

PLANNING DEPARTMENT

CURRENT PLANNING STAFF ANALYSIS

PLATTING

DATE: September 5, 2018

CASE: S12426
Hollowbrook Addition No. 1, Block 5, Lot 5A &
Tract 5B

Subdivision of two (2) lots into one (1) lot and one
(1) tract.

GRID: SW2131

SITE: 0.52 acres

LAND USE: 2-story residential house

UTILITIES: Public water and sewer

TOPO: Generally flat

VEGETATION: Single family residential/lawn

ZONING: R-2A (Two-Family Residential-larger lot)

COMPREHENSIVE PLAN

Classification: "Compact Mixed Residential-Medium", per the Anchorage 2040 Land Use Plan, *Land Use Plan Map*; "Unclassified," per the 2020 Anchorage Bowl Comprehensive Plan, *Land Use Policy Map*.

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-2M	R-2A	R-2A	R-2A
Land Use:	Lynwood Park	Residential	Residential	Railroad

PROPERTY AND RELATED INFORMATION

January 20, 1964 - Final plat recorded for Hollowbrook Subdivision Addition No. 1 creating Lot 5.

REQUEST

This is a request to subdivide two (2) lots into one (1) lot and one (1) tract of land. This plat is before the Platting Board as it is a municipal owned parcel of land and subject to the requirements of a public hearing AMC 21.03.200B.2. The parcel is located north of 76th and at the end of Nathan Circle abutting the Alaska Railroad and Campbell Creek Greenbelt. This subdivision request is being made to create two parcels of land that will be retained and an existing single family structure will provide a tract for Anchorage Water and Wastewater Utility (AWWU) to utilize for sewer maintenance.

AGENCY COMMENTS

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

Roads: The proposed subdivision abuts the following rights-of-way:

- To the south, Nathan Circle, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Nathan Circle appears to be strip paved with a width of approximately 30-feet.

Improvement Recommendations:

Nathan Circle appears to be strip paved with a width of approximately 30-feet. This does not meet municipal requirements for a Local street in a Class A area. Nathan Circle lacks curb & gutter, a cul-de-sac bulb, and municipal owned street lighting. The proposed subdivision will split one previously developed lot into two developed lots. This will not result in additional traffic on Nathan Circle. As a result no improvements are recommended at this time.

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 approved drainage facilities (e.g. swales, ditches) in any way 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 comments:

No comment

4. Right-of-Way (ROW) comments:

Provide Utility easements as required. The proposed boundaries are not clear.

5. Municipal Traffic Division comments:

No objection.

6. Alaska Department of Transportation (ADOT) comments:

No comment.

7. Anchorage Water and Wastewater Utility (AWWU) comments:

1. AWWU water mains are located in Nathan Drive.
2. AWWU sanitary sewer mains are located in Nathan Circle, within easements and Railroad ROW.
3. AWWU has no objection to this platting action.

8. On-Site Water and Wastewater Services (OSWWS) comments:

No objection.

9. Watershed Management Services comments:

No comment.

10. Fire Prevention comments:

No comments received.

11. Non-Motorized Transportation Coordinator comments:

No comments received.

12. Building Safety comments:

No comments received.

13. Public comments

On July 24, 2018, the Planning Department mailed out 375 public hearing notices in accordance with AMC 21.03.020H.3. As of this writing, no public comments have been received.

STAFF ANALYSIS

The petition site is located at the end of Nathan Circle between the Alaska Railroad and Campbell Creek Greenbelt near 76th and Old Seward Highway, in Anchorage. The purpose of this platting action is to obtain a necessary maintenance area in the form of a tract for access to AWWU's 54" sewer line manhole and to create a lot for the existing house. AWWU purchased the entire parcel and is requesting the subdivision in order to create a tract for utility use and a lot for the house. The house on proposed Lot 5A will be sold once the plat is finalized. AWWU has access rights from the Alaska Railroad authority for access. The goal of the platting action is to allow the utility access to the large sewer interceptor line for maintenance cleaning of the line. There were no objections by reviewing agencies to this platting action.

Road Improvements and Dedication

Nathan Circle appears to be strip paved with a width of approximately 30-feet. This does not meet municipal requirements for a Local street in a Class A area.

Nathan Circle lacks curb & gutter, a cul-de-sac bulb, and municipal owned street lighting. The proposed subdivision will split one previously developed lot into two developed lots. This will not result in additional traffic on Nathan Circle. As a result no improvements are recommended at this time.

Conformance with Adopted Plans

This preliminary plat appears to generally conform with the petition site's classification as shown in the Anchorage 2040 Land Use Plan Map, as well as, policies of the 2020 Anchorage Bowl Comprehensive Plan. Specifically, this subdivision conforms to Land Use Policy 14 and Utility Policy 80.

Land Use and Transportation Policy #14

Conservation of residential lands for housing is a high community priority.

This subdivision will retain the existing single-family house that exists on the lot. AWWU's creation of the Tract for the maintenance area while retaining the residential dwelling results in no loss of a house which benefits the community.

Utilities Policy #80

Utilities shall be located and designed with balanced regard for the environment, energy conservation, reliability, visual impacts, natural hazard survivability, and cost.

This subdivision request will allow AWWU access to their facilities for maintenance with minimal impact of the environment and visual impacts. There will be no impact to the stream or park area and provides a cost effective solution for maintenance of the sewer line.

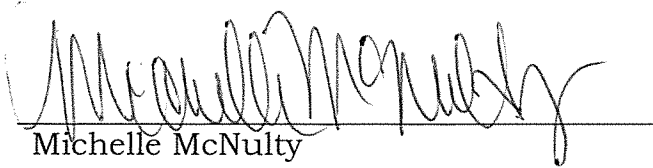
DEPARTMENT RECOMMENDATION

- A. Approval of the plat for 24 months subject to the following conditions:
 - 1. Resolve all utility easements.
 - 2. Place the following notes on the plat:
 - a. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any

way that will adversely impact adjacent properties or rights of way.

Reviewed by:

Prepared by:



