

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	P2C 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.

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#### 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.

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#### 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.

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#### 8. PLAT & SPECIAL LIMITATIONS

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

### E. DESCRIPTION OF OPERATIONS

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#### 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.

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#### 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.

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#### 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 is 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.

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#### 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.



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## 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.

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## F. ENVIRONMENTAL IMPACT

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### 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.

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### 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.

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### 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.

## I. APPENDICES

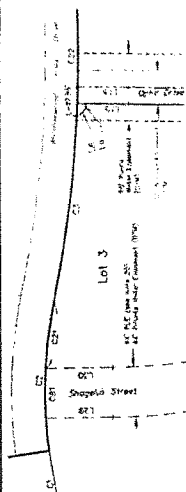
- 1) Vicinity Map & Site Plan
- 2) Exiting Plat
- 3) Existing Perimeter Vegetation Photo's
- 4) Existing Infrastructure Map
- 5) Soils Logs
- 6) Peat Excavation Location Map
- 7) Site Cross Section
- 8) Landscape Plan
- 9) Typical Screening Plant Photo's







## 2. EXISTING PLAT



### Detail A

Case	Number	Year
1	100	1970
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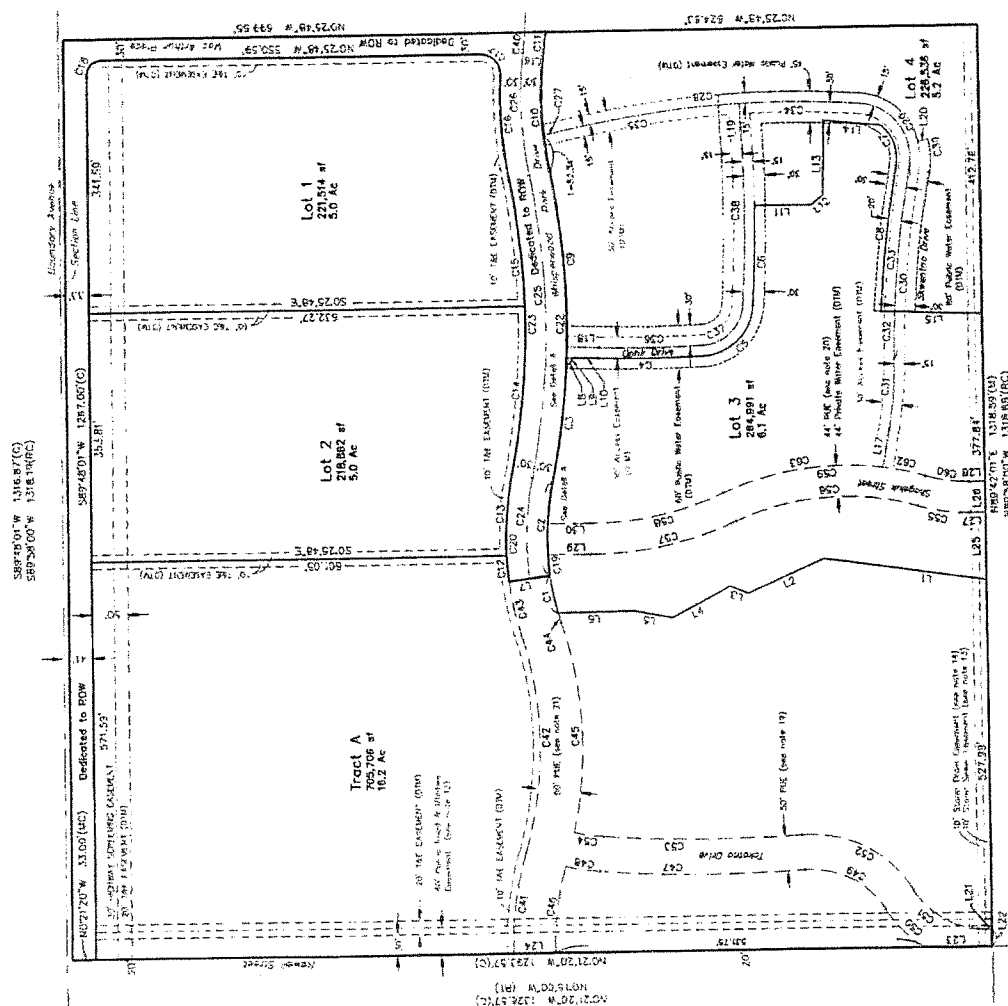
**Checkpoint Subdivision  
Lots 1-4 & Tract A**

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**S4**  
Group

Case No.	Case Name	Case Type	Case Status
1	John Doe	Case 1	Open
2	Jane Smith	Case 2	Closed
3	Bob Johnson	Case 3	Open
4	Alice Brown	Case 4	Closed
5	Charlie White	Case 5	Open
6	Diana Green	Case 6	Closed
7	Frank Black	Case 7	Open
8	Grace King	Case 8	Closed
9	Henry Lee	Case 9	Open
10	Ivy Hill	Case 10	Closed
11	Jack King	Case 11	Open
12	Karen White	Case 12	Closed
13	Leo Green	Case 13	Open
14	Mary Black	Case 14	Closed
15	Nick King	Case 15	Open
16	Olivia Hill	Case 16	Closed
17	Peter Lee	Case 17	Open
18	Quinn White	Case 18	Closed
19	Rachel Green	Case 19	Open
20	Sam Black	Case 20	Closed
21	Tina King	Case 21	Open
22	Uma Hill	Case 22	Closed
23	Victor Lee	Case 23	Open
24	Wendy White	Case 24	Closed
25	Xavier Green	Case 25	Open
26	Yara Black	Case 26	Closed
27	Zoe King	Case 27	Open
28	Adam Hill	Case 28	Closed
29	Bella Lee	Case 29	Open
30	Carl White	Case 30	Closed
31	Dora Green	Case 31	Open
32	Ethan Black	Case 32	Closed
33	Fiona King	Case 33	Open
34	Gavin Hill	Case 34	Closed
35	Helen Lee	Case 35	Open
36	Ian White	Case 36	Closed
37	Jane Green	Case 37	Open
38	Kyle Black	Case 38	Closed
39	Laura King	Case 39	Open
40	Mark Hill	Case 40	Closed
41	Nancy Lee	Case 41	Open
42	Oscar White	Case 42	Closed
43	Pamela Green	Case 43	Open
44	Quinn Black	Case 44	Closed
45	Rachel King	Case 45	Open
46	Sam Hill	Case 46	Closed
47	Tina Lee	Case 47	Open
48	Uma White	Case 48	Closed
49	Victor Green	Case 49	Open
50	Wendy Black	Case 50	Closed
51	Xavier King	Case 51	Open
52	Yara Hill	Case 52	Closed
53	Zoe Lee	Case 53	Open
54	Adam White	Case 54	Closed
55	Bella Green	Case 55	Open
56	Carl Black	Case 56	Closed
57	Dora King	Case 57	Open
58	Ethan Hill	Case 58	Closed
59	Fiona Lee	Case 59	Open
60	Gavin White	Case 60	Closed
61	Helen Green	Case 61	Open
62	Ian Black	Case 62	Closed
63	Jane King	Case 63	Open
64	Kyle Hill	Case 64	Closed
65	Laura Lee	Case 65	Open
66	Mark White	Case 66	Closed
67	Nancy Green	Case 67	Open
68	Oscar Black	Case 68	Closed
69	Pamela King	Case 69	Open
70	Quinn Hill	Case 70	Closed
71	Rachel Lee	Case 71	Open
72	Sam White	Case 72	Closed
73	Tina Green	Case 73	Open
74	Uma Black	Case 74	Closed
75	Victor King	Case 75	Open
76	Wendy Hill	Case 76	Closed
77	Xavier Lee	Case 77	Open
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97	Rachel Green	Case 97	Open
98	Sam Black	Case 98	Closed
99	Tina King	Case 99	Open
100	Uma Hill	Case 100	Closed

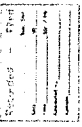
Page 2 of 2

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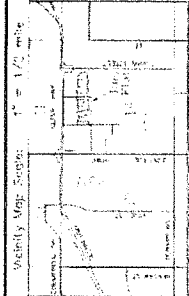
### Easement Detail

1. Payroll controller records items listed by Travel & Tourist Agency as follows:
2. On March 20, one employee working chargeable called.
3. He had problems with job type a 30% reduction with 1 1/2% portion (likely they receive commission making 1 1/2% reduction)
4. Items at 30% a 20% reduction but the other 10% a 10% a and 10%.
5. Found that items in the book were not paid.

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1. Parent involvement  
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**Checkpoint Subdivision  
Lots 1-4 & Tract A**

**THE NEW YORK PUBLIC LIBRARY**  
ASTOR LENOX TILDEN FOUNDATION  
1009 FIFTH AVENUE  
NEW YORK, N.Y. 10028-2470

**S4 Group**

David A. S4  
President & CEO  
S4 Group Inc.  
10000 Wilshire Blvd., Suite 200  
Beverly Hills, CA 90210  
Tel: 310-277-1000  
Fax: 310-277-1001  
www.s4group.com

page 1 of 2

TAX CERTIFICATION

all real property taxes levied by the Municipality of  
Lynn, Massachusetts, on the said parcel, to the said town of  
Lynn, and there is no deposit with the Chief Justice of  
the said court sufficient to pay arrears of said property taxes  
for the current year.

Witness my hand and seal this 7th day of

[illegible]

## ACCEPTANCE OF NEGATION

This University of Antwerp hereby accepts the above names and for further purposes the need is properly declared on this first instance, but is limited to the subsequent legal, administrative, and judicial proceedings, therefore, and that's shown above.

Dated at Antwerp, Antwerp May 10<sup>th</sup> 1912.

Barbara A. Jones  
Director, Office of the Secretary  
Office of the Secretary  
Office of the Secretary

SUPERVISOR'S CERTIFICATE

1. Thomas H. Brown, professional land surveyor, do hereby certify that the plat is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that of subsequent surveys could harmonize with other monuments, and that no errors have been met and stated.

