



Palaterra Subdivision Addition 2
Summary of Community Meeting
March 4, 2021

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

77 notices were mailed on 02/10/2021, 0 returned, see attached for content of notices.

Date: 03/03/2021 @ 7 PM

Duration: 59 minutes

Participants: 27, including presenters

Location: Zoom Meeting, see attached

Subject: Proposed Palaterra Subdivision Addition 2 plat, with variance for intersection distance

This community meeting was held by S4 Group on March 3rd so that the submittal deadline for the Platting Board on May 5th could be met. The board members of the RCCC were invited to the community meeting and Ann Rappoport, the co-president of the RCCC, attended. An offer was made to present at the RCCC March 11, 2021 scheduled meeting and the HCC March 15, 2021 scheduled meeting. Both community councils have accepted. The project location does not lay within the HCC boundaries, but some of the nearby neighbors do lay within the HCC boundaries.

The presentation covered the details of the platting action, variance, and timeline. It also informed the community about how the application process works and how they can view the publicly available related information, once it is available. The following is a brief summary of the questions, comments, and requests made by the community.

Q: Where are/ will the trails be located?

A: The municipal trails coordinator is reviewing the project location and will inform us the location and placement of trails.

Q: (In regards to the cul-de-sac intersection with De Armoun, from the current resident of Collier Subdivision Lot 1) Why does the road directly abut the Collier Subdivision Lot1 lot line? Can it be moved farther away from said property?



A: The cul-de-sac access ROW is placed in such a way because there is an existing house on proposed lot 12. Said house also has a septic system, which the ROW has to be 10 feet away from the nearest standpipe. Both of these factors affect the access position.

Q: Will there be any road access or driveways via Our Own Lane?

A: No, no access is being considered for Our Own Lane.

Q: Will you be removing vegetation from the southern slope of Lot 5, 6, & 7? I have concerns about erosion and flooding.

A: There are no plans to clear or develop the southern slope of the project location. Lots 5, 6, & 7 are very large to allow ample room to develop at the northern ends of the proposed lots.

Q: On previous plats notes have been added that no soil movement or modification to drainage patterns could occur that would impact nearby rights-of-way or neighboring property. I do not see such a note on this plat and would like one to be added.

A: The plat notes you are seeing are notes laid out and required by the planning department. They will tell us what notes need to be added to the plat. I will record your request for our submission though.

Q: What is the drainage plan for the road/access?

A: A drainage plan will be done prior to the plat recording, and requirements will have to be met so as to not negatively affect any neighbouring properties.

Q: Will there be enough room for snow along the cul-de-sac access?

A: This will be a dedicated ROW with a paved road, allowing ample room for snow.

Q: How will water rights be impacted

A: A well and soils report will be required before the plat is approved. The documents will be submitted to the municipality and will be publically available through them.

Q: When will the development start?

A: Likely this summer of 2021.

Q: Will the well and soils reports be finished before this plat is recorded.

A: Yes, all required reports will be submitted for review and approval before a final plat can be approved.

Q: How and when will the community be able to comment to the municipality on this subdivision?



A: As soon as the preliminary plat is submitted and there is a case number the community and start submitting comments and everything submitted is public. Also there will be a public hearing at the Platting Board and community members can attend and speak at it.

Generally, the community had several concerns regarding drainage and the clearing of vegetation. There were also several discussions of where trails might be put. As well as discussions about where current trails actually lay, with some disagreement between community members. There were statements that Our Own Lane collects water in the winter. A request was made to notify community members of the drainage, well, and soil reports. The emails of individuals interested in receiving the reports were collected.

