CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

- **Applications must be deemed complete at least TWENTY-ONE (21) days in advance of next meeting date.**
- **Review guidelines and procedural information.**
- **Fill form out completely. No request will be considered without a completed form.**
- **Submit all supporting documents and proof of payment.**

APPLICATION FOR:

- ☐ VARIANCE
- ☐ CONDITIONAL USE
- ☐ ZONING AMENDMENT
- ☑ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: A hybrid subdivision creating 5 lots out of what was 2 lots.

PROPERTY INFORMATION:

CURRENT ZONING: R-1MH PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Michael J. Tisher

PROPERTY OWNER ADDRESS: 304 Wortman Loop

STREET ADDRESS OF PROPERTY: 2370 HPR and Kramer Avenue

APPLICANT'S NAME: North 57 Land Surveying

MAILING ADDRESS: 2007 Cascade Cr. Rd.

EMAIL ADDRESS: mjtisher@yahoo.com DAYTIME PHONE: 907-738-2439

jhirai@north57ls.com

PROPERTY LEGAL DESCRIPTION:

TAX ID: 25210000&25210010 LOT: 1 &4 BLOCK: _____ TRACT: _____

SUBDIVISION: Lot 1 Oceanview Ridge Subd. & lot 4 West Woodbury Subd. US SURVEY: _____

Last Name Date Submitted Project Address

REQUIRED INFORMATION:

For All Applications:

- [■] Completed General Application form
- [X] Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- [N/A] Site Plan showing all existing and proposed structures with dimensions and location of utilities
- [N/A] Floor Plan for all structures and showing use of those structures
- [X] Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- [X] Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- [N/A] Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- [ ] Proof of filing fee payment

For Marijuana Enterprise Conditional Use Permits Only:

- [ ] AMCO Application

For Short-Term Rentals and B&Bs:

- [ ] Renter Informational Handout (directions to rental, garbage instructions, etc.)

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Michael Tisher — Owner — Date: 12/2/2019

Owner — Date: 12/2/2019

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.

Jim Hill North 57 Land Surveying — Applicant (If different than owner) — Date: 11-26-19

Last Name | Date Submitted | Project Address

CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
PLAT APPLICATION

APPLICATION FOR

- ☐ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
- ☑ MINOR SUBDIVISION/HYBRID SUBDIVISION
- ☐ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
- ☐ BOUNDARY LINE ADJUSTMENT

ANALYSIS: ***(Please address each item in regard to your proposal)***

- **SITE/DIMENSIONS/TOPOGRAPHY:** Approximetly 200 x 260 ft of land located on Kramer Avenue. Topography is variable with building pads located on each lot, some trees still exist on each lot as well.
- **EXISTING UTILITIES AND UTILITY ROUTES:** Shown on plat - utilities are installed & easements follow their as-built locations.
- **PROPOSED UTILITIES AND UTILITY ROUTES:** Shown on plat - all utilities are existing as of 11-26-19
- **ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** Shown on plat, various access points off Kramer Avenue, through existing lot 4 West Woodbury Subdivision
- **IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** Use of new easements and utilities on newly developed JPJL Subdivision lot 1 is necessary for sewer/electric
- **PUBLIC HEALTH, SAFETY, AND WELFARE:** Major improvement to land use in this area, provides utilities to area's otherwise without & access of Kramer makes it ideal for this type of development.
- **ACCESS TO LIGHT AND AIR:** Very open area with development in place

Last Name | Date Submitted | Project Address

- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** Very well thought out

- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**

  No existing structures on either parcel

- **EXISTENCE OF ANY ENCROACHMENTS:** None

- **AVAILABILITY OF REQUIRED PARKING:** These lots are all above average size and have substantial pads in place, parking is not an issue.

- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** Agreements are being written to include future connections and alleviate the necessity of re-writes for the Lot 1 JPJL Subdivision agreements as all uphill lots in this subdivision will be connecting to sewer through Lot 1 JPJL Subdivision

ANY ADDITIONAL COMMENTS Interest in these lots for purchase has already begun. The development has created some excitement within Sitka in part because of it's size and the developers ability to deliver a complete "ready" to go" site.