Michelle McNulty
Director



Shawn Odell
Senior Planner

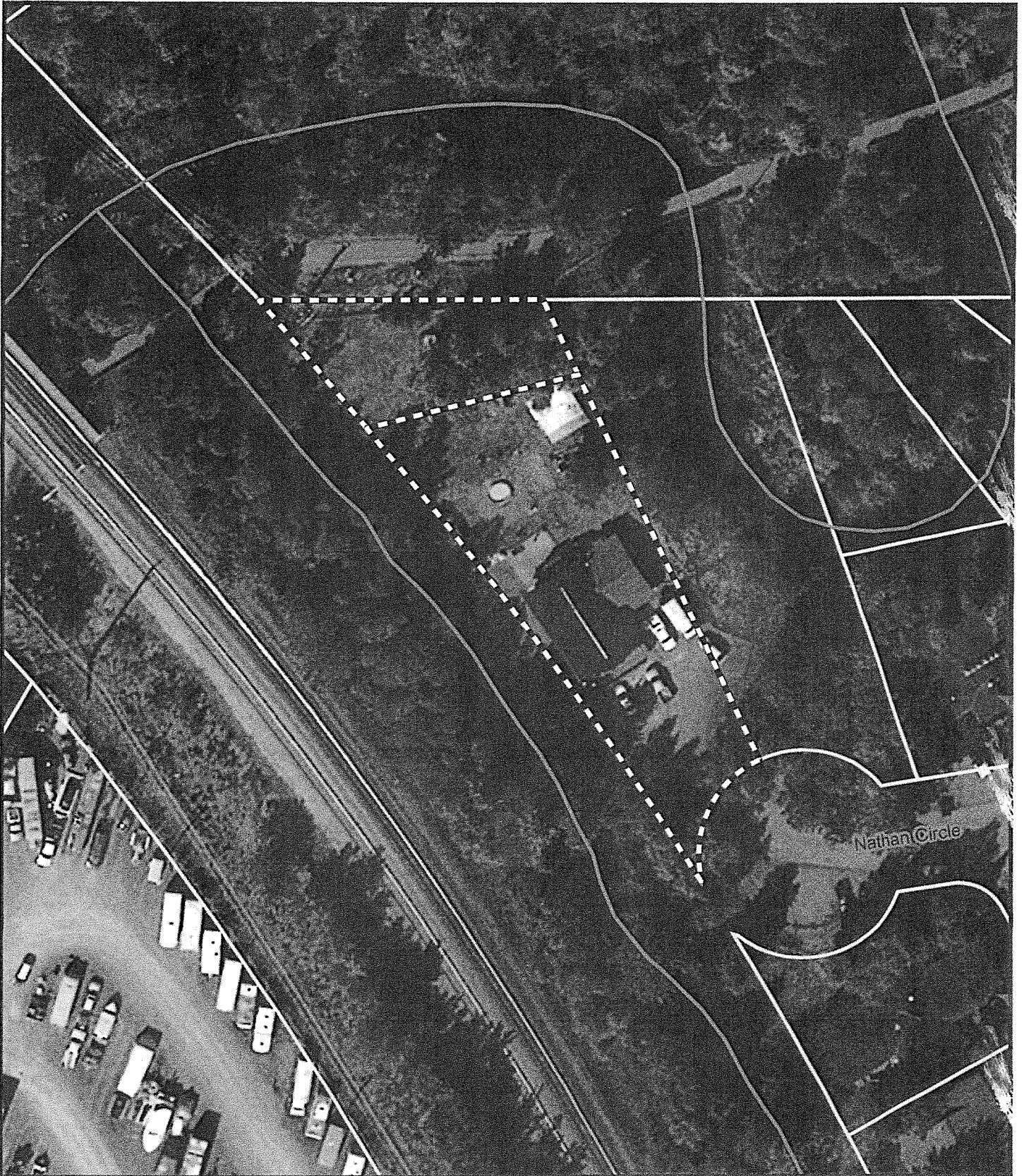
Case S12426

Attachments:

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit
5. Historical and Related Information

MAPS

Case # S12426

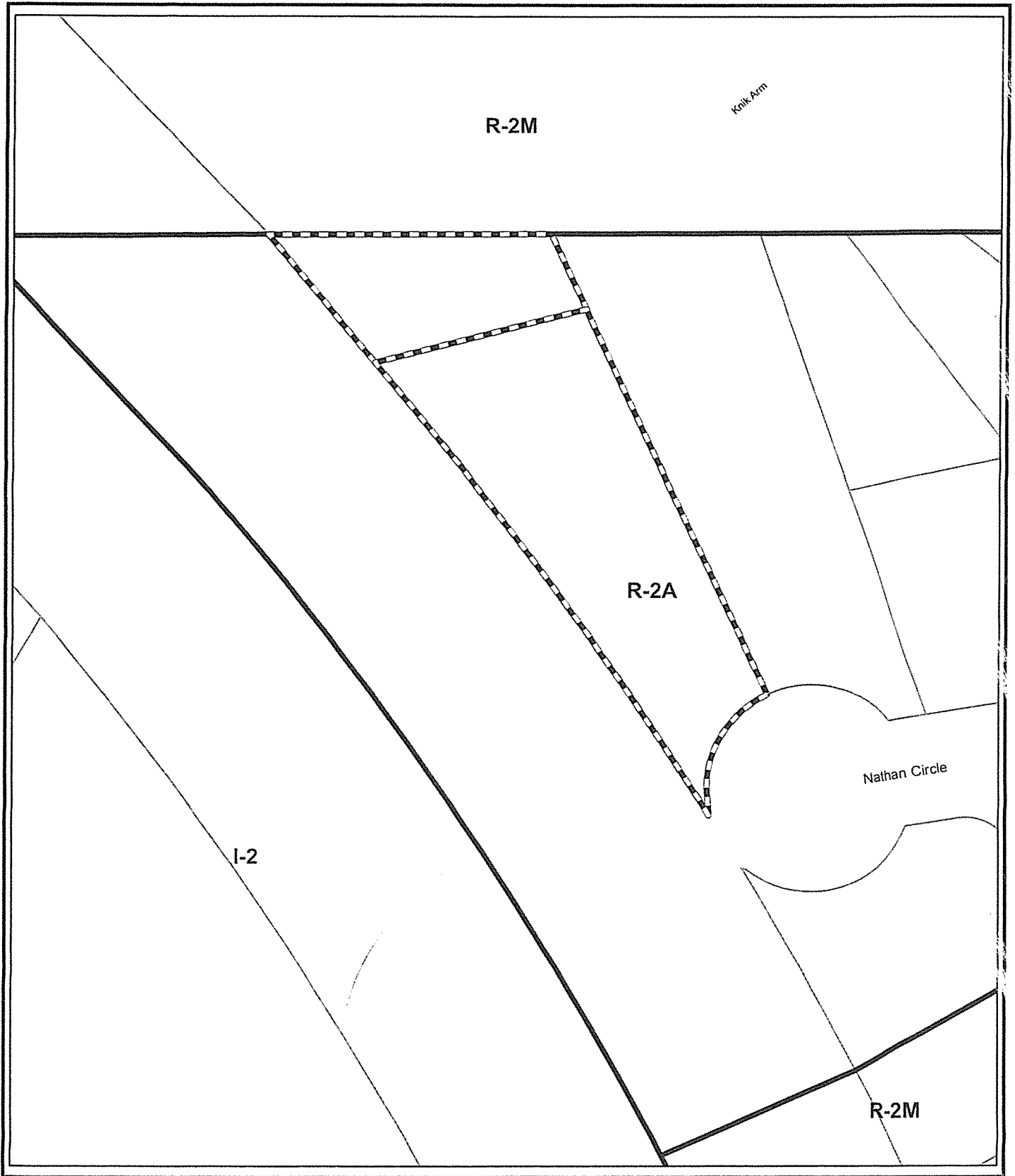


Municipality of Anchorage
Planning Department
Date: July 16, 2018

S 1 2 4 2 6 - - SEP 0 5 2 0 1 8



Case # S12426



Municipality of Anchorage
Planning Department
Date: July 16, 2018

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) MOA-AWWU: Paul Hatcher, Real Estate Coordinator		Name (last name first) Gene E. LeQuire, PLS	
Mailing Address 3000 Arctic Blvd.		Mailing Address HDL Engineering Consultants, LLC	
Anchorage, AK 99503		3335 Arctic Boulevard, Anchorage, AK 99503	
Contact Phone – Day (907) 564-2721	Evening N/A	Contact Phone – Day (907)564-2163	Evening (907)440-7516
Fax (907) 562-0824		Fax (907)564-2122	
E-mail paul.hatcher@AWUU.biz		E-mail glequire@HDLAlaska.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): 013-044-28-000, 013-044-53-000			
Site Street Address: 421 Nathan Cir. Anchorage, AK 99518			
Current legal description: (use additional sheet if necessary) That portion of Lot 5 deeded to the Municipality of Anchorage by Warranty Deed recorded 11/17/1975 in Book 62, at Page 776 and the remainder of Lot 5 Block 5, Hollowbrook Subdivision, Addition No. 1, per plat No. 63-73A as filed in the records of the Anchorage Recording District, Third Judicial District, State of Alaska			
Zoning: R2A	Acreage: 0.52	Underlying Plat #: 63-73A	Grid #: SW2131
# Lots: 2	# Tracts: 0	Total # parcels: 2	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) HOLLOWBROOK SUBDIVISION ADDITION No. 1, BLOCK 5 LOT 5A & TRACT 5B		
# Lots: 1	# Tracts: 1	Total # parcels: 2

