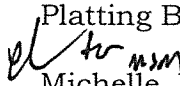



MUNICIPALITY OF ANCHORAGE MEMORANDUM

DATE: November 21, 2018

TO: Platting Board

THRU:  Michelle J. McNulty, AICP, Director

FROM:  Francis McLaughlin, Senior Planner

SUBJECT: S12436, Cabin by the Creek Subdivision – Plat Note Removal

Request

This is a request from the owners of Lots 1 and 2, Cabin by the Creek Subdivision, to remove Note 2 from Plat 92-44. Note 2 states: “Lots 1 and 2 are limited to 3 bedroom structures.”

Approval Criteria

Plat note modifications or deletions may be approved if the platting board finds that all of the following approval criteria have been met:

- a. *Conditions that required the plat note(s) on the original plat have changed and the need for the plat note has been negated.*

The plat note is no longer needed. The owner of Lot 1 provided evidence from Watkins Engineering, Inc. showing that the soils on Lot 1 are adequate for a four bedroom residential structure. The On-Site Water and Wastewater Services Division (OSWWS) verified the findings and supports removing the plat note. Both Lots 1 and 2 already have approved and installed on-site septic systems for four bedroom houses.

In 1993, Lots 1 and 2 were developed with four bedroom houses, which was one year after Plat 92-44 was recorded. The issue with the plat note needs to be resolved in order for the current owners to be able to sell their houses in the future or obtain land use entitlements, like building permits.

- b. *Modification or removal of the plat note(s) will not have a negative impact on adjacent or nearby properties.*

Removal of the plat note will not have a negative effect on neighboring properties. OSWWS supports removing the plat note, and none of the other reviewing agencies have any objection.

- c. *Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.*

The plat continues to comply with the approval criteria for subdivisions, even without the restrictive plat note.

Public Comments

One-hundred and three public hearing notices were mailed on October 23, 2018. Four public comments were received in support of the petitioner's request. The Huffman/O'Malley Community Council also supports this action.

Recommendation

The Planning Department recommends deleting restrictive Note 2 from Plat 92-44, that states: "Lots 1 and 2 are limited to 3 bedroom structures." The plat note it is overly restrictive and unnecessary.

Application

August 22, 2018

Dave Whitfield
Municipality of Anchorage
Planning Department
4700 Elmore Street

RE: Plat Note Removal / Plat # 92-44

Dear Mr. Whitfield,

I am formally submitting application to have a plat note removed from plat 92-44. The plat note number 2 states; "Lots 1 and 2 are limited to 3 bedroom structures." This is in connection with my home located at 10821 Baronik Street Anchorage, AK 99516. The legal description is Cabin By The Creek #2, Lot 1.

The house on this lot was permitted and built in 1993 as a 4-bedroom house. I purchased the lot in 2007 and it was discovered that the original plat specifies that the house should be a three-bedroom home. A study was conducted by Watkins Engineering, Inc. to determine the adequacy of the system. The engineering firm concluded the septic system and the well exceeded the capacity of a 4-bedroom home.

MOA On Site has reviewed the engineer's report and agrees that the septic system can support a 4-bedroom home.

The home on this lot has functioned as a 4-bedroom home for the last 25 years with no complications from the well or septic system. On that basis, I am requesting the removal of note #2 on plat 92-44.

Best Regards,



David Jensen

S 1 2 4 3 6 - NOV 21 2018

(907) 868-1680
8300 Briarwood Street Suite F
Anchorage, Alaska 99518
david@alaskaportraits.com

www.davidjensenphotography.com

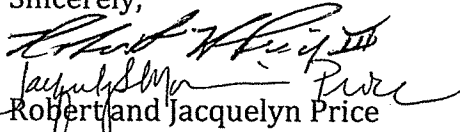
www.itsimportanttopaws.com

19 October 2018

To Whom It May Concern:

I authorize David Jensen to apply for removal of note 2 on Plat 92-44 on my behalf. I have an existing 4 bedroom home on my lot which conflicts the plat note.

Sincerely,

Handwritten signatures of Robert and Jacquelyn Price in black ink. The signature for Robert is on top, and the signature for Jacquelyn is below it, both written in a cursive style.

Robert and Jacquelyn Price
10907 Baronik St
Anchorage, AK 99516

Watkins Engineering, Inc.
P.O. Box 110443, Anchorage, AK 99511
(907)349-1851 fax: 349-1934

February 28, 2007

Ken Jelinek
10821 Baronik Street
Anchorage, AK 99507

**RE: Well & Septic System Test Results
Cabin by the Creek #2, Lot 1**

Dear Ken,

Thank you for calling me to obtain a Certificate of Onsite Systems Approval (COSA) as required by the Municipality of Anchorage (MOA) for the sale of your house at 10821 Baronik Street in Anchorage. The well flow and septic absorption are within the MOA requirements for a 4 bedroom house. The tests are detailed below. Please let me know if you or any potential buyers have any questions.