PLAN APPROVAL

First approved by the Director  
Issuing Authority this  
15th day of July, 2012

*[Signature]*  
Authorizing Official

Stamp: STATE OF ALASKA, 49th, 19th Nov 1990, *[Signature]*

Chemical Vaporium Association

Submitted and sworn before me this 31<sup>st</sup> day of July, 1983:  
 for David J. Cattrell  
July 16, 2013 Auburn, Minnesota  
 by David J. Cattrell Notary Public

Anchorage Recording District PL 2012-047

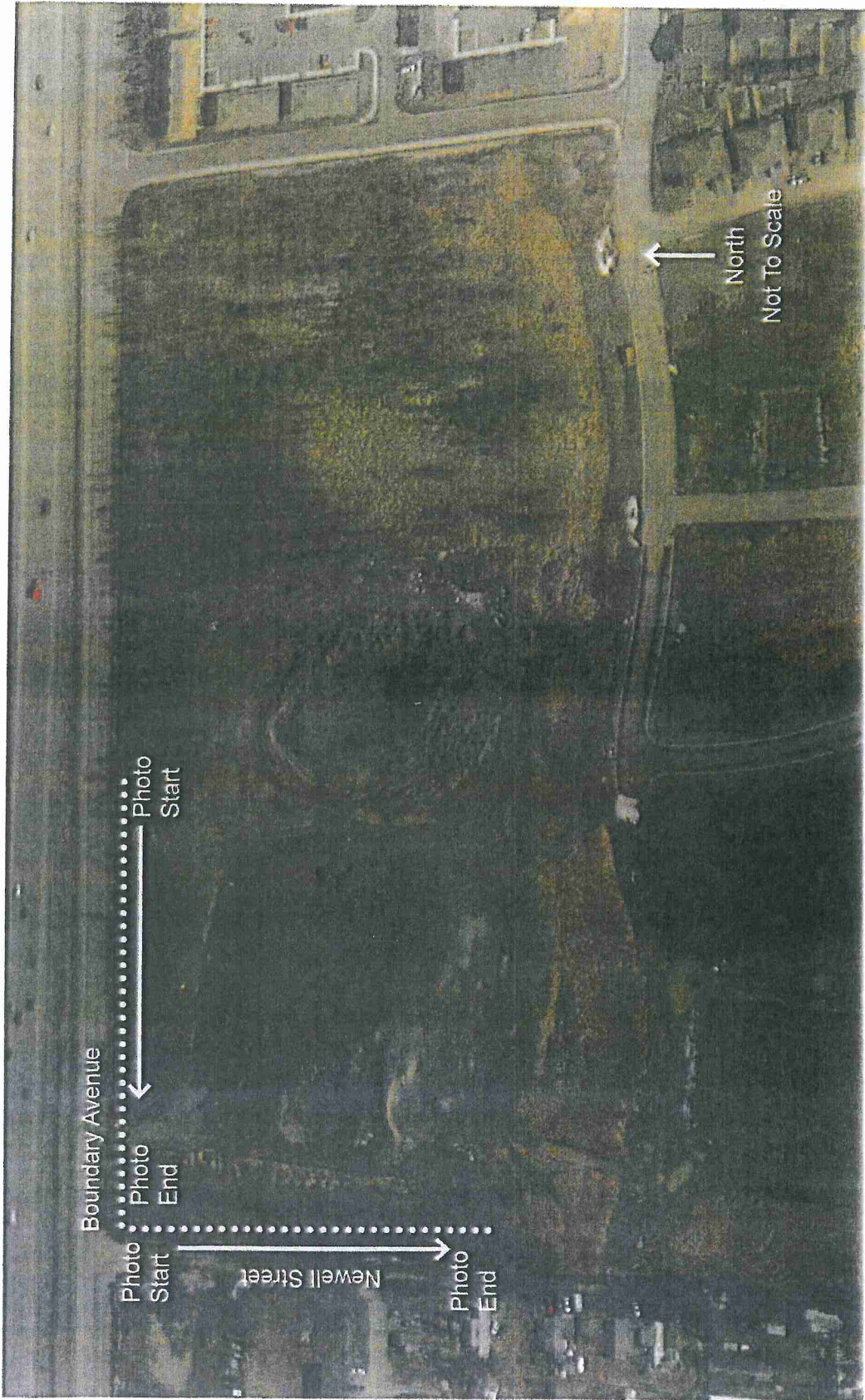
General Manager of General Electric.

[illegible][illegible]

11.24.12  
Ruth Jean Brown  
MAY 1936

### 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 understorey 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

