

PLANNING DEPARTMENT CURRENT PLANNING STAFF ANALYSIS PLATTING

DATE: September 7, 2016

CASE: S12294
Cornerrock Subdivision, Tracts 1 - 3

Subdivision of twenty-two (22) lots into three (3) tracts of land with vacation of the Driftwood Street right-of-way, an alley running east/west between Driftwood Street and Greenwood Street, a 10-foot T&E easement dedicated per plat 2007-170, a 10-foot T&E easement dedicated per plat 70-357, and a 20-foot storm drain easement dedicated per plat 2007-170.

GRID: SW2132

SITE: 4.75 acres

LAND USE: Industrial

UTILITIES: Public water and sewer

TOPO: Slopes gently southeast

VEGETATION: Mature spruce and birch covering the south and east portions of the property

ZONING: I-1 (light industrial) district

COMPREHENSIVE PLAN:

Classification: "Commercial/Industrial" per the 1982 *Anchorage Bowl Comprehensive Development Plan* Generalized Land Use Plan Map

Not identified in the 2001 *Anchorage 2020* Land Use Policy Map

Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	I-1	I-1	I-1	I-1
Land Use:	Commercial/ industrial	Industrial	Industrial	Industrial

REQUEST

This is a request for subdivision of twenty-two (22) lots into three (3) tracts of land with vacation of the Driftwood Street right-of-way and an alley.

AGENCY COMMENTS

1. Utility easements have been requested.
2. Private Development:

Improvement Recommendations:

East 69th Avenue is not constructed where it abuts the proposed subdivision. The petitioner is alerted to the possible requirement to construct East 69th Avenue to municipal standards under any future land use permit as required by AMC 21.03.100.E.4 or the Traffic Department if the proposed development takes access from the East 69th Avenue right-of-way. If improvements are required the petitioner shall enter into an Improvement to Public Place Agreement with Private Development under any future land use permit.

East 70th Avenue is constructed with Type 2 Curb & Gutter with a width of approximately 36-feet. This does not meet municipal requirements for a local street in a Class A Industrial area. The level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Greenwood Street is not constructed where it abuts the proposed subdivision. The petitioner is alerted to the possible requirement to construct Greenwood Street to municipal standards under any future land use permit as required by AMC 21.03.100.E.4 or the Traffic Department if the proposed development takes access from the Greenwood Street right-of-way. If improvements are required the petitioner shall enter into an Improvement to Public Place Agreement with Private Development under any future land use permit.

Driftwood Street is not constructed. The petitioner has proposed vacating the Driftwood Street right-of-way. As a result no improvements are recommended at this time.

The unnamed alley is not constructed. The petitioner has proposed vacating the unnamed alley right-of-way. As a result no improvements are recommended at this time.

Right-of-Way Dedications:

The preliminary plat indicates a cul-de-sac right-of-way dedication of 50-feet for Greenwood Street. A right-of-way dedication of 65-feet is required for development of an Industrial cul-de-sac per DCM Figure 1-23.

The existing right-of-way dedication for East 70th Avenue on the subdivision side of centerline is 25-feet. An additional 5-feet of dedication is required to establish the minimum required right-of-way width.

Plat Notes:

Private Development recommends the following notes be added to the final 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 what that will adversely impact adjacent properties or rights-of-way.

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.

3. Addressing:

- a. In the platted area:
 - i. Street name should read E. (69th) Ave, do not spell out label, please correct label.
- b. In the vicinity map:
 - i. Lore should read Lore Road, please correct label.
 - ii. Rctic Blvd label is cut off, should read Arctic Blvd, please correct label.
 - iii. Street name should read E. 72nd Ave, please correct label.
 - iv. Street name should read E. 68th Ave, please correct label.

4. Municipal Traffic Division:

Traffic Engineering recommends approval of the preliminary plat subject to the following comments:

- a. Dedication of half street Right of Way and turnaround bulb for Greenwood Street as currently indicated on the preliminary plat.

- b. Dedication of the Right of Way along Homer Drive as currently indicated on the preliminary plat.
 - c. Add the following plat notes:
 - i. Direct vehicular access to Homer Drive from Tract 2 is prohibited.
 - ii. Upgrade East 69th Avenue to Municipal Design Standards from Homer Drive to intersection of Rosewood Street. This will include construction of curb and gutter, and sidewalk on the subdivision side of East 69th.
5. Alaska Department of Transportation (ADOT):
- a. ADOT has no comments.
6. Anchorage Water and Wastewater Utility:
- a. AWWU water main located in East 70th Avenue.
 - b. AWWU sanitary sewer mains located in East 70th Avenue and Easement.
 - c. Developing proposed Tracts 1, 2 or 3 for commercial purposes with public water and sanitary sewer service will require a private system review through the AWWU Field Services office. All unused or unnecessary sewer and water services must be disconnected per the 2012 AWWU Design and Construction Practices Manual.
 - d. Proposed Tracts 1 and 3 have an estimated Water and Sewer assessment due to re-plat. (Tract 1, Water \$1235.00, Sewer \$400.00, Tract 3, Water \$4200.00, Sewer \$500.00). Tract 2 will be a Levy upon connection to both Water and Sewer.
7. On-Site Water and Wastewater Services:
- No objection.
8. Watershed Management Services:

If public improvements are required provide a SWPPP to WMS for review and approval prior to starting ground disturbing activity.

There is a mapped stream and flood zone on this plat. WMS requests the addition of the following notes prior to recording the final plat.

“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.”

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 plot plan will be provided that this requirement was completed.

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.

9. Building Safety Division:

No comment.

10. Long Range Planning Comments:

The Long-Range Planning section has reviewed the packet for this proposed short plat, which seeks to subdivide twenty-two (22) lots into three (3) tracts with a vacation of municipal rights-of-way and a vacation of telephone and electrical utility and storm drain easements as they relate to Parkwood Estates, Block 1, Lots 2, 3 & 4 (70-357) and Lot 5A (07-170) Woster Subdivision, Block 7, Lots 1-6 (P-306) and Block 8, Lots 1, 2, 7-12 (P-306) and 3A, 4A, 5A, & 6A (07-170) as part of proposed Cornerrock Subdivision, Tracts 1-3. The subject parcels are zoned I-1 (Light Industrial), and contain 4.753-acres.

The applicable plan is Anchorage 2020 – Anchorage Bowl Comprehensive Plan. The property is located within the Central subarea which the Plan identifies for a diverse mix of land uses with access to north-south transportation corridors (pp. 60).

Anchorage 2020 – Anchorage Bowl Comprehensive Plan policies applicable to this application include:

General Design and Environment

Policy #48 – Subdivision plats and site development plans shall be designed to enhance or preserve scenic views and other significant natural features in accordance with applicable goals, policies and strategies.

Habitat

Policy #67 – Critical fish and wildlife habitats, high-value wetlands, and riparian corridors shall be protected as natural open spaces, wherever possible.

Water Resources

Policy #69 – The Municipality shall preserve the functions and values of important wetlands, and manage the proper use of low-value wetlands with General Permits, as delineated in the Anchorage Wetlands Management Plan.

Policy #71 – Utilize wetlands to manage drainage and improve water quality, where appropriate.

The Application appear to meet the intent of the above referenced Anchorage 2020 – Anchorage Bowl Comprehensive Plan policies.

COMMENTS

The applicable land use plan map is the 1982 Generalized Land Use Plan which designates the area as industrial.

At the time of writing the Planning Department is in the process of updating the Land Use Plan Map (LUPM) and the area is preliminarily designated as “Industrial”.

The Anchorage Industrial Land Assessment Update: Volume II Industrial Land Use Inventory (May, 2015) identifies the subject properties within the Municipality’s key industrial areas, Central Anchorage subarea. The properties are currently vacant (Map 9) and mostly unconstrained lands with a small portion classified as partly constrained due to wet soils (Map 27). Further, the assessment describes this broader area as: “The remainder of the I-1 zoned land supply, comprising more than a third of the buildable industrial lands in the Central subarea, consists of small-1 (sic) to medium-size vacant and marginally used parcels scattered in the various industrial areas of Central Anchorage ...” (p. 137).

Wetlands

The subject property includes Class C and Class A wetlands. Presence of wetlands is not noted on the proposed plat notes. Wetland boundaries should be shown on all preliminary plats and then during the final plat the boundaries are removed and only the plat notes remain. The following plat note should be added:

This plat contains mapped wetlands according to the online MOA Wetlands Mapping application. Prior to any disturbance within the wetlands, authorization is required from the U.S. Army Corps of Engineers—Regulatory Branch. Activities requiring authorization include, but are not limited to clearing, grubbing, excavation, grading or placement of fill.

This plat note may need coordination with WMS and serve as a starting point to determine the best plat note for this plat.

Plat

Applicable land use regulations found under Title 21 (and as laid out in the Comprehensive Plan) for platting and adherence to development and design standards appear to have been met.

R-O-W Vacations

The applicant proposes right-of-way vacations for Driftwood Street and the 20' wide Alley that intersect the southern terminus of Driftwood Street, and dedication of additional right of way to Greenwood Street. As to the question of long term travel and access needs, we defer to Traffic Engineering to determine whether or not Driftwood Avenue and the alley serves a public purpose and are surplus to the current and future needs of the community and in the broader area.

T&E and Storm Drain Vacations

In terms of the request for vacations of the T&E easement and the storm drainage easements we defer to our colleagues with the private utility companies and the Municipal Watershed Management Section, respectively.

Long Range Planning has no objections to the multiple requests submitted under S12294.

Thank you for the opportunity to comment and review.

11. Community Council and Public Comments:

No community council or public comments were received for this case.

STAFF ANALYSIS

This is a request for subdivision of twenty-two (22) lots into three (3) tracts of land with vacation of the Driftwood Street right-of-way and an alley. This plat is a reversion to acreage to facilitate future development of the property.

The proposed tracts meet the minimum size, width, and depth required by the I-1 District and subdivision regulations.

Encroachments

The as-built provided shows a conex encroaching into the right-of-way and into the front yard setbacks on Tracts 2 and 3. Staff recommends the petitioner be required to move the conex to a conforming location.

There is also a shed located on proposed Tract 1 that encroaches onto neighboring lots. These encroachments are civil matters to be resolved between owners.

Right-of-way Dedication

The petitioner is proposing dedication of a half cul-de-sac bulb for Greenwood Street with a radius of 50 feet. Industrial streets require a minimum cul-de-sac radius of 65 feet. Dedication of this additional 15 feet is recommended as a conditional of approval.

