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): Bill Taylor	Name (last name first): S4 Group, LLC
Mailing Address: 9420 Vangaurd Dr, Anchorage, AK 99507	Mailing Address: 124 E 7th Ave, Anchorage, AK 99501
Contact Phone – Day: 907-345-0371 Evening:	Contact Phone – Day: 907-306-8104 Evening:
Fax:	Fax:
E-mail: wtay907@gmail.com	E-mail: craigb@s4ak.com, kate@s4ak.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): 017-15-122, 017-15-123

Site Street Address: 7200 De Armoun Rd

Current legal description: (use additional sheet if necessary)
Palaterra Block 2A & 3A

Zoning: R6	Acreage: 17.02	Underlying Plat #: 2019-87	Grid #: SW2939
# Lots: 2	# Tracts:	Total # parcels: 2	

PROPOSED SUBDIVISION INFORMATION

Proposed legal description: (use additional sheet if necessary)
Palaterra Subdivision Addition 2

# Lots: 12	# Tracts:	Total # parcels: 12

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.

Craig Bennett — 12/22/2021

Signature ☐ Owner ■ Representative (Representatives must provide written proof of authorization) — Date

Craig Bennett

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
FM	2 + affidavit	$7,455	S12607	

PP (Rev. 12/18) Front – "NEW" CODE

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☐ Urban ☒ Rural

Anchorage 2020 Major Elements – site is within or abuts:

☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☒ District/area plan area: Hillside District Plan

Chugiak-Eagle River Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	☒ None	☐ "C"	☐ "B"	☐ "A"	
Avalanche Zone:	☒ None	☐ Blue Zone	☐ Red Zone		
Floodplain:	☒ None	☐ 100 year	☐ 500 year		
Seismic Zone (Harding/Lawson):	☒ "1"	☒ "2"	☐ "3"	☐ "4"	☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

☐ Rezoning - Case Number:
☐ Preliminary Plat ☒ Final Plat - Case Number(s): S12364
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

Potable Water provide by:	☐ Public utility	☐ Community well	☐ Private well
Wastewater disposal method:	☐ Public utility	☐ Community system	☐ Private on-site

APPLICATION REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required:	☐ Signed application (original) ☐ Watershed sign off form, completed ☐ 8½" by 11" reduced copy of plat ☐ Certificate to Plat
4 copies required:	☐ Subdivision drainage plan
9 copies required:	☐ Topographic map of platted area
45 copies required: (35 copies for a short plat)	☐ Signed application (copies) ☐ Preliminary plat ☐ As-built (if applicable) ☐ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

☐ Soils investigation and analysis reports (4 copies) Waived by _____

Palaterra Subdivision Addition 2
Platting Application Narrative
March 4, 2021

This platting application is a request to subdivide 2 lots into 12 lots through the long plat process. The lots are zoned R-6: Low-Density Residential (1 acre) and will be serviced by private water and wastewater. There is an existing home on proposed lot 12. The site has a steep slope on the southern end. The proposed subdivision has access via De Armoun Rd, with a cul-de-sac. A variance is being requested for the relief from the requirement that the distance between intersection centerlines shall be at 150 feet (AMC 21.08.030.F.5).

Conformance with the Approval Criteria for Subdivision Standards (AMC 21.03.200)
This plat conforms to the applicable dimensional standards and measurements, chapters 21.07, Development and Design Standards and 21.08, and Subdivision Standards, and to the maximum extent feasible.

a. Promotes the public health, safety, and welfare;

Palaterra Subdivision Addition 2 promotes the public health, safety, and welfare by providing a development for residential use that is compatible with the surrounding neighborhood.

b. Mitigates the effects of incompatibilities between the land uses or residential densities in the subdivision and the land uses and residential densities in the surrounding neighborhood, including but not limited to visual, noise, traffic, and environmental effects;

Palaterra Subdivision Addition 2 mitigates the effects of incompatibilities between land uses and residential densities by conforming to the existing R-6 zoning for lot size and width. The larger lot size requirement will allow grading operations to be generally limited to the improvements within the ROW. Existing vegetation will be maintained to the maximum extent possible to help mitigate visual, noise and environmental nuisances.

c. Provides for the proper arrangement of streets in relation to existing or proposed streets;

Palaterra Subdivision Addition 2 is connecting into one dedicated Right-of-way road and is dedicating a cul-de-sac for proper access and turn-around space. The proposed internal road configuration utilizes the existing topography to minimize road grades and limit cut/fill activities.

d. Provides for adequate and convenient open space;

Palaterra Subdivision Addition 2 provides for adequate and convenient open space by developing to R-6 single-family residential zoning regulations. All lots are over the minimum lot area requirement of 43,560 square feet. The large lot configuration will allow grading operations to be limited to the

improvements within the ROW. Existing vegetation will be maintained as much as possible creating large areas of vegetated space.

e. Provides for the efficient movement of vehicular and pedestrian traffic;

Palaterra Subdivision Addition 2 provides for the efficient movement of vehicular and pedestrian traffic by providing a dedicated ROW internal road access to a dedicated 50 foot radius cul-de-sac ROW.

f. Ensures adequate and properly placed utilities;

Palaterra Subdivision Addition 2 ensures adequate and properly placed utilities by keeping easements in-line with previous utility easements and continuing to work with the utility companies on easement placement. Easements will be provided as needed to facilitate access for maintenance.

g. Provides access for firefighting apparatus;

Palaterra Subdivision Addition 2 allows for effective access to firefighting apparatus by nature of the adequate road frontage and cul-de-sac for vehicular turn-around. Cul-de-sac radii will be built to DCM standards and is not longer than 900 lineal feet as limited by Title 21.

h. Provides opportunities for recreation, light, and air, and avoids congestion;

Palaterra Subdivision Addition 2 lots are over the minimum lot requirement of 43,560 square feet.

i. Facilitates the orderly and efficient layout and use of the land;

Palaterra Subdivision Addition 2 facilitates orderly layout and use of land by combining like land units and utilizing existing access, easements, and Rights-Of-Way to create a consolidated and efficient plat. Proposed ROW's are configured to follow the existing topography as much as possible. This will reduce cuts and fills associated with the planned road construction. Reducing cuts and fills will also reduce clearing of existing vegetation. This process results in an efficient use of the land.

j. Does not create a split-zoned lot; and

This subdivision does not create a split-zoned lot. All properties are commonly zoned.

k. Furthers the goals and policies of the comprehensive plan and conforms to the comprehensive plan in the manner required by section 21.01.080, Comprehensive Plan.

Palaterra Subdivision Addition 2 will conform to all standards set forth in the Comprehensive Plan.

Application for Subdivision Variance

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Bill Taylor	Name (last name first) S4 Group, LLC
Mailing Address 9420 Vangaurd Dr, Anchorage, AK 99507	Mailing Address 124 E 7th Ave, Anchorage, AK 99501
907-345-0371	907-306-8104
Contact Phone – Day Evening	Contact Phone – Day Evening 907-306-8104
Fax	Fax
E-mail wtay907@gmail.com	E-mail craigb@s4ak.com, kate@s4ak.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): 017-15-122, 017-15-123

Site Street Address: 7200 De Armoun Rd

Current legal description: (use additional sheet if necessary)

Palaterra Block 2A & 3A

REQUEST

The variance is for relief from the requirement to:

The distance between intersection centerlines shall be at least 150 feet.

Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Craig Bennett — 12/22/2021

Signature ☐ Owner ■ Representative (Representatives must provide written proof of authorization) — Date

Craig Bennett

Print Name

Accepted by:	Poster & Affidavit:	Fee	Case Number

SV (Rev. 11/13) Front – "NEW" CODE

VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21. 08.030.F.5

AMC 21.

SUBMITTAL REQUIREMENTS

If associated with a preliminary plat application: ☐ Signed application(original) and ☐ Signed application (44 copies)

If not associated with a preliminary plat application:

1 copy required: ☐ Signed application(original)

44 copies required:
- ☐ Signed application (copies)
- ☐ Variance narrative, addressing:
  - O The need for the variance
  - O The effect of granting the variance
  - O An analysis of how the proposal meets the variance standards below
- ☐ Underlying plat
- ☐ Proposed plot plan or site plan, to scale (new construction)
- ☐ Topographic map of site
- ☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;

b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;

c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and

d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.

Palaterra Subdivision Addition 2
Plat Variance Application Narrative
March 4, 2021

This design variance request is for relief from the requirement:

(AMC 21.08.030.F.5) The distance between intersection centerlines shall be at least 150 feet.

Below is a summary of the attached detailed request from TRIAD Engineering, LLC.

The plat configuration for Palaterra Subdivision Addition 2 illustrates a new proposed cul-de-sac road connecting with De Armoun Road, an ADOT owned and maintained ROW, approximately 66 feet west of the existing Saunders Road intersection. This separation is below the minimum 150-foot separation as required by AMC 21.08.030F.5 and thus, the reason for this variance request. The original planned access for Block 2A was by Buena Vista Drive to the northwest of the property. Approximately 30' of ROW exists to the west while a 30' access easement to the east would allow for full development potential of the access road for the subdivision. However, initial review of topography in the area indicates existing road grades nearing 11% at the intersection of Buena Vista Drive and De Armoun Road. The existing 11% grades of De Armoun Road are well above the generally maximum acceptable limit of 5% through an intersection as defined by the Design Criteria Manual. De Armoun Road is signed for a speed of 40 mph and an 11% intersection grade creates a very unsafe condition for west bound vehicular traffic on De Armoun Road. Intersection site distance was preliminarily reviewed looking west and east at the Buena Vista intersection and was found to not meet the 500 feet required for a posted speed limit of 40 mph and a design speed of 45 mph.

In order to comply with intersection site distances and road grades, significant modifications to De Armoun Road would be necessary which would generally involve lowering steep grades and increasing vertical curvature. These changes would likely impact existing intersections with Carita Lane, Lupine Road, and Foster Road and would likely require modifications of those locations as well. The significant changes to De Armoun Road and the nearby residential access roads would make the project economically unviable as the improvements to DeArmoun would be far greater than the improvements associated with the internal proposed road. It should also be noted that Buena Vista Dr connects with DeArmoun Road, approximately 120 feet east of the existing Lupine Road intersection. This separation is below the minimum 150-foot separation as required by 21.08.030F.5.

Alternative connections were briefly considered and determined to be problematic for the following reasons;

- Connection to the south, to Our Own Lane, is not possible due to a steep bluff with slopes exceeding 50% grade.
- Access along the easterly or westerly boundary of Block 2A is blocked by private property.
- A connection point aligned with Forrest Road to the north is also blocked by private property.

The safest and most cost-effective solution for access to De Armoun Road is the one illustrated on the proposed plat which shows the connection near the intersection with Saunders Road. Grades along De Armoun Road are much flatter in this area and a 4-way stop controlled intersection at Hillside Drive exists further to the east. Vehicular traffic will likely be slowing or accelerating into and out of this intersection so speeds would likely be below 40 mph.

Conformance with the Approval Criteria for Plat Variance

a. **There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public.**

As stated above, access to the northwest via Buena Vista Dr would create unsafe conditions due to the existing road grade and in order to comply with intersection site distances and road grades, significant modifications to De Armoun Road would be necessary, which would make the project economically unviable. Access to the south via Our Own Lane is not possible due to a steep bluff with slopes exceeding 50% grade. Access along the easterly or westerly boundary is blocked by private property. Access to the north, aligned with Forrest Road, is blocked by private property. This leaves the safest and most cost-effective solution to be access to the northeast connecting with De Armoun Road, approximately 60 feet west of the existing Saunders Road intersection.

b. **The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated.**

This variance will allow Palaterra Subdivision Addition 2 access to De Armoun Road via the safest and most-cost effective means. Grades along De Armoun Road are much flatter in the area of the proposed connection and a 4-way stop controlled intersection at Hillside Drive exists further to the east. Vehicular traffic will likely be slowing to or accelerating from a stopped position at this intersection so speeds would likely be below 40 mph.

c. **Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality.**

This variance will not in any way nullify the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality. A subdivision agreement will still be required with the proposed road configuration. It will allow access to a proposed subdivision via the safest and most-cost effective means.

d. **Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.**

As stated above, if access via Buena Vista Drive is required, in order to comply with intersection site distances and road grades, significant modifications to De Armoun Road would be necessary which would generally involve lowering steep grades and increasing vertical curvature. These changes would likely impact existing intersections with Carita Lane, Lupine Road, and Foster Road and would likely require modifications of those locations as well. The significant changes to De Armoun Road and the nearby residential access roads would make the project economically unviable as the improvements to DeArmoun would be far greater than the improvements associated with the internal proposed road.

TRIAD
ENGINEERING, LLC

PHYSICAL	MAILING	OFFICE	WEB
1300 E. 68th Ave., Suite 210	P.O. Box 111989	907-344-3114	triadak.com
Anchorage, AK 99518	Anchorage, AK 99511		

February 26th, 2021

Municipality of Anchorage
Project Management & Engineering
4700 Elmore Rd.
Anchorage, Alaska 99507

State of Alaska DOT&PF
Statewide Planning
4111 Aviation Avenue
Anchorage, Alaska 99519-6900

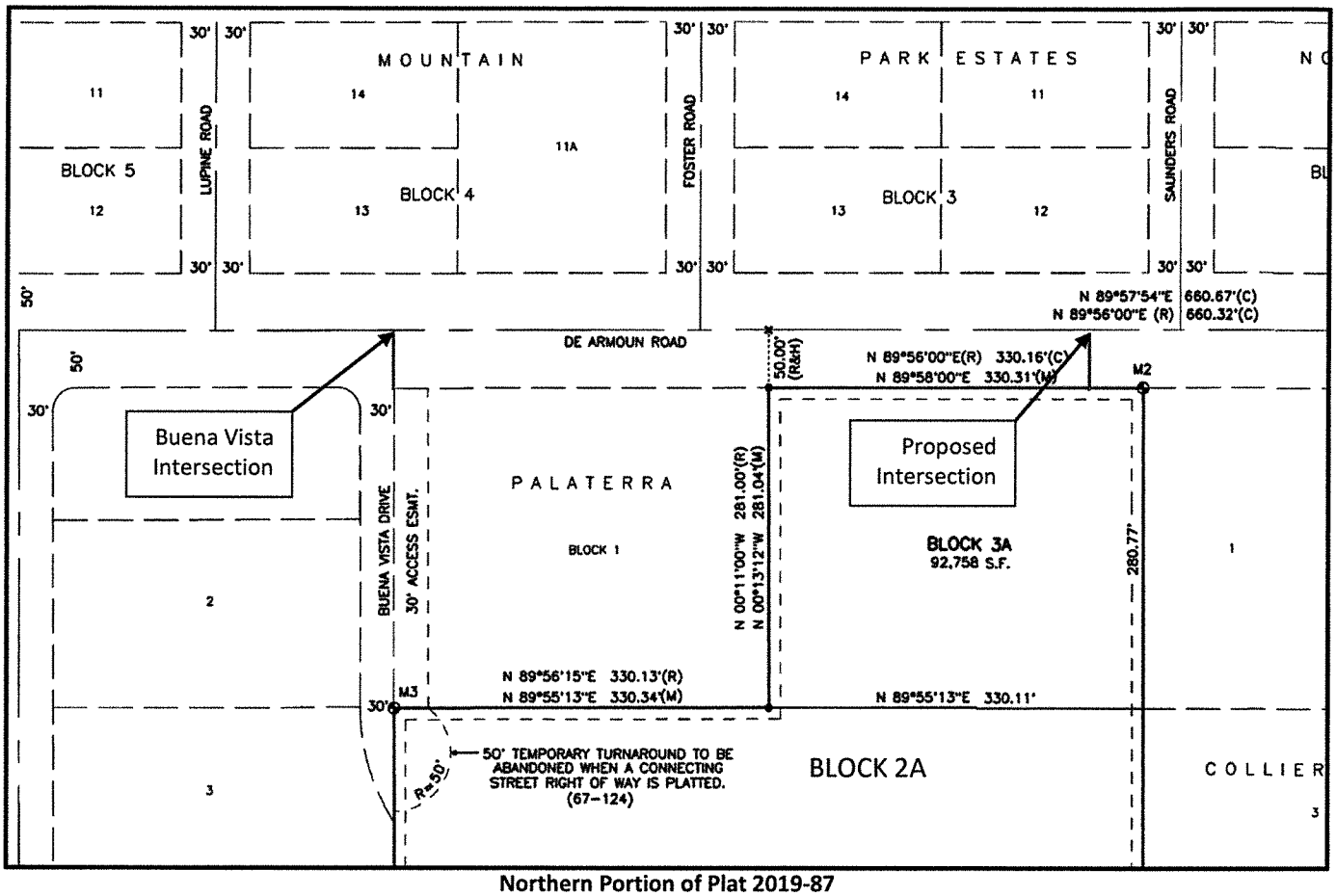
Attention: Karlie Gedig, MOA Senior Planner &
Shawn Gardner, ADOT Anchorage Area Planner
Subject: Palaterra Subdivision – Variance Request for Intersection Separation
Platting Case TBD

Ms. Gedig,

Please accept this letter as a request for a variance from Title 21 Chapter 21.08.030.F.5 for intersection centerline separation as it relates to the proposed Palaterra Subdivision. Specifically, this is a request for a variance from the requirement that intersection centerlines be separated by a minimum of 150 feet. Palaterra Subdivision is a proposed residential development located west of Hillside Drive and directly south of DeArmoun Road in Anchorage, Alaska. Twelve single family residential homes are planned along approximately 815 linear feet of rural secondary road. The rural secondary road will be constructed to Municipal standards.

Palaterra Subdivision proposes to make connection to DeArmoun Road along the easterly boundary of Block 3A near the intersection of Saunders Avenue. DeArmoun Road is an existing Class I Collector owned and maintained by ADOT and signed for 40 mph. The proposed connection would be 90 degrees to the existing centerline of DeArmoun, however the separation distance between the new road centerline and the existing centerline for Saunders Avenue is 60 feet. This is below the 150-foot separation distance as required in 21.085.030.F.5. This location was determined to be the safest connection to DeArmoun Road as further discussed below.

