

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) Mt Alyeska Ski Resort Limited Partnership		Name (last name first) Marc Eid, Farpoint Land Services	
Mailing Address 9820 100th Avenue		Mailing Address 1131 E. 76th Avenue Suite 101	
Grand Prairie, Alberta T8V 08T		Anchorage, AK 99518	
Contact Phone – Day Evening		Contact Phone – Day Evening 907-522-7770	
Fax		Fax	
E-mail		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): 076-015-35-000			
Site Street Address: 104 Arlburg Avenue			
Current legal description: (use additional sheet if necessary) Parcel 13 of Limited Warranty Deed SN: 2018-046806-0, A Remainder of Sec.16, T. 10 N., R. 2 E.			
Zoning: GRST1	Acreage: 8.616	Underlying Plat #: WD 2018-046806-0	Grid #: SE4816 & SE4916
# Lots: 0	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tract A and Tract B, Alyeska Daylodge Subdivision		
# Lots: 0	# Tracts: 2	Total # parcels: 2

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

Signature

Owner

Representative

(Representatives must provide written proof of authorization)

Date

Print Name

Marc Eid

S12721

MAY 15 2023

Accepted by:	Poster & Affidavit:	Fee:	Case Number: S12721	Meeting Date: 05/15/2023
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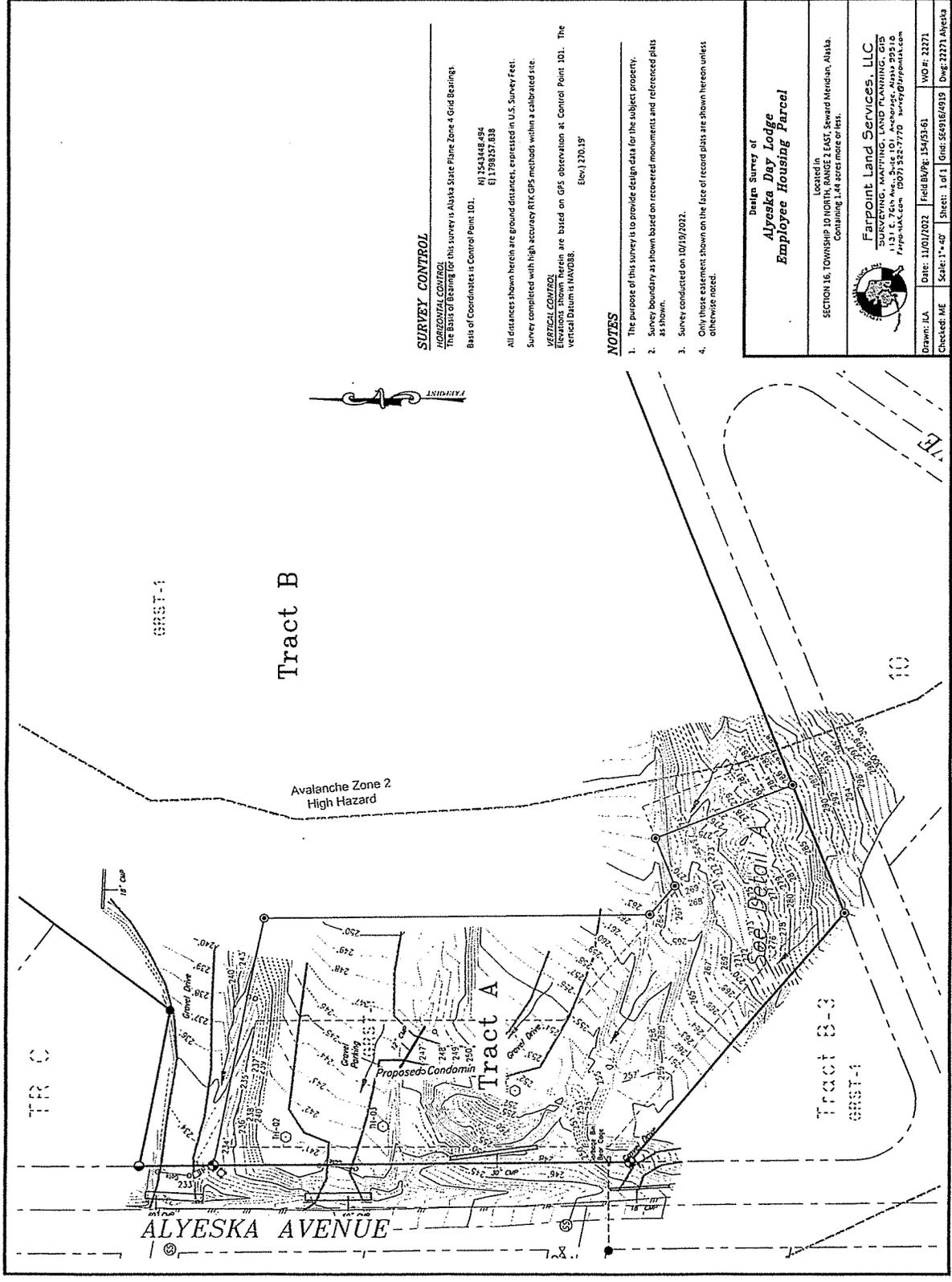
COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 Major Elements – site is within or abuts:			
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input 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 checked="" 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 type="checkbox"/> None	<input checked="" type="checkbox"/> Blue Zone	<input checked="" 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 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 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 checked="" type="checkbox"/> Public utility	<input type="checkbox"/> Community well	<input type="checkbox"/> Private well
Wastewater disposal method:	<input checked="" type="checkbox"/> Public utility	<input type="checkbox"/> Community system	<input 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 type="checkbox"/> Signed application (original) <input type="checkbox"/> Watershed sign off form, completed <input type="checkbox"/> 8½" by 11" reduced copy of plat <input type="checkbox"/> Certificate to Plat
4 copies required:	<input type="checkbox"/> Subdivision drainage plan
9 copies required:	<input type="checkbox"/> Topographic map of platted area
16 copies required: (7 copies for a short plat)	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Preliminary plat <input type="checkbox"/> As-built (if applicable) <input 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 _____



