

MUNICIPALITY OF ANCHORAGE PLANNING DIVISION

MEMORANDUM

DATE: July 6, 2015

CASE NO.: 2014-0195

APPLICANT: American Landscaping & Spinell Homes

REQUEST: A conditional use to allow a natural resource extraction per AMC 21.05.060B.6. and 21.50.070.

LOCATION: Checkpoint Subdivision, Tract A

COMMUNITY COUNCIL: Northeast

TAX IDENTIFICATION: 006-421-18

ATTACHMENTS:

1. Zoning & Location Maps
2. Agency Comments
3. Posting Affidavit
4. Application

DIVISION RECOMMENDATION SUMMARY:

Approval with conditions

SITE:

Acres: 16.2 acres

Vegetation: Most of the property is cleared. Mature, native vegetation is located on the north and west boundaries.

Zoning: R-3 and R-4

Topography: Mostly level

Existing Use: Vacant

Utilities: Public water is not available, sanitary sewer is available

COMPREHENSIVE PLAN:

Classification: The *East Anchorage District Plan* shows the property designated on the north half of the property for medium intensity residential and the south half for low - medium intensity residential.

SURROUNDING AREA:

	NORTH	EAST	SOUTH	WEST
Zoning:		R-3, R-4	R-2M	B-3, R-3, R-4
Land Use:	Boundary Ave./Glenn Highway	Duplexes/ Multi-family residential	Mobile home park	Commercial & mobile home park

SITE DESCRIPTION AND PROPOSAL:

Site Description:

The subject property is located on the south side of the Glenn Highway, between Boniface Parkway and Turpin Street. The site has not previously been developed and was cleared approximately ten years ago.

Proposal:

American Landscaping and Spinell Homes request a review for a conditional use. This conditional use review concerns only activities occurring on Tract A. Peat extraction requires a conditional use approval in the R-3 and R-4 zoning districts. The petitioner’s narrative states the excavation and processing is an interim use of the property and describes the project as processing of the existing peat and organic material on Lot 3 and the southern portion of Tract A into planting soil. The screening plant will be set up for processing materials on Tract A. Peat will also be brought in from other sites for processing. The materials will be run through the screening plant, mixed with imported sand and other soil constituents and loaded onto trucks for delivery to purchasers on an as-needed basis.

The amount of material to be extracted from the site is in the range of 60,000 to 200,000 cubic yards. The approximate amount of material hauled onto the site from off-site sources over the three – five year period is estimated to be 30,000 cubic yards.

The operation will occur over a three to five year period from the months of April/May to October. The requested hours of operation are from 7:00am to 7:00pm, 7 days a week.

The objective is to remove peat in order to prepare the site for future residential development. This activity may continue while Tract A is being developed for building sites.

Community Meetings

A community meeting was held on June 29, 2014 at the Boys & Girls Club at 1251 Muldoon Road. Only one community member was in attendance; page 8 of the petitioner's narrative describes the meeting. The submittal does not include:

- Explanation as to why the meeting was not scheduled as a community council meeting;
- The date the meeting notice was mailed;
- Content and dates of mailing, and including letters, meeting notices, and any other written material.

AMC 21.03.080 Approval criteria for conditional use approval.

The Planning and Zoning Commission may approve a conditional use application if, in the judgement of the Commission, all of the following criteria have been met in all material matters.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations.

The *East Anchorage District Plan* shows the property designated on the north half of the property for medium intensity residential and the south half for low - medium intensity residential. The peat extraction and screening is an interim activity on the property. Once the extraction activities are complete, future residential development is planned.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.

The proposed extraction use is allowed in the R-3 and R-4 districts subject to a conditional use approval. The intent of R-3 is primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. The intent of R-4 is primarily for multifamily and multi-story residential buildings. The extraction and processing of materials is a temporary use.

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.

AMC 21.05.060B.6 Natural Resource Extraction, Organic and Inorganic

Natural resource extraction, organic or inorganic is defined as *the development or extraction of organic and/or inorganic material from its natural occurrences on affected land. This use includes only operations of a scale involving 50,000 cubic yards or more of material.* The narrative on page 11 states that the expected quantity of material required to be excavated is 90,000 cubic yards. Yet, on page 14, the narrative notes that the expected amount of material for extraction will be from 60,000 to 200,000 cubic yards.

Except for placer mining, general natural resource extraction is allowed only on sites of five acres or more. The Use-Specific Standards largely apply to placer mining or the use and handling of explosives. Placer mining and the use of explosives are not planned for the peat extraction and do not apply.

- iv. Screening – At a minimum, L3 screening landscaping is required where adjacent to residential zones. The planning and zoning commission, through the conditional use review, may require additional screening. Landscape buffers are described below.*
- v. Required Submittals - In addition to the general submittal requirements applicable to all site plans specified in the Title 21 User's Guide, additional submittal requirements are specified in that guide for natural resource extraction. The site plan shall be subject to review and approval of the department of public works for drainage, erosion, and sedimentation control; for conformance with the requirements of the Alaska Pollutant Discharge Elimination System (APDES) permit; and other applicable EPA guidelines; and for compliance with generally accepted sound engineering principles.*

The submittal requirements in the new code refer to specifics in the user's guide. As the user's guide is not available, the petitioner inquired as to what should be submitted. The petitioner was instructed to submit information consistent with the information required in the old Title 21, as this was the intent of what would be put in the user's guide

The required submittal information is as follows:

1. A site plan description, including:
 - a. Drainage.
 - b. Existing and proposed topographical contours (ten-foot contour).
 - c. Work depths.
 - d. Overburden and debris disposition.
 - e. Erosion and sediment control plans.

- f. All waste disposal disposition.
 - g. Detailed revegetation plans.
 - h. Water table information.
2. Proposed hours of operation.
 3. A landscaping plan for the period of natural resource extraction operations and for final restoration of the site.
 4. A security plan to prevent casual trespass
 5. A description of natural resource extraction and processing operations proposed for the site.
 6. Location of points of vehicular access to the site and projected traffic counts for each.
 7. An estimate of the quantity of materials to be removed from the site and timetable, with supporting calculations conforming to generally accepted engineering principles.
 8. Such other materials as the director of the department of community planning and development may require by regulation pursuant to chapter 3.40

Of that, the following was not submitted, despite repeated requests:

- Existing and proposed contours for the southern half of the site.
- Overburden and debris disposal.
- Erosion and sediment control plans.
- Waste disposal plan.
- Supporting calculations conforming to generally accepted engineering principles for an estimate of the quantity of materials to be removed.

vi. Standards for Approval - In addition to the standards of approval at 21.03.080D., the planning and zoning commission may approve a natural resource extraction conditional use only if the commission finds that the use meets the following standards:

- (A) Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free. Where access roads intersect, suitable controls shall be established.

The narrative notes that access will be via two existing driveways at the north on Boundary Avenue. Access to Lot 3 and the southern portion of Tract A will be along Newell Street, Whisperwood Park Drive and Shageluk Street. Plat note no. 1 on plat 2012-47 indicates that vehicular access is prohibited from Tract A to Boundary Avenue.

A water truck will be on-site to address dust on an as needed basis. The narrative on page 12 indicates that access to Lot 3 and the

southern portion of Tract A will be along Newell Street, the west end of Whisperwood Park Drive and Shageluk Street. No trucks hauling material to the screening plant will use Whisperwood Park Drive east of Shageluk Street.

The daily truck trips bringing in peat and sandy soils to the screening site will vary depending on the development schedule and activities. The narrative notes that a rough range of trucks moving peat from within the site (Tract A and Lot 3) to the screening plant would be 15 to 20 trucks per day during the 5 to 6 month operating period. The number of truck trips leaving the site with processed soil is anticipated to be in the range of 20 to 25 trips per day depending on demand.

(B) The extraction operations will not pose a hazard to the public health and safety.

Extraction, loading, and peat processing will create noise and dust. However, the negative impacts can be mitigated through compliance with an approved noise study and mitigation plan through DHHS. Blasting is not proposed.

The narrative notes that all OSHA safety standards will be strictly enforced and maintained on-site.

Fencing to prevent casual access to the site has not been provided.

(C) The extraction operations will not generate noise, dust, surface water runoff or traffic that will unduly interfere with surrounding land uses.

The site has developed residential uses directly to the south and west, and homes may be built to the east during the period of this conditional use.

1. Noise: The petitioner has requested the hours of operation from 7 am to 7 pm, seven days a week. The excavation area has mature, natural vegetation on the north and west boundaries which will not buffer the noise but may help to control dust. DHHS has requested a noise study and mitigation plan with other recommendations noted in Agency Comments.

The Extraction Plan shows what appears to be an 8' high berm adjacent to the commercial business and 4' -8' feet high berm adjacent to the mobile home park. The berm height transition from 8' to 4' is not clearly indicated on the plan.

2. Dust: A dust control plan must be developed by the petitioner and approved by DHHS.

3. Surface water runoff: The need for a specific drainage and grading plan shall be resolved with Development Services Division, Private Development Section.
4. Traffic: There will be an increase in truck traffic. Noise and dust control measures are necessary. The narrative notes on pages 10 and 12 that access to Lot 3 and the southern portion of Tract A will be along Newell Street, the west end of Whisperwood Park Drive and Shageluk Street. No truck traffic hauling material to the screen plant will use Whisperwood Park Drive east of Shageluk Street.

- (D) The restoration plan for the site assures that after extraction operations cease, the site will be left in a safe, stable and aesthetically acceptable condition. The site shall either be restored generally to its pre-excitation contours, or as appropriate for the future use of the land.

A restoration plan was not submitted. The narrative indicates that “As this is a temporary use for this site, landscaping and reclamation is not planned beyond those activities required to meet the requirements of this Conditional Use Permit and other permitting or environmental requirements.” The petitioner plans to develop the site for housing at the conclusion of the peat excavation and processing operation but in the event that economic or market conditions delay the housing development, a restoration plan would be implemented.

- (E) The proposed use meets such additional standards for natural resource extraction conditional uses as the director may establish by regulation pursuant to AMC chapter 3.40.

No additional standards have been established.

4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts.

The physical characteristics of the site are adequate for the peat extraction. The Extraction Plan shows what appear to be berms 4'-8' high that will help mitigate noise and visual impacts on the adjacent business and residences to the east, west, and south.

There is a pile of material currently on the site that measures approximately 35' – 40' in height. The material appears to consist of excavated material. The material does not appear to have originated on site but was imported from elsewhere.

5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.

There may be noise impacts due to the extraction and peat processing activities on the site that could impair the use of surrounding properties. Access will occur on residential streets – Newell Street, Whisperwood Park Drive, and Shageluk Street. Due to the numerous truck trips on these streets, the character of the residential areas may be altered during the time period of extraction and processing. Dust may also be a factor in altering the character of the surrounding area.

6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

The compatibility of the use with adjacent properties is discussed elsewhere in this report. No information regarding lighting is included in the submittal. It is thought that lighting and odor will not be incompatible with surrounding uses.

Hours of operation should be limited to allow neighboring residents reasonable times for quiet enjoyment of their homes.

7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.

The Extraction Plan indicates that a native vegetation buffer does not exist or will not remain to buffer the residences to the west of the subject property. The northern half of the site shows buffer native vegetation, the southern half does not. The petitioner will need to provide L3 screening landscaping for areas adjacent to residential zones prior to extraction activities.

Hours of operation can be conditioned to mitigate adverse impacts of the operation.

8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes.

Review comments from ADOT/PF state that “Access to Boundary Avenue is prohibited until the successful removal of plat note #1, even temporary access for material extraction.” Yet, the petitioner’s narrative notes on page 17, “The only offsite truck access allowed is directly to Boundary Avenue, the access road that runs parallel to the Glenn Highway.”

9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

The conditional use permit is for a temporary use to extract peat occurring on-site as well as importing peat from other sites and bringing in sand and other soil constituents to process these into topsoil for use at other sites in Anchorage.

AGENCY COMMENTS:

ADOT&PF

- Access to Boundary Avenue is prohibited until the successful removal of plat note #1, even temporary access for material extraction. Per the letter sent on December 22, 2014, ADOT&PF will only support removal of this plat note if all internal and side street access connections are preserved.
- Per the letter sent on December 22, 2014, access to Boundary Avenue, if granted, will be limited. The configuration proposed in this application for access from Tract A to Boundary Avenue will not be supported by ADOT&PF. Temporary and permanent access should be located at these recommended points: One access point onto Boundary Avenue, shared between Tract A and Lot 2, and one access onto Newell Street. All access points will require approval by the appropriate governmental entity.
- ADOT&PF cannot support this material extraction application until plat note #1 is removed.

Department of Health and Human Services - Environmental Health has reviewed the above Conditional Use Permit and we have the following comments and recommendations.

It's possible that the increase noise level from operation of the site will be negligible when compared to noise from the Glenn Highway, but that needs to be verified as part of a noise study and mitigation plan.

The proposed earth berms may do little to mitigate noise from the screening plant or equipment operating near it, due to their height (8 feet) and placement (more than 150 feet from the nearest residences and 200 feet from the screening plant). Any equipment operating on the stockpiles will be located higher than the berm, thus making the berm relatively ineffective at limiting noise from those operations. Berms are most effective when placed close to the source of noise or close to the receiver and at least high enough to block the line of sight between the receiver and the source.

DHHS recommends:

1. The completion of a noise study and mitigation plan. This plan should include:
 - An analysis of existing noise levels during proposed hours of operation (ambient);
 - The projected noise levels during operation of the site, including a summary of the equipment being operated and the types and levels of noise that might be expected;
 - Proposed mitigation measures, and an assessment of noise reduction from those mitigation measures.
2. Limiting the operations schedule to those proposed - late April / early May through October, 7 AM to 7 PM, seven days a week; provided, noise measures limit noise levels at the boundary of the existing residential area to 65 dBA or less or no more than 3 dBA increase above ambient or background in the event that ambient noise levels exceed 65 dBA.
3. Limiting the approval of the conditional use permit to a period of not more than three years, allowing an opportunity to review the efficacy of noise control measures.

Building Safety - The extraction or removal of peat from this property and the screening of materials brought from off site do not require a Grading Permit from Building Safety. These are covered under the exemption in AMC 23.105.103.2, item 6 for “Mining, quarrying, excavation, processing or stockpiling of rock, sand, gravel, aggregate or clay” as long as these activities are covered under a Conditional Use Permit.

However, any placement of fill intended to remain must also be covered under a Grading Permit from Building Safety.

Additional Thoughts:

This area should either be secured against entry of the public or precautions should be in place to protect them.

Specifically, cut slopes due to excavation activities should not be left with slopes steeper than 1.25H:1V. Peat can hold a vertical cut slope which would be very dangerous for anyone falling from an 8 foot high excavation. The building code generally requires some form of fall protection for height differentials greater than 2.5 feet. A 1.25H:1V slope should prevent fall injuries.

Water should not be allowed to accumulate in areas that have been excavated. Water less than 1 foot is generally not enough to accidentally drown in.

Street Maintenance – Please expand on efforts to protect existing MOA storm drain and street infrastructure and maintenance protocol.

Please indicate on the plan sheet exhibits how the drainage management will be managed through the driveway access in the berm and at the access onto Whisperwood Park from the northern and southern parcel.

Watershed Management - WMS is not able to characterize the type of activity for this proposed NRE to provide proper guidance for water quality compliance.

DISCUSSION:

The Planning Division has some hesitancy about the petitioner's request to operation the excavation and peat processing plant for 7:00am to 7:00pm, seven days a week. Given the fact that the site borders residential areas on three sides and dump trucks will be rumbling down the surrounding streets, limiting the days and hours of operation appears reasonable.

Review comments from DHHS recommends that the conditional use permit be limited to three years to ascertain the efficacy of the noise control measures. The Division recommends that if excavation and processing activities are not completed within three years, the petitioner should apply for a public hearing time extension. While time extensions are usually processed without a public hearing, staff recommends a public hearing in order to provide opportunity for impacted neighbors to comment.

As some of the recommendations below imply, the Division requested engineering related plans from the petitioner's representative to evaluate the proposal but did not receive these.

DIVISION RECOMMENDATION:

The Division recommends approval of the conditional use for natural resource extraction for Checkpoint Subdivision, Tract A, subject to the conditions below:

1. A notice of zoning action, including a copy of the approved Commission resolution for this case, shall be filed with the State Recorder's Office and proof of such shall be submitted to the Planning Division.
2. This approval is subject to compliance with all standards for conditional uses and the petitioner's application and submittals. All construction shall substantially conform to the following submitted plans on file at the Planning Division, except as amended:
 - a. Checkpoint Subdivision Tract A; A Natural Resource Extraction Plan dated 11/03/2014; prepared by S4 Group.

- b. Checkpoint Subdivision, Planting Plan, sheet L101 dated 2015-04-20 prepared by Corvus Design.
3. This approval is valid until October 31, 2018. Prior to that date, the petitioner may apply for a time extension which shall be a public hearing.

4. Resolve the need for a drainage plan and a plan for the treatment of stormwater runoff to Municipal Development Services Division, Private Development Section and Street Maintenance Section for review and approval and compliance with generally accepted sound engineering principles.
5. Provide a noise study and mitigation plan approved by DHHS.
6. Provide a dust control plan approved by DHHS.
7. Provide the following required information to the Current Planning Section:
 - a. A more specific estimate of the quantity of materials to be removed from the site, with supporting calculations conforming to generally accepted engineering principles.
 - b. A restoration/revegetation plan, showing how the site will be stabilized prior to housing construction.
 - c. Existing and proposed contours for the southern half of the site.
 - d. Information regarding overburden and debris disposition.
 - e. An erosion and sediment control plan.
 - f. A waste disposal plan.
 - g. Missing information regarding the community meeting, as required by AMC 21.03.020C.6., as noted on page 3 of this report.
8. Resolve issues with the Street Maintenance Section.
9. Operational hours for all work, including excavation, processing, hauling, and maintenance, shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday. No operations will be permitted on Saturday and Sunday or state and federal holidays.
10. The operation of the site shall include the following:
 - a. The telephone number of the contractor selected to perform the work, as well as a contact telephone number for the owners, shall be placed on

site. The sign shall be of sufficient size to be visible from the adjacent roadways and the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.

- b. Access roads shall be maintained in a clean and dust/dirt free condition. On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, and to respond to specific site conditions or complaints.
 - c. Circulation roads within the excavation area shall be maintained to minimize materials carried onto the adjacent roads and properties. Plans for installation of a truck wash, shaker boards, or other method of truck cleaning shall be prepared and implemented should air quality or tracking of materials onto adjacent roads become an issue.
 - d. The owners shall identify contact people to respond to public inquiries. The telephone numbers of the contact people shall be provided to the Current Planning Section, Chair of the Northeast Community Council, and the Manager, Land Use Enforcement. All three entities shall be notified of any change in the contact personnel or business telephone number(s).
11. This approval is contingent upon the removal of plat note #1 (plat 2012-47) and obtaining approval from ADOT-PF for access from Boundary Avenue. Obtain a driveway permit for access to Boundary Avenue from ADOT&PF. Provide a copy of the permit to the Planning Division.
 12. Ensure compliance with water quality requirements with Watershed Management Services.
 13. Prior to beginning extraction activities, an 8' tall chain link fence shall be installed enclosing Tract A for the duration of the peat extraction and processing operation to prevent casual access to the site.
 14. Provide a haul route plan to the Traffic Division.
 15. Install L3 screening landscaping for areas adjacent to residential zones prior to extraction activities. Provide a landscape plan to the Planning Division for approval prior to installation.
 16. Submit two copies of the final scaled site plan, as amended by this conditional use, to include, but not limited to:
 - a. The excavation area boundaries.

- b. Traffic access points, including gates and fencing.
 - c. Location of truck wash, shaker boards, cleaning areas, etc.
 - d. Show location and detail of safety fencing.
-
- e. Clearly delineate any areas of existing vegetation to be preserved and indicate how these areas will be cordoned to prevent inadvertent removal or damage.
17. Any placement of fill will require a grading permit from Building Safety.

Reviewed by:



Jerry T. Weaver, Jr.
Director

Prepared by:

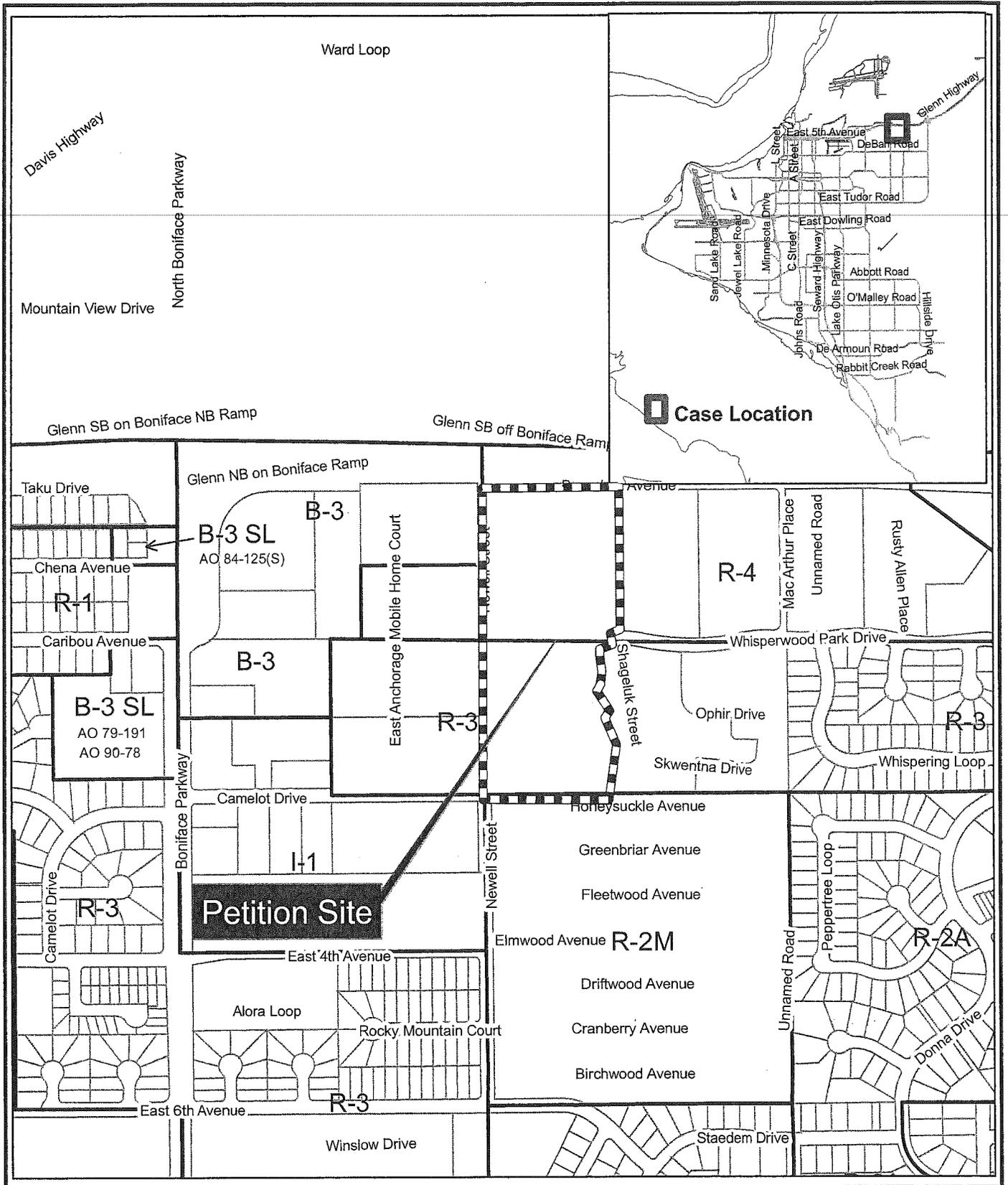


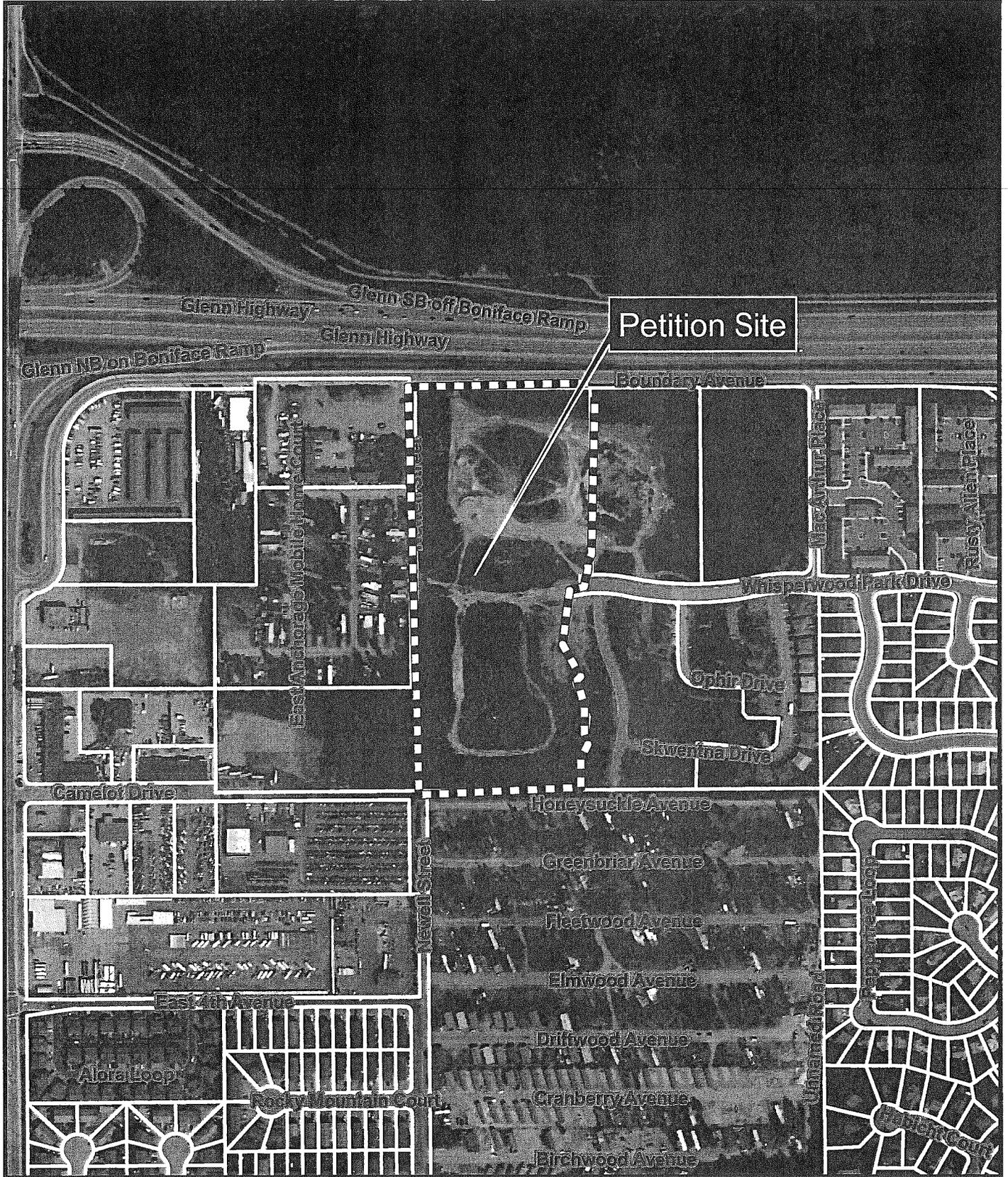
Sharon Ferguson
Senior Planner

(Case No. 2014-0195, Tax Parcel 006-421-18)

**ZONING AND
LOCATION MAPS**

2014-0195





S4
Group

124 E 7th Avenue Anchorage, Alaska 99501 (907) 306-8104

I, Andre Spinelli, an authorized signer for Spinell Homes, Inc, authorize the S4 Group to represent Spinell Homes, Inc, owner of Checkpoint Subdivision Tract A, for the purpose of obtaining a Conditional Use Permit for a Natural Resource Extraction.