Michael Oglen

Applicant

12/2/2019

Date

Last Name | Date Submitted | Project Address

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Environmental Conservation
Division of Water
Wastewater Discharge Authorization Program
555 Cordova Street
Anchorage, AK 99501
Main: (907)269-7519 Fax: (907)334-2415

October 8, 2018

Benjamin Schiller, P.E.
Forge Engineers
P.O. Box 240773
Anchorage, Alaska 99524

Re: Sitka –Tisher Subdivision Lot 1-4- 531 lineal feet of Sewer Line and 4 Manholes two with Drop Inlets – Conditional Approval to Construct-ADEC Plan Tracking Number 27776

Dear Mr. Schiller,

On September 11, 2018 the Department received an engineering plan submittal for the Tisher Subdivision. You have provided the right to connect to the City of Sitka's wastewater utility, methods for restraining the steep portions of the lines and to protect the pipe at joints. Thank you.

The City of Sitka's Standard Details on manholes and Drop Inlet's has also been provided for CBSSS 50-2 and CBSSS 50-7. These details are now your standard detail for this design.

The Department has reviewed the engineering plans submitted for the 531 lf of C900DR-18 PVC pipe and manholes as noted above and per the Wastewater Regulations 18 AAC 72.235 a conditional approval to construct is issued for the domestic wastewater system. A "Certificate of Construction" so marked for the domestic wastewater system is enclosed. Please use the referenced plan number in correspondence regarding this project.

This approval is contingent upon compliance with the following conditions:

1) The engineer must provide site inspections to assure that the design is maintained. Provide the Sewer line Lamp test Certification form please fill out this form assuring that the horizontal and grade are aligned properly. Should the City also require pressure testing please provide these results as well.

2) If the applicant fails to construct, alter, install, or modify the system within two (2) years after the date that the department issues an approval to construct, the approval is void, and plans must be resubmitted, [along with associated fees], for department review and approval.

3) Deviations from approved plans which affect capacity, flow, operation, major design of units, point of discharge, materials of major system components (such as pipe, lagoon liners, etc.), or separation distances, must be approved by DEC in writing prior to their implementation.

4) This approval is contingent upon compliance with the conditions of Wastewater Disposal Regulations, 18 AAC 72.235, *Construction Certification*. The noted section of the regulations requires that a "*Certification of Construction*" be completed and submitted to the Department within ninety (90) days of completion of construction. As-built plans or record drawings should indicate any changes or deviations from the approved plans to facilitate final review. A "*Certification of Construction*" form is enclosed for your use.

5) This approval is contingent upon your receipt of any other state, federal or local authorizations which are required for your project. You are required to obtain all other necessary authorizations before proceeding with your project.

6) You are advised that if this development will require placing fill in wetlands or working in a stream, river, or lake, permits from the U.S. Army Corps of Engineers and the Alaska Department of Natural Resource may be required. The previous required Coastal Projects Questionnaire could be helpful to you to identify other permits and approvals that may be required for your project.

This approval does not imply the granting of additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