Community Meeting Notification: Palaterra Subdivision Platting Action

WEDNESDAY, MARCH 3 @ 7 PM

This is a Zoom Meeting

Meeting ID: 998 3604 6463

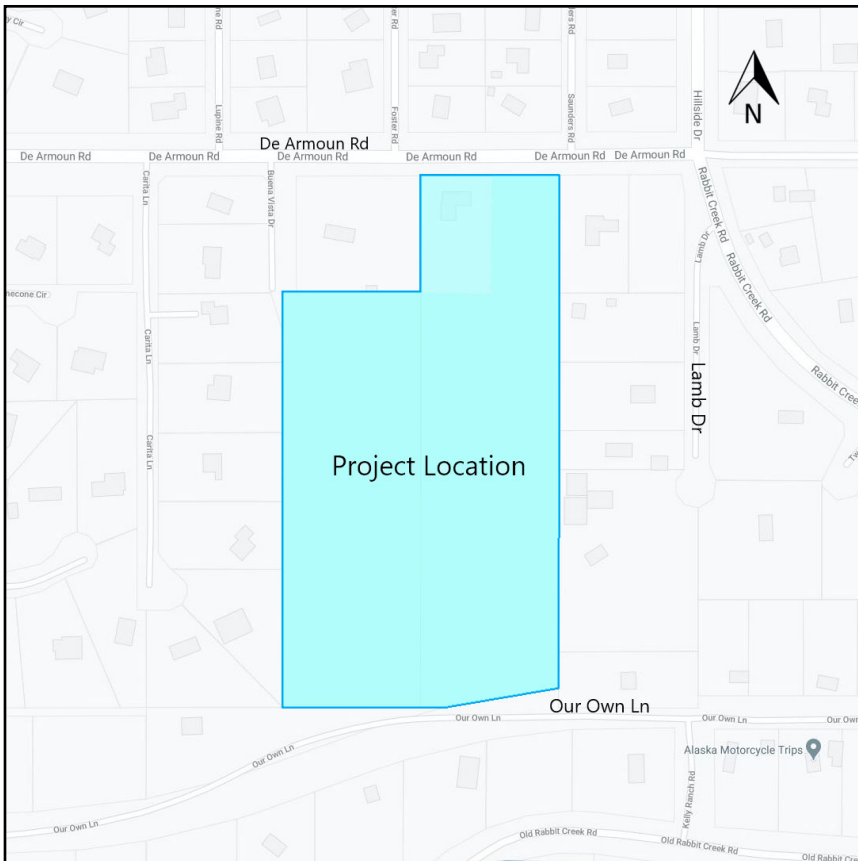
Passcode: 379146

Local Dial In Number: +1 253 215 8782

S4 Group, LLC will be holding a Zoom presentation for the Rabbit Creek Community for a platting action. Wherein representatives of the proposed project will provide an overview of the platting action, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: craigb@s4ak.com or (907) 306-8104.

The project site is located south of De Armoun Rd and west of the intersection of De Armoun Rd, Upper Dearmoun Rd, Hillside Dr, and Rabbit Creek Rd; also known as, Palaterra Block 2A & 3A.

For instructions on how to join a Zoom Meeting go to: support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting



«Name»
«Street»
«City», «AK» «Zip»

Zoom Provided Meeting Detail Report
Palaterra Subdivision Community Meeting

Meeting ID	Participants	Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
998 3604 6463	27	Ron Yeager	ron.j.yeager@gmail.com	3/3/2021 18:46	3/3/2021 19:43	57
998 3604 6463	27	Kate Sauve (Host)	kate@s4ak.com	3/3/2021 18:46	3/3/2021 19:45	59
998 3604 6463	27	Ben Phipps		3/3/2021 18:50	3/3/2021 19:43	53
998 3604 6463	27	Craig Bennett		3/3/2021 18:53	3/3/2021 19:44	52
998 3604 6463	27	Dan's iPhone		3/3/2021 18:56	3/3/2021 19:10	15
998 3604 6463	27	Chaput_Cindy	chaput_cindy@asdk12.org	3/3/2021 18:56	3/3/2021 19:43	48
998 3604 6463	27	Brandon Marcott		3/3/2021 18:57	3/3/2021 19:44	48
998 3604 6463	27	Derek Strickland		3/3/2021 18:58	3/3/2021 19:45	47
998 3604 6463	27	RCCC Ann Rappoport		3/3/2021 18:58	3/3/2021 19:44	46
998 3604 6463	27	John Reese	j.edgar@gmail.com	3/3/2021 18:59	3/3/2021 19:44	45
998 3604 6463	27	Brande McGovern		3/3/2021 18:59	3/3/2021 19:44	45
998 3604 6463	27	Michelle Turner	anchoragearea.democrats@gmail.com	3/3/2021 18:59	3/3/2021 19:43	44
998 3604 6463	27	19072273881		3/3/2021 18:59	3/3/2021 19:35	36
998 3604 6463	27	mblakeslee		3/3/2021 19:00	3/3/2021 19:30	31
998 3604 6463	27	Paul		3/3/2021 19:00	3/3/2021 19:44	44
998 3604 6463	27	Dianne Holmes (Chuck Holmes)		3/3/2021 19:01	3/3/2021 19:45	44
998 3604 6463	27	Josh Brown		3/3/2021 19:02	3/3/2021 19:30	28
998 3604 6463	27	Nowlin Withers	nowlinw@icloud.com	3/3/2021 19:04	3/3/2021 19:43	39
998 3604 6463	27	Kelly McGovern	mcgovern@gci.net	3/3/2021 19:05	3/3/2021 19:43	39
998 3604 6463	27	iPad (2)		3/3/2021 19:06	3/3/2021 19:14	8
998 3604 6463	27	Nancy Pease		3/3/2021 19:06	3/3/2021 19:43	37
998 3604 6463	27	Bill Taylor		3/3/2021 19:07	3/3/2021 19:33	26
998 3604 6463	27	iPad (2)		3/3/2021 19:15	3/3/2021 19:15	1
998 3604 6463	27	Riki Lebman	skateskis@gmail.com	3/3/2021 19:15	3/3/2021 19:43	28
998 3604 6463	27	iPad (2)		3/3/2021 19:15	3/3/2021 19:45	30
998 3604 6463	27	Judy Michael		3/3/2021 19:18	3/3/2021 19:43	25
998 3604 6463	27	Dan's iPhone		3/3/2021 19:11	3/3/2021 19:44	34