SURVEY CONTROL

HORIZONTAL CONTROL
 The Basis of Bearing for this survey is Alyeska State Plane Zone 4 Grid Bearing.
 Basis of Coordinates is Control Point 1D1.

N1754348.894
 E1798127.838

All distances shown herein are ground distances, expressed in U.S. Survey Feet.
 Survey completed with high accuracy RTK GPS methods within a calibrated site.

VERTICAL CONTROL

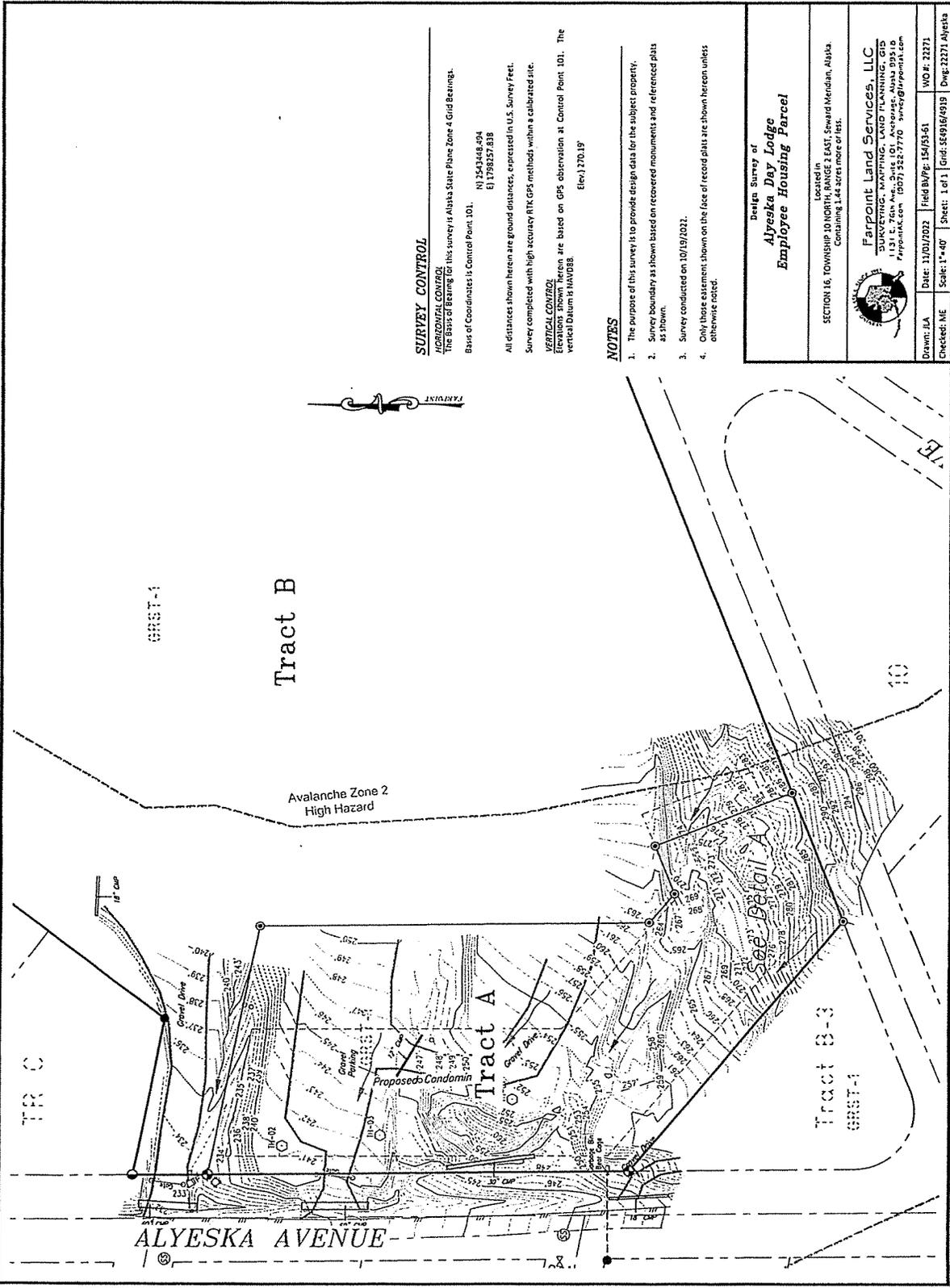
Elevations shown herein are based on GPS observation at Control Point 1D1. The vertical datum is NAVD83.
 (Elev.) 270.19'

NOTES

1. The purpose of this survey is to provide design data for the subject property.
2. Survey boundary as shown based on recovered monuments and referenced plats as shown.
3. Survey conducted on 10/19/2022.
4. Only those easement shown on the face of record plats are shown hereon unless otherwise noted.

Design Survey of Alyeska Day Lodge Employee Housing Parcel	
Located in SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, Seward Meridian, Alaska. Containing 1.44 acre more or less.	
	
Farpoint Land Services, LLC SURVEYING, MAPPING, LAND PLANNING, GIS 1131 E. 74th Ave., Suite 101, Anchorage, Alaska 99518 farpointllc.com 1507 342-7178 info@farpointllc.com	
Drawn: JLA	Date: 11/01/2022
Scale: 1" = 40'	Field Bk/Pk: 154(5345)
Sheet: 1 of 1	Grid: S24916/4919 Dwg: 22271 Alyeska

Topography



SURVEY CONTROL
HORIZONTAL CONTROL
 The Basis of Bearing for this survey is Alaska State Plane Zone 4 Grid Bearing.
 Basis of Coordinates is Control Point 101.
 N) 3543448.494
 E) 1796157.838

All distances shown herein are ground distances, expressed in U.S. Survey Feet.
 Survey completed with high accuracy RTK/GPS methods within a calibrated site.

