

**PLANNING DEPARTMENT
CURRENT PLANNING STAFF ANALYSIS
PLATTING**

DATE: August 3, 2022

CASE: S12671
Irene Heights Subdivision, Lots 1-5
Subdivision of one (1) tract into five (5) lots.

GRID: SW3138

SITE: 12.1 acres

LAND USE: Residential

UTILITIES: On-site septic and well

TOPO: Sloping property towards Little Rabbit Creek

VEGETATION: Existing vegetation

ZONING: R-9 Low-Density Residential (2 acres) district

COMPREHENSIVE PLAN
Classification: Large-lot residential per the *Anchorage 2040 Land Use Plan Map*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-6	R-6/ R-6 SL	R-6	R-9
Land Use:	Residential	Residential	Residential	Residential

ATTACHMENTS

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit

REQUEST

This is a request to subdivide one (1) tract into five (5) lots. This request is being made to develop the property for future single-family residential dwellings on the proposed five lots.

AGENCY COMMENTS

1. **Utilities:**
Utility easements have been requested.

2. **Addressing:**
 - a. In the platted area:
 - i. Street name is Snow Flake (at this location) please correct label.
 - ii. Street name is Mesa Place (not Drive), please correct label.
 - iii. Street name is Wind Song Dr (not Windsong Dr), please correct label.
 - iv. NEW proposed street must be named with a unique name. The street Type will be Circle. You may visit the Addressing website for existing names for the proposed subdivision <https://streetnamesmasterlist.muni.org>, but please also contact Addressing for approval. addressing@muni.org or 907-343-8466
 - v. Lot 2' & 3 River Hills Estates was recently subdivided. Plat 2022-22, and is now Lot 2A, please update to current legal
 - vi. There seems to be two preliminary subdivision names between all documents. Please verify the name proposed for the subdivision. You may need to submit correction so everything will match.

3. **Alaska Department of Transportation:**
ADOT had no objections to the proposed subdivision.

4. **Anchorage Water and Wastewater Utility:**
 - a. AWWU water and sanitary sewer are not available to these parcels.
 - b. These parcels are located outside of AWWU's Water Service District.
 - c. Wastewater facilities are to be in accordance with the Hillside District Plan (HDP) adopted per AO2010-22. This property is located outside the max perimeter of Public Sewerage per HDP.
 - d. AWWU has no objection to this platting action.

5. **ASD:**
ASD had no objections to the proposed subdivision.

6. **Fire Prevention:**
No comments received.

7. **Non-Motorized Transportation Coordinator:**

No comments received.

8. **On-Site Water and Wastewater Services (OSWWS):**

On-site has the following comment:

a. Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:

1. That there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes.
2. The capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65 part 4 for requirements.

9. **Private Development:**

a. Roads:

The subject parcel is bounded by the following right-of-way:

- East 156th Avenue, to the south is a Class IB, Neighborhood Collector

b. Peripheral Improvements:

- i. Construct East 156th Avenue to municipal standards as a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications fully fronting and adjacent to the proposed subdivision in accordance with AMC 21.08.050.F.2.
- ii. Construct a separated soft surface trail for non-motorized use along the East 156th Avenue peripheral improvements and resolve the exact alignment and width with the Non-motorized Trail Coordinator and Private Development.
- iii. Windsong Drive shall be improved to municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications. Improvements would be required from West Circle to East 156th Avenue.

- iv. Construct the internal street to the proposed subdivision, to municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications with a 39.5-foot radius cul-de-sac bulb at the northern terminus.

c. Dedication:

- i. The petitioner shall dedicate an additional 5-feet of right-of-way along the southern property boundaries of proposed lot 1 and 2 for East 156th Avenue per AMC 21.08.04.A.2.
- ii. The petitioner shall dedicate a 60-foot wide right-of-way for the internal street to the proposed subdivision, and a 50-foot radius cul-de-sac bulb right-of-way at the northern terminus of the internal street.

d. Subdivision Agreement Requirements:

Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include the asphalt street, traffic control devices, street signs, monuments, drainage facilities and utilities.

e. Drainage:

Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.

f. Plat Notes:

- a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.

- b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.

10. **Right-of-Way Division:**

- a. No comment.

11. **Traffic Department:**

Traffic Engineering recommends approval of this preliminary Plat with the following comments.

- a. This proposed subdivision has frontage along E. 156th Avenue. This segment of E. 156th has potential for access from Windsong Drive on west end and from Shaman Place from the new Spruce Terrace subdivision.
- b. E. 156th is classified as a Neighborhood collector and is currently undeveloped. Windsong Drive is a local road and is not developed to municipal standards after the intersection with Sandpiper Drive. Shaman Place is being developed to municipal standards as part of the new Spruce Terrace Subdivision.
- c. If primary access is from Windsong Drive, Windsong Drive needs to be upgrade to the minimum standards required by Private Development for road width and drainage. If access is through the Spruce Terrace subdivision. E. 156th needs to be developed to similar standards required for the Spruce Terrace subdivision for pavement and pathway along the collector roadway.
- d. Dedicate 35 feet of right-of-way along southern property frontage for E. 156th Avenue.

12. **Watershed Management Services:**

- a. Prior to recording the final plat, this property will require watercourse mapping and approval of the mapping by WMS. Any waterways discovered during the mapping process will be required to be shown on the plat with appropriate easements or plat notes.

- b. Add the following plat note:
There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.

COMMUNITY COUNCIL & PUBLIC COMMENTS

On June 8th, 2022, 92 public hearing notices were mailed. No public comments were received discussing the subdivision plat. The Rabbit Creek Community Council provided comments.

STAFF ANALYSIS

The petition site is located north of East 156th Avenue, west of Mesa Place, and south of Rabbit Creek Road, in the Rabbit Creek Community Council area. The subdivision request is being made to prepare the property for construction of five (5) single-family homes. The property was zoned on April 10, 1984 as part of the areawide zoning. The proposed lots meet the minimum lot size and width required by the R-9 zoning districts.

Road Improvements and Dedication

East 156th Avenue

The *Official Streets and Highways Plan* identifies E. 156th Avenue as a “Neighborhood Collector IB” with a minimum right-of-way width of 70 feet. Staff is requesting a condition to dedicate 35 feet of right-of-way for the northern half of E. 156th Avenue and to construct E.156th Avenue as a 20-foot wide strip paved street along the full frontage of the subdivision. This includes a separated soft surface trail for non-motorized use. The exact location to be resolved with Private Development and the Non-motorized Transportation Coordinator.

Windsong Drive

The petitioner shall construct Windsong Drive to municipal standards as a 20-foot wide strip paved street from West Circle to E. 156th Avenue, as required for the Class B improvement area. No right-of-way dedication is required at this time. Windsong Drive is a local road with an existing 60-foot dedication.

Unnamed cul-de-sac

The petitioner shall construct the internal street to the subdivision with a 39.5 radius cul-de-sac bulb at the northern terminus. Dedicate 60 feet of right-of-way for the internal street with a 50-foot radius cul-de-sac bulb.

Staff is also requesting a condition that prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class B area improvements including a comprehensive site grading and drainage plan. Any required drainage improvements shall be designed per the most current Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

Trails

Taking into consideration Private Developments comments, staff has made a condition of approval to require the petitioner to dedicate a 20-foot wide trail easement and to clear the vegetation within the easement as shown along the eastern boundary of the subdivision north of E. 156th Avenue. E. 156th Avenue is identified as an unpaved secondary trail connection in the *Areawide Trails Plan* and *Hillside District Plan*. Planning has placed a condition of approval for the applicant to construct a separated soft surface trail for non-motorized use along E. 156th Avenue and to resolve the alignment and width with the Non-Motorized Transportation Coordinator and Private Development.

Conformance with Adopted Plans

This preliminary plat appears to generally conform with the petition site’s classification, as well as, the following policies of the 2040 Anchorage Land Use Plan:

Land Use Policy 4.1

Provide sufficient land to meet the diverse housing needs of Anchorage’s citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities

This subdivision is located within a rural area of the Municipality which will provide additional lots for those seeking a rural large-lot parcel to purchase. In addition, this platting action will increase the number of residential lots within the Municipality that are ready for residential development.

Land Use Policy 5.1

Implement recommended land use patterns and growth in context with existing infrastructure capacity and planned improvements for utilities, streets, trails, public transit, parks, green infrastructure, and schools.

The rural development of this subdivision is in keeping with the context of the surrounding neighborhood. Planned improvements for streets and utilities will allow the subdivision to be developed to municipal standards.

Drainage

In their comments, Watershed Management Services (WMS) has requested that the property be required to go through mapping and approval by WMS. Any waterways discovered during the mapping process shall be required to be shown on the plat along with the appropriate plat notes that may be required. With these comments in mind, staff has made these conditions of approval for this preliminary plat.

DEPARTMENT RECOMMENDATION

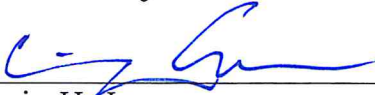
- A. Approval of the plat for 24 months subject to the following conditions:
1. Resolve utility easements.
 2. Prior to recording the final plat, this property will require water body mapping and approval of the mapping by WMS. Any waterways discovered during the mapping process will be required to be shown on the plat with appropriate setback plat notes.
 3. Enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include the asphalt street, traffic control devices, street signs, monuments, drainage facilities, and utilities for the following:
 - a. Construct East 156th Avenue to municipal standards as a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications fully fronting and adjacent to the proposed subdivision in accordance with AMC 21.08.050.F.2.
 - b. Construct a separated soft surface trail for non-motorized use along the East 156th Avenue peripheral improvements and resolve the exact alignment and width with the Non-motorized Transportation Coordinator and Private Development.
 - c. Construct Windsong Drive to municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications. Improvements are required from West Circle to East 156th Avenue.
 - d. Construct the internal street to the proposed subdivision to municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications with a 39.5-foot radius cul-de-sac bulb at the northern terminus.

4. Submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.
5. Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:
 - a. That there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes.
 - b. The capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65 Part 4 for requirements.
6. Dedicate 35 feet of right-of-way for the northern half of E. 156th Avenue.
7. Dedicate 60 feet of right-of-way for the internal street to the proposed subdivision, and the cul-de-sac dedication shall have a 50-foot radius cul-de-sac bulb and right-of-way at the northern terminus.
8. Dedicate a 20-foot trail easement along the eastern boundary of Lot 4 and Lot 5 between E. 156th Avenue and Little Rabbit Creek to the 20-foot trail easement dedicated by Plat 2021-40.
9. Place the following notes on the plat:
 - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
 - c. There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in

future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.

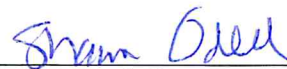
10. Make the following drafting changes:
 - a. In the platted area:
 - i. Street name is Snow Flake (at this location) please correct label.
 - ii. Street name is Mesa Place (not Drive), please correct label.
 - iii. Street name is Wind Song Dr (not Windsong Dr), please correct label.
 - iv. New proposed street must be named with a unique name. The street Type will be Circle. You may visit the Addressing website for existing names, <https://streetnamesmasterlist.muni.org> , but please also contact Addressing for approval. addressing@muni.org or 907-343-8466.
 - v. Lot 2 & 3 River Hills Estates was recently replatted, Plat 2022-22, and is now Lot 2A, please update to current legal.
 - vi. There seems to be two preliminary subdivision names between all documents. Please verify the name proposed for the subdivision. You may need to submit correction so everything will match.

Reviewed by:



Craig H. Lyon
Director

Prepared by:



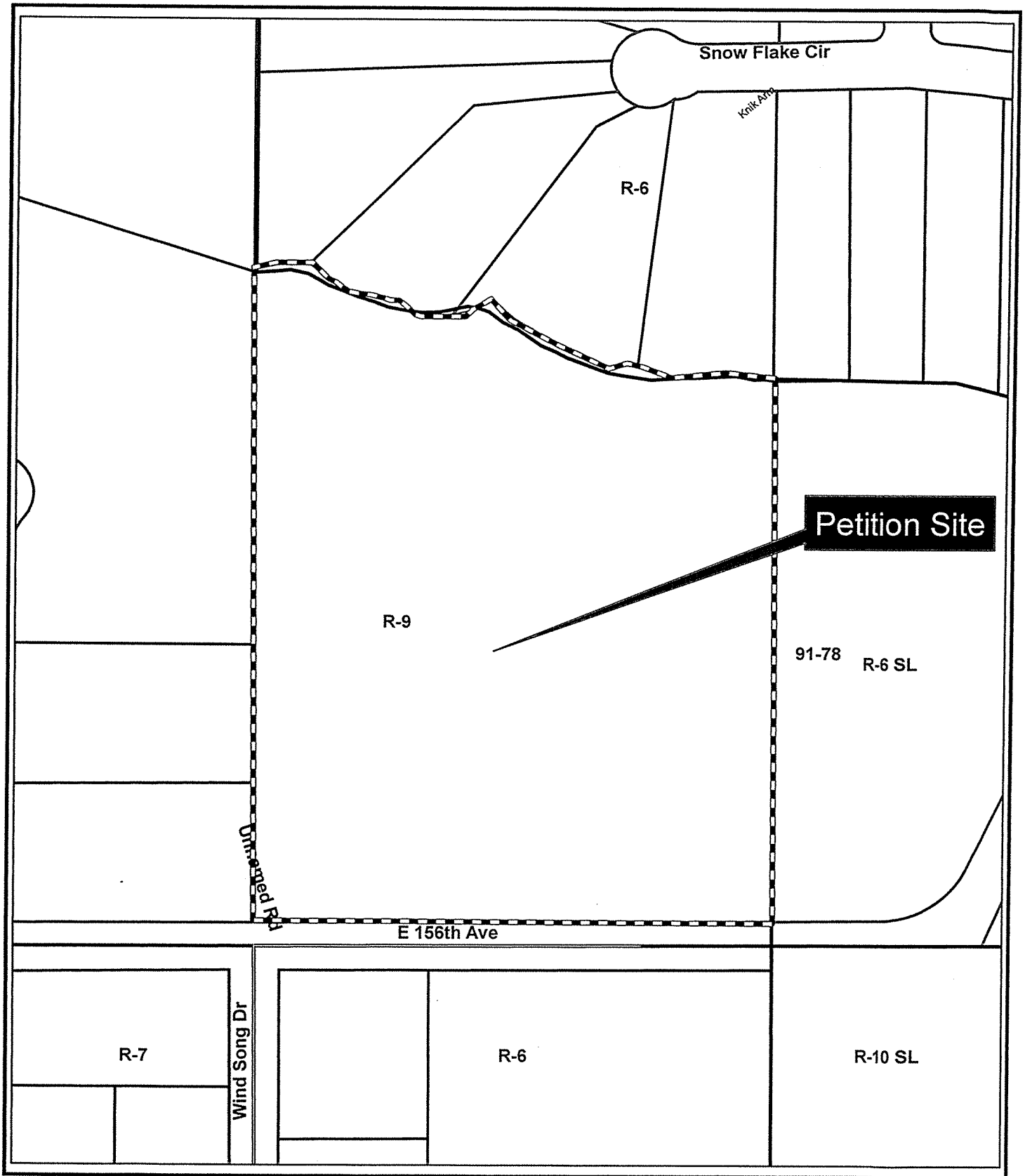
Shawn Odell
Senior Planner

Case S12671

1

MAPS

S12671

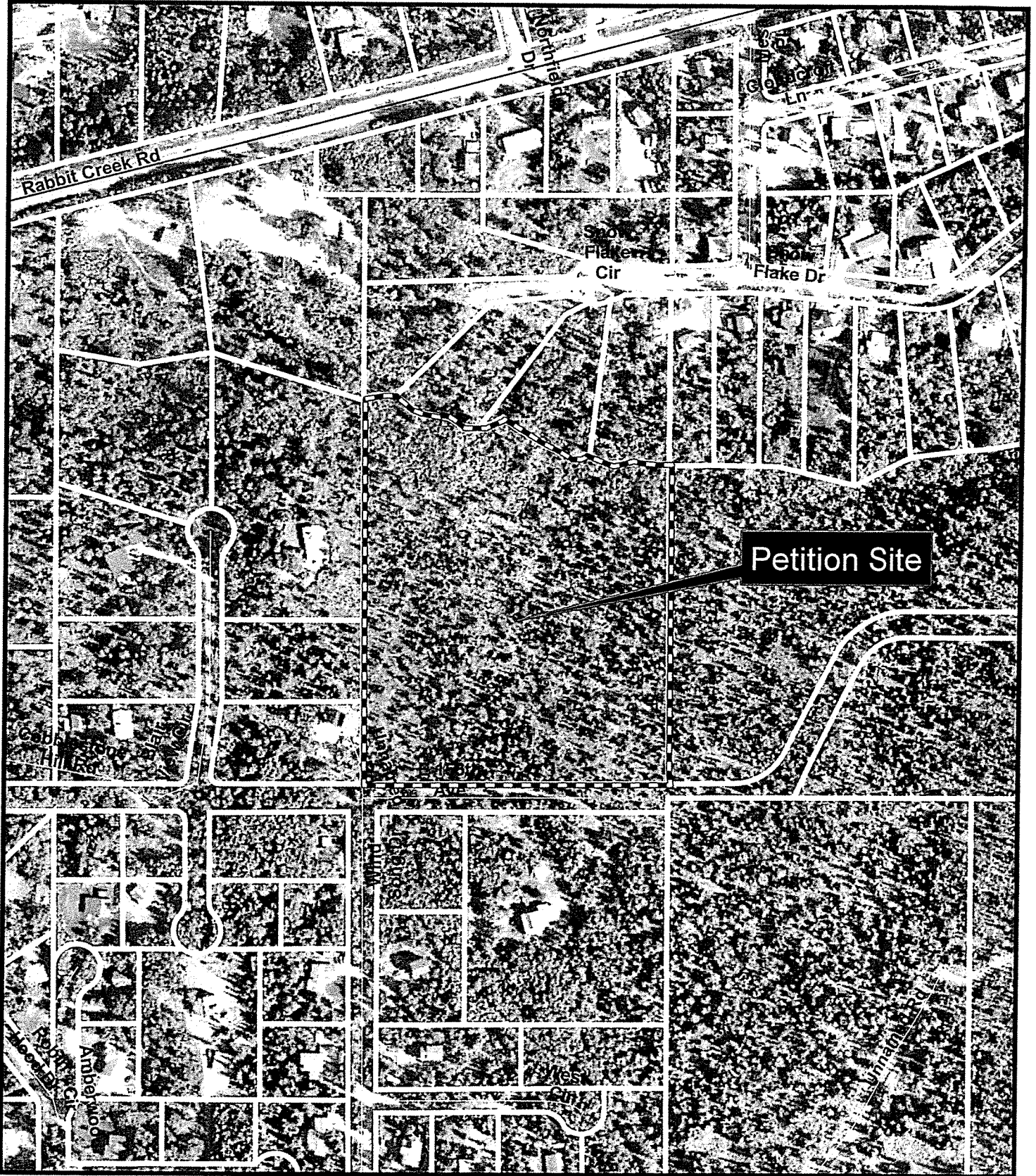


Municipality of Anchorage
Planning Department

Date: 5/4/2022



S12671



Municipality of Anchorage
Planning Department

Date: 5/4/2022



APPLICATION

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)	Ilnitkiy, Taras	Name (last name first)	Farpoint Land Services
Mailing Address	1120 Huffman Rd. #2	Mailing Address	1131 E. 76th Ave., Ste. 101
	Anchorage, AK 99516		Anchorage, AK 99518
Contact Phone - Day	907-744-7133, Ext. 2	Contact Phone - Day	907-270-7886
Evening		Evening	
Fax		Fax	
E-mail	info@homerewalal.com	E-mail	marc.eid@farpointak.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):	017-161-31-000		
Site Street Address:			
Current legal description: (use additional sheet if necessary)	Tract A, River Hills Estates, Plat No. 2021-40, Anchorage Recording District		
Zoning:	R9	Acreeage:	11.659
		Underlying Plat #:	2021-40
		Grid #:	SW3138
# Lots:	0	# Tracts:	1
		Total # parcels:	1

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary)		
Irene Heights Subdivision, Lots 1 - 5		
# Lots:	5	# Tracts:
		0
Total # parcels:	1	

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.