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 6/20/18
Date
 (Representatives must provide written proof of authorization)

Print Name			
Accepted by: RY	Poster & Affidavit: 1+1	Fee: 4477.50	Case Number: S12426
			Requested Meeting Date:



Mayor
Ethan Berkowitz

Anchorage Water & Wastewater Utility
Engineering Division



Board Chair
Aaron D. Dotson

LETTER OF AUTHORIZATION
LOTS 5A & 5B BLOCK 5, HOLLOWBROOK SUBD. ADDN. NO. 1


To whom it may concern:

HDL Engineering Consultants LLC is hereby authorized to serve as the agent for the Municipality of Anchorage (AWWU) to facilitate the platting action required for the above mentioned subdivision.

Should you have any questions, please call 564-2721 or email paul.hatcher@awwu.biz

Paul Hatcher
Real Estate Coordinator

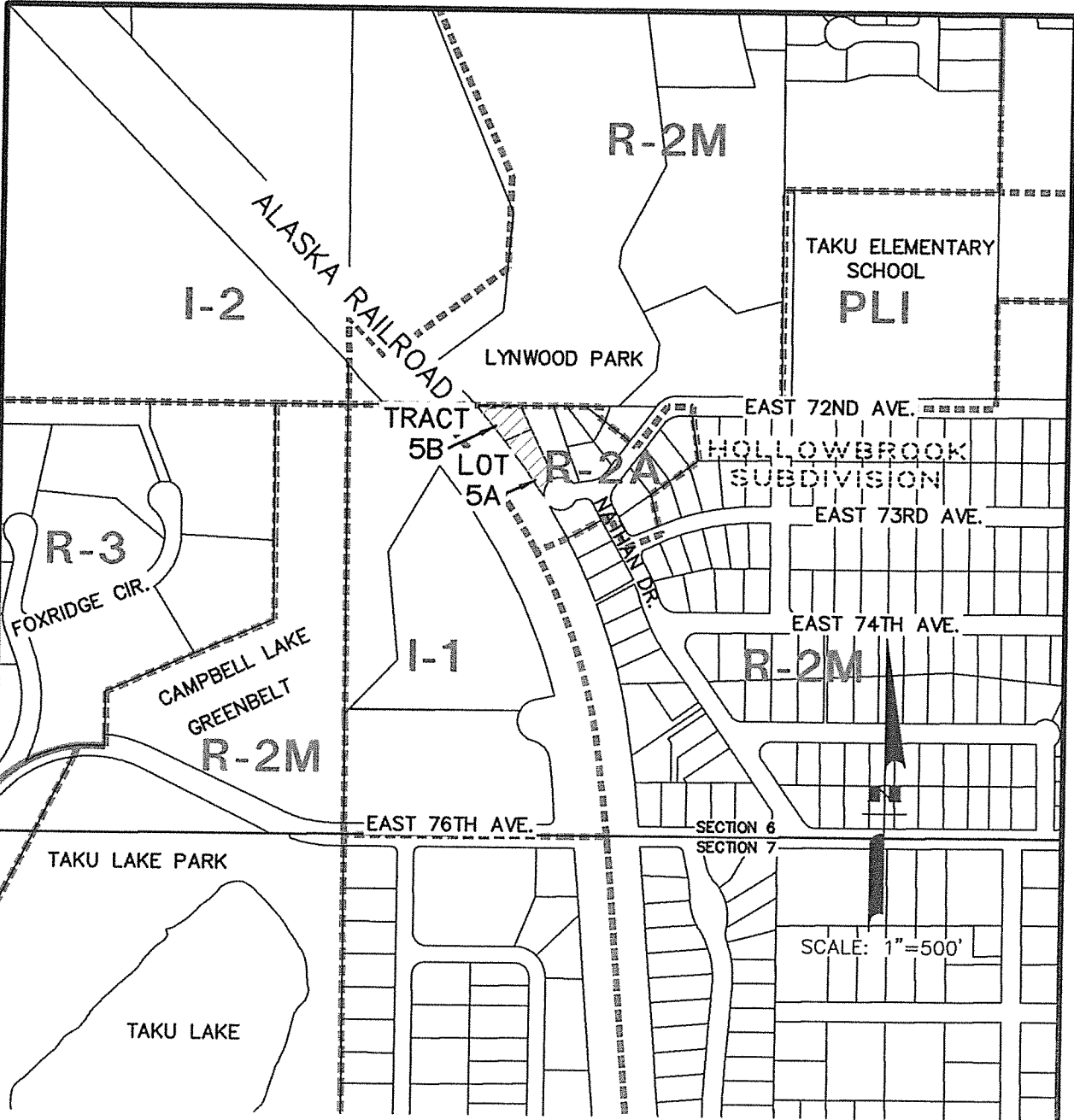
Date: May 16, 2018

Anchorage Water & Wastewater Utility  Clearly



3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0324 • www.awwu.biz



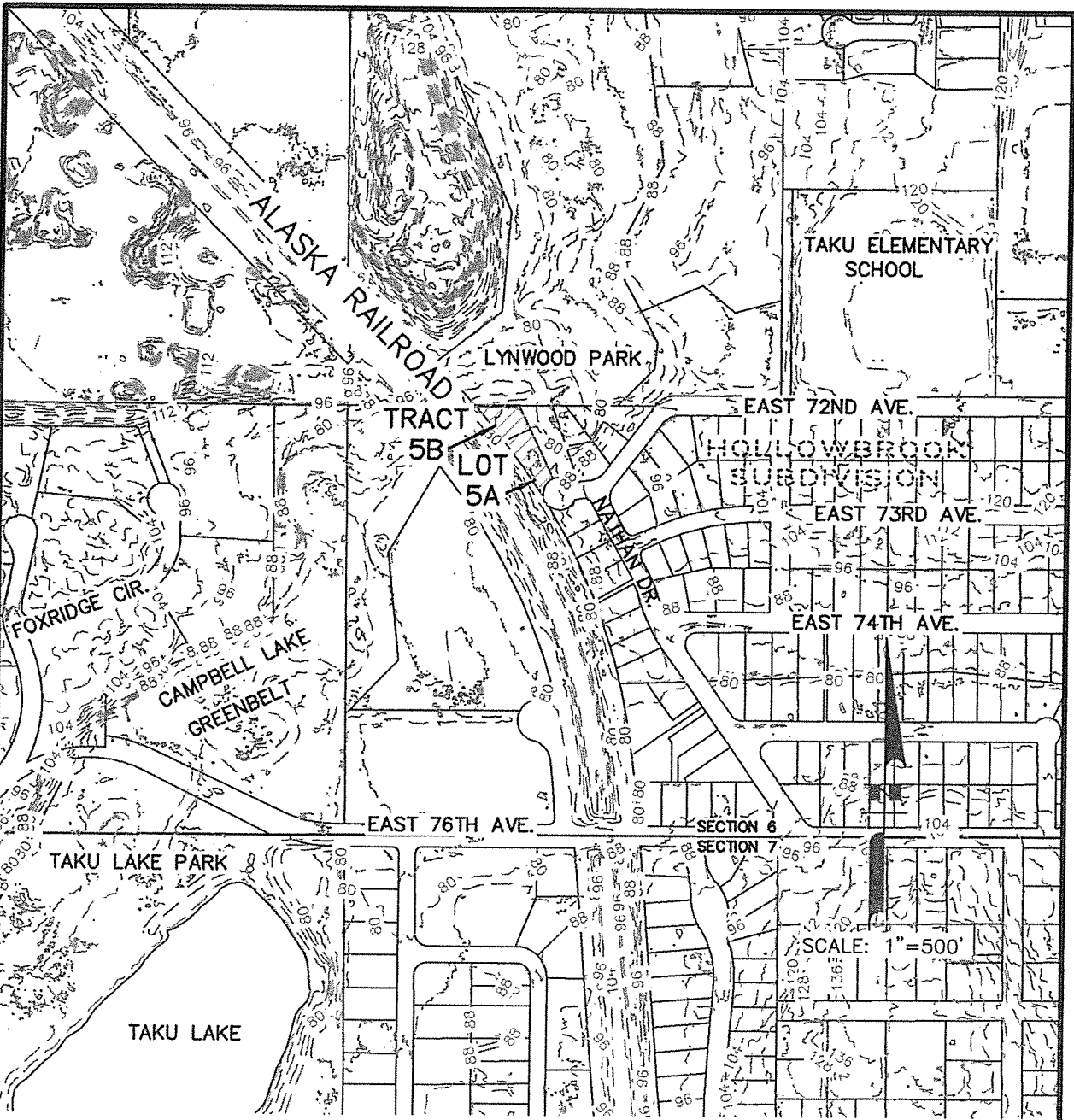
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LEGEND

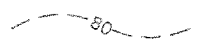
	SUBJECT PROPERTY
R-1	ZONING DESIGNATION
	ZONING BOUNDARY

PRELIMINARY PLAT OF HOLLOWBROOK SUBDIVISION
ZONING EXHIBIT
 MUNICIPALITY OF ANCHORAGE 2015 DATA



LEGEND

 SUBJECT PROPERTY

 CONTOURS

PRELIMINARY PLAT OF HOLLOWBROOK SUBDIVISION
TOPOGRAPHY EXHIBIT
 MUNICIPALITY OF ANCHORAGE 2015 DATA

Parcel 2
Bk 8 Pg 934

- LEGEND**
- SUBJECT PROPERTY LINE
 - LOT LINE VACATED THIS PLAT
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY CENTERLINE
 - EASEMENT LINE
 - EDGE OF WATER
 - OVERHEAD UTILITY LINE
 - SEWER LINE
 - GAS LINE
 - ELECTRIC LINE
 - MAJOR CONTOUR (10-FOOT INTERVAL)
 - MINOR CONTOUR (2-FOOT INTERVAL)
 - RAILROAD TRACK
 - EDGE OF TREES
 - FENCE
 - SANITARY SEWER MAN HOLE
 - WATERTIGHT MANHOLE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER SERVICE CLEANOUT
 - WATER VALVE BOX
 - WATER KEY BOX
 - UNDERGROUND TELE. PEDESTAL
 - CABLE TELEVISION PEDESTAL
 - JUNCTION BOX
 - GAS METER
 - GUY ANCHOR
 - TRANSFORMER ON CONCRETE PAD
 - UTILITY POLE
 - PEDESTRIAN LUMINAIRE
 - DIRECTION OF DRAINAGE

