY NO. 1041
THE CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

SHEET 1 OF 1
DATE: MARCH 6, 2014
SCALE: 1" = 40'
DINWIDDIE: ANDSOHN ASSOCIATES, LLC
R&W ENGINEERING, INC.
6505 GLACIER HIGHWAY
JUNEAU, ALASKA 99801



MONUMENT A
DETAIL

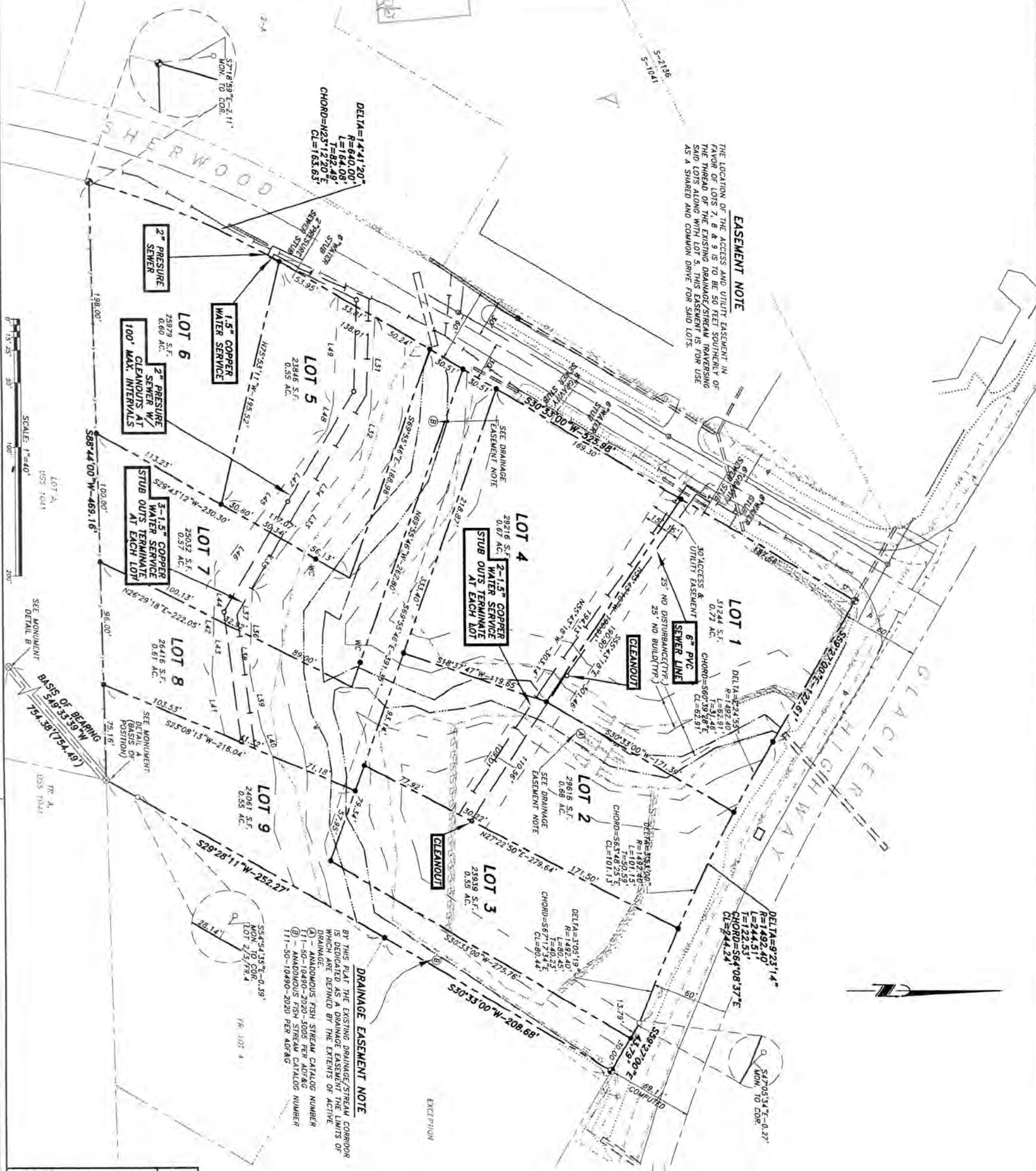


MONUMENT B
DETAIL

LINE NUMBER	BEARING & DISTANCE
L1	S89.5508°E-23.69'
L2	S72.4155°E-28.19'
L3	S51.3758°E-140.97'
L4	S51.3758°E-94.94'
L5	S51.3758°E-46.03'
L6	S87.5008°E-64.59'
L7	S87.5008°E-36.90'
L8	S87.5008°E-27.89'
L9	N28.4450°E-45.76'
L10	N68.1809°E-22.60'
L11	S78.4450°W-48.18'
L12	N87.5008°W-77.93'
L13	N87.5008°W-44.78'
L14	N87.5008°W-33.15'
L15	N51.3758°W-144.86'
L16	N51.3758°W-51.28'
L17	N51.3758°W-93.38'
L18	N74.4155°W-18.86'
L19	N85.5506°W-86.08'

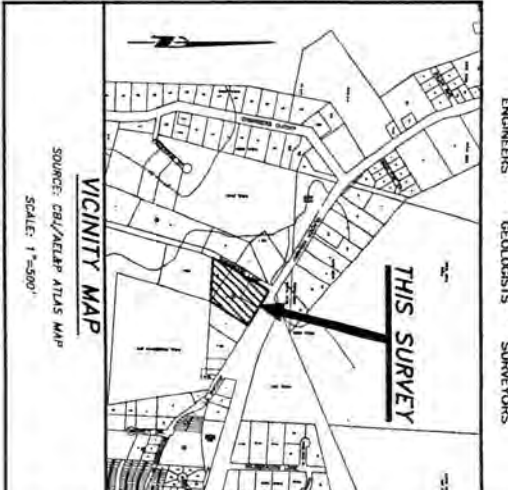
RECEIVED
MAR 09 2014
PERMIT CENTER/CDA

EASEMENT NOTE
THE LOCATION OF THE ACCESS AND UTILITY EASEMENT IN FAVOR OF LOTS 1, 2 & 3 IS TO BE 50 FEET SOUTHERLY OF THE THREAD OF THE EXISTING DRAINAGE/STREAM TRAVERSING SAID LOTS ALONG WITH LOT 5. THIS EASEMENT IS FOR USE AS A SHARED AND COMMON DRIVE FOR SAID LOTS.



DRAINAGE EASEMENT NOTE
BY THIS PLAN THE EXISTING DRAINAGE/STREAM CORRIDOR IS DEDICATED AS A DRAINAGE EASEMENT THE LIMITS OF WHICH ARE DEFINED BY THE EXTENTS OF ACTIVE DRAINAGE.
 (A) - ANADOMOUS FISH STREAM CATALOG NUMBER 11-50-10490-2020-5005 PER ADF-AG
 (B) - ANADOMOUS FISH STREAM CATALOG NUMBER 11-50-10490-2020 PER ADF-AG

GENERAL NOTES
 1. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED ORIGINAL G.L.O./B.L.M. STONE MONUMENTS FOR CORNERS 4 AND 5, U.S. SURVEY 1041 HAVING A RECORD BEARING OF N18°43'20"E.
 2. INFORMATION UTILIZED TO PRODUCE THIS PLAN INCLUDE THE PLAN OF SHERWOOD ESTATES, P.L. OF U.S. SURVEY 1041 (PLAT 537, JUNEAU RECORDING DISTRICT), RECORD OF SURVEY OF FR. LOT 4, BLOCK B, SHERWOOD ESTATES (PLAT 2012-24, JUNEAU RECORDING DISTRICT) AND STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, SOUTHERN REGION RIGHT OF WAY AND PUBLIC UTILITY TO JUNEAU GLACIER HIGHWAY, BROOKHOLD BRIDGE TO ENGINEER'S CUTOFF, HES-093(5), PROJECT NO. 70857.
 3. THE LIMITED AS-BUILT INFORMATION DERIVED WAS FURNISHED BY J.W. BEAN ENGINEERING, INC. BY OUR CLIENT AND WAS CONDUCTED BY J.W. BEAN, U.S. SERVICE LOCATIONS IDENTIFIED WERE LOCATED BY OUR CLIENT WITH APPROPRIATE INFORMATION FURNISHED TO ALLOW FOR PRESENTATION. R & M ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS AND/OR COMPLETENESS OF THE AS-BUILT INFORMATION SHOWN ON THIS DRAWING.
 4. WHERE RECORD SURVEY COURSES DIFFER FROM THAT OF FIELD MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD COURSE IS SHOWN WITHIN PARENTHESES WHILE THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
 5. SANITARY SEWER AND DOMESTIC WATER TO BE SUPPLIED BY CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.



PROPOSED UTILITY CONCEPT

FOR PROPOSED
ANDSOH SUBDIVISION
 A SUBDIVISION OF
LOTS 1, 2 & 3, BLOCK B,
SHERWOOD ESTATES
 WITHIN
 THE CITY & BOROUGH OF JUNEAU, ALASKA
 JUNEAU RECORDING DISTRICT

OWNER:
 ANDSOH ASSOCIATES, LLC
 P.O. BOX 21108
 AURIE BAY, ALASKA 99821

SUBMITTER:
 R&M ENGINEERING, INC.
 6205 GLACIER HIGHWAY
 JUNEAU, ALASKA 99801

DATES: MARCH 6, 2014

SCALE: 1"=40'

SHEET 1 OF 1



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, ALASKA 99802

1/30/2014

Regulatory Division
POA-2011-542

Mr. John Armstrong
CuttingEdge Development Inc.
P.O. Box 35513
Juneau, Alaska 99803

Dear Mr. Armstrong:

This is in response to your July 24, 2013, application for a Department of the Army (DA) permit, to discharge 2,000 cubic yards of clean shot rock fill material into 225 ft² of stream below the plane of the ordinary high water mark in order to replace an existing undersized culvert. It has been assigned file number POA-2011-542, Gastineau Channel which should be referred to in all future correspondence with this office. The project site is located within Section 25, T. 40 S., R. 65 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.371743° N., Longitude -134.6154° W.; in Juneau, Alaska.

Based on our review of the information you furnished and available to us, we have preliminarily determined the above project area contains waters of the United States (U.S.) under the Corps' regulatory jurisdiction. Please see the attached Preliminary Jurisdictional Determination Form.

DA permit authorization is necessary because your project involves the placement of fill material into waters of the U.S. under our regulatory jurisdiction.

