

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) Sonoma Glen Development		Name (last name first) Boutet Company	
Mailing Address 3820 Lake Otis Parkway		Mailing Address 601 East 57th Place	
Anchorage, AK. 99508		Anchorage, AK., 99518	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
		907-522-6776	
E-mail		E-mail thoffman@tbcak.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): 011-291-58-000			
Site Street Address:			
Current legal description: (use additional sheet if necessary) Tract 1F, Sonoma Glen at WestPark, Plat 2019-96			
Zoning: R1A	Acreage: 27.75	Underlying Plat #: 2019-96	Grid #: SW2323
# Lots:	# Tracts: 1	Total # parcels:	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7 1F-8 1F-9, and 1F-10 Sonoma Glen at WestPark, Phases 4 and 5		
# Lots: 70	# Tracts: 10	Total # parcels: 80

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)

7/12/2022
Date

Print Name
 Tony Hoffman

Accepted by:	Poster & Affidavit	Fee:	Case Number: 512691	Meeting Date: P2C: 09/12/2022
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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/open space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood-Turnagain Arm
 Commercial Industrial Parks/open 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 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 _____

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: Sonoma Glen at Westpark
- Project Location, Tax ID, or Legal Description: Tract 1F
(parcel #01129158)
- Project Area (if different from the entire parcel or subdivision): _____

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

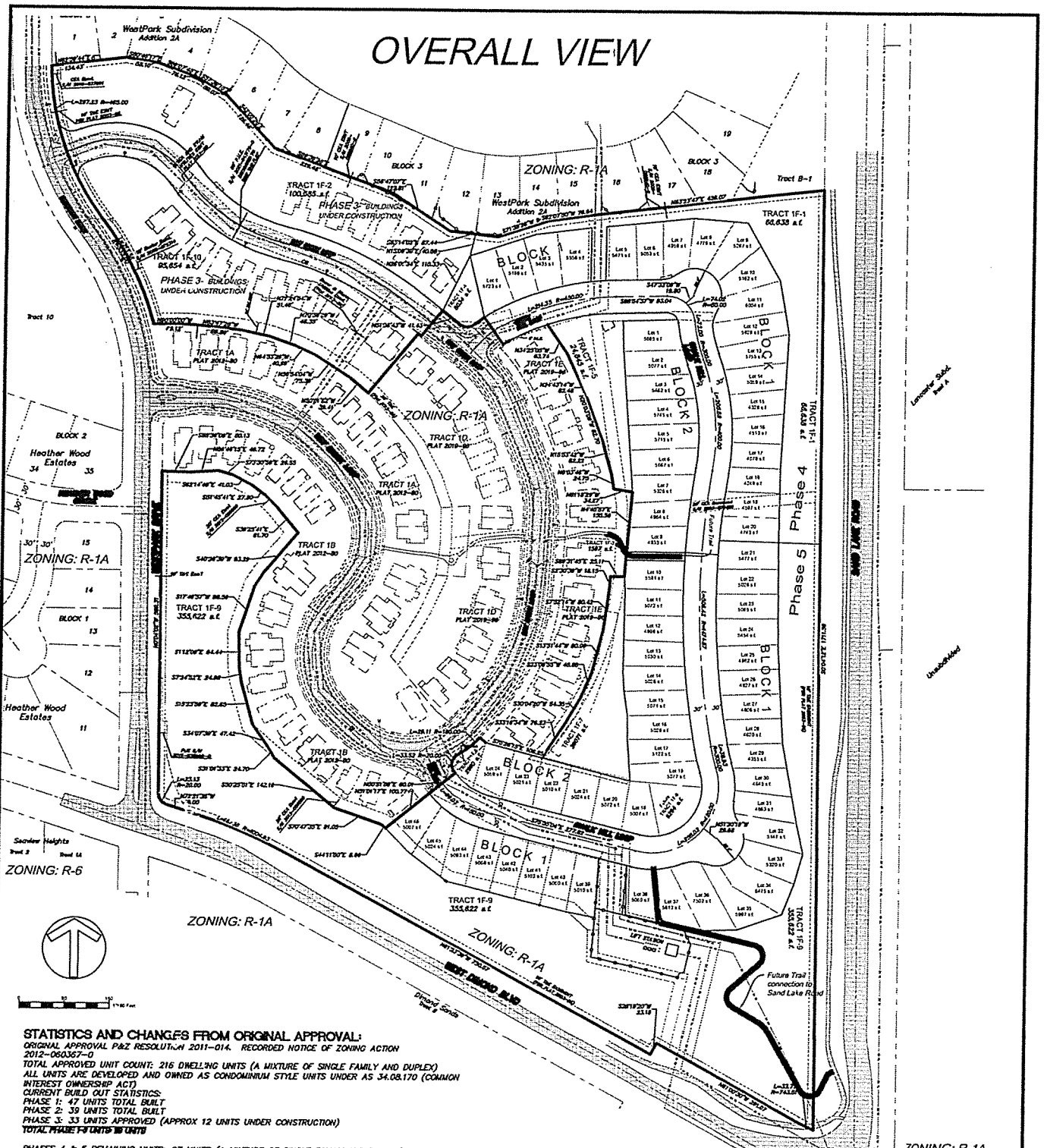
Inspection Certified By:

Date:



7/11/22

OVERALL VIEW



STATISTICS AND CHANGES FROM ORIGINAL APPROVAL:
 ORIGINAL APPROVAL PAZ RESOLUTION 2011-014. RECORDED NOTICE OF ZONING ACTION 2012-060367-0
 TOTAL APPROVED UNIT COUNT: 216 DWELLING UNITS (A MIXTURE OF SINGLE FAMILY AND DUPLEX)
 ALL UNITS ARE DEVELOPED AND OWNED AS CONDOMINIUM STYLE UNITS UNDER AS 34.08.170 (COMMON INTEREST OWNERSHIP ACT)
 CURRENT BUILD OUT STATISTICS:
 PHASE 1: 47 UNITS TOTAL BUILT
 PHASE 2: 39 UNITS TOTAL BUILT
 PHASE 3: 33 UNITS APPROVED (APPROX 12 UNITS UNDER CONSTRUCTION)
 TOTAL PHASES 1-3 UNITS: 119 UNITS

