

**PLANNING DEPARTMENT
CURRENT PLANNING STAFF ANALYSIS
PLATTING**

DATE: May 19, 2021

CASE: S12607
Palaterra Subdivision, Lots 1-6 and Tract A

Subdivision of two (2) lots into twelve (12) lots with a variance from AMC 21.08.030.F.5 *Street Intersections*- requiring the distance between intersection centerlines to be at least 150 feet.

GRID: SW2939

SITE: 17.02 acres (741,565 s.f)

LAND USE: Residential undeveloped

UTILITIES: On-site septic and well

TOPO: Sloping property southernly direction

VEGETATION: Existing vegetation

ZONING: R-6 Low-Density Residential (1 acre) district

COMPREHENSIVE PLAN

Classification: Large-lot residential per the *Anchorage 2040 Land Use Plan Map*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-6	R-6	R-6	R-6
Land Use:	Residential	Residential	Residential	Residential

ATTACHMENTS

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit

REQUEST

This is a request to subdivide two (2) lots into twelve (12) lots with a variance from AMC 21.08.030.F.5 *Street Intersections* requiring the distance between intersection centerlines to be at least 150 feet. The proposed street is offset approximately 66 feet from Saunders Road as they intersect with De Armoun Road. This request is being made to develop the property for future single-family residential dwellings on the proposed twelve lots.

AGENCY COMMENTS

1. **Utilities:**
Utility easements have been requested.

2. **Addressing:**
 - a. In the platted area:
 - i. New proposed right of way needs an approved street name. Please contact MOA Addressing at addressing@muni.org or 907-343-8466. Current street names can be found here <http://streetnamesmasterlist.muni.org/>.

3. **Alaska Department of Transportation:**
 - a. No objections to proposed subdivision plan.
 - b. No objections to proposed access onto De Armoun Road
 - c. DOT appreciates applicant submitting the necessary safety surveys of access alternatives to make an informed decision about safe access.
 - d. DOT will not require the consolidation of the driveway from lot 12 onto the new access, however, the homeowner and developer may want to consider consolidation in order to provide additional privacy to the homeowners by the nature of not having a driveway coming directly off of a busy road.
 - e. Applicant must apply to Right-of-Way for a driveway permit and submit plans for an access permit.

4. **Anchorage Water and Wastewater Utility:**
 - a. AWWU water and sanitary sewer are not available to these parcels.
 - b. These parcels are located outside of AWWU's Water Service District.
 - c. Wastewater facilities are to be in accordance with the Hillside District Plan (HDP) adopted per AO2010-22. This property is located outside the max perimeter of Public Sewerage per HDP.
 - d. AWWU has no objection to this platting action.

5. **Fire Prevention:**

No comments received.

6. **Non-Motorized Transportation Coordinator:**

No comments received.

7. **On-Site Water and Wastewater Services (OSWWS):**

On-site has the following comment:

- a. Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:
 1. That there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes. A proposed subdivision with more than 5 lots to be served with private wells must have an aquifer test performed by a hydrogeologist.
 2. The capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65.405 for requirements.

8. **Private Development:**

Roads:

The proposed subdivision will be accessed from De Armoun Road to the north, a Class I Collector.

Improvement Recommendations:

No improvements will be required on De Armoun Road.

The minimum internal road shall be constructed as a 20-foot wide strip paved road in accordance with MASS detail 20-1 and AMC Table 21.08-4 as required for the Class B improvement area per AMC 21.08.050. The cul-de-sac shall be constructed with a 39.5-foot radius. The road shall include appropriate drainage, street lighting, traffic control devices, street signs, and monuments. The petitioner shall also reconfigure the driveway to Lot 12 to come off of the newly improved internal road.

Plat Notes:

- To mitigate the potential for erosion and/or slope failure the petitioner shall include a plat note prohibiting any ground

disturbance on slopes greater than 30% or provide a slope stability analysis in accordance with 21.08.030.H.

- Issuance of building permits and grading permits on Lots 5, 6, and 7 shall require Private Development approval of the proposed clearing/grading limits to ensure conformance to the requirements set forth in AMC 21.07.020.C and 21.08.030.H regarding Steep Slope Development.
- Municipal approval of the clearing limits shall be obtained prior to commencement of any land clearing activity on Lots 5, 6 and 7. The maximum disturbance envelop on Lots 5 and 6 is limited to 30,000 square feet. The maximum disturbance envelop on Lot 7 is limited to 20,000 square feet. If any portion of the proposed disturbance envelope contains areas with natural slopes equal to or greater than 30%, an administrative site plan review of the proposed development is required.
- Direct access from Lot 10 to Buena Vista Drive is prohibited and direct access from Lot 12 to De Armoun Road is prohibited.

Dedication:

The petitioner shall dedicate the following:

- A 50-foot right-of-way for the internal road and a 50-foot radius cul-de-sac dedication
- Dedicate a temporary turn around easement as shown on the plat.

Drainage:

Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements and runoff quantities shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.

Subdivision Agreement Requirements:

Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include the strip paved street

and cul-de-sac, street lighting, traffic control devices, street signs, monuments, drainage facilities, and utilities.

Access Permit Approval:

Prior to the final plat approval, the petitioner shall obtain access permit approval from the DOT for the intersection.

Department Recommendations:

The Private Development Section has no objection to the proposed subdivision subject to the above recommendations and conditions and recommends approval of the variance from AMC 21.08.030.F.5 regarding intersection centerlines.

9. **Right-of-Way Division:**

- a. ROW requires the developer to enter into a subdivision agreement with Private Development and build the infrastructure to current MASS standards.

10. **Traffic Department:**

Traffic Engineering recommends approval of this preliminary Plat with the following comments.

- a. Add plat note to read as follows: "Direct access to De Armoun is prohibited from lot 12." Existing access shall be relocated to the new internal cul-de-sac roadway.
- b. Several lots have frontage of less than 40 feet. Add plat note that reads as follows; "Development of Lots 5, 6 and 7 must be reviewed by the Traffic Department prior to approval of a building permit to ensure all proposed driveways meet current code and municipal driveway standards."
- c. Provide 30-foot radius intersections for Lots 1 and 21 per DCM 1.9F.
- d. Provide Street Light at intersection with De Armoun Road
- e. The minimum internal road shall be constructed as a 20-foot wide strip paved road in accordance with MASS detail 20-1 and AMC Table 21.08-4 as required for the Class B improvement area per AMC 21.08.050. The cul-de-sac shall be constructed with a 39.5-foot radius. The road shall include appropriate drainage, street lighting, traffic control devices, street signs, and monuments.

Dedication of the following:

- f. A 50-foot right-of-way for the internal road and a 50-foot radius cul-de-sac dedication.
- g. Dedicate a temporary turn around easement as shown on the plat.

Variance

Traffic Engineering has no objection to approval of the requested variance from 21.08.030F.5 for intersection separation distance of the 150 feet. Relocation of access to proposed location meets or exceeds the standard for intersection grades and existing structure on lot 12 prevents locating the intersection to meet the standards.

However, the analysis for this intersection indicates that required stopping sight distance can be met but required intersection sight distance cannot be met at the proposed location. Traffic Engineering is requesting that petitioner obtain approval the State of Alaska Central Region DOT&PF Traffic Engineer that proposed intersection design is acceptable with the lack of intersection sight distance. This approval shall be provided prior to plat recording and subsequent subdivision agreement with the Municipality. This will be required in lieu of a waiver from DCM Section 1.9D

11. **Watershed Management Services:**

- a. Prior to starting construction provide a Storm Water Pollution Prevention Plan to WMS for review and approval.

COMMUNITY COUNCIL & PUBLIC COMMENTS

On April 28th, 2021, 328 public hearing notices were mailed. One public comment was received discussing the subdivision plat slopes. The Rabbit Creek Community Council provided comments.

STAFF ANALYSIS

The petition site is located south of De Armoun Road, west of Hillside Drive, east of Carita Lane, and north of Our Own Lane in the Rabbit Creek Community Council area. The subdivision request is being made to prepare the property for construction of 11 single-family homes. The property was zoned R-6 in April 10, 1984 as part of the areawide zoning. The proposed lots and tract meet the minimum lot size and width required by the R-6 zoning districts.

Road Improvements and Dedication

De Armoun Road

The *Official Streets and Highways Plan* identifies De Armoun Road as a “Class I Collector” with a minimum right-of-way width of 80 feet and an existing dedication of 100 feet. Staff is not requesting any improvements or right-of-way dedication. The State of Alaska Department of Transportation and Public Facilities (ADOT&PF) provided comments that ADOT&PF will not require consolidation of the driveway from Lot 12 onto the new access and has no objections to proposed access onto De Armoun Road for the unnamed street. De Armoun is a state-owned right-of-way and the municipality cannot limit access for Lot 12 onto the states facility. Both the Municipality of Anchorage and the State of Alaska Traffic Departments commented the developer should consider consolidation and access onto the proposed cul-de-sac street.

Internal Road

The petitioner shall construct the internal road to municipal standards as a 20-foot wide strip paved street in accordance with MASS detail 20-1 and AMC Table 21.08-4, as required for the Class B improvement area per AMC 21.08.050. The petitioner shall dedicate and construct a 50-foot right-of-way for the internal road with a 50-foot radius cul-de-sac. Direct access from Lot 10 onto Buena Vista Drive is prohibited. Policy 14-0 of the *Hillside District Plan* establishes lighting standards for street lighting at intersections that are necessary for safety reasons. As stated in the variance narrative, the intersection of De Armoun Road and the proposed road does not meet intersection sight distance of 500 feet and staff believes an intersection streetlight will improve safety. Staff is requesting a condition to provide intersection lighting per the *Hillside District Plan* and Traffic’s recommendation.

Staff is also requesting a condition that prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class B area improvements to include the strip paved street and cul-de-sac, street lighting, traffic control devices, street signs, monuments, drainage facilities, and utilities.

Trails

There are no trails identified in the *Areawide Trails Plan* and *Hillside District Plan* internal to the subdivision. Existing and proposed trails are shown in the plans along the existing De Armoun Road and Our Own Lane right-of-way that is 100 feet in width. The Rabbit Creek Community Council comments desire a trail connection between the proposed subdivision and Our Own Lane. AMC 21.07.060D.3.b.ii *Internal Street Connectivity* states:

“Whenever cul-de-sac streets are created, at least one ten-foot wide pedestrian access right-of-way or easement shall be provided, to the extent reasonably

feasible, between each cul-de-sac head or street turnaround and the closest adjacent street or pedestrian walkway. This requirement shall not apply where it would result in damage to or intrusion into significant natural areas such as stream corridors, wetlands, and steep slope areas, or if the configuration of existing adjacent development prevents such a connection."

Planning is not recommending a ten-foot pedestrian easement as a condition due to the concerns over slope stability and erosion on steep slopes that exceed 50% grade in some sections.

Conformance with Adopted Plans

This preliminary plat appears to generally conform with the petition site's classification, as well as, the following policies of the 2040 Anchorage Land Use Plan:

Land Use Policy 4.1

Provide sufficient land to meet the diverse housing needs of Anchorage's citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities

This subdivision is located within a rural area of the Municipality which will provide additional lots for those seeking a rural large-lot parcel to purchase. In addition, this platting action will increase the number of residential lots within the Municipality that are ready for residential development.

Land Use Policy 5.1

Implement recommended land use patterns and growth in context with existing infrastructure capacity and planned improvements for utilities, streets, trails, public transit, parks, green infrastructure, and schools.

The rural development of this subdivision is in keeping with the context of the surrounding neighborhood. Planned improvements for streets and utilities will allow the subdivision to be developed to municipal standards.

Drainage and Slope

In their comments, Private Development has requested plans to demonstrate that all post development drainage patterns will not adversely impact adjacent properties prior to final plat approval. Private Development has reviewed the concerns of the public and has recommended special conditions limiting the maximum disturbance envelope of Lots 5, 6, and 7 including review and approval of any grading and building permits on said lots. Furthermore, Private Development has requested a plat note prohibiting any ground disturbance on

slopes greater than 30% to mitigate the potential for erosion and/or slope failure. With these comments in mind, staff has made these conditions of approval for this preliminary plat.

The petitioner's representative surveyed over 500 points in the subdivision within the month of April in conjunction with existing topographic data to create the map labeled "Exhibit A". The map shows shaded areas of slope over 30 percent. AMC 21.08.030H *Subdivisions on Slopes* requires that subdivisions 5 acres or more and 30% of the entire property to be subdivided has slopes of 30% or greater shall include a geotechnical report. This subdivision does not meet the requirement as only 19% of the property is over 30% slopes. The Harding/Lawson Seismic Zone for this subdivision is a mix of Zone 1-Lowest Ground Failure Susceptibility, 2-Moderate-Low Ground Failure Susceptibility, and 3-Moderate Ground Failure Susceptibility. Private Development comments address the concern to mitigate the potential for erosion and/or slope failure at the southern edge of the property where slopes are present. Private Development has requested conditions that require review for those lots with slopes before any building or grading permits are issued in addition to maximum disturbance envelopes on each lot. Staff has made these conditions of approval for this preliminary plat. Furthermore, Planning has reviewed the agency comments and is requesting a non-disturbance easement over the area of slope that is in excess of 30%.

Variance Requests

A variance is requested from AMC 21.08.030F.5 (Street Intersections) where the distance between intersection centerlines shall be at least 150 feet. This will allow the petitioner to create the proposed subdivision road that is separated 66 feet west of Saunders Road. Both roads access De Armoun Road which is a Class I Collector in the *Official Streets and Highways Plan* (OSH&P).

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

This standard is met.

Access to the subdivision from the existing Buena Vista right-of-way to the west would meet the subdivision regulations but would clearly be undesirable to the general public as it would create unsafe conditions due to the existing road grade of approximately 11% and would require significant modifications and cost to De Armoun Road to meet the standards required for intersections set in the Design Criteria Manual. The application of this requirement would be unreasonable to the general public as intersection sight distance would be

compromised and would create an unsafe condition for traffic on the designated 40 mile per hour speed limit and 11% intersection grades. The safest solution is for access to the northeast connecting with De Armoun Road where grades are flatter.

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

This standard is met.

The variance will allow the proposed subdivision access to De Armoun Road in the safest connection point available. The applicant has stated that the intersection will be closer to the 4-way stop to the east and traffic will likely be slowing to or accelerating from a stopped position in which speeds are under 40 mph. Granting the variance will not be detrimental to public welfare or injurious to other property in the area.

3. 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 standard is met.

The subdivision road shown on the preliminary plat will provide legal and physical access to all lots within the proposed subdivision while providing this connection at a safer grade and location for the intersection speed of local traffic. The intent of the subdivision regulations is being met and will not have the effect of nullifying the applicable subdivision regulations.

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

This standard is met.

Undue hardship would result for the petitioner from strict compliance with the subdivision regulations. The impacts associated with connection through Buena Vista Drive would require significant modifications and associated costs to lower steep grades and meet site distances. These changes would likely impact existing intersections of Carita Lane, Lupine Road, and Foster Road which would require improvements as well. The significant changes to De Armoun Road and the connecting local roads would make the project economically unviable. The proposed location of the subdivision road is the safest and economic solution for access.

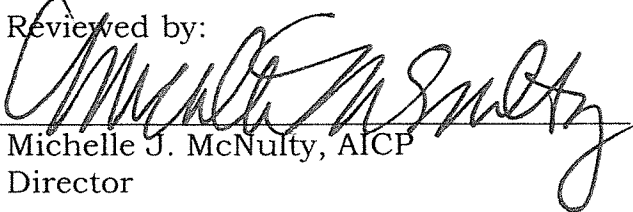
DEPARTMENT RECOMMENDATION

- A. Approval of the variance request for variance from AMC 21.08.030F.5 (*Street Intersections*) requiring the distance between intersection centerlines to be at least 150 feet to allow the petitioner to exceed the minimum distance for the unnamed subdivision street, subject to:
1. Recording a suitable plat within 24-months of preliminary approval and any approved time extensions.
- B. Approval of the plat for 24 months subject to the following conditions:
1. Resolve utility easements.
 2. Obtain from ADOT&PF Right-of-Way a driveway permit and access permit for the intersection.
 3. Enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include the strip paved street and cul-de-sac, traffic control devices, intersection lighting, street signs, monuments, drainage facilities, and utilities for the following:
 - a. Construct the unnamed internal road as a 20-foot wide strip paved road in accordance with MASS detail 20-1 and AMC Table 21.08-4 as required for the Class B improvement area per AMC 21.08.050. The cul-de-sac shall be constructed with a 39.5-foot radius.
 4. Submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements and runoff quantities shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.
 5. Submit to Traffic Engineering approval from the State of Alaska Central Region DOT&PF Traffic Engineer that the proposed intersection design is acceptable with the lack of intersection sight distance. This will be required in lieu of a waiver from DCM Section 1.9D
 6. Provide a SWPPP to Watershed Management Services for review and approval prior to starting work on any required public improvements.