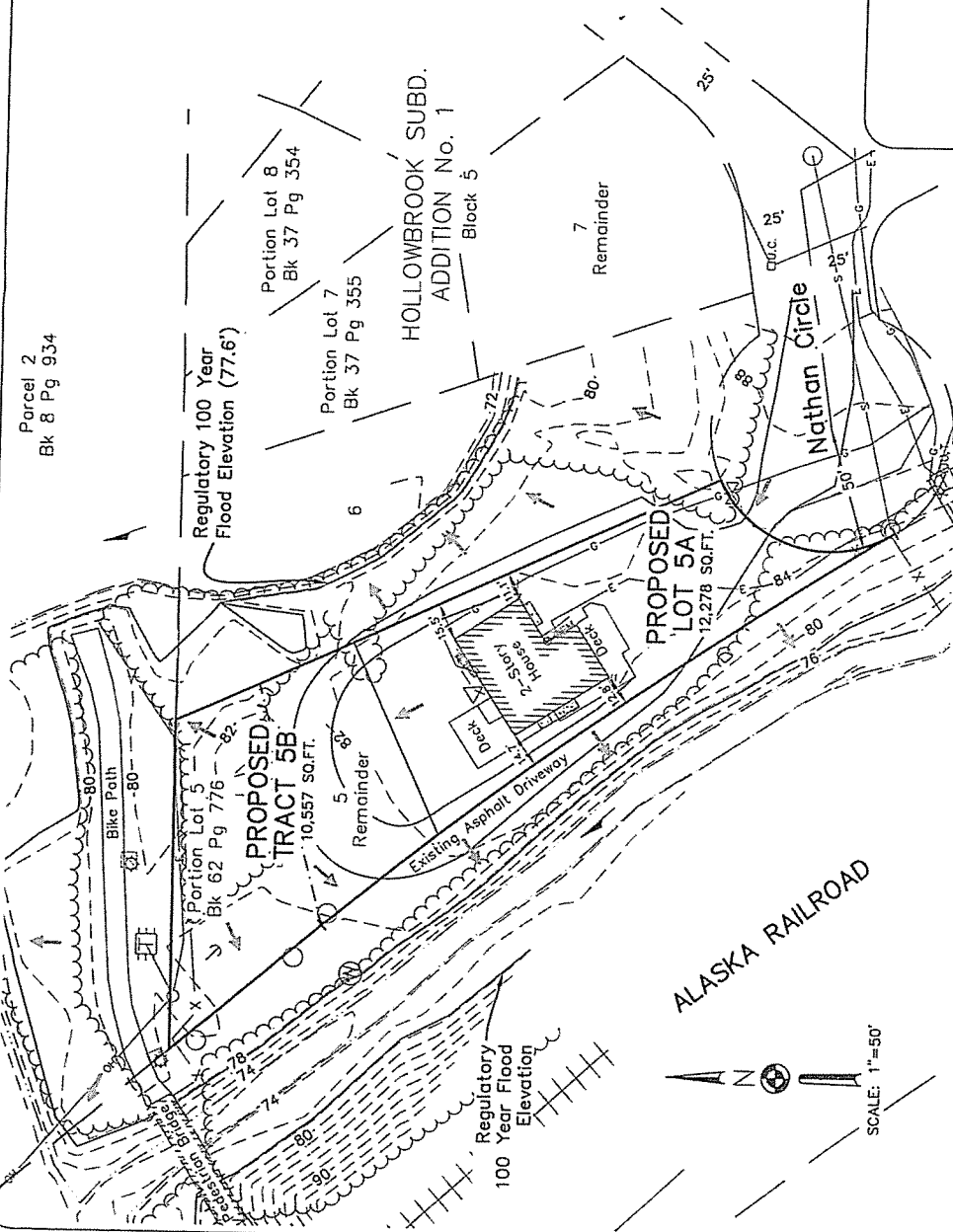
NOTES

- SEE THE PRELIMINARY PLAT OF LOT 5A & TRACT 5B BLOCK 5, HOLLOWBROOK SUBDIVISION ADDITION NO. 1 FOR ADDITIONAL INFORMATION, EASEMENTS, BOUNDARY MEASUREMENTS AND LEGAL INFORMATION NOT SHOWN HERE ON.

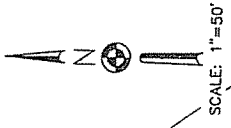
HDL ENGINEERING
Consultants LLC

3335 ARCTIC BLVD., STE 100
ANCHORAGE, ALASKA 99503
907.564.2120
Registration No. AECL861
www.HDLalaska.com plating@HDLalaska.com

