

MUNICIPALITY OF ANCHORAGE MEMORANDUM

DATE: March 1, 2017

TO: Platting Board

THRU: *for* Terry Schoenthal, Manager, Current Planning Section *DSW*

FROM: Ryan Yelle, Associate Planner, Current Planning Section *RY*

SUBJECT: S12319 Checkpoint Subdivision – First Time Extension Request

On August 5, 2015, the Platting Board approved a preliminary plat for Checkpoint Subdivision, to subdivide one (1) tract of land into two (2) tracts of land with vacation of a 50 foot wide public use easement. This is the first 18-month time extension request of the preliminary plat.

This property is located in northeast Anchorage, generally south of Boundary Avenue, east of Boniface Parkway, north of Honeysuckle Avenue. The petition site is zoned R-4 (multifamily residential district) on the northern half and R-3 (mixed residential district) on the southern half.

Approval of the preliminary plat expired on February 2, 2017. This time extension request was submitted prior to the expiration of the preliminary plat as required by AMC 21.15.115D.2. To date, a final plat has not been submitted. The petitioner is exercising their right to request a time extension. The request has become necessary due to changes and delays in the approval of design plans.

In addition to the time extension, the petitioner is requesting an amendment to the August 5, 2015 Summary of Action which would amend condition 2.b.ii to allow a combination of type 1 (barrier) and type 2 (rolled) curb and gutter to be installed along Newell Street. Type 2 curb would be installed along the west side of Newell Street, and type 1 curb would be installed along the east side. The requested amendment would preserve current access routes for residents of the East Anchorage Trailer Court and would match the improvement conditions of Whisperwood Park Drive. Public safety will not be impacted by this amendment.

The requested amendment to the August 5, 2015 Summary of Action would amend condition 2.b.ii to read as 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 a 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.”

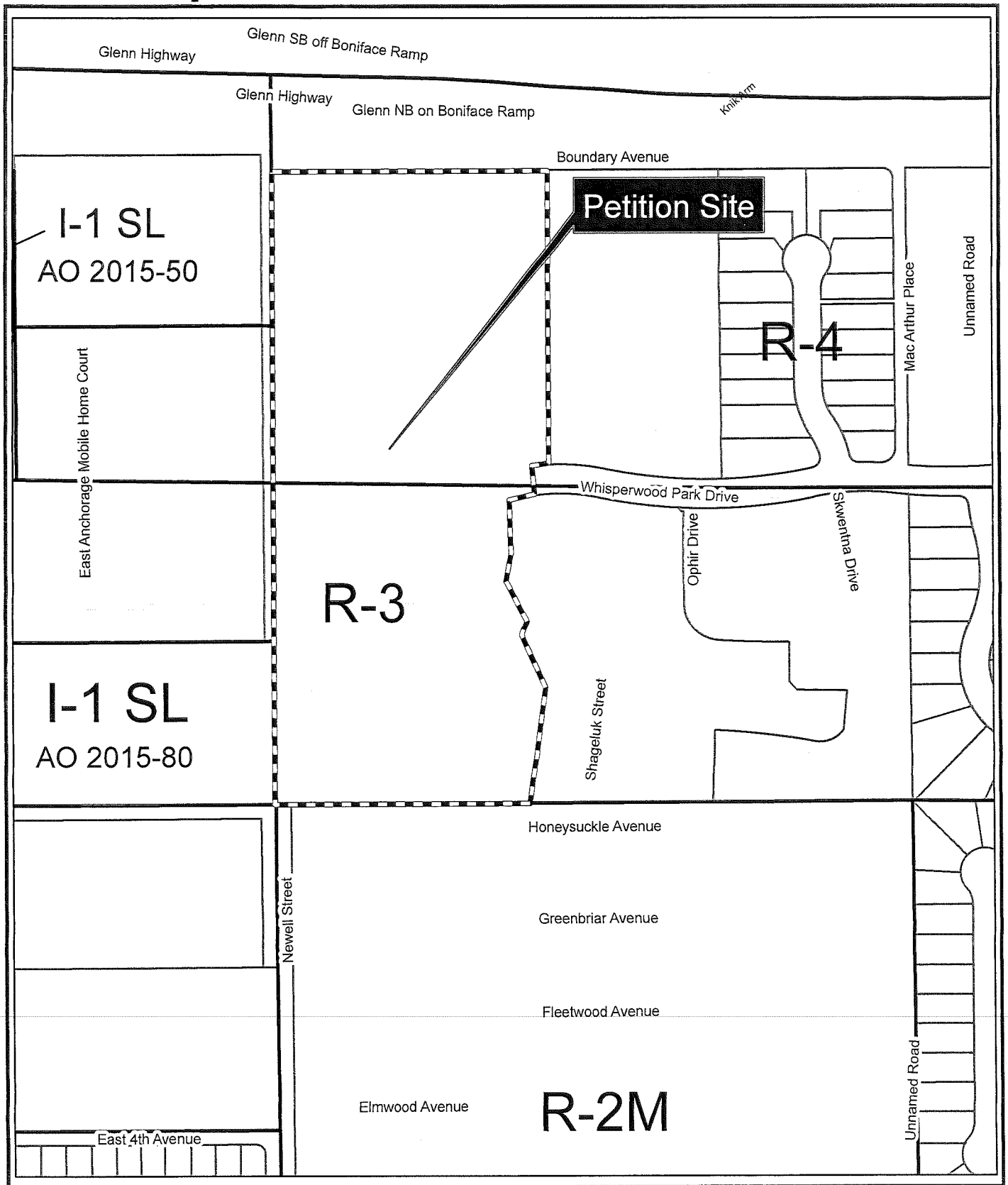
In accordance with AMC 21.15.115D.3, “the current conditions are substantially the same as those which existed when the preliminary plat was originally approved,” and based on the non-objection of the reviewing agencies, the Planning Department recommends approval of the first 18-month time extension to September 1, 2018, as well as the requested amendment to the Summary of Action.

