

Gastaldi Land Surveying, LLC



2000 E. Dowling Road, Suite 8 • Anchorage, Alaska 99507
(907) 248-5454 • Fax (907) 248-9362

December 7, 2016

Municipality of Anchorage
Department of Community Planning & Development
P.O. Box 196650
Anchorage, Alaska
99519-6650

Attention: Mr. David Whitfield-Platting Officer;
RE: Re-plat of Tract A, Checkpoint Subdivision, Case No. S12162

Mr. Whitfield:

Please be advised that the petitioners (Spinell Homes, Inc.) for the above referenced platting action would like to request a Time Extension for this project which is scheduled to expire on February 2, 2017. Much work has been done on the project, however, due to changes and delays in the approval of design plans the plat will not be ready to record until a later date.

Additionally, a minor amendment has been made to the Summary of Action regarding the type of curb to be installed on Newell Street. The details of this change are outlined in the attached letter from Dave Grenier, P.E. at Triad Engineering.

Please schedule these items for the Consent Agenda.

If you have any questions on this matter or need additional information please let me know.

Regards,


Jeffery A. Gastaldi
Registered Land Surveyor

S12319 - - MAR 01 2017



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

MAILING
P.O. Box 110890
Anchorage, AK 99511

OFFICE
907-561-6537

November 30, 2016

Municipality of Anchorage
Planning Division
4700 Elmore Rd.
Anchorage, Alaska 99519-6050

Attention: David Whitfield, Senior Planner
Subject: Checkpoint Subdivision: Case No. S-12162
Minor Revision to Summary of Action Condition 2.b.ii: Newell Street Curb Type

Mr. Whitfield,

On September 1st, a meeting with Development Services, Traffic, the development team and yourself was held to discuss the 2nd round of plan review comments dated August 19, 2016 for the Checkpoint Subdivision development. One of the primary comments discussed, number 10, relates to the access to several existing mobile homes located on the west side of Newell Street. To address the issue, the conclusion reached by the group was to install Type 2 curb on the west side of Newell Street from Whisperwood Park Drive north approximately 340 ft. The installation of Type 2 curb at this location resolves the access situation without requiring the relocation of any structures or parking pads at this time.

In order to implement this solution, it was determined that the platting board would need to make a minor revision to the Summary of Action relating to specified improvements for Newell Street. Condition 2.b.ii. states:

"The petitioner shall construct Newell Street from Whisperwood Drive to Boundary Avenue to municipal neighborhood collector standards as a 31-foot wide paved street (back of curb to back of curb) including Type 1 (barrier) curb and gutter, with a 5-foot wide concrete sidewalk separated from the back of curb a distance of 5 feet constructed on the east side of the street, as shown on Typical Section N. 20-3 of the Municipality of Anchorage Standard Specifications."

The requested revision, shown in bold below, is as the follows:

*"The petitioner shall construct Newell Street from Whisperwood Drive to Boundary Avenue to municipal neighborhood collector standards as a 31-foot wide paved street (back of curb to back of curb) including **combination of Type 1 (barrier) and Type 2 (rolled)** curb and gutter, with a 5-foot wide concrete sidewalk separated from the back of curb a distance of 5 feet constructed on the east side of the street, as shown on Typical Section N. 20-3 of the Municipality of Anchorage Standard Specifications."*

As discussed at the September 1st meeting, this request is reasonable and justified for the following reasons.

First, installing a combination of Type 1 and 2 curb will allow the current access patterns to remain unchanged for the existing mobile homes located directly west of the Newell Street Right of Way. Second, requiring the current residents to make changes to their current access would place an undue hardship on them for little to no purpose. Public safety is not compromised by installing the combination of Type 1 and 2 curb. Third, placing Type 2 curb along the west side of Newell Street would match the curb type as outlined under Condition 2.b.i. for Whisperwood Park Drive. The two streets essentially function the same, both having a posted speed limit of 25 mph with a 10 mph speed limit to be posted at the intersection of Newell and Whisperwood Park Drive.

For these reasons, we feel the requested minor revision to the condition of approval is appropriate. Please schedule this request under the Platting Board's consent agenda.

Let us know if you have any questions or need additional information.

Sincerely,

TRIAD
ENGINEERING



David A Grenier, P.E.

cc: Jason Moncrieff
Brandon Telford
Kris Langley
Andre Spinelli

Checkpoint Subdivision Case #S12319

