



Gastaldi Land Surveying, LLC

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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

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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

[illegible]

The map is a detailed survey of the Glenne Subdivision, showing various tracts and their locations relative to the Glenne Subdivision. The map includes labels for 'Glenne Subd.', 'Tract A1', 'Tract A2', 'Tract A3', 'Tract A4', 'Tract A5', 'Tract A6', 'Tract A7', 'Tract A8', 'Tract A9', 'Tract A10', 'Tract A11', 'Tract A12', 'Tract A13', 'Tract A14', 'Tract A15', 'Tract A16', 'Tract A17', 'Tract A18', 'Tract A19', 'Tract A20', 'Tract A21', 'Tract A22', 'Tract A23', 'Tract A24', 'Tract A25', 'Tract A26', 'Tract A27', 'Tract A28', 'Tract A29', 'Tract A30', 'Tract A31', 'Tract A32', 'Tract A33', 'Tract A34', 'Tract A35', 'Tract A36', 'Tract A37', 'Tract A38', 'Tract A39', 'Tract A40', 'Tract A41', 'Tract A42', 'Tract A43', 'Tract A44', 'Tract A45', 'Tract A46', 'Tract A47', 'Tract A48', 'Tract A49', 'Tract A50', 'Tract A51', 'Tract A52', 'Tract A53', 'Tract A54', 'Tract A55', 'Tract A56', 'Tract A57', 'Tract A58', 'Tract A59', 'Tract A60', 'Tract A61', 'Tract A62', 'Tract A63', 'Tract A64', 'Tract A65', 'Tract A66', 'Tract A67', 'Tract A68', 'Tract A69', 'Tract A70', 'Tract A71', 'Tract A72', 'Tract A73', 'Tract A74', 'Tract A75', 'Tract A76', 'Tract A77', 'Tract A78', 'Tract A79', 'Tract A80', 'Tract A81', 'Tract A82', 'Tract A83', 'Tract A84', 'Tract A85', 'Tract A86', 'Tract A87', 'Tract A88', 'Tract A89', 'Tract A90', 'Tract A91', 'Tract A92', 'Tract A93', 'Tract A94', 'Tract A95', 'Tract A96', 'Tract A97', 'Tract A98', 'Tract A99', 'Tract A100'. The map also shows 'Check Point Subd.' and 'Higdon Subd.'.

(1) I, the undersigned, hereby certify that I have read the foregoing document and agree that the information contained therein is true and correct to the best of my knowledge and belief. I am not aware of any information that would cause me to believe that the information contained herein is false or misleading. I am not aware of any information that would cause me to believe that the information contained herein is false or misleading. I am not aware of any information that would cause me to believe that the information contained herein is false or misleading.

PLAT APPROVAL

PLAT APPROVED BY THE LANDLORD, FARMING ALIQUANT: _____

DATE: _____

BY: _____

LANDLORD'S INITIALS: _____



THE LARGESTITY OF ANCHORAGE HARBOR ACCORDS FOR PLATES LISTED AND FOR PLATE REQUESTED THE AREA PROPERTY CONTAINED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE EASMENT, NORTH-OF-SOUTH, ALBERTA, PROPERTIES, THEREAFTERS AND PLATES SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS _____ DAY OF _____ 19____.

ATTEST:

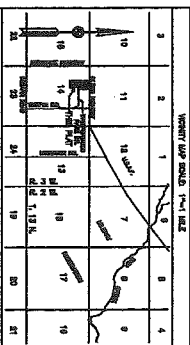
CLARENCE CLARK

CLERK OF ANCHORAGE

ALL REAL PROPERTY TAXES DUE BY THE JURISDICTION
OF ACHIEVED ON THE FIRST WORK ON THE PART HAVE
BEEN PAID IN FULL, AND IF APPROVAL, IS SCARCE BETWEEN
JANUARY 1, AND THE PAY DATE DATE, THERE IS NO DEPOSIT
WITH THE OTHER FISCAL OFFICER AN AMOUNT EQUIVALENT
TO ANY REAL PROPERTY TAX FOR THE CURRENT YEAR.

DATE	AUTHORIZED OFFICIAL	DATE
APPROVALS	SIGNATURE	DATE

TRACTS A1, A2, & A3
ON OR TRACT A, CHAMPAGNE ALABAMA, ACCORDING TO PLAT NO. 801-S-44,
NINETY-NINE (99) 1/4 SECTION 14, T17N, R6E, ACHERMAN (RECEIVED)
AND MICHAEL, DISTRICT, AND CONTAINING TRACTS ACHER, PART OF LOTS, WITH
ADJACENT PLOT REGISTRATION NO. _____



Checkpoint Subdivision Case #S12319