Specifically the work includes the removal of an existing undersized culvert to be replaced with a 36" diameter 75' long corrugated metal culvert embedded to 20% of the culverts diameter. 2,000 cubic yards of clean shot rock will be placed into 225 ft² of stream below the plane of the ordinary high water mark to facilitate the installation. All work will be performed in accordance with ADF&G Fish Habitat Permit # FH11-I-0072.

Based upon the information and plans you provided, we hereby verify that the work described above, which would be performed in accordance with the enclosed plan (sheets 1-7), dated July 23, 2013, is authorized by Nationwide Permit (NWP) No. 14, Linear Transportation Projects. NWP No. 14 and its associated Regional and General Conditions can be accessed at our website at: www.poa.usace.army.mil/Missions/Regulatory/Permits.aspx. Regional Conditions E, H, and J apply to your project. You must comply with all terms and conditions associated with NWP No. 14.

Further, please note General Condition 30 requires that you submit a signed certification to us once any work and required mitigation are completed. Enclosed is the form for you to complete and return to us.

This verification is valid until March 18, 2017, unless the NWP is modified, reissued, or revoked. It is incumbent upon you to remain informed of changes to the NWPs. Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

ATTACHMENT D

Please contact me via email at Matthew.T.Brody@usace.army.mil, by mail at the address above, or by phone at (907) 790-4493 if you have questions or to request paper copies of the jurisdictional determination, regional and/or general conditions. For more information about the Regulatory Program, please visit our website at <http://www.poa.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Brody', written over a horizontal line.

Matthew Brody
Regulatory Specialist

Enclosures

CF:

South - Juneau

ADF&G-DH
ADNR-DMLW
ADNR-OHA, SHPO
ADEC
USFWS
NMFS
EPA
CBJ
Tlingit and Haida India Tribes
Douglas Indian Association

ATTACHMENT D

ENCLOSURE



**US Army Corps of Engineers
Alaska District**

Permit Number: POA-2011-542
Name of Permittee: John Armstrong
Date of Issuance: 1/30/2014

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to Mr. Matthew Brody at the following address:

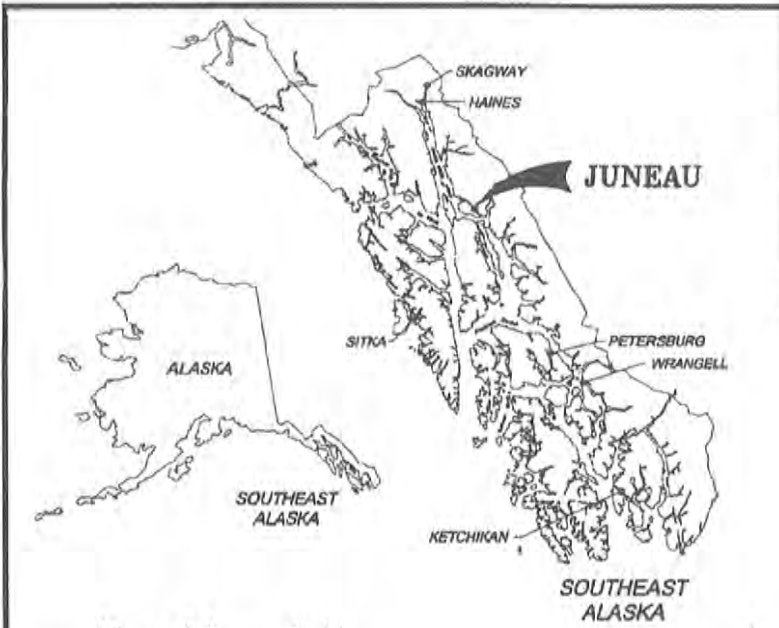
U.S. Army Corps of Engineers
Alaska District
Regulatory Division
8800 Glacier Highway, Suite 106
Juneau, Alaska 99801-8079

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

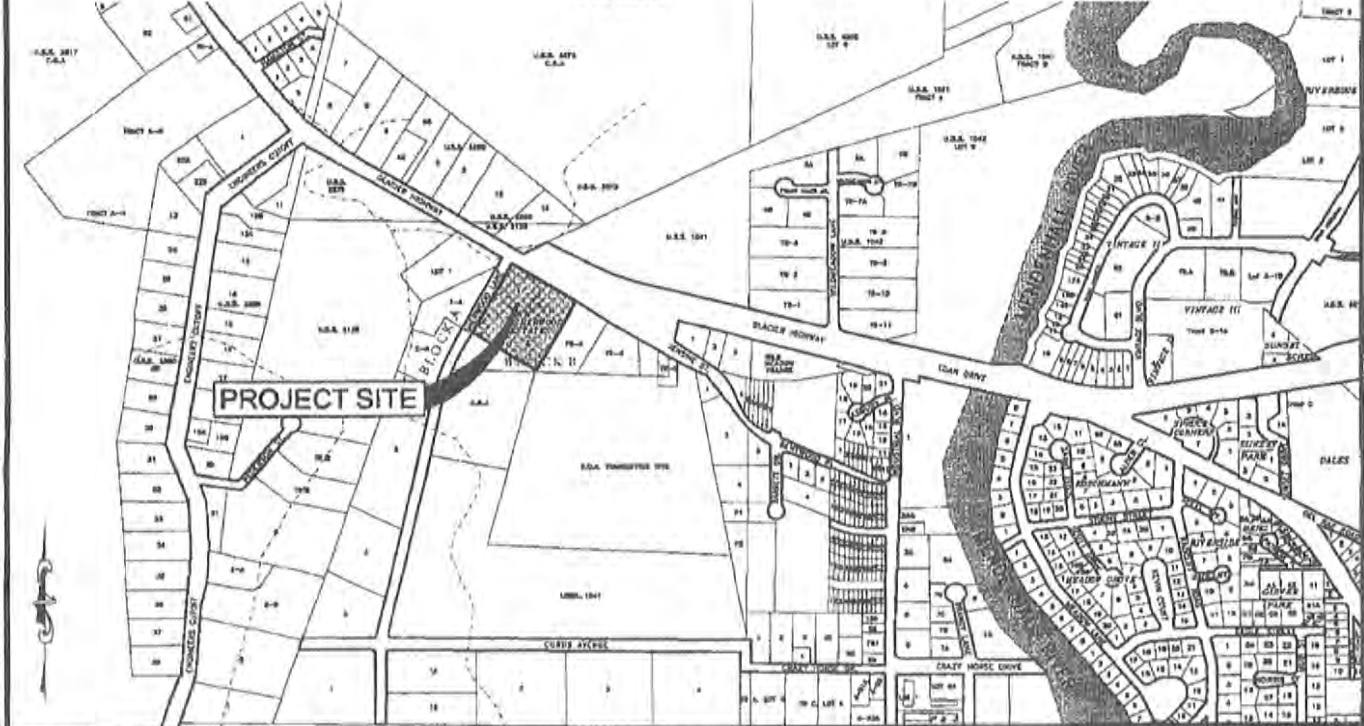
I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee Date

ATTACHMENT D

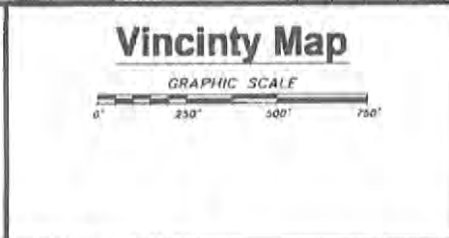


SHEET INDEX	
SHEET	DESCRIPTION
1	VICINITY MAP
2	SITE LOCATION MAP
3	SYMBOLS, QUANTITIES AND ABBREVIATIONS
4	EXISTING SITE CONDITIONS
5	SITE PLAN
6	CULVERT REPLACEMENT DETAIL
7	FILL PLACEMENT DETAILS



**JUNEAU, GASTINEAU CHANNEL,
STEPHENS PASS, ALASKA**
(PUBLICATION DATED 04/21/2003)
TIDAL DATUM

HTL 24.37'
MHW 15.34'
MLLW 0.00'



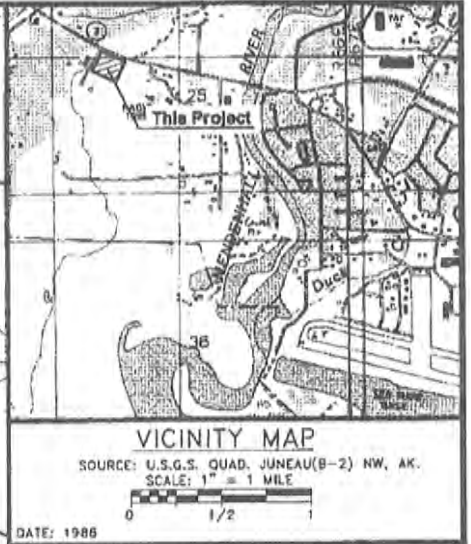
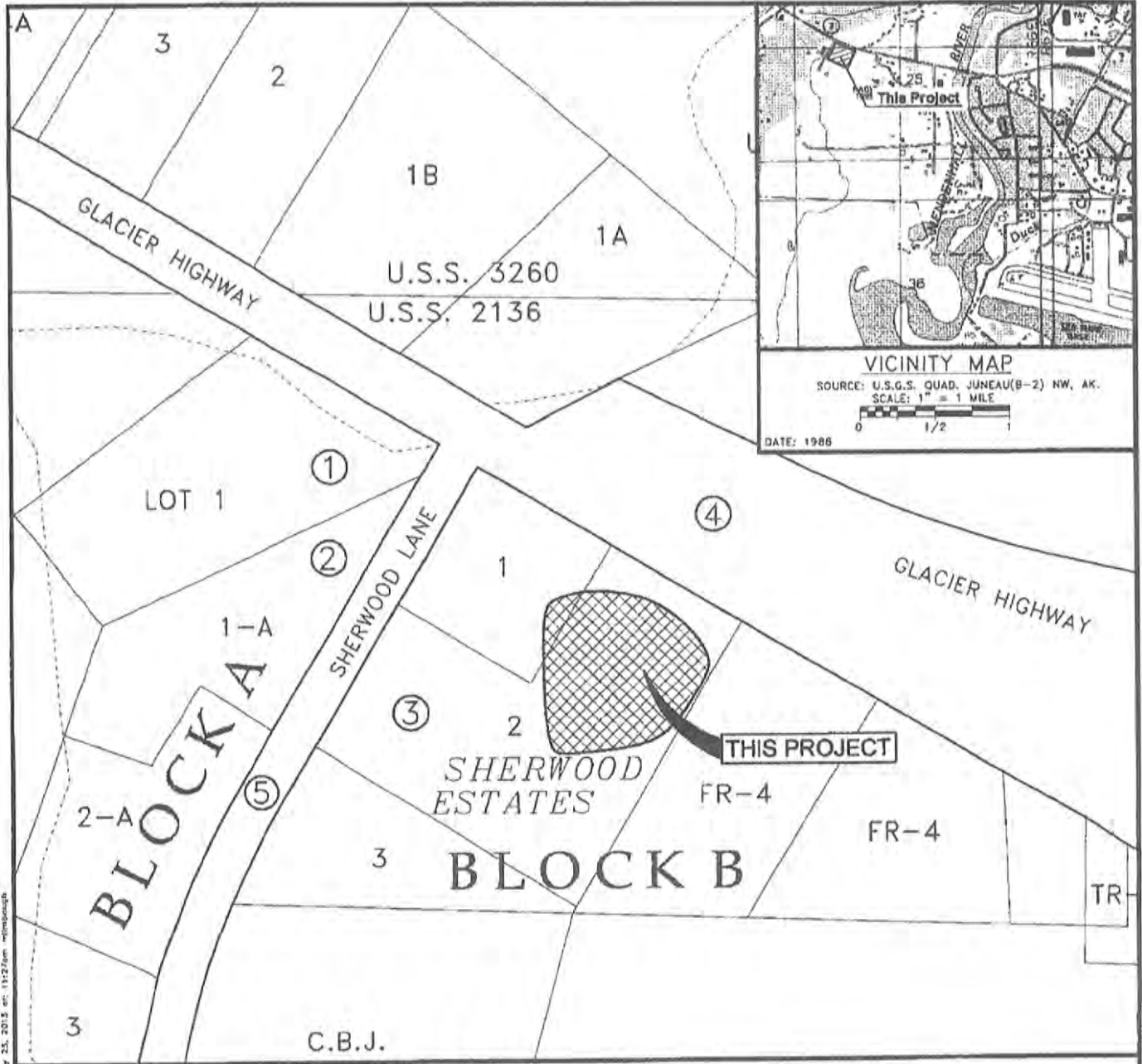
**CULVERT REPLACEMENT
FOR LOT 1 & FILL
PLACEMENT FOR LOT 2
BLOCK B
SHERWOOD ESTATES**