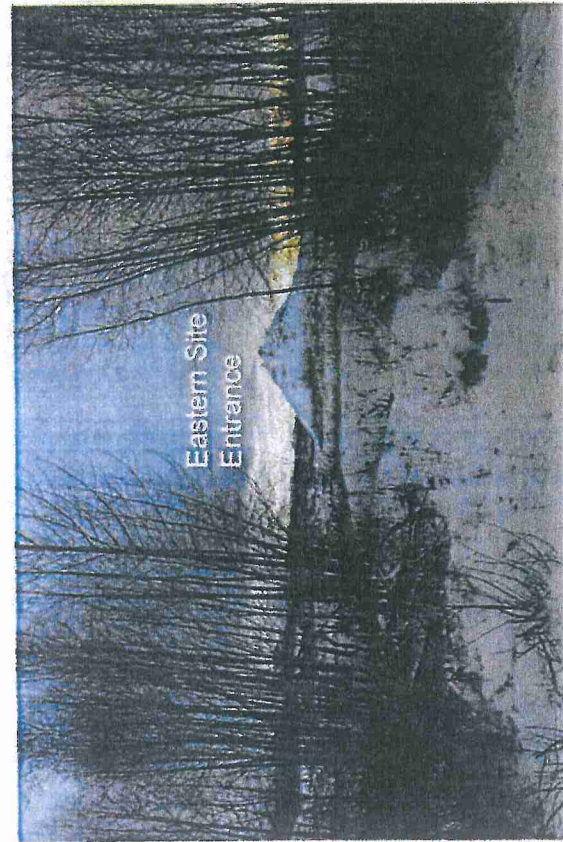


Photo 3. North Boundary



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

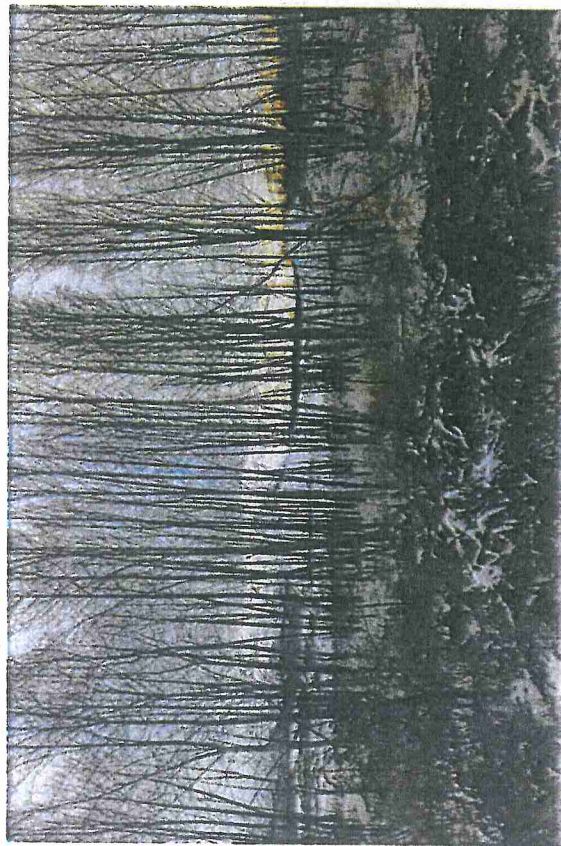


Photo 7. North Boundary



Photo 8. North Boundary



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

**Exhibit: Documentation of Existing Perimeter Vegetation**

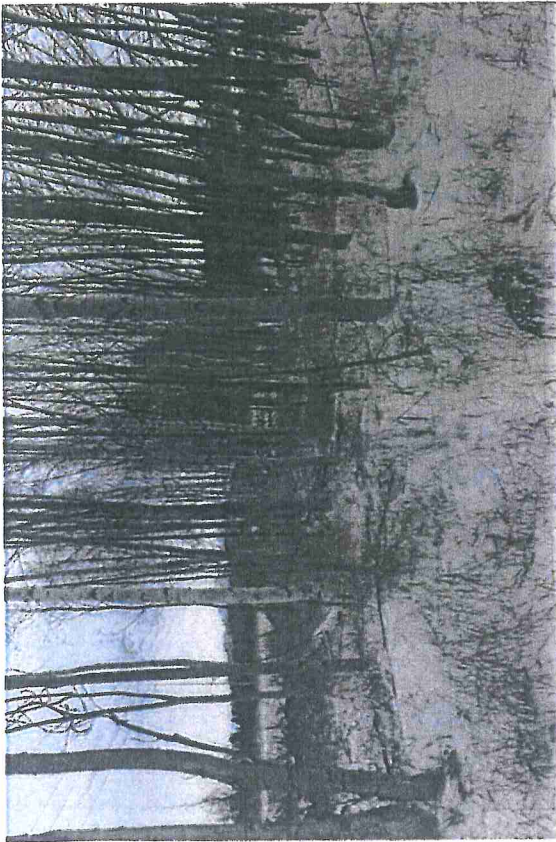


Photo 9. North Boundary



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

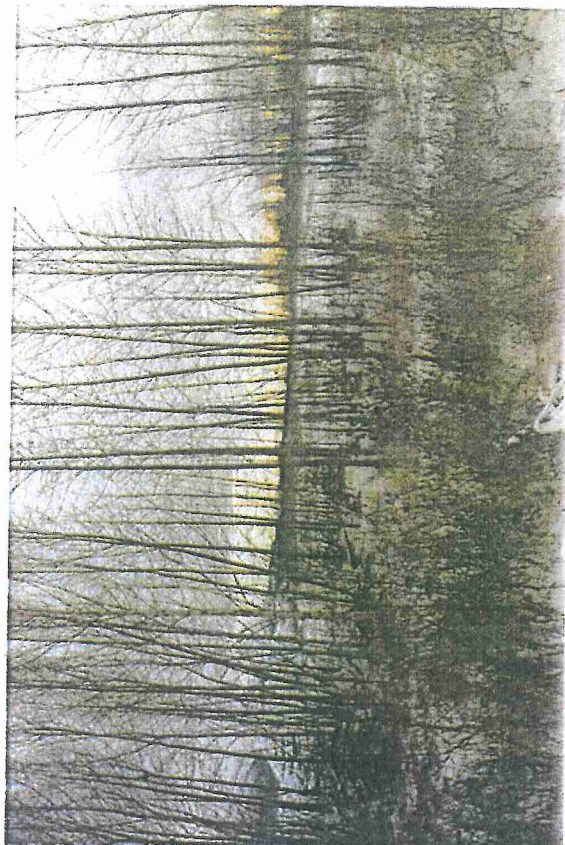


Photo 14. North Boundary



Photo 15. North Boundary



Photo 16. North Boundary

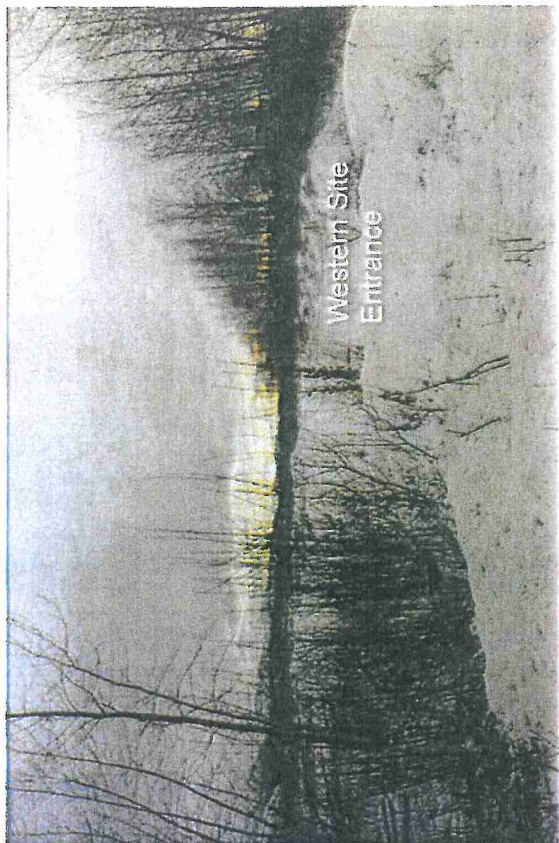


**Checkpoint Subdivision Tract A - Application For Conditional Use (Property Tax #006-421-18-000)**

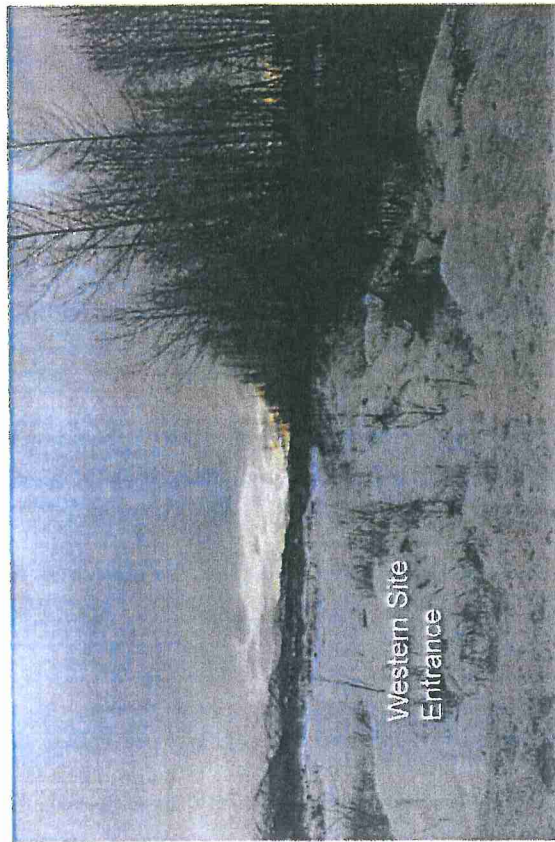
**Exhibit: Documentation of Existing Perimeter Vegetation**