Scale 1" = 100'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	136.18	150.00	052°01'01"	131.55
C2	374.09	747.45	028°40'33"	370.20
C3	112.90	250.00	025°52'28"	111.94
C4(R)	274.63	1960.00	008°01'41"	274.41
C5	31.37	20.00	089°51'15"	28.25
C6	108.94	120.00	052°01'01"	105.24
C7	186.22	777.45	013°43'26"	185.78
C8	202.88	777.45	014°57'07"	202.31
C9	24.93	280.00	005°06'06"	24.92
C10	60.67	280.00	012°24'53"	60.55
C11	40.85	280.00	008°21'29"	40.81
C12	32.18	50.00	036°52'12"	31.62
C13	41.83	50.00	047°56'18"	40.62
C14	35.76	50.00	040°58'29"	35.00
C15	37.97	50.00	043°30'47"	37.07
C16	39.76	50.00	045°33'29"	38.72
C17	66.11	50.00	075°45'21"	61.40
C18	32.18	50.00	036°52'12"	31.62
C19	34.40	220.00	008°57'31"	34.36
C20	64.95	220.00	016°54'57"	64.72
C21	107.66	717.45	008°35'51"	107.56
C22	251.42	717.45	020°04'42"	250.13
C23	163.42	180.00	052°01'01"	157.86

Notes:

- Easements by document shown where plotted and dimensioned for reference purposes only. The recorded easement documents should be used to verify and establish location, rights and permitted used.
- All Lot corners will be set with 5/8" X 30" rebar with 1 & 1/4" yellow plastic cap except as shown.
- 50' Temporary turnaround to be abandoned when a connecting street right of way is platted per plat 67-124.
- Distances shown to the foot are to that foot.
- 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 Municipality of Anchorage Building Safety Office.
- 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.
- All lot lines are non-radial unless otherwise noted.
- Right-of-Way Easement, including 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 January 20, 1953, Book 84 Page 297. (Blanket Easement) Not dedicated this plat. Release of Right-of-Way, recorded October 12, 2017 as Instrument No. 2017-042562-0.
- Right-of-Way Easement, including 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 January 20, 1953, Book 84 Page 298. (Blanket Easement) Not dedicated this plat. Release of Right-of-Way, recorded October 12, 2017 as Instrument No. 2017-042561-0.

TAX CERTIFICATION

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

Authorized Official _____ Date _____

APPROVALS

Platting Officer _____ Date _____

Municipal Surveyor _____ Date _____

OnSite Water and Wastewater _____ Date _____

Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the municipality all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each one foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the municipality.

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Name: _____ Title: _____

Signature: _____

Colony Builders Inc.
9420 Vanguard Drive #A
Anchorage, AK 99503

Notary Acknowledgement

Subscribed and sworn before me this _____ day of _____ 2021.

For: _____

My commission expires _____ Notary Public _____

SURVEYOR'S CERTIFICATE

I, Benjamin C. Holmstrom, professional land surveyor, do hereby certify that the plat of _____ is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by _____ Monuments to be set by _____

