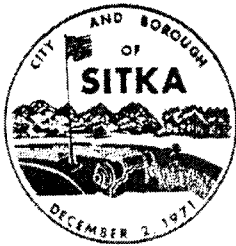


POSSIBLE MOTION

I move to approve the Municipal Administrator enter into a survey agreement with O'Neill Surveying for surveying three tracts totaling \$43,850.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Memorandum

TO: Jim Dinley, Municipal Administrator
Mayor Westover and Members of the Assembly

FROM: Wells Williams, Planning Director 

SUBJECT: Authorization for Survey Services – Whitcomb Heights

DATE: April 20, 2011

Consistent with the information provided during the work session on Whitcomb Heights, Assembly authorization is requested for survey services to replat proposed Development Areas A, B, and C.

Those development areas are outlined in bold in the drawings prepared by RW Droll and Associates.

O'Neill Surveying has submitted three proposals that total \$43,850. While these proposals reference the existing legal descriptions, the proposals include all three tracts above. Maps showing those legal descriptions are attached.

The survey would be the basis for a replat that would go through the major subdivision process. Including all the tracts in one survey contract would create economies of scale in the review process. It would also increase the ability of the municipality in future land sales since the parcels will be defined this summer.

The O'Neill proposals include platting the trail that is currently being constructed through Development Area B. An arrangement was previously explored with Sitka Trail Works to relocate the parking area for the trail upland if or when the parcels in Development Area B are sold. This concept was to have the trail parking area incorporated into the future development of one of those tracts. This understanding was reconfirmed with Sitka Trail Works and will be touched on during the work session.

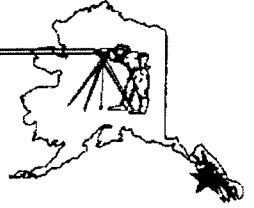
Recommended Action:

Authorize the Administrator to enter into a survey agreement with O'Neill Surveying for the three tracts totaling \$43,850.

Providing for today...preparing for tomorrow

O'NEILL SURVEYING & ENGINEERING

P.O. BOX 1849, SITKA, ALASKA 99835
PHONE (907) 747-6700
FAX (907) 747-7590



April 10, 2011

Wells Williams
CBS Planning Director
100 Lincoln Street
Sitka, AK 99835

RE: Whitcomb Heights Subdivisions

Wells:

Recently you asked for a cost proposal to re-subdivide the Whitcomb Heights II (Phase I) Subdivision, and to create a new subdivision that would modify Tracts A13 and A14 of the Whitcomb Heights Subdivision to accommodate the Townhomes layout conceptualized by Bob Droll.

At this time, we would like to offer the requested proposals:

1) Re-subdivision of the Whitcomb Heights II Subdivision:

Subdivision per current CBS Subdivision Regulations, including establishment of 4 primary monuments on the subdivision boundaries. Layout per Bob Droll Plan modified to realign Kramer Ave. centerlines with original Whitcomb Heights centerline. Existing topographic maps are to be utilized to show terrain on the concept/preliminary plats.

Proposed fee (cost not to exceed):

\$21,850.00. ←

Last week, we gave a proposal to the CBS Public Works Dept. to set **temporary** property corners along the Jacobs Circle and Kramer Ave. rights of way. This proposal included the cost to field locate original Whitcomb Heights and Whitcomb Heights II subdivision corners so that a realignment of the Kramer Ave. centerlines could be calculated and incorporated into the new subdivisions. If that proposal is accepted prior to this proposal, than a portion of this work will have been completed, and our fee to complete the Whitcomb Heights II Re-Subdivision will be reduced.

Proposed fee (cost not to exceed):

\$18,850.00.

2) Subdivision modifying Tracts A13 and A14, Whitcomb Heights Subdivision:
Subdivision per current CBS Subdivision Regulations, including establishment of 2 additional primary monuments on the subdivision boundaries. Layout per Bob Droll Plan modified to realign Kramer Ave. centerlines with original Whitcomb Heights centerline. Existing topographic maps are to be utilized to show terrain on the concept/preliminary plats.
Proposed fee (cost not to exceed): \$11,250.00. ←

Let me know if you have questions or would like to discuss any of the above.