Marc Eid Farpoint Land Services

4/22/2022

Signature Owner Representative
 (Representatives must provide written proof of authorization)

Date

Marc Eid, Farpoint Land Services

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
<i>Shawn Odeh</i>	<i>1+1</i>	<i>\$5355.00</i>	<i>512671</i>	<i>07/06/22</i>

COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input type="checkbox"/> Rural	
Anchorage 2020 Major Elements – site is within or abuts:	
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area <input type="checkbox"/> Town center
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve
<input type="checkbox"/> Transit - supportive development corridor	<input type="checkbox"/> District/area plan area: _____
Chugiak-Eagle River Land Use Classification:	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Town center
<input type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area <input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area
Girdwood- Turnagain Arm Land Use Classification	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area <input type="checkbox"/> Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre <input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)	
Wetland Classification:	<input checked="" type="checkbox"/> None <input type="checkbox"/> "C" <input type="checkbox"/> "B" <input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Blue Zone <input type="checkbox"/> Red Zone
Floodplain:	<input checked="" type="checkbox"/> None <input type="checkbox"/> 100 year <input type="checkbox"/> 500 year
Seismic Zone (Harding/Lawson):	<input checked="" type="checkbox"/> "1" <input type="checkbox"/> "2" <input type="checkbox"/> "3" <input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

POTABLE WATER AND WASTE WATER DISPOSAL	
Potable Water provide by:	<input type="checkbox"/> Public utility <input type="checkbox"/> Community well <input checked="" type="checkbox"/> Private well
Wastewater disposal method:	<input type="checkbox"/> Public utility <input type="checkbox"/> Community system <input checked="" type="checkbox"/> Private on-site

APPLICATION REQUIREMENTS	
(One of each applicable item is required for initial submittal; additional copies are required after initial submittal)	
	<input checked="" type="checkbox"/> Signed application (original)
	<input checked="" type="checkbox"/> Watershed sign off form, completed
	<input checked="" type="checkbox"/> 8½" by 11" reduced copy of plat
	<input checked="" type="checkbox"/> Certificate to Plat
4 copies required:	<input checked="" type="checkbox"/> Subdivision drainage plan
9 copies required:	<input checked="" type="checkbox"/> Topographic map of platted area
16 copies required:	<input checked="" type="checkbox"/> Signed application (copies)
(7 copies for a short plat)	<input checked="" type="checkbox"/> Preliminary plat
	<input type="checkbox"/> As-built (if applicable)
	<input checked="" type="checkbox"/> Summary of community meeting(s) (not required for short plat)
(Additional information may be required)	
Additional required documents unless specifically waived by Platting Officer:	
<input type="checkbox"/> Soils investigation and analysis reports (4 copies)	Waived by _____



Farpoint Land Services, LLC

Surveying · Mapping · Land Management · GIS

Letter of Authorization

To Whom It May Concern:

Farpoint Land Services LLC is hereby authorized to represent

Taras Initskiy
Home Renewal Co. LLC
1120 Huffman Rd. #2
Anchorage, AK 99516
907-744-7133 ext.2
info@homer renewalak.com

Owner of record for:

Tract A, River Hills Estates Subdivision, Section 35 T12NR3W SM, Anchorage Alaska, Plat # 2021-40

Through any permitting, surveying and platting processes of said property with the Municipality of Anchorage for Tract A, River Hills Estates Subdivision, Section 35 T12NR3W SM, Anchorage Alaska, Plat # 2021-40

Agreed to this 18 day of August 2021

By: _____




Mayor
Dave Bronson

Anchorage Water & Wastewater Utility



Board Chair
Aaron D. Dotson

AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Taras Subdivision
- Project Location, Tax ID, or Legal Description: Tract A, River Hills Estates
Tax ID: 017-161-31
- Is this parcel located within AWWU's certificated service area? ----- Y / N
- Is a water key box located on each parcel? ----- Y / N
 - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / N
 - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y / N
- Are there any additional easements needed? ----- Y / N
- Have any Private System plans been submitted for review? ----- Y / N
- Are any of the lots subject to extended connection or other agreements? ----- Y / N
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y / N

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").


	Levied	Assessment Balance	Year
Water Lateral	Y / N		
Water Transmission	Y / N		
Sewer Lateral	Y / N		
Sewer Trunk	Y / N		

- Comments:
AWWU has no objections to the proposed platting action.

Verified By (AWWU):

Date:

2/9/22

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwu.biz



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: Taras Subdivision
- Project Location, Tax ID, or Legal Description: 017-161-31-000

- 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.*

_____ **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.**

X KBC 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. *client has submitted a mapping request for field verification in spring 2022. -KBC

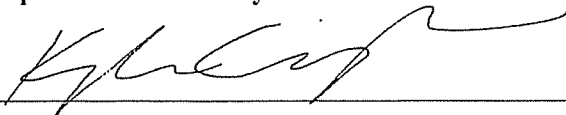
* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

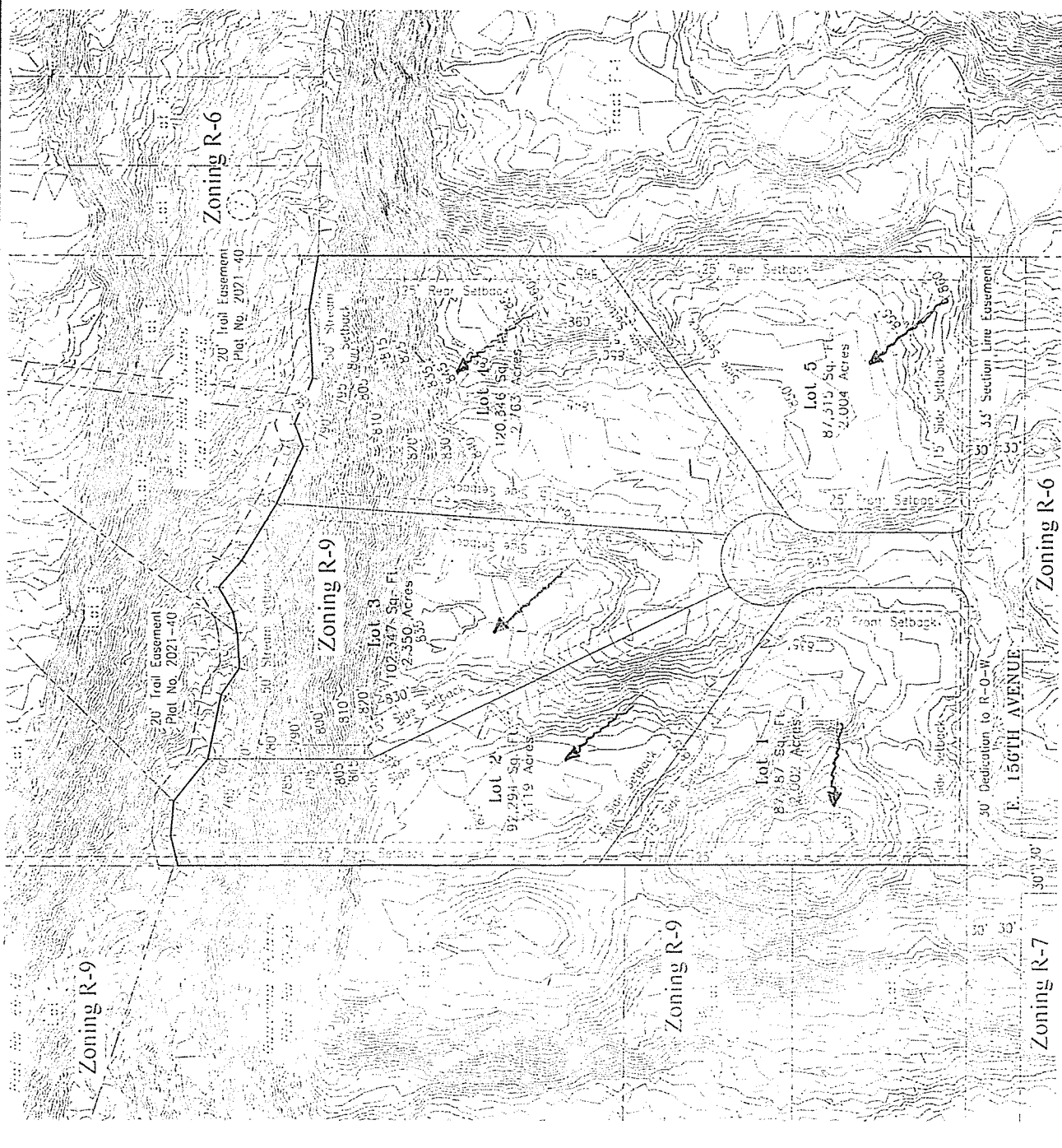
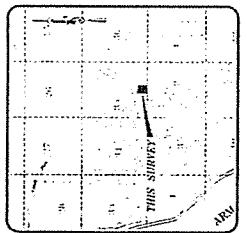
- | | | | | |
|----------------------------|----------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary |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

Inspection Certified By:

Date:



2/11/22



NOTES

1. The information shown on this map is for informational purposes only and does not constitute a warranty of any kind.
2. Survey information is shown based on the 2017-18 survey.
3. The information shown on this map is based on the 2017-18 survey.
4. The information shown on this map is based on the 2017-18 survey.

