

# Municipality of Anchorage

**Planning Department  
Current Planning Division**



**Phone: 907-343-7943  
Fax: 907-343-7927**

**Mayor Dave Bronson**

## REQUEST FOR COMMENTS ON PRELIMINARY PLAT SUBDIVISIONS

May 31, 2022

Dear Reviewer:

The Municipality of Anchorage has received an application for short plat. The decision date is Tuesday July 05, 2022 and comments must reach our office by Friday, June 24, 2022 in order to be included in the staff conditions of approval.

Case No: S12682  
Petitioner: Hultquist Homes, Inc.  
Planner: Karlie Gedig  
New Subdivision: Tracts 1A, 1B, 1C, 1D, 1E, 1F, & 1G, Carol Creek Subdivision  
Orig. Subd/Legal: Tract 1, Carol Creek Subdivision (Plat 2018-82)  
Request: Subdivide one (1) tract of land into seven (7) new tracts. **\*\* THIS IS NOT A PUBLIC HEARING\*\***

Attached is a copy of the proposed plat. Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need. If no easements are required at this time, please provide a list of those plats to which there is "no comment" or "no objection".

If you have any questions, please call the current planning section at 907-343-7990.

Sincerely,

Planning Department  
Current Planning Division

Community Council(s):  
Chugiak  
Eagle River Valley  
Eagle River

# 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 12570 Old Seward Hwy, Anchorage, AK 99515		Mailing Address 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day 907-770-1507		Contact Phone – Day 907-306-8104	
Evening		Evening	
E-mail kp@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): 051-36-150			
Site Street Address: N/A			
Current legal description: (use additional sheet if necessary)  Carol Creek Tract 1			
Zoning: CER2MSL	Acreage: 29.7	Underlying Plat #: 2018-82	Grid #: NW0453
# Lots:	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary)  Carol Creek Subdivision Tracts 1A, 1B, 1C, 1D, 1E, 1F, & 1G		
# Lots:	# Tracts: 7	Total # parcels: 7

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.

5/11/2022

Signature       Owner     Representative      Date

(Representatives must provide written proof of authorization)

Craig Bennett

Print Name

Accepted by:	Poster & Affidavit	Fee:	Case Number: S12682	Meeting Date: 07/05/22
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**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 15 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 checked="" type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input 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: 2020-0037  
 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 \_\_\_\_\_



Carol Creek Subdivision  
Platting Application Narrative  
May 11, 2022

This platting application's purpose is to subdivide one tract into 7 tracts for future development. The project site is located in Eagle River, east of Old Glenn Hwy, described as Carol Creek Tract 1. The site is 29.7 acres and is zoned CE-R2M-SL per AO No. 2020-71.

**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;**

No changes are being made that would negatively affect the public health, safety, or welfare.

**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;**

No changes are being made that would promote incompatibilities between land uses or residential densities.

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

No changes are being made that affect the arrangement of streets.

**d. Provides for adequate and convenient open space;**

This subdivision's tracts are all in excess of the minimum lot requirement of 6,000 square feet, providing ample opportunity for adequate and convenient open space.

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

No changes are being made that would inhibit the efficient movement of traffic.

**f. Ensures adequate and properly placed utilities;**

No changes are being made that would inhibit adequate and properly placed utilities.

**g. Provides access for firefighting apparatus;**



Allows for effective access to firefighting apparatus by nature of the adequate road frontage.

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

Both lots are developed with existing structures that adhere to all applicable codes and regulations.

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

This subdivision's tracts are all in excess of the minimum lot requirement of 6,000 square feet, providing ample opportunity for recreation, light, and air.

**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.

## Letter of Authorization

I, Kourosh, the owner of the property located at Carol Creek Subdivision Tract 1, Tax ID # 051-36-150, authorize S4 Group, LLC to represent me before the Municipality of Anchorage in the request for the subdivision of the property and related activities.

Signature

A handwritten signature in black ink, appearing to be 'Kourosh', written over a horizontal line.

