

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) The Petersen Group		Name (last name first) The Boutet Company	
Mailing Address 3820 Lake Otis Parkway, Suite 200		Mailing Address 601 East 57th Place, Suite 102	
Anchorage, AK., 99508		Anchorage, AK., 99518	
Contact Phone – Day 907-562-1170	Evening	Contact Phone – Day 907-522-6776	Evening
Fax		Fax	
E-mail rpc@gci.net		E-mail thoffman@tbcak.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): 011-291-26-000			
Site Street Address: 8893 Dry Creek Loop			
Current legal description: (use additional sheet if necessary) Tract 1C, Sonoma Glen at Westpark, Plat 2012-80			
Zoning: R1A	Acreage: 33.30	Underlying Plat #: 2012-080	Grid #: SW2223
# Lots:	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tracts 1D, 1E and 1F Sonoma Glen at Westpark, Phase 2		
# 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 4/7/19 Date
(Representatives must provide written proof of authorization)

Print Name
 Tony Hoffmann

Accepted by:	Poster & Affidavit: N/A	Fee: \$2830.00	Case Number: 512472	Requested Meeting Date: 4/8/19
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WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Sonoma Glen @ Westpark Sub.
- Project Location, Tax ID, or Legal Description: Traet 1C
(parcel # 01129126)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X ABC _____ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED**.**

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

[Signature]

2/6/19

Authorization Certificate

Date: 2/6/19

Current Project Legal:

Tract 1C, Sonoma Glen at WestPark, Plat 2012-80

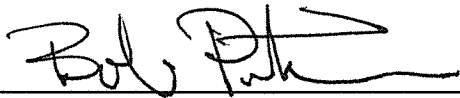
Proposed Legal: Tracts 1D, 1E and 1F, Sonoma Glen

Type of Authorization: Preliminary Plat

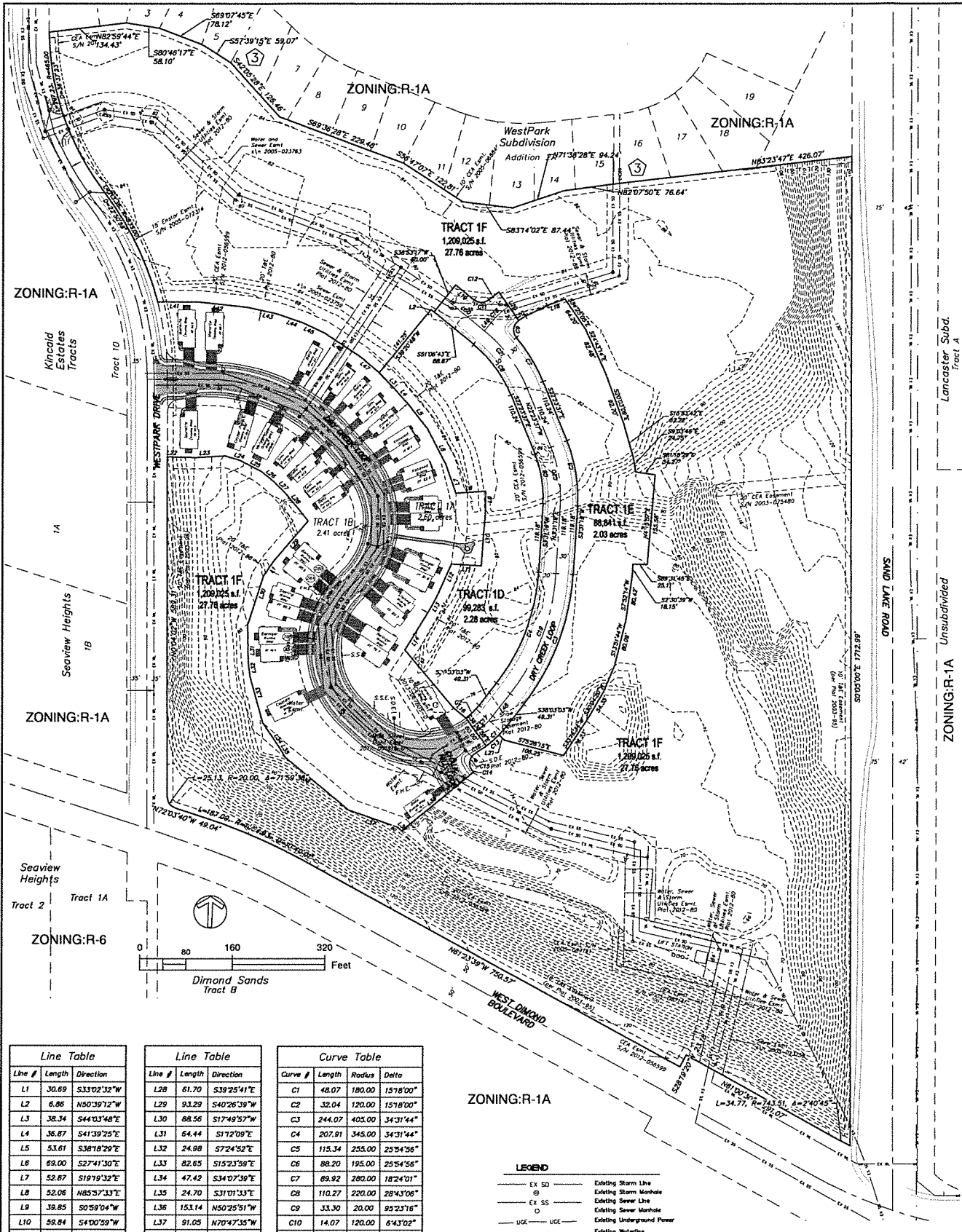
Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Platting Applications of the above described property.