PHASES 4 & 5 REMAINING UNITS: 97 UNITS (A MIXTURE OF SINGLE FAMILY AND DUPLEX) FOR A TOTAL OF 216 APPROVED UNITS

PROPOSED CHANGES TO THE CONDITIONAL USE PLANNED UNIT DEVELOPMENT

PHASE 4: 29 SINGLE FAMILY UNITS
 PHASE 5: 41 SINGLE FAMILY UNITS
 TOTAL PH 4 AND 5: 70 S.F. UNITS

TOTAL BUILD OUT: 189 UNITS
 NET DECREASE IN UNITS: 27 UNITS

ALL UNITS IN PHASES 4 AND 5 WILL BE DEVELOPED AS SINGLE FAMILY LOTS, WITH FEE SIMPLE OWNERSHIP. NEW OWNERSHIP WILL BE SUBJECT TO THE EXISTING CORR'S, OPEN SPACE AREAS, INCLUDING PATHWAYS AND OTHER AMENITIES, WILL BE MAINTAINED BY THE HOA

Certificate of Ownership and Justification

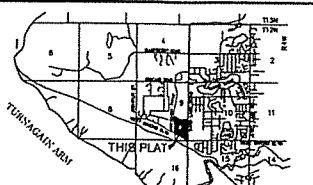
I (we) hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the municipality of Sonoma the easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated 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 plot, 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.

LEGEND	
	Existing Storm Line
	Existing Storm Mainline
	Existing Sewer Line
	Existing Sewer Mainline
	Existing Waterline
	Existing Fire Hydrant
	Utility Station Fence



Widely Map - Scale 1"=1 Mile

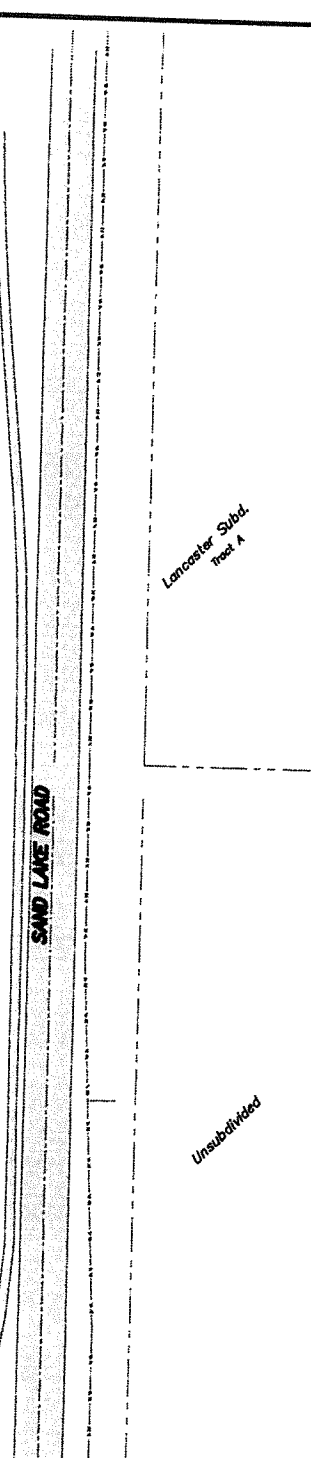
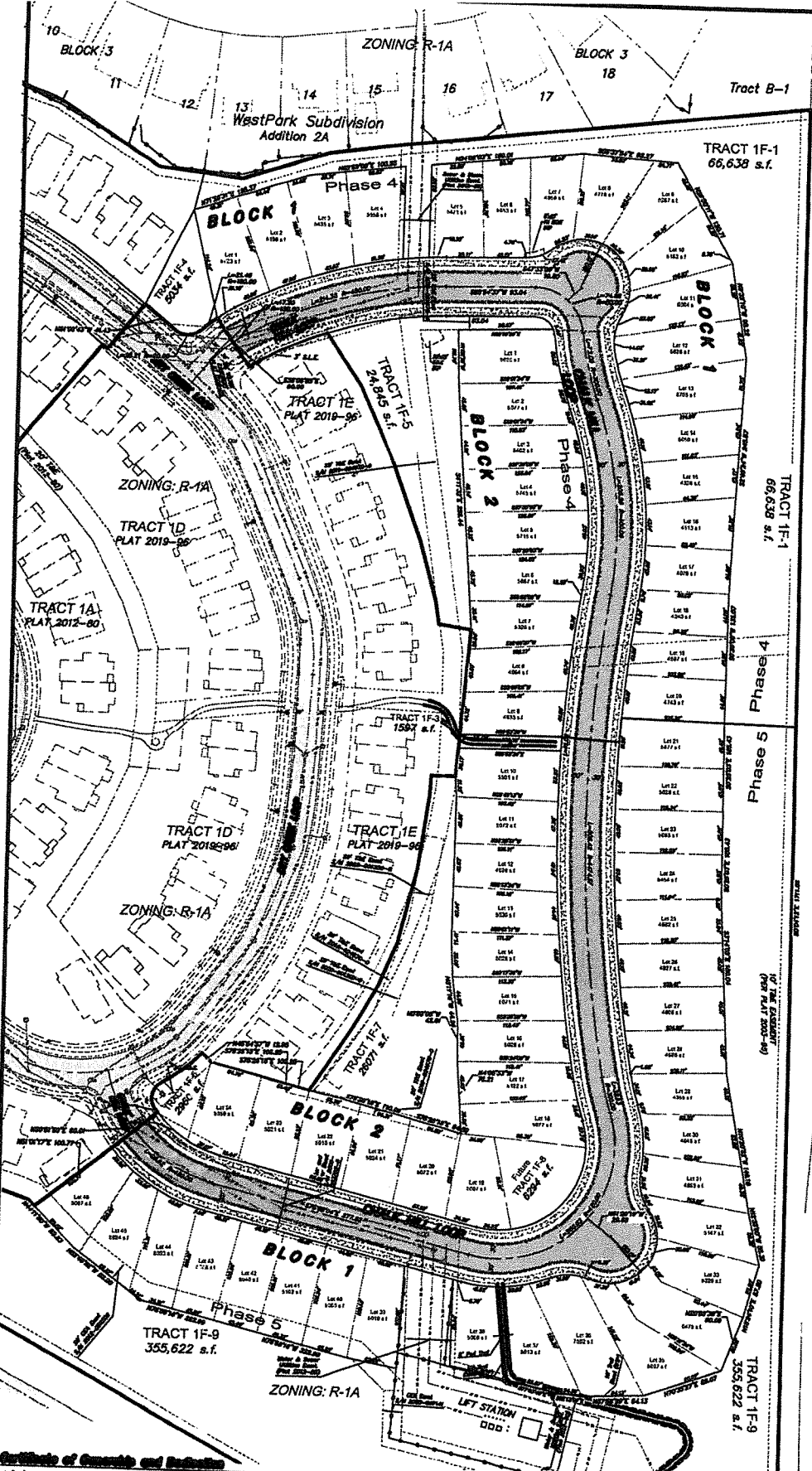