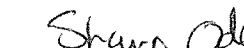
7. Provide a streetlight at the intersection with De Armoun Road.
8. Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:
 - a. That there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes. A proposed subdivision with more than 5 lots to be served with private wells must have an aquifer test performed by a hydrogeologist.
 - b. The capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65.405 for requirements.
9. Dedicate 50 feet of right-of-way for the unnamed internal road and a 50-foot radius cul-de-sac dedication.
10. Dedicate a temporary turn around easement as shown on the plat for that portion east of Buena Vista Drive.
11. Dedicate a non-disturbance easement for that portion of property with slopes over 30% as shown along the southern boundary of the proposed subdivision on "Exhibit A" provided by S4 Group, labeled Topographic Survey Completed April 22, 2021.
12. Place the following notes on the plat:
 - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
 - c. Development of Lots 5, 6 and 7 must be reviewed by the Traffic Department prior to approval of a building permit to ensure all proposed driveways meet current code and municipal driveway standards.

- d. Issuance of building permits and grading permits on Lots 5, 6 and 7 shall require Private Development approval of the proposed clearing/grading limits to ensure conformance to the requirements set forth in AMC 21.07.020.C and 21.08.030.H regarding Steep Slope Development or as specified in future adopted provisions of AMC 21.
 - e. Municipal approval of the clearing limits shall be obtained prior to commencement of any land clearing activity on Lots 5, 6 and 7. The maximum disturbance envelop on Lots 5 and 6 is limited to 30,000 square feet. The maximum disturbance envelop on Lot 7 is limited to 20,000 square feet. If any portion of the proposed disturbance envelope contains areas with natural slopes equal to or greater than 30%, an administrative site plan review of the proposed development is required.
 - f. Ground disturbance on slopes greater than 30% is prohibited.
 - g. Direct access from Lot 10 to Buena Vista Drive is prohibited.
13. Make the following drafting changes:
- a. In the platted area:
 - i. Provide 30-foot radius intersections for Lots 1 and 12 per DCM 1.9F.

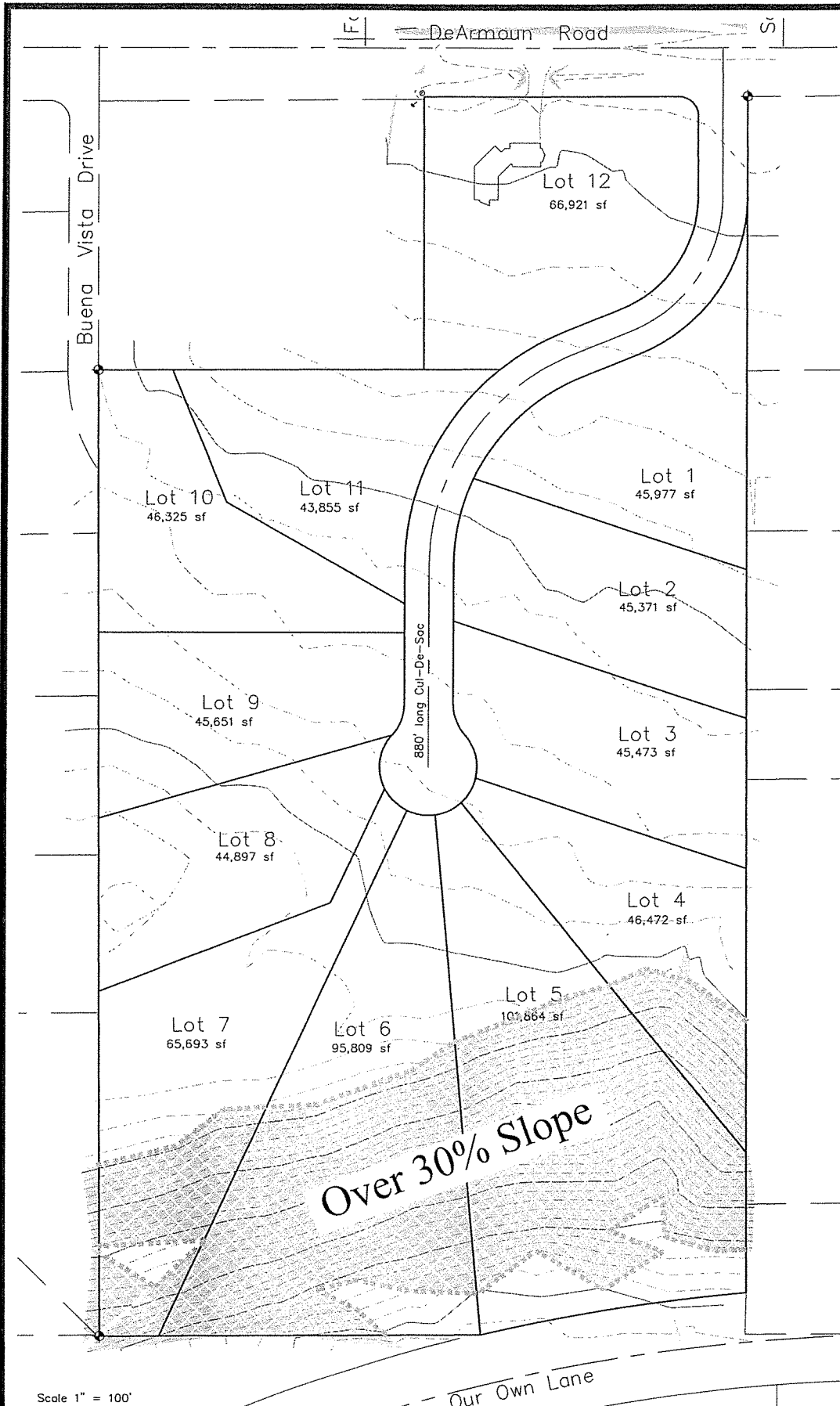
Reviewed by:


Michelle J. McNulty, AICP
Director

Prepared by:


Shawn Odell
Senior Planner

Case S12607



Lots 1-12,
Palaterra Subdivision
Addition 2

Scale 1" = 100'

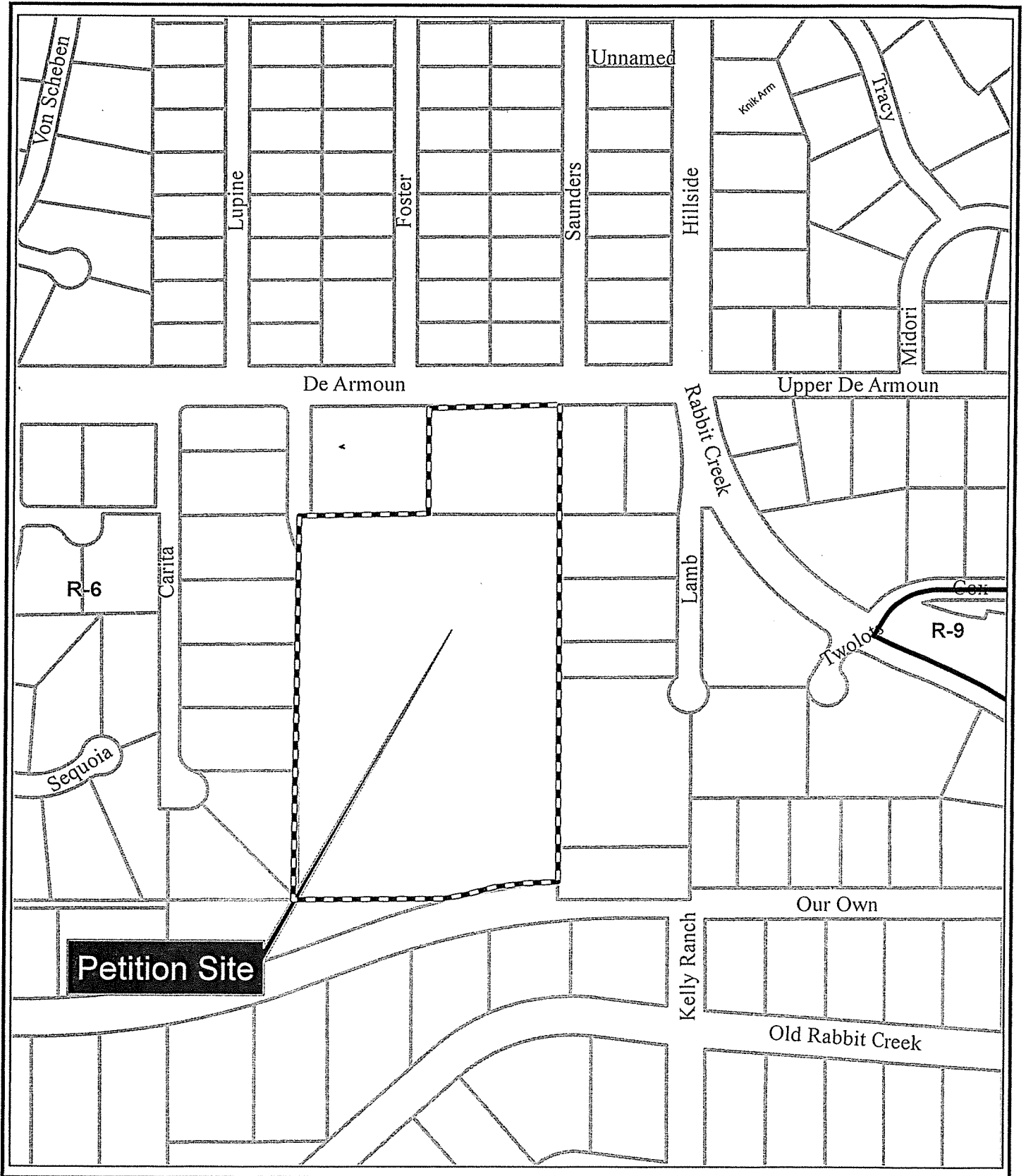


Slope area over 30% = 144,304 sf
 Total area of subdivision = 741,565 sf
 Only 19% of area is over 30% slope

Topographic Survey Completed on April 22, 2021, with over 500 ground points surveyed.

MAPS

S12607



S12607



APPLICATION

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.

Signature Craig Bennett Owner Representative Date 12/22/2021
 (Representatives must provide written proof of authorization)

Print Name Craig Bennett

Accepted by: <u>EM</u>	Poster & Affidavit: <u>2 + affidavit</u>	Fee: <u>\$7,455</u>	Case Number: <u>512607</u>	Requested Meeting Date: <u>05/05/2021</u>
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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: Signed application (copies)
 (35 copies for a Preliminary plat
 short 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 Date
(Representatives must provide written proof of authorization)

Craig Bennett

Print Name

Accepted by:	Poster & Affidavit:	Fee	Case Number
--------------	---------------------	-----	-------------

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:
 The need for the variance
 The effect of granting the variance
 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.



ENGINEERING, LLC

PHYSICAL

1300 E. 68th Ave., Suite 210
Anchorage, AK 99518

MAILING

P.O. Box 111989
Anchorage, AK 99511

OFFICE

907-344-3114

WEB

triadak.com

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.

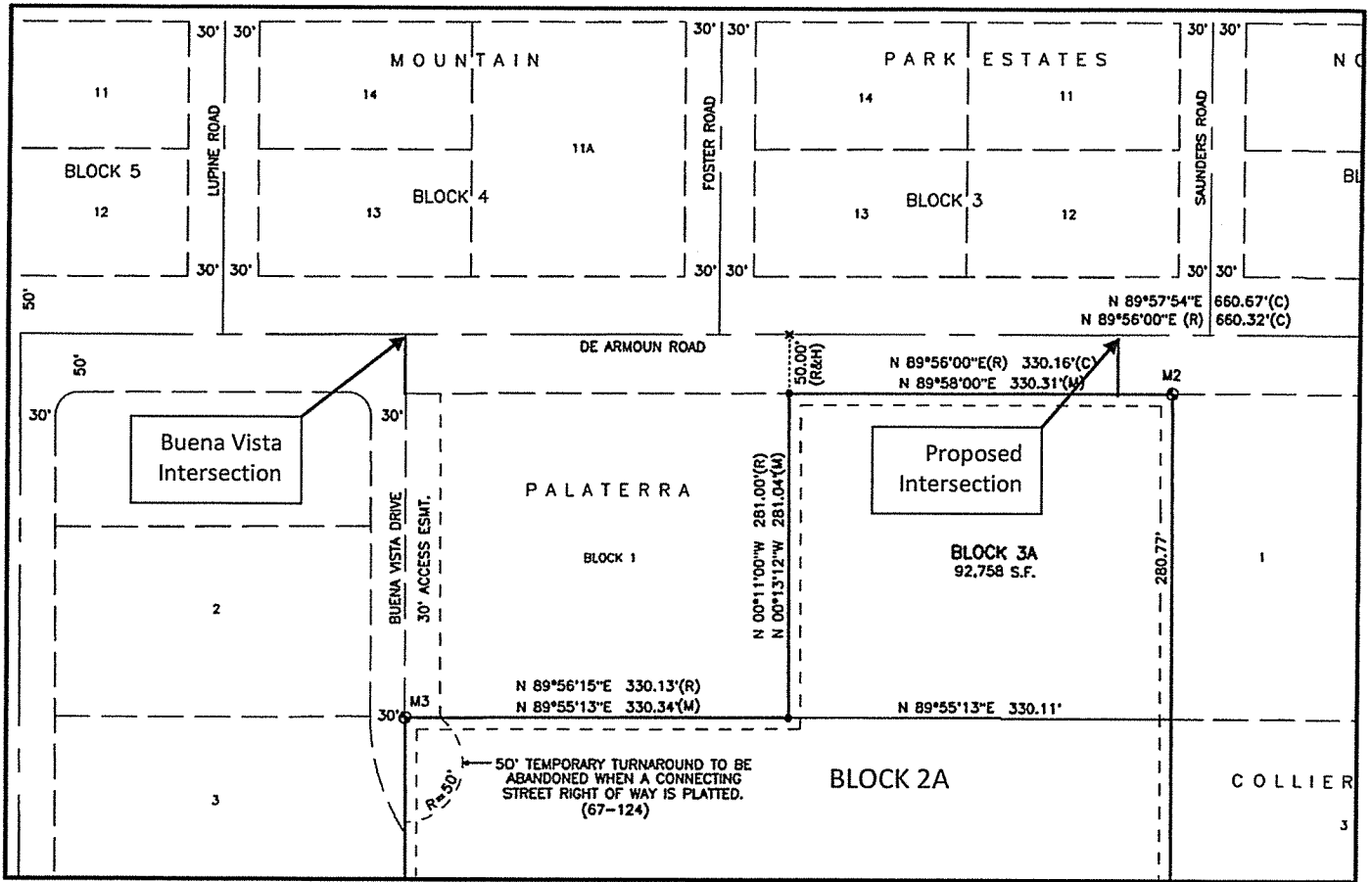
Palaterra Subdivision was previously platted in 2019 by plat 2019-87. This created Blocks 2A and 3A on roughly 17 acres which comprise the total area of the current proposed development. A portion of the plat is shown below and illustrates a planned future connection of Block 2A to DeArmoun Road via 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.

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation

Platting Case TBD

Page 2 of 13



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%.