The well is 149 ft deep and was drilled in 1993, according to the well log on file at the MOA. We ran a flow test through the hose bib on February 14, 2007 and produced a total of 1119 gallons in 2 hrs 37 minutes. The productivity of the well is 7.1 gallons per minute (gpm), which is more than the required rate of 0.41 gpm for a 4 bedroom house.

The septic system consists of a 1500 gallon steel septic tank and a two trench drainfield installed 6/5/93. The septic tank was pumped on the day of the test. We tested the absorption of the drainfield on February 14, 2007 by introducing 554 gallons of water into the east trench and 565 gallons into the west trench. Initially, the eastern trench had 55 inches of water in it, out of a total of 78 inches. After the water was introduced, the drainfield was full. Water was then introduced into the western trench. The initial level in the western trench was 21 inches (of 78 inches total), and it rose to 58.75 inches. The system was then monitored as the water drained out. Within 2 hours, each trench had dropped by 7 inches. This indicates that the absorption is more than the required 600 gallons per day for a 4 bedroom house.

Water samples will need to be taken and analyzed for nitrates, bacteria, and Arsenic to satisfy the COSA requirement. The samples are valid for 90 days. We plan to sample next week.

S 1 2 4 3 6 - NOV 21 2018

8 4/3/07
NI 4/3/07

D. LIFT STATION

Date installed NA Size in gallons _____ Manhole/Access (Y/N) _____
"Pump on" level at _____ in. "Pump off" level at _____ in. High water alarm level at _____ in.
Datum _____ Cycles tested _____ Meets alarm & circuit requirements? _____

E. SEPARATION DISTANCES

SEPARATION DISTANCES FROM WELL ON LOT TO:

Septic tank/lift station on lot 140+ On adjacent lots 100+
Absorption field on lot 107+ On adjacent lots 100+
Public sewer main 100+ Public sewer manhole/cleanout 100+
Sewer /septic service line 100+ Holding tank 100+
Animal containment areas 100+ Manure/animal excrete storage areas 100+

SEPARATION DISTANCES FROM SEPTIC/HOLDING TANK ON LOT TO:

Building foundation 10+ Property line 20+ Absorption field 15+
Water main 100+ Water service line 50+ Surface water 100+
Wells on adjacent lots 100+

SEPARATION DISTANCE FROM ABSORPTION FIELD ON LOT TO:

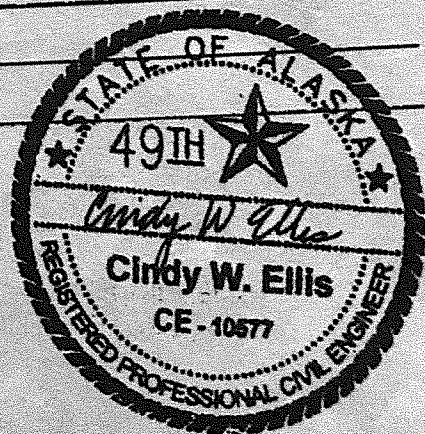
Property line 20+ Building foundation 10+ Water main 100+
Water Service line 50+ Surface water 100+ Driveway, parking/vehicle storage 25
Curtain drain none Wells on adjacent lots 130+

F. COMMENTS:

G. ENGINEER'S CERTIFICATION

I certify that I have determined through field inspections and review of Municipal records that the above systems are in conformance with MOA COSA guidelines in effect on this date.

Engineer's Printed Name Cindy W. Ellis, P.E.
Date 4-10-07



COSA Fee \$ 430-
Date of Payment 4/11/07
Receipt Number 52618

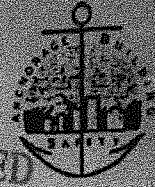
Waiver Fee \$ _____
Date of Payment _____
Receipt Number _____

(Rev. 11/05)



**Municipality of Anchorage
Development Services Department**

Building Safety Division
On-Site Water & Wastewater Program
4700 Bragaw Street
P.O. Box 196650
Anchorage, AK 99519-6650
www.muni.org/onsite
(907) 343-7904



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APR 18 2007

CERTIFICATE OF ON-SITE SYSTEMS APPROVAL CHECKLIST

Legal Description: Cabin by the Creek #2, Lot 1 Parcel ID: 015-521-42

A. WELL DATA

Well type Private If A, B, or C provide PWSID # Well Log (Y/N) Y
Date completed 6-20-93 Sanitary seal (Y/N) Y Wires properly protected (Y/N) Y
Total depth 149 ft. Cased to 149 ft. Casing height (above ground) 24+ in.