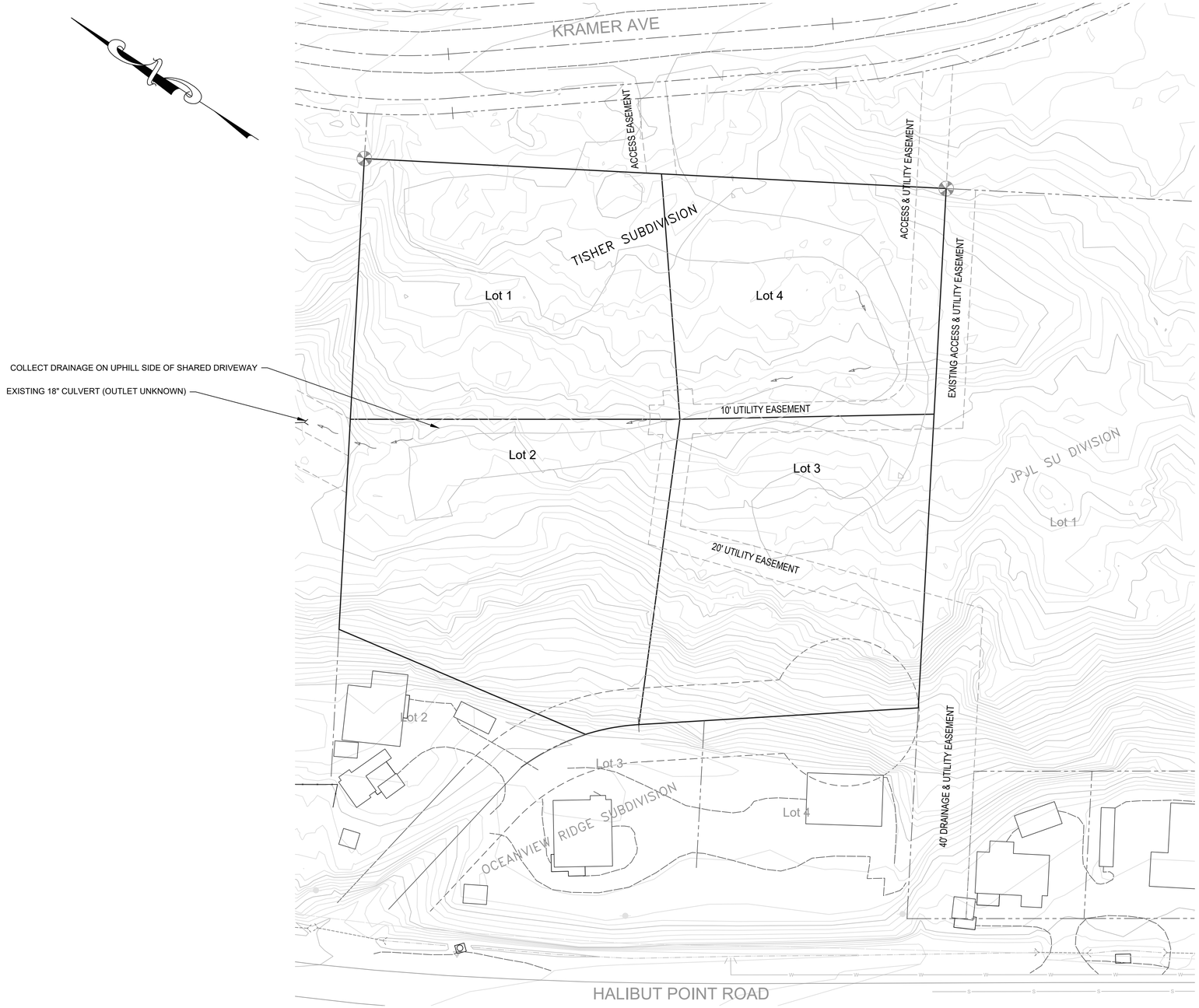
Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195- 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. **Informal review requests** must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, P.O. Box 111800, Juneau, Alaska 99801, within 20 days of receiving the decision. Guidance information on the informal review process may be found at http://www.dec.state.ak.us/commish/Review-Guidance.htm. **Adjudicatory hearings requests** must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, P.O. Box 111800, Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

Thank you for your cooperation. If you have any questions please do not hesitate to contact me at 269-7519.

Respectfully,

William R. Rieth

William R. Rieth, P.E.
Environmental Engineer



0 40 80 120 160

SCALE: 1" = 40'

TISHER SUBDIVISION PLAN

SCALE: 1"=40'

VERIFY SCALE

THIS BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING.

0" ——— 1"

IF BAR IS NOT ONE INCH, ADJUST DRAWING SCALE ACCORDINGLY.

TISHER CONSTRUCTION
315 Seward St, Suite B
Sitka, AK 99835
907-747-6274
OWNER

FORGE ENGINEERING
PO BOX 240773
ANCHORAGE, AK 99524
907-522-7773
CONSULTANT

STATE OF ALASKA 49TH
Benjamin Schiller
CE 12592
Aug 20, 2018
REGISTERED PROFESSIONAL ENGINEER
SEAL

TISHER SUBDIVISION

GRADING AND DRAINAGE PLAN

HORZ SCALE: 1"=40'
VERT SCALE: N/A
DATE: 8-1-2018
GRID: _____
PERMIT #

SHEET C8

DRAINAGE REPORT

Tisher Subdivision

Completed By:

Benjamin Schiller, P.E.