DRAWN:	R/JKA	SCALE: 1 INCH = 50 FT.	DATE: 06/25/2018
CHECKED:	GEL	JOB No.: 17-504-05	SHEET: 1 OF 1

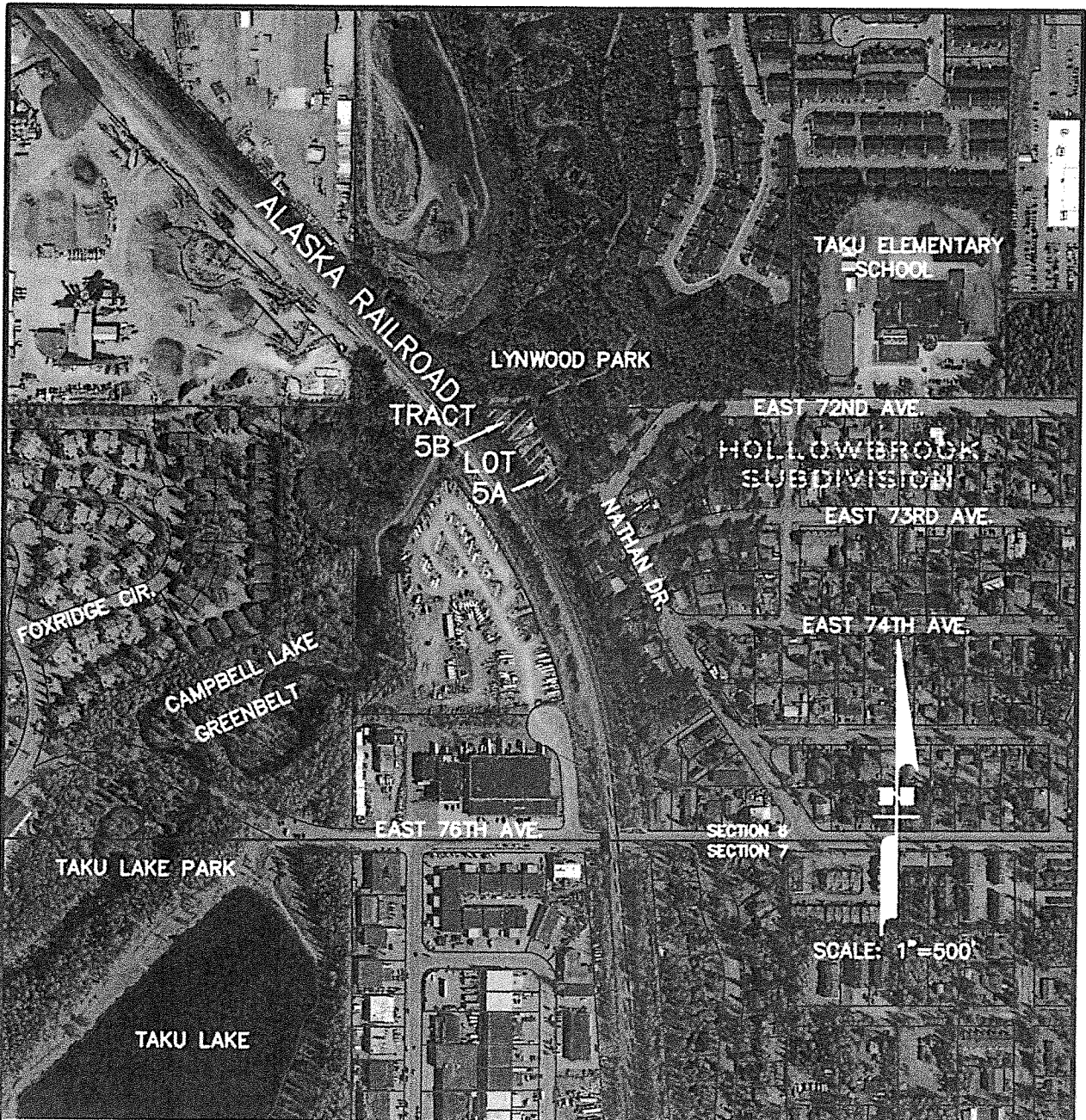


ALASKA RAILROAD



HOLLOWBROOK SUBDIVISION PRELIMINARY PLAT
DRAINAGE PLAN

S 1 2 4 2 0 -- SEP 0 5 2018



LEGEND

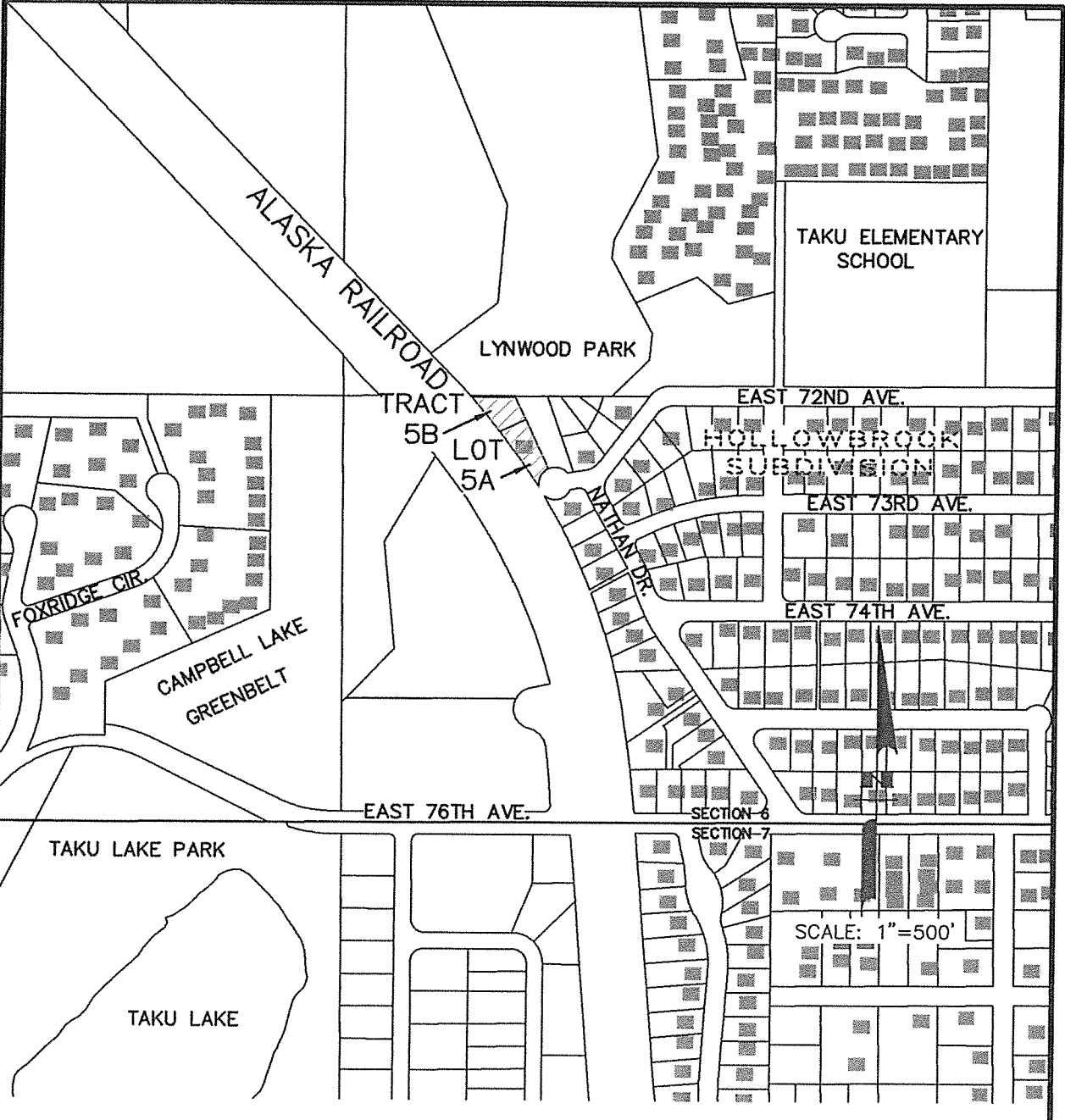


SUBJECT PROPERTY



PRELIMINARY PLAT OF HOLLOWBROOK SUBDIVISION
AERIAL IMAGERY EXHIBIT

MUNICIPALITY OF ANCHORAGE 2015 DATA

S 1 2 4 2 6 - - SEP 0 5 2018



LEGEND

 SUBJECT PROPERTY
 HOUSE

PRELIMINARY PLAT OF HOLLOWBROOK SUBDIVISION
HOUSING STOCK MAP EXHIBIT
 MUNICIPALITY OF ANCHORAGE 2015 DATA

June 20, 2018

Planning and Development Center
4700 Elmore Road
Anchorage, AK 99507

RE: Community Meeting for Replat of Lot 5, Block 5, Hollowbrook Subd., Add. No. 1,
In the MOA / Anchorage Recording District, Alaska
Community Meeting Minutes

To whom it may concern:

CIVIL
ENGINEERING

GEOTECHNICAL
ENGINEERING

TRANSPORTATION
ENGINEERING

ENVIRONMENTAL
SERVICES

PLANNING

SURVEYING
& MAPPING

CONSTRUCTION
ADMINISTRATION

MATERIAL
TESTING

REAL ESTATE
SERVICES

In accordance with Municipal Code, a Community Meeting Notice for the above referenced replat was mailed to each of the surrounding owners and residents not less than 21 days prior to the meeting. On June 13, 2018 the Community Meeting was held at Taku Elementary School's Multi-Purpose Room at 6:00 pm. Leading the meeting were two representatives from Anchorage Water and Wastewater Utility (AWWU): Paul Hatcher, Real Estate Coordinator, and Jeff Hurd, Project Engineer. Also leading the meeting from HDL Engineering Consultants, LLC (HDL), who is acting as the owner's representative for the platting action, were Gene LeQuire, PLS, Project Survey Manager, and Tallak Maakestad, PLS, CFedS, Senior Land Surveyor.

Handouts included reduced copies of the Preliminary Plat. There were 4 persons from the community who signed the attendance sheet (see attached copy).

Paul Hatcher began the meeting by introductions of the four meeting leaders from AWWU and HDL. Paul gave an overview of the purpose and need of the replatting action, which included following the Municipal Platting Code. This plat would move the line of the rear portion of said Lot 5 created by Warranty Deed filed at Book 62, Page 776, southward to allow better access to AWWU facilities. This back portion would be replatted as a Tract since it does not adjoin a dedicated street. This platting action would add to the park land.