Design Services of
Traci A. Brown Mills Estates
 Plot No. 2021-40

8100 N. MICHIGAN STREET, SUITE 100, FARGO, ND 58103
 (701) 785-1111

Farpoint Land Services, LLC
 1517 2nd St SW, Fargo, ND 58103
 (701) 785-1111

Scale: 1" = 400'





Snowflake Dr

E 156th Ave

Wind Song Dr

Cobblestone Hill Rd

Blair View Cir

E 156th Ave

**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

Phone: 907-343-8301
Fax: 907-343-8200

Mayor Dave Bronson

MEMORANDUM

Comments to Preliminary Plat Applications/Petitions

DATE: July 5, 2022
TO: Shawn Odell, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: Comments for Platting Authority
Case # S12671

Case No. S12671: Subdivide one (1) tract of land into five (5) lots.

Legal Description: Tract A, River Hills Estates (Plat 2021-40)

Roads: The subject parcel is bounded by the following right-of-way:

- East 156th Avenue, to the south is a Class IB, Neighborhood Collector

Peripheral Improvements:

Construct East 156th Avenue to municipal standards as a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications fully fronting and adjacent to the proposed subdivision in accordance with AMC 21.08.050.F.2.

Construct a separated soft surface trail for non-motorized use along the East 156th Avenue peripheral improvements and resolve the exact alignment and width with the Non-motorized Trail Coordinator and Private Development.

Windsong Drive shall be improved to municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications. Improvements would be required from West Circle to East 156th Avenue.

Construct the internal street to the proposed subdivision, to municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications with a 39.5-foot radius cul-de-sac bulb at the northern terminus.

Dedication:

The petitioner shall dedicate an additional 5-foot of right-of-way along the southern property boundaries of proposed lot 1 and 2 for East 156th Avenue per AMC 21.08.04.A.2.

Dedicate a 60-foot wide right-of-way for the internal street to the proposed subdivision, and a 50-foot radius cul-de-sac bulb right-of-way at the northern terminus of the internal street.

Subdivision Agreement Requirements:

Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include the asphalt street, traffic control devices, street signs, monuments, drainage facilities and utilities.

Drainage:

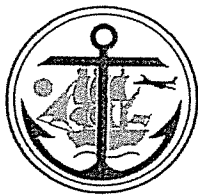
Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.

Plat Notes:

- a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
- b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

Department Recommendations:

The Private Development Section recommends approval of the proposed plat subject to the above recommendations.



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

DATE: May 27, 2022

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Department Comments

RECEIVED

MAY 27 2022

S12671

Subdivide 1 tract of land into 5 lots.

The Traffic Engineering department has no objection to approval of this platting action with the following comments.

This proposed subdivision has frontage along E 156th Avenue. This segment of E 156th has potential for access from Windsong Drive on west end and from Shaman Place from the new Spruce Terrace subdivision.

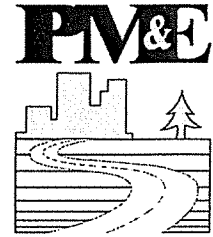
E 156th is classified as a Neighborhood collector and is currently undeveloped. Windsong Drive is a local road and is not developed to municipal standards after the intersection with Sandpiper Drive. Shaman Place is being developed to municipal standards as part of the new Spruce Terrace Subdivision.

If primary access is from Windsong Drive, Windsong Drive needs to be upgrade to the minimum standards required by Private Development for road width and drainage. If access is through the Spruce Terrace subdivision. E 156th needs to be developed to similar standards required for the Spruce Terrace subdivision for pavement and pathway along the collector roadway.

Dedicate 35 feet of right of way along southern property frontage for E 156th Avenue.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: June 8, 2022
TO: Dave Whitfield
FROM: Kyle Cunningham
SUBJECT: S12661 & S12671: Comments from Watershed Management Services.

RECEIVED

JUN 08 2022

Watershed Management Services (WMS) has the following comments for the July 6, 2022 Platting Board hearing.

- S12661 – Township 14 North, Range 1 West, Section 17, East 495 feet of Northeast ¼ of Northeast ¼, Seward Meridian;
 - WMS has no comments on or objections to the request.

- S12671 – Tract A, River Hills Estates (Plat 2021-40);
 - Prior to recording the final plat, this property will require watercourse mapping and approval by WMS. Any waterways discovered during the mapping will be required to be shown on the plat with appropriate setback plat notes.
 - Add Plat Note: There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.



**Municipality of Anchorage
Development Services Department
Onsite Water and Wastewater Section**



MEMORANDUM

RECEIVED

DATE: June 8, 2022
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, On-Site Water and Wastewater Section
SUBJECT: Comments on Cases due June 8, 2022

JUN 08 2022

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12661 Benson Subdivision

Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:

1. that there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes.
2. the capability of Lot 1 to adequately dispose of wastewater, see AMC 15.65 Part 4 for requirements.
3. an area for a replacement wastewater disposal system for Lot 2, AMC 15.65.410.C2 exception.

S12671 Irene Heights Subdivision

Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:

1. that there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes.
2. the capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65 Part 4 for requirements.

MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing email: addressing@muni.org

Phone: 907 343-8466
Fax: 907 249-7868

Mayor Dave Bronson

RECEIVED

MAY 31 2022

S12671, Proposed Irene Heights Subdivision, Lots 1-5, SW3139

- a. In the platted area:
- i. Street name is Snow Flake (at this location) please correct label
 - ii. Street name is Mesa Place (not Drive), please correct label
 - iii. Street name is Wind Song Dr (not Windsong Dr), please correct label
 - iv. NEW proposed street must be named with a unique name. The street Type will be Circle. You may visit the Addressing website for existing names, <https://streetnamesmasterlist.muni.org> , but please also contact Addressing for approval. addressing@muni.org or 907-343-8466
 - v. Lot 2 & 3 River Hills Estates was recently replatted, Plat 2022-22, and is now Lot 2A, please update to current legal
 - vi. There seems to be two preliminary subdivision names between all documents. Please verify the name proposed for the subdivision. You may need to submit correction so everything will match.

Regards,

Karleen Wilson
Addressing Official

Kimmel, Corliss A.

From: Rabbit Creek Community Council <rabbitcreekcc@gmail.com>
Sent: Friday, June 10, 2022 2:19 PM
To: Whitfield, David R.; Kimmel, Corliss A.; Blessing, Brooke R; Cunningham, Kyle B.
Cc: michelle.turner.rccc@gmail.com; dianne.rccc@gmail.com; Marc Eid; ky@kyholland.com; Pease, Nancy
Subject: Rabbit Ck CC comments on S-12671, Tract A River Hills Estates/Taras Subdivision
Attachments: 2022-13 RCCC Comments S12671 Taras Subdivision.pdf

RECEIVED

[EXTERNAL EMAIL]

JUN 10 2022

Dear Platting Board and Anchorage Planning -

Please accept the following comments from the Rabbit Creek Community Council regarding the proposed plat for case S-12671, Tract A River Hills Estates/Taras Subdivision.

In addition to these comments on this specific case, we noted in our comment 6.A that the Muni should consider how to minimally develop 156th to the west (to connect with GoldenView) and to the east (to connect with Spruce Terraces and future Mountain Air Estates) for a minimally developed access that could provide essential access for wildfire and other disasters. As more and more subdivisions are being developed in this area, the need for secondary access becomes ever more critical. Our Rabbit Creek CC's Resilience Committee has been working on the issue of identifying secondary access options throughout the Hillside to provide escape options in the case of fires or other disasters. We have also been working on a Schools on Trails project along the 156th alignment to connect these new and existing neighborhoods with the local schools, and other neighborhoods; those trails could also provide such critical access. It is unfortunate that parts of the 156th right-of-way have previously been vacated. Along those purposes, we would be interested in meeting with the Planning Department to try to come up with affordable trail and road options that could better protect and connect our members and neighbors. I'll give you a call next week to see if we can set this up.

Sincerely,
Ann Rappoport, Co-chair

Rabbit Creek Community Council
1057 W. Fireweed Lane, Ste. 100
Anchorage, AK 99503

"Like" us on [Facebook!](#)



RABBIT CREEK COMMUNITY COUNCIL (RCCC)
 A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

RECEIVED

June 10, 2022

Platting Board
 Municipality of Anchorage
 PO Box 196650
 Anchorage, AK 99519

JUN 10 2022

Re: Revised COMMENTS: TRACT A RIVER HILLS ESTATES/TARAS SUBDIVISION S-12671

The Rabbit Creek Community Council (RCCC) received a presentation at our April 14, 2022 meeting by Marc Eid of Farpoint Land Services, LLC, on behalf of the owners of Tract A River Hills Estates (hereafter referred to as Taras Subdivision). The RCCC sent Mr Eid comments-- based on his presentation-- on April 20th.

The following comments on the proposed Taras Subdivision were approved by RCCC members at our April 14 meeting with minor revisions on June 9 (after reviewing the formal application).

