

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	
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.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 006-421-15			
Site Street Address: N/A			
Current legal description: (use additional sheet if necessary) Base Camp 907 Subdivision, Parent Lots 1A-7A, Tracts, 1, 2, 3, A, & B			
Zoning: R-4	Acreage: 5	Underlying Plat #: 2012-96	Grid #: SW1238
# Lots: 7	# Tracts: 5	Total # parcels: 12	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Base Camp 907 Subdivision Lots 1-47		
# Lots: 47	# Tracts:	Total # parcels: 47

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 05/23/2023
(Representatives must provide written proof of authorization) Date

Kate Sauve
 Print Name

Accepted by: <i>E. Appleby</i>	Poster & Affidavit: 2+1	Fee: \$12,285	Case Number: S12722	Meeting Date: 7/19/23 PB
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S12722 JUL 19 2023

COMPREHENSIVE PLAN INFORMATION

Improvement 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:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input checked="" type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "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 plan

9 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
Unit Lot Subdivision Application Narrative
Case S12722

This platting application's purpose is to create 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. A topographic map of the site is included on page C4 of the Grading, Street, Water, Sewer & Storm Improvement Plans by TRIAD Engineering.

Case S12732, a platting application, is being reviewed concurrently with this platting application. Its purpose is to create the parent lots and accompanying tracts for private roads and open space that this application then uses to create a unit lot subdivision.

Preliminary construction plans have been completed by Hultquist Homes and the applicable plan sheets are attached to this application. The plan set includes 5 7-plexes and 2 6-plexes for a total of 47 unit lots. Three Types of units are included in the plans, each of which are 2 bedroom units, with different floor areas and layouts. The maximum height of the proposed buildings is 34'-6.5" and the mean average height is 29'-3".

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.

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 the parent lots. 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;

This subdivision provides a 10 foot T&E easement along the east, west, and south boundaries and a 20 foot T&E easement along the north boundary of the subdivision. 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, a private road depicted on the site plan aligns with the Fire Access easement situated in the eastern subdivision.

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

This unit lot subdivision provides abundant open space of 56,600 square feet, well over the R-4 zoning requirement of 100 square feet of open space per unit.

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. Furthers 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.

Conformance with the Unit Lot Subdivision Design Standards (AMC 21.08.070.E)

- a. Open space requirements shall be provided in accordance with Section 21.07.030 and shall be applied to the parent lot, except that none of the open space is required to be common space.**

According to AMC 21.07.030.B.4, R-4 zoning mandates that each dwelling unit must have 100 square feet of private open space. As there are 47 units, a total of 4,700 square feet of open space is needed. This plat provides 56,600 square feet of open space. More than adequate open space has been provided for this development.

- b. Drainage shall be designed for the parent lot. Design and construction on each unit lot shall comply with the approved drainage plan for the parent lot.**

Please refer to TRIAD Engineering's plans for grading, street, water, sewer, and storm improvements, which are included with this submission, for the drainage plans.

- c. Snow storage shall be provided in accordance with subsection 21.07.040F. and shall be applied to the parent lot.**

The public road has sufficient space to store snow, see TRIAD's Snow Storage Exhibit for more details. Snow storage for the private roads will be handled by the HOA. Snow storage areas can be designated on Parent Lot 7A, Tract 1 and Tract 2, the remainder will be hauled off site.

- d. Landscaping requirements shall be applied in accordance with Section 21.07.080 and shall be applied to the parent lot.**

Please consult the Landscaping Plan, provided in this submission, for the proposed landscaping.

- e. Refuse collection standards shall be applied in accordance with subsection 21.07.080G.2. and shall be applied to the unit lots.**

Per AMC 21.07.080.G.2 Class A single-family residential shall not have dumpsters and all refuse collection receptacles shall be screened and set back from abutting streets. For this subdivision all units shall have individual trash receptacles that will be kept in the garage units.

- f. Off-street parking requirements shall be applied in accordance with Section 21.07.090. The minimum parking requirement (after any applicable reductions are granted) shall be provided but may be provided on a different unit lot from the unit lot it is assigned to, or in a common ownership area, as long as the right to use that parking is formalized by an easement on the plat.**

A minimum of three off-street parking spaces will be provided for each 2 bedroom unit, exceeding previous off-street parking requirements of 1.65 spaces per unit.

- g. The applicable residential design standards shall be applied in accordance with Section 21.07.110.**

Applicable residential design standards will be met. Please refer to the preliminary construction plans provided by Hultquist Homes.