At this point, Kevin Story said it would be nice to increase physical access to the park trail, and the existing fencing is prohibitive. Paul responded that the existing fencing is maintained by MOA Parks and Recreation, and that they make those types of access decisions to manage all uses of the park for the betterment of the community and keep vandalism/trespass, etc. to a minimum. They have the history of the problems that they have had in this area, and they can best address the solutions that they have used to resolve park access issues. This platting action doesn't relate to that, but rather to serve the maintenance needs of AWWU.

Jeff Hurd outlined the needs of AWWU, and gave an overview of the project highlights and major points of detail on the project purposes to be accomplished by this replat.

A question was asked as to why is AWWU selling the house? The answer was given by Paul that AWWU attempted to purchase the easement from the existing owner, and the owner gave them only the option of buying the house. AWWU purchased the house in order to be

RE: Community Meeting Minutes
June 20, 2018
Page 2 of 2

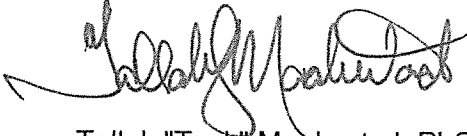
able to obtain the necessary maintenance area. AWWU is attempting to recover some of the costs involved by replatting the property and then selling the house on the proposed Lot 5A to a willing purchaser. The house is planned to be available sometime after this platting action is completed. It is reasonable to assume this could be by the end of this year. It would likely be attractive to either the current residents, a residential owner, or as a rental property.

Jeff Hurd addressed the access / layout of the properties involved, including the Alaska Railroad Corporation (ARRC) ROW adjoining said Lot 5. It was noted that some of the existing drive is on ARRC ROW and that this is allowed by permit. This project will improve sewer system maintenance. AWWU is purchasing a new machine for better maintenance cleaning of the 54" Interceptor line which is accessed from the manhole within the proposed Tract, and allow them to better manage the involved facilities.

The presentation was concluded on a positive note with no opposition to the platting action. The meeting was adjourned at 6:30 p.m.