11-3-14

Andre Spinelli
Spinell Homes, Inc
1900 W Northern Lights Blvd # 200
Anchorage, Alaska 99517

Date

I, Glenn Ball, an authorized signer for American Landscaping Co. do hereby authorize the S4 Group to represent me for the purpose of obtaining a Conditional Use Permit for a Natural Resource Extraction Permit on Tract A, Checkpoint Subdivision.



11-30-14

Glenn Ball
American Landscaping Company
1313 Laona Circle
Anchorage, Alaska 99518

Date

**AGENCY
COMMENTS**



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

June 8, 2015

RECEIVED

JUN 08 2015

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Erika McConnell, Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Ms. McConnell:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning section has no comment on the following zoning application:

- 2015-0059; An ordinance amending “new” Title 21, subsection 21.11.070H.3

The ADOT&PF Central Region Planning section has comments on the following zoning application:

2014-0195; Conditional Use for a temporary natural resource extraction at Checkpoint Tract A

- Access to Boundary Avenue is prohibited until the successful removal of plat note #1, even temporary access for material extraction. Per the letter sent on December 22, 2014 ADOT&PF will only support removal of this plat note if all internal and side street access connections are preserved.
- Per the letter sent on December 22, 2014 access to Boundary Avenue, if granted, will be limited. The configuration proposed in this application for access from Tract A to Boundary Avenue will not be supported by ADOT&PF. Temporary and permanent access should be located at these recommended points: One access point onto Boundary Avenue, shared between Tract A and Lot 2, and one access onto Newell Street. All access points will require approval by the appropriate governmental entity.

- ADOT&PF cannot support this material extraction application until plat not #1 is removed.

Sincerely,



Aaron Jongenelen

AMATS Transportation Planner

Cc: Tucker Hum, Right of Way Agent, Right of Way, ADOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, ADOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, ADOT&PF
Stephanie Mormilo, P.E., Municipal Traffic Engineer, MOA
Morris Beckwith, Right of Way Agent II, Right of Way, ADOT&PF



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Transportation
and Public Facilities

CENTRAL REGION
Planning

4111 Aviation Avenue
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Main: 907.269.0520
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December 22, 2014

Sharon Ferguson, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

DEC 29 2014

RE: 2014-0195; Checkpoint Subdivision, Tract A Natural Resource Extraction Conditional Use Permit

Dear Ms. Ferguson:

Upon second review the Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region planning section wishes to reiterate the following comment:

- During the extraction process any material dragged or dropped onto Boundary Avenue will need to be cleaned off to ensure the safety of all users of this roadway.

The following comments have been updated to reflect the Plat note restricting access from Lots 1, 2 & Tract A of the Checkpoint Subdivision to Boundary Avenue:

- If access to Boundary Avenue is desired at any point plat note #1 on the Checkpoint Subdivision plat will need to be removed. ADOT&PF will only support this plat note removal if all internal and side street access connections are preserved. Having internal and side street access is critical to a successful transportation network.
- Future access to Boundary Avenue from this subdivision will be limited, not guaranteed, and requires a permit from ADOT&PF. A permit can only be applied for if plat note #1 is successfully removed. Contact the Right of Way section at (907) 269-0700 for permit information.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Jongenelen".

Aaron Jongenelen
Anchorage Area Planner



MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



RECEIVED

JUN 09 2015

Date: June 8, 2015

To: Department of Planning, Zoning and Platting Division

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Through: Melinda Freemon, Director DHHS

From: Tony Barrett, R.S. – Environmental Health Program Mannager

Subject: Comments Regarding CUP 2014 – 00195, for a temporary natural resource extraction permit.

DHHS - Environmental Health has reviewed the above Conditional Use Permit and we have the following comments and recommendations.

It's possible that the increase noise level from operation of the site will be negligible when compared to noise from the Glenn Highway, but that needs to be verified as part of a noise study and mitigation plan.

The proposed earth berms may do little to mitigate noise from the screening plant or equipment operating near it, due to their height (8 feet) and placement (more than 150 feet from the nearest residences and 200 feet from the screening plant). Any equipment operating on the stockpiles will be located higher than the berm, thus making the berm relatively ineffective at limiting noise from those operations. Berms are most effective when placed close to the source of noise or close to the receiver and at least high enough to block the line of sight between the receiver and the source.

DHHS recommends:

1. The completion of a noise study and mitigation plan. This plan should include:
 - An analysis of existing noise levels during proposed hours of operation (ambient);
 - The projected noise levels during operation of the site, including a summary of the equipment being operated and the types and levels of noise that might be expected;
 - Proposed mitigation measures, and an assessment of noise reduction from those mitigation measures.
2. Limiting the operations schedule to those proposed - late April / early May through October, 7 AM to 7 PM, seven days a week; provided, noise measures limit noise levels at the boundary of the existing residential area to 65 dBA or less or no more than 3 dBA increase above ambient or background in the event that ambient noise levels exceed 65 dBA.
3. Limiting the approval of the conditional use permit to a period of not more than three years, allowing an opportunity to review the efficacy of noise control measures.

cc: Clara Parks
Angela Taplin

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety

RECEIVED

JUN 11 2015

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications

MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY DIVISION

DATE: June 11, 2014

TO: Erika McConnell, Manager, Zoning and Platting

FROM: Ron Wilde, P.E.
Building Safety

SUBJECT: Comments for Case 2014-0195 - 2015 submittal
Resource Extraction

The extraction or removal of peat from this property and the screening of materials brought from off site do not require a Grading Permit from Building Safety. These are covered under the exemption in AMC 23.105.103.2, item 6 for "Mining, quarrying, excavation, processing or stockpiling of rock, sand, gravel, aggregate or clay" as long as these activities are covered under a Conditional Use Permit.

However, any placement of fill intended to remain must also be covered under a Grading Permit from Building Safety.

Additional Thoughts:

This area should either be secured against entry of the public or precautions should be in place to protect them.

Specifically, cut slopes due to excavation activities should not be left with slopes steeper than 1.25H:1V. Peat can hold a vertical cut slope which would be very dangerous for anyone falling from an 8 foot high excavation. The building code generally requires some form of fall protection for height differentials greater than 2.5 feet. A 1.25H:1V slope should prevent fall injuries.

Water should not be allowed to accumulate in areas that have been excavated. Water less than 1 foot is generally not enough to accidentally drown in.



Municipality of Anchorage

Maintenance and Operations

Street Maintenance Section

RECEIVED

JUN 08 2015

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

MEMORANDUM

DATE: June 2, 2015

TO: Municipality of Anchorage Planning Division

THRU: Paul VanLandingham, Street Maintenance Section Manager

FROM: Steve Hughes, Street and Storm Maintenance Review

SUBJECT: **Checkpoint Subdivision Natural Resource Extraction
Case No. 2014-0195**

Street Maintenance offers the following comments:

1. Printed Submittal. 5. Drainage Page 9. This project proposes to mine and process up to 90,000 yd³. Please expand on efforts to protect existing MAO storm drain and street infrastructure and maintenance protocol.
2. Printed Plan Submittal. 3. Drainage, Erosion, & Sediment Control. Please indicate on the plan sheet exhibits how the drainage management will be managed through the driveway access in the berm and at the access onto Whispering Park from the northern and southern parcel.

Thank you for the opportunity to comment. If there are any questions regarding this comment, please contact Steve Hughes at 343-8161 or Paul VanLandingham at 343-8372.



Municipality of Anchorage
Public Works Department
Project Management & Engineering Division



MEMORANDUM

DATE: June 17, 2015
TO: Erika McConnell
FROM: Steven Ellis
SUBJECT: Comments from Watershed Management Services

Watershed Management Services (WMS) has the following comments for the July 6, 2015, Planning and Zoning Commission Meeting:

2014-0195, Conditional Use Permit, in accordance with AMC 21.05.080B.6 for a temporary natural resource extraction (NRE). Resolve the following with WMS. WMS is not able to characterize the type of activity for this proposed NRE to provide proper guidance for water quality compliance. Is this activity mining, construction or industrial?

NREs are usually a mining activity and may be regulated by ADEC under the Multi-sector General Permit (MSGP) for Industrial Activity. The submittal plans show peat extraction from roads and foundations, which is usually regulated by the MOA as a construction activity for storm water. However, additional information states peat will be brought in from off-site which would lead me to believe this is a peat processing site (an industrial activity) which is only regulated by ADEC or WMS on a complaint basis for water quality.

(Peat processing plants are not a regulated activity under the ADEC.MSGP).

Note: The additional information discusses the potential of bringing 100 to 500 cy of peat to the site per day. Normally peat needs to be mixed with other soil types to make topsoil. The amount of other soils to be delivered to this site is not mentioned in the additional information.

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section

RECEIVED

Mayor Dan Sullivan

JUN 18 2015

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Comments to Planning and Zoning Commission Applications/Petitions

DATE: June 18, 2015

TO: Erika McConnell, Current Planning Section Supervisor

FROM: Brandon Telford, Plan Review Engineer

SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: July 6, 2015

Case 2014-0195 – Conditional Use for a temporary natural resource extraction in accordance with AMC 21.05.080B.6.

Drainage:

The petitioner is alerted to the pending requirement to provide a full drainage analysis and calculations to Private Development under land use and/or building permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. Final plans with appropriate details will be required prior to approval of building plans. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

Access onto Boundary Avenue:

Plat 2012-47 prohibits vehicular access from Tract A onto Boundary Avenue; site plan should be modified to remove proposed access onto Boundary Avenue.

Department Recommendations:

The Private Development Section has no objection to the amendment to the conditional use permit; subject to the above recommendations and conditions.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

MAY 28 2015

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

DATE: May 27, 2015

TO: Erika McConnell, Supervisor, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, AWWU Planning

SUBJECT: **Zoning Case Comments**
Hearing Date: July 6, 2015
Agency Comments Due: June 8, 2015

AWWU has reviewed the materials and has the following comments.

2014-0195 CHECKPOINT TR A, Conditional Use for a temporary natural resource extraction in accordance with AMC 21.05.060B.6, Grid SW1238

1. AWWU water is not available, sanitary sewer is available.
2. AWWU has no objection to this conditional use.

2015-0059 TITLE 21 AMENDMENT, An ordinance amending "new" Title 21, subsection 21.11.070H.3., to allow window applications that cover 100 percent of windows in buildings under construction, and to allow temporary window applications for new retail facilities, Grid N/A

1. AWWU has no objection to this Ordinance Amendment.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz



MUNICIPALITY OF ANCHORAGE

Development Services Division

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250

RECEIVED

DATE: June 10, 2015

TO: Planning Division, Current Planning Section

THRU: Jack L. Frost, Jr., Right of Way Supervisor

FROM: Lynn McGee, Senior Plan Reviewer

SUBJ: Comments on Planning and Zoning Commission case(s) for July 6, 2015.

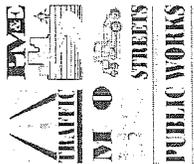
JUN 10 2015

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Right of Way Section has reviewed the following case(s) due June 8, 2015.

2015-0059 "New" Title 21 Amendment
(Ordinance amending Title 21 sections 21.11.070H.3. Window Coverings)
Right of Way Section has no comments at this time.
Review time 15 minutes.

2014-0195 Checkpoint, Tract A, grid 1238
(Conditional Use for Natural Resource Extraction)
Right of Way Section has no comments at this time.
Review time 15 minutes.



MUNICIPALITY OF ANCHORAGE
 PUBLIC WORKS DEPARTMENT
 4700 Elmore Road
 Anchorage AK 99507

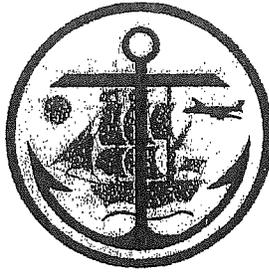
Project Review Form

Project Name: Checkmate Subdivision	Project No: 2014-0195
Project Status: <input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input type="checkbox"/> Other	
Name/Title: Sandy Hansen, Planning Tech / Randy Bergt, Project Engineer	
Organization / Department: Public Transportation / People Mover	
Phone Number: 343-8213 or 343-8285	Date: June 9, 2015

	Page/ Sheet No.	Reviewer	Comment	Response
1)			NO Comment	
2)				
3)			Thank you for the opportunity to review.	
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
13)				
14)				
15)				

RECEIVED
 JUN 09 2015
 MUNICIPALITY OF ANCHORAGE
 ZONING DIVISION

**POSTING
AFFIDAVIT**



RECEIVED

JUN 12 2015

PLANNING DIVISION

AFFIDAVIT OF POSTING

Case Number: 2014 - 0195

I, Craig Bennett
Craig Bennett, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage

Municipal Code 21.15.005 on the property that I have petitioned for

CUP. The notice was posted on 6-12-15

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 12 day of June 2015, 2015.

Signature

LEGAL DESCRIPTION

Tract or Lot A

Block _____

Subdivision Checkpoint

APPLICATION

SUBMITTAL FOR
CHECKPOINT TRACT A
CONDITIONAL USE PERMIT

NATURAL RESOURCE EXTRACTION AND PROCESSING OF
PEAT & OTHER MATERIALS INTO PLANTING SOIL

APRIL, 2015

Petitioner: American Landscaping, 1313 Laona Circle, Anchorage, Alaska 99518

Prepared By: S4 Group, 124 E. 7th Avenue, Anchorage, Alaska 99501

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A. SUBMITTAL LETTER



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

April 15, 2015

Ms. Erika McConnell, Current Planning Section Manager
Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, Alaska 99508

**Subject: Checkpoint Natural Resources Extraction for Tract A, Checkpoint
 Conditional Use Permit Application (New Code)**

Ms. McConnell,

American Landscaping is the petitioner for a Conditional Use Permit to allow the processing of peat extracted from Lot 3 and Tract A of the Checkpoint Subdivision into planting soil, with processing activities to occur on Tract A.

The development required for the construction of homes on Lot 3 and the southern portion of Tract A will require the excavation of peat from proposed streets, driveways and house foundation locations. This material will be processed on Tract A into planting soil. Additional materials from the development of other sites in north Anchorage may be also imported for processing into planting soil at this site.

Our support for this Conditional Use Permit is provided within this package, but we would like to underline that the conversion of this peat material into planting soil ensures that it becomes a useful product rather than being landfilled, and on-site processing minimizes Anchorage traffic and associated environmental issues of double-handling material.

If you have any questions or need additional information, please call.

Sincerely,

Tom Dreyer, PLS
Petitioner's Representative

B. APPLICATION FOR CONDITIONAL USE – MOA FORM

Application for Conditional Use

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) American Landscaping	Spinell Homes	Name (last name first) S4 Group	
Mailing Address 1313 Laona Cir.	1900 W Northern Lights	Mailing Address 124 E 7th Avenue	
Anchorage, AK 99518	Anchorage, AK 99517	Anchorage, AK 99501	
Contact Phone - Day 563-3804	Evening 343-1600	Contact Phone - Day 306-8104	Evening
Fax		Fax	
E-mail americanland@alaska.net	andre@spinellhomes.com	E-mail Tom@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):	006-421-18-000	
Site Street Address:	WHISPERWOOD PARK DRIVE ANCHORAGE, AK	
Current legal description: (use additional sheet if necessary)	TRACT A, CHECKPOINT SUBDIVISION, AS PER PLAT 2012-96. RECORDS OF THE ANCHORAGE RECORDING DISTRICT.	
Zoning:	R4, R3	Acreage: 16.2 Acres
		Grid #: SW1238

CONDITIONAL USE APPROVAL REQUESTED	
Use:	NATURAL RESOURCE EXTRACTION
<input checked="" type="checkbox"/> New conditional use	<input type="checkbox"/> Amendment to approved conditional use Original Case #:

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit 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 conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

3/18/2015

Signature Owner Representative (Representatives must provide written proof of authorization)

Date

THOMAS DREYER

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
			2014-0195	P20 7-6-15

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: East Anchorage District Plan (Draft)

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): 2012-96
 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

SUBMITTAL REQUIREMENTS

- 1 copy required: Signed application (original) Ownership and beneficial interest form
 Watershed sign off form Underlying plat
 Special limitations from the underlying zoning, if applicable
- 35 copies required: Signed application (copies)
 Map of area surrounding petition site within 500 feet, including zoning and existing uses
 Map of existing conditions, to scale, including:
 land uses structures utilities vegetation soils
 natural features drainage topography site access pedestrian facilities
 vehicle circulation and driveways easements and/or reservations
- Project narrative explaining:
 the project planning objectives facility operations
 an analysis of how the proposal meets the standards on page 3 of this application
 construction and operation schedule final ownership
 gross and net density (PUDs only)
- Site plan(s) to scale depicting, with dimensions:
 building footprints parking areas vehicle circulation and driveways
 pedestrian facilities lighting grading landscaping
 loading facilities fences drainage required open space
 snow storage area or alternative strategy trash receptacle location and screening detail
 easements significant natural features freestanding sign location(s)
- Building plans to scale depicting, with dimensions:
 floor plans building elevations exterior colors and textures
- Summary of community meeting(s)

(Additional information may be required.)

C. PROJECT NARRATIVE

1. PROJECT OVERVIEW & OBJECTIVE:

The purpose for this request is to obtain a Conditional Use Permit to allow a natural resource extraction operation to use excavated overburden and peat from Lot 3 and the southern portion of Tract A and to process these into planting soil. This planting soil will be trucked from this site to final destinations on an as-needed basis.

The intent is to excavate the peat from future streets, driveways and house foundation sites in order to prepare for planned development. In addition, similar materials from other sites in north Anchorage may be imported for processing during the time frame that Checkpoint Tract A is being developed.

2. LOCATION:

The site's legal description is Tract 'A' Checkpoint Subdivision, generally located south of Boundary Avenue, north of Honeysuckle Avenue, East of Newell Street, west of Mac Arthur Place and west of Skwentna Street.

3. BACKGROUND:

The construction of the streets, driveways and homes within Lots 3 and 4 of the Checkpoint subdivision requires the removal of peat and organic soils to a depth of four to eight feet. Rather than haul the material to an off-site disposal location, the concept of processing the material on-site into planting soil was examined and found to be feasible.

4. OWNERSHIP

The Conditional Use Permit for Natural Resource Extraction does not require nor will it change the ownership of the parcels.

5. GROSS & NET DENSITY

The Conditional Use Permit for Natural Resource Extraction will have no effect on existing or future land use densities.

6. COMMUNITY PARTICIPATION

As per new code Title 21, a community meeting was held on June 29, 2014 at 6:00 PM at the Boys & Girls Club located at 1251 Muldoon Road, Suite 153 (the same location where Northeast Community Council meetings are held). Approximately 1,000 meeting notifications were mailed to a mailing list as provided by the MOA Planning Department. One member of the community council board (Mr. David Ulmer) attended the meeting. A presentation of this case was made, and questions were taken. Mr. Ulmer asked how deep excavation would be, with response being that depth is dependent on depth of peat, but it is expected to be between two feet and eight feet. Mr. Ulmer asked how long the excavation would go on for, with response being between two and five years. Length of time will depend on the economy and its impact on development. Mr. Ulmer stated that he was fine with the Conditional Use Permit, but of course there were not enough attendees for a vote. We offered to Mr. Ulmer that we would be more than willing to give another presentation to the CC board if they so desired. The meeting adjourned at 6:40 pm.

D. EXISTING SITE CONDITIONS

1. TOPOGRAPHY

The existing site is relatively flat with an overall fall of six feet from the northeast corner to the southwest corner. This is an overall slope of approximately 1%.

2. VEGETATION

The site is mostly cleared with the exception of existing vegetation along the north and west boundaries. For photo documentation of existing material please reference Appendix 3 - Existing Perimeter Vegetation Photos.

3. WETLANDS

No wetlands exist on the parcel as determined by the Corps of Engineers.

4. SOILS

The existing soils within Lot 3 and the southern portion of Tract A consist of peat and organic materials within the top four to eight feet. Below the peat lie silty sands and gravels. The water table varies from a depth of 15 feet in the northern portion of the site to a depth of six feet in the southern portion. In the northern portion of Tract A where the screen plant will be located, the site has been partially filled over the existing peat. This material will remain in place at this time and will be removed when the northern portion of Tract A is developed.

5. DRAINAGE

The site is relative flat with an overall slope of approximately 1% from the northeast corner to the southwest corner. The site currently sheet drains in a southwesterly direction. The nearest existing municipal storm drain system is located along the southern border of Tract A.

6. INFRASTRUCTURE

See Appendix 4 for the existing water, sewer and storm drain improvements within the area. Note that no utility extensions will be required for this operation.

7. ACCESS

Site access will from the north via Boundary Avenue using two existing driveways. Access to Lot 3 and the southern portion of Tract A will be along Newell Street, Whisperwood Park Drive and Shageluk Street.

8. PLAT & SPECIAL LIMITATIONS

There are no platting or special zoning limitations on this parcel. See Appendix 2 – Existing Plat.

E. DESCRIPTION OF OPERATIONS

1. ACCESS & SECURITY

Access will be via two existing driveways at the north on Boundary Avenue. Access to Lot 3 and the southern portion of Tract A will be along Newell Street, Whisperwood Park Drive and Shageluk Street. For security, eight foot tall berms will be installed along the west, southwest, east and southeast property lines as shown on the proposed site plan. In addition, the site will be posted with no trespassing signs. The site will be left in a safe manner after hours on a daily basis.

2. GRADING

Very little grading will be required at the processing site. Reference the attached grading plan for the site plan of the streets, driveways and house foundations where the material will be excavated. This plan shows what the final grades will be after development and house construction. Backfill of the streets and driveways after the peat is removed will be with gravel that meets municipal standards for road and driveway construction. Any additional material needed under the house foundation after peat removal will consist of structural fill.

3. PROCESSING OPERATION & ANTICIPATED QUANTITIES

The operation concept consists of:

- Excavation of materials such as peat and other structurally undesirable soils from their current locations within Lot 3 and the southern portion of Tract A,
- Stockpiling the materials on the northern portion of Tract A,
- Screening and processing the material into planting soil at this stockpile location, and
- Loading planting soil for delivery to various project sites in Anchorage.

The screening operation will occur primarily during the months of May to October. Some stockpiling may occur after this period depending on when house foundations are excavated.

Once the material is delivered to the processing/stockpile site, it is run through a screening plant that shreds the peat and organic material where it is mixed as needed with sand or other soil constituents to achieve desired planting soil mixes. Reference Appendix 9 Typical Screening Plant Photos where a typical plant and yard set up is depicted.

The primary intent of this operation is to process the existing peat and organic material located on-site into planting soil. Imported material will be limited to peat and sandy soils used for mixing. Any imported material would arrive from surrounding development projects in either end or side dump trucks ranging in size from 10 to 20 cubic yards, and would enter the site from Boundary Avenue. If imported material were to be brought to the site, the daily amount would be in the range of 100 to 500 cubic yards. The approximate amount of material hauled onto the site from off-site sources over the next 3 to 5 years is estimated to be 30,000 cubic yards. This equates to approximately 5,000 to 6,000 cubic yards per year or 800 to 1,000 cy per month during the 5 to 6 month operating period. Note that having a planting soil processing plant at this location will help reduce traffic through Anchorage as a whole.

The estimated quantities of material required to be excavated to complete the required improvements and house construction within Lot 3 and Tract A is in the range of 90,000 cubic yards. This process is anticipated to occur over the next 3 to 5 years which would be approximately 18,000 cubic yards per year over a 5 year time frame. The daily truck trips from Lot 3 and Tract A to the screening site will vary depending on the development schedule and activities. A rough range would be 15 to 20 trucks per day during the 5 to 6 month operating period. The average daily truck trips leaving the site with processed planting soil is anticipated to be in the range of 20 to 25 depending on demand.

4. HOURS OF OPERATION & TIMETABLE

The peat removal operations schedule is from 7:00 am to 7:00 pm, 7 days a week. The operation is anticipated to be operational beginning in late April/early May through October for 3 to 5 years, depending on the development schedule of Lot 3 and Tract A.

5. TRUCK ROUTES TO AND FROM SITE

Access to Lot 3 and the southern portion of Tract A will be along Newell Street, the west end of Whisperwood Park Drive and Shageluk Street. No truck traffic hauling material to the screen plant will use Whisperwood Park Drive east of Shageluk Street.

6. ENVIRONMENTAL IMPACT

1. DUST

Dust will be mitigated to meet best management practices. A 1,500 gallon water truck will be on site to address dust on an as needed basis. On-site access drives from the south, and access drives from the north off of Boundary Avenue will be watered as necessary to limit dust from truck traffic. Record keeping will include water usage dates, amounts and times. The application of water will be at the proper rate to avoid over-saturation. If needed, a street sweeper will be employed to maintain clean, mud free, and dust free paved access drives.

2. NOISE

In addition to complying with the allowable hours of operation, eight foot tall berms will be installed along the west, southwest, east and southeast operational area boundary as shown on the proposed site plan (Appendix 1) and Site Cross Section (Appendix 7). The primary purpose of these berms is to mitigate noise through direct blocking. In addition to the use of berms, the screening plant will be located more than 400 feet away from the nearest residence to the west.

