

# 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) Cornerrock Properties, LLC		Name (last name first) S4 Group, LLC	
Mailing Address 5050 Cordova St, Anchorage, AK 99503		Mailing Address 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day 907-441-9358		Contact Phone – Day 907-306-8104	
Evening		Evening	
E-mail		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): 014-112-24 thru 014-112-35, 014-112-40, 014-112-41, 014-112-52 thru 014-112-55			
Site Street Address: 6909 Greenwood Street			
Current legal description: (use additional sheet if necessary) Woster Subdivision Block 7 Lots 1-6, Block 8 Lots 1-12			
Zoning: I-2	Acreage: 3.2	Underlying Plat #: P-306, 2007-170	Grid #: SW2132
# Lots: 18	# Tracts: 0	Total # parcels: 18	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Cornerrock Subdivision Tract 1		
# Lots: 0	# Tracts: 1	Total # parcels: 1

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.


04/14/2025  
 Signature     Owner     Representative    Date  
(Representatives must provide written proof of authorization)

Craig Bennett  
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: <b>S 1 2 8 3 4</b>	Meeting Date: <b>JUL 0 2 2025</b>
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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 \_\_\_\_\_ 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:  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 \_\_\_\_\_



Cornerrock Subdivision Tract 1  
Platting Application Narrative  
MOA Case S12834

The purpose of this platting application is to combine 18 lots into 1 tract through the platting process. The project site is located approximately at 6909 Greenwood Street, west of Homer Drive and south of East 69th Avenue, in Anchorage, Alaska. The site is 3.2 acres and is zoned I-1 Light Industrial District. The petitioner is proposing to use the site as a snow disposal site, which is an allowed use in the I-1 district with an administrative site plan review.

A vacation of right-of-way is being requested with this platting application to vacate the undeveloped Driftwood Street.

Two variances are being requested with this platting application. (1) A variance for the relief from AMC 21.08.030.F.7 as it relates to dead-end alleys. (2) A variance for the relief from AMC 21.08.040.A as it relates to the dedication of right-of-way for Greenwood Street.

**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 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 3.2 acre tract in the I-1 district that is compatible with the surrounding area.

**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 by conforming to the existing I-1 zoning district requirements for lot size and width. No changes are being made that would promote incompatibilities between land uses.

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

No changes are being made to the existing arrangement of streets that would negatively affect the surrounding area. A vacation of an undeveloped internal street is being requested, as with the proposed plat it would be superfluous and unnecessary. The site will still have direct access from Homer Drive.

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

This subdivision's lots 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;**

This subdivision will continue to have adequate access onto a publicly dedicated road. No significant changes are expected that would impact the efficient movement of traffic.

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

This subdivision ensures adequate and properly placed utilities by keeping easements in-line with previous utility easements and continuing to work with the utility companies on easement placement.

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

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

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

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

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

This subdivision facilitates the orderly and efficient layout and use of land by combining 18 undevelopable lots into one tract that each have access onto a publicly dedicated road.

**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 requirements to promote adaptive reuse of older buildings and compact infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.*

*LUP 4.4. Encourage property owners to preserve, rehabilitate, or redevelop properties in ways that minimize housing displacement and maintain affordability, health, and safety for residents.*

*Goal 7, Compatible Land Use. Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.*

LUP 9.1. *Identify and preserve a suitable, predictable supply of industrial land in areas most appropriate for existing and future high-priority industrial uses.*

LUP 9.2. *Limit non-industrial uses that could displace or conflict with existing or potential industrial functions in industrially designated areas, in order to preserve these areas for primarily industrial development and ensure compatibility of adjacent uses and traffic.*

LUP 9.3. *Encourage the retention and intensification of industrial uses on existing sites via reuse and redevelopment.*

# Application for Right-of-Way and Easement Vacation

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Cornerrock Properties, LLC		Name (last name first) S4 Group, LLC	
Mailing Address 5050 Cordova St, Anchorage, AK 99503		Mailing Address 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day: 907-441-9358	Evening:	Contact Phone – Day: 907-306-8104	Evening:
E-mail:		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.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # (000-000-00-000): 014-112-24 thru 014-112-35, 014-112-40, 014-112-41, 014-112-52 thru 014-112-55		
Site Street Address: 6909 Greenwood Street		
Description of right-of-way/easement: (use additional sheet if necessary) Driftwood Street		
Zoning: I-1	Acreage: 3.2	Grid #: SW2132
# Lots: 0	# Tracts: 1	Total # parcels: 1