Attachments:

- 1) Maps
- 2) Application
- 3) Reviewing Agency and Public Comments
- 4) Supporting Documents

Maps

Checkpoint Subdivision Case #S12319



Checkpoint Subdivision Case #S12319



Application



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



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.

November 30, 2016

Subject: Checkpoint Subdivision: Case No. S-12162

Page 2 of 2

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

Counter Sales and Fees

Date: December 14, 2016

Planning
4700 Elmore Road
Anchorage, AK 99504-
Phone: (907) 343-7931 Fax: (907) 249-7927

Employee Shawn Odell

Invoice Date: November 21, 2016
Invoice Number: S12319

Type of Case: Platting Type:

Customer:

SPINELL HOMES INC
1900 W NORTHERN LTS BLVD #200
ANCHORAGE, AK 99517

01 01 207876 12/14/16 10:14AM
051 Platting Fees \$1,800.00

Product Name	Quantity	Unit	Unit Price	Base Amount	Amount	Total	Key
Other Platting Fees - Minor amendments to previously approved prelim plats			\$			\$ 900.00	51
Other Platting Fees - Minor amendments to previously approved prelim plats			\$			\$ 900.00	51

Total Due: \$ 1,800.00

PLEASE PAY AT CASHIER
(Next to the Building Safety Check-In Station)

Cash:
Check:
Charge:

Void: Reason: _____
Supervisor Approval: _____

S 1 2 3 1 9 - - MAR 01 2017 10

Reviewing Agency & Public Comments



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: February 8, 2017

To: Terry Schoenthal

FROM: Steven Ellis

SUBJECT: Comments from Watershed Management Services.

RECEIVED

FEB 09 2017

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the March 1, 2017, Platting Board.

S12319 Checkpoint Subdivision, Tract A, WMS has the following comments.

WMS requests the following conditions of approval.

Provide a copy of your current Erosion and Sediment Control Plan.

Provide a copy of your current ADEC Notice of Intent.

S12324 Potter Highlands Subdivision, Phase 2 Tract A-7, WMS has the following Comments.