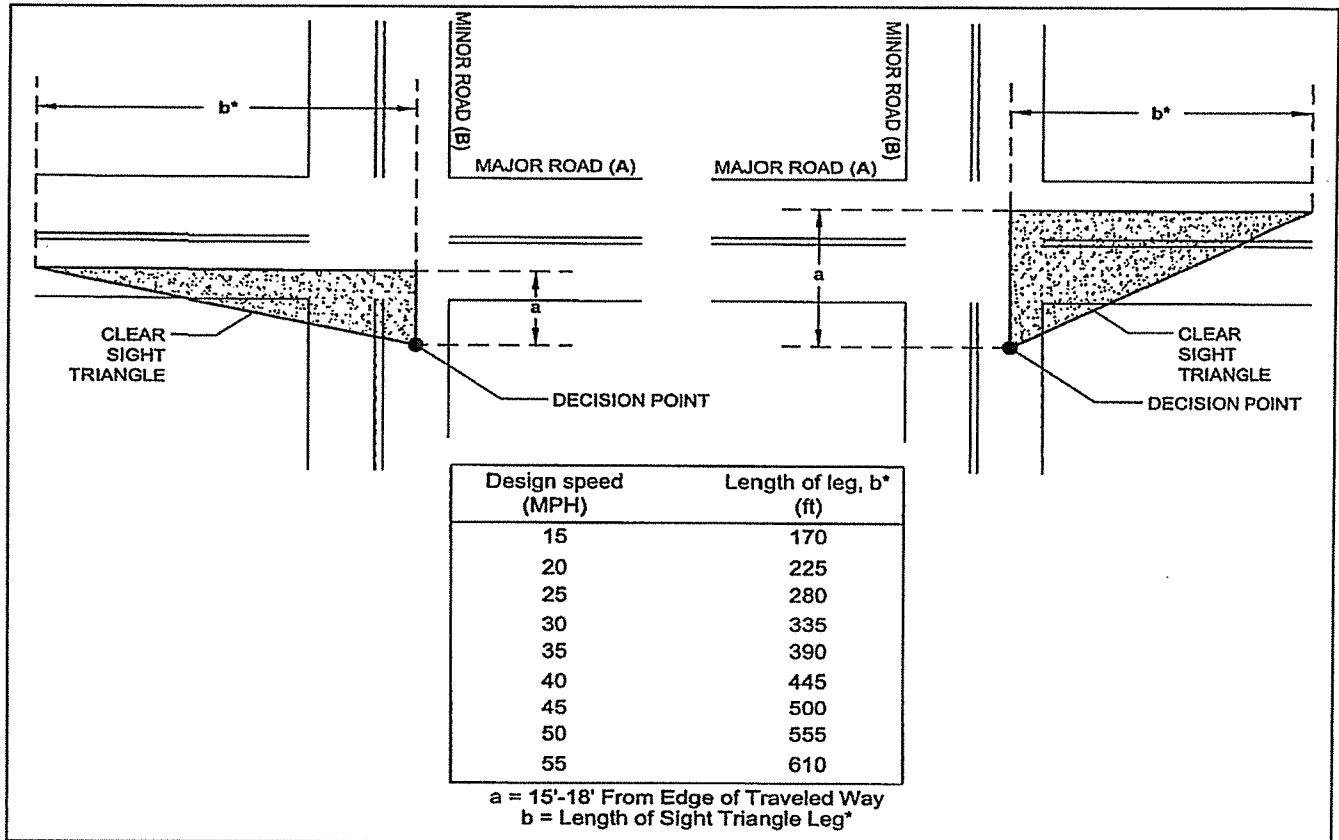
Intersection sight distance was analyzed as it relates to the requirements of DCM Chapter 1. As a Class I collector, DeArmoun Road has a posted speed of 40 mph and a design speed of 45 mph. The required intersection sight distance, length of leg b, is 500 feet. This distance is measured along the centerline 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.

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation

Platting Case TBD

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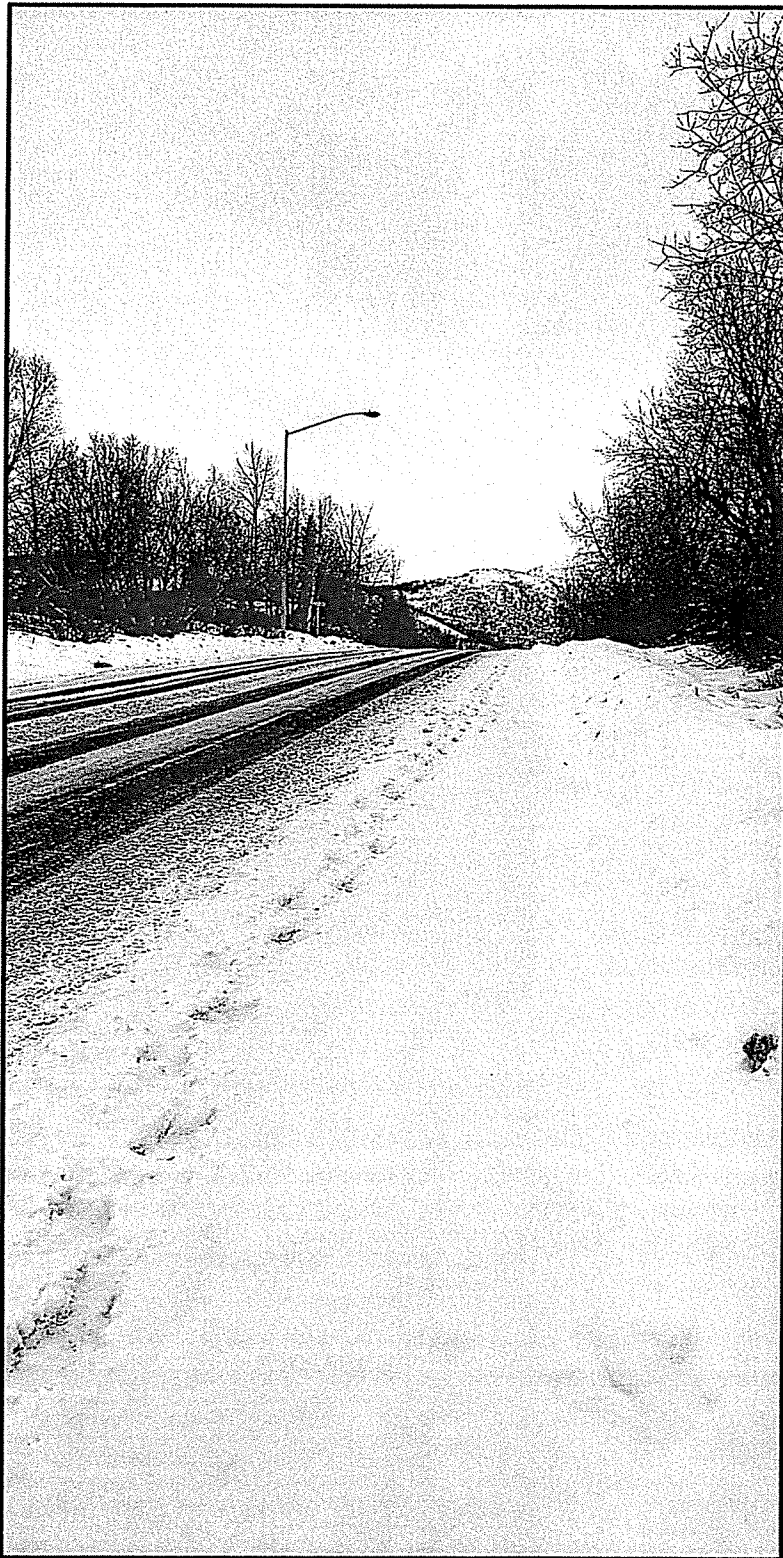
Intersection Sight Distance Figure 1-19, DCM Chapter 1

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.

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation
Platting Case TBD
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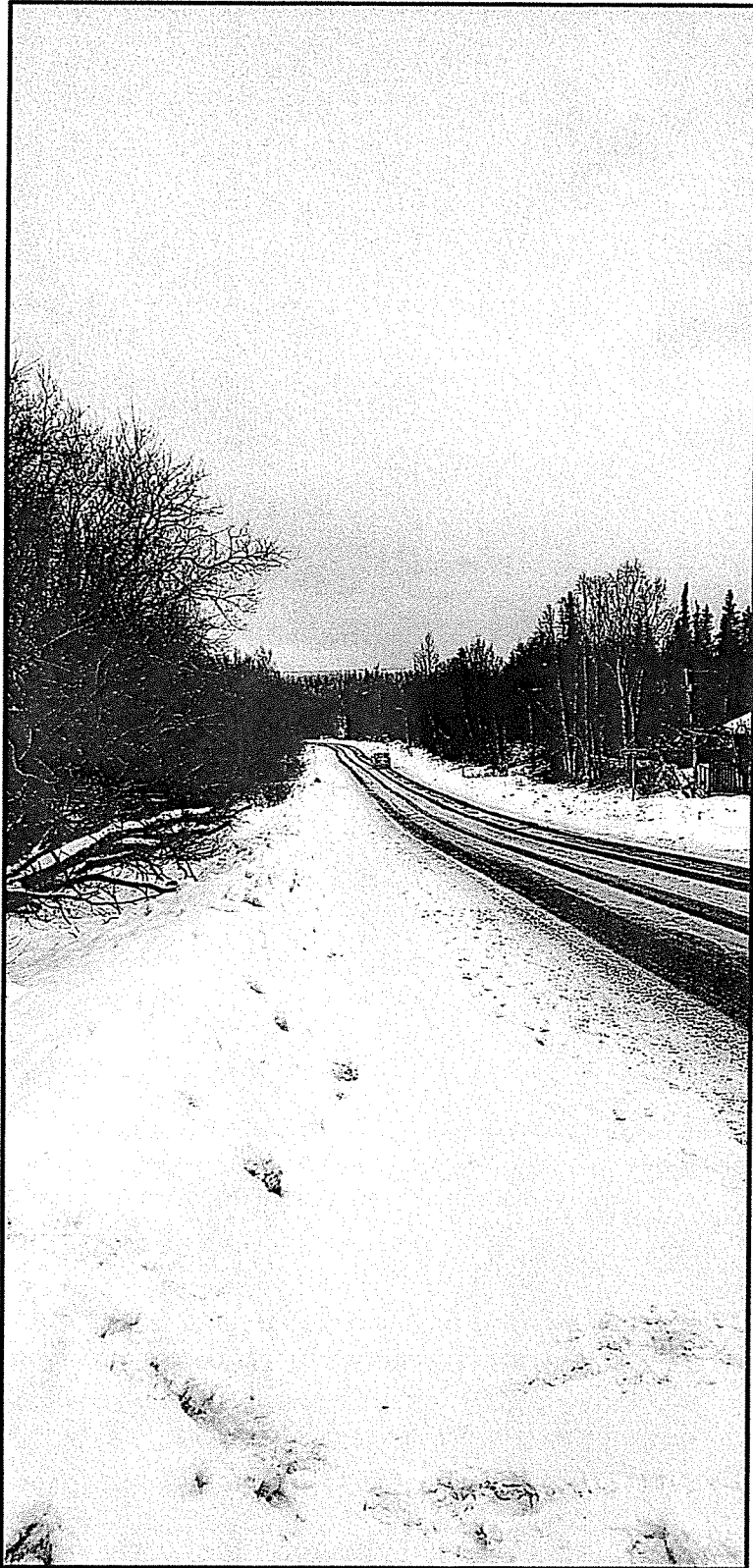
Buena Vista Intersection Looking East (Measured Sight Distance = 327 Feet)

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation

Platting Case TBD

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

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation
Platting Case TBD
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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.

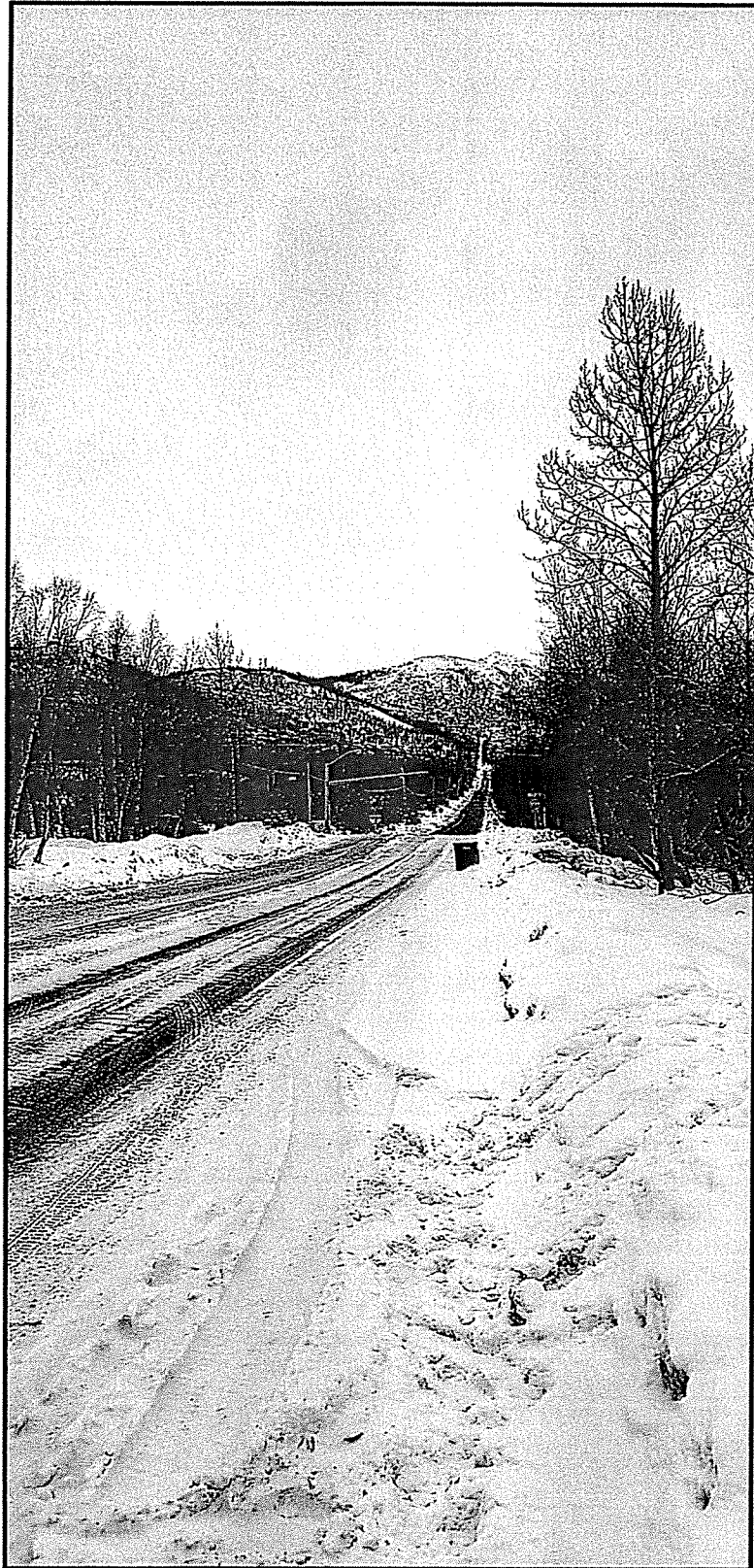
An alternative intersection location, near Saunders Avenue and shown by the Palaterra Subdivision preliminary plat, was chosen since existing road grades in this area are not as steep as the Buena Vista location. This location was field surveyed prior to measurements and is located 60 feet west of the 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.

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation

Platting Case TBD

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

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation

Platting Case TBD

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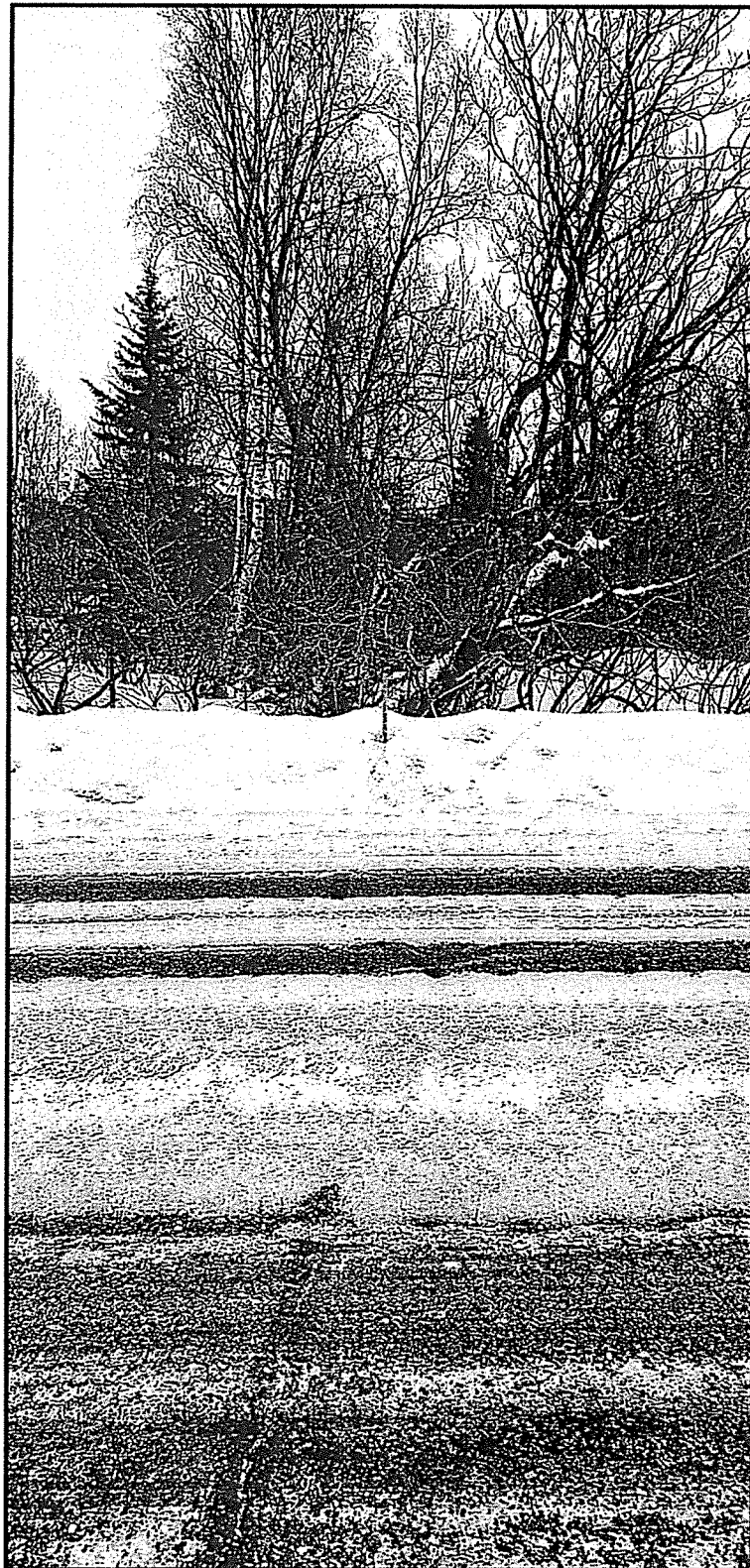
Proposed Intersection Looking West (Measured Sight Distance = 375 Feet)

