



Municipality of Anchorage

MEMORANDUM

DATE: January 2, 2019

TO: Platting Board

THRU:  Michelle J. McNulty, AICP, Planning Director

FROM:  Francis McLaughlin, Senior Planner

SUBJECT: S12456, Lewis and Clark Subdivision, Remand from the Board of Adjustment

Discussion

On January 3, 2018, the Platting Board approved Case S12388, which is a Conservation Subdivision of Lewis and Clark Subdivision, Lots 1 through 16 and Tract A, and a 60-month phasing plan with variances from AMC 21.07.060D.3.b.ii, *Internal Street Connectivity*, and AMC 21.08.030F.6.a., *Cul-de-Sacs*. Then, on February 7, 2018, the Platting Board approved the Findings of Fact.

Subsequent to the Platting Board's decisions, members of the public filed an appeal to the Board of Adjustment, which deliberated and decided the appeal at a meeting open to the public on November 8, 2018. By unanimous vote (3-0), the Board of Adjustment concluded that there was insufficient evidence to support the Platting Board's decision to approve one of the variances. As a result, the Board of Adjustment remanded the issue to the Platting Board with direction to take further evidence at a public hearing on whether the Canyon Road Variance (AMC 21.07.060D.3.b.ii.) meets the four criteria in AMC 21.03.240G.3., *Approval Criteria for Variances Decided by the Platting Authority*, and to state with specificity in the Platting Board's written findings whether or not the Canyon Road Variance meets the four approval criteria. Enclosed is a copy of the Board of Adjustment Appeal No. 2018-1.

Public Comments

One-hundred and forty-two public hearing notices were mailed on December 4, 2018. Two public comments were received, and they both oppose to the granting of the variance. No comments were received from the Hillside, Rabbit Creek, and Glen Alps Community Councils.

Decision

The Platting Board must decide whether to grant the petitioner's request for a variance from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, from having to provide a 10-foot wide pedestrian trail easement from Lewis and Clark Circle to Canyon Road.

**MUNICIPALITY OF ANCHORAGE
BOARD OF ADJUSTMENT APPEAL NUMBER 2018-1 FROM
ANCHORAGE PLATTING BOARD'S FEBRUARY 7, 2018 FINDINGS OF FACT AND DECISION IN
CASE NUMBER S12388**

BOARD OF ADJUSTMENT FINDINGS AND CONCLUSIONS

WHEREAS, on October 25, 2017, Big Country Enterprises, LLC ("Big Country" or "Appellee") submitted an application to the Anchorage Planning Department ("Planning Department") for approval of a preliminary plat for a conservation subdivision with phased planning, along with an application requesting a variance from Anchorage Municipal Code ("AMC") 21.08.030F.6.a.'s maximum cul-de-sac length;

WHEREAS, on November 9, 2017, Big Country submitted an additional application to the Planning Department requesting two variances for its proposed conservation subdivision from AMC 21.07.060D.3.b.ii.'s requirement for a ten-foot wide pedestrian access route between each cul-de-sac and the closest adjacent street;

WHEREAS, on January 3, 2018, the Anchorage Platting Board held a public hearing regarding Big Country's applications;

WHEREAS, on February 7, 2018, the Platting Board issued its written findings of fact and decision, approving Big Country's preliminary plat, phasing plan, and three variances;

WHEREAS, Joan Priestley and 19 other individuals (the "Appellants"), collectively and timely appealed the Platting Board's February 7, 2018 decision to the Board of Adjustment;

WHEREAS on November 8, 2018, the Board of Adjustment deliberated and decided the appeal at a meeting open to the public and pursuant to new Title 21;

NOW, THEREFORE, BE IT RESOLVED, the Board of Adjustment adopts the following Findings and Conclusions:

FINDINGS

A. The Board of Adjustment only considered the appeal based on the record established before the Platting Board and prepared by the municipal clerk, the briefs, and the law.

1. AMC mandates the Board of Adjustment “consider an appeal solely on the basis of the record established before the lower administrative body.”¹ Moreover AMC dictates the municipal clerk will create the Record on Appeal and it will include: “[c]opies from the department of all documentary evidence, memoranda, exhibits, correspondence, and other written material submitted to the administrative body prior to the decision from which the appeal is taken.”²

2. By order dated May 11, 2018 the Board of Adjustment directed Appellants to submit a new brief that did not contain exhibits outside the Record on Appeal. Nonetheless the briefs submitted in this appeal contain exhibits outside the Record on Appeal.

3. The Appellants’ Notice of Appeal, its corrected Brief, and its Reply Brief, as well as Appellee’s Brief, include exhibits that are not part of the Record on Appeal created by the municipal clerk. The Appellants’ Notice of Appeal includes 13 exhibits which are not part of the Record on Appeal, including Exhibits 4, 18-22A, 25, 27-29, 31, and 34. Exhibits 1 and 2 in Appellants’ Brief and Exhibits A, B, and C in Appellants’ Reply Brief, as well as the one attachment to Appellee’s Brief, titled “Hillside District Plan- Land Use Chapter 2 Land Use,” are not part of the Record on Appeal.

4. By vote of 3 to 0 the Board of Adjustment finds Exhibits 18-22A, 25, 27-29, 31, and 34 in Appellants’ Notice of Appeal; Exhibits 1 and 2 in Appellants’ Brief; and Exhibits B and C in Appellants’ Reply Brief cannot be and were not considered by the Board of Adjustment in this appeal.

5. While the Hillside District Plan is not part of the Record on Appeal, the Hillside District Plan was approved by the Anchorage Assembly on April 13, 2010 and is part of Anchorage’s legal framework.

¹ AMC 21.03.050A.11.a.

² AMC 21.03.050A.6.b.iii.

6. The Board of Adjustment, by a vote of 3 to 0, takes judicial notice of the Hillside District Plan.³

B. Insufficient evidence supports the Platting Board's decision under AMC 21.03.240.G.3.a-d to approve the Canyon Road Variance.

1. When a cul-de-sac is created, AMC 21.07.060D.3.b.ii requires “at least one ten-foot wide pedestrian access right-of-way or easement . . . to the extent reasonably feasible, between each cul-de-sac head . . . and the closest adjacent street or pedestrian walkway.”⁴

2. Big Country submitted an application to the Planning Department requesting two variances from AMC 21.07.060D.3.b.ii, one for the required pedestrian walkway between Brownson Circle and Upper DeArmoun Road and one for the required pedestrian walkway between Lewis & Clark Circle and Canyon Road (“Canyon Road Variance”).⁵ The Platting Board granted both variances, and, relevantly, found the Canyon Road Variance “met the approval criteria of AMC 21.03.240.”⁶

3. AMC 21.03.240G requires four conditions to be met for the Platting Board to grant the Canyon Road Variance: (a) “special circumstances or conditions” must be present and “affecting the property such that the strict application of the provisions . . . would clearly be impractical, unreasonable, or undesirable to the general public”; (2) the variance “will not be detrimental to the public welfare or injurious to other property in the area”; (3) the “variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality”; and (4) strict compliance with the subdivision regulations would cause “undue hardship.”⁷

4. AMC 21.03.240F.3 mandates the Platting Board issue, along with a variance approval or denial, “written findings of fact that the variance meets or does not meet each of the applicable criteria set forth in subsection G., stating the reasons for such findings.” Here the

³ *Lopez v. Administrator*, 20 P.3d 568, 576 (Alaska 2001) (rules of evidence permit judicial notice of facts “not subject to reasonable dispute”); *see also* Evidence Rules Commentary, Rule 201(a) (the Alaska Evidence Rules Commentary fleshes out this standard as “rational minds would not dispute the fact that the court notices”).

⁴ AMC 21.07.060D.3.b.ii.

⁵ R.185-86.

⁶ R.185.

⁷ AMC 21.03.240.G.3.a-d.

Platting Board's written findings fail to specifically address and detail whether the Canyon Road Variance met each of the applicable criteria set forth in AMC 21.03.240.G.3.a-d.⁸

5. Mr. Pugh's testimony on behalf of the Rabbit Creek Community Council indicated the Community Council withdrew its comments regarding the required pedestrian walkway implicated in the Canyon Road Variance.⁹

6. Citing to road construction on Canyon Road as support for granting the Canyon Road Variance is inappropriate, as road construction is only temporary, whereas a variance is permanent.¹⁰

7. The Preliminary Plat for the conservation subdivision demonstrates the proposed conservation subdivision is adjacent to Upper DeArmoun Road, which lacks adequate pedestrian walkways.¹¹

8. With regard to the Canyon Road Variance the Platting Board's finding that "[t]he pedestrian route by road is only 200 feet longer" than the otherwise code-required pedestrian path, incorrectly reflects the record.¹² The Planning Department's staff analysis found the code-required pedestrian path "is approximately 2,200 feet shorter" than walking along the road.¹³

9. The Board of Adjustment, by a vote of 3 to 0, finds insufficient evidence supports the Platting Board's decision to approve the Canyon Road Variance under AMC 21.03.240.G.3.a-d.

C. The Platting Board did not commit a procedural error by failing to require a plat note detailing the maximum lot coverage in the conservation subdivision under AMC 21.08.070B.5.

1. Big Country's application for preliminary plat approval states the maximum lot coverage allowed under the proposed conservation subdivision is 15%, based on AMC 21.08.070B.5.¹⁴ In its analysis the Planning Department, applying AMC 21.08.070B.5, found the

⁸ R.191-92.

⁹ T.26.

¹⁰ T.56.

¹¹ R.237.

¹² R.192; T.56.

¹³ R.192, 233.

¹⁴ R.248.

lot coverage allowed in Big Country's proposed conservation subdivision would be 5.5%.¹⁵ The Platting Board did not address this discrepancy during the public hearing or in its written decision and Big Country has not challenged the Planning Department's code interpretation.

2. Appellants assert the Platting Board "has the authority (and duty to the public)" to include a plat note on the subdivision's plat clarifying the allowable lot coverage.¹⁶ Appellants do not assert the Platting Board failed to correctly interpret the maximum lot coverage code provision (AMC 21.08.070B.5), but rather that the Platting Board should have identified and resolved — with a plat note — the discrepancy in the Planning Department's and Big Country's interpretation of that provision.¹⁷ Appellants fail to cite any authority supporting their assertion that the Platting Board has authority or the duty to clarify the code requirements with a plat note.

3. AMC 21.03.200C.8.e requires a plat to include a plat note when the Platting Board places a condition upon final plat approval that "entails a restriction upon the use of all or part of the property being subdivided."

4. The Platting Board approved Big Country's preliminary plat application subject to several conditions, including a condition requiring a plat note stating: "Development of lots within this subdivision are subject to AMC 21.08.070B, *Conservation Subdivisions*, or as specified in future adopted provisions of AMC 21."¹⁸

5. AMC Title 21 provides the basis to determine the permissible maximum lot coverage in this conservation subdivision. AMC Table 21.06-1, which details residential dimensional standards, imposes a 5% maximum lot coverage on R-8 zoning district lots. AMC 21.08.070B.5, however, permits the maximum lot coverage "set forth in Chapter 21.06" to be "increased by no more than 10 percent."

6. The Board of Adjustment, by a vote of 3 to 0, finds the Platting Board did not commit a procedural error by failing to require a plat note detailing the maximum lot coverage in the conservation subdivision under AMC 21.08.070B.5.

¹⁵ R.230.

¹⁶ Appellants' Brief, 5-6.

¹⁷ Appellants' Brief, 3. Appellants argue Big Country make a "mistake of statutory interpretation." The BOA is tasked with reviewing the Platting Board's findings and decisions, not Big Country's application or its code interpretation.

¹⁸ T.57,L.9-15; T.61; R.199, 212, 236.

D. AMC 21.08.070B.4.h requires 100-foot wide common open space with level 4 screening landscaping along the western lot line of lots 13 and 14 in the conservation subdivision.

1. This is a legal issue requiring the Board of Adjustment to exercise its independent judgment to interpret the code provision at issue — AMC 21.08.070B.4.h.¹⁹

2. AMC 21.08.070B.4.h states: “Common open space with level 4 Screening landscaping shall be provided along any lot line abutting a residential neighborhood where any adjoining lot is greater than 150 percent of the average lot size along that lot line of the conservation subdivision. In class B areas this abutting landscaped open space area shall be 100 feet wide.”

3. AMC 21.14.020 outlines general rules when “construing or interpreting the terms and provisions” in Title 21. Relevantly and in accordance with binding caselaw, AMC 21.14.020 states: ordinances should be “construed according to the general purposes set forth in Section 21.01.030 and the specific purpose statements set forth throughout this title”; purpose statements “are provided to guide interpretation and understanding of the legislative intent behind the substantive regulations”; “[w]ords and phrases shall be construed according to the common and approved usage of the language”; and “shall” denotes mandatory.²⁰

4. AMC 21.14.040 defines several of the provision’s terms. It defines “lot line” as “[t]he fixed boundaries or property lines of a lot described by survey located on a plat” and “lot” as “[a] unit of land within a subdivision, bounded by streets and/or other lots, that is described and fixed on the most recent plat.”²¹ AMC also defines front, rear, and side lot line, further indicating “lot line” refers to only one boundary line of one lot.²² AMC 21.14.040 defines “tract” as “[a] parcel of land which has been reserved for future development, future subdivision, or protection of open space or a specific natural feature(s).”

¹⁹ AMC 21.03.050A.11.b.

²⁰ AMC 21.14.030. The interpretation guidelines in AMC 21.14.030 mirror those provided in caselaw. See *Central Recycling v. Mun. of Anchorage*, 389 P.3d 54, 57 (Alaska 2017) (when interpreting a municipal ordinance “look at both its plain language and . . . its legislative history” and “whenever possible” construe an ordinance “in light of its purpose”); see also *Foreman v. Anchorage Equal Rights Com’n*, 779 P.2d 1199, 1201 (Alaska 1989) (citing *Wilson v. Mun. of Anchorage*, 669 P.2d 569, 571-72 (Alaska 1983)) (“When interpreting an ordinance or a statutory provision, words are given their ordinary and common meaning.”).

²¹ AMC 21.14.040.

²² *Id.*

5. A conservation subdivision's purpose is to allow lots "to be smaller in area or narrower than otherwise required in the zoning district" but keep the total number of lots within the conservation subdivision the same as permitted in the zoning district.²³ Additionally, a conservation subdivision is "intended to create a more compact residential development to preserve and maintain open areas, high value natural lands, and lands unsuitable for development, in excess of what would otherwise be required."²⁴

6. Based on the conservation subdivision's purpose, as well as the provision's plain language, AMC 21.08.070B.4.h is intended to protect existing and abutting larger lots from more compact development permitted in a conservation subdivision.

7. The Board of Adjustment, by a vote of 3-0, finds AMC 21.08.070B.4.h to require 100-foot-wide common open space with level 4 screening landscaping adjacent to the west property lines of lots 13 and 14 in Big Country's approved preliminary plat.

E. Substantial evidence supports the Platting Board's implicit factual finding that Big Country's application accurately reflected the conservation subdivision's total acreage.

1. Appellants claim a discrepancy in Big Country's proposed subdivision's total acreage exists and evidences a procedural error.²⁵ Appellants fail to cite to any code-required procedure that the purported discrepancy violates and instead raise a factual issue, challenging the Platting Board's implicit factual finding that the preliminary plat application accurately reflected the total acreage in Big Country's proposed conservation subdivision.

2. The Board of Adjustment has authority to affirm, reverse, or modify the Platting Board's decision in whole or part.²⁶ But the BOA lacks authority to place additional procedural requirements on Big Country's future plats, applications, and other documents, as requested by Appellants.²⁷

3. The Platting Board did not specifically include a finding about the conservation subdivision's total acreage, but because the Platting Board approved the preliminary plat, the

²³ AMC 21.08.070B.1.

²⁴ AMC 21.08.070B.1.

²⁵ Appellants' Brief, 8-10.

²⁶ AMC 21.03.050A.12.a.

²⁷ Appellants' Brief, 11, 12.

Platting Board implicitly found Big Country's application accurately reflected the conservation subdivision's total acreage.²⁸

4. Big Country's application for preliminary plat submitted to the Municipal Planning Department states the plat contains 70.5 acres and specifically excludes from the property's legal description the NW ¼ NW ¼ SE ¼ of Section 25.²⁹ Testimony on Big Country's behalf at the Platting Board's January 3, 2018 hearing states the area to be developed is 70 acres.³⁰

5. Consistent with Big Country's preliminary plat application, the 2017 Terrasat Report states the proposed subdivision comprises approximately 80 acres of undeveloped land, but ten acres in the parcel's northwest corner may not be included in the development plat.³¹

6. The Planning Department's staff analysis states the site contains 70.5 acres and does not raise any issue with Big Country's total acreage.³²

7. The 2017 Triad Engineering Preliminary Drainage Impact Analysis states the "project intends to develop the 70-acre parcel" and includes a location map, which, like the other information, excludes the northwest corner from the area to be developed.³³

8. The acreage estimate on Big Country's subdivision worksheet excludes roads, rights of way, and other common areas, and thus lists the "Net area total" as 65.63 acres.³⁴ This net acreage is a different acreage calculation, but is consistent with the plat's gross acreage.

9. The Board of Adjustment, by a vote of 3 to 0, finds substantial evidence supports the Platting Board's implicit finding that Big Country's preliminary plat application accurately reflected the conservation subdivision's total acreage.

²⁸ R.193.

²⁹ R.242.

³⁰ T.14.

³¹ R.411.

³² R. 222.

³³ R.270-71.

³⁴ R.250.

F. The Platting Board did not commit a procedural error by failing to require plat maps and plat notes of the proposed subdivision to include riparian and stream setbacks.

1. AMC 21.03.200C.8.e requires a plat to include a plat note when the Platting Board places a condition upon final plat approval that “entails a restriction upon the use of all or part of the property being subdivided.”

2. The Platting Board approved the subdivision’s preliminary plat application subject to a plat note specifically addressing stream setbacks.³⁵ The plat note states: “There are streams located within the subdivision and the stream setbacks will be specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.”³⁶ It follows that all lots within the conservation subdivision are subject to, and must comply with, AMC 21.07.020B.4.a.i-vi.

3. The Platting Board’s decision, referencing code requirements and mandating a plat note regarding adherence to setback requirements, is sufficient. The Platting Board is under no affirmative obligation to include an additional plat note about the amount of undevelopable land in each lot due to stream setbacks or to delineate the stream setbacks on a plat map.

4. The Board of Adjustment, by a vote of 3 to 0, finds no procedural error has occurred by the Platting Board failing to require plat maps and plat notes of the proposed subdivision to include riparian and stream setbacks.

G. The Platting Board did not commit a procedural error by not requiring the applicant to provide additional reports and technical review before approving the preliminary plat.

1. AMC 21.03.200 and other code provisions establish general requirements for a subdivision application, including required reports and permits. AMC 21.03.200C.4.c requires applicants to initiate a Corps of Engineers’ wetland permitting prior to submitting the preliminary plat. AMC 21.03.200C.6 requires the Planning Department to “review each proposed preliminary plat in light of the approval criteria of subsection C.9 . . . and distribute the application to other reviewers as deemed necessary.” Additionally AMC 21.08.030H requires subdivisions on slopes to provide “a geotechnical engineering report” that includes site geology,

³⁵ T.57, 61; R.199, 212, 236.

³⁶ R.199.

slope stability analysis, conclusions regarding development adequacy (including specific recommendations for procedures to mitigate “hazards, slope failures, and soil erosion, and to minimize disturbance on natural ecological and drainage functions”), and a summary of field methods and test performed.

2. The following reports were provided by Big Country, reviewed by the Planning Department, and are part of the Record on Appeal:

- a. Preliminary Drainage Impact Analysis: Triad Engineering, dated October 2017;³⁷
- b. Geotechnical Soils Report: Northrim Engineering, dated February 2017;³⁸
- c. Soil log, percolation test: Garness Engineering Group, Ltd, dated April 22, 2015 and January 28, 2015;³⁹
- d. Wetland determination letter: Army Corps of Engineers, dated June 5, 2015;⁴⁰
- e. Preliminary Determination of Wetlands & Waters: Hemlock Scientific, LLC, dated December 22, 2014;⁴¹
- f. Ground Water Resource Evaluation for the Proposed Lewis and Clark Subdivision: Terrasat Environmental, dated February 16, 2017.⁴²

3. Additionally as a condition of approval, the Platting Board requires Big Country “to prove to MOA On-Site Water and Wastewater Services Division that AMC Title 15 regulations are met for each lot,” and that the “required information includes soils testing, percolation testing, and groundwater monitoring.”⁴³

4. The Board of Adjustment, by a vote of 3 to 0, finds the Platting Board did not commit a procedural error by not requiring the applicant to provide additional reports and technical review before approving the preliminary plat.

³⁷ R.268-287.

³⁸ R.288-306.

³⁹ R.307-317.

⁴⁰ R.318-321.

⁴¹ R.322-407.

⁴² R.408-429.

⁴³ R.192.

H. *Preliminary plat approved by Platting Board complies with minimum lot size exception under AMC 21.08.070B.4.*

1. This is a legal issue requiring the Board of Adjustment to exercise its independent judgment to interpret the code provision at issue — AMC 21.08.070B.4.⁴⁴

2. AMC 21.08.070B.4 states, in part: “Conservation subdivisions may include one or more lots that do not conform to the minimum lot size or lot width requirements of Chapter 21.06.”

3. Appellants argue that AMC 21.08.070B.4 does not mean all lots may be nonconforming, but rather “one or a few” lots may be nonconforming.⁴⁵ And, as a result, Appellants claim the Platting Board incorrectly interpreted AMC 21.08.070B.4 to approve Big Country’s preliminary plat application, where “15 of the 16 lots are less than the 4 acre size and the 300 foot width, required for an R-8 zone.”⁴⁶

4. To interpret AMC 21.08.070B.4 the Board of Adjustment, guided by AMC 21.14.020, looks to the code’s words and phrases, which, unless technical in nature, should “be construed according to the common and approved usage.”⁴⁷ Additionally AMC 21.14.020 directs the Board of Adjustment to interpret the code in light of its purpose statement, which “guide[s] interpretation and understanding of the legislative intent behind the substantive regulations.”⁴⁸

5. The common use of “one or more,” along with the conservation subdivision’s purpose statement, suggest there is no limit on the number of lots in a conservation subdivision that may be smaller in area than otherwise permitted in the zoning district.

6. First, “one or more” contains common, not technical, words that simply mean “one” or “more than one lot.” On its face, “more” does not eliminate the possibility of most, a majority, or even all lots, as “all” qualifies as more than one lot.

7. Second, the conservation subdivision’s purpose is to provide “an alternative type of residential development in which *the lots are allowed to be smaller in area or narrower than*

⁴⁴ AMC 21.03.050A.11.b.

⁴⁵ Appellants’ Brief, 16-21; Appellants’ Reply Brief, 7-8.

⁴⁶ Appellants’ Brief, 16-21.

⁴⁷ AMC 21.14.020.

⁴⁸ AMC 21.14.020.

otherwise required in the zoning district, but in which the overall number of lots does not exceed the maximum number of lots allowed in a conventional subdivision by the zoning district.”⁴⁹ Significantly the purpose statement allows “*lots*” (plural) to be smaller and does not limit the number of lots permitted to be smaller. A conservation subdivision is also “intended to create a more compact residential development to preserve and maintain open areas, high value natural lands, and lands unsuitable for development, in excess of what would otherwise be required by this title.”⁵⁰ Allowing for smaller lots in a conservation subdivision increases the sought-after open areas, as “[t]he amount of any reduction in minimum lot size shall be used for common open space.”⁵¹

8. Interpreting “one or more” as not imposing a limit on the number of smaller lots not only adheres to the common use of “more,” but also promotes the conservation subdivision’s purpose.

9. If the Anchorage Assembly had desired to place a limit on the number of lots that could be smaller in a conservation subdivision, it would have included such a limit. AMC 21.08.070B.4, however, includes no limit.

10. The Board of Adjustment, by a vote of 3 to 0, finds the preliminary plat approved by Platting Board complies with the minimum lot size exception under AMC 21.08.070B.4.

CONCLUSIONS

1. This appeal was heard in accordance with AMC 21.30.090.
2. The meeting at which the Board of Adjustment decided this appeal was held in accordance with AMC 21.30.080.
3. Insufficient evidence supports the Platting Board’s decision under AMC 21.03.240.G.3.a-d to approve the Canyon Road Variance. As a result, the Board of Adjustment, by a vote of 3-0, remands this issue to the Platting Board with direction to take further evidence at a public hearing on whether the Canyon Road Variance meets the four criteria in AMC

⁴⁹ AMC 21.08.070B.1 (emphasis added).

⁵⁰ AMC 21.08.070B.1.

⁵¹ AMC 21.08.070B.4.a.

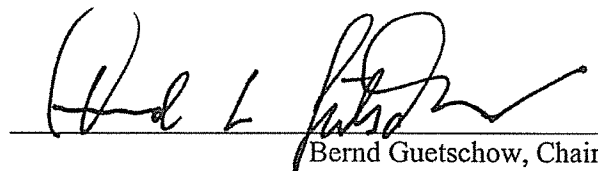
21.03.240G.3 and to state with specificity in the Platting Board's written findings whether or not the Canyon Road Variance meets the four criteria in AMC 21.03.240G.3.

4. The Board of Adjustment, exercising its independent judgment, interprets AMC 21.08.070B.4.h to require 100-foot wide common open space with level 4 screening landscaping along the western lot line of lots 13 and 14 in the conservation subdivision. The Board of Adjustment, by a vote of 3 to 0, modifies the Platting Board's decision by adding a provision as a condition of approval of Big Country's Preliminary Plat that it must adhere to AMC 21.08.070B.4.h in accordance with the Board of Adjustment's Findings and Conclusions herein.

5. All other findings and decisions of the Platting Board in case number S12388 are affirmed.

6. Pursuant to AMC 21.03.050A.13.d. because the Board of Adjustment has remanded one issue to the Platting Board, this decision is not a final decision with respect to any issues involved in the appeal. This decision will be a final decision with respect to all matters affirmed by the board of adjustment's decision, when, following service of the lower administrative body's decision on remand, no appeal is perfected within the period specified in subsection AMC 21.03.050A.4.⁵² The parties have 30 days from the expiration of that period to appeal the final Board of Adjustment decision to the superior court.

ADOPTED by the Board of Adjustment this 9th day of November 2018.



Bernd Guetschow, Chair
on his own behalf and on behalf
of Board of Adjustment Members
Robert Stewart and Tamas Deak

⁵² AMC 21.03.050A.13.d.

Public Comments

19300 Villages Scenic Parkway
Anchorage, Alaska 99516

December 21, 2018

RECEIVED

DEC 21 2018

PLANNING DEPARTMENT

Platting Board, MOA
Dave Whitfield, Planning Department
PO Box 196650
Anchorage, AK 99519

RE: S 12456 Lewis & Clark Variance Remand

In accordance with adopted policies and plans, and in the long-term public interest, the Platting Board should deny the variance previously granted, and therefore require a pedestrian easement from the cul-de-sac in Lewis and Clark subdivision to Canyon Road.

1. Adopted policies and Title 21 require pedestrian connections

A pedestrian easement at the end of a long cul-de-sac is part of the expected transportation infrastructure for long-term public mobility, public health, and neighborhood cohesion. This infrastructure requirement is stated in numerous policies, including 21.07.060.D.3 and Title 21.08:

21.08.040.C.2 Walkways

The platting authority shall require the dedication of pedestrian walkways where it finds that pedestrian walkways are necessary to provide for convenient and safe pedestrian circulation, to protect pedestrians from hazardous traffic, or as required in section 21.07.060, Transportation and Connectivity. The minimum width of a walkway dedication shall be 10 feet. The platting authority may require a wider dedication for reasons of topography, project use, or construction needs (if the walkway is to be paved).

2. There is a clear convenience and safety benefit to the public by providing this pedestrian easement. These benefits have been obfuscated by misinformation submitted by the applicant.

2A. Convenience. A pedestrian or cyclist starting at the end of the cul-de-sac for a trip up Canyon Road saves at least 2,500 feet of travel distance (over half a mile) if there is a pedestrian easement, compared to the circuitous route along the roads. In addition, neighborhood walkers and cyclists who come from Jeanne Road intersection will find it more convenient to use the cul-de-sac and pedestrian easement, saving 50 - 100 feet of elevation as well as over 100 yards of horizontal distance.

The Anchorage Pedestrian Plan policies is clear about the public benefit of creating a pedestrian network to avoid main traffic routes and hazards, including the following policies:

Action Item 4.1.3. Consider designing pedestrian ways to avoid the main traffic routes and allow convenient shortcuts

Action Item 6.1.5. Require convenient, direct, walkway and trail connections even where roads are cul-de-sacs or circuitous, where appropriate in relation to surrounding terrain.

2B. Safety. Upper DeArmoun Road and Canyon Road currently lack safe shoulders or pathways. Yet, pedestrians must—and do—walk on these roads because there are no alternatives. With new subdivisions across the upper hillside, pedestrian and cyclist use will only increase on these roads, along with the likelihood of pedestrian and cyclist injuries. The easement through Lewis and Clark subdivision offers pedestrians a safe bypass from about 1/3 mile of shoulderless roadway.

2C. Previous misinformation. The Platting Board should not be misled by the applicants characterization that Canyon Road is “unsafe” for pedestrians and therefore this easement would channel pedestrians into harm’s way. Pedestrians already use these substandard roads. Lack of shoulders or pedestrian paths along the road a temporary condition and should not deter the creation of long-term pedestrian network, including this easement. In addition, parts of Canyon Road are still due for upgrades, and with public insistence on municipal standards for this collector road, there will be pedestrian facilities at some future date.

3. Conditions for a waiver under AMC 21.07.060.D.3.b.ii are not met.

With regard to condition 1, there are no impractical or unreasonable constraints to this pedestrian connection. The Platting Board should be aware that there are proven, low-impact trail construction techniques suitable for moderate slopes, for the small stream crossing, or even for a potential short stretch of wetlands that the pedestrian easement could cross. There are trails built at low cost on much more challenging terrain across the Anchorage Bowl, including volunteer-built trails in nearby Rabbit Creek Greenbelt.

There is a clear desirability, not undesirability, for the general public to have a pedestrian network between neighborhoods, and from neighborhoods to nearby community destinations, such as Chugach State Park, and the future Rabbit Creek Trail

shown on the Hillside District Plan, located less than half a mile from this proposed pedestrian connection.

With regard to condition 2, the proposed variance would be detrimental to public welfare by failing to secure a segment of the intended long-term pedestrian infrastructure, by failing in the intermediate term to provide pedestrians with a safe and convenient alternative to walking on a collector road which lacks shoulders, and by failing to facilitate healthful non-motorized transportation.

With regard to condition 3, the proposed variance would be a negative precedent for other developers to cite when they want to create a quasi-private, extra-length cul-de-sac..

With regard to condition 4, there is no undue hardship to providing a pedestrian easement, since no existing lots or residences are impacted. To the contrary, on this large, undeveloped large tract, there is broad latitude for aligning the pedestrian easement to avoid or minimize physical constraints to construction.

Finally, the Platting Board should not be misled about public support for pedestrian and cycling connectivity in general, including much local support for this connection.

Sincerely,

Nancy Pease

create an easement and construct a pedestrian connection from Lewis and Clark cul-de-sac to Canyon Road. This is an important precedent: a development covering over ½ mile, with cul-de-sacs longer than 900 feet, needs pedestrian connectivity. The nearby collector roads lack shoulders or sidewalks and are not a safe or convenient alternative.

Upper DeArmoun Road and Upper canyon Road are designated Primary Trail on HDP Map 4.6 and leads to Rabbit Creek Greenbelt. This follows HDP policies , Title 21.07.060.D.3.g. Pedestrian Connectivity , and

b.

Street and block patterns should include a clear hierarchy of well-connected streets that distribute local traffic over multiple streets, providing multiple direct connections for neighborhood residents to and between local destinations, and avoid traffic congestion on principal routes. Within each residential development, the access and circulation system should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development; provide ample opportunities for linking adjacent neighborhoods, properties, and land uses; and be designed in such a way as to limit and discourage cut-through traffic and protect the new development and adjacent development from adverse impacts. This section is not intended to increase speed limits in neighborhoods, create opportunities for cut-through traffic, or encourage freight movement through residential areas.

Internal Street Connectivity

- i. Developments, whether subdivisions or not, shall meet the block length requirements of subsection 21.08.030G.
- ii. Whenever cul-de-sac streets are created, at least one 10 foot wide pedestrian access right-of-way or easement shall be provided, to the extent reasonably feasible, between each cul-de-sac head or street turnaround and the closest adjacent street or pedestrian walkway. This requirement shall not apply where it would result in damage to or intrusion into significant natural areas such as stream corridors, wetlands, and steep slope areas, or if the configuration of existing adjacent development prevents such a connection.

Box 92118
Anchorage, AK 99509
Dec 21, '18

RECEIVED

DEC 21 2018

Platting Board, MOA
PO Box 196650
Anchorage, AK 99519

RE: S 12456 Lewis & Clark Variance Remand

PLANNING DEPARTMENT

The BOA's remand for the pedestrian access ROW/easement to Canyon Rd is justified for several reasons. I trust the Platting Board and staff will carefully and comprehensively consider all codes, adopted plans, and other relevant evidence.

The pedestrian access should be granted for the following reasons and others that I may not be able to capture in these comments:

1. The Board was given incomplete and misleading information at the original hearing regarding the status of Canyon Rd, its upgrade, and other factors about the distance from the ped access vs DeArmoun Rd.
2. After the Jan. 3, '18 public hearing had closed and no one could counter various statements by consultants/owners regarding Canyon Rd and the ped access, the Board made a decision without adequate information.
3. No matter what the condition of Canyon Rd (or any road), roads are continually being upgraded and better accommodations for walkers will be a priority. **Therefore, pathways from any adjacent subdivision will be able to connect to future road upgrades, but only if they are platted.**
4. One reason for requiring pedestrian walkways is to allow walkers to avoid high traffic areas especially those without shoulders or sidewalks. Upper DeArmoun Rd is a collector without any of these facilities, thus a ROW/easement to Canyon Rd would allow people from the Lewis and Clark subdivision to avoid DeArmoun Rd in their attempt to reach the Rabbit Cr Greenbelt and other residences down and beyond Canyon Rd. As the BOA pointed out, this would be about 2,200 ft shorter (and safer).
5. Canyon Rd is undergoing construction and as the BOA pointed out, construction is a temporary affair. The public should be included in the process and with context-sensitive design criteria.
6. There are many reasons, aside from code and policies, that favor ped access to Canyon Rd. The Rabbit Cr Greenbelt will eventually connect with trails up stream that have already been developed and to those in the west, across Hillside Dr (downstream).
7. Aside from trail connectivity, residents (children and adults) may elect to visit adjacent residences by foot/bike; a pathway from Lewis and Clark to Canyon Rd will facilitate such communication and avoid DeArmoun Rd.
8. The BOA's statement that the RCCC Chair testified that the council withdrew its comments requiring the walkway, is difficult to understand given that the documentation for the BOA's footnote #9 was not explained. I strongly question that finding, until the evidence can be examined.
9. Staff is aware of Title 21 and policies of adopted plans to provide for non-motorized routes and access (2020 policy 55, & HDP). I trust the staff report will again emphasize these requirements.

Sincerely,

Dianne Holmes

Affidavit of Posting



AFFIDAVIT OF POSTING

CASE NUMBER: 512456

I, Alex Reeves hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Remand. The notice was posted on 12-6-18 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 6th day of December, 2018.

Alex Reeves
Signature

LEGAL DESCRIPTION

Tract or Lot: _____

Block: _____

Subdivision: Lewis & Clark







Municipality of Anchorage Platting Board Case S-12388

**A conservation subdivision of Lewis and Clark
Subdivision, Lots 1 – 16 and Tract A, and 60-month
phasing plan with variances from AMC
21.07.060D.3.b.ii., *Internal Street Connectivity*, and
AMC 21.08.030F.6.a., *Cul-De-Sacs***

**Public hearing record of the Platting Board meeting
held on January 3, 2018**

**Finding of fact adopted at the Platting Board
meeting held on February 7, 2018**

Record for Case S-12388, a conservation subdivision of Lewis and Clark Subdivision, Lots 1 – 16 and Tract A, and 60-month phasing plan with variances from AMC 21.07.060D.3.b.ii., Internal Street Connectivity, and AMC 21.08.030F.6.a., Cul-De-Sacs

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Findings of Fact

MUNICIPALITY OF ANCHORAGE PLATTING BOARD

FINDINGS OF FACT AND DECISION

S12388 LEWIS AND CLARK SUBDIVISION, LOT 1 – 16 AND TRACT A

WHEREAS, Big Country Enterprises, LLC (owner) sought approval of a conservation subdivision (AMC 21.08.070B.) of one tract into 16 lots and one tract with a 60-month phasing plan and with variances from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, and AMC 21.08.030F.6.a., *Cul-de-Sacs*, generally located east of Messinia Street, south of Upper DeArmoun Road, and west of Canyon Road, in Anchorage, and

WHEREAS, the Platting Board held a public hearing on January 3, 2018, considered the information and testimony presented both written and oral, closed the public hearing, and approved the preliminary plat of a conservation subdivision, the phasing plan, and the variances, and

WHEREAS, the Platting Board is required to ensure that the subdivision application meets the requirements of AMC 21.03.200, *Subdivisions*, and AMC 21.03.240, *Variances*, and

NOW, THEREFORE, BE IT RESOLVED that the Platting Board adopts the following findings and conclusions.

FINDINGS:

1. The application for a variance from AMC 21.08.030F.6.a., *Cul-de-Sacs*, met the approval criteria of AMC 21.03.240, *Variances*, to allow Lewis and Clark Circle to exceed the maximum length for a cul-de-sac street by 86 feet. Requiring a 900 foot cul-de-sac would cause unreasonable financial difficulties and is opposed by public safety agencies. Fire, police, and ambulance access to individual properties is the biggest consideration for the length of cul-de-sac streets and no negative input was received from public safety agencies about access.
2. The request for a variance from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, met the approval criteria of AMC 21.03.240, *Variances*, to allow no pedestrian connection from Brownson Circle to Upper DeArmoun Road. Testimony and the Planning Department recommendation both stated how the approval criteria is met. The requirement for a 10-foot wide trail easement is unreasonable. There is no need for a trail because the distance by road is approximately the same. The trail is an unnecessary redundancy.
3. The application for a variance from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, met the approval criteria of AMC 21.03.240, *Variances*, to allow no pedestrian connection from Lewis and Clark Circle to Canyon Road. Planning staff said that the approval criteria for this

variance was not met and supported the dedication of a trail. There was a lot of public testimony asking for a trail as well, but creating a trail causes public safety concerns. The petitioner said that the trail could create a vehicle-pedestrian conflict because trail users will not be easily seen by motorists on Canyon Road, particularly during reconstruction of Canyon Road. The steepness of Canyon Road contributes to the trail being a safety issue. There is an alternative means that will achieve the same result as a trail. The pedestrian route by road is only 200 feet longer, and it would achieve the same objective as a trail. The road is a reasonable alternative to building a trail. Also, the wetlands tract is a potential pedestrian access to Canyon Drive.

4. In regards to the conservation subdivision and the 60-month phasing plan:
 - a. The Board took into consideration public testimony and studied the case packet, particularly public safety; land use and how it affects the livability of the neighborhood; and off-site impacts from drainage, private well, on-site septic systems.
 - b. The Board heard concerns from the public, but the Board relied on reports from engineers and experts that countered those concerns. Over 50 percolation tests were conducted by Garness Engineering and NorthRim Engineering to show that on-site septic systems will function adequately on the land.
 - c. The Board understood the concerns expressed by the public over the sizes of lots; however, all of the applicable regulations for conservation subdivisions in Title 21 (New Code) are met.
 - d. The conditions of approval will require the subdivider to prove to the MOA On-Site Water and Wastewater Services Division that AMC Title 15 regulations are met for each lot. The required information includes soils testing, percolation testing, and groundwater monitoring. There are approximately eight different items that the subdivider must resolve. Furthermore, there are three pages of conditions of approval, so the subdivider has a lot of work to do before recording a final plat. The Board found that, considering all of the facts, this is a reasonable subdivision.
 - e. This was not the first conservation subdivision to be approved by the Board. The previous conservation subdivision also had smaller lots throughout the subdivision. The *Hillside District Plan* provides an example of a conservation subdivision which shows smaller lot sizes with a larger open space tract. The Board heard testimony from a neighbor, who proposed a methodology for size

reductions that amounted to lots of about 2.6 acre in sizes, which is essentially what is shown in this subdivision.

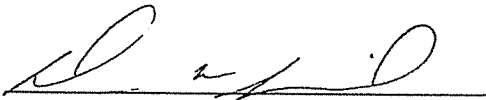
CONCLUSIONS:

The Platting Board took into consideration the written analyses of staff, testimony of the petitioner, and public comment, both written and oral that was presented at the January 3, 2018 public hearing. The Platting Board reviewed the conservation subdivision, the phasing plan, and the variances in conformance with Title 21 and the goals and objectives of the applicable elements of the *Hillside District Plan*.

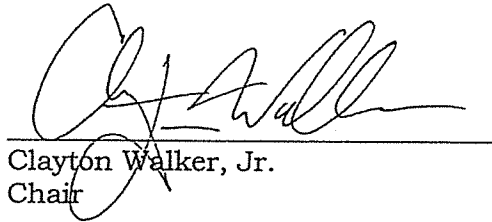
Based on the foregoing Findings and Conclusions, be it resolved by the Anchorage Municipal Platting Authority that the conservation subdivision, the phasing plan, and the variances are found to comply with the approval criteria contained in AMC 21.03.200 and AMC 21.03.240 and are approved pursuant to the Anchorage Municipal Code.

NOW, THEREFORE, be it resolved by the Platting Authority that the Platting Board adopts the above stated Findings and Conclusions.

ADOPTED by the Platting Board this 7th day of February 2018.



David R. Whitfield
for Secretary



Clayton Walker, Jr.
Chair

fm

**Action Summaries for 1/3/18
and 2/7/18**

**MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
SUMMARY OF ACTION
January 3, 2018**

A. ROLL CALL

Board Members Present: Clayton Walker, Jr. (Chair), Daniel Young (Vice Chair), Kevin Cross, Mark Seward, Becky Lipson, Valerie Ritz.

Board Members Excused: Christina Eneix, Jana Weltzin, Don Porter

Staff Present: Francis McLaughlin, Dave Whitfield

B. SUMMARY OF ACTION AND MINUTES

1. Action Summaries - Approved

a. Wednesday, December 6, 2017

2. Minutes - Approved

a. Wednesday, December 6, 2017

C. SPECIAL ORDER OF BUSINESS

1. Disclosures – Lipson (S12388)-Petitioner is a client of the firm she works for. She declares a conflict and wishes to recuse herself. Board directs her not to participate.

Young (S12386)-He declares a direct financial conflict and wishes to recuse himself. Board directs him not to participate.

Young (S12388)-He has worked on the case and declares a conflict of interest. Board directs him not to participate.

D. CONSENT AGENDA - Approved

1. Time Extensions

A. **S12386 The Terraces Subdivision, Phase 8**

1. Request for 1st 60-month time extension approved to November 7, 2022.

2. Findings of Fact
 3. Commercial Tract
 4. Others
 5. Resolutions for Approval
- E. OLD BUSINESS - None
1. Public Hearings
 2. Other
- F. NEW BUSINESS
1. Public Hearings

S12383 Alderwood Subdivision Addition #1

- A. Postponed to February 7, 2018.

S12388 Lewis and Clark Subdivision, Lots 1-16, Tract A

- A. Approved the variance from AMC 21.08.030F.6.a., *Cul-de-Sacs*, subject to recording a suitable plat within 60 months or any time extensions.
- B. Approved of the variance from 21.07.060D.3.b.ii., *Internal Street Connectivity*, for Brownson Circle, subject to recording a suitable plat within 60 months or any time extensions.
- C. Approved of the variance from 21.07.060D.3.b.ii., *Internal Street Connectivity*, for Lewis and Clark Circle.
- D. Approved of the Phasing Plan and the plat for 60 months subject to the following conditions:
1. Resolve utility easements.
 2. Revise the plat to comply with AMC 21.08.070B.6., *Minimum Open Space*.

3. Provide to On-Site Water and Wastewater Services, information to satisfy the requirements specified by AMC 21.15, AMC 15.55 and AMC 15.65 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.
4. Lewis and Clark Circle is not constructed where it is internal to the proposed subdivision. The petitioner shall construct to municipal standards a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.
5. Brownson Circle is not constructed where it is internal to the proposed subdivision. The petitioner shall construct to municipal standards a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.
6. Enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include paved or gravel streets, traffic control devices, street signs,

monuments, drainage facilities, utilities, and any Traffic Section improvement requirements.

7. Submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management and Engineering Department Operating Policy and Procured No. 5 (available from Private Development) 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).
8. Submit homeowners' documents creating the Lewis and Clark Subdivision Homeowners Association to the Planning Department for review and approval prior to recording a final plat that addresses, but is not limited to the following: The final ownership of Tract A must be conveyed to the homeowners association.
9. Make the following drafting changes:
 - a. Revise radius of curve at intersection of Lewis and Clark Circle with Upper DeArmoun Road to 30 feet for curve number C4 and C21. Design Criteria manual, Chapter 1, Section 1.9 requires 30 foot radius when at intersection between local and collector roadways.
 - b. Platted Area/Proposed Street Names: LEWIS & CLARK CIRCLE is not an acceptable street name. Street names must be 10 characters or fewer, including spaces and excluding the prefix/suffix. Ampersands are not allowed on street signs.
 - c. Title Block: Delete "Block 1"

10. Place the following notes on the plat:

- a. "Development of lots within this subdivision are subject to AMC 21.08.070B., *Conservation Subdivisions*, or as specified in future adopted provisions of AMC 21."
- b. "Tracts A is owned and maintained by the Lewis and Clark Homeowner's Association. Tract A is required open space that shall be preserved from development in perpetuity."
- c. "There are streams located within this subdivision and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan."
- d. "Maintain continuity of drainage from existing drainageways that currently drain across the subdivision. Drainageways may not be relocated without prior approval from MOA Private Development."
- e. "This subdivision contains mapped wetlands subject to Corps of Engineers delineation review and approval. Prior to any disturbance within the wetlands, authorization is required from the U.S. Army Corps of Engineers-Regulatory Branch. Activities requiring authorization include, but are not limited to clearing, grubbing, excavation, grading or placement of fill."
- f. "Direct vehicular access is prohibited to Upper DeArmoun Road and Canyon Road from Lots 1, 2, 3, 4, 5, 6, 14, and 15."

2. Appearance Requests - None

3. Other

G. PERSONS TO BE HEARD - None

H. REPORTS

1. Chair

2. Secretary

3. Committee

I. Board Comments - None

Adjourn at 8:25 p.m.

**MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
SUMMARY OF ACTION
February 7, 2018**

A. ROLL CALL

Board Members Present: Clayton Walker, Jr. (Chair), Daniel Young (Vice Chair), Kevin Cross, Mark Seward, Becky Lipson, Valerie Ritz, Christina Eneix, Jana Weltzin, Don Porter.

Board Members Excused:

Staff Present: Shawn Odell, Dave Whitfield

B. SUMMARY OF ACTION AND MINUTES

1. Action Summaries - Approved

a. Wednesday, January 3, 2018

2. Minutes - Approved

a. Wednesday, January 3, 2018

C. SPECIAL ORDER OF BUSINESS

1. Disclosures – Weltzin (S12393)- She declares a direct financial conflict and wishes to recuse herself. Board directs her not to participate.

2. Abbreviated plat action summary for 1/8/18.

D. CONSENT AGENDA - Approved

1. Time Extensions

2. Findings of Fact

a. CASE: S12388 (FDM)

Lewis & Clark Subdivision

A conservation subdivision of one (1) tract of land into sixteen (16) lots and one (1) tract of land; Variance from AMC 21.08.030F.6.a; Cul-de-Sacs to allow a cul-

de-sac to extend beyond 900 feet; Variance from AMC
21.07.060D.3.b.ii., Internal Street Connectivity.

3. Commercial Tract
 4. Others
 5. Resolutions for Approval
- E. OLD BUSINESS - None
1. Public Hearings
 2. Other
- F. NEW BUSINESS
1. Public Hearings

S12383 Alderwood Subdivision Addition #1, Block 3, Tract B1, Common Area

- A. Postponed indefinitely.

S12390 Romig Park Subdivision, Block 4, Lot 5A

- A. Postponed to 3/7/18.

S12393 Municipal Tudor Road Complex Subdivision, Tracts 1A, 1B, 1C & 1D

- A. Approved the plat for 24 months subject to the following conditions:
1. Resolve utility easements.
 2. Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class A area improvements, to include paved streets, Type 1 curb & gutter, P.C.C. sidewalks on both sides as shown on Typical Section No. 20-2 of the Municipality of Anchorage Standard Specifications, street lighting, traffic control

devices, street signs, monuments, drainage facilities, utilities, and any Traffic Section improvement requirements.

3. Dedicate 15 feet of right-of-way along the northern boundary of Tract 1-B, 1-C, and 1-D for East Tudor Road.
4. Dedicate a 60-foot wide Public Use Easement by document from Dr. Martin Luther King Junior Avenue at the east end of Tract 2 to access the north-south 60-wide right-of-way dedicated along the west end of the subdivision plat. The exact location of this easement to be resolved with MOA Traffic.
5. Prior to final plat approval the petitioner shall resolve with MOA Traffic, Planning, and Right-Of-Way Division an east-west road or public use easement aligning with East 46th Avenue and the future approved access from Elmore Road.
6. Prior to final plat approval resolve with MOA Traffic and ADOT&PF the location, number, and size of the driveway entries to the street rights-of-way.
7. Remove and Replace Note 4 on the plat to read:

"Storm water runoff and treatment will comply with the current Design Criteria Manual, Chapter 2 or future approved versions."
8. Place the following notes on the plat:
 - a. 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.

- b. 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.
- c. At the time of development, provide storm drain easements and maintenance agreements as required to maintain continuity of drainage functions. The easements, and maintenance agreements will be joint with the Municipality of Anchorage. The easements, maintenance agreements and storm drain design shall be reviewed and approved by Private Development and Watershed Management Services. The easements and maintenance agreements shall be recorded against the title of the affected properties.
- d. Access to Tudor Road requires approval from AKDOT&PF.
- e. Access locations to Elmore Road requires approval from Municipal Traffic Engineer.

2. Appearance Requests - None

3. Other

G. PERSONS TO BE HEARD - None

H. REPORTS

1. Chair

2. Secretary

3. Committee

I. Board Comments - None

Adjourn at 7:00 p.m.

**Minutes of Platting Board
Meetings for 1/3/18 and 2/7/18**

PLATTING BOARD
Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska

MINUTES OF
January 3, 2018
6:30 PM

A. ROLL CALL

Present Daniel Young
Clayton Walker
Kevin Cross
Mark Seward
Valerie Ritz
Becky Lipson

Excused Christina Eneix
Don Porter
Jana Weltzin

Staff Francis McLaughlin
Dave Whitfield
Hal Hart

B. APPROVALS

1. ACTION SUMMARIES

a. Wednesday, December 6, 2017

BOARD MEMBER YOUNG moved to approve the action summaries. BOARD MEMBER CROSS seconded.

AYE: Young, Walker, Cross, Seward, Ritz, Lipson
NAY: None

PASSED

2. MINUTES

a. Wednesday, December 6, 2017

BOARD MEMBER CROSS moved to approve minutes. BOARD MEMBER RITZ seconded.

AYE: Young, Walker, Cross, Seward, Ritz, Lipson
NAY: None

PASSED

C. SPECIAL ORDER OF BUSINESS

1. Disclosures

BOARD MEMBER YOUNG disclosed in Case S12386 that he has a financial conflict and requested to abstain from voting on the consent agenda.

BOARD MEMBER CROSS moved to direct Board Member Young to participate in Case S12386. BOARD MEMBER RITZ seconded.

AYE: None
NAY: Walker, Cross, Seward, Ritz, Lipson
ABSTAIN: Young

FAILED

BOARD MEMBER YOUNG disclosed in Case S12388, Lewis & Clark Subdivision, that he has a conflict of interest and requested to be recused from participating.

BOARD MEMBER CROSS moved to direct Board Member Young to participate in Case S12388. BOARD MEMBER RITZ seconded.

AYE: None
NAY: Walker, Cross, Seward, Ritz, Lipson
ABSTAIN: Young

FAILED

BOARD MEMBER LIPSON disclosed in Case S12388 that the petitioner is a client of the firm where she is employed and declared a conflict. She requested to be recused from voting in this matter.

BOARD MEMBER CROSS moved to direct Board Member Lipson to participate in Case S12388. BOARD MEMBER RITZ seconded.

AYE: None
NAY: Young, Walker, Cross, Seward, Ritz
ABSTAIN: Lipson

FAILED

CHAIR WALKER read the short board process for Case S12388 and offered the petitioner the one-time only option to postpone their case to the next available meeting at no extra fee. He will ask for the petitioner's decision when their case is called.

D. CONSENT AGENDA

1. Time Extensions

- a. CASE: S12386 (SMO)
SUBDIVISION: The Terraces Subdivision, Phase 8, Tract E1-AID
PETITIONER: First National Bank of Anchorage
REQUEST: 1st 60-month time extension for a preliminary plat approved on November 7, 2012.

2. Finding of Facts

3. Commercial Tracts

4. Other

5. Resolutions for Approval

BOARD MEMBER CROSS moved to approve the consent agenda. BOARD MEMBER LIPSON seconded.

AYE: Walker, Cross, Seward, Ritz, Lipson

NAY: None

ABSTAIN: Young

PASSED

E. OLD BUSINESS - None

1. Public Hearings

2. Other

F. NEW BUSINESS

1. Public Hearings

- a. CASE: S12383 (SMO)
SUBDIVISION: Alderwood Subdivision Addition #1, Block 3, Tract B1, Common Area
PETITIONER: Municipality of Anchorage – Real Estate Services
REQUEST: Plat note removal request Plat No. 82-156 Note No. 2 which states, "Property owners of Lots 2 through 11 shall have an undivided interest in Tract B-1."

BOARD MEMBER YOUNG moved to postpone Case S12383 to February 7, 2018. BOARD MEMBER RITZ seconded.

AYE: Young, Walker, Cross, Seward, Ritz, Lipson
NAY: None

PASSED

Board Member Young and Lipson recused themselves and left the room.

- b. CASE: S12388 (FDM)
SUBDIVISION: Lewis & Clark Subdivision, Lots 1 – 16 and Tract A
PETITIONER: Big Country Enterprises, LLC
REQUEST: A conservation subdivision of one (1) tract of land into sixteen (16) lots and one (1) tract of land; a variance from AMC 21.08.030F.6.a; *Cul-de-Sacs*, to allow a cul-de-sac to extend beyond 900 feet; and a variance from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*.

PAUL GIONET, Petitioner, opted to go forward with the case.

FRANCIS MCLAUGHLIN explained the process when the Platting Board's constitution changes resulting from two members being recused from participating in a case. Full membership of the body means a majority of nine, less the number of members present at the meeting who have been excused for conflicts of interest. With two recusals existing in this case, it will only require four votes in the positive for approval. He presented the staff report and recommendations on behalf of the Municipality's Planning Department.

PAUL GIONET with Big Country Enterprises represented the petitioner.

CHAIR WALKER opened the hearing to public testimony. The following individuals testified:

JOAN PRIESTLEY
BERN DAVIS
RALPH WARREN
MARC JUNE
FRANK PUGH, Chair, Rabbit Creek Community Council
JOHN OLIVER
GAIL MORRISON
LANCE POWELL
ANGELA PETERKIN
BRUCE FERGUSON
DIANNE HOLMES

MR. GIONET provided rebuttal testimony. TOM DREYER with S4 Group, STEVE ENG with NorthRim Engineering, and BRANDON MARCOTT with Triad Engineering assisted in responding to questions from the Board.

MR. MCLAUGHLIN asked Mr. Dreyer for clarification that all of the lots in the large Denali Conservation Subdivision were smaller than the minimum lot size of the zoning district, or was it just the majority of them. He thought that every single lot was smaller.

MR. DREYER confirmed that all of the lots were smaller, but there may have been one lot on the west side that was not.

MR. MCLAUGHLIN noted that a few members of the public have stated their opinion that it is a misuse of the Conservation Subdivision to have so many of the lots smaller than the minimum lot area, otherwise required in the zoning district; and that this is a precedent setting case. That is not true. He pointed out that all, or nearly all of the lots in the previous Conservation Subdivision were smaller than minimum lot size. What the Planning Department would say is that this is actually the definition of a Conservation Subdivision because the definition states, "Conservation Subdivisions are intended to create a more compact residential development to preserve and maintain open areas, high-value natural lands, and lands unsuitable for development, in excess of what would otherwise be required by this title." The whole purpose of this type of subdividing is to create an open space tract around sensitive environmental features and to make all of the lots smaller as a bonus to incentivize them to do this. The petitioner is fulfilling the purpose statement for a Conservation Subdivision.

BOARD MEMBER CROSS asked for clarification that it would be less effort to develop fewer lots and completely develop the entire area, than it would be to develop smaller lots and create a Conservation Greenbelt. If the Conservation Greenbelt were removed and turned into developable lots with one street down the middle plus a cul-de-sac, and did not exceed 900 feet, but just had houses built on big lots, would that prove to be easier to obtain than creating a greenbelt.

MR. DREYER replied that, yes, it would.

CHAIR WALKER closed the public hearing.

CHAIR WALKER reopened the public hearing as the Board had additional questions for the petitioner.

BOARD MEMBER CROSS wanted to ensure that everyone was aware that their concerns were heard and are being addressed. He mentioned that Bern Davis and Ralph Warren, during public testimony, had expressed their concerns regarding the percolation (perc) tests and the septic system; and stated that the reports provided by Terrasat, Inc. and Garness Engineering show a total of 29 test holes. He asked the petitioner to describe how extensive the perc and test holes are to ensure that these smaller lots, given the septic concerns, are being addressed properly.

STEVE ENG with NorthRim Engineering explained that 50 to 70 test holes have been done. He added that he had heard comments regarding, muskeg, but clarified that there is no muskeg and that it consists of sandy soil with some silt. Most of the neighbors that are commenting live with workable septic systems; and the soil in Lewis and Clark is the same soil as theirs. He has looked at every subdivision surrounding Lewis and Clark and has done numerous test holes, and all of these test holes meet Municipal Standards. It does have a little bit of organics, but this subdivision is going to have good, workable septic systems.

With regard to additional road traffic, BOARD MEMBER CROSS asked the petitioner to provide any information on the Canyon Road and part of Upper DeArmoun road improvement project. He would like to know if this will alleviate some of the concerns stated during public testimony.

BRANDON MARCOTT with Triad Engineering stated that he believes there is an improvement project slated for Canyon Road up to DeArmoun, at this point. There was construction last year, maybe a mile or so further down the road that upgraded a significant portion of that road. He also believes the plan now is to upgrade the rest of it, up to DeArmoun along the easterly boundary of this development.

CHAIR WALKER closed the public hearing.

BOARD MEMBER CROSS moved in Case S12388, Conservation Subdivision of Lewis and Clark Subdivision, Lots 1 through 16 and Tract A, a 60-month Phasing Plan with variances to approve the variance from AMC 21.08.030F.6.a., *Cul-de-Sacs*, subject to recording a suitable plat within 60 months or any time extensions. BOARD MEMBER SEWARD seconded.

BOARD MEMBER CROSS noted that this variance from the 900 foot cul-de-sac regulation is only reduced by 86 feet. It looks like it would cause unreasonable financial difficulties and is not opposed by public safety, which is the biggest concern when taking into consideration the size and lengths of the cul-de-sacs; and has to do with fire, safety, ambulances, and those individuals being able to service the property necessarily. Public Safety said that this does not cause any issues, which was our number one situation, and based on no negative input from them, he will vote to approve it.

AYE: Walker, Cross, Seward, Ritz
NAY: None
RECUSED: Young, Lipson

PASSED

BOARD MEMBER CROSS moved in Case S12388, Conservation Subdivision of Lewis and Clark Subdivision, to approve a variance from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, for Brownson Circle, subject to recording a suitable plat within 60 months or any time extensions, which will require a variance of the 10-foot requirement trails easement to connect Brownson Circle to Upper DeArmoun Road. BOARD MEMBER SEWARD seconded.

BOARD MEMBER CROSS finds that through testimony and staff's presentation, the variance requirement has been met. The code requirement to provide a 10-foot trail easement connecting Brownson Circle to Upper DeArmoun is unreasonable. Staff has stated that there is no need for a trail easement between Brownson Circle and Upper DeArmoun Road because the distance of street trail is approximately the same as it would be if we created a trail, therefore, the unnecessary redundancy is seen as approving the variance.

AYE: Walker, Cross, Seward, Ritz
NAY: None
RECUSED: Young, Lipson

PASSED

BOARD MEMBER CROSS moved in Case S12388, Conservation Subdivision of Lewis and Clark Subdivision, Lots 1 through 16 and Tract A, for a 60-month Phasing Plan, to approve the variance from AMC 21.07.060D.3.b.ii, *Internal Street Connectivity*, for a connection from Lewis and Clark Circle to Canyon Road. BOARD MEMBER SEWARD seconded.

BOARD MEMBER CROSS understands that the Planning staff has said this criteria is not met and to create a trail. He has heard a lot of input from individuals that, yes, a trail should be in, but it concerns public safety. If the individuals living there say it could create a safety issue, he can understand that and his thought would be that they cannot be seen when entering a road, particularly during road construction. Are there other reasonable alternative means that will achieve the same result? It appears that there is. There is another path that is going to be 200 feet longer, but we are achieving the same objective in creating a path that won't be right out of the cul-de-sac. As long as we are achieving the same objective, although not directly, he believes the intent is there. He will vote to approve the variance request.

BOARD MEMBER SEWARD agreed with the public comments regarding the safety issue that Canyon Road is a steep road. He also agreed with Board Member Cross that there is a reasonable alternative. They are dedicating a lot of wetlands area there that could possibly be a trail completely south of Spendlove and Canyon Drive. For those reasons, specifically the safety issue, he agreed with the petitioner that it would be a hazard coming out of the steep graded Canyon Drive. He will be supporting the motion.

AYE: Walker, Cross, Seward, Ritz
NAY: None
RECUSED: Young, Lipson

PASSED

BOARD MEMBER CROSS moved in Case S12388, Conservation Subdivision of Lewis and Clark Subdivision, Lots 1 through 16 and Tract A, to approve a 60-month Phasing Plan as well as the approval of the plat for 60 months, subject to Conditions E(1, 2, 3, 4(a through c), 5, 6, 7, 8, 9, 10(a through c), and 11(a through f)). BOARD MEMBER RITZ seconded.

CHAIR WALKER clarified that Condition 10(a) was included in the motion.

MR. MCLAUGHLIN referred to Condition E(2) that basically says to build a trail and informed the Board that should they approve this variance, so that the subdivider does not have to provide a trail between Clark Circle and Canyon Road, then that condition of approval should be deleted.

BOARD MEMBER CROSS agreed to revise his motion to approve Conditions D and E with all of its subject requirements, minus Condition E(2). BOARD MEMBER RITZ seconded the revision.

BOARD MEMBER CROSS appreciated the public participation because it is critical that we hear these things. Do note that there is no such thing as a rubber stamp. The Board goes through these packets extensively to make sure that your concerns are taken into consideration. Of significance are 1) public safety and; 2) land usage and how it affects the livelihood of the neighborhood and; 3) a lot of drainage and well and septic issues, and how that is going to affect my lot and water table. If you build a house next door, then where does that water go and what is it going to do to me. Understand that as the public comes forward with their objections, the Board relies upon expert reports from engineers that have spent time making sure each of those items are addressed. Regarding the concerns for perc testing, those are supported with over 50 well tests showing that it has been in place. Garness Engineering and Northrim Engineering have addressed these issues and, he thinks, that has been adequately addressed. Without contradicting reports, he has to rely upon expert engineers. As far as the lot size, he can understand the concern of the lot size because the density would be a concern for him. However, under Revised Title 21: Conservation Subdivisions, it appears as though they are meeting all applicable regulation, and this is subject to that. He encouraged the public to look at how exhaustive this is and just because the Board approves it does not mean they are out of the woods yet. Obviously, provided On-Site Water and Wastewater Service information has satisfied all requirements specified in AMC 21.15 for each lot within the proposed subdivision. This information includes, but is not limited to soil testing, percolation testing, and ground water monitoring. There are approximately eight different items that the petitioner still has to do in order to get past that. He wants the public to understand that there is still a lot that has to be done and it is not that the petitioner can just begin building because there is a lot of engineering and testing to be done with three pages of conditions, all of which address every one of the public's concerns. The petitioner still has a lot of work to do before they can put it up and, more than likely, although not guaranteed, they may be back looking for time extensions. He appreciated everyone being here, which is why he is voting in support of this. After hearing the concerns and looking at the test results, he has seen what the petitioner is going to have to do to make it happen, and thinks it is a reasonable request.

CHAIR WALKER added that this was not the first Conservation Subdivision the Board has approved. In fact, prior subdivisions have also had smaller lots throughout that the standard has established by the Conservation Hillside Plan. All demonstrate and provide examples of smaller lots, such as this that the smaller lot sizes are being offered as a way of dedicating larger plots of set aside land in order to facilitate this kind of project. The Board has heard testimony from Marc June that he was proposing a methodology, and his methodology said the benefit should be related to the size reduction. He was proposing about a 2.6 acre standard size, but what we have here is about 2.64 acres, so even if we were to apply his standard, we are looking at lots that are essentially in the same ballpark, if not slightly larger. Based on those findings and the effort that has gone into the packet in addressing the various concerns of water and sewer, he is in support of the motion.

AYE: Walker, Cross, Seward, Ritz NAY:

AYE: Walker, Cross, Seward, Ritz

NAY: None

RECUSED: Young, Lipson

PASSED

2. Appearance Requests

3. Other

G. PERSONS TO BE HEARD - None

H. REPORTS - None

1. Chair

2. Secretary

3. Committee

I. BOARD MEMBERS' COMMENTS - None

J. ADJOURNMENT

Hearing no objections, the meeting adjourned at 8:18 p.m.

PLATTING BOARD
Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska

MINUTES OF
February 7, 2018
6:30 PM

A. ROLL CALL

Present Daniel Young
Clayton Walker
Christina Eneix
Don Porter
Kevin Cross
Mark Seward
Valerie Ritz
Jana Weltzin
Becky Lipson

Excused None

Staff Shawn Odell
Dave Whitfield

B. APPROVALS

1. ACTION SUMMARIES

a. Wednesday, January 3, 2018

BOARD MEMBER YOUNG moved to approve the action summaries. BOARD MEMBER RITZ seconded.

AYE: Young, Walker, Eneix, Porter, Cross, Seward, Ritz, Weltzin
NAY: None
ABSTAIN: Lipson

PASSED

2. MINUTES

a. Wednesday, January 3, 2018

BOARD MEMBER CROSS moved to approve the minutes. BOARD MEMBER PORTER seconded.

BOARD MEMBER CROSS referred to page 6 regarding the footage reduction and clarified that his intention was for it to read, "This variance from the 900 foot cul-de-sac regulation is only reduced by 86 feet." He asked for this to be reflected in the minutes.

AYE: Walker, Eneix, Porter, Cross, Seward, Ritz, Weltzin
NAY: None
ABSTAIN: Lipson, Young

The minutes were approved as amended.

C. SPECIAL ORDER OF BUSINESS

1. Disclosures

BOARD MEMBER LIPSON disclosed that she abstained from voting on the minutes and will abstain from voting on the action summaries as she was recused from participating in Case S12388.

BOARD MEMBER WELTZIN requested to be recused from Case S12393 as she does represent one of the main developers.

BOARD MEMBER CROSS moved to direct Board Member Weltzin to participate in Case S12393. BOARD MEMBER RITZ seconded.

AYE: None
NAY: Young, Walker, Eneix, Porter, Cross, Seward, Ritz, Lipson
ABSTAIN: Weltzin

FAILED

BOARD MEMBER YOUNG disclosed in Case S12393 that his firm has had business dealings with the petitioner and the petitioner's representative on other matters. He is a former employee of the petitioner's representative, but has no personal or financial interest and can remain impartial. He will also abstain from voting on the minutes as he was recused from Case S12388.

BOARD MEMBER PORTER moved to direct Board Member Young to participate in Case S12393. BOARD MEMBER CROSS seconded.

AYE: Walker, Porter, Cross, Seward, Lipson
NAY: Eneix
ABSTAIN: Young

PASSED

2. Informational Item: Abbreviated plat action summary for 1/8/18.

D. CONSENT AGENDA

1. Time Extensions
2. Finding of Facts
 - a. CASE: S12388 (FDM)
Lewis & Clark Subdivision
A conservation subdivision of one (1) tract of land into sixteen (16) lots and one (1) tract of land; Variance from AMC 21.08.030F.6.a; Cul-de-Sacs to allow a cul-de-sac to extend beyond 900 feet; Variance from AMC 21.07.060D.3.b.ii., Internal Street Connectivity.
3. Commercial Tracts
4. Other
5. Resolutions for Approval

BOARD MEMBER CROSS moved to approve the consent agenda. BOARD MEMBER PORTER seconded.

AYE: Walker, Eneix, Porter, Cross, Seward, Ritz, Weltzin
NAY: None
ABSTAIN: Lipson, Young

PASSED

E. OLD BUSINESS - None

1. Public Hearings
2. Other

F. NEW BUSINESS

1. Public Hearings

- a. CASE: S12383 (SMO)
SUBDIVISION: Alderwood Subdivision Addition #1, Block 3, Tract B1, Common Area
PETITIONER: Municipality of Anchorage - Real Estate Services
REQUEST: Plat note removal request Plat No. 82-156 Note No. 2 which states, "Property owners of Lots 2 thru 11 shall have an undivided interest in Tract B-1."

BOARD MEMBER CROSS moved to postpone indefinitely Case S12383. BOARD MEMBER RITZ seconded.

AYE: Young, Walker, Eneix, Porter, Cross, Seward, Ritz, Weltzin, Lipson
NAY: None

PASSED

- b. CASE: S12390 (RY)
SUBDIVISION: Romig Park Subdivision, Block 4, Lot 5A
PETITIONER: Municipality of Anchorage - Real Estate Services
REQUEST: To subdivide three (3) lots into one (1) lot; Vacation of a 40' Reserve Parking Easement abutting lots 5, 6, and 7, Block 4, as shown in plat P-188A.

BOARD MEMBER YOUNG moved to postpone Case S12390 to March 7, 2018. BOARD MEMBER PORTER seconded.

AYE: Young, Walker, Eneix, Porter, Cross, Seward, Ritz, Weltzin, Lipson
NAY: None

PASSED

Board Member Weltzin recused herself and left the meeting for the evening.

- c. CASE: S12393 (SMO)
SUBDIVISION: Municipal Tudor Road Complex Subdivision, Tracts 1A, 1B, 1C, & 1D
PETITIONER: Municipality of Anchorage - Real Estate Services
REQUEST: To subdivide one (1) tract of land into four (4) tracts of land.

SHAWN ODELL presented the staff report and recommendations on behalf of the Municipality's Planning Department.

MICHELLE MCNULTY with DOWL represented the petitioner. ROBIN WARD with the Municipality's Real Estate Services was also present.

CHAIR WALKER opened the hearing to public testimony.

There was no public testimony. There was no rebuttal testimony.

CHAIR WALKER closed the public hearing.

BOARD MEMBER CROSS moved in Case S12393 to approve the plat for 24 months, subject to Conditions 1 through 7 and 8(a through e). BOARD MEMBER PORTER seconded.

BOARD MEMBER CROSS intends to support this motion. It has been very well thought out and the majority of the questions have been answered. There were no public comments, but the agency comments centered on drainage, wildlife, and easement access, which have all been resolved in Department Recommendations 1 through 8. This stands to reason why there was no public testimony.

BOARD MEMBER YOUNG added that an Affidavit of Posting is shown on page 60 of the staff packet with pictures on pages 61 through 63, which was done appropriately. This Board found that the preliminary plat appears to generally conform with the goals and policies of the UMED District Plan and the Anchorage 2040 Land Use Plan. The Municipal Tudor Road complex is identified as a Town Center per the Anchorage 2040 Land Use Plan. He pointed out on page 12 of the staff packet that the proposed lots meet the minimum lot size and width as required by the PLI and the B-3 zoning districts.

CHAIR WALKER noted that this plan does promote public health, safety and welfare. It does seem to mitigate the incompatible uses in the area and there is an adequate plan to deal with the traffic issues.

AYE: Young, Walker, Eneix, Porter, Cross, Seward, Ritz, Lipson
NAY: None
RECUSED: Weltzin

PASSED

2. Appearance Requests

3. Other

G. PERSONS TO BE HEARD - None

H. REPORTS - None

1. Chair

2. Secretary

3. Committee

I. BOARD MEMBERS' COMMENTS - None

J. ADJOURNMENT

Hearing no objections, the meeting adjourned at 7:00 p.m.

Planning Department Staff Analysis

**PLANNING DEPARTMENT
STAFF ANALYSIS
PLATTING**

DATE: January 3, 2018

CASE: S12388

Conservation Subdivision of Lewis and Clark Subdivision, Lots 1 – 16 and Tract A, and a 60-month phasing plan with variances from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, and AMC 21.08.030F.6.a., *Cul-de-Sacs*

GRID: SW2941

SITE: 70.05 acres

LAND USE: Undeveloped

UTILITIES: Private well and on-site septic system

TOPO: Slopes downhill to the southeast

VEGETATION: Spruce, birch, alder and undergrowth

ZONING: R-8 (low density residential, 4 acre) district

COMPREHENSIVE PLAN:

Classification:

- “Limited Intensity, 0 – 1 dua” per the 2010 *Hillside District Plan* Land Use Plan Map
- Not identified in the 2001 *Anchorage 2020* Land Use Policy Map
- “Large Lot Residential” in the 2017 *Anchorage 2040 Land Use Plan*

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-6; R-8; R-9	R-8	R-8	R-6; R-9
Land Use:	Single-Family Residential	Single-Family Residential	Undeveloped	Single-Family Residential

AGENCY COMMENTS

1. Utility easements have been requested.
2. Long Range Planning provided comments which are attached.

3. Non-Motorized Transportation Coordinator:

- a. The 2010 Hillside District Plan identifies primary & secondary trail connections along Upper DeArmoun and Canyon Road, bordering this parcel. The proposed plat appears to have provided adequate Right of Way for future development of pathways within these roadways.
- b. Title 21.07.060.D.3.b.ii requires pedestrian easements from cul-de-sacs to the nearest adjacent street. The proposed Brownson Circle's nearest roadway of DeArmoun is an insignificant pedestrian connection only gaining minimal internal street connectivity, however a 10' Walkway Easement is requested within the proposed Lewis & Clark Circle, connecting the cul-de-sac to Canyon Road.

4. Private Development:

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

- To the north, Upper DeArmoun Road, a Glen Alps Service Area maintained right-of-way that is classified as a Class IC Neighborhood Collector in the current OSHP. Upper DeArmoun Road appears to be strip paved with a width of approximately 24-feet where it abuts the proposed subdivision.
- To the east, Canyon Road, a Glen Alps Service Area maintained right-of-way that is classified as a Class IC Neighborhood Collector in the current OSHP. The Municipality of Anchorage has an upcoming project that will upgrade Canyon Road.
- Internal to the subdivision, Lewis & Clark Circle, a proposed right-of-way located in the Glen Alps Service Area. Lewis & Clark Circle is not constructed.
- Internal to the subdivision, Brownson Circle, a proposed right-of-way located in the Glen Alps Service Area. Brownson Circle is not constructed.

Improvement Recommendations:

- Upper De Armoun Road appears to be strip paved with a width of approximately 24-feet where it abuts the proposed subdivision. This does not meet municipal requirements for shoulder width or pedestrian facilities. The existing level of improvement of Upper De Armoun Road is consistent with the level of improvement proposed for Canyon Road (also a Class IC Neighborhood Collector). As a result no road improvements are recommended at this time.

- Lewis & Clark Circle is not constructed where it is internal to the proposed subdivision. The petitioner shall construct to municipal standards a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.
- Brownson Circle is not constructed where it is internal to the proposed subdivision. The petitioner shall construct to municipal standards a 20-foot wide strip paved street 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 paved streets, 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 project specific full drainage analysis and calculations. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

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

- a. 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.
- b. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any way 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.

5. Addressing: Make the following drafting changes:
 - a. Platted Area/Proposed Street Names: LEWIS & CLARK CIRCLE is not an acceptable street name. Street names must be 10 characters or fewer, including spaces and excluding the prefix/suffix. Ampersands are not allowed on street signs.
 - b. Title Block: “..Block 1” of differs from the rest of the application
6. Municipal Traffic Division:
 - a. The traffic department recommends approval of this preliminary plat with the following comments:
 - This new subdivision is dedicating two new 60 foot rights of way for construction of two cul-de-sacs to support the proposed subdivision. The subdivision is zoned R-8 and all lots appear to meet the requirements for lot size and access to rights of way. It anticipated that the roads will be constructed under a subdivision agreement with municipality and will meet the standards of development for a Class B. Upper Dearmoun and Canyon Roads are classified as neighborhood collectors in the *Official Streets and Highway Plan*.
 - Add a plat note, identifying that all development within this subdivision meet all requirements for an Alternative Residential Subdivision (Conservation Subdivision) outline in AMC 21.08.070 B.4.
 - Add a plat note stating: “No direct access to Upper De Armoun and Canyon Roads for Lots 1-6, and 14, 15.”
 - Revise radius of curve at intersection of Lewis and Clark Circle with Upper Dearmoun Road to 30 feet for curve number C4 and C21. Design Criteria manual, Chapter 1, Section 1.9 requires 30 foot radius when at intersection between local and collector roadways.
 - Dedication of 30 feet of Right of Way along both Dearmoun and Canyon road as currently shown on Preliminary Plat.
 - A majority of these lots appear that they will have a difficult time of constructing driveways to future homes that will meet

municipal driveway standards for maximum grade based on existing contours shown on the plat.

- Provide right of way or access easement for access to public right of ways from cul-de-sac as required by 21.07.060 D.3.B.ii. Please review additional comments in regards to variance request below.
 - Variance for Length of Cul-de Sac per 21.08.030 F.6.a: Traffic has no objections to this requested variance for the two cul-de-sacs shown on the preliminary plat.
 - Variance for 10 foot pedestrian access from cul-de-sac bulbs: Traffic is not supportive of this variance to Title 21 based on the information provided in the application. Traffic agrees that existing contours and existing wetlands and streams limits the location of these easements. However, there are a couple of lots in the northwest and northeast sections of the subdivision that would support either an easement or right of way. The information provide in application was insufficient in addressing variance standards 3 and 4.
7. Alaska Department of Transportation has no comment.
8. Anchorage Water and Wastewater Utility:
- a. AWWU water and sanitary sewer are not available to this parcel.
 - b. These parcels are located outside of AWWU's Water Service District.
 - c. Wastewater facilities are to be in accordance with the Hillside District Plan (HDP) adopted per AO2010-22. This property is located outside the max perimeter of Public Sewerage per HDP.
 - d. AWWU has no objection to this platting action.
9. On-Site Water and Wastewater Services:
- a. Provide to OSWWS, information to satisfy the requirements specified by AMC 21.15, AMC 15.55 and AMC 15.65 for each lot within this proposed subdivision. This information must include, but may not necessarily be limited to:
 - i. 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).

- ii. 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.
 - iii. Topographical information must be submitted.
10. Watershed Management Services:
- a. There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
 - b. Maintain continuity of drainage from existing drainageways that currently drain across the subdivision. Drainageways may not be relocated without prior approval from MOA Private Development.
 - c. Tract A will be preserved as open space by this subdivision. Tract A will be owned and maintained by the homeowners association and cannot be further subdivided, developed, or sold.
11. Right-of-Way Division:
- a. Suggest placing the title block in the conventional lower right corner of the plat, utilizing a break line for the existing reference monument location.
 - b. Provide a legend item and identify the cross hatching and/or wetlands types and boundaries.
 - c. Provide utility easements as required.
 - d. Resolve with the MOA Traffic Departments the need for notes addressing the location, number, and size of the driveway entries to the street rights of way.
 - e. Enter into a subdivision agreement to construct the required improvements to the interior and peripheral rights of way.
12. Community Council and Public Comments:
- a. This subdivision lies within the Hillside Community Council. The Chair of the Hillside Community Council provided comments. The Rabbit Creek Community Council also provided comments. Ten more written

comments were received from the public. All of the comments are attached.

STAFF ANALYSIS

Proposal

This is a request to subdivide 1 tract into 16 lots and 1 tract as a Conservation Subdivision (AMC 21.08.070B.). The petitioner is also requesting approval of a 60-month phasing plan consisting of three phases. The phasing plan will allow the developer more time to construct public infrastructure as development progresses. The petitioner is also seeking variances from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, and AMC 21.08.030F.6.a., *Cul-de-Sacs*.

There are mapped wetlands, drainageways, and a stream within this subdivision. Three notes should be added to the plat to alert the public to the additional regulations that come with development within wetlands, drainageways, and streams. Plat notes are Watershed Management Services (WMS) and Planning's preferred method to identify wetlands, drainageways, and streams on plats. The reason for this is that easements dedicated on plats require a platting action to change the easement while wetlands, drainageways, and streams are ever changing. WMS and Planning are aware of instances where streams no longer exist on properties, but the plats still require stream protection setbacks of 50 feet on the properties.

AMC 21.08.070B. Conservation Subdivisions

1. Purpose

A conservation subdivision is an alternative type of residential development in which the lots are allowed to be smaller in area or narrower than otherwise required in the zoning district, but in which the overall number of lots does not exceed the maximum number of lots allowed in a conventional subdivision by the zoning district. Conservation subdivisions are intended to create a more compact residential development to preserve and maintain open areas, high value natural lands, and lands unsuitable for development, in excess of what would otherwise be required by this title.

2. Applicability

The conservation subdivision option may be used on any parcel with a minimum of at least two acres in any residential district in which single-family housing is permitted, provided that the proposal is consistent with the requirements in this section 21.08.070.

This petition site contains more than 2 acres, and is eligible for a conservation subdivision.

3. Conservation Design Process

Conservation subdivisions shall be approved through the procedure set forth in section 21.03.200, Subdivisions and Plats.

This preliminary plat is being processed in accordance with AMC 21.03.200, *Subdivisions*.

4. Reduction in Minimum Lot Area Allowed

Conservation subdivisions may include one or more lots that do not conform to the minimum lot size or lot width requirements of chapter 21.06, or the dimensional requirements of subsections 21.08.030K.1. and 2., provided that:

- a. The amount of any reduction in minimum lot size shall be used for common open space, pursuant to subsection B.6. below;**

The minimum require lot area in the R-8 district is four acres. Lots 1 – 8 and 10 – 16 have less than four acres. The amount of reduction in these lots is required to be added to Tract A. The total amount of reduction in these lots is 22.58 acres and Tract A exceeds that amount with 22.965 acres.

- b. There shall be no more than one principal single-family structure per lot;**

There will be no more than one principal single-family structure on each lot.

- c. Front and rear setbacks interior to the subdivision are not less than half the depth required by the underlying zoning district, but side setbacks are not less than the width required by the underlying zoning district;**

The R-8 district has required front and rear setbacks of 25 feet. The front and rear setbacks may be reduced to 15.5 feet. The R-8 district has required side setbacks of 15 feet. The side setbacks will not and cannot be reduced.

- d. On any lot that is less than the minimum lot size of the underlying zoning district, the principal structure shall have a maximum floor area ratio of not more than 0.5;**

All of the lots, except Lot 9, have less than the minimum lot size in the R-8 district. The principal structure on each of these lots will have a floor area ratio of less than 0.5.

- e. In class A improvement areas, street sections shall have vertical curbs;**

The R-8 district is a Class B improvement area. Therefore, this standard is not applicable.

- f. Driveways shall have a maximum width of 14 feet at the curb;**

Driveways will have a maximum width of 14 feet.

- g. Where on-street parking is allowed, a minimum 20 foot separation distance between the curb returns of adjacent driveways shall be provided; and**

The application states that driveways will be separated from curb returns by 20 feet. There is ample space on each of the lots to meet this standard. Conformance with this standard will be reviewed at the time of building permitting.

- h. Common open space with level 4 Screening landscaping shall be provided along any lot line abutting a residential neighborhood where any adjoining lot is greater than 150% of the average lot size along that lot line of the conservation subdivision. In class B areas this abutting landscaped open space area shall be one hundred feet wide.**

Tract A is the common open space for this conservation subdivision. No level 4 screening landscaping is required because the residential lots adjoining the subdivision are less than 150% of the average lot size along that lot line of the conservation subdivision. Tract A is 100 feet wide, which is required in class B areas.

5. Lot Coverage Allowed

The maximum lot coverage requirements for lots in a conservation subdivision, as set forth in chapter 21.06, may be increased by no more than 10 percent.

The R-8 district's required maximum lot coverage is 5%, but this may be increased to a 5.5%.

6. Minimum Open Space

The amount of lot size reduction of each lot shall, in total, be provided as common open space, except that under no circumstances shall the amount of common open space provided be less than 30 percent of the property shown on the subdivision plat. Open space shall be identified using the standards set forth in subsection 21.07.030D., Private Open Space, Standards, except that no portion of the land preserved as common open space may be located within the boundaries of an individual lot for residential development, or in a road right-of-way, and no portion of the land preserved as common open space may be less than 30 feet in its smallest dimension in class A districts or less than 100 feet in its smallest dimension in class B districts, or have less square footage than one-half of the square footage of the minimum lot size for that district. In order that all residents of a development have access, there should be, provided by the developer, a common pedestrian corridor leading into all common

open space. Common open space areas in class B improvement areas shall remain undisturbed.

The minimum required open space is 24.1 acres. Tract A contains 22.965 acres, which is approximately one acre short of the requirement. The plat should be revised to meet the minimum required open space.

The smallest dimension of the open space tract is 100 feet because this is a Class B district. Lots 7 – 12 have direct access to Tract A. The remaining lots have access to Tract A from Lewis and Clark Circle.

7. Dedication and Recording

The required common open space shall be preserved from development in perpetuity through the use of a deed restriction or easement, and shall be conveyed to a property owners' association or other organization with responsibility for maintenance of the open space and the ability to collect assessments or dues for such purpose. The applicant shall submit proof that:

- a. **Such deed restriction or easement has been recorded at the district recorder's office; and**
- b. **The property owners' association or other organization has been established before any building or land use permits for construction in a conservation subdivision shall be issued.**

The homeowner's association documents creating the Lewis and Clark Homeowner's Association will be provided to the Planning Department.

Variance Requests

1. The petitioner is seeking a variance from AMC 21.08.030F.6.a., *Cul-de-Sacs*, to allow Lewis and Clark Circle to exceed the maximum 900-foot length permitted. The preliminary plat shows Lewis and Clark Circle as having 985 feet in length.
2. The petitioner is seeking a variance from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, which requires a 10-foot wide trail easement to connect Brownson Circle to Upper DeArmoun Road.
3. The petitioner is seeking a variance from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, which requires a 10-foot wide trail easement to connect Lewis and Clark Circle to Canyon Road. The petitioner withdrew this variance request at one point, but ultimately concluded that they wanted to go forward with the variance request.

AMC 21.03.240G.3. Approval Criteria for Variances decided by the Platting Authority.

- a. **There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public.**

- Variance 1 The criterion is met. It is undesirable to require the Lewis and Clark Circle cul-de-sac to be shortened by 85 feet in order to meet the code requirement. The average slope of the land is approximately 12%, which is a special condition affecting the property. Furthermore, the shape of the lot is odd after dedicating the open space tract (Tract A). The subdivision, particularly the streets and the intersections, are designed to meet road grade safety standards. Lewis and Clark Circle has a single intersection with Upper DeArmoun Road that lines up with Jeanne Road. The road alignment keeps road grades to a minimum and limits cut and fill to the maximum extent possible.
- Variance 2 The criterion is met. The code requirement to provide a 10-foot trail easement connecting Brownson Circle to Upper DeArmoun is unreasonable. There is no need for a trail easement between Brownson Circle to Upper DeArmoun Road because the distance by street or trail is approximately the same and would benefit only two lots. The Non-Motorized Transportation Coordinator supports the granting of this variance from trail dedication.
- Variance 3 The criterion is not met. The code requirement to provide a 10-foot trail easement connecting Lewis and Clark Circle to Canyon Road is desirable to the public. The purpose of this code requirement is to promote internal street connectivity and walkability for pedestrians. The code states:

Whenever cul-de-sac streets are created, at least one 10 foot wide pedestrian access right-of-way or easement shall be provided, to the extent reasonably feasible, between each cul-de-sac head or street turnaround and the closest adjacent street or pedestrian walkway. This requirement shall not apply where it would result in damage to or intrusion into significant natural areas such as stream corridors, wetlands, and steep slope areas, or if the configuration of existing adjacent development prevents such a connection.

The connection between Lewis and Clark Circle and Canyon Road does not appear to "result in damage to or intrusion into significant natural areas" and would benefit the residents of the subdivision.

