

**Short Plat  
Summary of Action  
June 21, 2021**

**S12622, Alpine View Estates Phase 4 Subdivision, Tract 1, Lots 1-7**

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


1. Resolve utility easements.
2. Change the existing plat note to read as follows:
  - a. 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.
3. Make the following drafting corrections:
  - a. Missing dimension on east property line of Tract 1 (PUE Area)
  - b. Inaccurate dimension of western property line of proposed Lot 2 (showing 116.55' scales closer to 157' in length).
  - c. Provide the MOA case number (S12622) in the Title Block.
4. Dedication a 30-foot right-of-way or public use easement along the western boundary of proposed Tract 1 to allow for future pedestrian and vehicle connectivity between the proposed 70-foot public use easement and Barren Avenue.
5. The internal road shall be constructed as a 20-foot wide paved or non-dust generating non-porous material such as RAP or chip seal over an engineered base with ditches on both sides. The cul-de-sac shall be constructed with a 39.5-foot radius. The road shall be constructed to include the street and cul-de-sac, street lighting, traffic control devices, street signs, monuments, drainage facilities, utilities, and landscaping if necessary.
6. 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.
7. Enter into a subdivision agreement with Private Development for the required public improvements, including the street and cul-de-sac, street

lighting, traffic control devices, street signs, monuments, drainage facilities, utilities, and landscaping if necessary.

8. Complete and effectuate the zoning of the subject property to gR-4 and gR-4SL (Girdwood Multi-Family Residential) per Case 2021-0067
9. Applicant must apply for an ARR driveway permit through DOT right-of-way for driveway access to the Alyeska Highway.

**Advisory Comment(s)**

1. Watershed Management Services (WMS):
  - a. Provide an SWPPP to WMS for review prior to the start of construction.



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Dave Whitfield  
Platting Officer