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation

Platting Case TBD

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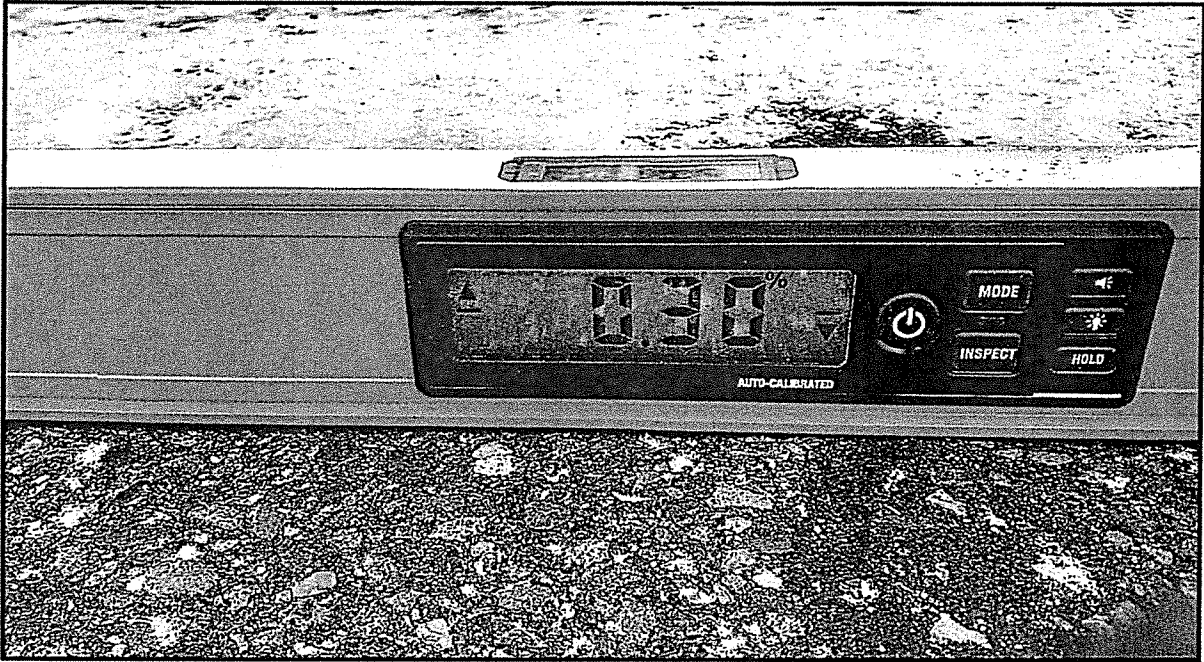
Proposed Intersection Survey Stake

February 26th, 2021

Subject: Palaterra Subdivision – Variance Request for Intersection Separation

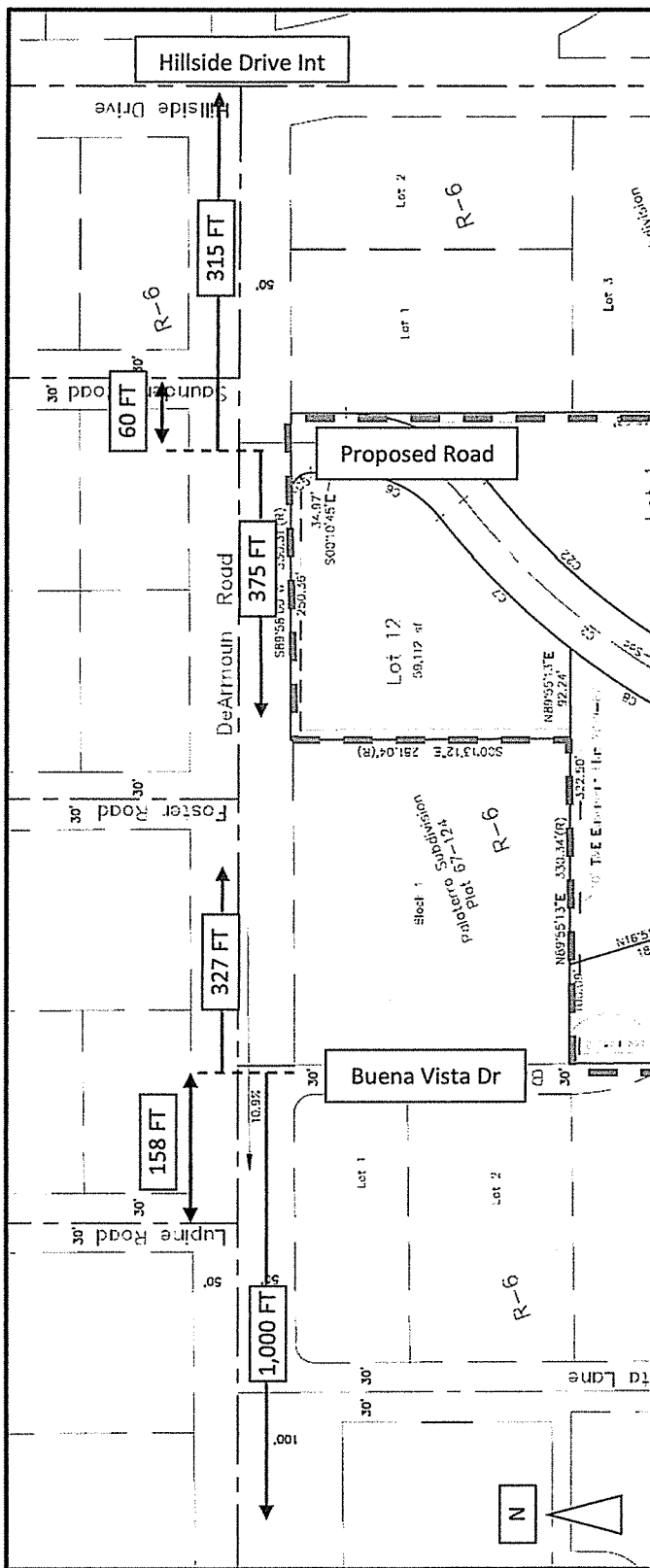
Platting Case TBD

Page 11 of 13



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.



Intersection Summary

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

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

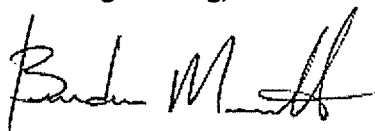
In summary, while intersection separation distances are met at the Buena Vista intersection, existing grades of 11.70% are well above the maximum 5% defined by the DCM. Additionally, stopping sight distance looking west is not achievable without significant modifications to DeArmoun Road. The existing 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.






Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-305-8104

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

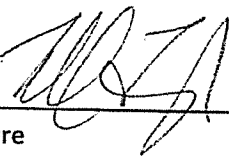


Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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



Mayor
Ethan Berkowitz

Anchorage Water & Wastewater Utility



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 / ~~X~~
- 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):

Date:

February 19, 2021

Anchorage Water & Wastewater Utility  Clearly

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



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 KFC **DOES** contain ~~stream channels~~ and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED**.**

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

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


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

ADDITIONAL INFORMATION:

- 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.

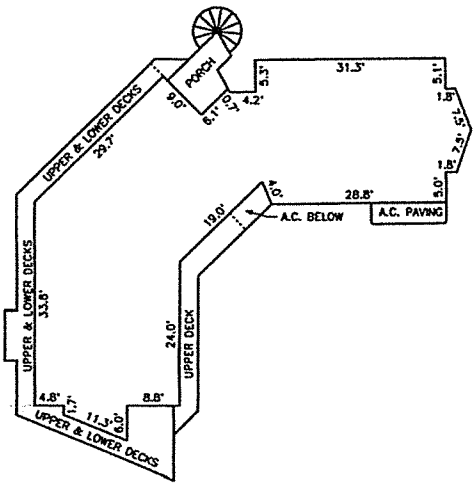
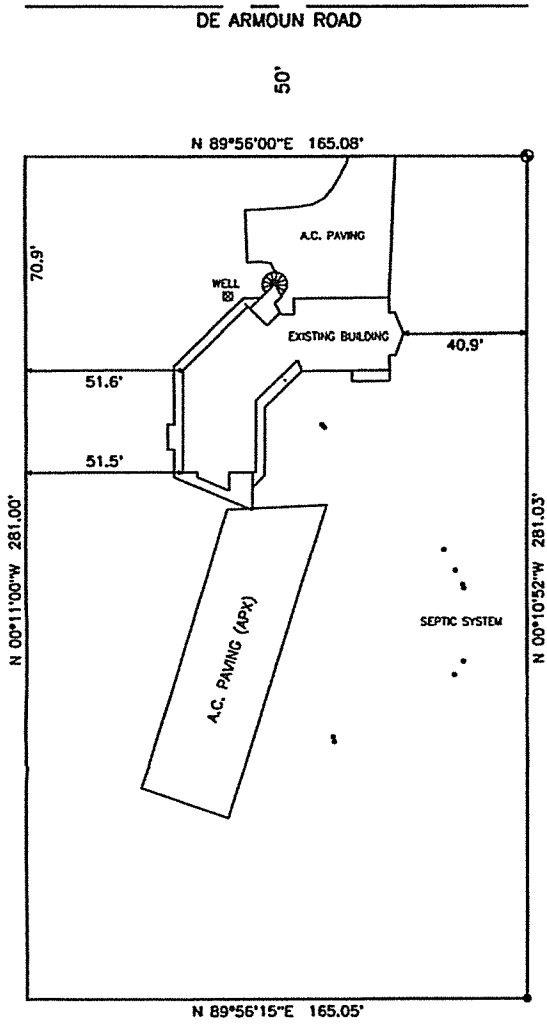
Inspection Certified By:

Date:

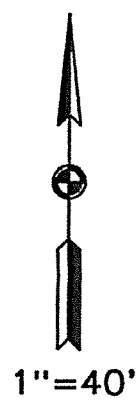


2/18/21

PLAT NO. 67-124
PALATERRA SUBDIVISION
BLOCK 3
 46,385 S.F.



BUILDING DETAIL
 SCALE: 1"=20'



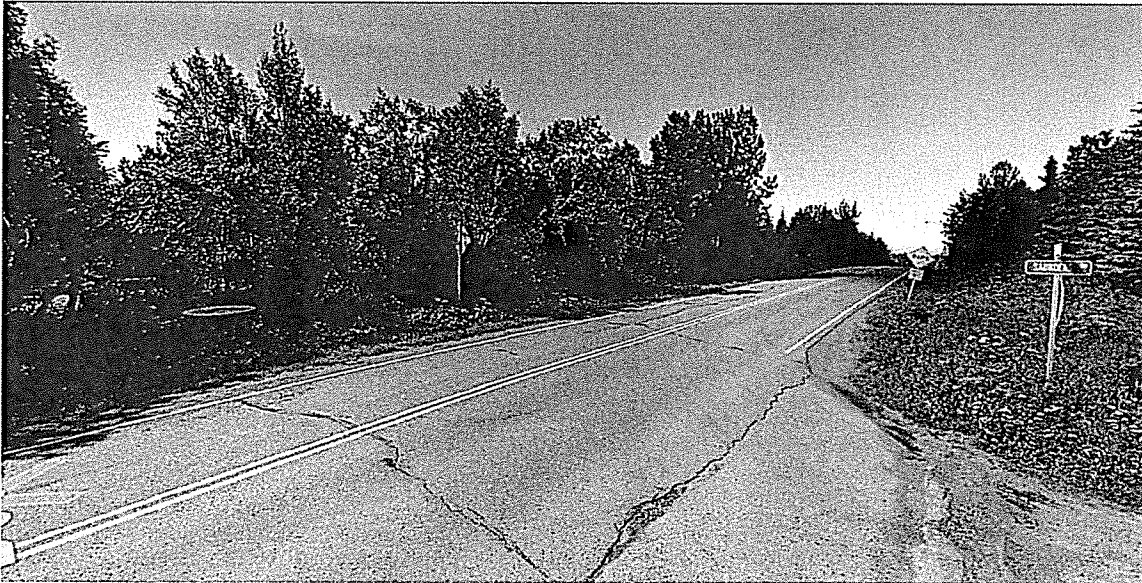
REVISED 7/26/2019 ADDED NEW SEPTIC SYSTEM.

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	DATE	
SW2939	10/11/2018	
F.B.	JOB NO.	
18-03	PSBLOCK3	





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 trails 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

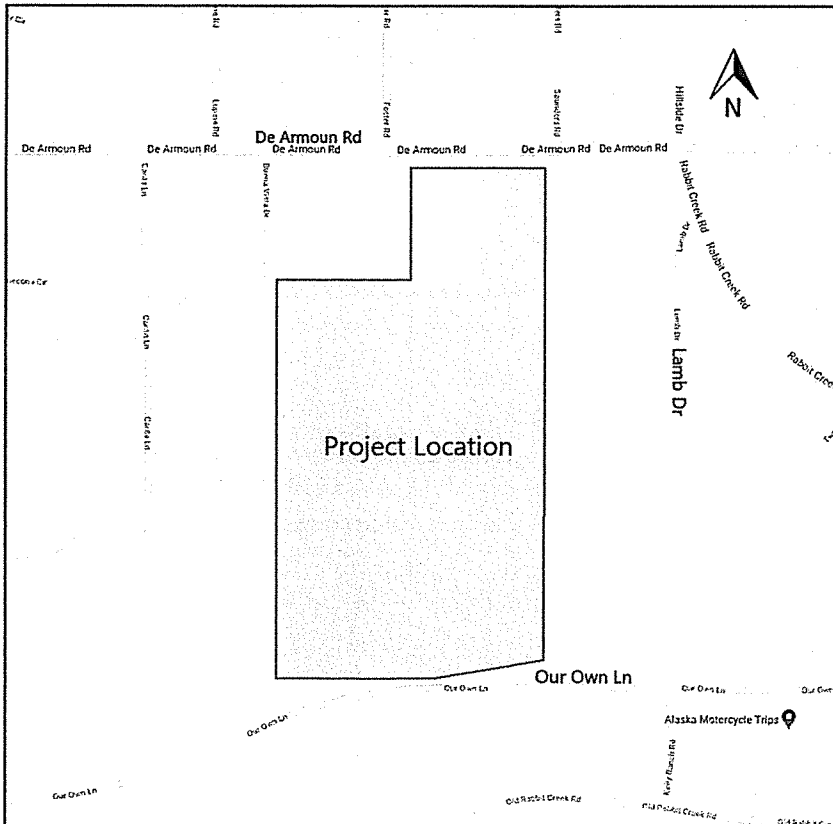
Passcode: 379146

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.

The 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

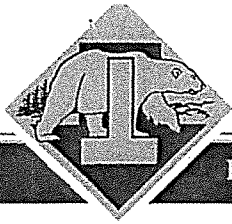


«Name»
«Street»
«City», «AK» «Zip»

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 with 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

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.

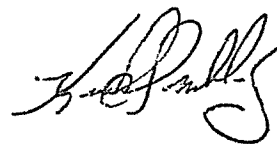
We appreciate the opportunity to provide you with our professional service. Please contact us directly with any questions or comments you may have regarding the information we have presented in this report or if you have any further questions or requests.

