

Application for Preliminary Plat

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650


PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Hultquist Homes, Inc		Name (last name first) S4 Group, LLC	
Mailing Address 12580 Old Seward Hwy, Anchorage, AK 99515		Mailing Address 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day 907-854-8971		Contact Phone – Day 907-306-8104	
E-mail cody@hultquisthomes.com		E-mail craigb@s4ak.com, kate@s4ak.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 006-421-15			
Site Street Address: N/A			
Current legal description: (use additional sheet if necessary) Checkpoint Lot 2			
Zoning: R-4	Acreage: 5	Underlying Plat #: 2012-96	Grid #: SW1238
# Lots: 1	# Tracts:	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Base Camp 907 Subdivision, Parent Lots 1A-7A, Tracts, 1, 2, 3, A, & B		
# Lots: 7	# Tracts: 5	Total # parcels: 12

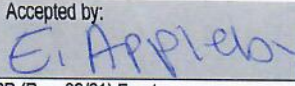
I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature  ☐ Owner ☒ Representative
(Representatives must provide written proof of authorization)

05/23/2023
Date

Kate Sauve

Print Name

Accepted by: 	Poster & Affidavit: 2+1	Fee: \$7,455	Case Number: S12732	Meeting Date: 7/19/23 PB
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PP (Rev. 09/21) Front

S12732 JUL 19 2023

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☒ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☒ "2" ☒ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8½" by 11" reduced copy of plat
☐ Certificate to Plat

4 copies required: ☐ Subdivision drainage plan9 copies required: ☐ Topographic map of platted area

16 copies required:
 (7 copies for a short plat)

☐ Signed application (copies)
☐ Preliminary plat
☐ As-built (if applicable)
☐ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

☐ Soils investigation and analysis reports (4 copies)

Waived by _____



Basecamp 907 Subdivision
Parent Lot Plat Application Narrative
Case S12732

This platting application's purpose is to create a parent lot subdivision for the concurrent creation of a unit lot subdivision per AMC 21.08.070.E, which allows a fee simple ownership of a dwelling unit within a multifamily development, simplifying the financing process for the developer, but not increasing the density allowed on the lot or changing the development standards. The project site is located in northeast Anchorage, north of Whisperwood Park Dr and south of Boundary Ave, legally known as Checkpoint Subdivision Lot 2, per plat 2012-96, Tax ID # 006-421-15. The site is zoned R-4 Multi-Family Residential and is currently undeveloped. Sewer and water is available to the property.

Case S12722, a unit lot subdivision platting application, is being reviewed concurrently with this platting application. This application, Case S12732, will create: Parent lots 1A-7A, which will be further subdivided into unit lots by case S12722. Tracts 1, 2, and 3, which will be primarily open space. Tracts A and B, which will be dedicated to private roads for adequate access.

This project is in the Northeast Community Council district. The scope of the project, including the unit lot development and vacations were presented to the community council on November 17th, 2022. See Summary of Community Meeting for further details.

Accompanying this application is an application for two easement vacations and a landscape plan for the site including the proposed (L4) 20' highway screening easement.

Conformance with the Approval Criteria for Subdivision Standards (AMC 21.03.200)

This plat conforms to the applicable dimensional standards and measurements, chapters 21.07, Development and Design Standards and 21.08, and Subdivision Standards, and to the maximum extent feasible:

a. Promotes the public health, safety, and welfare;

This subdivision promotes public health, safety, and welfare by providing a development for residential use that is compatible with the surrounding neighborhood and community.

b. Mitigates the effects of incompatibilities between the land uses or residential densities in the subdivision and the land uses and residential densities in the surrounding neighborhood, including but not limited to visual, noise, traffic, and environmental effects;

This subdivision mitigates the effects of incompatibilities between land uses and residential densities by conforming to the existing R-4 zoning standards for lot size and width. Abundant open space is provided on the site plan and existing vegetation will be maintained to the maximum extent possible to mitigate visual, noise, and environmental nuisances.

c. Provides for the proper arrangement of streets in relation to existing or proposed streets;

This subdivision is connected to two dedicated rights-of-way, Whisperwood Park Drive and Boundary Avenue with a dedicated thru road. Two private roads are included in the plans for adequate access to all lots.

d. Provides for adequate and convenient open space;

This subdivision provides for adequate and convenient open space by providing abundant open space of 56,600 square feet, well over the R-4 zoning requirement of 4,700 square feet.

e. Provides for the efficient movement of vehicular and pedestrian traffic;

This subdivision provides efficient means of vehicular and pedestrian movement by providing pedestrian and vehicular access via Whisperwood Park Drive and Boundary Avenue with a dedicated thru road. Two private roads are included in the plans for adequate access to all lots.

f. Ensures adequate and properly placed utilities;

To ensure the adequate and proper placement of utilities we are proposing to vacate the current 20 foot T&E easement to the north of the property and replacing it with a 20 foot T&E easement that will line up with the developed subdivision to the east (Willow View Subdivision, plat 2015-125). This will allow the existing power line to be located in the T&E easement. Easements will be provided as needed to facilitate access for all utilities.

g. Provides access for firefighting apparatus;

Allows for effective access to firefighting apparatus by nature of the adequate road frontage. Additionally, Tract A, a private road depicted on the plat, aligns with the Fire Access easement situated in the eastern subdivision.

h. Provides opportunities for recreation, light, and air, and avoids congestion;

This subdivision provides for abundant open space by providing abundant open space of 56,600 square feet, well over the R-4 zoning requirement of 4,700 square feet.

i. Facilitates the orderly and efficient layout and use of the land;

This subdivision facilitates the orderly layout and use of land by dedicated ROW's that coincide with existing streets and dedicating a thru street for adequate access.

j. Does not create a split-zoned lot; and

This subdivision does not create a split-zoned lot. All properties are commonly zoned.

- k. **Furtheres the goals and policies of the comprehensive plan and conforms to the comprehensive plan in the manner required by section 21.01.080, Comprehensive Plan.**

The proposed lots will conform to all standards set forth in the Comprehensive Plan. The following are policies from the Anchorage 2040 Land Use Plan that apply to this development:

LUP 2.1 Identify and invest in areas best positioned to absorb growth meeting housing and employment needs.

LUP 2.3 Remove barriers to desired infill development and incorporate flexibility in development...

LUP 4.2 Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences.

Application for Right-of-Way and Easement Vacation

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first)	Hultquist Homes, Inc.	Name (last name first)	S4 Group, LLC
Mailing Address	12580 Old Seward Hwy, Anchorage, AK 99515	Mailing Address	124 E 7th Ave, Anchorage, AK 99501
Contact Phone – Day:	907-854-8971	Contact Phone – Day:	907-306-8104
Evening:		Evening:	
E-mail:	cody@hultquisthomes.com	E-mail:	craigb@s4ak.com, kate@s4ak.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # (000-000-00-000): 006-421-15		
Site Street Address: N/A		
Description of right-of-way/easement: (use additional sheet if necessary)		
30' Highway Screening Easement, dedicated per plat 2012-96 20' T&E Easement (DTM), dedicated per plat 2012-96		
Zoning: R-4	Acreage: 5	Grid #: SW1238
# Lots: 1	# Tracts:	Total # parcels: 1

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to vacate it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

CB

Signature



Owner



Representative

(Representatives must provide written proof of authorization)

05/23/2023

Date

Craig Bennett

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
			S12732	07/19/2023

Vac (Rev. 03/21) Front

S12732 JUL 19 2023

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- Potable Water provided by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Fee:

- Plat: Copies ☐ Plat, full size ☐ 8½x11 reduced copy ☐ Watershed sign off form, completed
 Other ☐ Aerial photo ☐ Housing stock ☐ Zoning ☐ One copy, original application
 (8 sets short plat; 17 sets long plat)

Property Title: ☐ Certificate to Plat

Documents to provided unless waived by Platting Officer:

- ☐ Site topography (4 copies minimum)
☐ Soils investigation and analysis reports (4 copies minimum)
☐ Subdivision drainage plan

Waived by _____
 Waived by _____
 Waived by _____

Municipal Vacation Policy

In considering any vacation of public rights-of-way, dedication, section line easement, BLM easement, or public use easement, the Municipality uses the following to guide the Community Development Department recommendation to the Platting Board:

1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.
2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.
3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.
6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.



Basecamp 907 Subdivision
Easement Vacation Narrative
Case S12732

This is a request to vacate two easements along the north side of Checkpoint Lot 2 and replace them with similar easements. The easements are known as:

- 30' Highway Screening Easement, dedicated per plat 2012-96
- 20' T&E Easement (DTM), dedicated per plat 2012-96

Checkpoint Lot 2 is an undeveloped lot that is proposed to be developed as a unit lot subdivision. The project site is located in northeast Anchorage, north of Whisperwood Park Dr and south of Boundary Ave, legally known as Checkpoint Subdivision Lot 2, per plat 2012-96, Tax ID # 006-421-15.

