

**Short Plat
Summary of Action
May 31, 2022**

S12677 Mountain Air Estates Subdivision, Addition No. 2, Block 9, Lots 1-6

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

1. Resolve utility easements.
2. Make the following drafting corrections:
 - a. Correct "Snowflake Drive" to "Snow Flake Drive".
3. Add the following plat notes:
 - a. No direct access to Rabbit Creek Road from Lots 3 and 4.
 - b. Maximum width of access to Mountain Air Drive is 20 feet for lots 4, 5, & 6.
 - c. Lots 3 and 5 to have shared access from Snow Flake Drive
 - d. 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 the Municipality of Anchorage Building Safety Office.
 - e. 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.
4. Execute a shared access agreement on the Municipal form "Agreement to Provide Shared Access" for Lots 3 & 5.
5. Dedicate 5-feet of right-of-way along the eastern boundaries of Lots 4-6 for Mountain Air Drive per AMC 21.08.04.A.2.
6. Construct Snow Flake Drive as a 20-foot wide strip paved road in accordance with AMC Table 21.08-4 fully fronting the proposed subdivision as required for Class B improvement area.
7. Enter into a subdivision agreement with Private Development for the required public Class B area improvements to include street, traffic control, street signs, monuments, drainage facilities, and utilities.
8. 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.

9. Submit plans, data, tests, and engineering reports to Onsite Water and Wastewater Section that substantiates:
 - a. Adequate and safe potable water for each proposed lot and neighboring lots (AMC 15.55).
 - b. Capability of the proposed lots to adequately dispose of wastewater (AMC 15.65.405).

Advisory Comments:

1. No public Class B improvements are required to Mountain Air Drive, as long as no direct access to Lots 5 and 6 are allowed.



Dave Whitfield
Platting Officer