3. DRAINAGE, EROSION & SEDIMENT CONTROL

This project does not involve permanent site development. Storm water runoff during operation will be very similar to the current runoff condition since there will be no impervious surfaces installed at this time or significant modifications to existing site grades. To handle the runoff, a berm will be constructed along three sides of the temporary stockpiles and processing equipment. This berm will create a drainage basin area in the southwest corner of the site that will allow the runoff to infiltrate on-site. To size the drainage basin to keep the runoff on-site, the Autodesk storm and sanitary analysis 2015 computer program (based upon the SCS TR-55 methodology) will be used to analyze and model the project drainage in both the present and future conditions as required by Chapter 2 of the Municipality of Anchorage 2008 Design Criteria Manual (DCM).

4. LANDSCAPING & RECLAMATION

As this is a temporary use for this site, landscaping and reclamation is not planned beyond those activities required to meet the requirements of this Conditional Use Permit and other permitting or environmental requirements. The existing vegetated site boundaries to the north and west will be retained as close as possible to their existing condition. These offer a significant density of existing trees that provide good screening (reference photos in Appendix 3). This area is planned for residential development.

North Boundary:

- This side is guided by the L4 freeway landscaping requirement. Reference Landscape Sheet L101 for requirement calculations, and how existing vegetation is used to apply toward meeting requirements.

West Boundary

- This side is guided by the L3 Screening Landscape requirement. Reference Landscape Sheet L101 for requirement calculations, and how existing vegetation is used to apply toward meeting requirements.

South and East Boundary

- The south and east sides are guided by L3 Screening Landscape requirement. Reference Landscape Sheet L101 for requirement calculations. These sides will require new landscaping as no existing landscaping exists in their areas.

G. GENERAL CONDITIONAL USE STANDARDS

1. THE PROPOSED USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE PROVISIONS OF THIS TITLE AND APPLICABLE STATE AND FEDERAL REGULATIONS;

Response: This Conditional Use Permit for Natural Resource Extraction (NRE) is consistent with the Comprehensive Plan, and the East Anchorage District Plan, dated March, 2014. (Public Hearing Draft) The EADP went before the Planning & Zoning Commission on August 4, 2014. (PZC Case No. 2015-0064.) The plan was approved with modification as per P&Z Resolution No 2014-044. The EADP is on the Assembly agenda for introduction on November 4th, 2014. The 2020 Anchorage Bowl Comprehensive Plan, on page 65, states: "Encourage an adequate supply of quality, affordable housing that meets the diverse needs of Anchorage residents and that integrates with other housing to balance neighborhoods." This NRE permit is the first step for

the proper development of this parcel of land as removal of peat and other unsuitable soils is needed for the planned future development of higher density housing as the underlying zoning permits.

2. THE PROPOSED USE IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICT IN WHICH IT IS LOCATED, INCLUDING ANY DISTRICT SPECIFIC STANDARDS SET FORTH IN CHAPTER 21.04:

Response: Natural resource extraction is a use specified in this zoning district as a conditional use, as per Title 21.05-1, Table of Allowed Uses. (Page 5-15) It should be noted that the area north of Whisperwood Park Drive is zoned R-4, and the area south of Whisperwood Park Drive is zoned R-3. Both the R-3 & R-4 zoning districts allow NRE through the Conditional Use process. This NRE is a temporary use, and does not affect the long-term intents and purposes of the zoning code. While the NRE is being completed, the site will be developed within Title 21 zoning regulations.

3. THE PROPOSED USE IS CONSISTENT WITH ANY APPLICABLE USE-SPECIFIC STANDARDS SET FORTH IN CHAPTER 21.05;

Natural resource extraction specific standards are listed in Title 21.05.060.B.6. (Page 5-81.) In subsection a, the definition of natural resource extraction states; "The development of extraction of organic and/or inorganic material from its natural occurrences on affected land. This use includes placer mining operations in which rock byproducts is removed from the premises. This use also includes commercial or industrial operations involving removal of timber, native vegetation, peat, muck, topsoil, fill, sand, gravel, rock, or any other mineral, and other operations having similar characteristics. This use includes only operations of a scale involving 50,000 cubic yards or more of material. Site preparation as part of a subdivision agreement is not included."

Response: It is expected the amount of material for extraction will be from 60,000 to 200,000 cubic yards.

SUBSECTION B. LISTS USE SPECIFIC STANDARDS FOR NATURAL RESOURCE EXTRACTION; (ONLY THE PERTINENT ONES ARE LISTED HERE.)

B.I. "LIMIT ON SITE SIZE. EXCEPT FOR PLACER MINING, GENERAL NATURAL RESOURCE EXTRACTION IS ALLOWED ONLY ON SITES OF FIVE ACRES OR MORE."

Response: The Checkpoint site is 16 acres.

B.II DEALS WITH PLACER MINING

Response: Not applicable - placer mining will not occur on this site.

B.III DEALS WITH THE USE AND HANDLING OF EXPLOSIVES

Response: Not applicable: no explosives will be used on this site.

B.IV. SCREENING. AT A MINIMUM, L3 SCREENING LANDSCAPING IS REQUIRED WHERE ADJACENT TO RESIDENTIAL ZONES. THE PLANNING AND ZONING COMMISSION, THROUGH THE CONDITIONAL USE REVIEW, MAY REQUIRE ADDITIONAL SCREENING."

Response: L3 screening, as per title 21.07-1, (page 7-63.) is required to be 30 feet wide, except as allowed by the Optional Design Standards. Along the north side of the property is an existing 30' highway screening easement, where, except for the proposed two access driveways, the existing vegetation will remain. Along the west property line is Newell Street, an unimproved 40' public road easement, 30' of existing vegetation will remain along this border. Along the eastern boundary lines lie areas that are being currently developed with duplexes and multi-family residential houses. The area south of Whisperwood Park Drive is being built with duplex style houses, and the area along the eastern boundary north of Whisperwood Park Drive has been approved for development by the Platting Board and the engineering plans have been submitted for approval to the MOA Public Works Department.

B.V. REQUIRED SUBMITTALS. IN ADDITION TO THE GENERAL SUBMITTAL REQUIREMENTS APPLICABLE TO ALL SITE PLANS SPECIFIED IN THE TITLE 21 USER'S GUIDE, ADDITIONAL SUBMITTAL REQUIREMENTS ARE SPECIFIED IN THAT GUIDE FOR NATURAL RESOURCE EXTRACTION. THE SITE PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS FOR DRAINAGE, EROSION, AND SEDIMENTATION CONTROL; FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND OTHER APPLICABLE EPA GUIDELINES; AND FOR COMPLIANCE WITH GENERALLY ACCEPTED SOUND ENGINEERING PRINCIPLES.

Response: As of the submittal of this application, the user's guide has not been completed. This site plan will be subject to all of the applicable review agencies as listed above.

B.VI. STANDARDS FOR APPROVAL. IN ADDITION TO THE CONDITIONAL USE STANDARDS OF APPROVAL AT 21.03.080.D., THE PLANNING AND ZONING COMMISSION MAY APPROVE A NATURAL RESOURCE EXTRACTION CONDITIONAL USE ONLY IF THE COMMISSION FINDS THAT THE USE ALSO MEETS THE FOLLOWING STANDARDS;

A. PRINCIPAL ACCESS TO THE SITE SHALL MINIMIZE THE USE OF RESIDENTIAL STREETS, AND ACCESS ROADS SHALL BE TREATED IN A MANNER TO MAKE THEM DUST FREE.

Response: The two access points for Checkpoint will be directly to Boundary Avenue. Water trucks will be utilized to keep dust at a minimum.

B. THE EXTRACTION WILL NOT POSE A HAZARD TO THE PUBLIC HEALTH AND SAFETY.

Response: All OSHA safety standards will be strictly enforced and maintained on-site.

C. THE EXTRACTION OPERATION WILL NOT GENERATE NOISE, DUST, SURFACE WATER RUNOFF OR TRAFFIC THAT WILL UNDULY INTERFERE WITH SURROUNDING LAND USE.

Response: Noise will be kept to a minimum and at specific hours of operation as approved. Dust will be kept at a minimum with the use of a water truck, surface water runoff will be strictly regulated as per public works standards and by the submittal and approval of a SWPPP, traffic will not be on the residential streets, access is as shown on the site plan directly from Boundary Avenue, with a temporary access shown to the south while extraction operations are being completed on southern half of Tract A.

D. THE RESTORATION PLAN FOR THE SITE ENSURES THAT, AFTER EXCAVATION OPERATIONS CEASE, THE SITE WILL BE LEFT IN A SAFE, STABLE, AND AESTHETICALLY ACCEPTABLE CONDITION. THE SITE SHALL EITHER BE RESTORED GENERALLY TO THE PRE-EXCAVATION CONTOURS, OR AS APPROPRIATE FOR THE FUTURE USE OF THE LAND.

Response: This NRE will leave the site in a condition that is appropriate for the future use of the land. The final use of the land will be for development as per the underlying zoning. The intent is to remove all of the soils not suitable for future development.

E. THE PROPOSED USE MEETS SUCH ADDITIONAL STANDARDS FOR NATURAL RESOURCE EXTRACTION CONDITIONAL USES AS THE DIRECTOR MAY ESTABLISH BY REGULATION PURSUANT TO AMC CHAPTER 3.40.

Response: This refers to any future laws that may be passed as per AMC chapter 3.40. At this date, any added laws to the regulation of natural resource extraction conditional use permits are unknown to us.

4. THE SITE SIZE, DIMENSIONS, SHAPE, LOCATION, AND TOPOGRAPHY ARE ADEQUATE FOR THE NEEDS OF THE PROPOSED USE AND ANY MITIGATION NEEDED TO ADDRESS POTENTIAL IMPACTS;

Response: The Checkpoint site is 16 acres in size and is more or less rectangular in shape. The location is well suited for a natural resource extraction by being adjacent to Boundary Avenue (an access road to the Glenn Highway) allowing a smooth flow into and out of the site without

going through any developed residential areas. In general, the topography is flat. Some areas in the northern half of Tract A have some piles of material of about twenty feet in height.

5. THE PROPOSED USE WILL NOT ALTER THE CHARACTER OF THE SURROUNDING AREA IN A MANNER WHICH SUBSTANTIALLY LIMITS, IMPAIRS, OR PREVENTS THE USE OF SURROUNDING PROPERTIES FOR THE PERMITTED USES LISTED IN THE UNDERLYING ZONING DISTRICT;

Response: This Checkpoint NRE permit is temporary in nature and will not alter the character of the surrounding area. The NRE will simply prepare the site for a future residential development.

6. THE PROPOSED USE IS COMPATIBLE WITH THE USES ALLOWED ON ADJACENT PROPERTIES, IN TERMS OF ITS SCALE, SITE DESIGN, OPERATING CHARACTERISTICS (HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST, AND OTHER EXTERNAL IMPACTS.);

Response: This Checkpoint NRE permit is compatible with the adjacent properties. This NRE is temporary and the final use of the land will be by future approved developments as per the underlying zoning.

7. ANY SIGNIFICANT ADVERSE IMPACTS ANTICIPATED TO RESULT FROM THE USE WILL BE MITIGATED OR OFFSET TO THE MAXIMUM EXTENT FEASIBLE;

Response: There is no significant adverse impact by the approval of this NRE permit. This is an NRE application merely for the removal of the peat on this site, and for processing material from other sites around Anchorage and other soils in preparation for future development projects.

8. THE PROPOSED USE IS APPROPRIATELY LOCATED WITH RESPECT TO THE TRANSPORTATION SYSTEM, INCLUDING BUT NOT LIMITED TO EXISTING AND/OR PLANNED STREET DESIGNATIONS AND IMPROVEMENTS, STREET CAPACITY, ACCESS TO COLLECTORS OR ARTERIALS, CONNECTIVITY, OFF-SITE PARKING IMPACTS, TRANSIT AVAILABILITY, IMPACT ON PEDESTRIAN, BICYCLE, AND TRANSIT CIRCULATION, AND SAFETY FOR ALL MODES;

Response: This temporary Checkpoint NRE permit is perfectly located with respect to the transportation system. The only offsite truck access allowed is directly to Boundary Avenue, the access road that runs parallel to the Glenn Highway.

9. THE PROPOSED USE IS APPROPRIATELY LOCATED WITH RESPECT TO EXISTING AND/OR PLANNED WATER SUPPLY, FIRE AND POLICE PROTECTION, WASTEWATER DISPOSAL, STORM WATER DISPOSAL, AND SIMILAR FACILITIES AND SERVICES;

Response: The Checkpoint site is currently served by public water supplies, public sewer systems, fire hydrants, and lies within the police protection boundary.

H. TIMETABLE:

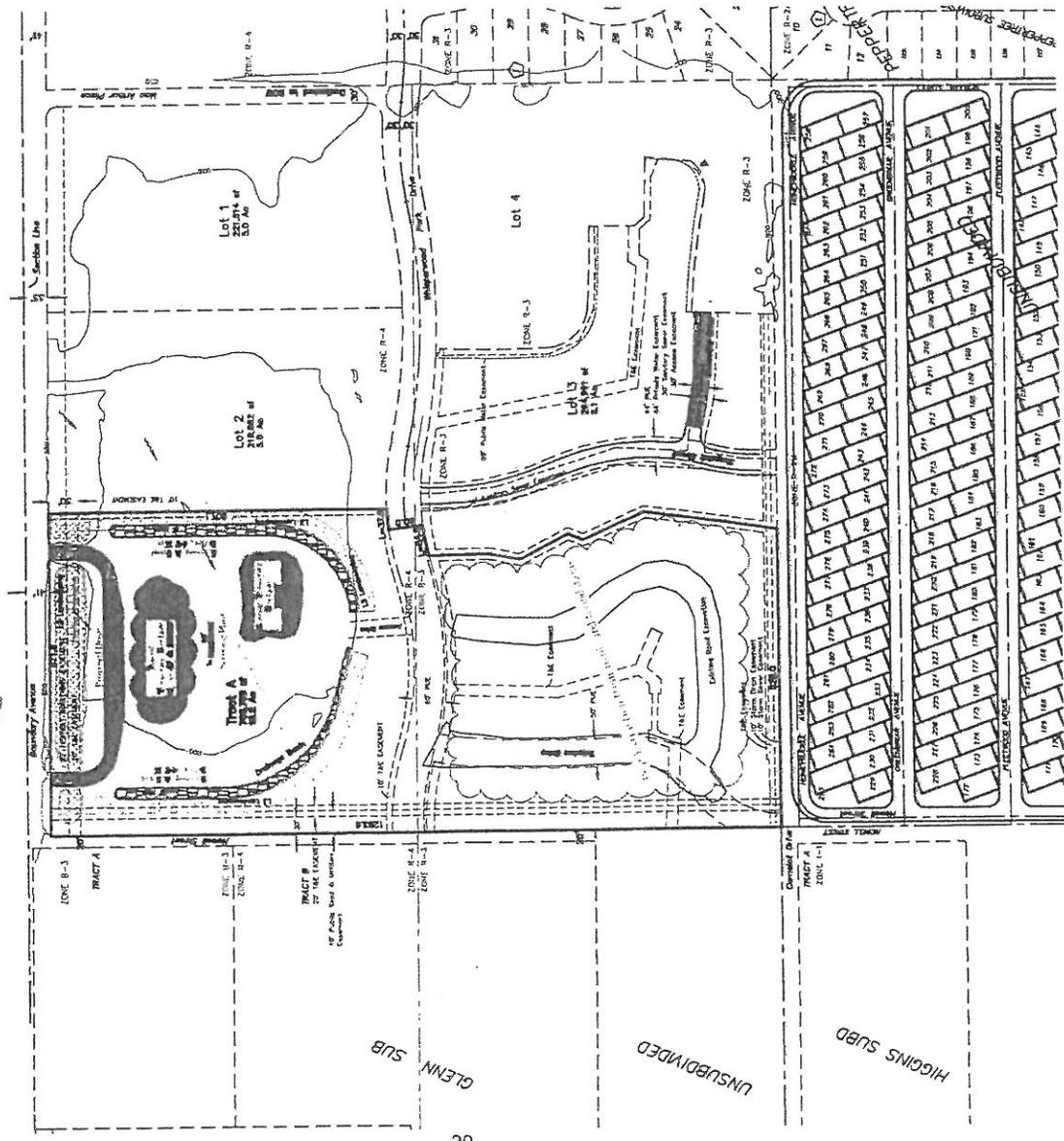
In summary, this NRE CUP would be in effect while the parcel is being developed and then expire when subdivision construction is complete on Tract A. It is estimated the development of the property, depending on the economy, will take place over the next five years.

1. APPENDICES

- 1) Vicinity Map & Site Plan
- 2) Existing Plat
- 3) Existing Perimeter Vegetation Photo's
- 4) Existing Infrastructure Map
- 5) Soils Logs
- 6) Peat Excavation Location Map
- 7) Site Cross Section
- 8) Landscape Plan
- 9) Typical Screening Plant Photo's

Utility Features

Glenn Highway Corridor



GLENN SUB

UNSUBDIVIDED

HIGGINS SUBD



Vicinity Map Scale: 1" = 1/2 mile



Natural Resource Protection Plan
 Checkpoint Subdivision
 Tract A

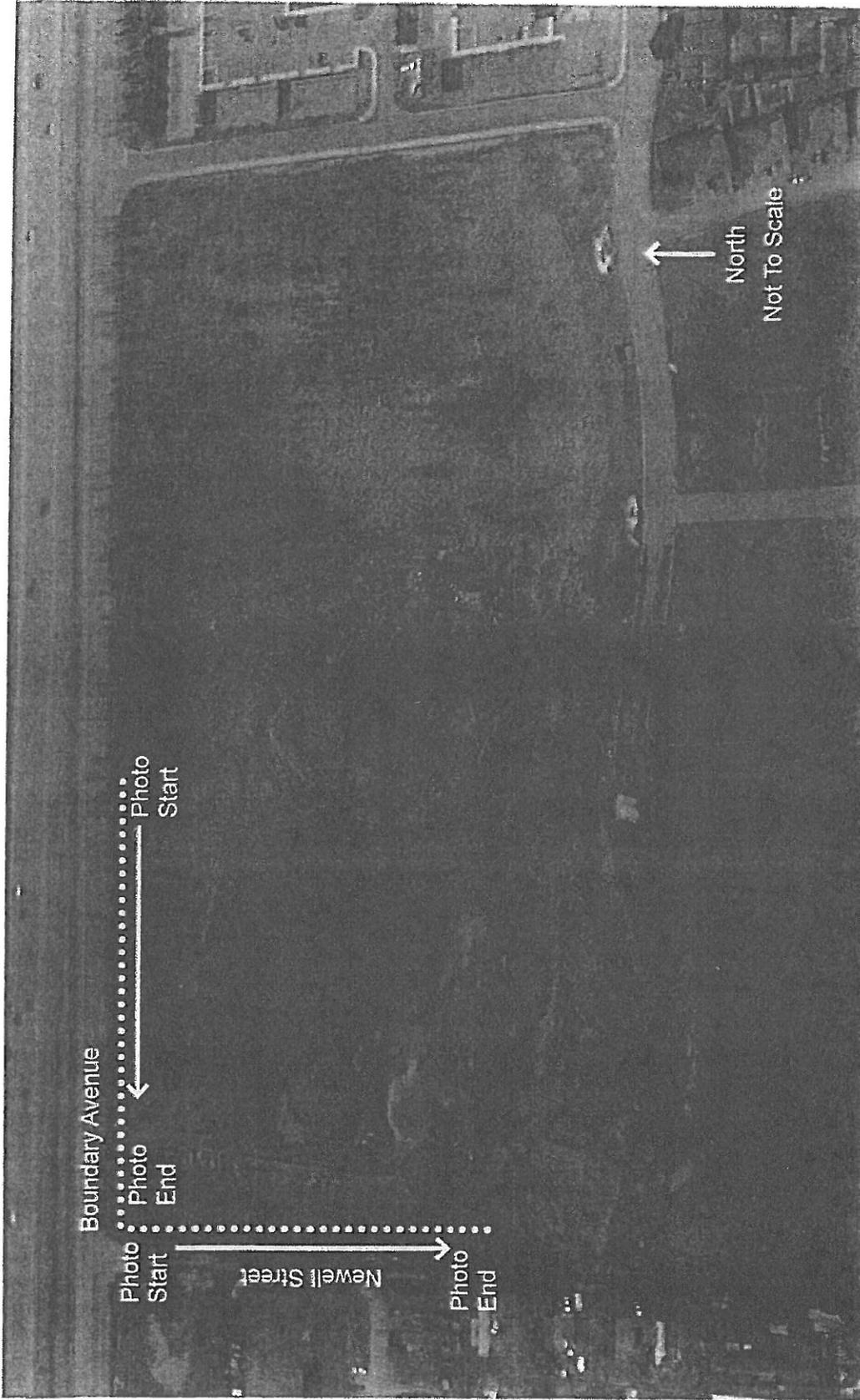
S4 Group
 1041 California Street, Suite 100
 Berkeley, CA 94704
 Phone: 415.863.1111
 Fax: 415.863.1112
 Email: info@s4group.com

Drawn by: **CS**
 Date: 7/27/2010

2. EXISTING PLAT

3. EXISTING PERIMETER VEGETATION PHOTOS

Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)
Exhibit: Documentation of Existing Perimeter Vegetation



The North site boundary (parallel to Boundary Avenue) is composed of a fairly consistent density of birch forest, with some minor spruce quantities and a shrub understory that. This is interrupted by two existing site entrances (currently blocked). Densities can be qualitatively seen within photos. This forest extends from 20' inside of property line (adjacent to overhead utility corridor), to between 50' and 100' from property line. The section which exists between 20' and 50' is intended to be retained.

The West site boundary (parallel to Newell Street) is composed of a fairly consistent density of birch forest. This is interrupted by one existing site entrance (currently blocked). Densities can be qualitatively seen within photos. This forest extends from close to property line to approximately 70'-80' inside of property line. The section which exists between 40' and 70' is intended to be retained. The section between property line and 40' may be retained, depending on utility requirements.

Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)
Exhibit: Documentation of Existing Perimeter Vegetation

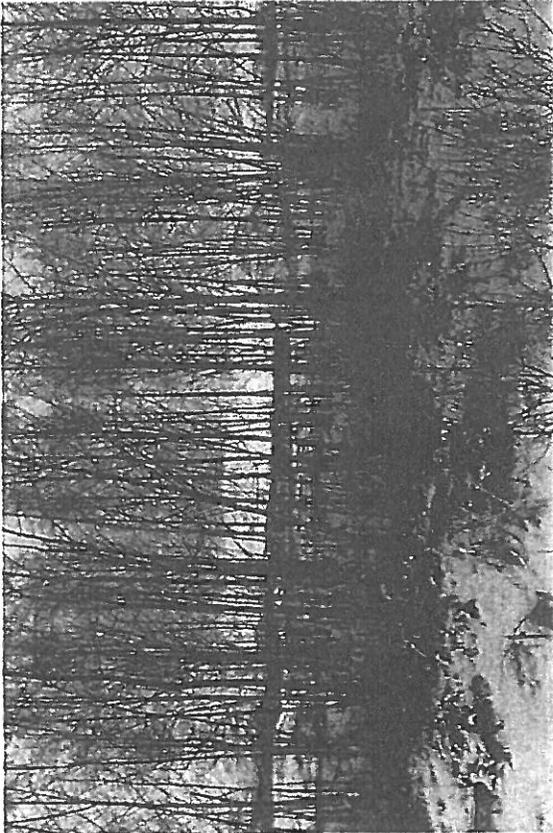


Photo 1. North Boundary



Photo 2. North Boundary

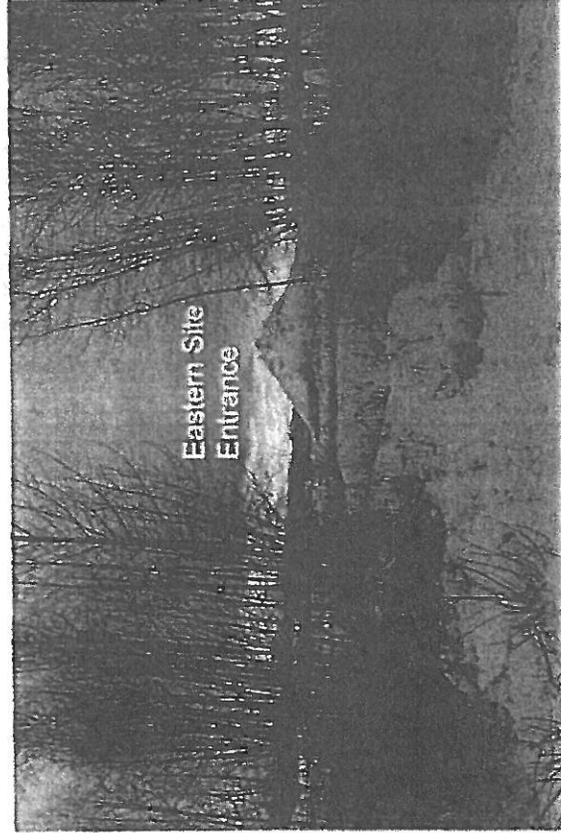


Photo 3. North Boundary

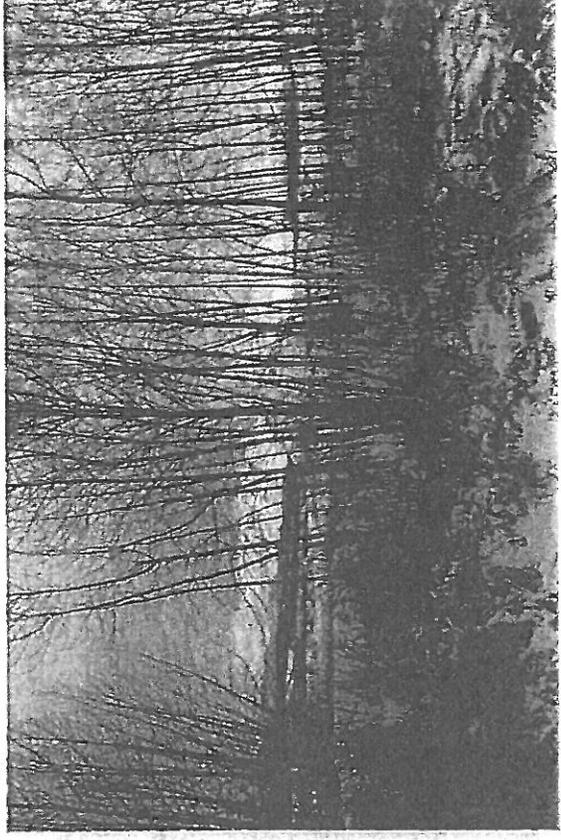


Photo 4. North Boundary

Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)
Exhibit: Documentation of Existing Perimeter Vegetation