The two easements to be vacated are located on the north side of the site, south of the 33' Section line easement. The Highway Screening Easement is located north of the T&E Easement. The neighboring parcel, formerly known as Checkpoint Lot 1, was platted and developed as Willow View Subdivision, plat 2015-125. Plat 2015-125 switched the locations of the Highway Screening Easement and the T&E Easement with each other and remanded both as 20' wide. Therefore, the Easements on Checkpoint Lot 2 and its abutting subdivision no longer line up.

To ensure the adequate and proper placement of utilities it is proposed that the current easements on Checkpoint Lot 2 be vacated and replaced with a 20' T&E easement and a 20' Highway Screening Easement that line up with the T&E easement dedicated per plat 2015-125.

This swap of easement locations will allow the existing power line to be located in the 20' T&E easement. The proposed (L4) 20' landscaping easement will then be behind the T&E easement matching the easement locations to the east. The proposed landscape plan with this easement configuration is attached to this application.

Conformance with the Approval Criteria for Vacation of Public Rights-of-Way.

- 1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.**

This question does not apply to this case. This application is for the vacation and replacement of a Highway Screening Easement and a T&E Easement, not a right-of-way.

- 2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.**



This question does not apply to this case. This application is for the vacation and replacement of a Highway Screening Easement and a T&E Easement, not a right-of-way.

- 3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.**

This question does not apply to this case. This application is for the vacation and replacement of a Highway Screening Easement and a T&E Easement, not a right-of-way.

- 4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.**

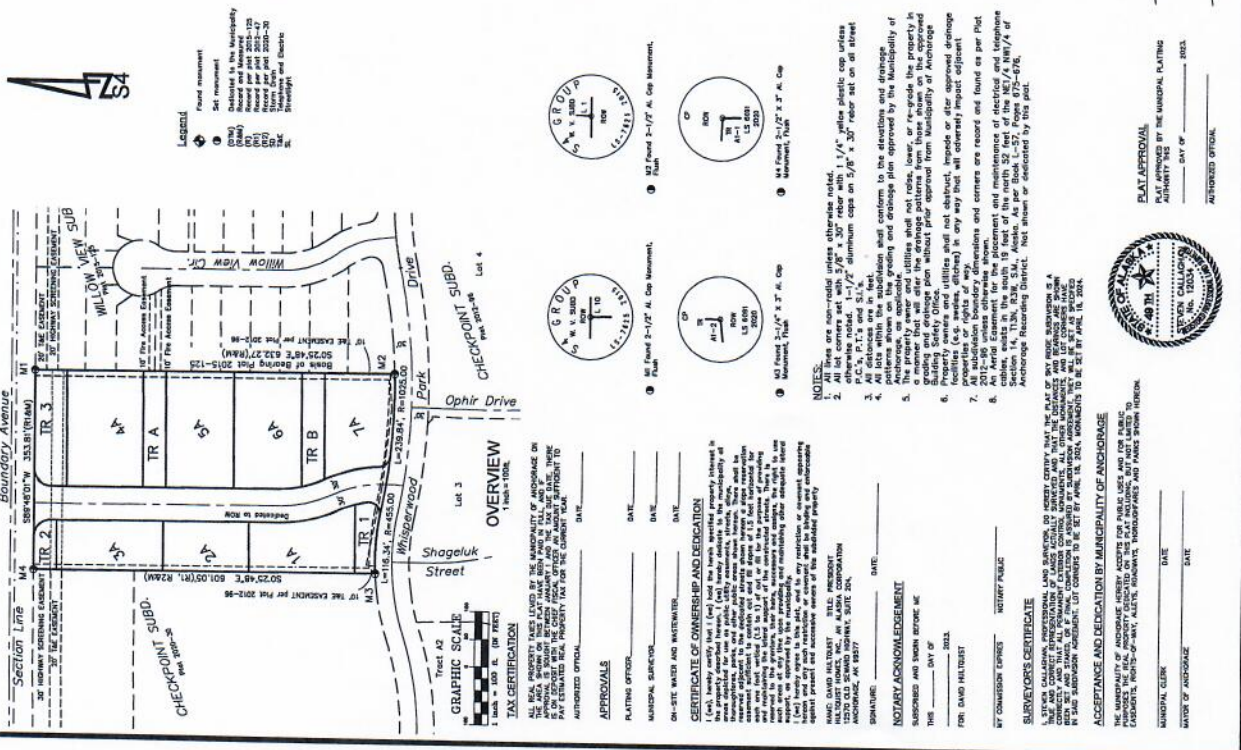
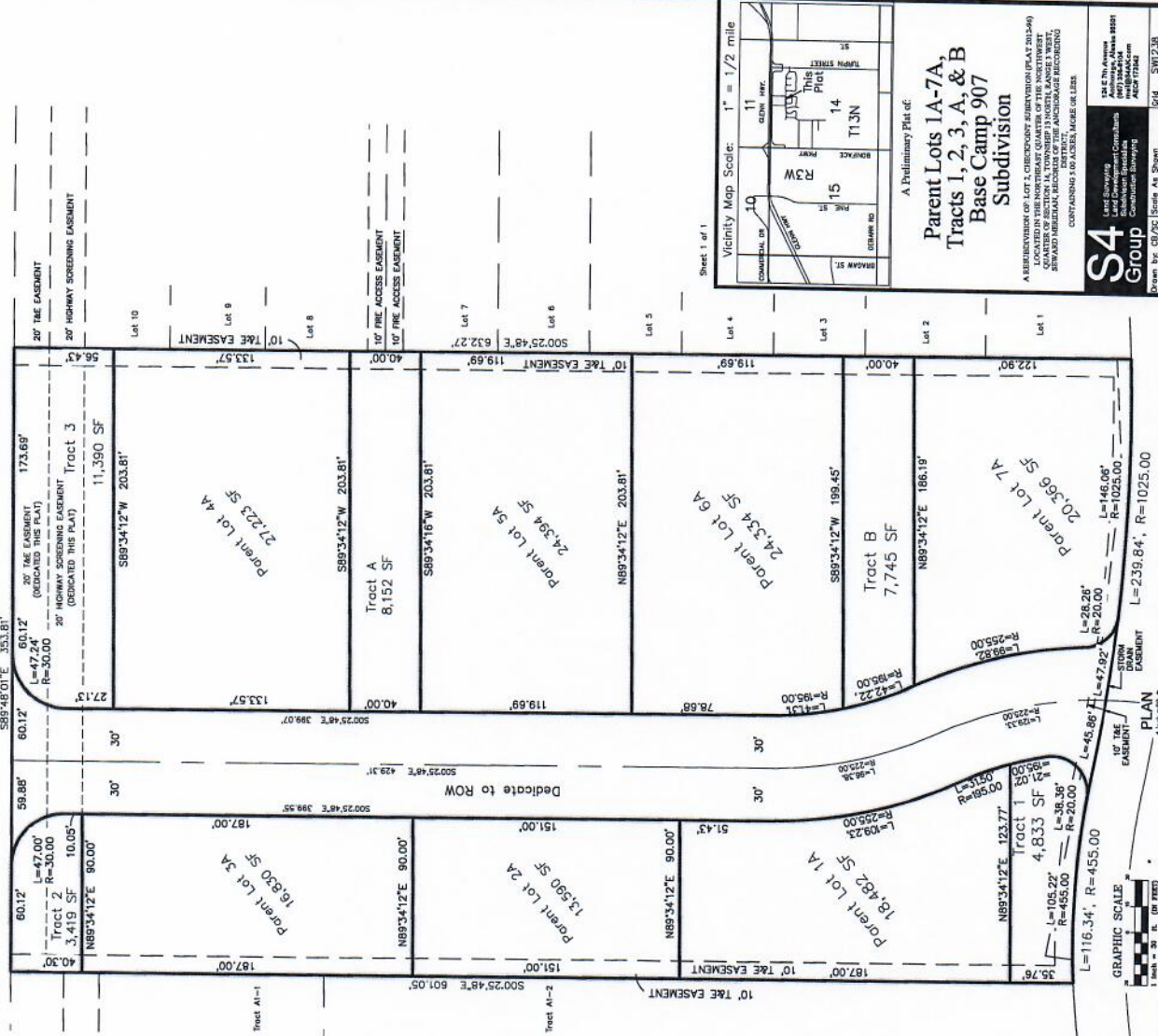
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- 6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.**

This question does not apply to this case. This application is for the vacation and replacement of a Highway Screening Easement and a T&E Easement, not a right-of-way.



Boundary Avenue

WILLOW VIEW

NT SUBD.