IN: GASTINEAU CHANNEL
AT: JUNEAU, ALASKA
APPLICANT: JOHN ARMSTRONG
1750 ANKA STREET
JUNEAU, ALASKA 99801

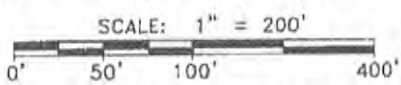
DATE: JULY 23, 2013 SHEET 1 OF 7
R&M PROJ.: 131349

PROJECT PURPOSE: THE PURPOSE OF THIS PROJECT IS TO REMOVE AN UNDERSIZED CULVERT PIPE AND REPLACE WITH A LARGER CULVERT PIPE TO ALLOW EFFICIENT FISH PASSAGE, AND TO PLACE CLEAN FILL MATERIAL ON AN EXISTING FILLED LOT 2.

I:\2013\131349\131349.dwg Team Topo\Center Vicinity and Symbols.dwg PLOT: July 23, 2013 at: 11:27am mll-matthew



SITE LOCATION MAP



















ADJACENT PROPERTY OWNERS

- ① FAMILY PRACTICE BLDG. PARTNERSHIP-10301 GLACIER HWY.
- ② JMC RENTALS INC.
- ③ ANDSOH ASSOCIATES LLC - 2767 SHERWOOD LANE
- ④ STATE OF ALASKA DEPARTMENT OF TRANSPORTATION
- ⑤ CITY AND BOROUGH OF JUNEAU

CULVERT REPLACEMENT
 FOR LOT 1 & FILL
 PLACEMENT FOR LOT 2
 BLOCK B
 SHERWOOD ESTATES
 IN: GASTINEAU CHANNEL
 AT: JUNEAU, ALASKA
 APPLICANT: JOHN ARMSTRONG
 1750 ANKA STREET
 JUNEAU, ALASKA 99801
 DATE: JULY 23, 2013 SHEET 2 OF 7
 R&M PROJ.: 131349

131349.DWG, 131349, JWB, Ben Topik, Juneau, Alaska, July 23, 2013, 11:27am, 131349.dwg

SYMBOLS

EXISTING	NEW
	
	
	
	
30 	
	
	
	

QUANTITIES

CLEAN FILL MATERIAL = 2,000 C.Y.(±)

FILL PLACEMENT AREA = 28,544 S.F.

ABBREVIATIONS

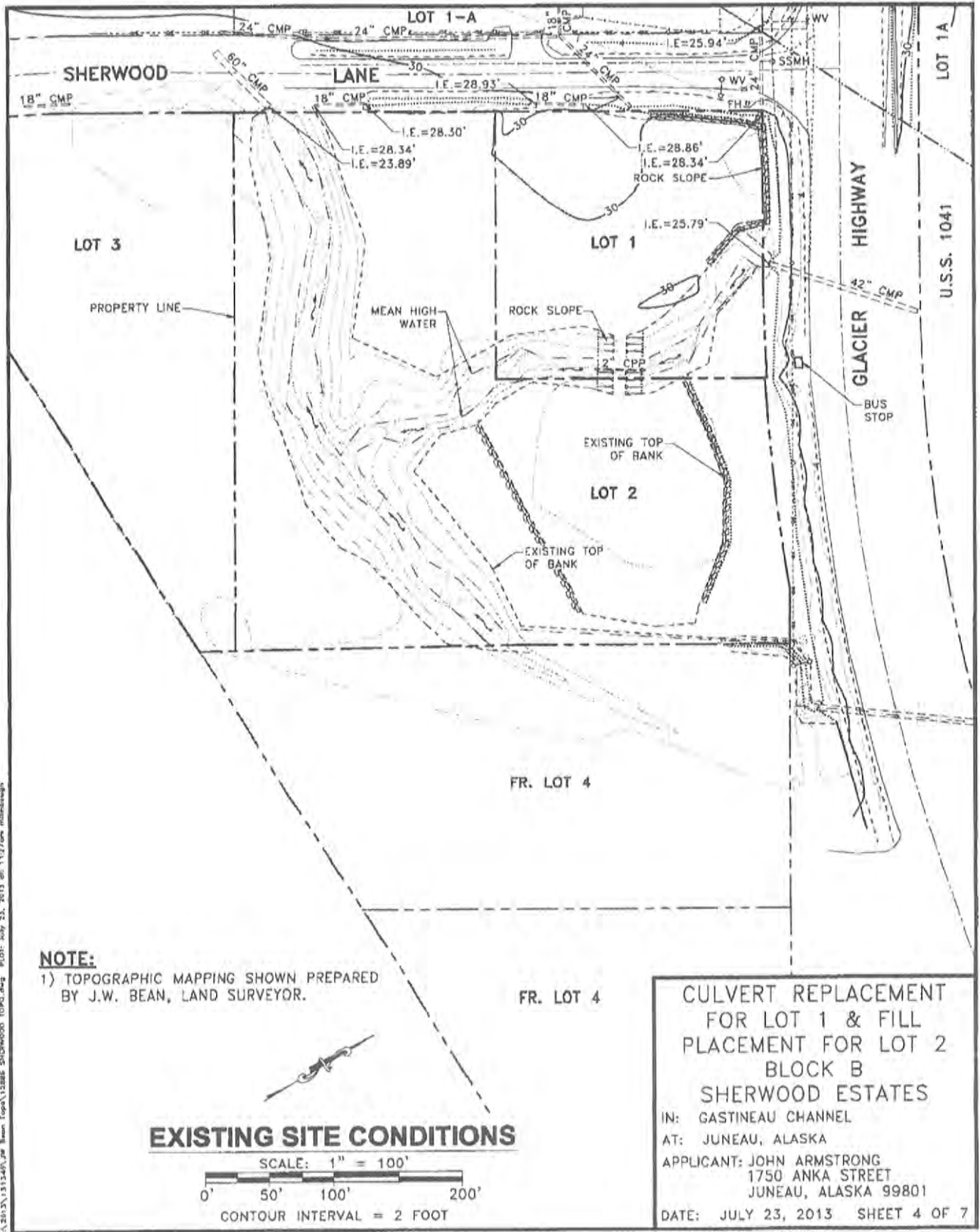
CMP — CORRUGATED METAL PIPE	TYP. — TYPICAL
EXIST. — EXISTING	
I.E. — INVERT ELEVATION	
MIN. — MINIMUM	
M.H.W. — MEAN HIGH WATER	

