



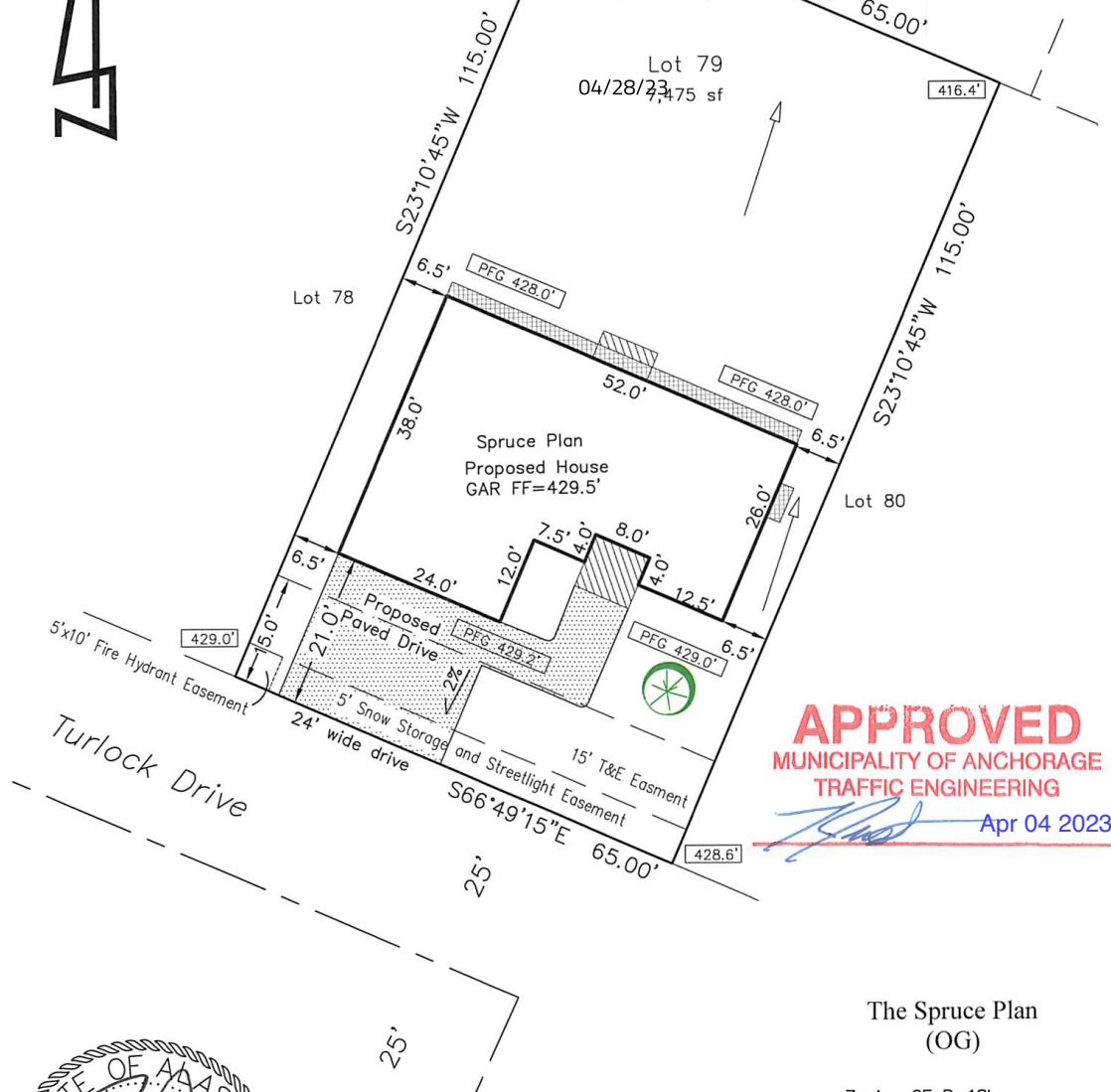
Taylor J Travers
1:16 PM

Municipality of Anchorage
Planning Department
**REVIEWED FOR COMPLIANCE
WITH AMC TITLE 21**

X23-1274

04/07/23

All work shall be completed as shown. Plans and specifications shall not be altered without first obtaining a valid change order.



APPROVED
MUNICIPALITY OF ANCHORAGE
TRAFFIC ENGINEERING
[Signature] Apr 04 2023



- Notes:
1. All elevations are from approved grading plan.
 2. One deciduous tree to be planted per 21.07.080.E.4.c.
 3. Contractor to verify locations of improvements and elevations.
 4. See architectural plans for additional information.

The Spruce Plan
(OG)

Zoning CE R-1SL
Setbacks
Front 20'
Side 5'
Back 10'
Lot Coverage Allowed 30%

Drainage
Proposed Finish Grade
Elevation
PFG 100.0'
100.0'

**S4
Group**

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
AEC# 173042
124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@S4AK.com

Plot Plan				Legend:			
Legal Description: Lot 79, Block 6, Eagle Pointe Subdivision, Phase 12				Set Rebar with Cap			
				AL. Monument			
Parcel No. 05094158000				Found Rebar			
				Monument			
Address: 8715 Turlock Drive				Well			
				Septic			
Survey Certification: I hereby certify that a Mortgagee's Inspection was performed on the described property. Notes: It is the owner's responsibility to determine the existence of any easements, covenants, or restriction which are not on the recorded subdivision plat. It is the contractor's responsibility to check top of foundation grade & building setbacks in relation to property lines and easements.				Pavement			
				Overhang			
				Wood Deck			
				Concrete			
Checked by: SC		Drawn by: BH		Scale 1" = 20'		Grid SW0153	
Job 2023-05		Field Book: N/A		Plat: 2015-74		Date: 3/22/2023	

- Legend:
- Set Rebar with Cap
 - AL. Monument
 - Found Rebar
 - Monument
 - Well
 - Septic
 - Pavement
 - Overhang
 - Wood Deck
 - Concrete