- b. **The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.**

- Variance 1 The criterion is met. The granting of the variance from the length of a cul-de-sac street will not negatively impact neighboring property owners or the public. Lewis and Clark Circle will be constructed to Municipal street standards and the Anchorage Fire Department will have adequate fire ingress and egress to all of the lots.
- Variance 2 The criterion is met. The granting of the variance from providing a trail easement between Brownson Circle and Upper DeArmoun will not be detrimental to the public welfare. A trail easement would have no benefit for Lots 10, 14, 15, and 16. The distance saved by using the trail easement instead of the streets is only about 200 feet.
- Variance 3 The criterion is not met. The granting of the variance from the requirement for a trail easement between Lewis and Clark Circle and Canyon Road would force pedestrians to walk the long way around on Upper DeArmoun Road in order to go west on Canyon Road.

c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality.

- Variance 1 The criterion is met. The variance will not have the effect of nullifying the intent of the subdivision regulations or *Anchorage 2020*. The property owner is dedicating a 60-foot right-of-way for Lewis and Clark Circle and will be constructing the street to standards in the Design Criteria Manual.
- Variance 2 The criterion is met. The code requirement to provide a trail easement between Brownson Circle and Upper DeArmoun Road is unnecessary in this situation. The distance saved by providing a pedestrian shortcut is only about 200 feet for two lots.
- Variance 3 The criterion is not met. The intent of the subdivision regulations is to make neighborhoods more walkable by promoting pedestrian connections between subdivisions. The code requirement is intended to provide trail connections like the one between Lewis and Clark Circle and Canyon Road. This trail connection is approximately 2,200 feet shorter than walking the long way around.

d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.

- Variance 1 The criterion is met. The variance from the maximum length of a cul-de-sac street is less than 100 feet. It is an undue hardship to

require the street to be shortened in order to meet the code requirement, especially when none of the reviewing agencies object to the granting variance.

Variance 2 The criterion is met. Strict application of the subdivision regulations requires a trail easement between Brownson Circle and Upper DeArmoun Road. It would be an undue hardship to require the subdivider to provide the trail easement which has little to no benefit.

Variance 3 The criterion is not met. Providing a long trail easement from Lewis and Clark Circle to Canyon Road is a hardship on the individual property owner of the lot, but that is outweighed by the overall public benefit of the trail connection.

DEPARTMENT RECOMMENDATION

- A. Approval of the variance from AMC 21.08.030F.6.a., *Cul-de-Sacs*, subject to recording a suitable plat within 60 months or any time extensions.
- B. Approval of the variance from 21.07.060D.3.b.ii., *Internal Street Connectivity*, for Brownson Circle, subject to recording a suitable plat within 60 months or any time extensions.
- C. Denial of the variance from 21.07.060D.3.b.ii., *Internal Street Connectivity*, for Lewis and Clark Circle.
- D. Approval of the Phasing Plan.
- E. Approval of the plat for 60 months subject to the following conditions:
 - 1. Resolve utility easements.
 - 2. Resolve with the Non-Motorized Transportation Coordinator, the location of a 10-foot wide trail easement connecting Lewis and Clark Circle to Canyon Road and construction of a trail within the easement.
 - 3. Revise the plat to comply with AMC 21.08.070B.6., *Minimum Open Space*.
 - 4. Provide to On-Site Water and Wastewater Services, information to satisfy the requirements specified by AMC 21.15, AMC 15.55 and AMC 15.65 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.
- 5. Lewis and Clark Circle is not constructed where it is internal to the proposed subdivision. The petitioner shall construct to municipal standards a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.
- 6. Brownson Circle is not constructed where it is internal to the proposed subdivision. The petitioner shall construct to municipal standards a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.
- 7. Enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include paved or gravel streets, traffic control devices, street signs, monuments, drainage facilities, utilities, and any Traffic Section improvement requirements.
- 8. Submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management and Engineering Department Operating Policy and Procured No. 5 (available from Private Development) 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).
- 9. Submit homeowners' documents creating the Lewis and Clark Subdivision Homeowners Association to the Planning Department for review and approval prior to recording a final plat that addresses, but is not limited to the following: The final ownership of Tract A must be conveyed to the homeowners association.
- 10. Make the following drafting changes:
 - a. Revise radius of curve at intersection of Lewis and Clark Circle with Upper DeArminoun Road to 30 feet for curve number C4 and C21. Design Criteria manual, Chapter 1, Section 1.9 requires 30

foot radius when at intersection between local and collector roadways.

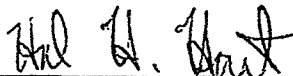
b. Platted Area/Proposed Street Names: LEWIS & CLARK CIRCLE is not an acceptable street name. Street names must be 10 characters or fewer, including spaces and excluding the prefix/suffix. Ampersands are not allowed on street signs.

c. Title Block: Delete "Block 1"

11. Place the following notes on the plat:

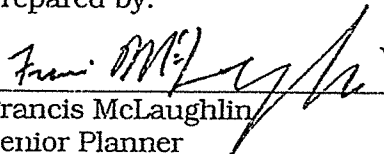
- a. "Development of lots within this subdivision are subject to AMC 21.08.070B., *Conservation Subdivisions*, or as specified in future adopted provisions of AMC 21."
- b. "Tracts A is owned and maintained by the Lewis and Clark Homeowner's Association. Tract A is required open space that shall be preserved from development in perpetuity."
- c. "There are streams located within this subdivision and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan."
- d. "Maintain continuity of drainage from existing drainageways that currently drain across the subdivision. Drainageways may not be relocated without prior approval from MOA Private Development."
- e. "This subdivision contains mapped wetlands subject to Corps of Engineers delineation review and approval. Prior to any disturbance within the wetlands, authorization is required from the U.S. Army Corps of Engineers-Regulatory Branch. Activities requiring authorization include, but are not limited to clearing, grubbing, excavation, grading or placement of fill."
- f. "Direct vehicular access is prohibited to Upper DeArmoun Road and Canyon Road from Lots 1, 2, 3, 4, 5, 6, 14, and 15."

Reviewed by:



Hal H. Hart, AICP
Director
Case S12388

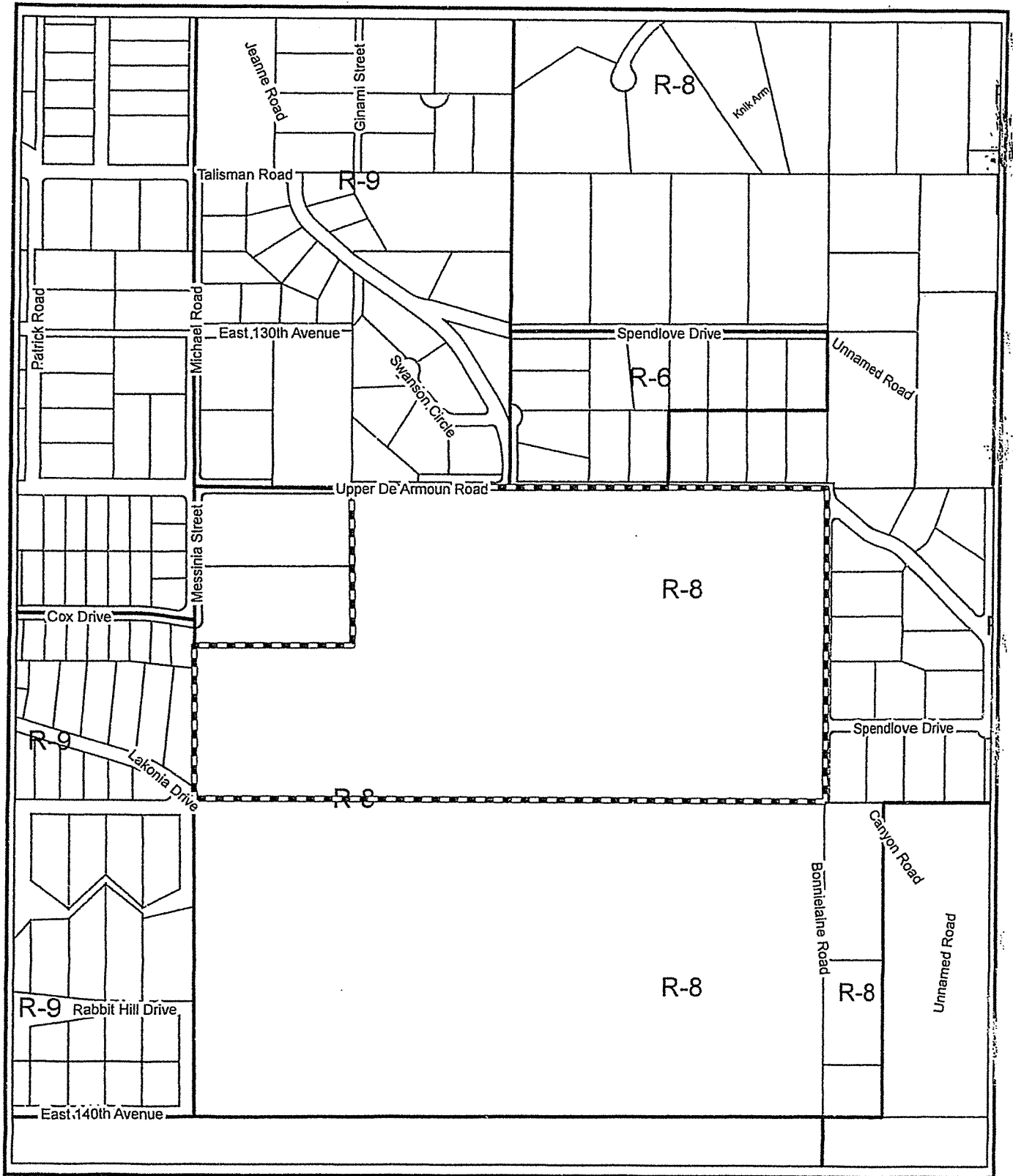
Prepared by:



Francis McLaughlin
Senior Planner



Case #S12383

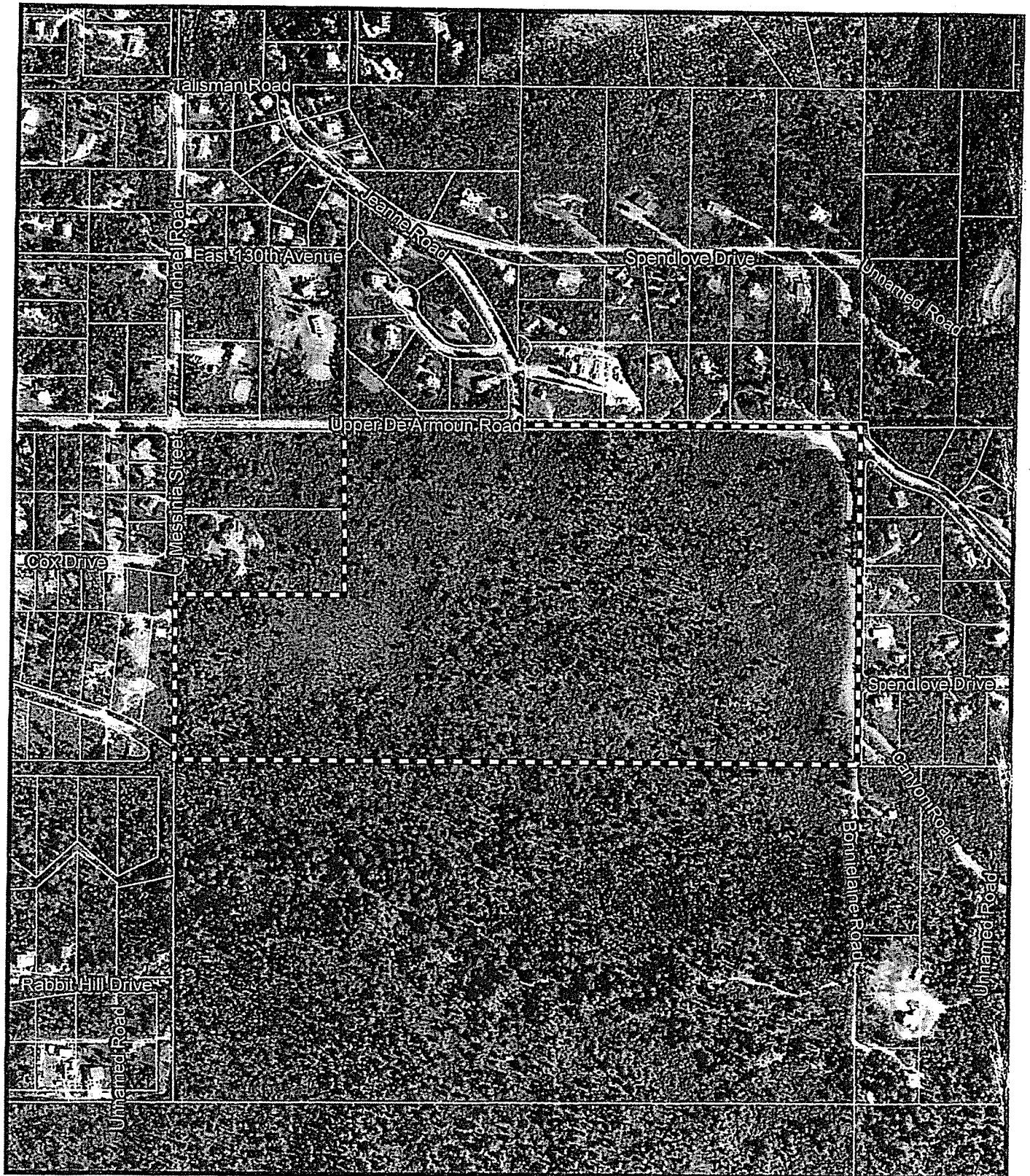


Municipality of Anchorage
Planning Department
Date: November 15, 2017

S12383 - JAN 02 2018

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Case # S12388



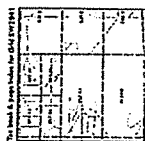
Municipality of Anchorage
Planning Department
Date: November 15, 2017

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S 1 2 3 3 3 - - JAN 0 2 2018

SW2941
Grid Map

Parcel Line	Deeded Parcel Line	Subdivision Boundary	Subdivision Addition	Easement Line	Flood Certificate	Section Line	Railroad	Water Way	Flood ROW	Monument	DLM Monument	Witness Corner	Bearing Break	Lot Number	Block Number	Subdivision Name	DLM Lot Number	Section Number	ADREN
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	+	✱	+	-	-	2	2	111	2	11



Secretary of Agriculture
Department of Agriculture
Washington, D.C. 20250

For more information, contact:
 Dr. David A. Clark
 1000 University Ave.
 Durham, NC 27708
 Tel: 919/286-7100



Planning Department
for field of Science and Technology

Petition site

MOA 1/4 Section Grid Map

SE 1/4 Sec 25 T12N R3W

11/20/2004	11/20/2004
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Application

Application for Preliminary Plat

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

PETITIONER		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Big Country Enterprises, LLC	Name (last name first)	S4 Group
Mailing Address	4700 E 147TH AVE ANCHORAGE AK 99516	Mailing Address	124 E 7th Avenue Anchorage, AK 99501
Contact Phone - Day	406-698-6969	Contact Phone - Day	306-8104
Evening		Evening	
Fax		Fax	
E-mail	toddbrownson@hotmail.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): 017-073-06-000			
Site Street Address: UPPER DEARMOUN RD ANCHORAGE AK			
Current legal description: (use additional sheet if necessary) THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. EXCEPTING THEREFROM THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.			
Zoning:	R8	Acreage:	70.05 Acres
Underlying Plat #:		Grid #:	SW2941
# Lots:		# Tracts:	1
Total # parcels:			1

PROPOSED SUBDIVISION INFORMATION			
Proposed legal description: (use additional sheet if necessary) LOTS 1-16 & Tract A, LEWIS & CLARK SUBDIVISION			
# Lots:	18 16	# Tracts:	1
Total # parcels:			18 17

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition to subdivide it 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 subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature ☐ Owner ☒ Representative

(Representatives must provide written proof of authorization)

Date 10/25/2017

Print Name Thomas H. Dreyer

Accepted by:

FM

Poster & Affidavit:

3 + affidavit

Fee:

\$7,897.50

Case Number:

512388

Requested Meeting Date:

PP (Rev. 12/13) Front - "NEW" CODE

512388 - - JAN 08 2018

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80

COMPREHENSIVE PLAN INFORMATIONAnchorage 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: HILLSIDE EAST

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)

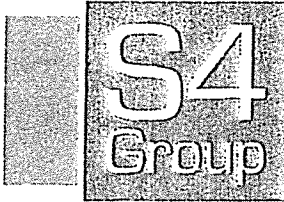
- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☐ Public utility ☐ Community well ☒ Private well
 Wastewater disposal method: ☐ Public utility ☐ Community system ☒ Private on-site

APPLICATION REQUIREMENTS

- 1 copy required: ☒ Signed application (original)
 ☒ Watershed sign off form, completed
 ☒ 8½" by 11" reduced copy of plat
 ☒ Certificate to Plat
 4 copies required: ☒ Subdivision drainage plan
 9 copies required: ☒ Topographic map of platted area
 45 copies required: ☐ Signed application (copies)
 (35 copies for a ☐ Preliminary plat
 short plat) ☐ Summary of community meeting(s) (not required for short plat)
 (Additional information may be required)
- Additional required documents unless specifically waived by Platting Officer:
☐ Soils investigation and analysis reports (4 copies) Waived by _____



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

November 9, 2017

Lewis & Clark
Conservation Subdivision Platting (with Phasing Plan) Application

Platting Application Narrative
Per 21.03.200.C.9 (a thru k)

This plat conforms to the applicable dimensional standards and measurements, chapters 21.07, Development, Design Standards and 21.08, Subdivision Standards, chapter 21.08.070.B. Conservation Subdivisions, and, to the maximum extent feasible:

Lewis & Clark Subdivision conforms to Title 21.07, 21.08, and Conservation Subdivision Standards;

a. Promotes the public health, safety and welfare:

Lewis & Clark promotes the public health, safety, and welfare by providing roadways that provide access to each lot for police, fire apparatus, and ambulance services, and by providing utilities to each lot such as electricity, cable, natural gas, and telephone services, and by providing engineered locations on each lot for water wells and safe septic sewer systems.

b. Mitigates the effects of incompatibilities between the land uses or residential densities in the subdivision and the land uses and residential densities in the surrounding neighborhood, including but not limited to visual, noise, traffic, and environmental effects:

Lewis & Clark mitigates the effects of incompatibilities between land uses and residential densities by complying with the density limitations of the underlying R-8 zoning.

c. Provides for the proper arrangement of streets in relation to existing or proposed streets:

Lewis & Clark provides properly arranged streets by aligning with the existing Jeanne Road intersection to the north.

d. Provides for adequate and convenient open spaces:

Lewis & Clark is a Conservation Subdivision and provides over 30% of the area being developed as an open space greenbelt tract, labeled as Tract A on the preliminary plat.

e. Provides for the efficient movement of vehicular and pedestrian traffic:

Lewis & Clark provides efficient means of vehicular and pedestrian movement by providing roads developed as per current MOA design standards, and by connecting into De Armoun Road directly across the street from Jeanne Street.

f. Ensures adequate and properly placed utilities:

Lewis & Clark provides proper and adequate utility placement by providing all utilities designed to current utility company specifications.

g. Provides access for firefighter apparatus:

Lewis & Clark allows for effective access to firefighting apparatus by providing roads built per MOA regulations to support fire apparatus.

h. Provides opportunities for recreation, light and air and avoids congestion:

Lewis & Clark provides opportunities for recreation for the lot owners by creating access to the large private open space greenbelt tract.

i. Facilitates the orderly and efficient layout and use of the land:

Lewis & Clark facilitates orderly layout by utilizing the conservation subdivision standards and tracting out over 30% of the parcel into greenbelts, and utilizing the buildable areas for lots.

j. Does not create a split-zoned lot:

Lewis & Clark does not create any split-zoned tracts; all properties are commonly zoned.

k. Furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by chapter 21.01.080, Comprehensive plan:

Lewis & Clark Conservation Subdivision supports the comprehensive development plan as this area is classified as Residential .25 dwelling unit per acre. Our proposed Lewis & Clark Subdivision has a density of 16 lots on 70 acres of land, which equals a density level of 0.24 dwelling units per acre.

Wetland Tracts

Tract A as shown on the preliminary plat is the parcel that is the private open space greenbelt that includes class C wetlands, a stream, and other greenspace. Tract A is 22.965 acres in size, which is over 30% of the land being developed by this application.

Stream Setbacks

The stream protection setback is 50' on either side of the stream.

Water Availability

Mr. Dan Young of Terrasatt Environmental has compiled a report that is attached to this application. In summary, there is more than adequate water available for this development.

Septic & Soils Tests

Mr. Steve Eng of Northrim Engineering is providing an updated soils analysis and testing that is attached to this application. In summary, all lots will have MOA approved septic sites.

Conservation Subdivision Standards

Summary:

Lewis & Clark conforms with the regulations concerning Conservation Subdivisions as per 21.08.070.B. The amount of reduction of minimum lot sizes has been utilized within the open space Tract A. There is only one principle single-family house per lot, front and rear setbacks interior to the subdivision are more than half the depth required by the underlying zoning, the principle structures shall have a maximum floor area ratio of 0.5, driveways shall have a maximum width of 14', maximum lot coverage is increased by no more than 10% over the underlying zoning, which would bring it to 15%, and the minimum open space is 30%. The amount of any reduction in minimum lot size is used in the common private open space tract.

AMC 21.08.070B. Conservation Subdivisions

1. Purpose

A conservation subdivision is an alternative type of residential development in which the lots are allowed to be smaller in area or narrower than otherwise required in the zoning district, but in which the overall number of lots does not exceed the maximum number of lots allowed in a conventional subdivision by the zoning district. Conservation subdivisions are intended to create a more compact residential development to preserve and maintain open areas, high value natural lands, and lands unsuitable for development, in excess of what would otherwise be required by this title.

2. Applicability

The conservation subdivision option may be used on any parcel with a minimum of at least two acres in any residential district in which single-family housing is permitted, provided that the proposal is consistent with the requirements in this section 21.08.070.

This petition site contains more than 2 acres, and, therefore, is eligible for a conservation subdivision.

3. Conservation Design Process

Conservation subdivision shall be approved through the procedure set forth in section 21.03.200, Subdivisions and Plats.

This preliminary plat is being processed in accordance with AMC 21.03.200,

Subdivisions.

4. Reduction in Minimum Lot Area Allowed

Conservation subdivisions may include one or more lots that do not conform to the minimum lot size or lot width requirements of chapter 21.06, or the dimensional requirements or subsections 21.08.030K.1. and 2., provided that:

- a. **The amount of any reduction in minimum lot size shall be used for common open space, pursuant to subsection B.6. below;**
(See enclosed spreadsheet for details.)
- b. **There shall be no more than one principal single-family structure per lot;**
There will be no more than one principal single-family structure on each lot.
- c. **Front and rear setbacks interior to the subdivision are not less than half the depth required by the underlying zoning district, but side setbacks are not less than the width required by the underlying zoning district;**
The R-8 district has required front and rear setbacks of 25 feet. The front and rear setbacks may be reduced to 12.5 feet. The R-8 district has required side setbacks of 25 feet. The side setbacks will not and cannot be reduced.
- d. **On any lot that is less than the minimum lot size of the underlying zoning district, the principal structure shall have a maximum floor area ratio of not more than 0.5;**
All lots except lot 9 have less than the minimum required lot area. The principal structure on each of these lots will have a floor area ratio of less than 0.5.
- e. **In class A improvement areas, street sections shall have vertical curbs;**
The R-8 district is a Class B improvement area, and, therefore, this standard is not applicable.
- f. **Driveways shall have a maximum width of 14 feet at the curb;**
Driveways will have a maximum width of 14 feet.
- g. **Where on-street parking is allowed, a minimum 20 foot separation distance between the curb returns of adjacent driveways shall be provided; and**
The application states that driveways will be separated from curb returns by 20 feet. There is ample space on each of the lots to meet this standard. Conformance with this standard will be reviewed at the time of building permitting.
- h. **Common open space with level 4 Screening landscaping shall be provided along any lot line abutting a residential neighborhood where any adjoin lot is greater than 150% of the average lot size along that**

lot line of the conservation subdivision. In class B areas this abutting landscaped open space area shall be one hundred feet wide.

The common open space for this conservation subdivision is within Tract A. The lots surrounding to the north and east are less than 150% of the average abutting lot sizes in Lewis & Clark. The area to the south is unsubdivided and abuts the Lewis & Clark Tract A greenbelt along its entirety. Also, Tract A exceeds the minimum required lot width of 100 feet in a Class B district. The south half of the western boundary also abuts our Tract A. The northern half of our western boundary may be applicable to the required screening easement.

5. Lot Coverage Allowed

The maximum lot coverage requirements for lots in a conservation subdivision, as set forth in chapter 21.06, may be increased by no more than 10 percent.

The R-8 district's required maximum lot coverage is 5%, but this may be increased to 15%.

6. Minimum Open Space

The amount of lot size reduction of each lot shall, in total, be provided as common open space, except that under no circumstances shall the amount of common open space provided be less than 30 percent of the property shown on the subdivision plat. Open space shall be identified using the standard set forth in subsection 21.07.030D., Private Open Space, Standards, except that no portion of the land preserved as common open space may be located within the boundaries of any individual lot for residential development, or in a road right-of-way, and no portion of the land preserved as common open space may be less than 30 feet in its smallest dimension in class A districts or less than 100 feet in its smallest dimension in class B districts, or have less square footage than one-half of the square footage of the minimum lot size for that district. In order that all residents of a development have access, there should be, provided by the developer, a common pedestrian corridor leading into all common open space. Common open space areas in class B improvement areas shall remain undisturbed.

The minimum required open space is 995,389 SF and Tract A exceeds the required amount with 1,000,365 SF. Residents & their friends will have direct access to Tract A from Lewis & Clark Circle.

7. Dedication and Recording

The required common open space shall be preserved from development in perpetuity through the use of a deed restriction or easement, and shall be conveyed to property owners' association or other organization with responsibility for maintenance of the open space and the ability to collect assessments or dues for such purpose. The applicant shall submit proof that:

- a. Such deed restriction or easement has been recorded at the district recorder's office; and
- b. The property owners' association or other organization has been established before any building or land use permits for construction in a conservation subdivision shall be issued.

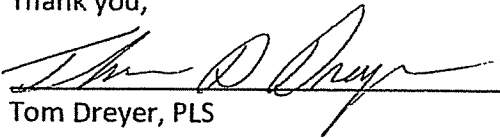
The homeowner's association documents creating the Lewis & Clark Homeowner's Association will be provided to the Planning Department

Phasing Plan

This application is for a 60 month approval with a phasing plan. A phasing plan is attached to this application that shows 3 phases. The phasing development schedule is for phase one to be developed between one & five years after the approval date, and phase two & three to be developed at the same time or after phase one, from between one & five years from the approval date. This phasing will allow flexibility for the developer to respond to changing market conditions and sales opportunities.

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,

A handwritten signature in black ink, appearing to read 'Tom Dreyer', is written over a horizontal line.

Tom Dreyer, PLS
S4 Group

Table 1

Lewis & Clark
Conservation
Subdivision Worksheet

11/9/2017

Lot number	Acreage	Square Footage Area	Required SF by Title 21 underlying R-8 zoning	Lots under/over regular R-8 zoning
1	1.16	50,529	174,240	-123,711
2	1.33	58,079	174,240	-116,161
3	1.75	76,191	174,240	-98,049
4	2.38	103,817	174,240	-70,423
5	3.66	159,527	174,240	-14,713
6	2.82	123,056	174,240	-51,184
7	3.31	144,097	174,240	-30,143
8	2.02	87,894	174,240	-86,346
9	5.25	228,735	174,240	54,495
10	3.63	157,967	174,240	-16,273
11	3.99	174,000	174,240	-240
12	3.99	174,000	174,240	-240
13	1.66	72,093	174,240	-102,147
14	2.16	94,305	174,240	-79,935
15	2.11	91,973	174,240	-82,267
16	1.43	62,188	174,240	-112,052
Setbacks over 10%				-66000
Tract A	22.97	1,000,365		
Net area total	65.63	2,858,816	2,787,840	-995,389 SF Needed in Tr A
Average per lot	4.102			
30% of net area	19.69	857,645	-137,744	4,976 Left over
30% of gross	21.00	914,760		

Application for Subdivision Variance

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

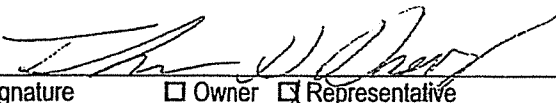
PETITIONER		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Big Country Enterprises, LLC	Name (last name first)	S4 Group
Mailing Address	4700 E 147TH AVE ANCHORAGE AK 99516	Mailing Address	124 E 7th Avenue Anchorage, AK 99501
Contact Phone – Day	406-698-6969	Contact Phone – Day	306-8104
Evening		Evening	
Fax		Fax	
E-mail	toddbrownson@hotmail.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): 017-073-06-000
Site Street Address: UPPER DEARMOUN RD ANCHORAGE AK
Current legal description: (use additional sheet if necessary) THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. EXCEPTING THEREFROM THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

REQUEST
The variance is for relief from the requirement to: Title 21.08.030.F.6.a. The length of a cul-de-sac shall not exceed 900 feet.
Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature  ☐ Owner ☒ Representative 10/23/2017
(Representatives must provide written proof of authorization) Date

Print Name Thomas H. Dreyer

Accepted by:	Poster & Affidavit:	Fee	Case Number
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VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21.08.030.F.6.a.

Length of Cul-de-Sac

AMC 21.

SUBMITTAL REQUIREMENTS

If associated with a preliminary plat application: ☒ Signed application(original) and ☐ Signed application (44 copies)

If not associated with a preliminary plat application:

1 copy required: ☒ Signed application(original)

44 copies required: ☒ Signed application (copies)

☒ Variance narrative, addressing:

☐ The need for the variance

☐ The effect of granting the variance

☐ An analysis of how the proposal meets the variance standards below

☒ Underlying plat

☒ Proposed plot plan or site plan, to scale (new construction)

☐ Topographic map of site

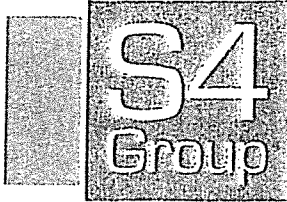
☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that all of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

1. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
2. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
3. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
4. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

October 25, 2017

Subdivision Variance Narrative
Lewis & Clark Conservation Subdivision

The need for the variance:

This is a variance request from Title 21.08.030.F.6.a, length of cul-de-sac. In R-8 zoning, the maximum cul-de-sac length is 900 feet, measured from the cul-de-sac radius point to the street intersection of the cross street. In consideration of the existing surrounding street system and topography, we are requesting a variance to allow the Lewis and Clark cul-de-sacs to be 985 feet in length and 996 feet in length, a distance of only 85 feet and 96 feet over the maximum. This design is allowing full access to each lot, and sensible lot dimension.

The effect of granting this variance:

The effect of granting this variance will allow us to responsibly subdivide this tract of land and provide responsibly designed roads that provide adequate access to the lots for the future homeowners.

The four standards required to be substantially satisfied for Platting Board approval:

1. *There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;*

Lewis & Clark is a unique in one way in that it is a Conservation Subdivision development according to Title 21. The hillside conditions that we are faced with are unique to this parcel in consideration of the surrounding street system, land that needs to be accessed, and the topography.

2. *The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;*

This variance will not be detrimental or have any negative affect to other properties in the area, but rather will allow proper access to the lots that have been created considering the odd shape of the parcel.

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3. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality;

Keeping roadway construction that supplies proper access to the lots is in support of the Hillside District Plan and the 2040 Anchorage Comprehensive Plan. The HDP encourages efficient roadway designs that blend in as much as possible with the existing topography and provide the possibility for the future homeowners to build driveways in a safe manner..

4. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations;

Strict compliance with the regulations would result in undue hardship and make it more difficult to access the corners of the parcel properly.

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,

A handwritten signature in black ink, appearing to read 'Tom Dreyer', is written over a horizontal line.

Tom Dreyer, PLS, petitioner's representative
S4 Group

McLaughlin, Francis D.

From: Todd Brownson <Todd@bigcountryak.com>
Sent: Wednesday, December 6, 2017 3:24 PM
To: McLaughlin, Francis D.
Cc: 'tom@s4ak.com'; Paul and Susanne Gionet
Subject: Lewis and Clark Subdivision, Case S12388

Mr. McLaughlin-

→ I wish to withdraw the variance request from AMC 21.07.060D.3.b.ii., *Internal Street Connectivity*, for Lewis and Clark Circle. Thank you!!



Todd Brownson
Big Country Enterprises, LLC
Phone: 907.406.0792
Fax: 907.782.4243
www.bigcountryak.com

McLaughlin, Francis D.

From: Tom Dreyer <tom@s4ak.com>
Sent: Tuesday, December 19, 2017 3:03 PM
To: McLaughlin, Francis D.
Subject: Lewis & Clark variance reinstatement

Francis,

Please retract our retraction of the request for a variance for the trail access to Canyon Road from Lewis & Clark Circle. It has come to my attention that the Hillside Community Council does now prefer that we do not make this connection. Regardless, the variance will allow proper dialog between the CC, the Platting Board, other concerned citizens in the area, the MOA Planning staff, and others. And this will allow the Platting Board to make the final decision on the issue. I apologize for the retraction, but I do believe this will better serve the conversation between all the parties.

Respectfully,

Tom Dreyer, PLS

S4 Group, LLC
Tom Dreyer, PLS
124 E 7th Avenue
Anchorage, Ak 99501
907-227-1847
tom@s4ak.com

Application for Subdivision Variance

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

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Big Country Enterprises, LLC	Name (last name first)	S4 Group
Mailing Address	4700 E 147TH AVE	Mailing Address	124 E 7th Avenue
	ANCHORAGE AK 99516		Anchorage, AK 99501
Contact Phone -- Day	406-698-6969	Contact Phone -- Day	306-8104
Evening		Evening	
Fax		Fax	
E-mail	toddbrownson@hotmail.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): 017-073-06-000
Site Street Address: UPPER DEARMOUN RD ANCHORAGE AK
Current legal description: (use additional sheet if necessary) THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. EXCEPTING THEREFROM THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

REQUEST
The variance is for relief from the requirement to: Title 21.07.060.D.3.b.ii Providing a pedestrian easement from cul-de-sac to the nearest adjacent street.
Associated platting case number (if applicable):

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature ☐ Owner ☒ Representative 11/9/17
Date
(Representatives must provide written proof of authorization)

Print Name
THOMAS H. DREYER

Accepted by:	Poster & Affidavit:	Fee	Case Number
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VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21.08.07.060.D.3.b.ii. Internal Street Connectivity

AMC 21.

SUBMITTAL REQUIREMENTS

If associated with a preliminary plat application: ☐ Signed application(original) and ☐ Signed application (44 copies)

If not associated with a preliminary plat application:

1 copy required: ☐ Signed application(original)

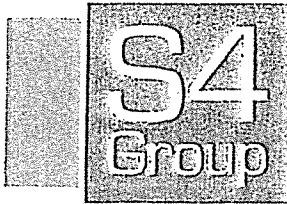
44 copies required: ☐ Signed application (copies)
☐ Variance narrative, addressing:
 ☐ The need for the variance
 ☐ The effect of granting the variance
 ☐ An analysis of how the proposal meets the variance standards below
☐ Underlying plat
☐ Proposed plot plan or site plan, to scale (new construction)
☐ Topographic map of site
☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that all of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

1. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
2. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
3. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
4. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

November 8th, 2017

Subdivision Variance Narrative

from Title 21.07.060.D.3.b.ii
Lewis & Clark Conservation Subdivision

The need for the variance:

This is a variance request from Title 21.07.060.D.3.b.ii, requiring a 10' pedestrian access from the two cul-de-sacs to the nearest adjacent street.

The effect of granting this variance:

The effect of granting this variance will allow us to continue with the design of the subdivision as submitted.

The four standards required to be substantially satisfied for Platting Board approval:

1. *There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;*

Lewis & Clark is unique in one way in that it is a Conservation Subdivision development according to Title 21. The hillside conditions that we are faced with are unique to this parcel in consideration of the surrounding street system, land that needs to be accessed, and the topography.

2. *The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;*

This variance will not be detrimental or have any negative affect to other properties in the area. The trials from the two cul-de-sac will only provide unneeded short cuts through this subdivision.

3. *Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality;*

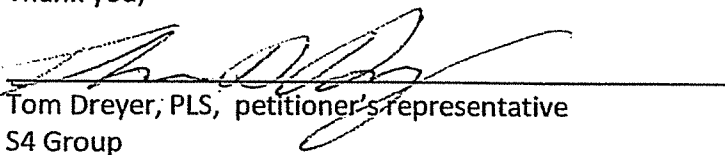
There are trail plans along Rabbit Creek on the property to the south, and Upper DeArmoun & Canyon Road are also shown on the Trails Plan. Providing trail easements through Lewis & Clark are unnecessary.

4. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations;

Strict compliance with the regulations would result in undue hardship due to allowing pedestrian easements that would run right along the future homeowners houses and back yards.

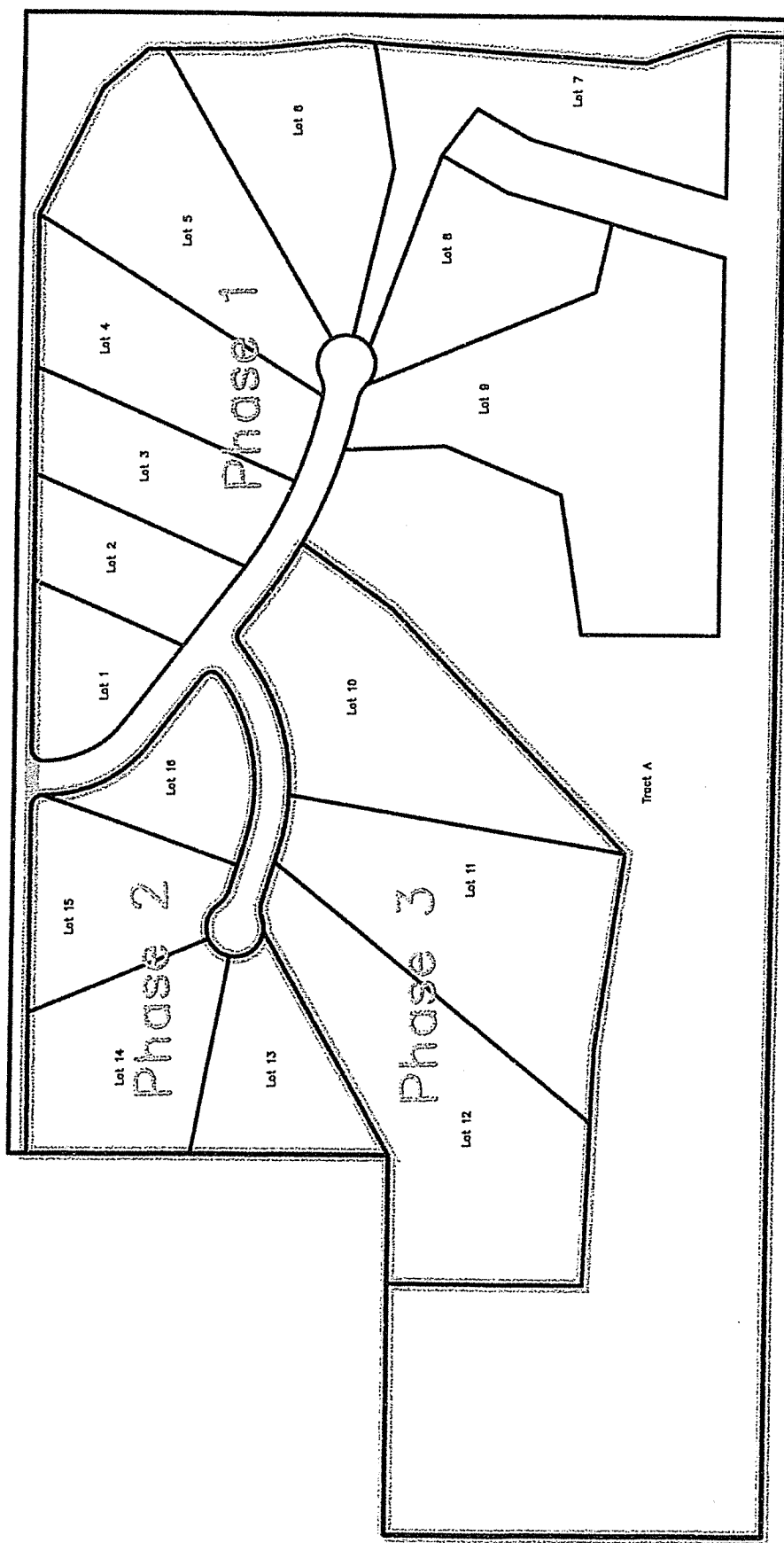
If you have any questions or need further clarifications, please email me at tom@s4ak.com.

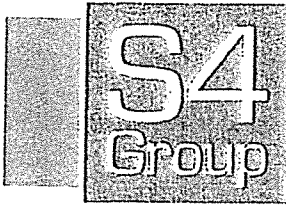
Thank you,



Tom Dreyer, PLS, petitioner's representative
S4 Group

Phasing Plan





Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

October 25, 2017

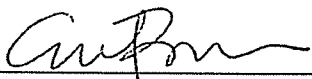
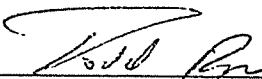
MOA Planning Department
4700 Elmore Road
Anchorage, Ak 99519


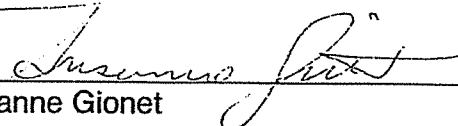
**Letter of Authorization
for
Lewis & Clark Subdivision**

Big Country Enterprises, LLC, the owner of the below listed parcel, does hereby authorize the S4 Group to represent them before the MOA for the subdividing of the parcel listed below:

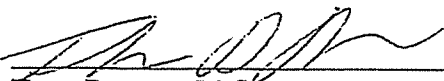
The current legal description of the property is;

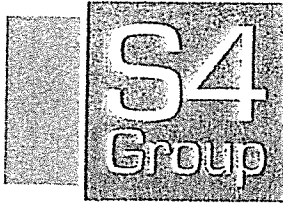
The N ½ of the SE ¼, Section 25, T12N, R3W, S.M., Alaska, excepting the NW ¼ of the NW ¼ of the SE ¼ of Section 25, T12N, R3W, S.M., Alaska, approx. 70 acres.

 
Authorized signature for: Elisha & Todd Brownson

 
Authorized signature for: Paul & Susanne Gionet

Thank you,


Tom Dreyer, PLS
S4 Group
Petitioner's representative



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

Summary of Community Meeting – Hillside Community Council Project: Lewis & Clark Conservation Subdivision

Date held: 10/24/2017

Location: O'Malley Elementary School

Subject: Proposed Lewis & Clark R-8 Conservation Subdivision

Approximately 177 mailers were sent out by first class mail on October 3, 2017, which is 21 days before the Community meeting was held. The mailers had the date of the meeting, the location of the project, and an invitation to provide feedback at the meeting. There were about 50 people in attendance at the meeting.

Presentation was provided by S4 Group, LLC to provide information and take questions and comments from meeting attendees. Presentation began at approximately 8:30 PM and questioning was completed at approximately 9:05 PM. The following is a brief summary of questioning and discussion:

1) Dianne Holmes –

- a. Question: Will pedestrian access or trail be provided from end of cul-de-sac to Canyon Road?
- b. Response: A public easement or trail will be provided at the noted location if required.
- c. Question: Will the open space shown on proposed plat be public or private?
- d. Response: In accordance with Title 21, the open space will be strictly private space to be maintained and enjoyed by members of the Home Owners Association residing within the subdivision.
- e. Question: If application is submitted tomorrow, we will not have time to make comments.
- f. Response: You will still have a couple weeks to make comments. Initial application will be submitted tomorrow.
- g. Question: Will any lots have driveway access on Upper De Armoun?
- h. Response: No. Only lot 7 will be allowed to have driveway access off of Canyon Road.
- i. Question: What percentage of vegetation is required to remain?
- j. Response: Will have to review code and get back to you.

2) Marc June – 8801 Upper De Armoun Road

- a. Question: Have you submitted an application and what is the process?