Preliminary Plat of Sonoma Glen at WestPark, Phases 4 and 5
 Creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9 and 1F-10 in 27.75 acres

A subdivision of Tract 1F, Sonoma Glen at WestPark, Phase 2, Plat 2010-96
 Located within the SE1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Alaska

Site 3322
Scale 1"=100'
Drawn By: JM
Checked: JZ
Date: 4/23/2023
MOA Plat. Case No.: 232881





Certificate of Ownership and Easements

I (we), hereby certify that I (we) hold the herein specified property interest in the property described herein. I (we) hereby dedicate to the municipality of Sonoma the easements, rights, and other public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown herein. There shall be reserved adjacent to the dedicated streets shown herein a six-foot wide easement sufficient to complete and set all grades of 1.5 feet horizontal for each one foot vertical (1.5 to 1) of cut or fill for the purpose of grading and maintaining the lateral support of the constructed sections. There is reserved to the grantors, their heirs, successors and assigns the right to use such areas at any time upon grading and maintaining other adequate lateral support, as approved by the municipality.

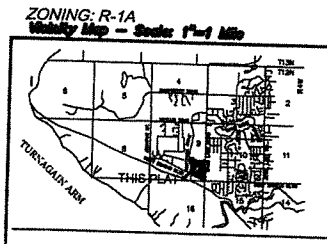
I (we) hereby agree to this plat, and to any restrictions or covenants appearing herein and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Phase 4 and 5 DETAIL VIEW



LEGEND	
	Easement
	Water Line
	Sewer Line
	Sewer Manhole
	Utility Easement
	Proposed Right-of-Way
	Lot Marker