Sincerely,

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

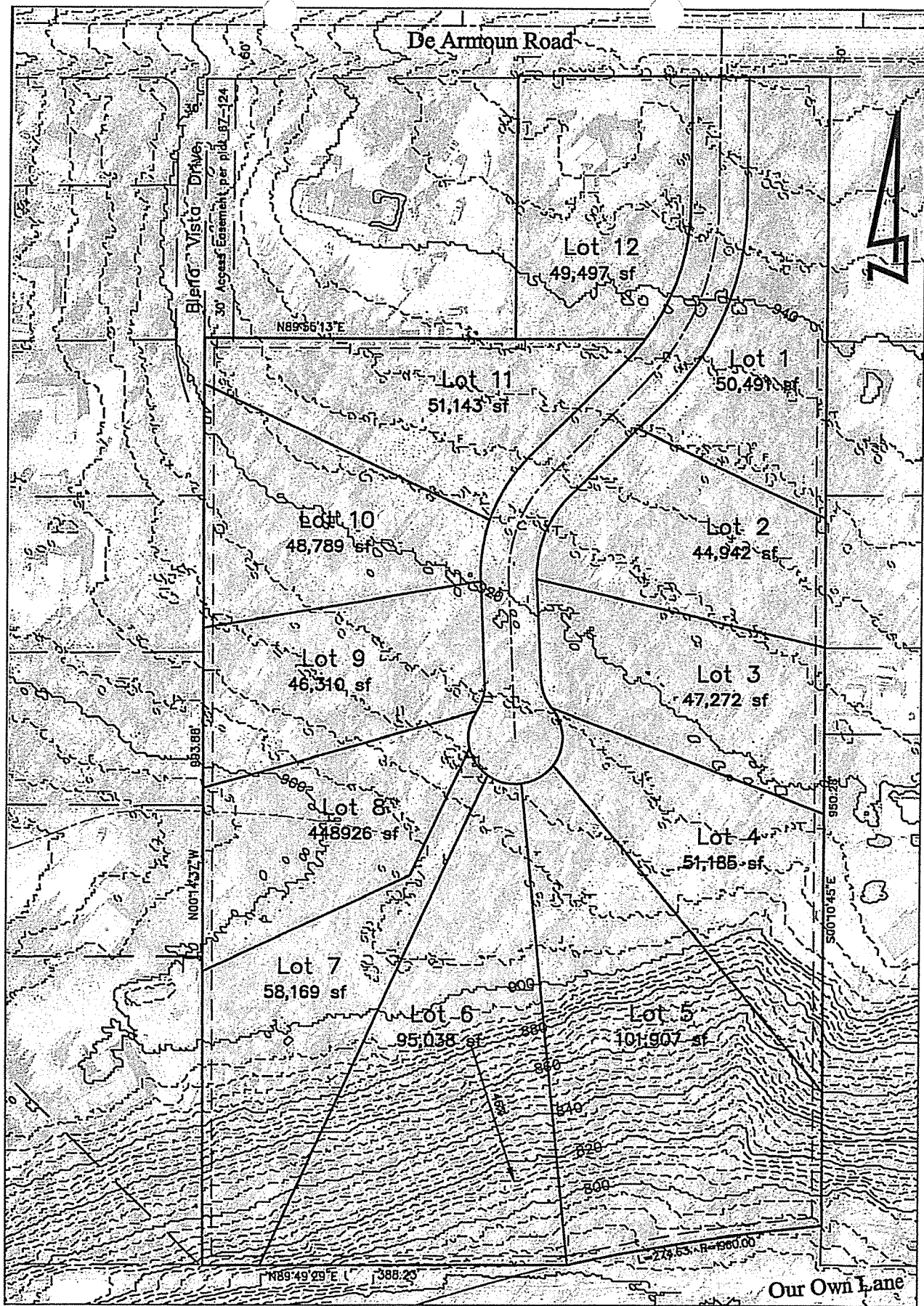


Andrew C. Smith, CPG
Senior Geologist



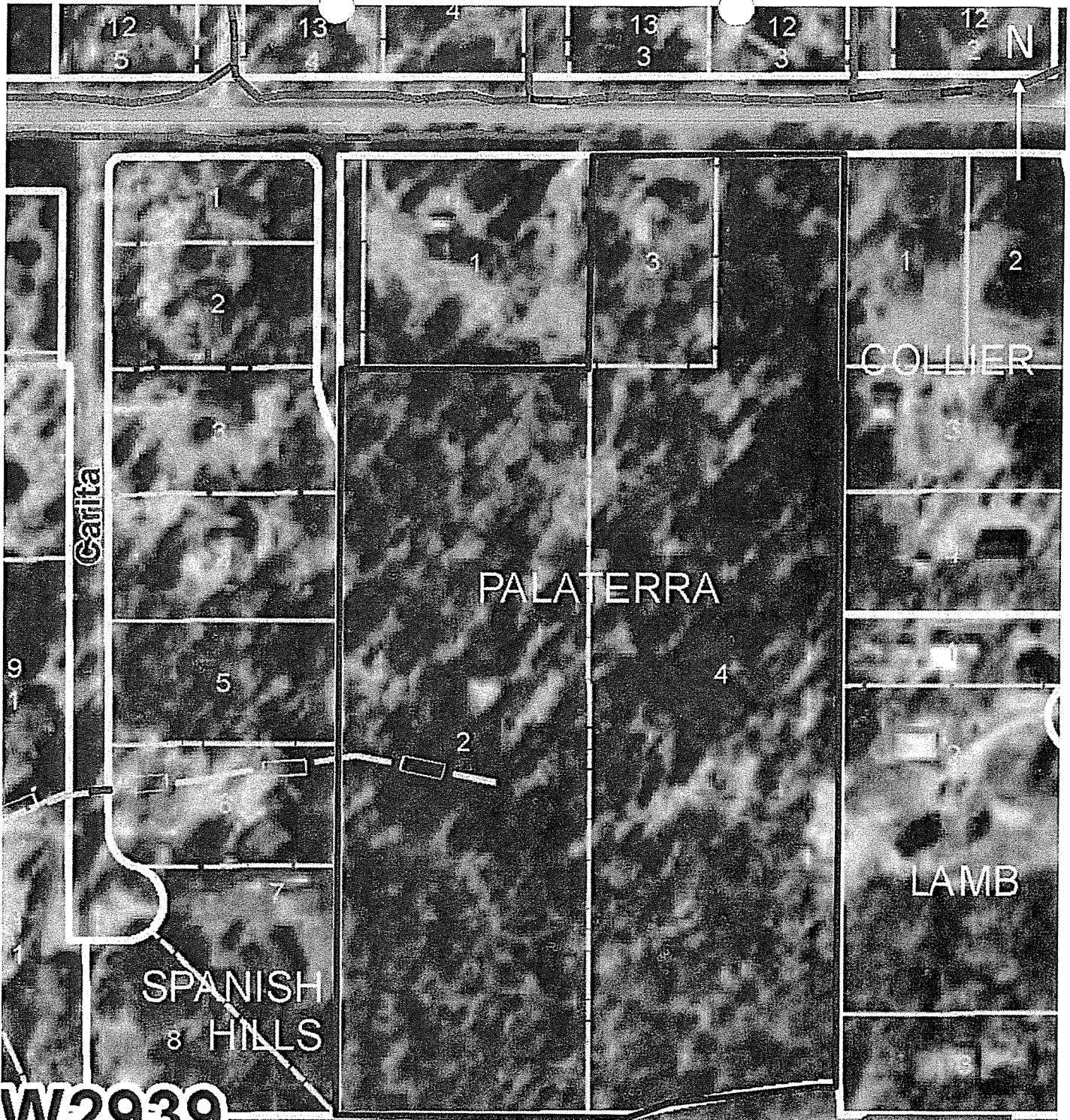
Keith F. Mobley, P.E.
President





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



Legend

A - High Valuation	Open Channel	Curb Inlet
B - Moderate Valuation	Pipe	Manhole
C - Low Valuation	Subdrain	Catchbasin Manhole
D - Undesignated	Vegetated Swale	Clean-out
P - Potential	Ephemeral Channel	Drywell
U - Not Classified	MOA 100-Scale Grid	Lift Station
Lake	Parcel Boundary	OGS
Stream	Subdivision Boundary	Top Intake Manhole
		Weir

Image cropped from Sheet 96 of the 2021 MOA Wetlands Atlas

DEPARTMENT OF ENVIRONMENTAL QUALITY

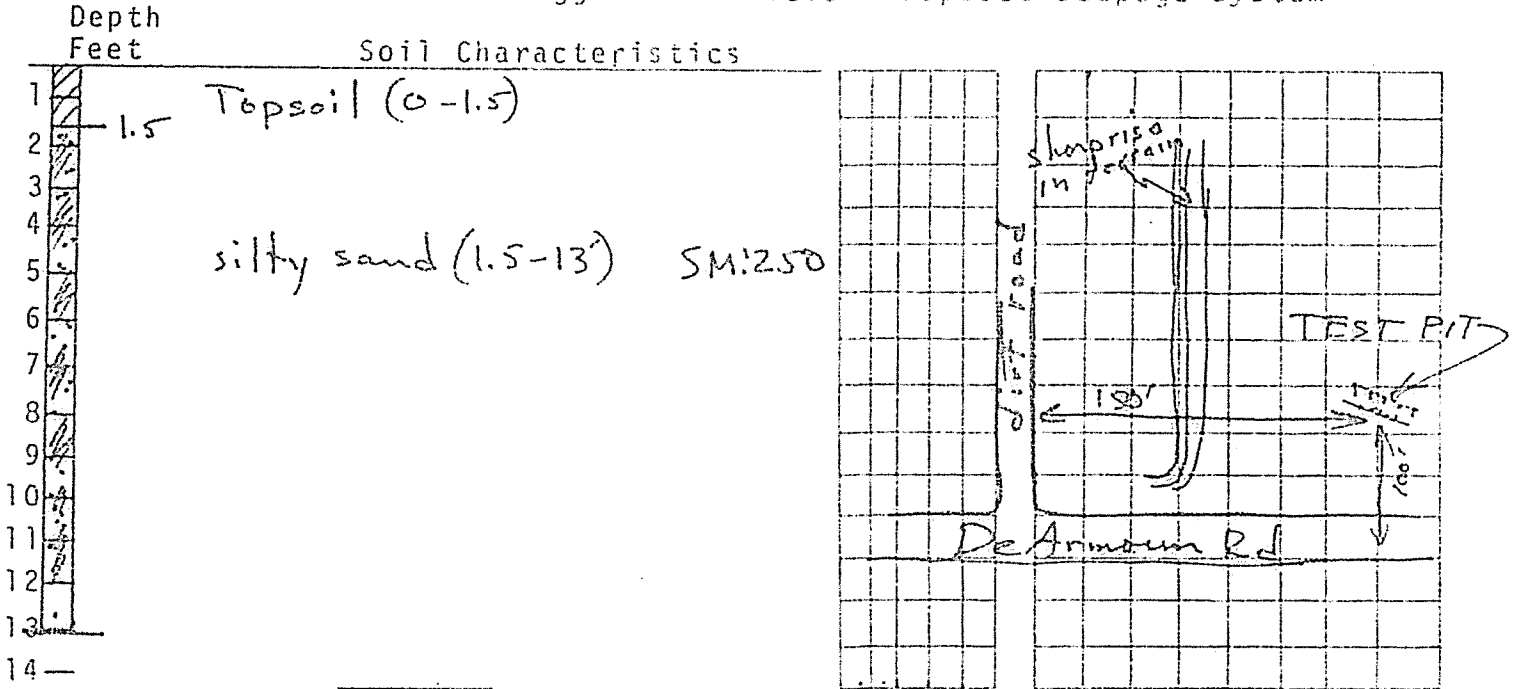
3330 "C" Street
ANCHORAGE, ALASKA 99503

Case # _____



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 _____

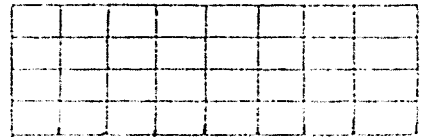
- Soil Test Must Be Logged To 4' Below Proposed Seepage System -



Was Ground Water Encountered? NO

If Yes, At What Depth? _____

SLOPE



Reading	Date	Gross Time	Net Time	Depth to H ₂ O	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: _____

BOX 13039, STAR ROUTE A

ANCHORAGE, ALASKA 99502

344-7711

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: M.D. 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 **58**

SERVICE CHARGE OF 1% PER MONTH WILL BE ADDED



R & M CONSULTANTS, INC.



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

DRILLING LOG

SEP 01 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 ();
 Screen (); Perforated ().

Describe screer. or perforation N/A

Well pumping test at 10 gallons per (GPM) (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
<u>0 TO 2</u>	<u>Casing stickup</u>
<u>2 TO 5</u>	<u>Organics</u>
<u>5 TO 15</u>	<u>Silty gravel, cobbly</u>
<u>15 TO 22</u>	<u>Sand</u>
<u>22 TO 35</u>	<u>Silty gravel</u>
<u>35 TO 50</u>	<u>Loose gravel, medium</u>
<u>50 TO 75</u>	<u>Loose gravelly sand</u>
<u>75 TO 95</u>	<u>Silty sandy gravel</u>
<u>95 TO 109</u>	<u>Sandy gravel</u>
<u>109 TO 125</u>	<u>Silty gravel</u>
<u>125 TO 165</u>	<u>Clayey gravel</u>
<u>165 TO 174</u>	<u>Sand, gravel & clay</u>
<u>174 TO 189</u>	<u>Silty gravel</u>
<u>189 TO 220</u>	<u>Sandy gravel</u>
<u>220 TO 225</u>	<u>Sandy water gravel</u>



DAILY DRILLING LOG
 SYREN BROS. DRILLING, INC.

274-6437

Anchorage, Alaska 99503

2701 Eagle Street

OWNER OF LAND..... Sixto Hernandez..... DEPTH OF WELL..... 255'
 ADDRESS..... Admittack Hills Sub..... STATIC LEVEL OF WATER FT.....
 WELL-SITE..... EAST END OF BOULE..... DRAW DOWN FT.....
 DATE-STARTED..... 2/16/77..... GALS. PER HR..... 4.5..... PER. ADDRESS.....
 DATE-ENDED..... 2/17/77..... KIND OF CASING..... 6" 17'..... W. STUBS.....

KIND OF FORMATION:

FROM.....	FT. TO.....	1.....	FT. OVERBURDEN.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	15.....	FT. CLAY.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	25.....	FT. CLAY GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	66.....	FT. CLAY GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	93.....	FT. SILTY CLAY & GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	100.....	FT. SILT GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	110.....	FT. SILT, SMALL GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	183.....	FT. RED CLAY GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	205.....	FT. M20. CLAY GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	240.....	FT. DRY CLAY GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	253.....	FT. WET CLAY GRAVEL.....	FROM.....	FT. TO.....	FT.....
FROM.....	FT. TO.....	255.....	FT. GRAVEL, SAND, 1/20.....	FROM.....	FT. TO.....	FT.....

MISCL. INFORMATION:

DRILLER'S NAME..... SYREN BROS.

DAILY DRILLING LOG
SYREN BROS. DRILLING, INC.

2701 Eagle Street

Anchorage, Alaska 99503

274-6437

OWNER OF LAND..... Garcia, John..... DEPTH OF WELL..... 340'
 ADDRESS..... Spanish Hills Sub..... STATIC LEVEL OF WATER FT.....
 WELL-SITE..... West End of House..... DRAW DOWN FT.....
 DATE-STARTED..... 9/9/77..... GALS. PER HR..... Aprox. 20 Gals. per Minute
 DATE-ENDED..... 9/12/77..... KIND OF CASING..... 6" grade P

KIND OF FORMATION:

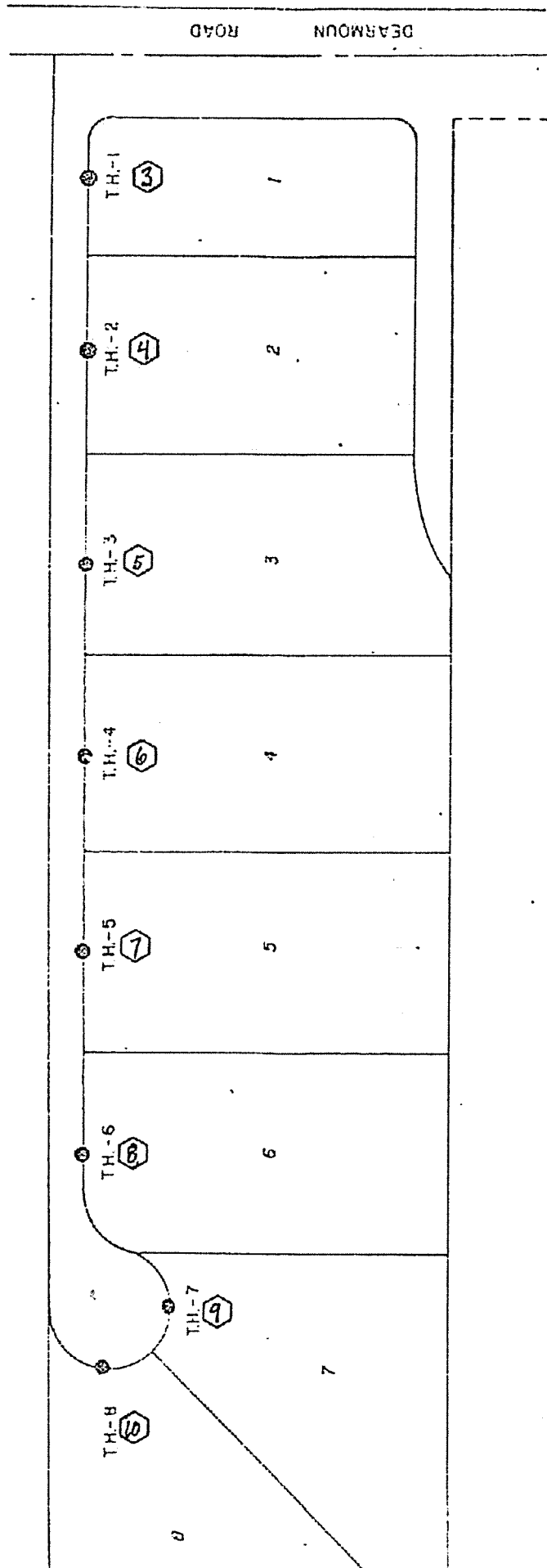
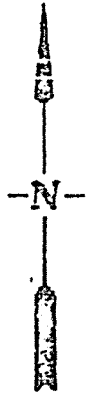
FROM 0	FT. TO 1	FT. OVERburden	FROM 240	FT. TO 242	FT. H ₂ O, brn dirt, 30% rock
FROM 1	FT. TO 10	FT. brn clay, fine sand & gravel	FROM 242	FT. TO 270	FT. Brn dirt, 30% rock
FROM 10	FT. TO 32	FT. gray clay & few gravel	FROM 270	FT. TO 282	FT. fractured rock, 1/2 gal. min.
FROM 32	FT. TO 33	FT. gray clay & gravel	FROM 282	FT. TO 340	FT. fractured rock, making H ₂ O.
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 ₂ O, 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.....

