

**Short Plat
Summary of Action
October 2, 2017**

S12364 Palaterra Subdivision, Blocks 2A and 4A

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

1. Resolve utility easements.
2. Provide to OSWWS, information to satisfy the requirements specified by AMC 21.15, AMC 15.55 and AMC 15.65 for each lot within this proposed subdivision. This information must include, but may not necessarily be limited to:
 - a. Soils testing, percolation testing, and ground water monitoring must be conducted to confirm the suitability for development using on-site wastewater disposal systems. Ground water monitoring must be conducted during a high ground water season in either the fall (October) or spring (May).
 - b. Areas designated for the original and replacement wastewater disposal system sites must be identified and must meet all criteria specified in AMC 15.65 including slope and slope setback requirements for each lot.
 - c. Topographical information must be submitted.
3. Make the following drafting changes:
 - a. In the platted area: block 4, Lots 11 and 12, Mountain Park Estates were replatted and are now Lot 11A per Plat 98-34.
 - b. In the platted area: Text indicates Block 2A and Block 4A. This conflicts with the title block. Please correct.
4. Place the following notes on the plat:
 - a. "The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the 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