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to vacate 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 vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

CB 03/26/2025  
 Signature  Owner  Representative Date  
(Representatives must provide written proof of authorization)

Craig Bennett  
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 512834	Meeting Date: JUL 02 2025
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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 \_\_\_\_\_ 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 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 provided 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)

Fee:  
Plat: Copies  Plat, full size  8½x11 reduced copy  Watershed sign off form, completed  
Other  Aerial photo  Housing stock  Zoning  One copy, original application  
(8 sets short plat; 17 sets long plat)  
Property Title:  Certificate to Plat  
Documents to provided unless waived by Platting Officer:  
 Site topography (4 copies minimum) Waived by \_\_\_\_\_  
 Soils investigation and analysis reports (4 copies minimum) Waived by \_\_\_\_\_  
 Subdivision drainage plan Waived by \_\_\_\_\_

### **Municipal Vacation Policy**

In considering any vacation of public rights-of-way, dedication, section line easement, BLM easement, or public use easement, the Municipality uses the following to guide the Community Development Department recommendation to the Platting Board:

1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.
2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.
3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.
6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.



Cornerrock Subdivision Tract 1  
ROW Vacation Narrative  
MOA Case S12834

This is a request to vacate the 30 foot right-of-way known as Driftwood Street. This undeveloped right-of-way was necessary for access to twelve of the existing undeveloped lots. With this platting application those lots and six others are being combined into one tract, accessed by Homer Drive, which makes this right-of-way unnecessary and surplus to current and future needs.

In addition to the above, the following six standards are met.

- 1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.**

This undeveloped right-of-way was necessary for access to twelve of the existing undeveloped lots. With this platting application those lots and six others are being combined into one tract, accessed by Homer Drive, which makes this right-of-way unnecessary and surplus to current and future needs.

- 2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.**

The right-of-way is not shown on the current OS&HP.

- 3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.**

The right-of-way is not shown on the half mile grid.

- 4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.**

The right-of-way is not shown on the quarter mile grid.

- 5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.**

The proposed Tract will be adequately served by Homer Drive. With the elimination of the lots for which the right-of-way was necessary, the right-of-way is no longer necessary for traffic circulation.

- 6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for**

**the movement of traffic with generally the same beginning and ending points as the original right-of-way.**

This undeveloped right-of-way was necessary for access to twelve of the existing undeveloped lots. With this platting application those lots and six others are being combined into one tract, accessed by Homer Drive, which makes this right-of-way unnecessary and surplus to current and future needs. Re-alignment of the right-of-way would not enhance traffic circulation in any way.

# Application for Subdivision Variance

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Cornerrock Properties, LLC		Name (last name first) S4 Group, LLC	
Mailing Address 5050 Cordova St, Anchorage, AK 99503		Mailing Address 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day 907-441-9358		Contact Phone – Day 907-306-8104	
Evening		Evening	
E-mail		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): 014-112-24 thru 014-112-35, 014-112-40, 014-112-41, 014-112-52 thru 014-112-55
Site Street Address: 6909 Greenwood Street
Current legal description: (use additional sheet if necessary) Woster Subdivision Block 7 Lots 1-6, Block 8 Lots 1-12

REQUEST
The variance is for relief from the requirement to: dedicate right of way, prohibition of dead-end alleys
Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature <i>CB</i> <input type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization)	03/26/2025 Date
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Craig Bennett  
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number S 1 2 8 3 4	Meeting Date JUL 0 2 2025
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**VARIANCE(S) REQUESTED FROM (CODE CITATIONS):**

AMC 21. 08.030.F.7

AMC 21. 080.040.A

**APPLICATION REQUIREMENTS**

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

If associated with a preliminary plat application:  Signed application(original) and  Signed application (16 copies)

If not associated with a preliminary plat application:

1 copy required:  Signed application(original)

16 copies required:  Signed application (copies)  
 Variance narrative, addressing:  
 The need for the variance  
 The effect of granting the variance  
 An analysis of how the proposal meets the variance standards below  
 Underlying plat  
 Proposed plot plan or site plan, to scale (new construction)  
 Topographic map of site  
 Photographs

(Additional information may be required.)

**VARIANCE STANDARDS**

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.

2015 8 0 11:11 AM A 2 8 1 1 ?