S4

R4

R4

R4

Whisperwood

Park

Drive

Shageluk
Street

R3

Ophir Drive

R3

CHECKPOINT SUBD.

Zoning

S4
Group

Letter of Authorization

I, Cody Hultquist, the owner of Condor Properties, LLC, am the authorized agent of the property located at Checkpoint Subdivision Lot 2, Tax ID 006-421-15. I authorize S4 Group to represent me before the Municipality of Anchorage in the request for a platting action and related activities.

Cody Hultquist
Signature

5/17/23
Date

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Checkpoint Subdivision
- Project Location, Tax ID, or Legal Description: Tax ID: 006-421-15
Checkpoint Subdivision Lot 2
- Project Area (if different from the entire parcel or subdivision): Entire parcel

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

☒ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

☐ **DOES** contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

☐ New or additional mapping **IS NOT REQUIRED**.*

☐ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

☐ New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*

☐ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

☐ Y ☒ N
☐ Y ☒ N
☐ Y ☒ N

WMS written drainage recommendations are available.
WMS written field inspection report or map is available.
Field flagging and/or map-grade GPS data is available.

☐ Preliminary ☐ Final
☐ Preliminary ☐ Final

Inspection Certified By:

Date:



4/8/23



Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Base Camp 907 Subdivision
- Project Location, Tax ID, or Legal Description: 006-421-15
- Is this parcel located within AWWU's certificated service area? ----- **X** / N
- Is a water key box located on each parcel? ----- **Y** / **X**
 - Does this service meet DCPM Standard? ----- **Y** / N
- Is sewer stubbed to each parcel? ----- **Y** / **X**
 - Does this service meet DCPM Standard? ----- **Y** / N
- Are there any water or sewer connections that require removal? ----- **Y** / N
- Are there any additional easements needed? ----- **Y** / N
- Have any Private System plans been submitted for review? ----- **X** / N
- Are any of the lots subject to extended connection or other agreements? ----- **X** / N
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- **Y** / **X**

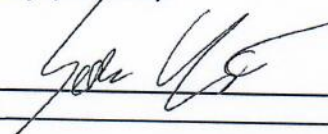
If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	Y / X	TBD	
Water Transmission	X / N	N/A	
Sewer Lateral	Y / X	TBD	
Sewer Trunk	X / N	N/A	


- Comments:
Subject to Amend. 2 - Water Main Ext. Agrmt. W05-020. Water+sewer ext. agrmt. assessmt. TBD.
2 existing water stubs and 8" sewer and MH near Whisperwood & Ophir shall abandoned per DCPM.

Verified By (AWWU):

Date:



05/23/2023

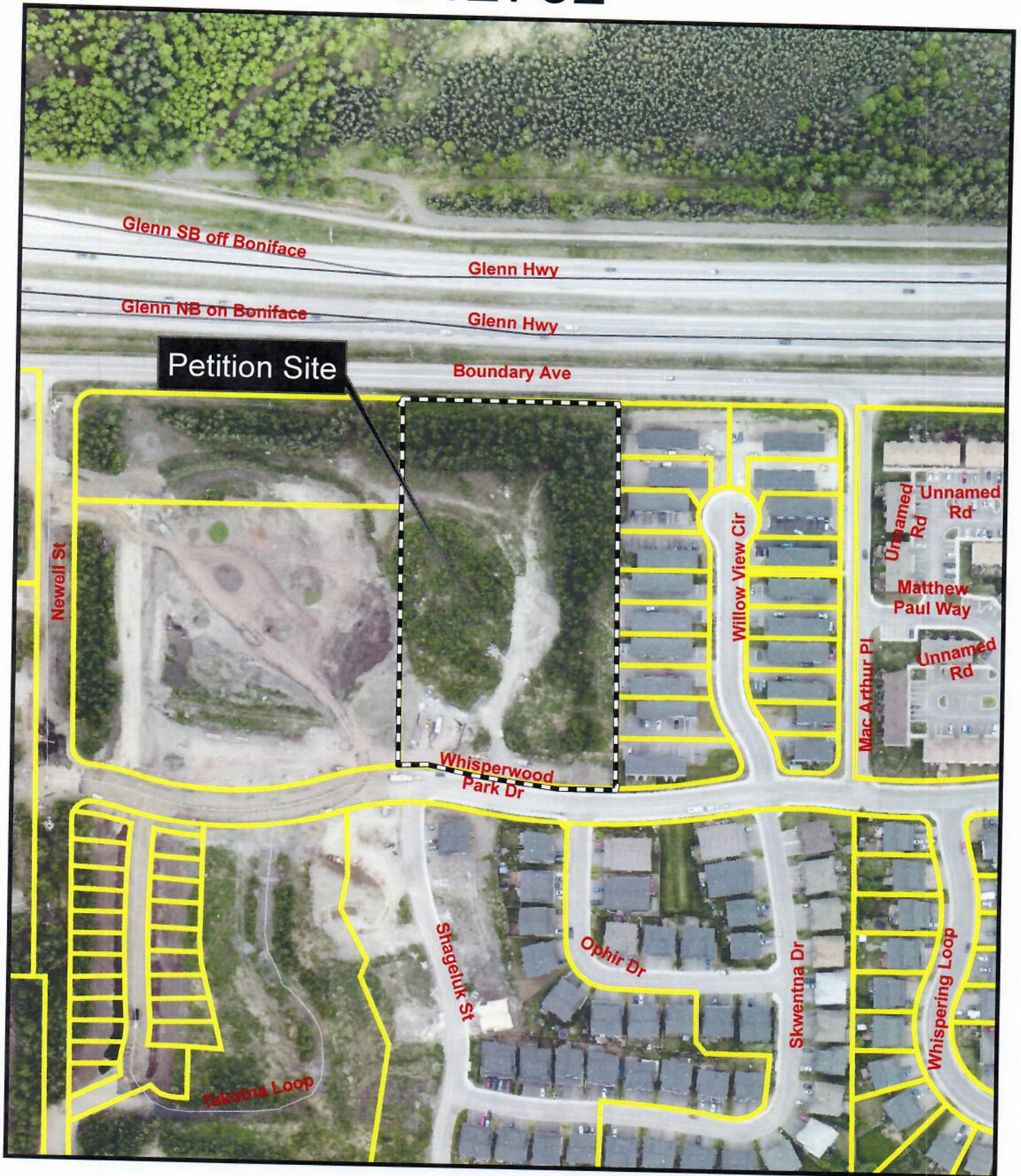
Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwubiz



S12732 JUL 19 2023

S12732

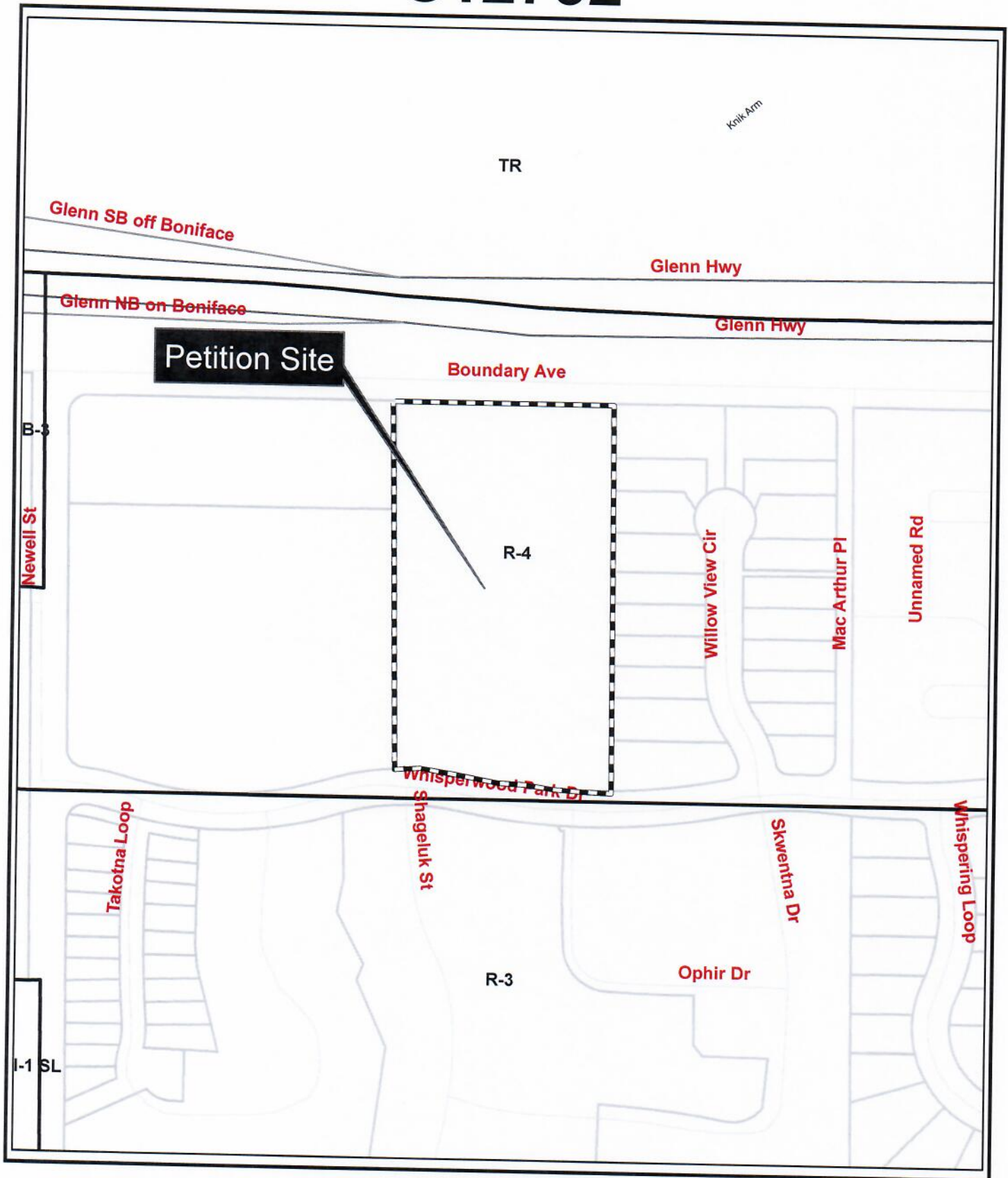


Municipality of Anchorage
Planning Department

Date: 5/12/2023



S12732

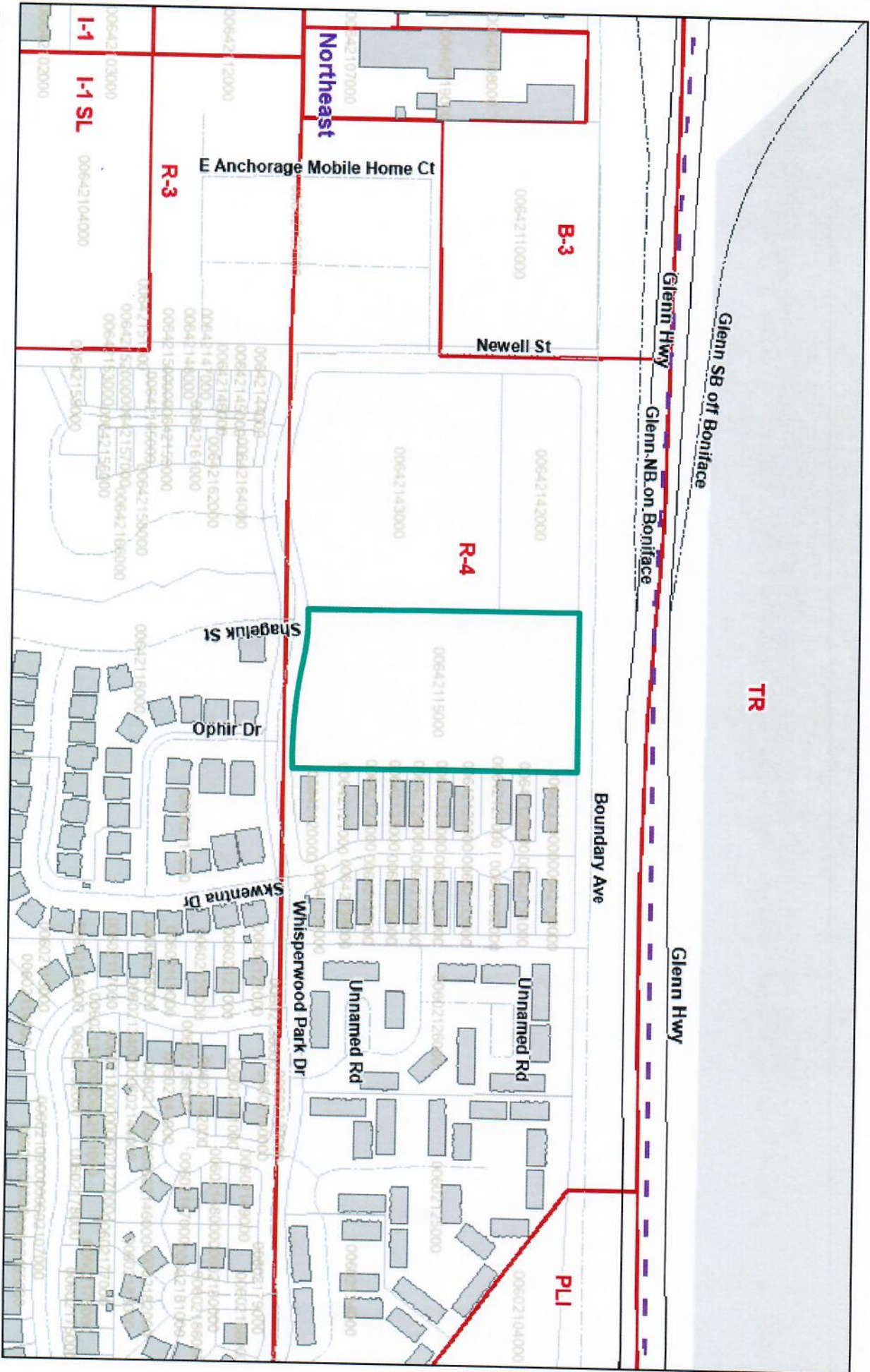


Municipality of Anchorage
Planning Department

Date: 5/12/2023

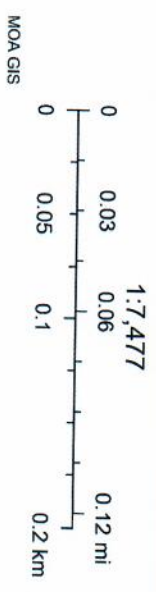


S12732 CVW Map 006-421-15-000

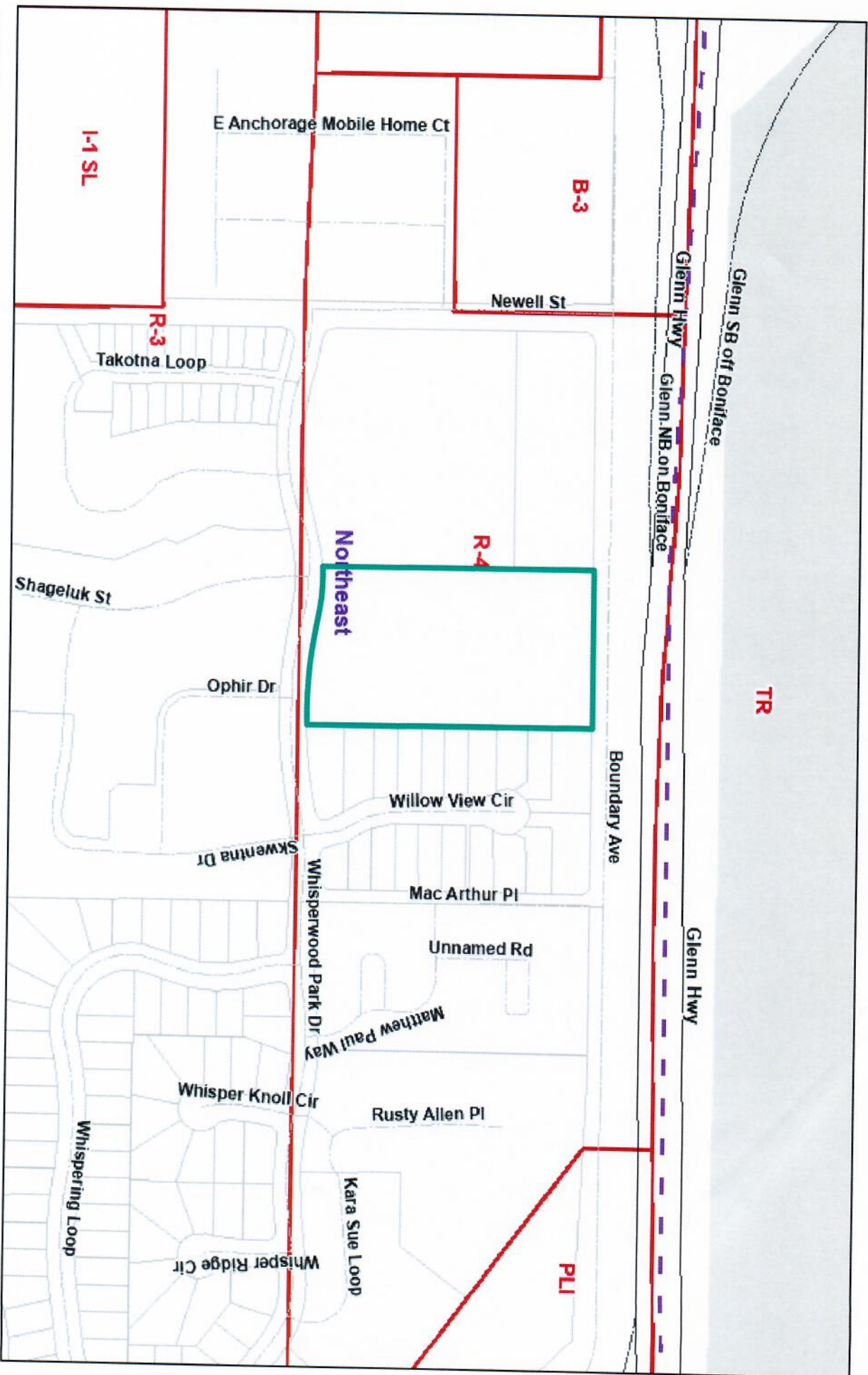


5/12/2023

- Buildings
- Local
- Major
- Secondary
- Municipality of Anchorage Boundary
- Community Council
- Zoning
- Parcel Number Labels
- Property Info

