

**Short Plat
Summary of Action
August 1, 2022**

S12685 Carol Creek Subdivision, Lots 1-7

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

1. Resolve utility easements.
2. Make the following drafting corrections:
 - a. Provide the MOA case number (S12685) in the Title Block.
 - b. Name the proposed dedicated right-of-way south of Mendenhall Street.
3. Dedicate a 20-foot trail easement along the western boundary of Lots 6 & 7 from Mendenhall Street to Harry McDonald Road.
4. Dedicate a 50-foot-wide right-of-way for the road internal to the subdivisions as shown on the preliminary plat.
5. Dedicate a 50-foot radius temporary turn around easement at the terminus of the internal road to be automatically vacated at such time the road is extended.
6. Construct the unnamed internal road as a 20-foot-wide strip paved road (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications and construct a temporary turn around at the southern terminus.
7. Construct a 6-foot-wide pathway from Mendenhall Street to Harry McDonald Road in accordance with AMC Title 21, Table 21.08-7.
8. Construct a 39.5-foot radius cul-de-sac at the terminus of Mendenhall Street. The cul-de-sac shall be surfaced with pavement.
9. Enter into a subdivision agreement with Private Development for the required public Class B area improvements to include street, traffic control, street signs, monuments, drainage facilities, and utilities.
10. Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post-development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.
11. Submit plans, data, tests, and engineering reports to Onsite Water and Wastewater Section that substantiates:

- a. Adequate and safe potable water for each proposed tract and neighboring lots (AMC 15.55).
- b. Capability of the proposed tract to adequately dispose of wastewater (AMC 15.65.405).



Dave Whitfield
Platting Officer