



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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

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

PROJECT SUMMARY
Blacktail Mountain Estates Tract B Final Plat Approval

Number of Existing Parcels 1 Total Land Area 18.1795 acres Number of Resulting Parcels 4

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

NO YES Case Number Preliminary Plat Approved May 2022 SMP2021-08

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

<p style="text-align: center;">MINOR DEVELOPMENT (changing or creating 13 or fewer lots)</p> <p><input type="radio"/> Preliminary Plat (MIP)</p> <p><input type="radio"/> Final Plat (MIF)</p> <p><input type="radio"/> Panhandle Subdivision</p> <p><input type="radio"/> Accretion Survey</p> <p><input type="radio"/> Boundary Adjustment</p> <p><input type="radio"/> Lot Consolidation (SLC)</p> <p><input type="radio"/> Bungalow Lot Subdivision</p> <p><input type="radio"/> Common Wall/Zero Lot Subdivision</p> <p><input type="radio"/> Other _____</p>	<p style="text-align: center;">MAJOR DEVELOPMENT (changing or creating 14 or more lots)</p> <p><input type="radio"/> Preliminary Plat (SMP)</p> <p><input checked="" type="radio"/> Final Plat (SMF)</p> <p><input type="radio"/> Preliminary Development Plan – PUD (PDP)</p> <p><input type="radio"/> Final Development Plan – PUD (PDF) Preliminary</p> <p><input type="radio"/> Development Plan – ARS (ARP) Final</p> <p><input type="radio"/> Development Plan – ARS (ARF)</p> <p><input type="radio"/> Bungalow Lot Subdivision</p> <p><input type="radio"/> Common Wall/Zero Lot Subdivision</p> <p><input type="radio"/> Other _____</p>
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ALL REQUIRED DOCUMENTS ATTACHED

Pre-application conference notes

Narrative including:

- Legal description(s) of property to be subdivided
- Existing structures on the land
- Zoning district
- Density
- Access
- Current and proposed use of any structures
- Utilities available
- Unique characteristics of the land or structure(s)

Preliminary Plat checklist

To be completed by Applicant

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>280.00</u>			
Admin. of Guarantee	\$ <u>150.00</u>			
Adjustment	\$ _____			
Total Fee	\$ <u>430.00</u>			

\$70 PER LOT CREATED
49.85.100 (4)

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number <u>SMP23-003</u>	Date Received <u>6/28/2023</u>
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DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address N Douglas Hwy		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) BLACKTAIL MOUNTAIN ESTATES TR B		
	Parcel Number(s) 6D0801110012		
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Peter Peel	Contact Person Bruce Griggs (907)723-7851	
	Mailing Address 800 6th St	Phone Number(s) 9073212074	
	E-mail Address pppeel84@gmail.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
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.			
<input checked="" type="checkbox"/> <u><i>Peter Peel</i></u> Landowner/Lessee Signature		<u>06/28/2023</u> Date	
<input checked="" type="checkbox"/> _____ 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 If the same as OWNER, write "SAME"			
Applicant	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
<input checked="" type="checkbox"/> <u><i>Peter Peel</i></u> Applicant's Signature		<u>06/28/2023</u> Date of Application	

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

This form and all documents associated with it are public record once submitted.