NOTE: FOR CONTOURS, SLOPE ARROWS AND DETAILED DEVELOPMENT INFORMATION SEE SITE PLAN

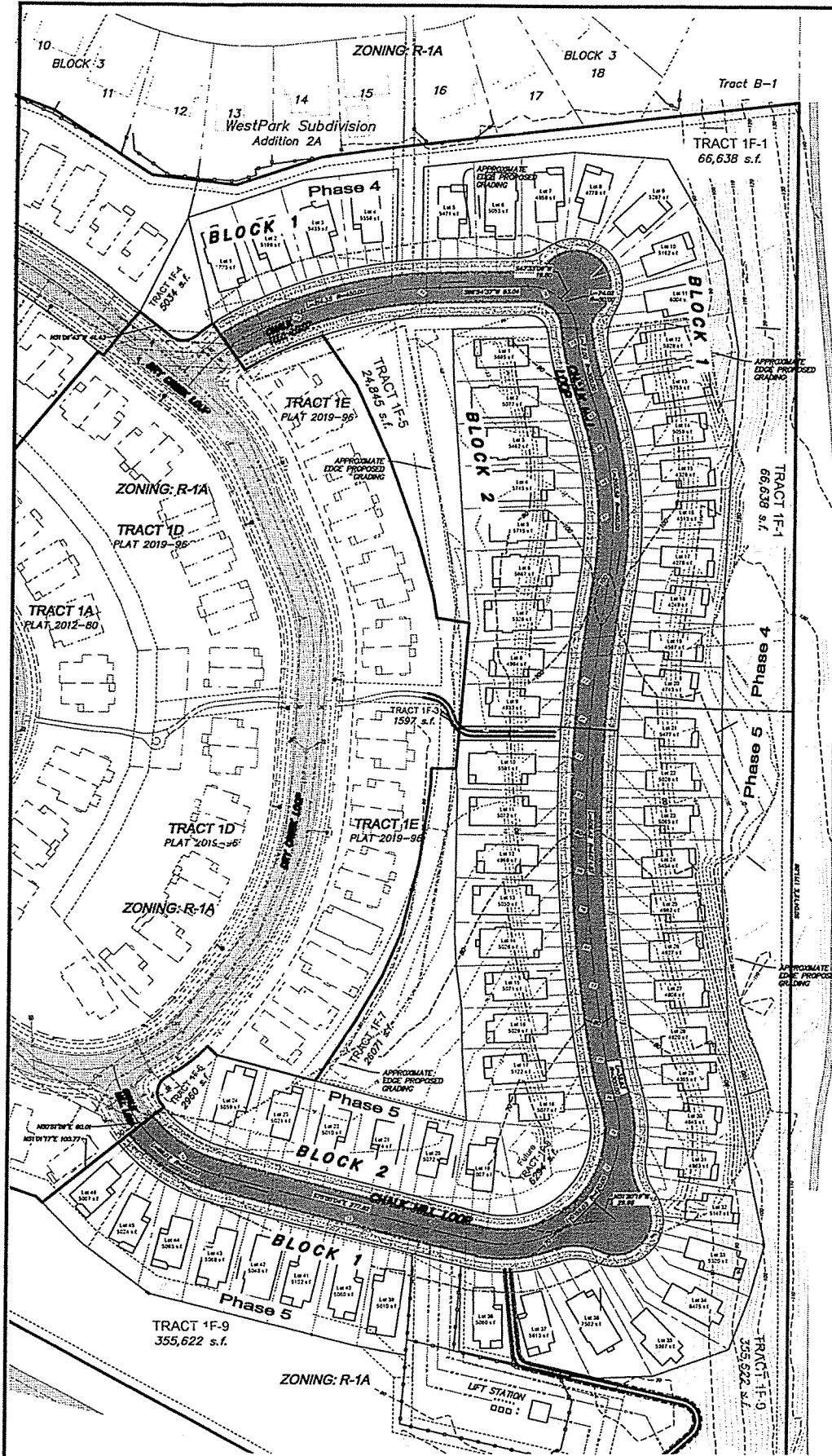


Preliminary Plat of Sonoma Glen at WestPark, Phases 4 and 5
 Creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9 and 1F-10
 In 27.75 acres
 A subdivision of Tract 1F, Sonoma Glen at WestPark, Phase 2, Plat 2019-96
 Located within the SE 1/4 of Section 8, T12N, R4W, Seward Meridian, Anchorage Recording District, Alaska

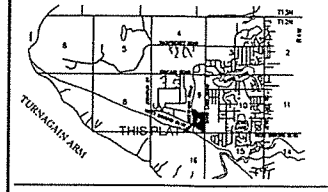
DATE 2/23/2021
 DRAWN BY JH
 CHECKED BY JH
 DATE 2/23/2021
 MOA Plat Case No. 202104

hbc
 HBC Engineering & Construction
 201 West Park Drive
 Anchorage, Alaska 99503
 Phone: 907.561.1111
 Fax: 907.561.1112
 Email: info@hbceng.com

SHEET 2 of 2



ZONING: R-1A
 Weekly Map - Scale 1"=1 Mile



Site Plan of
 Sonoma Glen at WestPark, Phases 4 and 5
 Creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts
 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8,
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 A subdivision of Tract 1F, Sonoma Glen at WestPark,
 Phase 2, Plat 2019-95
 Located within the SE1/4 of Section 9, T12N, R4W,
 Seward Meridian, Anchorage Recording District, Alaska