Cornerrock Subdivision Tract 1  
Variance from AMC 21.08.030.F.7  
MOA Case S12834

This is a request for variance from AMC 21.08.030.F.7 as it relates to the prohibition of dead-end alleys. The undeveloped Greenwood Street follows the east boundary of the subdivision and turns into an unnamed undeveloped alleyway that runs along the south boundary of the subdivision and connects with the undeveloped Driftwood Street. The vacation of Driftwood Street makes this variance necessary as with the vacation the alleyway would become a dead-end alley. Not allowing for this variance would in essence also be a denial of the request for a right-of-way vacation.

In addition to the above, the following four standards are also met.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;**

Strict adherence to this requirement would be impractical and unreasonable, as this road is not developed or utilized. All surrounding lots have adequate access via other roads. Strict adherence to this requirement would require an internal street through the proposed tract and would make this application impotent.

- b. The granting of the specific variance will not be detrimental to the public welfare on injurious to other property in the area in which such property is situated;**

Granting this variance will not be detrimental to public welfare. The subdivision will have adequate access and frontage on Homer Drive. The existing road infrastructure is adequate to support current and future traffic needs.

- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality;**

Granting this variance will not nullify the intent and purpose of the subdivision regulations or the comprehensive plan. The proposed tract fronts existing road infrastructure that is adequate to support current and future traffic needs.

- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.**

Strict compliance with this requirement would inflict unreasonable costs on a plat that seeks the orderly and efficient layout of land for the purposes of infill development.

## Letter of Authorization

I, Gayle Mathiesen, the authorized representative of Cornerrock Properties, LLC, the owner of the property located at Woster Subdivision Block 7 Lots 1-6 and Block 8 Lots 1-12, authorize S4 Group LLC to represent me before the Municipality of Anchorage in the request for a platting action.

Gayle Mathiesen  
Signature

3/24/2025  
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: Cornerrock Subdivision
- Project Location, Tax ID, or Legal Description: Woster Subdivision B7 L1-6, & B8 L1-12 (18 lots total)
- 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:

*YBL* **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:**

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

Inspection Certified By: *Kyle Cijp*

Date: 2/28/25

2025 03 05 10:47:51 AM



# Anchorage Water & Wastewater Utility



## AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Cornerrock Subd
- Project Location, Tax ID, or Legal Description: Woster Subd, Block 7, Lots 1-6  
Woster Subd, Block 8, Lots 1-12
- Is this parcel located within AWWU's certificated service area? ----- ~~X~~ / N
- Is a water key box located on each parcel? ----- Y / ~~X~~
  - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / ~~X~~
  - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y / ~~X~~
- Are there any additional easements needed? ----- Y / ~~X~~
- Have any Private System plans been submitted for review?----- Y / ~~X~~
- 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 / ~~X~~

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	Y / N		
Water Transmission	Y / N		
Sewer Lateral	Y / N		
Sewer Trunk	Y / N		

- Comments:  
AWWU has no comments or objections to this platting action.

Verified By (AWWU):

Digitally signed by Alex Prosak  
DN: cn=Alex Prosak, o=Anchorage Water & Wastewater Utility, ou=Engineering - Planning, email=alex.prosak@awwu.biz, c=US  
Date: 2025.03.05 10:47:51 -09'00'

Date:

3/5/25

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)



