

MUNICIPALITY OF ANCHORAGE



Development Services Department
On-Site Water & Wastewater Section

Phone: (907)343-7904
Fax: (907)343-7997

Certificate of On-Site Systems Approval

OSC261166

Parcel ID 017 -431-06 Expiration Date: 6/6/2027

Legal description GREENBROOK BLK 4 LT 11

Site address 12530 FREITAG CIR


Current property owner(s) BRUNTON IAN A

The On-site system(s) is/are approved for 3 bedrooms

Conditional approval for bedrooms, with the following stipulations:

Comments or conditions:

No comments

By:  Original Certificate Date: 6/15/2026

This Certificate of On-Site Systems Approval (COSA) is intended to demonstrate the subject system(s) is/are in substantial compliance with municipal code. The Municipality of Anchorage, Development Service Department (DSD) issues COSAs based upon representations provided by an independent professional engineer. The Municipality of Anchorage is not responsible for errors or omissions in the professional engineer's submittal.

ATTACHMENTS:

COSA Checklist	<u> X </u>	Well Flow Advisory	<u> </u>
Absorption Field Advisory	<u> </u>	Nitrate Advisory	<u> </u>
Tank Age Advisory	<u> X </u>	Arsenic Advisory	<u> </u>
Other	<u> </u>		

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Certificate of On-Site Systems Approval Application

1. GENERAL INFORMATION

Parcel I.D. 017-431-06000

Complete legal description Greenbrook Block 4 Lot 11

Location (site address) 12530 Freitag Cir

Current property owner(s) Ian Brunton Day phone _____

2. ON-SITE SYSTEMS SIZED FOR 3 BEDROOMS

3. TYPE OF WATER SUPPLY: Private Well serving # _____ dwelling units

Other Non-public well as regulated by MOA Water Storage

Community Well or Public

4. TYPE OF WASTEWATER DISPOSAL: Private Septic Private Septic serving 2 dwelling units

Holding Tank Community Septic or Public Sewer

5. SEPTIC TANK: Steel Plastic Concrete Fiberglass

Age 25 - See advisory if steel or fiberglass older than 20 years

6. ABSORPTION FIELD: AWWTS Bed Deep Trench Wide Trench Seepage Pit

Waiver request for: _____ Distance: _____

Expedited review requested:

By applying for this entitlement, this property is subject to inspection by municipal On-site staff to verify the accuracy of the information provided.

COSA Fee \$ 600

Date of Payment 6/1/2026

COSA # 05C261166

Waiver Fee \$ _____

Date of Payment _____

Waiver # _____

COSA Checklist

Legal Description: Greenbrook Block 4 Lot 11 Parcel ID: 017-431-06

If more than 1 well and/or septic system on lot, provide separate checklist. Structure served by this system 1

A. WELL DATA

Well log is filed with Onsite (or attached)
Date drilled _____ Total depth _____ ft
Cased to _____ ft
 Sanitary seal is functioning correctly
 Wires are properly protected
Casing height (above ground) _____ in.
Date of flow test for COSA _____
Static water level at beginning of test _____ ft.
Comments Community water system

Well production at time of test _____ gpm
Water storage tank volume _____ gallons
Well disinfected for coliform test? Yes No
 Coliform bacteria is Negative
Nitrate _____ mg/L Nitrate less than MRL (ND)
Arsenic _____ ug/L Arsenic less than MRL (ND)
Collected by _____
Date _____

B. TANK DATA

Measured operating fluid level in septic tank 42"
Date of pumping 6/6/2026
 Required maintenance completed, if AWWTS
Comments: _____

C. LIFT STATION

Required maintenance completed
Age of lift station 25 years
Lift station material Steel
Comments: _____

