

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@homerenewalak.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	Acreage:	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

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:
			S12671	07/06/22

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: (7 copies for a short plat)	<input checked="" type="checkbox"/> Signed application (copies)
	<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 _____

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

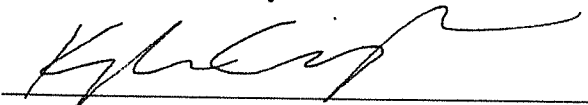
* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

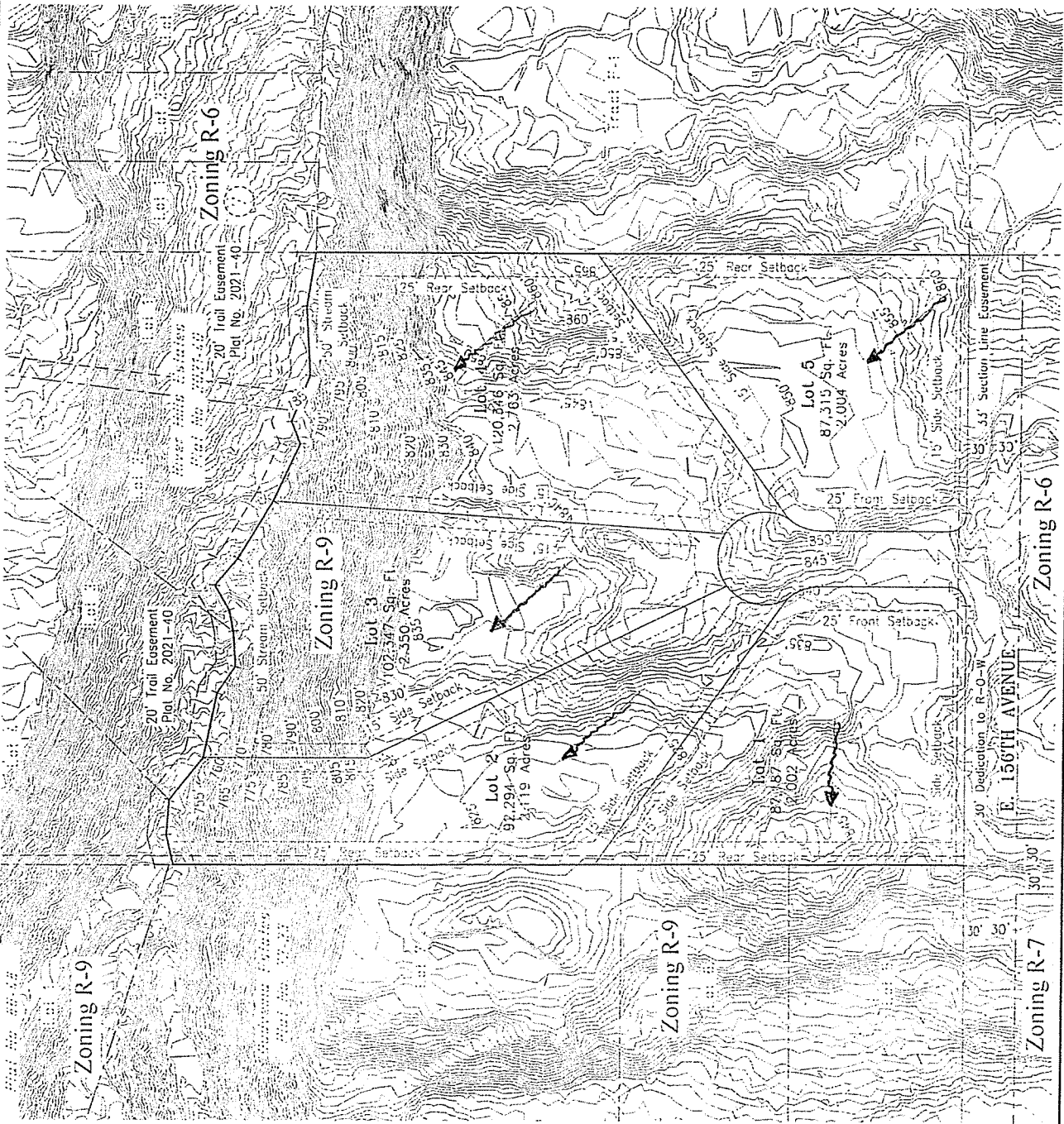
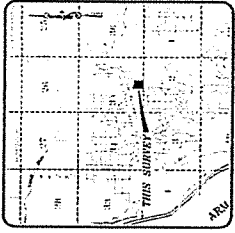
- | | | | | |
|----------------------------|----------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <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