FROM WELL LOG
Date of test 6-20-93
Static water level 70 ft.
Well production 15 g.p.m.

AT INSPECTION
2-14-07
52 ft.
7.1 g.p.m.

WATER SAMPLE RESULTS:

Coliform 0 colonies/100 mL Nitrate <0.1 mg/L Other bacteria 0 colonies/100 mL
Arsenic: <0.005 mg/l Date of sample: 3/5/2007 Collected by: Rocky Trainor

B. SEPTIC/HOLDING TANK DATA

Tank Type/Material steel septic tank Date installed 6-3-93
Tank size 1500 gal. Number of Compartments 2 Cleanouts (Y/N) Y
Foundation cleanout (Y/N) Y Depression over tank (Y/N) N High water alarm (Y/N) N
Date of pumping February 14, 2007 Pumper Northland Pumping, Inc.

C. ABSORPTION FIELD DATA

Date installed 6-7-93 Soil rating (g.p.d./ft² or ft²/bdm) 0.45 System type deep trench
Length 106.5 ft. Width 1.3 ft. Gravel below pipe 6.5 ft.
Total depth 11 ft. Eff. absorption area 1384 ft² Monitoring tube Y Depression over field N
Date of adequacy test 2-14-07 Results (Pass/Fail) Pass For 4 bedrooms
Fluid depth in absorption field before test E 55 / W 21 in. Water added 554/565 gal. New depth 78/59 in.
Elapsed Time: 94/120 min. Final fluid depth 71/52 in. Absorption rate >= 600 g.p.d.
Any rejuvenation treatment (past 12 mo.) (Y/N & type) no If yes, give date



Home Residents Businesses Government Visitors Departments Public Safety

Departments > Finance > Property Appraisal > New Search > results

Back

Taxes

Comparable Sales

Find Parcel Number - -

000

Submit Search

Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 015-521-42-000 Residential 1-Family Sfr 08/22/18

JENSEN DAVID & CAROL CABIN BY THE CREEK #2
 LT 1
 10821 Baronik Street
 Anchorage AK 99516 Site 10821 Baronik St

Lot Size: 46,206	---Date Changed---	----Deed Changed----	GRW: PIWR
Zone : R6	Owner : 05/30/07	Stateid: 2007 / 0029505	
Tax Dist: 053	Address: 05/30/07	Date : 05/11/07	
Grid : SW2637	Hra # :	Plat : 92-0044	
		REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2016:	117,400	365,400	482,800	
Appraised Val 2017:	117,400	362,400	479,800	--Exemption--
Appraised Val 2018:	122,800	343,000	465,800	-----Type-----
Exempt Value 2018:	0	0	0	
State Exempt 2018:			150,000	SENIOR CITIZEN
Resid Exempt 2018:			50,000	RESIDENTIAL
Taxable Value 2018:			265,800	

Liv Units: 001 Common Area: Leasehold: Insp Dt: 07/12 Land Only
 11/12 Ext Ownr/Oc
 12/10 Partial Ins

IMPROVEMENT DATA

Style : Two Story	Story Ht : 2.0	Exterior Walls: Wood
Year Built : 1993	Remodeled: 11	Effective Year: 1997
Total Rooms: 09	Bedrooms : 04	Recreation Rms: 0
Full Baths : 2	Half Bths: 1	Add't Fixtures: 2
Heat Type : Central	Fuel Type: Natural Gas	Sys Heat Type : Hot Water
Fp: Stacks :	Openings :	Free Stand : 1
Extra Value: 1 Jetted Tub	Extra Val:	E-Z Set Firepl:
Condo Style:	Condo Flr:	Condo Com Prop:
Grade : Very Good	Cst/Desgn:	Condition : Average

IMPROVEMENT AREA

Basement : 0	FIN/BSMT :	Basement Gar:	Car Living
1st Floor : 1,700	2nd Floor : 806	3rd Floor :	0 Area:
Half Floor: 0	Attic Area: 0	FIN DEEP BSM:	2506

ADDITIONAL FEATURES

S 1 2 4 3 6 - NOV 21 2018

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Cov'rd Open Porch			86
	Attached Garage			537
	Wood Deck			104
	Wood Deck			276

OTHER BUILDING AND YARD IMPROVEMENTS

Type	Qty	Yrblt	Size	Grade	Condition
Detached Garage	1	93	288	Average	Average
Storage Shed -Frame	1	10	120	Average	Average