Photo 5. North Boundary

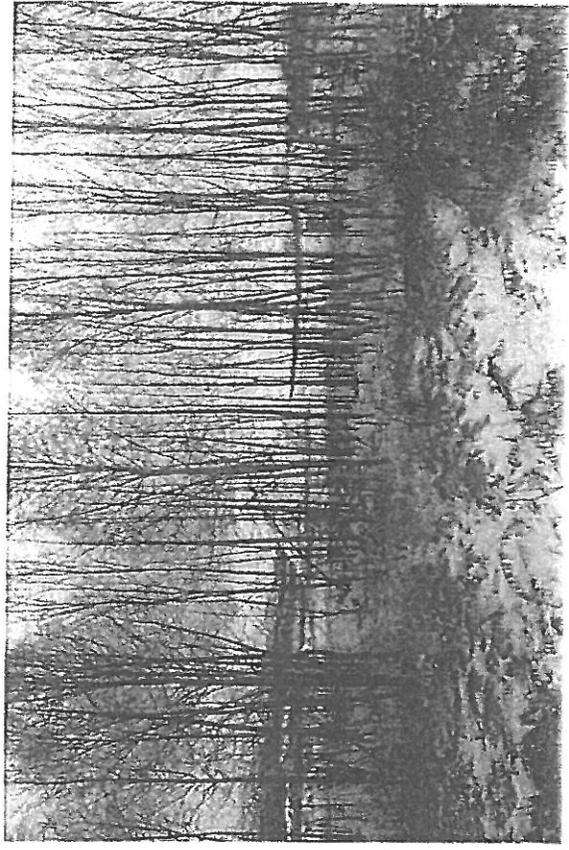


Photo 6. North Boundary

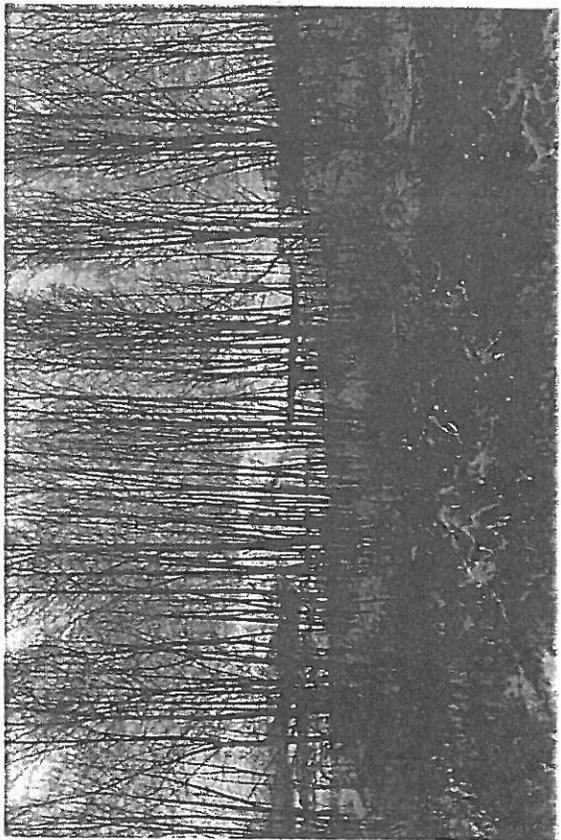


Photo 7. North Boundary

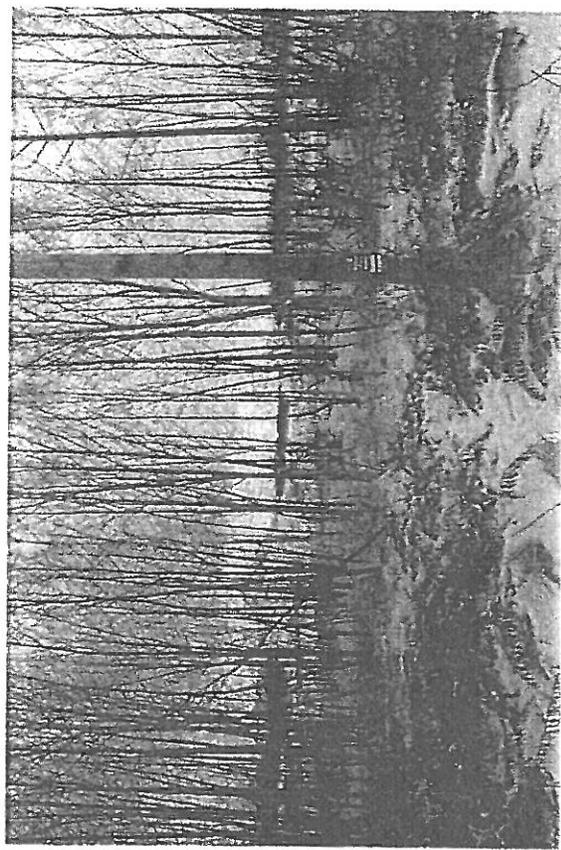


Photo 8. North Boundary

Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)

Exhibit: Documentation of Existing Perimeter Vegetation

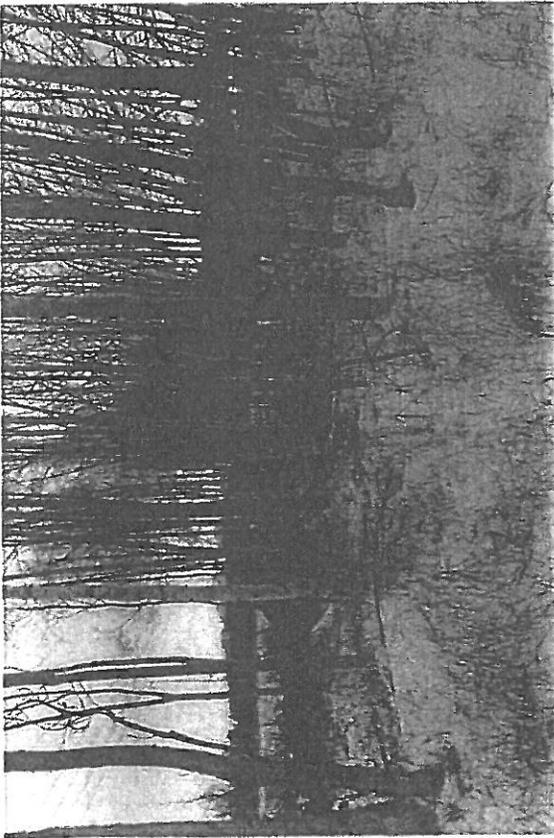


Photo 9. North Boundary



Photo 10. North Boundary

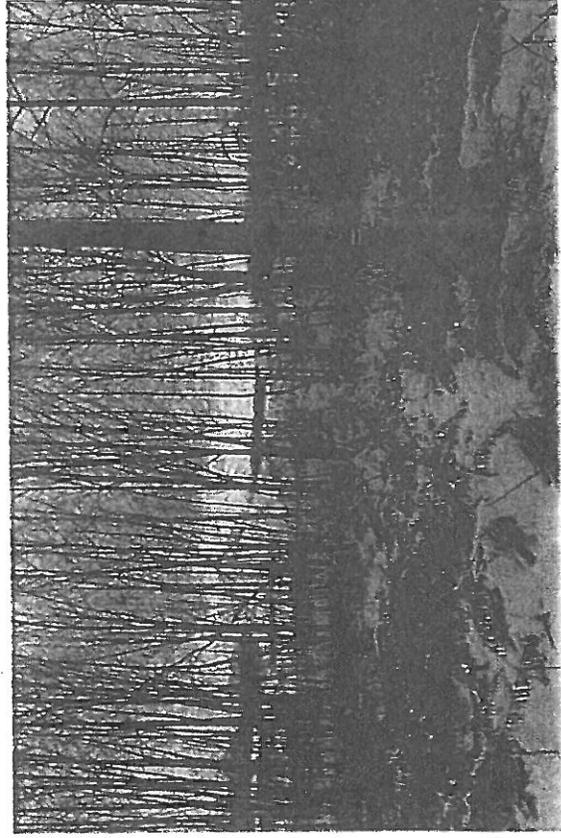


Photo 11. North Boundary

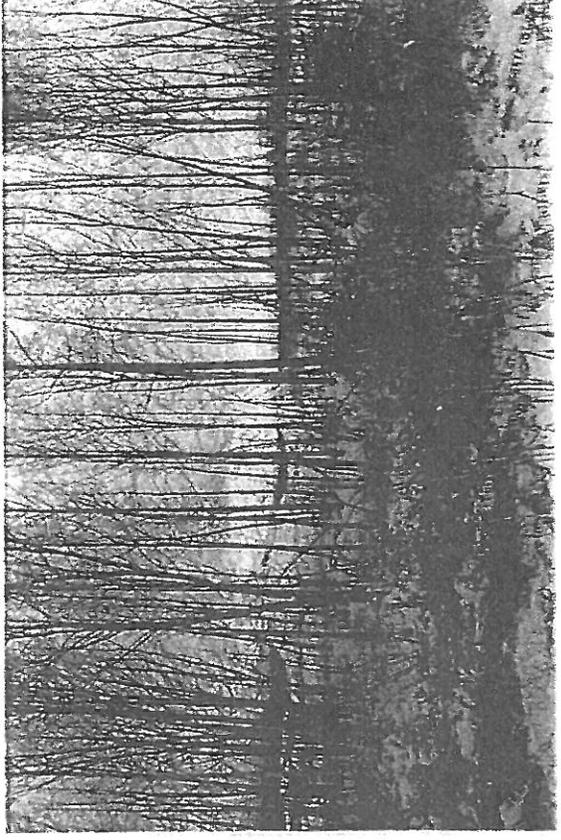


Photo 12. North Boundary

Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)
Exhibit: Documentation of Existing Perimeter Vegetation

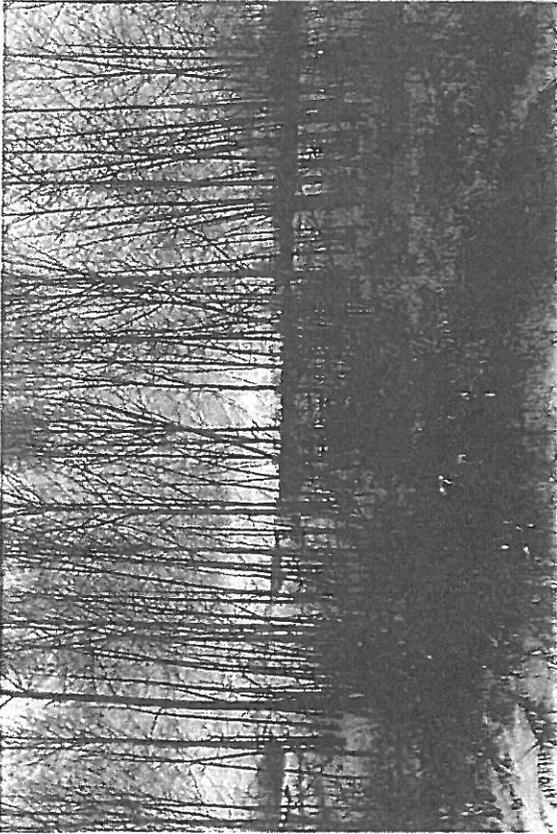


Photo 13. North Boundary

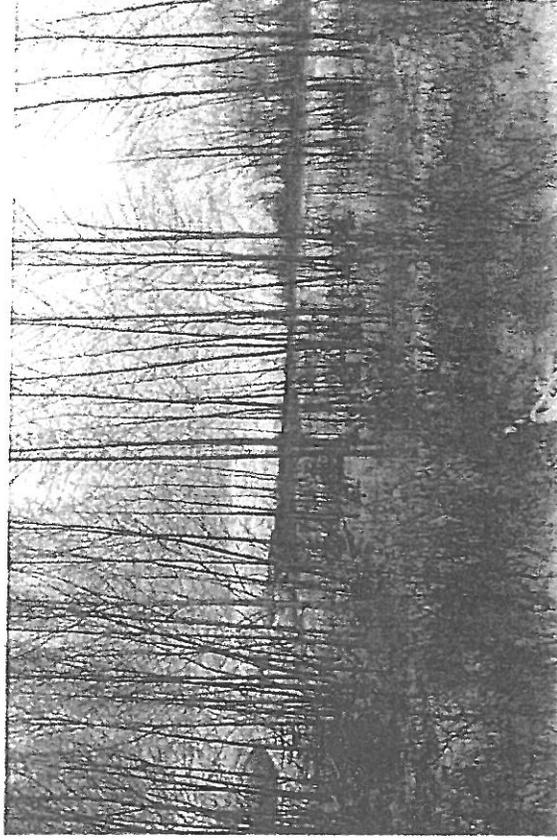


Photo 14. North Boundary

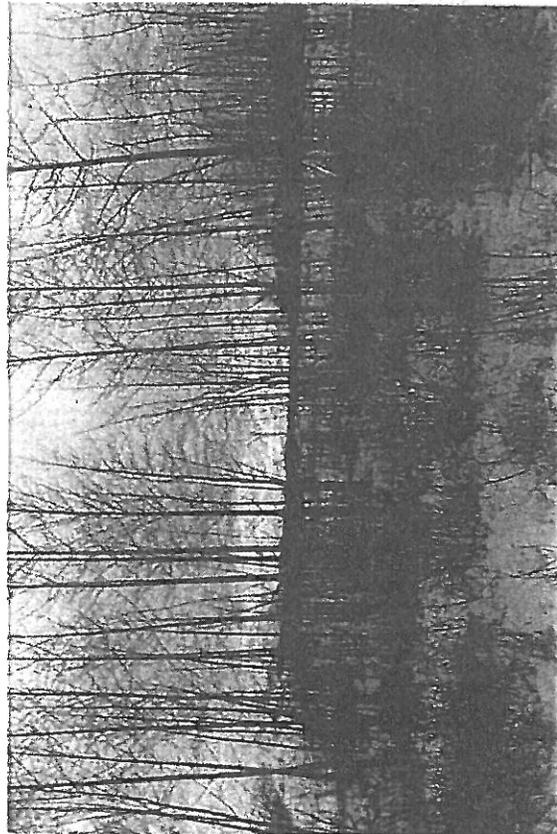


Photo 15. North Boundary

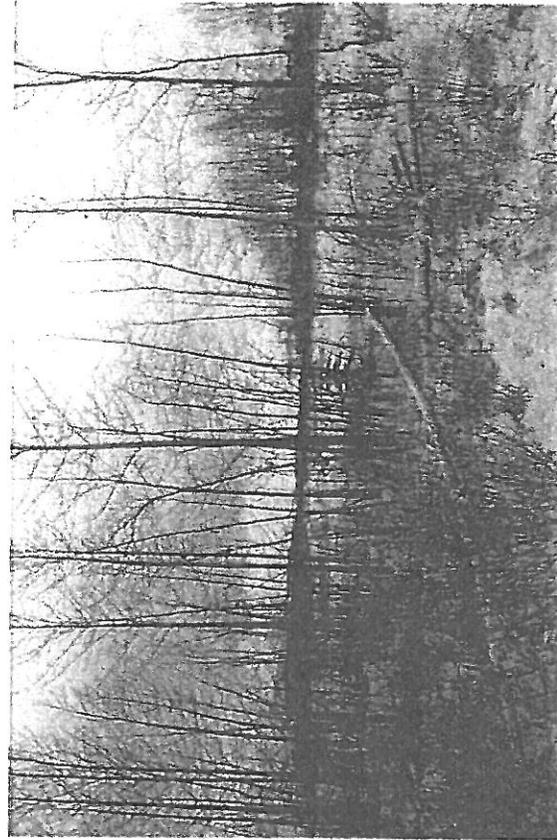


Photo 16. North Boundary

Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)
Exhibit: Documentation of Existing Perimeter Vegetation



Photo 17. North Boundary

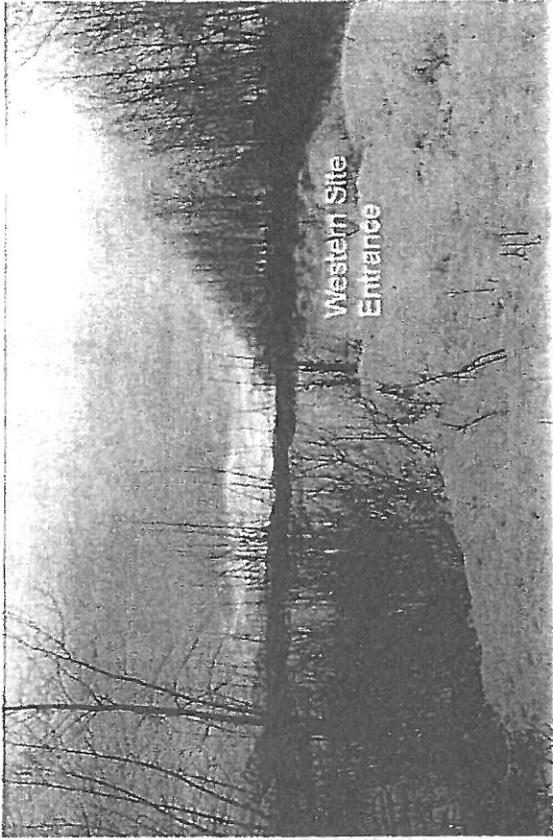


Photo 18. North Boundary

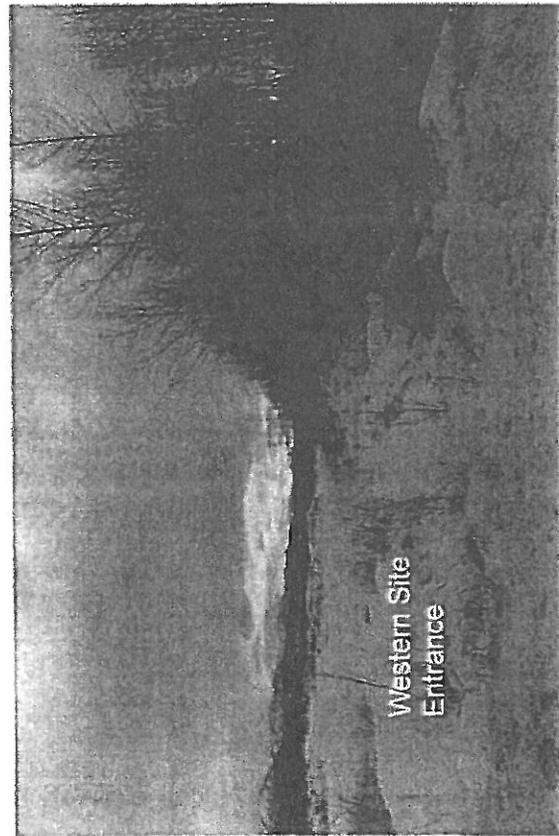


Photo 19. North Boundary

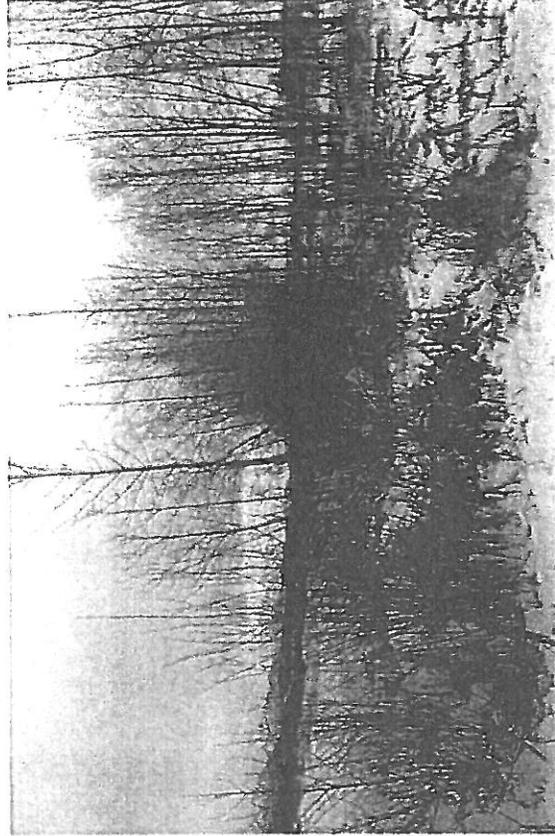


Photo 20. North Boundary

Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)
Exhibit: Documentation of Existing Perimeter Vegetation

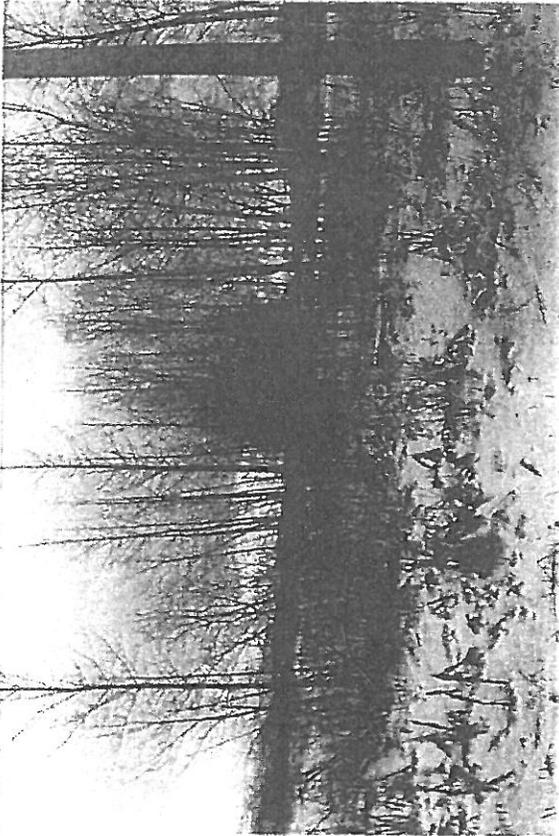


Photo 21. North Boundary

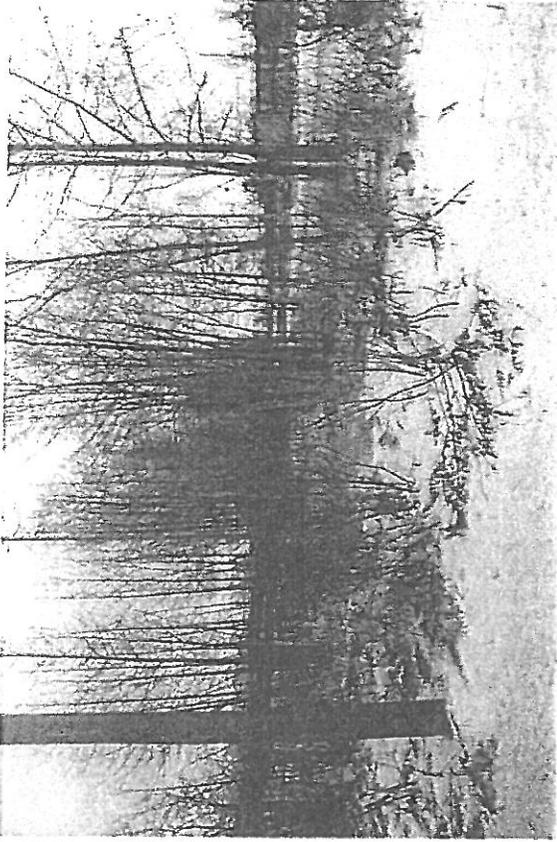


Photo 22. North Boundary

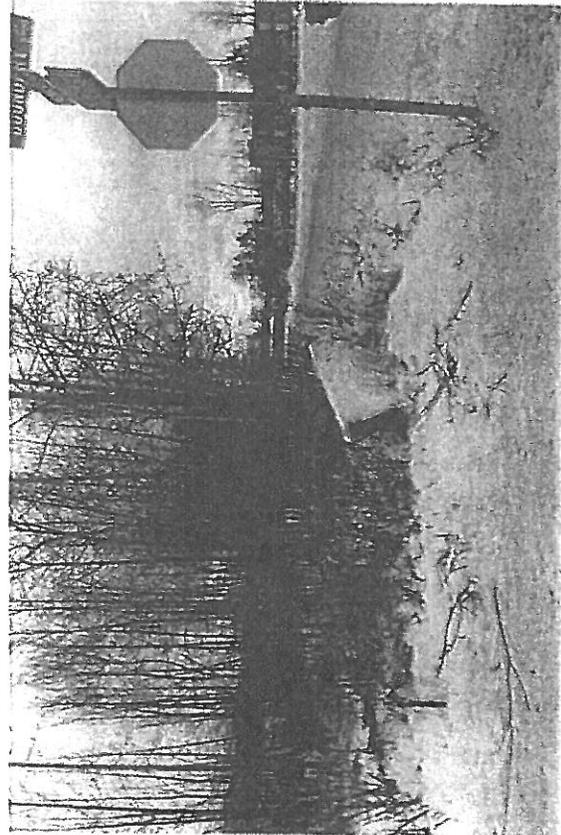


Photo 23. North Boundary

Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)
Exhibit: Documentation of Existing Perimeter Vegetation