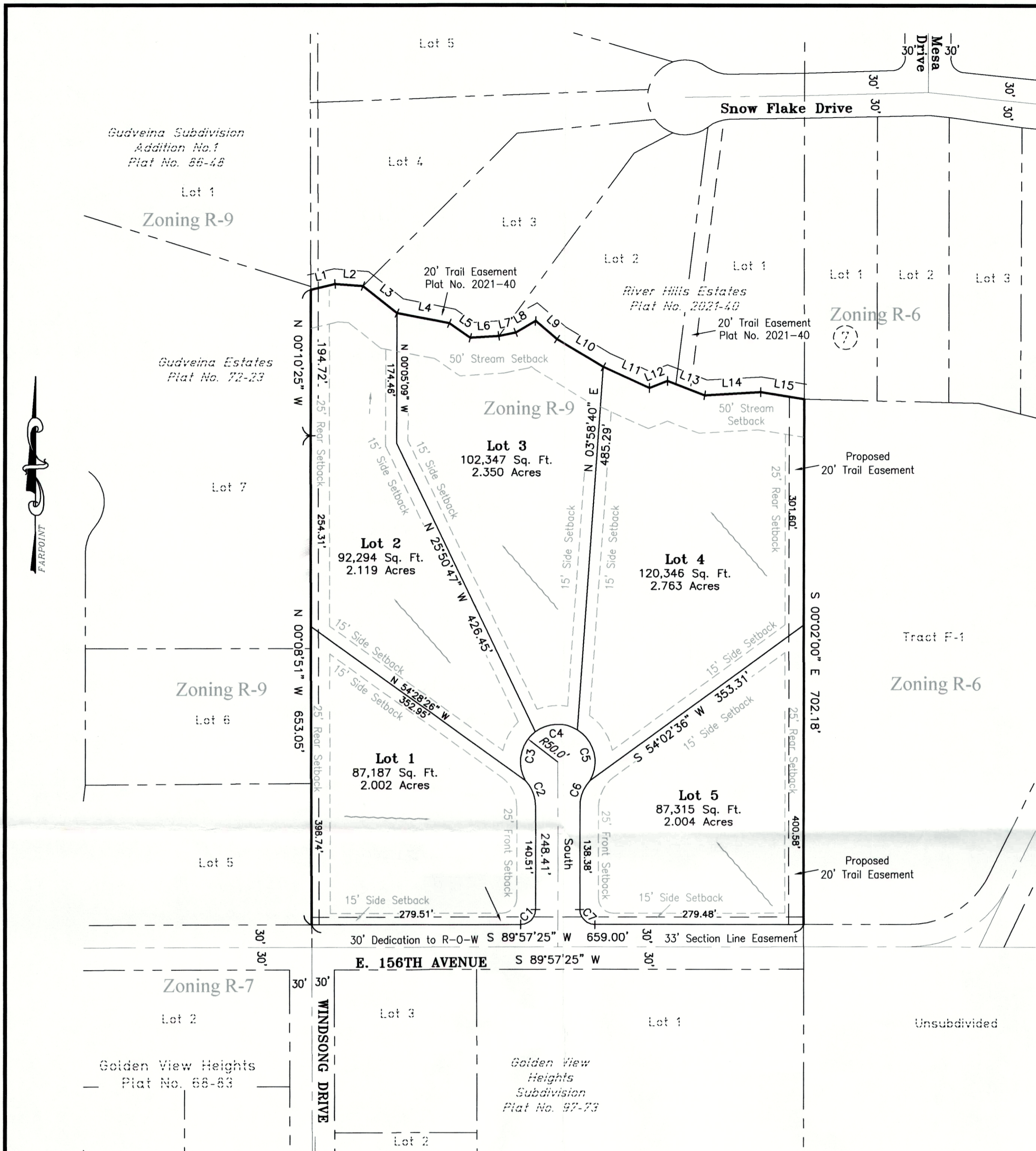
NOTES

1. The purpose of this survey is to provide a graphic representation of the property shown on the attached plat.
2. Survey boundaries are shown based on the data provided.
3. Locations and dimensions shown hereon are computed from known quantities and are based on the best available information.