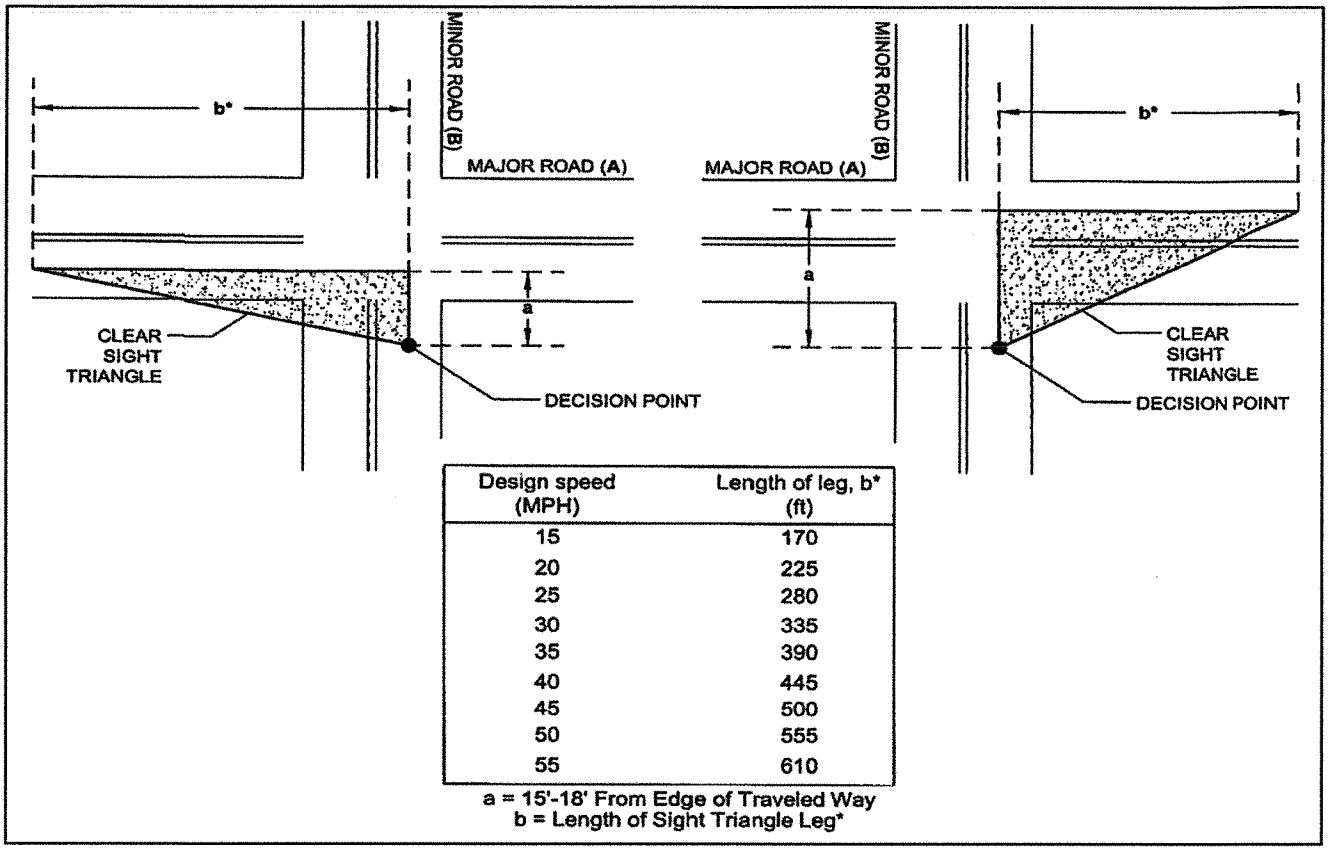
Palaterra Subdivision was previously platted in 2019 by plat 2019-87. This created Blocks 2A and 3A on roughly 17 acres which comprise the total area of the current proposed development. A portion of the plat is shown below and illustrates a planned future connection of Block 2A to DeArmoun Road via the 30' of existing ROW and Access Easement for Buena Vista Drive. The 30 feet of existing ROW on the west and the 30 feet of existing Access Easement on the easterly boundary of Block 1 would provide a legal 60' wide access for the proposed development. This access would connect to DeArmoun Road approximately 158 feet (field measured) east of the existing intersection with Lupine Road.



Northern Portion of Plat 2019-87

Initial review of the existing topography and road grades along this section of DeArmoun Road indicated that existing grades were above the generally accepted limit of 5% through an intersection and likely above 10%. Measurements of available lidar topography indicated possible road grades of 10.9%. Section 1.9D of Chapter 1 of the Design Criteria Manual (DCM) limits the maximum grade of a primary street through an intersection to 5%.

Intersection sight distance was analyzed as it relates to the requirements of DCM Chapter 1. As a Class I collector, DeArmoun Road has a posted speed of 40 mph and a design speed of 45 mph. The required intersection sight distance, length of leg b, is 500 feet. This distance is measured along the centerline of the lane in which traffic approaches the intersection. The decision point is located 15' to 18' from the edge of the traveled way. Figure 1-19 of DCM Chapter 1 is provided on the following page for reference.



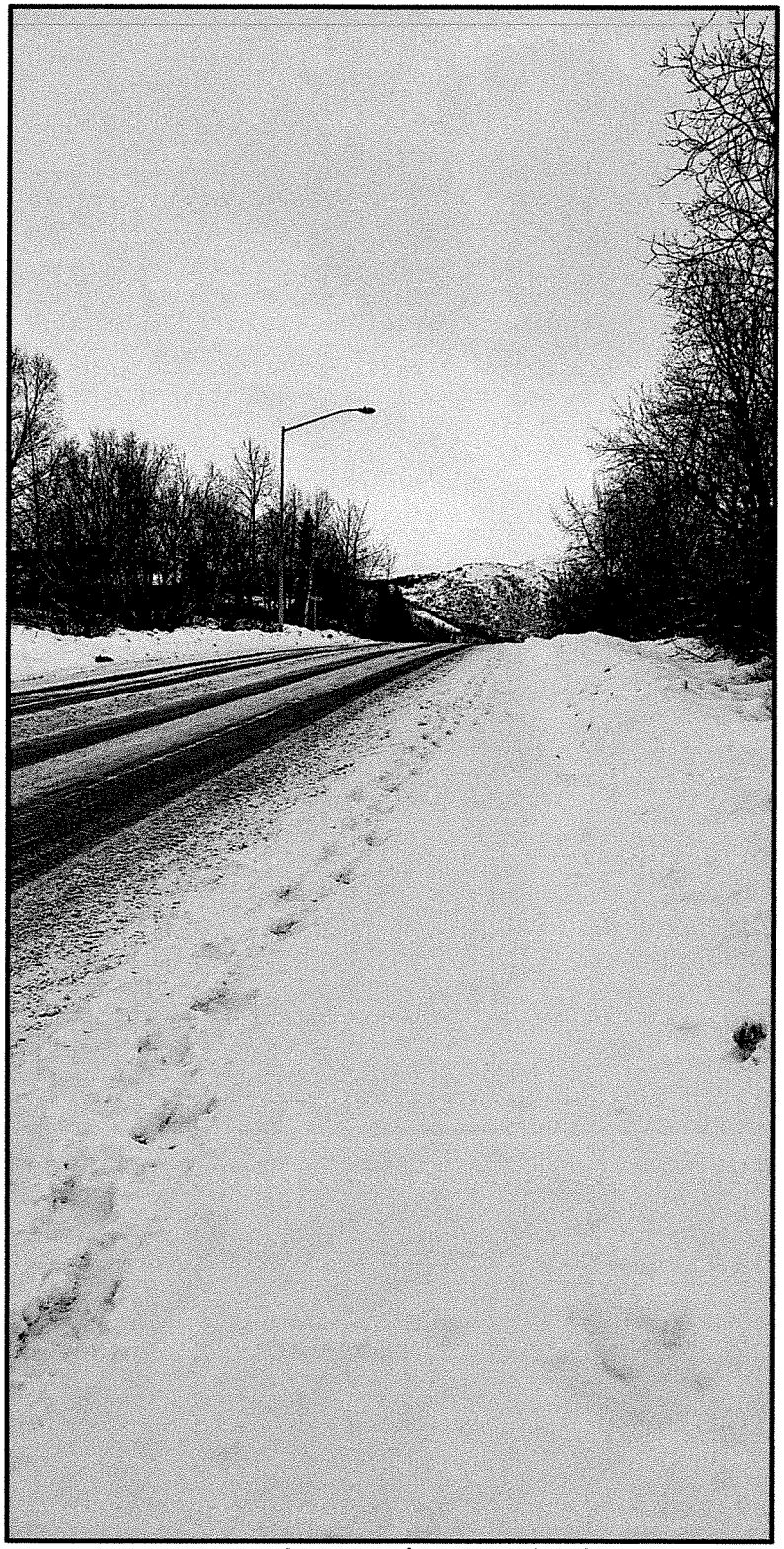
Design speed (MPH)	Length of leg, b* (ft)
15	170
20	225
25	280
30	335
35	390
40	445
45	500
50	555
55	610

a = 15'-18' From Edge of Traveled Way
b = Length of Sight Triangle Leg*

Intersection Sight Distance Figure 1-19, DCM Chapter 1

On February 24th, 2021 field measurements for sight distance were completed. The centerline of the Buena Vista and proposed intersections were surveyed and staked prior to the site visit. Field measurements were completed using a handheld laser range finder and measurement wheel. The range finder was used to approximate distances and the wheel used to obtain actual measurements. Due to snow plowing operations, measurements along leg "a" were limited to roughly 8 to 10 feet off the shoulder.

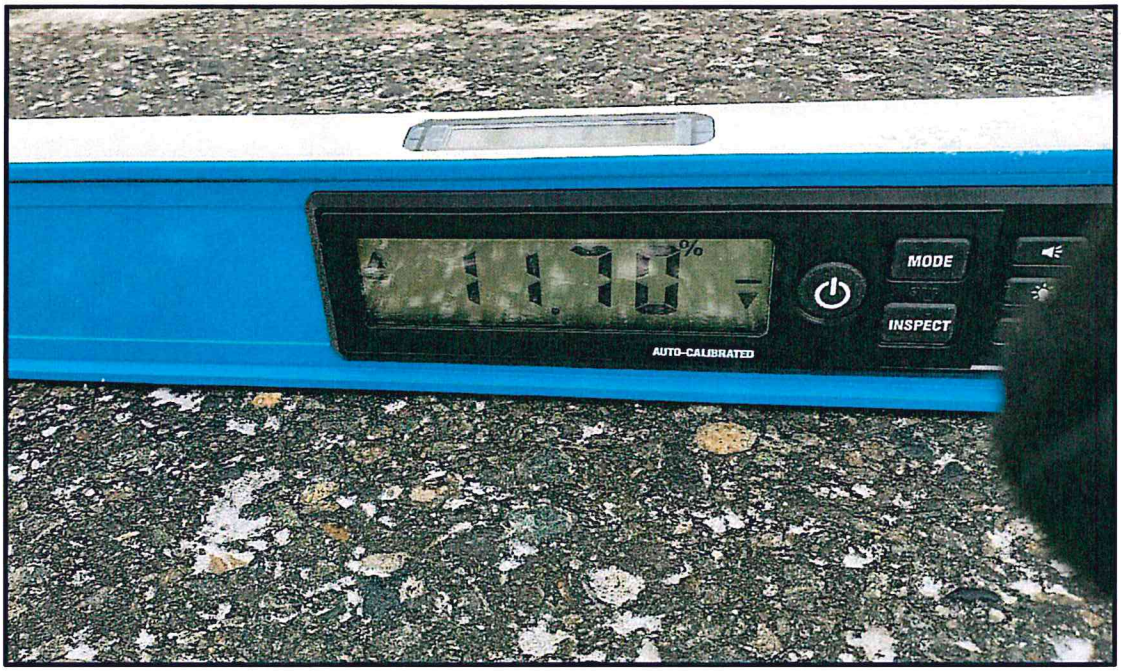
At the Buena Vista intersection, sight distance was measured to the east, looking in the direction of the crest curve, and measured to 327 feet. Sight distance to the west was unrestricted and estimated via range finder to beyond 1000 feet. The intersection grade was measured using a 4-foot smart level and shows an east to west, downhill slope of 11.70%. Photos of the sight distances and intersection grades are provided below.



Buena Vista Intersection Looking East (Measured Sight Distance = 327 Feet)

Buena Vista Intersection Looking West (Sight Distance Ranged Beyond 1000 Feet)

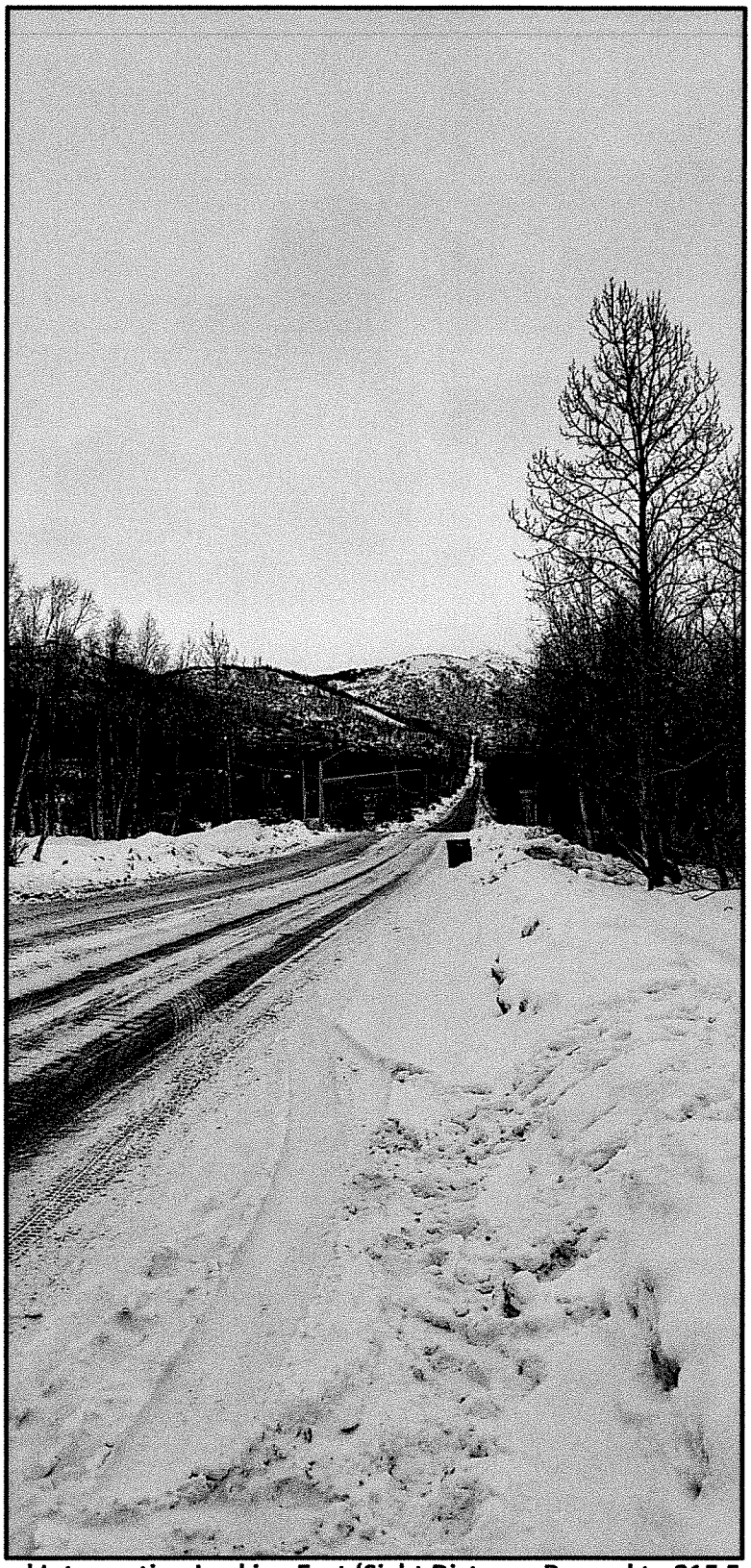
Buena Vista Survey Stake



Existing Grade of DeArmoun Road at Buena Vista

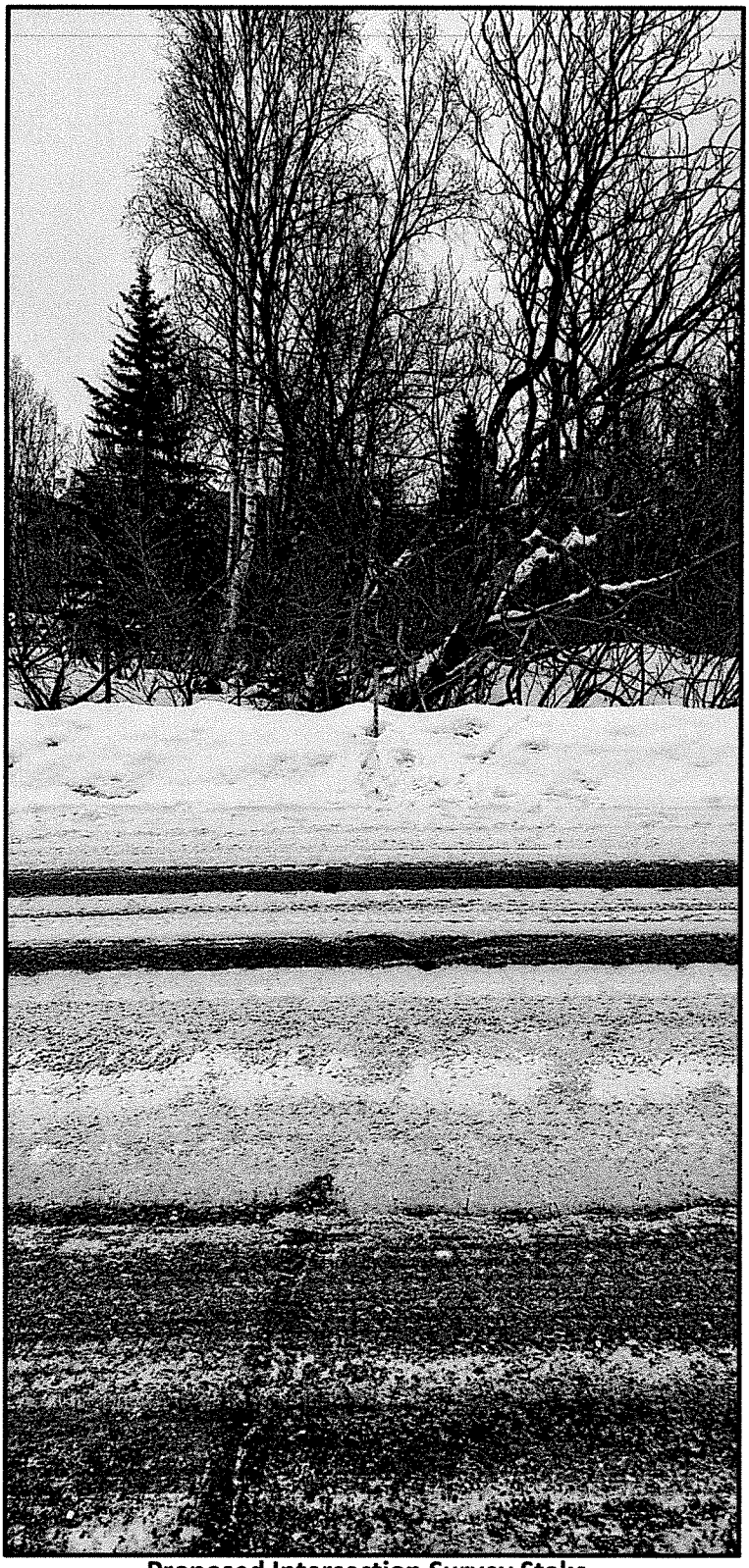
Field measurements revealed that intersection sight distance of 500 feet was not achieved at the Buena Vista intersection looking east due to the existing crest curve. The DCM states that intersection sight distances are desirable, however if these are not attainable, stopping sight distance for the design speed should be the minimum distance provided. The stopping sight distance for a 45-mph design speed is 360 feet which is not adjusted to account for grades. The available stopping sight distance to the east of 327 feet is below the 360 feet minimum required. When taking the existing 11.70% downhill grade into consideration, the stopping sight distance increases to 458 feet which is well over the measured 327 feet currently available. The existing crest curvature of DeArmoun Road would need to be lengthened and/or lowered considerably in order to obtain adequate stopping sight distances.

An alternative intersection location, near Saunders Avenue and shown by the Palaterra Subdivision preliminary plat, was chosen since existing road grades in this area are not as steep as the Buena Vista location. This location was field surveyed prior to measurements and is located 60 feet west of the existing intersection of Saunders Avenue. The intersection could not be located any further east due to the easterly boundary limits of Block 2A and 3A. Locating the proposed intersection further west would be in conflict with the existing single-family home located on Block 3A (now proposed Lot 12). Looking east from the proposed intersection location, the stop-controlled intersection at Hillside Drive is visible which was estimated to 315 feet via range finder. Sight distance to the west was field measured to 375 feet. The intersection grade was measured and showed a slightly east to west downhill slope of 0.30%. Photos of the sight distances and intersection grades are provided below.