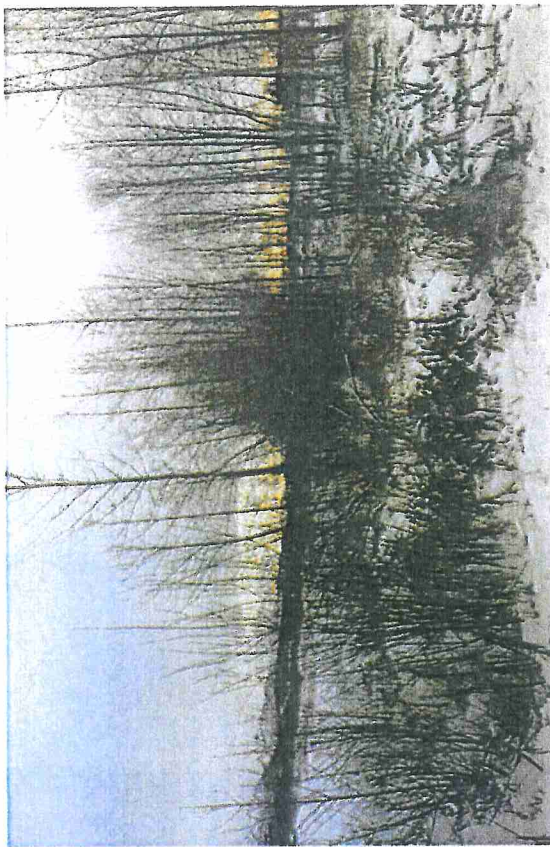
**Photo 17. North Boundary**



**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

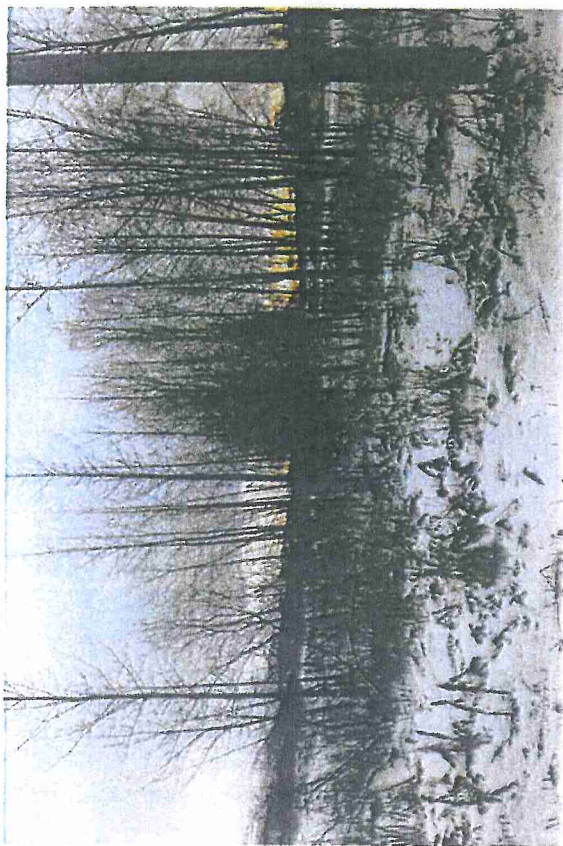


Photo 21. North Boundary



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

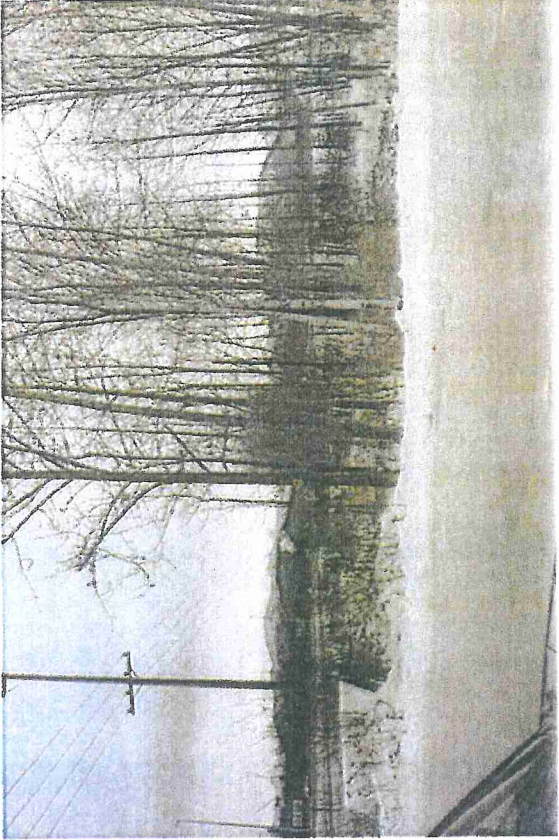


Photo 2. West Boundary

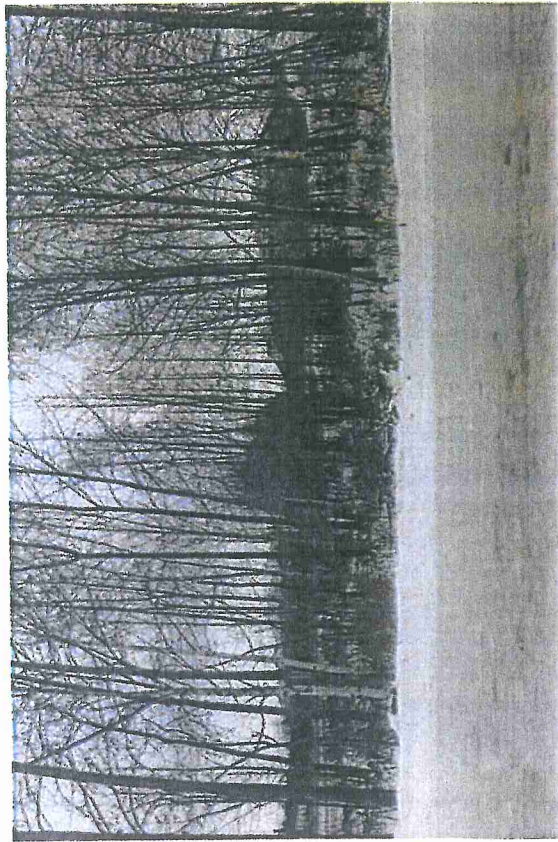


Photo 3. West Boundary

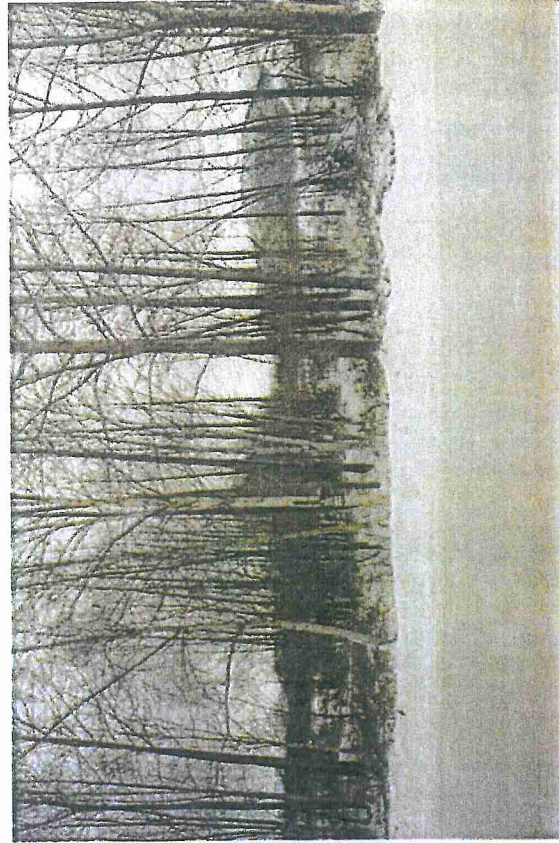


Photo 4. West Boundary



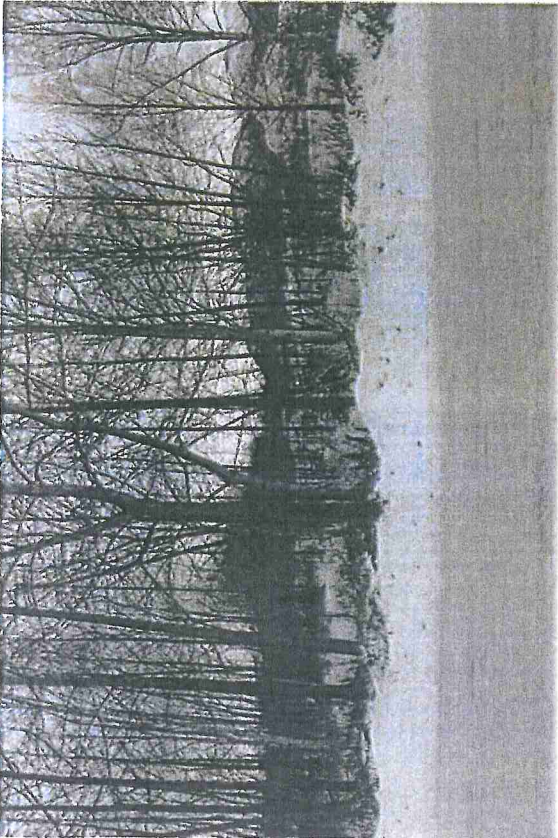


Photo 5. West Boundary



Photo 6. West Boundary

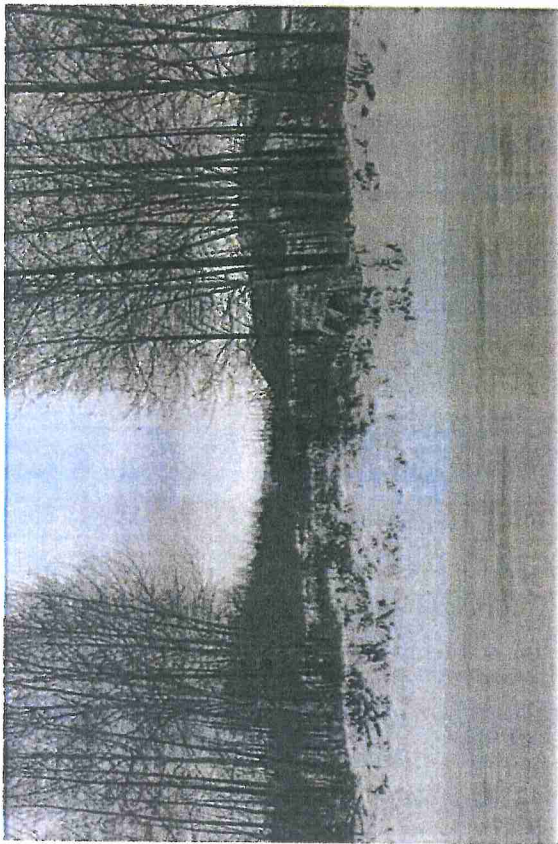


Photo 7. West Boundary

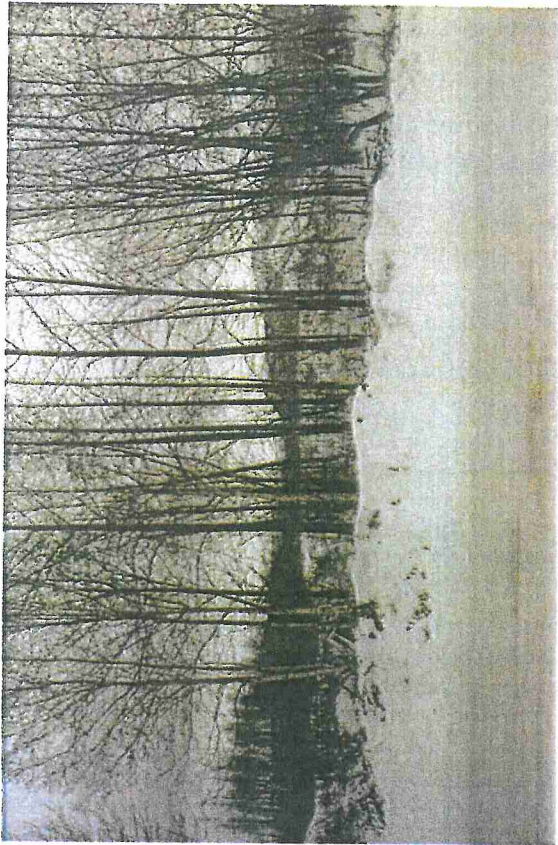


Photo 8. West Boundary



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

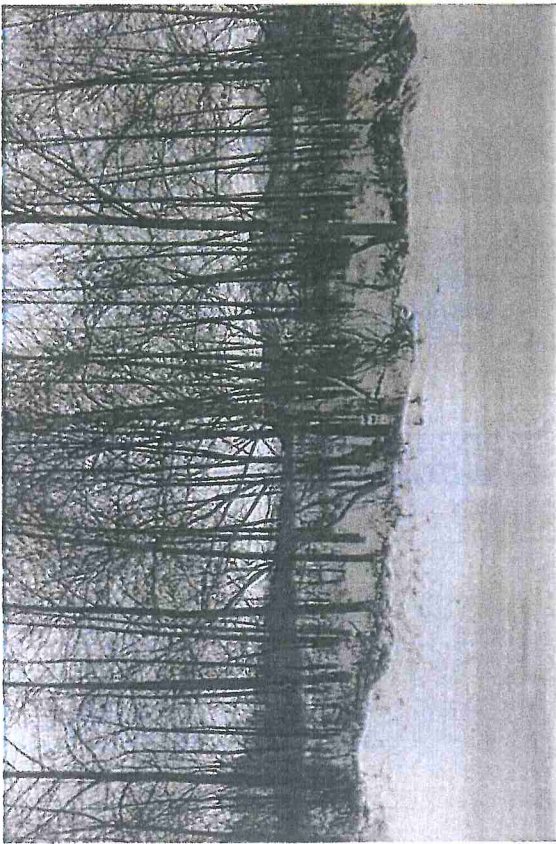