Photo 1. West Boundary

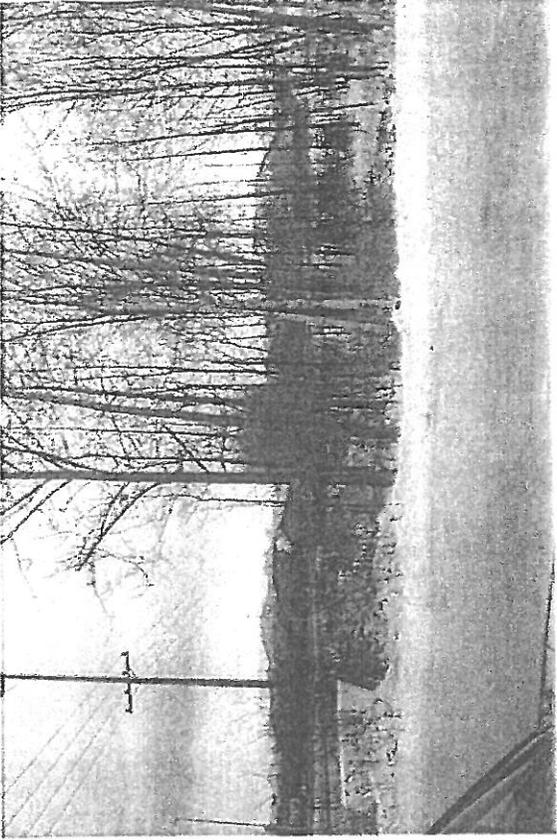


Photo 2. West Boundary

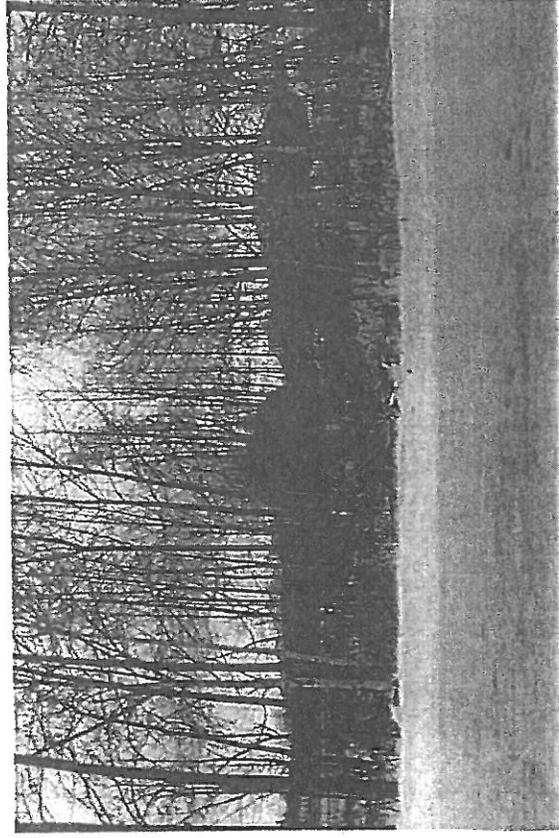


Photo 3. West Boundary

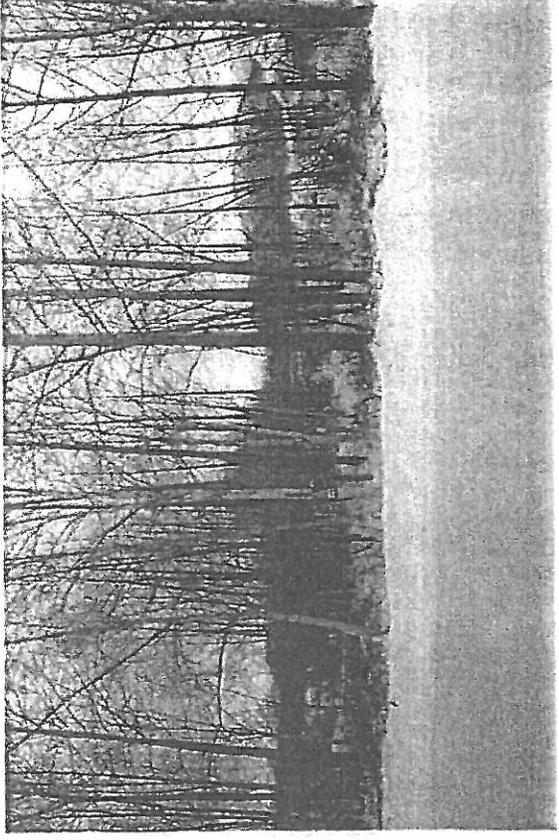


Photo 4. West Boundary

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Exhibit: Documentation of Existing Perimeter Vegetation

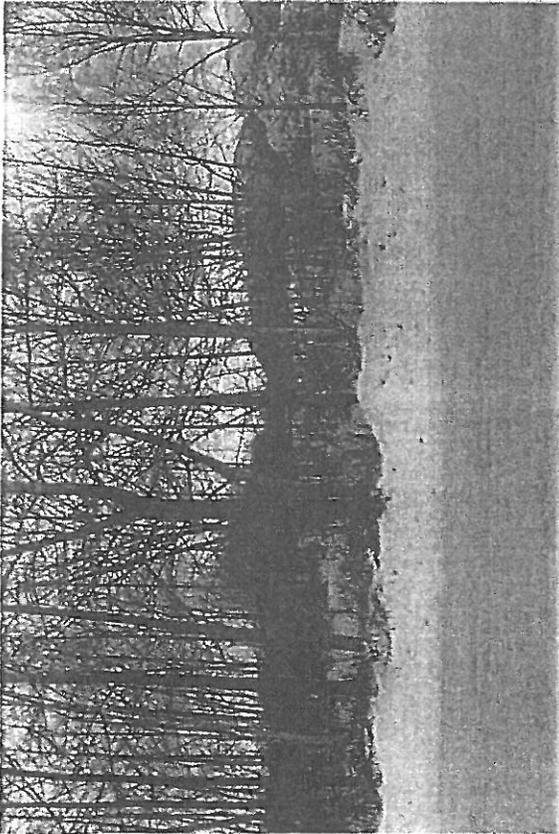


Photo 5. West Boundary

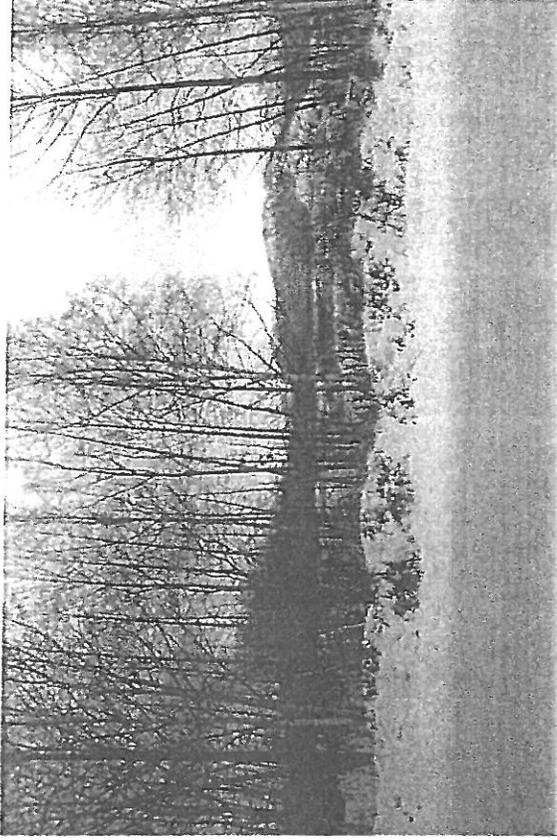


Photo 6. West Boundary

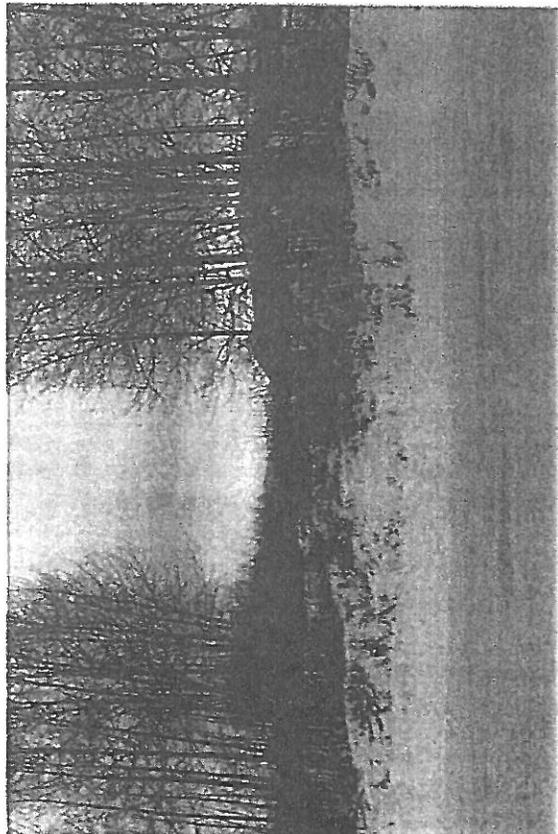


Photo 7. West Boundary

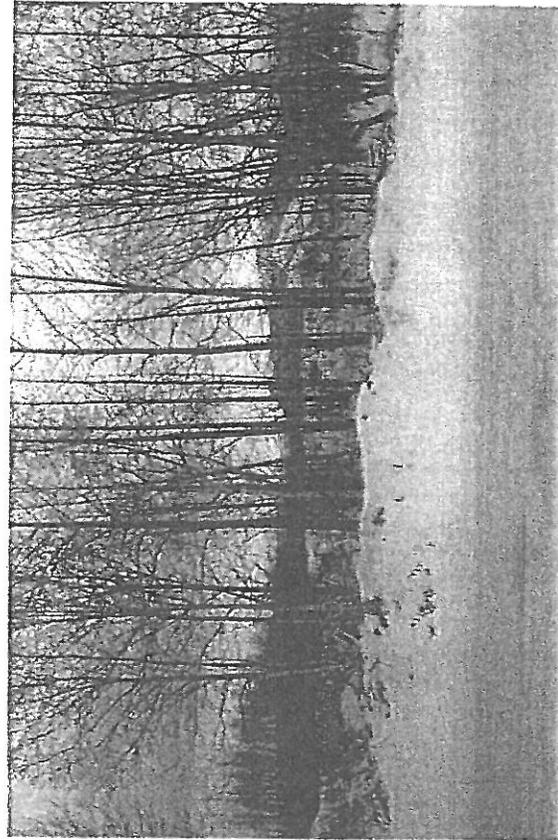


Photo 8. West Boundary

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Exhibit: Documentation of Existing Perimeter Vegetation

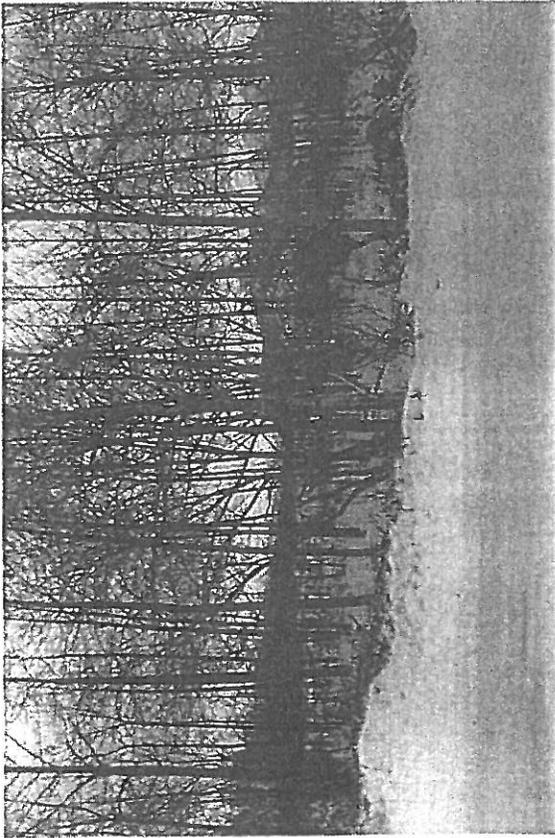


Photo 9. West Boundary

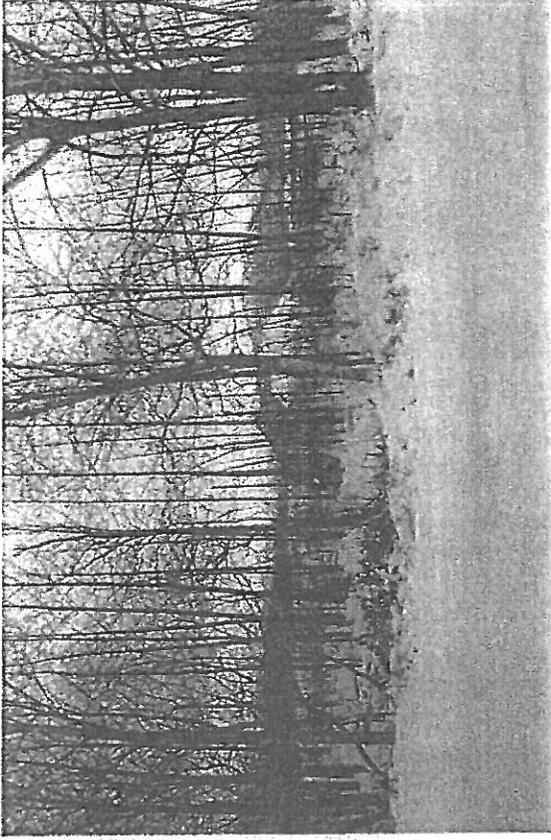


Photo 10. West Boundary

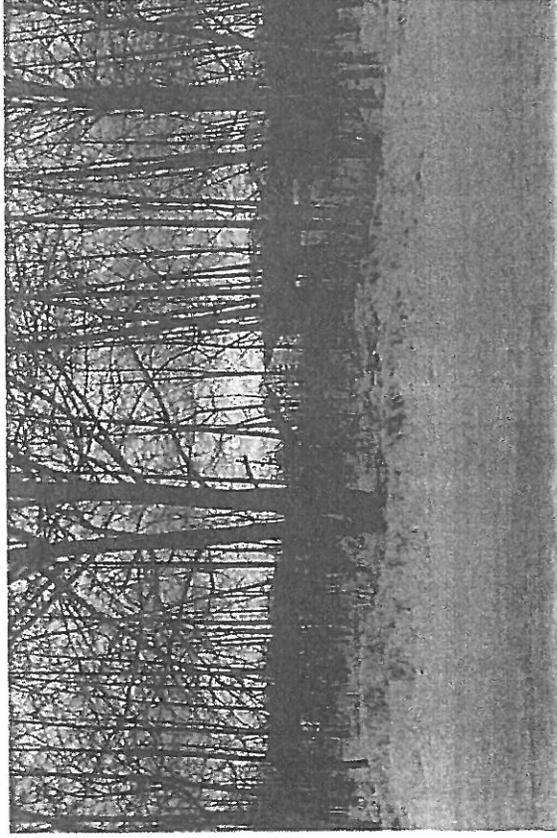


Photo 11. West Boundary

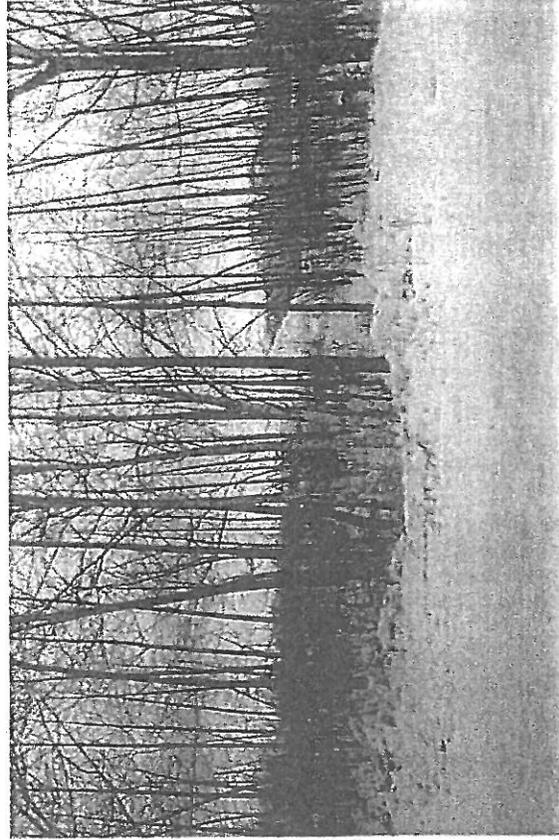


Photo 12. West Boundary

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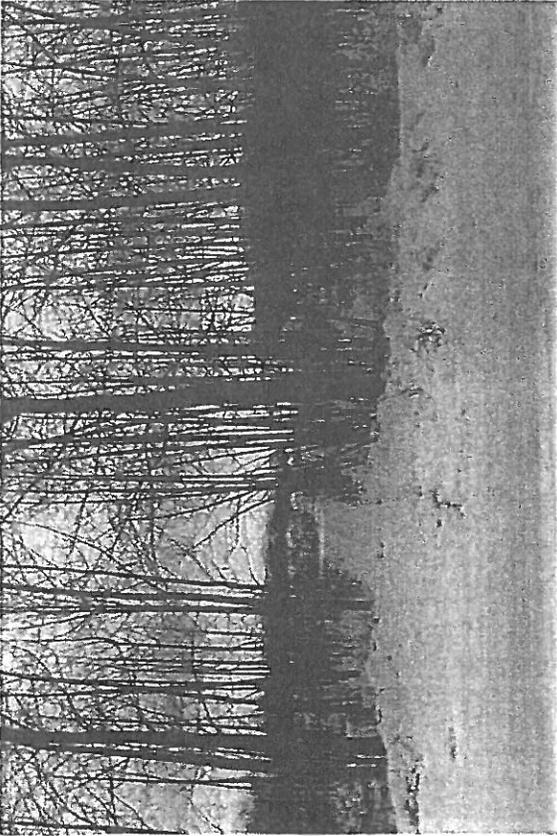


Photo 13. West Boundary

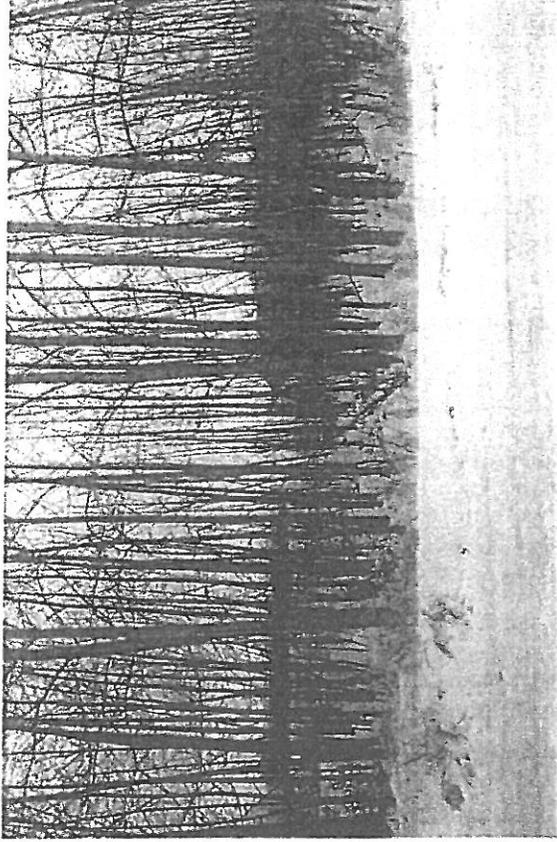


Photo 14. West Boundary

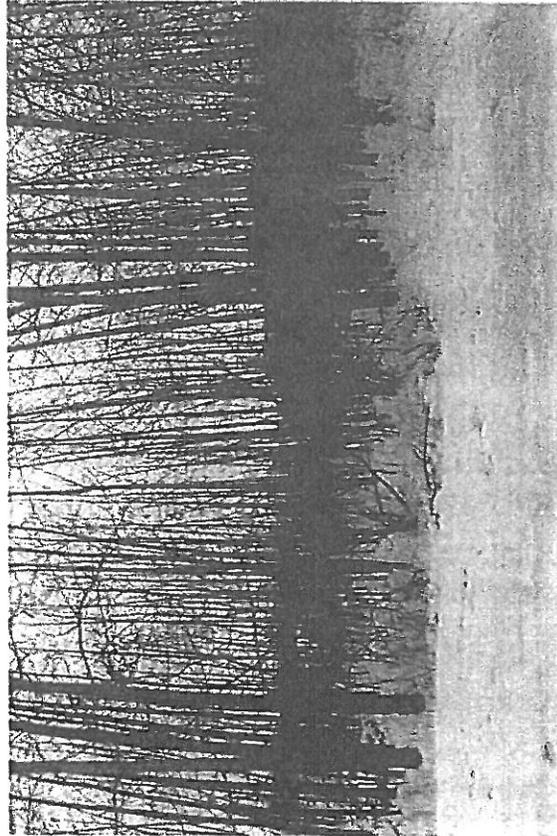


Photo 15. West Boundary

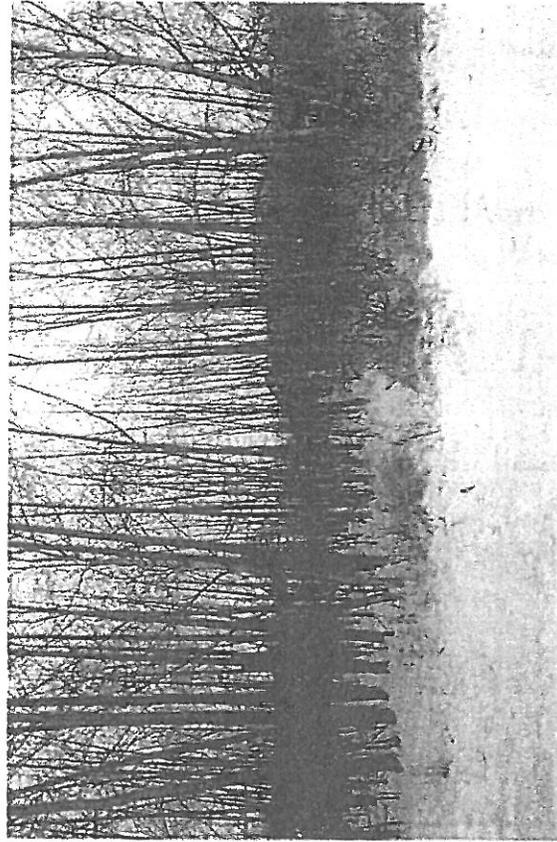


Photo 16. West Boundary

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Exhibit: Documentation of Existing Perimeter Vegetation

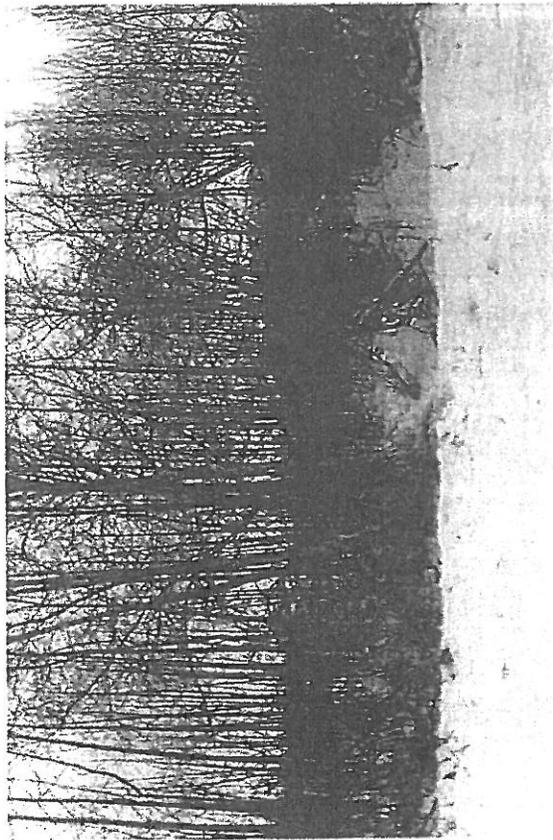


Photo 17. West Boundary

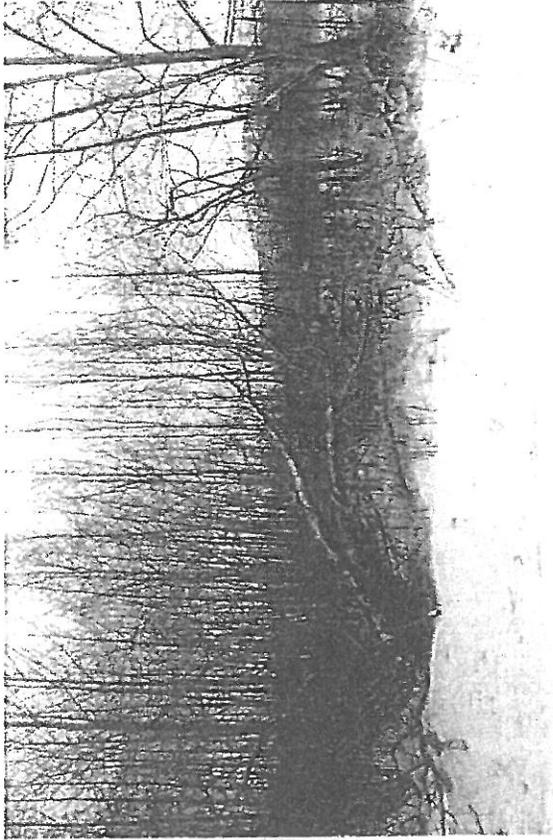


Photo 18. West Boundary

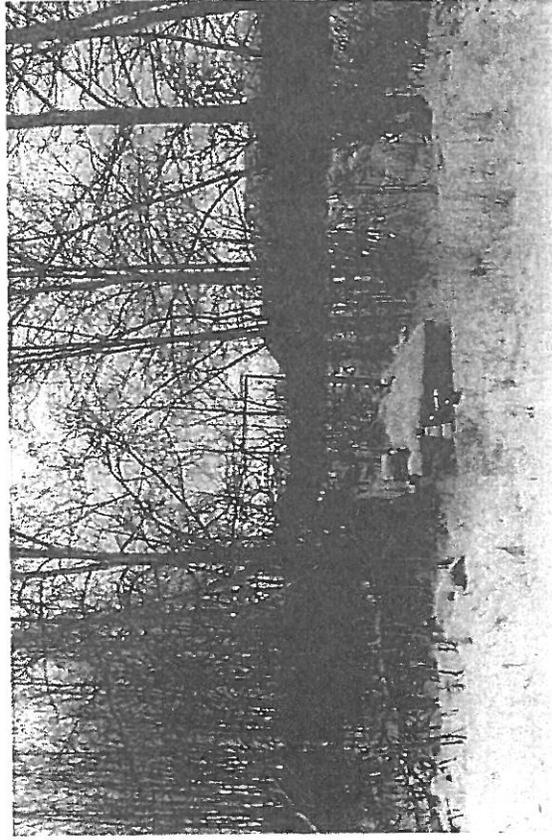


Photo 19. West Boundary

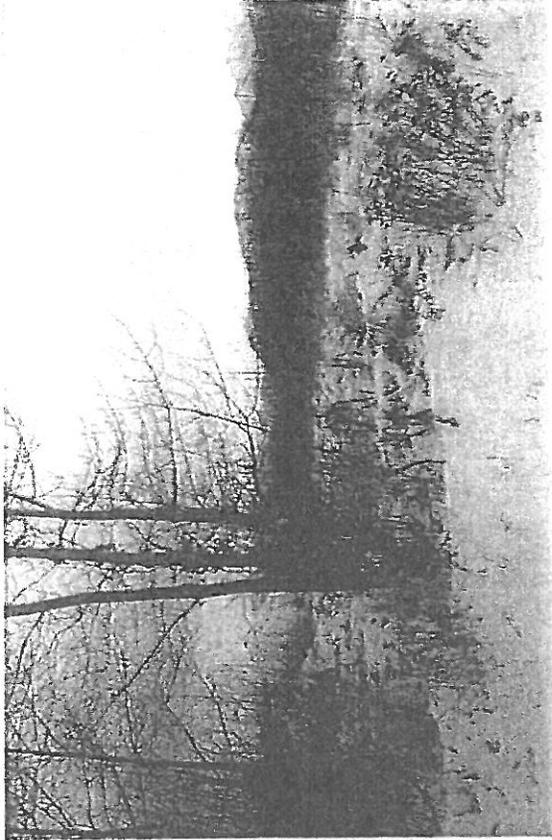


Photo 20. West Boundary

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Exhibit: Documentation of Existing Perimeter Vegetation