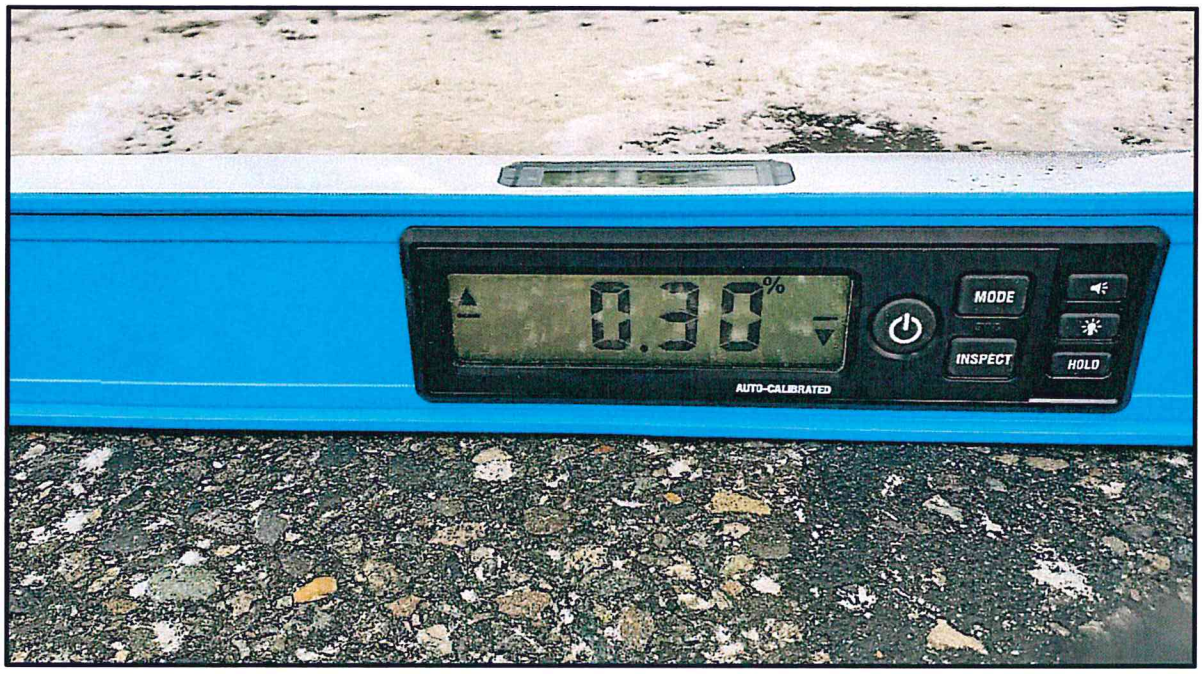


Proposed Intersection Looking East (Sight Distance Ranged to 315 Feet)

Proposed Intersection Looking West (Measured Sight Distance = 375 Feet)

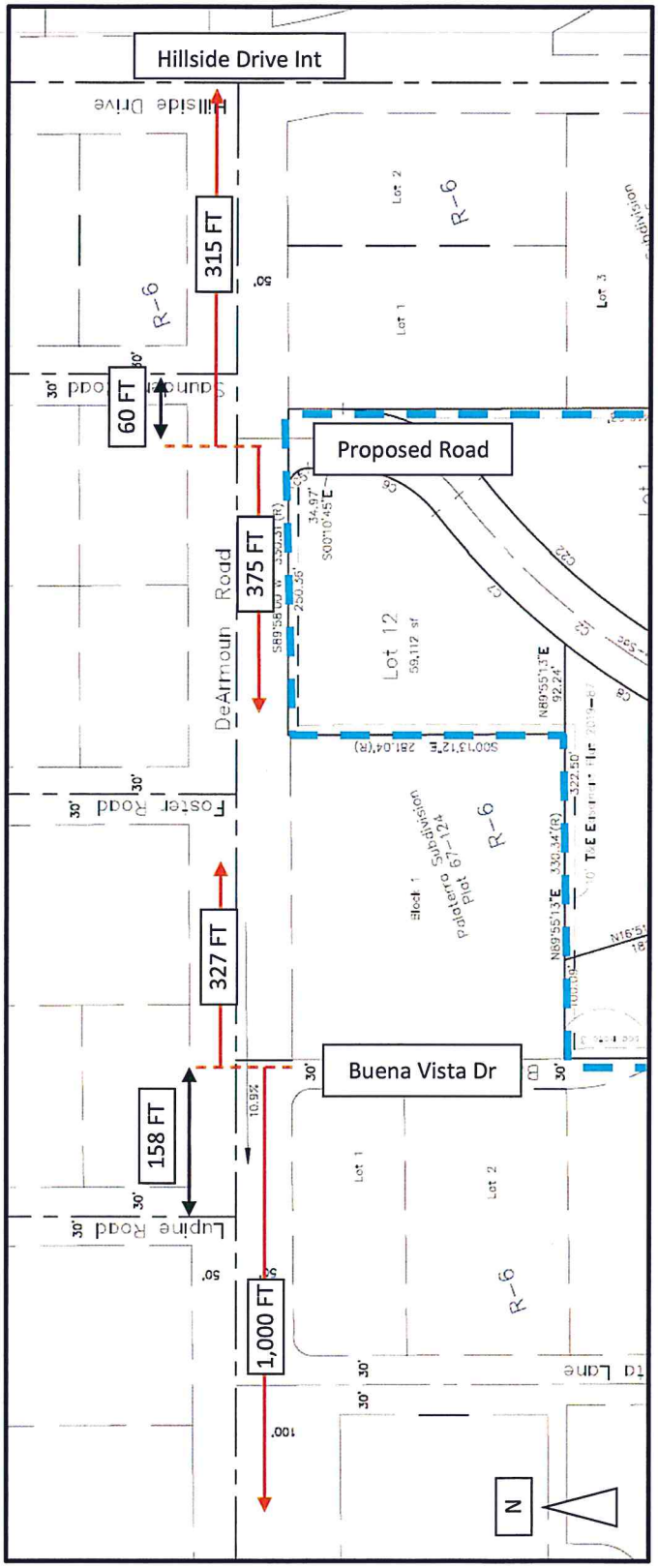


Proposed Intersection Survey Stake



Existing Grade of DeArmoun Road at Proposed Intersection

Field measurements revealed that intersection sight distance of 500 feet was not achieved at the proposed intersection looking west due to the existing crest curvature. However, minimum unadjusted stopping sight distances of 360 feet were met to the west. Sight distance to the east is met as the existing 4-way stop at Hillside Drive is fully visible. Vehicles entering and exiting this intersection will come to a complete stop before proceeding through. Additionally, eastbound vehicular traffic was observed slowing through the Saunders Avenue intersection as they approached the 4-way stop. An illustration and data summary table of the measured sight distances are provided on the following pages.


Hillside Drive Int
315 FT
60 FT
Proposed Road
375 FT
DeArmoun Road
327 FT
Buena Vista Dr
158 FT
1,000 FT
Foster Road
Lupine Road
R-6
Lot 12
59,112 sf
Lot 1
Lot 2
Lot 3
Block 1
Palaterra Subdivision
Plat 91-124
N

Intersection Summary

Location	Sight Distance East	Sight Distance West	ISD Required	Unadjusted SSD Required	Intersection Grade	Intersection Separation
Buena Vista	*327 Feet*	*>1000 Feet*	*500 Feet*	*360 Feet*	*11.70%*	*158 Feet*
Proposed	** 315 Feet*	*375 Feet*	*500 Feet*	*360 Feet*	*0.30%*	*60 Feet*

* 4-way Stop Controlled Intersection at Hillside Drive Fully Visible

In summary, while intersection separation distances are met at the Buena Vista intersection, existing grades of 11.70% are well above the maximum 5% defined by the DCM. Additionally, stopping sight distance looking west is not achievable without significant modifications to DeArmoun Road. The existing crest curvature would need to be lengthened and the road lowered to reduce intersection grades and increase sight distance. It is unlikely that a 5% intersection grade can be achieved without also having to modify the connections of Foster Road and Lupine Road.

While the intersection separation distance at the proposed intersection is below 150 feet, stopping sight distances are met and the intersection grades is below 5%. Access into and out of the proposed development will be safer at this location when compared with the Buena Vista intersection. Average daily trips generated by the Palaterra Subdivision development are anticipated to be roughly 114 per day. Similar daily trips are anticipated at the Saunders Avenue intersection. Alternative access to the subdivision was considered however, a steep bluff exists to the south which restricts access to Our Own Way. Private property along the east and west boundary prohibit access to Carita Lane or Lamb Drive. Additionally, private property at Block 1 eliminates the potential connection at the existing intersection with Foster Road.

Considering the prohibitively high cost to lower DeArmoun Road, the safest and most cost-effective solution is to locate the proposed intersection in the location shown. This location allows the existing single-family residence on Block 2A (now lot 12) to remain while simultaneously providing adequate stopping sight distance and DCM compliant intersection grades. Based on the above information, Triad Engineering, LLC respectfully requests a variance from Title 21 Chapter 21.08.030.F.5, which requires a minimum separation of 150 feet between intersections, and approval of the location of the proposed intersection at is relates to the preliminary plat for Palaterra Subdivision.

Thank you for your time and consideration in this matter. If you require additional information please call 344-3114 or email me at brandonmarcott@triadak.com.

Sincerely,
Triad Engineering, LLC

Brandon Marcott, P.E.

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Letter of Authorization

I, Ray DePalatis, CO-Manager of Torr Sons, LLC, the owner of the property, by signing below am authorizing S4 group, LLC to represent them before the Municipality of Anchorage in the request for all platting actions Palaterra Subdivision Block 2A & 3A, underlying plat 2019-87.

Signature

2/12/21
Date

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Letter of Authorization

I, Bill Taylor, the petitioner of the property, by signing below are authorizing S4 group, LLC to represent them before the Municipality of Anchorage in the request for all platting actions Palaterra Subdivision Block 2A & 3A, underlying plat 2019-87.

Signature

Feb 25, '21
Date

Anchorage Water & Wastewater Utility

Mayor
Ethan Berkowitz

Board Chair
Aaron D. Dotson

AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Palaterra Subdivision Lots 1-12
- Project Location, Tax ID, or Legal Description: Blocks 2A & 3A Palaterra (Plat No 2019-87) (Tax ID 017-151-22, 017-151-23)
- Is this parcel located within AWWU's certificated service area? ---------- Y / ~~N~~
- Is a water key box located on each parcel? ---------- **Y / N**
  - Does this service meet DCPM Standard? ---------- **Y / N**
- Is sewer stubbed to each parcel? ---------- **Y / N**
  - Does this service meet DCPM Standard? ---------- **Y / N**
- Are there any water or sewer connections that require removal? ---------- **Y / N**
- Are there any additional easements needed? ---------- **Y / N**
- Have any Private System plans been submitted for review? ---------- **Y / N**
- Are any of the lots subject to extended connection or other agreements? ---------- **Y / N**
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ---------- **Y / N**

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	**Y / N**		
Water Transmission	**Y / N**		
Sewer Lateral	**Y / N**		
Sewer Trunk	**Y / N**		

- Comments:
  These parcels are located outside of AWWU's water and sewer service areas. AWWU has no objection to this platting action.

Verified By ~~(AWWU)~~: Paul Hutchins

Date: February 19, 2021

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwu.biz

WMS Archive File Name: 21PalaterraSub

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: Palaterra Sub.
- Project Location, Tax ID, or Legal Description: Blocks 2A & 3A
- 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.*

X KBE **DOES** contain ~~stream channe~~ls 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.**

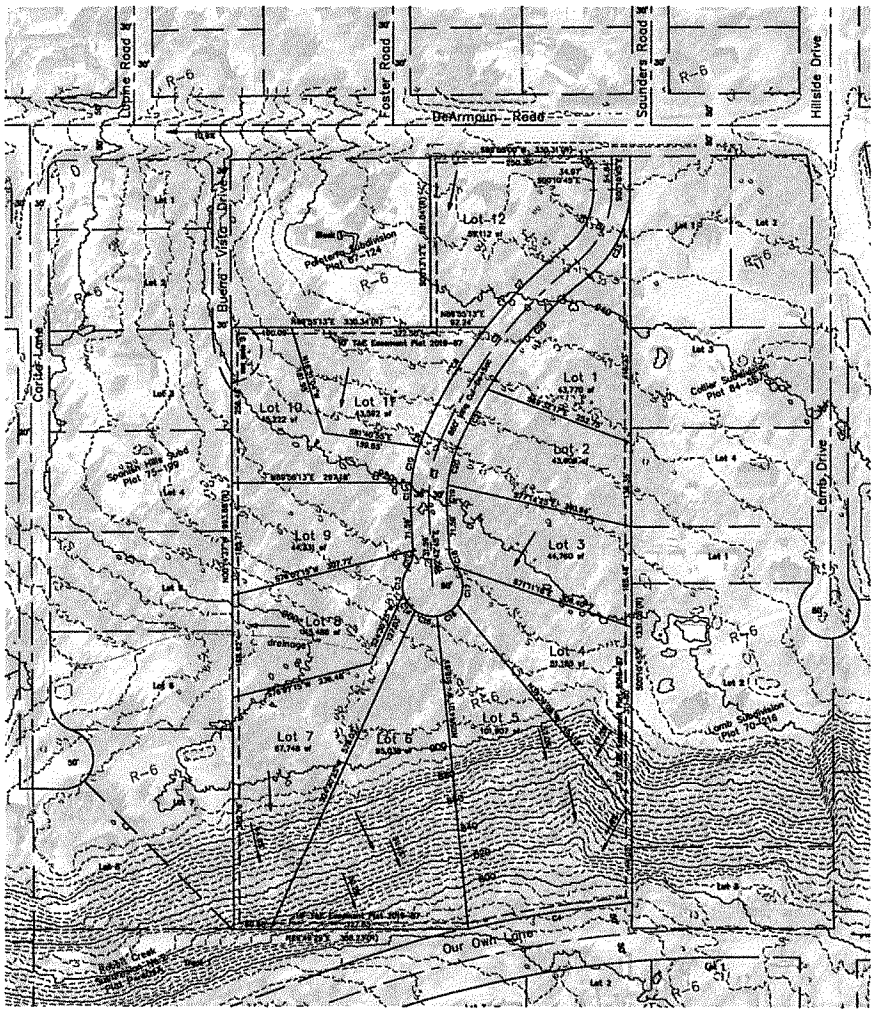
_____ Presence of stream channels and/or drainageways is unknown ***AND*** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

** **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:

☐Y	☐N	WMS written drainage recommendations are available.	☐Preliminary	☐Final
☐Y	☐N	WMS written field inspection report or map is available.	☐Preliminary	☐Final
☐Y	☐N	Field flagging and/or map-grade GPS data is available.		

Inspection Certified By: _____ **Date:** 2/18/21



Scale 1" = 100'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	138.18	150.00	052°01'01"	131.55	N25°48'43"E
C2	374.09	747.45	028°40'33"	370.20	S37°28'58"W
C3	112.80	250.00	025°50'28"	111.94	S10°13'28"W
C4(R)	274.83	1960.00	008°01'41"	274.61	S80°54'34"W
C5	31.37	20.00	089°51'15"	28.25	N45°08'22"W
C6	108.94	120.00	052°01'01"	105.24	N25°48'43"E
C7	186.22	777.45	013°43'28"	185.78	S44°36'33"W
C8	202.88	777.45	014°57'07"	202.31	S30°36'18"W
C9	24.83	280.00	005°08'06"	24.82	S20°36'39"W
C10	60.67	280.00	012°24'53"	60.55	S11°51'10"W
C11	40.85	280.00	008°21'29"	40.81	S01°27'38"W
C12	32.18	50.00	036°52'12"	31.62	N15°43'20"E
C13	41.83	50.00	047°56'16"	40.62	S10°11'17"W
C14	35.76	50.00	040°58'29"	35.00	S34°16'06"E
C15	37.97	50.00	043°30'47"	37.07	S76°30'44"E
C16	38.76	50.00	045°33'29"	38.72	N58°57'08"E
C17	88.11	50.00	075°45'21"	81.40	N01°42'17"W
C18	32.18	50.00	036°52'12"	31.62	S21°06'51"E
C19	34.40	220.00	008°57'31"	34.36	S01°46'00"W
C20	64.95	220.00	016°54'57"	64.72	S14°42'14"W
C21	107.66	717.45	008°35'51"	107.56	S27°27'38"W
C22	251.42	717.45	020°04'42"	250.13	S41°47'56"W
C23	163.42	180.00	052°01'01"	157.88	N25°48'43"E

Notes:
1. Easements by document shown where plotted and dimensioned for reference purposes only. The recorded easement documents should be used to verify and establish location, rights and permitted used.
2. All Lot corners will be set with 5/8" X 30" rebar with 1 & 1/4" yellow plastic cap except as shown.
3. 50' Temporary turnaround to be abandoned when a connecting street right of way is platted per plat 67-124.
4. Distances shown to the foot are to that foot.
5. 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.
6. 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.
7. All lot lines are non-radial unless otherwise noted.
8. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded January 20, 1953, Book 84 Page 297. (Blanket Easement) Not dedicated this plat. Release of Right-of-Way, recorded October 12, 2017 as Instrument No. 2017-042562-0.
9. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded January 20, 1953, Book 84 Page 298. (Blanket Easement) Not dedicated this plat. Release of Right-of-Way, recorded October 12, 2017 as Instrument No. 2017-042561-0.

Legend

○	Set monument
◆	Found monument
○	Found 5/8" Rebar
◉	Found Concrete Post
(R1)	Record as per Plat
(R2)	Record as per Plat
(R3)	Record as per Plat
(R4)	Record as per Plat
(M)	Measured as per this plat.
(C)	Calculated as per this plat
(DTP)	Dedicated to the Municipality of Anchorage by this plat
(NPFS)	No Point Found or Set
(*)	Computed as per record plat.
(NT)	Non-Tangent

○ Set 2-1/2" Al. Cap Monument on 30" Alum post with flared end Flush with grade

S4 GROUP LS-118708 2021

Typical 1 & 1/4" yellow plastic cap set on 5/8" X 30" rebar

S4 GROUP LS-118708

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_____

APPROVALS

Platting Officer _____ Date_____

Municipal Surveyor _____ Date_____

OnSite Water and Wastewater_____ 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: _____ Title: _____

Signature: _____

Colony Builders Inc.
9420 Vanguard Drive #A
Anchorage, AK 99503

Notary Acknowledgement

Subscribed and sworn before me this_____ day of _____ 2021.

For: _____

_____ _____
My commission expires Notary Public

SURVEYOR'S CERTIFICATE
I, Benjamin C. Holmstrom, professional land surveyor, do hereby certify that the plat of _____ 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 _____. Monuments to be set by _____.

PLAT APPROVAL

Plat approved by the Municipal Platting Authority this

_____ day of _____ 2021

_____
Authorized Official

STATE OF ALASKA 49TH Benjamin C. Holmstrom LS-118708 Professional Land Surveyor

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

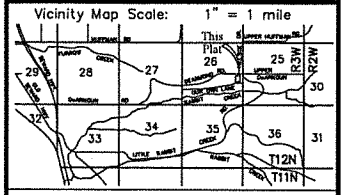
The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this _____ day of _____ 2021.