East Seventieth Avenue is currently dedicated 25 feet from centerline south of the petition site. The minimum right-of-way dedication for industrial local roads is 30 feet from centerline (60 feet total). Staff recommends the petitioner dedicate an additional 5 feet of right-of-way for East Seventieth Avenue.

Streams and Wetlands

There is a mapped stream and flood zone within this platted area. Watershed Management Services has requested that several notes be added to the plat to address the streams and flood zone.

The subject property includes Class C and Class A wetlands. Presence of wetlands is not noted on the proposed plat notes. Long Range Planning requests a plat note be added to address the presence of these wetlands.

Vacation Request

The petitioner is requesting vacation of the Driftwood Street right-of-way, an alley running east/west between Driftwood Street and Greenwood Street, a 10-foot T&E easement dedicated per plat 2007-170, a 10-foot T&E easement dedicated per plat 70-357, and a 20-foot storm drain easement dedicated per plat 2007-170.

The vacation requests have been reviewed and found to conform to the Municipal Vacation Policy and ordinance that states:

21.03.230 Vacation of Public and Private Interest in Lands.

A. Authority. The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner.

The preliminary plat is a reversion to acreage to facilitate future development of the property. The right-of-way was originally dedicated to provide access to the twenty-two lots involved in this subdivision. The right-of-way requested for vacation is undeveloped.

The easements were originally dedicated in an anticipation of development of the existing 22 lots. This plat proposes a reversion to acreage and new easements will need to be dedicated to accommodate new development. Resolving the need for additional utility easements is a requirement of this plat approval.

Reviewing agencies had either no comment or no objection to these vacation requests.

Access to all adjoining property is provided by dedicated rights-of-way. Traffic circulation will not be adversely impacted by these vacations. As this plat is a reversion to acreage with all adjoining property provided legal and physical access, the right-of-ways and easements appear to be excess to municipal needs.

DEPARTMENT RECOMMENDATION

- A. Approval of the vacation of the Driftwood Street right-of-way, an alley running east/west between Driftwood Street and Greenwood Street, a 10-foot T&E easement dedicated per plat 2007-170, a 10-foot T&E easement dedicated per plat 70-357, and a 20-foot storm drain easement dedicated per plat 2007-170 subject to:
1. Record a final plat within 24 months (and any approved time extensions).
- B. Approval of the plat for 24 months subject to the following conditions:
1. Resolve utility easements.
 2. Dedicate an additional 5 feet of right-of-way (30 feet from centerline) for East Seventieth Avenue.
 3. Dedicate an additional 15 feet of right-of-way for the cul-de-sac at Greenwood Street (should be 65 feet).
 4. Relocate the storage conex on proposed Tracts 1 and 3 and within the right-of-way to a conforming location.
 5. Resolve with AWWU Field Services, the need for a private system review for proposed Tracts 1-3.
 6. Add the following notes to the plat:
 - a. 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.
 - b. 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 plot plan will be provided that this requirement was completed.

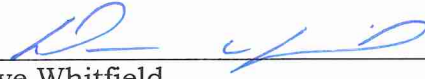
- c. There are stream protection setbacks on this plat and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21.
 - d. This plat contains mapped wetlands according to the online MOA Wetlands Mapping application. Prior to any disturbance within the wetlands, authorization is required from the U.S. Army Corps of Engineers—Regulatory Branch. Activities requiring authorization include, but are not limited to clearing, grubbing, excavation, grading or placement of fill.
 - e. 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.
 - f. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
7. Make the following drafting changes:
- a. In the platted area:
 - i. Street name should read E. (69th) Ave, do not spell out label, please correct label.
 - b. In the vicinity map:
 - i. Lore should read Lore Road, please correct label.
 - ii. Rctic Blvd label is cut off, should read Arctic Blvd, please correct label.
 - iii. Street name should read E. 72nd Ave, please correct label.
 - iv. Street name should read E. 68th Ave, please correct label.

Reviewed by:



Hal H. Hart, AICP
Director

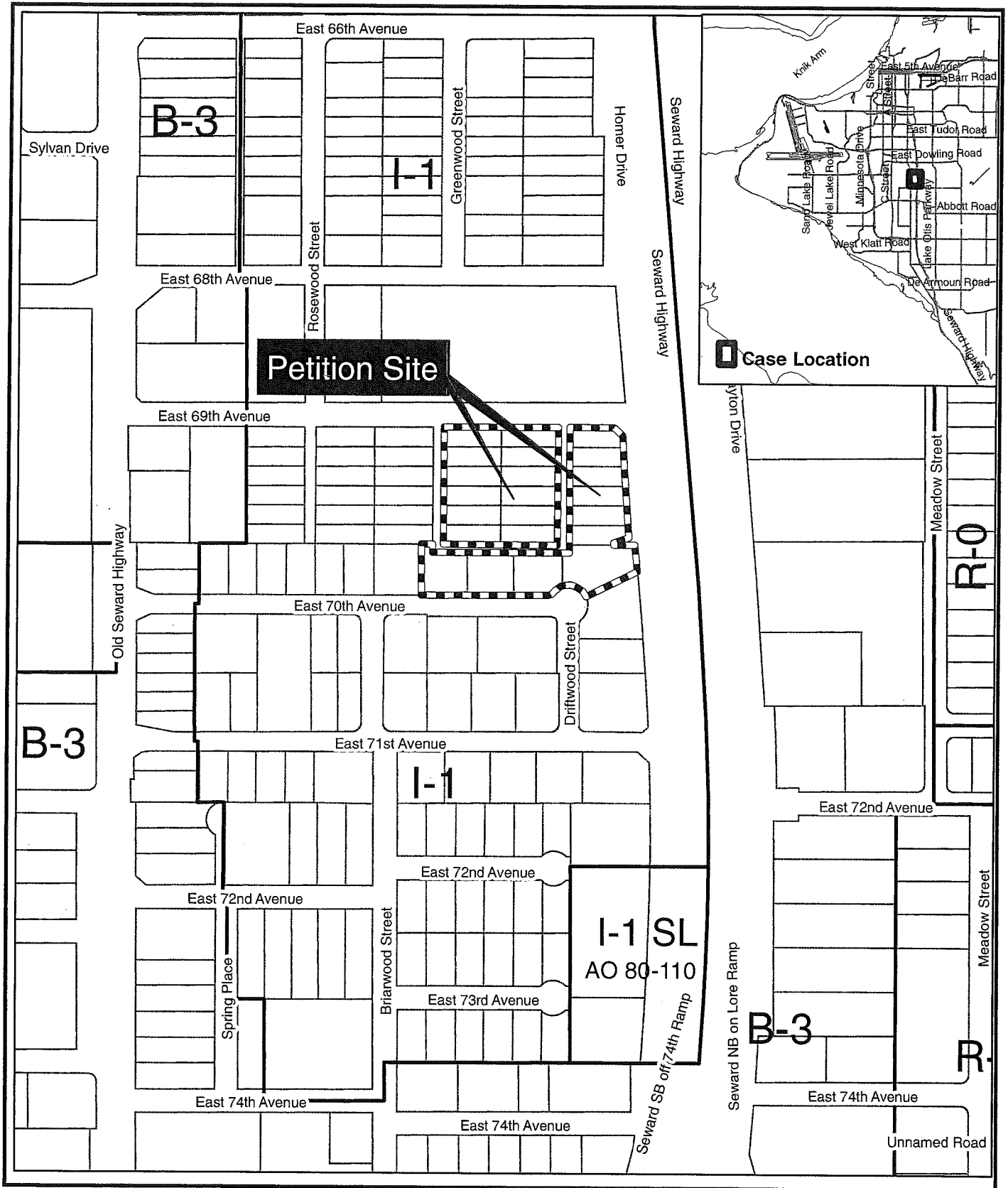
Prepared by:



Dave Whitfield
Senior Planner/Platting Officer

Case S12294

S12294



Municipality of Anchorage
Planning Department

Date: July 15, 2016

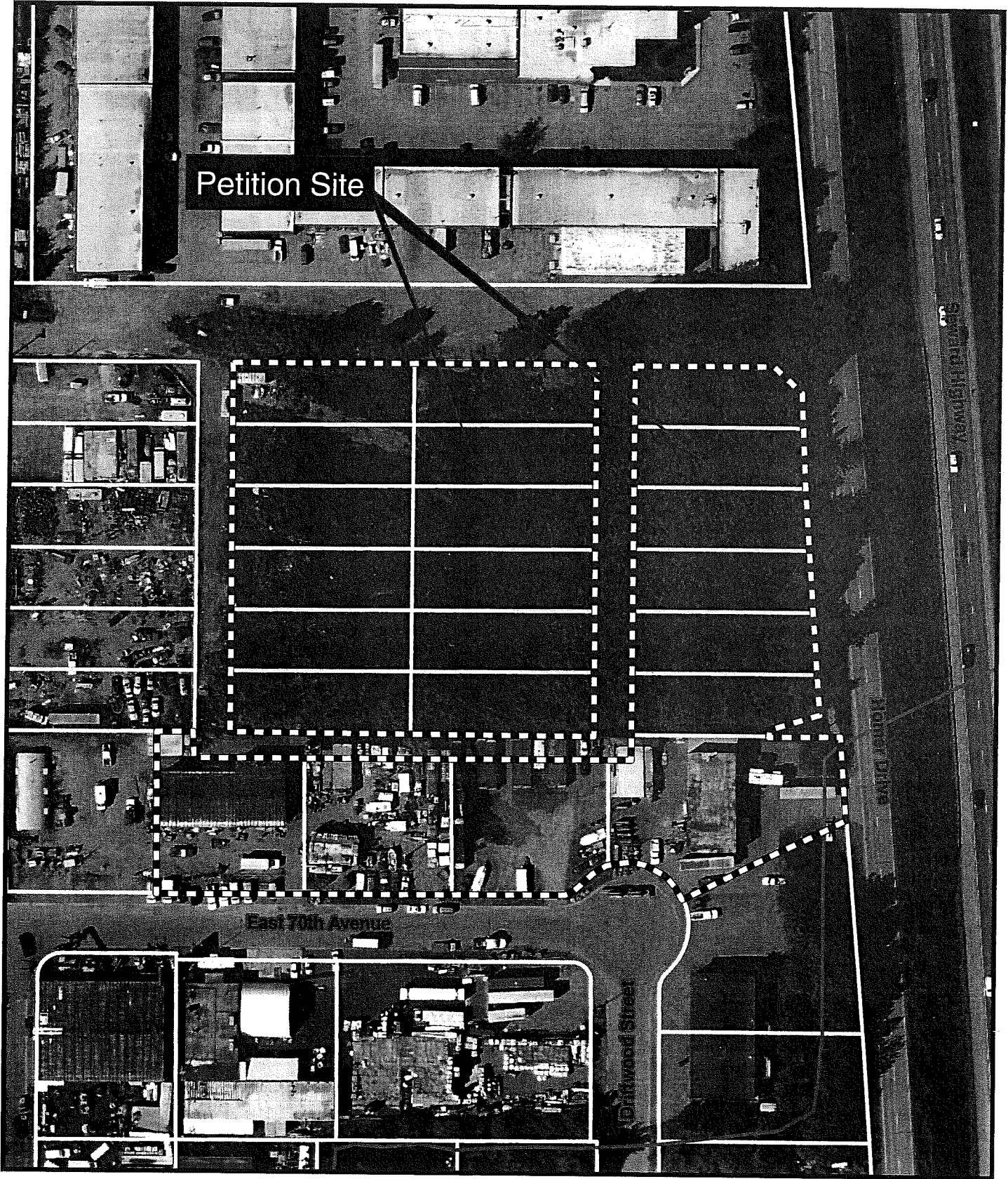
S12294 -- SEP 07 2016



1

MAPS

S12294



2

APPLICATION

Application for Preliminary Plat

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

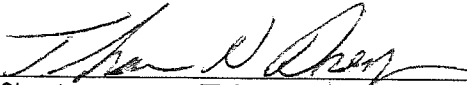
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	John Eng (See Owner Attachment)	Name (last name first)	Dreyer, Tom
Mailing Address	Cornerrock Properties LLC	Mailing Address	S4 Group
	PO Box 111391 Anchorage, AK 99511		124 E 7th Avenue Anchorage, AK 99501
Contact Phone - Day	441-9354	Contact Phone - Day	306-8104
	Evening		Evening
Fax		Fax	
E-mail	meadow47@yahoo.com	E-mail	Tom@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):	014-112-41-000; 014-112-40-000; 014-112-52-000; 014-112-53-000; 014-112-54-000; 014-112-55-000; 014-112-30-000; 014-112-31-000; 014-112-32-000; 014-112-33-000; 014-112-34-000; 014-112-35-000; 014-112-29-000; 014-112-28-000;		
Site Street Address:	6909 Driftwood St.	014-112-27-000; 014-112-26-000; 014-112-25-000; 014-112-24-000; 014-111-36-000; 014-111-37-000; 014-111-38-000; 014-111-39-000; 014-112-47-000	
Current legal description: (use additional sheet if necessary)	See Attachment		
Zoning:	I-1	Acreage:	4.753 Acres
		Underlying Plat #:	P-306, 2007-170, 70-357
		Grid #:	SW2132
# Lots:	22	# Tracts:	0
		Total # parcels:	22

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary)		
TRACTS 1-3, CORNERROCK SUBDIVISION		
# Lots:	0	# Tracts:
		3
Total # parcels:	3	

I hereby certify that (I am)(I have been authorized to act for) 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.


4/27/16
 Signature Owner Representative Date
 (Representatives must provide written proof of authorization)


 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
--------------	---------------------	------	--------------	-------------------------

Application for Right-of-Way and Easement Vacation

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

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	John Eng (See Owner Attachment)	Name (last name first)	S4 Group
Mailing Address	Cornerrock Properties LLC PO Box 111391 Anchorage, AK 99511	Mailing Address	124 E 7th Avenue Anchorage, AK 99501
Contact Phone: Day:	441-9354	Contact Phone: Day:	306-8104
Contact Phone: Night:		Contact Phone: Night:	
FAX:		FAX:	
E-mail:	meadow47@yahoo.com	E-mail:	Tom@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): 014-112-41-000; 014-112-40-000; 014-112-52-000; 014-112-53-000; 014-112-54-000; 014-112-55-000; 014-112-30-000; 014-112-31-000; 014-112-32-000; 014-112-33-000; 014-112-34-000; 014-112-35-000; 014-112-29-000; 014-112-28-000; 014-112-27-000; 014-112-26-000; 014-112-25-000; 014-112-24-000; 014-111-36-000; 014-111-37-000; 014-111-38-000; 014-111-39-000; 014-112-47-000


Site Street Address: 6909 Driftwood St.

Description of right-of-way/easement: (use additional sheet if necessary)

- 20' Right-Of-Way: Per Plat 70-357, as an alley running East-West along the south.
- 30' Right-Of-Way: Per Plat 2007-170, as an alley running North-South along the east.
- 10' T&E Easement: Per Plat 2007-170, running East-West along the southeast, and North-South along the east.
- 10' T&E Easement: Per Plat 70-357, East-West along southwest.
- 20' Stormdrain Easement: Per Plat 2007-170, running North-South along the southeast.

Zoning: I-1	Acreage: 4.753 Acres	Grid # SW2132
# Lots: 22	# Tracts:	Total # parcels: 22

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.

Date: 6/27/16	Signature: 
---------------	---

Signature (Agents must provide written proof of authorization)

Accepted by:	Poster & Affidavit:	Fee:	Case Number:
--------------	---------------------	------	--------------

Application for vacation continued

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: Urban RuralAnchorage 2020 West Anchorage Planning Area: Inside Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

 Major Employment Center Redevelopment/Mixed Use Area Town Center Neighborhood Commercial Center Industrial Center Transit - Supportive Development Corridor

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 ZoneFloodplain: None 100 year 500 yearSeismic 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): 2012-047 Temporary Snow Dump Zoning variance - Case Number(s): Land Use Enforcement Action for Building or Land Use Permit for Wetland permit: Army Corp of Engineers Municipality of Anchorage**POTABLE WATER AND WASTE WATER DISPOSAL**Potable Water provided by: Public utility Community well Private wellWastewater disposal method: Public utility Community system Private on-site**APPLICATION CHECKLIST**

Fee:

Plat: Copies Plat, full size 8½x11 reduced copy Watershed sign off form, completedOther Aerial photo Housing stock Zoning One copy, original application

(35 sets short plat; 45 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 _____

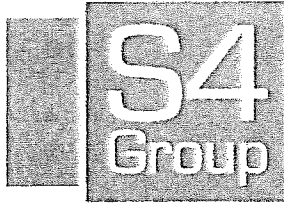


Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Owner Attachment

- Cornerrock Properties, LLC, as to Lots 1 thru 6, Block 7, and Lots 1 and 2, Block 8, and Lots 3A thru 6A, Block 8, Woster Subd
- Rafal Markieicz and Katrina E. Larson-Markiewicz, dba AK Natural Stone Craft, as to Lot 4, Block 1 and Lot 5A, Block 1, Park Wood Estates Subd. and
- Chinook Fire Protections, Inc., an Alaska corporation, as to Lots 2 and 3, Block 1, Park Wood Estates Subd.



Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Letter of Authorization

By signing below, I do hereby authorize the S4 Group to represent me in the application to the MOA Planning Department for subdividing the property as listed below;

Parcel 1: Lots 1 thru 6, Block 7, Lots 7 thru 12, Block 8, and Lots 1, 2, 3A, 4A, 5A, & 6A, Block 8, Woster Subdivision, EXCEPTING THEREFROM that portion of Lots 1, 2, 3A, 4A, 5A & 6A, Block 8 conveyed to the State of Alaska by Warranty deed recorded August 8, 1968 in Book 369 at page 300.

Parcel 2: Lot 4 & 5A, Block 1, Park Wood Estates.

Parcel 3: Lots 2 and 3, Block 1, Park Wood Estates Subdivision.

Signatures

John Eng May 20, 2016
 Parcel #1 owner: Cornerrock Properties, LLC by: Mr. John Eng Date

Rafal Markiewicz 05.18.16.
 Parcel #2 owner: Ak Natural Stone Craft, by: Rafal Markiewicz Date

Jeffrey M. Wilstock 5/20/16
 Parcel #3 owner: Chinook Fire Protection, Inc by: JEFFREY M. WILSTOCK Date

S1 2 2 9 4 - - SEP 0 7 2016



Pre-Application Meeting Checklist

Project Name: Cornerock Subdivision Meeting Date: 3/9/16

Concerns raised at Community Meeting: _____

Zoning/Platting: _____

AWWU: Water not fronted on all lots. Sewer is okay (fully fronted)
AWWU talked about creating a flag lot to front and service
the lots.

Building Safety: _____

DOT&PF: _____

Fire: _____

Health Department: _____

Long Range Planning: _____

Create mailing list

Non-motorized Coordinator: Sidewalk along homes by the State.

OSWW: _____

Parks and Rec: _____

Private Development: Rosewood improved to half street 24' curb/gutter one side, fine turnaround. 69th half street standard into tract 2 (may provide turnaround at tract 1) Any land use process could require development at time of building

Traffic: 1 & 5 require improvements under Plat. Intent to vacate alley @ Driftwood need half bulb and 15' dedicated greenwood. Half of a cul de sac bulb. 50' radius

Watershed Management: _____

Other: _____

Other: _____

Other: Storm drain 70th / Driftwood need to talk to street maintenance.



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

June 15, 2016

Mr. Hal Hart, MOA Planning Division Director
4700 Elmwood Road
Anchorage, Ak 99507

RECEIVED

JUN 15 2016

PLANNING DEPARTMENT

Re: **Summary of Community Meeting**

Project: Cornerrock Subdivision, Vacation of ROW & Variance

Dear Mr. Hart,

This Letter serves as the 'Summary of Community Meeting' as per Title 21.03.020.C.6. for our proposed subdivision to be named Cornerrock Subdivision. The property's legal description is:

Proposed Tract 1: Lots 2 & 3, Block 1, Park Wood Estates Subdivision.

Proposed Tract 2: Lots 1 thru 6, Block 7, lots 7 thru 12 Block 8, & Lots 1, 2, 3A, 4A, 5A, & 6A, Block 8 Woster Subdivision,

Proposed Tract 3: Lots 4 & 5A, Block 1, Park Wood Estates Subdivision,

The project includes the following tasks: (See enclosed draft preliminary plat for clarification.)

1. Re-plot to the new configuration of lot lines as shown on the preliminary plat.
2. Vacate the ROW of Driftwood Street and the 20' wide Alley that intersects the southern terminus of Driftwood Street, and dedicate to ROW a portion of Greenwood Street as shown on the preliminary plat.