SITE PLAN



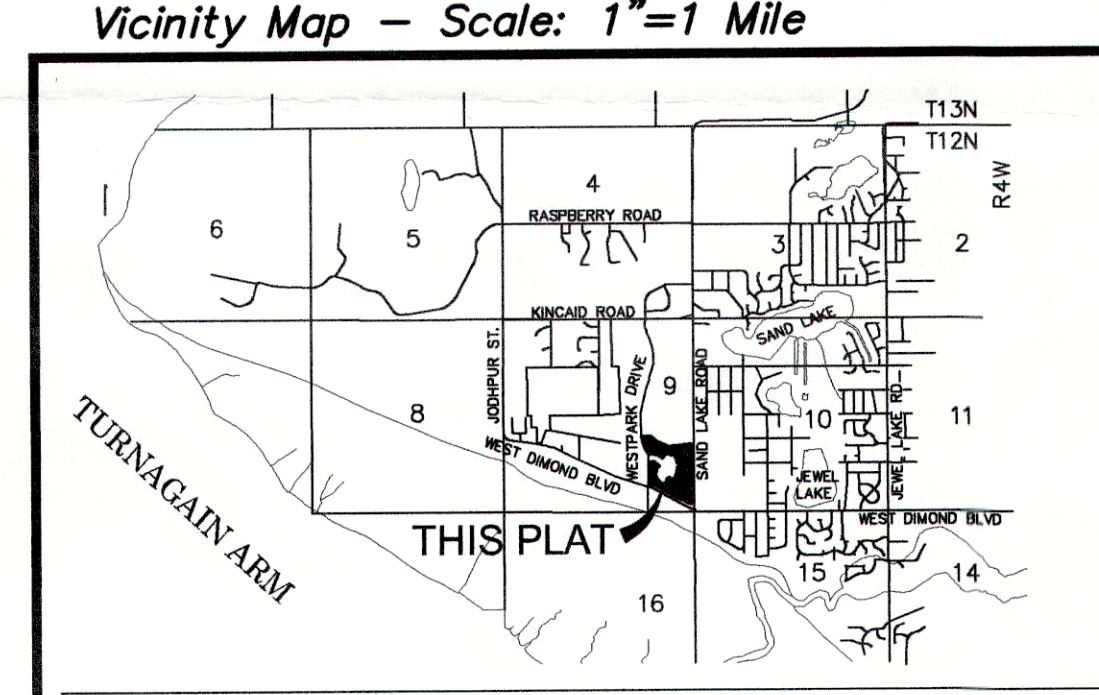
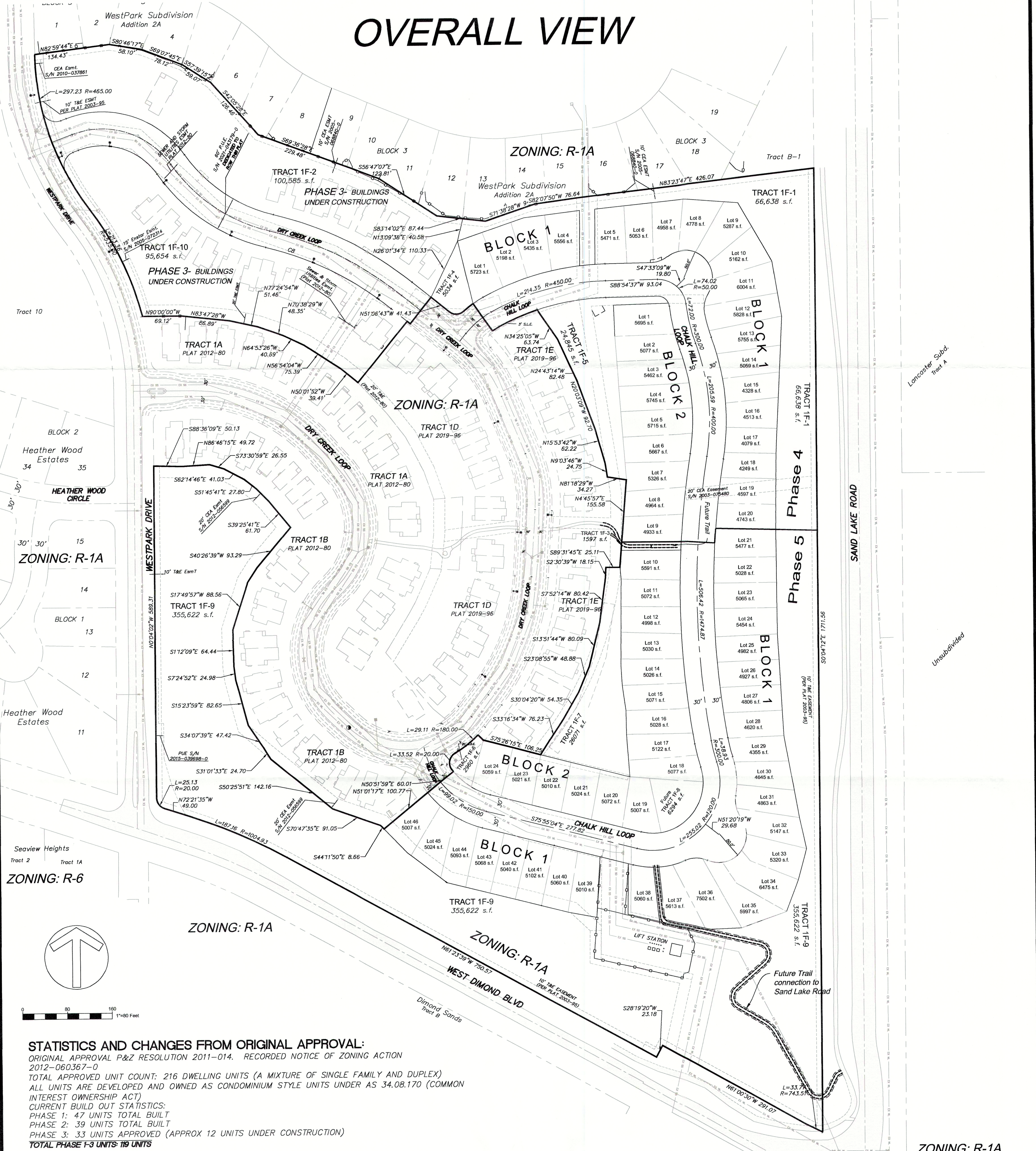
LEGEND

- Existing Main Line
- Existing Storm Main
- Existing Sewer Main
- Existing Water Main
- Existing Fire Hydrant
- LIFT Station
- Existing Center (10 Foot Internal)
- Existing Center (15 Foot Internal)
- Proposed Center (10 Foot Internal)
- Proposed Center (15 Foot Internal)
- Ground Slope

Site 2333
Scale 1"=20'
Drawn By: JH
Checked: JZ
Date: 5/23/22
MSA Plat Case No: 912091



OVERALL VIEW



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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.
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LEGEND