Respectfully,

Patrick O'Neill
O'Neill Surveying & Engineering

O'NEILL SURVEYING & ENGINEERING

P.O. BOX 1849, SITKA, ALASKA 99835
PHONE (907) 747-6700
FAX (907) 747-7590



April 17, 2011

Wells Williams
CBS Planning Director
100 Lincoln Street
Sitka, Alaska 99835

Re: CBS Proposal – Whitcomb Heights Development Area “C”

Wells:

Thanks for asking us to make a proposal to survey and plat Development Area “C”, a modification to the Whitcomb Heights Subdivision Tract A12, and to the Phase I Whitcomb Heights II Subdivision. As with the previous 2 submittals, we are looking at this from the perspective of a stand alone subdivision, meaning a separate subdivision plat (of all of Tract A12), marked with a minimum of 4 primary monuments and with secondary monuments at all Kramer Ave. right of way PC's and PT's (including the remainder of Tract A12).

The subdivision will conform to current CBS Subdivision Regulations, including establishment of 4 primary monuments on the subdivision boundary. Layout will be per the Bob Droll Concept with modifications to the current Kramer Ave. right of way. Existing topographic maps will be utilized to show terrain on the concept/preliminary plats.

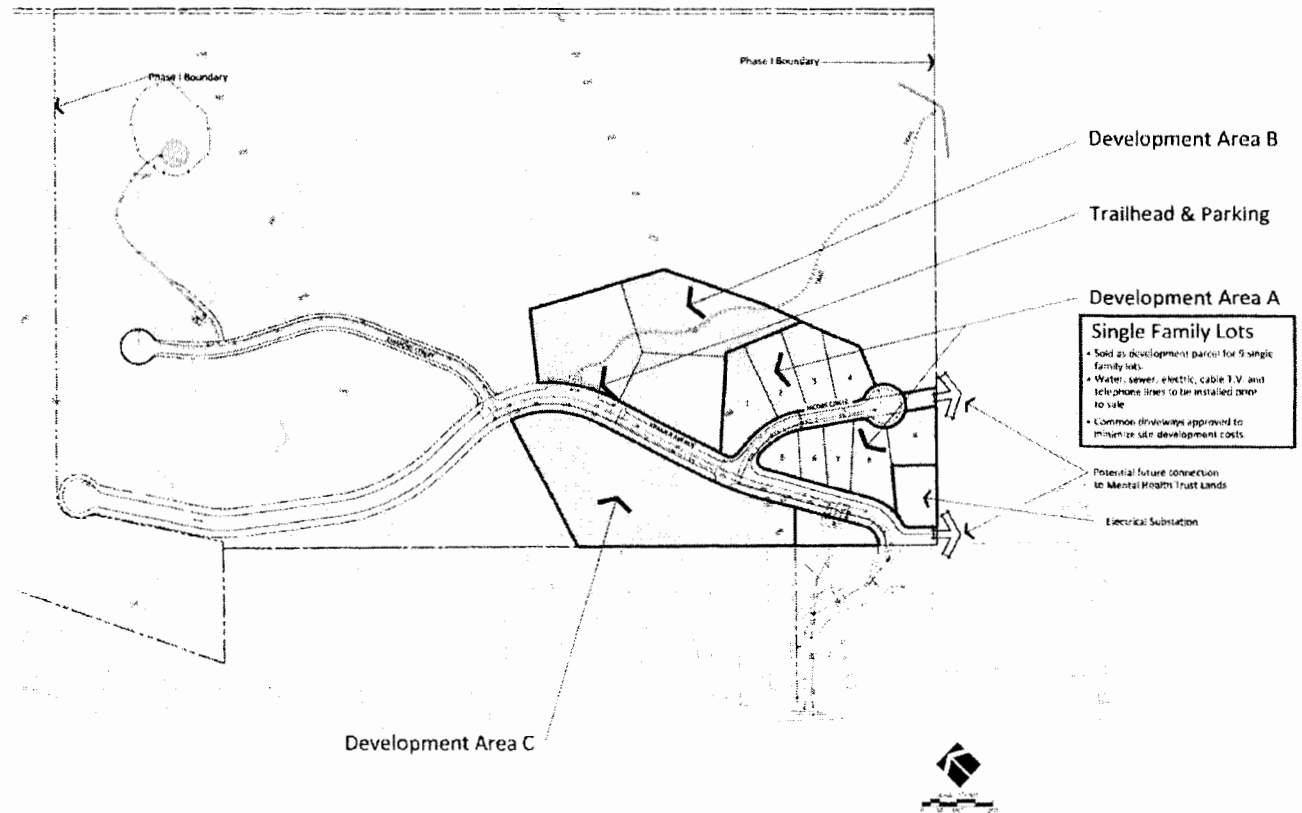
Proposed fee (cost not to exceed):