On March 9, 2016, There was a pre-application conference with the department as per Title 21.03.020.B.2.a. Representatives from the MOA included Planning, AWWU, Traffic Engineering, Platting, Planning, Current Planning, Anchorage Fire Department, P.M. & E., and the owner's representatives. A copy of the pre-app sign-in sheet is include with this letter.

We consulted with the Community Council for this area, Taku Campbell, and since they were not having any more regular scheduled community council meetings until September of 2016, it was decided to schedule a Community Meeting as per Title 21.03.020.C.2.b. The mailing list for the surrounding area was created by the MOA

S 1 2 2 9 4 - - SEP 07 2016

Planning Department and we mailed out the Notices of Community Meeting on May 19, 2016, 21 days before the meeting. I have included a copy of what was sent out through the mail. 216 mailers were sent out, 51 were returned.

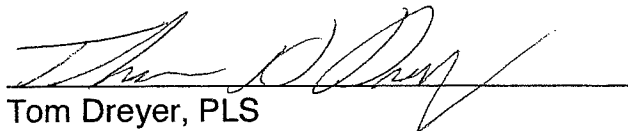
On June 9, 2016 we had our CM (Community Meeting) at 7:00 at 5050 Cordova Street. There was approximately 4 people from the area that attended along with the petitioner, Mr. John Eng, and the petitioner's representatives. I have enclosed with this letter a copy of the signup sheet.

The community's questions centered around the exact location of the project and what was being planned for the parcels. Once the participants became aware of the exact location, there were no negative comments. There were no other concerns, issues or problems expressed by the surrounding neighbors in attendance.

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: tom@s4ak.com.

This Summary of Community Meeting has been sent to the President of the Taku/Campbell Community Council, Mr. Ron Jordan.

Thank you,

A handwritten signature in black ink, appearing to read "Tom Dreyer", is written over a horizontal line.

Tom Dreyer, PLS
S4 Group
Petitioner's representative

Community Meeting!

You're Invited.....

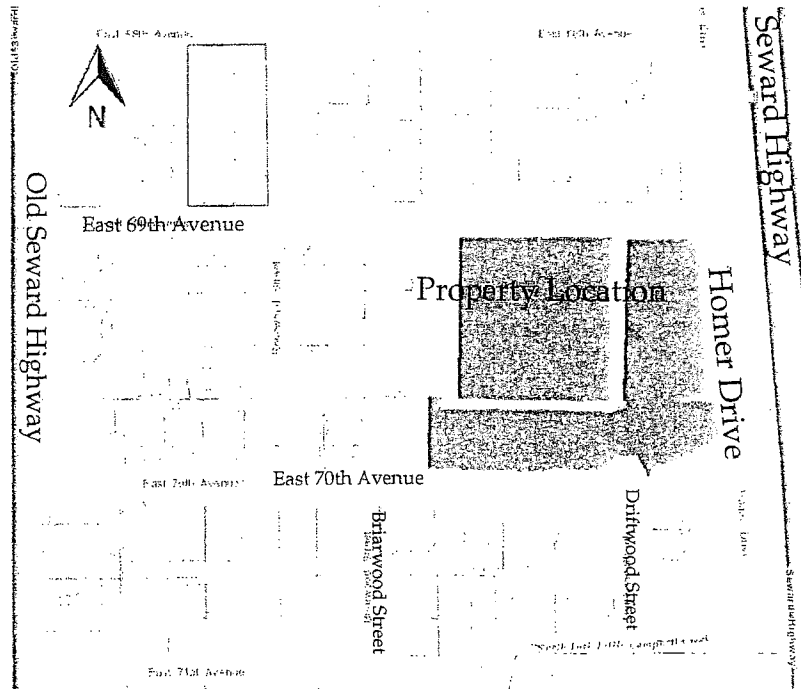
Petitioner: Cornerrock LLC

Subdivision & R.O.W./Easement Vacation

Community Meeting Agenda Notification

Cornerrock Properties LLC, represented by S4 Group LLC, will be at a specially scheduled Community Meeting on June 9, 2016 to present a proposed subdivision and easement/R.O.W. vacation case. The project site is three parcels (1) Lots 1 thru 6, Block 7, Lots 7 thru 12, Block 8, Lots 1, 2, 3A, 4A, 5A & 6A Block 8 Woster Subdivision, (2) Lots 4 & 5A, Block 1 Park Wood Estates Subdivision and (3) Lots 2 & 3, Block 1 Park Wood Estates Subdivision AKA 6907/6907/6917/6948/6940/6932/6924/6916/6908 Driftwood Street, 1321/1341/1231/1301 E 70th Avenue and 6909/6917/6925/6933/6941/6949 Greenwood Street.

This project is to combine the lots into a larger parcel. Representatives will provide an overview of the subdivision, easement/R.O.W. vacation request, project schedule and are available to answer questions.

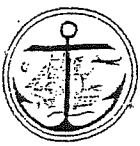


We welcome your feedback. There will be an opportunity to provide your comments at the meeting. You can also submit your comments or request additional information by contacting:
 Tom Dreyer, PLS
 S4 Group, LLC
 Tom@s4ak.com



Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

124 E 7th Ave Anchorage, AK 99501 (907) 306-8104 www.s4ak.com



Project Name: Comerock Subdivision Case No. _____

Meeting Type: Concept Pre-Application Post-Application Other

Meeting Requested by: Slana Surveys, Inc. Date: 3/9/16

Lead MOA Planner: Shawn Odell Time: 1:30 pm

	NAME (please print)	COMPANY	PHONE	E-MAIL
1	Shawn Odell	MOA - Current planning	343-7941	odell.smp@muni.org
2	Jason Moncrieff	MOA - PD Manager	343-8310	moncrieffjm@muni.org
3	KENT KOHLHASE	MOA PMT&E	8159	kohlhasek@muni.org
4	Stephanie Mormilo	MOA - Traffic	x8070	mormilosl@muni.org
5	KRISTEN LANGLEY	MOA - TRAFFIC	x8479	Langley.KAC@muni.org
6	Lori Schanche	MOA NOMOCO	x8368	schanchele@muni.org
7	PAUL HATCHER	ANWU	504-2721	paul.hatcher@anwu.biz
8	Dave Whitfield	MOA - Planning	343-8329	Whitfield.d@muni.org
9	Yvette JAEGGE	AFD - MOA	267-4975	jaeggeyn@muni.org
10	MARK DAVIS	SLANA	227-1600	SLANA@GCI.NET
11	C. John Eng	Corner Rock Properties, LLC	441-9354	meadow47@yahoo.com
12				
13				
14				
15				
16				
17				
18				
19				
20				

Notes:



Lea Knauer <lea@s4ak.com>

Corner Rock

1 message

Andy "PIP Printing" <andy@pipalaska.com>
To: Lea Knauer <lea@s4ak.com>

Thu, Jun 2, 2016 at 3:55 PM

This is to confirm the PIP Printing mailed 216 Corner Rock Mailers on May 19th 2016.
We addressed and dropped at the bulk mailing office at the USPS on post road in Anchorage Alaska.

All of these were metered and mailed 1st class!

--
Andrew Woodruff | Account Representative

PIP Printing of Alaska | 833 East 4th Avenue | Anchorage, AK 99501-2711

P 907.274.3584 | D 907.265.7701 | F 907.274.7477 | pipalaska.com

S 1 2 2 9 4 - - SEP 0 7 2016

32

June 28, 2016

Cornerrock Subdivision
Platting & R.O.W. and Easement Vacation Application

Platting Application Narrative
Per 21.03.200.C.9

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:

Cornerrock Subdivision conforms to Title 21.07, 21.08, and Subdivision Standards, there are no requests for any variances.

Promotes the public health, safety and welfare:

Cornerrock Subdivision promotes the public health, safety, and welfare by providing a more suitable development space for industrial use, which will benefit community economics and reduce problems associated with unused land. Cornerrock provides suitable access routes to the properties, including the ROW of E 70th Avenue and directly from a D.O.T. approved access off of Homer Drive.

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:

Cornerrock Subdivision mitigates the effects of incompatibilities between land uses and residential densities by consolidating multiple small lots into larger industrial zoned tracts. This consolidation will create more fluid developments in general, as there will be fewer interacting entities. Cornerrock is completely surrounded by I-1 zoning.

Provides for the proper arrangement of streets in relation to existing or proposed streets:

Cornerrock Subdivision properly arranged access routes by designing congruent to existing streets, as well as dedicating additional Right-Of-Way in order to widen existing recorded access, and providing turn-around space for a cul-de-sac.

Provides for adequate and convenient open spaces:

Cornerrock Subdivision provides adequate and convenient open spaces by combining lots in

order to create more useable, spacious development opportunity.

Provides for the efficient movement of vehicular and pedestrian traffic:

Cornerrock Subdivision provides efficient means of vehicular and pedestrian movement by providing access off of E 70th Avenue and also off of Homer Drive to the east. Cornerrock also adds width to a previously recorded Right-Of-Way along Homer Drive, providing for better movement and pedestrian access.

Ensures adequate and properly placed utilities:

Cornerrock Subdivision provides proper and adequate utility placement by keeping the easement in-line with previous utility easements. All tracts in Cornerrock are serviced by a common easement corridor along the long side tract boundaries. All tracts have direct access to the water and sewer mains within the E 70th Avenue right-of-way.

Provides access for firefighter apparatus:

Cornerrock Subdivision allows for effective access to firefighting apparatus by nature of the large tract sizes, ample road frontage, and multiple access routes of adequate size.

Provides opportunities for recreation, light and air and avoids congestion:

Cornerrock Subdivision avoids congestion by utilizing multiple streets for access to the various tracts.

Facilitates the orderly and efficient layout and use of the land:

Cornerrock Subdivision facilitates orderly layout by combining like land units and utilizing existing access, easements and Right-of-Ways to create a consolidated, efficient plat.

Does not create a split-zoned lot:

Cornerrock Subdivision does not create any split-zoned tracts; all properties are commonly zoned.

Furtheres the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by chapter 21.01.080, Comprehensive plan:

Cornerrock Subdivision supports the comprehensive development plan as required by remaining I-1 zoning. The Comp plan indicates this area as industrial zoning, as shown on the Generalized Land Use Plan, Map 3-1, of the Anchorage Bowl Comprehensive Development Plan. Though the new Anchorage Land Use Plan Map has not been approved yet, the latest draft

does show this as remaining as an industrial area.