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- b. Response: Application has not been submitted yet. Application will be submitted to Platting Board for approval.
 - c. Question: Are you seeking support from us tonight?
 - d. Response: While we would like your support, we are sharing information for a proposed application conforming to existing zoning and code requirements.
- 3) Lance Powell –
 - a. Question: Next scheduled meeting for Hillside Community Council is in January 2018.
 - b. Question: Would the potential public use easement at the end of the cul-de-sac need to be marked?
 - c. Response: If easement is required, it is unclear about whether or not it needs to be marked. Further investigation of this issue will be completed.
 - d. Question: Is there a requirement for sidewalks?
 - e. Response: Sidewalks are not required.
 - f. Question: Who is responsible for approval of this application?
 - g. Response: Platting Board.
- 4) Pat Dougherty – 8520 Spendlove Drive
 - a. Question: What constitutes a conservation subdivision?
 - b. Response: Conservation subdivision allows some latitude for lot dimensioning and lot sizes, but maintains the same overall density as allowed for in straight R-8 development. Additionally, requires 30% open space for use of residents of subdivision.
 - c. Question: What are the lot sizes?
 - d. Response: Lots range in size from 1.2 Acres to 6 Acres, with average size of 2.5 Acres.
 - e. Question: What is the smallest legal lot size allowed?
 - f. Response: 40,000 SF
- 5) Unknown Neighbor – Elaine?
 - a. Question: Can public use walkway from end of cul-de-sac to Canyon Road?
 - b. Response: If access is required by code, it would be available for use by public.
 - c. Question: What are stream setbacks? What is setback distance from stream for septic?
 - d. Response: In accordance with code requirements.
- 6) Unknown Neighbor – Resides on Upper O'Malley
 - a. Question: Will open space be Hydroseeded?
 - b. Response: No, open space will remain native vegetation.
- 7) Cliff Hyatt – 13035 Jeanné Road
 - a. Question: What are building setbacks?
 - b. Response: Setbacks according to R-8 Zoning requirements.

- 8) Chris Alexander – 9000 Spendlove Drive
- a. Question: Is request for R-6 Rezone dead?
 - b. Response: Yes, if this R-8 Conservation Subdivision is approved.
- 9) Joan Priestly – 13101 Jeanne Road
- a. Question: Will the proposed subdivision require advanced treatment septic systems?
 - b. Response: No.
 - c. Question: Is the Jones – Vergason property included in this application?
 - d. Response: No.
 - e. Question: Is there a problem with emergency egress for proposed plan?
 - f. Response: Proposed plan has been reviewed by appropriate departments regarding this access / egress and there are no issues with proposed design.
 - g. Question: Will there be a Home Owners Association for subdivision?
 - h. Response: Yes. Open space will be owned, maintained, and enjoyed by members of Home Owners Association.
 - i. Question: Will Canyon Road that is currently located on the subject property be a liability for the subject property?
 - j. Response: We have been cooperating with the road design project.
 - k. Question: What is the status of the Army Corp of Engineers wetland study?
 - l. Response: Completed in 2014.
- 10) Rob Brown – 13688 Canyon Road
- a. Question: Does The Boutet Company have a contract for the Canyon Road project? Are you obstructing this process?
 - b. Response: We understand that The Boutet Company is moving forward with plans for an upgrade project to Canyon Road. We have been working closely with them for the last three years and are not obstructing the process.
 - c. Question: Do you have plans for a bus turn around?
 - d. Response: No. This will be in the hands of ASD.
- 11) Unknown Neighbor –
- a. Question: Are you required to post signs for public hearing?
 - b. Response: Yes.
- 12) Unknown Neighbor –
- a. Question: Are proposed walking / ski trails in Tract A open to public?
 - b. Response: No.
- 13) Ralph Warren – 7901 Upper De Armoun Road
- a. Question: Was an Army Corp of Engineers wetland study performed on the property?
 - b. Response: Yes, in 2014.
- 14) Unknown Neighbor –

- a. Question: What is the maximum number of lots? Will each lot have it's own well and septic?
- b. Response: 17. Yes.

15) Eileen Frost – 12925 Jeanne Road

- a. Question: Are you planning on making intersection improvements at Jeanne Road?
- b. Response: No.
- c. Question: Will proposed homes be similar in character to existing homes?
- d. Response: It is possible, however, increased cost of lots due to less density and less remaining land in Anchorage will likely attract higher end home construction.
- e. Question: We are concerned about increased light pollution.
- f. Response: There will not be any street lights.
- g. Question: What about the 10 Acres in corner at Messina and Upper De Armoun?
- h. Response: Not included in application.

16) Unknown Neighbor –

- a. Question: Are horses allowed in R-8 Zoning?
- b. Response: Yes.

17) Unknown Neighbor –

- a. Question: Who is responsible for poor condition of Upper De Armoun Road?
- b. Response: Municipality of Anchorage and GARSA.

18) Carl Portman – 8831 Upper De Armoun Road

- a. Question: Do you know what covenant requirements will be for subdivision?
- b. Response: Not yet.

19) Bern Davis – 13101 Jeanne Road

- a. Question: What are setbacks?
- b. Response: According to code.
- c. Question: This plan seems counter to Hillside District Plan.
- d. Response: This plan strictly conforms to code requirements of Title 21.

LEWIS & CLARK SUBDIVISION

PRELIMINARY DRAINAGE IMPACT ANALYSIS

Owner/Developer:

Big Country Enterprises, LLC

Prepared By:

TRIAD
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October 2017

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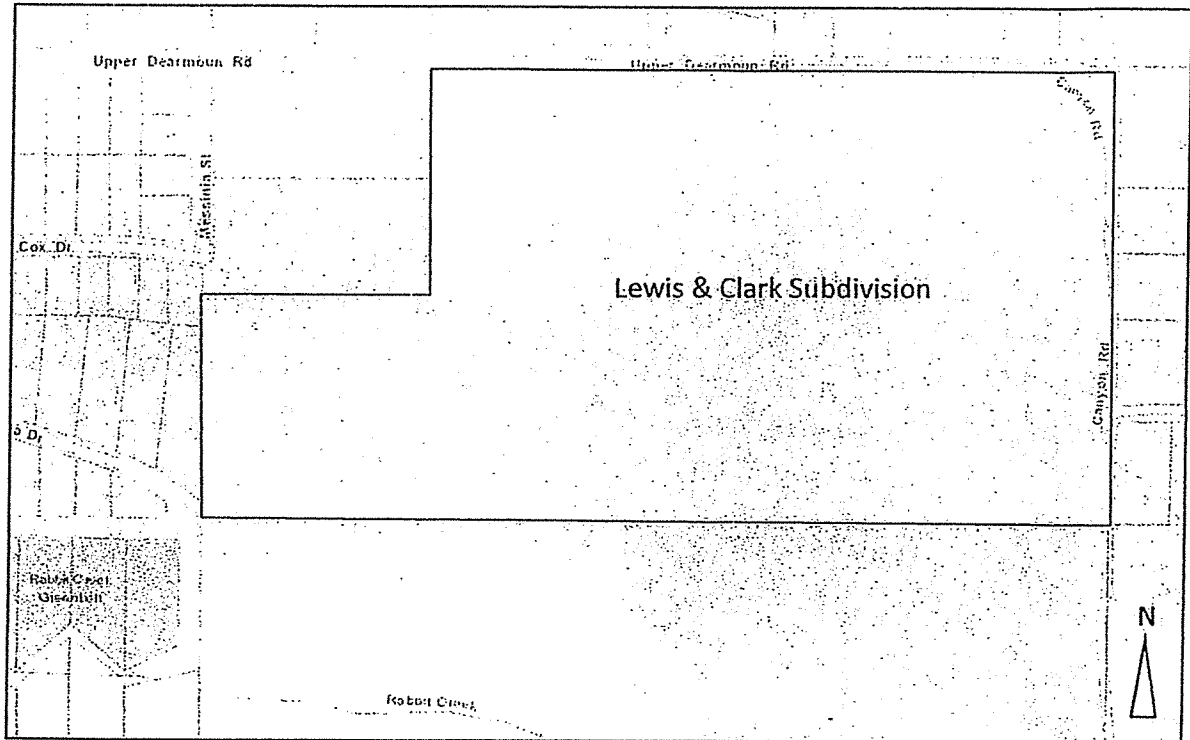
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1. Project Description

a. Location

Lewis and Clark Subdivision is located south of Upper DeArmoun Road and west of Canyon Road within the upper hillside area of Anchorage, Alaska. See the location map, below. Based on the geographic location of the site, a 2.0 orographic factor was used for this analysis (map attached in the Appendix).



Lewis and Clark Location Map

b. Project Description

This project intends to develop the 70-acre parcel under the existing R-8 designation with residential, single-family housing. The pre-development conditions will be analyzed and compared to post-development conditions with a conceptual large-lot development. The project area is currently heavily vegetated with mature trees and brush. Proposed road improvements have not been finalized but would consist of strip paved roads with roadside ditches to provide vehicular access to the residential lots.

c. Analysis Description

The primary purpose of this analysis is to estimate and quantify pre and post development flow rates to determine the scale of additional runoff generated by developing the parcel under its current zoning designation of R-8. An analysis was completed for both the 10-year and 100-year storm events. The site must be able to safely convey the 10-year storm event as well as limit flood risk and downstream impacts to neighboring properties during the 100-year event.

2. Basin Characterization

a. Pre-development conditions

The existing parcel is undeveloped and heavily vegetated. No underground storm drain facilities exist in the immediate vicinity of the project, and runoff in the area is conveyed with constructed drainage ditches and natural drainage ways.

On site drainage generally flows in a southwesterly direction via existing drainage ways that outfall to Rabbit Creek, south of the project. The slopes across the majority of the parcel are in the range of 5-20%. See Section 2.c. for conditions of the contributing offsite drainage area.

A pre-development watershed map is included in the report Appendix.

b. Post-development conditions

Post-development conditions of the site were modeled under the current R-8 zoning designation with a conceptual layout of 17 large, single-family lots. Drainage will continue to flow in a southwesterly direction through existing wetlands and MOA-identified drainage ways and outfall to Rabbit Creek.

c. Contributing offsite drainage

Approximately 145 acres to the northwest of the site drains into the project area. This is a substantial area that contributes significant off-site runoff upstream of the project. The area is partially developed with large-lot single-family homes and access roads. A major portion of the offsite drainage area is undeveloped with woods and steep subalpine slopes. Flows are captured by roadside ditches and two, 24" culverts cross DeArmoun Road and discharge this offsite runoff into the project area. These flows are conveyed through the site by natural drainage ways which outfall to Rabbit Creek. A watershed map is shown below.



Lewis and Clark Contributing Drainage Map

The contributing offsite area is more than double the size of the project area and generates significant flows that will be addressed in the final design of the subdivision.

d. Floodways, floodplains, and wetlands

No floodways or floodplains are known to exist within the project corridor. Approximately 8.5 acres of wetlands exist on site. These wetlands are anticipated to remain undeveloped. See the report Appendix for wetland mapping.

e. Problem areas

Glaciation concerns are present within this site as is common within hillside developments in the Anchorage area. While generally hard to predict, glaciation tends to occur at locations of shallow subsurface water flow which can vary seasonally. This shallow flow can be drawn to the surface by cold temperatures during the winter months. As the shallow subsurface water daylights it freezes and causes glaciation. To combat this issue, known locations of shallow groundwater flow discovered during the future installation of the roadway improvements will be over excavated and the excavation lined with rock. This process further insulates the subsurface water from cold weather and keeps it in a thawed state below ground.

3. Pre-development Runoff Analysis

a. Watershed area

Six total sub-basins make up the watershed area analyzed within this report, three offsite and three on site. The three offsite basins result in a total impervious area of 9.4 acres; the remaining 135.6 acres was modeled as woods in good condition.

The project area includes approximately 61.6 acres of brush and trees modeled as woods in good condition. The 8.5 acres of wetlands were also incorporated into the model.

b. Summary of pre-development runoff.

Totals provided in Table 1, below, are for the peak inflow, in cfs, for the summation of all contributing pre-development sub-basins.

Table 1: Pre-development Peak Runoff Rates

	10-Year [cfs]	100-Year [cfs]
Outfall 1	7.0	14.0
Outfall 2	13.9	38.0
Outfall 3	14.9	37.8
Total	35.8	89.8

Pre development analysis calculations are located within the Appendix.

4. Post-development Runoff Analysis

a. Watershed area

Total overall watershed area does not change between pre and post development conditions and the number of sub-basins does not change. On site, the impervious area increases with the development of single family homes and access roads. Under R-8 zoning approximately seventeen, large lots are proposed.

On a per lot basis, the impervious area was estimated at 5,000 square feet, and the grassed area was estimated at 10,000 square feet. 8.5 acres of wetlands are to be left undisturbed, and the remainder of the site was modeled as woods in good condition. See Table 1, below, for surface areas and type contributing to on site runoff.

Table 2: Post-development Drainage Surface Area

Zoning Designation	Impervious Area* [Acre]	Grassed Area [Acre]	Woods [Acre]	Wetlands [Acre]
R-8	2.6	3.3	55.5	8.5

*Includes houses, paved driveways and access roads

Under post-development conditions, impervious area would make up less than 4% of the total 70 acres.

b. Summary of post-development runoff

Totals provided below are the summation of peak inflow, in cfs, for all post-development sub-basins.

Table 3: Post-development Peak Runoff Rates

	10-Year [cfs]	100-Year [cfs]
Outfall 1	6.9	14.3
Outfall 2	16.3	43.7
Outfall 3	12.9	31.8
Total	36.1	89.8

Post development analysis calculations are included in the Appendix.

5. Conclusion

As mentioned in Section 2.c., one of the primary concerns for this development will be the contributing offsite runoff from properties to the north and east of the project. This area includes single family homes, access roads and open space with a land-use similar to the proposed development. However, the offsite area is more than double the size of the project area. Properties upstream of the project generate a significant amount of the total runoff that flows through the site.

Runoff from both the offsite area and the project site will be collected and routed through vegetated drainage ways and directed to Rabbit Creek, closely matching the existing drainage path on site. No grading will be done outside of the property boundary, and MOA-identified drainage ways will remain in place downstream of the project. The overall existing drainage pattern of the surrounding area will not change or be negatively affected with the development of this parcel.

Developing the R-8 parcel with large-lot single family homes creates a minimal change in peak runoff, with an estimated total increase less than 1%. This minor increase can be safely managed by sizing drainage ways and culverts accordingly. Table 4, below, compares peak runoff for both the 10 and 100-year events. Note that the peak runoff comparison includes the flows that are generated offsite and drain through the project area.

Table 4: Peak Flow Comparisons

10-Year, 24-Hour Peak Flow Sum		
Predev [cfs]	Postdev [cfs]	% Change
35.8	36.1	+1%

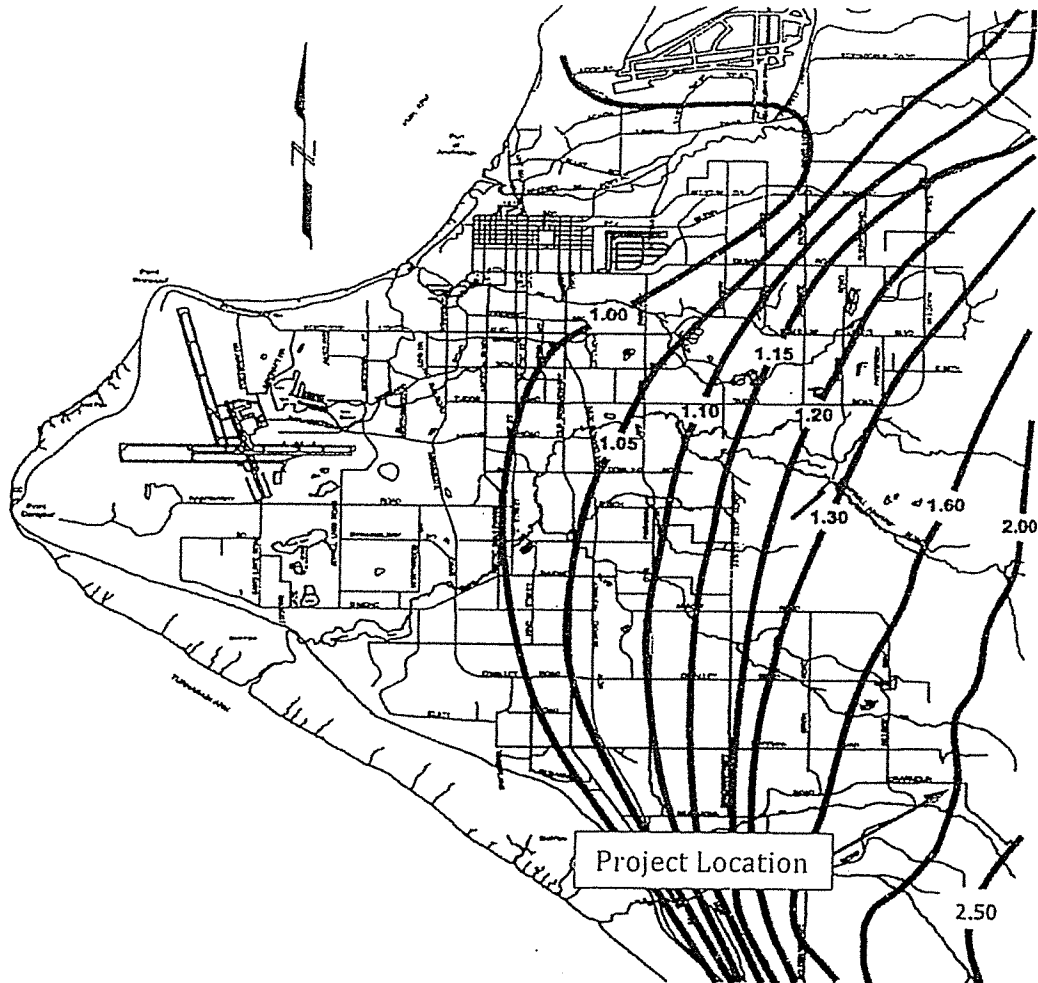
100-Year, 24-Hour Peak Flow Sum		
Predev [cfs]	Postdev [cfs]	% Change
89.8	89.8	0%

In general, the negligible increase in peak flow is not uncommon for large lot developments where much of the land remains naturally vegetated. The 4% increase to impervious area is not sufficient to substantially affect the predevelopment runoff rates. This development is anticipated to lengthen existing drainage paths by the construction of new roads, which increases the time of concentration and reduces peak flow rates, offsetting the effect of the additional impervious area.

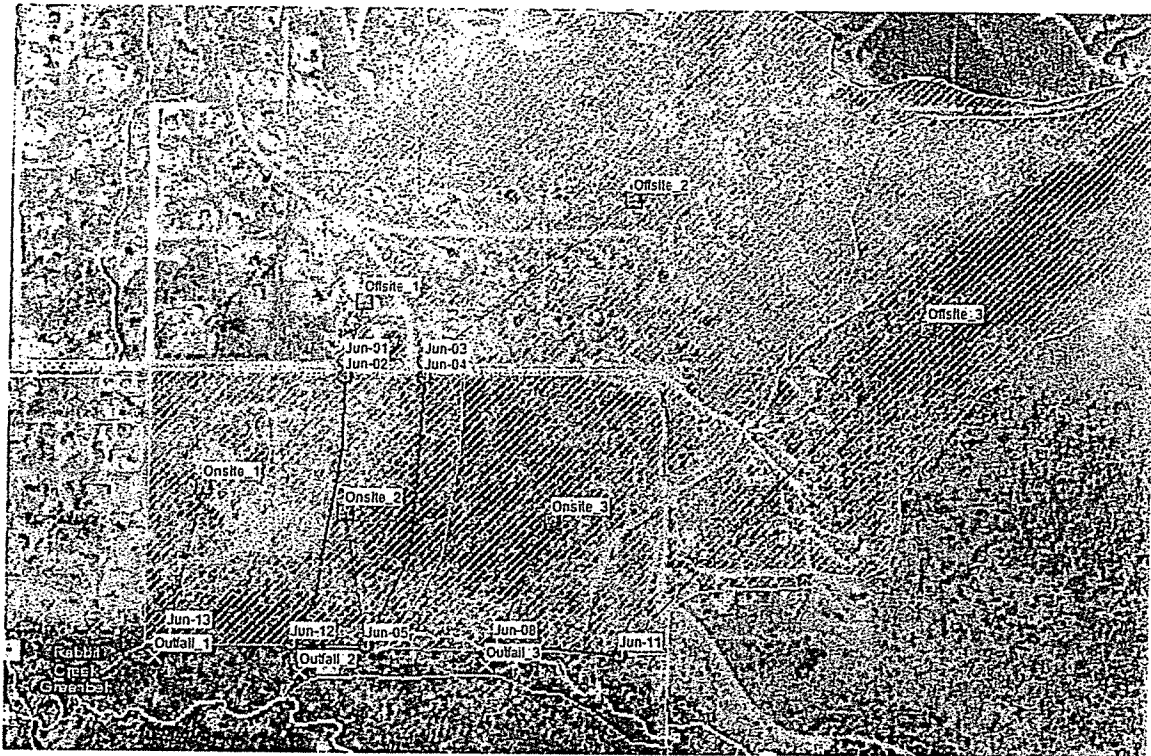
As proposed, the project site will remain at a low density with over 80% of the parcel predicted to stay heavily vegetated with brush and trees. Glaciation concerns will be addressed by keeping shallow ground water along the roadways below the ground surface. No adverse impacts to neighboring properties are anticipated by developing the parcel under the existing R-8 zoning designation.

Appendix

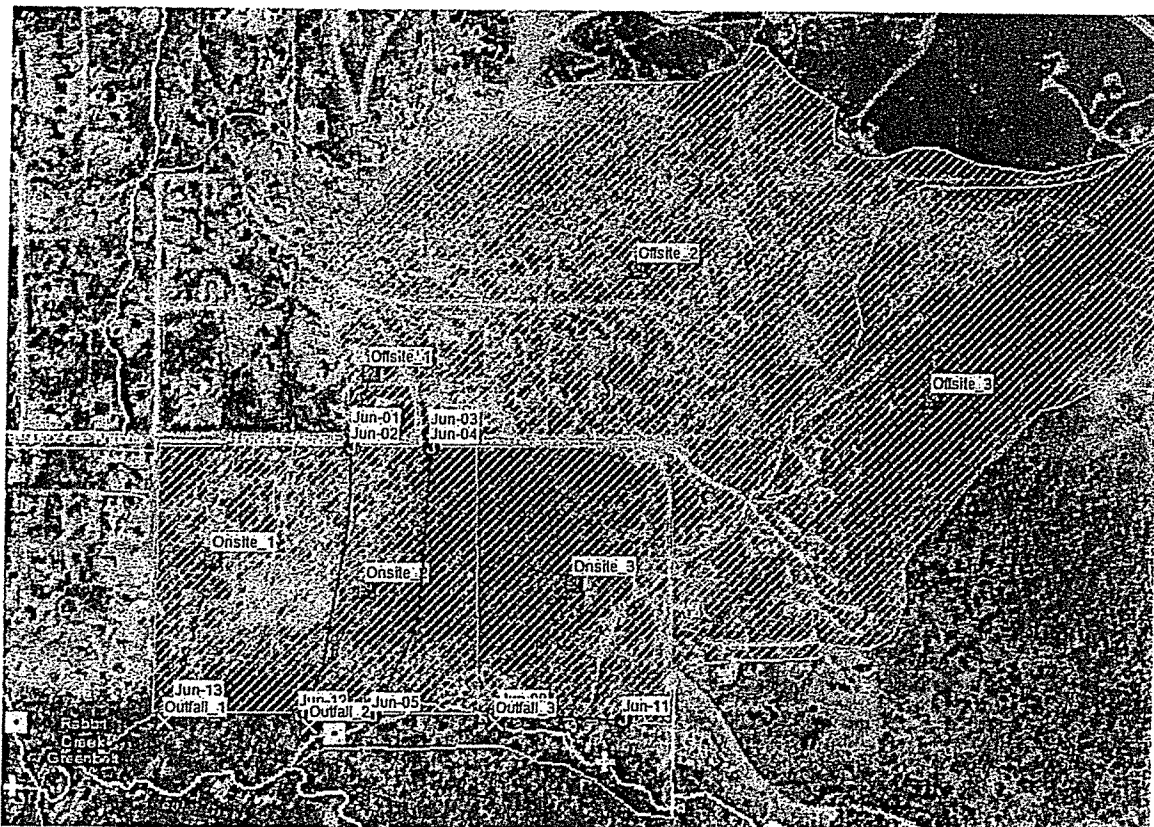
a. Orographic Map



b. Pre-development Watershed Map



c. Post-development Watershed Map



d. Pre-development Calculations

10-Year, 24-Hour

Project Description

File Name Lewis&Clark Predev 10.24.17.SPF

Analysis Options

Flow Units cfs
 Subbasin Hydrograph Method. SCS TR-55
 Time of Concentration..... SCS TR-55
 Link Routing Method Hydrodynamic
 Storage Node Exfiltration.. Constant rate, free surface area
 Starting Date APR-13-2016 00:00:00
 Ending Date APR-14-2016 06:00:00
 Report Time Step 00:05:00

Element Count

Number of rain gages 1
 Number of subbasins 6
 Number of nodes 12
 Number of links 9

Raingage Summary

Gage ID	Data Source	Data Type	Recording Interval	min
Rain Gage	10 YR	CUMULATIVE	6.00	

Subbasin Summary

Subbasin ID	Total Area acres
Offsite_1	5.20
Offsite_2	100.00
Offsite_3	40.00
Onsite_1	15.00
Onsite_2	28.00
Onsite_3	36.00

Node Summary

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft ²	External Inflow
Jun-01	JUNCTION	1110.60	1113.60	0.00	
Jun-02	JUNCTION	1108.94	1111.94	0.00	
Jun-03	JUNCTION	1145.73	1148.73	0.00	
Jun-04	JUNCTION	1143.86	1146.86	0.00	
Jun-05	JUNCTION	970.00	972.00	0.00	
Jun-08	JUNCTION	1022.00	1024.00	0.00	
Jun-11	JUNCTION	1100.00	1144.00	0.00	
Jun-12	JUNCTION	962.00	964.00	0.00	
Jun-13	JUNCTION	922.00	924.00	0.00	
Outfall_1	OUTFALL	920.00	922.00	0.00	
Outfall_2	OUTFALL	960.00	962.00	0.00	
Outfall_3	OUTFALL	1020.00	1022.00	0.00	

Link Summary

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-01	Jun-01	Jun-02	CONDUIT	39.0	4.2564	0.0130

Link-02	Jun-03	Jun-04	CONDUIT	41.5	4.5060	0.0130
Link-10	Jun-05	Jun-12	CHANNEL	60.0	13.3333	0.0320
Link-13	Jun-08	Outfall_3	CHANNEL	20.0	10.0000	0.0320
Link-17	Jun-12	Outfall_2	CHANNEL	20.0	10.0000	0.0320
Link-18	Jun-02	Jun-12	CHANNEL	1350.0	10.8844	0.0320
Link-19	Jun-04	Jun-05	CHANNEL	1350.0	12.8785	0.0320
Link-20	Jun-13	Outfall_1	CHANNEL	20.0	10.0000	0.0320
Link-23	Jun-11	Jun-08	CHANNEL	500.0	24.0000	0.0320

Cross Section Summary

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft ²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-01	CIRCULAR	2.00	2.00	1	3.14	0.50	46.67
Link-02	CIRCULAR	2.00	2.00	1	3.14	0.50	48.02
Link-10	TRAPEZOIDAL	2.00	11.00	1	14.00	1.17	263.90
Link-13	TRAPEZOIDAL	2.00	11.00	1	14.00	1.17	228.55
Link-17	TRAPEZOIDAL	2.00	11.00	1	14.00	1.17	228.55
Link-18	TRAPEZOIDAL	1.00	7.00	1	5.00	0.67	58.60
Link-19	TRAPEZOIDAL	1.00	7.00	1	5.00	0.67	63.75
Link-20	TRAPEZOIDAL	2.00	11.00	1	14.00	1.17	228.55
Link-23	TRAPEZOIDAL	2.00	11.00	1	14.00	1.17	354.06

	Volume acre-ft	Depth inches
Runoff Quantity Continuity		
Total Precipitation	66.313	3.549
Surface Runoff	1.366	0.073
Continuity Error (%)	-0.000	

	Volume acre-ft	Volume Mgallons
Flow Routing Continuity		
External Inflow	0.000	0.000
External Outflow	13.648	4.447
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.000	0.000
Continuity Error (%)	0.001	

Composite Curve Number Computations Report

Subbasin Offsite_1

Soil/Surface Description	Area (acres)	Soil Group	CN
Woods, Fair	3.77	B	60.00
Paved parking & roofs	1.43	B	98.00
Composite Area & Weighted CN	5.20		70.45

Subbasin Offsite_2

Soil/Surface Description	Area (acres)	Soil Group	CN
Woods, Good	94.00	B	55.00
Paved parking & roofs	6.00	B	98.00
Composite Area & Weighted CN	100.00		57.58

Subbasin Offsite_3

Soil/Surface Description	Area (acres)	Soil Group	CN
Woods, Good	37.00	B	55.00
Paved parking & roofs	3.00	B	98.00
Composite Area & Weighted CN	40.00		58.23

Subbasin Onsite_1

Soil/Surface Description	Area (acres)	Soil Group	CN
--------------------------	-----------------	---------------	----

Woods, Good	11.79	C	70.00
Paved parking & roofs	0.59	C	98.00
Wetlands	2.62	-	90.00
Composite Area & Weighted CN	15.00		74.59

Subbasin Onsite_2

Soil/Surface Description	Area (acres)	Soil Group	CN
Woods, Good	24.34	C	70.00
Paved parking & roofs	0.32	C	98.00
Wetlands	3.34	-	90.00
Composite Area & Weighted CN	28.00		72.71

Subbasin Onsite_3

Soil/Surface Description	Area (acres)	Soil Group	CN
Woods, Good	32.75	C	70.00
Paved parking & roofs	0.55	C	98.00
Wetlands	2.70	-	90.00
Composite Area & Weighted CN	36.00		71.93

SCS TR-55 Time of Concentration Computations Report

Sheet Flow Equation

$$T_c = (0.007 * ((n * L_f)^{0.8}) / ((P^{0.5}) * (S_f^{0.4})))$$

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^{0.5}) (unpaved surface)
V = 20.3282 * (Sf^{0.5}) (paved surface)
V = 15.0 * (Sf^{0.5}) (grassed waterway surface)
V = 10.0 * (Sf^{0.5}) (nearly bare & untilled surface)
V = 9.0 * (Sf^{0.5}) (cultivated straight rows surface)
V = 7.0 * (Sf^{0.5}) (short grass pasture surface)
V = 5.0 * (Sf^{0.5}) (woodland surface)
V = 2.5 * (Sf^{0.5}) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^{0.5})) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin Offsite_1

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.40	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.11	0.00	0.00
Computed Flow Time (minutes):	23.20	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	8.00	0.00	0.00
Surface Type:	Grassed waterway	Unpaved	Unpaved
Velocity (ft/sec):	4.24	0.00	0.00
Computed Flow Time (minutes):	1.18	0.00	0.00

Total TOC (minutes): 24.38

Subbasin Offsite_2

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.06	0.00	0.00
Computed Flow Time (minutes):	40.39	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	2000.00	1500.00	890.00
Slope (%):	27.00	10.00	8.00
Surface Type:	Woodland	Woodland	Grassed waterway
Velocity (ft/sec):	2.60	1.58	4.24
Computed Flow Time (minutes):	12.82	15.82	3.50

Total TOC (minutes): 72.53

Subbasin Offsite_3

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.06	0.00	0.00
Computed Flow Time (minutes):	40.39	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1500.00	500.00	0.00
Slope (%):	25.00	10.00	0.00
Surface Type:	Woodland	Unpaved	Unpaved
Velocity (ft/sec):	2.50	5.10	0.00
Computed Flow Time (minutes):	10.00	1.63	0.00

Total TOC (minutes): 52.03

Subbasin Onsite_1

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.60	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	14.00	0.00	0.00

2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.09	0.00	0.00
Computed Flow Time (minutes):	26.76	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1200.00	0.00	0.00
Slope (%):	14.00	0.00	0.00
Surface Type:	Woodland	Unpaved	Unpaved
Velocity (ft/sec):	1.87	0.00	0.00
Computed Flow Time (minutes):	10.70	0.00	0.00
Total TOC (minutes):	37.45		

Subbasin Onsite_2

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	13.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.09	0.00	0.00
Computed Flow Time (minutes):	27.56	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1200.00	0.00	0.00
Slope (%):	13.00	0.00	0.00
Surface Type:	Woodland	Unpaved	Unpaved
Velocity (ft/sec):	1.80	0.00	0.00
Computed Flow Time (minutes):	11.11	0.00	0.00
Total TOC (minutes):	38.67		

Subbasin Onsite_3

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	13.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.09	0.00	0.00
Computed Flow Time (minutes):	27.56	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1100.00	0.00	0.00
Slope (%):	13.00	0.00	0.00
Surface Type:	Woodland	Unpaved	Unpaved
Velocity (ft/sec):	1.80	0.00	0.00
Computed Flow Time (minutes):	10.19	0.00	0.00
Total TOC (minutes):	37.75		

***** Subbasin Runoff Summary *****

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days hh:mm:ss
Offsite_1	3.54	1.06	2.25	70.450	0 00:24:22
Offsite_2	3.54	0.45	4.60	57.580	0 01:12:31
Offsite_3	3.54	0.48	2.31	58.230	0 00:52:01
Onsite_1	3.54	1.30	7.02	74.590	0 00:37:27
Onsite_2	3.54	1.19	11.21	72.710	0 00:38:40
Onsite_3	3.54	1.14	13.77	71.930	0 00:37:45

Node Depth Summary

Node ID	Average Depth Attained ft	Maximum Depth ft	Maximum HGL Attained ft	Time of Max Occurrence days hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
Jun-01	0.12	0.39	1110.99	0 10:15	0	0	0:00:00
Jun-02	0.04	0.16	1109.10	0 10:16	0	0	0:00:00
Jun-03	0.37	0.58	1146.31	0 11:15	0	0	0:00:00
Jun-04	0.15	0.23	1144.09	0 11:18	0	0	0:00:00
Jun-05	0.20	0.40	970.40	0 10:27	0	0	0:00:00
Jun-08	0.19	0.56	1022.56	0 10:25	0	0	0:00:00
Jun-11	35.53	42.13	1142.13	0 10:50	0	0	0:00:00
Jun-12	0.24	0.53	962.53	0 10:27	0	0	0:00:00
Jun-13	0.09	0.35	922.35	0 10:20	0	0	0:00:00
Outfall_1	0.09	0.32	920.32	0 10:20	0	0	0:00:00
Outfall_2	0.22	0.47	960.47	0 10:27	0	0	0:00:00
Outfall_3	0.18	0.49	1020.49	0 10:25	0	0	0:00:00

Node Flow Summary

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days hh:mm
Jun-01	JUNCTION	2.24	2.24	0 10:15	0.00	
Jun-02	JUNCTION	0.00	2.25	0 10:15	0.00	
Jun-03	JUNCTION	4.60	4.60	0 11:15	0.00	
Jun-04	JUNCTION	0.00	4.60	0 11:15	0.00	
Jun-05	JUNCTION	11.19	12.26	0 10:25	0.00	
Jun-08	JUNCTION	13.67	16.45	0 10:21	0.00	
Jun-11	JUNCTION	2.31	2.31	0 10:49	0.00	
Jun-12	JUNCTION	0.00	13.96	0 10:25	0.00	
Jun-13	JUNCTION	6.94	6.94	0 10:20	0.00	
Outfall_1	OUTFALL	0.00	6.95	0 10:20	0.00	
Outfall_2	OUTFALL	0.00	13.91	0 10:27	0.00	
Outfall_3	OUTFALL	0.00	14.91	0 10:25	0.00	

Outfall Loading Summary

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Outfall_1	80.70	1.31	6.95
Outfall_2	86.08	5.38	13.91
Outfall_3	81.96	4.05	14.91
System	82.91	10.74	35.62

Link Flow Summary

Link ID	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-01	CONDUIT	0 10:15	8.62	2.93	2.25	46.67	0.05	0.14	0	Calculated
Link-02	CONDUIT	0 11:15	10.10	2.81	4.60	48.02	0.10	0.20	0	Calculated
Link-10	CHANNEL	0 10:27	6.63	2.10	12.23	263.90	0.05	0.23	0	Calculated
Link-13	CHANNEL	0 10:25	7.03	5.68	14.91	228.55	0.07	0.26	0	Calculated
Link-17	CHANNEL	0 10:27	6.90	5.58	13.91	220.55	0.06	0.25	0	Calculated
Link-18	CHANNEL	0 10:16	2.02	1.00	2.19	58.60	0.04	0.34	0	Calculated
Link-19	CHANNEL	0 11:18	4.66	1.00	4.60	63.75	0.07	0.29	0	Calculated
Link-20	CHANNEL	0 10:20	5.70	5.68	6.95	228.55	0.03	0.17	0	Calculated
Link-23	CHANNEL	0 10:21	2.58	1.00	2.89	354.06	0.01	0.19	0	Calculated

Highest Flow Instability Indexes

Tc = Time of Concentration (hrs)
 Lf = Flow Length (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)

Channel Flow Equation

$$V = (1.49 * (R^{(2/3)}) * (Sf^{0.5})) / n$$

$$R = Aq / Wp$$

$$Tc = (Lf / V) / (3600 \text{ sec/hr})$$

Where:

Tc = Time of Concentration (hrs)
 Lf = Flow Length (ft)
 R = Hydraulic Radius (ft)
 Aq = Flow Area (ft²)
 Wp = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)
 n = Manning's Roughness

Subbasin Offsite_1

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.40	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.11	0.00	0.00
Computed Flow Time (minutes):	23.20	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	8.00	0.00	0.00
Surface Type:	Grassed waterway	Unpaved	Unpaved
Velocity (ft/sec):	4.24	0.00	0.00
Computed Flow Time (minutes):	1.18	0.00	0.00

Total TOC (minutes): 24.38

Subbasin Offsite_2

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.06	0.00	0.00
Computed Flow Time (minutes):	40.39	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	2000.00	1500.00	890.00
Slope (%):	27.00	10.00	8.00
Surface Type:	Woodland	Woodland	Grassed waterway
Velocity (ft/sec):	2.60	1.58	4.24
Computed Flow Time (minutes):	12.82	15.82	3.50

Total TOC (minutes): 72.53

Subbasin Offsite_3

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00

Velocity (ft/sec):	0.06	0.00	0.00
Computed Flow Time (minutes):	40.39	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1500.00	500.00	0.00
Slope (%):	25.00	10.00	0.00
Surface Type:	Woodland	Unpaved	Unpaved
Velocity (ft/sec):	2.50	5.10	0.00
Computed Flow Time (minutes):	10.00	1.63	0.00
Total TOC (minutes):	52.03		

Subbasin Onsite_1

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.06	0.00	0.00
Computed Flow Time (minutes):	40.39	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1200.00	0.00	0.00
Slope (%):	13.00	0.00	0.00
Surface Type:	Grassed waterway	Unpaved	Unpaved
Velocity (ft/sec):	5.41	0.00	0.00
Computed Flow Time (minutes):	3.70	0.00	0.00
Total TOC (minutes):	44.09		

Subbasin Onsite_2

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.06	0.00	0.00
Computed Flow Time (minutes):	40.39	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1200.00	0.00	0.00
Slope (%):	13.00	0.00	0.00
Surface Type:	Grassed waterway	Unpaved	Unpaved
Velocity (ft/sec):	5.41	0.00	0.00
Computed Flow Time (minutes):	3.70	0.00	0.00
Total TOC (minutes):	44.09		

Subbasin Onsite_3

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.80	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	13.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.52	0.00	0.00
Velocity (ft/sec):	0.09	0.00	0.00
Computed Flow Time (minutes):	27.56	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1200.00	0.00	0.00
Slope (%):	13.00	0.00	0.00

Surface Type:	Grassed waterway	Unpaved	Unpaved
Velocity (ft/sec):	5.41	0.00	0.00
Computed Flow Time (minutes):	3.70	0.00	0.00

Total TOC (minutes):	31.26
----------------------	-------

Subbasin Runoff Summary

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	hh:mm:ss
Offsite_1	4.96	2.04	5.01	70.450	0	00:24:22
Offsite_2	4.96	1.12	20.11	57.580	0	01:12:31
Offsite_3	4.96	1.16	10.38	58.230	0	00:52:01
Onsite_1	4.96	2.29	14.25	73.430	0	00:44:05
Onsite_2	4.96	2.26	28.49	73.100	0	00:44:05
Onsite_3	4.96	2.28	25.11	73.330	0	00:31:15

Node Depth Summary

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
Jun-01	0.17	0.62	1111.22	0	10:15	0	0	0:00:00
Jun-02	0.06	0.24	1109.18	0	10:15	0	0	0:00:00
Jun-03	0.65	1.53	1147.26	0	10:55	0	0	0:00:00
Jun-04	0.26	0.54	1144.40	0	10:55	0	0	0:00:00
Jun-05	0.28	0.61	970.61	0	10:56	0	0	0:00:00
Jun-08	0.28	0.89	1022.89	0	10:20	0	0	0:00:00
Jun-11	0.18	0.42	1062.42	0	10:39	0	0	0:00:00
Jun-12	0.43	1.07	963.07	0	10:35	0	0	0:00:00
Jun-13	0.15	0.54	922.54	0	10:25	0	0	0:00:00
Outfall_1	0.14	0.48	920.48	0	10:25	0	0	0:00:00
Outfall_2	0.38	0.88	960.88	0	10:35	0	0	0:00:00
Outfall_3	0.26	0.74	1020.74	0	10:20	0	0	0:00:00

Node Flow Summary

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
Jun-01	JUNCTION	4.96	4.96	0	10:15	0.00		
Jun-02	JUNCTION	0.00	4.96	0	10:15	0.00		
Jun-03	JUNCTION	20.09	20.09	0	10:55	0.00		
Jun-04	JUNCTION	0.00	20.09	0	10:55	0.00		
Jun-05	JUNCTION	0.00	20.07	0	10:55	0.00		
Jun-08	JUNCTION	24.74	31.86	0	10:19	0.00		
Jun-11	JUNCTION	10.32	10.32	0	10:39	0.00		
Jun-12	JUNCTION	28.39	43.68	0	10:34	0.00		
Jun-13	JUNCTION	14.25	14.25	0	10:25	0.00		
Outfall_1	OUTFALL	0.00	14.25	0	10:25	0.00		
Outfall_2	OUTFALL	0.00	43.66	0	10:35	0.00		
Outfall_3	OUTFALL	0.00	31.79	0	10:20	0.00		

Outfall Loading Summary

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Outfall_1	85.77	2.62	14.25
Outfall_2	91.21	12.77	43.66
Outfall_3	88.17	6.75	31.79
System	88.71	22.13	86.67

Link Flow Summary

Link ID	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-01	CONDUIT	0 10:15	9.93	2.93	4.96	46.67	0.11	0.22	0	Calculated
Link-02	CONDUIT	0 10:55	12.29	2.81	20.09	48.02	0.42	0.52	0	Calculated
Link-10	CHANNEL	0 10:56	8.06	1.89	20.05	228.55	0.09	0.30	0	Calculated
Link-13	CHANNEL	0 10:20	8.45	5.68	31.79	228.55	0.14	0.41	0	Calculated
Link-17	CHANNEL	0 10:35	9.06	5.68	43.66	228.55	0.19	0.49	0	Calculated
Link-18	CHANNEL	0 10:15	2.31	1.00	4.92	63.50	0.08	0.61	0	Calculated
Link-19	CHANNEL	0 10:55	8.42	1.00	20.07	63.75	0.31	0.57	0	Calculated
Link-20	CHANNEL	0 10:25	6.95	5.68	14.25	228.55	0.06	0.26	0	Calculated
Link-23	CHANNEL	0 10:39	4.30	1.00	10.32	204.42	0.05	0.32	0	Calculated

Highest Flow Instability Indexes

All links are stable.