WMS requests the following conditions of approval

If public improvements are required, provide a Storm Water Pollution Prevention Plan for review and approval prior to starting ground disturbing activities.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety
RECEIVED

FEB 06 2017

MEMORANDUM

PLANNING DEPARTMENT

Comments to Miscellaneous Platting Activity

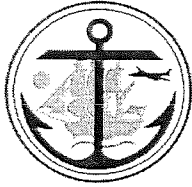
DATE: February 6, 2016

TO: Terry Schoenthal, Manager, Current Planning

FROM: Ron Wilde, P.E.
Building Safety
343-8371

SUBJECT: Comments on S12319
Checkpoint Subdivision

No Comment.



MUNICIPALITY OF ANCHORAGE
Development Services Department
Right of Way Section

MEMORANDUM

RECEIVED

FEB 03 2017

PLANNING DEPARTMENT

DATE: February 3, 2017
TO: Community Planning and Development
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Request for Comments on Platting Board Case(s) for March 1, 2017.

Right of Way Section has reviewed the following case due February 1, 2017.

S12319

Checkpoint, Tract A, grid 1238

Right of Way Section has no objection to the requested time extension.
Review time 15 minutes.

S12324

Potter Highlands, Block 3, Lots 9-14, Block 4, Lots 6-8, & Tract A-9, grid 3638

Show all existing and proposed survey monuments and controls for this plat.

Carry forward all applicable notes from the plat(s) of record.

Provide a layout of the existing lot configuration.

The wetlands are not labeled as to classification and the boundaries do not match those on the MOA records.

Construct the road, temporary turnaround, and trail to current MASS standards via a subdivision agreement.

Construct the northern access to provide for a second point of ingress and egress for public safety reasons. The abutting roads, though not built to MOA standards are travelable and currently used for adjacent homes and emergency services access.

Review time 30 minutes.

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development

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

Mayor Ethan Berkowitz

RECEIVED

MEMORANDUM

FEB 02 2017

Comments to Preliminary Plat Applications/~~Petitions~~ PLANNING DEPARTMENT

DATE: February 2, 2017
TO: David Whitfield, Current Planning; Platting Officer
FROM: Brandon Telford, Private Development; Plan Review Engineer
SUBJECT: Comments for Platting Authority Public Hearing date: March 01, 2017
S12319; S12324

Case No. S12319 – Checkpoint Subdivision, Tract A: First time extension request and minor amendment to summary of action condition 2.b.ii. To remove the requirement for Type 1 (barrier) curb and gutter and replace with the requirement for a combination of Type 1 (barrier) and Type 2 (rolled) curb and gutter.

Department Recommendations:

The Private Development Section has no objection to the time extension or the amendment to the summary of action.

Case No. S12324 – Potter Highlands Subdivision, Phase 2 Tract A-7: To subdivide one (1) tract of land into nine (9) lots and one (1) tract of land.

Roads: The proposed subdivision abuts the following right-of-way:

- To the north, England Avenue, a right-of-way located outside of any road service area that is classified as a Local Street in the current OSHP. England Avenue appears to be developed with a gravel surface, a width that varies to as narrow as 12-feet, and a meandering horizontal alignment that is not centered in the right-of-way.
- To the east, Finland Street, an existing road that is not located in dedicated right-of-way, is outside of any road service area, and is classified as a Local Street in the current OSHP. Finland Street appears to be developed with a gravel surface and a width of approximately 17-feet.
- To the south, Potter Valley Road, a municipal maintained right-of-way that is classified as a Class IB Neighborhood Collector in the current OSHP. Potter Valley Road was constructed to municipal standards in 2016 under Subdivision Agreement Number 13-012 for a portion of the length abutting the proposed subdivision. The

portion of Potter Valley Road abutting the proposed subdivision that was not improved under Subdivision Agreement Number 13-012 is constructed with a gravel surface, a width that varies to as narrow as 16-feet, and a meandering horizontal alignment that is not fully within the right-of-way.

- To the south, the termination of Potter Highlands Drive, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Potter Highlands Drive was constructed to municipal standards under Subdivision Agreement Number 13-012 where it abuts the proposed subdivision.
- Internal to the subdivision, Potter Highlands Drive, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Potter Highlands Drive is not constructed where it is internal to the subdivision.

Improvement Recommendations:

England Avenue appears to be developed with a gravel surface, a width that varies to as narrow as 12-feet, and a meandering horizontal alignment that is not centered in the right-of-way. This does not meet municipal requirements for a Local Street in a Class B area. The proposed subdivision does not take access from England Avenue. As a result no further road improvements are recommended at this time.