**CULVERT REPLACEMENT
 FOR LOT 1 & FILL
 PLACEMENT FOR LOT 2
 BLOCK B
 SHERWOOD ESTATES**

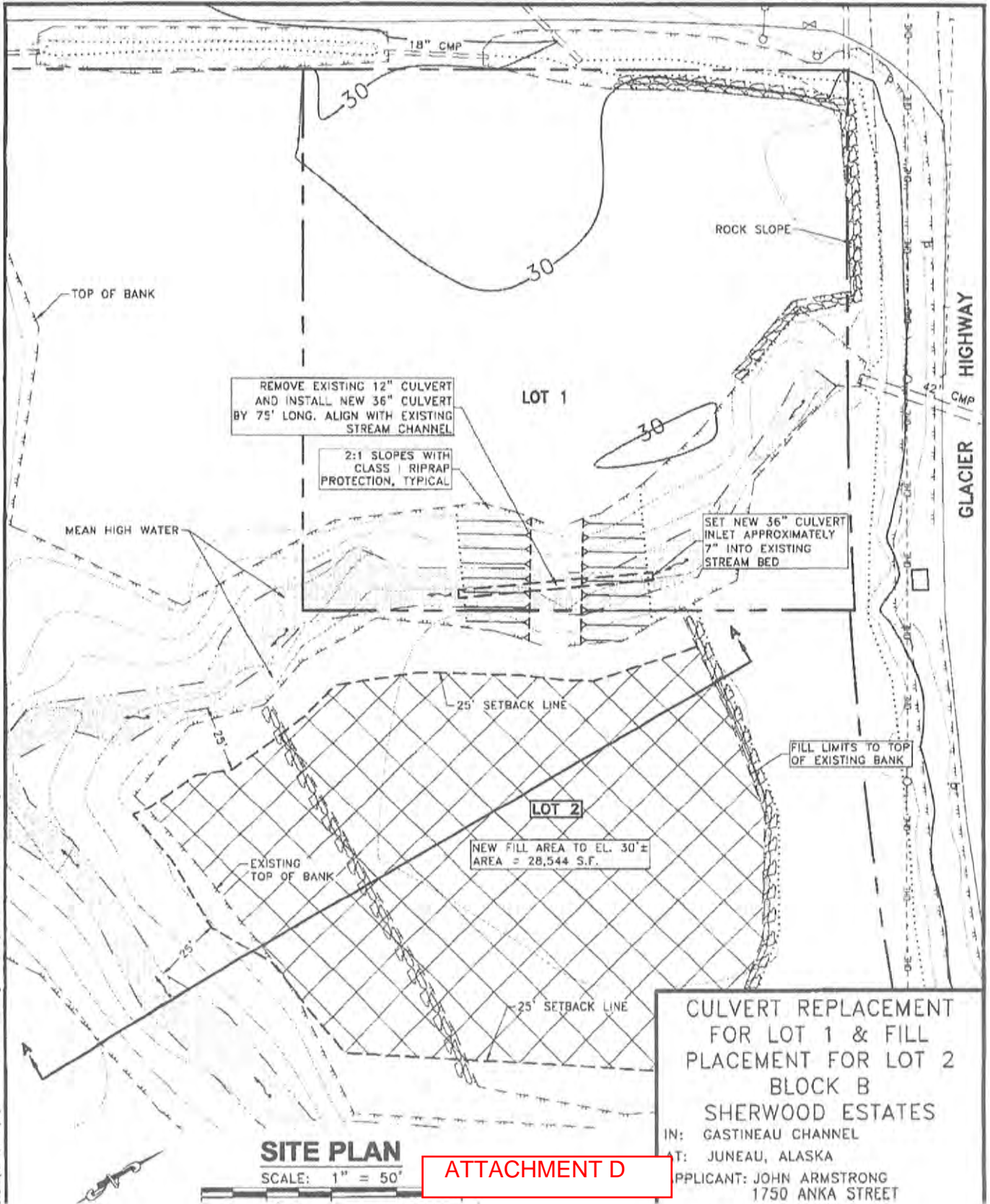
IN: GASTINEAU CHANNEL
 AT: JUNEAU, ALASKA
 APPLICANT: JOHN ARMSTRONG
 1750 ANKA STREET
 JUNEAU, ALASKA 99801

DATE: JULY 23, 2013 SHEET 3 OF 7
 R&M PROJ.: 131349

\\2013\131349\06 Data\Topo\Genr\Utility and Symbols.dwg PLOT: July 23, 2013 at 11:27am mfm:bough



51345_VP_Sherwood\12886_Sherwood\1090.dwg PLOT: July 23, 2015 on 11:27am mllrblng



REMOVE EXISTING 12" CULVERT AND INSTALL NEW 36" CULVERT BY 75' LONG. ALIGN WITH EXISTING STREAM CHANNEL

2:1 SLOPES WITH CLASS 1 RIPRAP PROTECTION, TYPICAL

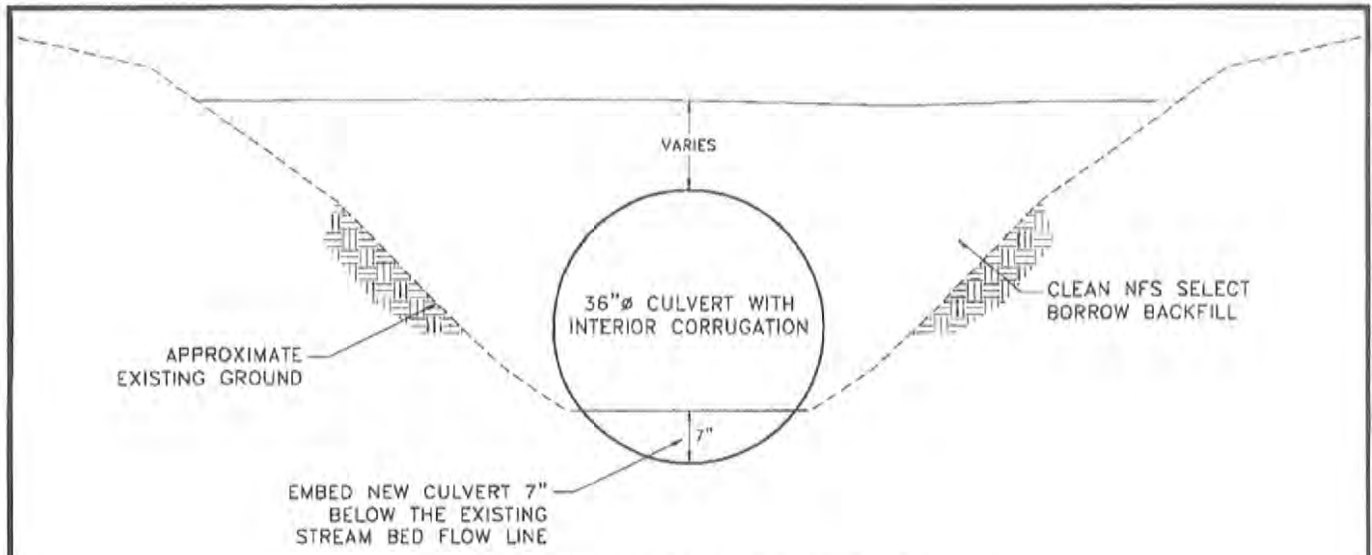
SET NEW 36" CULVERT INLET APPROXIMATELY 7" INTO EXISTING STREAM BED

NEW FILL AREA TO EL. 30' ± AREA = 28,544 S.F.

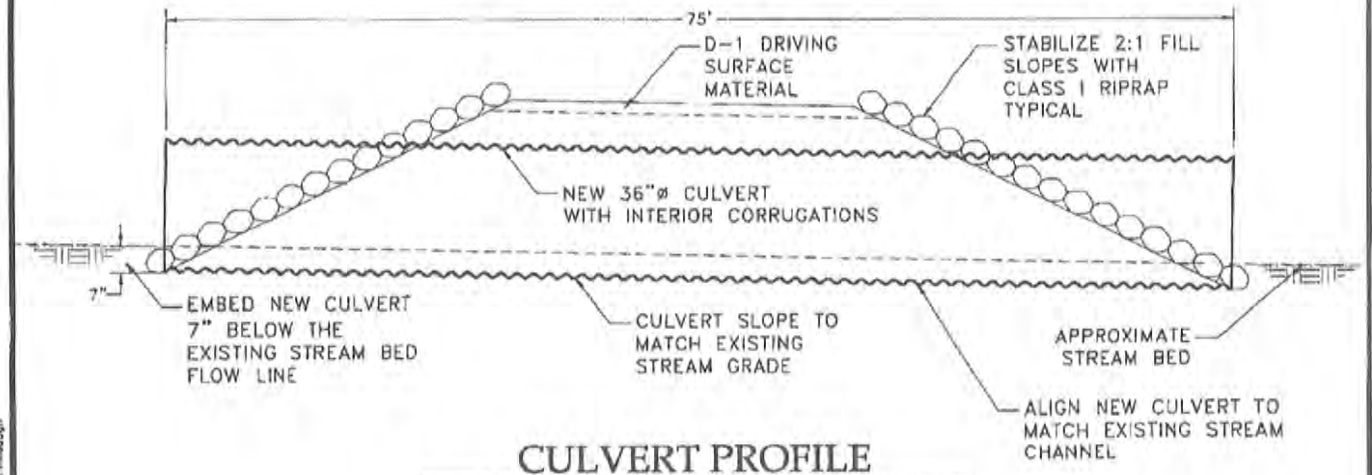
CULVERT REPLACEMENT FOR LOT 1 & FILL PLACEMENT FOR LOT 2
BLOCK B
SHERWOOD ESTATES
 IN: GASTINEAU CHANNEL
 AT: JUNEAU, ALASKA
 APPLICANT: JOHN ARMSTRONG
 1750 ANKA STREET

SITE PLAN
SCALE: 1" = 50'

ATTACHMENT D



CULVERT END SECTION



CULVERT PROFILE

CULVERT REPLACEMENT NOTES:

- 1) EXISTING 12" CULVERT TO BE REMOVED AND NOT SHOWN FOR CLARITY,
- 2) MAINTAIN WATER QUALITY REQUIREMENTS DURING CONSTRUCTION BY STORM WATER BEST MANAGEMENT PRACTICES (SILT FENCING, WADDLES, CHECK DAM, ETC.)

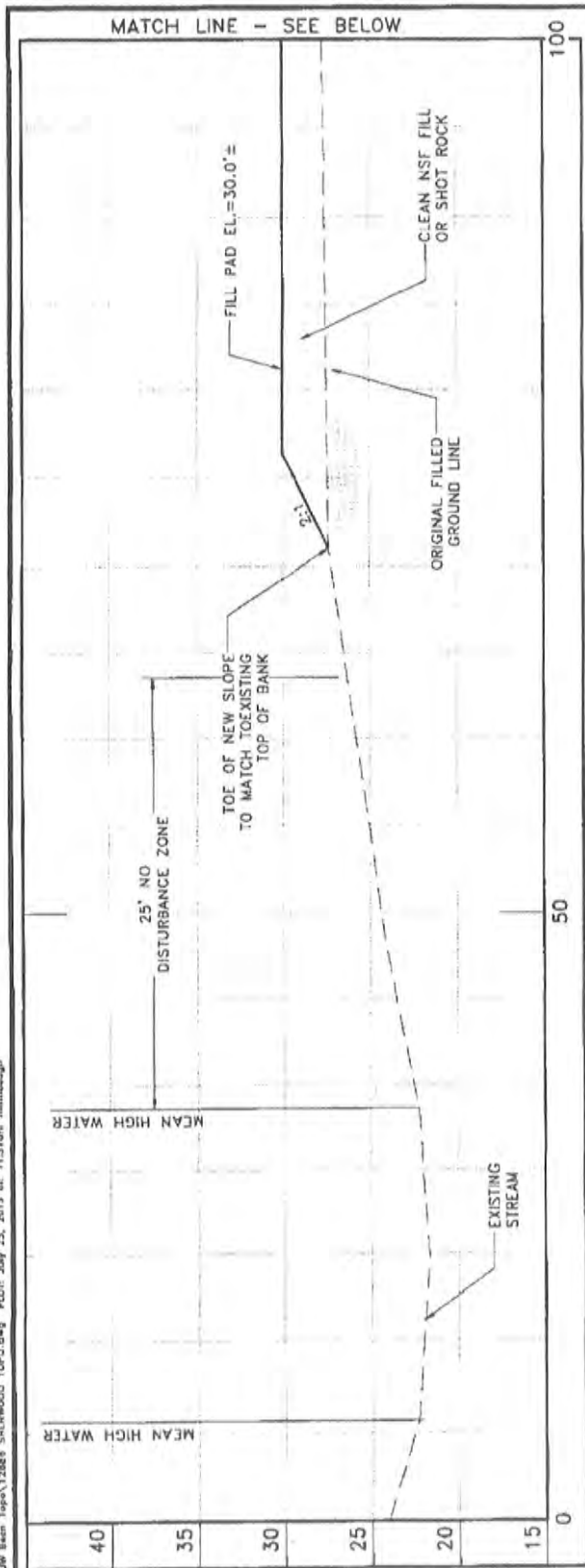
1 CULVERT REPLACEMENT DETAIL
N.T.S.