\$10750.00 ←

Let me know if you have questions or would like to discuss any of the above.

Sincerely,

Patrick O'Neill
O'Neill Surveying & Engineering



Whitcomb Heights Subdivision, Phase 1 Development Plan

City and Borough of Sitka, Alaska

Robert W. Droll, Landscape Architect, PS

USKH
4-14-2011

CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
N27°46'53.0"W	97	243.41	303.40	50°39'10"	167.32	291.80	S20°50'45.0"W	102-2	232.50	70.00	19°48'22"	35.35	69.65	N55°28'52.0"W	128-3	50.00	60.00	6°45'18"	34.21	56.46	S64°46'21.0"W
S27°46'53.0"E	97A	550.68	339.72	35°17'37"	175.18	333.88	S55°13'24.0"E	105-3	232.50	19.73	5°15'00"	9.87	19.73	N68°10'33.0"W	128-4	50.00	60.00	6°45'18"	34.21	56.46	S53°58'55.0"E
N08°11'27.0"W	98	294.91	357.75	69°24'09"	204.23	335.80	S38°10'08.0"E	109	70.00	22.81	65°19'57"	12.82	21.59	N38°18'04.5"W	128-5	50.00	34.45	19°29'04"	17.94	33.78	S58°06'06.0"E
S33°17'24.0"E	98A	284.91	345.13	69°24'09"	197.30	324.42	S38°10'07.0"E	110	1104.90	41.80	2°10'03"	20.90	41.80	N04°23'04.5"W	129	70.00	18.37	52°37'00"	9.89	17.73	S51°32'01.0"E
N55°11'24.0"W	99	1164.91	265.72	1°04'08"	133.44	265.14	S10°00'07.0"E	122	354.93	303.32	48°57'52"	161.67	294.17	N07°56'58.5"W	130	510.38	61.23	4°52'24"	30.65	63.19	S28°29'44.0"E
N55°11'30.0"W	99A	1174.91	268.00	1°04'09"	134.56	267.42	S10°00'07.0"E	122-2	354.93	80.81	13°02'43"	106.41	204.59	S27°18'16.0"E	132	167.63	147.92	50°33'36"	29.17	143.17	S13°44'36.0"E
S33°17'24.0"E	100	80.40	111.18	70°45'51"	64.92	104.23	S10°50'46.0"W	122-3	354.93	15.00	02°25'12"	7.50	15.00	N04°40'41.5"W	132-1	167.63	29.74	10°09'50"	24.91	29.70	S27°56'21.0"E
N55°11'30.0"W	100A	150.00	191.28	70°45'51"	121.12	178.56	N19°59'41.0"E	122-2	354.93	28.90	42°47'18"	17.61	26.45	N11°02'16.0"E	132-2	167.63	83.18	28°23'59"	46.72	82.34	S14°18'31.5"E
N11°03'10.0"E	102	1104.90	112.88	5°51'12"	56.40	112.88	N19°59'41.0"E	124	218.78	159.41	38°15'00"	82.80	156.46	N11°13'53.0"E	132-3	167.63	35.00	11°57'47"	17.56	34.94	S53°33'11.5"E
S10°00'07.0"E	103	20.00	41.79	119°42'67"	34.44	34.59	N10°18'5.5"E	124-1	218.78	49.36	11°50'37"	24.77	49.27	N24°26'04.5"E	133	338.95	157.75	26°40'00"	80.33	156.33	S24°12'12.0"E
