

Application for Preliminary Plat

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



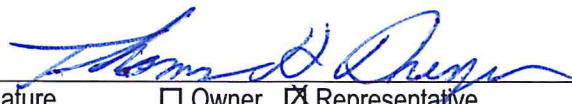
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Morman, Ryan		Name (last name first) S4 Group - Craig Bennett	
Mailing Address Anchorage Sand and Gravel Co., Inc.		Mailing Address 124 E 7th Avenue	
1040 O'Malley Road Anchorage, AK 99515		Anchorage, AK 99501	
Contact Phone – Day (907) 348-6433	Evening (907) 529-0556	Contact Phone – Day 350-2602	Evening
Fax (907) 344-2844		Fax	
E-mail ryan.morman@anchsand.com		E-mail CraigB@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): 011-201-30-000,			
Site Street Address: Sand Lake Road & W. Dimond Blvd.			
Current legal description: (use additional sheet if necessary) SW1/4, of the SW1/4 of Section 10, Township 12 North, Range 4 West, Seward Meridian, Alaska,			
Zoning: R-1A	Acreage: 40 Acres	Underlying Plat #:	Grid #: SW2324
# Lots: 1	# Tracts:	Total # parcels:	1

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Polen Park Subdivision, Tracts 1-3		
# Lots:	# 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.

Signature  Owner Representative Date _____
 (Representatives must provide written proof of authorization)

Craig Bennett

Print Name

Accepted by: <i>Shawn Adell</i>	Poster & Affidavit: N/A	Fee: \$2700.00	Case Number: S12430	Requested Meeting Date: 09.04.2018
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COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural	
Anchorage 2020 Major Elements – site is within or abuts:	
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area <input type="checkbox"/> Town center
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve
<input type="checkbox"/> Transit - supportive development corridor	<input checked="" type="checkbox"/> District/area plan area: <u>West Anchorage Planning Area</u>
Chugiak-Eagle River Land Use Classification:	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Town center
<input type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area <input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area
Girdwood- Turnagain Arm Land Use Classification	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected <input type="checkbox"/> Special study area <input type="checkbox"/> Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use <input type="checkbox"/> Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)	
Wetland Classification:	<input checked="" type="checkbox"/> None <input type="checkbox"/> "C" <input type="checkbox"/> "B" <input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Blue Zone <input type="checkbox"/> Red Zone
Floodplain:	<input checked="" type="checkbox"/> None <input type="checkbox"/> 100 year <input type="checkbox"/> 500 year
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1" <input checked="" type="checkbox"/> "2" <input type="checkbox"/> "3" <input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

POTABLE WATER AND WASTE WATER DISPOSAL	
Potable Water provide by:	<input checked="" type="checkbox"/> Public utility <input type="checkbox"/> Community well <input type="checkbox"/> Private well
Wastewater disposal method:	<input checked="" type="checkbox"/> Public utility <input type="checkbox"/> Community system <input type="checkbox"/> Private on-site

APPLICATION REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input checked="" type="checkbox"/> Watershed sign off form, completed <input checked="" type="checkbox"/> 8½" by 11" reduced copy of plat <input checked="" type="checkbox"/> Certificate to Plat
4 copies required:	<input checked="" type="checkbox"/> Subdivision drainage plan
9 copies required:	<input checked="" type="checkbox"/> Topographic map of platted area
45 copies required: (35 copies for a short plat)	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Preliminary plat <input checked="" type="checkbox"/> Summary of community meeting(s) (not required for short plat)
(Additional information may be required)	
Additional required documents unless specifically waived by Platting Officer:	
<input checked="" type="checkbox"/> Soils investigation and analysis reports (4 copies)	Waived by _____