CULVERT REPLACEMENT
 FOR LOT 1 & FILL
 PLACEMENT FOR LOT 2
 BLOCK B
 SHERWOOD ESTATES
 IN: GASTINEAU CHANNEL
 AT: JUNEAU, ALASKA
 APPLICANT: JOHN ARMSTRONG
 1750 ANKA STREET
 JUNEAU, ALASKA 99801
 DATE: JULY 23, 2013 SHEET 6 OF 7

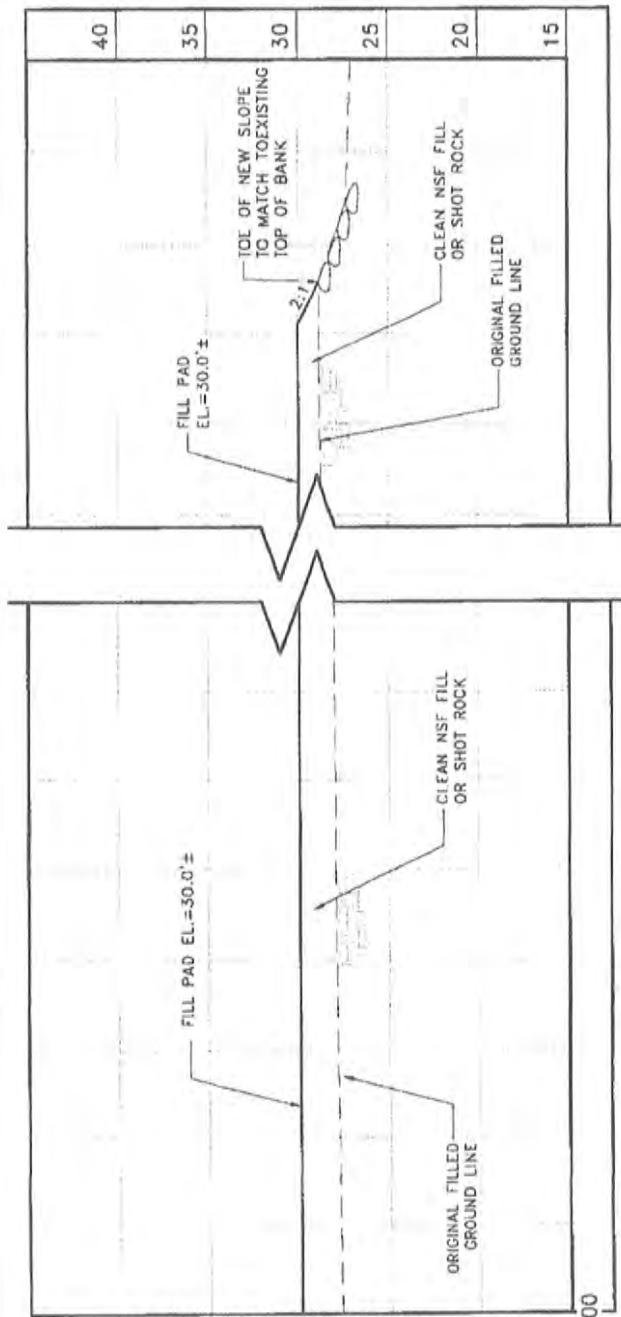
R&M PROJ.: 131349

c:\2013\131349\131349.dwg Ben Topo\12268 9/15/2013 11:27am erfbough

\\s0151\131349\AW Exam Topo\12886 Sherwood TOPD.dwg PLOT: July 23, 2013 at 11:33am mlm18augh



FILL REPLACEMENT DETAILS



MATCH LINE - SEE ABOVE

SECTION A-A

SCALE: 1:10

CULVERT REPLACEMENT
 FOR LOT 1 & FILL
 PLACEMENT FOR LOT 2
 BLOCK B
 SHERWOOD ESTATES
 IN: GASTINEAU CHANNEL
 AT: JUNEAU, ALASKA
 APPLICANT: JOHN ARMSTRONG
 1750 ANKA STREET
 JUNEAU, ALASKA 99801
 DATE: JULY 23, 2013 SHEET 7 OF 7
 R&M PROJ.: 131349

STATE OF ALASKA

DEPARTMENT OF FISH AND GAME DIVISION OF HABITAT

SEAN PARNELL, GOVERNOR

Douglas Island Center Building
802 W. 3rd Street, Douglas
P.O. BOX 110024
JUNEAU, AK 99811-0024
PHONE: (907) 465-4105
FAX: (907) 465-4759

FISH HABITAT PERMIT FH11-I-0072

ISSUED: June 9, 2011

John Armstrong
1750 Anka St
Juneau, AK 99811

RE: **Culvert**
Stream No. 111-50-10490-2020-3005
Section 25, Township 40S, Range 65E, CRM (Juneau B2)
58.3717 N, 134.6156 W (NAD 83)

Dear Mr. Armstrong:

Pursuant to AS 16.05.841 and 16.05.871(b), the Alaska Department of Fish and Game (ADF&G), Division of Habitat reviewed your request to place a culvert in Stream No. 111-50-10490-2020-3005, near Sherwood Lane, in Juneau. The current undersized culvert was placed without a Fish Habitat Permit and needs to be replaced with a larger culvert in order to provide efficient fish passage both upstream and downstream.

Project Description

You will remove an existing corrugated plastic pipe (CPP) and replace it with a larger culvert at least 36 inches in diameter with a length of 75 feet or less, and having interior corrugations. The culvert will be aligned with the existing channel and match the stream grade. The new culvert will be embedded below the stream bed, to a depth of approximately 20% of its diameter; about 7 inches deep for a 36" diameter pipe. The slopes of the driveway should be designed with rock of sufficient size or stabilized to prevent the slopes from eroding into the stream. Measures will be taken to reduce sedimentation from entering the stream to the maximum extent possible.

Anadromous Fish Act and Coastal Consistency Requirements

Stream No. 111-50-10490-2020-3005 is specified in the Catalog of Waters Important for the Spawning, Rearing, or Migration of Anadromous Fishes pursuant to AS 16.05.871(a). The stream provides

ATTACHMENT D

habitat for coho salmon and Dolly Varden. Chum presence was cataloged in 2010, but no spawning locations were established.

Your project is consistent with the Alaska Coastal Management Program pursuant to 11 AAC 110.730 and under Generally Consistent Determination (GCD) 7 (enclosed). In accordance with AS 16.05.871(d), project approval is hereby given subject to the project description above and the following stipulations:

- (1) You will give this office prior notice, so that ADF&G biologists can be onsite to isolate the stream above and below the area of construction and remove fish prior to work beginning.

You are responsible for the actions of contractors, agents, or other persons who perform work to accomplish the approved project. For any activity that significantly deviates from the approved plan, you shall notify ADF&G and obtain written approval in the form of a permit amendment before beginning the activity. Any action that increases the project's overall scope or that negates, alters, or minimizes the intent or effectiveness of any stipulation contained in this permit will be deemed a significant deviation from the approved plan. The final determination as to the significance of any deviation and the need for a permit amendment is the responsibility of the ADF&G. Therefore, it is recommended you consult ADF&G immediately when a deviation from the approved plan is being considered.

For the purpose of inspecting or monitoring compliance with any condition of this permit, you shall give an authorized representative of the state free and unobstructed access, at safe and reasonable times, to the permit site. You shall furnish whatever assistance and information as the authorized representative reasonably requires for monitoring and inspection purposes.

This letter constitutes a permit issued under the authority of AS 16.05.871. This permit must be retained on site during construction. Please be advised that this determination applies only to activities regulated by ADF&G; other agencies also may have jurisdiction under their respective authorities. This determination does not relieve you of your responsibility to secure other permits; state, federal, or local. You are still required to comply with all other applicable laws.

In addition to the penalties provided by law, this permit may be terminated or revoked for failure to comply with its provisions or failure to comply with applicable statutes and regulations. The department reserves the right to require mitigation measures to correct disruption to fish created by the project which was a direct result of failure to comply with this permit or any applicable law.

You shall indemnify, save harmless, and defend the department, its agents, and its employees from any and all claims, actions or liabilities for injuries or damages sustained by any person or property arising directly or indirectly from permitted activities or your performance under this permit. However, this provision has no effect if, and only if, the sole proximate cause of the injury is the department's negligence.

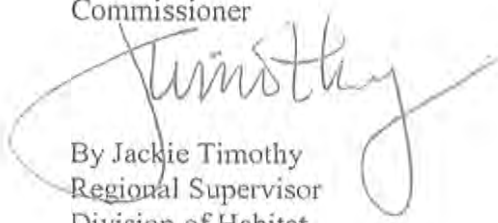
This permit decision may be appealed in accordance with the provisions of AS 44.62.330-630.

John Armstrong
111-50-10490-2020-3005 culvert

FH11-I-0072
Issued: June 9, 2011

If you have any questions regarding this permit, please contact Johnny Zutz at (907) 465-6474 or email johnny.zutz@alaska.gov.

Sincerely,
Cora Campbell
Commissioner


By Jackie Timothy
Regional Supervisor
Division of Habitat

Enclosed: GCD-7

Email cc:
Al Ott, ADF&G Habitat, Fairbanks
Brian Glynn, ADF&G/SF, Juneau
Kevin Monagle, ADF&G/CF, Juneau
Bob Piorkowski, ADF&G/SF, Juneau
Gillian O'Doherty, ADF&G/SF, Anchorage
Steve Brockman, USFWS, Juneau
Teri Camery, CBJ, Juneau

GENERALLY CONSISTENT DETERMINATION GCD-7

CULVERT AND BRIDGE INSTALLATION

The following activity is consistent with the Alaska Coastal Management Program per 11 AAC 110.730 when conducted according to the standard alternative measures listed below. This approval does not relieve the applicant from obtaining required permits and approvals from local, State, and federal individual agencies.