Finland Street appears to be developed with a gravel surface and a width of approximately 17-feet. This does not meet municipal requirements for a Local Street in a Class B area. The proposed subdivision does not take access from Finland Street. As a result no further road improvements are recommended at this time.

Potter Valley Road was constructed to municipal standards in 2016 under Subdivision Agreement Number 13-012 for a portion of the length abutting the proposed subdivision. The portion of Potter Valley Road abutting the proposed subdivision that was not improved under Subdivision Agreement Number 13-012 is constructed with a gravel surface, a width that varies to as narrow as 16-feet, and a meandering horizontal alignment that is not fully within the right-of-way. The portion of Potter Valley Road that was not improved under Subdivision Agreement Number 13-012 not meet municipal requirements for a Local Street in a Class B area. The proposed subdivision does not take access from this portion of Potter Valley Road. As a result no further road improvements are recommended at this time.

Potter Highlands Drive is not constructed where it is internal to the subdivision. **The petitioner shall construct to municipal standards a 20-foot wide strip paved street (two ten-foot wide travel lanes with two-foot shoulders on both sides) with drainage ditches as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.**

Subdivision Agreement Requirements:

Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include strip paved street, traffic control devices, street signs, monuments, drainage facilities, utilities, and any Traffic Section improvement requirements.

Drainage:

Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Any required drainage improvements shall be designed per the most current Design Criteria Manual (DCM).

Right-of-Way Dedication:

Finland Street lacks dedicated right-of-way where it abuts the proposed subdivision. Private Development recommends the dedication of 30-feet of right-of-way along the west property limits of Tract A-9 for Finland Street.

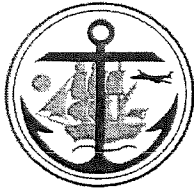
Plat Notes:

Private Development recommends the following notes be added to the final plat:

1. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
2. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any what that will adversely impact adjacent properties or rights-of-way.

Department Recommendations:

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

RECEIVED

DATE: February 01, 2017

FEB 01 2017

TO: Current Planning Division Supervisor.
Planning Department

PLANNING DEPARTMENT

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Department Comments

**S12319 Checkpoint Subdivision
First Time Extension and amendment to Summary of action**

The traffic department has no objection to the time extension or change in curb type associated with this Plat.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

M E M O R A N D U M

JAN 31 2017

~~PLANNING DEPARTMENT~~

DATE: January 19, 2017

TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU

RE: **Plat Case Comments**
Plats to be heard March 1, 2017
Comments due February 1, 2017

The Anchorage Water & Wastewater Utility has reviewed the referenced plat and has the following comments:

S12319

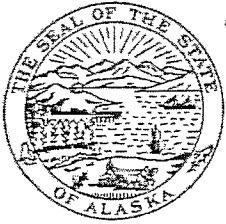
CHECKPOINT (FORMERLY S12162), First time extension request and minor amendment to summary of action condition 2.b.ii. To remove the requirement for Type 1 (barrier) curb and gutter and replace with the requirement for a combination of Type 1 (barrier) and Type 2 (rolled) curb and gutter, Grid SW1238

1. AWWU water is available but being verified, sanitary sewer is available to Proposed Tract A2. Tracts A1 and A3 are platting away from service.
2. If public water and wastewater services is desired by the owner or required by the platting authority in accordance with AMC 21.85.160 (water) and 21.85.170 (sewer), the owner will be required to enter into main line extension agreements with AWWU to serve Tracts A1-A3. AWWU water and sanitary sewer mains must be protected by a 30' wide easement or ROW centered over the main.
3. Developing Tracts A1 – A3 for commercial or multi-family purposes with public water and sanitary sewer service will require a private system review through the AWWU Field Services office.

S12324 POTTER HIGHLANDS, To subdivide one (1) tract of land into nine (9) lot's and one (1) tract of land, Grid SW3638

1. AWWU water and sanitary sewer are not available to these parcels.
2. These parcels are located outside of AWWU's Water Service District.
3. AWWU has no objection to this platting action.
4. AWWU has no objection to this platting action.

