

Design Review Committee Feedback
Tract A11 Whitcomb Heights Subdivision
Pioneer Land Development LLC

Public Works

1. Engineering: Development of this land will inherently increase stormwater runoff onto properties downstream. If the CBS entertains the idea of disposing of this property, the developer will be required to adhere to CBS Stormwater Design Standards and, if applicable, complete a comprehensive hydrology study (engineering analysis).
2. Utilities: CBS-owned water and sewer mains do not currently extend to the Right-Of-Way adjacent to the identified property, residential development of this land will require providing appropriate connections to CBS water supply and wastewater service. Installation of Water and Wastewater infrastructure in a CBS ROW must be permitted, approved, and performed in accordance with CBS standards. A privately-owned water main does exist in the Kramer Avenue ROW, any connections to this main must be approved by both the owner of the water main and CBS. In this instance CBS Utility Connection Permitting and fees would apply along with any “late-comer fee” that may be assessed by the owner of the existing water main.
3. Building: The property identified in this proposal is shown located in a “Low Risk Area” according to the Shannon and Wilson, Inc. South Kramer Landslide Runout Analysis and Debris Flow Report dated 2/2/2016 and would not be considered a “Restricted Landslide Area” pursuant to Sitka General Code 20.01.020 (A). Future development of the property must be appropriately permitted via the grading, foundation, and building permit process through the City and Borough of Sitka Building Department. Please direct any questions regarding grading and construction requirements and permitting to the Sitka Building Department.

Electric

1. Infrastructure was installed recently by the Electric Department and the developer of Tisher Subdivision within the easement of the property that is directly across Kramer Avenue from the subject property. We can serve the property from a primary junction that was installed during that phase of development and we can also connect to existing electrical infrastructure at the entrance to Emmons Street at a later date to accommodate future development.