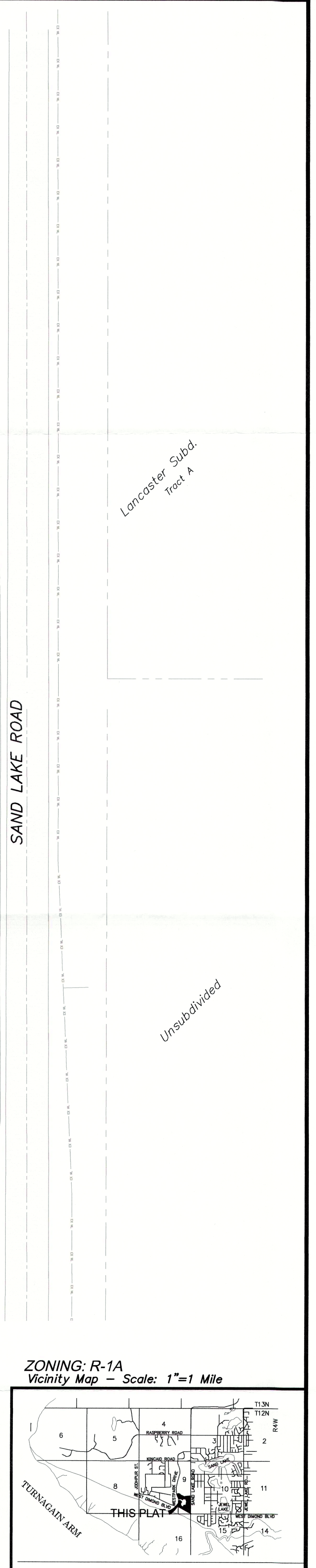
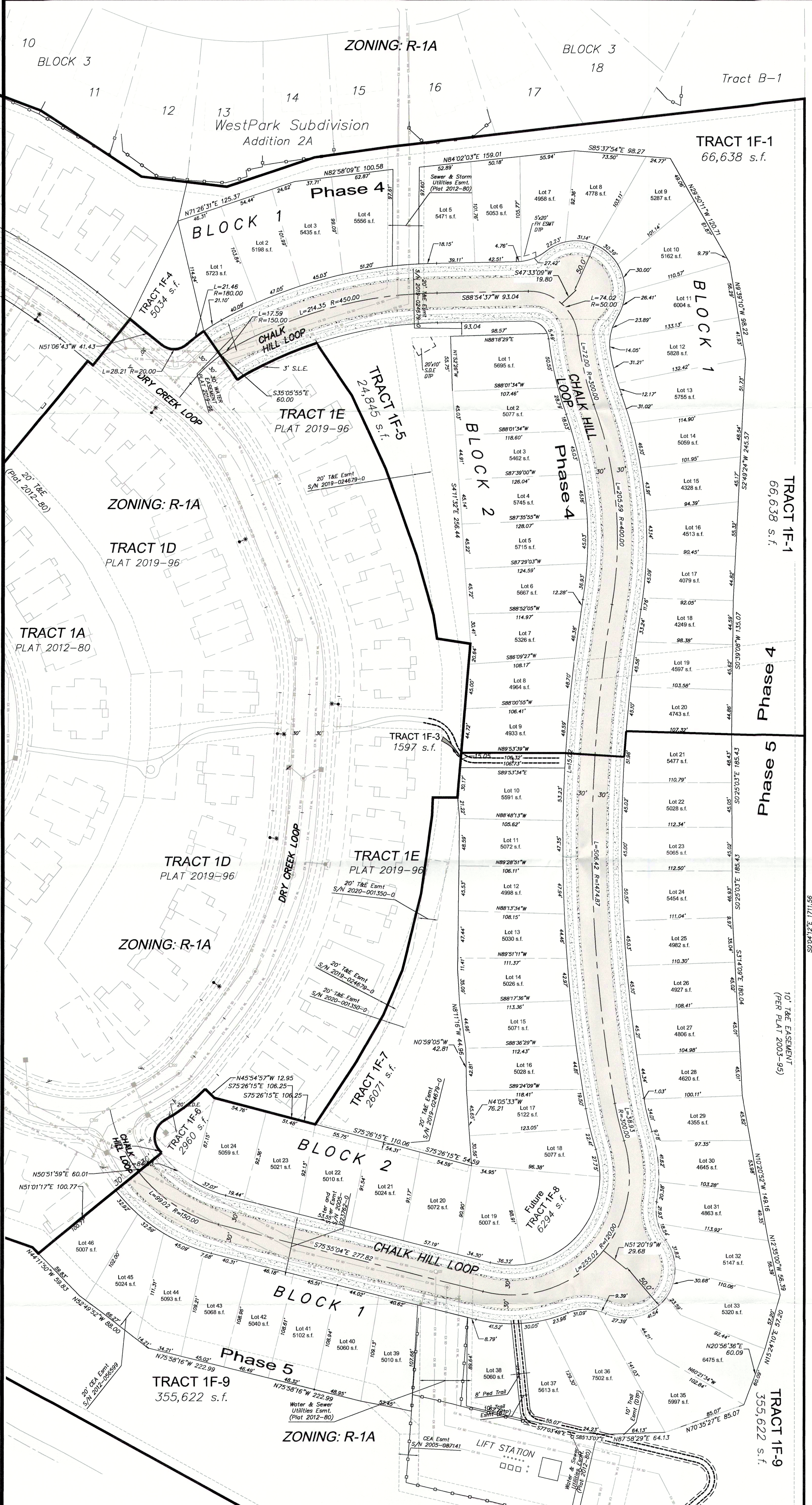
	Existing Storm Line
	Existing Storm Manhole
	Existing Sewer Line
	Existing Sewer Manhole
	Existing Waterline
	Existing Fire Hydrant
	Lift Station Fence
	Existing Duplex or Single Family Condominium Residences (Phases 1-3)

Preliminary Plat of Sonoma Glen at WestPark, Phases 4 and 5
 Creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9 and 1F-10 in 27.75 acres
 A subdivision of Tract 1F, Sonoma Glen at WestPark, Phase 2, Plat 2019-96
 Located within the SE1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Alaska

Grid: 2323
 Scale: 1"=80'
 Drawn By: TH
 Checked: JZ
 Date: 6/23/2022
 MOA Plat Case No.: S12691

SHEET 1 of 2

The Boutet Company, Inc.
 601 E. 57th Place, #100
 Anchorage, AK 99518
 Ph: 907-522-6776
 Fx: 907-522-6779
 License No. AECC957

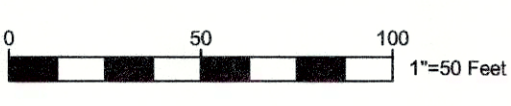
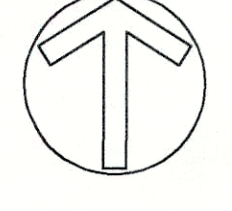