1. Lot size and dimensions. RCCC appreciates that the developer is proposing 2-acre lots, in keeping with the existing R9 Zoning. RCCC and the Hillside District Plan favor large lots on steep slopes and in areas of complex drainage, such as the terrain of Taras Subdivision.
2. Cul-de-sac design.
 - A. The diameter of the cul-de-sac should be adequate for snow storage. We believe that the proposed cul-de-sac size is insufficient for snow storage that can reasonably be anticipated and recommend that it be resized. For example, RCCC members noted in the meeting that Prominence Pointe has 60-foot cul-de-sacs.
 - B. The proportions of lot 2 appear very long in relationship to the widths of lots 3 and 4. If the cul-de-sac extended farther north, lots could have additional width and more flexibility for building site locations.
3. Wetlands and drainage.
 - A. A wetlands and hydrology study should be completed before final approval of the plat. Long-time residents have observed standing water on the Taras tract, especially during spring and fall. This appears to be documented by photos from the developer's groundwater field survey in November 2021 (see attached). The Taras tract appears to be the catchment area for several large undeveloped tracts

lying upslope to the east and southeast (e.g., Mountain Air Estates and Spruce Terraces). As those upslope tracts are developed, they will create more rapid run-off that may discharge to, or flow through, the Taras parcel.

- B. We recommend that an additional drawing be required with the site's topography overlaid with the proposed property lines; this figure should also show where the anticipated building, well, and septic sites are proposed. This figure will help the public and staff to see whether Title 21.08.030 (for development on steep slopes) applies.
4. Vegetation clearing. Natural vegetation is a defining feature of this neighborhood and is important to retain run-off, protect Little Rabbit Creek, and allow groundwater recharge. RCCC recommends either creating building envelopes on the lots, or a condition of authorization limiting the percentage of clearing, especially on the slopes of the creek. It is important to mark the 50-foot stream setback and any other vegetation retention along Little Rabbit Creek prior to construction to prevent disturbance.
 5. Conservation Subdivisions. The principles of Conservation Subdivisions (Title 21.03.070) should be considered. This could include variation of the lot dimensions in order to protect natural terrain and hydrology features. RCCC's November 2021 letter on an earlier proposed Taras subdivision suggested using a conservation subdivision type design of clustered building sites to protect the creek and any water recharge areas and to consider a greenbelt dedication.
 6. Road design. RCCC members would like to know what the MOA road standards are for this subdivision and want to ensure that they are met. The road should be designed appropriately for the area in which it is located and proposed use; this should be reflected in the conditions of approval for the Plat.
 - A. Future traffic loads. Any road design should be able to accommodate the increased traffic that is expected when adjacent subdivisions (e.g., Spruce Terraces and Mountain Air Estates) are developed. It should be noted that accessory dwelling units could result in double the density indicated by zoning, and thus double the traffic. With the number of subdivisions being developed in this area, MOA should consider how to minimally develop 156th to the west and east of this subdivision to provide needed secondary access for wildfire and other disasters.
 - B. Retaining vegetation in the ROW. At the April meeting, the developer mentioned clearing the full width of the 60-foot ROW along Windsong between 156th and West Circle. This would eliminate much of the existing vegetation buffer for the existing downslope homes. We request that the Platting Office consider preserving some of the vegetation along the edge of the ROW to limit the risk of erosion.
 7. Future road maintenance. Roads should be required to be constructed in a manner to meet road standards acceptable to the Goldenview Rural Road Service Area (RRSA). It is expected that the subdivision roads will be annexed into, and serviced by, the South Goldenview RRSA; failure to meet these requirements may result in failure to be adopted into the RRSA putting at risk future road maintenance.

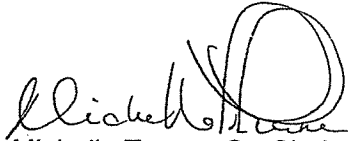
8. East-west trail construction and possible crossing. RCCC members want to ensure that a separated pedestrian pathway is constructed along the segment of 156th Ave that will be upgraded by this plat. We expect that this will be part of the RCCC's "Schools on Trails" project that will connect Goldenview Middle School to Bear Valley Elementary, adjacent subdivisions, and onward to Section 36 Park. It is important that the pathway be separated from traffic to ensure a low-stress setting and match the greenway character of the trail. This trail will need to connect with an existing east-west trail easement just to the west, on the south side of 156th. However, it may be desirable to include a pedestrian crossing to the north side of 156th within this plat, because the snow would melt faster on a pathway on the north.
9. North-south trail easement and construction. A north-south trail easement should be platted from 156th Avenue to Little Rabbit Creek to connect with the recently platted River Hills Estates Subdivision; River Hills has a north-south trail easement that stubs out at the boundary of Taras. The developer's representative has agreed to work with the RCCC to find the best location for this N/S public easement—although the plat appears to show it located on the east border. Another location may be more suitable and less steep. It should be an off-the-roadway path in keeping with the routes shown in the Hillside District Plan and the Anchorage Bowl Park Plan.
10. Brushing N/S path and signage. In keeping with the same request as the RCCC made for River Hills Estates, we ask that the N/S path be brushed out and signed before the plat is formally signed off by the MOA. Having connecting paths in these subdivisions is a great asset that we anticipate will soon be part of the other public easements downstream on Little Rabbit Creek that have not yet been constructed.

Thank you for your attention to our comments.

Sincerely,



Ann Rappoport, Co-Chair



Michelle Turner, Co-Chair

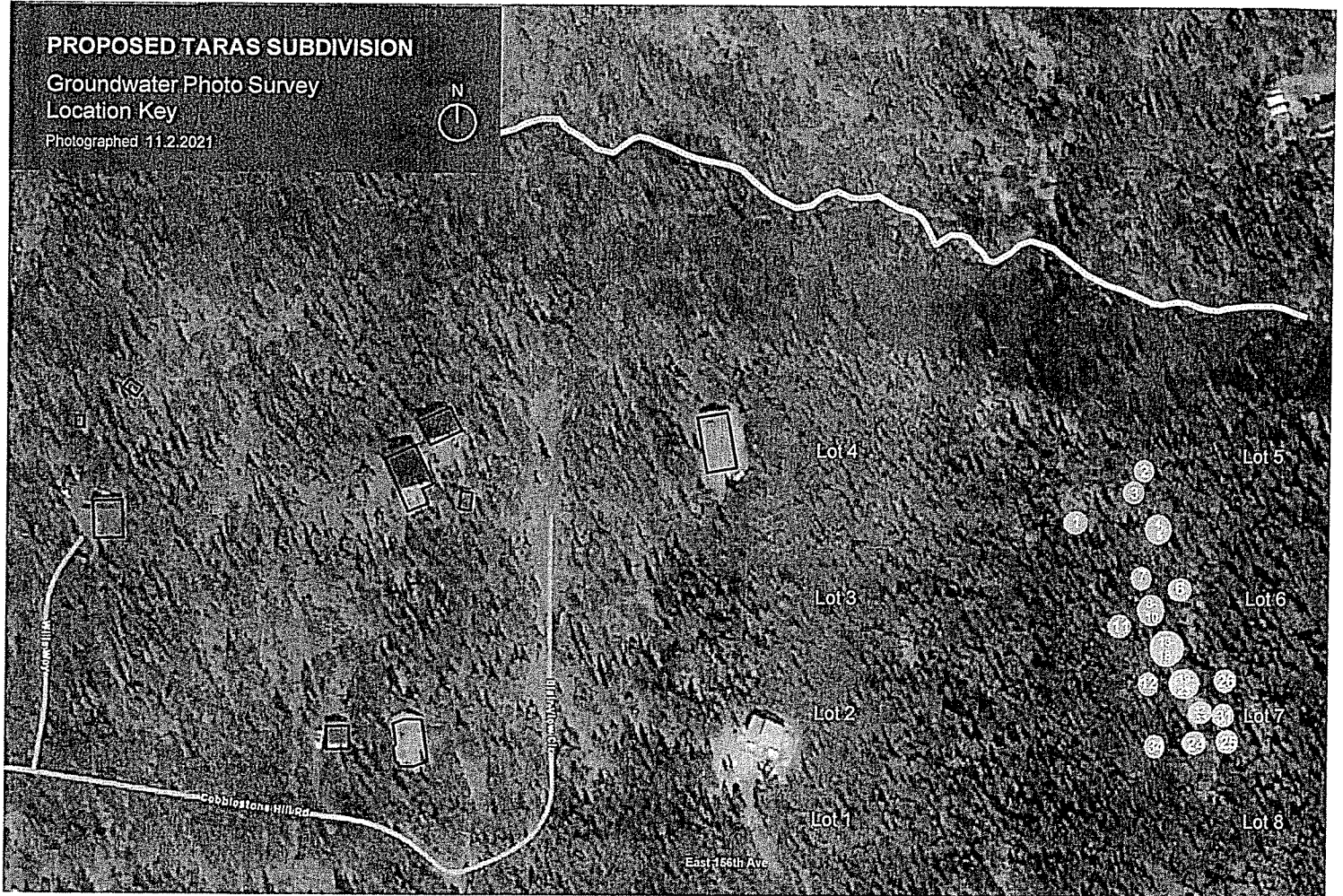
Attachment: Groundwater Photo Survey, Proposed Taras Subdivision