_____
Municipal Clerk

_____
Mayor of Anchorage

Vicinity Map Scale: 1" = 1 mile



A Preliminary Plat of
Lots 1-12,
Palaterra Subdivision
Addition 2, with Variance

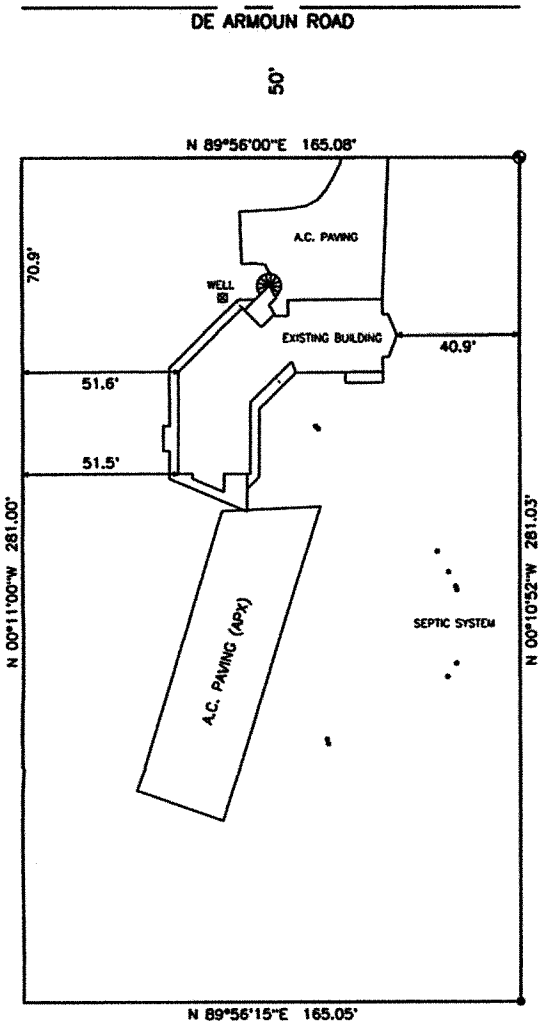
A RESUBDIVISION OF: BLOCKS 2A & 3A, PALATERRA SUBDIVISION, ACCORDING TO PLAT NO. 2019-87, LOCATED WITHIN THE SE1/4, SECTION 26, T12N, R3W, S.M., ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND CONTAINING 17.024 ACRES, MORE OR LESS.

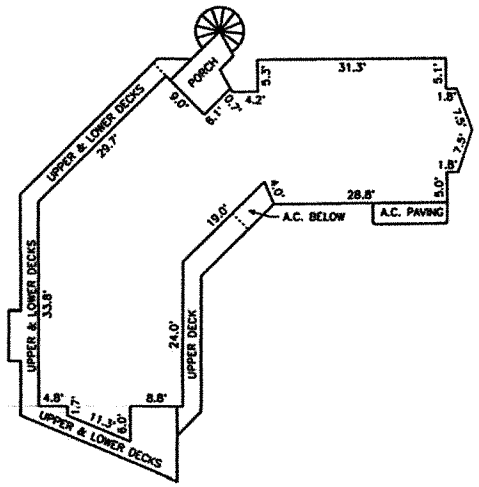
S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@S4AK.com

Scale 1" = 100'	Job No: 2021-08	Grid: SW2335	
Field Book:	MOA Case: S	Date: 2/10/2021	

PLAT NO. 67-124

PALATERRA SUBDIVISION
BLOCK 3
46,385 S.F.





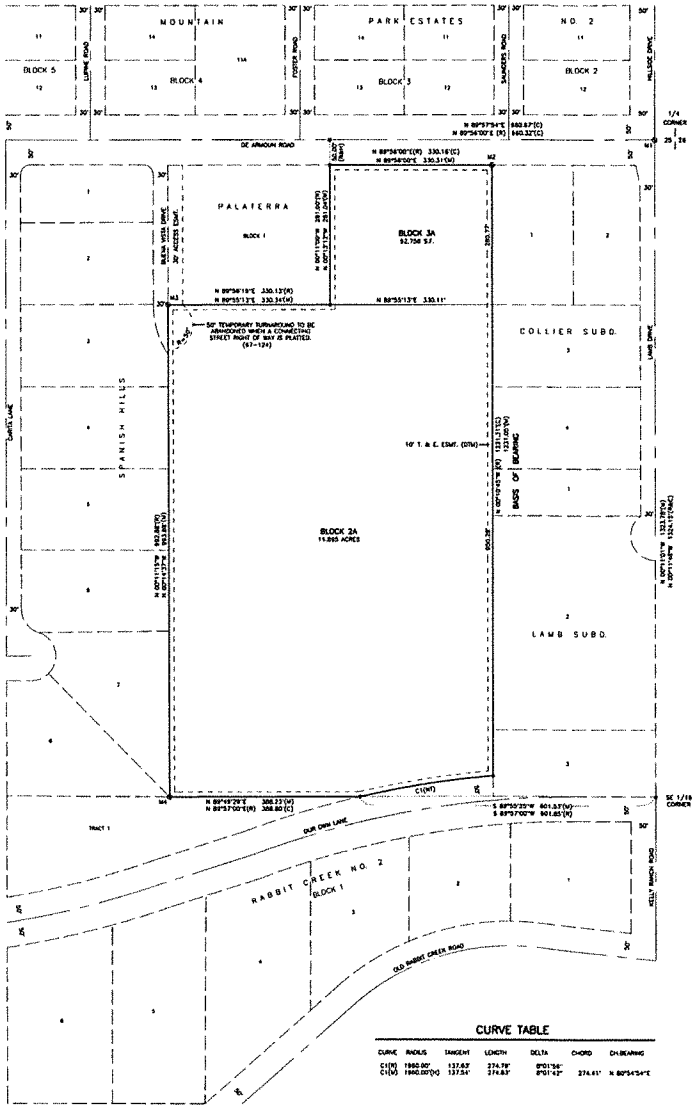
BUILDING DETAIL
SCALE: 1"=20'

1"=40'

REVISED 7/26/2019 ADDED NEW SEPTIC SYSTEM.

AS-BUILT		I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DEPICTED ABOVE AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES. ANCHORAGE RECORDING DISTRICT, ALASKA NOTE: NO CORNERS SET THIS DATE
GASTALDI LAND SURVEYING, LLC JEFF A. GASTALDI, R.L.S. 2000 E. DOWLING RD., SUITE 8 ANCHORAGE, ALASKA 99507 PHONE 248-5454		
GRID SW2939	DATE 10/11/2018	
F.B. 18-03	JOB NO. PSBLOCK3	

STATE OF ALASKA
49TH
Jeffery A. Gastaldi
Jeffery A. Gastaldi
LS-6091
7/26/2019
Registered Professional Land Surveyor



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 1 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.

TORR SOHO, LLC
12830 SUMMER CIRCLE
ANCHORAGE, AK 99516

SCOTT B. DUPALATIS, SOLE MEMBER MANAGER

RAY S. DUPALATIS, VICE-PRESIDENT MANAGER

STATE OF ALASKA
NOTARY PUBLIC
Van W. Elbon
My Commission Expires Feb 6, 2022

NOTARY ACKNOWLEDGEMENT

FOR: SCOTT B. DUPALATIS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF September 2019.

02-06-2022
MY COMMISSION EXPIRES

Van W. Elbon
NOTARY PUBLIC

STATE OF ALASKA
NOTARY PUBLIC
Van W. Elbon
My Commission Expires Feb 6, 2022

NOTARY ACKNOWLEDGEMENT

FOR: RAY S. DUPALATIS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF September 2019.

02-06-2022
MY COMMISSION EXPIRES

Van W. Elbon
NOTARY PUBLIC

NOTES

1. THE PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER DRAINAGE PATTERNS WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
2. PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE OR ALTER DRAINAGE FACILITIES (I.E. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS-OF-WAY.

LEGEND

⊕	MONUMENT AS DESCRIBED HEREON
▷	SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "LS6091"; SET FLUSH WITH GROUND
●	FOUND 5/8" REBAR
×	CALCULATED POINT ONLY, NOTHING FOUND OR SET
(R)	RECORD DIMENSION PER PLAT NO. 87-124
(H)	HELD DIMENSION PER PLAT NO. 87-124
(C)	CALCULATED DIMENSION PER RECORD SOURCE
(M)	MEASURED DIMENSION THIS SURVEY
(DTM)	DEDICATED TO THE MUNICIPALITY OF ANCHORAGE
(NT)	DENOTES A NON-TANGENTIAL CURVE

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1(M)	1980.00'	137.63'	274.78'	8°01'36"	274.61'	N 80°54'34"E
C1(R)	1960.00'(H)	137.54'	274.63'	8°01'32"		

M1 — FOUND 3 1/4" BRASS CAP MONUMENT 0.5' BELOW A.C. PAVING IN MONUMENT CASE (ILLEGIBLE)

M2 — 0.70 HE COR / PAL. SUB 1987 — FOUND 1 1/2" ALCAP ON 5/8" REBAR, 0.4' BELOW GROUND

M3 — PS 05 — BLK 3A — LS6091 2018 — FOUND 5/8" REBAR 0.2' BELOW GROUND; REPLACED WITH A 2 1/4" ALUMINUM MONUMENT ON A 2 1/4" X 30" ALUMINUM PIPE SET FLUSH WITH GROUND

M4 — PS 05 — BLK 2A — LS6091 2018 — FOUND 3" BRASS CAP MONUMENT; REPLACED WITH A 2 1/2" ALUMINUM MONUMENT ON A 2 1/4" X 30" ALUMINUM PIPE SET FLUSH WITH GROUND

LS6091 — TYPICAL 1 1/4" YELLOW PLASTIC CAP (SEE LEGEND)

2019-87
Plat #
Recorded
Date 9-30-19
Time 2:39 p.m.

SURVEYOR'S CERTIFICATE

I, JEFFERY A. GASTALDI, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF PALATERRA SUBD., 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

9/5/2019
DATE

STATE OF ALASKA — JEFFERY A. GASTALDI — 6091 — LICENSED PROFESSIONAL LAND SURVEYOR — 9/5/19

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS 19th DAY OF September, 2019.

AUTHORIZED OFFICIAL

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.

DATED AT ANCHORAGE, ALASKA THIS 30th DAY OF September 2019

ATTEST: MUNICIPAL CLERK — MAYOR OF ANCHORAGE

MUNICIPALITY OF ANCHORAGE

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.

9-23-19
DATE

AUTHORIZED OFFICIAL

APPROVALS	SIGNATURE	DATE
PLATTING OFFICER		9/6/19
MUNICIPAL SURVEYOR		9/4/2019
ON-SITE WATER AND WASTEWATER		9/5/19

VICINITY MAP SCALE: 1"=1 MILE

PLAT OF:

PALATERRA SUBDIVISION
BLOCKS 2A & 3A

A RESUBDIVISION OF BLOCKS 2, 3, & 4, PALATERRA SUBDIVISION, ACCORDING TO PLAT NO. 87-124, LOCATED WITHIN THE SE 1/4, SECTION 26, T12N, R3W, S.M., MUNICIPALITY OF ANCHORAGE, RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND CONTAINING 17.024 ACRES, MORE OR LESS.

GASTALDI LAND SURVEYING, LLC
2000 E. DOWLING ROAD, SUITE 8
ANCHORAGE, ALASKA 99507
907-248-5454

GRID: SW2620	SCALE: 1"=100'	DATE: 8/3/2018	BK: 18-03 PG: 41-43
DRAWN: V.Z.	FILE NO.: PAPLAT	CHECKED BY: J.A.G.	CASE NO.: 512364

Eastern uphill view from Saunders Rd, 2011

Western downhill view from Saunders Rd, 2011

Eastern uphill view from Lupine Rd, 2011

Palaterra Subdivision Addition 2
Summary of Community Meeting
March 4, 2021

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

77 notices were mailed on 02/10/2021, 0 returned, see attached for content of notices.

Date: 03/03/2021 @ 7 PM
Duration: 59 minutes
Participants: 27, including presenters
Location: Zoom Meeting, see attached
Subject: Proposed Palaterra Subdivision Addition 2 plat, with variance for intersection distance

This community meeting was held by S4 Group on March 3rd so that the submittal deadline for the Platting Board on May 5th could be met. The board members of the RCCC were invited to the community meeting and Ann Rappoport, the co-president of the RCCC, attended. An offer was made to present at the RCCC March 11, 2021 scheduled meeting and the HCC March 15, 2021 scheduled meeting. Both community councils have accepted. The project location does not lay within the HCC boundaries, but some of the nearby neighbors do lay within the HCC boundaries.

The presentation covered the details of the platting action, variance, and timeline. It also informed the community about how the application process works and how they can view the publicly available related information, once it is available. The following is a brief summary of the questions, comments, and requests made by the community.

Q: Where are/ will the trails be located?
A: The municipal trails coordinator is reviewing the project location and will inform us the location and placement of trails.

Q: (In regards to the cul-de-sac intersection with De Armoun, from the current resident of Collier Subdivision Lot 1) Why does the road directly abut the Collier Subdivision Lot1 lot line? Can it be moved farther away from said property?

A: The cul-de-sac access ROW is placed in such a way because there is an existing house on proposed lot 12. Said house also has a septic system, which the ROW has to be 10 feet away from the nearest standpipe. Both of these factors affect the access position.

Q: Will there be any road access or driveways via Our Own Lane?
A: No, no access is being considered for Our Own Lane.

Q: Will you be removing vegetation from the southern slope of Lot 5, 6, & 7? I have concerns about erosion and flooding.
A: There are no plans to clear or develop the southern slope of the project location. Lots 5, 6, & 7 are very large to allow ample room to develop at the northern ends of the proposed lots.

Q: On previous plats notes have been added that no soil movement or modification to drainage patterns could occur that would impact nearby rights-of-way or neighboring property. I do not see such a note on this plat and would like one to be added.
A: The plat notes you are seeing are notes laid out and required by the planning department. They will tell us what notes need to be added to the plat. I will record your request for our submission though.

Q: What is the drainage plan for the road/access?
A: A drainage plan will be done prior to the plat recording, and requirements will have to be met so as to not negatively affect any neighbouring properties.

Q: Will there be enough room for snow along the cul-de-sac access?
A: This will be a dedicated ROW with a paved road, allowing ample room for snow.

Q: How will water rights be impacted
A: A well and soils report will be required before the plat is approved. The documents will be submitted to the municipality and will be publically available through them.

Q: When will the development start?
A: Likely this summer of 2021.

Q: Will the well and soils reports be finished before this plat is recorded.
A: Yes, all required reports will be submitted for review and approval before a final plat can be approved.

Q: How and when will the community be able to comment to the municipality on this subdivision?

A: As soon as the preliminary plat is submitted and there is a case number the community and start submitting comments and everything submitted is public. Also there will be a public hearing at the Platting Board and community members can attend and speak at it.

Generally, the community had several concerns regarding drainage and the clearing of vegetation. There were also several discussions of where trails might be put. As well as discussions about where current trials actually lay, with some disagreement between community members. There were statements that Our Own Lane collects water in the winter. A request was made to notify community members of the drainage, well, and soil reports. The emails of individuals interested in receiving the reports were collected.

Community Meeting Notification: Palaterra Subdivision Platting Action

WEDNESDAY, MARCH 3 @ 7 PM

This is a Zoom Meeting

Meeting ID: 998 3604 6463

Passcode: 379146

Local Dial In Number: +1 253 215 8782

S4 Group, LLC will be holding a Zoom presentation for the Rabbit Creek Community for a platting action. Wherein representatives of the proposed project will provide an overview of the platting action, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: craigb@s4ak.com or (907) 306-8104.

Th project site is located south of De Armoun Rd and west of the intersection of De Armoun Rd, Upper Dearmoun Rd, Hillside Dr, and Rabbit Creek Rd; also known as, Palaterra Block 2A & 3A.

For instructions on how to join a Zoom Meeting go to: support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting

«Name»
«Street»
«City», «AK» «Zip»

Sent by: S4 Group, LLC, E 7th Ave, Anchorage, AK 99501

Zoom Provided Meeting Detail Report

Palaterra Subdivision Community Meeting

Meeting ID	Participants	Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
998 3604 6463	27	Ron Yeager	ron.j.yeager@gmail.com	3/3/2021 18:46	3/3/2021 19:43	57
998 3604 6463	27	Kate Sauve (Host)	kate@s4ak.com	3/3/2021 18:46	3/3/2021 19:45	59
998 3604 6463	27	Ben Phipps		3/3/2021 18:50	3/3/2021 19:43	53
998 3604 6463	27	Craig Bennett		3/3/2021 18:53	3/3/2021 19:44	52
998 3604 6463	27	Dan's iPhone		3/3/2021 18:56	3/3/2021 19:10	15
998 3604 6463	27	Chaput_Cindy	chaput_cindy@asdk12.org	3/3/2021 18:56	3/3/2021 19:43	48
998 3604 6463	27	Brandon Marcott		3/3/2021 18:57	3/3/2021 19:44	48
998 3604 6463	27	Derek Strickland		3/3/2021 18:58	3/3/2021 19:45	47
998 3604 6463	27	RCCC Ann Rappoport		3/3/2021 18:58	3/3/2021 19:44	46
998 3604 6463	27	John Reese	j.edgar@gmail.com	3/3/2021 18:59	3/3/2021 19:44	45
998 3604 6463	27	Brande McGovern		3/3/2021 18:59	3/3/2021 19:44	45
998 3604 6463	27	Michelle Turner	anchoragearea.democrats@gmail.com	3/3/2021 18:59	3/3/2021 19:43	44
998 3604 6463	27	19072273881		3/3/2021 18:59	3/3/2021 19:35	36
998 3604 6463	27	mblakeslee		3/3/2021 19:00	3/3/2021 19:30	31
998 3604 6463	27	Paul		3/3/2021 19:00	3/3/2021 19:44	44
998 3604 6463	27	Dianne Holmes (Chuck Holmes)		3/3/2021 19:01	3/3/2021 19:45	44
998 3604 6463	27	Josh Brown		3/3/2021 19:02	3/3/2021 19:30	28
998 3604 6463	27	Nowlin Withers	nowlinw@icloud.com	3/3/2021 19:04	3/3/2021 19:43	39
998 3604 6463	27	Kelly McGovern	mcgovern@gci.net	3/3/2021 19:05	3/3/2021 19:43	39
998 3604 6463	27	iPad (2)		3/3/2021 19:06	3/3/2021 19:14	8
998 3604 6463	27	Nancy Pease		3/3/2021 19:06	3/3/2021 19:43	37
998 3604 6463	27	Bill Taylor		3/3/2021 19:07	3/3/2021 19:33	26
998 3604 6463	27	iPad (2)		3/3/2021 19:15	3/3/2021 19:15	1
998 3604 6463	27	Riki Lebman	skateskis@gmail.com	3/3/2021 19:15	3/3/2021 19:43	28
998 3604 6463	27	iPad (2)		3/3/2021 19:15	3/3/2021 19:45	30
998 3604 6463	27	Judy Michael		3/3/2021 19:18	3/3/2021 19:43	25
998 3604 6463	27	Dan's iPhone		3/3/2021 19:11	3/3/2021 19:44	34

March 8, 2021 NGE-TFT Project 5969-21

Colony Builders, Inc.
9420 Vanguard Drive
Anchorage, AK 99507

Attn: Bill Taylor - Owner

RE: PRELIMINARY ASSESSEMENT OF GENERAL SUBSURFACE CONDITIONS ACROSS PROPOSED LOTS 1-12 OF THE RE-PLAT OF THE PALATERRA SUBDIVISION - ANCHORAGE, ALASKA

Bill,

Per your recent request, we (Northern Geotechnical Engineering, Inc. *d.b.a.* Terra Firma Testing) have prepared this letter to summarize our preliminary assessment of the general subsurface conditions that we expect to occur across proposed Lots 1-12 of the Palaterra Subdivision in Anchorage, Alaska. We based our preliminary assessment on publicly-available, archived subsurface data for properties immediately surrounding the project site, which is currently on-file with the Municipality of Anchorage (MOA).

1.0 Project Background

The project site is located south of DeArmoun Road, approximately 300 feet west of its intersection will Hillside Drive in Anchorage, Alaska. The project site currently consists of two adjacent parcels, whose legal descriptions (as we understand them to be) are as follows:

- Block 2A of the Palaterra Subdivision, and
- Block 3A of the Palaterra Subdivision.