S 1 2 8 3 4

JUL 0 2 2025







# W O S T E R S U B D I V I S I O N

See Plat

# 264

P-386

ANCHORAGE PRECINCT  
FILED 1952

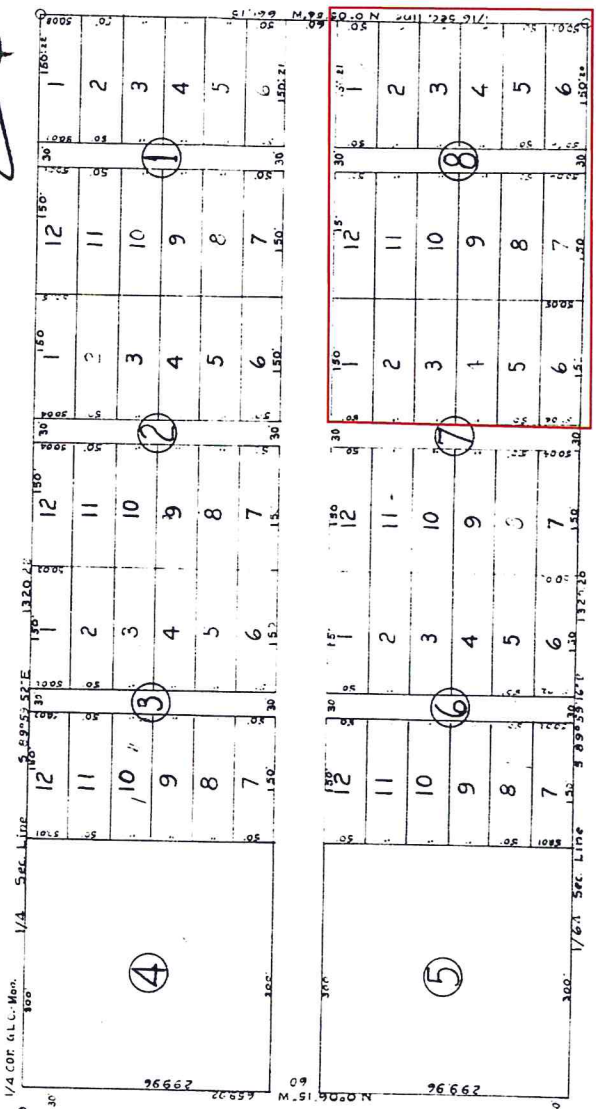
July 3 1952

By: *David L. Brown*  
District  
Map to *David L. Brown*

**PLAT**  
OF THE SUBDIVISION OF  
BLOCKS 1, 2, 3, 6, 7  
AND 8 OF THE ORIGINAL  
WOSTER SUBDIVISION  
OF THE NW 1/4 OF THE NW 1/4  
OF THE 5 W 1/4, SEC 5  
T. 12 N. R. 3 W. S. M.

Surveyed By: *David L. Brown*  
REGISTERED TERRITORIAL  
LAND SURVEYOR  
NO. 2388-S

Date: June 29, 1952  
Scale: 1 inch to 100 feet



Note: (1) This plat supercedes a similar plat  
Surveyed and plotted by E. H. Hodge  
Johnston & Associates, and recorded on  
file in the U.S. Commissioner's office  
Anchorage Alaska, June 17, 1952.  
(2) Blocks 4 & 5 previously sold.  
(3) All blocks as an original plat.

S 12834 JUL 02 2025



Cornerrock Subdivision  
Summary of Community Meeting  
April 10, 2025

MOA Planning Division Director  
4700 Elmore Road  
Anchorage, AK 99507

244 notices were mailed on 03/17/2025, 0 returned, see attached for content of notices.

Meeting Date: 04/10/25 @ 6:00 PM  
Location: 549 W International Airport Rd, Anchorage, AK 99518  
Subject: Cornerrock Subdivision

The presentation was made at the Taku-Campbell Community Council's regular March general member meeting. The presentation covered the details of the proposed subdivision, with variances and a vacation of right-of-way, as well as the timeline and process of the project. The following is a brief summary of the questions and comments made by the community. The presentation lasted about 6 minutes and 26 people were present.

Q: What is this zoned? Will the zoning change?

A: The property is zoned I-1 and will remain I-1.

Q: What will the property be used for?

A: The petitioner is planning to use the site as a snow disposal site.

Q: Does that require a conditional use permit?

A: A snow disposal site is allowed under the I-1 zoning with an administrative site plan.

Q: Where will the snow melt go? Will there be issues with drainage?

A: A drainage basin will be included on the property, among other measures to keep water on-site.

Q: Will the drainage basin hold water year round?

A: The drainage basin generally will not hold water year round. The amount of water on the property will depend on the amount of snow stored over the winter and how fast it melts.

Q: Who owns the property and who will own it after?

A: Cornerstone Construction currently owns the property and will maintain ownership.

S 1 2 8 3 4 JUL 0 2 2025

# Community Meeting Notification: Woster Subdivision

Taku/Campbell Community Council Meeting  
Date & Location:

**APRIL 10 @ 6:00 PM**

Guido's Pizza  
549 W International Road  
Anchorage, AK 99518

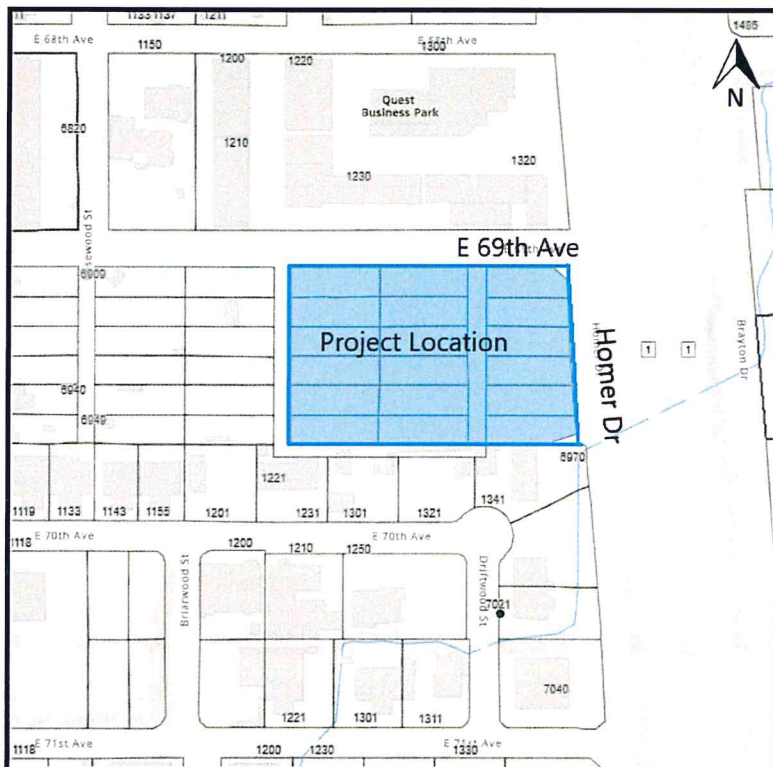
Please check the community council page at  
[communitycouncils.org](http://communitycouncils.org) for any meeting changes.

S4 Group, LLC will be presenting a platting action with a right-of-way vacation and three variances to the Taku/Campbell community council at their regularly scheduled April meeting. This platting action proposes to combine 18 lots into 1 tract.

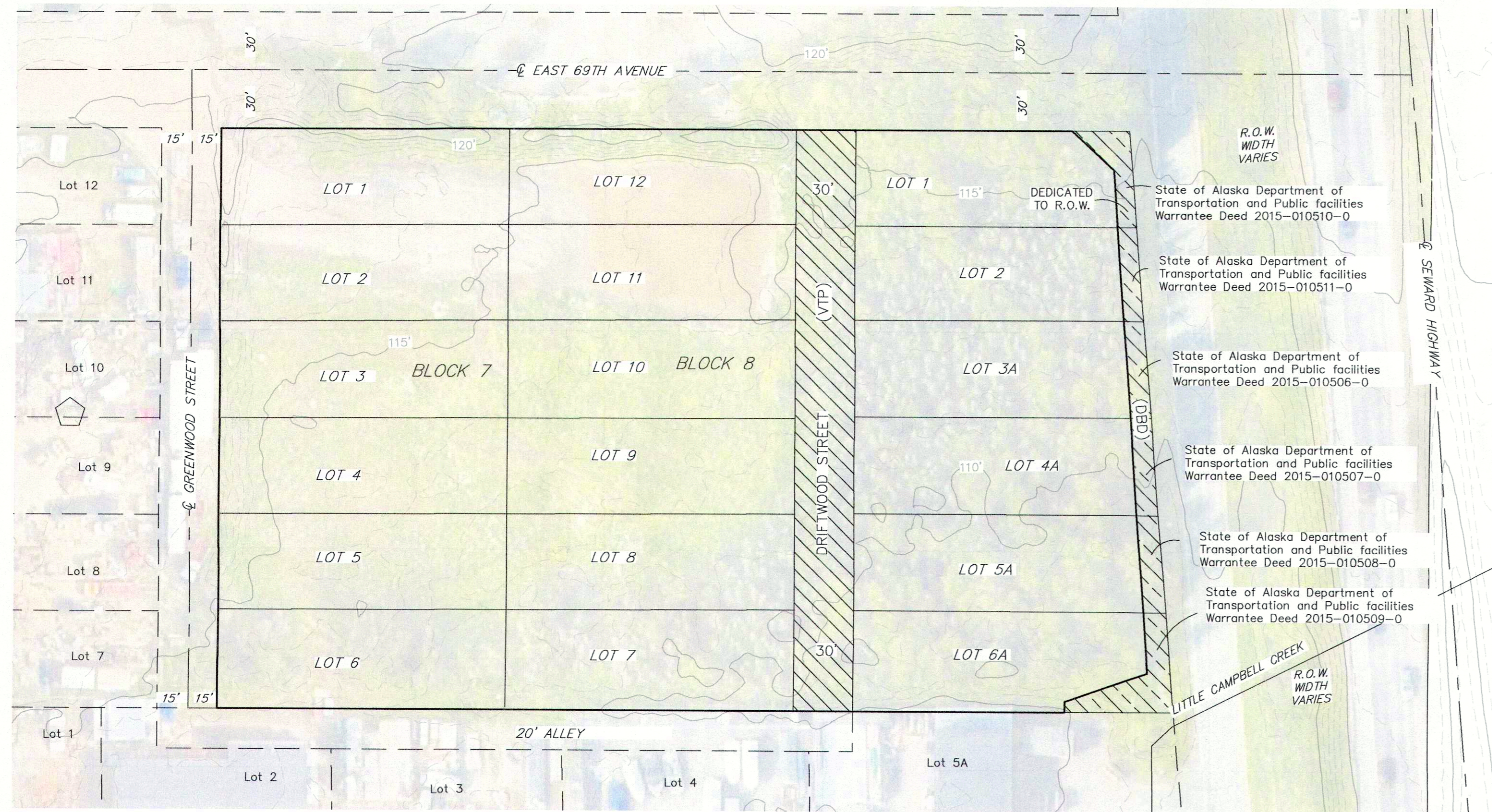
Representatives of the proposed project will provide an overview of the project, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: [kate@s4ak.com](mailto:kate@s4ak.com) or (907) 306-8104.