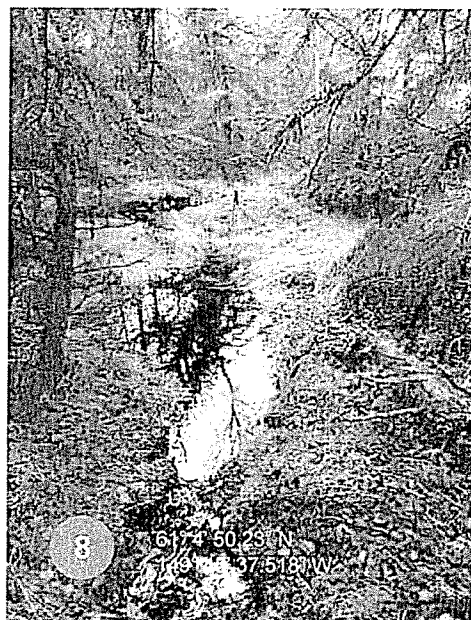
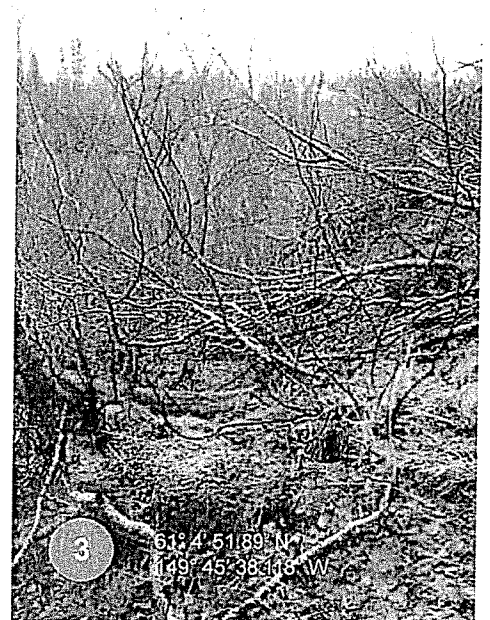
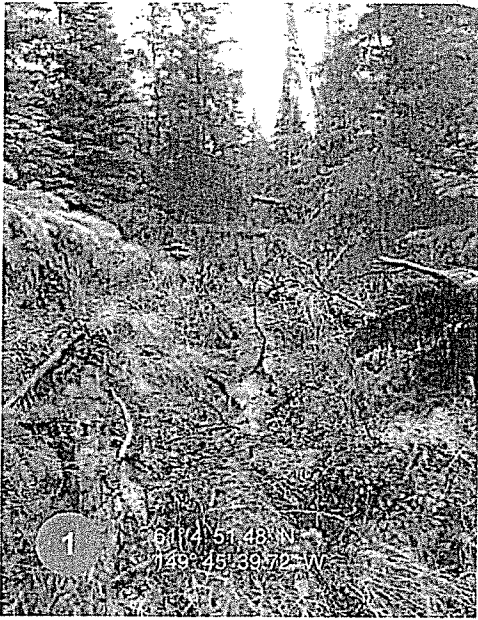
cc: Marc Eid, Farpoint Land Services, marc.eid@farpointak.com
Brooke Blessing, brooke.blessing@anchorageak.gov
D Whitfield, david.whitfield@anchorageak.gov
K Cunningham, kyle.cunningham@anchorageak.gov
C Kimmel, MOA Planning KimmelCA@muni.org

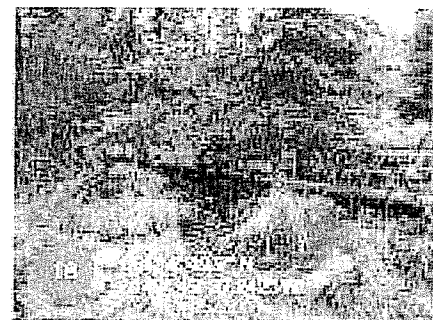
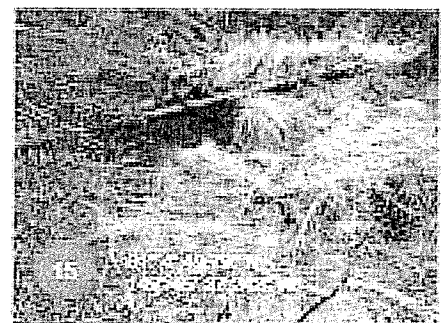
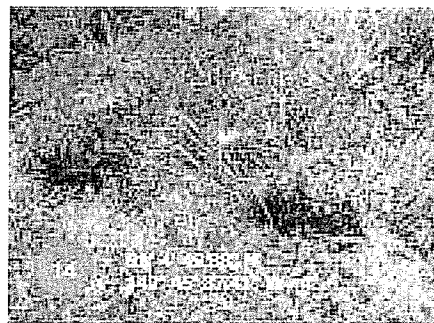
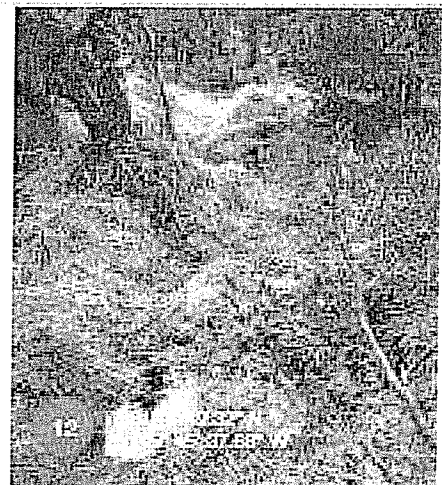
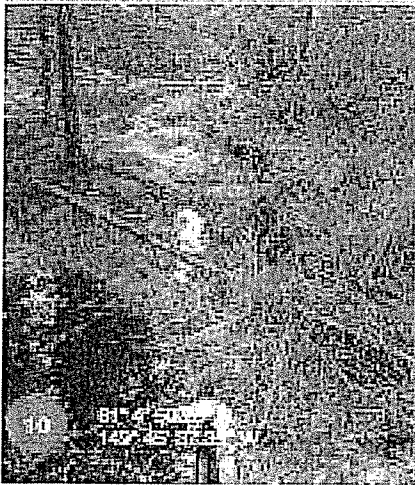
PROPOSED TARAS SUBDIVISION

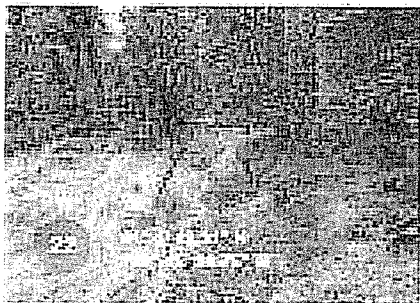
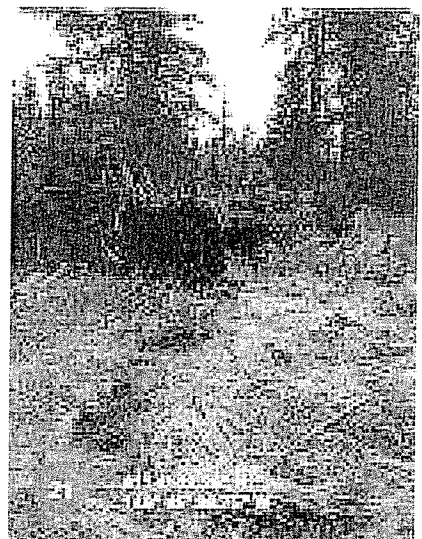
Groundwater Photo Survey
Location Key

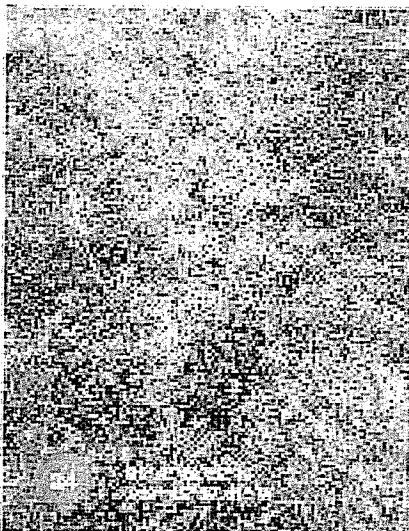
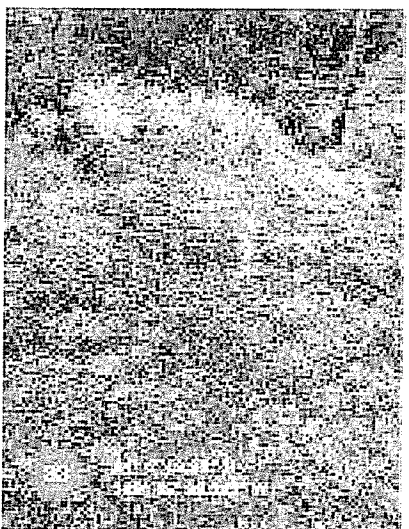
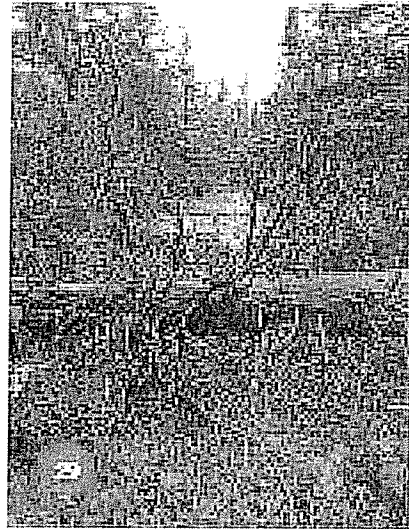
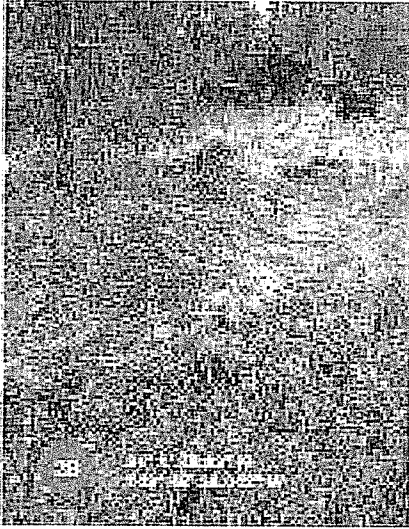
Photographed 11.2.2021











Kimmel, Corliss A.