Photo 9. West Boundary



Photo 10. West Boundary

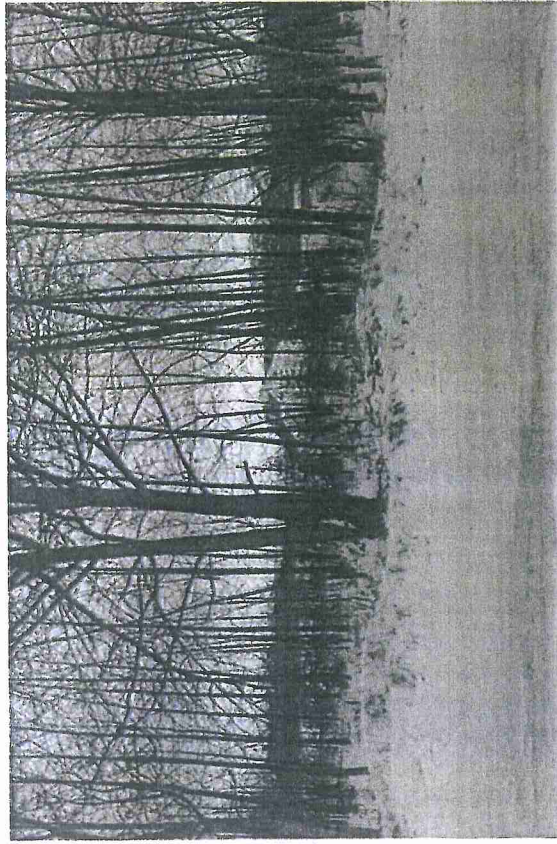


Photo 11. West Boundary



Photo 12. West Boundary



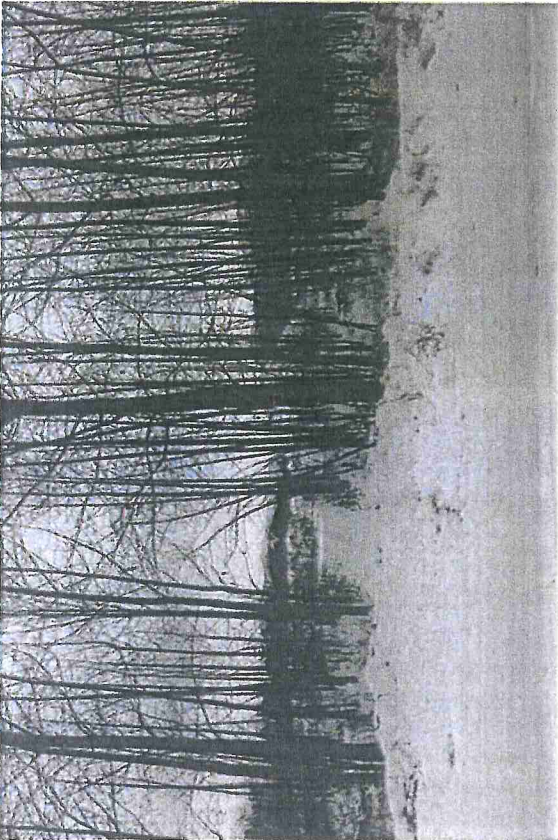


Photo 13. West Boundary

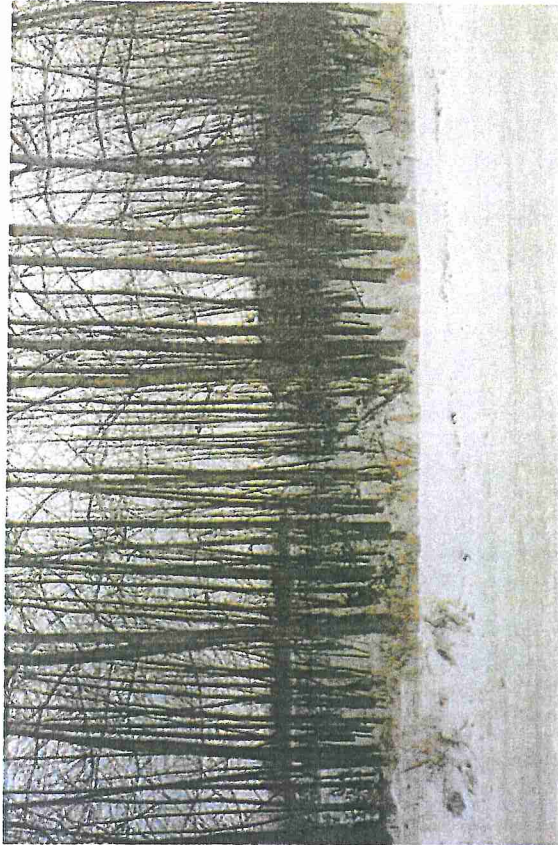


Photo 14. West Boundary

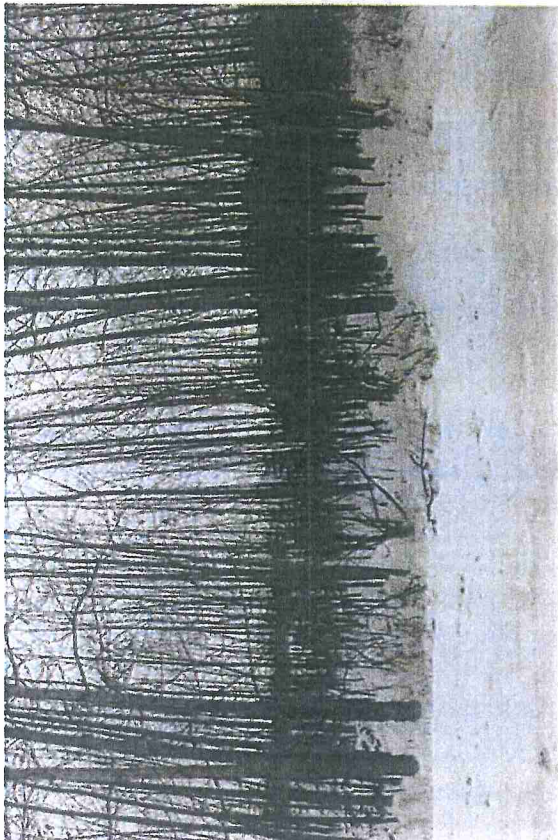


Photo 15. West Boundary



Photo 16. West Boundary



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

**Exhibit: Documentation of Existing Perimeter Vegetation**

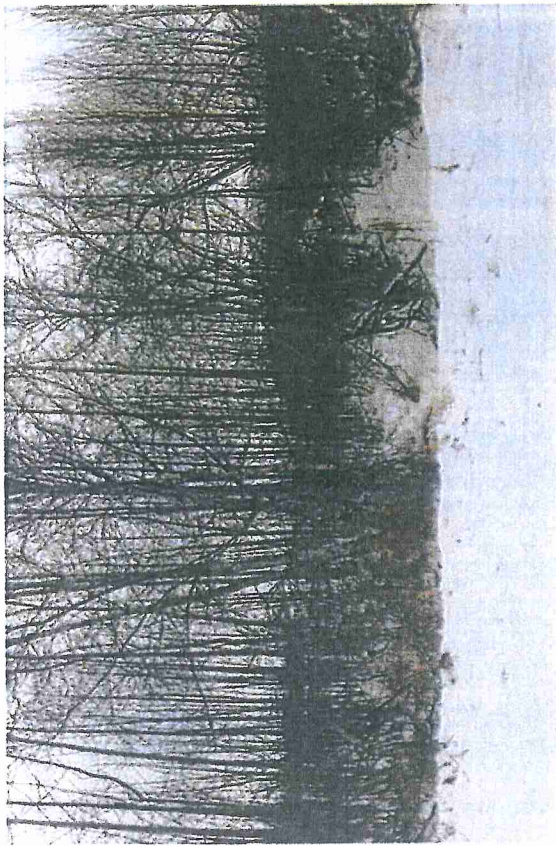


Photo 17. West Boundary



Photo 18. West Boundary



Photo 19. West Boundary

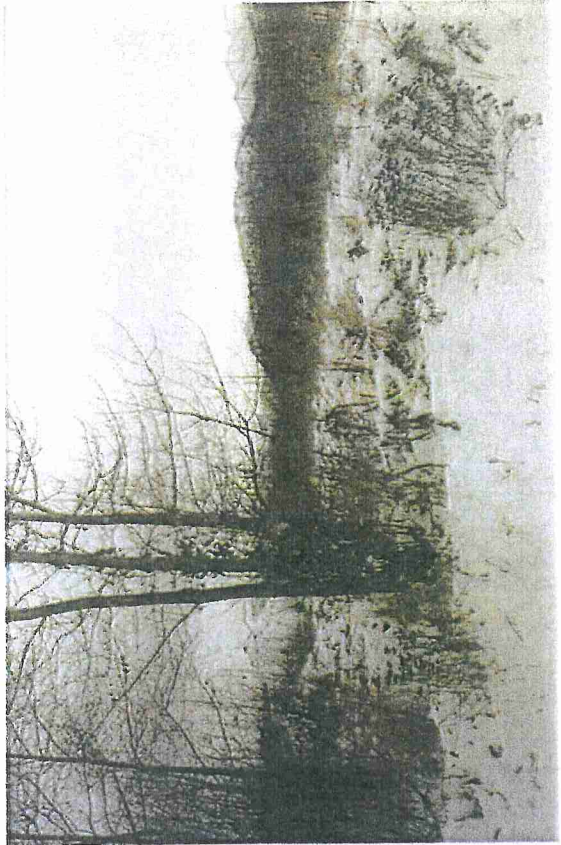


Photo 20. West Boundary



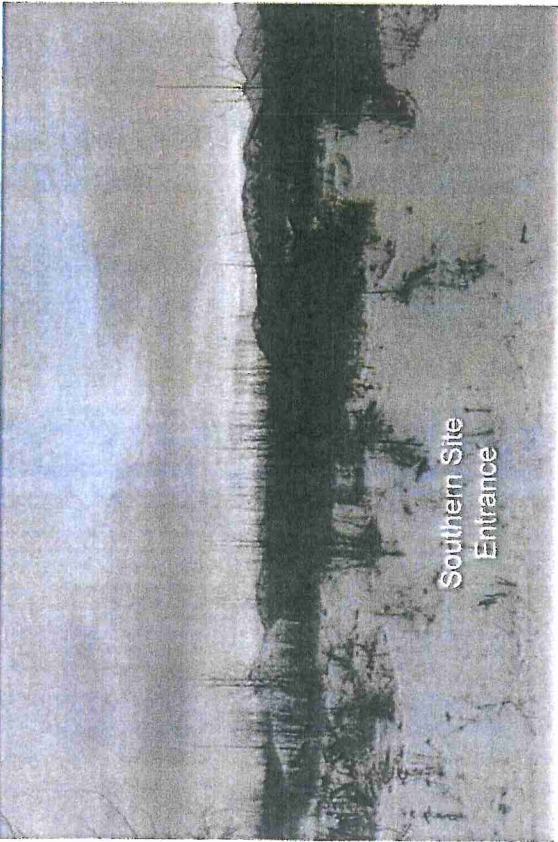
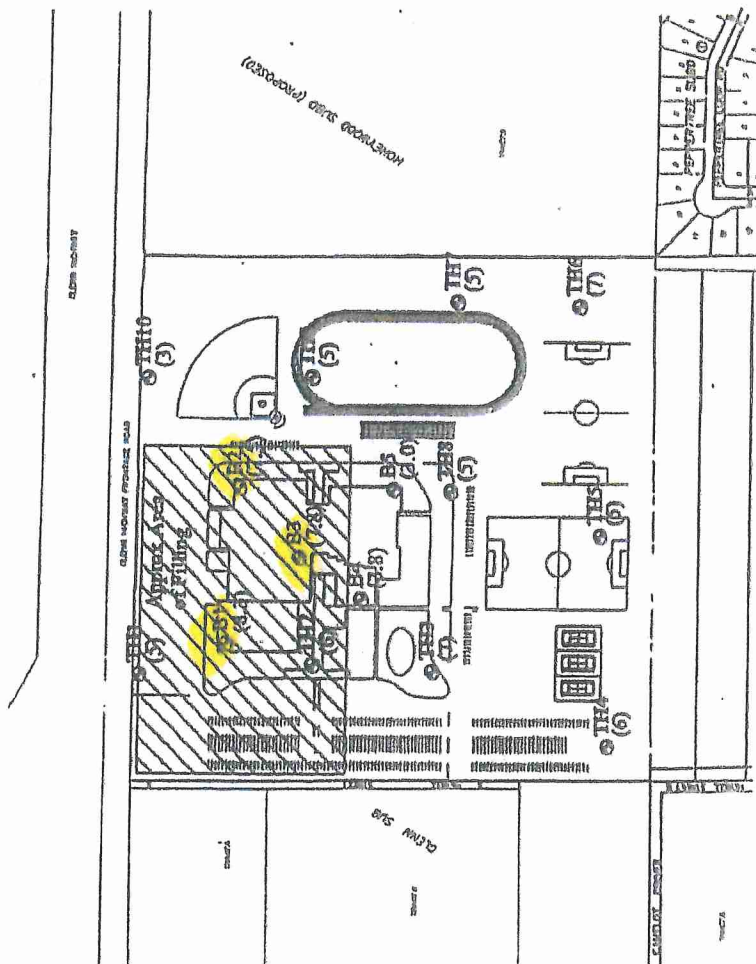