PLAT APPROVAL

Plat approved by the Municipal Platting Authority this _____ day of _____ 2021

Authorized Official _____



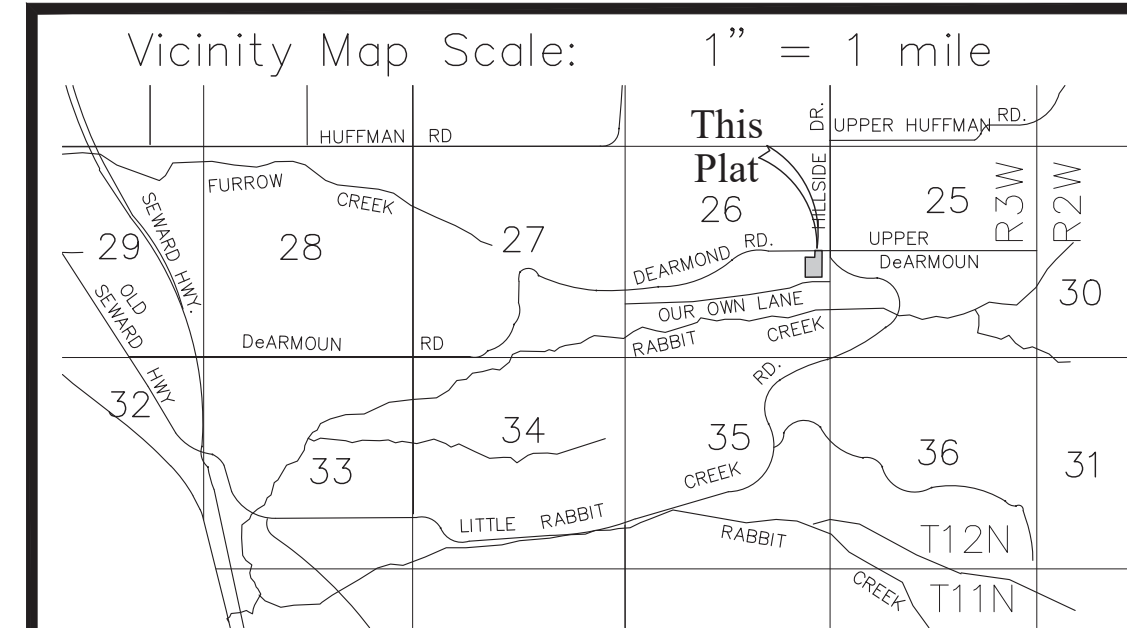
ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this _____ day of _____ 2021.

Municipal Clerk _____

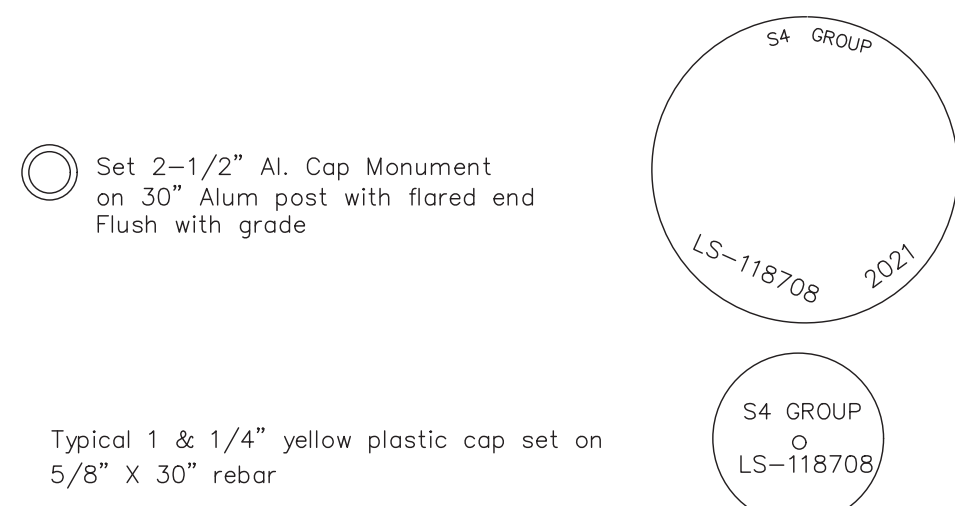
Mayor of Anchorage _____



**A Preliminary Plat of:
Lots 1-12,
Palaterra Subdivision
Addition 2, with Variance**

A RESUBDIVISION OF: BLOCKS 2A & 3A, PALATERRA SUBDIVISION, ACCORDING TO PLAT NO. 2019-87, LOCATED WITHIN THE SE1/4, SECTION 26, T12N, R3W, S.M., ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND CONTAINING 17.024 ACRES, MORE OR LESS.

S4 Group	Land Surveying Land Development Consultants Subdivision Specialists Construction Surveying	124 E 7th Avenue Anchorage, Alaska 99501 (907) 306-8104 mail@S4AK.com
	Scale 1" = 100' Field Book: MOA Case: S	Job No: 2021-08 Date: 2/10/2021



Typical 1 & 1/4" yellow plastic cap set on 5/8" X 30" rebar