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 7, 2022 10:10 AM
To: Reid, Devon; Kimmel, Corliss A.; Blake, Lori A.
Cc: OSP Design Group
Subject: RE: S12661 & S12671 Request for Reviewing Agency Comments
Attachments: S12661 Routing Coversheet.pdf; S12661 Reviewing Agency Routing.pdf; S12671 Routing Coversheet1.pdf; S12671 Reviewing Agency Routing.pdf

RECEIVED

[EXTERNAL EMAIL]

JUN 07 2022

All,

In review GCI has no comments or objections to the plats, attached are the signed plats for your records.

Thanks,
MIREYA ARMESTO
GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Reid, Devon <devon.reid@anchorageak.gov>
Sent: Friday, May 20, 2022 4:40 PM
Cc: Reid, Devon <devon.reid@anchorageak.gov>
Subject: S12661 & S12671 Request for Reviewing Agency Comments

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello all. Attached please find our Routing Coversheets for the above referenced Platting Cases (S12661 & 12671) which are scheduled as Public Hearings before the Platting Board on 07/06/2022. Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17511>.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17555>.

Devon Reid
Planning Technician – Planning Department
Current Planning Division – Zoning & Platting
Municipality of Anchorage
Email: devon.reid@anchorageak.gov
Phone: (907) 343-7937
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Kimmel, Corliss A.

From: Mckenna-Foster, Daniel R.
Sent: Monday, June 6, 2022 1:19 PM
To: Odell, Shawn M.
Cc: Kimmel, Corliss A.
Subject: Case No. S12671

RECEIVED

JUN 06 2022

No comment from Long Range other than that the proposed subdivision appears to comply with the 2040 land use plan and Hillside District plan.



Planning Department
MUNICIPALITY OF ANCHORAGE

Daniel McKenna-Foster
Senior Planner - Planning Department
Long-Range Planning Division
Email: daniel.mckenna-foster@anchorageak.gov
Phone: (907) 343-7918
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

MEMORANDUM

DATE: June 16, 2022
TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Plat Case Comments

RECEIVED

Meeting Date: July 6, 2022
Agency Comments Due: June 8, 2022

JUN 16 2022

The Anchorage Water & Wastewater Utility has reviewed the reference plat(s) and has the following comments:

S12671 TRACT A, RIVER HILLS ESTATES (PLAT 2021-40) – To Subdivide one (1) tract of land into five (5) lots, GRID SW3138.

1. This parcel is located outside of AWWU's Water and Sanitary Sewer Service Districts.
2. AWWU water and sanitary sewer are not available to the proposed lot.
3. No assessments are due upon completion of the platting action.
4. AWWU has no objection to this platting action.

If you have any questions pertaining to public water or sewer, please call 564-2757 or send an e-mail to seth.wise@awwu.biz.



RECEIVED

JUN 08 2022

Date: June 7, 2022

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S-12671
Tract A, River Hills Estate (Plat 2021-40)

Chugach has the following comments:

1. Lots 1 & 5: Add S10' T&E easement.
2. Lots 1 & 2: Add W 10' T&E and 10' wide T&E on each side of the common lot lines.
3. Lots 3 & 4: Add 10' wide T&E each side of lot lines, beginning at the South common corner of said lots, running North for a distance of Three Hundred Feet (300').
4. Lots: 1-5: 10' wide T&E around perimeter of the cul-de-sac at the road frontage.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

May 26, 2022

RECEIVED

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

MAY 26 2022

[Sent Electronically]

Re: MOA Plat Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **S12671: Irene Heights Subdivision, Lots 1-5**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **S12661: Benson Subdivision, Lots 1 and 2**
 - No new access to Eagle River Road will be granted for any lot (Note 6). Access to all lots must use the established access. Additionally, no new driveway construction will be permitted in the Right-of-Way.
 - Recommend that if the creation of the flag lot for Lot 2 on the section line easement is to guarantee legal access to Lot 2 that the "flag pole" be moved to the western boundary of the property where there is already established access to adjacent property.
 - Plat note 5 and the easement note on the map seem to be inconsistent with lot numbering. Note 5 states that the Private Access Easement provides access to Lot 1 only, not to the lower lot which is labeled as Lot 2, and the easement note states that the "20' wide Private Access Easement across Lot 2" which is labeled as Lot 1. Recommend all notations on plat be reviewed.
- **S12677: Mountain Air Estates #2, Tract A-1**
 - No direct access to Rabbit Creek Rd will be permitted for Lots 3 & 4. Access for Lot 3 must be taken from Snowflake Dr and access for Lot 4 must be taken from Mountain Air Dr.

"Keep Alaska Moving through service and infrastructure."

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF
James Starzec, AMATS Planner, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

May 25, 2022

RECEIVED

MAY 25 2022

Municipality of Anchorage, Planning Division
PO Box 196650
Anchorage, AK 99519-7943

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

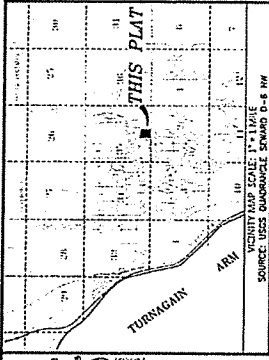
Irene Heights Subdivision Creating Lots 1 - 5
(MOA Case # S12671)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company



SOURCE: U.S.S. QUADRAZEL, SEWARD D.S. BK.

TAX CERTIFICATION

All real property taxes owed by the Municipality of Anchorage on the area shown on this plat have been paid in full for the year ending 12/31/2021. I and the other signatories, therefore, are not subject to the lien of any other tax or assessment levied or assessed against the property for the current year.

Notary Public for the State of Alaska

SURVEYOR'S CERTIFICATION

I, the undersigned, being duly qualified and sworn, do hereby certify that the plat of the proposed subdivision shown on this plat was prepared by me or under my direct supervision and that the same is in accordance with the provisions of the Alaska Uniform Subdivision Act, AS 43.05.010, and that the same is a true and correct representation of the actual survey and that the same is in accordance with the provisions of the Alaska Uniform Subdivision Act, AS 43.05.010, and that the same is a true and correct representation of the actual survey and that the same is in accordance with the provisions of the Alaska Uniform Subdivision Act, AS 43.05.010.

Date:

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, being duly qualified and sworn, do hereby certify that the area shown on this plat is owned by the undersigned and that the same is being dedicated to the public use of the Municipality of Anchorage for the purpose of providing and extending the street, alley, easement, or other public use shown on this plat. I, the undersigned, do hereby dedicate the area shown on this plat to the public use of the Municipality of Anchorage for the purpose of providing and extending the street, alley, easement, or other public use shown on this plat. I, the undersigned, do hereby dedicate the area shown on this plat to the public use of the Municipality of Anchorage for the purpose of providing and extending the street, alley, easement, or other public use shown on this plat.

Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge that the foregoing instrument was signed and acknowledged by the person or persons named therein and that the same is a true and correct representation of the actual survey and that the same is in accordance with the provisions of the Alaska Uniform Subdivision Act, AS 43.05.010.

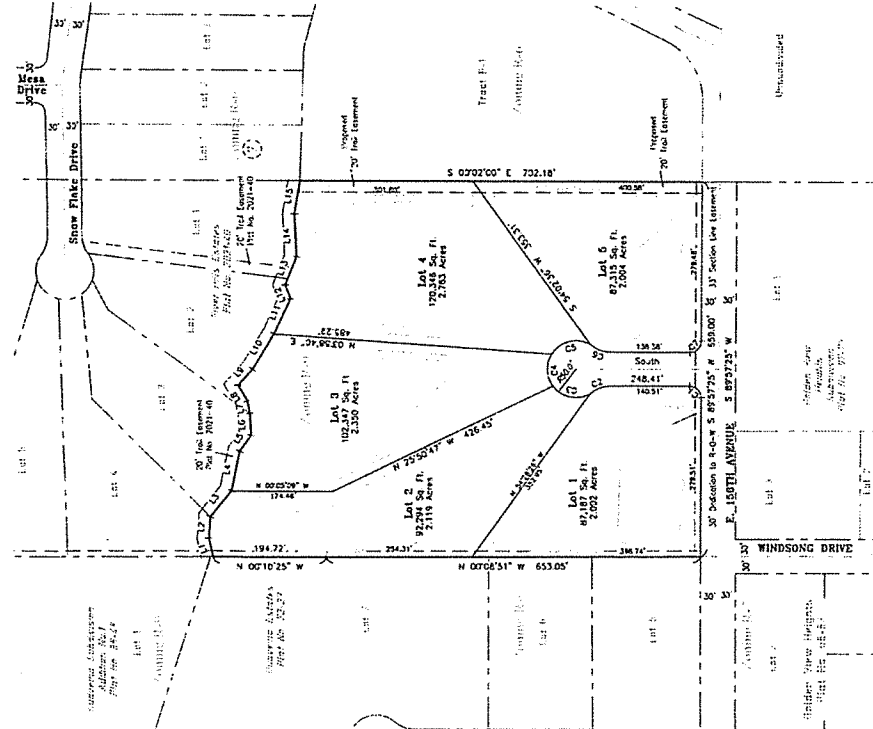
Notary Public for the State of Alaska

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

The Municipality of Anchorage hereby accepts for public use and for public purposes the area property depicted on this plat, including, but not limited to, easements, rights of way, alleys, streets, drainage, and utility easements.

