



Municipality of Anchorage

Ethan A. Berkowitz, Mayor

- Real Estate Department -

April 10, 2019

To: The Planning Department
From: The Real Estate Department *REW*
Re: 2009-16 Plat Note

The Real Estate Department is requesting the removal of Plat Note 9 on Plat Number 2009-16 that states "Access from Tract 2 to Tudor Centre Drive is Prohibited".

At the time this plat was created, reviewed, approved and recorded there was no development on the east side of Tract 2 and a trail was located on the west side of Tudor Centre Drive. There was discussion with Heritage Land Bank, Project Management and Engineering, and Parks and Recreation Department on the need for access from Tract 2 to Tudor Centre Drive and how to minimize vehicle/trail conflicts in that area. The plat note prohibiting access to Tudor Centre Drive was recommended by Parks and Recreation Department at that time.

Currently, the Municipality of Anchorage received Assembly approval for relocation of the ASD Student Transportation Facility to the southeast portion of Tract 2. The functionality of the new site will depend on driveway access to both Elmore Road, which exists today, and access to Tudor Centre Drive. The ASD Student Transportation Facility operates on week days only when school is in session and the facility is completely fenced.

The Real Estate Department has met with the Traffic Department, Parks and Recreation Department and the Anchorage Nordic Ski Club to review and discuss this request with no objections.

WMS Archive File Name: _____

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: Tudon Center Drive Sub
- Project Location, Tax ID, or Legal Description: 00809116 Tract 2
Plat 2009-16
- 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:

82

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.**

_____ 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.

* 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. | |

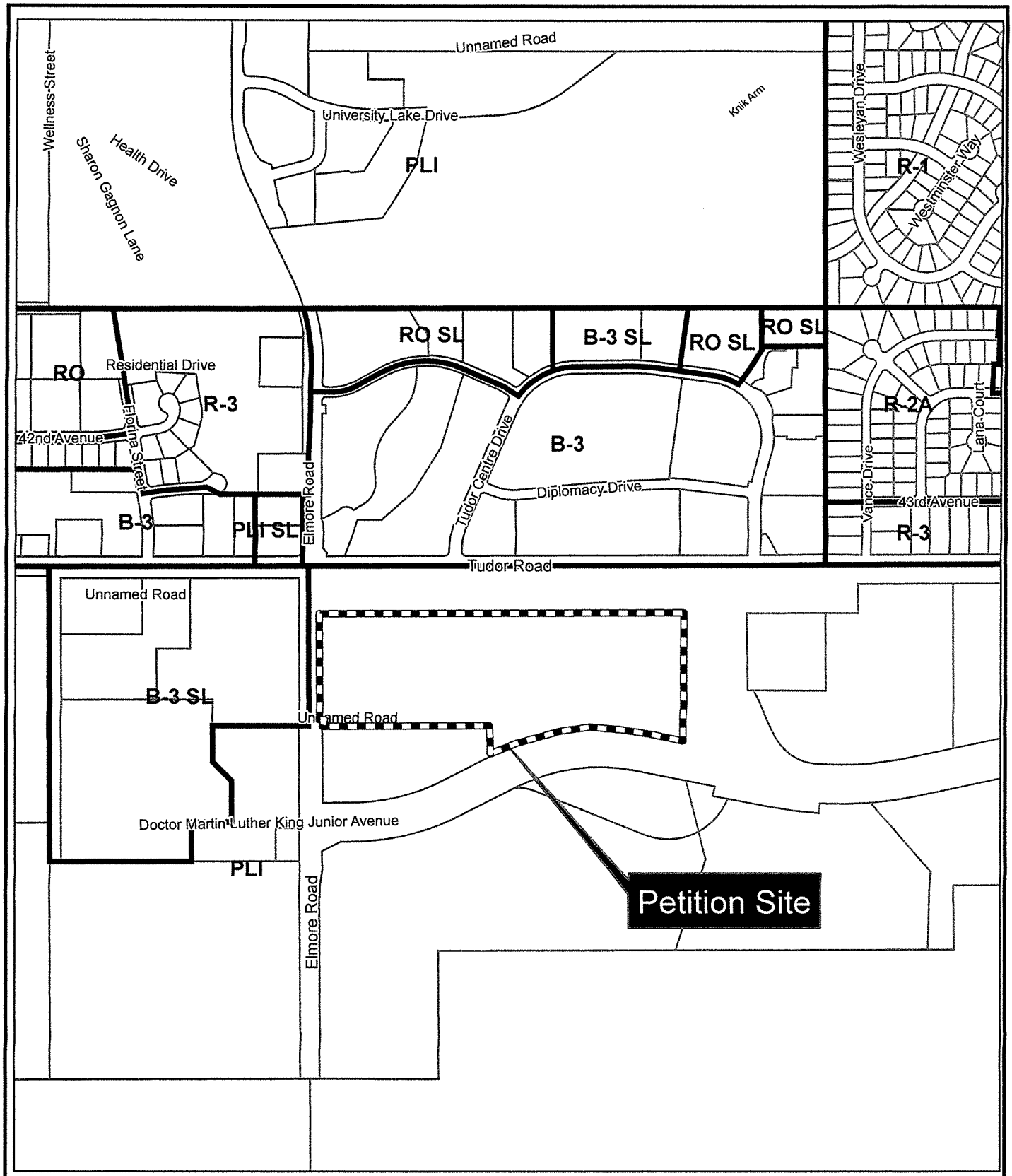
Inspection Certified By:

[Signature]

Date:

4-16-2019

S12486



S12486



Municipality of Anchorage
Planning Department

Date: April 29, 2019

850 425 0 850 Feet



[illegible]

Buffer = 1,200'
Parcels = 59

(June 2007) and the "3500 Tudor Road Master Plan" (Dec. 2007). These plans address trail impact issues associated with the proposed replat.

Parks and Recreation recommends that the plat show a 250-ft.-wide (min.) corridor, in accordance with the above referenced plans, for the "relocated Campbell Creek Trail" north of the proposed E. 48th Ave. ROW. A trail setback may be required along the easterly boundary of proposed Tract 2. To help prevent vehicle/trail conflicts consistent with the intent of the trail corridor, Parks and Recreation recommends a plat note be included to the effect that no access to Tract 2 shall be permitted from the Tudor Center Drive extension (connection to E. 48th Ave.).

Parks and Recreation understands that, in accordance with the above referenced plans, the area south of E. 48th Ave. (Tracts 5-7) will be designated for recreation purposes. These areas are traversed by a number of existing and/or planned trails (multi-use, cross-country skiing, sled dog mushing) that should be preserved and accommodated in the event of development or other changes to the subject area.

S11682-1

Merrill Field Replat, Addn. 4 (1931 Merrill Field Dr./E. 5th Ave.; replat multiple lots and tracts with ROW and easement vacations, associated with Glenn Hwy. reconstruction)
The *Areawide Trails Plan* shows planned multi-use paved trails in the northeasterly portion of the proposed subdivision area.

Animal Control, and the Chuck Albrecht Baseball Fields. The undeveloped areas are densely forested. The site is located east of Elmore Road and south of Tudor Road.

The purpose of this plat is to create tracts that will be developed with public buildings and to construct East 48th Avenue and Tudor Centre Drive. Tract 3 of this plat will be the location of the future State of Alaska Crime Lab. This plat will dedicate East 48th Avenue and an unnamed road on the Tudor Centre Drive alignment. East 48th Avenue will connect Elmore Road to the Boniface Parkway. The unnamed road (Tudor Centre Drive) will connect Tudor Road to East 48th Avenue.

East 48th Avenue is identified on the *Official Streets and Highways Plan (OS&HP)* as a Class II Minor Arterial road with a minimum width of 80 feet. This plat will provide a 200-foot-wide right of way for East 48th Avenue. The road is currently under construction and is scheduled to be fully complete from Elmore Road to the Boniface Parkway by the summer of 2010. The plat complies with the 3500 Tudor Road Master Plan. The road construction is currently underway. The *OS&HP* classifies Tudor Road as classified as a Class IIIA Major Arterial Road with a required minimum right of way width of 130 feet. Tudor Road is 300-feet wide where it abuts Tract 3 and 150-feet wide where it abuts Tracts 3 and 4. Lines L5, L6, L9, and C5 show a widening in the East 48th Avenue right-of-way near the intersection with the unnamed road. This widen of 50 feet for a length of approximately 550 feet is needed for fill in order to construct the roadway.

Wetlands

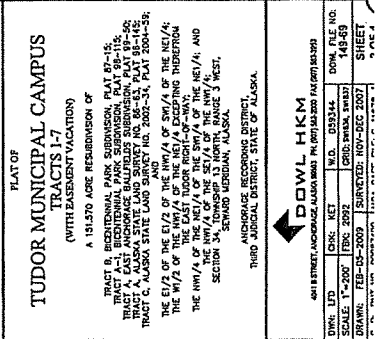
Class A, B, and C wetlands affect large sections of the subject property. The North Fork of Campbell Creek crossed the southwest corner of Tract 5. The stream has a 25-foot wide stream protection setback on both sides in accordance with AMC 21.45.210. Corps of Engineers approval will be required for any disturbance to the wetlands.

Trails

There are dog mushing trails that cross sections of proposed Tracts 5, 6 and 7. These trails may be relocated in the future to accommodate development. A plat note should be added to identify the dog mushing trails. The *3500 Tudor Road Master Plan* calls for a 250-foot wide trail corridor west of Tudor Centre Drive. "This trail corridor is intended to buffer the trail and be consistent with the existing character of the trails in the area." A plat note should be added stating that the trail corridor is located within the right-of-way. Also, the Heritage Land Bank, the Parks and Recreation Department, and the PM&E have agreed to restrict access from Tract 2 to Tudor Centre Drive. This will be a note on the plat.