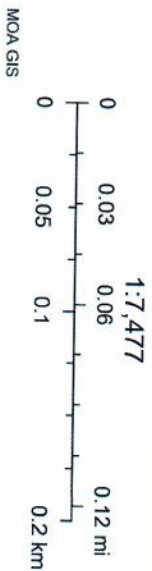


S12732 CVW Map 2



5/12/2023

- Major
- Secondary
- Local
- Municipality of Anchorage Boundary
- Property Info
- Military
- Community Council
- Zoning



FREWAY LANDSCAPING (L-4) R4
 ADJACENT TO FREEWAY, GLENN
 HIGHWAY
 REQUIRED MINIMUM WIDTH: 30'
 AVERAGE
 20' WITH FENCE

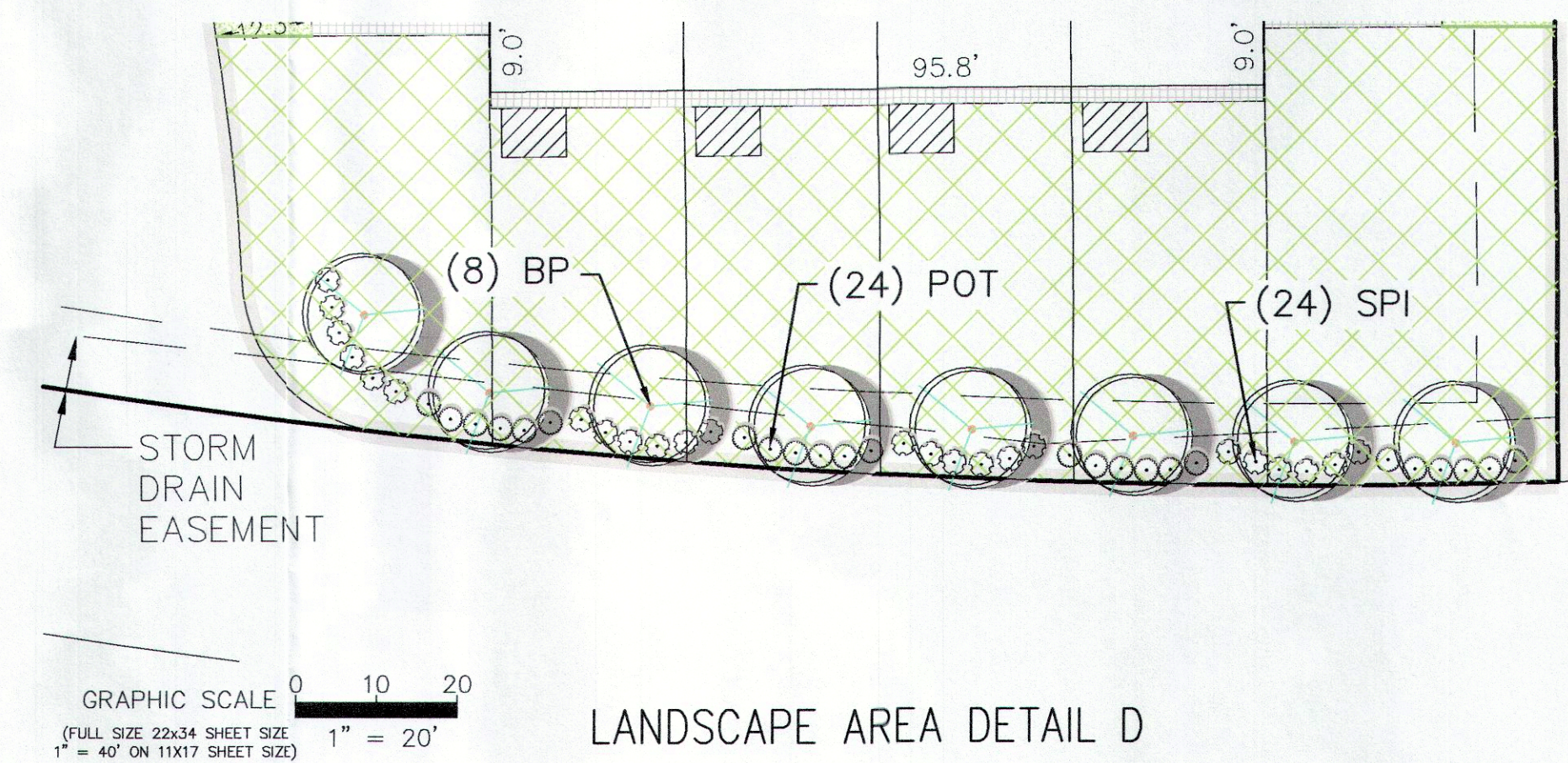
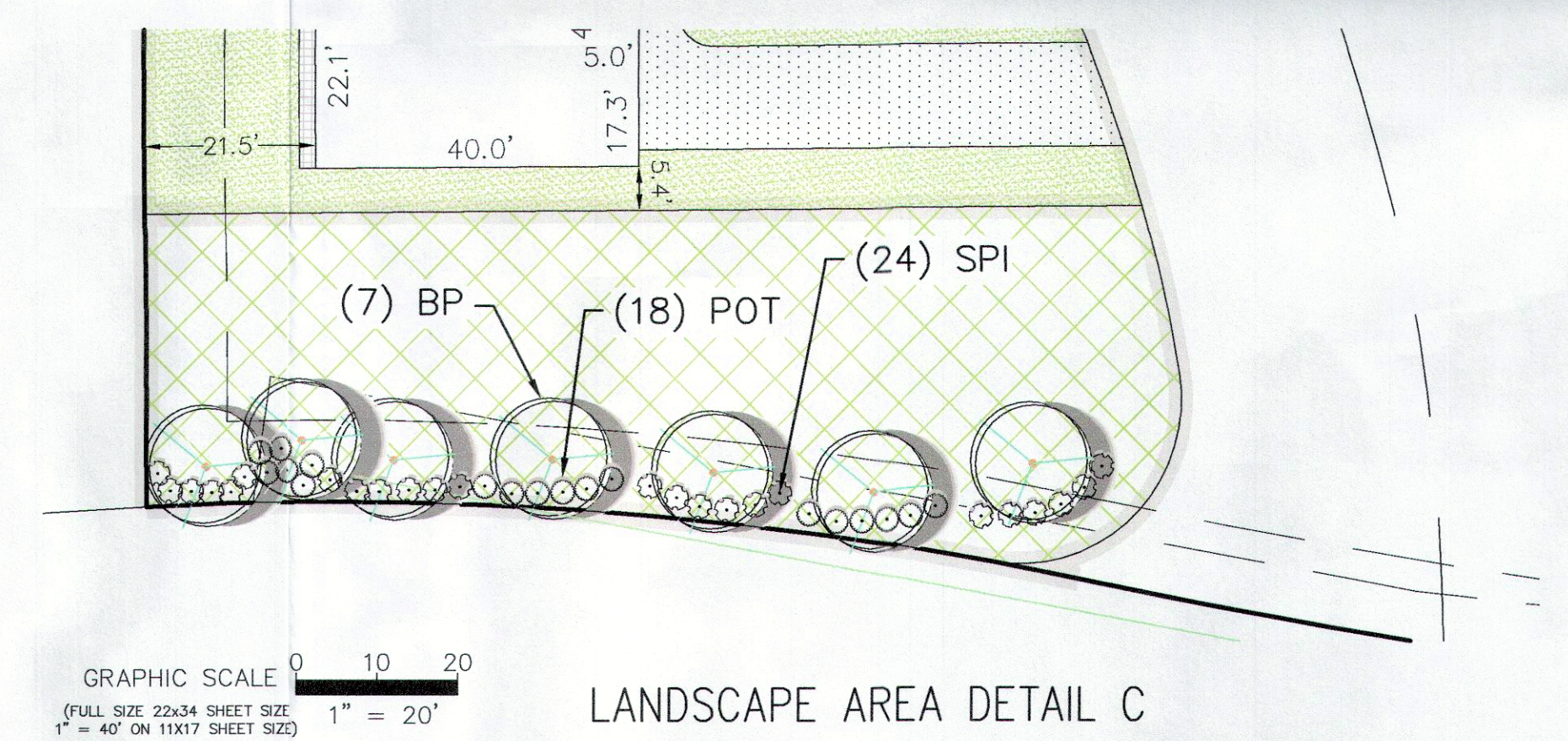
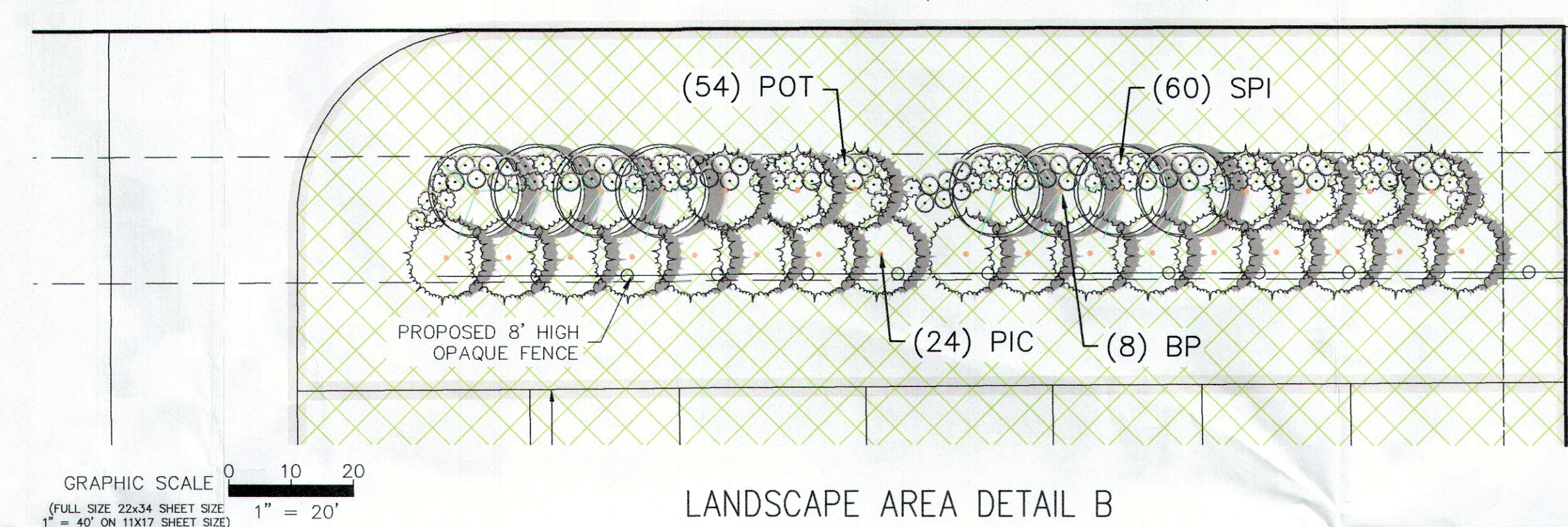
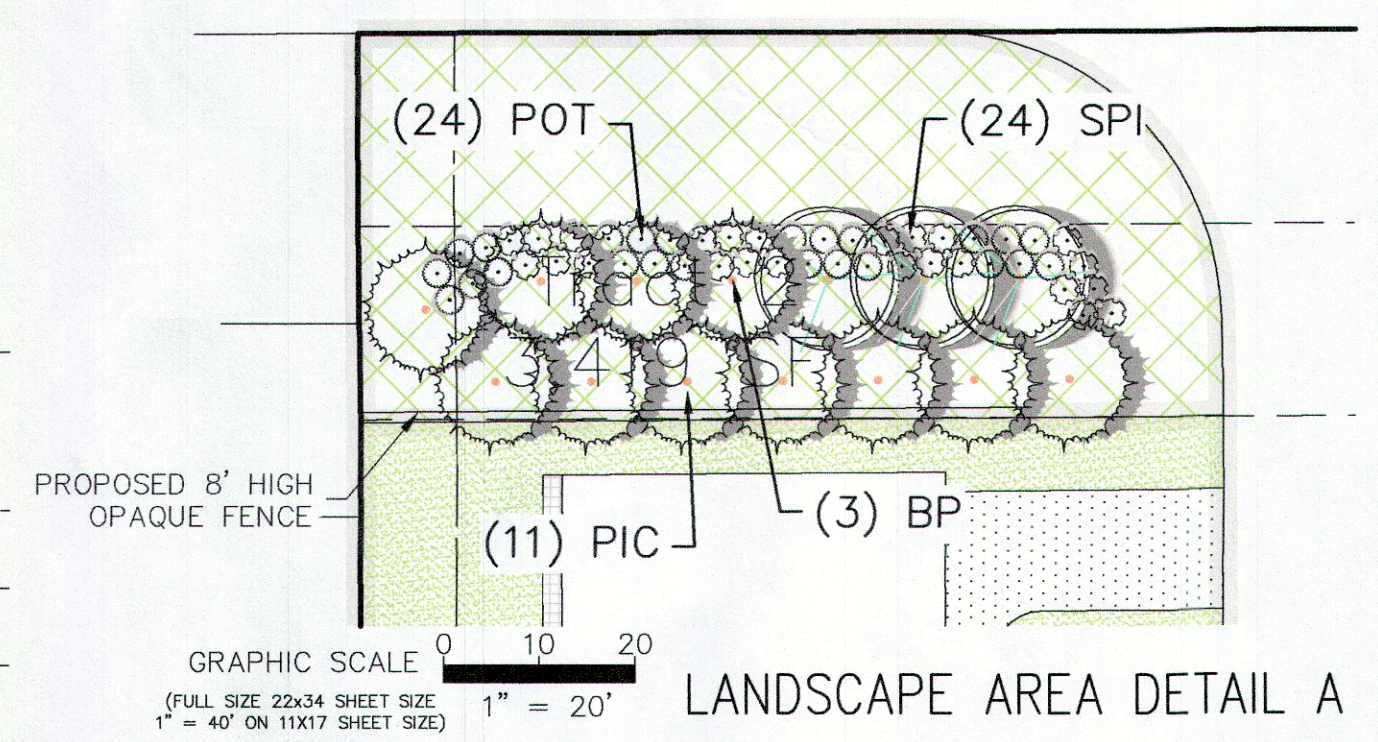
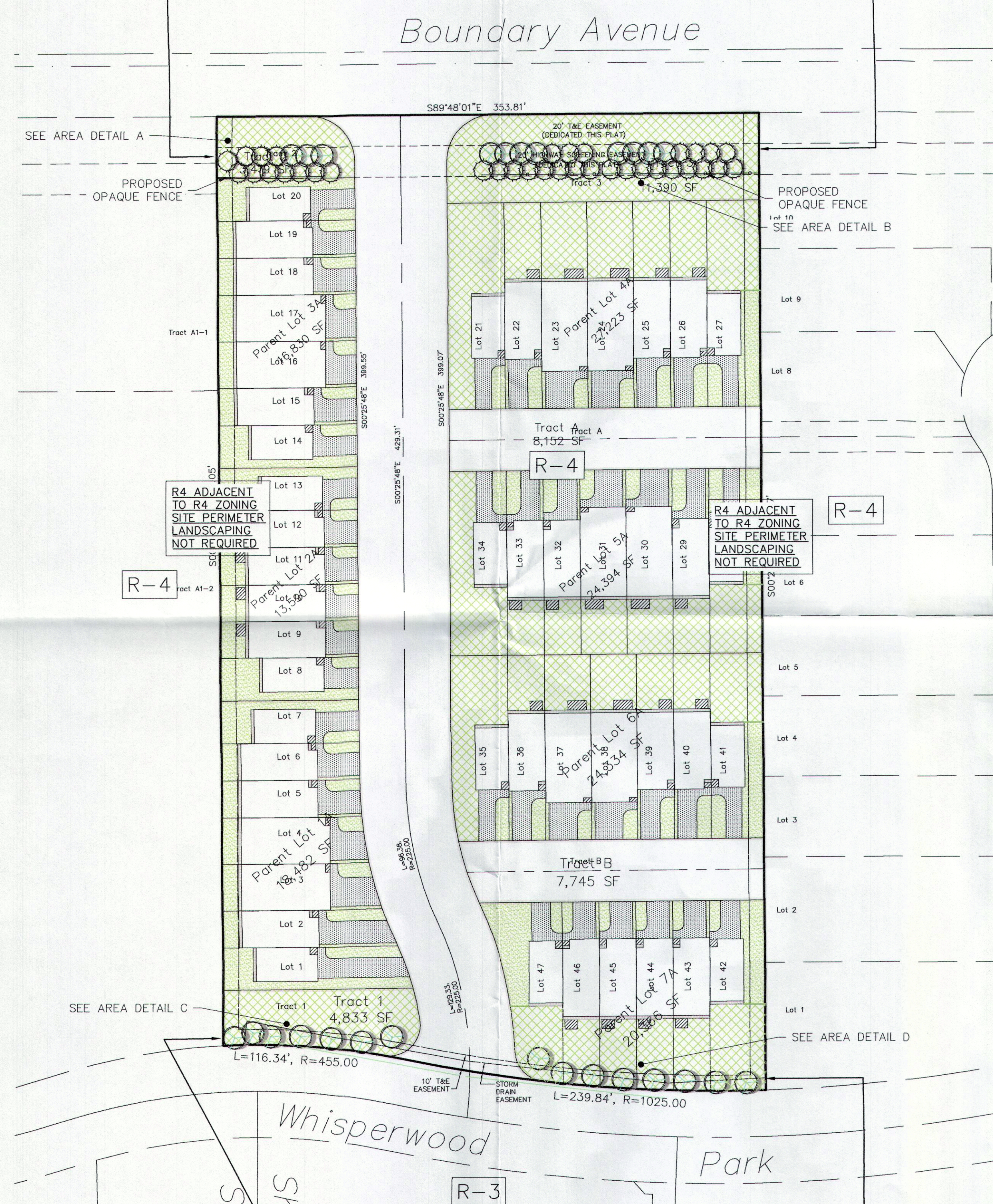
3 TREES AND 10 SHRUBS PER
 20', 75% CONIFER TREES