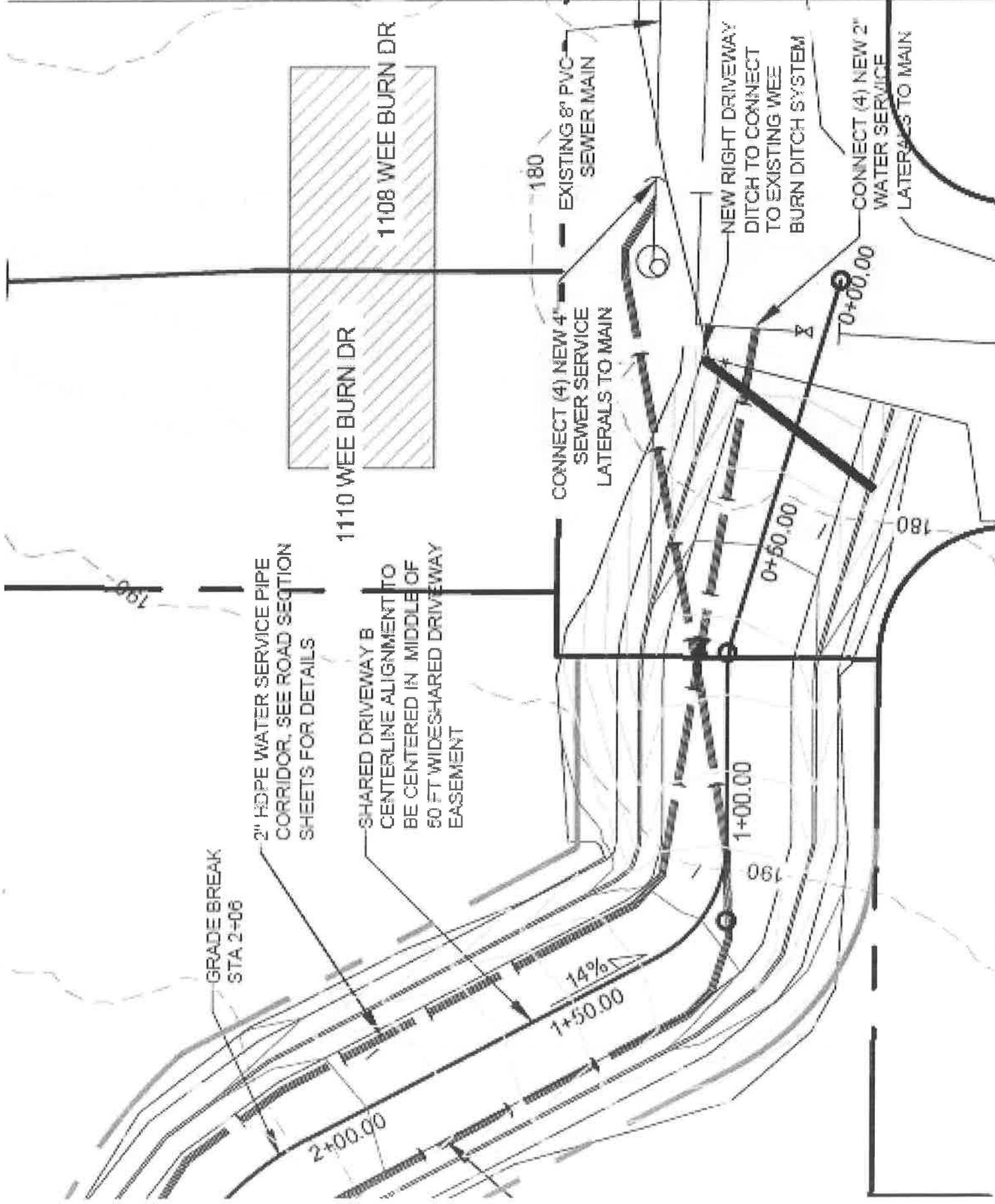
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials <i>[Signature]</i> <i>6/28/23</i>	
Case Number <i>SMF23-003</i>	Date Received <i>6/28/2023</i>

Tract B Final Plat Narrative

Legal Description per final plat tract A plat submission, attached. Property Zoned D3. The created 4 lots will be served by a private shared access easement. Water and Sewer Utilities have been installed per CBJ approval.