Responses to the Municipal Vacation Policy

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.

Response: The ROW's were never built upon and provide no value to the public, Driftwood Street was only 30 feet wide and serves no purpose. With the new proposed configuration as shown on the preliminary plat, the alleyway serves no purpose, and the owners on both sides have agreed to the vacation.

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.

Response: These ROW's are not on the Official Streets and Highway Plan.

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.

Response: Driftwood Street and the alley do not lie on the half-mile road system.

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.

Response: Driftwood Street and the Alley do not lie on the quarter mile grid system.

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.

Response: Driftwood Street and the Alley did not serve any other properties in the area. Traffic circulation patterns off of E 70th Avenue and Homer Drive will serve the property in an efficient and sensible manner.

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.

Response: This is not a request for a re-alignment of a ROW, but essentially this effort will clean-up the area with efficient patterns of ingress and egress. The existing ROW of Driftwood

and the Alley were insufficient in relation to any current design standards. This proposal is a superior design considering the type of business that will inevitably be built on this parcel.

The storm drain easement that we are vacating runs in a north south direction in the middle of the proposed Tract 3. The storm drain function will be moved westerly about 100 feet and will be in the flag portion of Tract 2. This will allow building expansion of the existing structure on Tract 3. A drainage plan is being submitted by the engineers for MOA approval.

The T & E easements that are being vacated are of no use with the new lot line configurations as proposed on our preliminary plat. They can be seen on the plat in the lower right corner of the drawing under the title of 'Existing Lot Configurations.'

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,



Tom Dreyer, PLS
S4 Group



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
MEMORANDUM OF AGREEMENT

PROJECT NAME: SEWARD HIGHWAY DIMOND TO
DOWLING RECONSTRUCTION

STATE PROJECT #: 53626

FEDERAL-AID PROJECT #: 0A31049

PARCEL NO.(S): 045, 046, & 047

AGREEMENT has been reached this 6 day of Oct, 2014, between **CORNERROCK PROPERTIES, LLC**, the owner or owners of the below designated parcel or parcels, and the **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES** hereinafter (**DOT&PF**), for the purchase of said parcel(s). The amounts to be paid, and other considerations to be given, in full satisfaction of this Agreement, are as follows:

Right-of-Way Acquisition Parcel <u>045</u>				
Fixtures and Improvements Purchased: <u>N/A</u>				
Land Purchased:	_____ acres	<u>1,157</u> square feet	_____	<u>\$18,500.00</u>
Utility Easement Parcel	_____ acres	_____ square feet	_____	_____
Temporary Construction Easement (TCE) No.	_____	_____ square feet	_____	_____
Temporary Construction Permit (TCP) No.	_____	_____ square feet	_____	_____
Cost to Cure: <u>N/A</u>	_____	_____ square feet	_____	<u>0.00</u>
PARCEL COMPENSATION:				<u>\$18,500.00 (rd)</u>
Damages are a consideration: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Amount of Damages: \$ <u>0.00</u> included in total compensation above.				

Right-of-Way Acquisition Parcel <u>046</u>				
Fixtures and Improvements Purchased: <u>N/A</u>				
Land Purchased:	_____ acres	<u>577</u> square feet	_____	<u>\$9,300.00</u>
Utility Easement Parcel	_____ acres	_____ square feet	_____	_____
Temporary Construction Easement (TCE) No.	_____	_____ square feet	_____	_____
Temporary Construction Permit (TCP) No.	_____	_____ square feet	_____	_____
Cost to Cure: <u>N/A</u>	_____	_____ square feet	_____	<u>0.00</u>
PARCEL COMPENSATION:				<u>\$9,300.00 (rd)</u>
Damages are a consideration: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Amount of Damages: \$ <u>0.00</u> included in total compensation above.				

Right-of-Way Acquisition Parcel <u>047</u>				
Fixtures and Improvements Purchased: <u>N/A</u>				
Land Purchased:	_____ acres	<u>554</u> square feet	_____	<u>\$8,900.00</u>
Utility Easement Parcel	_____ acres	_____ square feet	_____	_____
Temporary Construction Easement (TCE) No.	_____	_____ square feet	_____	_____
Temporary Construction Permit (TCP) No.	_____	_____ square feet	_____	_____
Cost to Cure: <u>N/A</u>	_____	_____ square feet	_____	<u>0.00</u>
PARCEL COMPENSATION:				<u>\$8,900.00 (rd)</u>
Damages are a consideration: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Amount of Damages: \$ <u>0.00</u> included in total compensation above.				

TOTAL COMPENSATION				\$36,700.00
Other Conditions: DOT to construct a standard driveway approach on Parcel 47 at Homer Drive Station 6417+62 left. This offer is contingent on administrative approval.				

- Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the owner or owners.
- This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
- The owner or owners hereby agree that the compensation herein provided to be paid includes full compensation for their interest and the interests of their life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said owner or owners agree to discharge the same.
- THIS AGREEMENT shall be deemed a CONTRACT extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Chief Right-of-Way Agent on behalf of the Department.



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MEMORANDUM OF AGREEMENT
(Continued)

PROJECT NAME: SEWARD HIGHWAY DIMOND TO
DOWLING RECONSTRUCTION

STATE PROJECT #: 53626

FEDERAL-AID PROJECT #: 0A31049

PARCEL No(s): 045, 046, & 047

Of the total amount of compensation hereinabove agreed upon, the sum of \$ 36,700.00 shall be paid upon execution and delivery of a good and sufficient: Warranty Deed(s) Easement Temporary Const. Easement or Other, and the balance of the compensation, amounting to \$ 0.00 shall be paid upon compliance by the owner or owners with the terms hereof.

Disbursement of funds will be made in the following manner:

	Amount of Payment
Fidelity Title Agency of Alaska	\$36,700.00

The Owner or Owners certify that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above.

STATE OF ALASKA DOT&PF

OWNER(S): Cornerrock Properties, LLC

DESIGN PROJECT MANAGER _____ Date _____
Signature required when construction consideration is involved

C. John Eng 10-3-14
C. John Eng, Member Date

JK 10/7/14
RIGHT OF WAY AGENT Date

Gayle B. Mathiesen 10-6-14
Gayle B. Mathiesen, Member Date

Lynn A. Eng 10-6-14
Lynn A. Eng, Member Date

Jaysen E. Mathiesen 10-3-14
Jaysen E. Mathiesen, Member Date

APPROVED FOR PAYMENT AS ABOVE:

CHIEF RIGHT OF WAY AGENT _____ Date _____
CENTRAL REGION



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

June 15, 2016

Mr. Hal Hart, MOA Planning Division Director
4700 Elmore Road
Anchorage, Ak 99507

RECEIVED

JUN 15 2016

PLANNING DEPARTMENT

Re: Summary of Community Meeting

Project: Cornerrock Subdivision, Vacation of ROW & Variance

Dear Mr. Hart,

This Letter serves as the 'Summary of Community Meeting' as per Title 21.03.020.C.6. for our proposed subdivision to be named Cornerrock Subdivision. The property's legal description is:

Proposed Tract 1: Lots 2 & 3, Block 1, Park Wood Estates Subdivision.

Proposed Tract 2: Lots 1 thru 6, Block 7, lots 7 thru 12 Block 8, & Lots 1, 2, 3A, 4A, 5A, & 6A, Block 8 Woster Subdivision,

Proposed Tract 3: Lots 4 & 5A, Block 1, Park Wood Estates Subdivision,

The project includes the following tasks: (See enclosed draft preliminary plat for clarification.)

1. Re-plat to the new configuration of lot lines as shown on the preliminary plat.
2. Vacate the ROW of Driftwood Street and the 20' wide Alley that intersects the southern terminus of Driftwood Street, and dedicate to ROW a portion of Greenwood Street as shown on the preliminary plat.

On March 9, 2016, There was a pre-application conference with the department as per Title 21.03.020.B.2.a. Representatives from the MOA included Planning, AWWU, Traffic Engineering, Platting, Planning, Current Planning, Anchorage Fire Department, P.M. & E., and the owner's representatives. A copy of the pre-app sign-in sheet is include with this letter.

We consulted with the Community Council for this area, Taku Campbell, and since they were not having any more regular scheduled community council meetings until September of 2016, it was decided to schedule a Community Meeting as per Title 21.03.020.C.2.b. The mailing list for the surrounding area was created by the MOA

S12294 - - SEP 07 2016 39

Planning Department and we mailed out the Notices of Community Meeting on May 19, 2016, 21 days before the meeting. I have included a copy of what was sent out through the mail. 216 mailers were sent out, 51 were returned.

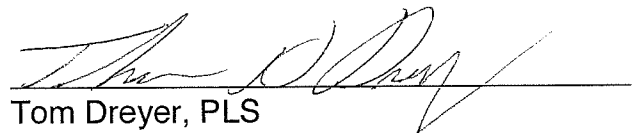
On June 9, 2016 we had our CM (Community Meeting) at 7:00 at 5050 Cordova Street. There was approximately 4 people from the area that attended along with the petitioner, Mr. John Eng, and the petitioner's representatives. I have enclosed with this letter a copy of the signup sheet.

The community's questions centered around the exact location of the project and what was being planned for the parcels. Once the participants became aware of the exact location, there were no negative comments. There were no other concerns, issues or problems expressed by the surrounding neighbors in attendance.

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: tom@s4ak.com.

This Summary of Community Meeting has been sent to the President of the Taku/Campbell Community Council, Mr. Ron Jordan.

Thank you,



Tom Dreyer, PLS

S4 Group

Petitioner's representative

Community Meeting! You're Invited.....