S05°09'18.0"E	104	257.50	89.35	31°42'54"	49.75	84.31	S55°16'38.0"E	124-2	218.78	65.00	15°35'48"	32.70	64.80	N10°42'52.0"E	133-1	338.95	15.00	5°54'59"	17.52	14.98	S14°29'41.5"E
S11°41'22.5"E	104-1	257.50	25.00	9°05'41"	12.53	24.97	S66°25'12.5"E	124-3	218.78	45.05	10°48'35"	22.59	44.98	N02°29'29.5"W	133-2	338.95	80.00	13°31'23"	40.19	79.81	S24°12'51.5"E
N19°33'52.0"E	104-2	157.30	60.35	21°57'13"	30.55	59.98	S50°51'45.5"E	125	213.56	207.51	40°30'00"	108.30	203.21	N28°08'37.0"W	133-3	338.95	42.75	7°13'38"	21.41	42.73	S14°35'21.6"E
S55°26'36.0"E	105	20.00	18.37	52°37'00"	9.89	17.73	S18°36'39.0"E	125-1	213.56	103.00	30°06'11"	52.01	702.47	N17°56'42.5"W	134	236.25	166.31	40°20'00"	86.77	162.90	S18°03'11.0"E
N12°37'48.0"E	106	50.00	246.91	285°14'01"	17.94	33.78	S07°02'40.5"E	125-2	213.56	92.50	18°03'12"	46.44	92.12	N17°01'26.5"W	134-1	236.25	60.00	14°37'05"	30.26	59.44	S10°55'11.5"E
N18°02'12.0"E	106-1	50.00	14.46	30°29'03"	17.94	33.78	S07°02'40.5"E	125-3	213.56	12.01	2°20'32"	4.00	12.00	N47°13'22.0"W	134-2	236.25	106.31	25°46'55"	54.07	105.41	S10°45'31.5"E
N24°52'12.0"E	106-2	50.00	60.00	68°45'18"	34.21	56.46	S63°09'51.0"E	126	415.38	188.17	27°10'00"	95.29	186.89	N36°48'37.0"W	135	449.18	162.65	20°44'50"	82.23	161.74	S12°30'11.0"E
N13°44'16.0"E	106-3	50.00	60.00	68°45'18"	34.21	56.46	N50°01'51.0"E	126-1	415.38	75.00	9°14'01"	37.58	74.92	N43°40'36.5"W	135-1	449.18	15.00	1°54'48"	7.50	15.00	N03°05'11.0"W
S10°00'07.0"E	106-4	50.00	60.00	68°45'18"	34.21	56.46	N18°40'27.0"E	126-2	415.38	113.17	13°55'59"	56.07	112.89	N32°12'36.5"W	135-2	449.18	80.00	10°12'17"	40.12	79.80	S09°03'41.5"W
S20°50'45.0"E	106-5	50.00	34.45	39°29'04"	17.94	33.78	N72°47'38.0"E	127	10.00	10.00	37°37'00"	9.89	17.73	N01°04'53.0"E	135-3	449.18	67.65	8°37'45"	33.89	67.59	S18°33'41.5"E
S40°00'49.0"E	107	20.00	18.37	52°37'01"	9.89	17.73	N66°13'10.5"E	128	10.00	248.91	285°14'01"	17.94	33.78	N54°46'22.5"E	136	20.00	32.46	92°59'42"	21.07	29.01	S68°22'21.0"E
S08°08'37.0"E	108	202.30	109.71	31°02'54"	56.25	108.40	N55°26'36.0"E	128-1	10.00	27.39	31°21'37"	14.65	27.05	N11°41'44.5"E	137	440.68	222.75	26°37'05"	113.41	220.77	N50°51'01.0"E
S11°33'51.0"E	108-1	202.30	28.00	5°38'32"	10.02	12.39	N42°44'55.0"E	128-2	70.00	82.07	76°51'04"	39.62	82.15	N42°25'26.0"W	137-1	440.68	82.00	10°07'54"	42.84	84.82	N39°03'41.5"E