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)

Departmental and Public Comments

S12434 DOWLING AT LAKE OTIS RIVERSIDE ADDITION, To subdivide one (1) lot into two (2) lots, Grid SW1933

1. AWWU water and sanitary are available to these parcels.
2. AWWU water mains are located in East Dowling Road and Petersburg Street.
3. AWWU sanitary sewer mains are located in East Dowling Road and Petersburg Street.
4. Developing proposed Lot 1B for commercial or multi-family purposes with public water and sanitary sewer service will require a private system review through the AWWU Field Services office.
5. Proposed Lot 1B has an estimated Water and Sanitary Sewer assessment due upon connection (Water \$2,325.00, Sewer \$4,540.00).

S12435 CORNERROCK (FORMERLY S-12294), Request for a 1st Time Extension for a Preliminary Plat (S12294) for 24 months, Grid SW2132

1. AWWU water and sanitary are available to these parcels.
2. AWWU water main is located in East 70th Avenue.
3. AWWU sanitary sewer mains are located in East 70th Avenue and adjacent Easement to the east.
4. 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.
5. 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.

S12436 CABIN BY THE CREEK #2, Request for removal of Plat Note #2 from Plat No. 92-44 which states "Lots 1 and 2 are limited to 3 bedroom structures", Grid SW2637

1. AWWU water and sanitary sewer are not available to this parcel.
2. This parcel is located outside of AWWU's Water Service District.
3. Wastewater facilities are to be in accordance with the Hillside District Plan (HDP) adopted per AO2010-22. This property is located outside the max perimeter of Public Sewerage per HDP.
4. AWWU has no objection to this platting action.

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OCT 29 2018

PLANNING DEPARTMENT

Anchorage Water & Wastewater Utility



Clearly

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.

Department Recommendations:

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

Case No. S12435 – Cornerrock Subdivision: Request for a 1st Time Extension for a Preliminary Plat (S12294) for 24 months.

Department Recommendations:

The Private Development Section has no objection to the time extension.

Case No. S12436 – Cabin By The Creek Subdivision: Request for removal of Plat Note #2 from Plat No. 92-44 which states "Lots 1 and 2 are limited to 3 bedroom structures".

Department Recommendations:

The Private Development Section has no objection to the removal of Plat Note #2 from Plat No. 92-44.

Case No. S12438 – Uplands Subdivision, Phase 3: To subdivide one (1) Tract of Land into seven (7) lots with a variance from AMC 21.08.030F.6.a. to allow a cul-de-sac to exceed the maximum allowable length and a variance from AMC 21.08.050 Improvements.

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

- To the east, the termination of Upper Lowland Avenue, a Chugiak Birchwood Eagle River Rural Road Service Area maintained right-of-way that is classified as a Local Street in the current OSHP. Upper Lowland Avenue appears to be strip paved with a width of approximately 22-feet where it abuts the proposed subdivision. Upper Lowland Avenue terminates at the boundary of the proposed subdivision in an asphalt surfaced temporary turnaround.
- Internal to the subdivision, unnamed road 1, a proposed right-of-way extending from Upper Lowland Avenue west to a cul-de-sac internal to the subdivision.

Improvement Recommendations:

Upper Lowland Avenue appears to be strip paved with a width of approximately 22-feet where it abuts the proposed subdivision. Upper Lowland Avenue terminates at the boundary of the proposed subdivision in an asphalt surfaced temporary turnaround. Upper Lowland Avenue provides access to the proposed subdivision and is currently improved to the minimum access road standard of a 20-foot wide strip paved street. As a result no improvements are recommended at this time.



MEMORANDUM

DATE: October 23, 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

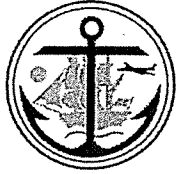
S12436 Removal of Plat note # 2 from Plat 92-44 for restriction on number of bedrooms.

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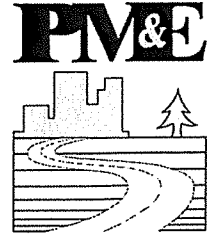
OCT 25 2018

PLANNING DEPARTMENT

The traffic department has no objection to removal of Note 2 from the original plat.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: October 24, 2018

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To: Dave Whitfield

OCT 24 2018

FROM: Kyle Cunningham

PLANNING DEPARTMENT

SUBJECT: S12338, S12376, & S12436: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the November 21, 2018 Platting Board hearing.