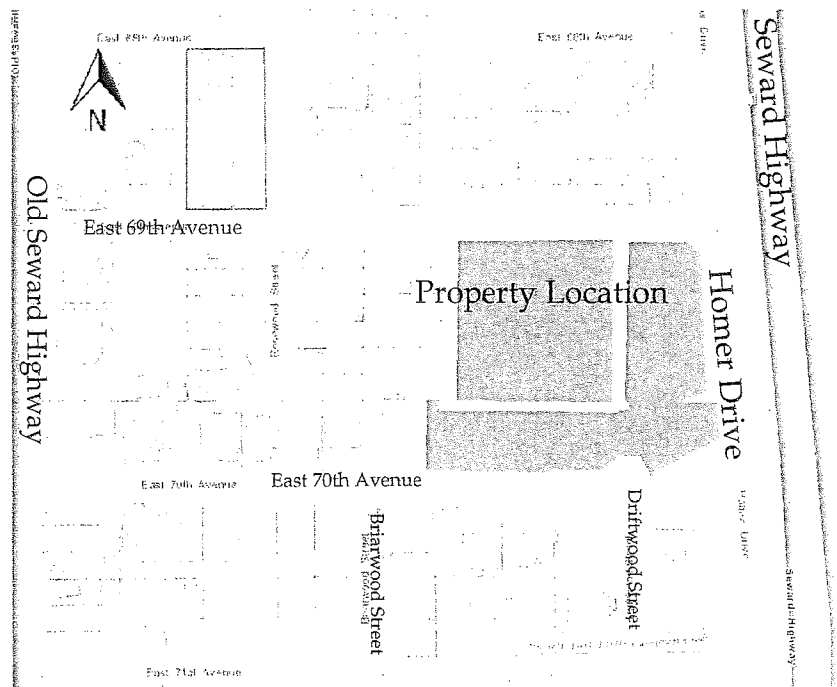
Petitioner: Cornerrock LLC

Subdivision & R.O.W./Easement Vacation

Community Meeting Agenda Notification

Cornerrock Properties LLC, represented by S4 Group LLC, will be at a specially scheduled Community Meeting on June 9, 2016 to present a proposed subdivision and easement/R.O.W. vacation case. The project site is three parcels (1) Lots 1 thru 6, Block 7, Lots 7 thru 12, Block 8, Lots 1, 2, 3A, 4A, 5A & 6A Block 8 Woster Subdivision, (2) Lots 4 & 5A, Block 1 Park Wood Estates Subdivision and (3) Lots 2 & 3, Block 1 Park Wood Estates Subdivision AKA 6907/6907/6917/6948/6940/6932/6924/6916/6908 Driftwood Street, 1321/1341/1231/1301 E 70th Avenue and 6909/6917/6925/6933/6941/6949 Greenwood Street.

This project is to combine the lots into a larger parcel. Representatives will provide an overview of the subdivision, easement/R.O.W. vacation request, project schedule and are available to answer questions.



Thursday, June 9th
2016
5050 Cordova Street
2nd Floor
Anchorage, AK 99503
7:00 PM

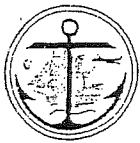
We welcome your feedback! There will be an opportunity to provide your comments at the meeting. You can also submit your comments or request additional information by contacting:

Tom Dreyer, PLS
S4 Group, LLC
Tom@s4ak.com



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Ave Anchorage, AK 99501 (907) 306-8104 www.s4ak.com



Project Name: Comerack Subdivision Case No. _____

Meeting Type: Concept Pre-Application Post-Application Other

Meeting Requested by: Slana Surveys, Inc. Date: 3/19/16

Lead MOA Planner: Shawn Odell Time: 1:30 pm

	NAME (please print)	COMPANY	PHONE	E-MAIL
1	Shawn Odell	MOA-current planning	343-7941	odell sm@mun.org
2	Jason Moncrieff	MOA- PD Manager	343-8310	moncrieffjm@mun.org
3	KENT KOHLHASE	MOA PMT&E	8159	kohlhaseke@mun.org
4	Stephanie Mormilo	MOA-Traffic	x8070	mormilosl@mun.org
5	KRISTEN LANGLEY	MOA - TRAFFIC	x 8479	Langley KR@mun.org
6	Lori Schanche	MOA NOMOCO	x 8368	schanchole@mun.org
7	PAUL HATCHER	AWWU	504-2721	paul.hatcher@awwu.biz
8	Paul Whitfield	MOA - Planning	343-8329	Whitfielddr@mun.org
9	Yvette JAEGGE	AFD - MOA	267-4975	jaegge yn@mun.org
10	MARK DAVIS	SLANA	227-1600	SLANA @GCI.NET
11	C. John Eng	Corner Rock Properties LLC	441-9354	meadow47@yahoo.com
12				
13				
14				
15				
16				
17				
18				
19				
20				

Notes:



Lea Knauer <lea@s4ak.com>

Corner Rock

1 message

Andy "PIP Printing" <andy@pipalaska.com>
To: Lea Knauer <lea@s4ak.com>

Thu, Jun 2, 2016 at 3:55 PM

This is to confirm the PIP Printing mailed 216 Corner Rock Mailers on May 19th 2016.
We addressed and dropped at the bulk mailing office at the USPS on post road in Anchorage Alaska.

All of these were metered and mailed 1st class!

--

Andrew Woodruff | Account Representative
PIP Printing of Alaska | 833 East 4th Avenue | Anchorage, AK 99501-2711
P 907.274.3584 | D 907.265.7701 | F 907.274.7477 | pipalaska.com

S 1 2 2 9 4 - - SEP 0 7 2016

45

6/3/2016 9:48 AM

3

**REVIEWING
AGENCY &
PUBLIC
COMMENTS**

AUG 18 2016

PLANNING DEPARTMENT

1. 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.
2. 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.

Department Recommendations:

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.

Case No. S12294 – **Cornerrock Subdivision:** Subdivide twenty-two (22) lots into three (3) tracts of land with vacation of right-of-way and vacation of T&E and storm drain easements.

Roads: The proposed abuts the following right-of-way:

- To the north, East 69th Avenue, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. East 69th Avenue is not constructed where it abuts the proposed subdivision.
- To the east, Seward Highway, an Alaska DOT&PF maintained right-of-way that is classified as a Class V Freeway in the current OSHP. Seward Highway is constructed to Alaska DOT&PF standards.
- To the south, East 70th Avenue, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. East 70th Avenue is constructed with Type 2 Curb & Gutter with a width of approximately 36-feet.
- To the west, Greenwood Street, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Greenwood Street is not constructed where it abuts the proposed subdivision.
- Internal to the subdivision, Driftwood Street, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Driftwood Street is not constructed.
- Internal to the subdivision, Unnamed Alley, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. The unnamed alley is not constructed.

Improvement Recommendations:

East 69th Avenue is not constructed where it abuts the proposed subdivision. The petitioner is alerted to the possible requirement to construct East 69th Avenue to municipal standards under any future land use permit as required by AMC 21.03.100.E.4 or the Traffic Department if the proposed development takes access from the East 69th Avenue right-of-way. If improvements are required the petitioner shall

PLANNING DEPARTMENT

enter into an Improvement to Public Place Agreement with Private Development under any future land use permit.

East 70th Avenue is constructed with Type 2 Curb & Gutter with a width of approximately 36-feet. This does not meet municipal requirements for a local street in a Class A Industrial area. The level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Greenwood Street is not constructed where it abuts the proposed subdivision. The petitioner is alerted to the possible requirement to construct Greenwood Street to municipal standards under any future land use permit as required by AMC 21.03.100.E.4 or the Traffic Department if the proposed development takes access from the Greenwood Street right-of-way. If improvements are required the petitioner shall enter into an Improvement to Public Place Agreement with Private Development under any future land use permit.

Driftwood Street is not constructed. The petitioner has proposed vacating the Driftwood Street right-of-way. As a result no improvements are recommended at this time.

The unnamed alley is not constructed. The petitioner has proposed vacating the unnamed alley right-of-way. As a result no improvements are recommended at this time.

Right-of-Way Dedications:

The preliminary plat indicates a cul-de-sac right-of-way dedication of 50-feet for Greenwood Street. A right-of-way dedication of 65-feet is required for development of an Industrial cul-de-sac per DCM Figure 1-23.

The existing right-of-way dedication for East 70th Avenue on the subdivision side of centerline is 25-feet. An additional 5-feet of dedication is required to establish the minimum required right-of-way width.

Plat Notes:

Private Development recommends the following notes be added to the final plat:

1. 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.
2. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any what that will adversely impact adjacent properties or rights-of-way.

Department Recommendations:

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.



**Municipality of Anchorage
Development Services Department
Building Safety Division**



MEMORANDUM

DATE: August 11, 2016
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due August 10, 2016

RECEIVED
AUG 11 2016
PLANNING DEPARTMENT

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12291 Community Park Alaska Subdivision, time extension request

No objection

S12293 Lingo Subdivision

No objection

S12294 Cornerrock Subdivision

No objection

S12295 Recycled Properties Subdivision

No objection



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 10, 2016

RECEIVED

AUG 10 2016

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

PLANNING DEPARTMENT

Subject: Plat Reviews – Hearing Date September 7, 2016

Dear Sir/Madam:

ENSTAR Natural Gas Company reviewed the following plat proposals and has no comments, recommendations, or objections:

- Case S12291: Community Park Alaska Subdivision, Block 2, Lot 1 and Tract 3-A (85-218) (time extension)
- Case S12294: Packwood Estates, Block 1, Lots 2, 3, 4 (70-357), and Lot 5A (07-170); Woster Subdivision, Block 7, Lots 1-6 (P-306) and Block 8, Lots 1, 2, 7-12 (P-306) and 3A, 4A, 5A, and 6A (07-170)
- Case S12295: Portion of Section 29 (NE¼ SE¼ SW¼), T. 12 N., R. 3 W., S.M., and Lots 4, 5, 6 and E½ of Lots 7, 8, and 9, Block 22, Poggas Subdivision (P-236)

If you have any questions I can be reached by phone at 907-334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

Robin Leighty
Right-of-Way and Permitting Agent

S12293

LINGO, Subdivide two (2) lots into one (1) lot with vacation of Right-of-Way, Grid SW1428

RECEIVED

AUG 11 2016

PLANNING DEPARTMENT

1. AWWU water main located in Forest Park Drive
2. AWWU sanitary sewer mains located in Forest Park Drive, Castner Lane, and Easement.
 - a. AWWU sanitary sewer mains must be protected by a 30' wide easement or ROW centered over the main. Please resolve the need for additional sewer easement with AWWU Planning Department.
3. All unused or unnecessary water services must be disconnected per the 2012 AWWU Design and Construction Practices Manual.

S12294

CORNERROCK, Subdivide twenty-two (22) lots into three (3) tracts of land with vacation of right-of-ways and vacation of T&E and storm drain easements, Grid SW2132

1. AWWU water main located in East 70th Avenue.
2. AWWU sanitary sewer mains located in East 70th Avenue and Easement.
3. Developing proposed Tracts 1,2 or 3 for commercial purposes with public water and sanitary sewer service will require a private system review through the AWWU Field Services office. All unused or unnecessary sewer and water services must be disconnected per the 2012 AWWU Design and Construction Practices Manual.
4. Proposed Tracts 1 and 3 have an estimated Water and Sewer assessment due to re-plat. (Tract 1, Water \$1235.00, Sewer \$400.00, Tract 3, Water \$4200.00, Sewer \$500.00). Tract 2 will be a Levy upon connection to both Water and Sewer.

