


**Short Plat**  
**Summary of Action**  
**December 20, 2021**  
(Revised October 27, 2022)  
Deletion shown as ~~strikethrough~~  
Addition shown as **Bold**

**S12651 Athenian Village Subdivision, Tract G5-1**

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

1. Resolve utility easements.
2. Add the following plat notes:
  - a. ~~No direct vehicular access to Tudor Road will be granted. Existing accesses need to be eliminated.~~
  - b. **If future development of Tract G5-1 requires access to East 43<sup>rd</sup> Place, improvements to the south half of East 43<sup>rd</sup> Place from Florina Street to the eastern terminus to half street standards and a 41.5-foot radius cul-de-sac bulb at the east terminus of East 43<sup>rd</sup> Place to meet Access Street standards in accordance with 21.08.050.F will be required.**
3. Resolve with Private Development the need for sidewalk easements along the eastern and southern property boundaries of proposed Tract G5-1.
4. Dedicate additional 5-feet of public use easement along the east property boundary as shown on the preliminary plat.
5. Construct a 5-foot attached sidewalk on the west side of Elmore Road along the eastern property boundary of proposed Tract G5-1.
6. ~~Construct the south half of East 43<sup>rd</sup> Place from Florina Street to the eastern terminus to half street standards and a 41.5-foot radius cul-de-sac bulb at the east terminus of East 43<sup>rd</sup> to meet Access Street standards in accordance with 21.08.050.F.~~
7. Enter into a subdivision agreement with Private Development for the required public improvements to include street, sidewalk, drainage, and street lighting.
8. Resolve with Anchorage Water and Wastewater Utility (AWWU)
  - a. The removal of unused or unnecessary services per the 2018 AWWU Design Construction Practices Manual (additional water services).
9. Resolve with General Communication Inc. (GCI)
  - a. The removal of a GPON unit that is still active.

  
\_\_\_\_\_  
Dave Whitfield  
Platting Officer