

**Short Plat
Summary of Action
May 20, 2019**

S12472 Sonoma Glen at Westpark Subdivision, Tracts 1D, 1E, and 1F

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

1. Resolve utility easements.
2. Provide a letter to the Municipality of Anchorage committing to secondary access road improvements that shall be constructed within three years of the date of this approval, or constructing a privately maintained emergency access roadway to municipal standards from Dry Creek Loop to Westpark Drive as a 20-foot wide edge of pavement to edge of pavement recycled asphalt strip paved (RAP) street that is gated and restricted to emergency access only until full road improvements are completed.
3. Enter into a subdivision agreement with Private Development to construct the proposed dedicated right-of-way of Dry Creek Loop to municipal standards a 33-foot wide paved street (back-of-curb to back-of-curb) with Type 2 curb & gutter on both sides, 5-foot wide pcc sidewalks separated from the back of curb by 5-feet on both sides, and street lighting as shown on Typical Section No. 20-2 of the Municipality of Anchorage Standard Specifications.
4. Submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management & Engineering Department Operating Policy and Procured No. 5 (available from Private Development) to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Any required drainage improvements shall be designed per the most current Design Criteria Manual (DCM).
5. Submit to Watershed Management Services data to show that storm water outfall can pass the runoff from the 2007 DCM 100 year storm event from the entire drainage area/basin served by the outfall. The storm water outfall is manmade and passes under West Dimond Boulevard. If it is unable to pass the 100 year storm flow, define the areas of ponding or overflow.
6. Make the following drafting changes:
 - a. Change Grid to SW2323

7. Add the following plat notes:
 - a. “Direct vehicular access to Sand Lake Road from Tract 1F is prohibited.”
 - b. “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.”
 - c. “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:

1. If public improvements are required, provide a Storm Water Pollution Prevention Plan to Watershed Management Services for review and approval prior to construction.

Dave Whitfield
Platting Officer

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May 20, 2019**

S12483 Scenic Park Estates, Unit No. 3 Subdivision

Approval of the vacation of the portion of a 10-foot utility easement located along the eastern property boundary where an existing single-family home and deck were constructed as shown on an as-built drawn by LCG Lantech, dated March 6, 2019 subject to:

- 1) Within one year, file the resolution of approval and as-built with the State of Alaska Recorder's Office.

Dave Whitfield
Platting Officer