

S12278 Tudor Centre Subdivision

Approval of the request to vacate the 10-foot T&E Easement along the south boundary of Lot 5A and Lot 6A, Block 3, Tudor Centre Subdivision (Plat 92-94) subject to submitting letters of non-objection from all affected utilities.

Approval of the request to vacate a Fire Hydrant Easement on the south boundary of Lot 8, Block 3, Tudor Centre Subdivision (Plat 83-504) subject to resolving the relocation of the easement issues with AWWU Planning.

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

1. Resolve utility easements.
2. ENSTAR requests a ten-foot (10 FT) wide natural gas easement or utility easement coincident and parallel with the entire west lot line of proposed Lot 8A, Block 3, Tudor Centre Subdivision.
3. Resolve the following with AWWU:
 - a. Fire hydrants must be located within an easement or ROW. Petition is request vacation of the existing easement, without a proposal of an alternate location. Resolve easement issues with AWWU Planning.
 - b. Petitioner must resolve service connection issues with AWWU Planning. All unused or unnecessary services must be disconnected per the 2012 AWWU Design and Construction Practices Manual.
 - c. Developing proposed lot for commercial or multi-family purposes with public water and sanitary sewer service will require a private system review through the AWWU Field Services office.
4. Make the following drafting changes in the vicinity map:
 - a. Correct label for Benson Blvd. to read **E.** Benson Blvd.
 - b. Correct label for Tudor Rd. to read **E.** Tudor Rd.
 - c. Correct label for Reeve Blvd. to read **N.** Reeve Blvd.
 - d. Correct label for Latouche to read Latouche **St.**
 - e. Correct label for Fireweed Ln. to read **E.** Fireweed Ln.
 - f. Correct label for Bragaw to read **Elmore Rd.**
 - g. Correct label for Providence Dr. to read **UAA Dr.**
 - h. Correct label for Whitney Rd. to read **E.** Whitney Rd.

5. Place the following notes on the plat:
- a. "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."
 - b. "Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way."



Dave Whitfield
Platting Officer