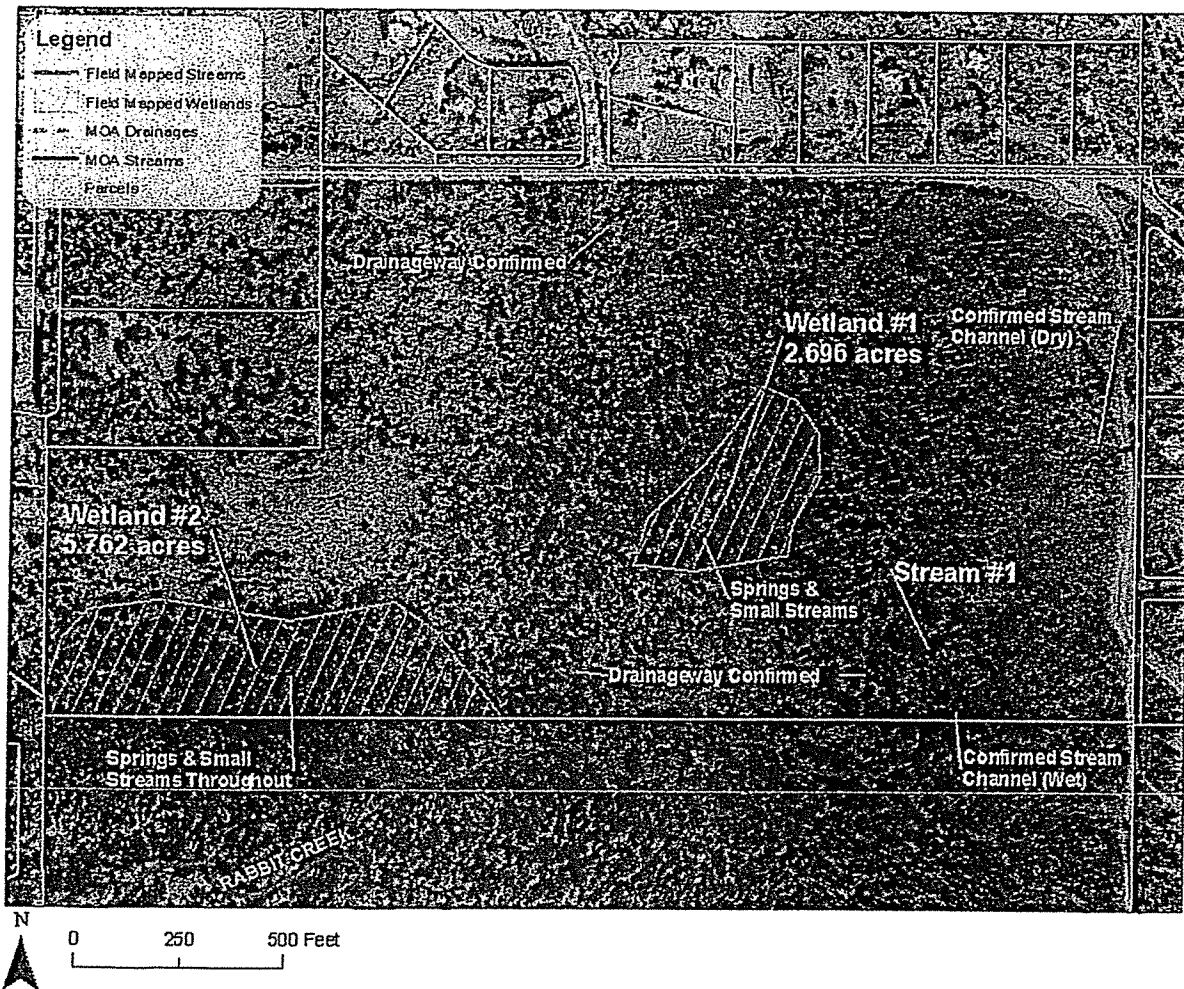
WARNING 002 : Max/rim elevation (depth) increased to account for connecting conduit height dimensions for Node Jun-12.

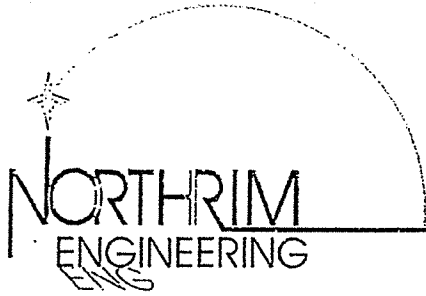
Analysis began on: Wed Oct 25 08:59:07 2017

Analysis ended on: Wed Oct 25 08:59:09 2017

Total elapsed time: 00:00:02

f. Wetland Mapping





GEOTECHNICAL SOILS REPORT

FOR

LEWIS & CLARK SUBDIVISION

FOR S4 GROUP

ANCHORAGE, ALASKA

Submitted by:

NorthRim Engineering
P.O. Box 770724
Eagle River, AK 99577-0724
(907) 694-7028

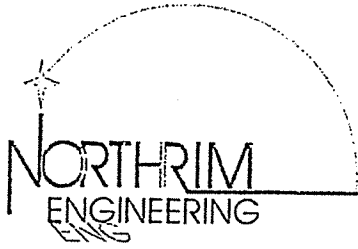
Steve Eng, PE, PH
SteveEng.com

February, 2017

CIVIL

ENVIRONMENTAL

HYDROLOGY



Lewis & Clark Subdivision, February 2017

SOILS SUMMARY

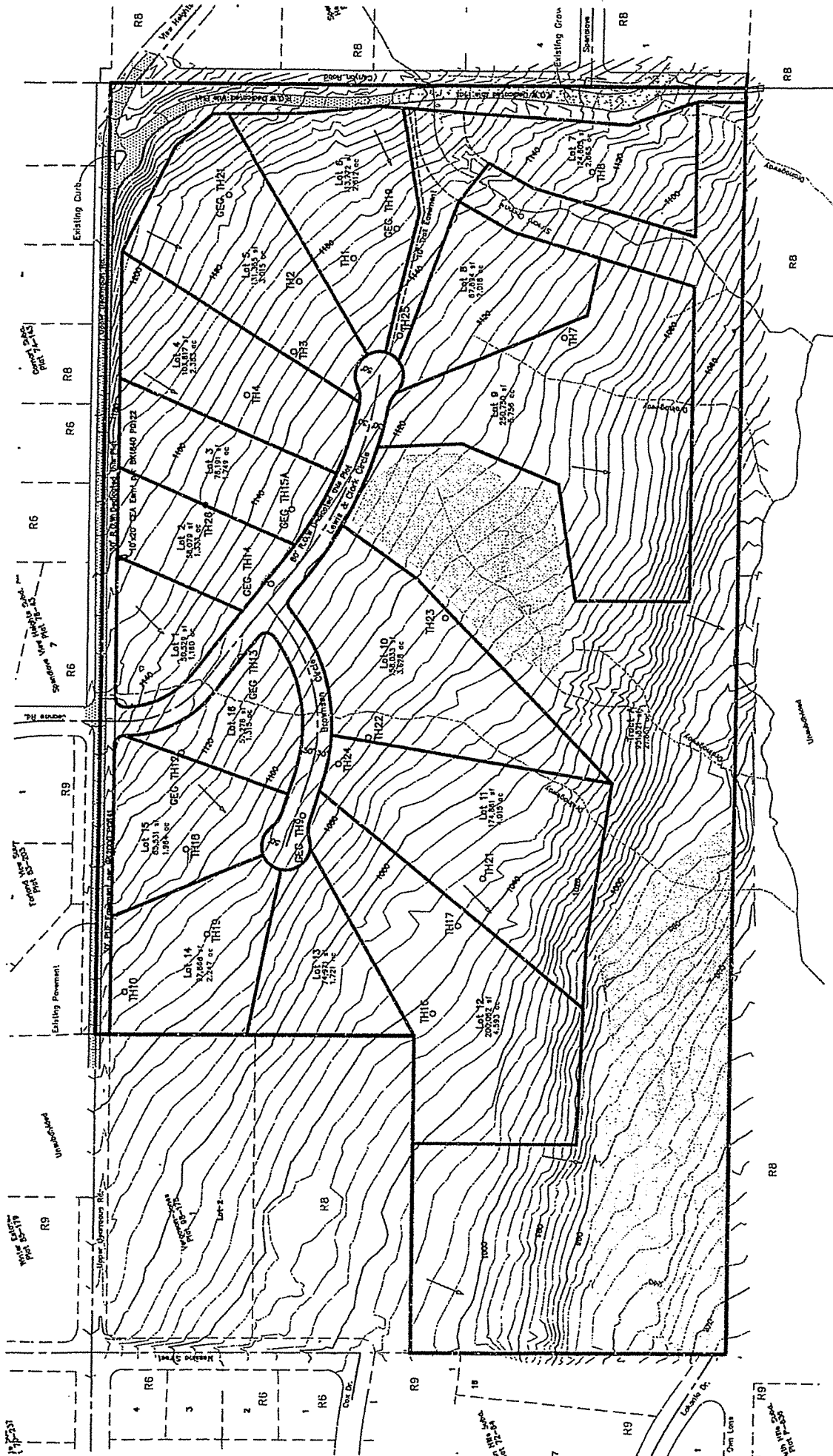
Lewis & Clark Subdivision is planned for the Upper De Armoun area. The proposed subdivision is surrounded by developed subdivisions. These surrounding subdivisions utilize on-site water wells and septic systems. Lewis and Clark Subdivision will also utilize on-site systems.

A large number of test holes have been completed the past several years within the proposed subdivision. Test holes were completed in the fall of 2016. Recent test hole logs are included in this soils report, as well as previous test holes. A location map for these test holes is included at the end of the report.

The soils in Lewis & Clark Subdivision have generally been found to be consistent with the soils in the surrounding subdivisions. The soils were placed as glacial till, and are predominately sand, silty sand, silts, and gravel. Bedrock was not encountered in the test holes. Groundwater is not an issue; all the test holes have adequate separation to groundwater. Most test holes exhibited no groundwater.

Drainages have been mapped for the subdivision. Drainages consist of small rills and seeps, associated with riparian vegetation. Several test holes required relocation after interference from these surface seeps.

The soils logs in this report have been found to be consistent with MOA requirements for on-site systems. We are prepared to complete additional drawings demonstrating that each lot has the prescribed area for on-site systems.





SOILS LOG - PERCOLATION TEST

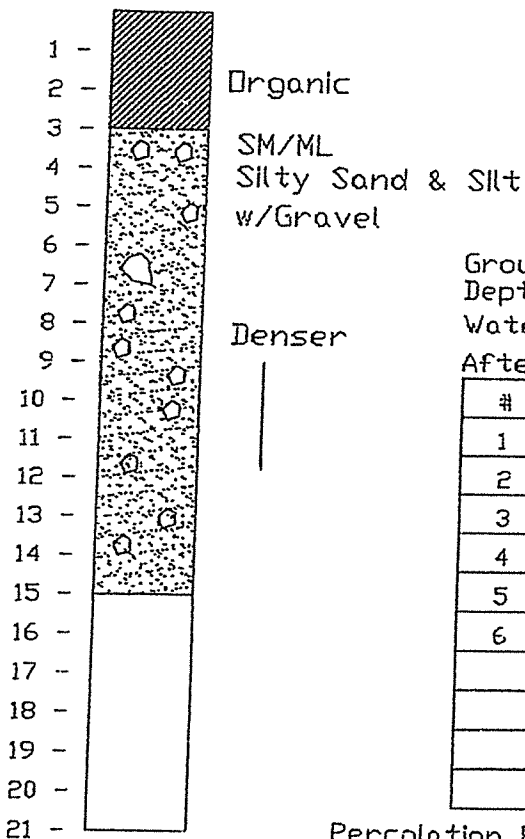
Date Performed: 9/14/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 6

DEPTH
(FEET)

T.H. Location: See Location Map



Groundwater? No

Depth ---

Water Depth

After Monitoring: None Date: 10/14/16

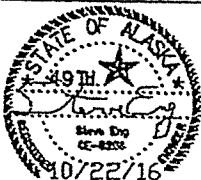
#	Date	Gross Time	Net Time	Depth	Net Drop
1	9/14	0	--	2'	--
2	9/14	30	30 min.	4.5'	2.5'
3	9/14	32	--	2'	--
4	9/14	62	30 min.	4.5'	2.5'
5	9/14	65	--	2'	--
6	9/14	95	30 min.	4.5'	2.5'

Percolation Rate 12 min./Inch Perc Hole Diameter 6'
Test Run Between 4' and 5'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

**NORTHRIM
ENGINEERING**
PO Box 770724
Eagle River, Alaska 99577
907.694.7028



TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 9 - NORTH

TH1

Date: 10/22/16 SHEET: 1 of 26

65

70
129

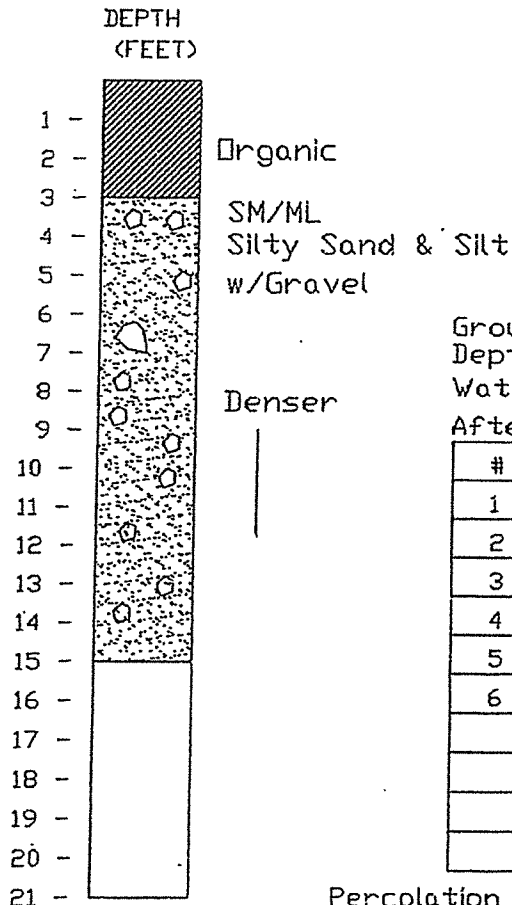


SOILS LOG - PERCOLATION TEST

Date Performed: 9/14/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 9



T.H. Location: See Location Map

Groundwater? No

Depth ---

Water Depth

After Monitoring: None Date: 10/14/16

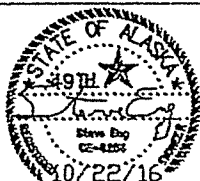
#	Date	Gross Time	Net Time	Depth	Net Drop
1	9/14	0	--	2'	--
2	9/14	30	30 min.	5'	3'
3	9/14	32	--	2'	--
4	9/14	62	30 min.	5'	3'
5	9/14	65	--	2'	--
6	9/14	95	30 min.	5'	3'

Percolation Rate 10 min./Inch Perc Hole Diameter 6"
Test Run Between 4' and 5'

Comments: Presoaked

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ON THIS DATE. DATE: 10/22/16

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TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 9 - NORTH

TH2

Date: 10/22/10 SHEET: 2 of 26

66

71
130

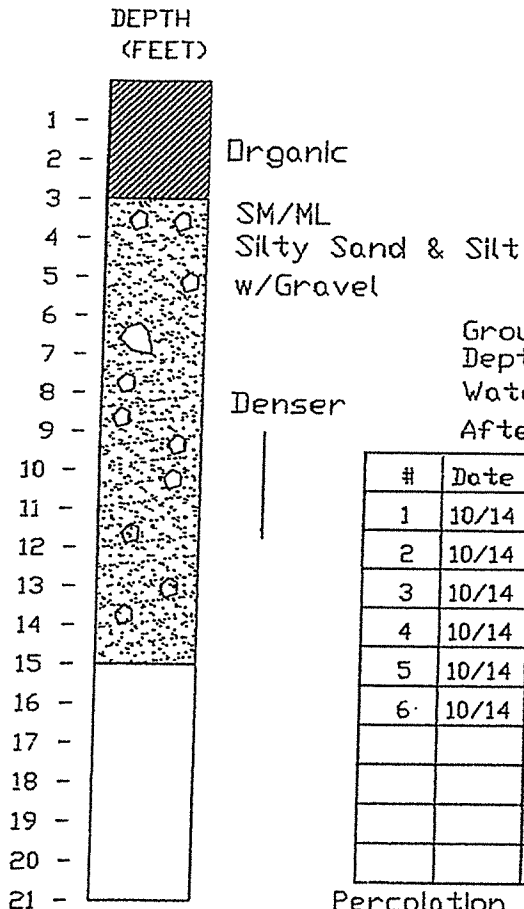


SOILS LOG - PERCOLATION TEST

Date Performed: 9/14/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 5



T.H. Location: See Location Map

Groundwater? No

Depth ---

Water Depth

After Monitoring: None Date: 10/14/16

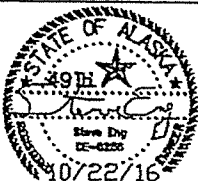
#	Date	Gross Time	Net Time	Depth	Net Drop
1	10/14	0	--	3'	--
2	10/14	30	30 min.	4.5'	1.5'
3	10/14	32	--	3'	--
4	10/14	62	30 min.	4.5'	1.5'
5	10/14	65	--	3'	--
6	10/14	95	30 min.	4.5'	1.5'

Percolation Rate 20 min./Inch Perc Hole Diameter 6"
Test Run Between 4' and 5'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

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TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 10 - NORTH

TH3

Date: 10/22/16 SHEET: 3 of 26

67

72
131

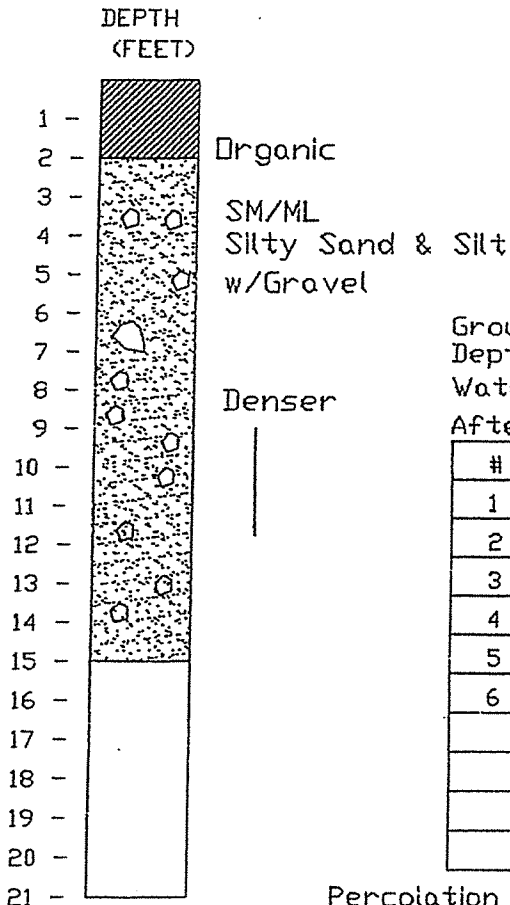


SOILS LOG - PERCOLATION TEST

Date Performed: 9/14/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 4



T.H. Location: See Location Map

Groundwater? No
Depth ---

Water Depth

After Monitoring: None Date: 10/14/16

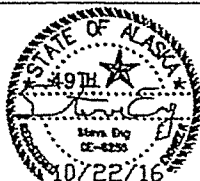
#	Date	Gross Time	Net Time	Depth	Net Drop
1	9/14	0	--	2.5'	--
2	9/14	30	30 min.	4.5'	2'
3	9/14	32	--	2.5'	--
4	9/14	62	30 min.	4.5'	2'
5	9/14	65	--	2.5'	--
6	9/14	95	30 min.	4.5'	2'

Percolation Rate 15 min./Inch Perc Hole Diameter 6"
Test Run Between 4' and 5'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed In Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

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TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 11 - NORTH

TH4

Date: 10/22/16 SHEET: 4 of 26

68

73
132

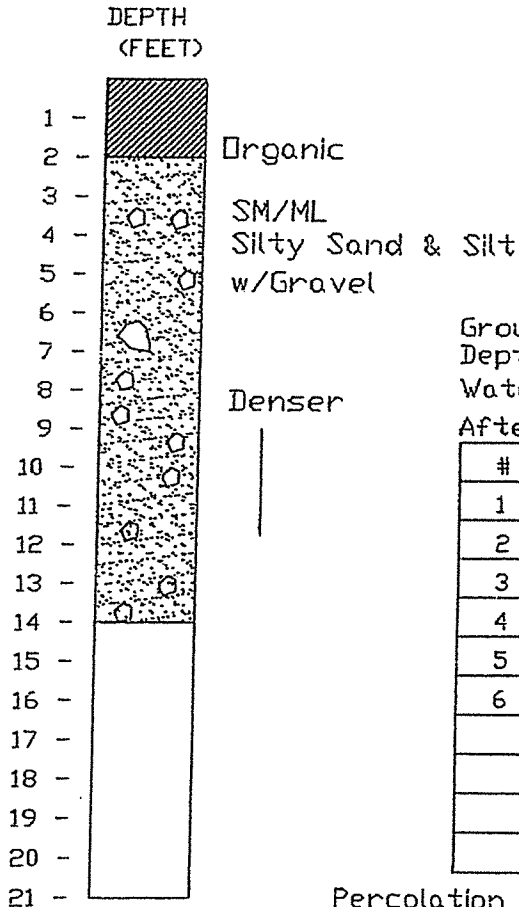


SOILS LOG - PERCOLATION TEST

Date Performed: 9/16/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 9



T.H. Location: See Location Map

Groundwater? No
Depth ---

Water Depth ---

After Monitoring, None Date: 10/14/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	9/16	0	--	2.5'	--
2	9/16	30	30 min.	8.5'	6'
3	9/16	32	--	2.5'	--
4	9/16	62	30 min.	8.5'	6'
5	9/16	65	--	2.5'	--
6	9/16	95	30 min.	8.5'	6'

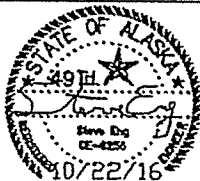
Percolation Rate 5 min./inch Perc Hole Diameter 6'
Test Run Between 4' and 5'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed In Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

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Eagle River, Alaska 99577
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TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 6 - NORTH

TH7

Date: 10/22/10 SHEET: 7 of 26

69

74
133

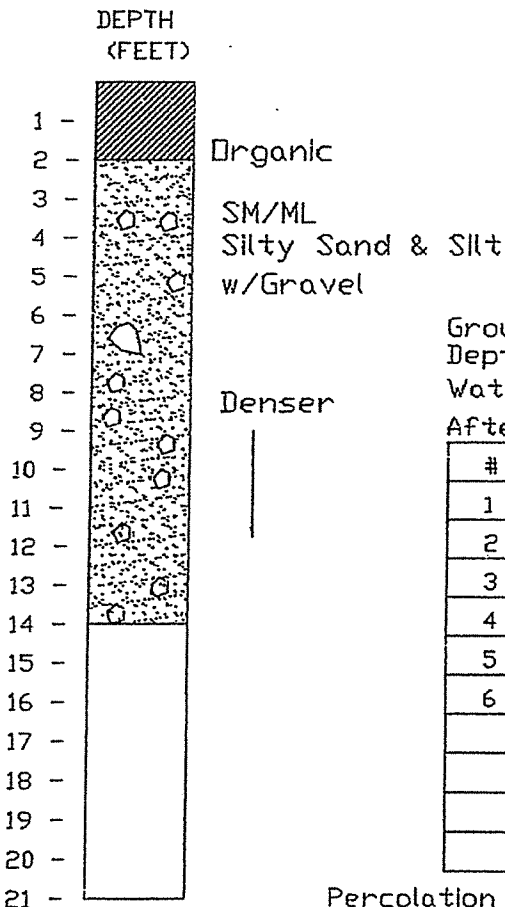


SOILS LOG - PERCOLATION TEST

Date Performed: 9/16/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 7



T.H. Location: See Location Map

Groundwater? No

Depth --

Water Depth

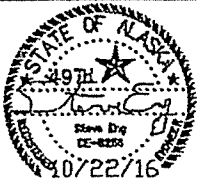
After Monitoring: None Date: 10/14/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	9/16	0	--	2.5'	--
2	9/16	30	30 min.	6.5'	4'
3	9/16	32	--	2.5'	--
4	9/16	62	30 min.	6.5'	4'
5	9/16	65	--	2.5'	--
6	9/16	95	30 min.	6.5'	4'

Percolation Rate 7.5 min./inch Perc Hole Diameter 6"
Test Run Between 4' and 5'

Comments: Presoaked

Performed By NorthRim Eng. I SEE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

NORTH RIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TESTHOLE LOG GEOTECHNICAL	TH8
		LEWIS & CLARK S/D LOT 7 - NORTH	

70

75
134

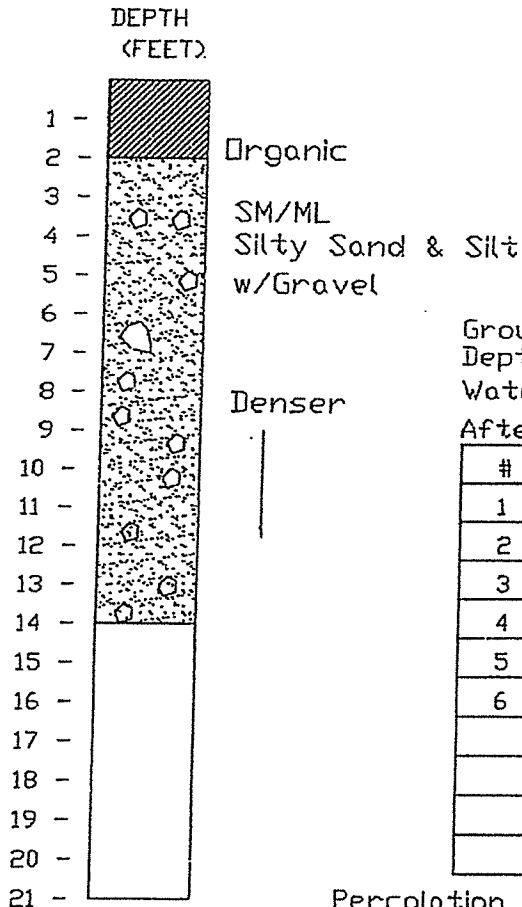


SOILS LOG - PERCOLATION TEST

Date Performed: 9/16/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 15



T.H. Location: See Location Map

Groundwater? No
Depth ---

Water Depth

After Monitoring: None Date: 10/14/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	9/16	0	--	3'	--
2	9/16	30	30 min.	6.5'	3.5'
3	9/16	32	--	3'	--
4	9/16	62	30 min.	6.5'	3.5'
5	9/16	65	--	3'	--
6	9/16	95	30 min.	6.5'	3.5'

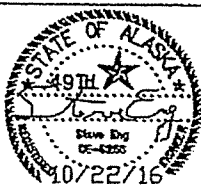
Percolation Rate 8.6 min./inch Perc Hole Diameter 6'
Test Run Between 3' and 4'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

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ENGINEERING**

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Eagle River, Alaska 99577
907.694.7028



TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 14

TH9

Date: 10/22/16 SHEET: 9 of 25

71

76
135

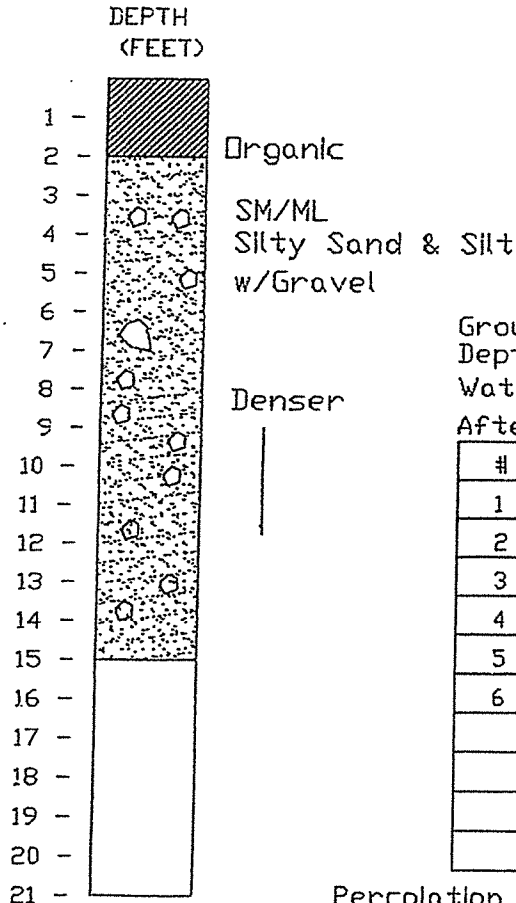
NORTHRIM
ENGINEERING

SOILS LOG - PERCOLATION TEST

Date Performed: 9/16/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 15



T.H. Location: See Location Map

Groundwater? No
Depth ---

Water Depth

After Monitoring: None Date: 10/14/16

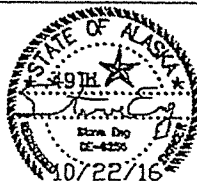
#	Date	Gross Time	Net Time	Depth	Net Drop
1	9/16	0	--	2'	--
2	9/16	30	30 min.	4.5'	2.5'
3	9/16	32	--	2'	--
4	9/16	62	30 min.	4.5'	2.5'
5	9/16	65	--	2'	--
6	9/16	95	30 min.	4.5'	2.5'

Percolation Rate 12 min./inch Perc Hole Diameter 6"
Test Run Between 4' and 5'

Comments: Presoaked

Performed By NorthRim Eng. I SEE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

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907.694.7028



TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 15

TH10

Date: 10/22/10 SHEET: 10 of 25

72

77
136

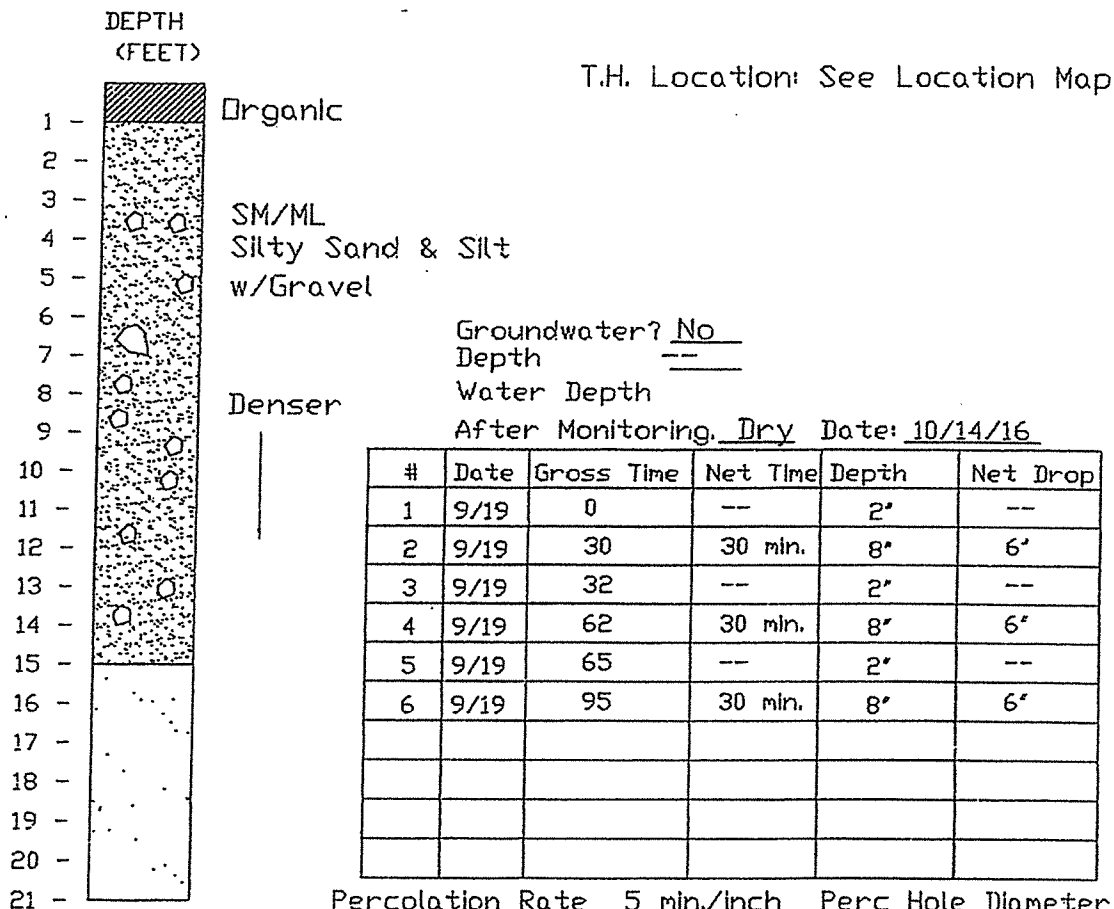


SOILS LOG - PERCOLATION TEST

Date Performed: 9/19/16


Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 13



Comments: Presoaked.

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

NORTH RIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TESTHOLE LOG GEOTECHNICAL	TH16
		LEWIS & CLARK S/D LOT 6 - SOUTH	Date: 10/22/16 SHEET: 16 of 26

78

78
137

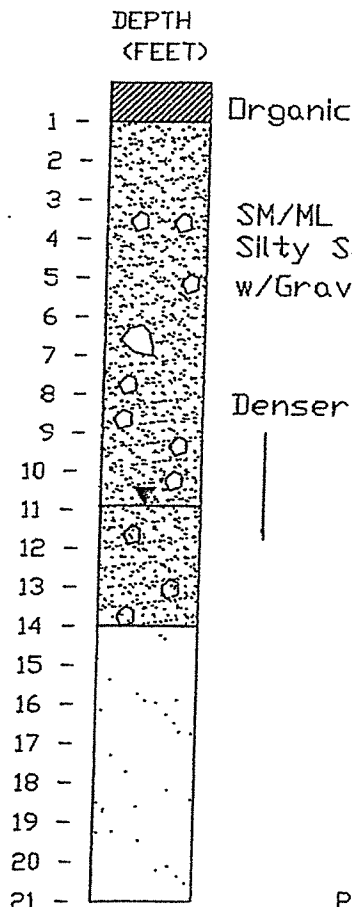


SOILS LOG - PERCOLATION TEST

Date Performed: 9/19/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 13



T.H. Location: See Location Map

Groundwater? No

Depth --

Water Depth

After Monitoring, 11' Date: 10/14/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	9/19	0	--	2'	--
2	9/19	30	30 min.	5'	3'
3	9/19	32	--	2'	--
4	9/19	62	30 min.	5'	3'
5	9/19	65	--	2'	--
6	9/19	95	30 min.	5'	3'

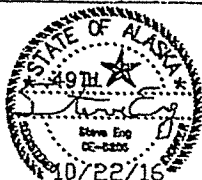
Percolation Rate 10 min./inch Perc Hole Diameter 6"
Test Run Between 4' and 5'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

NORTHRIM
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907.694.7028



TESTHOLE LOG
GEDTECHNICAL

LEWIS & CLARK S/D
LOT 7 - SOUTH

TH17

Date: 10/22/16 SHEET: 17 of 26

79

79
138

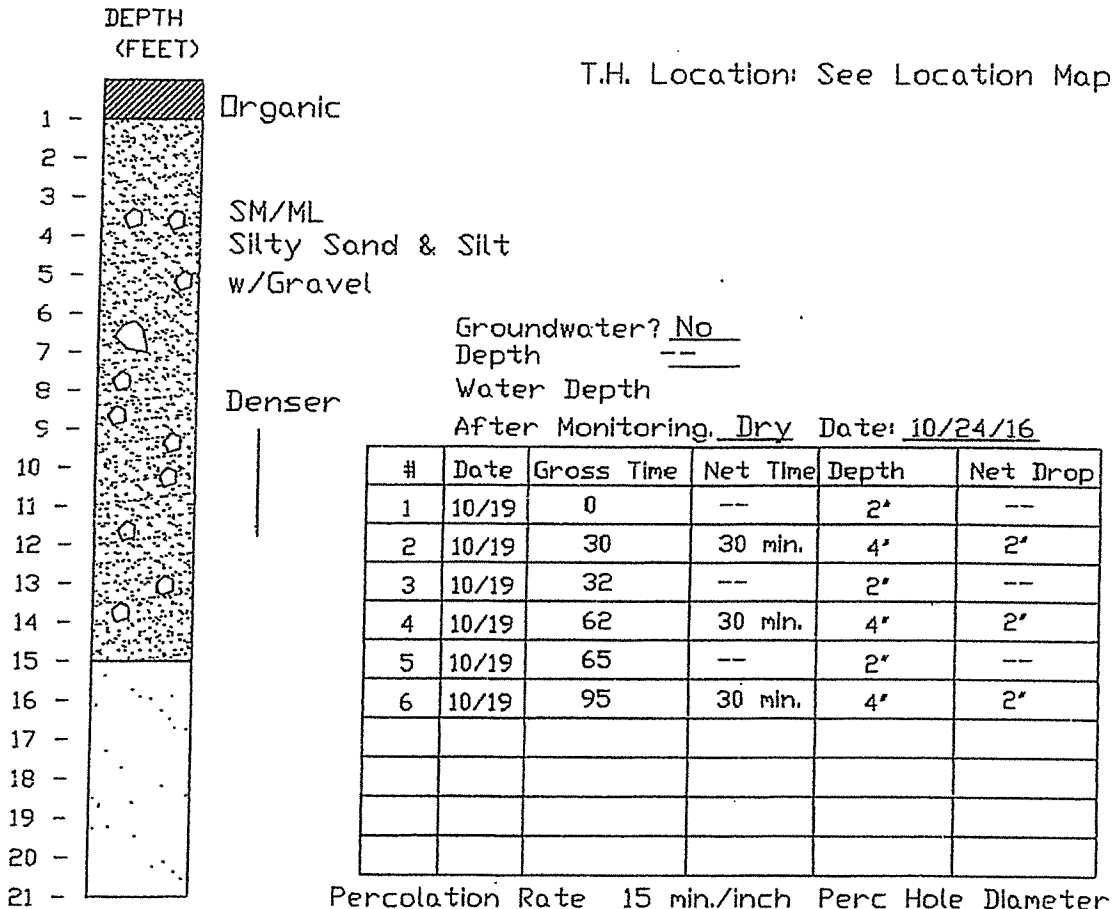
NORTHRIM
ENGINEERING

SOILS LOG - PERCOLATION TEST

Date Performed: 10/14/16

Performed For: Todd Brownson

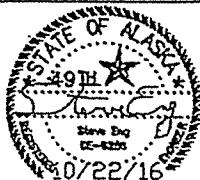
Legal Description: Lewis & Clark S/D, Lot 12



Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

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TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 8 - SOUTH

TH21

Date: 10/22/16 SHEET: 21 of 26

80

80
139



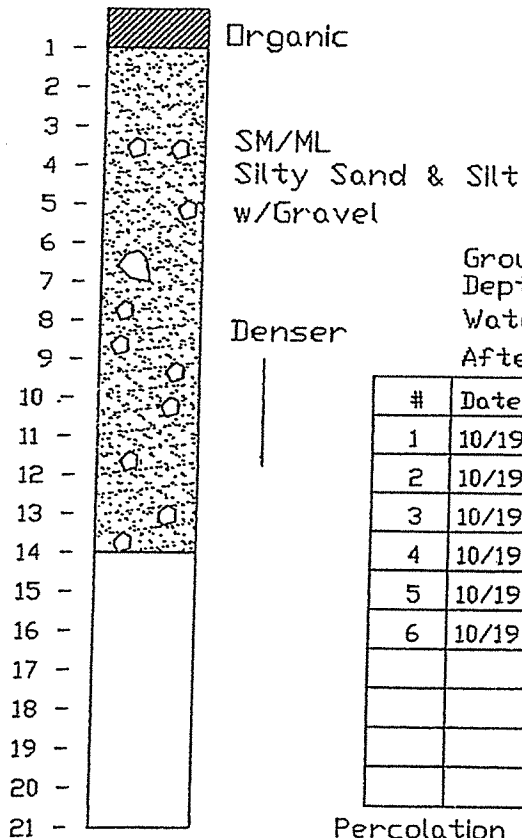
SOILS LOG - PERCOLATION TEST

Date Performed: 10/14/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 11

DEPTH
(FEET)



T.H. Location: See Location Map

Groundwater? No
Depth ---

Water Depth

After Monitoring, Dry Date: 10/24/16

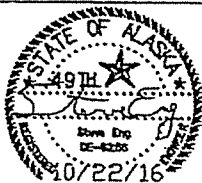
#	Date	Gross Time	Net Time	Depth	Net Drop
1	10/19	0	--	2'	--
2	10/19	30	30 min.	5'	3'
3	10/19	32	--	2'	--
4	10/19	62	30 min.	5'	3'
5	10/19	65	--	2'	--
6	10/19	95	30 min.	5'	3'

Percolation Rate 10 min./inch Perc Hole Diameter 6'
Test Run Between 3' and 4'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

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ENGINEERING**
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Eagle River, Alaska 99577
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TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 10 - SOUTH

TH22

Date: 10/22/16 SHEET: 22 of 26

81

81
140

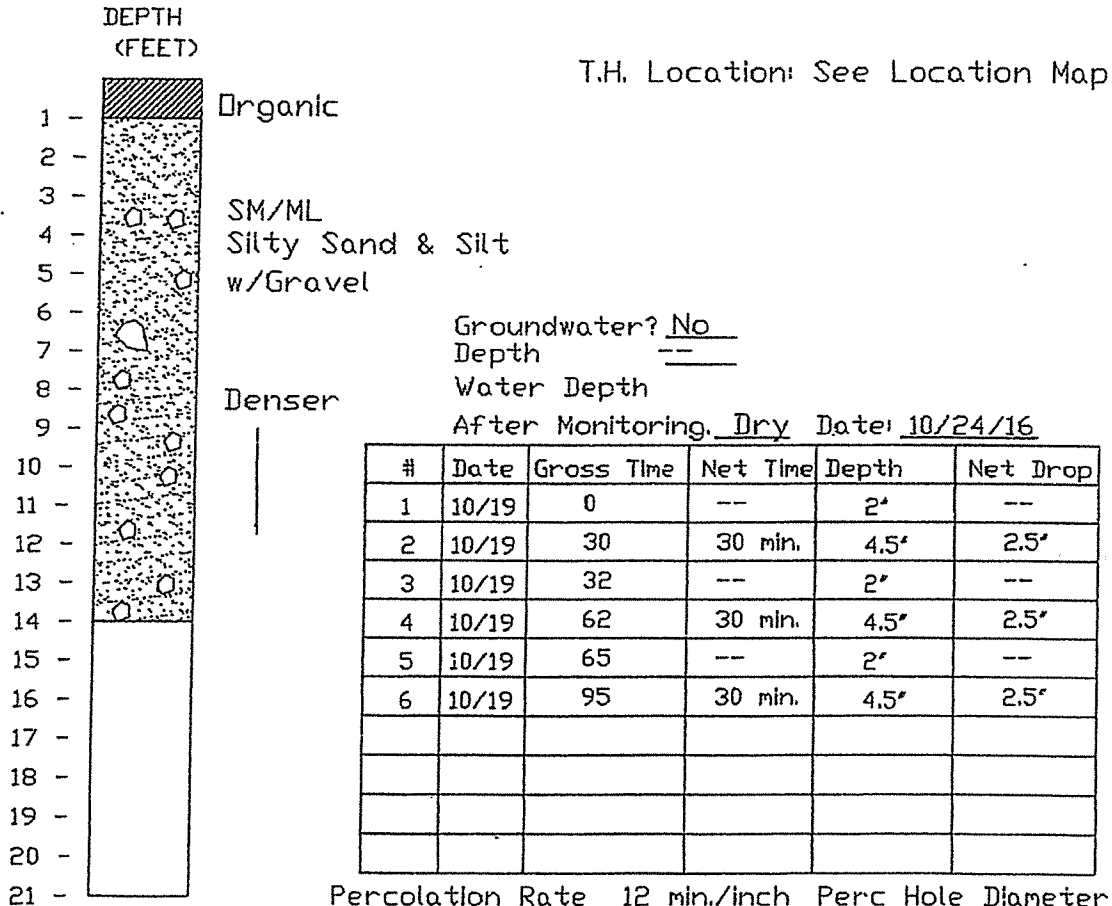


SOILS LOG - PERCOLATION TEST

Date Performed: 10/14/16

Performed For: Todd Brownson


Legal Description: Lewis & Clark S/D, Lot 10



Percolation Rate 12 min./inch Perc Hole Diameter 6"
Test Run Between 3' and 4'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

NORTH RIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TESTHOLE LOG	TH23
		GEDTECHNICAL	
		LEWIS & CLARK S/D LOT 9 - SOUTH	Date: 10/22/16 SHEET: 23 of 26

82

82
141



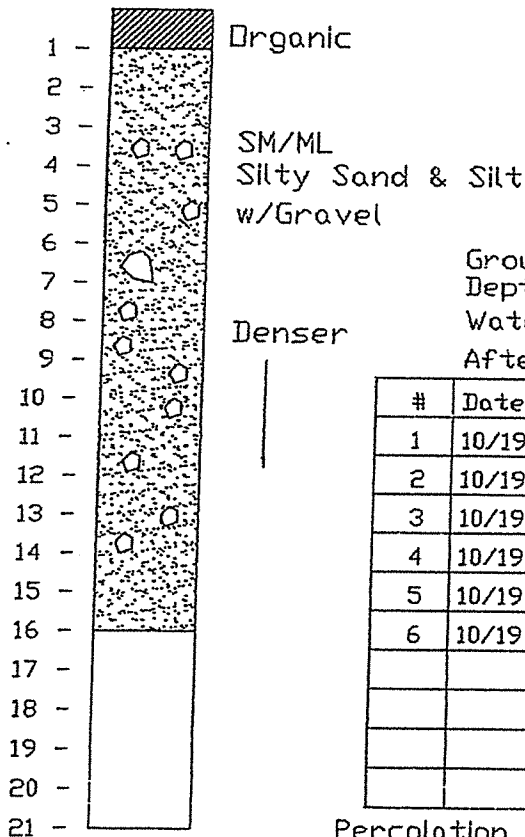
SOILS LOG - PERCOLATION TEST

Date Performed: 10/19/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 12

DEPTH
(FEET)