Design Survey of
Tract A, River Hills Estates
 Plat No. 2021-40

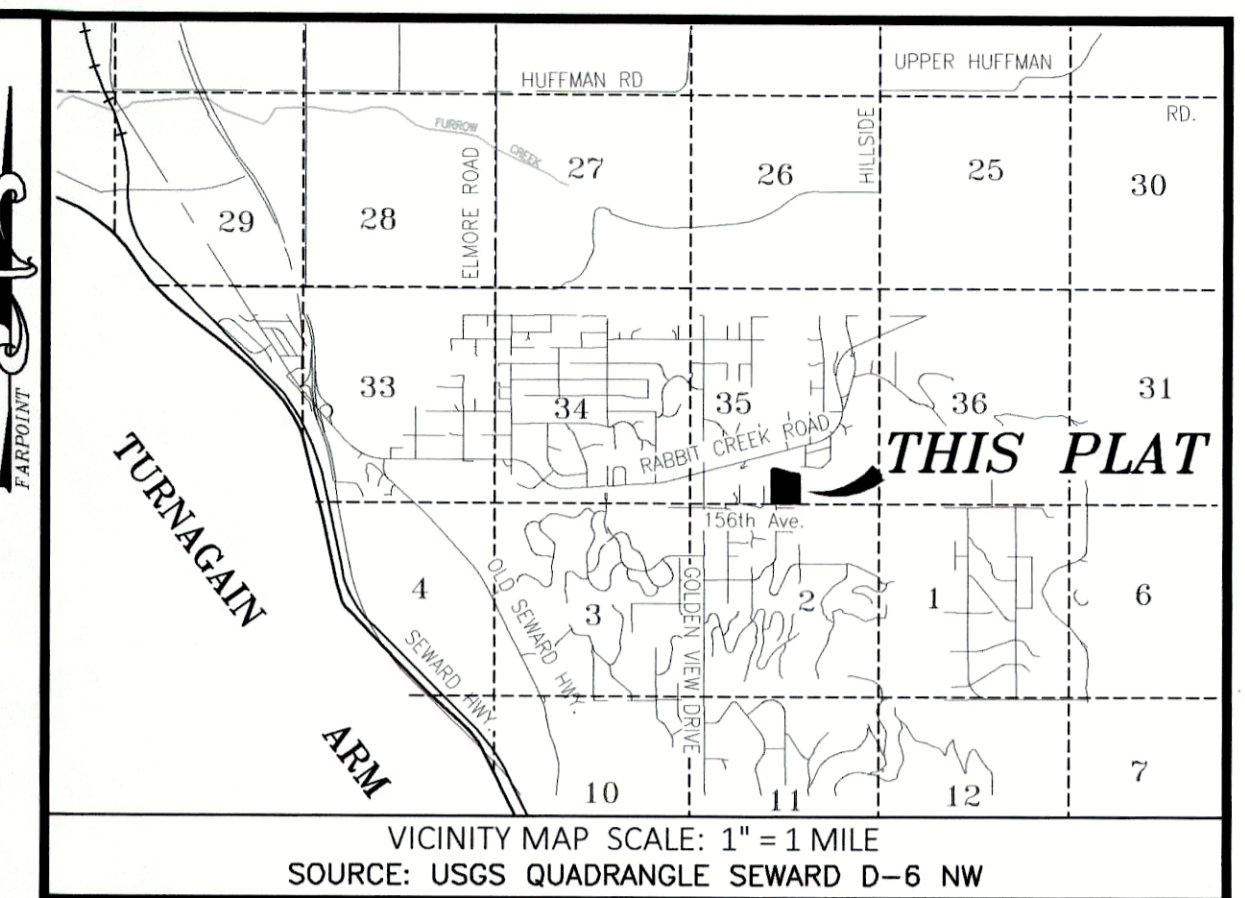
FAIRPOINT LAND SERVICES, LLC
 1317 20th Ave. SW, Suite 101, Auburn, WA 99506
 Phone: (509) 535-2770 Fax: (509) 535-2771
 Email: info@fairpointland.com Website: www.fairpointland.com

Survey No. 2021-40
 Date: 10/20/21
 Scale: 1" = 300'
 Project: Tract A, River Hills Estates