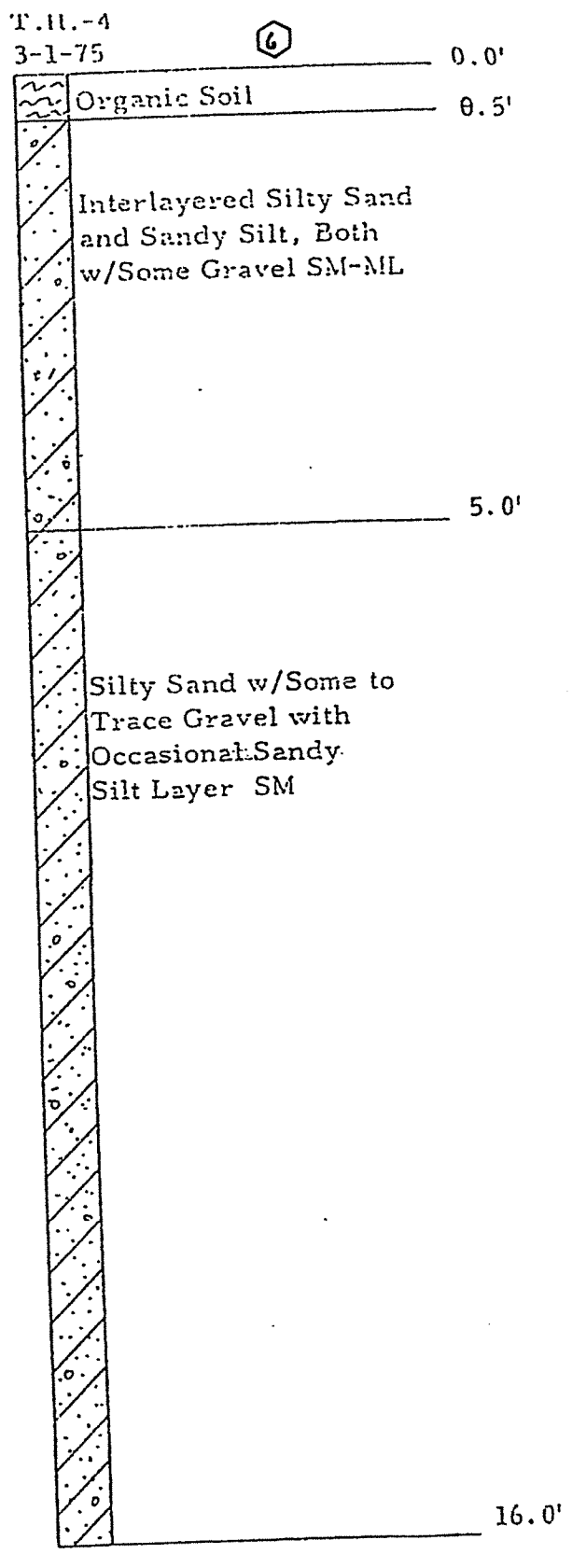
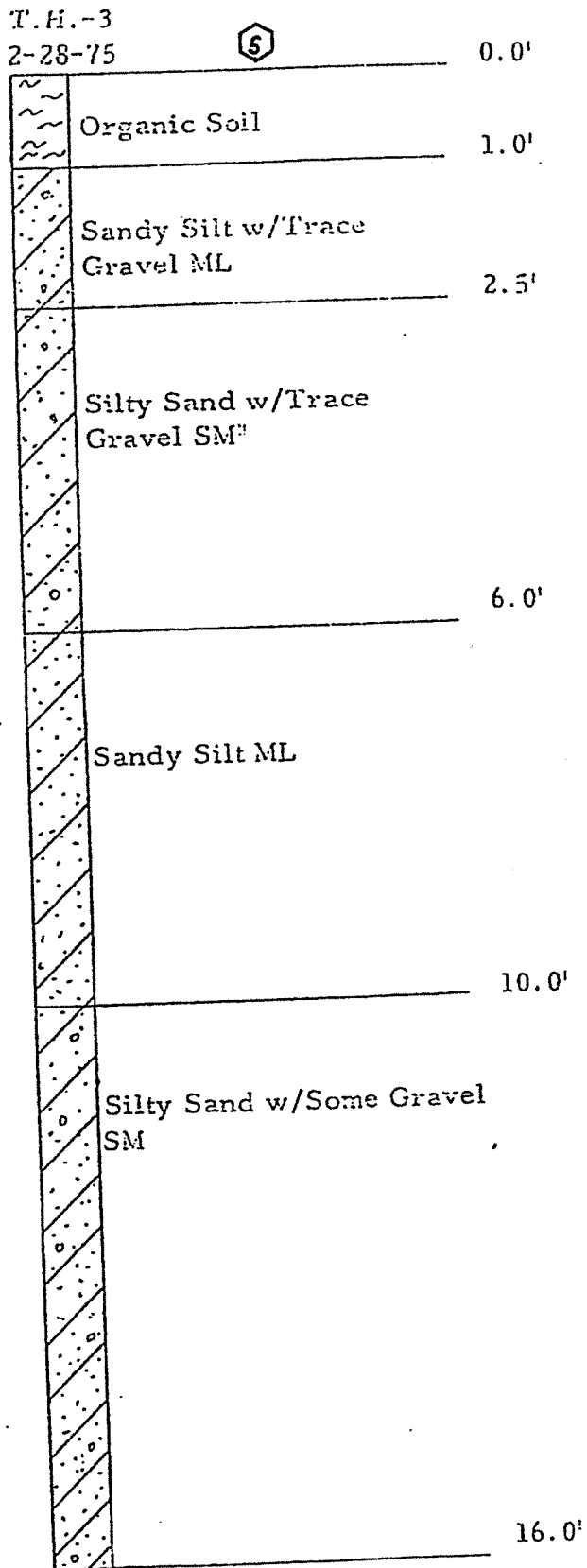
Read Carefully and Follow Instructions Exactly

Materials present in very minute quantities. The le



R & M CONSULTANTS
AZTEC BL
SPANISH BL
LOCATION
ANCHORAGE

Note: Test Hole Locations Are Approximate.



No Water Table

No Water Table

NOTE: Test holes extended with tractor mounted backhoe

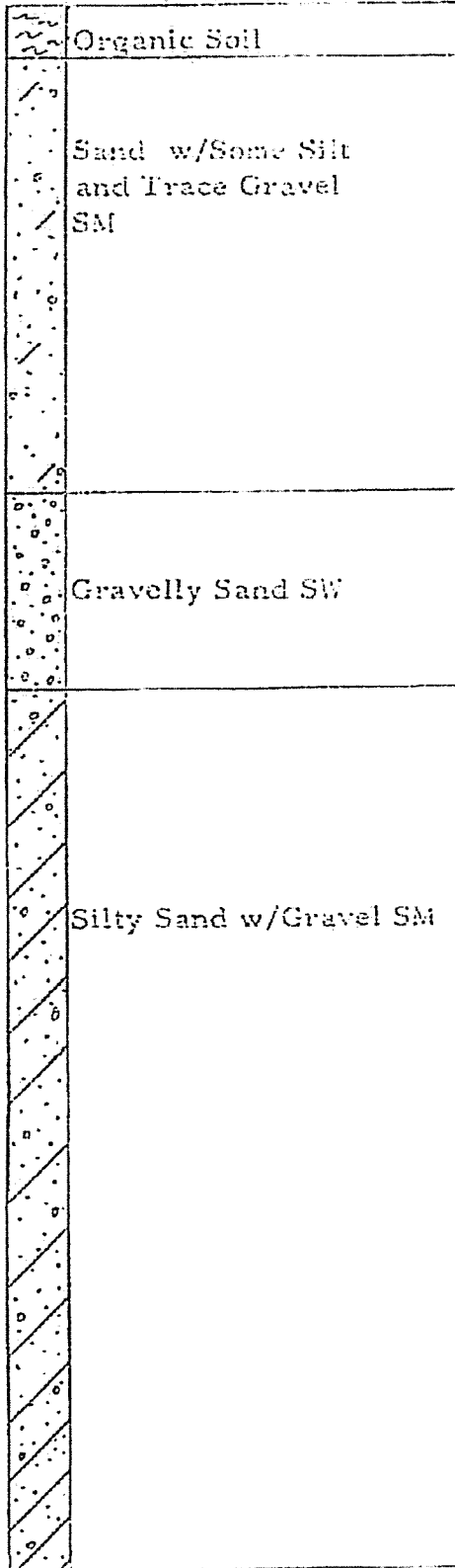
R
E
M

Engineering & Geological Consultants Inc.
ANCHORAGE FAIRBANKS ALASKA JUNEAU

Aztec Builders
Log of Test Holes
Anchorage, Alaska

T.H. -7
3-1-75

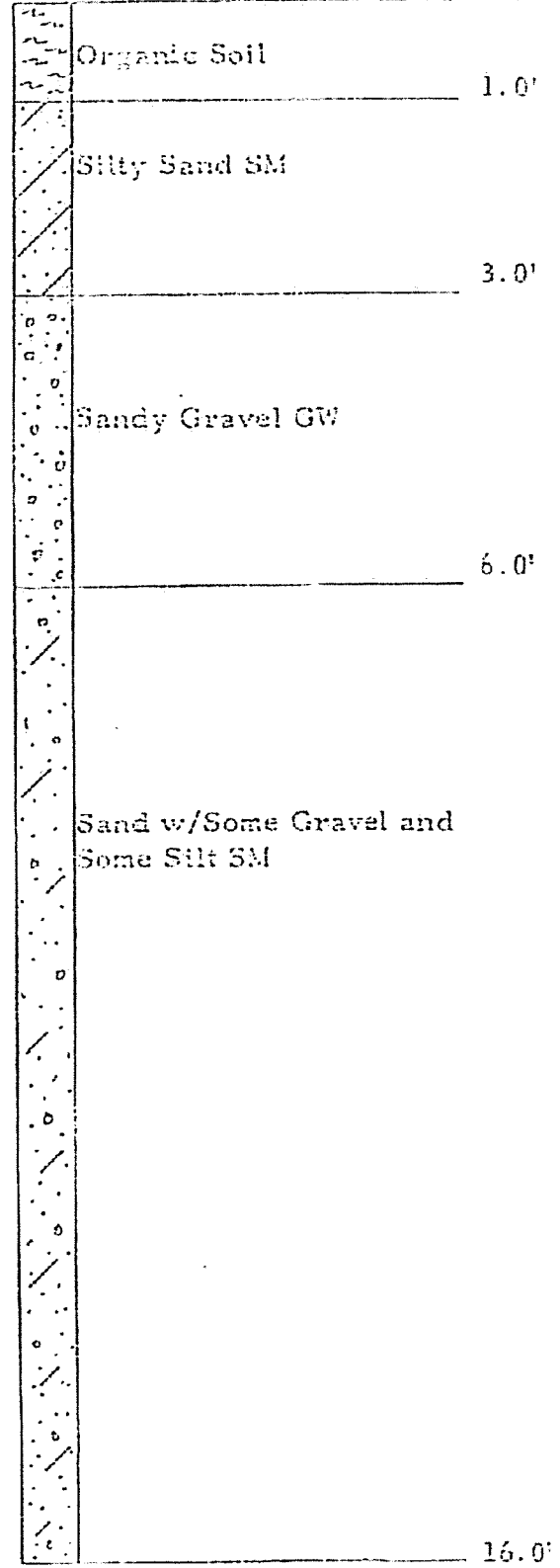
9



No Water Table

T.H. -8
3-1-75

10



No Water Table

NOTE: Test holes extended with tractor mounted backhoe

R
E
M

Engineering & Geological Consultants Inc.
ANCHORAGE FAIRBANKS ALASKA JUNEAU

Astec Builders
Log of Test Holes

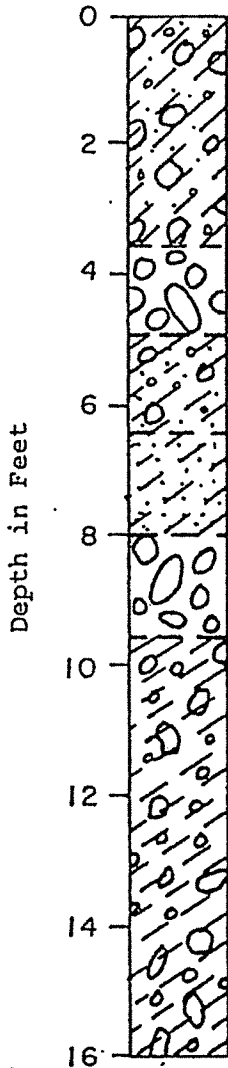
Anchorage, Alaska

**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 11⁴⁵AM Steve Johnson called to verify that a retest to 20.5 ft in center of trench verified no water to that depth.
R. Stickleland
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.

BOX 1369, STAR ROUTE A ANCHORAGE, ALASKA 99502

344-7714

②a

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 ct. 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, 1979
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

DATE July 19th, 1979

Bernie Claus

SERVICE CHARGE OF 1% PER MONTH WILL BE ASSESSED ON PAST DUE ACCOUNTS.



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

PERCOLATION TEST

13

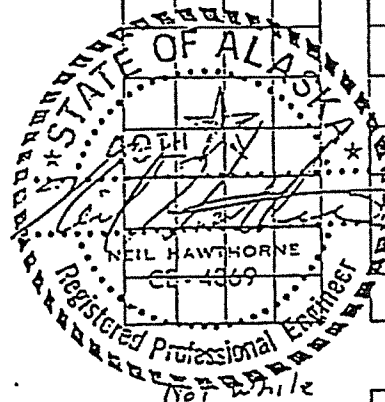
SOILS LOG - PERCOLATION TEST

T.H.# 1

PERFORMED FOR: Judy Collier DATE PERFORMED: 5/19 & 5/20-8

LEGAL DESCRIPTION: Lot 3 (Future Lots in) E 1/2, NE 1/4, NE 1/4, SE 1/4 S26 T13N R3W S.M.