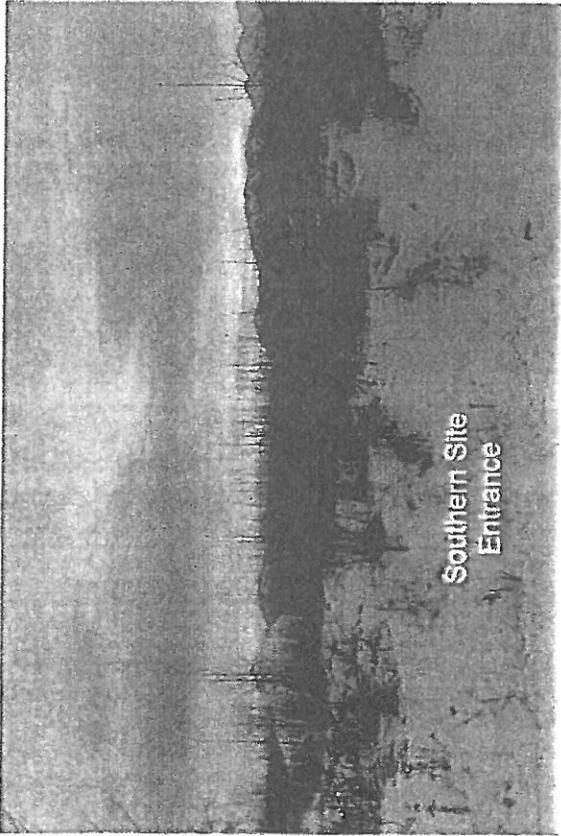
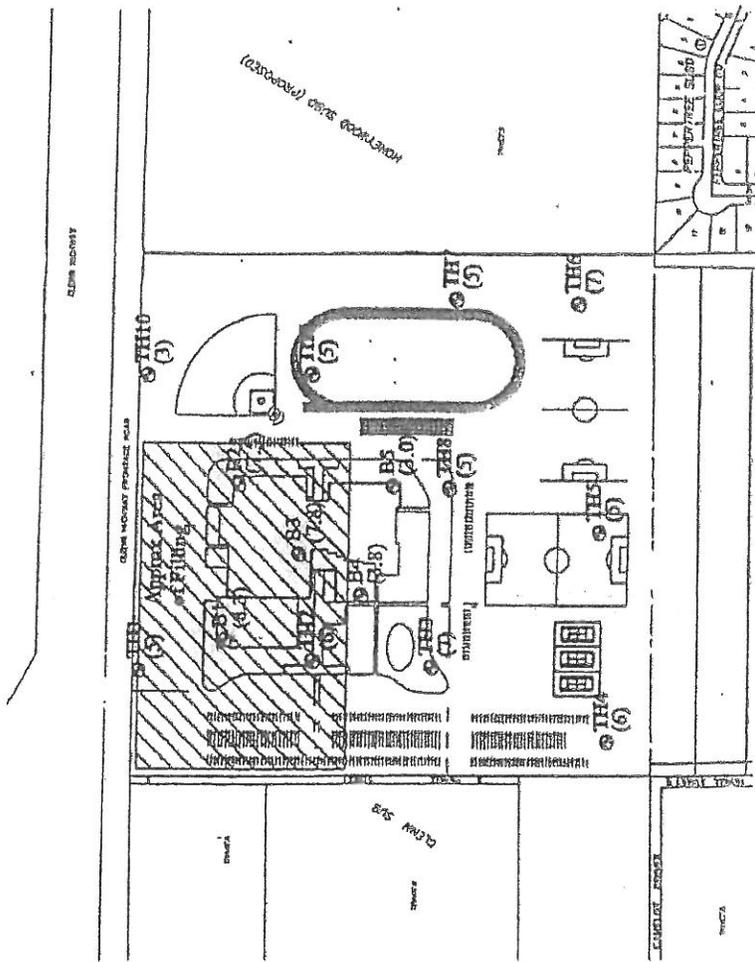


Photo 21. West Boundary



Photo 22. West Boundary

4. SOILS LOGS



LEGEND

- ⊙ BI Approximate Location & Boring Number by Shannon & Wilson, 2000
- ⊙ TH MAPPA Borings 1982 (Locations Approximate)

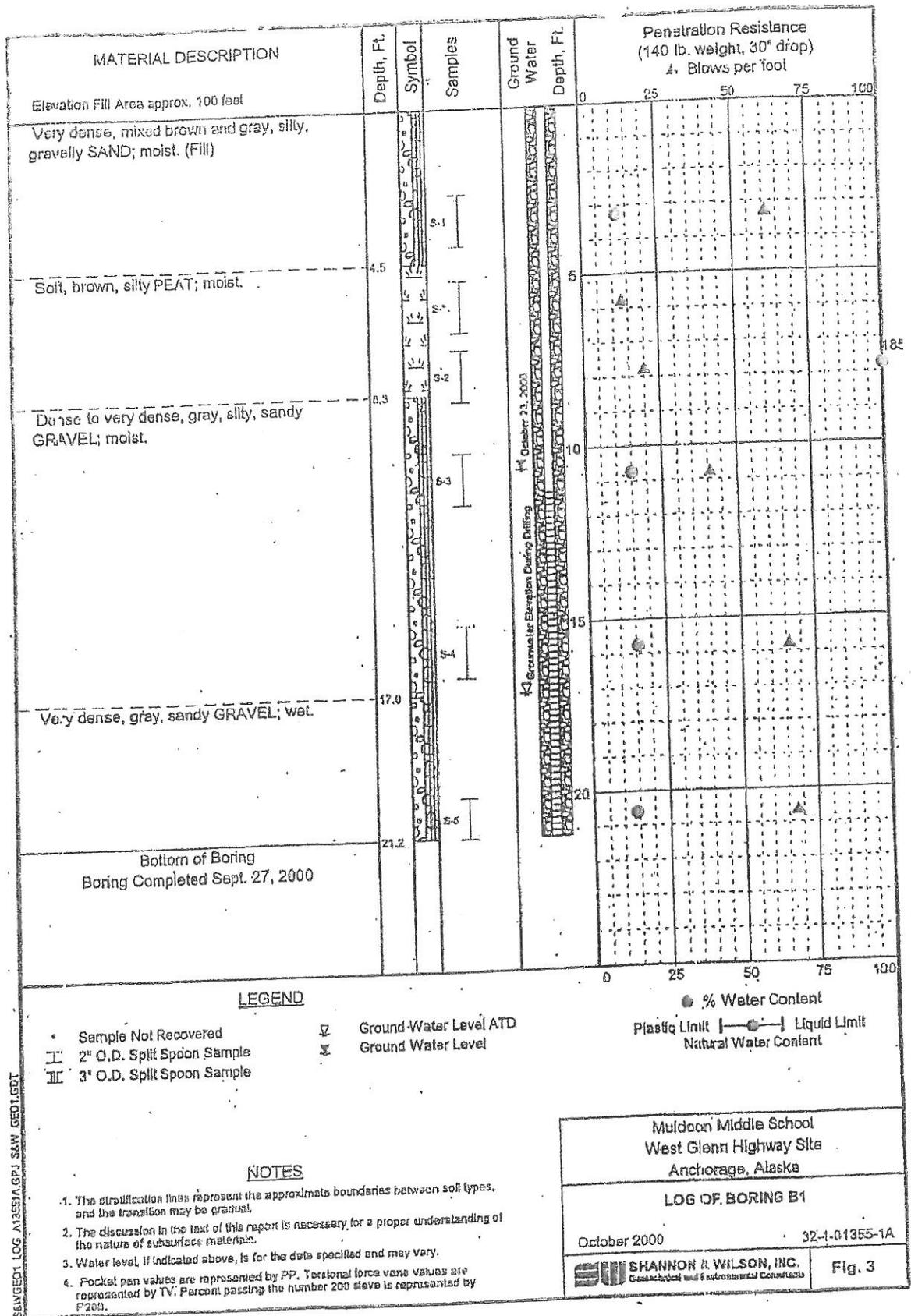
(3.3) Depth of Peat & Fill, ft.

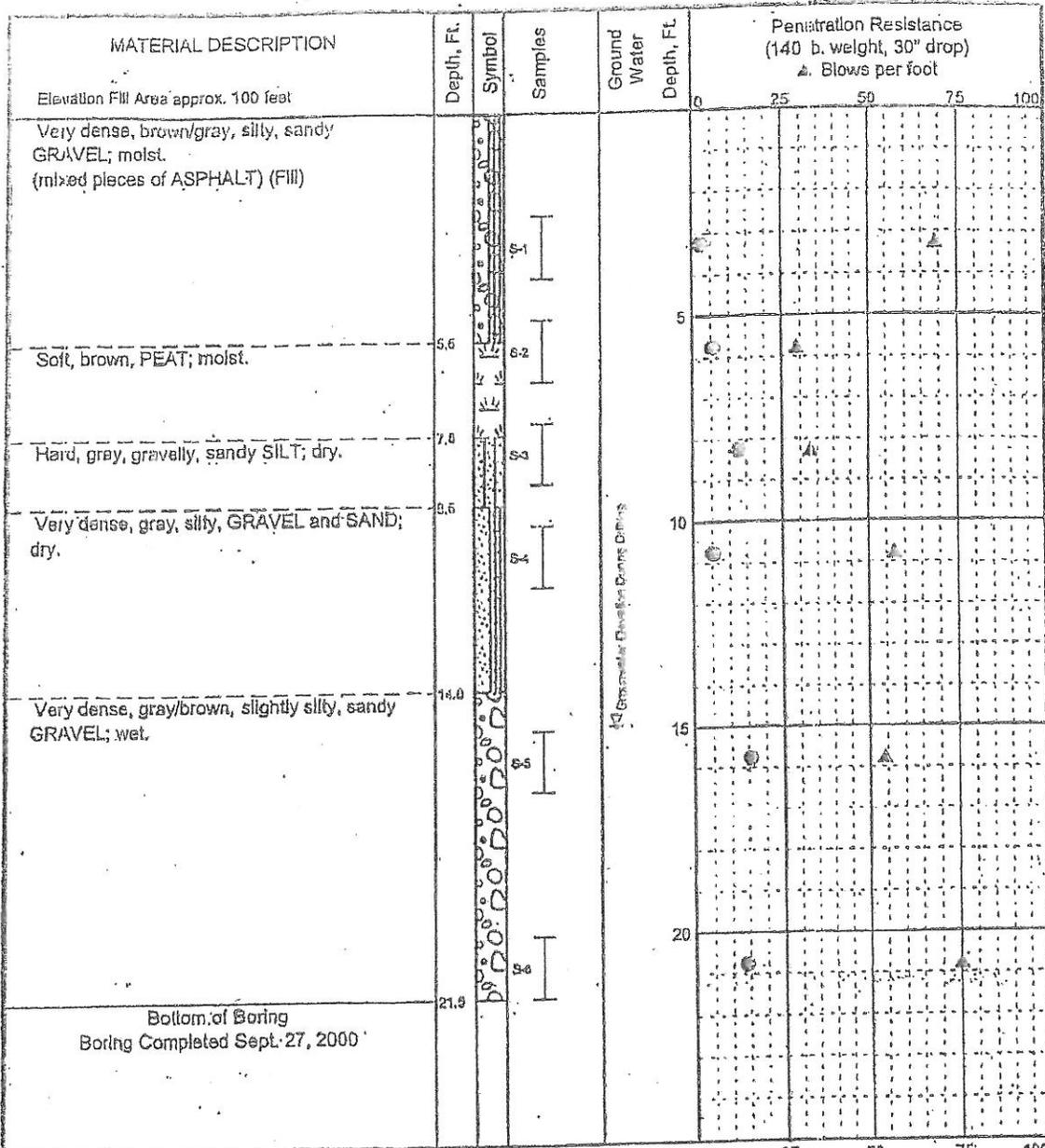
Note: Depths of Peat & Fill for the MAPPA borings are incorrect currently in the above fill area and reflect only the depth of peat. This is because these borings predate the filling work in the northwest corner of the site.

Malden Middle School
West Glenn Highway Site
Anchorage, Alaska

BORING LOCATION PLAN
October 2009 32-1-013

SHANNON & WILSON, INC.
Geotechnical & Environmental Engineering





LEGEND

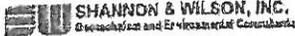
- * Sample Not Recovered
- I 2" O.D. Split Spoon Sample
- II 3" O.D. Split Spoon Sample

- ▽ Ground Water Level ATD
- ▽ Ground Water Level

- % Water Content
- Plastic Limit
- Liquid Limit
- Natural Water Content

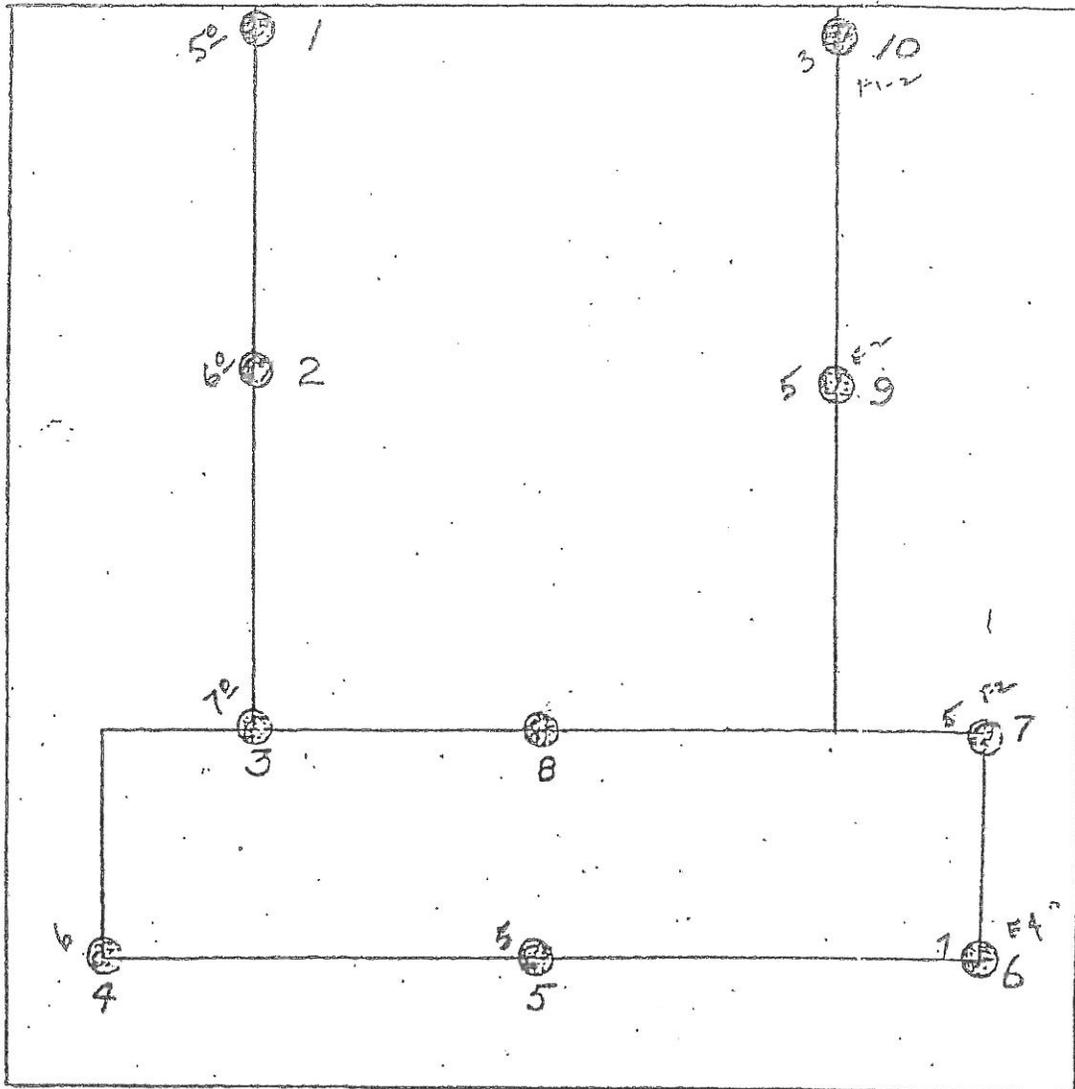
NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.
4. Pocket pen values are represented by PP. Torsional shear values are represented by TV. Percent passing the number 200 sieve is represented by P200.

Muldoon Middle School West Glenn Highway Site Anchorage, Alaska	
LOG OF BORING B3	
October 2000	32-1-01355-1A
 SHANNON & WILSON, INC. Geotechnical and Environmental Consultants	Fig. 5

SHANNON & WILSON, INC. GEOTECHNICAL ENGINEERING

ACCESS RD.



SOUTHGLENN SUBDIVISION

TEST BORING LOCATIONS

DECEMBER 15, 1982

TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE
 W.O.# 8229
 DATE: 12-9-82
 PROJECT: SOUTHGLENN SUBDIVISION

T.H.# 1 - N.END OF W.GLENNVIEW DRIVE

DEPTH (FEET)	SOIL DESCRIPTION	UNIFIED CLASS	FROST CLASS	MOIST CONTENT	SOIL GROUP
0.1	BROWN, FINE FIBEROUS PEAT, SATURATED	PT	F4		
1					
2					
3					
4					
5	FINE BROWN LAYERED SILTS AND SILTY SANDS, SATURATED	SM/ML	F2/F4	39%	F
6					
7					
8	GREY GRAVELLY SAND, SATURATED	SP/SM	NFS/F2	15%	E
9					
10	SILTY SANDY GRAVELS, SATURATED	GP/GM	NFS/F1	10%	D
11					
12					
13	LIMIT OF INVESTIGATION @ 15.5'				
14					
15					
15.5					
16					
17					
18					
19					

GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PEAT LAYER; MATERIALS BELOW THE PEAT WERE WET; GROUND WATER OCCURRED THRUOUT SOIL STRATA; MORE GROUND WATER BELOW -8' LEVEL

FROZEN SOILS: SURFACE PEAT FROZEN 0.5'

SAMPLE DATA: SAMPLE # 1 @ 5-7.5 FEET -- GROUP F
 SAMPLE # 2 @ 10-12 FEET -- GROUP E
 SAMPLE # 2 @ 13-15 FEET -- GROUP D

MAPPA, INC.

TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE
 W.D.# 8229
 DATE: 12-10-82
 PROJECT: SOUTHGLENN SUBDIVISION

T.H.# 2 - CENTER OF W.GLENNVIEW DRIVE; 440'S.OF TH#1

DEPTH (FEET)	SOIL DESCRIPTION	UNIFIED CLASS	FRCST CLASS	MOIST CONTENT	SOIL GROUP
0	BROWN, FINE FIBEROUS PEAT	PT	F4		
1	SATURATED				
2					
3					
4					
5					
6					
7					
8	GREY SILTY SANDY GRAVEL,	GM	F1	22%	B
9	WET,				
10					
11					
12					
13	GREY GRAVELLY SAND,				
14	SATURATED	SW/SM	F2	11%	A
15					
15.5					
16	LIMIT OF INVESTIGATION @ 15.5'				
17					
18					
19					

GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PI LAYER; MATERIALS BELOW THE PEAT WERE WET. GROUND WATER CAN OCCUR THRUOUT SOIL STRA. MORE GROUND WATER BELOW -3' LEVEL

FROZEN SOILS: NO FROZEN SOILS ENCOUNTERED

SAMPLE DATA: SAMPLE # 1 @ 8-10 FEET - GROUP B
 SAMPLE # 2 @ 13-15 FEET - GROUP A

MAPPA, INC.

TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG, FERCHE
 W.O.# 8229
 DATE: 12-10-82
 PROJECT: SOUTHGLENN SUBDIVISION

T.H.# 3 - INTERSECTION OF W.GLENNVIEW & N.GLENNVIEW

DEPTH : (FEET)	SOIL DESCRIPTION	UNIFIED CLASS	FROST CLASS	MOIST CONTENT	SOIL GROUP
0	BROWN, FINE FIBEROUS PEAT	PT	F4		
1	SATURATED				
2					
3					
4					
5					
6					
7					
8	GREY SILTY SANDY GRAVEL, WET, MOISTURE CONTENT HIGH	GM	F1	20%	B
9					
10					
11					
12					
13	GREY SANDY GRAVELS AND	SW/SI	F2	11%	A
14	GRAVELLY SANDS, SATURATED	GM	F1		
15					
15.5					
16	LIMIT OF INVESTIGATION @ 15.5'				
17					
18					
19					

GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PEAT LAYER; MATERIALS BELOW THE PEAT WERE WET; GROUND WATER CAN BE FOUND THRUOUT SOIL STRATA MORE GROUND WATER BELOW -8' LEVEL

FROZEN SOILS: NO FROZEN SOILS ENCOUNTERED

SAMPLE DATA: SAMPLE # 1 @ 8-10 FEET - GROUP B
 SAMPLE # 2 @ 13-15 FEET - GROUP A

MAPP, INC.

TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE
 W.O.# 8229
 DATE: 12-10-82
 PROJECT: SOUTHGLENN SUBDIVISION

T.H.# 4 - WEST END OF S. GLENNVIEW DRIVE @ INTERSECTION

DEPTH (FEET)	SOIL DESCRIPTION	UNIFIED CLASS	FROST CLASS	MOIST CONTENT	SOIL GROUP
0	BROWN, FINE FIBEROUS PEAT SATURATED	PT	F4		
1					
2					
3					
4					
5					
6					
7	GREY SILTY SANDY GRAVELS AND GRAVELLY SANDS, INTERBEDDED, SATURATED	GM SW/SM	F1 F2	9%	A
8					
9					
10					
11					
12					
13					
14					
15					
15.5					
16	LIMIT OF INVESTIGATION @ 15.5'				
17					
18					
19					

GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PEAT LAYER; MATERIALS BELOW PEAT ARE SATURATED; GROUND WATER WAS FOUND @ APPROX. -6'

FROZEN SOILS: FROZEN 0-2.5' BELOW SURFACE

SAMPLE DATA: SAMPLE # 1 @ 8-10 FEET - GROUP A
 NO SAMPLE @ 15'

MAPPA, INC.

TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE
 W.O.# 8229
 DATE: 12-10-82
 PROJECT: SOUTHGLENN SUBDIVISION

T.H.# 5 -CENTER OF S.GLENNVIEW DRIVE, 650'E. OF W. P.L.

DEPTH (FEET)	SOIL DESCRIPTION	UNIFIED CLASS	FROST CLASS	MOIST CONTENT	SOIL GROUP
0					
1					
2	BROWN, FINE FIBEROUS PEAT	PT	F4		
3	SATURATED				
4					
5					
6					
7					
8	INTERLAYERED GREY GRAVELLY	SW/SM	INFS TO	12%	D
9	SANDS & SANDY GRAVELS,	SP/SM	F1/F2		
10	SATURATED	GW/GM			
11					
12					
13					
14				15%	E
15					
15.5					
16	LIMIT OF INVESTIGATION @ 15.5'				
17					
18					
19					

GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PEAT LAYER; MATERIALS BELOW THE PEAT WERE SATURATED. HEAVY GROUND WATER WAS FOUND @ APPROX. -8'

FROZEN SOILS: NO FROZEN SOILS ENCOUNTERED

SAMPLE DATA: SAMPLE #1 @ 8-10 FEET - GROUP D
 SAMPLE #2 @ 13-15 FEET - GROUP E

MAPPA, INC.

TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE
 W.O.H 8229
 DATE: 12-10-82
 PROJECT: SOUTHGLENN SUBDIVISION

T.H.# 6 EAST END OF S.GLENNVIEW DRIVE @ INTERSECTION

DEPTH (FEET)	SOIL DESCRIPTION	UNIFIED CLASS	FROST CLASS	MOIST CONTENT	SOIL GROUP
0					
1					
2	BROWN, FINE FIBEROUS PEAT	PT	F4		
3	SATURATED				
4					
5					
6					
7					
8	GRAVELLY SILT, SATURATED	ML	F4	23%	H
9					
10					
11					
12	SILTY GRAVELLY SAND,	SM	F3	18%	G
13	SATURATED				
14					
15					
15.5					
16	LIMIT OF INVESTIGATION @ 15.5'				
17					
18					
19					

GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PEAT LAYER; MATERIALS BELOW THE PEAT WERE SATURATED. HEAVY GROUND WATER WAS FOUND @ APPROX. -10'

FROZEN SOILS: NO FROZEN SOILS ENCOUNTERED

SAMPLE DATA: SAMPLE #1 @ 8-10 FEET - GROUP H
 SAMPLE #2 @ 13-15 FEET - GROUP G

MAPPA, INC.

TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE
 W.D.# 8229
 DATE: 12-10-82
 PROJECT: SOUTHGLENN SUBDIVISION

T.H.# 7 E. END OF N. GLENNVIEW DRIVE @ INTERSECTION

DEPTH (FEET)	SOIL DESCRIPTION	UNIFIED CLASS	FROST CLASS	MOIST CONTENT	SOIL GROUP
0					
1					
2	BROWN, FINE FIBEROUS PEAT, SATURATED	PT	F4		
3					
4					
5					
6	SILT, SATURATED	ML	F4	25%	H
7					
8					
9	SILTY GRAVELLY SANDS, SAT.	SM	F2	13%	G
10					
11					
12	COARSE SILTY SANDY GRAVELS WITH COBBLES, SATURATED	GP/GM	F1		C
13					
14					
15					
15.5					
16	LIMIT OF INVESTIGATION @ 15.5'				
17					
18					
19					

GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PEAT LAYER; MATERIALS BELOW THE PEAT WERE SATURATED; GROUND WATER OCCURRED THRUOUT SOIL STRATA; HEAVY GROUND WATER WAS FOUND @ APPROX. -10'

FROZEN SOILS: NO FROZEN SOILS ENCOUNTERED

SAMPLE DATA: SAMPLE #1 @ 6 FEET - GROUP H
 SAMPLE #2 @ 8-10 FEET - GROUP G
 SAMPLE #3 NO SAMPLE OBTAINED

MAPPA, INC.

TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE
 W.D.# 8229
 DATE: 12-10-82
 PROJECT: SOUTHGLENN SUBDIVISION

T.H.# 8- CENTER OF N.GLENNVIEW DRIVE

DEPTH (FEET)	SOIL DESCRIPTION	UNIFIED CLASS	FROST CLASS	MOIST CONTENT	SOIL GROUP
0		PT	F4		
1					
2	BROWN, FINE FIBEROUS PEAT				
3	SATURATED				
4					
5					
6	GRAVELLY SILTY SAND,	SM	F2		
7	SATURATED				
8					
9	SILTY GRAVEL SAND, SATURATED	SM	F3	22%	G
10					
11					
12	COARSE SILTY SANDY GRAVELS	GM	F1	9%	B
13	WITH COBBLES, SATURATED				
14					
15					
15.5					
16	LIMIT OF INVESTIGATION @ 15.5'				
17					
18					
19					

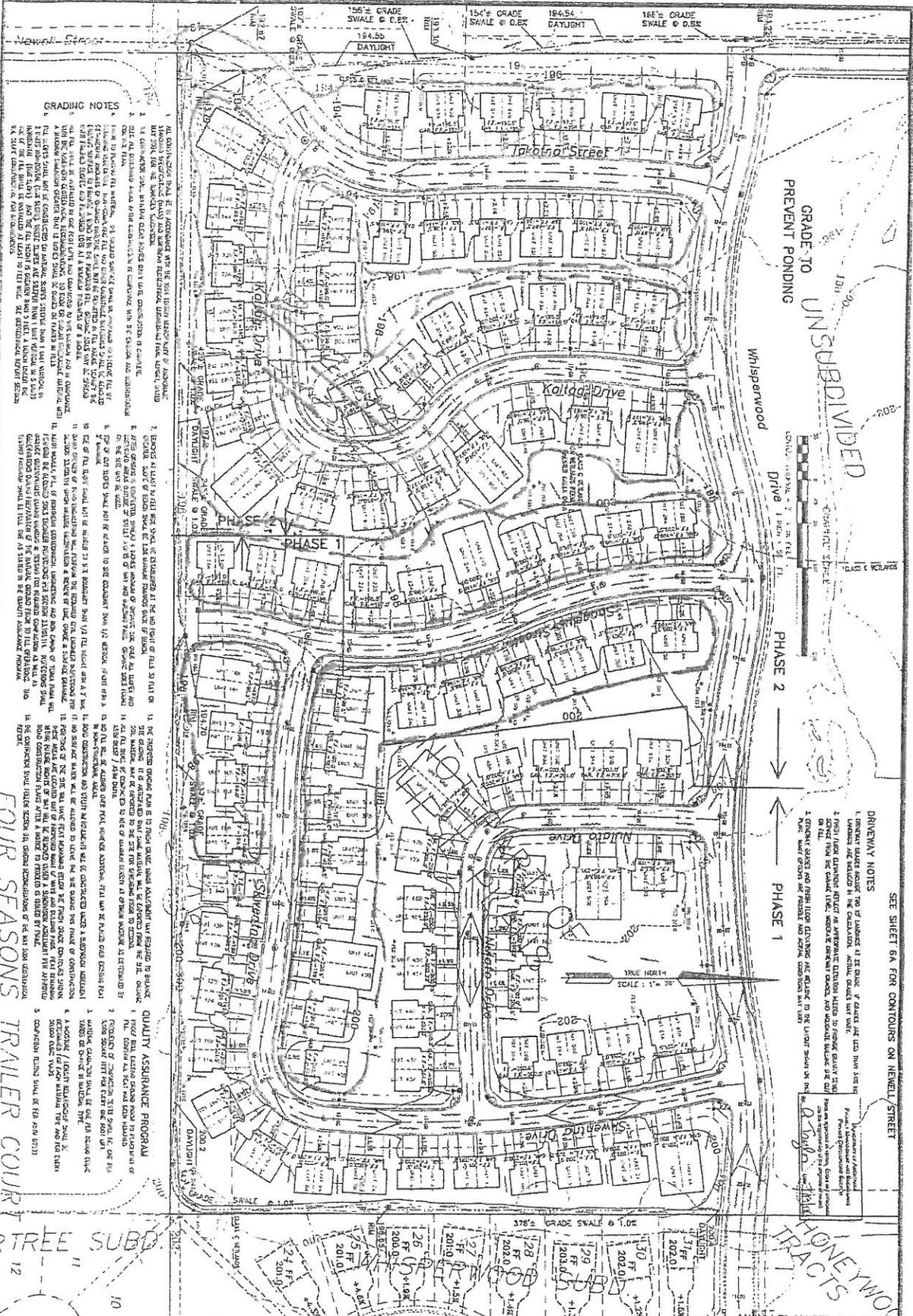
GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PEAT LAYER; MATERIALS BELOW THE PEAT WERE SATURATED. GROUND WATER OCCURRED THRUOUT THE SOIL STR. HEAVY GROUND WATER WAS FOUND BELOW 10' LEVEL.

FROZEN SOILS: NO FROZEN SOILS ENCOUNTERED

SAMPLE DATA: SAMPLE # 1 @ 8-9 FEET - GROUP G
 SAMPLE # 2 @ 13-15 FEET - GROUP B

MARPA, INC.

5. PEAT EXCAVATION LOCATION MAP



GRADING NOTES

1. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL BUILDING CODE AND THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
2. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL ELECTRICAL CODE AND THE 2012 INTERNATIONAL FIRE AND ALARM CODE.
3. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL ENERGY EFFICIENCY CODE AND THE 2012 INTERNATIONAL GREEN BUILDING CODE.
4. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SWEET'S BOOK OF ARCHITECTURAL SYMBOLS AND NOTATION.
5. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF ELECTRICAL CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF MECHANICAL CONSTRUCTION.
8. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF PLUMBING CONSTRUCTION.
9. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF FIRE AND ALARM CONSTRUCTION.
10. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF ENERGY EFFICIENCY CONSTRUCTION.
11. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF GREEN BUILDING CONSTRUCTION.
12. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF ARCHITECTURAL CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF NOTATION.
14. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF CONSTRUCTION.
15. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF ELECTRICAL CONSTRUCTION.
16. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF MECHANICAL CONSTRUCTION.
17. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF PLUMBING CONSTRUCTION.
18. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF FIRE AND ALARM CONSTRUCTION.
19. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF ENERGY EFFICIENCY CONSTRUCTION.
20. ALL CONSTRUCTION SHALL BE ACCORDING WITH THE 2012 INTERNATIONAL SYMBOLS OF GREEN BUILDING CONSTRUCTION.

FOUR SEASONS TRAILER COURT

GRADE TO UNSUBDIVIDED
PREVENT PONDING

PHASE 1
PHASE 2

DRIVEWAY NOTES

1. DRIVEWAY SHALL BE CONCRETE ON 4" GRADE.
2. DRIVEWAY SHALL BE 10' WIDE.
3. DRIVEWAY SHALL BE 12' WIDE.
4. DRIVEWAY SHALL BE 14' WIDE.
5. DRIVEWAY SHALL BE 16' WIDE.
6. DRIVEWAY SHALL BE 18' WIDE.
7. DRIVEWAY SHALL BE 20' WIDE.
8. DRIVEWAY SHALL BE 22' WIDE.
9. DRIVEWAY SHALL BE 24' WIDE.
10. DRIVEWAY SHALL BE 26' WIDE.
11. DRIVEWAY SHALL BE 28' WIDE.
12. DRIVEWAY SHALL BE 30' WIDE.
13. DRIVEWAY SHALL BE 32' WIDE.
14. DRIVEWAY SHALL BE 34' WIDE.
15. DRIVEWAY SHALL BE 36' WIDE.
16. DRIVEWAY SHALL BE 38' WIDE.
17. DRIVEWAY SHALL BE 40' WIDE.
18. DRIVEWAY SHALL BE 42' WIDE.
19. DRIVEWAY SHALL BE 44' WIDE.
20. DRIVEWAY SHALL BE 46' WIDE.
21. DRIVEWAY SHALL BE 48' WIDE.
22. DRIVEWAY SHALL BE 50' WIDE.
23. DRIVEWAY SHALL BE 52' WIDE.
24. DRIVEWAY SHALL BE 54' WIDE.
25. DRIVEWAY SHALL BE 56' WIDE.
26. DRIVEWAY SHALL BE 58' WIDE.
27. DRIVEWAY SHALL BE 60' WIDE.
28. DRIVEWAY SHALL BE 62' WIDE.
29. DRIVEWAY SHALL BE 64' WIDE.
30. DRIVEWAY SHALL BE 66' WIDE.
31. DRIVEWAY SHALL BE 68' WIDE.
32. DRIVEWAY SHALL BE 70' WIDE.
33. DRIVEWAY SHALL BE 72' WIDE.
34. DRIVEWAY SHALL BE 74' WIDE.
35. DRIVEWAY SHALL BE 76' WIDE.
36. DRIVEWAY SHALL BE 78' WIDE.
37. DRIVEWAY SHALL BE 80' WIDE.
38. DRIVEWAY SHALL BE 82' WIDE.
39. DRIVEWAY SHALL BE 84' WIDE.
40. DRIVEWAY SHALL BE 86' WIDE.
41. DRIVEWAY SHALL BE 88' WIDE.
42. DRIVEWAY SHALL BE 90' WIDE.
43. DRIVEWAY SHALL BE 92' WIDE.
44. DRIVEWAY SHALL BE 94' WIDE.
45. DRIVEWAY SHALL BE 96' WIDE.
46. DRIVEWAY SHALL BE 98' WIDE.
47. DRIVEWAY SHALL BE 100' WIDE.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/15
2	REVISED PER COMMENTS	10/20/15
3	REVISED PER COMMENTS	10/25/15
4	REVISED PER COMMENTS	10/30/15
5	REVISED PER COMMENTS	11/05/15

CheckPoint, Phase 2 (Public)
A Common Interest Community

GRADING PLAN 53

RECORD DRAWING

DATE: 11/15/15

SCALE: AS SHOWN

PROJECT: FOUR SEASONS TRAILER COURT

OWNER: [Name]

DESIGNER: [Name]

DATE: 11/15/15

SCALE: AS SHOWN

PROJECT: FOUR SEASONS TRAILER COURT

OWNER: [Name]

DESIGNER: [Name]

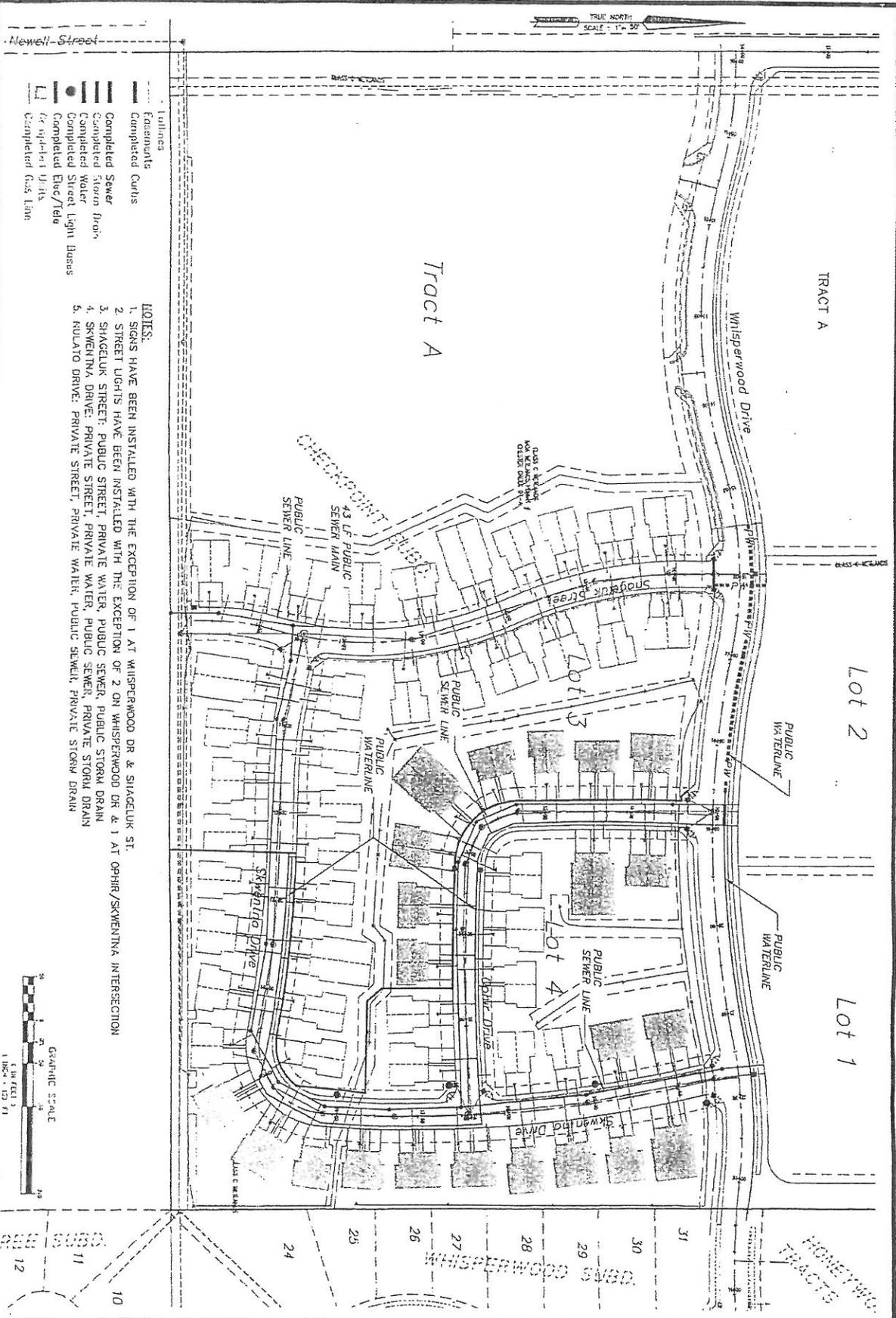
TRIAD ENGINEERING

11111 W. 11th Street
Tomball, Texas 77375
(281) 361-1333

AWWU PLAN BET NO. 6083

HONEYWOOD TRACTS

6. EXISTING INFRASTRUCTURE



- Easements
- Completed Curbs
- Completed Sewer
- Completed Storm
- Completed Water
- Completed Street Light Bases
- Completed Elec/Tele
- Completed Gas Lane

- NOTES:**
1. SIGNS HAVE BEEN INSTALLED WITH THE EXCEPTION OF 1 AT WHISPERWOOD DR & SHAGELUK ST.
 2. STREET LIGHTS HAVE BEEN INSTALLED WITH THE EXCEPTION OF 2 ON WHISPERWOOD DR & 1 AT OPHIR/SKWENTNA INTERSECTION
 3. SHAGELUK STREET, PUBLIC STREET, PRIVATE WATER, PUBLIC SEWER, PUBLIC STORM DRAIN
 4. SKWENTNA DRIVE, PRIVATE STREET, PRIVATE WATER, PUBLIC SEWER, PRIVATE STORM DRAIN
 5. RUALATO DRIVE, PRIVATE STREET, PRIVATE WATER, PUBLIC SEWER, PRIVATE STORM DRAIN

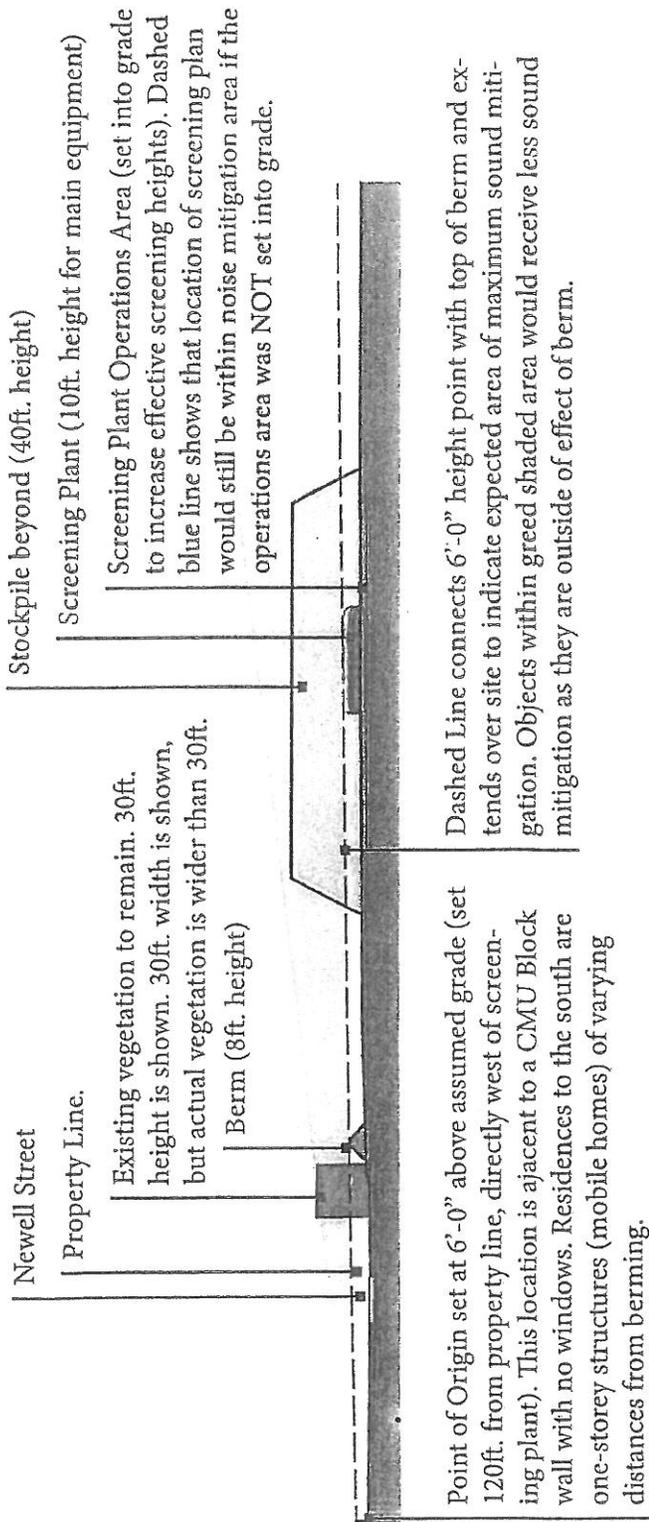


NO.	DATE	REVISIONS
1	10-1-11	ISSUED PERMITS & DATA CORRECTIONS

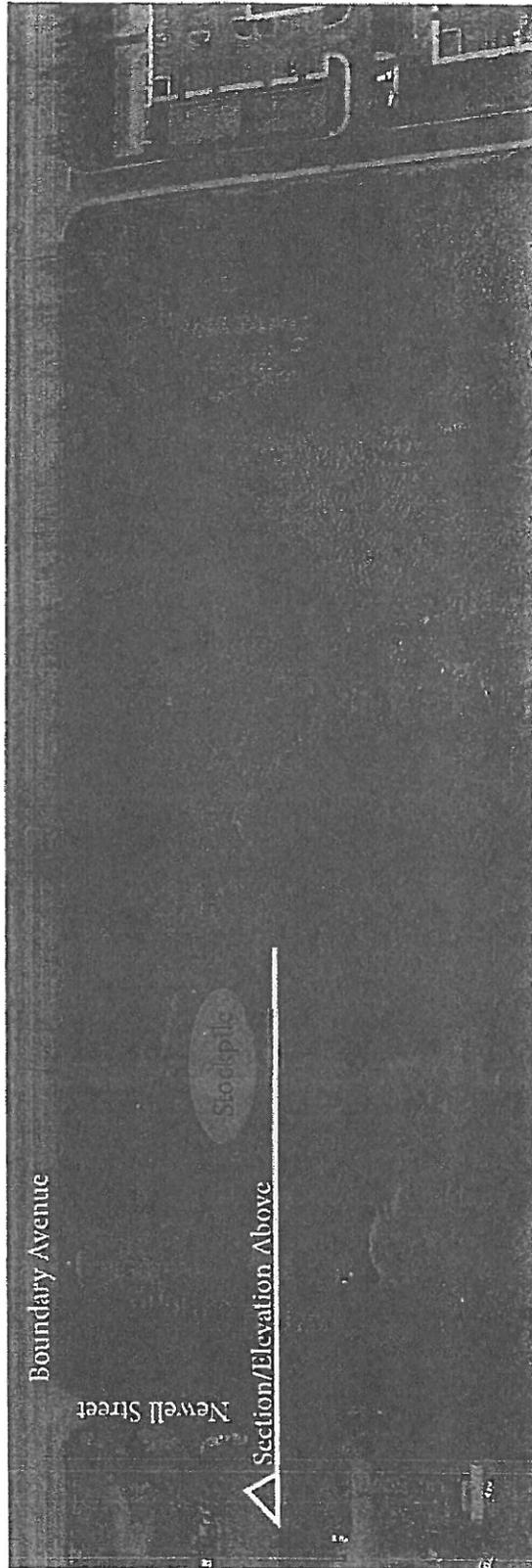
CHECKPOINT
A Common Interest Community
55
COMPLETED IMPROVEMENTS

TRIAD
ENGINEERING
P.O. BOX 112880
Charlotte, North Carolina 28211
(704) 941-6372

7. SITE CROSS SECTION



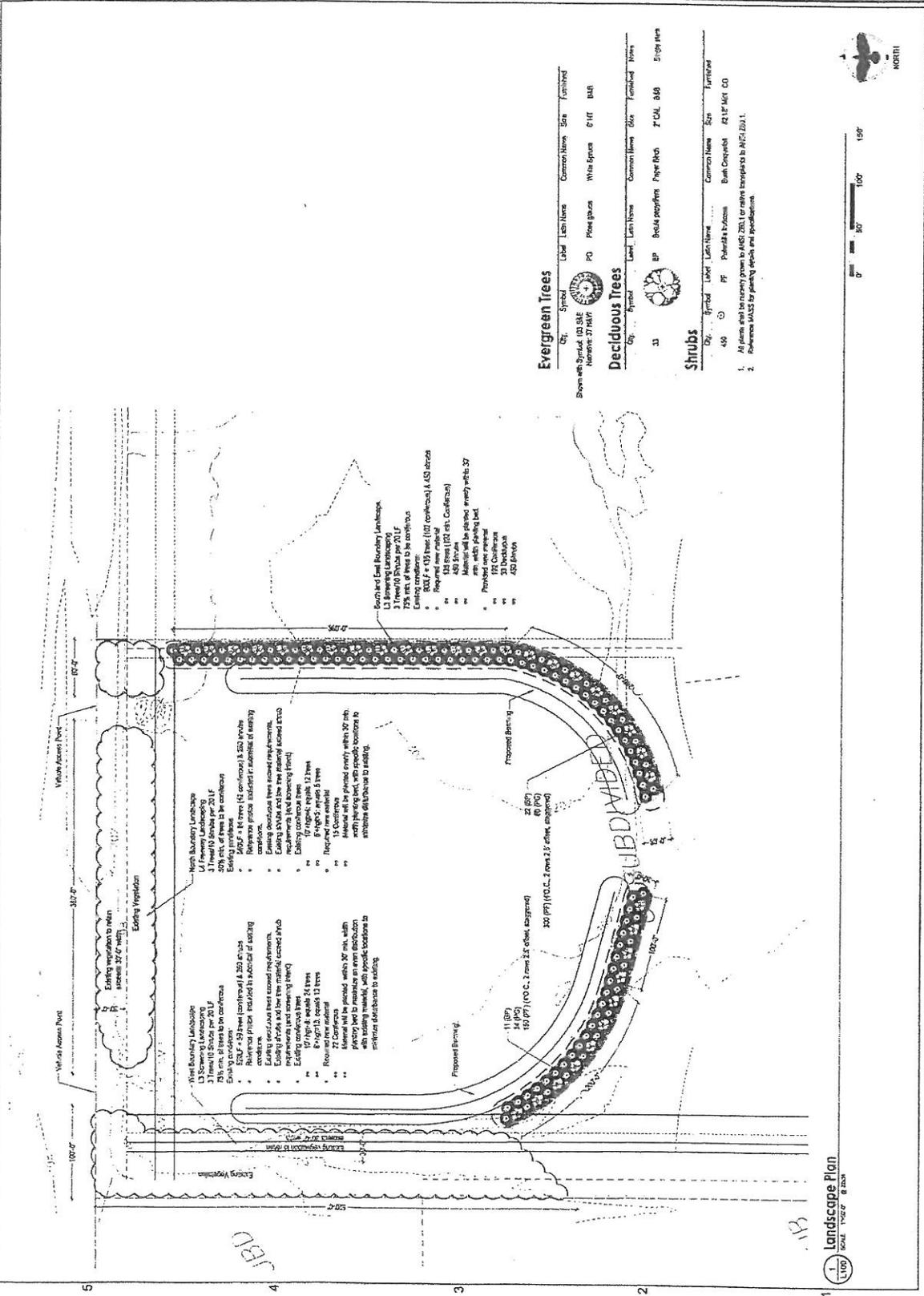
Section/Elevation (1" = 100' @ 8.5x11)



Aerial Photo Showing Approximate Location of Section/Elevation (Not to Scale)

See Civil Drawings for Accurate Plan Information

8. LANDSCAPE PLAN



Corvus Design
 Landscape Architecture
 www.corvus-design.com
 Anchorage - 807.252.2838
 3000 Fairview Dr. #100
 Anchorage, AK 99503
 118 Stewart Hill Road
 Anchorage, AK 99501



American Landscaping
 NRE CUP
 Anchorage, AK
Checkpoint Subdivision

DATE: 10/15/2019
 JOB NUMBER: 2019-11-01
 DRAWN BY: PCH/SL
 CHECKED BY: PCH

Planting Plan
 SHEET #
L101

Evergreen Trees

Qty	Symbol	Label	Latin Name	Common Name	Size	Finished
1	(Symbol)	100 SAE	Thuja occidentalis	Green Tree	6 FT	BAI