Date

7-6-22



Mayor  
Dave Bronson

# Anchorage Water & Wastewater Utility



Board Chair  
Aaron D. Dotson

## AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Carol Creek
- Project Location, Tax ID, or Legal Description: Carol Creek Subd, Tract 2  
Tax ID: 051-361-51
- 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? -----  Y /  N
- Are any of the lots subject to extended connection or other agreements? -----  Y /  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 type="checkbox"/> N		
Water Transmission	<input type="checkbox"/> Y / <input type="checkbox"/> N		
Sewer Lateral	<input type="checkbox"/> Y / <input type="checkbox"/> N		
Sewer Trunk	<input type="checkbox"/> Y / <input type="checkbox"/> N		

- Comments:  
Water and sanitary sewer are not currently available to this property without mainline extensions.  
AWWU has no objection to the proposed subdivision.

Verified By (AWWU):

Date:

2/28/22

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503  
Phone 907-564-2774 • Fax 907-562-0824 • [www.awwu.biz](http://www.awwu.biz)

 512682

JUL 05 2022



**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: Carol Creek Subdivision
- Project Location, Tax ID, or Legal Description: Tract 1 (parcel # 05136150)

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- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_

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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.\*

X KBC \_\_\_\_\_ 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:**

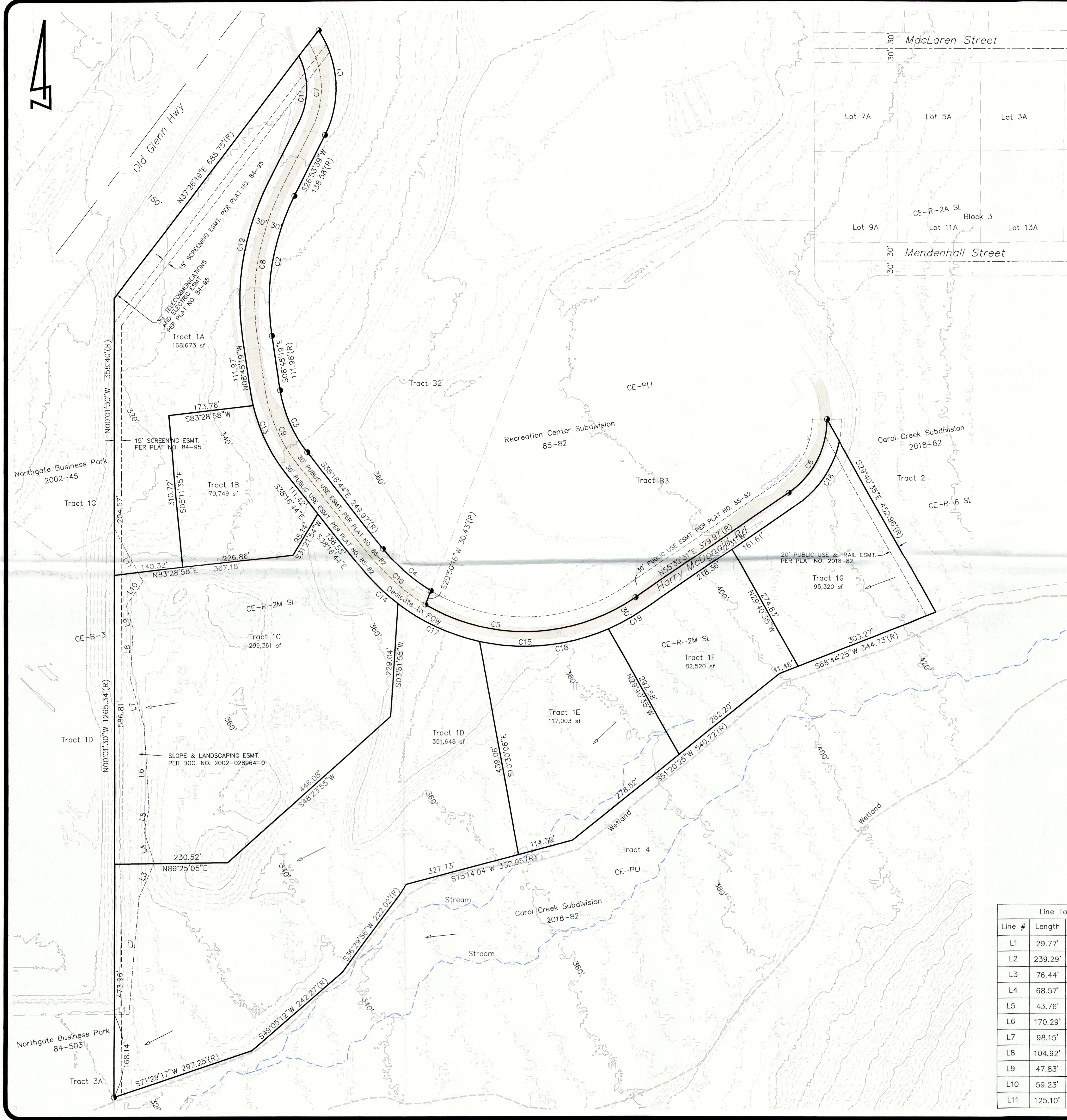
- |                                       |                                       |  |                                      |   |
|---------------------------------------|---------------------------------------|--|--------------------------------------|---|
| <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final            |
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | Field flagging and/or map-grade GPS data is available.   |                                      |   |