If you have any questions, please call AWWU planning section at 564-2721.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

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

January 26, 2017

Terry Schoenthal, Current Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

JAN 27 2017

PLANNING DEPARTMENT

RE: MOA Plat Review

Dear Mr. Schoenthal:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Division of Program Development, Anchorage Field Office has no comments on the following plats:

- **S12319:** Checkpoint Subdivision
- **S12324:** 6520 England Avenue
- **S12326:** College Village Subdivision Addition No. 9, Block 18, Lot 16C
- **S12330:** 701 & 761 West 2nd Avenue

Sincerely,

A handwritten signature in blue ink, appearing to read "James Starzec".

James Starzec
Anchorage Area Planner

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

JAN 23 2017



PLANNING DEPARTMENT

Telephone Service (907) 596-8181
alaskacommunications.com

January 19, 2017

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

SUBJECT: Request for Comments

Alaska Communications has reviewed the plats listed below and recommends the following:

S-#12319

Checkpoint Subd.

Alaska Communications has no objections to the extension.

S-#12324

Potter Highlands Subd.

Alaska Communications requires a twenty foot "telecommunication and electrical easement" as shown on attached plat.

S-#12326

College Village Subd. Addn. No. 9

Alaska Communications has no objections to the extension.

S-#12328

Dowling at Lake Otis Subd.

Alaska Communications requires a twenty foot "telecommunication and electrical easement" as shown on attached plat.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Smith', written over a horizontal line.

Larry Smith

Network Engineering Foreman
Alaska Communications
600 Telephone Avenue, MS#14
Anchorage, Alaska 99503
lsmith@acsalaska.com
Phone: (907) 564-1812
Cell: (907) 244-3779
enc



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

January 19, 2017

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

RECEIVED

JAN 19 2017

PLANNING DEPARTMENT

Re: Plat Reviews

Dear Sir/Madam:

ENSTAR Natural Gas Company has reviewed the following Preliminary Plats and has no comments, recommendations or objections:

S12319

Checkpoint Subdivision, Tract A

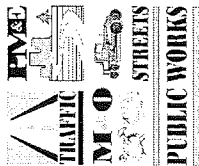
S12324

Potter highlands Subdivision, Phase 2, Tract A-7

If you have any questions, please do not hesitate to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

Cassie Wohlgemuth
Right of Way and Compliance Technician
ENSTAR Natural Gas Company



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

Project Review Form

Project Name:	Extension request and minor amendment – Checkpoint S/D	Project No:	S12319
Project Status:	<input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input checked="" type="checkbox"/> Other		
Name/Title:	Andrew Watts/Transit Planning Technician; Randy Bergt/Capital Project Engineer		
Organization / Department:	Public Transportation Dept / People Mover		
Phone Number:	343-8496 (Andrew) or 343-8285 (Randy)	Date:	19 JAN 17

	Page/ Sheet No.	Reviewer	Comment	Response
1)		AGW	Thank you for the opportunity to review. MoA Public Transportation does not currently provide service in the subject area and has no plans to do so in the future. Therefore we have no objection to this plat request.	
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				

RECEIVED
 JAN 19 2017
 PLANNING DEPARTMENT



**Municipality of Anchorage
Development Services Department
Building Safety Division**



MEMORANDUM

DATE: January 19, 2017

TO: Dave Whitfield, Platting Officer

FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
PLANNING DEPARTMENT

SUBJECT: Comments on Cases due February 1, 2017

RECEIVED

JAN 19 2017

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

S12319 Checkpoint Subdivision

No objection

S12324 Potter Highlands Subdivision Phase 3

Information to satisfy the requirements specified by AMC 21.15, AMC 15.55 and AMC 15.65 must be submitted for each lot within this proposed subdivision. This information must include, but may not necessarily be limited to:

- A. Soils testing, percolation testing, and ground water monitoring must be conducted to confirm the suitability for development using on-site wastewater disposal systems. Ground water monitoring must be conducted during a high ground water season in either the fall (October) or spring (May).
- B. Areas designated for the original and replacement wastewater disposal system sites must be identified and must meet all criteria specified in AMC 15.65 including slope and slope setback requirements for each lot.
- C. Topographical information must be submitted.
- D. Provide documentation for water availability to serve existing and proposed water wells.