DEPTH (FEET)	Top Soil	SLOPE	SITE PLAN
1	SM S. Gr Sa Brn To Tan w/Roots -Wet		
2	SM S. Gr Sa Tan Moist		
3			See Attachment
4	GM S. Sa Gr Moist		
5			
6	GM Same - Moist to Wet		
7			
8			
9			
10			
11		Drilling	
12		5'-2" on	
13		Second Day	
		in 20' Hole Only	
14	Gr Sa S.		
15	ML Wet		
16			
17			
18			
19	Layer Gr		
20	ML Gr Sa S. Moist		



WAS GROUND WATER ENCOUNTERED? Drilling
IF YES, AT WHAT DEPTH? 5'-2" on Second Day in 20' Hole Only

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	5/20	1:25		9-1 1/8"	
2	✓	1:50	25m	9-1 7/16	5/16
3	✓	2:12	22m	9-1 9/16	1/8
4	-	2:36	24m	9-1 3/4	3/16
5	-	3:05	29m	9-1 15/16	3/16
6	-	3:27	22m	9-2 1/16	1/8

PERCOLATION RATE 176 ± (minutes/inch)
TEST RUN BETWEEN 8 FT AND 8 3/4 FT

COMMENTS Note other cores. 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
 SOILS LOG - PERCOLATION TEST

PERCOLATION TEST

T.H.# 3

15

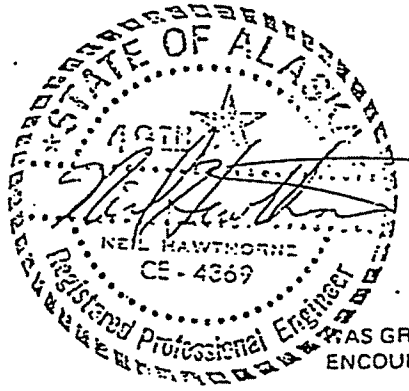
PERFORMED FOR: Judy Callier DATE PERFORMED: May 19th 20, 83

LEGAL DESCRIPTION: (Future Lots in) E1/2, NE1/4, NE1/4, SE1/4 S26 T13N R3W S.1

DEPTH (FEET)	SOIL TYPE	MOISTURE	SLOPE	SITE PLAN
1	SM	Gr Si, Sa - Moist to wet		
2	SM	More Gr Moist		
3				See attachment
4				
5		Si, Sa Gr Moist		
6	GM			
7				
8				
9				
10				
11				
12				
13				
14	ML	Gr Sa Si Moist		
15				
16				
17				
18				
19				
20		Gr Layer		

WAS GROUND WATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? None Second Day



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	5/20	1:16		8'-10 1/8"	
2	✓	1:40	24m	9'-0"	1 7/8"
3	✓	2:00	20m	9'-1 3/8"	1 3/8"
4	✓	2:05	—	8'-11 1/2"	—
5	✓	2:30	25m	9'-0 1/16"	1-3/16"
6	✓	2:54	24m	9'-1 13/16"	1 1/2"
7	✓	2:58	—	9'-0 1/8"	—
8	✓	3:22	24m	9'-1 1/4"	1 1/4"

PERCOLATION RATE 22 (minutes/inch)

TEST RUN BETWEEN 7.5 FT AND 8.0 FT

COMMENTS _____

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

**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

Phone: 907-343-8301
Fax: 907-343-8200

Acting Mayor Austin Quinn-Davidson

MEMORANDUM

Comments to Preliminary Plat Applications/Petitions

RECEIVED

DATE: April 21, 2021
TO: Shawn Odell, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: Comments for Platting Authority
Case # S12607

APR 21 2021

REVISED

Case No. S12607: To subdivide 2 (two) lots into 12 (twelve) lots and a variance from the requirements that centerlines from intersections be at least 150 feet apart.

Legal Description:
PALATERRA BLK 2A & 3A

Roads:

The proposed subdivision will be accessed from De Armoun Road to the north, a Class I Collector.

Road Improvements requirements:

No improvements will be required on De Armoun Road.

The minimum internal road shall be constructed as a 20-foot wide strip paved road in accordance with MASS detail 20-1 and AMC Table 21.08-4 as required for the Class B improvement area per AMC 21.08.050. The cul-de-sac shall be constructed with a 39.5-foot radius. The road shall include appropriate drainage, street lighting, traffic control devices, street signs, and monuments. The petitioner shall also reconfigure the driveway to Lot 12 to come off of the newly improved internal road.

Plat Notes:

- To mitigate the potential for erosion and/or slope failure the petitioner shall include a plat note prohibiting any ground disturbance on slopes greater than 30% or provide a slope stability analysis in accordance with 21.08.030.H.
- Issuance of building permits and grading permits on Lots 5, 6, and 7 shall require Private Development approval of the proposed clearing/grading limits to ensure conformance to the requirements set forth in AMC 21.07.020.C and 21.08.030.H regarding Steep Slope Development.

- Municipal approval of the clearing limits shall be obtained prior to commencement of any land clearing activity on Lots 5, 6 and 7. The maximum disturbance envelop on Lots 5 and 6 is limited to 30,000 square feet. The maximum disturbance envelop on Lot 7 is limited to 20,000 square feet. If any portion of the proposed disturbance envelope contains areas with natural slopes equal to or greater than 30%, an administrative site plan review of the proposed development is required.
- Direct access from Lot 10 to Buena Vista Drive is prohibited and direct access from Lot 12 to De Armoun Road is prohibited.

Dedication:

The petitioner shall dedicate the following:

- A 50-foot right-of-way for the internal road and a 50-foot radius cul-de-sac dedication
- Dedicate a temporary turn around easement as shown on the plat.

Drainage:

Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements and runoff quantities shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.

Subdivision Agreement Requirements:

Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include the strip paved street and cul-de-sac, street lighting, traffic control devices, street signs, monuments, drainage facilities, and utilities.

Access Permit Approval:

Prior to the final plat approval, the petitioner shall obtain access permit approval from the DOT for the intersection.

Department Recommendations:

The Private Development Section has no objection to the proposed subdivision subject to the above recommendations and conditions and recommends approval of the variance from AMC 21.08.030.F.5 regarding intersection centerlines.



MUNICIPALITY OF ANCHORAGE
Traffic Engineering Department



MEMORANDUM

DATE: April 6, 2021

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Department Comments

S12607 Subdivide 2 lots into 12 lots
Variance for Intersections be separated by at least 150 feet.
Palaterra Subdivision

This proposed subdivision is bounded by DeArmoun Road to the North which is classified as a minor arterial roadway. Hane Street is located along the southeast corner of the subdivision. It is also bounded by Our Own Lane to the south which is classified as a local roadway. Existing Topography makes access to Our own lane unfeasible.

Preliminary Plat

Traffic Engineering recommends approval of this plat with the following comments.

1. Add Plat Note to read as follows; "Direct Access to DeArmoun is prohibited from lot 12." Existing access shall be relocated to the new internal Cul-de-sac roadway.
2. Several lots have frontage of less than 40 feet. Add plat note that reads as follows; "Development of Lots 5, 6 and 7 must be reviewed by the Traffic Department prior to approval of a building permit to ensure all proposed driveways meet current code and municipal driveway standards."
3. Provide 30-foot radius intersections for Lots 1 and 21 per DCM 1.9F.
4. Provide Street Light at intersection with DeArmoun Road
5. The minimum internal road shall be constructed as a 20-foot wide strip paved road in accordance with MASS detail 20-1 and AMC Table 21.08-4 as required for the Class B improvement area per AMC 21.08.050. The

Mailing Address: P.O. Box 196650 • Anchorage, Alaska 99519-6650 • <http://www.muni.org>

cul-de-sac shall be constructed with a 39.5-foot radius. The road shall include appropriate drainage, street lighting, traffic control devices, street signs, and monuments.

Commented [AJC1]: Check with Randy

6. Dedication of the following:

- a. A 50-foot right-of-way for the internal road and a 50-foot radius cul-de-sac dedication
- b. Dedicate a temporary turn around easement as shown on the plat.

Variance

Traffic Engineering has no objection to approval of the requested variance from 21.08.030F.5 for intersection separation distance of the 150 feet. Relocation of access to proposed location meets or exceeds the standard for intersection grades and existing structure on lot 12 prevents locating the intersection to meet the standards.

However, the analysis for this intersection indicates that required stopping sight distance can be met but required intersection sight distance cannot be met at the proposed location. Traffic Engineering is requesting that petitioner obtain approval the State of Alaska Central Region DOT&PF Traffic Engineer that proposed intersection design is acceptable with the lack of intersection sight distance. This approval shall be provided prior to plat recording and subsequent subdivision agreement with the Municipality. This will be required in lieu of a waiver from DCM Section 1.9D



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT and STATEWIDE PLANNING
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907.269.0520
Fax: 907.269.0521
Jdot.alaska.gov

March 18, 2021

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650
RE: MOA Plat Review

RECEIVED

MAR 18 2021

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Division has no comments on the following plats:

- **S12610: 19351 Mount Magnificent Circle**

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Division has comments on the following plats:

- **S12602: 2801 E. 112th Avenue**
 - No objections to proposed subdivision plan
 - No objections to the proposed access onto O'Malley Road
 - DOT appreciates the applicant's consideration in providing secondary through-access, and it is understood that due to the steep hillslope near 112th Ave, Hane Street is the best available secondary access point
 - The applicant must apply to Right-of-Way for a driveway permit and submit plans for an access permit ARR
- **S12607: 7200 DeArmoun Road**
 - No objections to proposed subdivision plan
 - No objections to proposed access onto DeArmoun Road
 - DOT appreciates applicant submitting the necessary safety surveys of access alternatives to make an informed decision about safe access.
 - DOT will not require the consolidation of the driveway from lot 12 onto the new access, however, the homeowner and developer may want to consider consolidation in order to provide additional privacy to the homeowners by the nature of not having a driveway coming directly off of a busy road.
 - Applicant must apply to Right-of-Way for a driveway permit and submit plans for an access permit

Comments that apply to all applications accessing DOT facilities:

"Keep Alaska Moving through service and infrastructure."

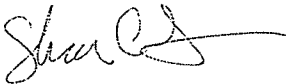
*These comments may or may not be specifically listed in a comment for an application, but each still apply.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269 – 0522 or shawn.gardner@alaska.gov .

Sincerely,



Shawn Gardner
Anchorage Area Planner

Cc: Tucker Hum, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF
James Starzec, AMATS Transportation Planner DOT&PF



**Municipality of Anchorage
Development Services Department
Onsite Water and Wastewater Section**



MEMORANDUM

DATE: April 2, 2021
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, On-Site Water and Wastewater Section
SUBJECT: Comments on Cases due April 7, 2021

RECEIVED

APR 02 2021

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12602 Sky Ridge Subdivision

Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates the capability of the proposed Lot 32 to adequately dispose of wastewater, see AMC 15.65.405 for requirements.

S12607 Palaterra Subdivision

Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:

1. that there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes. A proposed subdivision with more than 5 lots should have an aquifer test performed by a hydrogeologist.
2. the capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65.405 for requirements.

S12610 Roseberry Highlands Lt 1-A

No objection.



RECEIVED

MAR 31 2021

ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

March 31, 2021

SENT VIA EMAIL:

corliss.kimmel@anchorageak.gov
lori.blake@anchorageak.gov

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage Alaska 99519-6650

Re: Plat Reviews
Case Nos. S12607, S12610, S12611

To Whom it may concern:

ENSTAR Natural Gas Company has reviewed the following cases and has no comments or recommendations.

- Case No. S12607
- Case No. S12610
- Case No. S12611

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

Sterling Lopez
Sr. ROW and Permitting Agent
ENSTAR Natural Gas Company

RECEIVED

MAR 31 2021

From: McGee, Lynn M.
Sent: Wednesday, March 31, 2021 9:53 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Cc: Right of Way Requests
Subject: RE: S12607 Case Routing

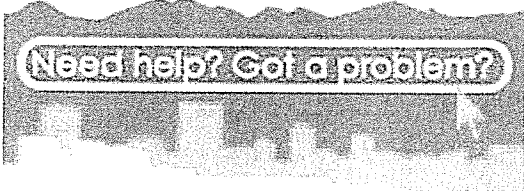
All:

ROW requires the developer to enter into a subdivision agreement with Private Development and build the infrastructure to current MASS standards.

Regards,

Lynn McGee
Senior Plan Reviewer
Right of Way Section
lynn.mcgee@anchorageak.gov
Office: 343-8226
Fax: 249-7340

#ANCWORKS!
An online tool for Anchorage



MEMORANDUM

RECEIVED

APR 08 2021

DATE: April 7, 2021
TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division
FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU
RE: Plat Case Comments
Meeting Date: May 5, 2021
Agency Comments Due: April 7, 2021

The Anchorage Water & Wastewater Utility has reviewed the reference plat(s) and has the following comments:

S12607 PALATERRA Blk 2A & PALATERRA Blk 3A – To subdivide 2 (two) lots into 12 (twelve) lots and a variance of the requirement that centerlines from intersections be at least 150 feet apart.

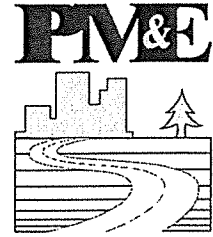
1. AWWU water and sanitary sewer are not available to these parcels.
2. These parcels are located outside the AWWU's Water Service District.
3. Wastewater facilities are to be in accordance with the Hillside District Plan (HDP) adopted per AO2010-22. This property is located outside the max perimeter of Public Sewerage per HDP.
4. AWWU has no objection to this platting action.

If you have any questions pertaining to public water or sewer, please call 786-5694 or send an e-mail to alex.prosak@awwu.biz.





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: April 7, 2021

RECEIVED

TO: Dave Whitfield

APR 09 2021

FROM: Kyle Cunningham

SUBJECT: S12602 & S12607: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the May 5, 2021 Platting Board hearing.

- S12602 – Township 12 North, Range 3 West, Section 21 Lots 15, 18, 19, & 20;
 - Prior to recording a final plat, resolve with Private Development the need for and location of any drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.
 - Provide a SWPPP to WMS for review prior to the start of construction.
- S12607 – Palaterra Blk 2A, Palaterra Blk 3A;
 - Provide a SWPPP to WMS for review prior to the start of construction.

MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing email: addressing@muni.org

Phone: 907 343-8466
Fax: 907 249-7868

Acting Mayor Austin Quinn-Davidson

RECEIVED

MAR 15 2021

S12607, Palaterra Addition 2, Lot 1-12, SW2939

- a. In the platted area:
 - i. New proposed right of way needs an approved street name. Please contact MOA Addressing at addressing@muni.org or 907-343-8466. Current street names can be found here <http://streetnamesmasterlist.muni.org/>

Thanks,

Karleen Wilson

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, March 15, 2021 11:44 AM
To: Hickman, Spencer J.; Kimmel, Corliss A.; Blake, Lori A.
Cc: OSP Design Group
Subject: RE: S12607 Case Routing
Attachments: S12607 Case Routing Materials.pdf

RECEIVED

MAR 15 2021

[EXTERNAL EMAIL]

Corliss,

In review GCI has no comments or objections to the plat, attached is the signed plat.

Thanks,
MIREYA ARMESTO
GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Hickman, Spencer J. <spencer.hickman@anchorageak.gov>
Sent: Friday, March 12, 2021 11:42 AM
To: OSP Design Group <ospdesign@gci.com>; ROW@enstarnaturalgas.com
Subject: S12607 Case Routing

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Spencer Hickman
Planning Technician
Current Planning Division
Municipality of Anchorage
Ph# 343-7937



RABBIT CREEK COMMUNITY COUNCIL (RCCC)
A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

April 20, 2021

RECEIVED

Platting Board, Municipality of Anchorage
c/o Corliss Kimmel
PO Box 196650
Anchorage, AK 99519

APR 20 2021

Subject: Platting Case S12607 - Palaterra Subdivision

The Rabbit Creek Community Council (RCCC) has reviewed the plat application for Palaterra Subdivision: S12607. The applicant presented this proposal at a community meeting as well as our March 10, 2021 publicly-noticed regular monthly meeting, both held via Zoom. The matter was discussed again at the RCCC's April 8, 2021 public meeting.

At its public meetings, the RCCC heard various concerns from the community: inadequate data on soils and hydrology; drainage, steep slopes, the need for trail connectivity, and an intersection that requires a variance. The RCCC is especially concerned about the steep bluff along the south side of this subdivision, with an elevation change exceeding 100 vertical feet and gradients over 50%. These slopes are currently forested. The slopes are highly susceptible to erosion and possible slope failure if the natural vegetation is removed. Therefore, RCCC requests the following additional data and conditions of approval, which may necessitate adjustment to some of the lot boundaries:

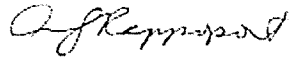
1. The Council requests current data and engineering analysis of the groundwater and the slope stability along the southern side of the subdivision prior to a Platting Board decision on this plat.
 - a. The application lacks engineering studies of the subsurface materials and their physical properties. Borehole logs compiled by S4 Group and documented in their Municipality of Anchorage (MOA) Application for Preliminary Plat suggest the subsurface conditions consist of silty sand to silty sand with gravel; however, there were no samples collected and no laboratory testing was performed on the material.
 - b. There is no current groundwater data within the area of the proposed development. The applicant relies on well logs from the mid-1970s to speculate on water tables, but development and climate change may have rendered those logs inaccurate. The RCCC requests a water balance study be conducted to evaluate the current groundwater levels on a monthly basis with calculations documenting how the groundwater level will change with the proposed development. This should include the increased runoff and input from proposed septic drain fields. This information is most pertinent at the top of the steep slope where an increase in groundwater can cause slope failure.
 - c. The slope stability analysis should couple both the engineering/strength properties of the subsurface and the water balance study to accurately measure the risk of slope failure. An increase in the groundwater table will reduce the increase the risk of large-scale slope failure or land sliding.