Shown with Symbol: 100 SAE
 Reference: 2/1/19/17

Deciduous Trees

Qty	Symbol	Label	Latin Name	Common Name	Size	Finished
33	(Symbol)	BP	Betula papyrifera	Paper Birch	7" CAL	BAI

Shrubs

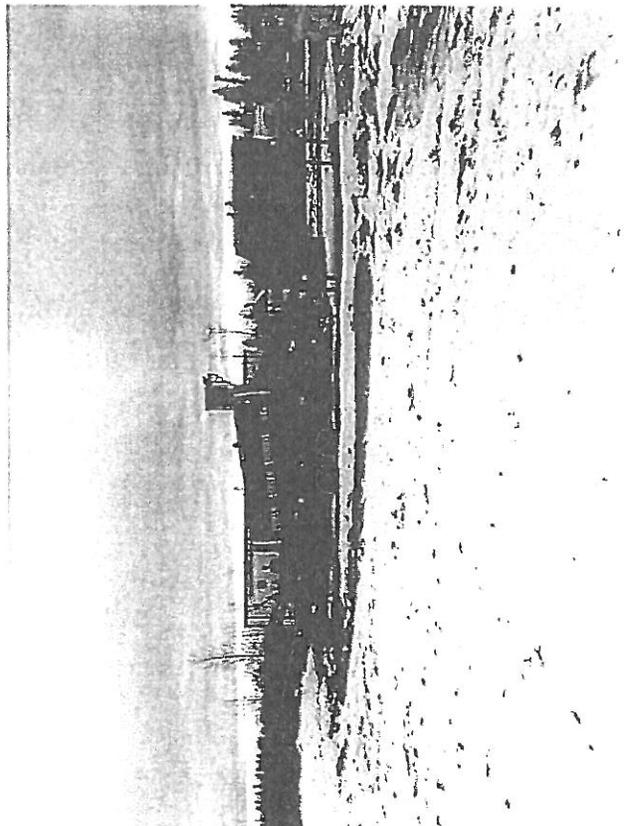
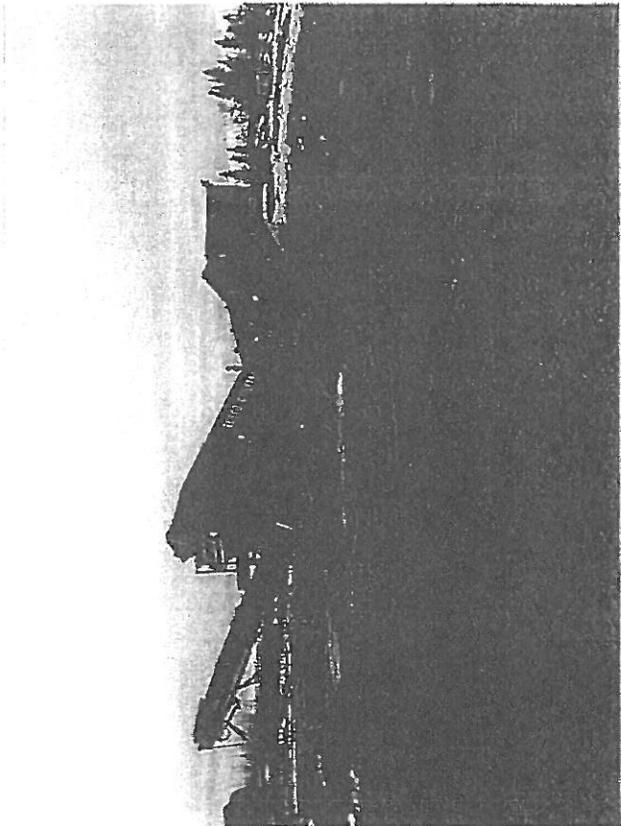
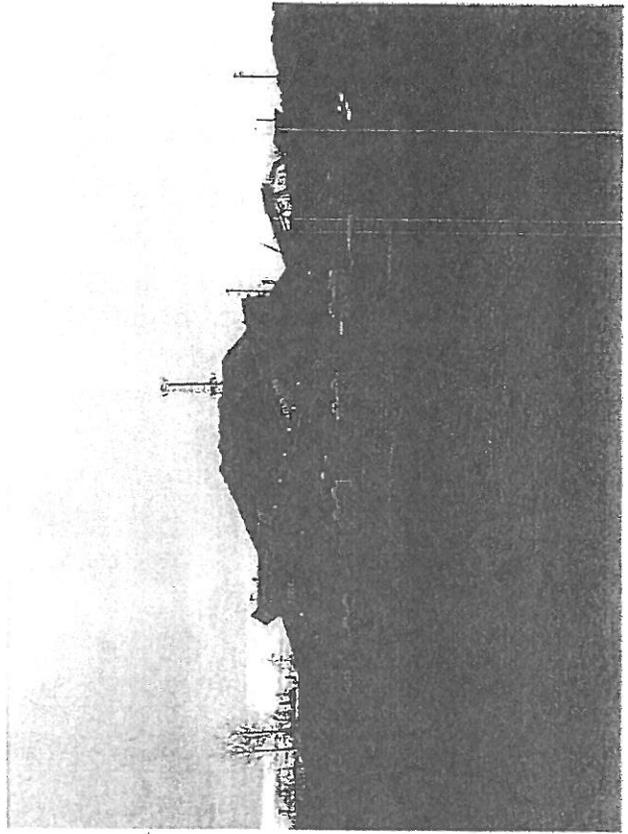
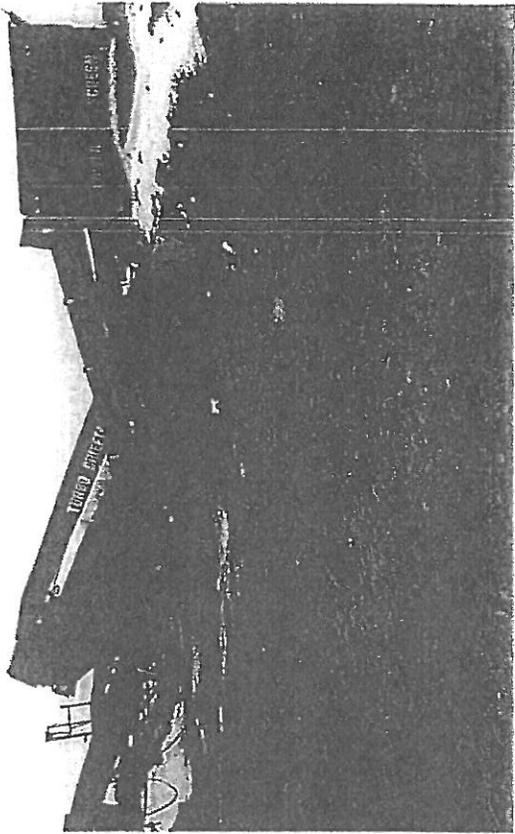
Qty	Symbol	Label	Latin Name	Common Name	Size	Finished
49	(Symbol)	PF	Potentilla fruticosa	Burnt Crispshank	42 1/2" MAX	CO

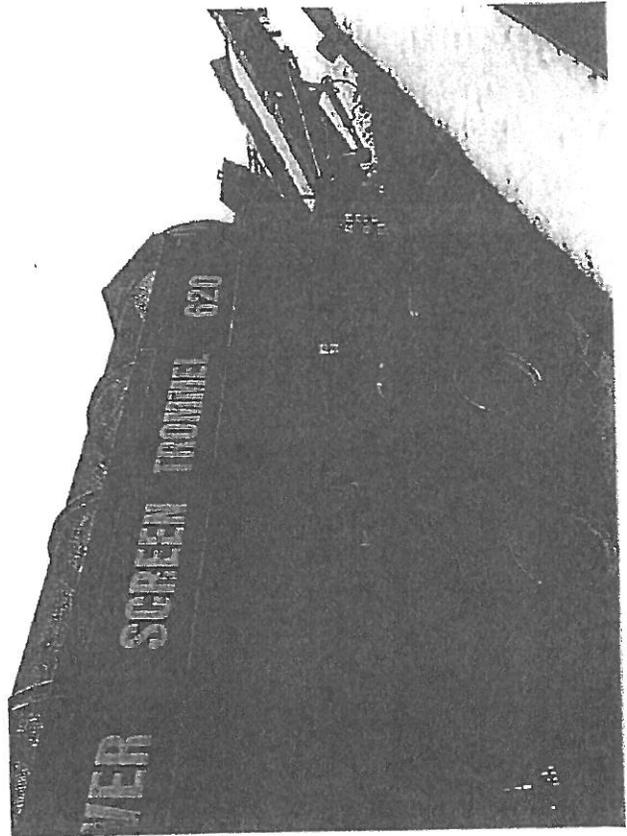
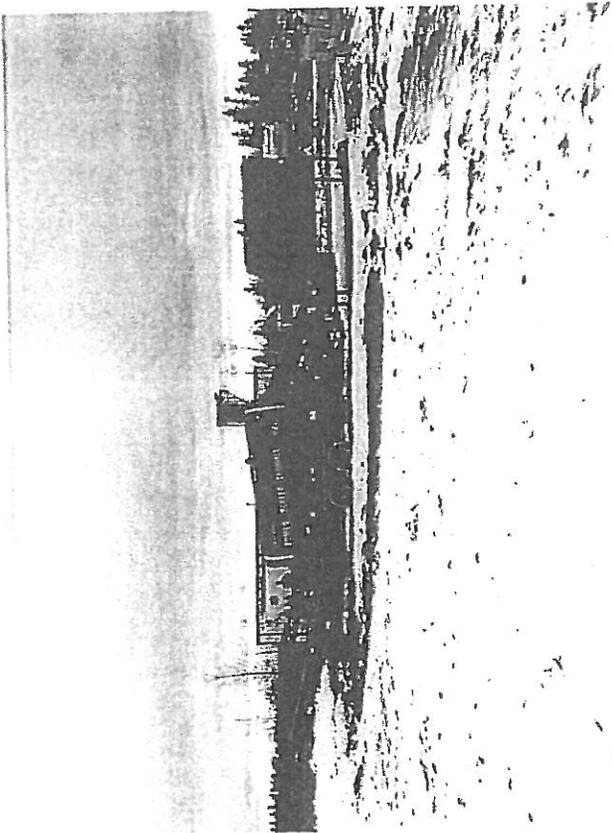
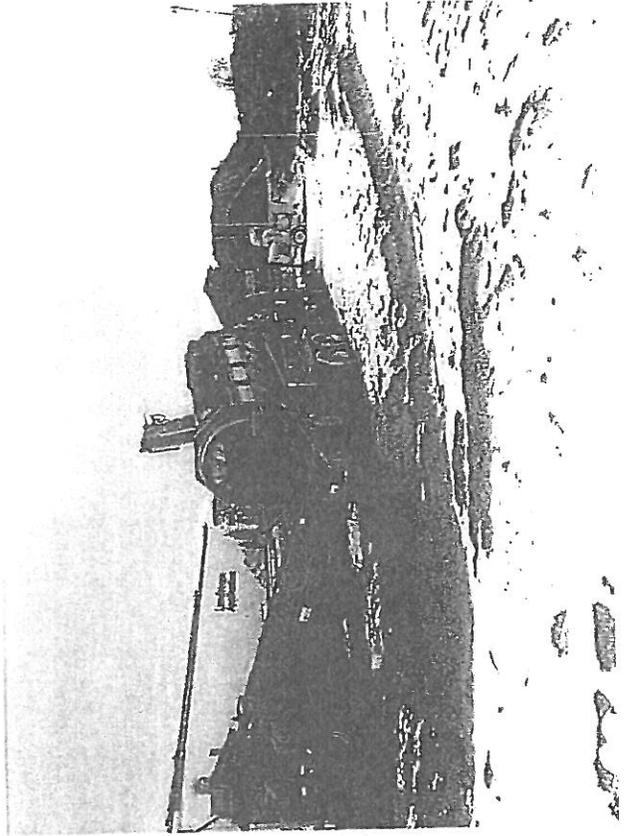
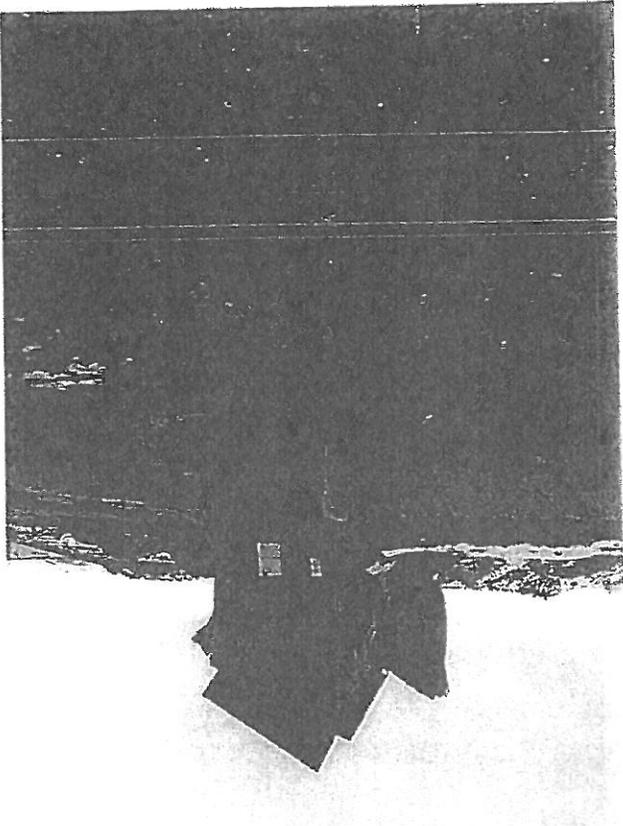
1. All items shall be nursery grown to ANSI Z603.1 or native landscape to ANSI Z301.1.
 2. Reference ANSI Z603.1 for planting details and specifications.

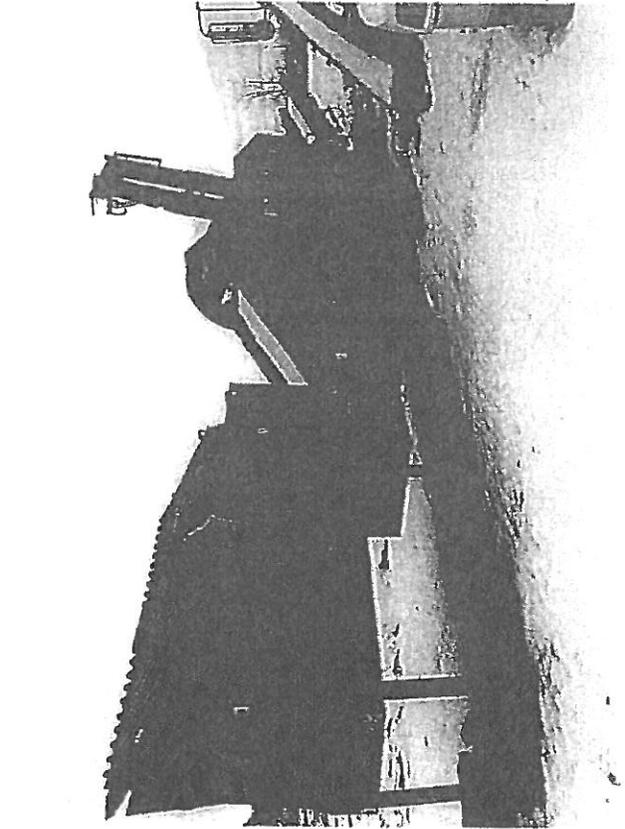
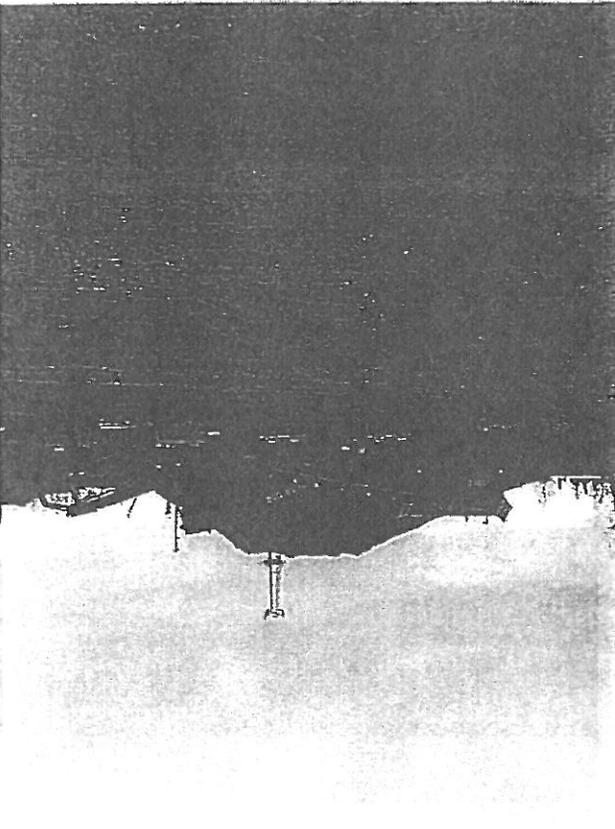
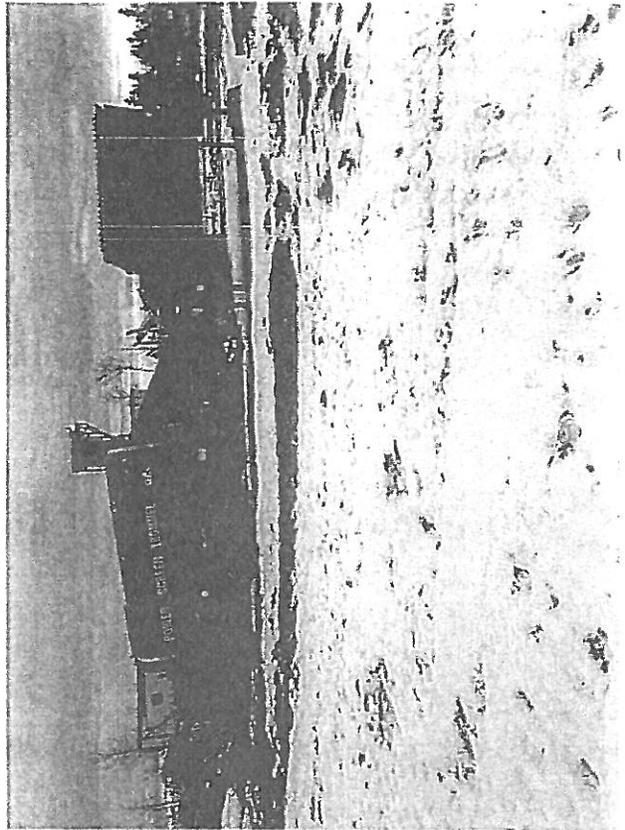
1. Landscape Plan
 SCALE: 1/8" = 1'-0"

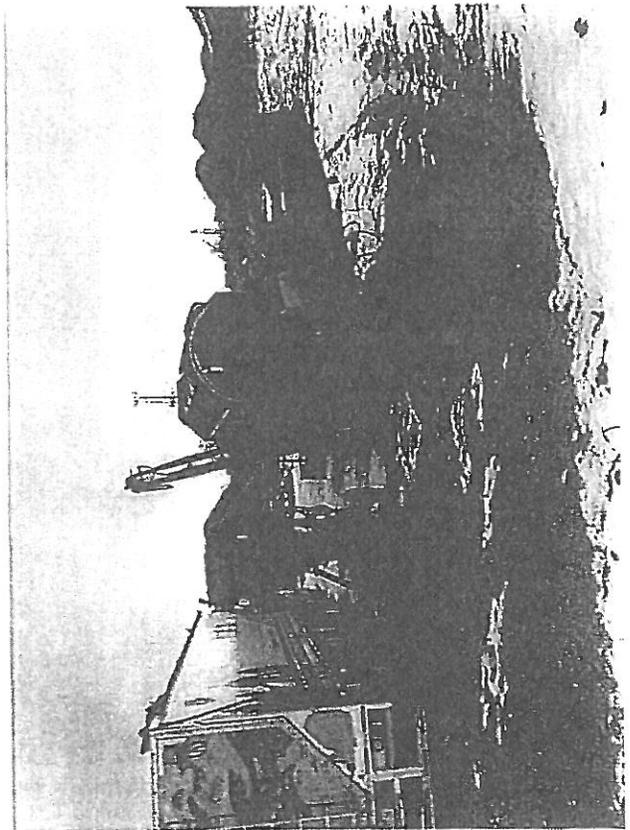
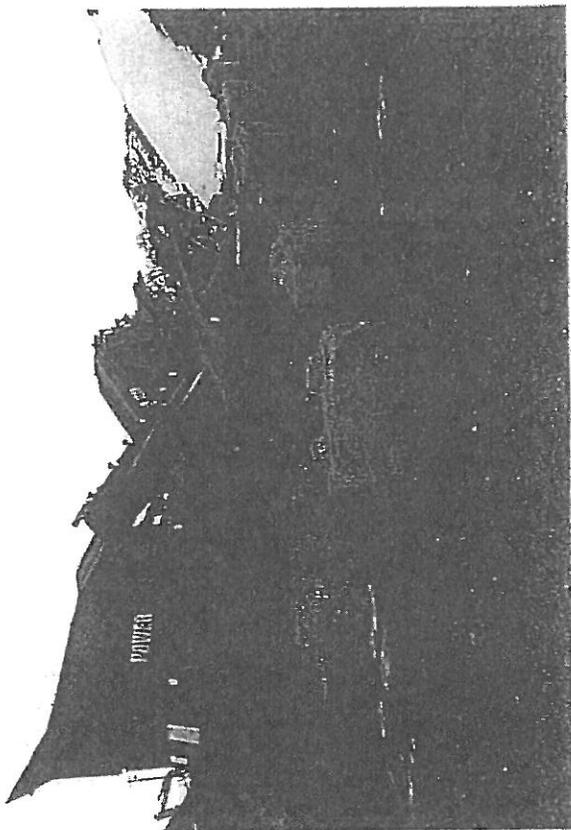


9. TYPICAL SCREENING PLANT PHOTOS



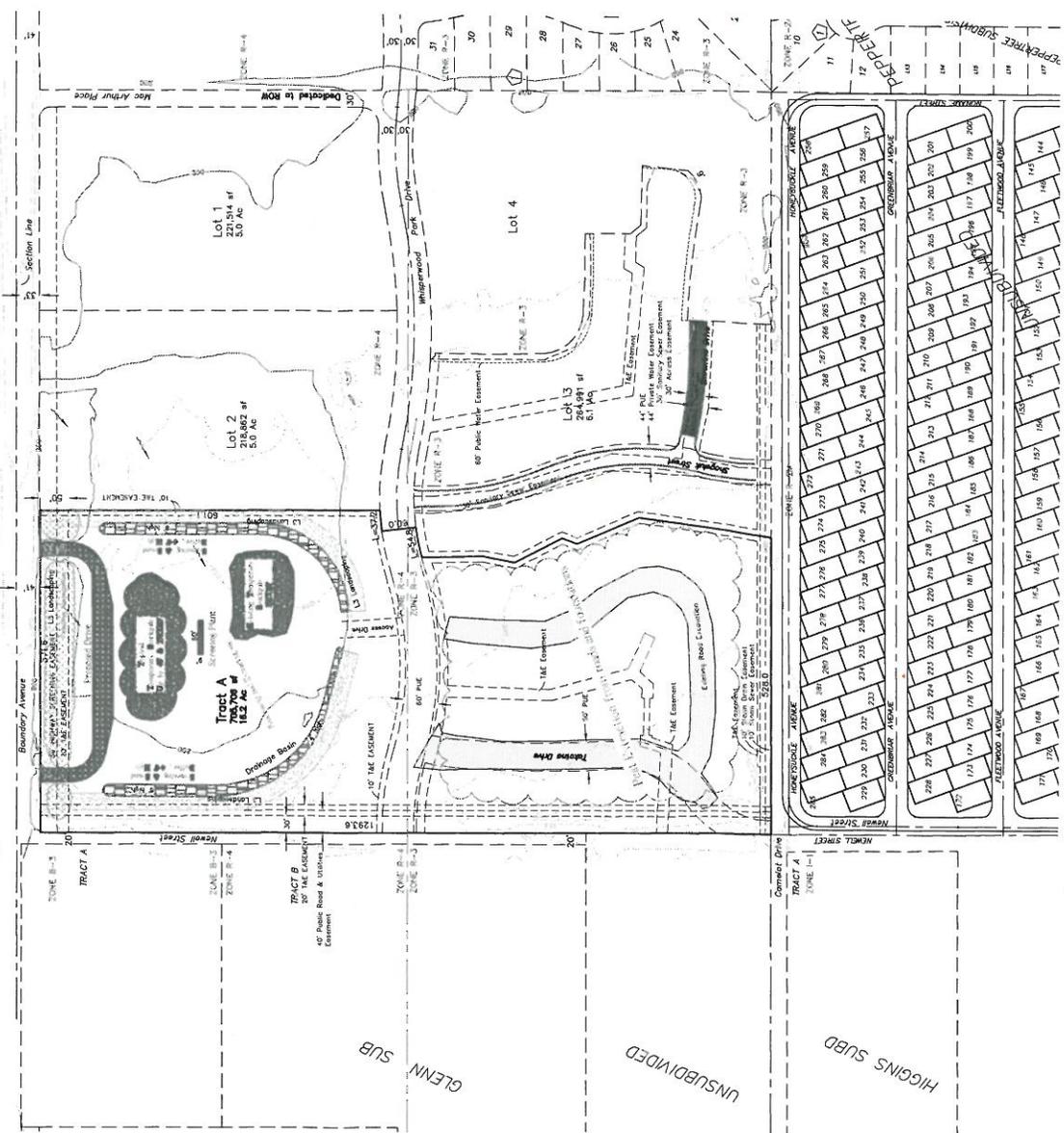






Military Reserve

Glenn Highway Corridor



A Natural Resource Extraction Plan:
Checkpoint Subdivision
Tract A

S4 Group
 Land Surveyors
 Subdivision Specialists
 Commission 85-9-973
 124 E 7th Avenue, Ste 100
 Anchorage, Alaska 99501
 Phone: 283-4141
 Fax: 283-4142
 Email: info@s4group.com

Drawn by: CB Scale: 1" = 100'
 Grid: SW12.38
 Date: 4/23/2015
 Plot Book: 103

GLENN SUB

UNSUBDIVIDED

HIGGINS SUBD