D. DISPOSAL FIELD DATA

Which system tested (date installed) 9/27/1995
 ALL standpipes present per record drawing
Total measured depth from grade 4.07 ft (max)
Measured depth to pipe invert from grade _____ ft (min)
 N/A – pressurized field.
 Per record drawings, field is insulated.
 Monitor tubes go to bottom of effective.
If not, state depth into effective _____
 Presoaked required if
(Required if house vacant or field not used for more than 30 days prior to date of test)
Gallons introduced _____ gallons _____ date
Any rejuvenation treatment (past 12 months) N/A
If yes, enter date _____

Adequacy test date 6/1/2026
Results Pass
Fluid depth prior to test 0 in
Water added 458 gal
New fluid depth 0.1 in
Elapsed time 128 min
Final fluid depth 0 in
Absorption rate 450 gpd

FIELD STATUS – POST RECOVERY

Effective depth (per record drawings) 6 in
Effective depth used 0 in
Effective depth remaining 6 in

Comments/Deficiencies: _____

E. SEPARATION DISTANCES

From Well on Lot to: (Please enter distances if less than required)

- | | | | |
|---|---|---|---|
| Septic Tank/Lift Station on Lot \geq 100' | <input type="checkbox"/> Yes if No _____ ft | Sewer Manhole/Cleanout \geq 100' | <input type="checkbox"/> Yes if No _____ ft |
| Neighboring Tank \geq 100' | <input type="checkbox"/> Yes if No _____ ft | Sewer Service/Septic Line \geq 25' | <input type="checkbox"/> Yes if No _____ ft |
| Disposal Field on Lot \geq 100' | <input type="checkbox"/> Yes if No _____ ft | Holding Tank \geq 100' | <input type="checkbox"/> Yes if No _____ ft |
| Neighboring Disposal Fields \geq 100' | <input type="checkbox"/> Yes if No _____ ft | Animal Containment \geq 50' | <input type="checkbox"/> Yes if No _____ ft |
| Sewer Line/Main \geq 100' | <input type="checkbox"/> Yes if No _____ ft | Manure/Animal Excreta Storage \geq 100' | <input type="checkbox"/> Yes if No _____ ft |

N/A – Served by Community Well (not on lot) or Public Water

From Septic/Holding Tank and Disposal Field(s) on Lot to: (Please enter distances if less than required)

- | | | | |
|------------------------------------|--|--|--|
| Tank to Foundation \geq 10' | <input checked="" type="checkbox"/> Yes if No _____ ft | Surface Water \geq 100' | <input checked="" type="checkbox"/> Yes if No _____ ft |
| Field to Foundation \geq 10' | <input checked="" type="checkbox"/> Yes if No _____ ft | Wells on Adjacent Lots: | |
| Tank to Property Line \geq 5' | <input checked="" type="checkbox"/> Yes if No _____ ft | Wells \geq 100' | <input checked="" type="checkbox"/> Yes if No _____ ft |
| Field to Property Line \geq 10' | <input type="checkbox"/> Yes if No <u>0</u> ft | Community Wells \geq 200' | <input checked="" type="checkbox"/> Yes if No _____ ft |
| Water Main/Service Line \geq 10' | <input checked="" type="checkbox"/> Yes if No _____ ft | If tank or field is under driveway comment below | |

F. ENGINEER'S COMMENTS

Waiver request for 1988 bed SAS approved 0' from property line. #WR010053

G. CERTIFICATION & STATEMENT OF INSPECTION BY ENGINEER

As certified by my seal affixed hereto and as of the validation date shown below, I verify that my investigation, based on procedures outlined in the Certificate of On-Site Systems Approval Guidelines, indicates that the on-site water supply and/or wastewater disposal system appears to comply with applicable Municipal and State codes, ordinances, and regulations in effect at the time of installation, unless noted otherwise.