T.H. Location: See Location Map

Groundwater? No
Depth ---

Water Depth

After Monitoring, Dry Date: 10/24/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	10/19	0	--	2'	--
2	10/19	30	30 min.	8'	6'
3	10/19	32	--	2'	--
4	10/19	62	30 min.	8'	6'
5	10/19	65	--	2'	--
6	10/19	95	30 min.	8'	6'

Percolation Rate 5 min./inch Perc Hole Diameter 6'
Test Run Between 4' and 5'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

**NORTHRIM
ENGINEERING**

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Eagle River, Alaska 99577
907.594.7028



TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 11 - SOUTH

TH24

Date: 10/22/16 SHEET: 24 of 26

83

83
142

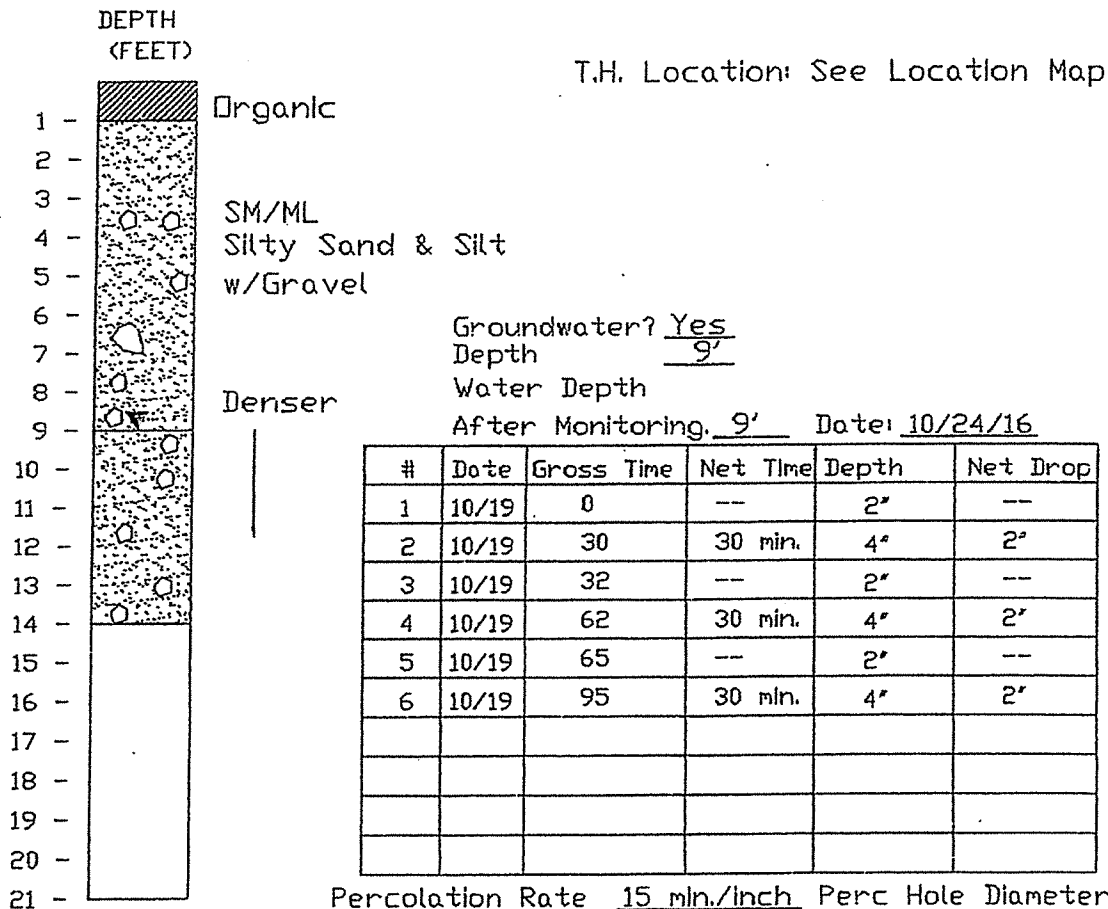


SOILS LOG - PERCOLATION TEST

Date Performed: 10/19/16

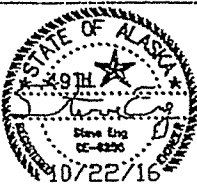
Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 7



Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028	 10/22/16	TESTHOLE LOG GEOTECHNICAL	TH25
		LEWIS & CLARK S/D LOT 5 - NORTH	

84

84
143

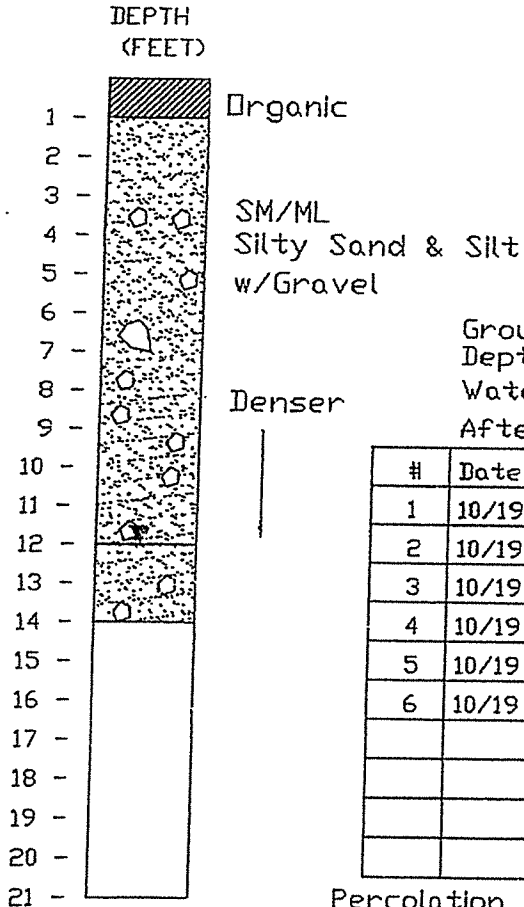


SOILS LOG - PERCOLATION TEST

Date Performed: 10/19/16

Performed For: Todd Brownson

Legal Description: Lewis & Clark S/D, Lot 2



T.H. Location: See Location Map

Groundwater? Yes
Depth 9'

Water Depth

After Monitoring, 9' Date: 10/24/16

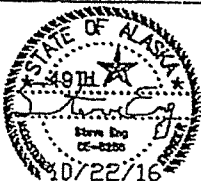
#	Date	Gross Time	Net Time	Depth	Net Drop
1	10/19	0	--	2'	--
2	10/19	30	30 min.	4'	2'
3	10/19	32	--	2'	--
4	10/19	62	30 min.	4'	2'
5	10/19	65	--	2'	--
6	10/19	95	30 min.	4'	2'

Percolation Rate 15 min./Inch Perc Hole Diameter 6'
Test Run Between 3' and 4'

Comments: Presoaked

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 10/22/16

NORTH RIM
ENGINEERING
PO Box 770724
Eagle River, Alaska 99577
907.694.7028



TESTHOLE LOG
GEOTECHNICAL

LEWIS & CLARK S/D
LOT 12 - NORTHEAST

TH26

Date: 10/22/10 SHEET: 26 of 26

85

85
144

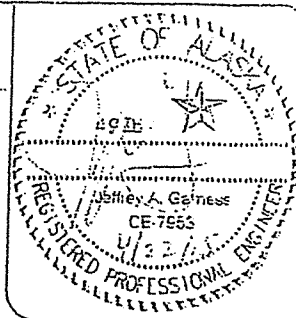
GARNESS ENGINEERING GROUP, Ltd
CIVIL & ENVIRONMENTAL ENGINEERS

CIVIL & ENVIRONMENTAL ENGINEERS

SOIL LOG - PERCOLATION TEST

EG-4. DESCRIPTION: LEWIS AND CLARK S/D (PROPOSED) LCR-87 601-7

FORM PREPARED FOR: BIG COUNTRY ENTERPRISES, LLC / SA GROUP DATE: 10/16/2014



DETH

CH. 1

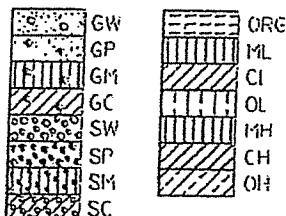
CH. 2

CH. 3

TEST HOLE #8

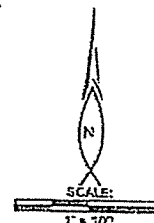
OLD THING

SOIL CLASSIFICATIONS



SITE PLAN

SEE ATTACHED SITE PLAN



DEPTH TO GROUNDWATER	DATE
DRY	10/16/2014
DRY	10/27/2014
DRY	1/15/2015
DRY	4/17/2015

[illegible]

PERCOLATION RATE 48 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

TEST RUN BETWEEN 4.5 FT. AND 5.5 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

RECEIVED BY: JODY MAUS

PERCOLATION TEST PERFORMED BY: ANDREW GRAY

REMARKS: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, LID. I, JEFFREY A. GARNES, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 4/22/15

GARNESS ENGINEERING GROUP, Ltd
CIVIL & ENVIRONMENTAL ENGINEERS

CIVIL & ENVIRONMENTAL ENGINEERS

[illegible]

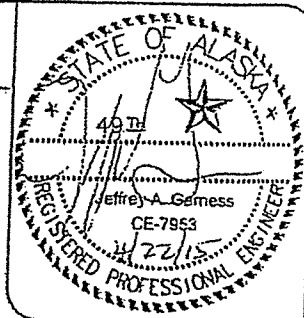
SOIL LOG - PERCOLATION TEST

LEGAL DESCRIPTION: LEWIS AND CLARK S/D (PROCEED - TOT 54)

Lot-12

PERFORMED FOR: BIG COUNTRY ENTERPRISES, LLC / SA GROUP

DATE: 17/2015

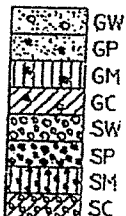


DEPTH: 100
(feet)

ORGANICS

TEST HOLE #9

SOIL CLASSIFICATIONS



GW

GP

GM

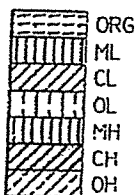
GC

SWi

SP

SM

SL



ORG

M

CL

OL

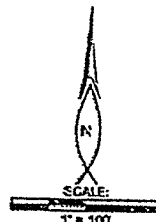
MH

CH

OH

SITE PLAN

SEE ATTACHED SITE PLAN



SCALE:

1" x 10"

GM WITH
OCCASIONAL
LENSES OF ML

DEPTH TO GROUNDWATER	DATE
DRY	1/7/2015
DRY	1/16/2015
DRY	4/17/2015

[illegible]

PERCOLATION RATE 20 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

TEST RUN BETWEEN 4.5 FT. AND 5.5 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

FILED LOGGED BY: JODY MAUS

PERCOLATION TEST PERFORMED BY: DAVID GARNISS

COMMENTS: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNES, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 4/22/15

GARNESS ENGINEERING GROUP, Ltd

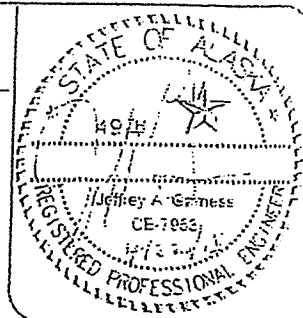
CIVIL & ENVIRONMENTAL ENGINEERS

SOIL LOG - PERCOLATION TEST

DESCRIPTION LEWIS AND CLARK SD (PROPOSED - LOT 15) LOT - 15/16

FORM 990-BE (2011) **BIG COUNTRY ENTERPRISES, LLC / S4 GROUP** **DATE: 12/31/14**

DATE: 1/25/15



TEST HOLE #12

PAGE 1 OF 2

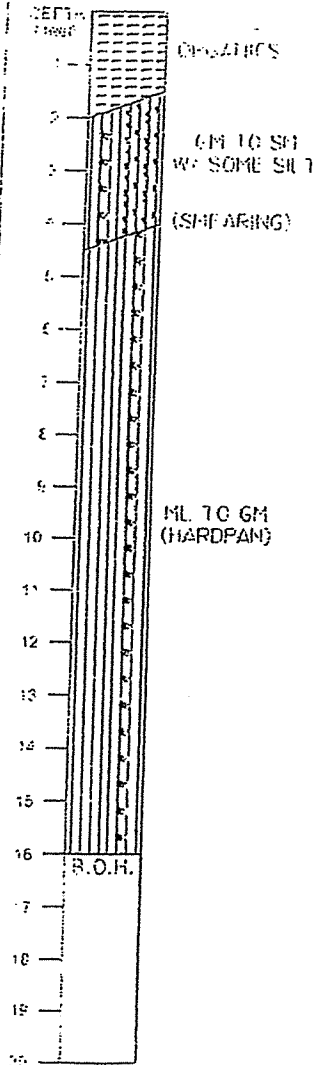
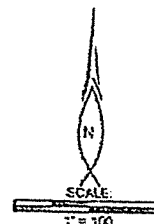
SOIL CLASSIFICATIONS

	GW		ORG
	GF		ML
	GH		CL
	GC		OL
	SW		MH
	SF		CH
	SH		OH
	SC		

DEPTH TO GROUNDWATER	DATE
DRY	1/21/2015
DRY	1/15/2015
DRY	4/7/2015

SITE PLAN

SEE ATTACHED SITE PLAN

[illegible]

PERCOLATION RATE >120 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

TEST RUN BETWEEN 4.5/6.5 FT. AND 5.5/7.5 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

LOGGED BY: JODY MAUS

PERCOLATION TEST PERFORMED BY: ROB CAMPBELL/DAVID GARNES

NOTES: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNES, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE

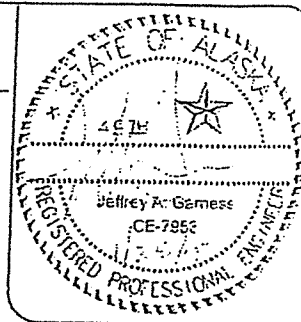
NOT: ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 4/22/15

GARNESS ENGINEERING GROUP, Ltd

CIVIL & ENVIRONMENTAL ENGINEERS

SOIL LOG - PERCOLATION TEST

LEGAL DESCRIPTION: LEWIS AND CLARK SD (PROPOSED - LOT 15/16)
 PERFORMED FOR: BIG COUNTRY LLC / S&K GROUP DATE: SEE PAGE 1 OF 2



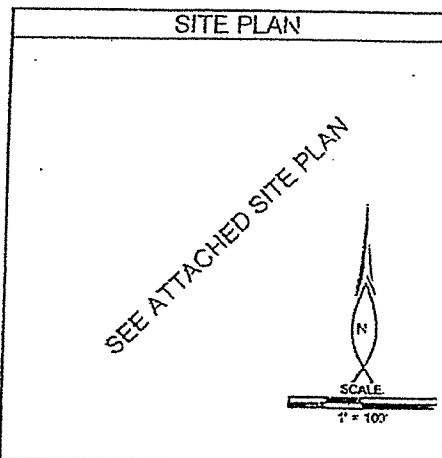
TEST HOLE #12

PAGE 2 OF 2

SOIL CLASSIFICATIONS

GW	ORG
GP	ML
GM	CL
GC	OL
SW	MH
SP	CH
SM	OH
SC	

DEPTH TO GROUNDWATER	DATE
SEE PAGE 1 OF 2	



DEPTH (feet)
 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

SEE PAGE 1 OF 2 FOR SOILS CLASSIFICATION

	DATE	READING	CLOCK TIME	NET TIME (MINUTES)	WATER LEVEL READING	NET DROP (INCHES)
UPPER BENCH	1/14/2015	1	3:00	-	6"	-
		2	3:08	8	0"	6"
		3	3:08	-	6"	-
		4	3:17	9	0"	6"
		5	3:17	-	6"	-
		6	3:36	19	0"	6"
		7	3:36	-	6"	-
		8	3:56	20	0"	6"
		9	3:56	-	6"	-
		10	4:16	20	0"	6"

PERCOLATION RATE 3.3 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

TEST RUN BETWEEN 2 FT. AND 3 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

SOILS LOGGED BY: SEE PAGE 1 OF 2 PERCOLATION TEST PERFORMED BY: ANDREW GRAY

COMMENTS: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNESS, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 1/28/15

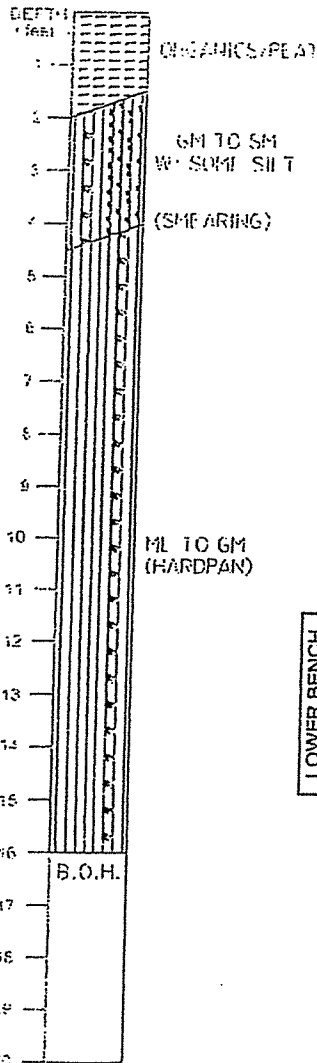
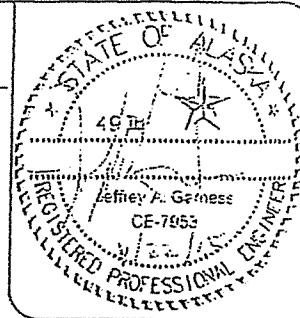
GARNESS ENGINEERING GROUP, Ltd

CIVIL & ENVIRONMENTAL ENGINEERS

SOIL LOG - PERCOLATION TEST

LOG. DESCRIPTION: LEWIS AND CLARK SQ. (PROPOSED - LOT 16) Lot-16

PERFORMED FOR: BIG COUNTRY ENTERPRISES, LLC / SA GROUP DATE: 1/22/2015



TEST HOLE #13

PAGE 1 OF 2

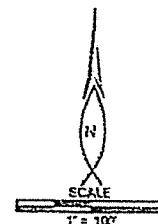
SOIL CLASSIFICATIONS

GW	ORG
GP	ML
GM	CL
GC	OL
SW	MH
SP	CH
SM	OH
SC	

DEPTH TO GROUNDWATER	DATE
DRY	1/22/2015
DRY	1/15/2015
DRY	4/17/2015

SITE PLAN

SEE ATTACHED SITE PLAN



	DATE	READING	CLOCK TIME	NET TIME (MINUTES)	WATER LEVEL READING	NET DROP (INCHES)
LOWER BENCH	1/2/2015	1/4" DROP IN 3 HOURS - DID NOT PERK (RC)				
	1/5/2015	DEEPEMED BENCH - RESET PERK - NO DROP DURING PRE-SOAK (DG)				

PERCOLATION RATE >120 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

TEST RUN BETWEEN 4.5/6.5 FT. AND 5.5/7.5 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

LOGGED BY: JODY MAUS PERCOLATION TEST PERFORMED BY: ROB CAMPBELL/DAVID GARNESS

NOTES: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNESS, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE

W/ ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 4/22/15

90

90
149

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CIVIL & ENVIRONMENTAL ENGINEERS

CIVIL & ENVIRONMENTAL ENGINEERS

312 E 7th St, Portland, OR 97232 • Phone: (503) 222-1111 • Fax: (503) 222-1111 • Website: www.2ndstep.org

SOIL LOG - PERCOLATION TEST

LEGAL DESCRIPTION: LEWIS AND CLARK S/D (PROPOSED - LOT 12)

Lot-16

PERFORMED FOR: BIG COUNTRY LLC / S4 GROUP

DATE: SEE PAGE 1 OF 2

DEPTH:
(feet)

SEE PAGE 1 OF 2 FOR SOILS CLASSIFICATION

TEST HOLE #13

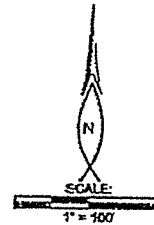
PAGE 2 OF 2

SOIL CLASSIFICATIONS

DEPTH TO GROUNDWATER	DATE
SEE PAGE 1 OF 2	

SITE PLAN

SEE ATTACHED SITE PLAN

[illegible]

PERCOLATION RATE 7.3 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

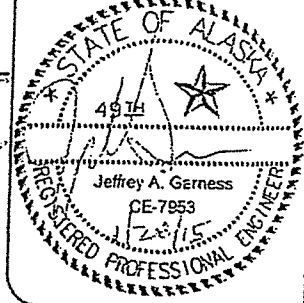
TEST RUN BETWEEN 2 FT. AND 3 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

SOILS LOGGED BY: SEE PAGE 1 OF 2 PERCOLATION TEST PERFORMED BY: ANDREW GRAY

COMMENTS: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNISS, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 1/29/15



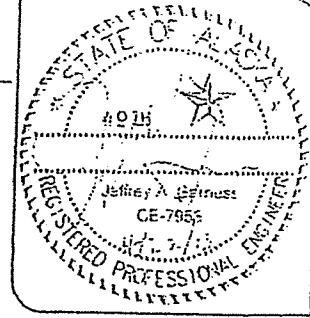
GARNESSE ENGINEERING GROUP, Ltd

CIVIL & ENVIRONMENTAL ENGINEERS

SOIL LOG - PERCOLATION TEST

PROJECT DESCRIPTION: LEWIS AND CLARK, S/D (PROPOSED LOT 14) LOT 2

PERFORMED FOR: EIS COUNTRY ENTERPRISES, LLC / S4 GROUP DATE: 1/2/2015

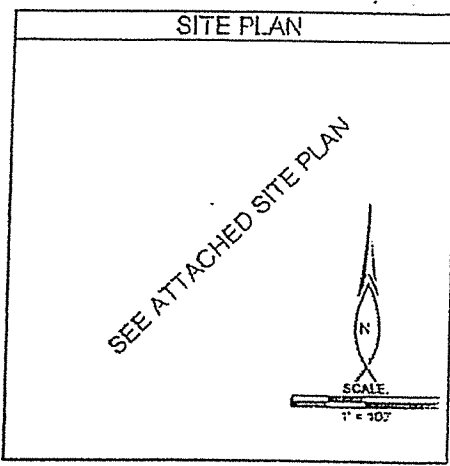


TEST HOLE #14 PAGE 1 OF 2

SOIL CLASSIFICATIONS

GW	ORG
GP	MI
GM	CL
GC	OL
SW	MH
SP	CH
SM	OH
SC	

DEPTH TO GROUNDWATER	DATE
DRY	1/2/2015
DRY	1/15/2015
DRY	4/17/2015



	DATE	READING	CLOCK TIME	NET TIME (MINUTES)	WATER LEVEL READING	NET DROP (INCHES)
LOWER BENCH	1/2/2015	NO DROP DURING PRE-SOAK (RC)				
	1/5/2015	DEEPEENED BENCH - RESET PERK - NO DROP DURING PRE-SOAK (DG)				

PERCOLATION RATE >120 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

TEST RUN BETWEEN 4.5/6.5 FT. AND 5.5/7.5 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

ORDERED BY: JODY MAUS PERCOLATION TEST PERFORMED BY: ROB CAMPBELL/DAVID GARNESSE

NOTES: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNESSE, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 4/22/15

GARNESS ENGINEERING GROUP, Ltd

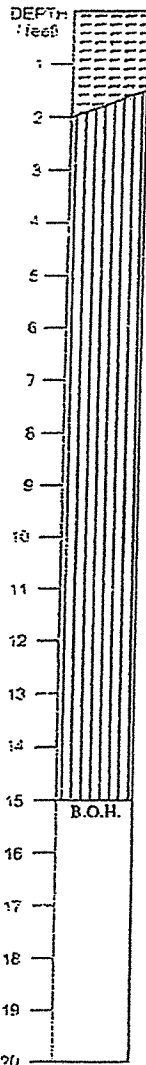
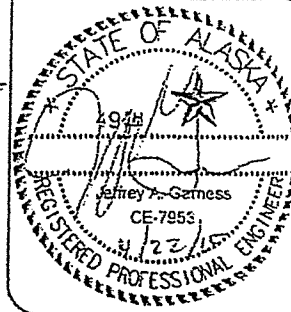
CIVIL & ENVIRONMENTAL ENGINEERS

1111, TUGAS ROAD, SUITE 1111, ANCHORAGE, AK 99503 • PHONE: (907) 337-4176 • FAX: (907) 337-3044 • WEBSITE: WWW.GARNESSENGR.COM

SOIL LOG - PERCOLATION TEST

LEGAL DESCRIPTION: LEWIS AND CLARK SD (PROPOSED - LOT 15) **Lot-3**

PERFORMED FOR: BIG COUNTRY ENTERPRISES, LLC / S4 GROUP DATE: 10/17/2014



TEST HOLE #15A

OLD TH#5

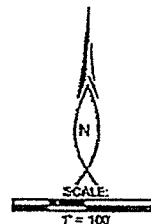
SOIL CLASSIFICATIONS

GW	ORG
GP	ML
GM	CL
GC	OL
SW	MH
SP	CH
SM	OH
SC	

DEPTH TO GROUNDWATER	DATE
DRY	10/17/2014
DRY	10/27/2014
DRY	1/15/2015
DRY	4/17/2015

SITE PLAN

SEE ATTACHED SITE PLAN



DATE	READING	CLOCK TIME	NET TIME (MINUTES)	WATER LEVEL READING	NET DROF (INCHES)
10/27/2014	1	2:49	-	6"	-
	2	3:19	30	4-3/4"	1-1/4"
	3	3:19	-	6"	-
	4	3:49	30	4-3/4"	1-1/4"
	5	3:49	-	6"	-
	6	4:19	30	4-3/4"	1-1/4"

PERCOLATION RATE 24 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

TEST RUN BETWEEN 4.5 FT. AND 5.5 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

LOGGED BY: JODY MAUS PERCOLATION TEST PERFORMED BY: PIERCE BLEWETT & DAVID GARNESS

REMARKS: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNESS, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE:

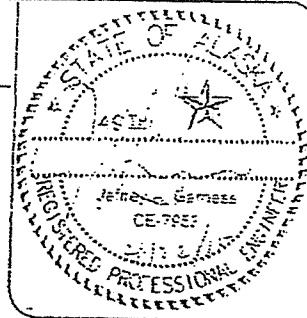
GARNESS ENGINEERING GROUP, Ltd

CIVIL & ENVIRONMENTAL ENGINEERS

SOIL LOG - PERCOLATION TEST

GENERAL DESCRIPTION: LEWIS AND CLARK RD (PROPOSED) - LOT #6

PERFORMED FOR: BIG COUNTRY ENTERPRISES, LLC / SA GROUP DATE: 1/5/2015



DEPTH
feet

TEST HOLE #19

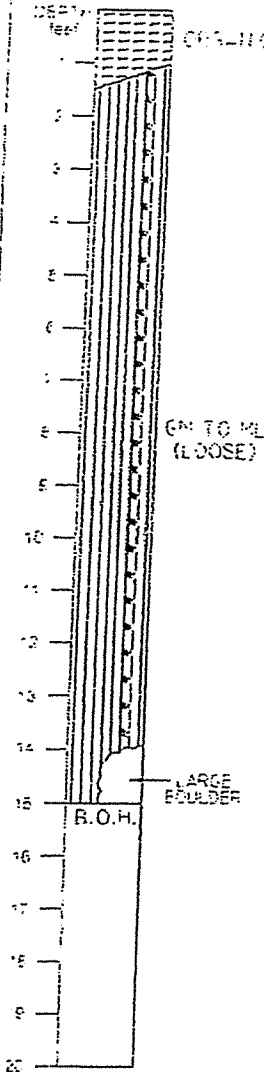
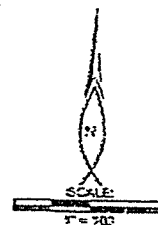
SOIL CLASSIFICATIONS

GW	ORG
GP	ML
GM	CL
GC	OL
SW	MH
SP	CH
SM	OH
SC	

DEPTH TO GROUNDWATER	DATE
DRY	1/5/2015
DRY	1/15/2015
DRY	4/17/2015

SITE PLAN

SEE ATTACHED SITE PLAN



DATE	READING	CLOCK TIME	NET TIME (MINUTES)	WATER LEVEL READING	NET DROP (INCHES)
1/5/2015	1	3:50	-	6"	-
	2	4:00	10	1"	5"
	3	4:00	-	6"	-
	4	4:10	10	1"	5"
	5	4:10	-	6"	-
	6	4:20	10	1"	5"
	7	4:20	-	6"	-
	8	4:30	10	1"	5"
	9	4:30	-	6"	-
	10	4:40	10	1"	5"
	11	4:40	-	6"	-
	12	4:50	10	1"	5"

PERCOLATION RATE 2 (MIN./INCH) PERC. HOLE D.A. 6 (INCHES)

TEST RUN BETWEEN 6 FT AND 7 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

LOGGED BY: JODY MAUS PERCOLATION TEST PERFORMED BY: ROB CAMPBELL

NOTE: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNESS, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 4/22/15

95

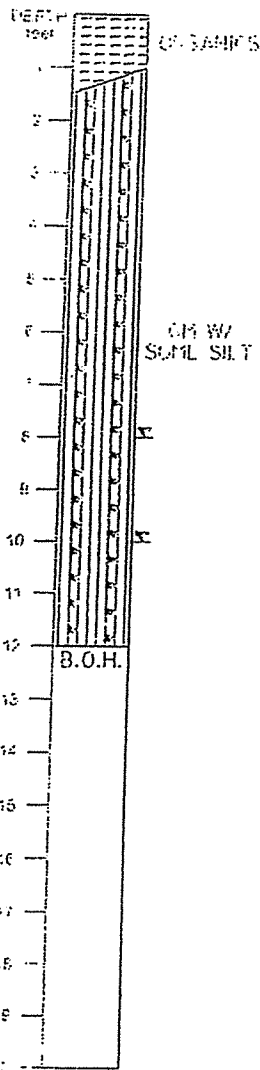
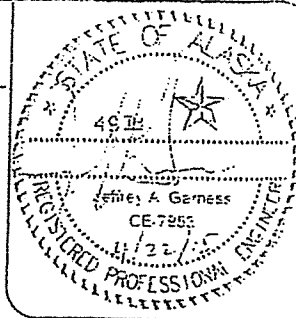
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154

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CIVIL & ENVIRONMENTAL ENGINEERS

SOIL LOG - PERCOLATION TEST

LOCAL DESCRIPTION: LEWIS AND CLARK E/D (PROPOSED - LOT 2) LOT-5
 PERFORMED FOR: EIG COUNTRY ENTERPRISES LLC / S4 GROUP DATE: 1/5/2015

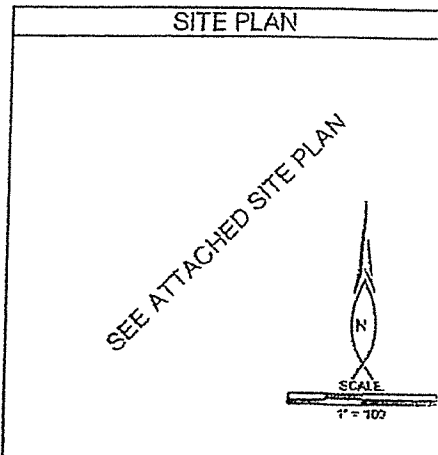


TEST HOLE #21

SOIL CLASSIFICATIONS

GW	ORG
GP	NL
GM	CL
GC	OL
SW	MH
SF	CH
SM	OH
SC	

DEPTH TO GROUNDWATER	DATE
10'	1/5/2015
8'	1/16/2015
5.5'	4/17/2015



DATE	READING	CLOCK TIME	NET TIME (MINUTES)	WATER LEVEL READING	NET DROP (INCHES)
1/6/2015	1	2:38	-	6"	-
	2	3:08	30	2"	4"
	3	3:08	-	6"	-
	4	3:38	30	2"	4"
	5	3:38	-	6"	-
	6	4:08	30	2"	4"

PERCOLATION RATE 7.5 (MIN./INCH) PERC. HOLE DIA. 6 (INCHES)

TEST RUN BETWEEN 4 FT. AND 5 FT.

A FOUR HOUR PRESOAK WAS PERFORMED: ☒ YES ☐ NO

DESIGNED BY: JODY MAUS PERCOLATION TEST PERFORMED BY: ROB CAMPBELL

REMARKS: PERCOLATION READINGS ARE WITHIN 1/16 OF INCH.

PERFORMED BY GEG, Ltd. I, JEFFREY A. GARNESS, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: 4/22/15



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, ALASKA 99506-0898
JUN 05 2015

Regulatory Division
POA-2015-285

Mr. Todd Brownson
4700 East 147th Avenue
Anchorage, Alaska 99516

Dear Mr. Brownson:

This letter is in response to your April 16, 2015, request for a Department of the Army (DA) jurisdictional determination for a parcel of land identified as Parcel Number 1707306000. The property is located within Section 25, T. 12 N., R. 3 W., Seward Meridian, USGS map Anchorage A-8; at Latitude 61.1009° N., Longitude 149.7160° W.; Lewis and Clark Subdivision, Municipality of Anchorage, in Anchorage, Alaska. Your project has been assigned number POA-2015-285, Rabbit Creek, which should be referred to in all correspondence with us.

Based on our review of the information you provided and available to our office, we have preliminarily determined the subject property contains waters of the U.S., and wetlands, under the Corps' regulatory jurisdiction. See the attached Preliminary Jurisdictional Determination (PJD) Form. Please sign and return the form to our office. A PJD is not appealable. At any time you have the right to request and obtain an Approved Jurisdictional Determination, which can be appealed. If it is your intent to request an Approved JD, do not begin work until one is obtained.


DA authorization is required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands. Enclosed is an application for your use. You can refer to the sample drawing on our website at <http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf>.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

If you have questions, please contact me via email at Amanda.L.Whittier@usace.army.mil, by mail at the address above, by phone at (907) 753-5582, or toll free from within Alaska at (800) 478-2712. For more information about the Regulatory Program, please visit our website at <http://www.pca.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,


Amanda L. Whittier
Project Manager

Enclosures

Preliminary Jurisdictional Determination Form

Page 1 of 2

This preliminary JD find that there "may be" waters of the United States on the subject project site that could be affected by the proposed activity based on the following information:

District Office	Alaska District Office	File/ORM #	POA-2015-285	PJD Date	May 27, 2015
State	AK	City/County	Anchorage		
Nearest Waterbody	Rabbit Creek		Name and Address of Person Requesting PJD		
Project Location	Section(s)	25	Township	12	N
Meridian	Seward	Range	3	W	
USGS Quad Map	Anchorage A-8	Latitude	61.1009	N	Longitude
					149.7160
Subdivision Name, Block, Lot, Directions to Project Site	Lewis and Clark Subdivision				

Identify (Estimate) Amount of Waters in the Review Area	Stream Flow	Name of Any Water Bodies on the Site Identified as Section 10 Waters:
Non-Wetland Waters:		
4543 Linear ft	Perennial	Tidal:
Width		Non-Tidal:
Acres		
Wetlands		
8.458 Acres	Cowardin Class: Palustrine, emergent	

SUPPORTING DATA: Data Review for Preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below)

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see Delineation Report
- ☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - ☒ Office concurs with data sheets/delineation report.
 - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data Sheet prepared by the Corps
- ☐ Corps navigable waters' study:
 - ☐ USGS NHD Data.
 - ☐ USGS 8 and 12 digit HUC maps.
- ☒ U.S. Geological Survey map(s) Cite quad name: Anchorage A-8
- ☒ USDA Natural Resources Conservation Service Soil Survey. Citation: Web Soil Survey
- ☐ National Wetlands Inventory map(s):
- ☒ State/Local Wetland Inventory map(s): Muni ArcMap Layers
- ☐ FEMA/FIRM map(s):
- ☐ 100-year Floodplain Elevation:
- ☒ Photographs:
 - ☒ Aerial (Name & Date) see Delineation Report
 - ☒ Other (Name & Date) see Delineation Report
- ☐ Previous determination(s). File # and date of response letter:
- ☐ Other Information:

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IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Amund 23444 27 May 2015
Signature and Date of Regulatory Project Manager
(REQUIRED)

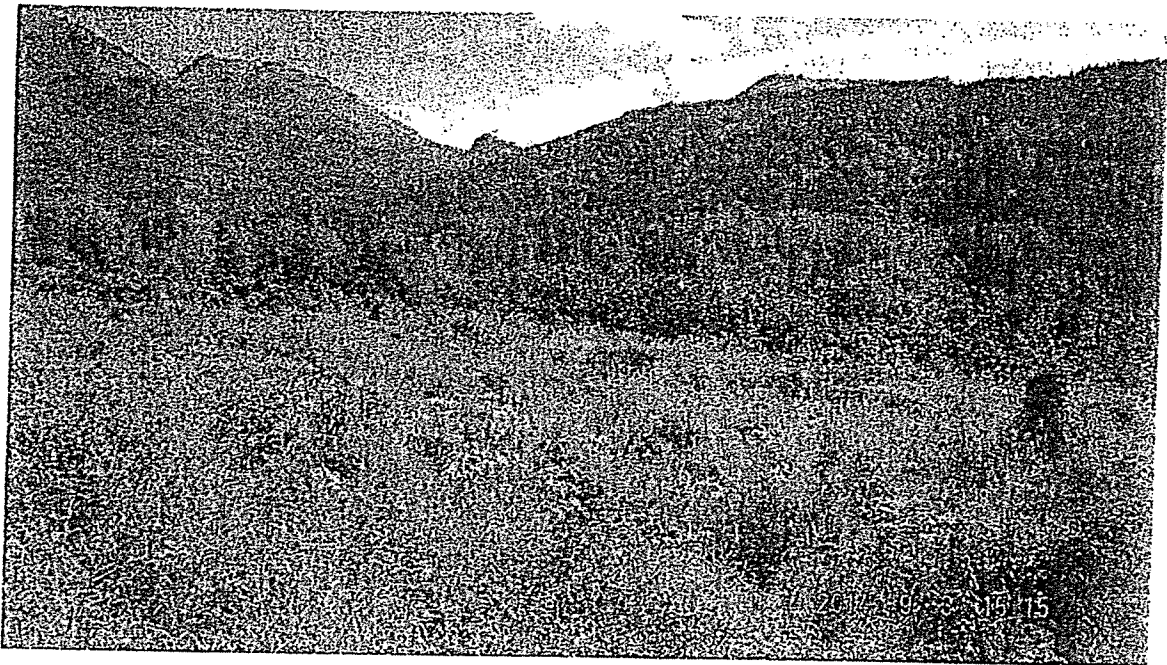
Signature and Date of Person Requesting Preliminary JD
(REQUIRED, unless obtaining the signature is impracticable)

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS: 1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time. 2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

Preliminary Determination of Wetlands & Waters

MOA Parcel 1707306000;
SEC 25, T12N, R3W, SM;
SW corner of Upper DeArmoun Rd and Canyon Rd.

Municipality of Anchorage, Alaska



22 December 2014

Prepared by

Hemlock Scientific, LLC
199 Comfort Lane
Indian, AK 99540
(907) 350-3880
pat@hemsci.com
www.hemsci.com

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Introduction	1
Methods	1
Findings	2
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Attachments

- 1 - Maps
- 2 - Data Sheets
- 3 - Pictures

Introduction

This report summarizes a delineation of wetlands and waters performed by Patrick Athey of Hemlock Scientific, LLC at MOA Parcel 1707306000, located at the southwest corner of Upper Dearmoun Rd and Canyon Rd., within the Hillside district of Anchorage, Alaska. The location of the parcel is illustrated in Map 1.

Methods

Wetland determinations and boundary mapping was performed at the property during August and September of 2011. Field adjustment of wetland boundaries and mapping of additional wetlands were made in August 2012. Determination of wetlands and the boundaries of wetlands with non-wetlands were made according to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region (Version 2.0) dated September 2007 and the 1987 Corps of Engineers Wetland Delineation Manual.

The primary tasks for the work included: 1) a review of existing maps and ecological data, 2) collection of field data at observation points to determine the presence or absence of wetlands, and 3) field delineation of the boundaries separating wetlands and uplands.

Existing data that was reviewed as part of this work included, USGS Topographic Series Maps, Municipality of Anchorage Wetland Atlas, Soil Survey of the Anchorage Area, Alaska published by the Natural Resources Conservation Service, and National Wetlands Inventory (NWI) Maps.

The methodology used for delineating wetlands is known as the triple parameter approach as described in the Alaska Regional Supplement. The premise of this approach is that the three essential characteristics of wetlands (hydrophytic vegetation, hydric soils, and wetland hydrology) must all be present to have a positive wetland determination. These methods were used to achieve accurate characterization of the wetland community at specific observation points and to correlate the findings with existing data (aerial photography, soils mapping, and other maps where these were available). The determination points were numbered sequentially (e.g., "DP-1") for tracking on wetland determination data forms published in the Alaska Regional Supplement. Completed Wetland Data Forms are included as Attachment 2. Photos of wetland features and site conditions encountered in the field investigation are provided in Attachment 3.

Soils were evaluated for hydric indicators by digging test pits and comparing the soil to the listed indicators provided in the Regional Guidance document. Soil colors were evaluated with a Munsell Soil Color Chart (Kollmogren, 1990). Observations were correlated with the soil type descriptions in the soil surveys were used to identify mapped soil types. Field conditions were compared to the published soil series mapping for the area, the *Soil Survey of Anchorage Area, Alaska* (NRCS, 2001). The NRCS soils are displayed in Map 3 along with the National Wetland Inventory (NWI) designations. Additionally, the location of field Determination Points (DPs) are provided on Map 3. The NRCS-mapped soil units on the property are summarized in Table 1.

Table 1. NRCS Soil Map Units

Symbol	Soil Unit Name ¹
412	Deception-Estelle-Kichatna complex, 20 to 45 percent slopes
414	Deception-Estelle-Kichatna complex, undulating and hilly
417	Doroshin peat, 0 to 7 percent slopes (listed hydric soil)
426	Jacobsen-Disappear-Doroshin complex, 3 to 7 percent slopes
427	Jacobsen-Disappear-Doroshin complex, 7 to 12 percent slopes
438	Moose River-Niklason complex, occasionally flooded, 0 to 3 percent slopes (listed hydric)

¹From NRCS (2001).

Water must be present in order for wetlands to exist; however, it does not need to be present throughout the entire year. Wetland hydrology is considered to be present when there is permanent or periodic inundation or soil saturation for a significant period of time during the growing season, which is specified as two weeks or more by Alaska Regional Guidance. Indicators of wetland hydrology include areas of ponding or soil saturation, evidence of previous water inundation such as dry algae on bare soil, watermarks on soils or leaves, and drainage patterns among others. Where positive indicators are observed, it is assumed that wetland hydrology occurs for a significant period of the growing season. Test pits were inspected to confirm the presence of indicators below ground surface (e.g., saturation, high water table).

Dominant plant species were characterized in a 30-foot diameter circle centered at the soil pit. Within this circle, the cover of each plant species was estimated to obtain representative data of the vegetation components. The vegetation cover of each species and its assigned wetland indicator status were used to calculate indices of hydrophytic vegetation. Plant species were identified using regional plant guides, including Collet (2002), Dickenson (1999), Hulten (1968), Johnson, et al. (1995), Pratt (1989), Tande and Lipkin (2003), Viereck and Little (1972), among others. Plant species names used on data forms followed the nomenclature of Reed (1988) which also provides the wetland indicator status of the plants.

The geographic coordinates of wetland Determination Points (DPs), wetland boundaries, streams, and other features were recorded in the field with a handheld GPS unit.

The potential presence of wetlands was evaluated also by inspection of the Anchorage Wetland Management Plan mapping, which is presented in Map 4 along with the location of the DPs.

Findings

Potential jurisdictional wetlands were found within the property as determined by a detailed evaluation of vegetation, soils, and hydrology at established determination points and supported with observations throughout the area. The boundaries of wetlands with adjacent uplands were flagged in the field and the positions recorded with a hand-held GPS unit.

The results of the field delineation are presented in Maps 5 through 8 (Attachment 1). Table 2 provides a summary of the wetlands and other aquatic features. A total of eight (8) wetland

polygons were identified and mapped on the subject property. Additionally, there are surface water features on the property including two ponds formed by beaver dams on Fire Creek and four other small streams.

