



October 14, 2014

Steve Shrader, PE
Public Works Department
Project Management & Engineering
4700 Elmore Road
Anchorage, AK 99507

Re: Seaview Heights Subdivision, Lot 7A & 7B Municipal File Research

Steve,

As per your request, CRW Engineering Group performed a review of Municipality of Anchorage paper files to determine whether the original ground elevation around 1994 at the northwest corner of Lot 7A could be determined. These files were located in the Building Safety Department file cabinet in the lower level of the Bragaw Building. I personally reviewed the files on October 9, 2014 and found that a ground elevation in 1994 could not be determined with confidence.

The following is a summary of the information found in the files that relates to the request:


- A reproduced aerial topographic drawing overlaid on a property grid map with a mapping date of 1972 was found in the file with a photography date of October 7, 1973. The elevation interpolated from the contour lines at the said property corner appears to be 155 feet.
- A copy of a signed plot plan/proposed construction plan by Fred Walatka, a licensed surveyor, dated January 30, 2001 and April 11, 2001 shows the proposed location of the house, driveway and grading contours but does not show an original ground elevation. The plan elevation interpolated from the contour lines at the said property corner appears to be 190 feet.
- A signed statement from Fred Walatka, stated that the elevation of Northwest corner of Lot 7A was determined to be 163.4 feet on September 12, 2006. He also stated he believes that the rebar found at said corner is the same rebar he set in 2003.
- A copy of a revised plot plan/proposed construction plan by Fred Walatka, dated September 22, 2006 shows a revised driveway and grading contours and an elevation of 163.4 feet at the said lot corner.
- An undated exhibit drawing with contours which appears to be from aerial mapping was found labeled "Existing Contour Elevation" and "Subject Lot 7B, Bk 2" in an added arrow marker. The elevation interpolated from the contour lines at the property corner appears to be 160 feet.

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- A plan for a gabion retaining wall at the said corner signed by Tobin Spurkland, a license engineer, dated October 4, 2007 shows an existing elevation at the corner to be 162.4 feet.
- A topographic survey performed by DOWL in October 2011 shows an elevation of approximately 164 feet interpolated from the contour lines.

In conclusion, since no accurate survey data was found in the files dated prior to 2001, an original ground elevation could not be determined. Please let me know if you have any questions.

Sincerely,



Michael Jokela, PLS
Land Surveyor/Principal
CRW Engineering Group, LLC

Cc: Steve Schmitt - Municipal Surveyor