The project site of approximately 3.24 acres is located at 6909 Driftwood St, legally described as Woster Subdivision Block 7 Lots 1-6, Block 8 Lots 1-12.

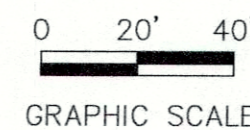
For more information go to: [s4ak.com/notice](http://s4ak.com/notice)



«Name»  
«Address»  
«City», «State» «Zipcode»



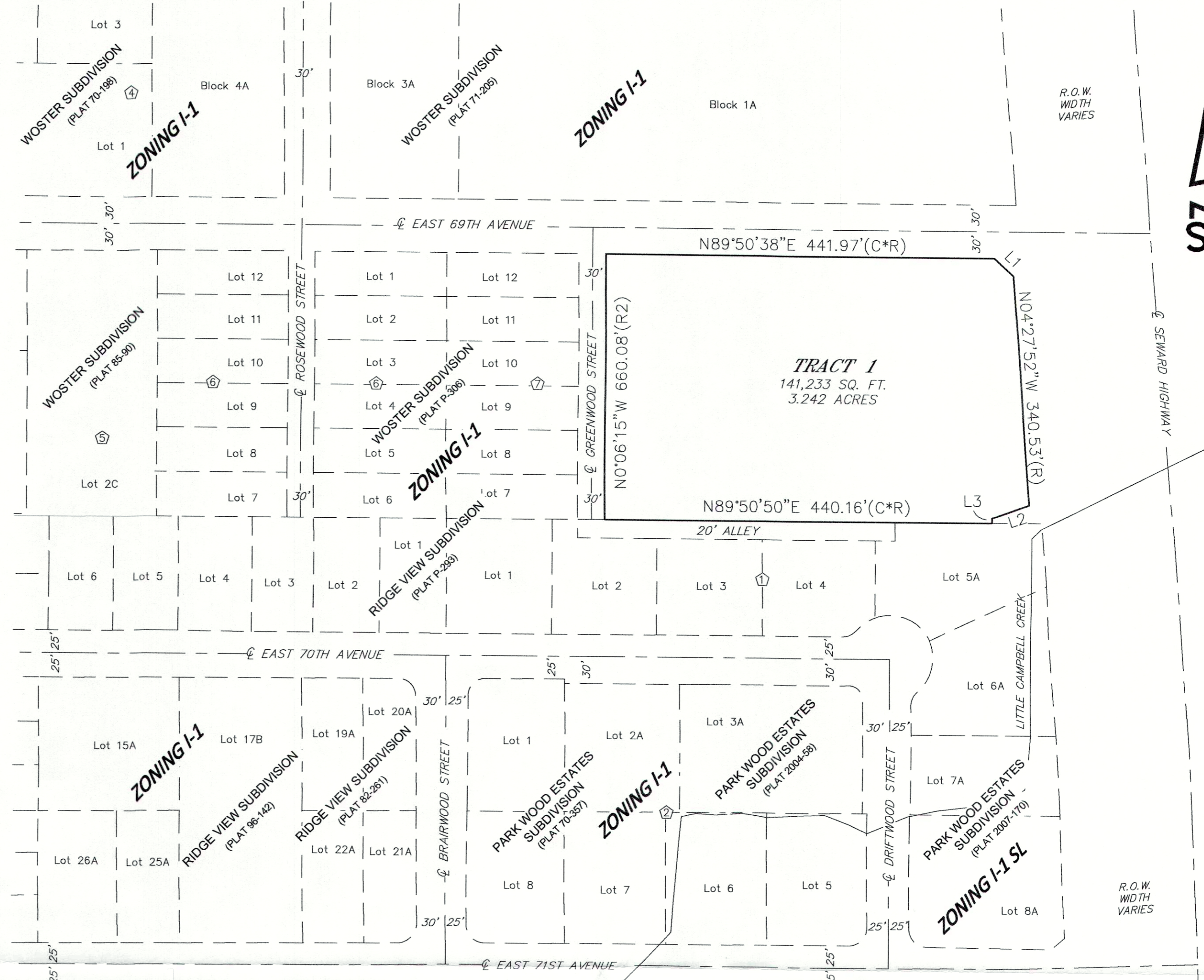
Existing Subdivision Detail  
Scale: 1" = 40'