Inspection of the property occurred during the normal growing season in southcentral Alaska during late August through early September 2014. The local precipitation patterns were consulted to determine if hydrology indicators observed at the site were representative of normal conditions. In this case, the climate records for Anchorage (National Weather Service at Anchorage) indicate above-average precipitation in the months from June through September 2014. During the time prior to the investigation, there was an excess more than 3.25 inches above normal for the cumulative precipitation annually and seasonally (Table 3).

These data are used to estimate general weather patterns that may exist at the investigation site, though it is important to note that precipitation patterns within the Anchorage area may vary somewhat depending upon altitude and geography. The inspections were done in August and early September, described as the wet season in southcentral Alaska by the Alaska Regional Manual (Corps, 2007). The observed conditions at the time of inspection are considered to represent the height of soil moisture accumulation near the end of wetter-than-normal growing season. Overall, the data support the observation that hydrology and soil moisture conditions observed during the field work are representative of normal environmental conditions for the area and the lack of saturation or high water tables was not due to abnormally low precipitation occurring prior to the inspection.

Table 2. Summary of Wetlands and Other Aquatic Sites in Tract 40-A

Habitat	Cowardin	Acres	Lineal Ft
Wetland			
Wetland #1	PFO4/EM1B	2.696	.
Wetland #2	PFO4/EM1C	5.762	.
Stream			
Rabbit Creek	R3US5	.	920
Stream 1	R3US5	.	144
Total		8.458	1,064

Table 3. Cumulative Precipitation (Anchorage) for Field Inspection Dates

Precipitation (In)	Observed	Normal	Departure
August 26, 2014			
Since Jun 1	8.29	5.71	3.21
Since Jan 1	12.15	8.95	3.2
September 3, 2014			
Since Jun 1	9.08	6.37	3.40
Since Jan 1	13.53	10.22	3.31
September 9, 2014			
Since Jun 1	10.30	6.90	3.40
Since Jan 1	13.53	10.22	3.31

The wetland hydrology indicators were evaluated carefully to consider the potential for false positive results, which could influence the accurate determination of wetland hydrology and wetlands. In particular, the lack of saturation was considered a very strong indicator of negative wetland hydrology. Conversely, the presence of saturation in the upper 12-inches of soil without an associated high water table was not considered a particularly strong indicator of wetland hydrology and was evaluated carefully with evidence of hydric soils and hydrophytic vegetation occurring at a particular location.

Wetland #1 is located in the central part of the property and includes 2.696 acres of herbaceous and graminoid wetlands, springs, and small streams. The general habitat is open black spruce (*Picea mariana*; FACW) forest with open meadows. The soils are predominantly saturated organic histosol. Tree density in this wetland is sparse and numerous shrubs, herbs, and hydrophytic graminoid groundcover species occur. The wetland-associated moss *Sphagnum* spp. is prevalent in the wetland areas. The lack of *Sphagnum* was found to be a general indicator of non-hydric soil and non-wetland conditions on the parcel.

Soils in this wetland were found to consist of histosols and histic epipedons with a depleted underlying mineral substrate. The soils in this area are mapped by NRCS as Unit No. 427—Jacobsen-Disappear-Doroshin complex, 7 to 12 percent slopes, which is a listed hydric soil. The soil conditions observed in the field generally match the descriptions for these soil types. The boundary of Wetland #1 with adjacent uplands was determined through soil probing for soil saturation and changes in groundcover vegetation, including the presence of *Sphagnum* moss.

Table 4. Summary of Determination Point Data

Location ID	Vegetation	Hydrology	Soil	Wetland
DP-1	-	-	-	-
DP-2	X	-	-	-
DP-3	X	-	-	-
DP-4	X	-	-	-
DP-5	X	X	X	X
DP-6	X	X	X	X
DP-7	X	X	X	X
DP-8	X	-	-	-
DP-9	-	-	-	-
DP-10	X	-	-	-
DP-11	-	-	-	-
DP-12	-	-	-	-
DP-13	-	-	-	-
DP-15	-	-	-	-
DP-16	-	-	-	-
DP-17	X	-	-	-
DP-18	X	-	-	-
DP-19	-	-	-	-
DP-20	X	-	-	-
DP-21	X	X	X	X
DP-22	X	-	-	-
DP-23	X	X	X	X
DP-24	X	X	X	X
DP-25	-	-	-	-
DP-26	-	-	-	-

X – Positive Determination Result

The observations made in Wetland #1 are documented in data sheets for DP-5, -6, and -7; surrounding uplands are documented in data sheets for DP-8, DP-13, and DP-4. This wetland can be characterized as *Palustrine, Needle-Leaved Forested / Emergent Persistent, Saturated* (PFO4/EM1B) by the Cowardin system.

Wetland #1 is separated from Rabbit Creek and the Upper Pond by several hundred feet of non-wetlands on relatively steep gradient. Subsurface flow through the loam soils in downslope uplands likely provides a hydrological connection with Rabbit Creek.



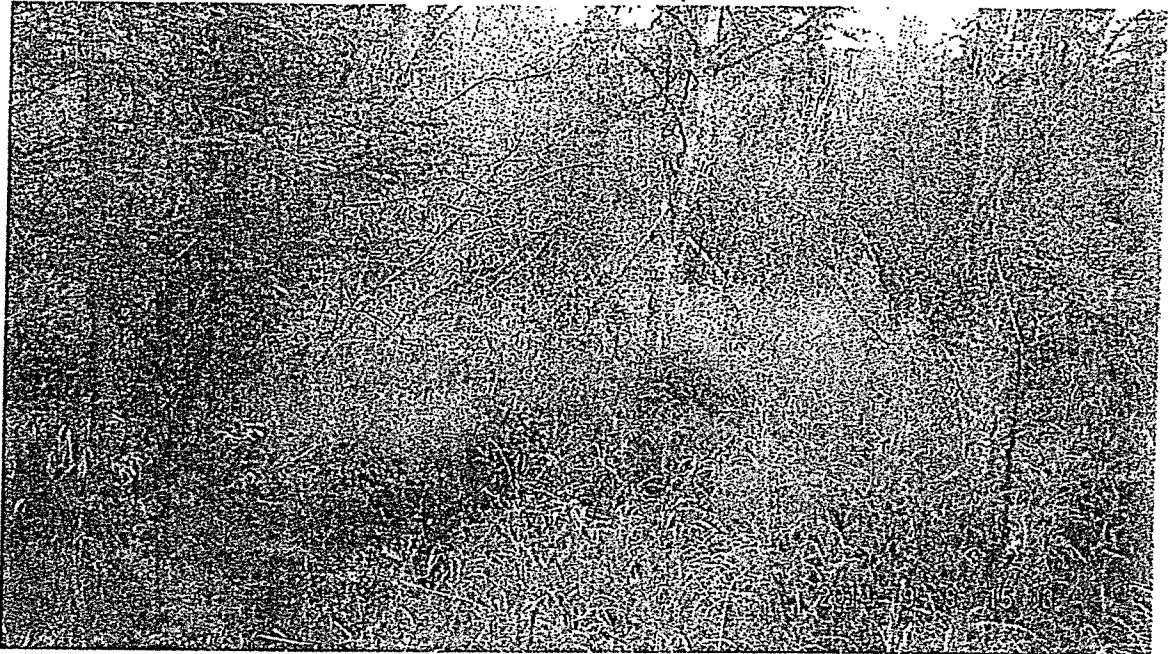
Wetland #1.

Wetland #2 is located in the south part of the property and includes 5.762 acres of seasonally flooded black spruce forest and emergent marsh on a sloping terrace that drains south to Rabbit Creek. Several springs emerge from the base of the slope separating the uplands to the north and flow as small streams to the south. Much of the area is densely wooded with black spruce, birch, and alder; some of the large spruce trees succumbed to beetle kill and litter the area, making foot access difficult. The emergent vegetation is characterized by bluejoint reed grass *Calamagrostis canadensis* (FAC) and sedges *Carex* spp. (most species are FAC, FACW, or OBL).

Soils in this wetland are histosols and histic epipedons with a depleted underlying mineral substrate. The area is mapped by NRCS as Unit No. 438—Moose River-Niklason complex, occasionally flooded, 0 to 3 percent, which is a listed hydric soil. The soil conditions observed in the field generally match the descriptions for these soil types.

This wetland can be characterized as *Palustrine, Needle-Leaved Forested / Emergent Persistent, Seasonally Flooded* (PFO4/EM1C) by the Cowardin system.

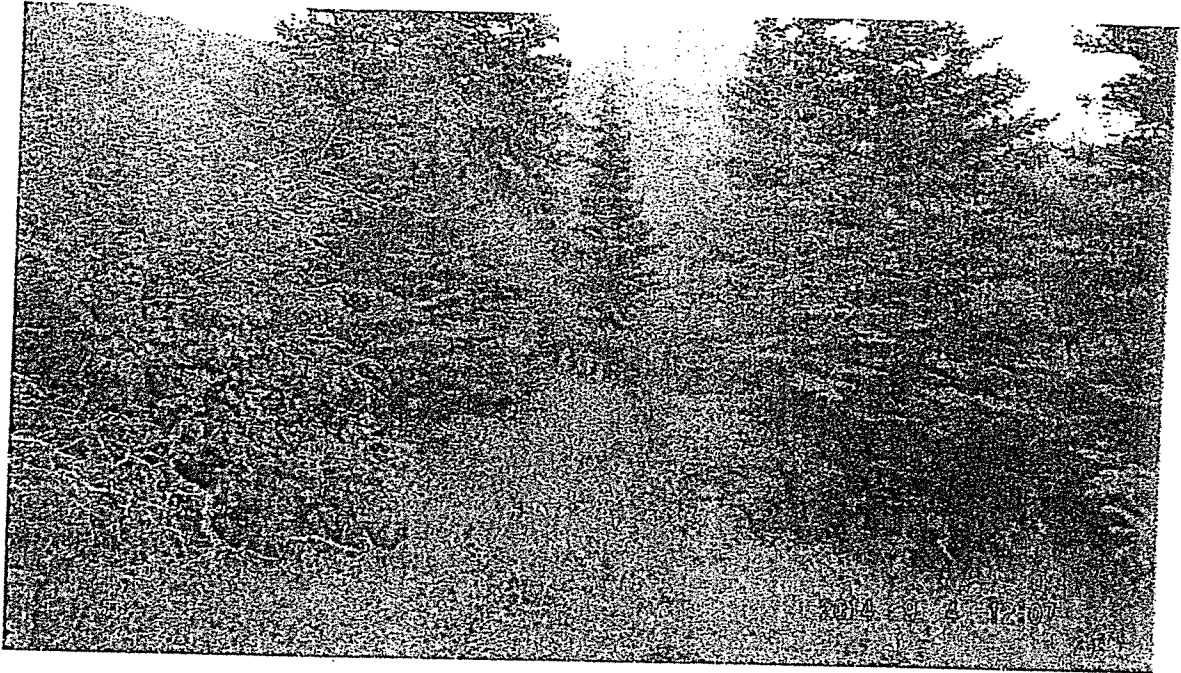
Streams are present on the property including the MOA-mapped Rabbit Creek tributary channel, which enters the parcel on the east side via a culvert beneath Canyon Rd. and extends south following the steep grade in the southeast corner of the parcel. A tributary of the creek was located near the south property line, identified as Stream #1 and was flowing with a small amount of discharge, estimated at less than 1 gallon per minute. Above the confluence with this tributary, the channel Rabbit Creek on the property was dry during the inspection.



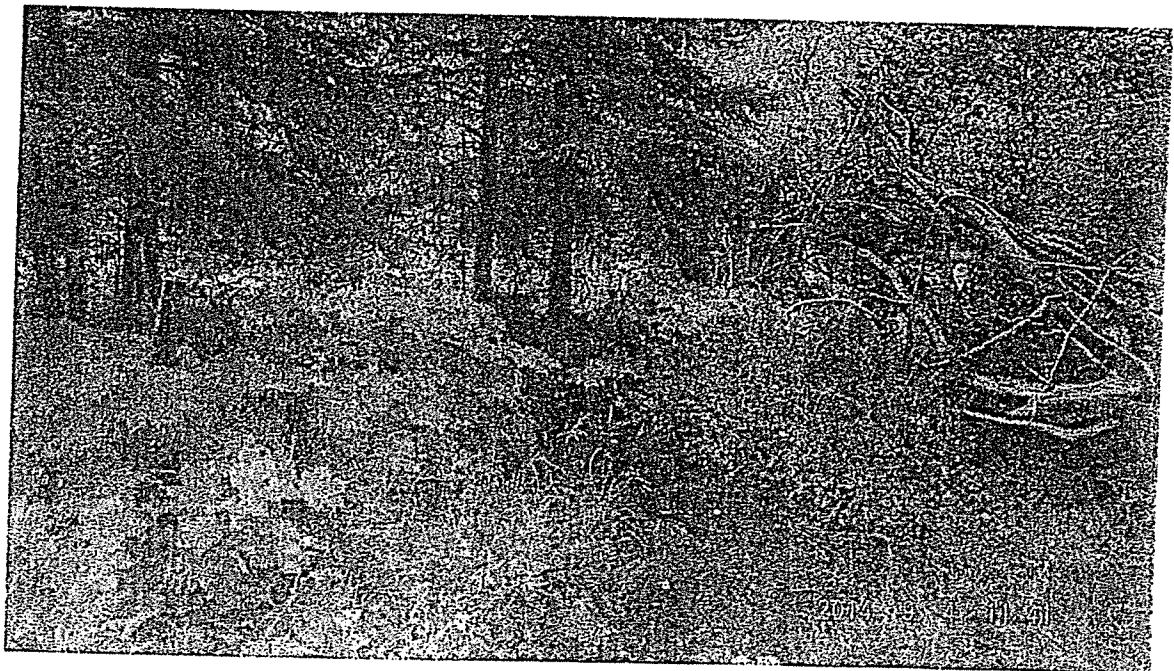
Wetland #2.



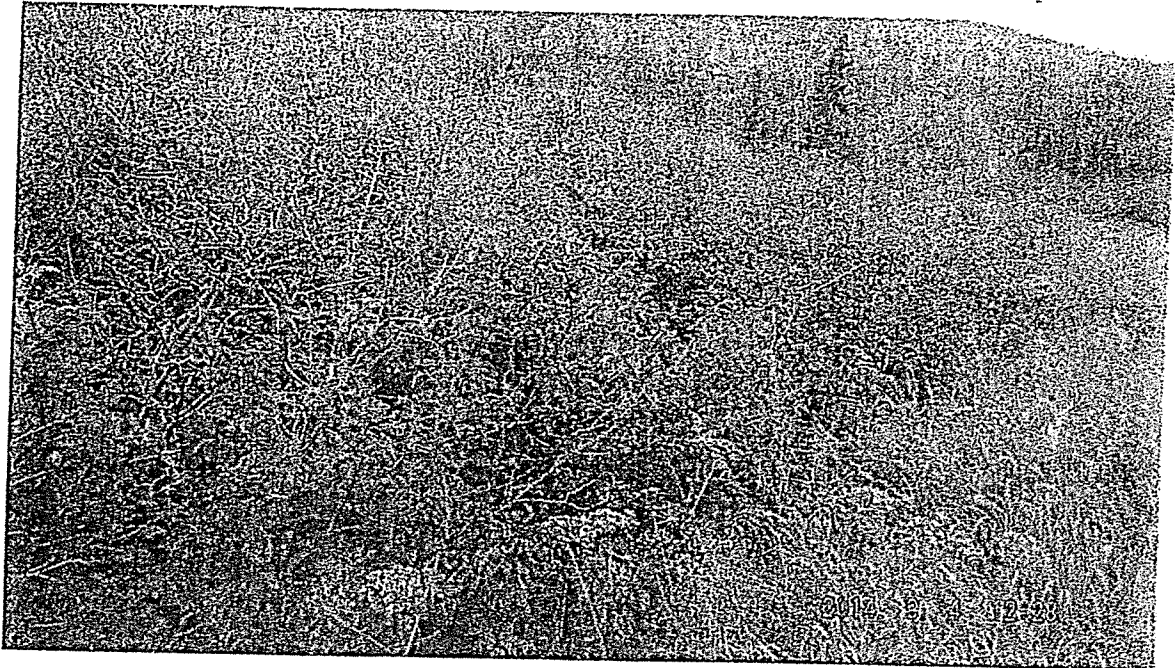
Upland Bluejoint Reed Grass Vegetation at DP-9.



Upland Open Forest Vegetation at DP-20.



Stream #1



Rabbit Creek Tributary Channel (obscured in alder brush).

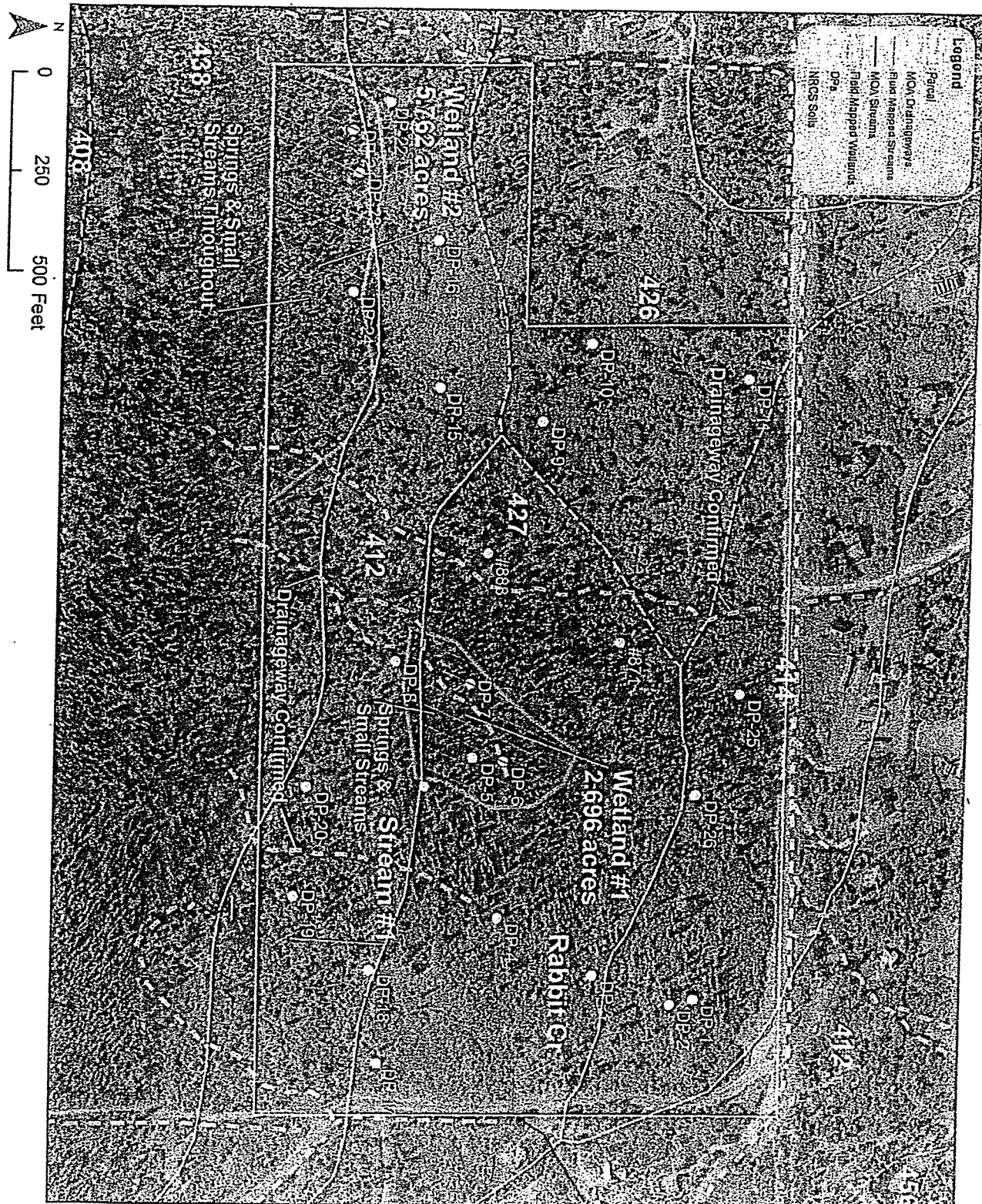
Bibliography

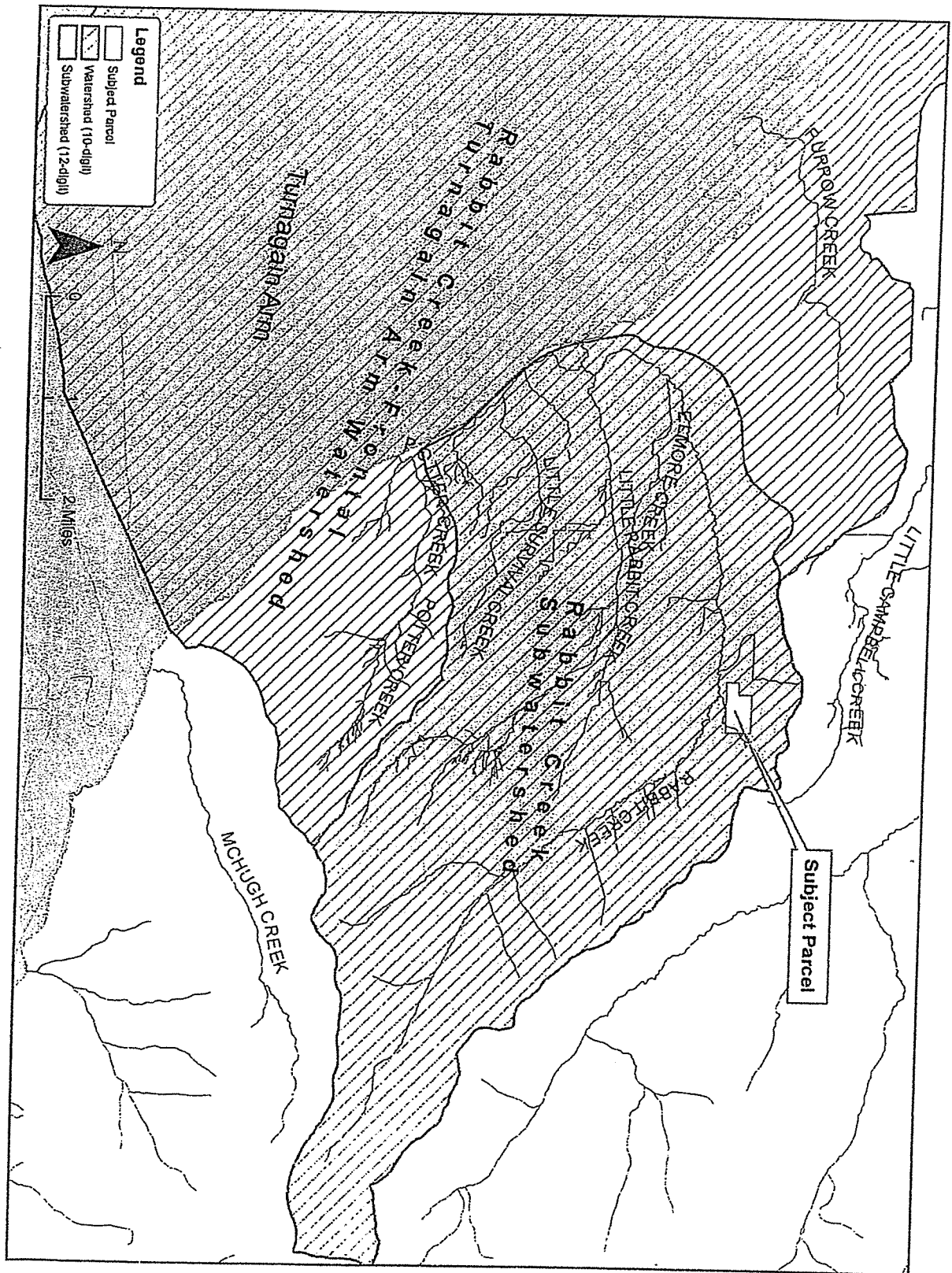
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Attachment 1
Maps

MOA Parcel 1707306000





Attachment 2
Data Forms

MOA Parcel 1707306000

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014
 Applicant/Owner: _____ Sampling Point: DP-1
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.1007 Long: W 149.7162 Datum: NAD83
 Soil Map Unit Name: 414—Deception-Estelle-Kichatna complex, undulating and hilly NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open spruce-birch forest and dense alder shrub growth. Much of the spruce has been beetle-killed and blown down, opening up the canopy for shrubs to thrive.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Betula papyrifera (Southcentral)</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u>	(A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>6</u>	(B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u>	(A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>25</u>				Total % Cover of:	
50% of total cover: <u>12.5</u> 20% of total cover: <u>5</u>				OBL species _____ x 1 = <u>0</u>	
Sapling/Shrub Stratum				FACW species _____ x 2 = <u>0</u>	
1. <u>Alnus viridis</u>	<u>75</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>165</u> x 3 = <u>495</u>	(B)
2. <u>Oplopanax horridus</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>110</u> x 4 = <u>440</u>	
3. <u>Rubus idaeus</u>	<u>10</u>	_____	<u>FACU</u>	UPL species _____ x 5 = <u>0</u>	
4. <u>Viburnum edule</u>	<u>10</u>	_____	<u>FACU</u>	Column Totals: <u>275</u> (A) <u>935</u> (B)	
5. <u>Actaea rubra</u>	<u>5</u>	_____	<u>FAC</u>	Prevalence Index = B/A = <u>3.39</u>	
Total Cover: <u>125</u>				Hydrophytic Vegetation Indicators:	
50% of total cover: <u>62.5</u> 20% of total cover: <u>25</u>				No Dominance Test is >50%	
Herb Stratum				No Prevalence Index is ≤3.0	
1. <u>Calamagrostis canadensis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
2. <u>Gymnocarpium dryopteris</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	Problematic Hydrophytic Vegetation ¹ (Explain)	
3. <u>Urtica dioica</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
4. <u>Athyrium filix-femina</u>	<u>10</u>	_____	<u>FAC</u>		
5. <u>Galium boreale</u>	<u>10</u>	_____	<u>FACU</u>		
6. <u>Poa pratensis</u>	<u>5</u>	_____	<u>FACU</u>		
Total Cover: <u>125</u>				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	
50% of total cover: <u>62.5</u> 20% of total cover: <u>25</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____					
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>25</u> (Where applicable)					
Remarks:					

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix		Redox Features			Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%					
+2-0	v dk gray brn 10YR3/2	50						slightly decomposed plant material	
	black 10YR2/1	50							
0-4	v dk gray 10YR3/1	100						silt loam, many fine roots, dry	
4-14	v dk gray 10YR3/1	100						silt loam & organics, dry, slightly greasy upon wetting	
14-26	grey brn 10YR5/2	100						silt loam, few med roots, dry, nonfriable	
26-30	brown 10YR5/3	100						silt loam w/ gravel & cobbles, dry; massive; firm	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

<input type="checkbox"/> Histosol or Histel (A1)	<input type="checkbox"/> Alaska Color Change (TA4) ⁴	<input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Alaska Alpine Swales (TA5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Alaska Redox With 2.5Y Hue	
<input type="checkbox"/> Thick Dark Surface (A12)		
<input type="checkbox"/> Alaska Gleyed (A13)	³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.	
<input type="checkbox"/> Alaska Redox (A14)	⁴ Give details of color change in Remarks.	
<input type="checkbox"/> Alaska Gleyed Pores (A15)		

Restrictive Layer (If present):

Type: None

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: Surface soil layer is very dark hue but does not exhibit hydric characteristics. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Salt Deposits (C5)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)		<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)		<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Surface Soil Cracks (B6)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <u>X</u>
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes _____ No <u>X</u>	Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM -- Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014
 Applicant/Owner: _____ Sampling Point: DP-2
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.1006 Long: W 149.7162 Datum: NAD83
 Soil Map Unit Name: 414--Deception-Estelle-Kichatna complex. undulating and hilly NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS -- Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope at the edge of open spruce-birch forest and bluejoint-herb meadow downslope to the south. The vegetation mat is thick and despite the slopes there are no signs of erosion.			

VEGETATION -- Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Picea mariana</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u>	(A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>4</u>	(B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75</u>	(A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>5</u>				Total % Cover of:	Multiply by:
50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				OBL species _____	x 1 = <u>0</u>
Sapling/Shrub Stratum				FACW species <u>5</u>	x 2 = <u>10</u>
1. <u>Alnus viridis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>140</u>	x 3 = <u>420</u>
2. <u>Oplopanax horridus</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>55</u>	x 4 = <u>220</u>
3. <u>Ribes triste</u>	<u>10</u>	_____	<u>FAC</u>	UPL species _____	x 5 = <u>0</u>
4. <u>Cornus canadensis</u>	<u>10</u>	_____	<u>FACU</u>	Column Totals: <u>200</u>	(A) <u>650</u> (B)
5. <u>Rubus idaeus</u>	<u>5</u>	_____	<u>FACU</u>	Prevalence Index = B/A = <u>3.25</u>	
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
Total Cover: <u>100</u>				Yes Dominance Test is >50%	
50% of total cover: <u>50</u> 20% of total cover: <u>20</u>				No Prevalence Index is ≤3.0	
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
1. <u>Calamagrostis canadensis</u>	<u>75</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)	
2. <u>Heracleum maximum</u>	<u>10</u>	_____	<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
3. <u>Plantago lanceolata</u>	<u>5</u>	_____	<u>FACU</u>		
4. <u>Athyrium filix-femina</u>	<u>5</u>	_____	<u>FAC</u>		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
Total Cover: <u>95</u>				Hydrophytic Vegetation Present? Yes <u>X</u> No _____	
50% of total cover: <u>47</u> 20% of total cover: <u>19</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____					
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>10</u>					
(Where applicable)					
Remarks:					

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	black 10YR2/1	100					silt loam, no roots, moist, greasy, friable	
4-15	v dk gray 10YR3/1	100					silt loam & organics, dry, slightly greasy upon wetting	
15-23	gray bm 10YR5/2	100					silt loam, few med roots, dry, nonfriable	
23-30	bm 10YR5/3	100					silt loam w/ gravel & cobbles, dry; massive; firm, slightly sticky and slightly plastic	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- | | | |
|--|--|---|
| <input type="checkbox"/> Histosol or Histel (A1) | <input type="checkbox"/> Alaska Color Change (TA4) ⁴ | <input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder |
| <input type="checkbox"/> Histel Epipedon (A2) | <input type="checkbox"/> Alaska Alpine Swales (TA5) | <input type="checkbox"/> Underlying Layer |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Alaska Redox With 2.5Y Hue | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Thick Dark Surface (A12) | | |
| <input type="checkbox"/> Alaska Gleyed (A13) | ³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present. | |
| <input type="checkbox"/> Alaska Redox (A14) | ⁴ Give details of color change in Remarks. | |
| <input type="checkbox"/> Alaska Gleyed Pores (A15) | | |

Restrictive Layer (if present):

Type: None

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: The lower portion of the profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil. The surface accumulation of dark silt loam is likely due to the deposition of leaf matter with its accumulated dust in this high-productivity plant community

HYDROLOGY

Wetland Hydrology Indicators:

Secondary Indicators (2 or more required)

Primary Indicators (any one indicator is sufficient)

- | | | |
|---|--|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Water-stained Leaves (B9) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Marl Deposits (B15) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Dry-Season Water Table (C2) | <input type="checkbox"/> Salt Deposits (C5) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Other (Explain in Remarks) | <input type="checkbox"/> Stunted or Stressed Plants (D1) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | | <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Iron Deposits (B5) | | <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | | <input type="checkbox"/> Microtopographic Relief (D4) |
| | | <input type="checkbox"/> FAC-Neutral Test (D5) |

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____Water Table Present? Yes _____ No X Depth (inches): _____Saturation Present? Yes _____ No X Depth (inches): _____
(includes capillary fringe)Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014
 Applicant/Owner: _____ Sampling Point: DP-3
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Flat Slope (%): _____
 Subregion: Southcentral Lat: N 61.1000 Long: W 149.7166 Datum: NAD83
 Soil Map Unit Name: 427—Jacobsen-Disappear-Doroshin complex. 7 to 12 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope at the edge of open spruce-birch forest and bluejoint-herb meadow downslope to the south. The vegetation mat is thick and despite the slopes there are no signs of erosion.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Picea mariana</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
Total Cover: <u>5</u>				Total % Cover of:
50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				OBL species <u>10</u> x 1 = <u>10</u>
Sapling/Shrub Stratum				FACW species <u>11</u> x 2 = <u>22</u>
1. <u>Alnus viridis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>135</u> x 3 = <u>405</u>
2. <u>Rubus idaeus</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>60</u> x 4 = <u>240</u>
3. <u>Rosa acicularis</u>	<u>10</u>	_____	<u>FACU</u>	UPL species _____ x 5 = <u>0</u>
4. <u>Cornus canadensis</u>	<u>10</u>	_____	<u>FACU</u>	Column Totals: <u>216</u> (A) <u>677</u> (B)
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>3.13</u>
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:
Total Cover: <u>95</u>				Yes Dominance Test is >50%
50% of total cover: <u>47.5</u> 20% of total cover: <u>19</u>				No Prevalence Index is ≤3.0
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Calamagrostis canadensis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Equisetum arvense</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
3. <u>Poa pratensis</u>	<u>10</u>	_____	<u>FACU</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
4. <u>Carex laeviculmis</u>	<u>10</u>	_____	<u>FACW</u>	
5. <u>Carex echinata</u>	<u>10</u>	_____	<u>OBL</u>	
6. <u>Geocaulon lividum</u>	<u>5</u>	_____	<u>FACU</u>	
7. <u>Geranium erianthum</u>	<u>5</u>	_____	<u>FACU</u>	Remarks:
8. <u>Sanguisorba canadensis</u>	<u>1</u>	_____	<u>FACW</u>	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>116</u>				
50% of total cover: <u>58</u> 20% of total cover: <u>23.2</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)				

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
+7-0	black 10YR2/1	50					wood debris and decomposed plant material	
	dk red bm 5YR3/4	50						
0-12	v dk gray 10YR3/1	100					silt loam, many fine roots, dry	
12-15	v dk gray 10YR3/1	100					silt loam, few med roots, dry, nonfriable	
15-29	bm 10YR5/3	50					silt loam w/ gravel & cobbles, dry; massive	
	v dk gray 10YR3/1	50						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol or Histel (A1)
- ☐ Histic Epipedon (A2)
- ☐ Hydrogen Sulfide (A4)
- ☐ Thick Dark Surface (A12)
- ☐ Alaska Gleyed (A13)
- ☐ Alaska Redox (A14)
- ☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:

- ☐ Alaska Color Change (TA4)⁴
- ☐ Alaska Alpine Swales (TA5)
- ☐ Alaska Redox With 2.5Y Hue
- ☐ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
- ☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes ☐ No ☒

Remarks: The lower portion of the profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil. The surface accumulation of dark silt loam is likely due to the deposition of leaf matter with its accumulated dust in this high-productivity plant community

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Marl Deposits (B15)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Dry-Season Water Table (C2)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
- ☐ Drainage Patterns (B10)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Salt Deposits (C5)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ Microtopographic Relief (D4)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☐ No ☒ Depth (inches):

Saturation Present? Yes ☐ No ☒ Depth (inches):

(includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM -- Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014
 Applicant/Owner: _____ Sampling Point: DP-4
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Flat Slope (%): _____
 Subregion: Southcentral Lat: N 61.0994 Long: W 149.7174 Datum: NAD83
 Soil Map Unit Name: 427—Jacobsen-Disappear-Doroshin complex. 7 to 12 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open spruce-birch forest and dense alder shrub growth. Much of the spruce has been beetle-killed and blown down, opening up the canopy for shrubs and herbs to colonize the area.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Betula papyrifera (Southcentral)</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
Total Cover: <u>5</u>				Total % Cover of:
50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				OBL species <u>10</u> x 1 = <u>10</u>
Sapling/Shrub Stratum				FACW species <u>11</u> x 2 = <u>22</u>
1. <u>Alnus viridis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>155</u> x 3 = <u>465</u>
2. <u>Rubus idaeus</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>90</u> x 4 = <u>360</u>
3. <u>Rosa acicularis</u>	<u>10</u>	_____	<u>FACU</u>	UPL species _____ x 5 = <u>0</u>
4. <u>Cornus canadensis</u>	<u>10</u>	_____	<u>FACU</u>	Column Totals: <u>266</u> (A) <u>857</u> (B)
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>3.22</u>
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:
Total Cover: <u>95</u>				Yes Dominance Test is >50%
50% of total cover: <u>47.5</u> 20% of total cover: <u>19</u>				No Prevalence Index is ≤3.0
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Calamagrostis canadensis</u>	<u>75</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Heracleum maximum</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
3. <u>Equisetum arvense</u>	<u>25</u>	_____	<u>FAC</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
4. <u>Taraxacum officinale</u>	<u>10</u>	_____	<u>FACU</u>	
5. <u>Carex laeviculmis</u>	<u>10</u>	_____	<u>FACW</u>	
6. <u>Carex echinata</u>	<u>10</u>	_____	<u>OBL</u>	
7. <u>Geopcaulon lividum</u>	<u>5</u>	_____	<u>FACU</u>	
8. <u>Geranium erianthum</u>	<u>5</u>	_____	<u>FACU</u>	
9. <u>Sanguisorba canadensis</u>	<u>1</u>	_____	<u>FACW</u>	
10. _____	_____	_____	_____	
Total Cover: <u>166</u>				
50% of total cover: <u>83</u> 20% of total cover: <u>33.2</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)				
Remarks:				

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
+3-0	black 10YR2/1	100				decomposed plant material, roots, silt	
0-10	black 10YR2/1	50				silt loam, many fine roots, dry	
	v dk gray 10YR3/1	50					
12-15	v dk gray 10YR3/1	100				silt loam, few med roots, dry, nonfriable	
15-27	bm 10YR5/3	100				silt loam w/ gravel & cobbles, dry, massive	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

<input type="checkbox"/> Histosol or Histel (A1)	<input type="checkbox"/> Alaska Color Change (TA4) ⁴	<input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
<input type="checkbox"/> Histc Epipedon (A2)	<input type="checkbox"/> Alaska Alpine Swales (TA5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Alaska Redox With 2.5Y Hue	
<input type="checkbox"/> Thick Dark Surface (A12)		
<input type="checkbox"/> Alaska Gleyed (A13)	³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.	
<input type="checkbox"/> Alaska Redox (A14)	⁴ Give details of color change in Remarks.	
<input type="checkbox"/> Alaska Gleyed Pores (A15)		

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes No X

Remarks: The lower portion of the profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil. The surface accumulation of dark silt loam is likely due to the deposition of leaf matter with its accumulated dust in this high-productivity plant community

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Salt Deposits (C5)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)		<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)		<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Surface Soil Cracks (B6)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes <u> </u> No <u>X</u>	Depth (inches): <u> </u>	Wetland Hydrology Present? Yes <u> </u> No <u>X</u>
Water Table Present?	Yes <u> </u> No <u>X</u>	Depth (inches): <u> </u>	
Saturation Present? (includes capillary fringe)	Yes <u> </u> No <u>X</u>	Depth (inches): <u> </u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW

Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014

Applicant/Owner: _____ Sampling Point: DP-5

Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope

Local relief (concave, convex, none): Concave Slope (%): _____

Subregion: Southcentral Lat: N 61.0992 Long: W 149.7196 Datum: NAD83

Soil Map Unit Name: 427—Jacobsen-Disappear-Doroshin complex. 7 to 12 percent slopes NWI classification: None Indicated

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	
Remarks: Site is located on a south-facing mountain slope in open black spruce forest interspersed with sedge-grass meadows and small streams that emerge from the slopes, flow a short distance before re-entering the ground. Much of the spruce has been beetle-killed and blown down, opening up the canopy for shrubs and herbs to colonize the area.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B) Prevalence Index worksheet: <table border="0"> <tr> <td colspan="2">Total % Cover of:</td> <td colspan="2">Multiply by:</td> </tr> <tr> <td>OBL species</td> <td><u>11</u></td> <td>x 1 =</td> <td><u>11</u></td> </tr> <tr> <td>FACW species</td> <td><u>51</u></td> <td>x 2 =</td> <td><u>102</u></td> </tr> <tr> <td>FAC species</td> <td><u>60</u></td> <td>x 3 =</td> <td><u>180</u></td> </tr> <tr> <td>FACU species</td> <td>_____</td> <td>x 4 =</td> <td><u>0</u></td> </tr> <tr> <td>UPL species</td> <td>_____</td> <td>x 5 =</td> <td><u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td><u>122</u></td> <td>(A)</td> <td><u>293</u></td> </tr> </table> Prevalence Index = B/A = <u>2.40</u>	Total % Cover of:		Multiply by:		OBL species	<u>11</u>	x 1 =	<u>11</u>	FACW species	<u>51</u>	x 2 =	<u>102</u>	FAC species	<u>60</u>	x 3 =	<u>180</u>	FACU species	_____	x 4 =	<u>0</u>	UPL species	_____	x 5 =	<u>0</u>	Column Totals:	<u>122</u>	(A)	<u>293</u>
Total % Cover of:		Multiply by:																														
OBL species	<u>11</u>	x 1 =	<u>11</u>																													
FACW species	<u>51</u>	x 2 =	<u>102</u>																													
FAC species	<u>60</u>	x 3 =	<u>180</u>																													
FACU species	_____	x 4 =	<u>0</u>																													
UPL species	_____	x 5 =	<u>0</u>																													
Column Totals:	<u>122</u>	(A)	<u>293</u>																													
1. <u>Picea mariana</u>	<u>25</u>	Yes	FACW																													
2. _____	_____	_____	_____																													
3. _____	_____	_____	_____																													
4. _____	_____	_____	_____																													
Total Cover: <u>25</u> 50% of total cover: <u>12.5</u> 20% of total cover: <u>5</u>																																
Sapling/Shrub Stratum																																
1. <u>Alnus viridis</u>	<u>10</u>	Yes	FAC																													
2. <u>Picea mariana</u>	<u>10</u>	Yes	FACW																													
3. <u>Dasiphora fruticosa</u>	<u>10</u>	Yes	FAC																													
4. <u>Vaccinium uliginosum</u>	<u>5</u>	_____	FAC																													
5. _____	_____	_____	_____																													
6. _____	_____	_____	_____																													
Total Cover: <u>35</u> 50% of total cover: <u>17.5</u> 20% of total cover: <u>7</u>																																
Herb Stratum																																
1. <u>Calamagrostis canadensis</u>	<u>25</u>	Yes	FAC																													
2. <u>Sanguisorba canadensis</u>	<u>10</u>	Yes	FACW																													
3. <u>Deschampsia caespitosa</u>	<u>10</u>	_____	FAC																													
4. <u>Equisetum fluviatile</u>	<u>10</u>	_____	OBL																													
5. <u>Carex laeviculmis</u>	<u>5</u>	_____	FACW																													
6. <u>Carex echinata</u>	<u>1</u>	_____	OBL																													
7. <u>Parnassia palustris</u>	<u>1</u>	_____	FACW																													
8. _____	_____	_____	_____																													
9. _____	_____	_____	_____																													
10. _____	_____	_____	_____																													
Total Cover: <u>62</u> 50% of total cover: <u>31</u> 20% of total cover: <u>12.4</u>																																
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____																																
% Cover of Wetland Bryophytes <u>10</u> Total Cover of Bryophytes <u>10</u> (Where applicable)																																
Remarks:																																

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-30	v dk gray brn 10YR3/2 black 10YR2/1	50 50					muck and plant debris, roots; saturated; greasy;	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- ☒ Histosol or Histel (A1) ☐ Alaska Color Change (TA4)⁴ ☐ Alaska Gleyed Without Hue 5Y or Redder
☐ Histic Epipedon (A2) ☐ Alaska Alpine Swales (TA5) ☐ Underlying Layer
☐ Hydrogen Sulfide (A4) ☐ Alaska Redox With 2.5Y Hue ☐ Other (Explain in Remarks)
☐ Thick Dark Surface (A12)
☐ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: Saturation