CURVE DATA						
CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD	CHORD BEARING
C1	20.00'	31.40'	19.98'	89°57'25"	28.27'	N 44°58'42" E
C2	50.00'	36.30'	18.99'	41°35'35"	35.51'	N 21°57'31" W
C3	50.00'	72.16'	44.00'	82°41'33"	66.06'	S 11°17'24" W
C4	50.00'	60.36'	34.47'	69°10'06"	56.76'	S 87°13'14" W
C5	50.00'	77.04'	48.53'	88°17'11"	69.65'	N 14°03'54" W
C6	50.00'	38.33'	20.16'	43°55'03"	37.39'	S 20°47'48" E
C7	20.00'	31.43'	20.01'	90°02'34"	28.29'	S 45°01'17" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°37'48" E	33.50'
L2	S 85°39'15" E	37.30'
L3	S 52°01'51" E	58.11'
L4	S 78°54'45" E	71.20'
L5	S 55°33'31" E	34.06'
L6	N 86°10'50" E	38.13'
L7	N 78°18'58" E	23.12'
L8	N 60°05'07" E	30.78'
L9	S 49°57'24" E	37.63'
L10	S 59°10'07" E	72.27'
L11	S 65°50'07" E	67.82'
L12	N 68°54'09" E	25.76'
L13	S 69°15'17" E	53.42'
L14	N 86°49'35" E	74.95'
L15	S 80°53'28" E	59.12'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), hereby certify that I (we) hold the herein specified property interest in the property described 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.

Taras Ilitskiy, Owner
Home Renewal Co., LLC
1120 Huffman Road #2
Anchorage, AK 99516

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2022
By: _____ for, _____
personally appearing before me.

Notary Public for the State of Alaska
My Commission Expires _____

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 _____

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.

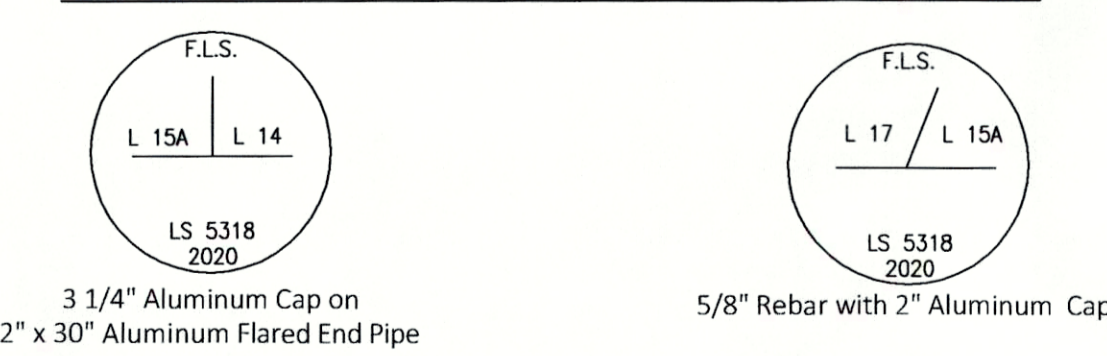
Authorized Official _____ Date _____

SURVEYOR'S CERTIFICATE

I, Michael J. Horne, professional land surveyor, do hereby certify that the plat of Irene Heights 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 are 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 _____

Typical Set Monuments



NOTES:

- Record plat for this property is Plat No. 2021-40.
- All bearings and distances shown are per the record plat.
- Property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from the 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.
- 10' T&E Easement not dedicated by this plat.
- Contours and elevations shown hereon determined from MOA LIDAR data on the 1972 Adjusted Mean Sea Level datum

LEGEND

- Recovered 5/8" Rebar w/ 2 1/4" Aluminum Cap
- Recovered 5/8" Rebar w/ 2" Plastic Cap
- ⊕ Recovered 2 1/2" Aluminum Cap Monument
- ⊙ Set 3 1/4" Aluminum Cap on 2" x 30" Aluminum Flared End Pipe, Flush with Ground
- ⦿ Set 5/8" x 30" Rebar with 2" Aluminum Cap, Flush in Asphalt
- (M) Measured This Survey
- (P) Proportioned This Survey
- (R) Record per Plat No. 2020-41
- NR Non-Radial line
- (C) Computed
- X Computed, Nothing Set

PLAT APPROVAL

Plat approved by the municipal platting authority
This _____ day of _____, 2022.

Authorized Official _____

APPROVALS

Platting Officer _____ Date _____
Municipal Surveyor _____ Date _____



Preliminary Plat of
Irene Heights Subdivision
Creating Lots 1 - 5
A Resubdivision of Tract A, River Hills Subdivision, Plat No. 2021-40
Anchorage Recording District, Located Within
SE 1/4, SW 1/4, SECTION 35, TOWNSHIP 12 NORTH, RANGE 3 WEST,
Seward Meridian, Alaska.
Containing 12.113 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: JLA Date: 02/15/22 Field Bk/Pg: N/A WO #: 20198
Checked: ME Scale: 1"=100' Sheet: 1 of 1 Grid: SW3138 Case No. S12671