RECEIVED

JAN 18 2017

PLANNING DEPARTMENT

January 17, 2017

Municipality of Anchorage
Planning and Development
P.O. Box 196650
Anchorage, Alaska 99519-6650

Attention: Terry Schoenthal, Planning Section Supervisor

Dear Mr. Schoenthal:

Chugach has provided comments to the enclosed proposed plat referenced per the following case number:

S-12319 – Checkpoint Subdivision Tract A

In the event that there are changes to the lot configurations or additional dedications requested in those same areas identified as electric easements, Chugach requests the opportunity to review the revised preliminary plat.

Sincerely,



Karen Keesecker,
Manager, Land Services

Enclosures

RECEIVED BY
LAND SERVICES

JAN 13 2017

RETURN COMMENTS TO:

Municipality of Anchorage Planning Department

Current Planning Division

PO Box 196650

Anchorage, Alaska 99519-6650

Phone: 907-343-7943

CASE NO:

S12319

REQUEST:

First time extension request and minor amendment to summary of action condition 2.b.ii. To remove the requirement for Type 1 (barrier) curb and gutter and replace with the requirement for a combination of Type 1 (barrier) and Type 2 (rolled) curb and gutter.

****THIS IS NOT A PUBLIC HEARING****

SITE ADDRESS:

N/A

CURRENT ZONING:

R-3 Mixed Residential

R-4 Multifamily Residential

ORIG SUBD/LEGAL:

Checkpoint Subdivision, Tract A (Plat No. 2012-96); located within the NW 1/4, Section 14, T13N, R3W, Seward Meridian, Alaska

COMMENTS AND MEETING SCHEDULE

Platting Board

Loussac Library Assembly Chambers

3600 Denali Street

Anchorage, Alaska

Hearing Date:

Wednesday, March 01, 2017

Agency Comments Due:

Wednesday, February 01, 2017

Council Comments Due:

Wednesday, February 08, 2017

COMMUNITY COUNCIL(S):

Northeast

Russian Jack

APPROVED AS: SHOWN ☒

CORRECTED ☐

SIGN Claudia Tolbert

DATE 1-16-17

LAND SERVICES DEPARTMENT
907-762-4781

CEA, Inc., has no objection to the time extension provided a copy of the final plat is sent to Chugach for review and sign-off prior to recording.

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division
Addressing email: Addressing@muni.org

Phone: 907-343-8466
Fax: 907 249-7475

RECEIVED

JAN 17 2017

Mayor Ethan Berkowitz

PLANNING DEPARTMENT

January 17, 2017

S12319, Checkpoint Subdivision, Tract A1, A2, & A3, SW1238

No Comments

Thanks,

Jennifer Benson
MSAG Coordinator

RETURN COMMENTS TO:

Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650
Phone: 907-343-7943

CASE NO: S12319

REQUEST: First time extension request and minor amendment to summary of action condition 2.b.ii. To remove the requirement for Type 1 (barrier) curb and gutter and replace with the requirement for a combination of Type 1 (barrier) and Type 2 (rolled) curb and gutter.
THIS IS NOT A PUBLIC HEARING

SITE ADDRESS: N/A

CURRENT ZONING: R-3 Mixed Residential
R-4 Multifamily Residential

ORIG SUBD/LEGAL: Checkpoint Subdivision, Tract A (Plat No. 2012-96); located within the NW 1/4, Section 14, T13N, R3W, Seward Meridian, Alaska

COMMENTS AND MEETING SCHEDULE

Platting Board
Loussac Library Assembly Chambers
3600 Denali Street
Anchorage, Alaska

