

**Short Plat
Summary of Action
October 7, 2019**

S12499 Telaquana Heights Subdivision, Lots 19A & 19B

Approval of the plat for 24 months subject to the following conditions:

- 1) Resolve utility easements.
- 2) Place the following notes on the plat:
 - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
 - c. There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC Title 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- 3) Make the following drafting corrections:
 - a. In the Vicinity Map:
 - i. Better identify the location of the platted area.

Dave Whitfield
Platting Officer

S12510 Esh Subdivision

Approval of the plat for 24 months subject to the following conditions:

- 1) Resolve utility easements.
- 2) Place the following notes on the plat:
 - a. Direct vehicular access to Lots 1 and 2 shall be restricted to a single shared driveway.
 - b. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
 - c. Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
- 3) Make the following drafting corrections:
 - a. In the Title Block:
 - i. Provide Grid Number.
 - ii. Add Lots 1 and 2 to the subdivision name.
 - b. In the Lot Detail:
 - i. Label all surrounding lots with lot numbers.
 - c. Add plat approval signature block.
- 4) Verify that existing structures on Lot 2 meet the required setbacks in accordance with AMC 21.09.060, *Table of Dimensional Standards: Residential Districts*.

Dave Whitfield
Platting Officer

S12514 Athenian Village Subdivision, Tract G5-1

Approval of the vacation of a 20' Telephone, Electric, and Sanitary Sewer Easement running north/south and central within this plat, dedicated via plat 83-62 subject to the following condition:

- 1) Recording a suitable plat within 24 months of approval and any approved time extensions.

Approval of the plat for 24 months subject to the following conditions:

- 1) Resolve utility easements.
- 2) Place the following notes on the plat:
 - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
- 3) Make the following drafting changes:
 - a. In the Platted Area:
 - i. Correct the labels and property boundaries for parcels located south of Tudor Road to reflect those established via plat 2019-15.
 - b. In the Vicinity Map:
 - i. New Seward Hwy shall read as "Seward Hwy."
- 4) Resolve with AWWU Planning, any service connection issues. All unused or unnecessary water and sanitary sewer services must be disconnected per the 2018 AWWU Design and Construction Practices Manual.
- 5) Resolve with AWWU Field Services Office, the need to conduct a private system review to develop proposed Tract G5-1 for commercial or multi-family purposes with public water and sanitary sewer service.
- 6) Successful completion of a rezoning (zoning map amendment) of the platted area to one contiguous zoning district.

- 7) Resolve with Private Development, the need to dedicate a 5 foot public sidewalk easement along the eastern and southern boundaries of this subdivision.
- 8) Enter into a subdivision agreement with Private Development to install the required public improvements to include street, sidewalk, drainage, and street lighting.
- 9) Construct the south half of East 43rd Place and a 41.5 radius cul-de-sac bulb (measured to back of curb) at the eastern terminus as required to meet Access Street standards in accordance with 21.08.050.F.
- 10) Construct a 5-foot attached sidewalk on west side of Elmore Road adjacent to proposed Tract G5-1.
- 11) Resolve with Alaska Department of Transportation & Public Facilities, the need to modify existing and future direct vehicular access to Tudor Road.

Michelle J. McNulty, AICP
Director for Platting Officer