GRADE BREAK
STA 2+00

2" HDPE WATER SERVICE PIPE
CORRIDOR, SEE ROAD SECTION
SHEETS FOR DETAILS

SHARED DRIVEWAY B
CENTERLINE ALIGNMENT TO
BE CENTERED IN MIDDLE OF
50 FT WIDESHARED DRIVEWAY
EASEMENT

1110 WEE BURN DR

1108 WEE BURN DR

180
EXISTING 8" PVC
SEWER MAIN

CONNECT (4) NEW 4"
SEWER SERVICE
LATERALS TO MAIN

NEW RIGHT DRIVEWAY
DITCH TO CONNECT
TO EXISTING WEE
BURN DITCH SYSTEM

CONNECT (4) NEW 2"
WATER SERVICE
LATERALS TO MAIN

14%
1+50.00

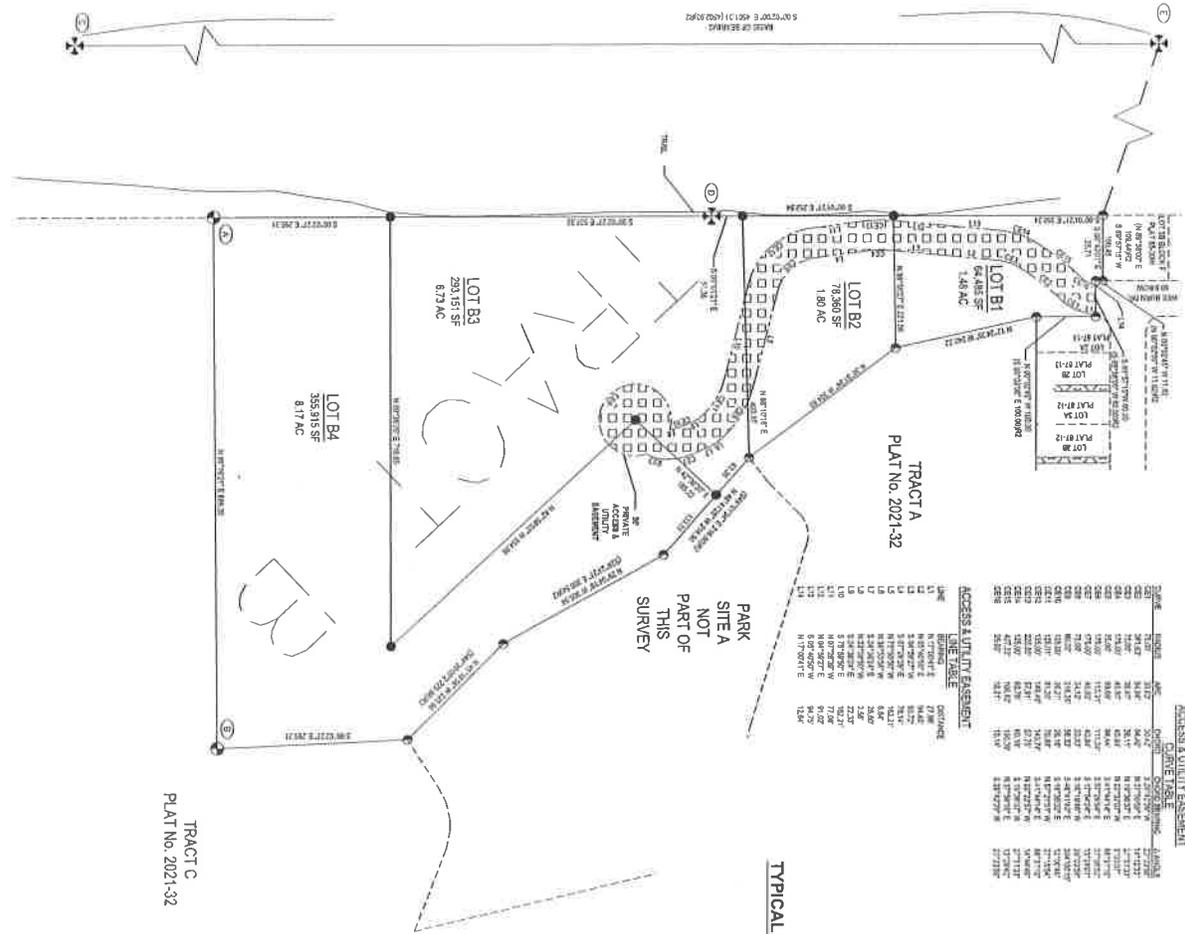
1+00.00

0+50.00

0+00.00

190

180



ACCESS & UTILITY EASEMENT

LINE	BEARING	DIST.	ADJ. PROP.	ADJ. SURVEY	ADJ. PLAT	ADJ. OWNER
1	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
2	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
3	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
4	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
5	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
6	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
7	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
8	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
9	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
10	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
11	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
12	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
13	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
14	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
15	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
16	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
17	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
18	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
19	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
20	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
21	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
22	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
23	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
24	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
25	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
26	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
27	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
28	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
29	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
30	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
31	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
32	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
33	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
34	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
35	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
36	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
37	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
38	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
39	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
40	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
41	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
42	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
43	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
44	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
45	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
46	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
47	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
48	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
49	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
50	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
51	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
52	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
53	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
54	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
55	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
56	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
57	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
58	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
59	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
60	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
61	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
62	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
63	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
64	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
65	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
66	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
67	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
68	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
69	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
70	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
71	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
72	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
73	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
74	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
75	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
76	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
77	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
78	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
79	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
80	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
81	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
82	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
83	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
84	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
85	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
86	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
87	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
88	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
89	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
90	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
91	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
92	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
93	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
94	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
95	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
96	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
97	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
98	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00
99	N 89°15'00" W	100.00	100.00	100.00	100.00	100.00
100	S 89°15'00" E	100.00	100.00	100.00	100.00	100.00

TYPICAL SET MONUMENT DETAIL



SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY 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 49 OF THE CODE OF THE CITY AND BOROUGH OF ANCHORAGE, ALASKA. I HAVE ACCURATELY RECORDED THIS SURVEY AND THAT THE MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 27 JUNE 2023