Hearing Date: Wednesday, March 01, 2017

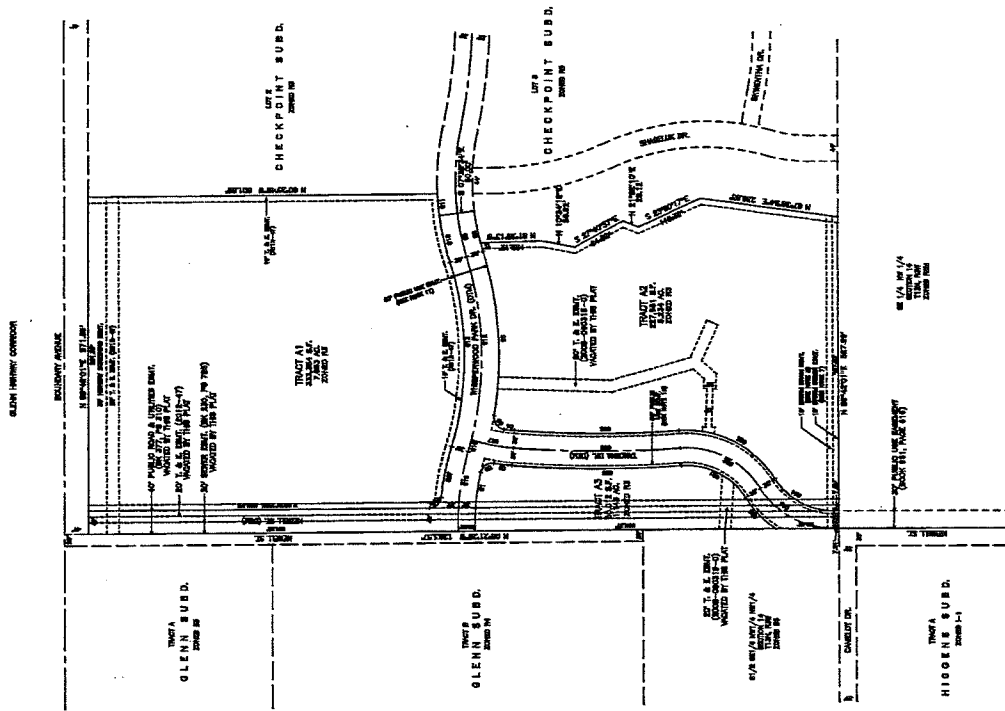
Agency Comments Due: Wednesday, February 01, 2017

Council Comments Due: Wednesday, February 08, 2017

COMMUNITY COUNCIL(S):

Northeast
Russian Jack

Supporting Documents

[illegible]

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS BOUGHT BETWEEN JANUARY 1, AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FINANCIAL OFFICER AN AMOUNT SUFFICIENT TO PAY THE TAXES FOR THE CURRENT YEAR.

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY DESCRIBED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADS, TRAILS, BRIDGES AND OTHER PUBLIC UTILITIES.

Answer: 10

12/10/2014 10:12:20 AM

[illegible][illegible]

1. HYPERTAX. A SURPLUS, PROFESSIONAL LAND SURVEYOR TO HONEST COUNTRY THAT THE SALE OF _____ IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE SURVEYORS AND MEASURES ARE ACCURATE AND CORRECTLY AND THAT ALL PRESENTED EVIDENCE CORRECTLY, UNBIAIRED, ALL OTHER MEASUREMENTS, AND LOT CORNERS HAVE BEEN SET AND KEPT, OR IF FINAL CORRECTION IS ASSURED BY SURVEYORSHIP AGREEMENT, THEY WILL BE SET AS DESCRIBED IN SAID SURVEYORSHIP AGREEMENT. LOT CORNERS TO BE SET BY _____.

APPROVED BY THE NATIONAL PLASTING AUTHORITY
THE DAY OF 30

3-



MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
SUMMARY OF ACTION
August 5, 2015

A. ROLL CALL

Board Members Present: Daniel Young, Clayton Walker, Jr. (Chair), Ken Fuller, Trevor Edmondson (Vice-Chair), and Christina Eneix.

Board Members Excused: Don Porter, Steve Abel, and Kevin Cross.

Staff Present: Dave Whitfield and Francis McLaughlin.

B. SUMMARY OF ACTION AND MINUTES

1. Summaries of Action

a. Wednesday, July 1, 2015

2. Minutes

a. Wednesday, July 1, 2015

b. Wednesday, April 4, 2012

c. Wednesday, May 2, 2012

d. Wednesday, September 5, 2012

e. Wednesday, October 3, 2015

f. Wednesday, November 7, 2015

C. SPECIAL ORDER OF BUSINESS

1. Disclosures – Young – S12162 He has an ongoing business relationship with the petitioner on other matters. He has no financial interest in this case and can remain impartial. Directed to participate.