For activities subject to this generally consistent determination, the applicant is not automatically required to complete a coastal project questionnaire (CPQ). DFG may require a CPQ for project proposals where it is uncertain whether other State or federal authorizations may be required. For example, a CPQ may not be required for the replacement or modification of culverts or bridges associated with timber harvest activities on State and federal lands. In all cases, a CPQ is not required for the activities described below on private lands and non-navigable waters reviewed in accordance with AS 41.17, the Alaska Forest Resources and Practices Act.

DESCRIPTION OF THE ACTIVITY

The installation, maintenance, repair, replacement, or modification of culverts or bridges.

Authority: AS 41.14.840
AS 41.14.870
AS 16.20
5 AAC 95
AS 38.05.850

Section 10, Rivers and Harbors Act (33 U.S.C. 403)
Section 401 and 404 of Clean Water Act (33 U.S.C. 1341, 33 U.S.C. 1344) (33 U.S.C. 1341, 33 U.S.C. 1344) (for NWP's only)

Permit: Fish Habitat Permit (OHMP)
Special Area Permit (DFG)
Land Use Permit or Right-of-Way (DNR)

Federal Temporary Use Permit (BLM)
NWP's 3, 13-15, 18, 23, 25, 32, 33 (COE)

Region: Statewide

PROCEDURE

Permittee shall consult the Office of History and Archaeology ((907) 269-8721) so that known historic, prehistoric, or archeological sites may be avoided.

STANDARD ALTERNATIVE MEASURES

1. The structure shall be designed, installed, and maintained to accommodate the efficient passage and movement of fish, both upstream and downstream, at all flows up to and including a mean annual seasonal flood design discharge with a two-day duration for the specific time of the year that the weakest swimming fish (design fish) present in the waterbody must be assured passage.¹
2. Alteration of streambanks shall be minimized and restricted to that necessary for the stream crossing. Disturbed streambanks shall be immediately stabilized to prevent erosion and sedimentation of the stream.
3. Authorized activities shall avoid sensitive fish life stages. (Note: OHMP may restrict or prohibit activities during certain sensitive time periods as necessary.)
4. The installation, replacement, or modification shall be conducted in a manner that maintains fish and wildlife and their habitats.
5. If the structure crosses a fresh water body, it shall not be constructed of any wood treated with a preservative containing creosote or pentachlorophenol.
6. The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric, or archeological site without a permit from the commissioner. Should any sites be discovered during the course of field operations, activities that may damage the site will cease and the Office of History and Archaeology in the Division of Parks and Outdoor Recreation ((907) 269-8721) and the appropriate coastal district shall be notified immediately.

¹ Fish passage design flow is not the same as the culvert design or flood flow. The flood flow is the maximum anticipated stream discharge that the structure must safely accommodate during its design life. The fish passage design flood is the maximum stream discharge at which fish passage must be assured. The OHMP has defined the fish passage design flood as the mean annual, two-day duration flood for the specific time of year that the design fish is migrating upstream. The OHMP is responsible for identifying the design fish and the seasonal period for calculation of the fish passage design flood.



820 Glacier Avenue
Juneau, Alaska 99801
Phone (907) 586-5322
Fax (907) 586-8323

TO: Mr. John Armstrong, Property owner
FROM: Dan Jager, CBJ Fire Marshal
Re: Fire apparatus turn around for property

February 19, 2014

Mr. Armstrong;

Per our conversation earlier today on your property located next to Sherwood Lane, I do not see any problem with your proposal for emergency apparatus turn around for the property that you have plans for developing. The International Fire Code requires any property with three or more structures to conform to the apparatus accessibility requirements and turn around capability requirements come into play when the road that serves the structures exceeds 150 feet in length. Typically, cul-de-sac or hammerhead style turn around are used to accommodate this requirement.

What you have proposed, is allowing an area for apparatus turn around with the last parcel, Lot 3A. I believe this will meet the intent of the fire code as you stated you will not place a fence or any other objects in the way to allow apparatus turn around if it were needed. The area you identified would be large enough to accommodate fire and emergency apparatus. Thank you for the opportunity to work with you on this project requirement. If there is anything else I can do to be of any farther help, please do not hesitate to ask.

Respectfully,

Daniel M. Jager
CBJ Fire Marshal

Cc: Ron King, CBJ Chief Regulatory Engineer

ATTACHMENT E

Jonathan Lange

From: Dave Crabtree
Sent: Friday, January 10, 2014 10:36 AM
To: Jonathan Lange; Ed Foster; Kirk Duncan; Ed Mercer; 'marie.heidemmann@alaska.gov'; Teri Camery
Subject: RE: SMP2014 0001 - Preliminary Plat approval for a Major Subdivision of three lots to nine lots.

The Water Utility has no concerns with this request.

Thank you,

*Dave Crabtree
Water Utility Superintendent
C.B.J Water Utility
Office 780-6888 - fax 780-4637
Cell 321-4480*

From: Jonathan Lange
Sent: Thursday, January 09, 2014 4:28 PM
To: Ed Foster; Dave Crabtree; Kirk Duncan; Ed Mercer; 'marie.heidemmann@alaska.gov'; Teri Camery
Subject: SMP2014 0001 - Preliminary Plat approval for a Major Subdivision of three lots to nine lots.

Subject: Please review attached documents related to a platting approval for a major subdivision of three lots into nine lots at the corner of Glacier Highway and Sherwood Lane.
File: SMP2014 0001
Parcel: 4-B17-0-110-014-0

The applicant has applied for a major subdivision which requires platting approval through the conditional use permit process for a proposed major subdivision of three lots into nine lots.

Please see the attached permit application documents that include a narrative from the applicant, a proposed plat, and an as-built survey. I have also attached a vicinity map.

I look forward to receiving your comments. Please send any comments for this proposal by January 30th, 2014. Let me know if you require any additional information for this major subdivision or have any questions.

Thanks,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Teri Camery
Sent: Friday, January 10, 2014 11:15 AM
To: Jonathan Lange
Cc: Christine McNally; Travis Goddard
Subject: FW: SMP2014 0001 - Preliminary Plat approval for a Major Subdivision of three lots to nine lots.
Attachments: [Untitled]_2014011000585100.pdf; Vicinitymap.JPG

Hi Jon,

Thank you for the information. This property has one, possibly even two, branches of Pederson Hill Creek running through it. Pederson Hill Creek is a DEC-classified impaired waterbody. The 50-foot no-development setback would apply in these areas.

In order to accurately evaluate the building area, I suggest two things: 1) Contact ADF&G to receive confirmation on where the streams are in relation to this development proposal. You would need to contact Jackie Timothy, Southeast Region Supervisor, at 586-4875. Both Jackie and myself have visited this property before, and know it well. 2) After you have that confirmation, I would suggest that either CBJ or ADF&G mark the Ordinary High Water Mark so we can then measure the 50-foot setback and determine the developable area of the property.

The purpose of this exercise is so that we can accurately determine the building footprint. We want to ensure that the subdivision does not create any lots that do not have a sufficient building footprint. I.e. we do not want to approve a situation that will create a conflict later and/or require a variance to the setback.

Also, the final plat will need some sort of plat note stating that the area has an anadromous stream (maybe streams) and the 50-foot setback would apply. Some years ago we decided against marking the 50-foot setback area on the survey itself, because the Ordinary High Water Mark can change over time.

I have cc-ed Travis and Chrissy because I leave town for several weeks on January 22, and this may need more attention on streamside setback issues. We've looked at many development proposals in this area in the past, and it's a challenging location.

Thanks very much for the notice and let me know if you need anything else.
Teri

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755 phone; (907) 586-3365 fax



Please consider the environment before printing this email.

From: Jonathan Lange
Sent: Thursday, January 09, 2014 4:28 PM
To: Ed Foster; Dave Crabtree; Kirk Duncan; Ed Mercer; 'marie.heidemann@alaska.gov'; Teri Camery
Subject: SMP2014 0001 - Preliminary Plat approval for a Major Subdivision of three lots to nine lots.

Subject: Please review attached documents related to a platting approval for a major subdivision of three lots into nine lots at the corner of Glacier Highway and Sherwood Lane.

File: SMP2014 0001

Parcel: 4-B17-0-110-014-0

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Thanks,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Heidemann, Marie E (DOT) <marie.heidemann@alaska.gov>
Sent: Wednesday, January 15, 2014 9:44 AM
To: Jonathan Lange
Cc: Good, Sheila D (DOT); Hughes, Andrew N (DOT); Epstein, David B (DOT)
Subject: RE: SMP2014 0001 - Preliminary Plat approval for a Major Subdivision of three lots to nine lots.

Jonathan,

The current subdivision lots all have access to Sherwood lane, as such no access would be allowed off Glacier Highway. If the subdivision goes through as proposed all lots have either direct access to Sherwood lane, or have a platted access easement off Sherwood Lane. We would want a restriction on the plat stating that no access will be allowed off Glacier Highway.

Thanks for the opportunity to comment.

Marie Heidemann

Transportation Planner
State of Alaska DOT&PF - Southeast Region
Phone: (907)-465-1775

From: Jonathan Lange [mailto:Jonathan_Lange@ci.juneau.ak.us]
Sent: Thursday, January 09, 2014 4:28 PM
To: Ed Foster; Dave Crabtree; Kirk Duncan; Ed Mercer; Heidemann, Marie E (DOT); teri_camery@ci.juneau.ak.us
Subject: SMP2014 0001 - Preliminary Plat approval for a Major Subdivision of three lots to nine lots.

Subject: Please review attached documents related to a platting approval for a major subdivision of three lots into nine lots at the corner of Glacier Highway and Sherwood Lane.

File: SMP2014 0001
Parcel: 4-B17-O-110-014-0

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I look forward to receiving your comments. Please send any comments for this proposal by January 30th, 2014. Let me know if you require any additional information for this major subdivision or have any questions.

Thanks,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Jonathan Lange
Sent: Tuesday, February 04, 2014 12:30 PM
To: mjohnson@rmjuneau.com; 'cdi@alaska.net'
Subject: CBJ Staff Review Comments of ANDSOH Subdivision - SMP2014 0001 - Jonathan Lange
Attachments: SMN2014-01(1).doc

Good afternoon Mark and John,

I am emailing you in reference to the major subdivision, ANDSOH Subdivision, on Sherwood Lane and Glacier Highway, application number SMP2014-0001.

Below are review comments from the CBJ staff in reference to the plat and as-built survey that were submitted.

- Label adjacent lot to the south as USS 1041 Lot A
- Change label for adjacent lot across Sherwood Ln from 1-B to 2-A per plat 2001-55.
- Since a new subdivision is created, label new lots 1 through 9.
- Remove the ghosted font "BLOCK B" from over plat, as there is the added detail of the original lots.
- Add anadromous stream not

Anadromous stream note:

- Peterson Hill Creek is determined to be an Anadromous Stream per the City & Borough of Juneau 2013 Comprehensive Plan. Special regulations may apply.