S12295

RECYCLED PROPERTIES, Subdivide seven (7) lots into four (4) lots with vacation of rights-of-ways, vacation of road easements and re-zone of parcels, Grid SW2932

1. AWWU water main located in Jarvis Avenue, and Alleyway. Proposed Lots 1 & 4 are platting away from service. Resolve the need to serve these lots in accordance with AMC 21.85.160 (water), the owners will be required to enter into main line extension agreements with AWWU.
 - a. AWWU water mains must be protected by a 30' wide easement or ROW centered over the main. Please resolve the need for additional water easement with AWWU Planning Department.
2. AWWU sanitary sewer main located in Alleyway. Proposed Lots 1-4 are platting away from service. Resolve the need to serve these lots in accordance with AMC 21.85.170 (sewer), the owners will be required to enter into main line extension agreements with AWWU.
 - a. AWWU sanitary sewer mains must be protected by a 30' wide easement or ROW centered over the main. Please resolve the need for additional sanitary sewer easement with AWWU Planning Department.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety

RECEIVED

AUG 10 2016

MEMORANDUM

PLANNING DEPARTMENT

Comments to Miscellaneous Platting Activity

DATE: August 10, 2016

TO: Terry Schoenthal, Manager, Zoning and Platting

FROM: Ron Wilde, P.E.
Building Safety
343-8371

SUBJECT: Comments on S12294
22 lots into 3 tracts

No Comment.

Municipality of Anchorage

RECEIVED

AUG 03 2016

MEMORANDUM

PLANNING DEPARTMENT

DATE: August 3, 2016

TO: Dave Whitfield, Senior Planner, Current Planning

Thru: Corliss Kimmel, Office Associate, Current Planning

FROM: Jon Cecil, Senior Planner, Long-Range Planning

SUBJECT: S12294, Plat for Cornerrock Subdivision to Subdivide Twenty-Two (22) Lots into Three (3) Tracts, with Vacation of Rights-of-Way, and Vacation of T&E and storm drain easements

The Long-Range Planning section has reviewed the packet for this proposed short plat, which seeks to subdivide twenty-two (22) lots into three (3) tracts with a vacation of municipal rights-of-way and a vacation of telephone and electrical utility and storm drain easements as they relate to Parkwood Estates, Block 1, Lots 2, 3 & 4 (70-357) and Lot 5A (07-170) Woster Subdivision, Block 7, Lots 1-6 (P-306) and Block 8, Lots 1, 2, 7-12 (P-306) and 3A, 4A, 5A, & 6A (07-170) as part of proposed Cornerrock Subdivision, Tracts 1-3. The subject parcels are zoned I-1 (Light Industrial), and contain 4.753-acres.

The applicable plan is *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*. The property is located within the Central subarea which the Plan identifies for a diverse mix of land uses with access to north-south transportation corridors (pp. 60).

Anchorage 2020 – Anchorage Bowl Comprehensive Plan policies applicable to this application include:

General Design and Environment

Policy #48 – Subdivision plats and site development plans shall be designed to enhance or preserve scenic views and other significant natural features in accordance with applicable goals, policies and strategies.

Habitat

Policy #67 – Critical fish and wildlife habitats, high-value wetlands, and riparian corridors shall be protected as natural open spaces, wherever possible.

Water Resources

Policy #69 – The Municipality shall preserve the functions and values of important wetlands, and manage the proper use of low-value wetlands with General Permits, as delineated in the *Anchorage Wetlands Management Plan*.

Policy #71 – Utilize wetlands to manage drainage and improve water quality, where appropriate.

The Application appear to meet the intent of the above referenced *Anchorage 2020 – Anchorage Bowl Comprehensive Plan* policies.

COMMENTS

The applicable land use plan map is the *1982 Generalized Land Use Plan* which designates the area as industrial.

At the time of writing the Planning Department is in the process of updating the *Land Use Plan Map* (LUPM) and the area is preliminarily designated as “Industrial”.

The *Anchorage Industrial Land Assessment Update: Volume II Industrial Land Use Inventory* (May, 2015) identifies the subject properties within the Municipality's key industrial areas, Central Anchorage subarea. The properties are currently vacant (Map 9) and mostly unconstrained lands with a small portion classified as partly constrained due to wet soils (Map 27). Further, the assessment describes this broader area as: “The remainder of the I-1 zoned land supply, comprising more than a third of the buildable industrial lands in the Central subarea, consists of small-1 (sic) to medium-size vacant and marginally used parcels scattered in the various industrial areas of Central Anchorage ...” (p. 137).

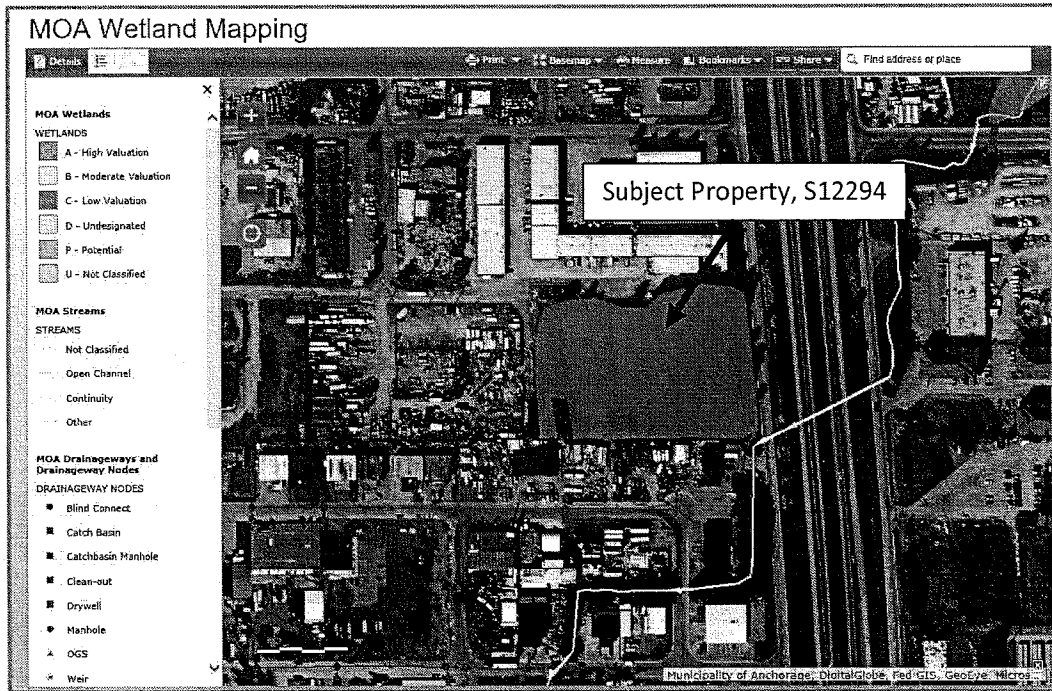
Wetlands

The subject property includes Class C and Class A wetlands¹ (see map). Presence of wetlands is not noted on the proposed plat notes. Wetland boundaries should be shown on all preliminary plats and then during the final plat the boundaries are removed and only the plat notes remain. The following plat note should be added:

This plat contains mapped wetlands according to the online MOA Wetlands Mapping application. Prior to any disturbance within the wetlands, authorization is required from the U.S. Army Corps of Engineers—Regulatory Branch. Activities requiring authorization include, but are not limited to clearing, grubbing, excavation, grading or placement of fill.

This plat note may need coordination with WMS and serve as a starting point to determine the best plat note for this plat.

¹ Source: MOA Wetland Mapping/Watershed Management Services webpage:
<http://moapw.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=0ebeb708b7644a4db5258a48023ffd98>



Plat

Applicable land use regulations found under Title 21 (and as laid out in the Comprehensive Plan) for platting and adherence to development and design standards appear to have been met.

R-O-W Vacations

The applicant proposes right-of-way vacations for Driftwood Street and the 20' wide Alley that intersect the southern terminus of Driftwood Street, and dedication of additional right of way to Greenwood Street. As to the question of long term travel and access needs, we defer to Traffic Engineering to determine whether or not Driftwood Avenue and the alley serves a public purpose and are surplus to the current and future needs of the community and in the broader area.

T&E and Storm Drain Vacations

In terms of the request for vacations of the T&E easement and the storm drainage easements we defer to our colleagues with the private utility companies and the Municipal Watershed Management Section, respectively.

Long Range Planning has no objections to the multiple requests submitted under S12294.

Thank you for the opportunity to comment and review.

August 1, 2016



Customer Service (907) 564-8183
alaskacommunications.com

~~Erika McConnell~~
Municipality of Anchorage
~~Zoning & Platting Division~~
P.O. Box 196650
Anchorage, Alaska 99519-6650

CURRENT PLANNING DIVISION

RECEIVED

AUG 01 2016

SUBJECT: Request for Comments

Dear Ms. McConnell—

PLANNING DEPARTMENT

Alaska Communications has reviewed the plats listed below and recommends the following:

S-#12283 Rhyner Subd.
Alaska Communications has no objections.

S-#12291 Community Park Alaska Subd.
Alaska Communications has no objections to the extension.

S-#12293 Lingo Subd.
Alaska Communications has no objections.

S-#12294 Parkwood Estates
Alaska Communications has no objections to the extension.

S-#12295 Recycled Properties Subd.
Alaska Communications requires a ten foot "telecommunication and electrical easement" as shown on attached plat.

S-#12297 Crystal Subd.
Alaska Communications has no objections to the extension.

S-#12299 Betty Jane Subd.
Alaska Communications requires a ten foot "telecommunication and electrical easement" as shown on attached plat.

Sincerely,

Larry Smith
Network Engineering Foreman
Alaska Communications
600 Telephone Avenue, MS#14
Anchorage, Alaska 99503
lsmith@acsalaska.com
Phone: (907) 564-1812
Cell: (907) 244-3779
enc

L:\Engineer\CORRESPONDENCE\COMMENTS\S12283-12299.doc

July 29, 2016

RECEIVED

AUG 01 2016

PLANNING DEPARTMENT

Municipality of Anchorage
Planning and Development
P.O. Box 196650
Anchorage, Alaska 99519-6650

Attention: Terry Schoenthal, Planning Section Supervisor

Dear Mr. Schoenthal:

Chugach has provided comments to the enclosed proposed plats referenced per the following case numbers:

S-12294 – Cornerrock Subdivision
S-12295 – Poggas Subdivision
S-12297 – Crystal Subdivision

In the event that there are changes to the lot configurations or additional dedications requested in those same areas identified as electric easements, Chugach requests the opportunity to review the revised preliminary plat.