VERTICAL CONTROL
 Elevation shown herein are based on GPS observation at Control Point 101. The vertical datum is NAVD83.
 Elevation 1270.19'

- NOTES**
1. The purpose of this survey is to provide design data for the subject property.
 2. Survey boundary as shown based on recovered monuments and referenced plats as shown.
 3. Survey conducted on 10/19/2022.
 4. Only those easement shown on the face of record plats are shown herein unless otherwise noted.

Design Survey of
Alyeska Day Lodge
Employee Housing Parcel

Located in:
 SECTION 16, TOWNSHIP 10 NORTH, RANGE 12 EAST, SEWARD MERIDIAN, ALASKA
 Containing 1.44 acres more or less.

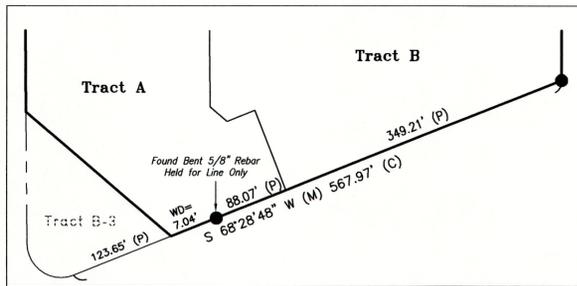
Farpoint Land Services, LLC
 SURVEYING, MAPPING, LAND PLANNING, GIS
 1111 EAST 11TH AVENUE, SUITE 100
 ANCHORAGE, ALASKA 99501
 farpointland.com (907) 352-2770 x402@farpointland.com

Drawn: JLA Date: 11/01/2022 Field Bk/Pc: 154/153-61 W/O #: 22271
 Checked: JLE Scale: 1"=40' Sheet: 1 of 1 Grid: 554916/6918 Deg: 22271 Alyeska

LINE	BEARING	DISTANCE
L1(M)	N 78°40'57" W	109.26'
L1(R1)	N 79°00'00" W	108.88'
L2	N 78°40'57" W	173.69'
L3	N 49°46'47" W	26.03'
L4	S 68°28'48" W	35.33'
L5	S 21°31'12" E	100.00'