Photo 21. West Boundary



Photo 22. West Boundary

#### 4. SOILS LOGS



3 100 200 300  
 APPROXIMATE SCALE IN FEET

# LEGEND

● B1 Approximate Location & Boring Number by Shannon & Wilson, 2000

● TH1 MAPPA Borings 1982 (Locations Approximate)

(3.3) Depth of Peat & Fill, ft.

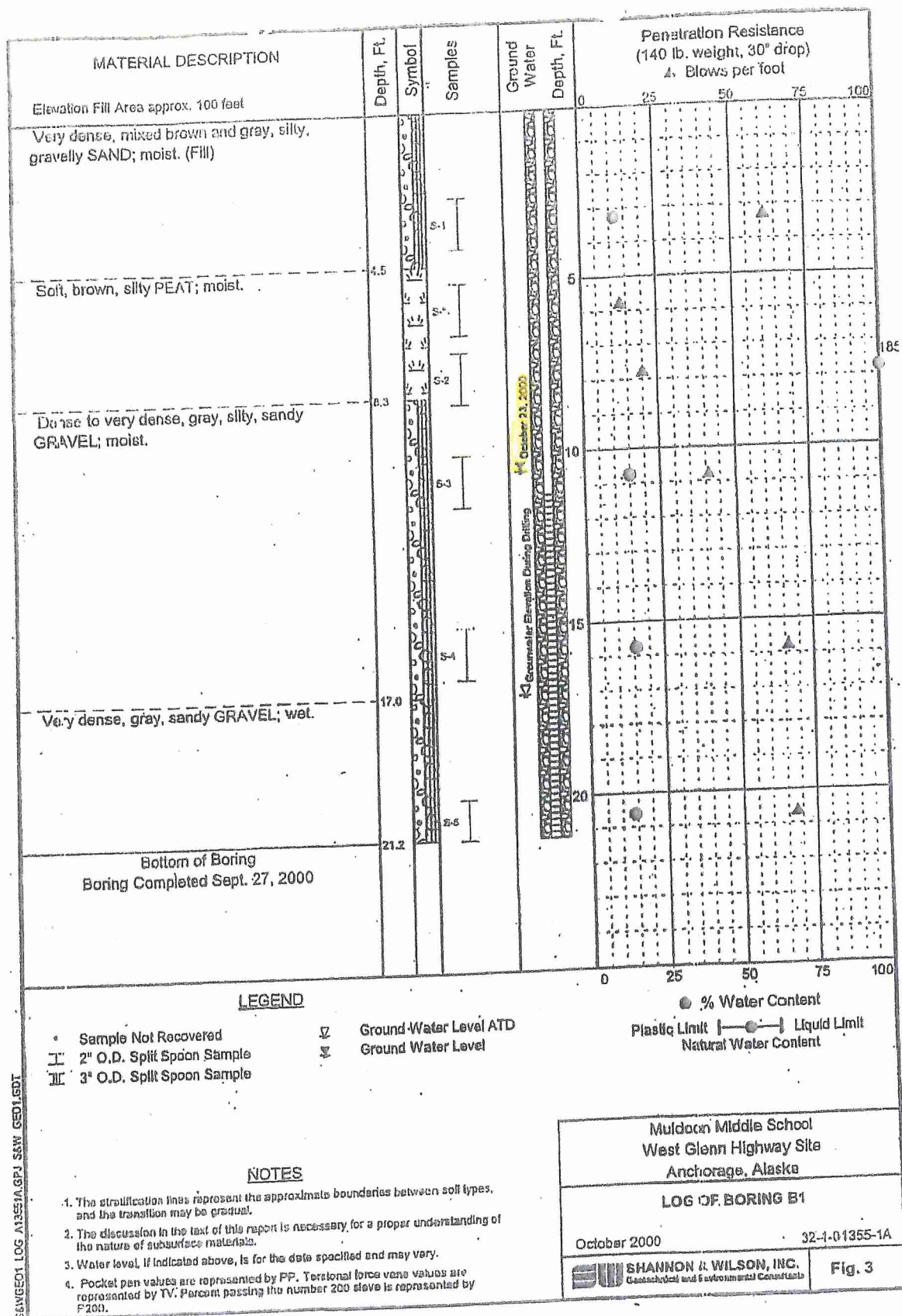
Note: Depths of Peat & Fill for the MAPPA borings are incorrect currently in the above fill area and reflect only the depth of peat. This is because these borings predate the filling work in the northwest corner of the site.

Maudsley Middle School  
 West Glenn Highway Site  
 Anchorage, Alaska

BORING LOCATION PLAN

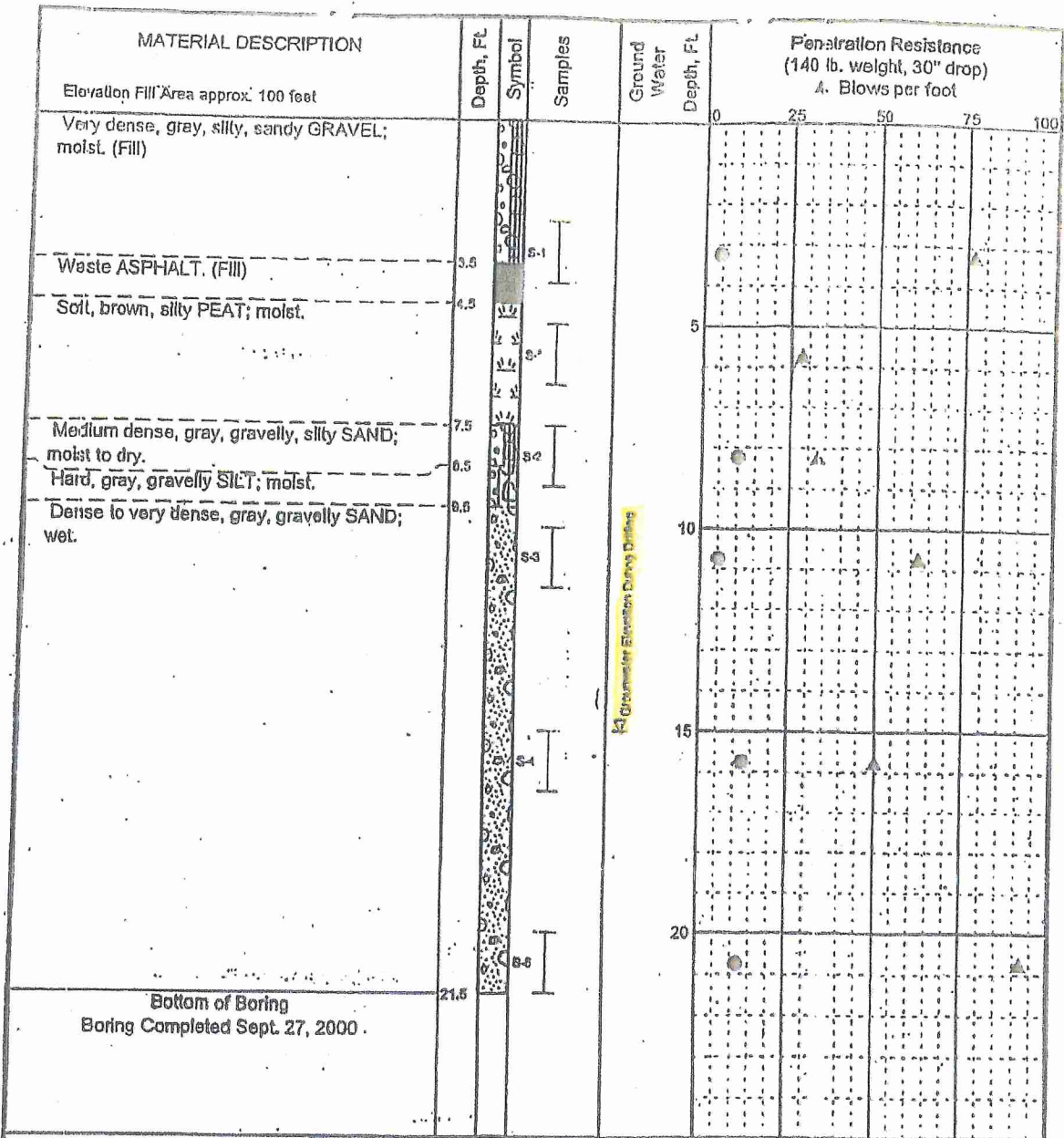
October 2000 32-1-013

SHANNON & WILSON, INC.