CLASS	APPLICABLE	AREA	LAND VALUE	ASSESSMENT	PERCENTAGE
C1	70.00	31.00	18.93	35.27	14.53 (43.42%)
C2	50.00	30.50	18.93	35.27	14.53 (43.42%)
C3	30.00	29.50	18.93	35.27	14.53 (43.42%)
C4	20.00	28.50	18.93	35.27	14.53 (43.42%)
C5	10.00	27.50	18.93	35.27	14.53 (43.42%)
C6	5.00	26.50	18.93	35.27	14.53 (43.42%)
C7	2.50	25.50	18.93	35.27	14.53 (43.42%)
C8	1.25	24.50	18.93	35.27	14.53 (43.42%)
C9	0.625	23.50	18.93	35.27	14.53 (43.42%)
C10	0.3125	22.50	18.93	35.27	14.53 (43.42%)

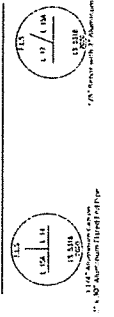
TRACT	AREA	LAND VALUE	ASSESSMENT	PERCENTAGE
L1	170,248	31,000	18,930	35.27
L2	87,137	15,500	9,315	35.27
L3	87,137	15,500	9,315	35.27
L4	2,300	4,100	2,460	35.27
L5	2,300	4,100	2,460	35.27
L6	2,300	4,100	2,460	35.27
L7	2,300	4,100	2,460	35.27
L8	2,300	4,100	2,460	35.27
L9	2,300	4,100	2,460	35.27
L10	2,300	4,100	2,460	35.27
L11	2,300	4,100	2,460	35.27
L12	2,300	4,100	2,460	35.27
L13	2,300	4,100	2,460	35.27
L14	2,300	4,100	2,460	35.27
L15	2,300	4,100	2,460	35.27



NOTES:

1. Referenced by its instrument number (AS 43.05.010)
2. All property and interests therein are to be conveyed to the Municipality of Anchorage.
3. Property owners and utilities that are not shown on this plat are to be shown on the final plat of the subdivision.
4. Property owners and utilities that are not shown on this plat are to be shown on the final plat of the subdivision.
5. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
6. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
7. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
8. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
9. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
10. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
11. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
12. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
13. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
14. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.
15. All easements and other interests shown on this plat are to be shown on the final plat of the subdivision.

Typical Sub Monument



Irene Heights Subdivision
Creating Lots 1 - 5

APPROVED FOR THE MUNICIPALITY OF ANCHORAGE
By: _____
Date: _____

Fairpoint Land Services, LLC
11500 WINDSONG DRIVE, SUITE 100
ANCHORAGE, ALASKA 99515
Phone: (907) 551-1100 Fax: (907) 551-1101
www.fairpointland.com



Book 24, Page 1-1007 | Sheet 1 of 1 | Date: 5/25/2022 | Project: 210181

RECEIVED

MAY 25 2022



1200 Telephone Avenue, MS#14
Anchorage, Alaska 99503
alaskacomcommunications.com

RECEIVED

MAY 23 2022

May 23, 2022

Municipality of Anchorage
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

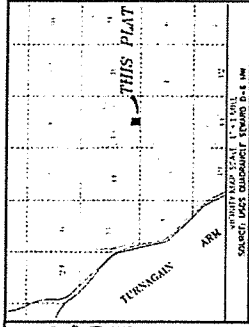
SUBJECT: Request for Comments

Alaska Communications has reviewed the plats listed below and recommends the following:

S-#12671 Tract A, River Hills Estates (Plat 2021-40)
Alaska Communications requires 10' Telecommunications & Electrical Easement along the western, southern, and eastern property boundary, as shown on the attached plat.

Sincerely,

Russell Tolentino
Network Engineer II, Outside Plant
Alaska Communications
600 Telephone Avenue, MS#14
Anchorage, Alaska 99503
russell.tolentino@acsalaska.com
Phone: (907) 564-1423
Cell: (907) 240-8753



TAX CERTIFICATION

Property owner's name: _____

Address: _____

City: _____

State: _____

Zip: _____

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly Licensed Surveyor in the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

Surveyor's Name: _____

Address: _____

City: _____

State: _____

Zip: _____

ACCEPTANCE AND DECLARATION BY MUNICIPALITY OF JURISDICTION

The undersigned, being the duly authorized representative of the Municipality of _____, do hereby accept and declare jurisdiction over the property described in this plat.

Municipality Name: _____

Address: _____

City: _____

State: _____

Zip: _____

NOTARY'S ACKNOWLEDGMENT

I, the undersigned, being a duly Licensed Notary Public in the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

Notary Name: _____

Address: _____

City: _____

State: _____

Zip: _____

CERTIFICATE OF OFFENSE AND PENALTY

The undersigned, being a duly Licensed Surveyor in the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

Surveyor Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PLAT APPROVAL

The undersigned, being a duly Licensed Surveyor in the State of Oklahoma, do hereby approve the foregoing plat.

Surveyor Name: _____

Address: _____

City: _____

State: _____

Zip: _____

APPROVALS

The undersigned, being a duly Licensed Surveyor in the State of Oklahoma, do hereby approve the foregoing plat.

Surveyor Name: _____

Address: _____

City: _____

State: _____

Zip: _____

LEGEND

● Unimproved land

○ Improved land

⊙ Improved land with utility easements

⊖ Improved land with utility easements and other encumbrances

⊗ Improved land with utility easements, other encumbrances, and other interests

⊘ Improved land with utility easements, other encumbrances, other interests, and other interests

⊙ Improved land with utility easements, other encumbrances, other interests, and other interests

⊘ Improved land with utility easements, other encumbrances, other interests, and other interests

NOTES:

1. The survey was made from a true north line.

2. The survey was made from a true north line.

3. The survey was made from a true north line.

4. The survey was made from a true north line.

5. The survey was made from a true north line.

TYPICAL SET DOCUMENTS

The undersigned, being a duly Licensed Surveyor in the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

Surveyor Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PLAT APPROVAL

The undersigned, being a duly Licensed Surveyor in the State of Oklahoma, do hereby approve the foregoing plat.

Surveyor Name: _____

Address: _____

City: _____

State: _____

Zip: _____

APPROVALS

The undersigned, being a duly Licensed Surveyor in the State of Oklahoma, do hereby approve the foregoing plat.

Surveyor Name: _____

Address: _____

City: _____

State: _____

Zip: _____

LEGEND

● Unimproved land

○ Improved land

⊙ Improved land with utility easements

⊖ Improved land with utility easements and other encumbrances

⊗ Improved land with utility easements, other encumbrances, and other interests

⊘ Improved land with utility easements, other encumbrances, other interests, and other interests

⊙ Improved land with utility easements, other encumbrances, other interests, and other interests

⊘ Improved land with utility easements, other encumbrances, other interests, and other interests

NOTES:

1. The survey was made from a true north line.

2. The survey was made from a true north line.

3. The survey was made from a true north line.

4. The survey was made from a true north line.

5. The survey was made from a true north line.

TYPICAL SET DOCUMENTS

The undersigned, being a duly Licensed Surveyor in the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

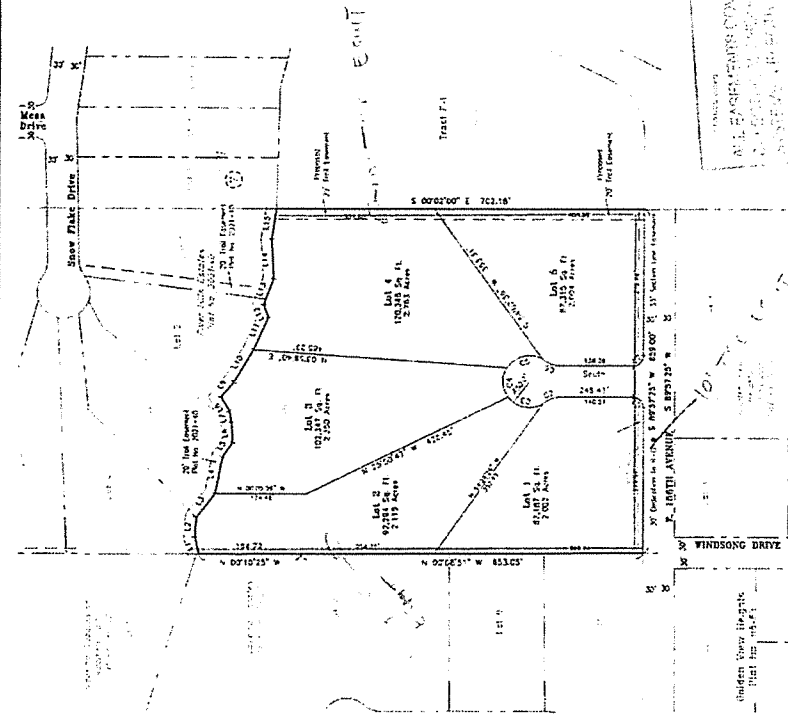
Surveyor Name: _____

Address: _____

City: _____

State: _____

Zip: _____



**Trinity Plat II
Irene Heights Subdivision
Creating Lots 1 - 6**

Surveyed by: _____

Recorded by: _____

Recorded in: _____

Recorded on: _____

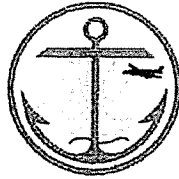
Surveyor: _____

Notary: _____

RECEIVED

MAY 23 2022

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: S 12671

I, MARC ELD hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Irene Heights. The notice was posted on April 29th which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 29th day of April, 2022.

Marc Eld

Signature

LEGAL DESCRIPTION

Tract or Lot: Tract A

Block: _____

Subdivision: River Hills Estate