DETAIL "A"
Not to Scale

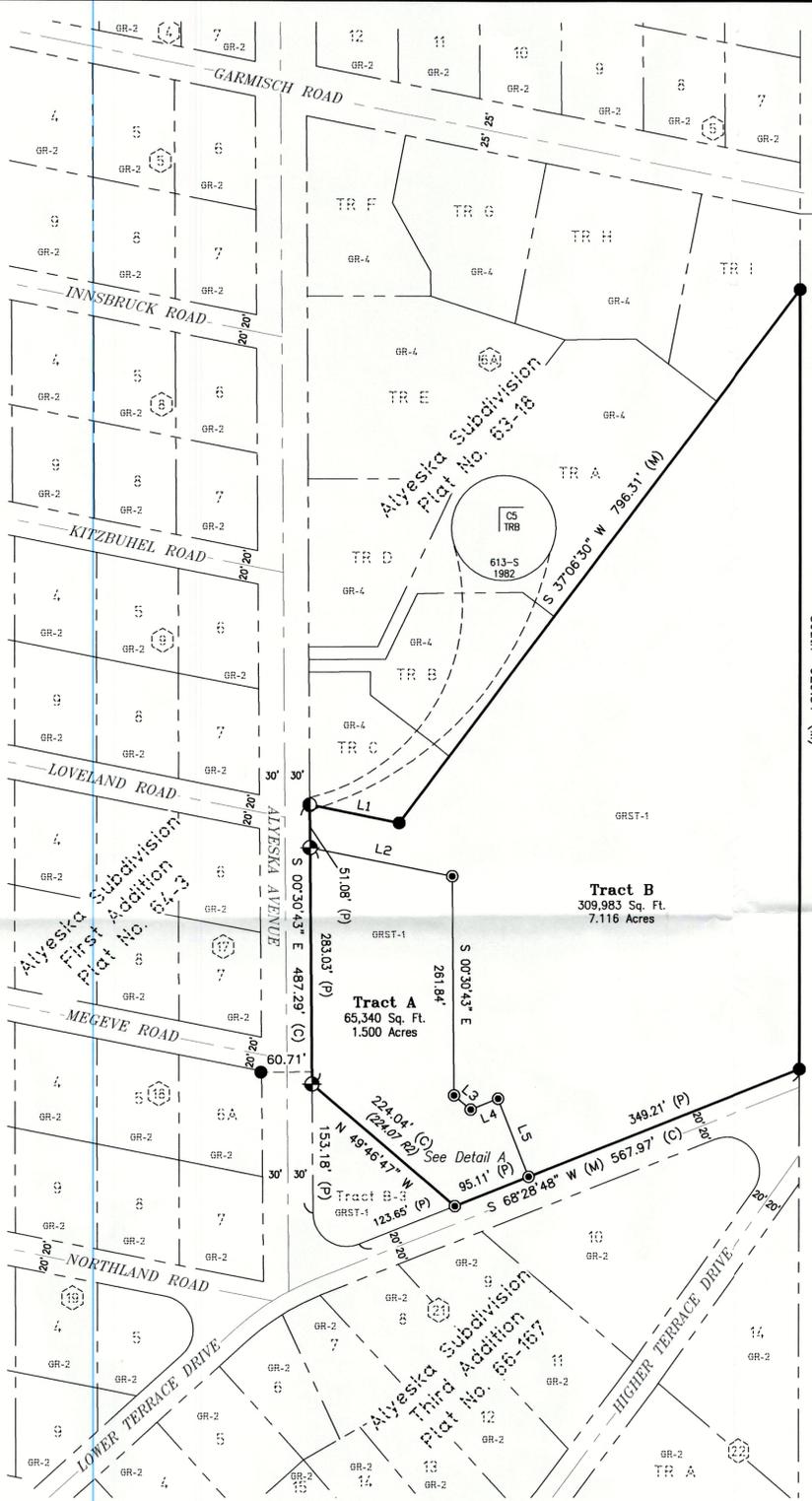


LEGEND

- Recovered 5/8" Rebar with 2 1/2" Aluminum Cap
- Recovered 5/8" Rebar
- ⊙ Set 5/8" X 30" Rebar with 2" Aluminum Cap, Flush with Ground
- ⊕ Set 3 1/4" Aluminum Cap on 2" x 30" Aluminum Flared End Pipe, Flush with Ground
- (M) Measured This Survey
- (R1) Record per Limited Warranty Deed 2018-046806-0
- (R2) Record per Plat No. 85-172
- (C) Computed
- (P) Proportioned
- D.T.P. Dedicated to the Municipality of Anchorage by This Plat
- P.U.E. Public Use Easement

NOTES:

- The legal description for this property is that particular Limited Warranty Deed on file under Serial No. 2018-046806-0 in the Recorder's Office of the Anchorage Recording District, Third Judicial District, State of Alaska.
- 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.
- The property being subdivided is defined as an unsurveyed remainder of Protracted Section 16, Township 10 North, Range 2 East, Seward Meridian, bounded on all sides (by U.S. Survey No. 3569 to the east; Alyeska Subdivision to the north; Alyeska Subdivision First Addition to the west; and Alyeska Subdivision Third Addition to the south) more particularly described as Parcel 2 in that particular Quit Claim Deed, from the State of Alaska to Alaska Northwest Properties, Inc., an Alaska corporation, recorded under Serial No. 301-1980-044846-0 in Book 533, at Pages 161-163, on file in the records of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska. The metes and bounds of said Parcel 2 are described as follows:
Commencing at Corner No. 1 of U.S. Survey No. 3569; thence South along the west boundary of U.S. Survey No. 3569, 1660.50 feet to a point on the northerly Right-of-Way line of Lower Terrace Street, the true point of beginning; thence along the northerly boundary of the Third Addition, Alyeska Subdivision, S. 68°33'30" W. 446.95 feet to the most easterly corner of Tract B; thence N. 49°31' W. 224.03 feet; thence N. 0°26'28" W. along the easterly Right-of-Way line of Alyeska Avenue 332.93 feet; thence along the southerly boundary of Block 6A, Alyeska Subdivision S. 79°00' E. 108.88 feet; thence N. 37°09' E. 798.30 feet; thence South along the west boundary of U.S. Survey No. 3569 930.50 feet to the true point of beginning, containing 8.6506 acres, more or less (376,822 square feet).



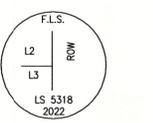
"Basis of Bearing"
Per Limited Warranty Deed
2018-046806-0
Anchorage Recording District, Alaska
Recorded Dec. 14, 2018
South 929.51' (M)
US 3569

Typical Set Monument



3 1/4" Aluminum Cap on 2" x 30" Aluminum Flared End Pipe

Typical Set Rebar



5/8" x 30" Rebar with 2" Aluminum Cap

PLAT APPROVAL

Plat approved by the municipal platting authority
This ___ day of _____, 2023.

Authorized Official _____

APPROVALS

Platting Officer _____ Date _____

Municipal Surveyor _____ Date _____

On Site Water and Wastewater _____ Date _____

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 _____

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.

Municipal Clerk _____ Date _____ Mayor of Anchorage _____ 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, Registered Agent _____ Date _____
Mt. Alyeska Ski Resort Limited Partnership
9820 100th Ave
Grand Prairie, Alberta T8V 08T

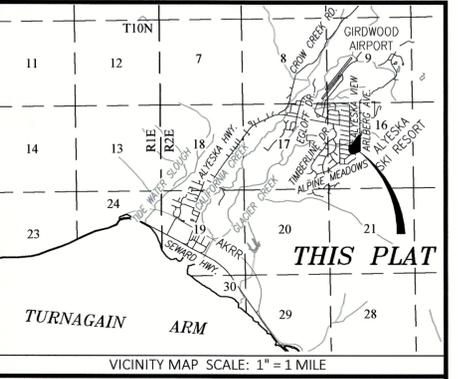
NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ___ Day of _____, 2023

By: _____ for, _____

personally appearing before me.

Notary Public for the State of Alaska
My Commission Expires _____



SURVEYOR'S CERTIFICATE

I, Robert O. Lumpkin, Professional Land Surveyor, do hereby certify that this plat of Alyeska Daylodge Subdivision 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 N/A

Monuments to be set by N/A

DATE

Preliminary Plat of
Alyeska Daylodge Subdivision
Creating Tract A and Tract B

A Subdivision of a Remainder of Section 16, T. 10 N., R. 2 E.,
Seward Meridian (See Note 4)
Anchorage Recording District, Third Judicial District, State of Alaska
Located Within
NW 1/4 & SW 1/4, PROTRACTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST,
Seward Meridian, Alaska.
Containing 8.616 acres more or less.

Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99516
FarpointAK.com (907) 522-7770 survey@farpointak.com
LIC. No. AECL1469

Drawn: JIA Date: 03/31/23 Field Bk: 164/16-17 Platting Case No. SXXXX
Checked: ROL Scale: 1"=100' Sheet: 1 of 1 Grid: SE4816 WO #: 22271