S:\GEO1 LOG A13551A.GPJ SAW GEO1.GDT



- LEGEND**
- Sample Not Recovered
  - I 2" O.D. Split Spoon Sample
  - III 3" O.D. Split Spoon Sample
  - Σ Ground Water Level ATD
  - Σ Ground Water Level
  - % Water Content
  - Plastic Limit — Liquid Limit
  - Natural Water Content

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

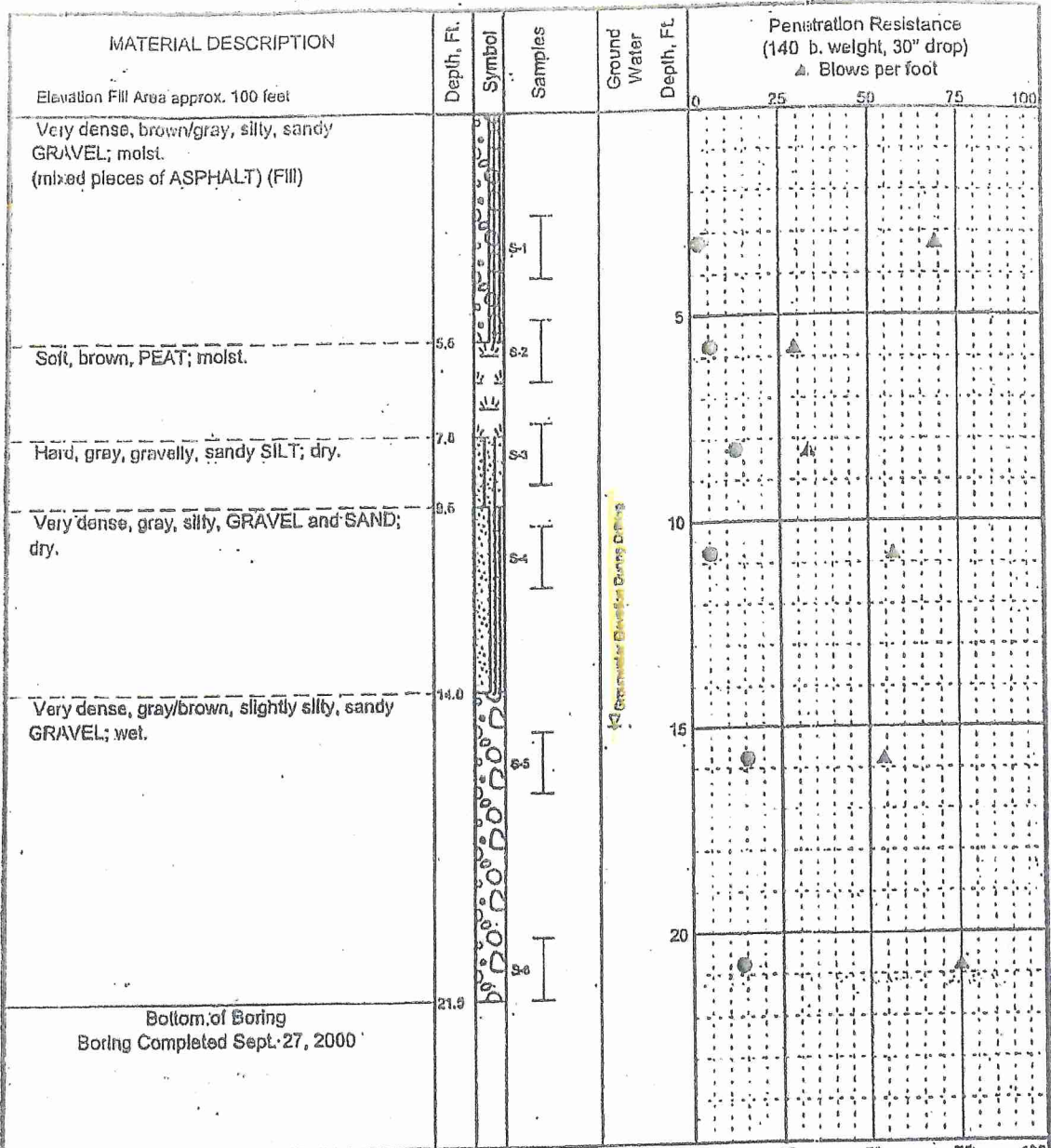
Muldoon Middle School  
West Glenn Highway Site  
Anchorage, Alaska

**LOG OF BORING B2**

October 2000 32-1-01355-1A

**SHANNON & WILSON, INC.**  
Geotechnical and Environmental Consultants

**Fig. 4**



#### LEGEND

- Sample Not Recovered
- II 2" O.D. Split Spoon Sample
- III 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 p<sub>w</sub> values are represented by PP. Torsional force vane values are represented by TV. Percent passing the number 200 sieve is represented by P200.

Muldoo Middle School  
West Glenn Highway Site  
Anchorage, Alaska

#### LOG OF BORING B3

October 2000

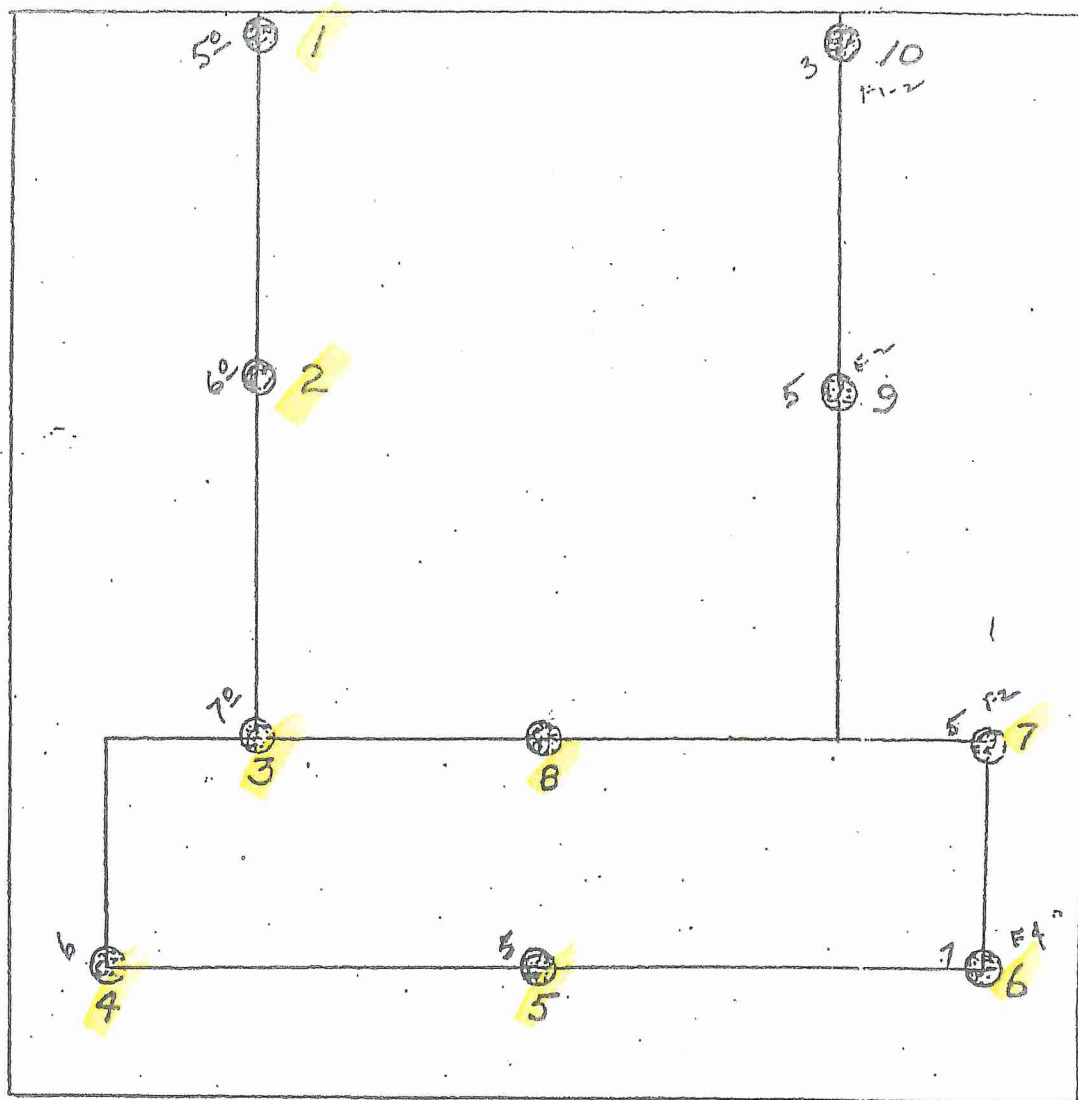
32-1-01355-1A

SHANNON & WILSON, INC.  
Geotechnical and Environmental Consultants

Fig. 5

S:\NGEO1\LOG\_A13551A.GPJ SEW GEO1.GDT

ACCESS RD.



SOUTHGLENN SUBDIVISION

TEST BORING LOCATIONS

DECEMBER 15, 1982



# TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE  
W.O.N 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	BROWN, FINE FIBEROUS PEAT,	PT	F4		
1	SATURATED				
2					
3					
4					
5					
6					
7	FINE BROWN LAYERED SILTS AND				
8	SILTY SANDS, SATURATED	SM/ML	F2/F4	39%	F
9					
10	GREY GRAVELLY SAND,	SP/SM	NFS/F2	15%	E
11	SATURATED				
12					
13	SILTY SANDY GRAVELS,				
14	SATURATED	GP/GM	NFS/F1	10%	D
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 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 -6' 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,				
9	WET, MOISTURE CONTENT HIGH	GM	F1	20%	B
10					
11					
12					
13	GREY SANDY GRAVELS AND	SW/SH	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

MAPPA, INC.



## TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHE

W.O.N 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. F.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	INF 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 FERCHÉ  
W.O.N 8229  
DATE: 12-10-82  
PROJECT: SOUTHGLENN SUBDIVISION

T.H.N 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,	PT	F4		
3	SATURATED				
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	GP/GM	F1		C
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 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

HAPPA, INC.