Sincerely,



Karen Keesecker,
Manager, Land Services

Enclosures



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: August 1, 2016

RECEIVED

To: Terry Schoenthal

AUG 01 2016

FROM: Steven Ellis *S Ellis*

PLANNING DEPARTMENT

SUBJECT: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the September 7, 2016, Platting Board.

WMS has no comments for the following plat, S12293 Lots 8A and 11 Lingo Subdivision.

S12291 Community Park Alaska Subdivision; WMS has the following comment. Previous comments still apply.

S12294 Cornerrock Subdivision; WMS has the following comments.

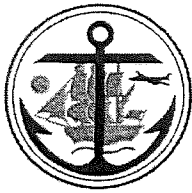
If public improvements are required provide a SWPPP to WMS for review and approval prior to starting ground disturbing activity.

There is a mapped stream and flood zone on this plat. WMS requests the addition of the following notes prior to recording the final plat.

“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.”

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 plot plan will be provided that this requirement was completed.

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.



MEMORANDUM

DATE: 21 July 2016

TO: Current Planning Section Supervisor.
Zoning and Platting Division

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

RECEIVED

JUL 26 2016

PLANNING DEPARTMENT

SUBJECT: S12294 Subdivide twenty-two (22) lots into three (3) tracts with vacation of right of ways and vacation of T&E and storm drain easements.

Traffic Engineering recommends approval of the preliminary plat subject to the following comments:

- a) Dedication of half street Right of Way and turnaround bulb for Greenwood Street as currently indicated on the preliminary plat.
- b) Dedication of the Right of Way along Homer Drive as currently indicated on the preliminary plat.
- c) Add the following plat notes:
 - 1. Direct vehicular access to Homer Drive from Tract 2 is prohibited.
 - 2. Upgrade East 69th Avenue to Municipal Design Standards from Homer Drive to intersection of Rosewood Street. This will include construction of curb and gutter, and sidewalk on the subdivision side of East 69th.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

ANCHORAGE FIELD OFFICE
Division of Program Development

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

July 21, 2016

Terry Schoenthal, Current Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

JUL 21 2016

PLANNING DEPARTMENT

RE: MOA Plat Review

Dear Mr. Schoenthal:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Division of Program Development, Anchorage Field Office has no comments on the following plats:

- **S12291: Community Park Alaska Subdivision**
- **S12293: 1822 Forest Park Drive**

The DOT&PF Central Region Platting Review Board has no comments on the following plat:

- **S12294: Parkwood Estates**

The DOT&PF Central Region Platting Review Board has comments on the following plat:

- **S12295: 13496 & 13500 Old Seward Highway**
 - No objections to the vacations or re-zoning.
 - All driveways onto Old Seward Highway must be obliterated and new driveways will require applications for driveway permits.
 - One shared driveway onto Old Seward Highway will be granted for Lots 1 & 2. One shared driveway onto Old Seward Highway will be granted for Lots 3 & 4, which must be aligned with Dare Avenue. A second driveway onto Old Seward Highway for Lot 4 may be approved, provided it is aligned with Jarvis Avenue.

Sincerely,

James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way DOT&PF

S12294, CornerRock Subdivision, Tracts 1-3, with vacation ROW and Easements, SW2132

- a. In the platted area:
 - i. Street name should read E. (69th) Ave, do not spell out label, please correct label
- b. In the vicinity map:
 - i. Lore should read Lore Road, please correct label
 - ii. Rctic Blvd label is cut off, should read Arctic Blvd, please correct label
 - iii. Street name should read E. 72nd Ave, please correct label
 - iv. Street name should read E. 68th Ave, please correct label

RECEIVED

JUL 20 2016

PLANNING DEPARTMENT

Addressing MOA

4

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: S-12294

I, TAL MAWARICK hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for C. JOHN ENG. The notice was posted on 7/14/2016 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 14th day of JULY, 2016.



Signature

LEGAL DESCRIPTION

Tract or Lot: TRACTS 1-3

Block: _____

Subdivision: CORNER ROCK

RECEIVED

JUL 14 2016

PLANNING DEPARTMENT

S 1 2 2 9 4 - - SEP 07 2016

63

5

**PROPERTY
AND
RELATED
HISTORY**



Anchorage
3801 Centerpoint Dr Ste 102
Anchorage, Alaska 99503
Phone (907) 569-2842
Fax (907) 569-2843

Eagle River
11823 Old Glenn Hwy Ste 118
Eagle River, Alaska 99577
Phone (907) 622-2842
Fax (907) 622-2843

Wasilla
865 N Seward Meridian Ste 101
Wasilla, Alaska 99654
Phone (907) 352-4000
Fax (907) 352-4001

Certificate To Plat

To: **S4 Group, LLC**
ATTN: Craig Bennett
124 East 7th Avenue
Anchorage, AK 99501

Amendment No. 2: Amend legal description and remove exceptions #14 thru 19

Order No. 51533

Re: Cornerrock Properties, LLC, Markiewiez, and Chinook Fire Protection, Inc.

Alyeska Title Guaranty Agency

CERTIFICATE TO PLAT

1. Effective Date: **May 03, 2016 at 8:00 A.M.**
Order No. 51533

2. Certificate to be issued:

(a) 1050.00 (Fee \$1,050.00)

Liability: \$1,050.00

Assured:

S4 Group, LLC and Alyeska Title Guaranty Agency

3. The Fee Simple interest in the land described in this Certificate is owned, at the Effective Date, by

Cornerrock Properties, LLC, as to Lots 1 thru 6, Block 7, and Lots 1 and 2, Block 8, and Lots 3A thru 6A, Block 8, Woster Subd

Rafal Markieicz and Katrina E. Larson-Markiewicz, dba AK Natural Stone Craft, as to Lot 4, Block 1 and Lot 5A, Block 1, Park Wood Estates Subd. and

Chinook Fire Protections, Inc., an Alaska corporation, as to Lots 2 and 3, Block 1, Park Wood Estates Subd.

4. The land referred to in this Certificate is described as follows:

Parcel 1:

Lots 1 through 6, Block 7, and Lots 1 and 2, 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, 1968 in Book 369 at Page 300.

AND FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Alaska Department of Transportation and Public Facilities by Warranty Deed 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)

Parcel 2:

Lot 5A, Block 1, Park Wood Estates Subdivision 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 that portion conveyed to the State of Alaska Department of Transportation and Public Facilities by Warranty Deed recorded March 18, 2015, as Instrument No. 2015-010506-0 (Affects Lot 3A Block 8) and Instrument No. 2015-010507-0 (Affects Lot 4A, Block 8) and Instrument No. 2015-010508-0 (Affects Lot 5A, Block 8) and Instrument No. 2015-01050-0 (Affects Lot 4A, Block 8)

Parcel 3:

Lots 2, 3 and 4, Block 1, Park Wood Estates Subdivision, according to the official plat thereof filed under Plat No. 70-357, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Alyeska Title Guaranty Agency

CERTIFICATE TO PLAT

We find the following exceptions to title to be addressed on any Plat or Re-Plat:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
2. Reservations and exceptions as contained in the U.S. Patent Number 1131441, recorded June 30, 1952, Book 74, Page 229 and/or in Acts authorizing the issuance thereof.
3. Taxes and/or Assessments, if any, due the Municipality of Anchorage.
4. ~~Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 1, 1952, Book 76 Page 249. (Blanket Easement)~~
5. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded April 20, 1952, Book 76 Page 249. (Affects parcels 1 and 2)
6. Any questions that may arise due to shifting or change of the high water mark or high water line of North Fork of Little Campbell Creek.
7. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. Any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.
9. Rights of the public and governmental entities in and to that portion of said land lying below the high water mark of North Fork of Little Campbell Creek.
10. Easement for sewer and appurtenances thereto, including the terms and provisions thereof, granted to Greater Anchorage Area Borough, a municipal corporation, recorded June 19, 1975, Book 27 Page 852. (Affects Lot 5A, Block 1)

11. NOTES as recited on Plat(s) of said Subdivision.

12. EASEMENTS as shown on the Plat(s) of said Subdivision.

13. Deed of Trust, including terms and provisions thereof, securing the amount shown together with any other amounts due thereunder:

Amount : \$792,000.00 together with any other amounts due thereunder
Trustor/Borrower : Rafal Markiewicz and Katrina E. Larson-Markiewicz, dba AK Natural Stone Craft
Trustee : First American Title Insurance Company
Beneficiary/Lender : Jess H. Hansen, a single person
Dated : April 27, 2012
Recorded : April 30, 2012
Instrument No. : 2012-022728-0

A portion of the beneficial interest under said Deed of Trust has been assigned:

To : Keller Williams Realty
Amount : 13,200.00
Recorded : April 30, 2012, as Instrument No. 2012-022730-0

A portion of the beneficial interest under said Deed of Trust has been assigned:

To : Real Estate Brokers of Alaska
Amount : 13,200.00
Recorded : April 30, 2012, as Instrument No. 2012-022729-0

(Affects Parcel 2, Lot 4, Block 1 and Parcel 3, Lot 5A, Block 1)

14. Deed of Trust, including terms and provisions thereof, securing the amount shown together with any other amounts due thereunder:

Amount : \$853,998.00 together with any other amounts due thereunder
Trustor/Borrower : Chinook Fire Protection, Inc., an Alaska corporation
Trustee : Stewart Title of Alaska
Beneficiary/Lender : First National Bank Alaska
Dated : March 24, 2015
Recorded : March 25, 2015
Instrument No. : 2015-011673-0

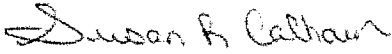
(Affects Parcel 3, Lots 2 and 3)

NOTE: Submission for our review of a copy of the preliminary or proposed plat is required. Such review will determine the effect of the exceptions as set out herein.

NOTE: This report is to be used for the purposes herein stated, and is not to be used for the basis for the closing of any transaction affecting title to the herein subject property. Liability herein is limited to the compensation received therefore.

NHN NSN, Anchorage, AK

Sincerely,



Authorized Countersignature

Susan R Calhoun
Authorized Signer for
Alyeska Title Guaranty Agency