2. Retain natural vegetation to control drainage. Given that the parcel's south-west sloping contours drain toward the steep bluffs, the plat should require natural vegetation retention zones on all the lots to minimize changes in the rate and volume of runoff. Natural drainage ways should also be identified and protected through vegetation retention. This is important for slope stability as well as maintenance of the water quality, volume and periodicity of discharge to nearby Rabbit Creek.
 - a. *The Hillside District Plan (HDP)*, Policy 8A on Drainage Management, includes the directive to "Maintain native vegetation based on lot size and slope for individual parcels and based on drainage and greenbelt continuity for larger tracts of land."
 - b. HDP Policy 8-E calls for "no net increase in run-off beyond existing peak flows for up to the 10-year event unless regional [drainage] facilities are in place".
 - c. Anchorage Municipal Code (AMC) 21.07.040 (A)(1)(c) states, "Good drainage design incorporates the effectiveness of natural systems rather than negating, replacing, redirecting or ignoring them. The features, capacity and function of the existing natural system shall be considered and utilized."
3. Steep slope conditions of approval. Three lots (numbered 5, 6, and 7) are primarily located on very steep slopes. These slopes are particularly susceptible to potential erosion, slope instability, and/or drainage impacts on down-gradient properties. Our community council area has witnessed slope failures on the same slope less than ¼ mile away (see **Figure 1** at the end of this letter) from the proposed development, and spectacular "blowouts" of groundwater during subdivision development, including at Prominence Pointe (**Figure 2** at the end of this letter) and in Potter Creek. The AMC 21.07.020(C) requires non-disturbance zones for these slopes; yet this can be hard to enforce on private property as shown in **Figure 1**. Violations can cause irreversible damage that is very difficult to fix. The RCCC suggests two possible solutions to ensure stability of the slopes in the proposed subdivision:
 - a. Re-draw the lot boundaries for lots 5, 6, and 7 to end at the crest of the slope and create a green belt to encompass the slope. This could be a common open space zone.
 - b. Designate the steeply sloped area within lots 4, 5, 6, and 7 as natural undisturbed zones and depict these areas on the plat and through plat notes. Require field marking of this zone prior to, and through, construction.
4. Align a sustainable trail connection from the internal subdivision road to Our Own Lane, in consultation with the non-motorized transportation coordinator and a professional trail designer. This trail will provide a much-needed north-south neighborhood connection because the Rabbit Creek bluff creates a vertical barrier with no north-south connections from DeArmoun neighborhoods to the creek bottom. The Hillside District Plan shows a primary trail corridor in the Rabbit Creek Valley bottom (Map 4.6 of the HDP), roughly following Our Own Lane at the toe of this subdivision. The connection to Rabbit Creek Greenbelt will enhance property values in Palaterra subdivision. The trail may need to traverse the bluff at a gradual angle and be narrow, similar to trails within the Greenbelt. A sustainable trail connection was built down the bluff approximately 1 mile south, at Griffin Street, within the Rabbit Creek Greenbelt Park, so this can be done.
5. Request for variance to 21.08.030.F.5 for intersection centerline separation:

The RCCC has no objection to the variance to allow the proposed entry road 60 feet west of Saunders Road and 315 feet west of Hillside Drive. The applicant has made a credible case that this is the safest location, compared to the steep grade and poor sight lines at the original intended entry road at Buena Vista Drive.

If you have any questions, please feel free to contact us.

Sincerely,



Ann Rappoport, Co-chair
Rabbit Creek Community Council



Carl Johnson, Co-chair
Rabbit Creek Community Council

cc: Dave Whitfield
Greg Soule



Figure 1. Slope failure on a section of the Rabbit Creek bluff as a result of a property owner clearing and developing steep slopes in violation of Title 21.07.020- (Natural Resource Protection, Section C on steep slope development).



Figure 2. Slope failure near Prominence Pointe on developed slope.

RECEIVED

MAY 13 2021

Municipality of Anchorage Planning Dept.
 PO Box 196650
 Anchorage, Alaska 99519-6650

May 9, 2021

To Whom It May Concern,

I am writing this letter to express my objections to the Rezoning and Development of the proposed property to be called: Palaterra, Block 2A, and Palaterra, Block 3 A.

I will be directly impacted by this development since we built a home and have lived on Our Own Lane, Blk 2, Lots 2 and 3, for 34 years. My property is located on the south side of Our Own Lane, and approximately 4 lots to the west of the proposed Palaterra project. (But known as Rabbit Creek Sub.)

My objections are listed as follows:

The area, the Palaterra project is located on, is on a hillside which becomes even steeper as it increases up the hillside from Our Own Lane towards DeArmoun. (The portion of De Armoun located just below Hillside Drive)

This is extremely FRAGILE land, with a very high water table! That portion bordering Our Own Lane has experienced poor development by others building homes and not preparing the land so it can handle the watermuch like human skin, puncturing the land immediately causes it to bleed water.

One experience was a new home built and moved to that North side of Our Own Lane. (6801 Our Own Lane) The water and mud the first Spring break-up literally pushed that house off it's foundation! The owners at that time tried to correct the hillside behind the home, but the following Spring, it was once again pushed off it's foundation. Once again repairs were attempted, and once again it failed, and mud and water infiltrated the house and filled the basement level with mud.

Those owners left the home after being unable to sell it, and the 3,179 SF home was eventually sold for an all cash offer of \$93,500! The original "For Sale" price had been \$449,000, but after 343 days, it went into Foreclosure and the offer of \$93,500 was accepted. That speaks volumes about the care needed to prepare that hillside land for construction!

It must also be stated we are all on Private Wells and Private Septic systems. There is NO public well and sewer available. Is the builder going to pay to bring that onto the property? Since the Municipality regulations require 100 Ft from Well to Septic systems, on all sides from any septic system, back, sides and front.....how can 12 homes be built on that size of land parcel? The homes all draw from the aquifer level, and the water pressure does not seem to allow for Community Wells, and maintain adequate water to meet the requirements the Municipality requires for 3 to 4 bedroom homes.

TWO VERY important items that must be emphasized!!! The Municipality does NOT maintain Our Own Lane in any way! All snow plowing, road grading in any form is done by the residents on the road! The Municipality has been approached with questions about how we might get Munci. participation in the road care, and they have strongly declined (more than once) to be involved at all!!

Our Own Lane is a one lane road. That has been adequate for the the existing homes and residents on the West side of Kelly Ranch Rd during winter. Clearing snow from the road to keep access and egress clear definitely ensures it is ONE Lane Road during the winter.

With the current existing construction, we yearly fight GLACIATION during the winters! Water runs onto the road, freezes, and creates sheer ice which can get quite hazardous to driving! Living here for the length of time I have, I have seen clearly that with the best of intentions, construction has increased the release of the water, and increased the Glaciation. Ditches and swales have been dug alongside Our Own Lane to direct water away from running onto the road, but there is enough water to fill those swales and ditches and still run directly onto the road, and at times covers the road and runs down the driveways on the South side of Our Own Lane, further increasing the difficulty of driving in and out.

The addition of 12 more homes having access to Our Own Lane and Kelly Ranch Road (the access road from Old Rabbit Creek Road) violates the strong reasons many of us moved to this location and chose not to live in a busy subdivision. AND why we are willing to live with private well and septic, no Municipality maintained roads, and the glaciation in wintertime.....and we paid the higher price to own more land so we could enjoy listening to the sound of Rabbit Creek, enjoying the wildlife (bears included!), and the beauty of having the natural environment around us!

The bottom line is that this area is suited to the R6 zoning we currently have! It is not suited for a subdivision with many homes on smaller lots with private wells and private septic, and the residents do have strong feelings about the care that would be taken to prepare that steep hillside to handle the high ground water which will affect everyone living on Our Own Lane!

I respectfully request the rezoning change, plus the subdividing of the 2 lots allowing the construction of 12 new homes, and the variance being proposed , be rejected.

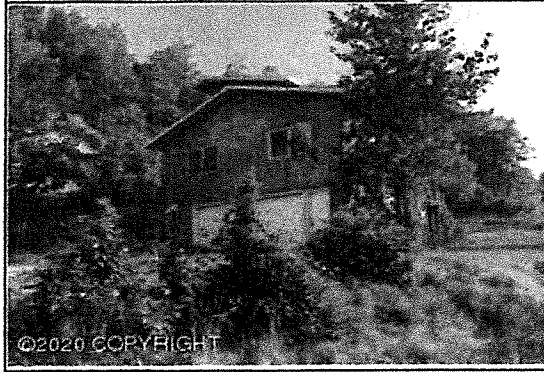
Sincerely,



Beverly Hopkins
6900 Our Own Lane
PO Box 113027
Anchorage, Alaska 99511

Foreclosure Sale Price -

Address: 6801 Our Own Lane



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Listing #	20-9813	Price-List	\$ 93,500
Status	Closed	Near	Anchorage
Zip Code	99516	Type	Residential
Bedrooms	3	Baths	3.00
SF-Res	3,179	Carport #	0
Garage #	2	Latitude	61.097402
Longitude	-149.755179	Unit #	
Year Built	1985		

MLS Area: 25 - Dearmoun Rd - Potter Marsh
 Borough/Census Area: 1A - Anchorage Municipality
 Region: 1 - Southcentral Alaska Region
 Builder Name & Co:
 Zoning: R6 - Suburban Residential

School-Elementary	Bear Valley	School-Middle	Goldenview	School-High	South Anchorage
SF-Lot	46,000	Acres	1.06	Lot Area Source	Tax Authority
SF-Res	3,179	SF-Gar		Building Area Source	Tax Authority
Grid # (Muni Anch)	SW2939	Tax Map #-Mat-Su	N/A	Energy Rating	
Tax ID	0170634200001	Taxes (Estimated)	\$ 6,146.25	Tax Year	2020
Year Built	1985	Year Remodeled		Year Updated	
Construction Status	Existing Structure	Foreclosure/Bank Own	Yes	Short Sale	No
List Price/SqFt	29.41	Sold Price/SqFt	47.18	Remote Description	

Directions: New Seward Hwy, E on De Armond Rd, R on Rabbit Creek Rd, R on Old Rabbit Creek Rd, R on Kelly Ranch Rd, L on Our Own Ln; property is all the way to the end on the R.

Legal: Rabbit Creek L3 B1

Public Remarks: Rabbit Creek home on large 1 acre lot with beautiful views! Lots of potential for your creative insight and vision. Do not miss out on this great opportunity for sweat equity or investment! Please make an appointment with a Real Estate Agent/Broker of your choice to view.

Residential Type: Single Family Res	Heat Type: Forced Air	Wtrfrmt-Access Near: None
Foundation Type: Block	Fuel Type: Electric; Natural Gas	To Show: Appointment Only; Call First; Call Listing Office; ShowingTime
Floor Style: Multi-Level	Sewer Type: Septic Tank	Contract Particulars: For Sale Sign Posted; Possession Recording
Garage Type: Attached; Tuck Under	Water-Type: Private	New Finance (Terms): Cash; Other - See Remarks
Carport Type: None	Topography: Hilly; Steep	Docs Avl for Review: Other - See Remarks; Docs Posted on MLS
	Wtrfrmt-Frontage: None	

Features-Interior: Family Room; Fireplace
 Features-Additional: Deck/Patio; View

Date-Listing	06/29/2020	Start Showing Date		Date-Expiration	
Agent Days On Market	3	Price-Original List	\$ 93,500	Price-Sale	\$ 150,000
Date-Closing	07/17/2020	Date-Pending	07/02/2020	Date-Back on Market	
Contingent		Pended Contingencies		Date-Contingent	
Date-Status Change	07/17/2020	Date-Canceled		Date-Withdrawn	
Commission to SO	3.00	Commission Type	%	Financing Type Sold	Cash
Contract Type	Exclusive Right To Sell	Sellers Name		Contact Name	Showingtime
Contact Phone #	800-746-9464	LO Cntrl #		ByrClsCostsPd by Slr	None
Amt-SlrPdByrClsCost	0.00				

LL1: - The Huntley Owen Team(907) 830-3555 Fax: (800) 455-7127
 LO: Keller Williams Realty Alaska Group(907) 865-6500

SL1: Nate Baer
 SO: EXP Realty. LLC(360) 718-5357

Original Sale Price -

Address: 6801 Our Own Lane



Listing #	17-19223	Price-List	\$ 449,000
Status	Cancelled	Near	Anchorage
Zip Code	99516	Type	Residential
Bedrooms	3	Baths	2.50
SF-Res	3,179	Carport #	0
Garage #	2	Latitude	61.097402
Longitude	-149.755179	Unit #	
Year Built	1985		

MLS Area: 25 - Dearmoun Rd - Potter Marsh
 Borough/Census Area: 1A - Anchorage Municipality
 Region: 1 - Southcentral Alaska Region
 Builder Name & Co:
 Zoning: R6 - Suburban Residential

School-Elementary	BTV-Undiscl by LL	School-Middle	BTV-Undiscl by LL	School-High	BTV-Undiscl by LL
SF-Lot	46,000	Acres	1.06	Lot Area Source	Tax Authority
SF-Res	3,179	SF-Gar		Building Area Source	Tax Authority
Grid # (Muni Anch)	SW2939	Tax Map # -Mat-Su	N/A	Energy Rating	
Tax ID	0170634200001	Taxes (Estimated)	\$ 5,771.14	Tax Year	2017
Year Built	1985	Year Remodeled		Year Updated	
Construction Status	Existing Structure	Foreclosure/Bank Own	No	Short Sale	No
List Price/SqFt	141.24	Sold Price/SqFt		Remote Description	

Directions: New Seward Hwy, E on De Armond Rd, R on Rabbit Creek Rd, R on Old Rabbit Creek Rd, R on Kelly Ranch Rd, L on Our Own Ln; property is all the way to the end on the R.

Legal: Rabbit Creek L3 B1

Public Remarks: Rabbit Creek home on the mountain side with views as far as the eye can see! This home is a fixer upper with lots of potential for your creative insight and vision to make this 3 level home your own. May qualify for 203K Rehab Loan. Bring your offer! Call today to schedule your showing and put your vision to work.

Confidential: DO NOT CONTACT SELLER/OWNER AFTER CANCELLATION STATUS - SELLER DOES NOT WISH TO SELL.

Residential Type: Single Family Res
 Construction Type: Unknown
 Exterior Finish: Unknown-BTV
 Roof Type: Unknown-BTV
 Foundation Type: Block
 Miscellaneous: Basement Status: Partially Finished
 Floor Style: Multi-Level; Tri-Level
 Garage Type: Attached; Tuck Under
 Carport Type: None

Heat Type: Forced Air
 Fuel Type: Electric; Natural Gas
 Sewer Type: Septic Tank
 Water-Type: Private
 Dining Room Type: Area
 Access Type: Private
 Topography: Bluff; Hilly; Steep
 Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
 To Show: Appointment Only; Lockbox - AK MLS;
 Other-SeeRemarks
 Contract Particulars: For Sale Sign Posted;
 Possession Recording
 New Finance (Terms): Cash; Conventional;
 Rehab; Other - See Remarks
 Mortgage Info: EM Minimum Deposit: 4,000
 Docs Avl for Review: Prop Discl Available

Features-Interior: Basement; Ceiling Fan(s); Dishwasher; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Wood Stove

Flooring: Carpet

Features-Additional: Cable TV; Deck/Patio; Fixer Upper; Garage Door Opener; Lot-Bluff; Satellite Dish; View

Date-Listing	11/21/2017	Start Showing Date		Date-Expiration	
Agent Days On Market	343	Price-Original List	\$ 499,000	Price-Sale	
Date-Closing		Date-Pending		Date-Back on Market	
Contingent		Pended Contingencies		Date-Contingent	
Date-Status Change	10/30/2018	Date-Canceled	10/30/2018	Date-Withdrawn	
Commission to SO	3.00	Commission Type	%	Financing Type Sold	
Contract Type	Exclusive Right To Sell	Sellers Name	Gagnon	Contact Name	Showingtime/ Call LL for questions
Contact Phone #	800-746-9464	LO Cntrl #		ByrClscostsPd by Sfr	
Amt-SfrPdByrClsgCost					

LL1: Yvette Belisle, AB (907) 868-2811 Fax: (907) 868-1818
 LO: EXP Realty, LLC(360) 718-5357

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943




01706330000
HOPKINS BEVERLY L
PO BOX 113027
ANCHORAGE, AK, 99511-3027

NOTICE OF PUBLIC HEARING: Wednesday, May 19, 2021

The Municipality of Anchorage Platting Board will consider the following: 

CASE: S12607

PETITIONER: Colony Builders Inc.
REQUEST:  To subdivide 2 (two) lots into 12 (twelve) lots and a variance from the requirement that centerlines from intersections be at least 150 feet apart.
TOTAL AREA: 17.02 acres
SITE ADDRESS: 7200 De Armoun Road
LOCATION: Generally located north of Our Own Lane, east of Buena Vista Drive, south of De Armoun Road, and west of Lamb Drive.
CURRENT ZONE: R6 Low-Density Residential (1 acre)

COM COUNCIL(S): Hillside, Rabbit Creek
LEGAL DESCR: PALATERRA BLK 2A
PALATERRA BLK 3A

The Platting Board will hold a public hearing on the above matter at 6:30PM, Wednesday, May 19, 2021 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

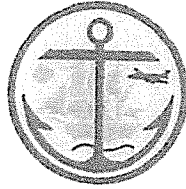
If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

Name: _____

Address: _____

Comments: _____

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: S12607

I, Bruce Holmstrom hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for plating. The notice was posted on 4/1/2021 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 1 day of APRIL, 2021.

Bruce Holmstrom
Signature

LEGAL DESCRIPTION

Tract or Lot: N/A

Block: 2A, SOUTH SIDE OF PROPERTY

Subdivision: Palaterra Addition #2