2. Informational Items: Abbreviated Plat Action Summary for 6/29/15, 7/20/15 and 7/27/15.

D. CONSENT AGENDA

1. Time Extensions

- a. **S12188 McKinley Landscaping Subdivision, Tract A**
 - 1. Approval of the first 18-month time extension to December 5, 2016.
- b. **S12198 John Wayne Subdivision, Tracts A and B**
 - 1. Approval of the first 18-month time extension to February 5, 2017.
- 2. Findings of Fact
- 3. Commercial Tract
- 4. Others
- 5. Resolutions for Approval
- E. OLD BUSINESS
 - 1. Public Hearings
 - 2. Other
- F. NEW BUSINESS
 - 1. Public Hearings
 - a. **S12162 Checkpoint Subdivision, Tracts A1 and A2**
 - 1. Approval of the vacation of the 50-foot wide public use easement dedicated by instrument No. 2005-056723-0, subject to the following condition:
 - a. Record a suitable plat within 18 months of approval.
 - 2. Approval of the plat for 18 months, subject to the following conditions:
 - a. Resolve utility easements.

- b. Enter into a subdivision agreement with Private Development for the required urban area improvements for Whisperwood Park Drive and Newell Street.
 - i. The petitioner shall construct Whisperwood Park Drive to municipal standards consisting of a 36-foot wide paved street (back of curb to back of curb) including Type II (rolled) curb and gutter, with a 5-foot wide concrete sidewalk constructed on both sides of the street as shown on Typical Section No. 20-2 of the Municipality of Anchorage Standard Specifications. The section shall match the existing section of Whisperwood Park Drive east of the proposed subdivision.
 - ii. 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 I (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 No. 20-3 of the Municipality of Anchorage Standard Specifications.
- c. Add the following note to the plat if it is determined by analysis that footing drains and stub-outs are required:
 - i. All principal structures within this subdivision are required to have footing drains connected to the infrastructure.

- ii. Provide to Private Development a permanent erosion and sediment control plan for the required improvements for review and approval.
- d. Submit to Private Development for review and approval, a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights-of-way, and to include a suitable outfall.
- e. Enter into main line extension agreements with AWWU for public water and sanitary sewer service.
- f. Resolve with AWWU Field Services office, the need for a private system review.
- g. Placing the following notes on the plat:
 - i. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
 - ii. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
- h. Making the following drafting changes on the final plat:

- i. Update plat note # 1 to read: "Direct vehicular access from Lot A1 to boundary Avenue is prohibited."
- ii. In the platted area: Street name is Shageluk Street (not Drive).
- iii. In the title block: Street name is Turpin Street (not Drive).

a. **S12186 The Villages Subdivision, Tract 18A**

- 1. Approval of the vacation of a 100-foot section line easement, subject to the following conditions:
 - a. Dedicating a 25-foot public trail easement on property. The exact location of the easement to be resolved with the Non-motorized Transportation Coordinator and Planning staff.
 - b. Recording a suitable plat.
 - 2. Approval of the plat for 18 months, subject to the following conditions:
 - a. Resolve utility easements.
 - b. Obtain the approval of the State of Alaska Department of Natural Resources (DNR) and the Alaska Department of Transportation and Public Facilities (ADOT/PF).
-
- c. Placing the following notes on the plat:
 - i. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without

prior approval from Municipality of Anchorage Building Safety Office.

- ii. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of way.

a. **S12187 Grandeur Subdivision, Lots 1 - 5**

- 1. Approval of a fourth 2-year time extension of Subdivision Agreement 2007-001 to July 25, 2017.

a. **S12193 Benito Subdivision, Block 2, Lot 2**

- 1. Approval of the request to delete Note 2 from Plat 67-44.

- 2. Appearance Requests
- 3. Other

G. PERSONS TO BE HEARD

H. REPORTS

- 1. Chair
- 2. Secretary
- 3. Committee

I. Board Comments

Adjourn at 7:28 p.m.