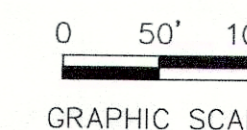
LINE #	BEARING	DISTANCE
L1(R)	N47°26'03"W	30.00'
L2(R)	N70°48'10"E	45.38'
L3(R)	N00°15'20"W	5.22'

**LEGEND**

- Found monument
- Found Monument in Mon Case
- Found 5/8" Rebar
- No point found or set
- (R) Record per DOT ROW Map Project: NH-0A3-1(49), 53626
- (R1) Record per Plat P-306
- (C\*R) Computed Combined Record (R)&(R1)
- (VIP) Vacated by This Plat
- (DBD) Dedicated by Document
- ROW Previously Dedicated by Document
- ROW Dedicated This Plat



Proposed Subdivision Detail  
Scale: 1" = 100'



**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: C. John Eng Title: Member

Signature: \_\_\_\_\_  
Cornerrock Properties, LLC,  
5050 Cordova St.,  
Anchorage, AK 99503

**NOTARY ACKNOWLEDGEMENT**

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

For: \_\_\_\_\_

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

**BENEFICIARY**

Chinook Fire Protection, Inc., and Alaska corporation  
12651 Old Seward Hwy, Anchorage, AK 99515

**NOTARY ACKNOWLEDGEMENT**

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

For: \_\_\_\_\_

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

**NOTES:**

1. All lot corners set with 5/8" x 30" rebar with 1 1/4" yellow plastic cap unless otherwise noted.
2. Distances shown to the foot are to that foot.
3. All distances are in feet.
4. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
5. 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.
6. Previously recorded easements are shown and dimensioned for reference purposes only. The recorded plats & easement documents should be used to verify and establish location, rights and permitted use.
7. Sewer easement granted to the Greater Anchorage Area Borough, recorded June 19, 1975, Book 27 Page 852, not being dedicated this plat. Shown for reference purposes only.
8. Chugach Electric Association, Inc., General Easement recorded August 1, 1952 in Volume 76 Page 249, not dedicated this plat.
9. Chugach Electric Association, Inc., General Easement recorded April 20, 1953 in Volume 88 Page 352, not dedicated this plat.
10. Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.
11. For any lots with a stream protection setback, a registered surveyor must visit the site and verify the distance to any proposed structures or vegetation removal from the ordinary high water mark of the creek. Prior to the issuance of any building permits, a statement on the plat plan will be provided that this requirement was completed.
12. There are stream protection setbacks on this plat and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21.
13. This plat contains mapped wetlands according to the online MOA GIS Wetlands Mapping application. Prior to any disturbance within the wetlands, authorization is required from the U.S. Army Corps of Engineers—Regulatory Branch or appropriate agency. Activities requiring authorization include, but are not limited to clearing, grubbing, excavation, grading or placement of fill.

**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 on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

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

**PLAT APPROVAL**

Platting Officer \_\_\_\_\_ Date \_\_\_\_\_

Municipal Surveyor \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, professional land surveyor, do hereby certify that the plat of CORNERROCK 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 N/A. Monuments to be set by N/A.