U.S. SURVEY 3565 (NATIONAL FOREST SERVICE)

S29°42'03"E
2412.97

S29°42'03"E 1450.14
180.14

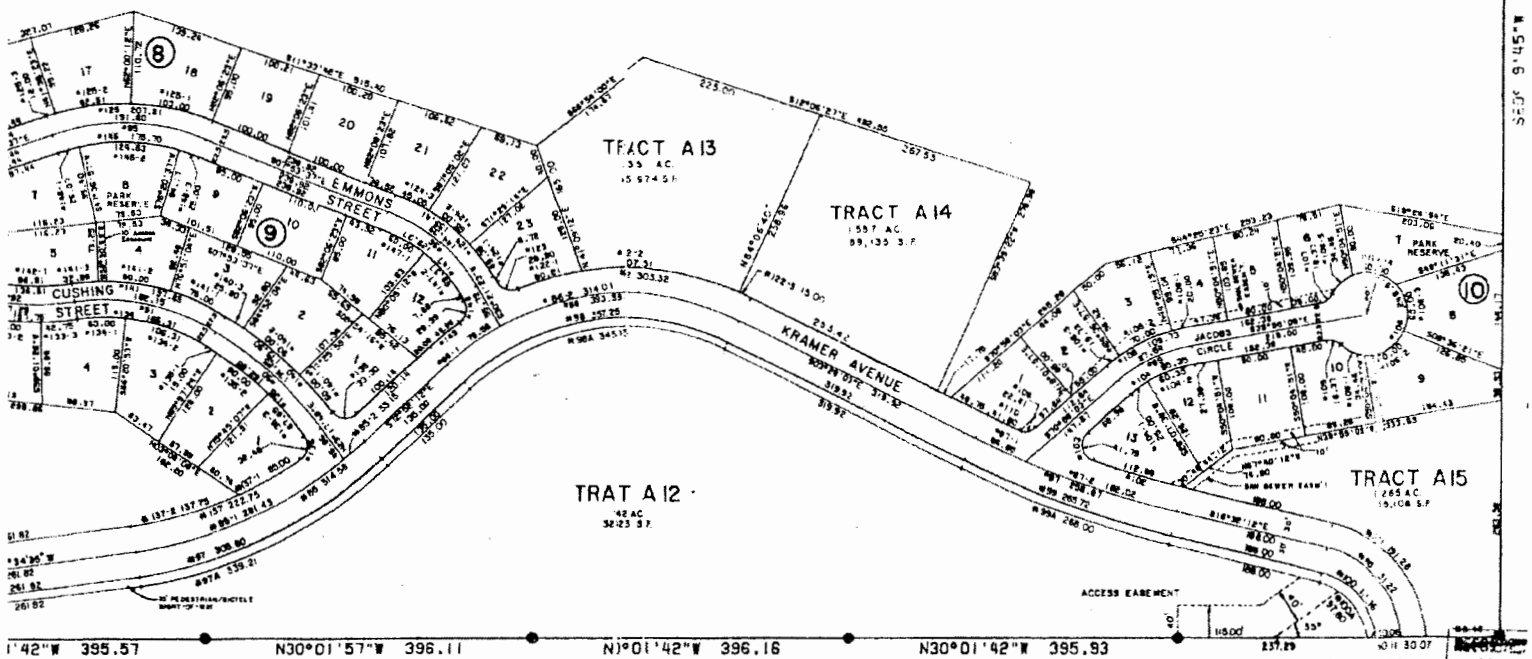
CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
N45°47'12.0"W	28	50.00	60.00	6°45'18"	34.21	56.46	S64°46'21.0"W
N27°46'53.0"W	28A	550.68	339.72	35°17'37"	175.18	333.88	S55°13'24.0"E
N25°10'23.5"E	29	294.91	357.75	69°24'09"	204.23	335.80	S38°10'08.0"E
N12°37'48.0"E	29A	284.91	345.13	69°24'09"	197.30	324.42	S38°10'07.0"E
N18°02'12.0"E	30	1164.91	265.72	1°04'08"	133.44	265.14	S10°00'07.0"E
N10°42'52.0"E	30A	1174.91	268.00	1°04'09"	134.56	267.42	S10°00'07.0"E
N07°56'42.5"W	31	80.40	111.18	70°45'51"	64.92	104.23	S10°50'46.0"W
N03°17'52.0"E	31A	150.00	191.28	70°45'51"	121.12	178.56	N19°59'41.0"E
N18°02'12.0"E	32	1104.90	112.88	5°51'12"	56.40	112.88	N19°59'41.0"E
N05°10'18.0"E	32A	20.00	41.79	119°42'67"	34.44	34.59	N10°18'5.5"E
N27°28'52.0"W	33	257.50	89.35	31°42'54"	49.75	84.31	S55°16'38.0"E
N34°50'36.5"W	33A	257.50	25.00	9°05'41"	12.53	24.97	S66°25'12.5"E
N04°52'12.0"E	34	157.30	60.35	21°57'13"	30.55	59.98	S50°51'45.5"E
N28°46'06.0"W	34A	20.00	18.37	52°37'00"	9.89	17.73	S18°36'39.0"E
N15°26'06.0"W	35	50.00	246.91	285°14'01"	17.94	33.78	S07°02'40.5"E
N12°37'48.0"E	35A	50.00	14.46	30°29'03"	17.94	33.78	S07°02'40.5"E
N12°37'48.0"E	36	50.00	60.00	68°45'18"	34.21	56.46	N50°01'51.0"E
N12°37'48.0"E	36A	50.00	60.00	68°45'18"	34.21	56.46	N18°40'27.0"E
N12°37'48.0"E	37	50.00	34.45	39°29'04"	17.94	33.78	N72°47'38.0"E
N12°37'48.0"E	37A	50.00	18.37	52°37'01"	9.89	17.73	N66°13'10.5"E
N12°37'48.0"E	38	202.30	109.71	31°02'54"	56.25	108.40	N55°26'36.0"E
N12°37'48.0"E	38A	202.30	28.00	5°38'32"	10.02	12.39	N42°44'55.0"E