LANDSCAPING ALONG
 PROPERTY LINE = 353.8' (TOTAL)
 SUBTRACT DRIVEWAY
 353.8'-60' ~ 294'

REQUIRED PLANTINGS: TITLE 21
 TREES: $294' / 20' = 14.7 \times 3 = 44.1 \sim 44$
 SHRUBS: $294' / 20' = 14.7 \times 10 = 147$

PLANTING SCHEDULE					
SYMBOL	LABEL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	PIC	WHITE SPRUCE	PICEA GLAUCA	MIN. 2" CALIPER / MIN. 8' HEIGHT	35
	BP	PAPER BIRCH	BETULA Papyrifera	MIN. 2" CALIPER / MIN. 8' HEIGHT	26
	SPI	FROBEL SPIREA	SPIREA JAPONICA x BUMALDA 'FROEBELII'	MIN. 18" HEIGHT	132
	POT	GOLDFINGER POTENTILLA	POTENTILLA FRUITICOSA 'GOLDFINGER'	MIN. 18" HEIGHT	120

PLANTING SCHEDULE NOTES:
 OTHER TREES AND SHRUBS, AND NATURAL VEGETATION MAY BE SUBSTITUTED FOR THE PLANTS SHOWN IN THE PLANT SCHEDULE. ANY SUBSTITUTION OF PLANTS MUST BE APPROVED BY THE OWNER AND THE MUNICIPALITY OF ANCHORAGE. TOPSOIL AND SEED SHALL BE PLACED IN ALL OTHER AREAS NOT COVERED BY AUTHORIZED AND PERMITTED IMPROVEMENTS.



VISUAL ENHANCEMENT LANDSCAPING (L-1) R4
 ADJACENT TO LOCAL ROAD, WHISPERWOOD
 REQUIRED MINIMUM WIDTH: 8' AVERAGE

LANDSCAPING ALONG PROPERTY LINE = 356.18' (TOTAL)
 SUBTRACT DRIVEWAY 356.18'-60' ~ 296'

REQUIRED # OF PLANTINGS: TITLE 21
 TREES: $296' / 20' = 14.8 \sim 15$
 SHRUBS: $296' / 20' = 14.8 \times 6 = 90$

1 TREE AND 6 SHRUBS PER 20'

124 E 7th Avenue
 Anchorage, Alaska 99501
 (907) 562-4444
 info@sc4group.com
 ANCAN 173042

SC4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

RECORD DRAWING

1. DATA PROVIDED
 BY: _____

This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.

CONTRACTOR:
 BY: _____
 TITLE: _____ DATE: _____

2. DATA TRANSFERRED
 BY: _____
 COMPANY: _____
 DATE: _____

3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____
 COMPANY: _____
 BY: _____
 TITLE: _____ DATE: _____

BASE CAMP 907

LANDSCAPE PLAN

CONCEPT

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	BY/CHKD
SC	SC	SC			

FILE: ASAC SAND LAKE PIT /SCOPE/

JOB NO: 13-055

DATE: 3-1-2023

SCALE: HORIZ: AS SHOWN VERT: N/A

SHEET 1 OF 1

ZONING CODE STUDY

PROPERTY INFORMATION
CHECKPOINT LOT 2

PROPERTY OWNER CONDOR PROPERTIES, LLC (HULTQUIST HOMES, INC)
12570 OLD SEWARD HWY SUITE 204
ANCHORAGE, AK 99515

LOT ZONING: R-4
PARENT LOT AREA: 218,862 SF

DWELLINGS, MULTI-FAMILY USE:
MAX. LOT COVERAGE ALLOWED: 75% = 164,147 SF
ACTUAL LOT COVERAGE = 56,149 SF = 34.2 %

PARENT LOT 1A -17,976 SF
BUILDING -8,671 SF = 48.2%
PARENT LOT 2A -13,500 SF
BUILDING -6,397 SF = 47.3%
PARENT LOT 3A -16,580 SF
BUILDING -8,671 SF = 52.3%
PARENT LOT 4A -27,223 SF
BUILDING -8,671 SF = 31.9%
PARENT LOT 5A -24,593 SF
BUILDING -8,671 SF = 45.5%
PARENT LOT 6A -24,334 SF
BUILDING -8,671 SF = 35.6%
PARENT LOT 7A -20,566 SF
BUILDING -6,394 SF = 31.4%

FRONT SETBACK: 10 FT
SIDE SETBACK: 5 FT (10 FT IF ADJACENT TO RESIDENTIAL DISTRICT)
REAR SETBACK: 15 FT (WHERE ADJACENT TO RESIDENTIAL DISTRICT)
F.A.R.: NOT REQUIRED

UNIT LOT SUBDIVISION (21,08,070, E):
1 DWELLING PER UNIT LOT
SETBACKS, OPEN SPACE, DRAINAGE, SNOW STORAGE, LANDSCAPING APPLY
TO PARENT LOT
PARKING CAN BE ON DIFFERENT LOT OR IN COMMON AREA WITH EASEMENT
ON PLAT
RESIDENTIAL DESIGN STANDARDS PER 21.07.110 REQUIRED
SHARED DRIVEWAYS SHOULD BE USED TO MINIMIZE DRIVEWAY CUTS WHERE
ABUTS STREET
HOMEOWNERS' ASSOCIATION WITH CC&RS REQUIRED

PROPOSED UNIT COUNT (47 TOTAL)

UNIT A (14) 2-BEDROOM TOWNHOUSE, 22' WIDE GARAGE
UNITS 1,7,8,13,14,20,21,27,28,34,35,41,42,47

UNIT B (23) 2-BEDROOM TOWNHOUSES, 24' WIDE GARAGE
UNITS 2,5-6,9-12,15,18-19,22,25-26,29-30,33,36,39-40,43-46

UNIT C (10) 2-BEDROOM TOWNHOUSES, 30' WIDE GARAGE
UNITS 3-4,16-17,23-24,31-32,37-38

BUILDING HEIGHT
MAX. HEIGHT OF STRUCTURES ALLOWED: 45 FEET
MAX. HEIGHT PROPOSED: 29'-0" ABOVE GRADE PLANE

OPEN SPACE
REQUIRED: 100 SF PER DWELLING X 47 = 4,700 SF REQUIRED.
MAY BE INDIVIDUAL OR COMMON
TRACT 1 - 5,672.46 SF OF OPEN SPACE
TRACT 2 - 3,424.62 SF OF OPEN SPACE
TOTAL OPEN SPACE EXCEEDS 4,700 SF REQUIRED

PARKING

TYPE A, B & C (47) 2-BEDROOM UNITS = (1.5 SPACES + 0.15 GUEST)47

TOTAL REQUIRED = 78 SPACES RECOMMENDED

TYPE A, B & C DOUBLE GARAGE = 2 SPACES 47X2 = 94

TOTAL PROVIDED = 94 PROVIDED

21.07.110 RESIDENTIAL DESIGN STANDARDS
21.07.110.C STANDARDS FOR MULTIFAMILY & TOWNHOUSE RESIDENTIAL

PRIMARY ENTRANCE TO EACH UNIT IS ON SOUTH SIDE (W 8TH AVE)
ALL PARKING AND GARAGE ENTRANCES ARE ON NORTH SIDE

WINDOWS FACING STREET - 10% WINDOWS ON FRONT ELEVATION

BUILDING SPACING - ALL BUILDINGS EXCEED THE REQUIRED MIN AVERAGE 24-30' APART.