STATE OF ALASKA
49 TH
Benjamin Schiller
CE 12592
REGISTERED PROFESSIONAL ENGINEER

June 26, 2018

Table of Contents

1. Project Description

a. Location

This project is a parcel of land between Halibut Point Road and Kramer Ave. The legal description currently is Oceanview Ridge Sub, Lot 1, but the proposed legal is the Tisher Subdivision, Lots 1-4. The property is on the south side of the Kramer Avenue ROW, west of Jacobs Circle past the landslide: **Latitude 57.0791°**, **Longitude -135.3738°**.

b. Project Description

The project involves subdividing one lot into for separate properties. Each of the new properties will eventually have a home and driveway on it, although the properties will share access to Kramer Ave.

There is no storm drain directly available to the property; however, there is access through the adjacent property to the ditches alongside Halibut Point Road. The soils are mixtures of silt and gravel and absorb a significant amount of rainfall, along with the existing heavy vegetation.

2. Basin Characterization

a. Pre-development Conditions

The property is currently undeveloped, although there has been some clearing and grading for access to the lots. The rest of the property is uncleared forest with undergrowth. The land slopes significantly down from Kramer Avenue toward Halibut Point Road, at an average of 10-30%, and in some sections approaching 50% or more. The soils are mixtures of silt and gravel with some subsurface water. Excess runoff sheet drains onto the properties to the southwest or collects in small intermittent streams that flow down to Halibut Point Road.

b. Post-development Conditions

After development, there will be several homes with driveways sharing access from Kramer Avenue. The general slope of the land will be the same except in the home site and driveway areas. Per CBS code, drainage from roofs and gutters will be considered incidental and will sheet flow downhill toward the downslope properties. Major stormwater flows will be collected into an existing intermittent stream to be directed to the storm ditch along Halibut Point Road.

c. Contributing Off-site Drainage

None of significance. Kramer Avenue is above this property, but it is undeveloped. If it is paved in the future, it will be designed to take care of that stormwater.

d. Floodways, Floodplains, and Wetlands

None.

e. Problem Areas

None.

f. Pre-development Runoff Analysis

The EPA SWMM 5.0 program was used to analyze the runoff using the pre-construction conditions. The output is included in Appendix B. This project was modeled a single subcatchment area the width of the full property, and an average slope of 25%:

Catchment 1:	**Soils:**
3.27 acres	'Loam': K=0.26, ψ=6.69, Initial Deficit = default (0.25)
	Pervious
Description	Undisturbed vegetation
Area	100%
Manning's n	0.35
Depression Storage	0.05"

According to this model, the total runoff for the 24-hour storm with a return period of 25 years is 20,900 ft3. The peak runoff flow is 8.02 ft3/sec.

3. Post-Development Runoff Analysis

The same basic parameters were used for the post-development analysis, except for the homes and paved driveways:

Catchment 1:	**Soils:**		
3.27 acres	'Loam': K=0.26, ψ=6.69, Initial Deficit = default (0.25)		
	Pervious	**Impervious**	**Zero-Impervious**
Description	Vegetation	Paved Road	Roof
Area	76.8%	23.2%	36.3% (of impervious)
Manning's n	0.35	0.011	0.011
Depression Storage	0.05"	0.05"	

According to this model, the total runoff for the 24-hour storm with a return period of 25 years is 25,400 ft3. The peak runoff flow is 9.20 ft3/sec. The area of development relative to the large area of the properties limits the impact.

4. Stormwater Conveyance Design

As this subdivision is residential in nature, with only single-family homes and driveways, the stormwater runoff for most of the subdivision will not be collected and transmitted anywhere. Per CBS regulations, residential runoff is permitted to sheet flow downhill and run through those properties.

The only conveyance design needed is for the existing intermittent stream which serves as a collector for much of the surface runoff in the area. As this will essentially be a ditch, the 25-year return storm is used for the sizing. The peak flow post-development is calculated as 9.20 ft3/sec, although this is very conservative as it includes the runoff from the homes.

As much of the ditch will be sloped significantly greater than 6%, the ditch will need to be armored with rip-rap. A trapezoidal channel sloped at 30%, carrying over 8 CFS, will have a velocity around 12 ft/s.

With this velocity, the channel is required to have a freeboard minimum of 1’ over the design flow. A channel with 2:1 side slopes and no flat bottom will flow 3” deep, so the channel will be a minimum of 1.25’ deep. However, with velocities approaching 12 ft/s, the conveyance protection will need to be Class II riprap, 2’ above the design water surface.

The final design for the conveyance channel is a 9’ wide channel, 2.25’ deep, at a slope of 30-50%. Please refer to the plans for detail.