Name of Firm AK Built Construction & Design, LLC Phone 9078549115
 Engineer's Printed Name Robert Colles, PE Date 6/12/2026



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Lift Station/Pump Vault

Maintenance Log

Owner Ian Branton Street Address 12530 Freitag Cir

Anchorage, Alaska 99516

Septic Tank:

•Sludge level 4 inches •Pumping: required yes no •Pumping completed yes no

Lift station:

•Pump basket cleaned yes no •Effluent filter cleaned yes no
•Control floats cleaned yes no •Proper float settings confirmed yes no
•Operation satisfactory yes no

Alarm System:

•Dedicated electrical alarm circuit yes no •Audible and visual alarm inside dwelling yes no
•Alarm system operation satisfactory not satisfactory

Manhole Riser

•Ground water intrusion at riser to tank connection yes no
•Ground water intrusion around pipe penetrations yes no •Weep hole functional yes no
•Manhole lid: Functional yes no Insulated yes no Properly Secured yes no

Other

•All manufacturer required inspections and maintenance completed yes no

Comments:

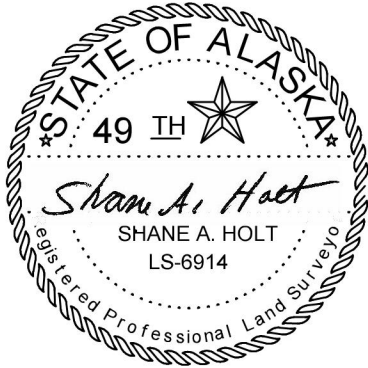
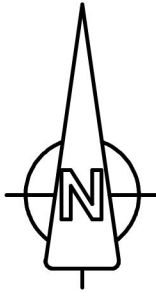
Qualified Maintenance Provider:

Technician Jacob Tramp

Date of maintenance 6/6/26

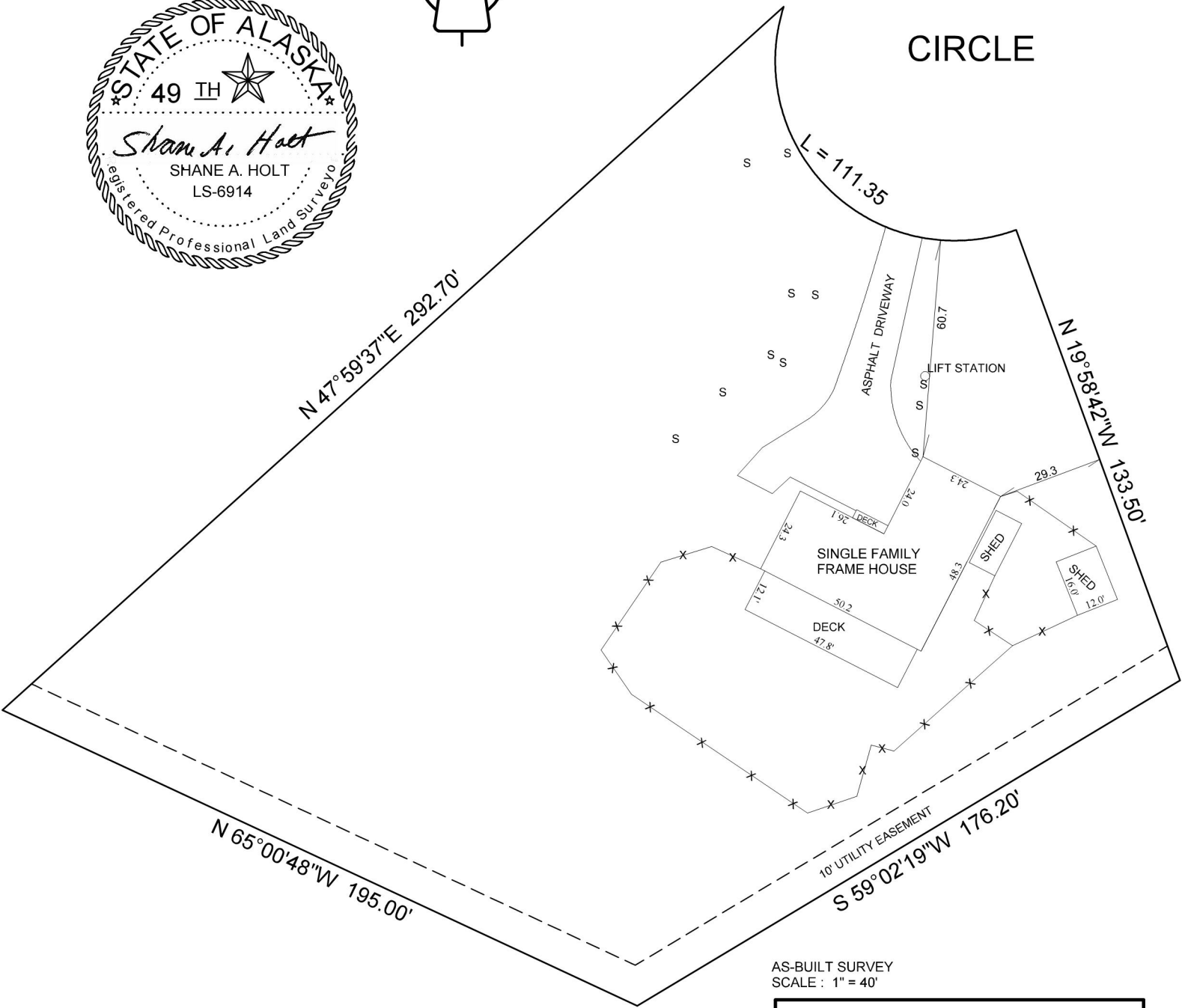
Company Alaska Quality Septic

Signature Jacob Tramp Date 6/6/26



FREITAG

CIRCLE



AS-BUILT SURVEY
SCALE : 1" = 40'

I HEREBY CERTIFY THAT I HAVE PERFORMED A MORTGAGEE'S INSPECTION OF THE FOLLOWING DESCRIBED PROPERTY.
LOT 11, BLOCK 4, GREENBROOK SUB.

ANCHORAGE RECORDING DISTRICT, ALASKA AND THAT THE VISIBLE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND THAT NO VISIBLE ENCROACHMENTS EXIST OTHER THAN NOTED.

DATED AT ANCHORAGE, ALASKA THIS 15TH DAY OF AUGUST 2005 .
HOLT LAND SURVEYING 9853, FB 119-67
TEL. 345-5513

THE INFORMATION HEREON IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS AND IS NOT TO BE USED FOR POSITIONING ADDITIONAL STRUCTURES OR FENCELINES.

EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN ON THE RECORDED PLAT, ARE NOT SHOWN HEREON.

NOTE: ANY FENCELINES SHOWN ARE LOCATED APPROXIMATELY AND ARE NOT TO BE USED TO DETERMINE PROPERTY LINES OR LOCATE STRUCTURES.
ANY PAVING SHOWN MAY BE APPROXIMATE DUE TO SNOW CONDITIONS.

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Septic Tank Advisory

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Subdivision: Greenbrook Block:4, Lot: 11

The septic tank for this property is 25 years old. The average life of an asphalt coated steel septic tank is 20 years. Typical replacement costs are \$15,000 or more, not including engineering, surveying, MOA permitting fees or site restoration.

Steel septic tanks utilizing "Coal Tar Pitch" coatings are subject to corrosion as the steel reacts to water and rusts. These tanks have a finite lifespan buried in the ground. These tanks can become structurally compromised and pose a health risk. They could collapse and/or leak untreated wastewater directly into groundwater.

In the interest of protecting public health and the environment, the Municipality of Anchorage Development Services Department has issued Policy W.05 Standard of Care Regarding the Inspection of Steel Septic Tanks when Performing COSA Inspection. Please request a copy of this policy from the Department if interested.

This advisory must be attached to all copies of the subject Certificate of On-Site Systems Approval.