The western half of Block 3A has been previously developed and contains a two-story, single-family home whose street address is 7200 DeArmoun Road. The remaining portion of Block 3A, and all of Block 2A, are undeveloped and vegetated with mature birch, spruce, and alder trees. The project site is approximately 17 acres in total area and gradually slopes down to the south, except for the southern third of Block 2A, which slopes steeply down to the south (with approximately 30 feet of total vertical relief). We have included a recent topographic survey of the project site in Figure 1 of this report for reference.

The Blocks 2A & 3A are to be re-platted into 12 individual residential lots which will be known as Lots 1-12 of the Palaterra Subdivision. The proposed lots will be serviced via a paved residential street which will run south from DeArmoun Road (approximately 700 to 800 feet) and terminate in a cul-de-sac near the center of the proposed subdivision. Lots 1-11 of the proposed subdivision are to be developed for residential construction of single-family homes (proposed Lot 12 will

11301 Olive Lane Anchorage, Alaska 99515 · Phone: (907) 344-5934 · Fax: (907) 344-5993 · Website: www.nge-tft.com

contain the house already constructed at 7200 DeArmoun Road). Each proposed lot is to be serviced by its own private on-site domestic drinking water well and sanitary septic system. The general layout of the proposed subdivision is detailed in the drawing contained in Figure 1 of this report.

2.0 Anticipated Site Conditions

We reviewed publicly-available, archived subsurface data for properties immediately surrounding the project site which is currently on-file with the MOA. We have included an image in Figure 2 of this report (which we obtained from the MOA) which details the approximate location and codified identification of the individual subsurface explorations that we evaluated as part of our preliminary assessment and we have included copies of the individual exploration logs that we reviewed in Appendix A of this report.

2.1 Generalized Subsurface Conditions

Based on our review of the available subsurface information currently on-file with the MOA, it appears that the project site is likely underlain by interbedded deposits of glacially-derived sediments consisting of varying mixtures of silt, sand, and gravel. The thickness and lateral extent of individual sediment layers appears to vary, and it is difficult to predict how these sediment layers may vary across the project site. However, the existing subsurface information suggests that the surficial sediments (< 15 feet below the ground surface) generally grade from more silt-rich deposits (e.g., silt and sandy silt) across the northeast portion of the project site to more coarse-grained deposits (e.g., sand and gravel) across the southwest portion of the project site.

Percolation test results for adjacent properties suggest that the silt-rich sediments exhibit percolation rates ranging from approximately 20 to 180 minutes per inch, whereas the coarse-grained sediments exhibit percolation rates on the order of 1 to 5 minutes per inch.

2.2 Surface Water

A review of the MOA Wetlands Atlas database indicates that there are no mapped wetlands or other previously mapped surface waters on the project site. We have included an image of the project site that we downloaded from the MOA Wetlands Atlas in Figure 3 of this report.

2.3 Groundwater

The existing subsurface information for surrounding properties suggests that the project site is likely devoid of a laterally continuous shallow groundwater table, although some perched lenses of groundwater may exist in some of the coarse-grained sediment deposits. However, we expect that any perched shallow groundwater zones will have a relatively small aerial extent and/or volume.

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Water well driller's logs for surrounding properties suggest that static groundwater levels in the area range from approximately 70 to 220 feet below the existing ground surface.

2.4 Frozen Soils

None of the subsurface information that we reviewed as part of our preliminary assessment suggests that permafrost may underlie the project site, and we do not anticipate permafrost to occur anywhere across the project site.

We appreciate the opportunity to provide you with our professional service. Please contact us directly with any questions or comments you may have regarding the information we have presented in this report or if you have any further questions or requests.

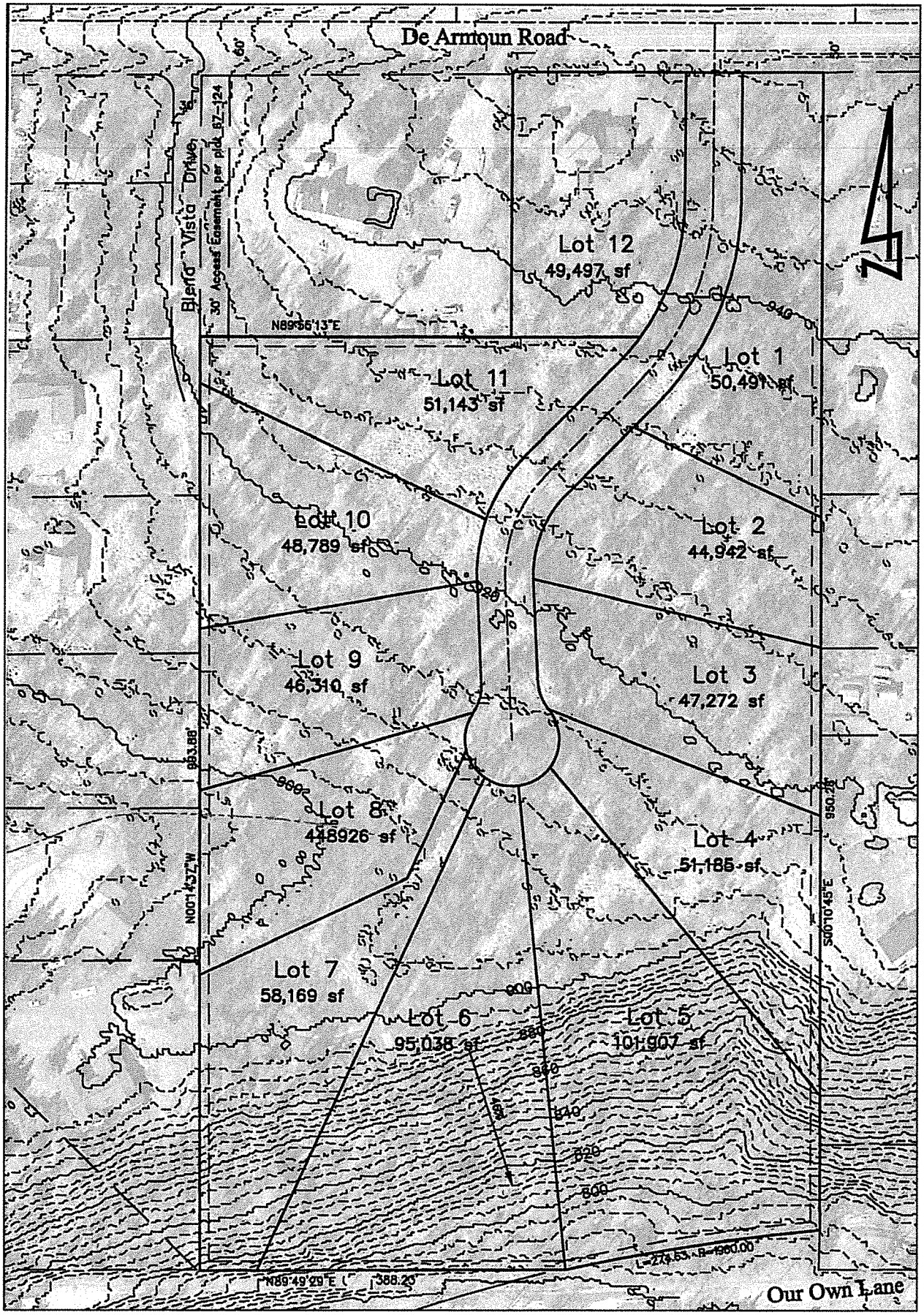
Sincerely,
Northern Geotechnical Engineering, Inc. *d.b.a.* Terra Firma Testing

Andrew C. Smith, CPG
Senior Geologist

Keith F. Mobley, P.E.
President

11301 Olive Lane Anchorage, Alaska 99515 · Phone: (907) 344-5934 · Fax: (907) 344-5993 · Website: www.nge-tft.com

FIGURES



NORTHERN GEOTECHNICAL ENGINEERING, INC. TERRA FIRMA TESTING	FIGURE TITLE: EXISTING TOPOGRAPHY & PROPOSED PLAT LAYOUT	
	PROJECT NAME: LOTS 1-12, PALATERRA SUBDIVISION	PROJECT ID: 5969-21
	PROJECT LOCATION: ANCHORAGE ALASKA	FIGURE NUMBER: 1

Exploration location map downloaded form MOA Soil Boring App @ https://muniorg.maps.arcgis.com/apps/

● = APPROX LOCATION OF SUBSURFACE EXPLORATION

SW####B### = MOA SUSBURFACE EXPLORTAION LOG ID

NORTHERN GEOTECHNICAL ENGINEERING, INC.
TERRA FIRMA TESTING

FIGURE TITLE: SUBSURFACE EXPLORATIONS FROM MOA ARCHIVE	
PROJECT NAME: LOTS 1-12, PALATERRA SUBDIVISION	PROJECT ID: 5969-21
PROJECT LOCATION: ANCHORAGE ALASKA	FIGURE NUMBER: 2

Image cropped from Sheet 96 of the 2021 MOA Wetlands Atlas

NORTHERN GEOTECHNICAL ENGINEERING, INC.
TERRA FIRMA TESTING

FIGURE TITLE: MOA MAPPED WETLANDS	
PROJECT NAME: LOTS 1-12, PALATERRA SUBDIVISION	PROJECT ID: 5969-21
PROJECT LOCATION: ANCHORAGE ALASKA	FIGURE NUMBER: 3

APPENDIX A

MOA EXPLORATION LOGS

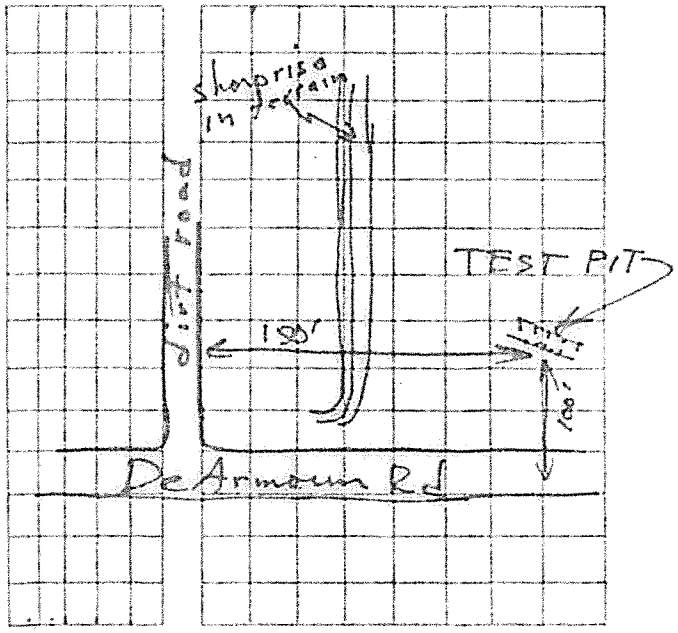
DEPARTMENT OF ENVIRONMENTAL QUALITY Case # _____
3330 "C" Street
ANCHORAGE, ALASKA 99503

(17)

Performed For GALE BALDERSON Dated Performed 4-22-74
Legal Description: Lot 13 Block 4 Subdivision Mt. Park Estates #2
This Form Reports Soils Log x Percolation Test _____
- Soil Test Must Be Logged To 4' Below Proposed Seepage System -

Depth Feet — Soil Characteristics

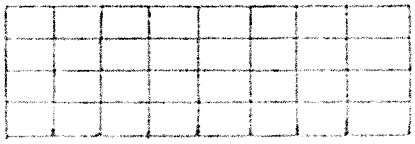
1 Topsoil (0-1.5)
2 1.5
3
4
5 silty sand (1.5-13') SM:250
6
7
8
9
10
11
12
13
14



Was Ground Water Encountered? NO

If Yes, At What Depth? _____

SLOPE

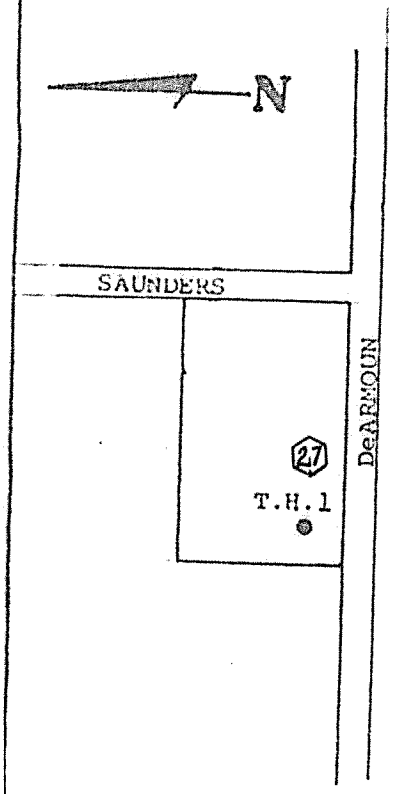


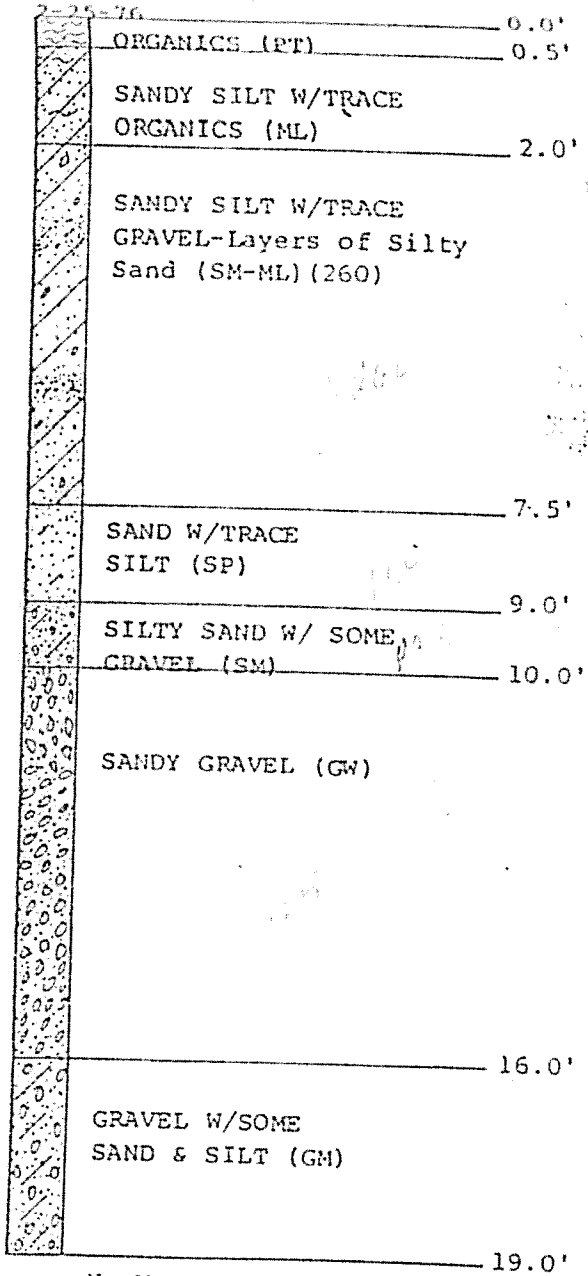
Reading	Date	Gross Time	Net Time	Depth to H_2O	Net Drop

Percolation Rate _____ Minute
Proposed Installation: Seepage Pit _____ Drain Field _____
Depth of Inlet _____ Depth to Bottom of Pit or Trench _____

COMMENTS: _____

Test Performed BY TA Sexton Date Certified BY: _____
Date: _____





No Water Table

Log Represents
Location of Test Hole
LOt 12 Block 3
Mountain Park Estates No.2

R&M Consultants Inc.
ANCHORAGE FAIRBANKS ALASKA JUNEAU

Joyce Construction Co.
Log of Test Hole
Anchorage, Alaska

DATE 3-5-76	SCALE 1" = 3'	DWN BY M&M	CHKD BY WED	PROJ. NO. 656204	DWG NO. A-05

RAMPART DRILLING WORKS
BOX 13639, STAR ROUTE A ANCHORAGE, ALASKA 99502
349-7714

27a

SIX INCH WATER WELL DRILLED AND CASED OUT TO THE DEPTH OF 250 feet

DRILLED AT THE RATE OF $12.00 PER FOOT.

PROPERTY OWNER Mr. James Joyce 344-8883

LOCATION OF WELL SITE Lt. 12 Blk. 3 Sub: MT PL No 2

DRILLER Bernie Claus of Rampart Drilling Works

WELL LOG:

0----33' Sandy clay with 15% gravel. Several small boulders.

33---90' Loose gravel.

90--155' Hardpan and cobbles.

155-220' Gravel and cobbles with 20% clay binder.

220-249' Sandy gravel. Some signs of water. Silty material.

249-251' Water bearing material. Gravel. Producing eight GPM plus. Fifty foot head of water standing.

Cost of Drilling: $4250.00

Well Seal: $20.00

COST INCLUDES ALL LABOR AND MATERIAL FOR COMPLETION OF SAID DRILLING.

WRITE CHECK PAYABLE TO RAMPART DRILLING WORKS FOR THE SUM OF $4270.00

THANK YOU VERY MUCH.

BERNIE CLAUS OF RAMPART DRILLING WORKS

DATE Oct. 1st. 76

Bernie Claus

SERVICE CHARGE OF 1½% PER MONTH WILL BE ASSESSED

GREATER ANCHORAGE AREA BOROUGH
DEPARTMENT OF ENVIRONMENTAL QUALITY
3330 "C" Street
ANCHORAGE, ALASKA 99503

Case # 28

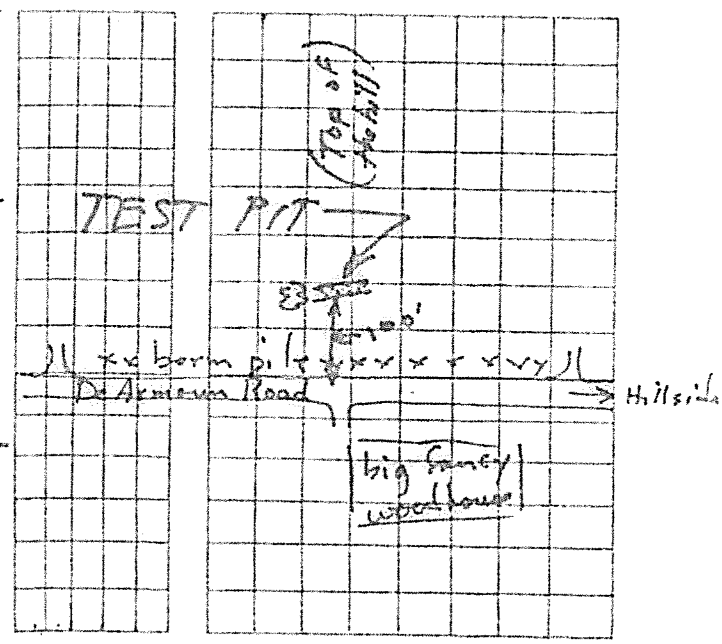
Performed For GALE BALDERSON Dated Performed 4-21-74

Legal Description: Lot 13 Block 3 Subdivision Mt. Park Estates #2

This Form Reports Soils Log X Percolation Test

\- Soil Test Must Be Logged To 4' Below Proposed Seepage System -

Depth Feet	Soil Characteristics	
1 (–1.5)	Topsoil (0-1½)	
5	gravelly sand (1½-9)	SW: 125
11	sandy gravel (9-13+)	GW: 85
14		



Was Ground Water Encountered? NO

If Yes, At What Depth?

SLOPE

Reading	Date	Gross Time	Net Time	Depth to H_2O	Net Drop

Percolation Rate ____ Minute

Proposed Installation: Seepage Pit ____ Drain Field ____

Depth of Inlet ____ Depth to Bottom of Pit or Trench ____

COMMENTS:

Test Performed BY T A Sexton Date Certified BY:

Date:

R&M

R&M CONSULTANTS, INC.