PEDESTRIAN ACCESS - EACH UNIT PRIMARY ENTRANCE IS CONNECTED BY
THE DWELLING UNITS INDIVIDUAL DRIVEWAY

21.01.110.C.6 BUILDING SITE AND ORIENTATION MENU (3 CHOICES)

6 PLEX & 7 LEX BUILDING

C. ORIENTATION OF LIVING SPACES AND WINDOWS - OVERALL DEVELOPMENT
(FRONT & EITHER SIDE ELEVATION MEET THE 10% REQUIREMENT)
H. LIMITED FRONT-FACING GARAGE WIDTH FOR TOWNHOMES
K. VISIBLE FRONT ENTRIES

21.01.110.C.7 BUILDING ARTICULATION MENU (4 CHOICES, APPLIES TO STREET-FACING
SIDE ONLY)

A. WALL ARTICULATION
B. OVERALL BUILDING MODULATION
C. UPPER STORYCANTILEVER OR STEP-BACK
D. VARIATION OF EXTERIOR FINISHES - SEE EXTERIOR ELEVATIONS
E. ENTRY ARTICULATION - ALL PRIMARY ENTRANCES ARE RECESSED AND HAVE A SHELTERING ROOF STRUCTURE
F. (7 PLEX ONLY) ROOFLINE MODULATION
M. (7 PLEX ONLY) VARIATION IN BUILDING FORM OR SCALE

NORTHERN CLIMATE WEATHER PROTECTION AND SUNLIGHT MENU

NOT APPLICABLE - THIS DEVELOPMENT IS COMPOSITE OF 6 AND 7 UNITS PER BUILDING

ENTRYWAY TREATMENT - ALL PRIMARY ENTRANCES HAVE A SHELTERING ROOF STRUCTURE COVERING AT LEAST 12 SQUARE FEET

LANDSCAPING - SEMI-PRIVATE TRANSITION SPACE - BUILDING ELEVATION IS MORE THAN 20' FROM THE STREET - 1 TREE & 5
SHRUBS PER UNIT REQUIRED

BUILDING CODE STUDY

GOVERNING CODE: 2018 IRC AND MUNICIPALITY OF ANCHORAGE AMENDMENTS
PER IBC, 2018 EDITION 101.2

EACH UNIT SHALL BE SEPARATED AS REQUIRED BY IRC R302.2

EXTERIOR WALLS PER TABLE R302.1

EXTERIOR WALLS<5' FROM A PROPERTY LINE - 1 HOUR TESTED IN
ACCORDANCE WITH ASTM E119
OR UL 263 WITH EXPOSURE FROM BOTH SIDES.

PARAPETS PER 302.2.4 EXCEPTION

STRUCTURAL INDEPENDENCE PER R302.2.6 EXCEPTION 5

OPENING PROTECTION PER R302.5.1

TABLE R302.6 SEPARATION BETWEEN RESIDENCE AND GARAGE:

5/8" TYPE "X" GWB ON GARAGE SIDE

SEPARATION BETWEEN HABITABLE ROOMS ABOVE THE GARAGE:

5/8" TYPE "X" GWB

STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES

PROVIDING SEPARATION:

5/8" TYPE "X" GWB

EMERGENCY EGRESS PER R310

STAIRWAYS PER R311.7

HANDRAILS PER R311.7.8

SMOKE ALARMS PER R314

1. CARBON MONOXIDE ALARMS PER R315

S4



1. See Grading Plan for drainage and building elevations.
2. See Architectural Plans for building heights and interior dimensions.

Opens Space
Total open space required = 4,700 sf
Total open space shown = 56,600 sf

Trash
Individual cans will be kept in garages.

Legend

	Open Space Area
	Paved Driveway
	Grass Area
	Deck
	Building Overhang

A Site Plan of:

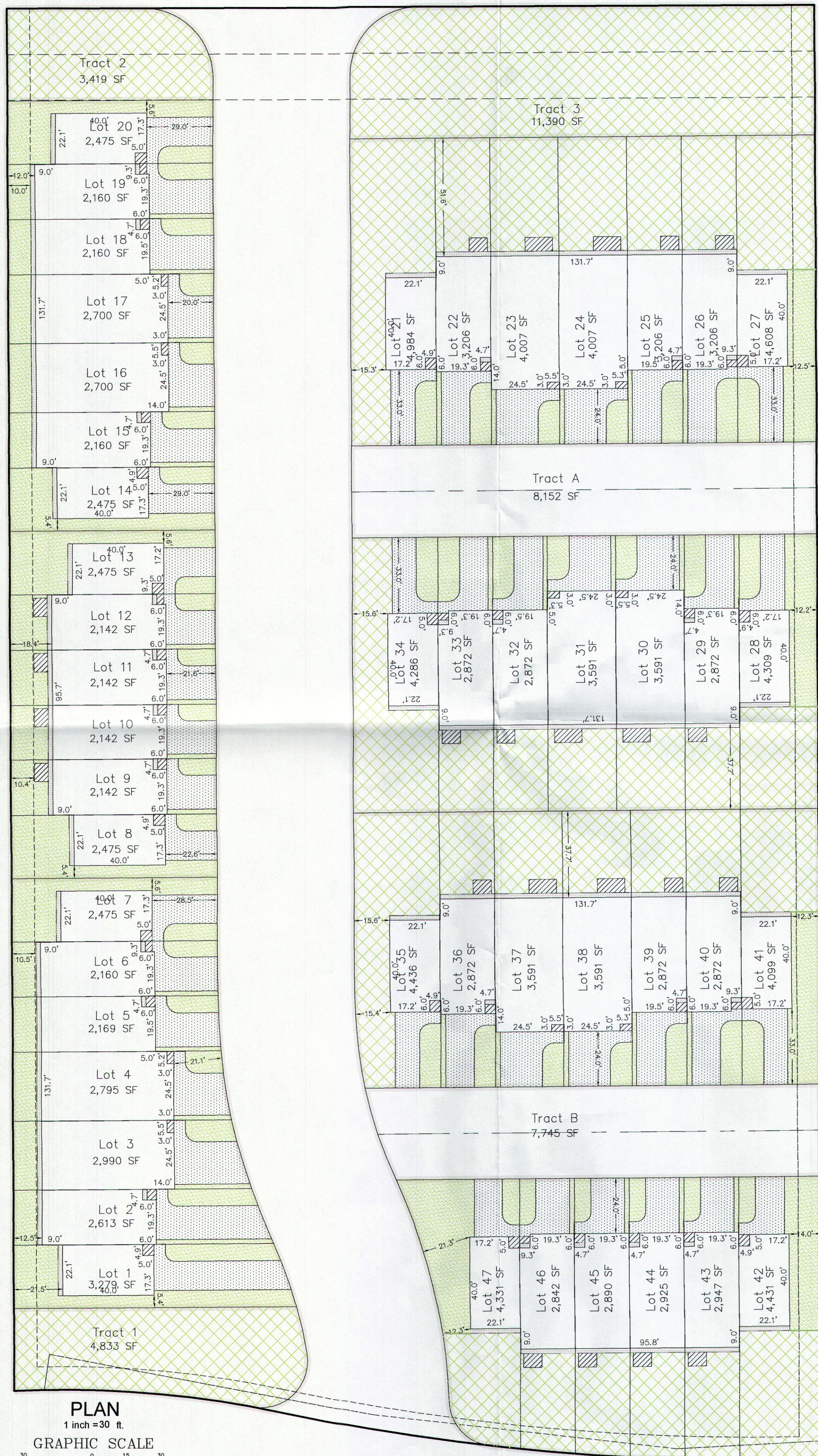
Lots 1-47, Base Camp 907 Subdivision

S4
Group

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@s4ak.com
AEC# 173042

Drawn by: CB/SC Scale As Shown Grid SW1238
Field Book: 103 MOA Case S-12722 Date: 5/22/2023



PLAN

1 inch = 30 ft.

GRAPHIC SCALE

1 inch = 30 ft. (IN FEET)