# TESTHOLE DRILL LOG

CLIENT: MR. LUDWIG FERCHÉ  
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 FIBROUS 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					

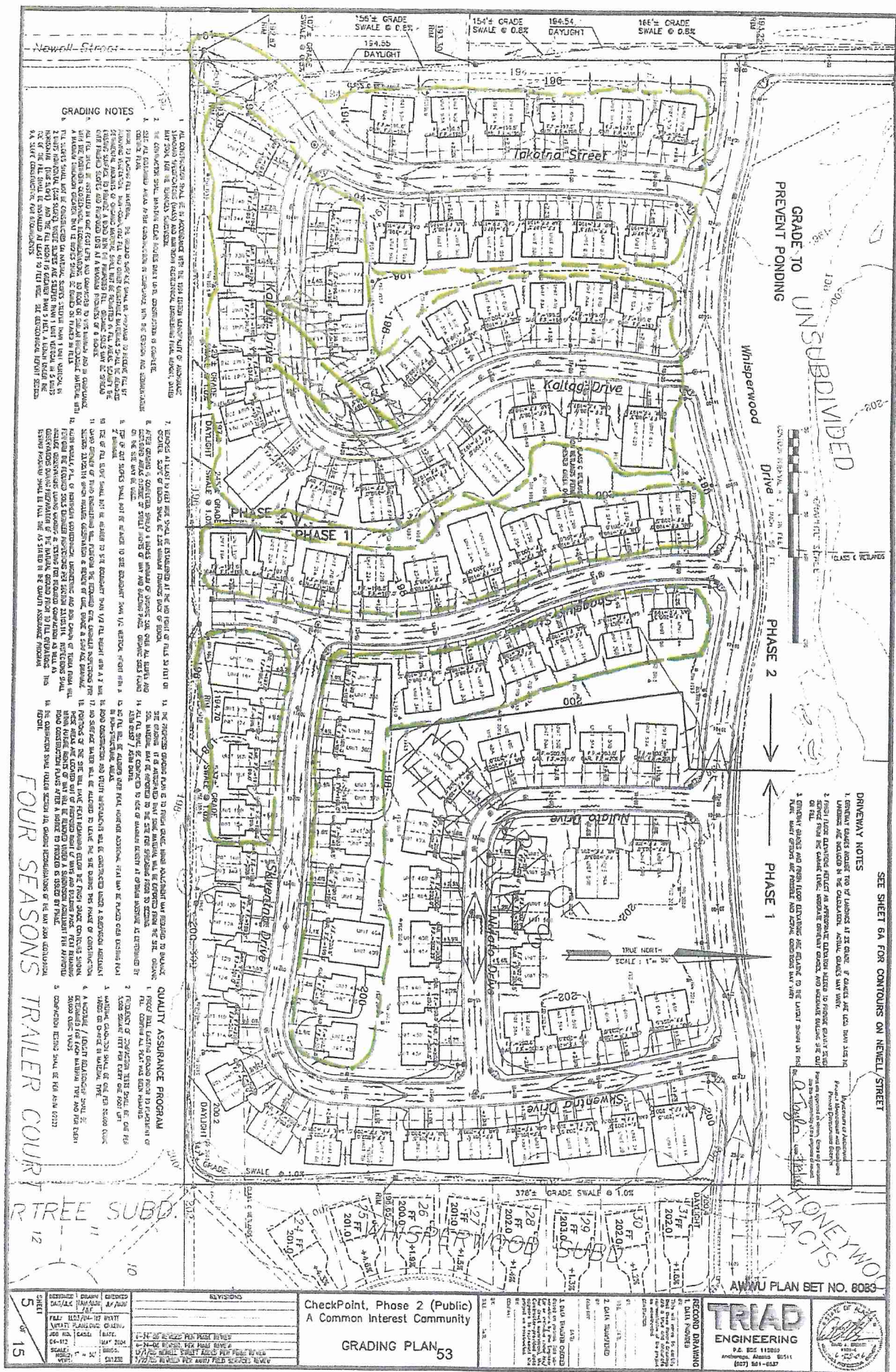
GROUND WATER LEVEL: SURFACE WATER WAS ENCOUNTERED THRU THE PEAT LAYER; MATERIALS BELOW THE PEAT WERE SATURATED. GROUND WATER OCCURRED THROUGHT THE SOIL STR. HEAVY GROUND WATER WAS FOUND BELOW 10' LEVEL.

FROZEN SOILS: NO FROZEN SOILS ENCOUNTERED

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

MAPPA, INC.

## 5. PEAT EXCAVATION LOCATION MAP

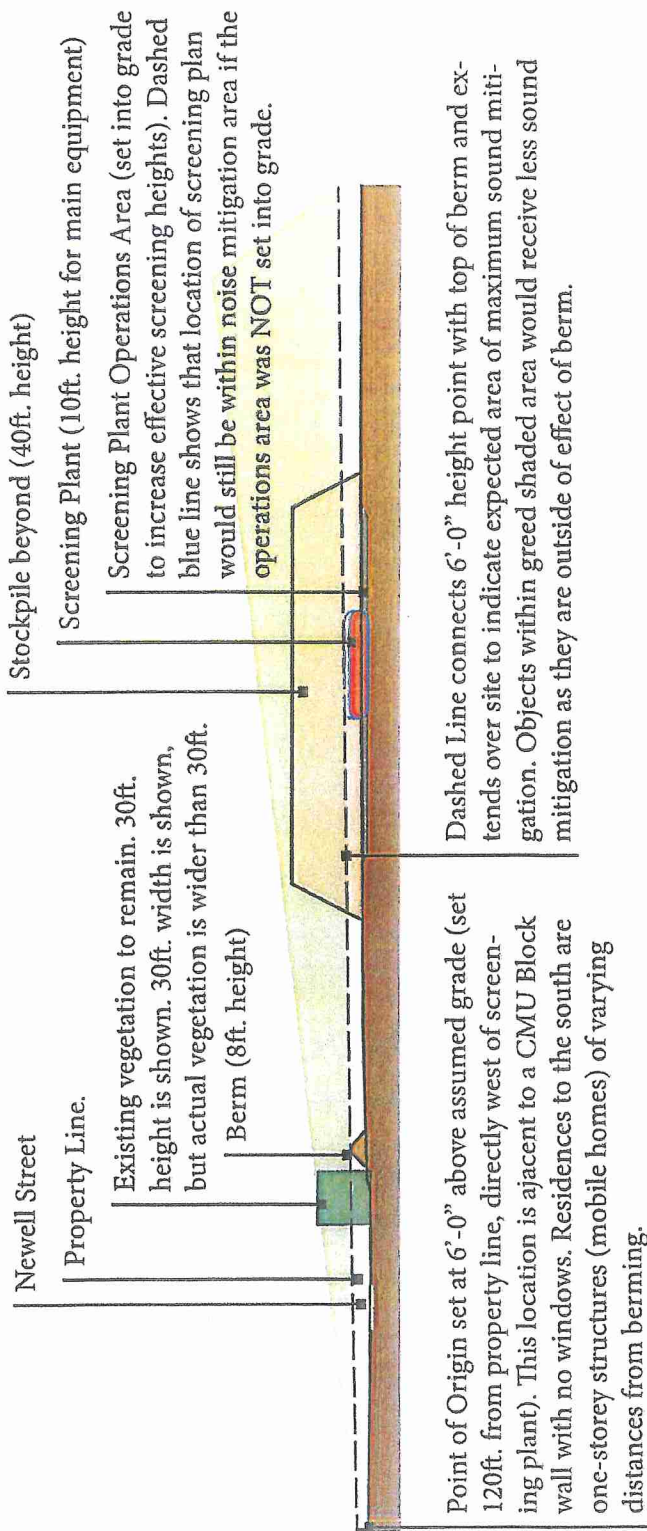




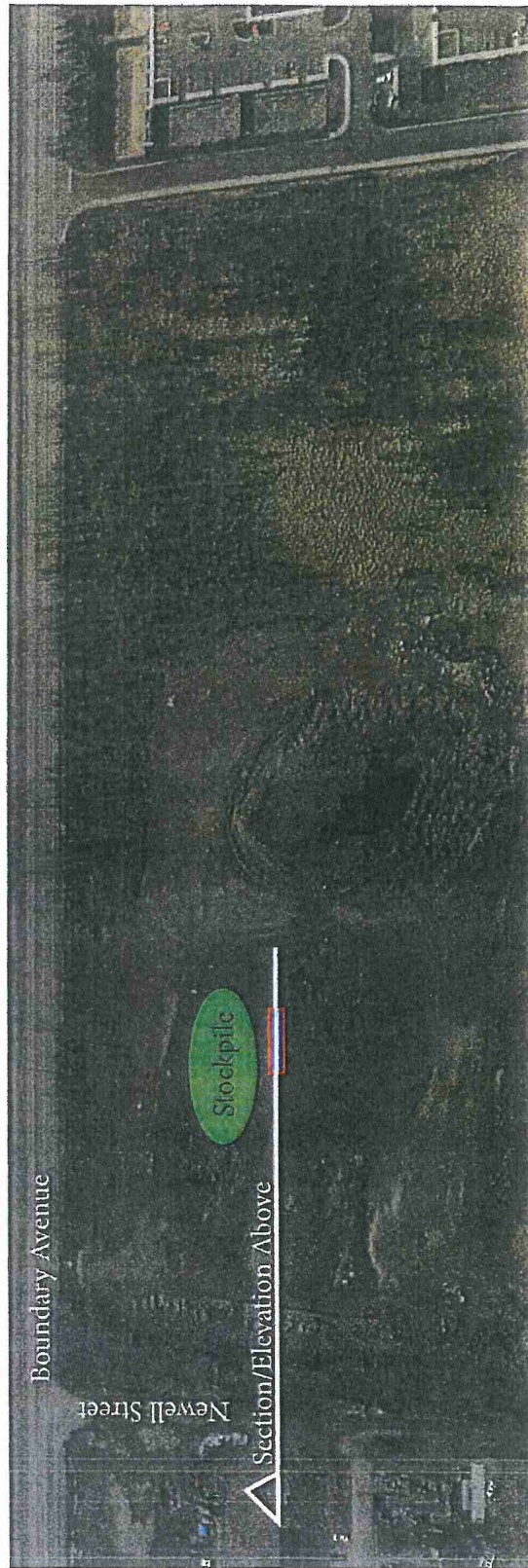
## 6. EXISTING INFRASTRUCTURE



## 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



## 9. TYPICAL SCREENING PLANT PHOTOS