Sincerely,

HDL ENGINEERING CONSULTANTS, LLC



Tallak "Tuck" Maakestad, PLS, CFedS
Senior Land Surveyor

attach: Community Meeting Sign-In Sheet

S 1 2 4 2 6 - - SEP 05 2018

SIGN IN SHEET

June 13, 2018

Hollowbrook Replat Community Meeting

NO.	NAME	ADDRESS (OPTIONAL)	PHONE / EMAIL (OPTIONAL)
01	Kevin Story	512 Nathan Dr.	podkido@yahoo.com
02	GENE LEQUIRE		
03	Jeff Hund		
04	TUCK MARKESTAD		907-529-4324 tmarkestad@hdl.
05	Kristi Sutherland		(cheemam@aol.com)
06	Deeri Prether		907-727-5877
07	Robert Zamora		907-306-6255
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**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**



Customer Service: (907) 896-8083
alaskacomunications.com

RECEIVED

JUL 30 2018

PLANNING DIVISION

July 30, 2018

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

SUBJECT: Request for Comments

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

S-#12419 **T12N R4W Section 13 W2SE4 PTN**
Alaska Communications requires a twenty foot "telecommunication and electrical easement" as shown on attached plat.

S-#12426 **Hollowbrook Subd.**
Alaska Communications has no objections.

S-#12430 **Polen Park Subd.**
Alaska Communications requires a twenty 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

MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing Section
Addressing email: addressing@muni.org

Phone: 907 343-8466
Fax: 907 249-7868

Mayor Ethan Berkowitz

July 27, 2018

RECEIVED

JUL 30 2018

PLANNING DEPARTMENT

S12426, Hollowbrook Subdivision, Addition No.1, Block 5, Lot 5A & Tract 5B

No comments.

Nick Maciaszek
MSAG Coordinator
(907) 343-8244



MUNICIPAL LIGHT & POWER

ENGINEERING

MEMORANDUM

RECEIVED

JUL 23 2018

PLANNING DEPARTMENT

DATE: July 21, 2018
TO: Dave Whitfield
FROM: Jake Maxwell PLS, Chief Surveyor
SUBJECT: PRELIMINARY PLAT

Case #	Description
S12426	Hollowbrook Subdivision, Addition No. 1, Block 5, Lot 5A & Tract 5B
Comments: No Comment	

Date: July 27, 2018
To: MOA Current Planning Division
Subject: MOA Case No. s-12426
s-12426 Hollowbrook Subdivision #1
Subdivision #1, Block 5, Lot 5 Portion

RECEIVED
JUL 31 2018
PLANNING DEPARTMENT

COMMENTS FOR PRELIMINARY PLAT:

S-12426, Hollowbrook Subdivision #1, Block 5, Lot 5 Portion

1. **AMEND PLAT NOTE #7 AS FOLLOWS:**
General Easement exists, in favor of Chugach Electric Association, Inc., Volume 67, Page 395 and Volume 122, Page 131. (Not plottable)
2. **ADD THE FOLLOWING NOTE:**
DEDICATE 10' T&E EASEMENT ON SOUTHEAST PROPERTY LINE.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage field Office

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

August 2, 2018

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Plat Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Division has no comments on the following plats:

- ~~S12426~~: 421 Nathan Circle, Unit: Apt. 1 & 2
- S12427: 14020 & 14080 Old Glenn Highway

The DOT&PF Platting and Zoning Review Committee has comments on the following plats:

- S12419: T12N R4W Section 13 W2SE4 PTN (N PTN)
 - Show all Controlled Access Lines on plat.
- S12429: Kanaina Subdivision, Lots 1-4
 - No direct access to Eagle River Loop Road will be granted for Lot 4.

Sincerely,

A handwritten signature in black ink, appearing to read "James Starzec".

James Starzec
Anchorage Area Planner

Cc: Tucker Hum, 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
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

"Keep Alaska Moving through service and infrastructure."

MEMORANDUM

DATE: July 27, 2018
TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Plat Case Comments
Hearing Date: September 5, 2018
Agency Comments Due: August 8, 2018

RECEIVED

AUG 17 2018

PLANNING DEPARTMENT

The Anchorage Water & Wastewater Utility has reviewed the reference plat(s) and has the following comments:

S12419 ALASKA STATE LAND SURVEY NO. 2016-41, To subdivide two (2) lots into one (1) lot, Grid SW2529

1. AWWU water and sanitary sewer are not available to this parcel.
2. AWWU has no objection to this platting action.

S12426 HOLLOWBROOK, To subdivide two (2) lots into one (1) lot and one (1) tract of land, Grid SW2131

1. AWWU water mains are located in Nathan Drive.
2. AWWU sanitary sewer mains are located in Nathan Circle, within the Easements and Railroad ROW.
3. AWWU has no objection to this platting action.

S12427 ALASKA STATE LAND SURVEY NO. 2016-04, The subdivision of portions of the W 1/2, SE 1/4, and W 1/2, SW 1/4, NE 1/4, described in commissioner's quitclaim deeds recorded March 31, 1988 in book 1742 at page 506 & January 16, 2018 under serial no. 2018-001857-0, Grid NW0553

1. AWWU water and sanitary sewer are available to these parcels.
2. AWWU water main is located in Old Glenn Highway.
3. AWWU sanitary sewer main is located in Old Glenn Highway.
4. AWWU has no objection to this platting action.
5. Proposed Tract A has an estimated \$296.00; Tract B has an estimated \$385.00 Sewer Trunk assessment.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz



MUNICIPALITY OF ANCHORAGE
Development Services Department
Right of Way Section

MEMORANDUM

RECEIVED

AUG 10 2018

PLANNING DEPARTMENT

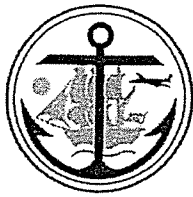
DATE: August 10, 2018
TO: Community Planning and Development
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Request for Comments on Platting Board Case(s) for September 5, 2018.

Right of Way Section has reviewed the following cases due August 8, 2018.

S12419 **Section 13, T12N R4W, Government A lot 4, Tract A, grid SW2529.**
Right of Way has no comments or objections to the proposed action.
Review time 30 min.

S12426 **Hollowbrook, #1, Block 5, Lot 5A & Tract 5B, grid SW2131.**
Provide utility easements as required.
The proposed easement areas boundaries are obscured by text or not clear.
Review time 30 minutes.

S12427 **Alaska State Land Survey #2016-04, Tracts A & B, grid NW0553.**
Provide utility easements as required.
Resolve with the MOA and ADOT Traffic Department the need for notes
addressing the location, number, and size of the driveway entries to the street right
of way.
Review time 30 minutes.



MEMORANDUM

DATE: August 8, 2018

TO: Current Planning Division Supervisor.
Planning Department

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Department Comments

S12426 Hollowbrook Subdivision Block 5

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PLANNING DEPARTMENT

The traffic department recommends approval of this preliminary plat with the following comments.

The department has no objections to modification of lot lines as shown on the preliminary plat.

AUG 08 2018

PLANNING DEPARTMENT

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

Department Recommendations:

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

Case No. S12426 – Hollowbrook Subdivision: To subdivide two (2) lots into one (1) lot and one (1) tract of land.

Roads: The proposed subdivision abuts the following rights-of-way:

- To the south, Nathan Circle, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Nathan Circle appears to be strip paved with a width of approximately 30-feet.

Improvement Recommendations:

Nathan Circle appears to be strip paved with a width of approximately 30-feet. This does not meet municipal requirements for a Local street in a Class A area. Nathan Circle lacks curb & gutter, a cul-de-sac bulb, and municipal owned street lighting. The proposed subdivision will split one previously developed lot into two developed lots. This will not result in additional traffic on Nathan Circle. As a result no improvements are recommended at this time.