(39)

April 8, 1977 R & M No. 751137

Ms. Mildred F. Hirth
c/o Globe Realty
2805 Dawson Street, Suite 101
Anchorage, Alaska 99503

RE: Test Hole and Soil Log Report for Sanitary System,
Lot 12, Block 2, Mountain Park Estates, No. 2, Anchorage, Alaska

Dear Ms. Hirth:

We are submitting herewith the test boring results and our comments regarding soil conditions encountered at the subject site. This investigation was performed in accordance with the April 6, 1977 request of Anita Bates and those procedures outlined in a letter dated July 15, 1975, by Mr. Rolf Strickland of the Municipality of Anchorage, Department of Environmental Quality.

A single test hole was drilled within the subject site area for the purpose of defining general subsurface soil conditions for the proposed sanitary system. Drilling was accomplished with an auger type drilling rig and the test hole was extended to a total depth of 20 feet below ground surface. The final log of the test hole has been included on Drawing A-01.

Groundwater was not encountered in the test hole while drilling.

A percolation test was performed from a depth indicated on the attached table and reflects average infiltration from that depth to the bottom of the hole.

We appreciate being given this opportunity to be of service to you. Should you have any questions with regard to the above, please do not hesitate to contact us.

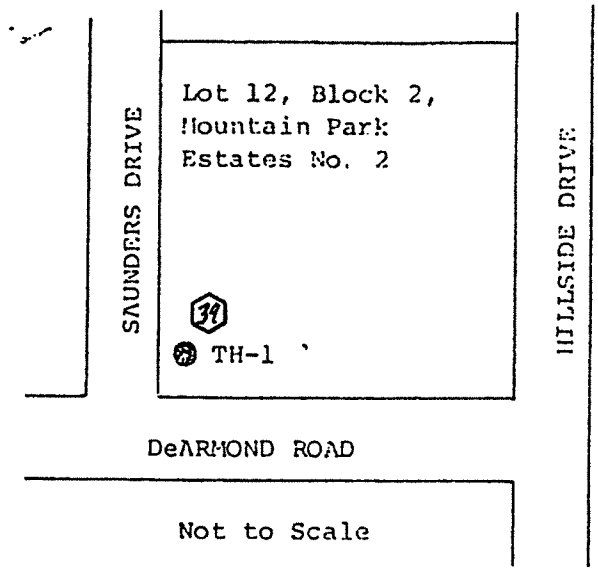
Very truly yours,

R & M CONSULTANTS, INC.

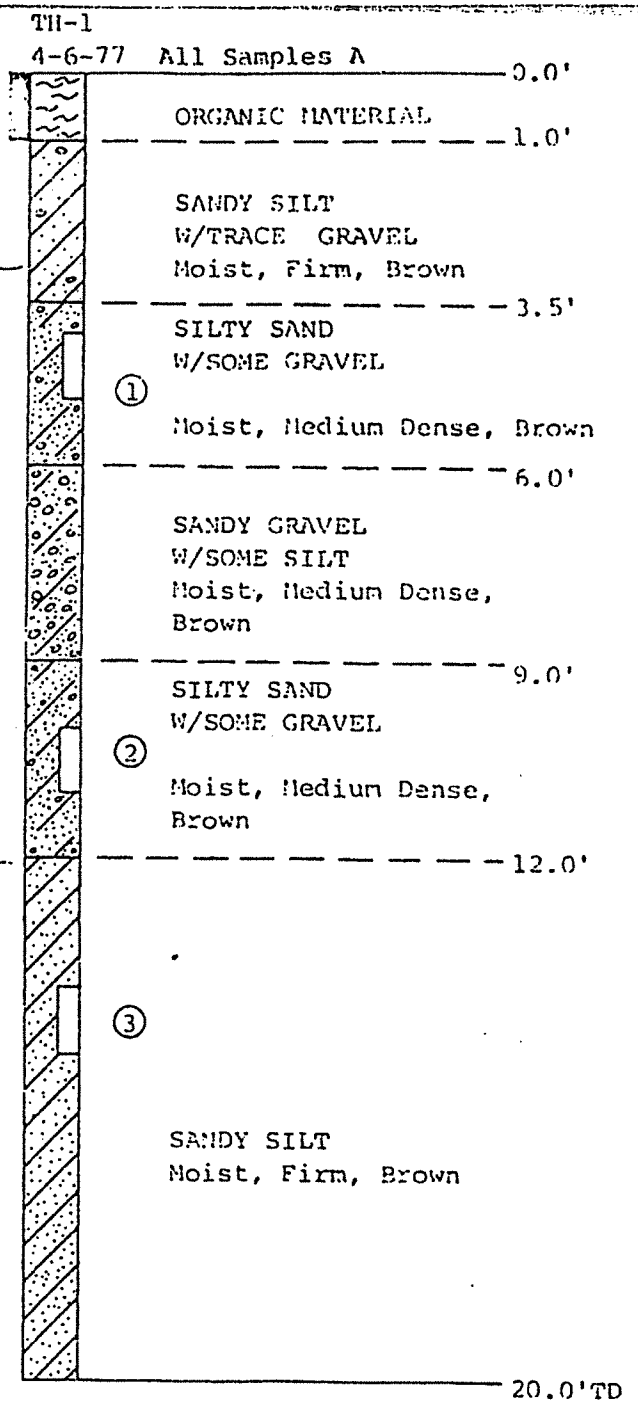
Edward Yarmak, Jr.
Geotechnical Engineer

EY/pe

2839



The test hole location is approximate and has not been located by survey methods.



Groundwater Table Not Encountered

This log represents subsurface soil conditions within Lot 12, Block 2, Mountain Park Estates Subdivision No. 2 Anchorage, Alaska

DWN: EY	R&M CONSULTANTS, INC.	SANITARY SEWER TEST HOLE MILDRED HIRTH ANCHORAGE, ALASKA	F 8
CKD: EY			GRID
DATE: 4-8-77			PROJ.NO. 751137
SCALE: 1"=3'			DWG.NO. A-01

29a

DRILLING LOG

SEP 14 1977

Well Owner Larry Pond, PDQ Homes Use of Well Dom.

Location (address of: Township, Range, Section, if known; or distance main road
Lot 12 Block 2 Mountain Park Estates

Size of casing 6" Depth of Hole 225 feet Cased to 221.2 feet

Static water level 180 ft. (~~above~~) (below) land surface. Finish of well (check one) open end (X);
Screen ( ); Perforated ( ).

Describe screen or perforation N/A

Well pumping test at 10 gallons per (~~hour~~) (minute) for 1 hours with 100% ft. of drawdown from static level.

Date of completion 8/18/77

WELL LOG

Depth in feet from ground surface	Give details of formations penetrated, size of material, color and hardness
0 TO 2	Casing stickup
2 TO 5	Organics
5 TO 15	Silty gravel, cobbly
15 TO 22	Sand
22 TO 35	Silty gravel
35 TO 50	Loose gravel, medium
50 TO 75	Loosegravelly sand
75 TO 95	Silty sandy gravel
95 TO 109	Sandy gravel
109 TO 125	Silty gravel
125 TO 165	Clayey gravel
165 TO 174	Sand, gravel & clay
174 TO 189	Silty gravel
189 TO 220	Sandy gravel
220 TO 225	Sandy water gravel

1 – CUSTOMER

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION
Pouch 6-650, Anchorage, Alaska 99502 276-2221

☐ PERCOLATION TEST

SOILS LOG – PERCOLATION TEST

(1)

PERFORMED FOR: Sixto Barrera DATE PERFORMED: Aug. 17, 1977

LEGAL DESCRIPTION: Lot 8, Spanish Hill Subdivision

DEPTH (FEET)

1 Organics (Pt)

2 Clean Sand (SW)

3 with occasional

4 layers of silt (ML)

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

SLOPE

40 30 20 10 0

SITE PLAN

Dearmoun Rd

N

SLOPE

WAS GROUND WATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? —

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE — (minutes/inch)

TEST RUN BETWEEN — FT AND — FT

COMMENTS Recommend a seepage area of 140 square feet per bedroom

PERFORMED BY: Manning, Gray & Assoc CERTIFIED BY: [signature] DATE 8-17-77

2931

72-008 (7/76)

DAILY DRILLING LOG

SYREN BROS. DRILLING, INC.

2701 Eagle Street — Anchorage, Alaska 99503 — 274-6437

OWNER OF LAND: Sixto Barrera

ADDRESS: Spanish Hills Sub.

WELL—SITE: East end of house

DATE—STARTED: 9/16/77

DATE—ENDED: 9/17/77

DEPTH OF WELL: 255'

STATIC LEVEL OF WATER FT.:

DRAW DOWN FT.:

GALS. PER HR.: Aprox. 5 gals. per minute

KIND OF CASING: 6" 17 # grade B

KIND OF FORMATION:

FROM	FT. TO	FT.	
0	1	overburden	
1	15	clay	
15	35	clay&gravel	
35	66	clay&gravel	
66	93	silty clay, little gravel	
93	100	silt, gravel	
100	110	silt, small gravel	
110	183	brn. clay, gravel	
183	205	H2O, clay, gravel	
205	240	dry clay, gravel	
240	253	wet clay, gravel	
253	255	gravel, sand, H2O	

MISCL. INFORMATION:

DRILLER'S NAME: Clarence L. Lyons

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION
Pouch 6-650, Anchorage, Alaska 99502 276-2221

☐ PERCOLATION TEST ②

SOILS LOG – PERCOLATION TEST

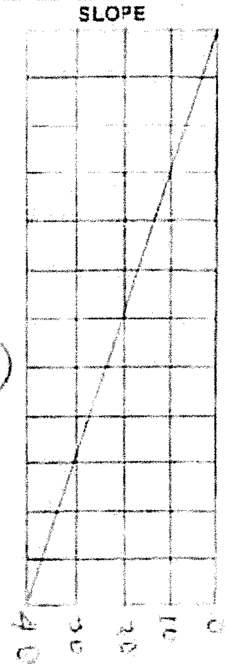
PERFORMED FOR: John Garcia DATE PERFORMED: Aug. 17, 1977

LEGAL DESCRIPTION: Lot 7, Spanish Hill Subdivision

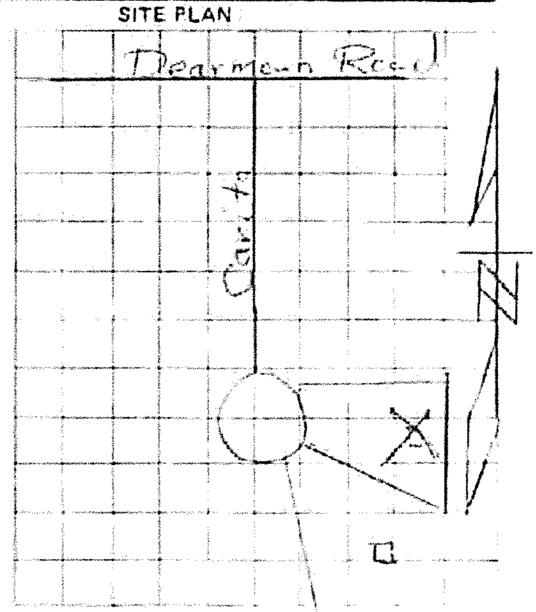
DEPTH FEET

1 – Organics Pt
2 –
3 – Clean sand (SW)
4 – with occasional
5 – layers of silt (ML)
6 –
7 –
8 –
9 –
10 –
11 –
12 –
13 –
14 –
15 –
16 –
17 –
18 –
19 –
20 –

SLOPE



SITE PLAN



WAS GROUND WATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? —

SLOPE

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE ———— (minutes/inch)

TEST RUN BETWEEN —— FT AND —— FT

COMMENTS Recommend a seepage area of 140 square feet per bedroom

PERFORMED BY: Manning, Grey & Assoc. Inc. CERTIFIED BY: [signature] DATE: 8-17-77

72-008 (7/76)

DAILY DRILLING LOG

SYREN BROS. DRILLING, INC.

2701 Eagle Street — Anchorage, Alaska 99503 — 274-6437

OWNER OF LAND: Garcia, John
ADDRESS: Spanish Hills Sub.
WELL—SITE: West End of House
DATE—STARTED: 9/9/77
DATE—ENDED: 9/12/77

DEPTH OF WELL: 340'
STATIC LEVEL OF WATER FT.:
DRAW DOWN FT.:
GALS. PER HR.: Aprox. 20 Gals. per Minute
KIND OF CASING: 6" grade B

KIND OF FORMATION:

FROM 0	FT. TO 1	FT. overburden	FROM 240	FT. TO 242	FT. H_2O, brn dirt, 30% rock
FROM 1	FT. TO 10	FT. brn clay, fine sand & gravel	FROM 242	FT. TO 270	FT. Brn dirt, 30% rock
FROM 10	FT. TO 32	FT. gray clay & few gravel	FROM 270	FT. TO 282	FT. fractured rock, ½ gal. min.
FROM 32	FT. TO 33	FT. gray clay & gravel	FROM 282	FT. TO 340	FT. fractured rock, making H_2O.
FROM 33	FT. TO 65	FT. mainly gray clay & some gravel	FROM	FT. TO	FT.
FROM 65	FT. TO 90	FT. silty clay & some gravel	FROM	FT. TO	FT.
FROM 90	FT. TO 97	FT. silt @ 40% gravel	FROM	FT. TO	FT.
FROM 97	FT. TO 108	FT. silt with small gravel	FROM	FT. TO	FT.
FROM 108	FT. TO 180	FT. brn dirt & gravel	FROM	FT. TO	FT.
FROM 180	FT. TO 200	FT. H_2O, clay, 5% gravel	FROM	FT. TO	FT.
FROM 200	FT. TO 235	FT. dry clay, 30% gravel	FROM	FT. TO	FT.
FROM 235	FT. TO 240	FT. brn dirt, 30% gravel	FROM	FT. TO	FT.

MISCL. INFORMATION:

DRILLER'S NAME: Stephen D. Syren

Read Carefully and Follow Instructions Exactly

...materials present in very ...nute quantities. The least care...

249 EAST 51ST AVENUE • P.O. BOX 6087 • ANCHORAGE, ALASKA 99503 • TELEPHONE 907-279-6663 • TELEX 910-95519

340

March 5, 1975

R & M No. 562036

Aztec Builders
2900 Wentworth
Anchorage, Alaska 99504

Re: Test Hole and Soil Log Report for Sanitary System
Spanish Hills Subdivision, Lots 1 through 8

Gentlemen:

We are submitting herewith the test hole results and our comments regarding soil conditions encountered at the subject site. This investigation was performed in accordance with your request of February 27, 1975, and those procedures outlined in a letter dated December 17, 1974 by Mr. Rolf Strickland of the Greater Anchorage Area Borough Department of Environmental Quality.

A total of 8 test holes were put down within the subject project area for the purpose of defining general subsurface soil conditions for the proposed sanitary system. Excavation was accomplished with a tractor-mounted backhoe and each test hole was extended to a total depth of 16.0 feet below ground surface. Samples were taken at varying depths in each of the test holes, the results of these samples are enclosed. The final logs prepared for the test holes have been included in Drawing B-03 through B-06.

Ground water was not encountered in any of the test holes.

We appreciate being given this opportunity to be of service to you. Should you have any questions with regard to the above, please do not hesitate to contact us.

Very truly yours,

R & M CONSULTANTS, INC.

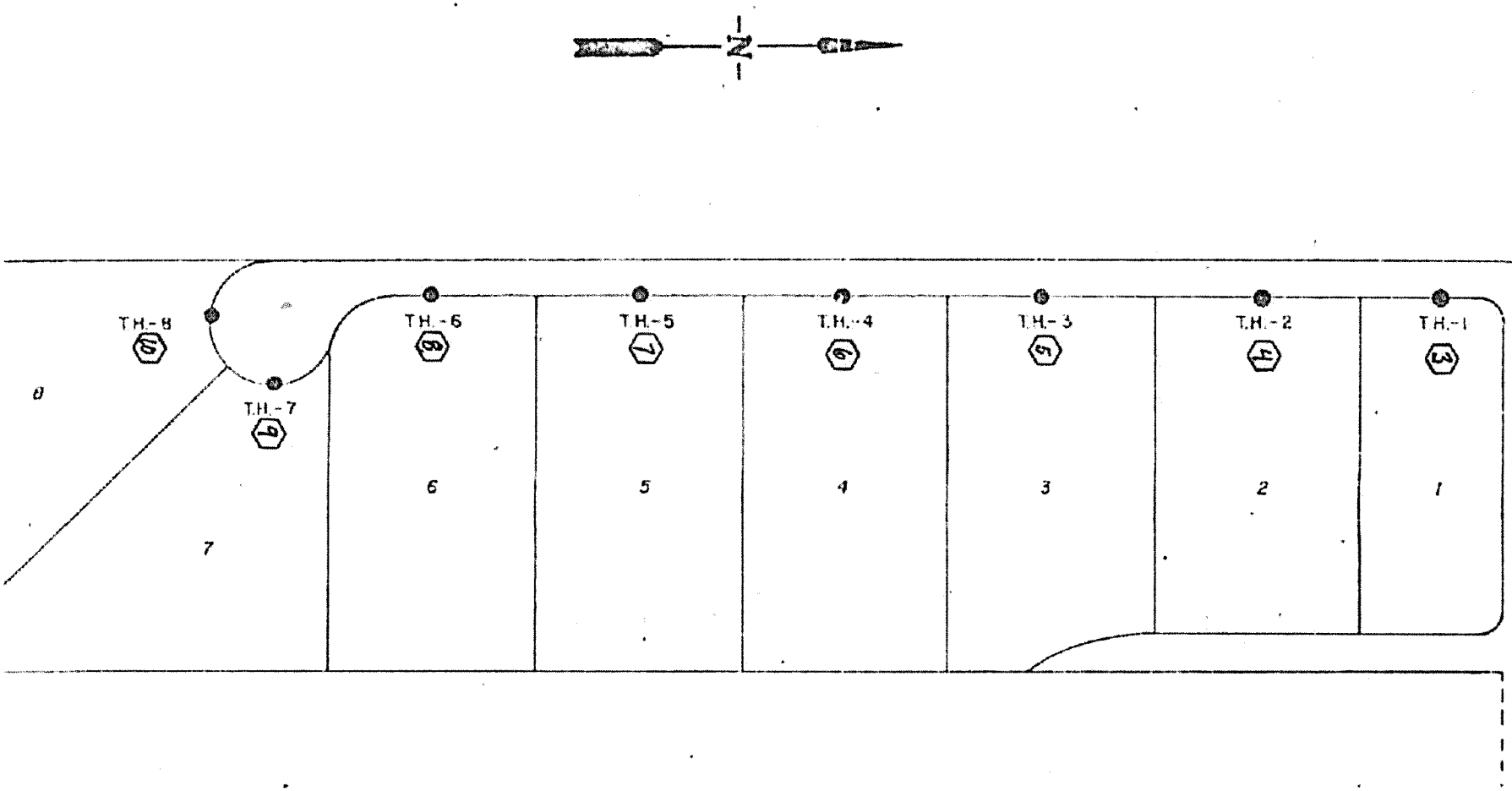
James W. Rooney

James W. Rooney
Vice President

JWR/WED/mm

xc: GAAB

S 31552 April 15, 1975

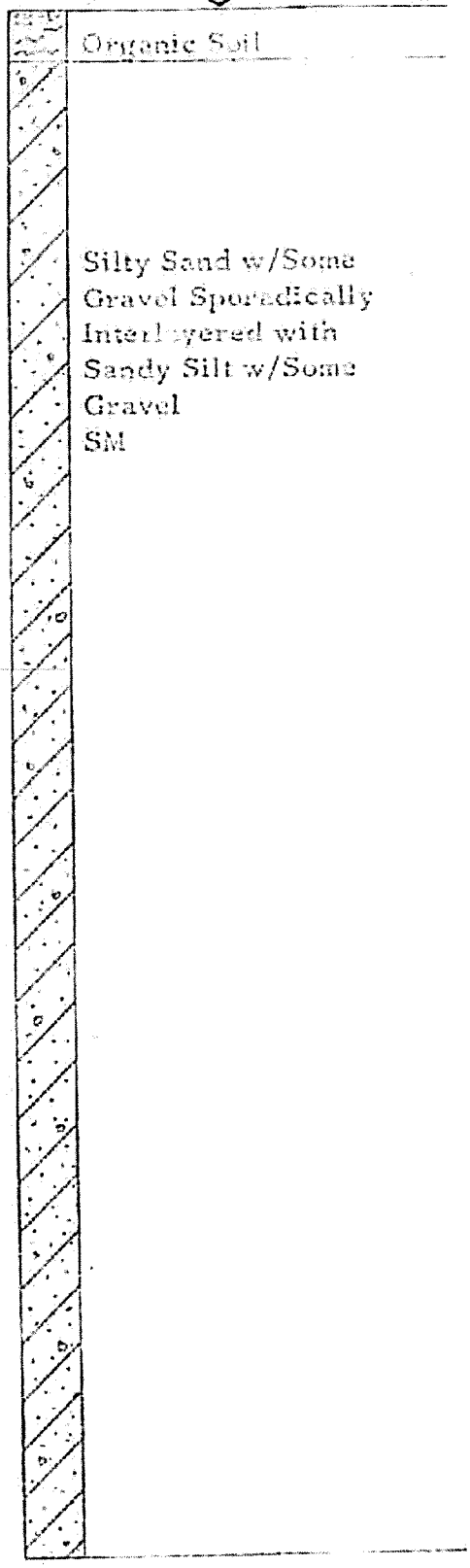


Note: Test Hole Locations Are Approximate.