Thank you,



Bob Petersen



Line #	Length	Direction
L1	30.69	S33°02'32"W
L2	6.86	N50°39'12"W
L3	38.34	S44°03'48"E
L4	36.67	S41°39'25"E
L5	53.61	S38°18'29"E
L6	89.00	S27°41'30"E
L7	52.67	S19°19'32"E
L8	52.06	N85°37'33"E
L9	39.85	S05°04'W
L10	59.84	S4°00'59"W
L11	52.05	N86°21'16"W
L12	83.88	S24°05'17"W
L13	22.47	S29°10'39"W
L14	72.19	S31°25'28"W
L15	130.36	S39°57'56"E
L16	29.26	S50°28'53"E
L17	32.20	N68°48'19"E
L18	41.43	N51°06'43"W
L19	60.00	S35°05'55"E
L20	12.95	N45°43'37"W
L21	50.13	S88°36'09"E
L22	49.72	N86°46'15"E
L23	26.55	S73°30'59"E
L24	41.03	S62°14'48"E
L25	27.80	S51°45'41"E
L26	30.04	S45°09'48"E

Line #	Length	Direction
L28	61.70	S39°25'41"E
L29	93.29	S40°26'39"W
L30	88.56	S17°49'57"W
L31	64.44	S17°09'E
L32	24.98	S72°45'E
L33	82.65	S15°23'58"E
L34	47.42	S34°07'39"E
L35	24.70	S31°01'33"E
L36	153.14	N50°25'51"W
L37	91.05	N70°47'35"W
L38	100.77	N51°01'17"E
L39	8.66	S44°11'50"E
L40	69.12	N90°00'00"W
L41	88.89	N83°42'28"W
L42	51.46	N77°24'54"W
L43	48.35	N70°38'28"W
L44	40.69	N64°53'26"W
L45	75.39	N56°54'04"W
L46	39.41	N50°01'52"W
L47	49.31	S38°03'03"W
L48	18.08	N38°53'17"E
L49	88.87	S51°06'43"E

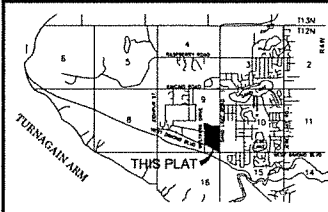
Curve #	Length	Radius	Delta
C1	48.07	180.00	151°8'00"
C2	32.04	120.00	151°8'00"
C3	244.07	405.00	34°31'44"
C4	207.91	345.00	34°31'44"
C5	115.34	255.00	25°54'56"
C6	88.20	195.00	25°54'56"
C7	89.92	280.00	182°4'01"
C8	110.27	220.00	28°43'06"
C9	33.30	20.00	95°23'16"
C10	14.07	120.00	64°32'02"
C11	28.21	20.00	80°48'58"
C12	21.46	180.00	64°9'46"
C13	29.11	180.00	91°5'58"
C14	5.18	120.00	22°7'56"
C15	33.52	20.00	96°02'18"
C16	23.00	180.00	71°9'11"
C17	40.06	150.00	151°8'00"
C18	41.92	150.00	180°0'48"
C19	225.99	375.00	34°31'44"
C20	101.77	225.00	25°54'56"
C21	125.31	250.00	28°43'06"