Please find attached further review comments from CBJ Regulatory Surveyor, Ron King.

Also please see the below comment from Dan Jager, Fire Marshal, that I received after review of the plat by the Subdivision Review Committee:

Yes, we had a conversation with Mr. Armstrong yesterday afternoon. We agreed that a turnaround would have to be incorporated however, it would not have to be a cul-de-sac, it could possibly be a hammer head style turn around. The 30 foot easement is greater than what the fire code requires (20 foot wide). There would have to be something in writing regarding the maintenance and plowing of snow to make sure this road would be accessible at all times of the year and that owners of property would not be allowed to place a fence or gate that would cut the road into sections, it would need to be continuous. We also advised that depending on what gets built on the properties, we would want to ensure that the hydrant that is at the beginning of the property would be adequate supply. That is dependent on the size and use of buildings that go in the future. I think that is about all on this so far.

Dan

Daniel M. Jager, EFO, CFI
Fire Marshal

Capital City Fire/Rescue
820 Glacier Avenue
Juneau, Ak 99801
907-586-0260
(Fax) 907-586-8323

Please review the above comments and make corrections to the plat.

Thank you, and if you have any questions or concerns please contact me through email or the below phone number.

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Jonathan Lange, CDD

DATE: January 13, 2014

FROM: Ron King, General Engineering *RD King*

FILE: SMN20140001(1)
ANDSOH SUBDIVISION

REVIEW COMMENTS:

WC = witness corners? No distances delineated on the plat.

Glacier Hwy ROW shall be reviewed and approved by ADOT for location and required plat information.

Add lot designations: Lot A, USS 1041 is the Hag-FTC and Tr A, USS 1041, property SE of subdivision.

Linetypes Easement, Property Line Vacated and tie (391.35') between corners all have the same linetype. Correct to individual line types and depict in legend.

Delineate all easements by linetype, annotating centerline and ties to property lines or metes&bounds of the easement exterior.

Delineate the existing drainage/stream corridor as a drainage easement to include across Lot 3E. Identify the drainage off site. Is there an easement down stream of this property to accept the drainage? Most likely it is grandfathered into the identified anadromous stream on the neighbor's lot... discuss? (subdivision requirement)

Change all necessary dates to 2014.

Change to Corporate Ownership Certificate and reformat to the correct tense/signatory.

I HEREBY CERTIFY THAT ANSOH ASSOCIATES, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS CUSTODIAN & MANAGER HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

Add Corporate Ownership certificate for Lot 3 and correct title block.

Parcel Code # 4B1701100140	ANDSOH ASSOCIATES LLC Since Jan 1900	ANDSOH ASSOCIATES LLC PO BOX 211308 AUKIE BAY AK 99821-1308
2767 SHERWOOD LN	Current Zoning: I	Case Status: Final
Tags: See Parcel Tags	File Permit Certificate # FDP2009-00016	
SHERWOOD ESTATES BL B LT 3		

Application Number	Permit/License Number	Certificate Number	Alternate Permit Id
FDP2009-00016	FDP2009-00016	FDP2009-00016	
Application Date	Permit/License Date	Certificate Date	Expiration Date
5/9/2009	5/9/2009	8/3/2013	
Reference Name	Fire Permit		
Type	Name	License Expiration	Type
Applicant	NORTHERN LIGHTS DEVELOPMENT INC		RZHIST-FDP
Owner	RHINE ASSOCIATES LLC		ZZHIST-FDP

Change the call within detail delineating the existing (vacated) corner of Lot 2/3/fr 4 by JW Bean "MON TO COR LOT 2/3/FR 4" (May need to increase the size of the detail).

March 13, 2014

Submit a proposed utility plan on the as built.

Hold Harmless, Access and Maintenance Agreement and bond/PFT permit will be required for the new services.

Add Stormwater Runoff note.

Access note that prohibits access directly to Glacier Hwy and confines access to the two proposed easements (LOTS 3 A,C, D&E ... LOTS 1A/B and 2 A/B);

LOT 3B will be allowed a separate access.

Revise plat and resubmit to include, proposed utility plan and answer drainage question. A complete drainage plan will not be required but the outfall must be verified to include crossing other properties. Need to research common use ditches that run into the anadromous stream.

FYI

49.35.510 Drainage plan

(a) The developer shall provide a total surface drainage plan for approval by the director of engineering. The plan shall be prepared by a civil engineer licensed to practice in Alaska, shall show all drainage facilities, and shall include the calculated increase in stormwater runoff resulting from the proposed development as well as the runoff from the included drainage area runoff calculations shall be based on a fully developed subdivision and a 25-year storm event. The plan shall include an evaluation of existing drainage ways and structures located between the subdivision and the approved waterway and shall verify that the existing drainage ways can accommodate the increased runoff. Any improvements required due to increased flows shall be included as part of the subdivision improvements. The plan shall show all public and any required private drainage facilities in the subdivision. Changes in the locations of drainage outfalls from the subdivision will not be permitted unless approved by the director of engineering.

(b) All major developments shall be provided with private drainage easements and drainage facilities adequate to prevent increased surface or subsurface runoff to abutting properties. Any drainage improvements required by this section shall be constructed and approved prior to or contemporaneous with the final approval of any required streets.

49.35.520 Systems required

The developer shall install all on and off-site improvements shown on the plan except as otherwise noted.

Jonathan Lange

From: Zutz, Johnny D (DFG) <johnny.zutz@alaska.gov>
Sent: Wednesday, February 12, 2014 1:04 PM
To: Jonathan Lange
Subject: RE: SMP2014 0001 - Preliminary Plat approval for a Major Subdivision of three lots to nine lots.
Attachments: Sherwood Subdivision Armstrong Map.tif

Here are the streams in the platted area as well as 25' and 50' buffers.

Thank you,

Johnny Zutz

Habitat Biologist
(907)465-6474

ADF&G - Habitat Division
802 3rd Street, Rm 209
Douglas, AK 99824
Fax (907)465-4759



bing™

© 2012 DigitalGlobe. Image courtesy of AND

Jonathan Lange

From: Ron King
Sent: Friday, February 28, 2014 3:49 PM
To: Jonathan Lange; Dan Jager
Subject: FW: Proposed Subdivision - Sherwood Lane and Glacier Hwy
Attachments: CREEK SETBACKS.PDF

Attached is a drawing roughly identifying stream-side setbacks and restrictions. The existing access may not be allowed within the 50' no construction setback from OHW

Although this subdivision was designed to avoid the need to construct a CBJ Street, subdivision approval requires a plan of improvements and driveway construction that meets the minimum requirements of IFC..

ACCESS: The lots are accessed by 2 separate private drives that must be constructed to IFC minimum standards and include a fire apparatus turnaround to be approved by CCFR. The driveway top width is required to be a minimum of 20' wide and include the roadside drainage within the 30' access easement. However the access to lots 5, 7-9 is shown within the 25' no disturbance and the 50' no construction setback required from an anadromous stream. I assumed the linetype triple-dot dash is the OHW mark of the stream as the limited as built does not have a legend depicting the various line types. I scale from the OHW shown to produce the attached color drawing delineating the setbacks. Since the access may not be constructed within 50' of the OHW a new access easement will have to be delineated that meets setback requirements or move the access to a different location. In addition the area for the required hammerhead needs to be shown with the driveway plan.

UTILITIES: Per the subdivision code each lot must have a separate curb stop at the right of way line. Sanitary sewer services may be combined if approved by CBJ wastewater and conditioned in a joint use agreement. The final utility layout shall be a plan and profile with details of the connections. It should also reference CBJ Standard Details and Specification.

SUBDIVISION DRAINAGE: No outfalls will be allowed that discharge directly into the streams without stormwater features that meet the requirement of CBJ 19.12.120 Stormwater Quality and the CBJ Manuel of Stormwater Best Management Practices. Existing topography is required as stated in 49.15.430.

Final approval requires construction dwgs that meet the requirements of Title 49, to include, plan & profile of access road, plan/profile utilities and drainage plan.

The access shown crossing the stream to Lots 2& 3 must be accompanied with the appropriate permits from the Corps, ADF&G and CBJ.

There are additional items that will be addressed after the access is revisited and corrected.

I am holding any further review until access and utilities are ironed out.

Ron

I included the requirements for a preliminary plat if you wish to forward to the applicant.

49.15.430 Major subdivisions.

The major subdivision procedures shall be used for subdivision of a parcel into five or more lots, including the resubdivision of existing parcels into five or more lots or the adjustment of the boundary of five or more parcels. Major subdivision approval shall be a two-step

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF THE LIMITED AS-BUILT SURVEY AND THAT ALL MEASUREMENTS, CALCULATIONS AND MONUMENTATIONS ARE TRUE AND CORRECT AS SHOWN, AND THERE ARE NO ENCUMBRANCES OR OVERLAPS OF INTERESTS THEREON.

MONUMENT A
DETAIL

MONUMENT B
DETAIL

EASEMENT NOTE

THE LOCATION OF THE EXISTING AND PROPOSED EASEMENTS IN FAVOR OF LOTS 7, 8, 9 & 10 IS TO BE 25 FEET WIDE, UNLESS OTHERWISE SHOWN. THE EXISTING DRAINAGE/STREAM TRAVELING AS A GRADED AND COMMON DRIVE FOR SAID LOTS.

NOTE:

UNLESS OTHERWISE INDICATED, ANY DATA HEREON IS TO BE USED FOR BOUNDARY OR EASEMENT PURPOSES ONLY.