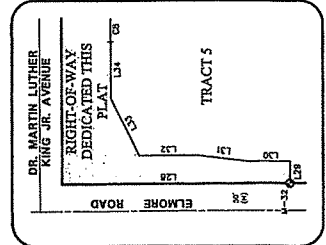
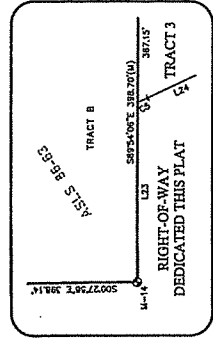
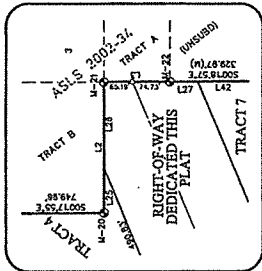
Vacation Request

The petitioner is requesting to vacate a 50-foot trail easement. In accordance with the Municipal Vacation Policy and Ordinance (AMC 21.15.130), "The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner."



LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	500°15'50"E	150.00'
L2	500°15'50"E	210.00'
L3	500°15'34"E	13.00'
L4	500°15'34"E	11.00'
L5	500°15'30"E	11.00'
L6	500°15'30"E	223.00'
L7	500°15'30"E	230.10'
L8	500°15'30"E	230.10'
L9	500°15'30"E	230.10'
L10	500°15'30"E	230.10'
L11	500°15'30"E	230.10'
L12	500°15'30"E	230.10'
L13	500°15'30"E	230.10'
L14	500°15'30"E	230.10'
L15	500°15'30"E	230.10'
L16	500°15'30"E	230.10'
L17	500°15'30"E	230.10'
L18	500°15'30"E	230.10'
L19	500°15'30"E	230.10'
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L21	500°15'30"E	230.10'
L22	500°15'30"E	230.10'
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L31	500°15'30"E	230.10'
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L35	500°15'30"E	230.10'
L36	500°15'30"E	230.10'
L37	500°15'30"E	230.10'
L38	500°15'30"E	230.10'
L39	500°15'30"E	230.10'
L40	500°15'30"E	230.10'
L41	500°15'30"E	230.10'
L42	500°15'30"E	230.10'
L43	500°15'30"E	230.10'
L44	500°15'30"E	230.10'
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L70	500°15'30"E	230.10'
L71	500°15'30"E	230.10'
L72	500°15'30"E	230.10'
L73	500°15'30"E	230.10'
L74	500°15'30"E	230.10'
L75	500°15'30"E	230.10'
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L95	500°15'30"E	230.10'
L96	500°15'30"E	230.10'
L97	500°15'30"E	230.10'
L98	500°15'30"E	230.10'
L99	500°15'30"E	230.10'
L100	500°15'30"E	230.10'

CURVE DATA TABLE					CHORD BEARING
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
(N)	(DEG)	(FEET)	(FEET)	(FEET)	(DEG)
C1	25.000	458.89	713.74	271.65	97.970
C2	25.000	458.89	713.74	271.65	97.970
C3	25.000	458.89	713.74	271.65	97.970
C4	25.000	458.89	713.74	271.65	97.970
C5	25.000	458.89	713.74	271.65	97.970
C6	25.000	458.89	713.74	271.65	97.970
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C160	25.000	458.89	713.74	271.65	97.970
C161	25.000	458.89	713.74	271.65	97.970
C162	25.000	458.89	713.74	271.65	97.970
C163	25.000	458.89	713.74	271.65	97.970
C164	25.000	458.89	713.74	271.65	97.970
C165	25.000	458.89	713.74	271.65	97.970
C166	25.000	458.89	713.74	271.65	97.970
C167	25.000	458.89	713.74	271.65	97.970
C168	25.000	458.89	713.74	271.65	97.970
C169	25.000	458.89	713.74	271.65	97.970
C170	25.000	458.89	713.74	271.65	97.970
C171	25.000	458.89	713.74	271.65	97.970
C172	25.000	458.89	713.74	271.65	97.970
C173	25.000	458.89	713.74	271.65	97.970
C174	25.000	458.89	713.74	271.65	97.970
C175	25.000	458.89	713.74	271.65	97.970
C176	25.000	458.89	713.74	271.65	97.970
C177	25.000	458.89	713.74	271.65	97.970
C178	25.000	458.89	713.74	271.65	97.970
C179	25.000	458.89	713.74	271.65	97.970
C180	25.000	458.89	713.74	271.65	97.970
C181	25.000	458.89	713.74	271.65	97.970
C182	25.000	458.89	713.74	271.65	97.970
C183	25.000	458.89	713.74	271.65	97.970
C184	25.000	458.89	713.74	271.65	97.970
C185	25.000	458.89	713.74	2	



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