Plat Notes:

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

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

Department Recommendations:

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

Case No. S12427 – Alaska State Land Survey No. 2106-04 Subdivision: The subdivision of portions of the W1/2, SE1/4, and W1/2, SW1/4, NE1/4 described in commissioner's quitclaim deeds recorded Mary 31, 1988 in book 1742 at page 506 @ January 16, 2018 under serial no. 2018-001857-0

Roads: The proposed subdivision abuts the following rights-of-way:

- To the north, West Lake Ridge Drive, a Chugiak Birchwood Eagle River Rural Road Service Area maintained right-of-way that is classified as a Local Street in the current OSHP. West Lake Ridge Drive appears to be strip paved with a width of approximately 22-feet where it abuts the proposed subdivision.
- To the east, Old Glenn Highway, an Alaska DOT&PF maintained right-of-way that is classified as a Class III Arterial in the current OSHP. Old Glenn Highway appears to be strip paved or chip sealed with a width of approximately 24-feet where it abuts the proposed subdivision.

Improvement Recommendations:

West Lake Ridge Drive appears to be strip paved with a width of approximately 22-feet where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area. West Lake Ridge Drive lacks curb & gutter, a cul-de-sac bulb, and municipal owned street lighting. The proposed subdivision will create two new tracts fronting on the Old Glenn Highway and adjacent to two previously developed tracts. It does not appear that this will result in additional traffic on West Lake Ridge Drive. As a result no improvements are recommended at this time.

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 and variance, subject to the above recommendations and conditions.



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



MEMORANDUM

DATE: August 8, 2018
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due August 8, 2018

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PLANNING DEPARTMENT

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

S12419 T12N R4W Sec 13 W2SE2

No objection

S12426 Hollowbrook Subdivision

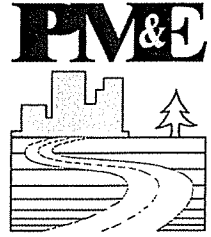
No objection

S12427 Alaska State Lake survey

No objection



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: August 8, 2018

To: David Whitfield

FROM: Steven Ellis

SUBJECT: Comments from Watershed Management Services.

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PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the September 5, 2018 Platting Board.

WMS has no comments for S12426, Hollowbrook Subdivision #1, Block 5, Lot 5.



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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 6, 2018

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

RECEIVED

AUG 06 2018

PLANNING DEPARTMENT

Re: Plat Reviews

Dear Sir/Madam:

ENSTAR has reviewed the following Preliminary Plat and has no comments, recommendations or objections:

S12425	Algot Strom Herb-Otto Subdivision Replat
S12428	Gregg Subdivision
S12419	AK State Land Survey No. 2016-41
S12426	Hollowbrook Subdivision
S12427	AK State Land Survey No. 2016-04

If you have any questions, please do not hesitate to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

Cassie Acres
Right of Way and Compliance Technician
ENSTAR Natural Gas Company

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: S12426

I, GENE E. LEQUIRE 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 Subdivision. The notice was posted on 6/29/18 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 29TH day of JUNE, 2018.

Gene E. Lequire
Signature

LEGAL DESCRIPTION

Tract or (Lot) 5

Block: 5

Subdivision: HOLLOW BROOK SUBD.
ADDITION NO. 1

**HISTORICAL AND
RELATED
INFORMATION**



First American

First American Title Insurance Company

3035 C Street
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

CERTIFICATE TO PLAT

To: HDL Engineering Consultants
3335 Arctic Boulevard, Suite 100
Anchorage, AK 99503

Order No.: 0209-3058995
Plat: HOLLOWBROOK SUBDIVISION
ADDITION NO. 1

Attn: Roz Amsden

Fee: \$300.00

This is a Certificate as of May 10, 2018 at 8:00 A.M. for a proposed plat of the following described property:

Lots 5 and 6, Block 5, HOLLOWBROOK SUBDIVISION ADDITION NO. 1, according to the official plat thereof, filed under Plat Number 63-73A, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The Company certifies that title is vested in:

Municipality of Anchorage, an Alaska Municipal corporation

free from all liens, encumbrances and objections EXCEPT AS FOLLOWS:

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Taxes and/or Assessments, if any, due The Municipality of Anchorage.
3. Any question that may arise due to the shifting and/or changing in the course of Campbell Creek.
4. 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.
5. Right of Way Easement, including the 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:	February 11, 1952
Recording Information:	Book 67 Page 395
Affects:	Blanket Easement

6. Right of Way Easement, including the 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 29, 1955
Recording Information:	Book 122 Page 131
Affects:	Blanket Easement

7. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: September 13, 1963, Misc. Book 73 Page 132

And amendments thereto,
Recorded: June 14, 1967
Recording Information: Misc. Book 145 Page 291

And amendments thereto,
Recorded: June 16, 1972
Recording Information: Misc. Book 209 Page 228

And amendments thereto,
Recorded: April 10, 1974
Recording Information: Misc. Book 224 Page 861

And amendments thereto,
Recorded: April 18, 1974
Recording Information: Misc. Book 225 Page 53

8. The effect of the notes which appear on the plat of said subdivision. (Copy attached)
9. Easements as dedicated and shown on the plat of said subdivision. (Copy attached)
10. Reservation of all oil, gas and mineral rights as reserved in an instrument
Recorded: August 4, 1964
Recording Information: Deed Book 285 Page 27

Note: Title to the mineral estate, as it pertains to said property, has not been further searched and no insurance is provided under this policy.

11. Easement, including terms and provisions contained therein:
Recording Information: January 14, 1966 in Misc. Book 119 Page 307
In Favor of: Central Alaska Utilities, Inc.
For: Sewer facilities and appurtenances thereto
Affects: see instrument

12. Easement, including terms and provisions contained therein:
Recording Information: February 9, 1966 in Misc. Book 121 Page 17
In Favor of: Central Alaska Utilities, Inc.
For: Sewer facilities and appurtenances thereto
Affects: see instrument

And amendments thereto,
Recorded: July 20, 1969
Recording Information: Misc. Book 177 Page 50


- 13. Reservation of all oil, gas and mineral rights as reserved in an instrument
Recorded: June 17, 1966
Recording Information: Book 327 Page 19

Note: Title to the mineral estate, as it pertains to said subject property, has not been further searched and no insurance is provided under this policy.

- 14. Easement, including terms and provisions contained therein:
Recording Information: November 29, 1968 in Misc. Book 167 Page 427
In Favor of: Greater Anchorage Area Borough
For: Sewer line and appurtenances thereto
Affects: The Northeasterly 20 feet of the Southwesterly 30 feet of Lot 5, Block 5
- 15. An Ordinance (AO No. 84-199) dedicating certain Municipal Lands for Park or Recreational Purposes, including terms and provisions thereof.
Recorded: December 30, 1987 in Book 1688 Page 137
- 16. All matters, including dedications, notes, restrictions and easements shown or disclosed by Record of Survey 2015-139RS recorded December 22, 2015.

This report is restricted to the use of the addressee, and is not to be used for closing any transaction affecting title to said property. Liability of the Company is limited to the amount of fee paid herein.

First American Title Insurance Company



Choyu K. Brandon, Title Officer