ZONING:R-1A

LEGEND

- EX SD Existing Storm Line
- ⊙ Existing Storm Manhole
- EX SS Existing Sewer Line
- ⊙ Existing Sewer Manhole
- UGC UGC Existing Underground Power
- EX WL Existing Waterline
- ⊙ Existing Fire Hydrant
- — — — — LIT Station Fence
- — — — — Contour (2 Foot Interval)
- — — — — Contour (10 Foot Interval)

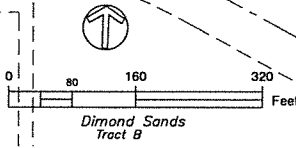
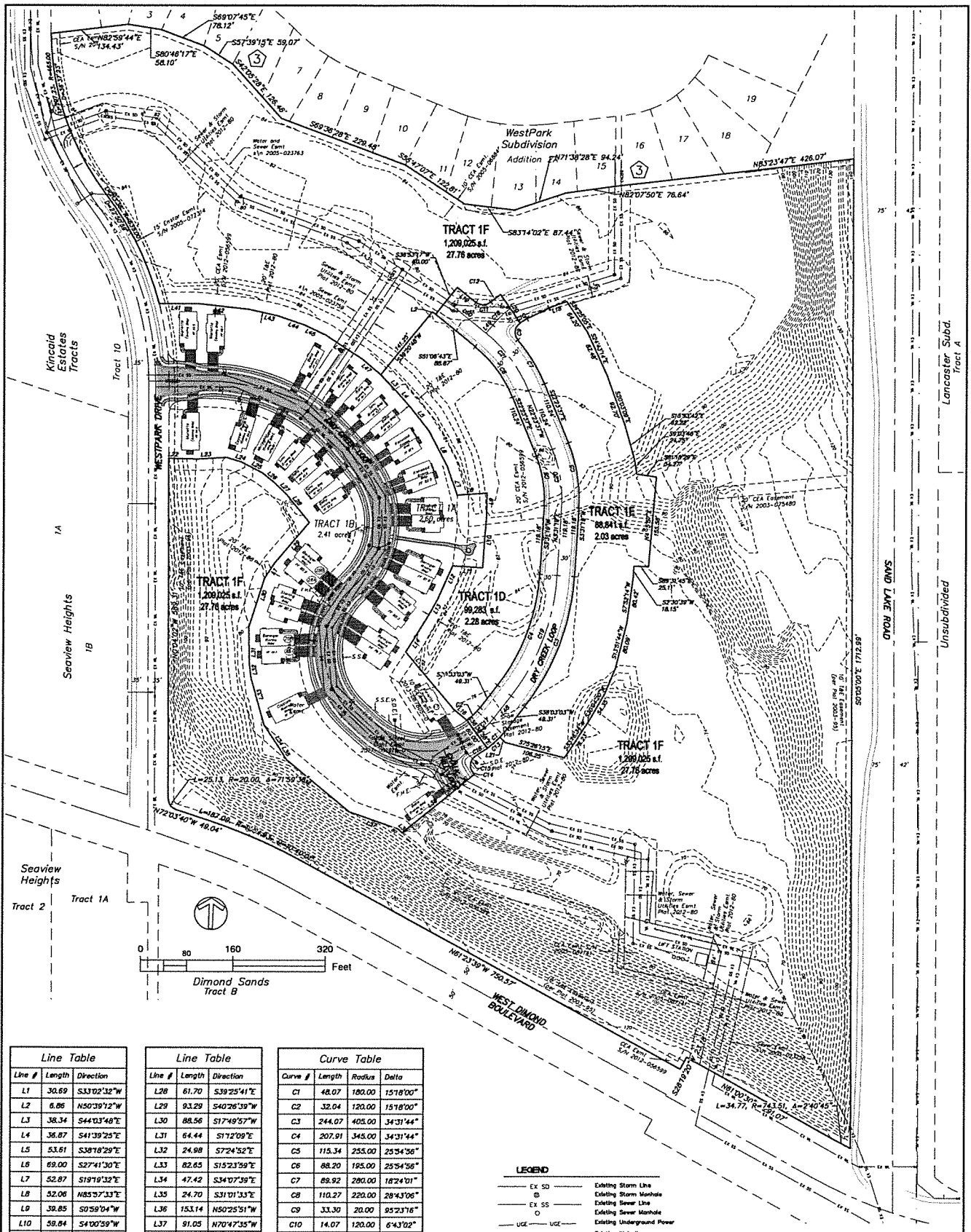
Vicinity Map - Scale: 1"=1 Mile