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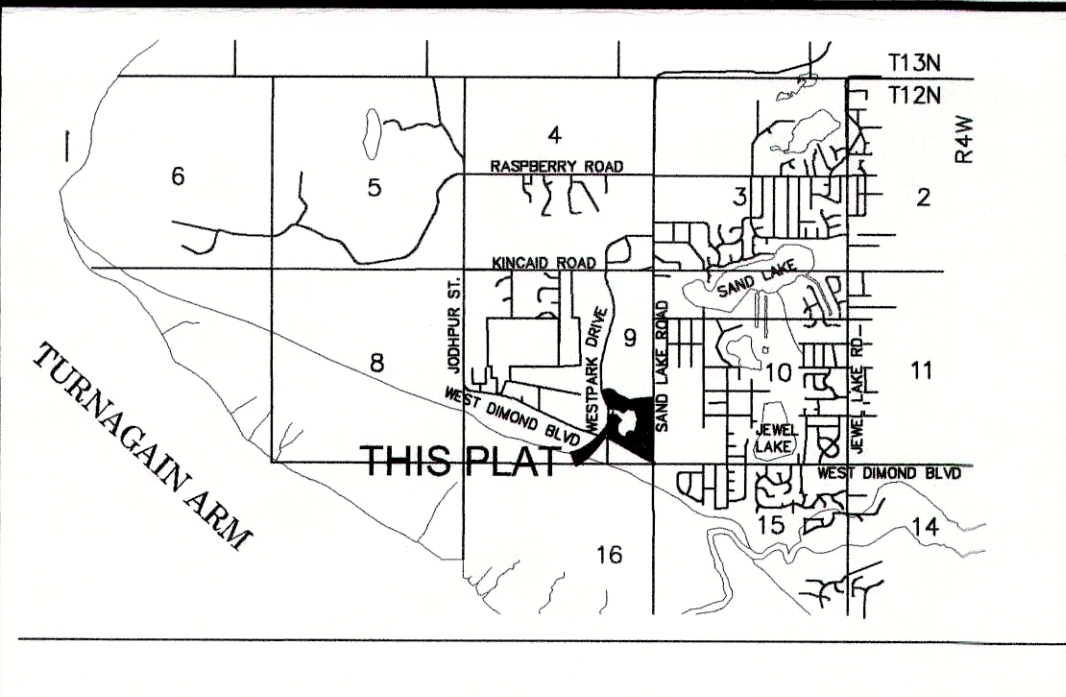
Phase 4 and 5 DETAIL VIEW



LEGEND	
	Existing Storm Line
	Existing Storm Manhole
	Existing Sewer Line
	Existing Sewer Manhole
	Existing Waterline
	Existing Fire Hydrant
	Lift Station Fence

NOTE: FOR CONTOURS, SLOPE ARROWS AND DETAILED DEVELOPMENT INFORMATION SEE SITE PLAN

ZONING: R-1A
Vicinity Map - Scale: 1"=1 Mile



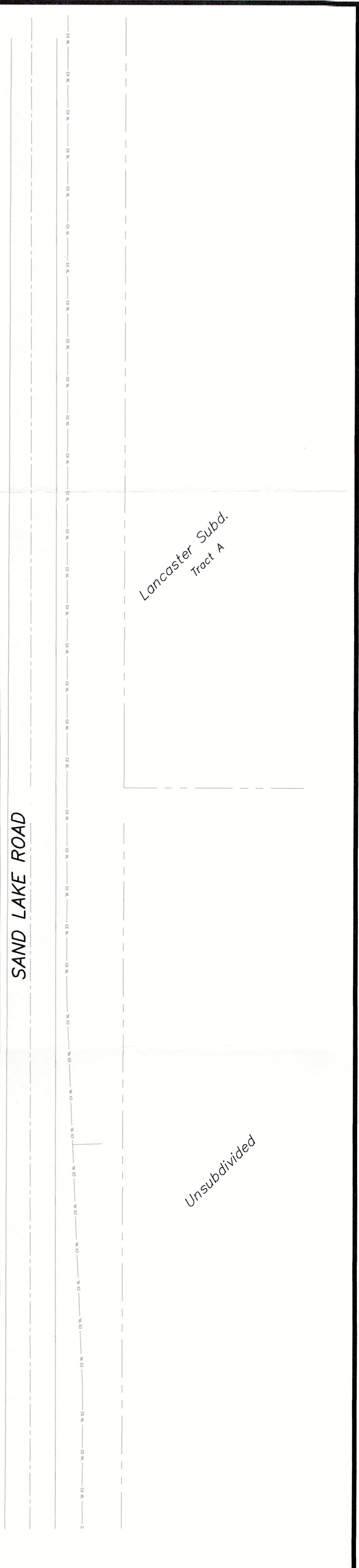
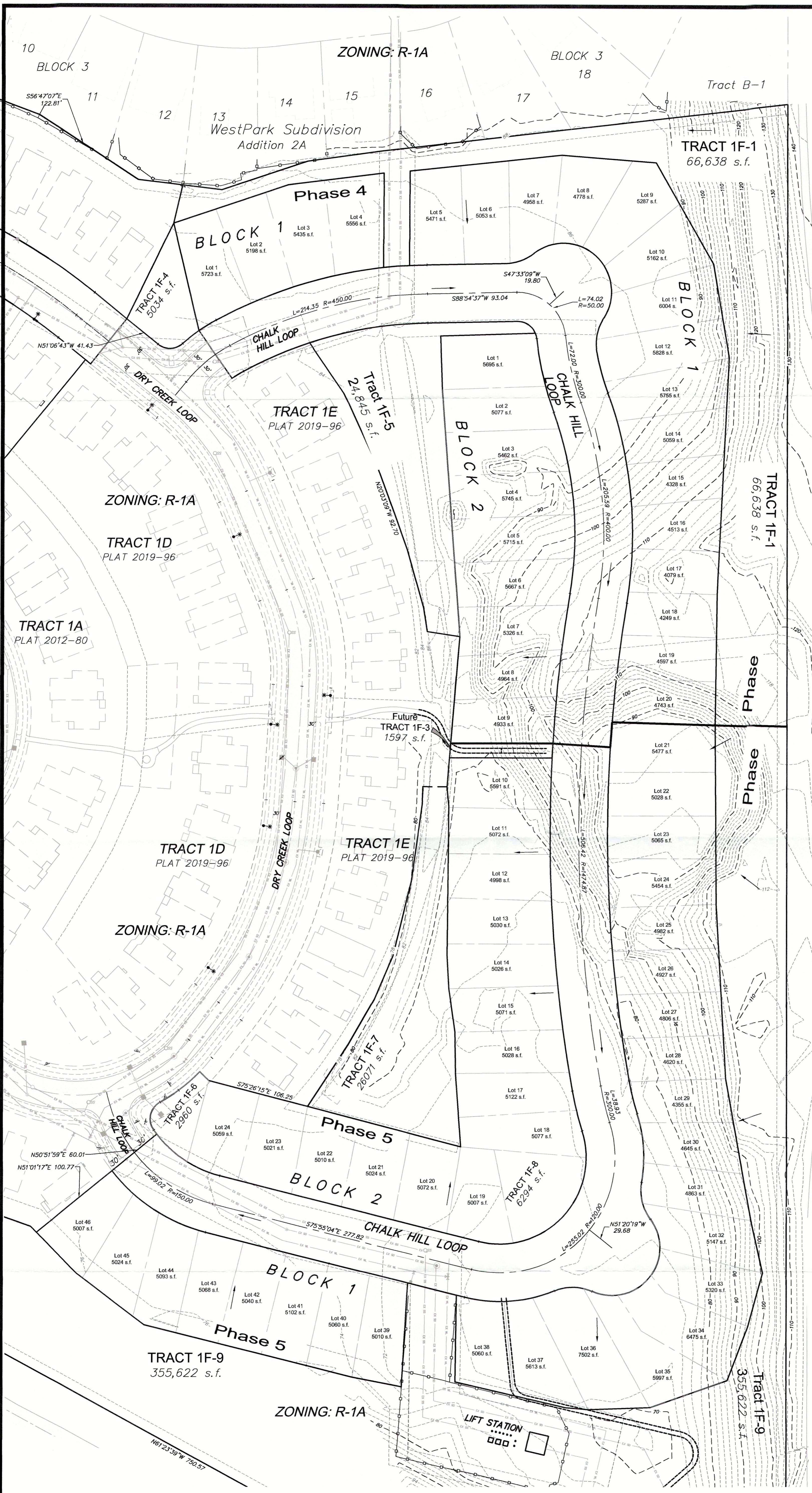
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Grid: 2323
Scale: 1"=50'
Drawn By: TH
Checked: JZ
Date: 6/23/2022