**PLAT APPROVAL**

Plat approved by the Municipal Platting Authority this \_\_\_\_\_ day of \_\_\_\_\_, 2025

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



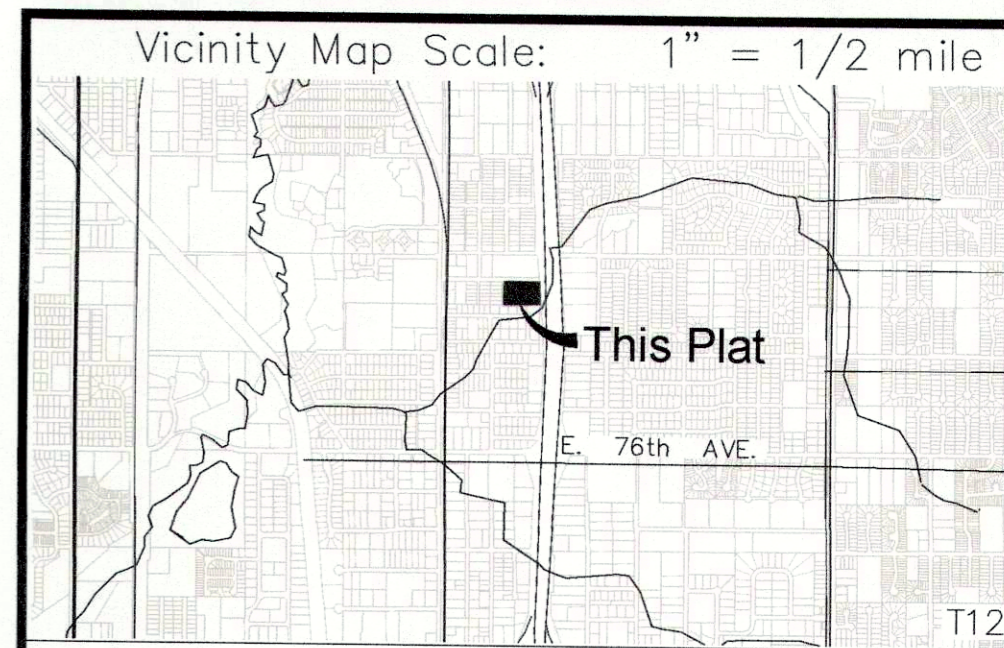
**ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE**

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 easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Municipal Clerk \_\_\_\_\_

Mayor of Anchorage \_\_\_\_\_



A Preliminary Plat of:  
**CORNERROCK SUBDIVISION**  
Tract 1  
with Vacation of ROW

A RESUBDIVISION OF Lots 1, 2, 3, 4, 5 and 6, Block 7, and Lots 1, 2, 7, 8, 9, 10, 11 and 12, Block 8, Woster Subdivision, according to the official plat thereof filed under Plat No. P-306, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion of Lots 1 and 2, Block 8, conveyed to the State of Alaska, by Warranty Deed recorded August 8, 1983 in Book 369 of Page 300, AND FURTHER EXCEPTING THEREFROM those portions conveyed to the State of Alaska, Department of Transportation and Public Facilities, by Warranty Deeds recorded March 18, 2015 as Instrument No. 2015-010510-0 (Affects Lot 1, Block 8) and Instrument No. 2015-010511-0 (Affects Lot 2, Block 8), and Lots 3A, 4A, 5A and 6A, Block 8, Woster Subdivision, according to the official plat thereof filed under Plat No. 2007-170, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM those portions conveyed to the State of Alaska, Department of Transportation & Public Facilities, by Warranty Deeds recorded March 18, 2015 as Instrument No. 2015-010506-0 (Affects Lot 3A, Block 8), Instrument No. 2015-010507-0 (Affects Lot 4A, Block 8), Instrument No. 2015-010508-0 (Affects Lot 5A, Block 8), and Instrument No. 2015-010509-0 (Affects Lot 6A, Block 8) and Located within the SW 1/4 Section 5, T12N, R3W, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, CONTAINING 3.242 ACRES

**S4 Group** Land Surveying  
Land Development Consultants  
Subdivision Specialists  
Construction Surveying

124 E 7th Avenue  
Anchorage, Alaska 99501  
(907) 306-8104  
mail@s4ak.com  
AEC# 173042

Drawn by: \_\_\_\_\_ Scale: As Shown Grid: SW2132  
Checked by: \_\_\_\_\_ Platting Case No. S12834 Date: 4/1/2025  
Field Book: \_\_\_\_\_ Project No. 2024-90 Sheet 1 of 1