- S12338 – Spruce Heights Subdivision Addn. No. 2, Block 8 Lots 2A and 3A;
 - WMS has no comments regarding this case.
- S12376 – Eagle Pointe Subdivision, Phase 12, Tract 3A;
 - WMS has no comments regarding this case.
- S12436 – Cabin By The Creek Subd. #2, Lot 1 (Plat 92-44);
 - WMS has no comments regarding this case.



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

October 23, 2018

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

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OCT 23 2018

PLANNING DEPARTMENT

Re: Plat Reviews

Dear Sir/Madam:

ENSTAR has reviewed the following Preliminary Plats and Time Extensions and has no comments, recommendations or objections:

S12338	Spruce Heights Sub. ROW Vacation
S12435	Park Wood Estates Time Extension
S12376	Eagle Pointe Sub Time Extension
S12436	Cabin By The Creek Sub
S12434	Dowling at Lake Otis Sub
S12438	Uplands Subdivision

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

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OCT 17 2018

PLANNING DEPARTMENT

Date: October 16, 2018

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S12436 - Plat Note Removal
Cabin by the Creek Subdivision #2, Lots 1, 2, & 3 (Plat 92-44)

Chugach has the following comments:

1. Chugach provides its non-objection to the removal of Plat Note #2 from Plat No. 92-44 which states "Lots 1 and 2 are limited to 3-bedroom structures."



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OCT 17 2018
PLANNING DEPARTMENT

October 11, 2018

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

RE: ~~Cabin By The Creek~~ Subdivision: #2, Lot 1, 10821 Baronik St, Anchorage, AK
Case #S12436

Dear Platting Board:

GCI has no objection to the requested removal of the #2 Plat Note for the above location.

Respectfully,

A handwritten signature in cursive script that reads "Judith M. Rousselle".

Judith M Rousselle
Administrative Assistant
OSP Design Group



Customer Service: (800) 808-9383
alaskacommunications.com

RECEIVED

OCT 12 2018

PLANNING DEPARTMENT

October 11, 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-#12434 Dowling at Lake Otis Subd.
Alaska Communications has no objections.

S-#12435 Park Wood Estates Subd.
Alaska Communications has no objections.

S-#12436 Cabin by the Creek Subd.
Alaska Communications has no objections.

S-#12438 Spruce Heights Subd.
Alaska Communications has no objections.

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

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October 10, 2018

OCT 10 2018

PLANNING DEPARTMENT

S12436, Cabin By The Creek #2 Lot 1; Plat note removal request

No comments

Karleen Wilson
Municipal Addressing Official
907-343-8168



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



MEMORANDUM

DATE: October 10, 2018
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due October 24, 2018

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OCT 10 2018

PLANNING DEPARTMENT

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

S12435 Park Woods Estates time extension

No objection.

S12436 Cabin By the Creek #2

No objection.

S12376 Eagle Pointe time extension

No objection.

S12434 Dowling at Lake Otis Subdivision Lot 1

No objection.

S12338 Spruce Heights Subdivision #2

No objection.

S12438 Uplands Subdivision Ph 2 Tr 2

Information to satisfy the requirements specified by AMC 21.15, AMC 15.55 and AMC 15.65 must be submitted 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.
- D. Provide known nitrate levels within 250 feet of the subdivision.

Public Comments: s12436

Commenter	Email	Phone Number	Submitted
Brian Looney 10941 Baronik Street Anchorage, AK 99516	blooney@crweng.com	9073507613	10/4/2018 12:01:57 PM
	I live on Baronik Street adjacent to the 2 lots affected by this platting action. I support this case.		
Sue Looney 10941 Baronik St Anchorage, AK 99516	looney.sue@gmail.com	9072509815	10/10/2018 9:11:37 AM
	I live on Baronik Street. The change proposed is acceptable and warranted.		
Debbie Dragich			10/12/2018 9:12:01 PM
	I live at the end of Baronik Street. As a matter of practicality and considering the house in question already has four bedrooms, the plat should be changed accordingly. The house was built with the four bedrooms prior to the current owners purchasing the home. Changing the plat at this time would have no effect on the neighborhood.		
Huffman O'Malley Community Council	hoccvicepresident@gmail.com		10/18/2018 9:34:22 PM
	Huffman O'Malley Community Council met on October 18, 2018 and has unanimously voted to support removing note 2 on Plat no. 92-44.		
Ed Goldmann 11019 Baronik St Anchorage, AK 99516			10/21/2018 2:38:37 PM
	The request has no impact on the neighbors and is very minor in scope. This petition should be approved. This addresses an existing condition and the owners should be commended for their efforts. I live down the street.		

Affidavit of Posting