EXISTING ZONING:R-1A

PRELIMINARY PLAT
OF
Sonoma Glen at
WestPark, Phase 2
Tracts 1D, 1E and 1F
A Subdivision of Tract 1C, Plat 2012-80,
Located within the SE1/4 of Section 9, T12N, R4W,
Seward Meridian, Anchorage Recording District, Alaska
Creating 3 Tracts in 33.30 acres, more or less.

Sheet 2333
Scale: 1"=80'
Drawn By: TH
Checked:
Date: 7/13/2018
MDA Plat No.: 2012-80
SHEET 1 of 1

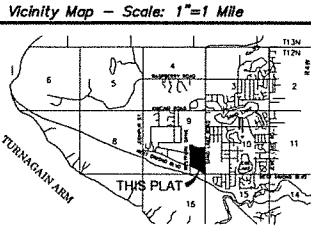


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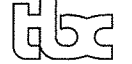
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 - UCE — UCE — Existing Underground Power
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 - ⊙ Existing Utility Station
 - 82 — Contour (5 Foot Interval)
 - 90 — Contour (10 Foot Interval)



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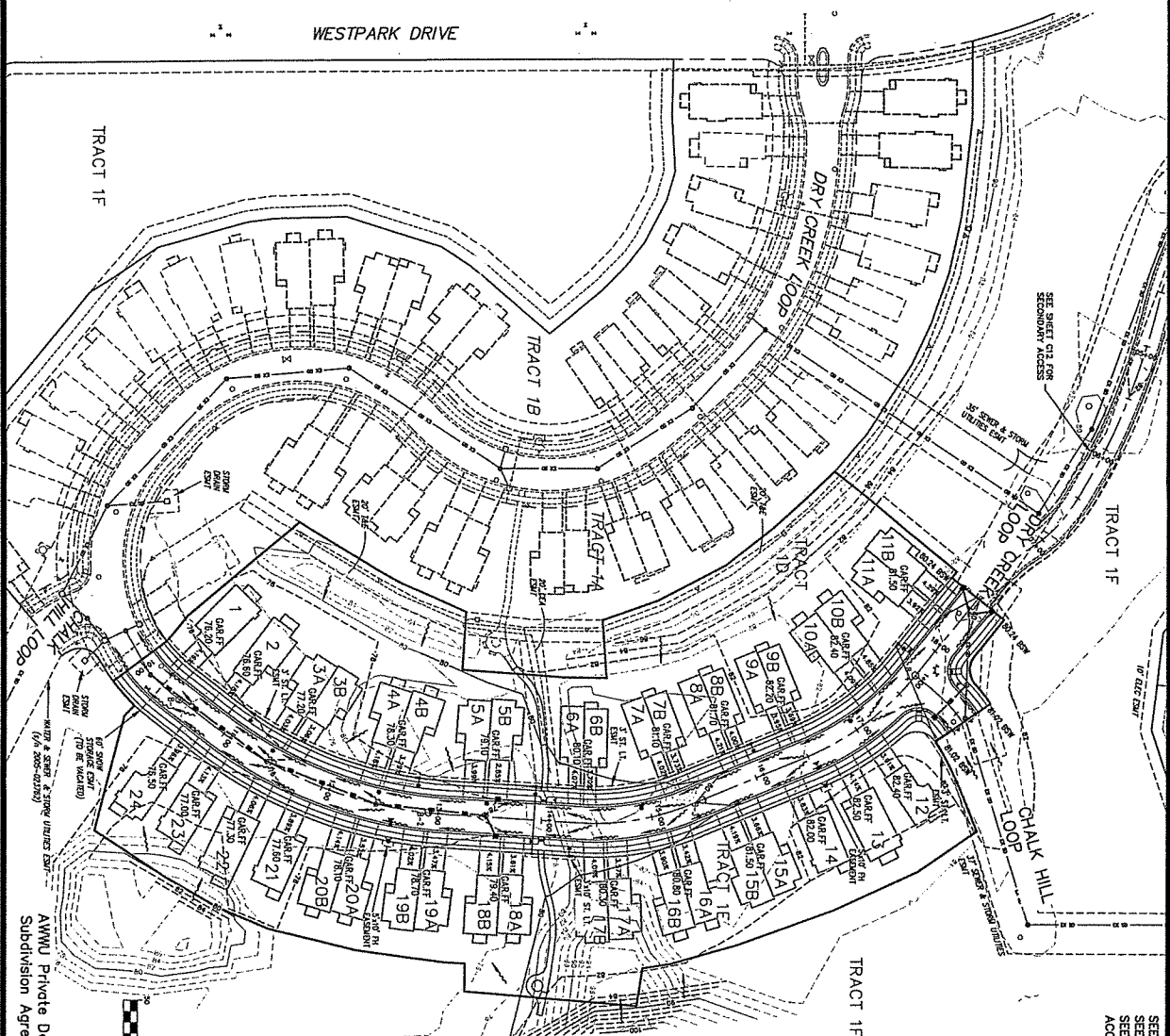
048-2303
Scale: 1"=80'
Drawn By: TH
Checked:
Date: 7/13/2018
WSA Plat No: 2012-80