Inspection Certified By:

Date:

KR G

5/24/22



**SURVEYOR'S CERTIFICATE**  
 I, Benjamin Holmstrom, professional land surveyor, do hereby certify that the plot of CAROL CREEK SUBDIVISION is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by \_\_\_\_\_. Monuments to be set by \_\_\_\_\_.

**PLAT APPROVAL**  
 Plat approved by the Municipal Platting Authority this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Authorized Official \_\_\_\_\_

**ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE**  
 The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to the easements, rights-of-ways, alleys, roadways, thoroughfares and parks shown hereon.

Municipal Clerk \_\_\_\_\_ Date \_\_\_\_\_  
 Mayor of Anchorage \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.  
 I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
 FOR: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Notary Acknowledgment**  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

My commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**BENEFICIARY**  
 NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

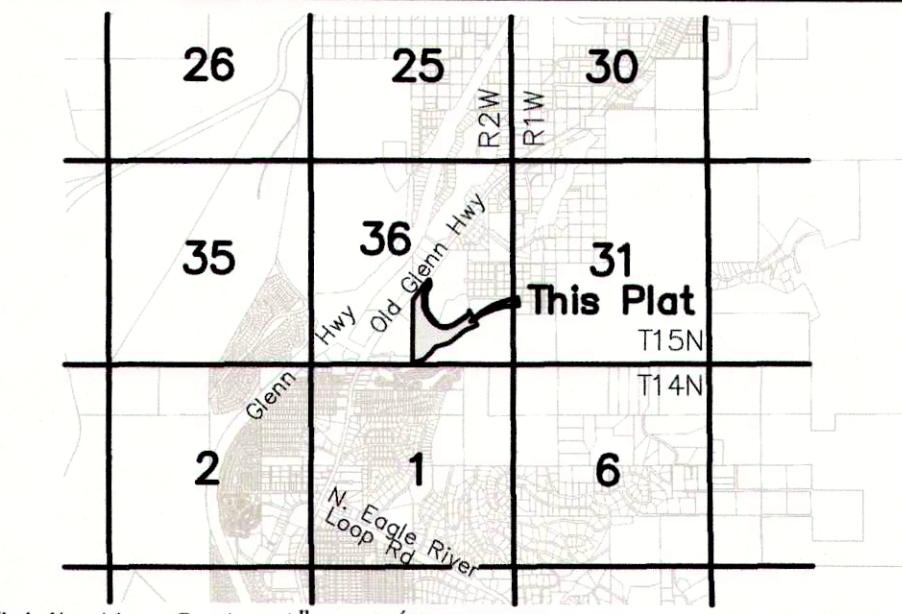
**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR: \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

- Notes:**
- All lot lines are non-radial unless otherwise noted.
  - All distances are in feet.
  - All lots within the subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable.
  - The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
  - Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
  - All Lot corners will be set with 5/8" X 30" rebar with 1 & 1/4" red plastic cap except as shown.