- h. Where multiple unit lots abut a street, driveway cuts shall be minimized, either through shared access on the other side of the buildings from the street, or by shared driveways.**

All units will be accessed by internal streets within the subdivision, both public ROW and private drives.

- i. AWWU service standards shall be applied in accordance with AMC Sections 26.40, Water Service and 26.50, Sewer Service.**

S4 Group and TRIAD Engineering have collaborated extensively with AWWU to ensure that this development is designed in accordance with AWWU's standards. We will maintain close collaboration with AWWU going forward as plans evolve and finalize.

- j. All applicable design standards in 21.11.070 shall apply to parent lots in the DT districts.**

This subdivision is not located in the DT districts.



Stacy Carpenter
Senior Building Designer
hultquisthomes.com
907-770-1514

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 -24,393 SF
BUILDING-8,671 SF = 45.5%

PARENT LOT 6A -24,334 SF
BUILDING -8,671 SF = 35.6%

PARENT LOT 7A -20,366 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

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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 REQUIRED**

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

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- 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 STORY CANTILEVER OR STEP-BACK
- D. VARIATION OF EXTERIOR FINISHES - SEE EXTERIOR ELEVATIONS
- I. ENTRY ARTICULATION - ALL PRIMARY ENTRANCES ARE RECESSED AND HAVE A SHELTERING ROOF STRUCTURE
- L. (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



Stacy Carpenter
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907-770-1514

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

CARBON MONOXIDE ALARMS PER R315

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:

- KSA* **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 WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

Inspection Certified By:

Date:

[Signature]

4/13/23



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? ----- / N
- Is a water key box located on each parcel? ----- Y / N
 - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / N
 - 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 / N

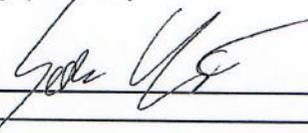
If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	<input type="checkbox"/> Y / <input checked="" type="checkbox"/> N	TBD	
Water Transmission	<input checked="" type="checkbox"/> X / <input type="checkbox"/> N	N/A	
Sewer Lateral	<input type="checkbox"/> Y / <input checked="" type="checkbox"/> N	TBD	
Sewer Trunk	<input checked="" type="checkbox"/> X / <input type="checkbox"/> 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