R & M CONSUL

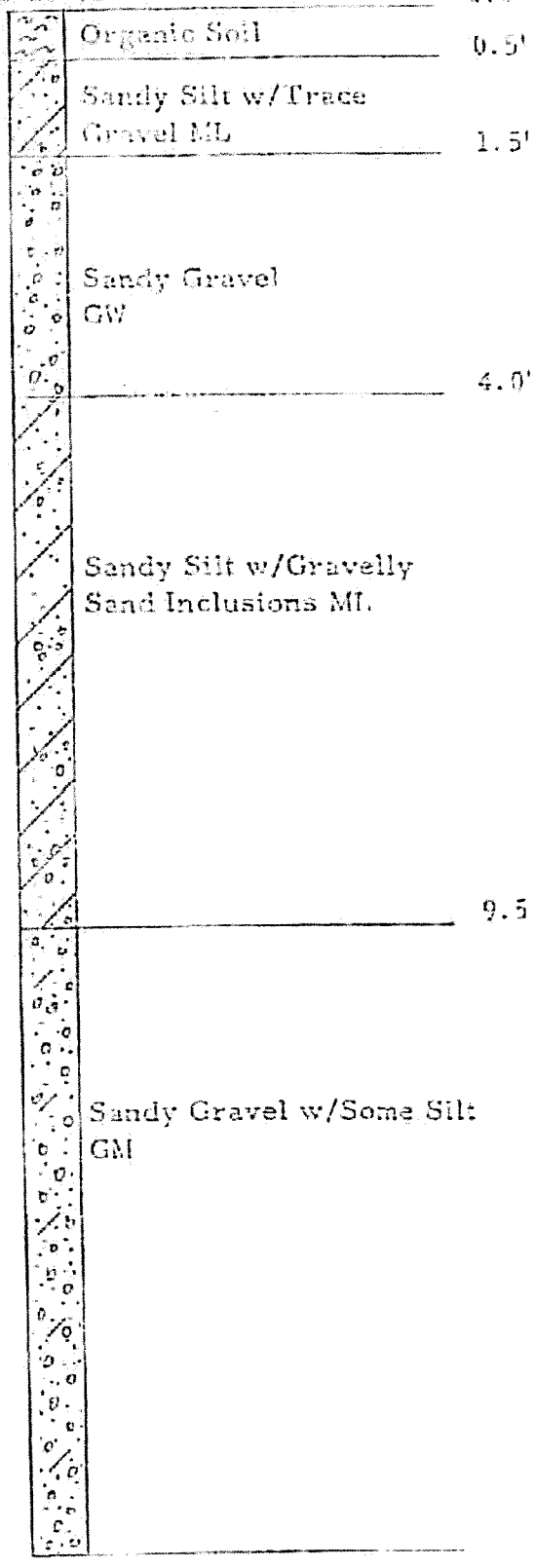
AZTEC E
SPANISH HI
LOCATION
ANCHORAGE,

T.H.-1
3-1-75 (3)



No Water Table

T.H.-2
2-28-75 (4)



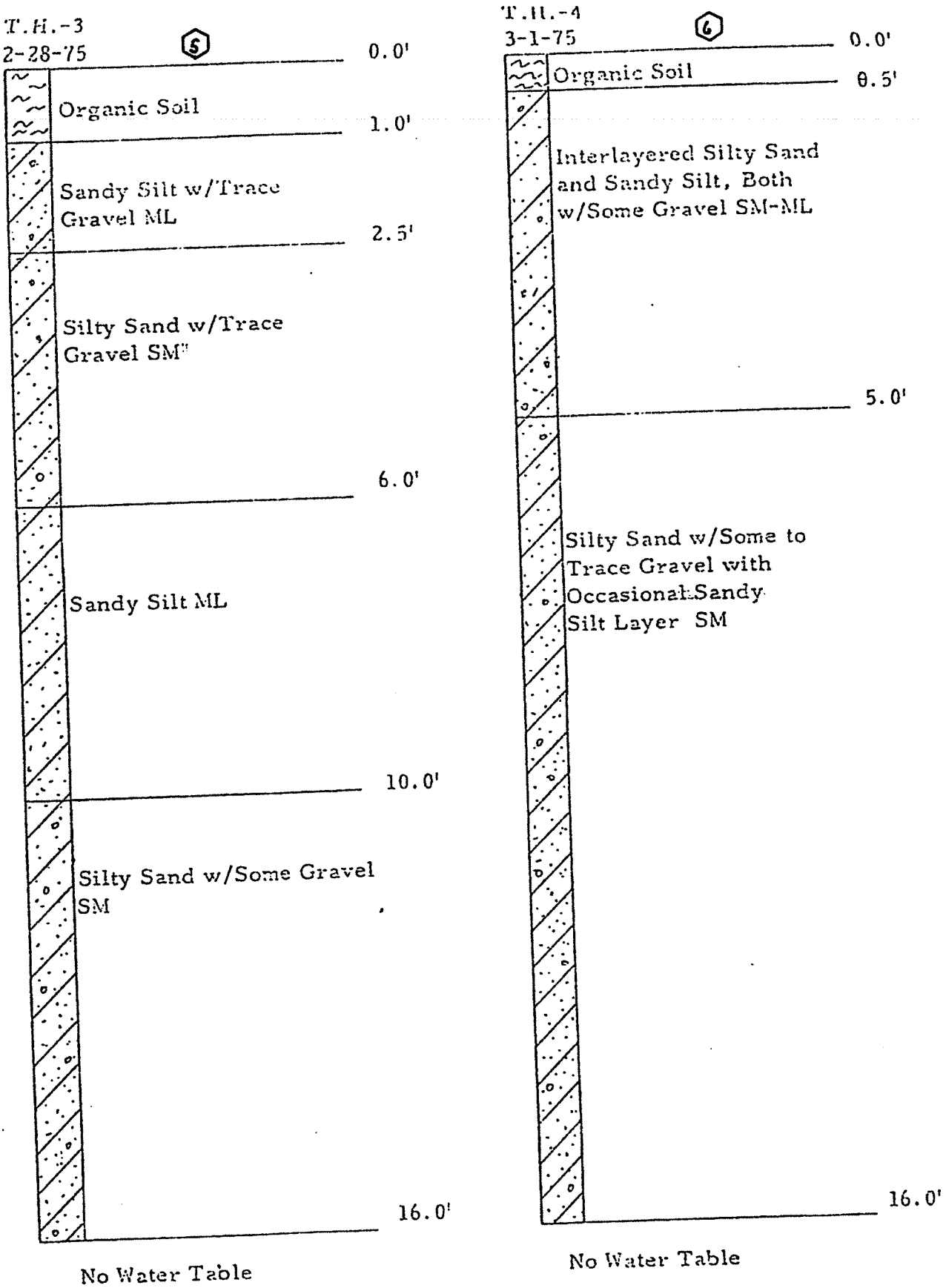
No Water Table

NOTE: Test Holes excavated with tractor mounted backhoe

R&M Engineering & Geological Consultants Inc.
ANCHORAGE FAIRBANKS ALASKA JUNEAU

Aztec Builders
Log of Test Holes
Anchorage, Alaska

DATE 3-3-75	SCALE 1" = 2'	DRAWN BY MGH	CHKD BY DJ	PROJ NO. 562084	DWG NO. B-07

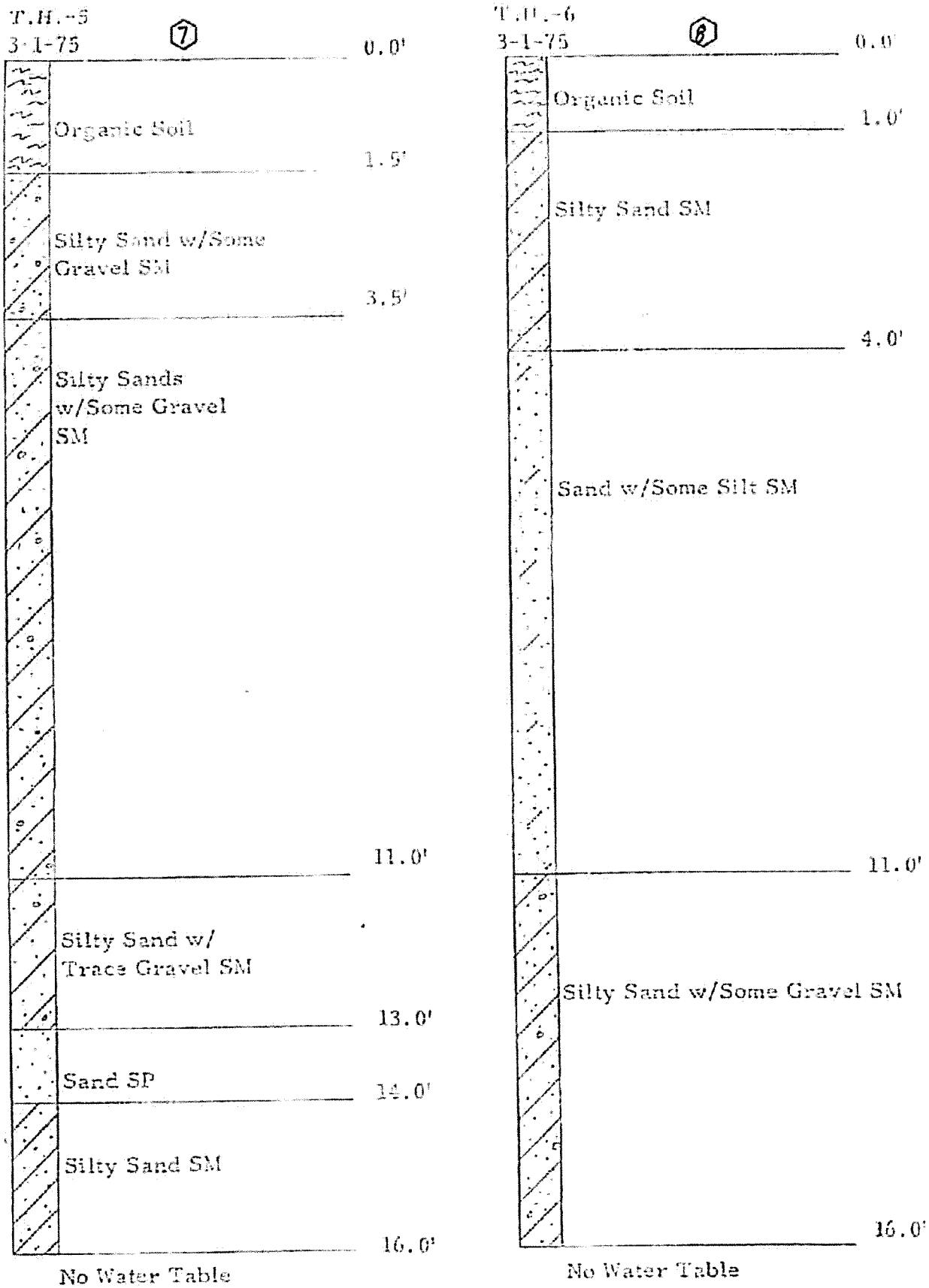


NOTE: Test holes extended with tractor mounted backhoe

R&M Engineering & Geological Consultants Inc.
ANCHORAGE FAIRBANKS ALASKA JUNEAU

Aztec Builders
Log of Test Holes
Anchorage, Alaska

DATE 3-3-75	SCALE 1" = 2'	DWN BY MAM	CHKD BY PJ	PROJ. NO. 562006	DWG NO. B-04



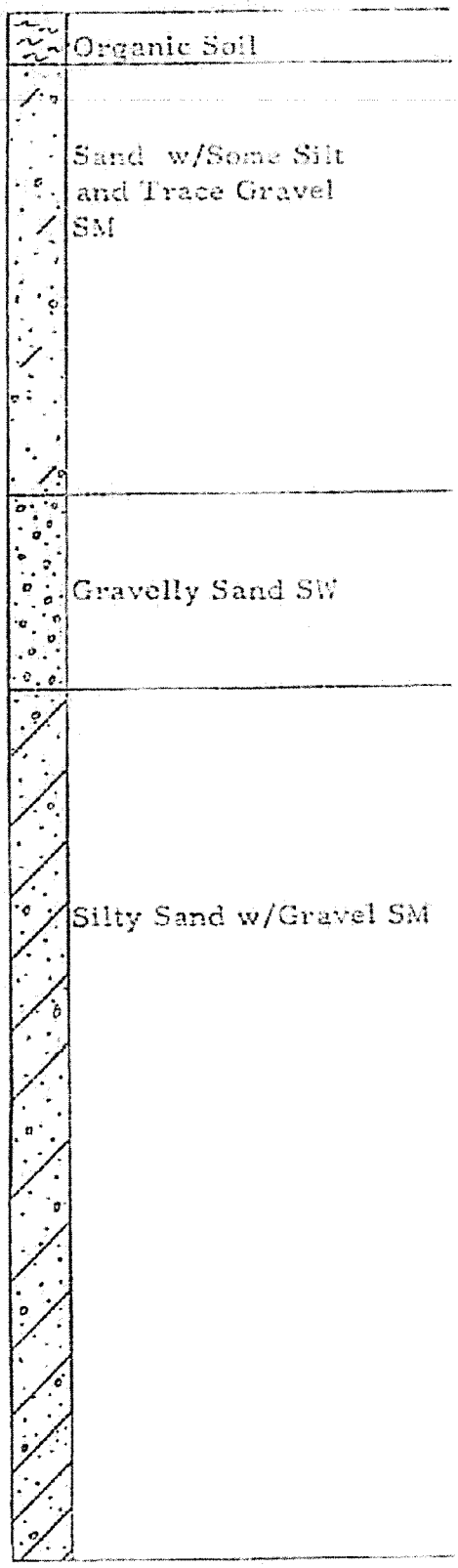
NOTE: Test holes extended with tractor mounted backhoe

R&M Engineering & Geological Consultants Inc.
ANCHORAGE FAIRBANKS ALASKA JUNEAU

Aztec Builders
Log of Test Holes
Anchorage, Alaska

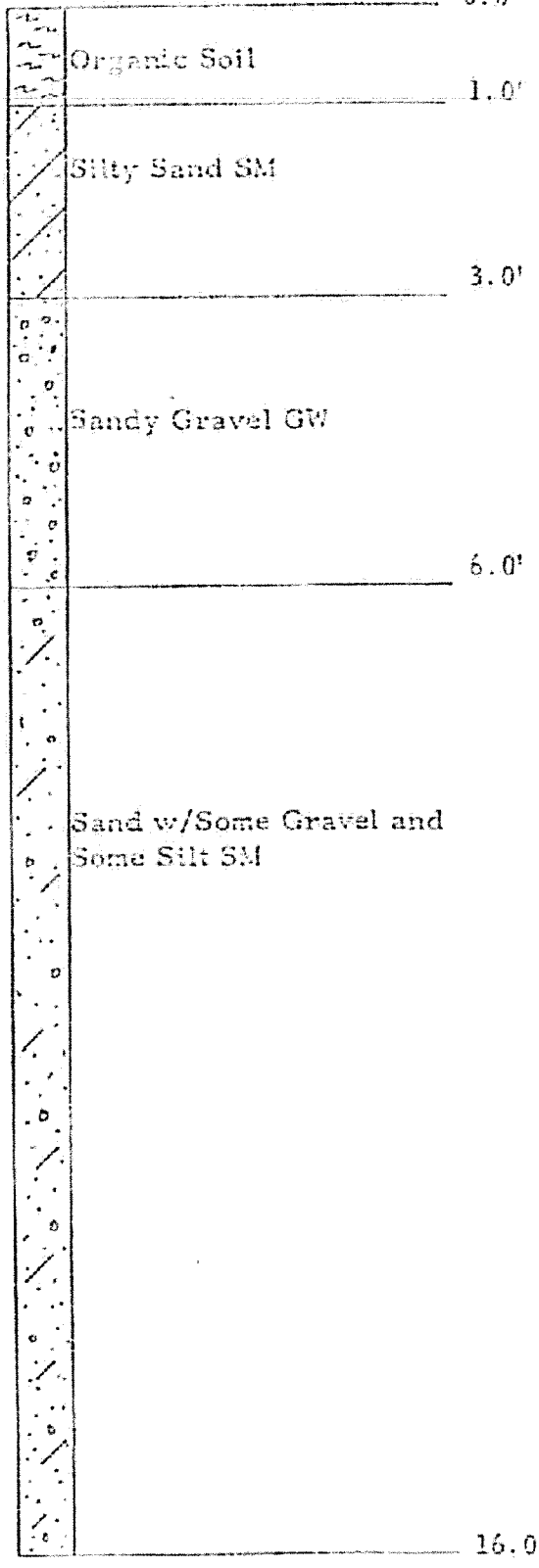
DATE 3-3-75	SCALE 1" = 2'	DWN BY [illegible]	CHKD BY [illegible]	PROJ. NO. 547003	DWG NO. 3-05

T.H.-7
3-1-75
(9)



No Water Table

T.H.-8
3-1-75
(10)



No Water Table

NOTE: Test holes extended with tractor mounted backhoe

R&M Engineering & Geological Consultants Inc.
ANCHORAGE FAIRBANKS ALASKA JUNEAU

Aztec Builders
Log of Test Holes
Anchorage, Alaska

DATE 3-3-75	SCALE 1" = 2'	DWN BY MANI	CHKD BY PJ	PROJ NO. 552506	DWG NO B-0(

3-10

PROJECT NO 562006

PROJECT NAME Aztec Builders

R E M Engineering & Geological Consultants
ANCHORAGE FAIRBANKS ALASKA JUNEAU

DATE 3-4-75

PARTY NO. _____ PAGE NO _____

SUMMARY OF LABORATORY TEST DATA

LAB NO.	BORING NO	SAMPLE NO.	DEPTH	1 1/2"	1"	3/4"	1/2"	3/8"	4	10	40	200	.02	.005	.002	FINE SPG	L.L.	P.I.	WET DENSITY	DRY DENSITY	MOISTURE CONTENT	CLASS
51	1	1	8-10	100	97	92	82	81	78	75	68	50										SM
52	2	1	11-14	100	80	79	63	60	52	45	37	26										GM
53	3	1	12-14		100	95	93	90	83	76	62	44										SM
54	4	1	10-14				100	90	85	79	70	50										SM
55	5	1	11-13				100	95	91	66	43	40										SM
56	6	1	4-5						100	95	70	18										SM
57	6	2	9-11					100	96	92	72	23										SM
58	7	1	1-3				100	98	96	92	67	20										SM
59	7	2	10-12	100	86	84	89	76	69	61	49	35										GM
60	8	1	3-4	100	93	68	54	48	34	23	7	2										SM
61	8	2	9-11		100	93	82	79	71	62	25	20										