- LEGEND:**
- GLO PRIMARY MONUMENT RECOVERED
 - 12314-S PRIMARY MONUMENT RECOVERED
 - 3088S SECONDARY MONUMENT RECOVERED
 - 12314-S SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - MONUMENT IDENTIFIER
 - PROPERTY LINES
 - UNSURVEYED LINES
 - PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT LINES
 - PRIVATE SR ACCESS, DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT PLAT 84-110
 - RECORD INFORMATION FROM US SURVEY 471
 - (N45°11'W)R1 RECORD INFORMATION FROM PLAT NO. 84-110
 - (S100°W)R3 RECORD INFORMATION FROM US SURVEY 4855
 - (N 89°15'00" E)R4 RECORD INFORMATION FROM PLAT NO. 2021-32



BLACKTAL MOUNTAIN ESTATES B
 A SUBDIVISION OF
 BLACKTAL MOUNTAIN ESTATES
 A DIVISION OF CHILKAT SURVEYING & MAPPING, LLC
 WITHIN THE CITY AND BOROUGH OF ANCHORAGE, ALASKA
 JUNEAU RECORDING DISTRICT

STATE RECORDERS' OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
 1824 PORTER LANE, SUITE 401, ANCHORAGE, ALASKA 99501-1800

OWNERS
 CHILKAT SURVEYING & MAPPING, LLC
 PO BOX 20078 ANCHORAGE, ALASKA 99502

PETTER REEL
 AND THE CITY OF ANCHORAGE, ALASKA

SCALE: 1" = 100'

DATE: 27 JUNE 2023

SHEET NO: 1 OF 2

Shared Access Ownership and use Agreement

This Shared Access Easement Agreement (the "Agreement") is made and entered into as of [Date], by and between the owners of the following described properties, collectively referred to as the "Owners":

1. [Owner 1's Full Name, Parcel Number]
2. [Owner 2's Full Name, Parcel Number]
3. [Owner 3's Full Name, Parcel Number]
4. [Owner 4's Full Name, Parcel Number]

Hereinafter, each individual owner and their respective lots shall be referred to as an "Owner" and "Lot" respectively.

RECITALS

A. The Owners are the owners of four (4) residential lots, described as follows:

1. [Owner 1's Lot Description]
2. [Owner 2's Lot Description]
3. [Owner 3's Lot Description]
4. [Owner 4's Lot Description]

B. The Owners require a shared access easement for the purpose of ingress and egress to and from their respective lots via a privately maintained road, described as [Road Description], which is depicted on the attached property plat (Plat X, Shared Access Easement).

C. The Owners agree to establish and maintain the Road in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners agree as follows:

1. Shared Access Easement

(a) The Owners hereby establish a shared access easement for ingress and egress to and from their respective Lots over the Road. The easement shall be for the exclusive use of the Owners and their respective guests, invitees, tenants, and agents (collectively referred to as "Authorized Users").

(b) Each Owner shall have the right to use the Road for the purpose of ingress and egress to and from their respective Lot. Such right shall be subject to the limitations, conditions, and restrictions set forth in this Agreement.

(c) The Owners agree to maintain the Road at their own expense, including but not limited to snow removal, repair, and general upkeep. The cost of maintenance shall be equally divided among the 4 owners served by the Road.

(d) Each Owner shall have the responsibility to use the Road in a reasonable and safe manner, avoiding any damage to the Road or interference with the rights of other Owners.

(e) No Owner shall obstruct or interfere with the use of the Road by other Owners or authorized users, including parking or storing vehicles or any other objects that hinder the access or use of the Road.

(f) Each Owner shall be responsible for any damage caused to the Road by themselves, their guests, invitees, tenants, or agents. The Owner causing such damage shall promptly repair or reimburse the other Owners for the cost of repair.

(g) The Road shall not be widened, altered, or modified without the unanimous consent of all Owners. However, routine maintenance and repairs necessary to keep the Road in good condition shall be permitted.

3. Indemnification and Liability

(a) Each Owner agrees to indemnify and hold harmless the other Owners from any claims, damages, liabilities, or expenses arising out of or in connection with the use of the Road, including but not limited to accidents, injuries, or property damage.

(b) The Owners shall not be liable to each other for any damages, losses, or injuries arising from the use of the Road, except to the extent caused by their own willful misconduct or negligence.

4. Term and Termination

(a) This Agreement shall be binding upon the Owners and their successors in interest and shall run with the land/real property description.

5. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Alaska and the City and Borough of Juneau without regard to its conflict of laws principles.

IN WITNESS WHEREOF, the Owners have executed this Shared Access Easement Agreement as of the date first above written.

[Owner 1's Full Name] [Owner 2's Full Name] [Owner 1's Signature] [Owner 2's Signature]
Date: _____ Date: _____

[Owner 3's Full Name] [Owner 4's Full Name] [Owner 3's Signature] [Owner 4's Signature]
Date: _____ Date: _____

[Notary Acknowledgment]