GENERAL NOTES

1. THE BASIS OF BEARING OF BEARINGS IS THE SURVEY WAS RUN ON THE ORIGINAL G.L.D. PLAT, STONE MONUMENT BEARINGS OF 1890-1907.
2. INFORMATION UTILIZED TO PRODUCE THIS PLAT INCLUDE THE PLAT 517, JUNEAU RECORDING DISTRICT, SECOND OF SURVEY OF LOT 4, BLOCK 3, SHERWOOD ESTATES (PLAT 1973-74, JUNEAU RECORDING DISTRICT AND PUBLIC UTILITIES DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES, JUNEAU SUBDIVISION OF THE CITY AND BOROUGH OF JUNEAU, ENGINEER'S COUNTY, 1983-1983, PROJECT NO. 7007.
3. THE LIMITED AS-BUILT INFORMATION CONTAINED HEREIN WAS OBTAINED FROM THE RECORDS OF THE JUNEAU PUBLIC UTILITIES DEPARTMENT AND THE RECORDS OF THE JUNEAU PUBLIC UTILITIES DEPARTMENT. THE INFORMATION AND PRACTICAL MEASUREMENTS ACCOMPANIED BY THIS PLAT ARE THE PROPERTY OF R & M ENGINEERING, INC. AND NO RESPONSIBILITY FOR THE CORRECTNESS AND/OR ACCURACY OF THE INFORMATION IS ASSUMED BY R & M ENGINEERING, INC.
4. WHERE RECORD SURVEY CORRECTED SURVEY DATA OF FIELD MEASUREMENTS AND/OR COMPUTED SURVEY DATA IS SHOWN WITHIN PARENTHESES WHILE THE RECORD COURSE IS SHOWN WITHIN PARENTHESES WHILE THE RECORD COURSE IS SHOWN WITHIN PARENTHESES.
5. SANITARY SEWER AND DOMESTIC WATER TO BE SUPPLIED BY CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

LEGEND

- PRIMARY MONUMENT BY OTHER (RECOVERED)
- J.W. BEAM SECONDARY MONUMENT (RECOVERED)
- 7570-5 PRIMARY MONUMENT (RECOVERED)
- 7570-5 SECONDARY MONUMENT (RECOVERED)
- BOUNDARY / PROPERTY LINE
- CENTERLINE

NEIGHBORHOOD MAP

SCALE: 1"=400'

R & M ENGINEERING, INC.

ENGINEERS

1100 W. 11TH AVE., JUNEAU, ALASKA 99801

PH: 907-586-1100 FAX: 907-586-1101

DATE: FEBRUARY 23, 2011 SCALE: 1"=400'

RECEIVED
FEB 11 2011
JUNEAU DISTRICT

LIMITED AS-BUILT SURVEY

FOR PROPOSED

ANDSOH SUBDIVISION

A SUBDIVISION OF

LOTS 1, 2 & 3, BLOCK B,

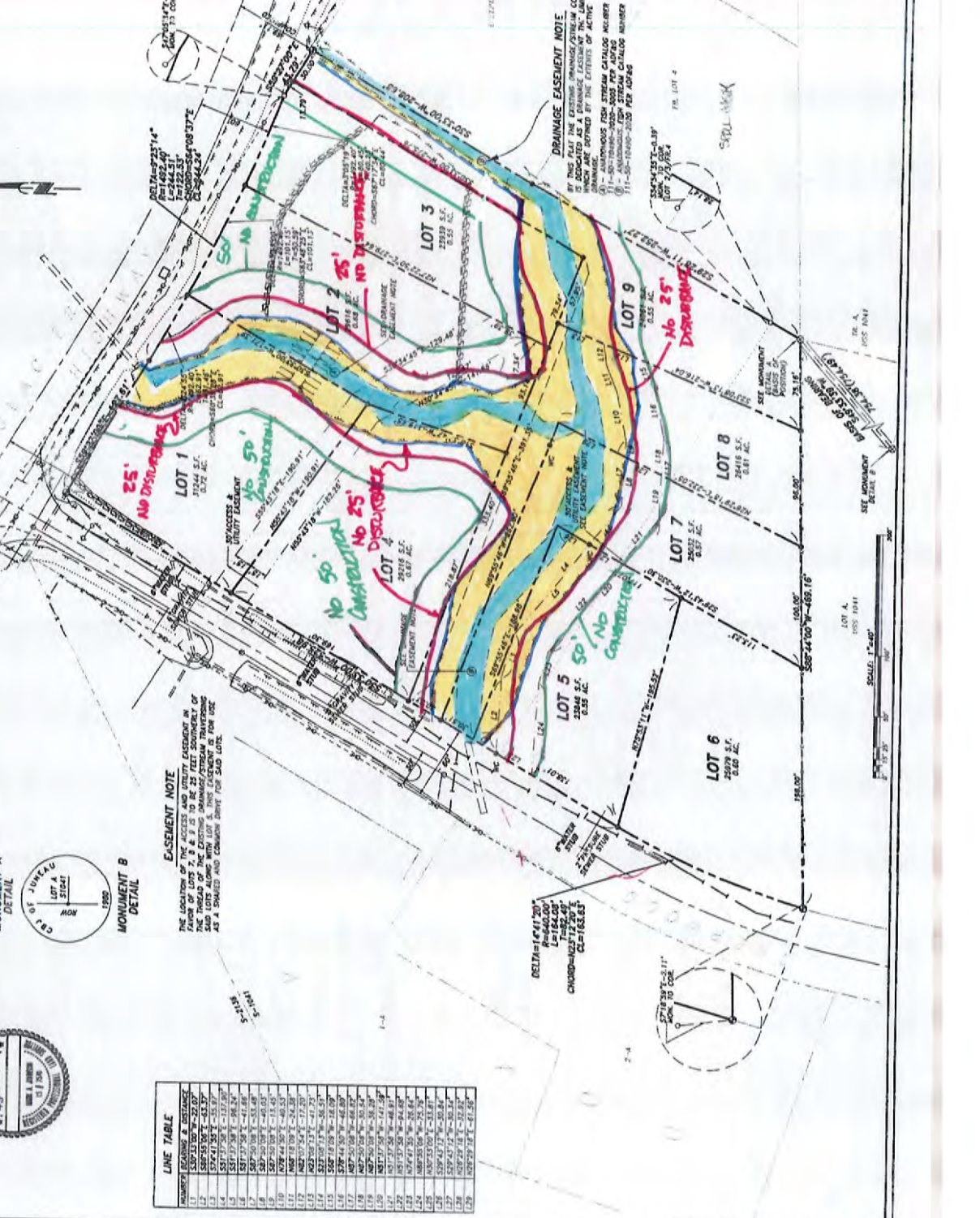
SHERWOOD ESTATES

WITHIN

THE CITY & BOROUGH OF JUNEAU, ALASKA

JUNEAU RECORDING DISTRICT

ENGINEER: R & M ENGINEERING, INC.
1100 W. 11TH AVE., JUNEAU, ALASKA 99801
PH: 907-586-1100 FAX: 907-586-1101
DATE: FEBRUARY 23, 2011 SCALE: 1"=400'



LINE	BEARING	LENGTH
1	S89°43'10"W	33.07
2	S72°41'50"E	63.97
3	S72°41'50"E	63.97
4	S72°41'50"E	63.97
5	S72°41'50"E	63.97
6	S72°41'50"E	63.97
7	S72°41'50"E	63.97
8	S72°41'50"E	63.97
9	S72°41'50"E	63.97
10	S72°41'50"E	63.97
11	S72°41'50"E	63.97
12	S72°41'50"E	63.97
13	S72°41'50"E	63.97
14	S72°41'50"E	63.97
15	S72°41'50"E	63.97
16	S72°41'50"E	63.97
17	S72°41'50"E	63.97
18	S72°41'50"E	63.97
19	S72°41'50"E	63.97
20	S72°41'50"E	63.97
21	S72°41'50"E	63.97
22	S72°41'50"E	63.97
23	S72°41'50"E	63.97
24	S72°41'50"E	63.97
25	S72°41'50"E	63.97
26	S72°41'50"E	63.97
27	S72°41'50"E	63.97
28	S72°41'50"E	63.97
29	S72°41'50"E	63.97
30	S72°41'50"E	63.97

ATTACHMENT F



ATTACHMENT F







ATTACHMENT F



ATTACHMENT F



ATTACHMENT F



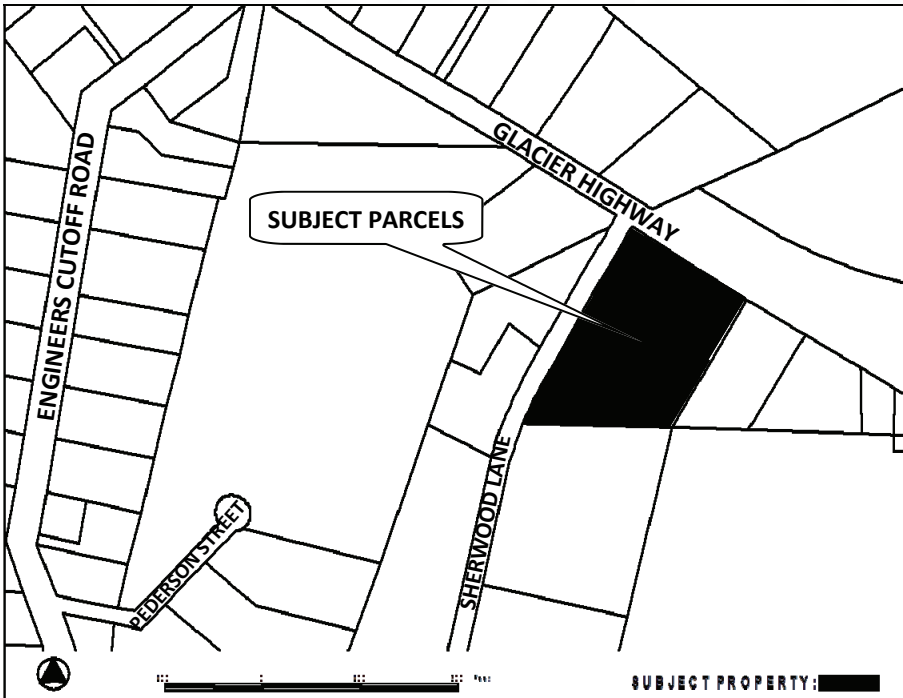
ATTACHMENT F

ATTACHMENT F





NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



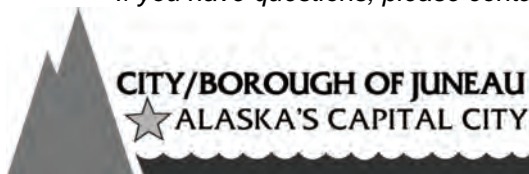
PROPOSAL: Preliminary Plat approval for a Major Subdivision of three lots to nine lots at the southeast corner of Sherwood Lane and Glacier Highway.

File No:	SMP2014 0001	Applicant:	John Armstrong
To:	Adjacent Property Owners	Property PCN:	4-B17-0-110-014-0; 015-0; 016-0
Hearing Date:	March 25, 2014	Owner:	ANDSOH Associates LLC
Hearing Time:	7:00 PM	Size:	5.48 Acres
Place:	Assembly Chambers	Zoned:	Industrial
	Municipal Building	Site Address:	2767 Sherwood Lane
	155 South Seward Street	Accessed Via:	Sherwood Lane
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Jonathan Lange at jonathan_lange@ci.juneau.ak.us or at 586-0218.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.