The Boutet Co.
601 East 57th Place Suite #102
Anchorage Alaska, 99518
PH: 907.562.1774 FAX: 907.562.1776

SHEET 1 of 1

- GRADING NOTES**
1. THE CONTRACTOR SHALL MAINTAIN OPEN AND UNDISTURBED WATER DRAINAGE CHANNELS WITH THE EXISTING AND PROPOSED CHANNELS. ALL CHANNELS SHALL BE MAINTAINED TO PROTECT THE EXISTING VEGETATION. COVER THE EXISTING CHANNELS TO PROTECT A 500' WIDE BUFFER FROM THE PROPOSED TELL. ALL CHANNELS SHALL BE REGRADED TO PROTECT A 500' WIDE BUFFER FROM THE PROPOSED TELL. ALL CHANNELS SHALL BE REGRADED TO PROTECT A 500' WIDE BUFFER FROM THE PROPOSED TELL.
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 14. ALL CHANNELS SHALL BE REGRADED TO PROTECT A 500' WIDE BUFFER FROM THE PROPOSED TELL.
 15. ALL CHANNELS SHALL BE REGRADED TO PROTECT A 500' WIDE BUFFER FROM THE PROPOSED TELL.



SEE SHEET C2 FOR NOTES & LEGENDS
SEE SHEET C12 FOR SECONDARY ACCESS IMPROVEMENTS

AWWU PLAN SET NO. 10887

GRAPHIC SCALE
1 INCH = 50 FT.

TRUE NORTH
SCALE: 1" = 50'

AWWU Private Development Number WS19-001
Subdivision Agreement Number 18-000

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	BY	CHK
FILED	SCHOMA GLEN PIQ	GRADING				
DATE	NOV 2018	SCALE	1" = 50'			
VERT.	N/A					

SONOMA GLEN PHASE 2
GRADING PLAN

1. DATA PROVIDED
2. DATA REGENERATED
3. DATA REGENERATED

RECORD DRAWING
1. THIS DRAWING IS A COPY OF THE ORIGINAL DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THIS DRAWING IS A COPY OF THE ORIGINAL DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION.

TRIAD ENGINEERING, LLC
P.O. Box 111088
Alhambra, CA 91803
(907) 581-6337
www.triad.com

481
Professional Engineer
No. 12
State of California
10/15/2018

S12472