NOTE: SIEVE ANALYSIS = PERCENT PASS

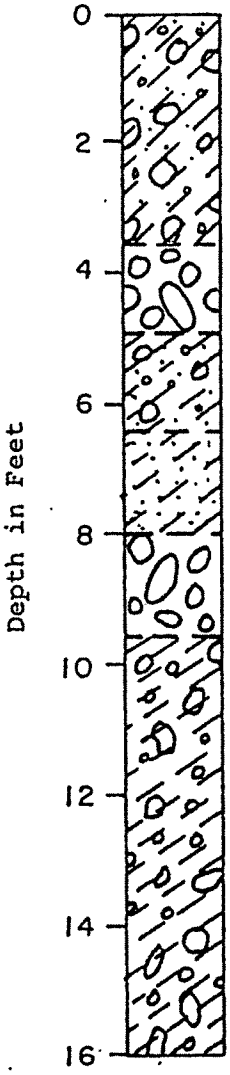
REMARKS: _____

S-3602 April 15, 1975
APPROVED

SOILS LOG
PERCOLATION TEST

Performed for Tim Sullivan Date Performed 6/14/76

Legal Description Lot 2, Lamb Subdivision



0 - 3.5' - Silty, sandy, poorly graded gravel, GP
Square feet per bedroom = 155

3.5- 5.0' - Coarse gravel and boulders, GW-GP
Square feet per bedroom = 110

5.0- 6.5' - Silty, sandy, poorly graded gravel, GP
Square feet per bedroom = 155

6.5- 8.0' - Sandy silt, ML
Square feet per bedroom = 275

8.0- 9.5' - Coarse gravel and boulders, GW-GP
Square feet per bedroom = 110

9.5-16.0' - Silty gravel, GM
Square feet per bedroom = 225

6-24-76 11 45 AM Steve Johnson called to verify that a retest to 20.5 ft in center of trench verified no water to that depth.
R. Strickland
6-24-76

Average square feet per bedroom, visual = 186

Date	Net Time	Depth	Net Drop
6/15/76	0 min.	18.5 in.	0 in.
6/15/76	10 min.	19.5 in.	1 in.
6/15/76	20 min.	20.0 in.	.5 in.
6/15/76	30	20.5 inc.	.5 in.

Percolation Rate .07 inches per minute

2934-40

Performed By NORTHWEST EXPLORATION SERVICES, INC.

☐ PERCOLATION TEST

DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION
Pouch 6-650, Anchorage, Alaska 99502 276-2221

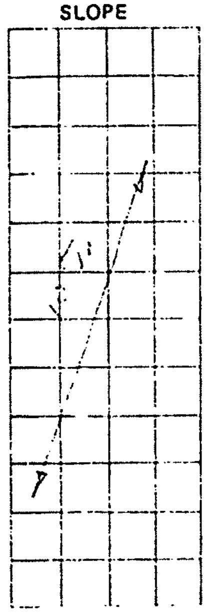
SOILS LOG – PERCOLATION TEST

PERFORMED FOR: CURTIS MACK DATE PERFORMED: 7-7-79

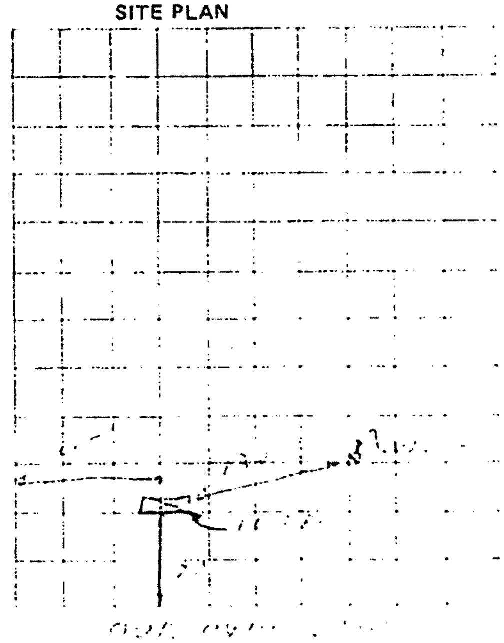
LEGAL DESCRIPTION: L 3 [illegible]

DEPTH (FEET)	Soil log
1	ORG
2	
3	SILT (GM)
4	
5	
6	
7	
8	SAND (GP) WITH TRACE BROWN SILT (GP)
9	
10	
11	
12	
13	
14	▽
15	
16	
17	
18	
19	
20	

SLOPE



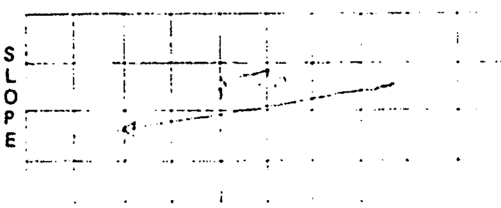
SITE PLAN



WAS GROUND WATER ENCOUNTERED? YES

IF YES, AT WHAT DEPTH? 14'

SLOPE



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE ____________ (minutes/inch)

TEST RUN BETWEEN ______ FT AND ______ FT

COMMENTS TRENCH SHOWS [illegible] 16 DEEP WITH 5' ROCK

BOX 1369, STAR ROUTE A ANCHORAGE, ALASKA 99502
344-7714

12a

SIX INCH WATER WELL DRILLED AND CASED OUT TO THE DEPTH OF 150 Feet.

DRILLED AT THE RATE OF $19.00 PER FOOT.

PROPERTY OWNER Mr. Curtis Mock 344-8681

LOCATION OF WELL SITE Lt. 3 Blk. Sub. LAMB

DRILLER Bernie Claus of Rampart Drilling Works.

WELL LOG:

0-----26' Silty gravel. 20% clay with 15% sandy material.

26----74' Gravel with 35% clay binder.

74----78' Silty water bearing material. Would not clear up.

78---135' Hardpan. Several small boulders.

135--147' Silty sandy wet material. 20% clay.

147--150' Good clean water bearing material producing a possible 9GPM. Water recovery should come back to within 50 Feet of surface. 3/4 Horse Sub. Pump should be installed 10 feet off bottom.

Cost of Drilling: $19.00 X 150 feet: $2850.00

Cost of Well Seal: $21.00

PAID IN FULL
July 20th '79
Bernie Claus

COST INCLUDES ALL LABOR AND MATERIAL FOR COMPLETION OF SAID DRILLING.

WRITE CHECK PAYABLE TO RAMPART DRILLING WORKS FOR THE SUM OF $2871.00

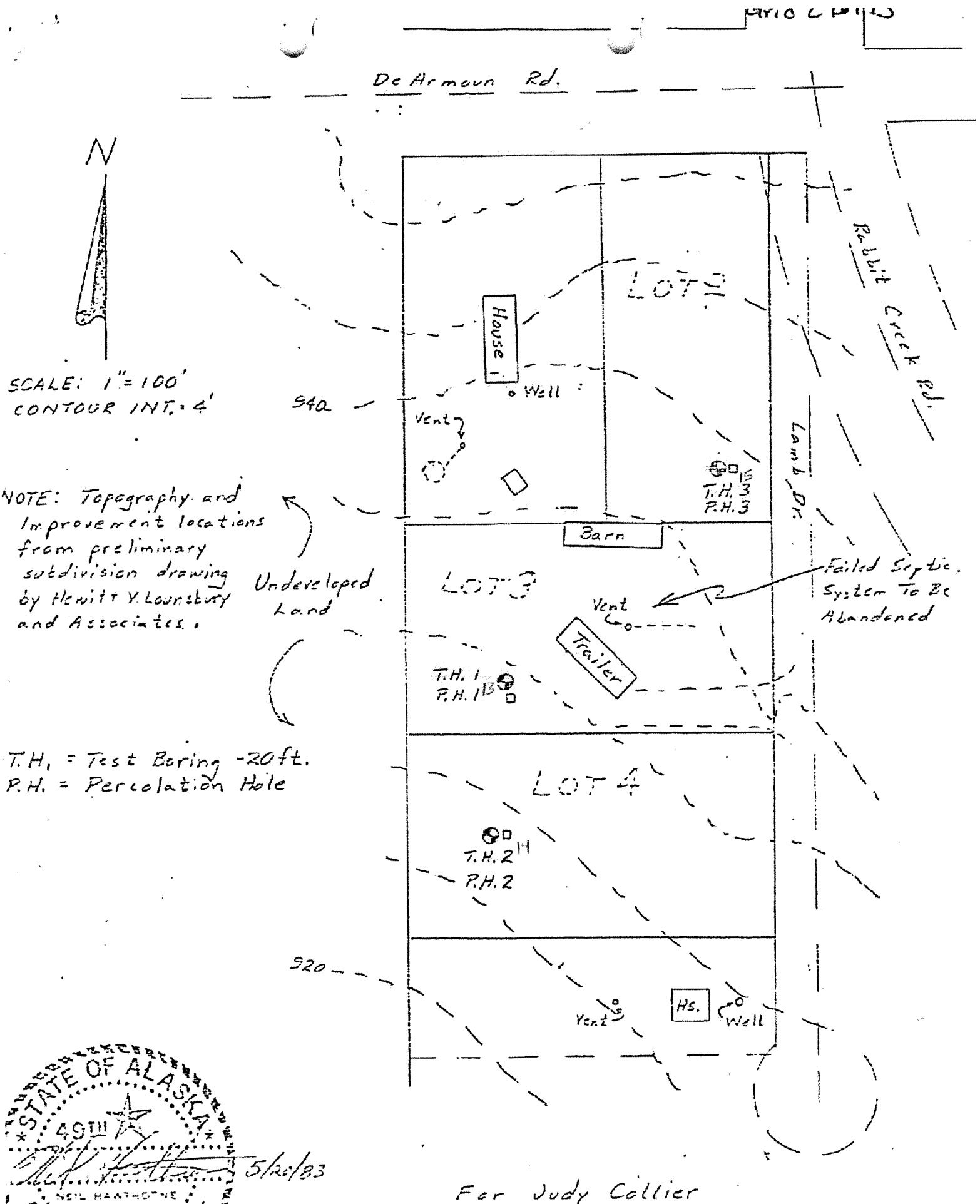
THANK YOU VERY MUCH.

BERNIE CLAUS OF RAMPART DRILLING WORKS

Bernie Claus

DATE July 19th, 1979

SERVICE CHARGE OF 1½% PER MONTH WILL BE ASSESSED ON PAST DUE ACCOUNTS.


De Armoun Rd.
Rabbit Creek Rd.
N
SCALE: 1" = 100'
CONTOUR INT. = 4'
940
920
LOT 2
LOT 3
LOT 4
House
Well
Vent
T.H. 3
P.H. 3
Barn
Land Dr.
Failed Septic System To Be Abandoned
Undeveloped Land
Vent
Trailer
T.H. 1
P.H. 1
T.H. 2
P.H. 2
Vent
Hs.
Well
NOTE: Topography and Improvement locations from preliminary subdivision drawing by Hewitt V. Lounsbury and Associates.
T.H. = Test Boring -20ft.
P.H. = Percolation Hole
STATE OF ALASKA
49TH
NEIL HAWTHORNE
CE-4369
Registered Professional Engineer
5/26/83
For Judy Collier
Location Sketch For Subdivision Approval
F½ NF¼ NF¼ SE¼

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION
825 L. Street, Anchorage, Alaska 99501 264-4720

PERCOLATION TEST

SOILS LOG – PERCOLATION TEST

T.H. # 1

PERFORMED FOR: Judy Collier DATE PERFORMED: 5/19 & 5/20-83

LEGAL DESCRIPTION: (Future Lots in) E½, NE¼, NE¼, SE¼ S26 T13N R3W S.M. Lot 3

DEPTH (FEET)		
		Top Soil
1	SM	S. Gr Sa Brn To Tan w/Roots -Wet
2	SM	S. Gr Sa Tan Moist
3	GM	S. Sa Gr Moist
4		
ample 5		
6	GM	Same – Moist to Wet
7		
8		
imple		
9		
10		
11		
12		
13		
14	ML	Gr Sa Si Wet
15		
16		
17		
18		
		Layer Gr
19		
D. 20	ML	Gr Sa Si Moist

SLOPE

SITE PLAN

See Attachment

STATE OF ALASKA
NEIL HAWTHORNE
CE-4309
Registered Professional Engineer
Not While Drilling

WAS GROUND WATER ENCOUNTERED? Drilling

IF YES, AT WHAT DEPTH? 5'-2" on Second Day in 20' Hole Only

SLOPE

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	5/20	1:25		9-1⅛"	
2	✓	1:50	25m	9-1 7/16	5/16
3	✓	2:12	22m	9-1 9/16	⅛
4	✓	2:36	24m	9-1 ¾	3/16
5	✓	3:05	29m	9-1 15/16	3/16
6	✓	3:27	22m	9-2 1/16	⅛

PERCOLATION RATE 176± (minutes/inch)

TEST RUN BETWEEN 8 FT AND 8 3/4 FT

COMMENTS Note other perc. Failed system near this hole - Also another system upslope of this hole – See site Plan

PERFORMED BY: Hawthorne CERTIFIED BY: NH DATE: 5/20/83

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION
825 L. Street, Anchorage, Alaska 99501 264-4720

PERCOLATION TEST (14)

SOILS LOG – PERCOLATION TEST

T.H. # 2

PERFORMED FOR: Judy Collier DATE PERFORMED: May 19 & 20, 83

LEGAL DESCRIPTION: (Future Lots in) E½, NE¼, NE¼, SE¼ S 26 T 13 N R 3 W SM
Lot 4

SLOPE

SITE PLAN

See attachment

DEPTH (FEET)		
1	SM	Top Soil Si Gr Sa Roots - Wet
2		
3	SM	Si Gr Sa - Moist - Tan
4		
5	GM	Si Sa Gr - Moist (Sample)
6	SM	Si Gr Sa - Moist (Sample)
7		
8	ML	Sa Gr Si Moist to Wet (Sample)
9		
10		More Silty
11		
12		
13	SM	Si Gr Sa Moist
14		
15		
16		
17		
18		Gr Layers
19		Moist
20		(TD)

STATE OF ALASKA — NEIL HAWTHORNE — CR 1257 — Registered Professional Engineer

WAS GROUND WATER ENCOUNTERED? _____

IF YES, AT WHAT DEPTH? None on Second Day

SLOPE

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	5/20	1:35		6'-6¼	
2	✓	1:59	24m	6'-7"	¾"
3	✓	2:23	24m	6'-7 7/8"	7/8"
4	✓	2:47	24m	6'-9"	1 1/8"
5	✓	3:11	24m	6'-9 7/8"	7/8"
6	✓	3:32	21m	6'-10 9/16"	11/16"

PERCOLATION RATE 27 to 30 (minutes/inch)

TEST RUN BETWEEN 5'-9" FT AND 6.5' FT

COMMENTS _____

PERFORMED BY: N Hawthorne CERTIFIED BY: NH DATE: 5/20/83

MUNICIPALITY OF ANCHORAGE

DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION

825 L. Street, Anchorage, Alaska 99501 264-4720

SOILS LOG – PERCOLATION TEST

☒ PERCOLATION TEST

T.H. # 3

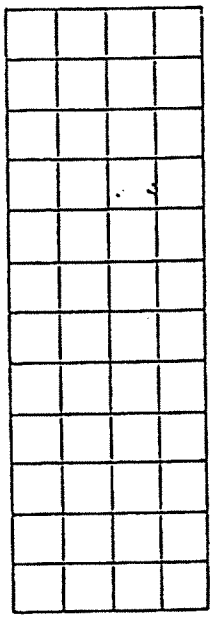
15

PERFORMED FOR: Judy Collier Lot 2 DATE PERFORMED: May 19 & 20, 83

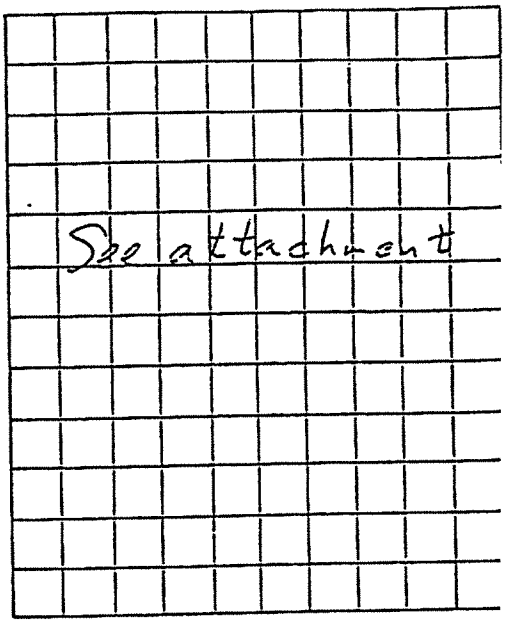
LEGAL DESCRIPTION: (Future Lots in) E½, NE¼, NE¼, SE¼ S26 T13N R3W S.M

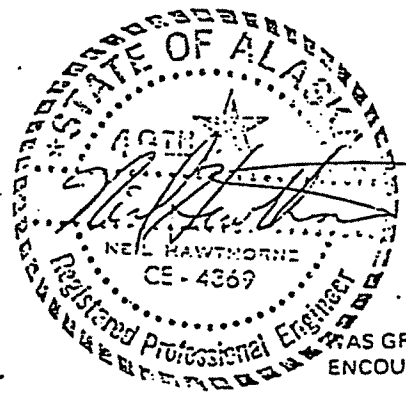
DEPTH (FEET)		
1	SM	Top Soil Gr S, Sa – Moist to wet
2	SM	More Gr Moist
3		
Sample 4		
5	GM	S, Sa Gr Moist
Sample 6		
7		
Sample 8		
9		
10		
11		
12	ML	Gr Sa Si Moist
13		
14		
15		
16		
17		
18		
19		Gr Layer
T.D. 20		

SLOPE



SITE PLAN

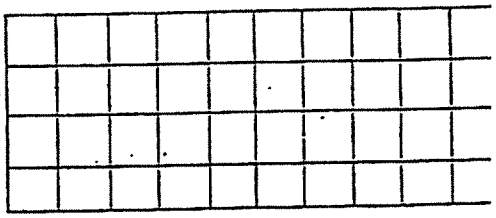




WAS GROUND WATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? None Second Day

SLOPE



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	5/20	1:16		8'-10⅛"	
2	✓	1:40	24 m	9'-0"	1⅞"
3	✓	2:00	20 m	9-1⅜	1.⅜"
4	✓	2:05	—	8'-11½"	—
5	✓	2:30	25 m	9-0 1/16	1-3/16"
6	✓	2:54	24 m	9-1 13/16	1 1/8
7	✓	2:58	—	9-0 1/8	—
8	✓	3:22	24 m	9-1¼	1 1/8"

PERCOLATION RATE 22 (minutes/inch)

TEST RUN BETWEEN 7.5 FT AND 8.0 FT

COMMENTS

PERFORMED BY: NHawthorne CERTIFIED BY: NH DATE: 5/20/83