- Legend**
- FOUND MONUMENT
  - FOUND AI CAP
  - DEDICATED TO MUNICIPALITY
  - RECORD AS PER PLAT 2018-82
  - MEASURED AS PER THIS PLAT

**TAX CERTIFICATION**  
 All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is a deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

Authorized Official \_\_\_\_\_ Date \_\_\_\_\_  
**APPROVALS**  
 Platting Officer \_\_\_\_\_ Date \_\_\_\_\_  
 Municipal Surveyor \_\_\_\_\_ Date \_\_\_\_\_  
 OnSite Water and Wastewater \_\_\_\_\_ Date \_\_\_\_\_



Vicinity Map Scale: 1" = 1/2 Mile T15N, R2W, Seward Meridian

Preliminary Plat of:  
**Carol Creek Subdivision**  
 Tracts 1A, 1B, 1C, 1D, 1E, 1F, & 1G

A Resubdivision of:  
 Tract 1, Carol Creek Subdivision, Plat 2018-82.  
 Located within the SE 1/4, Section 36, T15N, R2W, Seward Meridian, Alaska, Anchorage Recording District, Third Judicial District, State of Alaska. Containing approximately 29.693 acres.

**S4 Group**  
 Land Surveying  
 Land Development Consultants  
 Subdivision Specialists  
 Construction Surveying  
 124 E 7th Avenue  
 Anchorage, Alaska 99501  
 (907) 506-8104  
 Craig@S4AK.com

Drawn by: CB Scale 1" = 100' Grid NW0453  
 Field Book: MOA Case S12682 Date: 5/25/2022

**Line Table**

Line #	Length	Direction
L1	29.77'	S89°58'30"W
L2	239.29'	S04°46'38"W
L3	76.44'	S23°55'35"W
L4	68.57'	S17°52'45"E
L5	43.76'	S13°11'22"W
L6	170.29'	S03°12'36"E
L7	98.15'	S16°33'31"E
L8	104.92'	S03°06'05"W
L9	47.83'	S16°51'46"E
L10	59.23'	S35°11'12"W
L11	125.10'	S27°52'33"E

**Curve Table**

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1(R)	223.62'	210.00	061°00'39"	213.20'	N03°36'41"W
C2(R)	292.43'	470.00	035°38'58"	287.74'	S09°04'10"W
C3(R)	139.12'	270.00	029°31'23"	137.59'	S23°31'02"E
C4(R)	132.31'	370.00	020°29'21"	131.61'	S48°31'24"E
C5(R)	453.21'	400.00	064°55'01"	429.35'	N88°00'02"E
C6(R)	174.63'	180.00	055°35'09"	167.86'	N27°44'53"E
C7	181.57'	180.00	057°47'39"	173.97'	N02°00'11"W
C8	311.10'	500.00	035°38'58"	306.11'	S09°04'10"W
C9	154.58'	300.00	029°31'23"	152.88'	S23°31'02"E
C10	143.04'	400.00	020°29'21"	142.28'	S48°31'24"E
C11	139.17'	150.00	053°09'39"	134.24'	N00°18'50"E
C12	329.77'	530.00	035°38'59"	324.48'	S09°04'08"W
C13	170.05'	330.00	029°31'27"	168.17'	S23°31'00"E
C14	109.59'	430.00	014°36'09"	109.30'	S45°34'48"E
C15	537.24'	430.00	071°35'09"	502.98'	S88°40'27"E
C16	159.00'	210.00	043°22'50"	155.23'	N33°51'02"E
C17	185.91'	430.00	024°46'19"	184.47'	S65°16'02"E
C18	268.81'	430.00	035°49'02"	264.45'	N84°26'17"E
C19	82.53'	430.00	010°59'47"	82.40'	N61°01'52"E