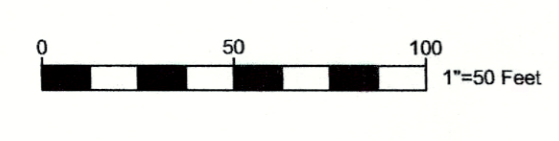
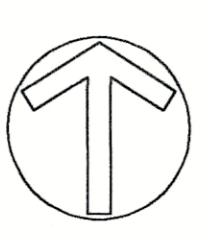
MOA Plat Case No: S12691

SHEET 2 of 2

The Boutet Company, Inc.
601 E. 57th Place, #102
Anchorage, AK 99518
Ph: 907-522-8776
Fx: 907-522-6779
License No. AECC957



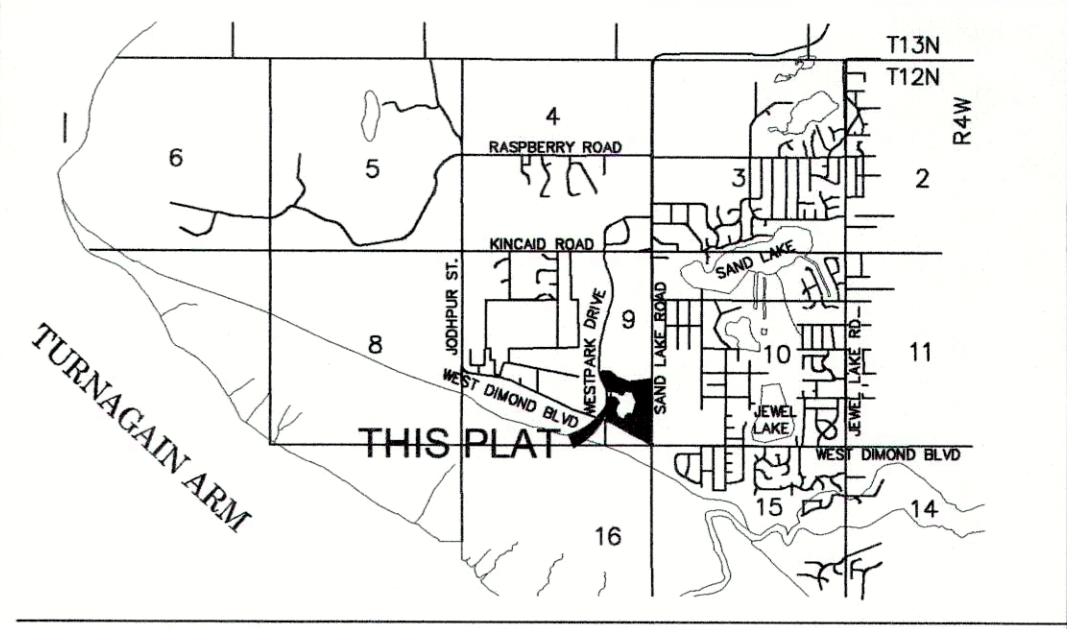
EXISTING CONDITIONS MAP



LEGEND

- EX. SD — Existing Storm Line
- ⊙ Existing Storm Manhole
- EX. SS — Existing Sewer Line
- ⊙ Existing Sewer Manhole
- EX. WL — Existing Waterline
- ⊙ Existing Fire Hydrant
- LIFT STATION — Lift Station Fence
- 2 --- Existing Contour (2 Foot Interval)
- 10 --- Existing Contour (10 Foot Interval)
- Ground Slope
- Existing Duplex or Single Family Condominium Residences (Phases 1-3)

ZONING: R-1A
Vicinity Map - Scale: 1"=1 Mile



Existing Conditions Map
Sonoma Glen at WestPark, Phases 4 and 5
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Grid: 2323
Scale: 1"=50'
Drawn By: TH
Checked: JZ
Date: 6/23/22
MOA Plot Case No.: S12691

The Boulder Company, Inc.
 601 E. 57th Place #102
 Anchorage, AK 99518
 Ph. 907-322-8779
 Fax 907-322-8775
 License No. AECC957