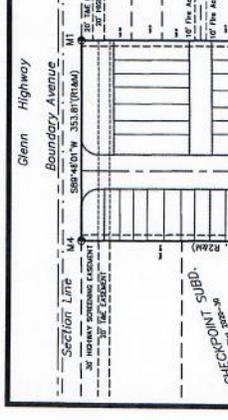
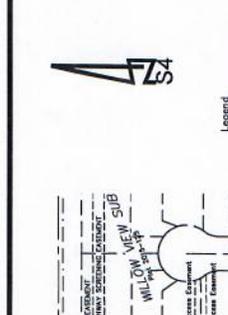
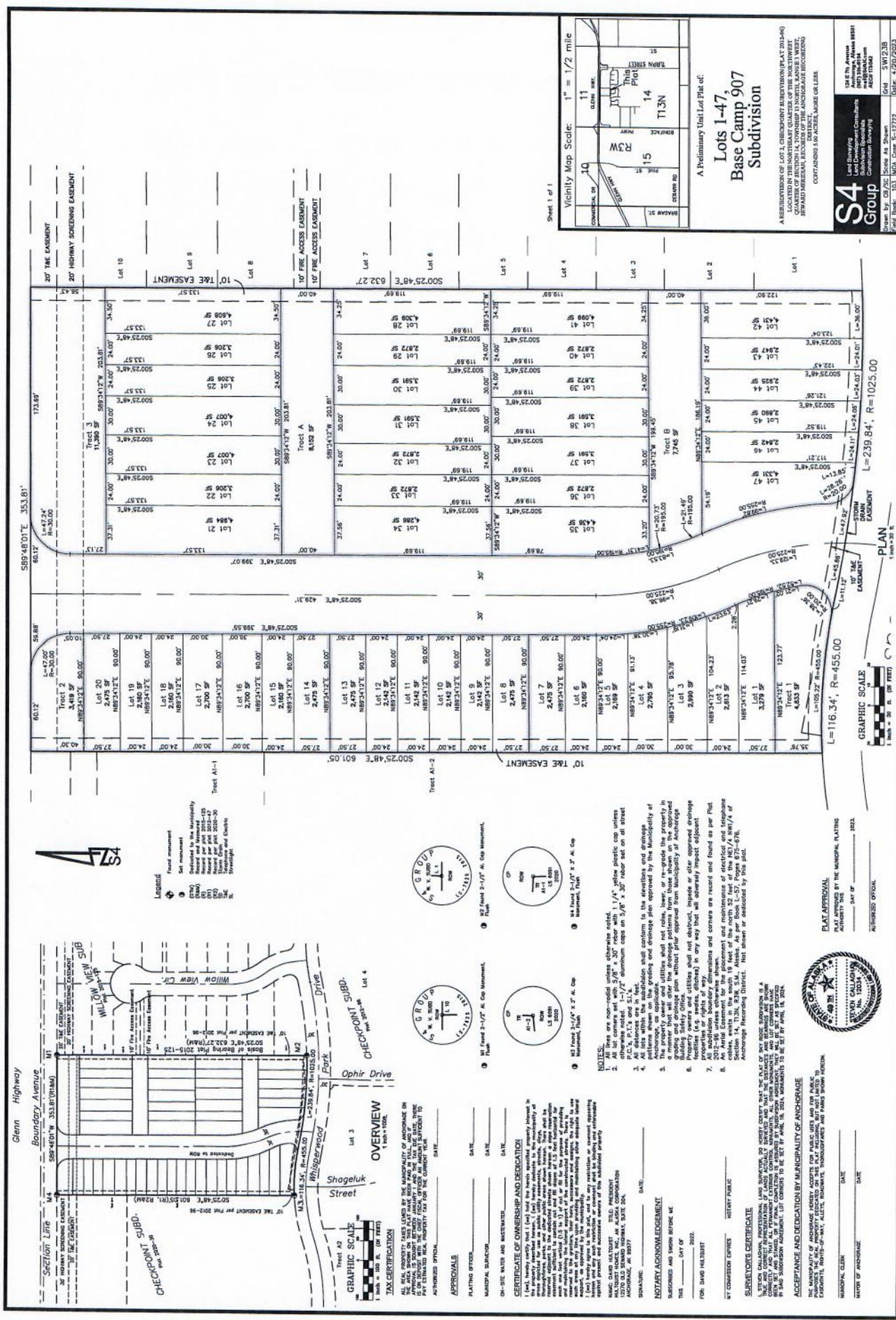
3000 Arctic Boulevard • Anchorage, Alaska 99503
 Phone 907-564-2774 • Fax 907-562-0824 • www.awwu.biz



S12722

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Legend:
- 1/4" = 10' Scale
- 1/8" = 20' Scale
- 1/16" = 40' Scale
- 1/32" = 80' Scale
- 1/64" = 160' Scale

TAX CERTIFICATION
ALL REAL PROPERTY IS ASSESSED BY THE MUNICIPALITY OF ANCHORAGE ON THE BASIS OF THE 2022 ASSESSMENT ROLL. THE TAXABLE VALUE OF THE PROPERTY IS SHOWN IN THE TAXABLE VALUE COLUMN OF THE ASSESSMENT ROLL. THE TAXABLE VALUE OF THE PROPERTY IS SUBJECT TO THE ANCHORAGE CITY AND MUNICIPALITY TAX. THE TAXABLE VALUE OF THE PROPERTY IS SUBJECT TO THE ANCHORAGE CITY AND MUNICIPALITY TAX. THE TAXABLE VALUE OF THE PROPERTY IS SUBJECT TO THE ANCHORAGE CITY AND MUNICIPALITY TAX.

NOTES:
1. All lines are non-radial unless otherwise noted.
2. All lot corners set with 2 1/2" x 3/8" rebar set on 5/8" x 3/8" rebar set on all street corners.
3. All lot corners set with 2 1/2" x 3/8" rebar set on 5/8" x 3/8" rebar set on all street corners.

NOTARY ACKNOWLEDGEMENT:
I, the undersigned, a Notary Public in and for the State of Alaska, do hereby certify that I am duly qualified and authorized to perform the duties of a Notary Public in and for the State of Alaska.

PLAT APPROVAL:
PLAT APPROVED BY THE MUNICIPAL PLATING AUTHORITY ON _____ DAY OF _____ 2023.

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE:
I, the undersigned, a Notary Public in and for the State of Alaska, do hereby certify that I am duly qualified and authorized to perform the duties of a Notary Public in and for the State of Alaska.

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SA Group logo and contact information:
SA Group
1000 W. 11th Ave., Suite 100
Anchorage, AK 99501
Phone: 907.561.1234
Fax: 907.561.1235
Email: info@sa-group.com
Website: www.sa-group.com

SA Group logo and contact information:
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