TRACT A1
107.86 AC
4,894,017.37



PLAT RESTRICTIONS

- THIS SUBDIVISION IS APPROVED AND RECORDED AS A PLANNED UNIT DEVELOPMENT. THE NUMBER OF ALLOWED HOUSING UNITS ON EACH LOT IS HEREBY NOTED ON SHEET 1 OF 3 SHEETS. THE NUMBER OF UNITS ALLOWED ON THE TRACT AREAS SHALL BE DETERMINED ON A CITY ZONING DISTRICT BASIS AS COVERED UNDER CITY CODE 22.20.04(N)(1) OR UNDER PLANNED UNIT DEVELOPMENT 22.72.100.
- PURCHASERS OF DEVELOPMENT TRACTS SHALL BE REQUIRED TO FURNISH THE CITY AND BOROUGH OF SITKA WITH TOTAL DEVELOPMENT PLANS. SAID PLANS SHALL INCLUDE NUMBER OF UNITS PROPOSED, SIZE, SPACING, AND LOCATION; THE PARKING AREAS AND NUMBER OF SPACES, OPEN SPACES AND PLAYBOARDS; ACCESS AND EGRESS PORTS PROPOSED ON KRAMER AVENUE; UTILITY PLANS AND PROPOSED TIME FRAME OF COMPLETION. PLANS SHALL BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION AND ASSEMBLY INCLUDING AT LEAST ONE (1) PUBLIC HEARING PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
- DEVELOPMENT OF TRACT A18 SHALL BE LIMITED TO A SMALL COMMERCIAL DEVELOPMENT REQUIRED TO SERVE THE ADJACENT NEIGHBORHOOD. RESIDENTIAL DEVELOPMENT MAY BE ALLOWED IN CONJUNCTION WITH SAID COMMERCIAL USE, IF DIRECTLY RELATED SUCH AS OWNER/MANAGER APARTMENTS, AS WITH ALL TRACTS, DEVELOPMENT PLANS MUST BE REVIEWED AND APPROVED.
- THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED PORTS OF WHARF SHOWN HEREON, A SLOPE PRESERVATION SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF ONE AND ONE HALF (1-1/2) FEET HORIZONTALLY FOR EACH FOOT VERTICALLY (1-1/2 H: 1 V) OF CUT AND FILL, FOR THE PURPOSE OF PROVIDING AND MAINTAINING LATERAL SUPPORT OF CONSTRUCTED STREET. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS OR ASSIGNS, THE RIGHT TO REMOVE SAID SLOPES AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF SITKA.



U.S. SURVEY 2418

WAXON REMOVED AND ASSOCIATES
INFORM THE BOUNDARY SURVEY
ENT ANY LOT CORNERS SHOWING
LAT.

