


**Short Plat  
Summary of Action  
September 4, 2018**

**S12430 Polen Park Subdivision, Tracts 1-3**

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

1. Resolve utility easements.
2. Provide to Building Safety, a slope stability analysis for Tracts 2 and 3 for review and approval.
3. Place the following notes on the plat:
  - a. "Tract 1 is a fill site of unclassified fill."
  - b. "Prior to the development of Tracts 2 and 3, confirm that the building conforms to the slope stability analysis on file with the Building Safety Department or provide an updated slope stability analysis."
  - c. "Direct vehicular access to Dimond Boulevard is prohibited for Tracts 1, 2 and 3."
  - d. "Tracts 2 and 3 shall share access to Sand Lake Road."
  - e. "Any low lying or closed basin (land surrounded by higher elevations) is not permitted for any structures unless a storm drain system is constructed which is capable of conveying a 100 year storm event or a flood map is provided to the Municipality of Anchorage Flood Hazard Administrator showing areas of inundation which will be regulated as FEMA mapped flood plain."
  - f. "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 the Municipality of Anchorage Building Safety Office."
  - g. "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."

*Advisory Comments: Existing driveway application #28095 will terminate upon final plat approval. All access for Tracts 1-3 will need to apply for driveway permits.*

  
Dave Whitfield  
Platting Officer