TRACT D U.S. SURVEY 3606

S29°42'03"E 1450.14

S29°42'03"E 1450.14

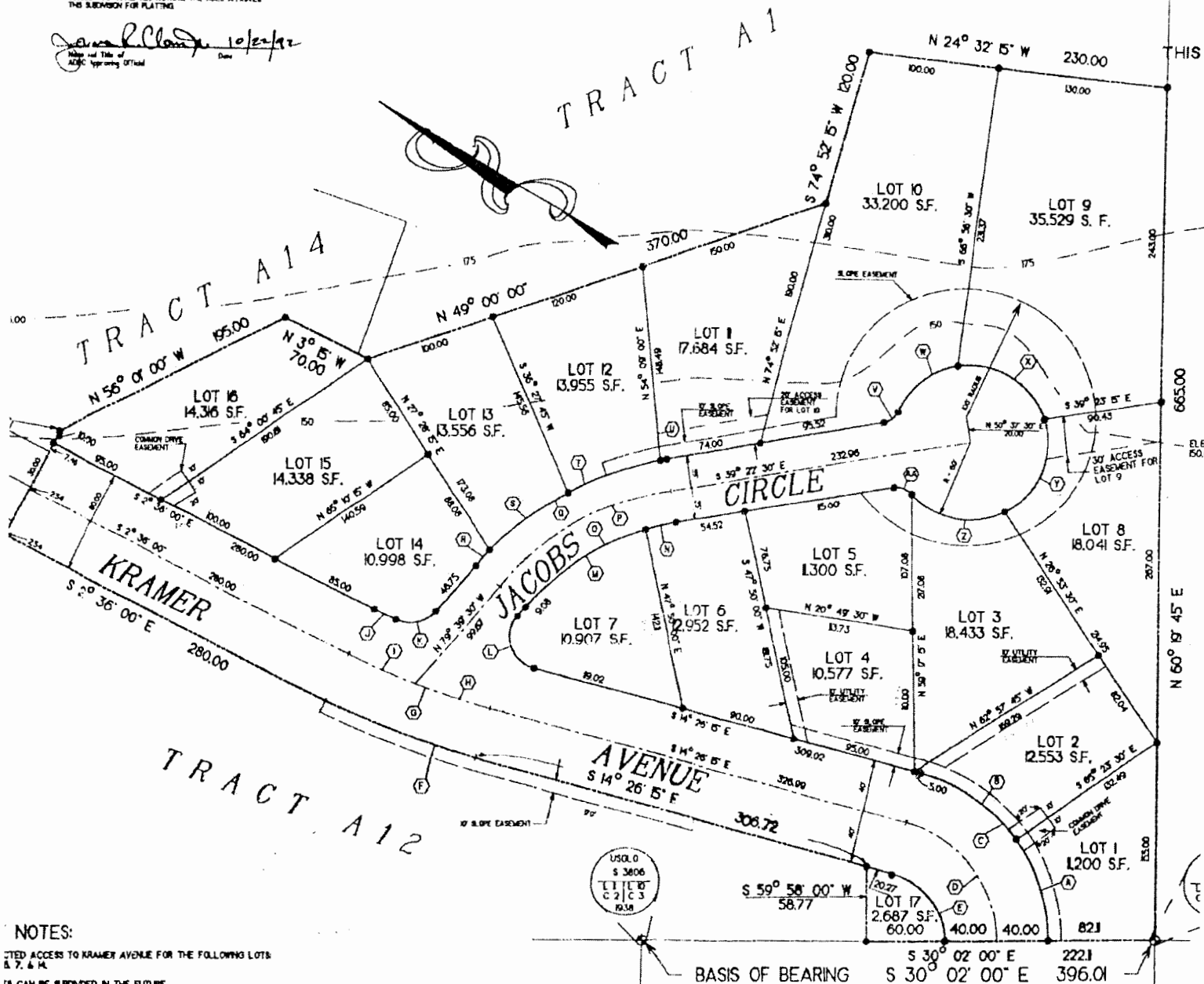
WASTEWATER DISPOSAL

THIS SUBDIVISION HAS BEEN APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) FOR WASTEWATER DISPOSAL TO APPROVED COLLECTOR SEWER SYSTEMS ONLY. OTHER MEANS OF WASTEWATER DISPOSAL ARE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE ADEC.

SUBJECT TO NOTED RESTRICTIONS, THE ADEC APPROVES THIS SUBDIVISION FOR PLATTING.

James R. Clardy 10/24/92
 Surveyor and Title of ADEC Approving Official Date

U. S. S. N O.



NOTES:

1. EASEMENT ACCESS TO KRAMER AVENUE FOR THE FOLLOWING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17.

2. THIS CAN BE SUBDIVIDED IN THE FUTURE.

3. PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE BLK 10 AND NS 16 TRACTS A-1, A-2 AND A-3 OF WHITCOMB HEIGHTS 190N INTO THE CONFIGURATION SHOWN HEREON.

4. IF TRACT, OR PARCEL WITHIN THIS SUBDIVISION MAY BE CONVEYED TO UNIVERSITY OF ALASKA, DIVISION OF LAND PLANNING UNTIL SERVED NO WATER, SEWER, AND ELECTRICITY AND SAID IMPROVEMENTS HAVE NOT BEEN APPROVED AND ACCEPTED FOR MAINTENANCE BY THE 4TH BOROUGH OF SITKA, ALASKA.

5. NO PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THE 150N WITH FIXTURES ABOVE ELEVATION 150 FEET UNLESS JAL PRIVATE WATER BOOSTER STATIONS ARE PROVIDED.

U. S. S. N O. 2418

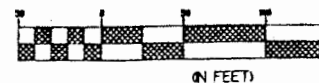


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 10/24/92 REGISTRATION NO. 3337-3
 REGISTERED LAND SURVEYOR
 NOEL F. STRAGIER 3337-3

GRAPHIC SCALE



PREPARED BY

STRAGIER ENGINEERING SERVICE

CIVIL ENGINEER
 LAND SURVEYOR

504 DeGROFF ST., SITKA
 NOEL "BABE" STRAGIER, I