Depth (inches): 0

Hydric Soil Present? Yes ☒ No ☐

Remarks: An area of groundwater discharge, small springs emerge from the slope and form streams that flow a short distance then seep back into the ground.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☒ Surface Water (A1) ☐ Inundation Visible on Aerial Imagery (B7)
☒ High Water Table (A2) ☐ Sparsely Vegetated Concave Surface (B8)
☒ Saturation (A3) ☐ Marl Deposits (B15)
☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2) ☐ Dry-Season Water Table (C2)
☐ Drift Deposits (B3) ☐ Other (Explain in Remarks)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Salt Deposits (C5)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☒ No ☐ Depth (inches): 4Water Table Present? Yes ☐ No ☒ Depth (inches): 0Saturation Present? Yes ☒ No ☐ Depth (inches): 0
(includes capillary fringe)Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There has been an seasonally high cumulative precipitation in the region over the past growing season that likely contributes to the observed wetland hydrology. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014
 Applicant/Owner: _____ Sampling Point: DP-6
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.0994 Long: W 149.7196 Datum: NAD83
 Soil Map Unit Name: 427—Jacobsen-Disappear-Doroshin complex. 7 to 12 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	
Remarks: Site is located on a south-facing mountain slope in open black spruce forest interspersed with sedge-grass meadows and small streams that emerge from the slopes, flow a short distance before re-entering the ground. Much of the spruce has been beetle-killed and blown down, opening up the canopy for shrubs and herbs to colonize the area.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Picea mariana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
Total Cover: <u>10</u>				Total % Cover of:
50% of total cover: <u>5</u> 20% of total cover: <u>2</u>				OBL species <u>15</u> x 1 = <u>15</u>
Sapling/Shrub Stratum				FACW species <u>35</u> x 2 = <u>70</u>
1. <u>Dasiphora fruticosa</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>102</u> x 3 = <u>306</u>
2. <u>Alnus viridis</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	FACU species _____ x 4 = <u>0</u>
3. <u>Betula nana</u>	<u>10</u>	_____	<u>FAC</u>	UPL species _____ x 5 = <u>0</u>
4. <u>Vaccinium uliginosum</u>	<u>5</u>	_____	<u>FAC</u>	Column Totals: <u>152</u> (A) <u>391</u> (B)
5. <u>Ledum groenlandicum</u>	<u>5</u>	_____	<u>FAC</u>	Prevalence Index = B/A = <u>2.57</u>
6. <u>Empetrum nigrum</u>	<u>5</u>	_____	<u>FAC</u>	Hydrophytic Vegetation Indicators:
Total Cover: <u>60</u>				Yes Dominance Test is >50%
50% of total cover: <u>30</u> 20% of total cover: <u>12</u>				Yes Prevalence Index is ≤3.0
Herb Stratum				____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Calamagrostis canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	____ Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Arctagrostis latifolia</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
3. <u>Sanguisorba canadensis</u>	<u>10</u>	_____	<u>FACW</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
4. <u>Equisetum fluviale</u>	<u>10</u>	_____	<u>OBL</u>	
5. <u>Carex lasiocarpa</u>	<u>5</u>	_____	<u>FACW</u>	
6. <u>Carex echinata</u>	<u>5</u>	_____	<u>OBL</u>	
7. <u>Geocaulon lividum</u>	<u>1</u>	_____	<u>FACU</u>	
8. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>82</u>				
50% of total cover: <u>41</u> 20% of total cover: <u>16.4</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>10</u> Total Cover of Bryophytes <u>10</u> (Where applicable)				
Remarks:				

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-30	v dk gray bm 10YR3/2 black 10YR2/1	50 50					muck and plant debris, roots; saturated; greasy;	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☒ Histosol or Histel (A1)☐ Histic Epipedon (A2)☐ Hydrogen Sulfide (A4)☐ Thick Dark Surface (A12)☐ Alaska Gleyed (A13)☐ Alaska Redox (A14)☐ Alaska Gleyed Pores (A15)Indicators for Problematic Hydric Soils³:☐ Alaska Color Change (TA4)⁴☐ Alaska Alpine Swales (TA5)☐ Alaska Redox With 2.5Y Hue☐ Alaska Gleyed Without Hue 5Y or Redder☐ Underlying Layer☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: Saturation

Depth (inches): 0

Hydric Soil Present? Yes ☒ No ☐

Remarks: An area of groundwater discharge, small springs emerge from the slope and form streams that flow a short distance then seep back into the ground.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

☒ Surface Water (A1)☒ High Water Table (A2)☒ Saturation (A3)☐ Water Marks (B1)☐ Sediment Deposits (B2)☐ Drift Deposits (B3)☐ Algal Mat or Crust (B4)☐ Iron Deposits (B5)☐ Surface Soil Cracks (B6)☐ Inundation Visible on Aerial Imagery (B7)☐ Sparsely Vegetated Concave Surface (B8)☐ Marl Deposits (B15)☐ Hydrogen Sulfide Odor (C1)☐ Dry-Season Water Table (C2)☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

☐ Water-stained Leaves (B9)☐ Drainage Patterns (B10)☐ Oxidized Rhizospheres along Living Roots (C3)☐ Presence of Reduced Iron (C4)☐ Salt Deposits (C5)☐ Stunted or Stressed Plants (D1)☐ Geomorphic Position (D2)☐ Shallow Aquitard (D3)☐ Microtopographic Relief (D4)☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☒ No ☐ Depth (inches): 4Water Table Present? Yes ☐ No ☒ Depth (inches): 0Saturation Present? Yes ☒ No ☐ Depth (inches): 0
(includes capillary fringe)Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There has been an seasonally high cumulative precipitation in the region over the past growing season that likely contributes to the observed wetland hydrology. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014
 Applicant/Owner: _____ Sampling Point: DP-7
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.0992 Long: W 149.7207 Datum: NAD83
 Soil Map Unit Name: 427—Jacobsen-Disappear-Doroshin complex. 7 to 12 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u>	No	
Wetland Hydrology Present?	Yes <u>X</u>	No	
Remarks: Site is located on a south-facing mountain slope in open black spruce forest interspersed with sedge-grass meadows and small streams that emerge from the slopes, flow a short distance before re-entering the ground. Much of the spruce has been beetle-killed and blown down, opening up the canopy for shrubs and herbs to colonize the area.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B) Prevalence Index worksheet: Total % Cover of: OBL species <u>15</u> x 1 = <u>15</u> FACW species <u>35</u> x 2 = <u>70</u> FAC species <u>105</u> x 3 = <u>315</u> FACU species <u>2</u> x 4 = <u>8</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>157</u> (A) <u>408</u> (B) Prevalence Index = B/A = <u>2.59</u>
1. <u>Picea mariana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Total Cover: <u>10</u> 50% of total cover: <u>5</u> 20% of total cover: <u>2</u>				
Sapling/Shrub Stratum				
1. <u>Alnus viridis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: Yes Dominance Test is >50% Yes Prevalence Index is ≤3.0 _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
2. <u>Picea mariana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	
3. <u>Dasiphora fruticosa</u>	<u>10</u>	_____	<u>FAC</u>	
4. <u>Betula nana</u>	<u>10</u>	_____	<u>FAC</u>	
5. <u>Vaccinium uliginosum</u>	<u>5</u>	_____	<u>FAC</u>	
6. <u>Ledum groenlandicum</u>	<u>5</u>	_____	<u>FAC</u>	
Total Cover: <u>65</u> 50% of total cover: <u>32.5</u> 20% of total cover: <u>13</u>				
Herb Stratum				
1. <u>Calamagrostis canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Deschampsia caespitosa</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Sanguisorba canadensis</u>	<u>10</u>	_____	<u>FACW</u>	
4. <u>Equisetum fluviatile</u>	<u>10</u>	_____	<u>OBL</u>	
5. <u>Carex laeviculmis</u>	<u>5</u>	_____	<u>FACW</u>	
6. <u>Carex echinata</u>	<u>5</u>	_____	<u>OBL</u>	
7. <u>Geocaulon lividum</u>	<u>1</u>	_____	<u>FACU</u>	
8. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>82</u> 50% of total cover: <u>41</u> 20% of total cover: <u>16.4</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>10</u> Total Cover of Bryophytes <u>10</u> (Where applicable)				
Remarks:				

Sampling Point: DP-7

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)		
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-stained Leaves (B9)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Salt Deposits (C5)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)		<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)		<input type="checkbox"/> Shallow Aquilard (D3)
<input type="checkbox"/> Surface Soil Cracks (B6)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>4</u>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>0</u>	
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: There has been a seasonally high cumulative precipitation in the region over the past growing season that likely contributes to the observed wetland hydrology. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).		

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014
 Applicant/Owner: _____ Sampling Point: DP-8
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Convex Slope (%): _____
 Subregion: Southcentral Lat: N 61.0987 Long: W 149.7210 Datum: NAD83
 Soil Map Unit Name: 412—Deception-Estelle-Kichatna complex. 20 to 45 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>			
Wetland Hydrology Present?	Yes	No <u>X</u>			

Remarks: Site is located on a small knob along a south-facing mountain slope within open spruce-birch forest and bluejoint-herb meadow downslope. The location is slightly upslope of a major topographic break that runs east-west along the property, with the area further downslope to the south becoming dense black spruce forest and wet.

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Betula papyrifera (Southcentral)</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u>	(A)
2. <u>Picea glauca</u>	<u>1</u>		<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>5</u>	(B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u>	(A/B)
4. _____				Prevalence Index worksheet:	
Total Cover: <u>26</u>				Total % Cover of:	
50% of total cover: <u>13</u>				OBL species <u>0</u> x 1 = <u>0</u>	
20% of total cover: <u>5.2</u>				FACW species <u>26</u> x 2 = <u>52</u>	
Sapling/Shrub Stratum				FAC species <u>60</u> x 3 = <u>180</u>	
1. <u>Cornus canadensis</u>	<u>75</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>103</u> x 4 = <u>412</u>	
2. <u>Alnus viridis</u>	<u>10</u>		<u>FAC</u>	UPL species _____ x 5 = <u>0</u>	
3. <u>Vaccinium vitis-idaea</u>	<u>10</u>		<u>FAC</u>	Column Totals: <u>189</u> (A) <u>644</u> (B)	
4. <u>Oplopanax horridus</u>	<u>5</u>		<u>FACU</u>	Prevalence Index = B/A = <u>3.40</u>	
5. _____				Hydrophytic Vegetation Indicators:	
6. _____				Yes Dominance Test is >50%	
Total Cover: <u>100</u>				No Prevalence Index is ≤3.0	
50% of total cover: <u>50</u>				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
20% of total cover: <u>20</u>				Problematic Hydrophytic Vegetation ¹ (Explain)	
Herb Stratum				¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
1. <u>Sanguisorba canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No _____	
2. <u>Geocaulon lividum</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>		
3. <u>Calamagrostis canadensis</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>		
4. <u>Rhinanthus minor</u>	<u>5</u>		<u>FACU</u>		
5. <u>Equisetum arvense</u>	<u>5</u>		<u>FAC</u>		
6. <u>Phleum pratense</u>	<u>5</u>		<u>FACU</u>		
7. <u>Heracleum maximum</u>	<u>1</u>		<u>FACU</u>		
8. <u>Mertensia paniculata</u>	<u>1</u>		<u>FACU</u>		
9. <u>Carex mertensii</u>	<u>1</u>		<u>FACW</u>		
10. _____					
Total Cover: <u>63</u>					
50% of total cover: <u>31</u>					
20% of total cover: <u>12.6</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u>					
% Cover of Wetland Bryophytes <u>0</u>					
Total Cover of Bryophytes <u>5</u>					
(Where applicable)					
Remarks:					

SOIL

Sampling Point: DP-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
+5-0	black 10YR2/1	50					silt, roots, wood debris and decomposed plant matter	
	dk red brn 5YR3/4	50						
0-5	black 10YR2/1	50					silt loam w/ gravel; many fine roots; dry	
	v dk gray 10YR3/1	50						
5-23	v pale brn 10YR7/3	50					silt loam w/ gravel & cobbles, dry, massive; firm	
	brown 10YR5/3	50						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol or Histel (A1)
☐ Histc Epipedon (A2)
☐ Hydrogen Sulfide (A4)
☐ Thick Dark Surface (A12)
☐ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:

- ☐ Alaska Color Change (TA4)⁴
☐ Alaska Alpine Swales (TA5)
☐ Alaska Redox With 2.5Y Hue
☐ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes _____ No X

Remarks: The lower portion of the profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The washed-out coloration of the lower profile is likely from remnant ash layers that leached down through underlying brown silt loam soil. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Marl Deposits (B15)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Salt Deposits (C5)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM - Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014
 Applicant/Owner: _____ Sampling Point: DP-9
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Convex Slope (%): _____
 Subregion: Southcentral Lat: N 61.0996 Long: W 149.7245 Datum: NAD83
 Soil Map Unit Name: 426—Jacobsen-Disappear-Doroshin complex, 3 to 7 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is exposed with trees and high shrubs absent.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Total Cover: <u>0</u> 50% of total cover: <u>0</u> 20% of total cover: <u>0</u>				Prevalence Index worksheet: Total % Cover of: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species <u>105</u> x 3 = <u>315</u> FACU species <u>31</u> x 4 = <u>124</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>136</u> (A) <u>439</u> (B) Prevalence Index = B/A = <u>3.22</u>
Sapling/Shrub Stratum				
1. <u>Rubus idaeus</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
Total Cover: <u>25</u> 50% of total cover: <u>12.5</u> 20% of total cover: <u>5</u>				
Herb Stratum				Hydrophytic Vegetation Indicators: <u>No</u> Dominance Test is >50% <u>No</u> Prevalence Index is ≤3.0 ____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
1. <u>Calamagrostis canadensis</u>	<u>100</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Equisetum sylvaticum</u>	<u>5</u>	_____	<u>FAC</u>	
3. <u>Heracleum maximum</u>	<u>5</u>	_____	<u>FACU</u>	
4. <u>Gymnocarpium dryopteris</u>	<u>1</u>	_____	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>111</u> 50% of total cover: <u>55.5</u> 20% of total cover: <u>22.2</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____ % Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
Remarks:				

SOIL

Sampling Point: DP-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
+1-0	dk gray bm 10YR4/2	100					silt, roots, wood debris and decomposed plant matter	
0-7	black 10YR2/1	50					silt loam w/ cobbles; few med roots;; dry	
	v dk gray 10YR3/1	50						
7-31	pale bm 10YR6/3	10					silt loam w/ gravel & cobbles, dry; massive; firm	
	yel brown 10YR6/3	90						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol or Histel (A1)
☐ Histic Epipedon (A2)
☐ Hydrogen Sulfide (A4)
☐ Thick Dark Surface (A12)
☐ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:

- ☐ Alaska Color Change (TA4)⁴
☐ Alaska Alpine Swales (TA5)
☐ Alaska Redox With 2.5Y Hue

- ☐ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes _____ No X

Remarks: The lower portion of the profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The washed-out coloration of the lower profile is likely from remnant ash layers that leached down through underlying brown silt loam soil. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Marl Deposits (B15)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Salt Deposits (C5)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW

Project/Site: corner of Upper DeAnnoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014

Applicant/Owner: _____ Sampling Point: DP-10

Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope

Local relief (concave, convex, none): Convex Slope (%): _____

Subregion: Southcentral Lat: N 61.1000 Long: W 149.7256 Datum: NAD83

Soil Map Unit Name: 426—Jacobsen-Disappear-Doroshin complex. 3 to 7 percent slopes NWI classification: None Indicated

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is partially exposed with trees and high shrubs occurring at the edge of the plot.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.6</u> (A/B) Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species _____</td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>115</u></td> <td>x 3 = <u>345</u></td> </tr> <tr> <td>FACU species <u>31</u></td> <td>x 4 = <u>124</u></td> </tr> <tr> <td>UPL species _____</td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>146</u> (A)</td> <td><u>469</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.21</u>	Total % Cover of:	Multiply by:	OBL species _____	x 1 = <u>0</u>	FACW species _____	x 2 = <u>0</u>	FAC species <u>115</u>	x 3 = <u>345</u>	FACU species <u>31</u>	x 4 = <u>124</u>	UPL species _____	x 5 = <u>0</u>	Column Totals: <u>146</u> (A)	<u>469</u> (B)
Total % Cover of:	Multiply by:																	
OBL species _____	x 1 = <u>0</u>																	
FACW species _____	x 2 = <u>0</u>																	
FAC species <u>115</u>	x 3 = <u>345</u>																	
FACU species <u>31</u>	x 4 = <u>124</u>																	
UPL species _____	x 5 = <u>0</u>																	
Column Totals: <u>146</u> (A)	<u>469</u> (B)																	
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
Total Cover: <u>0</u> 50% of total cover: <u>0</u> 20% of total cover: <u>0</u>																		
Sapling/Shrub Stratum																		
1. <u>Rubus idaeus</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>															
2. <u>Alnus viridis</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
Total Cover: <u>35</u> 50% of total cover: <u>17.5</u> 20% of total cover: <u>7</u>																		
Herb Stratum																		
1. <u>Calamagrostis canadensis</u>	<u>100</u>	<u>Yes</u>	<u>FAC</u>															
2. <u>Equisetum sylvaticum</u>	<u>5</u>	_____	<u>FAC</u>															
3. <u>Heracleum maximum</u>	<u>5</u>	_____	<u>FACU</u>															
4. <u>Gymnocarpium dryopteris</u>	<u>1</u>	_____	<u>FACU</u>															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
Total Cover: <u>111</u> 50% of total cover: <u>55.5</u> 20% of total cover: <u>22.2</u>																		
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____																		
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u>																		
(Where applicable)																		
Remarks:																		

Hydrophytic Vegetation Present? Yes X No _____

SOIL

Sampling Point: DP-10

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of Indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
+2-0	dk gray brn 10YR4/2	100					silt, roots, wood debris and decomposed plant matter	
0-10	v pale brn 10YR7/2	20					ash and silt loam; many fine, med roots; dry	
	yel brown 10YR6/3	80						
7-31	pale brn 10YR6/3	10					silt loam w/ gravel & cobbles, dry; massive; firm	
	yel brown 10YR6/3	90						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol or Histel (A1)
☐ Histic Epipedon (A2)
☐ Hydrogen Sulfide (A4)
☐ Thick Dark Surface (A12)
☐ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:

- ☐ Alaska Color Change (TA4)⁴
☐ Alaska Alpine Swales (TA5)
☐ Alaska Redox With 2.5Y Hue
☐ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes _____ No X

Remarks: The profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Marl Deposits (B15)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Salt Deposits (C5)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

- Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW

Project/Site: corner of Upper DeAnnoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 8/26/2014

Applicant/Owner: _____ Sampling Point: DP-11

Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope

Local relief (concave, convex, none): Convex Slope (%): _____

Subregion: Southcentral Lat: N 61.1010 Long: W 149.7251 Datum: NAD83

Soil Map Unit Name: 426—Jacobsen-Disappear-Doroshin complex. 3 to 7 percent slopes NWI classification: None Indicated

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is partially exposed with trees and high shrubs occurring at the edge of the plot.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u>	(A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>4</u>	(B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u>	(A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>0</u>				Total % Cover of:	Multiply by:
50% of total cover: <u>0</u> 20% of total cover: <u>0</u>				OBL species _____	x 1 = <u>0</u>
Sapling/Shrub Stratum				FACW species _____	x 2 = <u>0</u>
1. <u>Rubus idaeus</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FAC species <u>115</u>	x 3 = <u>345</u>
2. <u>Alnus viridis</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	FACU species <u>41</u>	x 4 = <u>164</u>
3. <u>Sorbus scopulina</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	UPL species _____	x 5 = <u>0</u>
4. _____	_____	_____	_____	Column Totals: <u>156</u>	(A) <u>509</u> (B)
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>3.26</u>	
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
Total Cover: <u>45</u>				No Dominance Test is >50%	
50% of total cover: <u>23</u> 20% of total cover: <u>9</u>				No Prevalence Index is ≤3.0	
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
1. <u>Calamagrostis canadensis</u>	<u>100</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)	
2. <u>Equisetum sylvaticum</u>	<u>5</u>	_____	<u>FAC</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
3. <u>Heracleum maximum</u>	<u>5</u>	_____	<u>FACU</u>		
4. <u>Gymnocarpium dryopteris</u>	<u>1</u>	_____	<u>FACU</u>		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
Total Cover: <u>111</u>				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	
50% of total cover: <u>56</u> 20% of total cover: <u>22</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____					
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u>					
(Where applicable)					
Remarks:					

SOIL

Sampling Point: DP-11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
+2-0	black 10YR2/1	50					wood debris and decomposed plant material	
	dk red brn 5YR3/4	50						
0-8	black 10YR2/1	50					charcol, ash, and silt loam; many fine, med roots; dry	
	white 10YR 8/1	20						
	v pale brn 10YR7/2	20						
8-25	pale brn 10YR6/3	10					silt loam w/ gravel & cobbles, dry; massive; firm	
	yel brown 10YR6/3	90						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histosol or Histel (A1) | <input type="checkbox"/> Alaska Color Change (TA4) ⁴ | <input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder |
| <input type="checkbox"/> Histel Epipedon (A2) | <input type="checkbox"/> Alaska Alpine Swales (TA5) | <input type="checkbox"/> Underlying Layer |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Alaska Redox With 2.5Y Hue | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Thick Dark Surface (A12) | | |
| <input type="checkbox"/> Alaska Gleyed (A13) | ³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, | |
| <input type="checkbox"/> Alaska Redox (A14) | and an appropriate landscape position must be present. | |
| <input type="checkbox"/> Alaska Gleyed Pores (A15) | ⁴ Give details of color change in Remarks. | |

Restrictive Layer (if present):

Type: None

Depth (Inches):

Hydric Soil Present? Yes ☐ No ☒

Remarks: The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- | | |
|---|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Marl Deposits (B15) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | |
| <input type="checkbox"/> Iron Deposits (B5) | |
| <input type="checkbox"/> Surface Soil Cracks (B6) | |

Secondary Indicators (2 or more required)

- | |
|--|
| <input type="checkbox"/> Water-stained Leaves (B9) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Salt Deposits (C5) |
| <input type="checkbox"/> Stunted or Stressed Plants (D1) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> Microtopographic Relief (D4) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |

Field Observations:

- | | | |
|------------------------|---|-----------------|
| Surface Water Present? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Depth (inches): |
| Water Table Present? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Depth (inches): |
| Saturation Present? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Depth (inches): |
- (includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW

Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/3/2014

Applicant/Owner: _____ Sampling Point: DP-12

Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope

Local relief (concave, convex, none): Concave Slope (%): _____

Subregion: Southcentral Lat: N 61.1002 Long: W 149.7213 Datum: NAD83

Soil Map Unit Name: 427—Jacobsen-Disappear-Doroshin complex. 7 to 12 percent slopes NWI classification: None Indicated

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in closed shrub-scrub of alder and red elder.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u><i>Alnus viridis</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u>	(A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>6</u>	(B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u>	(A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>10</u>				Total % Cover of:	Multiply by:
50% of total cover: <u>5</u> 20% of total cover: <u>2</u>				OBL species _____	x 1 = <u>0</u>
Sapling/Shrub Stratum				FACW species _____	x 2 = <u>0</u>
1. <u><i>Alnus viridis</i></u>	<u>75</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>140</u>	x 3 = <u>420</u>
2. <u><i>Sorbus scopulina</i></u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>81</u>	x 4 = <u>324</u>
3. <u><i>Ribes triste</i></u>	<u>5</u>	_____	<u>FAC</u>	UPL species _____	x 5 = <u>0</u>
4. _____	_____	_____	_____	Column Totals: <u>221</u>	(A) <u>744</u> (B)
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>3.36</u>	
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
Total Cover: <u>105</u>				No Dominance Test is >50%	
50% of total cover: <u>53</u> 20% of total cover: <u>21</u>				No Prevalence Index is ≤3.0	
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
1. <u><i>Calamagrostis canadensis</i></u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)	
2. <u><i>Mertensia paniculata</i></u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
3. <u><i>Mertensia paniculata</i></u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>		
4. <u><i>Chamerion angustifolium</i></u>	<u>10</u>	_____	<u>FACU</u>		
5. <u><i>Urtica dioica</i></u>	<u>10</u>	_____	<u>FACU</u>		
6. <u><i>Gymnocarpium dryopteris</i></u>	<u>1</u>	_____	<u>FACU</u>		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
Total Cover: <u>106</u>				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	
50% of total cover: <u>53</u> 20% of total cover: <u>21</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____					
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u>					
(Where applicable)					
Remarks:					

SOIL

Sampling Point: DP-12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
+10- +4	dk gray bm 10YR4/2	100					silt, roots, wood debris and decomposed plant matter	
+4-0	black 10YR2/1	50					silt loam, many fine roots, dry	
	v dk gray 10YR3/1	50						
0-11	dk gray bm 10YR4/2	100					gravelly silt loam; few med roots; dry	
11-17	v pale bm 10YR7/3	50					silt loam w/ gravel & cobbles, dry; loose	
	brown 10YR5/3	50						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol or Histel (A1)
☐ Histic Epipedon (A2)
☐ Hydrogen Sulfide (A4)
☐ Thick Dark Surface (A12)
☐ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:

- ☐ Alaska Color Change (TA4)⁴
☐ Alaska Alpine Swales (TA5)
☐ Alaska Redox With 2.5Y Hue

- ☐ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes _____ No X

Remarks: The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Marl Deposits (B15)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Salt Deposits (C5)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

- Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 3, 2014 was above normal with 9.08 inches since June 1st, compared to the normal of 6.37 inches, resulting in an excess of 2.71 inches. Since January 1st, the total was 12.31 inches, compared to the normal of 9.61 inches, resulting in an excess of 2.7 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/3/2014
 Applicant/Owner: _____ Sampling Point: DP-13
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Convex Slope (%): _____
 Subregion: Southcentral Lat: N 61.0989 Long: W 149.7192 Datum: NAD83
 Soil Map Unit Name: 427—Jacobsen-Disappear-Doroshin complex. 7 to 12 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open spruce forest and dense alder shrub growth. Much of the spruce has been beetle-killed and blown down, opening up the canopy for shrubs and herbs to colonize the area.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum				Dominance Test worksheet:	
	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Picea mariana</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)	
2. <u>Alnus viridis</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>8</u> (B)	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)	
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>35</u>				Total % Cover of:	
50% of total cover: <u>18</u> 20% of total cover: <u>7</u>				Multiply by:	
Sapling/Shrub Stratum				OBL species <u>75</u> x 1 = <u>0</u>	
1. <u>Alnus viridis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	FACW species <u>35</u> x 2 = <u>150</u>	
2. <u>Rosa acicularis</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FAC species <u>104</u> x 3 = <u>105</u>	
3. <u>Rubus idaeus</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>104</u> x 4 = <u>416</u>	
4. <u>Oplopanax horridus</u>	<u>5</u>	_____	<u>FACU</u>	UPL species _____ x 5 = <u>0</u>	
5. <u>Cornus canadensis</u>	<u>5</u>	_____	<u>FACU</u>	Column Totals: <u>214</u> (A) <u>671</u> (B)	
6. _____	_____	_____	_____	Prevalence Index = B/A = <u>3.13</u>	
Total Cover: <u>70</u>				Hydrophytic Vegetation Indicators:	
50% of total cover: <u>35</u> 20% of total cover: <u>14</u>				No Dominance Test is >50%	
Herb Stratum				No Prevalence Index is ≤3.0	
1. <u>Calamagrostis canadensis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
2. <u>Mertensia paniculata</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	Problematic Hydrophytic Vegetation ¹ (Explain)	
3. <u>Heracleum maximum</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
4. <u>Chamerion angustifolium</u>	<u>10</u>	_____	<u>FACU</u>		
5. <u>Urtica dioica</u>	<u>10</u>	_____	<u>FACU</u>		
6. <u>Gymnocarpium dryopteris</u>	<u>1</u>	_____	<u>FACU</u>		
7. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>		
8. <u>Geranium erianthum</u>	<u>1</u>	_____	<u>FACU</u>		
9. <u>Chamerion angustifolium</u>	<u>1</u>	_____	<u>FACU</u>		
10. _____	_____	_____	_____		
Total Cover: <u>109</u>				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	
50% of total cover: <u>55</u> 20% of total cover: <u>22</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____					
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)					
Remarks:					

SOIL

Sampling Point: DP-13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
+8 -0	black 10YR2/1	50					silt, roots, wood debris and decomposed plant matter	
	dk red brn 5YR3/4	50						
+4-0	black 10YR2/1	50					silt loam, many fine roots, dry	
	v dk gray 10YR3/1	50						
0-11	black 10YR2/1	100					silt loam; few med roots; dry; greasy when wetted	
11-14	black 10YR2/1	80					silt loam and ash; dry	
	white 10YR 8/1	20						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- | | | |
|--|--|---|
| <input type="checkbox"/> Histosol or Histel (A1) | <input type="checkbox"/> Alaska Color Change (TA4) ⁴ | <input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder |
| <input type="checkbox"/> Histel Epipedon (A2) | <input type="checkbox"/> Alaska Alpine Swales (TA5) | <input type="checkbox"/> Underlying Layer |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Alaska Redox With 2.5Y Hue | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Thick Dark Surface (A12) | | |
| <input type="checkbox"/> Alaska Gleyed (A13) | ³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present. | |
| <input type="checkbox"/> Alaska Redox (A14) | ⁴ Give details of color change in Remarks. | |
| <input type="checkbox"/> Alaska Gleyed Pores (A15) | | |

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes _____ No X

Remarks: The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Secondary Indicators (2 or more required)

Primary Indicators (any one indicator is sufficient)

- | | | |
|---|--|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Water-stained Leaves (B9) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Marl Deposits (B15) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Dry-Season Water Table (C2) | <input type="checkbox"/> Salt Deposits (C5) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Other (Explain in Remarks) | <input type="checkbox"/> Stunted or Stressed Plants (D1) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | | <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Iron Deposits (B5) | | <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | | <input type="checkbox"/> Microtopographic Relief (D4) |
| | | <input type="checkbox"/> FAC-Neutral Test (D5) |

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? Yes _____ No X Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 3, 2014 was above normal with 9.08 inches since June 1st, compared to the normal of 6.37 inches, resulting in an excess of 2.71 inches. Since January 1st, the total was 12.31 inches, compared to the normal of 9.61 inches, resulting in an excess of 2.7 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000: SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/3/2014
 Applicant/Owner: _____ Sampling Point: DP-15
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Convex Slope (%): _____
 Subregion: Southcentral Lat: N 61.0989 Long: W 149.7249 Datum: NAD83
 Soil Map Unit Name: 412—Deception-Estelle-Kichatna complex. 20 to 45 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is exposed with trees and high shrubs absent.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
Total Cover: <u>0</u>				Total % Cover of:
50% of total cover: <u>0</u> 20% of total cover: <u>0</u>				OBL species _____ x 1 = <u>0</u>
Sapling/Shrub Stratum				FACW species _____ x 2 = <u>0</u>
1. <u>Rubus idaeus</u>	<u>25</u>	Yes	FACU	FAC species <u>105</u> x 3 = <u>315</u>
2. <u>Sorbus scopulina</u>	<u>10</u>	Yes	FACU	FACU species <u>51</u> x 4 = <u>204</u>
3. <u>Rubus idaeus</u>	<u>10</u>	Yes	FACU	UPL species _____ x 5 = <u>0</u>
4. _____	_____	_____	_____	Column Totals: <u>156</u> (A) <u>519</u> (B)
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>3.32</u>
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:
Total Cover: <u>45</u>				No Dominance Test is >50%
50% of total cover: <u>23</u> 20% of total cover: <u>9</u>				No Prevalence Index is ≤3.0
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Calamagrostis canadensis</u>	<u>100</u>	Yes	FAC	Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Equisetum sylvaticum</u>	<u>5</u>	_____	FAC	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
3. <u>Heracleum maximum</u>	<u>5</u>	_____	FACU	
4. <u>Gymnocarpium dryopteris</u>	<u>1</u>	_____	FACU	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	Remarks:
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>111</u>				
50% of total cover: <u>56</u> 20% of total cover: <u>22</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)				

SOIL

Sampling Point: DP-15

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features			Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%					
+2-0	dk gray brn 10YR4/2	100						silt, roots, and decomposed plant matter	
0-8	black 10YR2/1	50						silt loam, many fine roots, dry	
	v dk gray 10YR3/1	50							
8-29	brown 10YR5/3	50						silt loam w/ gravel & cobbles, dry; massive; loose	
	yel brown 10YR5/6	50							
>29								cobbles and gravel, compacted, dry	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol or Histel (A1)
☐ Histic Epipedon (A2)
☐ Hydrogen Sulfide (A4)
☐ Thick Dark Surface (A12)
☐ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:

- ☐ Alaska Color Change (TA4)⁴
☐ Alaska Alpine Swales (TA5)
☐ Alaska Redox With 2.5Y Hue

- ☐ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes _____ No X

Remarks: The profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Marl Deposits (B15)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Salt Deposits (C5)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 3, 2014 was above normal with 9.08 inches since June 1st, compared to the normal of 6.37 inches, resulting in an excess of 2.71 inches. Since January 1st, the total was 12.31 inches, compared to the normal of 9.61 inches, resulting in an excess of 2.7 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM: SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/3/2014
 Applicant/Owner: _____ Sampling Point: DP-16
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.0989 Long: W 149.7270 Datum: NAD83
 Soil Map Unit Name: 412—Deception-Estelle-Kichatna complex. 20 to 45 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is exposed with trees and high shrubs absent.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25</u> (A/B) Prevalence Index worksheet: Total % Cover of: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species <u>125</u> x 3 = <u>375</u> FACU species <u>59</u> x 4 = <u>236</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>184</u> (A) <u>611</u> (B) Prevalence Index = B/A = <u>3.32</u>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Total Cover: <u>0</u> 50% of total cover: <u>0</u> 20% of total cover: <u>0</u>				
Sapling/Shrub Stratum				
1. <u>Rubus idaeus</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Sorbus scopulina</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Rubus idaeus</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
Total Cover: <u>45</u> 50% of total cover: <u>23</u> 20% of total cover: <u>9</u>				
Herb Stratum				
1. <u>Calamagrostis canadensis</u>	<u>100</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: No Dominance Test is >50% No Prevalence Index is ≤3.0 _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
2. <u>Athyrium filix-femina</u>	<u>25</u>	_____	<u>FAC</u>	
3. <u>Heracleum maximum</u>	<u>10</u>	_____	<u>FACU</u>	
4. <u>Gymnocarpium dryopteris</u>	<u>1</u>	_____	<u>FACU</u>	
5. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>	
6. <u>Chamerion angustifolium</u>	<u>1</u>	_____	<u>FACU</u>	
7. <u>Equisetum sylvaticum</u>	<u>1</u>	_____	<u>FAC</u>	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>139</u> 50% of total cover: <u>70</u> 20% of total cover: <u>28</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)				
Remarks:				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>

SOIL

Sampling Point: DP-16

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
+1-0	dk gray brn 10YR4/2	100					silt, roots, and	decomposed plant matter
0-12	gray brn 10YR5/2	50					silty gravel, many fine/med roots, dry	
	v dk gray 10YR3/1	50						
12-19	gray brn 10YR5/2	80					gravel and small cobble, few med roots, moist (not saturated)	
	gray 10YR6/1	20						
19-29	gray 10YR6/1	20					cobbles and gravel, compacted, saturated	
	lt gray 10YR7/1	80						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- | | | |
|--|--|--|
| <input type="checkbox"/> Histosol or Histel (A1) | <input type="checkbox"/> Alaska Color Change (TA4) ⁴ | <input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder Underlying Layer |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Alaska Alpine Swales (TA5) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Alaska Redox With 2.5Y Hue | |
| <input type="checkbox"/> Thick Dark Surface (A12) | | |
| <input type="checkbox"/> Alaska Gleyed (A13) | ³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present. | |
| <input type="checkbox"/> Alaska Redox (A14) | ⁴ Give details of color change in Remarks. | |
| <input type="checkbox"/> Alaska Gleyed Pores (A15) | | |

Restrictive Layer (if present):

Type: None
 Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: The presence of depleted (lt gray) soil is indicative of hydric conditions below 12-in. depth, which is too deep to qualify the soil profile as hydric. The absence of redox indicators and lack of soil moisture in the upper 12-in. during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Secondary Indicators (2 or more required)

Primary Indicators (any one indicator is sufficient)

- | | | |
|---|--|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Water-stained Leaves (B9) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Marl Deposits (B15) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Dry-Season Water Table (C2) | <input type="checkbox"/> Salt Deposits (C5) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Other (Explain in Remarks) | <input type="checkbox"/> Stunted or Stressed Plants (D1) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | | <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Iron Deposits (B5) | | <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | | <input type="checkbox"/> Microtopographic Relief (D4) |
| | | <input type="checkbox"/> FAC-Neutral Test (D5) |

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes X No _____ Depth (inches): 19
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Saturation at 19-in. depth is below the threshold for wetland hydrology, especially supported by the abundance of accumulated precipitation at the time of the investigation. Cumulative total precipitation on September 3, 2014 was above normal with 9.08 inches since June 1st, compared to the normal of 6.37 inches, resulting in an excess of 2.71 inches. Since January 1st, the total was 12.31 inches, compared to the normal of 9.61 inches, resulting in an excess of 2.7 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW

Project/Site: corner of Upper DeAnnoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/4/2014

Applicant/Owner: _____ Sampling Point: DP-17

Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope

Local relief (concave, convex, none): Concave Slope (%): _____

Subregion: Southcentral Lat: N 61.0986 Long: W 149.7153 Datum: NAD83

Soil Map Unit Name: 427—Jacobsen-Disappear-Doroshin complex. 7 to 12 percent slopes NWI classification: None Indicated

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in closed shrub-scrub of red elder and alder.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u> (A/B) Prevalence Index worksheet: Total % Cover of: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species <u>60</u> x 3 = <u>180</u> FACU species <u>137</u> x 4 = <u>548</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>197</u> (A) <u>728</u> (B) Prevalence Index = B/A = <u>3.69</u>
1. <u>Alnus viridis</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Total Cover: <u>10</u> 50% of total cover: <u>5</u> 20% of total cover: <u>2</u>				
Sapling/Shrub Stratum				
1. <u>Sorbus scopulina</u>	<u>75</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: Yes Dominance Test is >50% No Prevalence Index is ≤3.0 _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
2. <u>Alnus viridis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
Total Cover: <u>100</u> 50% of total cover: <u>50</u> 20% of total cover: <u>20</u>				
Herb Stratum				
1. <u>Urtica dioica</u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Calamagrostis canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Chamerion angustifolium</u>	<u>10</u>	_____	<u>FACU</u>	
4. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>	
5. <u>Streptopus amplexifolius</u>	<u>1</u>	_____	<u>FACU</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>87</u> 50% of total cover: <u>44</u> 20% of total cover: <u>17</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)				
Remarks:				

SOIL

Sampling Point: DP-17

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features				
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture
+10-0	black 10YR2/1	50					silt, roots, wood debris and decomposed plant matter
	dk gray brn 10YR4/2	50					
0-23	gray brn 10YR5/2	50					silt loam and decomposed plant material; few med roots; dry
	yel brown 10YR6/3	50					
23-34	yel brown 10YR6/3	80					silt loam; few med roots; dry
	dk gray brn 10YR4/2	20					

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

<input type="checkbox"/> Histosol or Histel (A1)	<input type="checkbox"/> Alaska Color Change (TA4) ⁴	<input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder
<input type="checkbox"/> Histlic Epipedon (A2)	<input type="checkbox"/> Alaska Alpine Swales (TA5)	<input type="checkbox"/> Underlying Layer
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Alaska Redox With 2.5Y Hue	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Thick Dark Surface (A12)		
<input type="checkbox"/> Alaska Gleyed (A13)	³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.	
<input type="checkbox"/> Alaska Redox (A14)	⁴ Give details of color change in Remarks.	
<input type="checkbox"/> Alaska Gleyed Pores (A15)		

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes ☐ No ☒

Remarks: The lower portion of the profile correlates with the mapped unit for adjacent areas, Deception-Estelle-Kichatna complex. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Salt Deposits (C5)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)		<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)		<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Surface Soil Cracks (B6)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u> </u>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u> </u>
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u> </u>

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 4, 2014 was above normal with 9.63 inches since June 1st, compared to the normal of 6.47 inches, resulting in an excess of 3.16 inches. Since January 1st, the total was 12.86 inches, compared to the normal of 9.71 inches, resulting in an excess of 3.15 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/4/2014
 Applicant/Owner: _____ Sampling Point: DP-18
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Convex Slope (%): _____
 Subregion: Southcentral Lat: N 61.0985 Long: W 149.7166 Datum: NAD83
 Soil Map Unit Name: 412—Deception-Estelle-Kichatna complex. 20 to 45 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is exposed with trees and high shrubs absent.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B) Prevalence Index worksheet: Total % Cover of: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species <u>126</u> x 3 = <u>378</u> FACU species <u>13</u> x 4 = <u>52</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>139</u> (A) <u>430</u> (B) Prevalence Index = B/A = <u>3.09</u>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Total Cover: <u>0</u> 50% of total cover: <u>0</u> 20% of total cover: <u>0</u>				
Sapling/Shrub Stratum				
1. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: Yes Dominance Test is >50% No Prevalence Index is ≤3.0 _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
Total Cover: <u>0</u> 50% of total cover: <u>0</u> 20% of total cover: <u>0</u>				
Herb Stratum				
1. <u>Calamagrostis canadensis</u>	<u>100</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Athyrium filix-femina</u>	<u>25</u>	_____	<u>FAC</u>	
3. <u>Heracleum maximum</u>	<u>10</u>	_____	<u>FACU</u>	
4. <u>Gymnocarpium dryopteris</u>	<u>1</u>	_____	<u>FACU</u>	
5. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>	
6. <u>Chamerion angustifolium</u>	<u>1</u>	_____	<u>FACU</u>	
7. <u>Equisetum sylvaticum</u>	<u>1</u>	_____	<u>FAC</u>	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>139</u> 50% of total cover: <u>70</u> 20% of total cover: <u>28</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)				
Remarks:				

SOIL

Sampling Point: DP-18

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
+2 -0	dk gray bm 10YR4/2	100					silt loam; many fine/med roots; wood debris and decomposed plant matter	
0-10	dk yel bm 10YR4/4	50					silt loam; many fine/med roots; dry	
	dk gray bm 10YR4/2	50						
10-23	vel brown 10YR6/3	60					sandy silt loam; dry	
	gray bm 10YR5/2	20						
	dk gray bm 10YR4/2	20						
23-35	brown 10YR5/3	50					sandy silt loam; dry; massive; loose	
	yel brown 10YR5/6	50						

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> Histosol or Histel (A1)	<input type="checkbox"/> Alaska Color Change (TA4) ⁴	<input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
<input type="checkbox"/> Histel Epipedon (A2)	<input type="checkbox"/> Alaska Alpine Swales (TA5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Alaska Redox With 2.5Y Hue	
<input type="checkbox"/> Thick Dark Surface (A12)		
<input type="checkbox"/> Alaska Gleyed (A13)	³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.	
<input type="checkbox"/> Alaska Redox (A14)	⁴ Give details of color change in Remarks.	
<input type="checkbox"/> Alaska Gleyed Pores (A15)		

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes ☐ No ☒

Remarks: The profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Algal Mat or Crust (B4)	
<input type="checkbox"/> Iron Deposits (B5)	
<input type="checkbox"/> Surface Soil Cracks (B6)	

Secondary Indicators (2 or more required)

<input type="checkbox"/> Water-stained Leaves (B9)
<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Salt Deposits (C5)
<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 4, 2014 was above normal with 9.63 inches since June 1st, compared to the normal of 6.47 inches, resulting in an excess of 3.16 inches. Since January 1st, the total was 12.86 inches, compared to the normal of 9.71 inches, resulting in an excess of 3.15 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/4/2014
 Applicant/Owner: _____ Sampling Point: DP-19
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.0980 Long: W 149.7177 Datum: NAD83
 Soil Map Unit Name: 412—Deception-Estelle-Kichatna complex. 20 to 45 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is partially exposed with trees and high shrubs occurring at the edge of the plot.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Betula papyrifera (Southcentral)</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>		Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
2. <u>Picea glauca</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>6</u> (B)	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)	
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>35</u>				Total % Cover of:	
50% of total cover: <u>18</u> 20% of total cover: <u>7</u>				OBL species _____ x 1 = <u>0</u>	
Sapling/Shrub Stratum				FACW species <u>10</u> x 2 = <u>20</u>	
1. <u>Alnus viridis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>75</u> x 3 = <u>225</u>	
2. <u>Rosa acicularis</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>87</u> x 4 = <u>348</u>	
3. <u>Cornus canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	UPL species _____ x 5 = <u>0</u>	
4. <u>Oplopanax horridus</u>	<u>5</u>	_____	_____	Column Totals: <u>172</u> (A) <u>593</u> (B)	
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>3.44</u>	
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
Total Cover: <u>80</u>				<u>No</u> Dominance Test is >50%	
50% of total cover: <u>40</u> 20% of total cover: <u>16</u>				<u>No</u> Prevalence Index is ≤3.0	
Herb Stratum				_____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
1. <u>Calamagrostis canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	_____ Problematic Hydrophytic Vegetation ¹ (Explain)	
2. <u>Dryopteris expansa</u>	<u>10</u>	_____	<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
3. <u>Heracleum maximum</u>	<u>10</u>	_____	<u>FACU</u>	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	
4. <u>Sanguisorba canadensis</u>	<u>10</u>	_____	<u>FACW</u>		
5. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>		
6. <u>Chamerion angustifolium</u>	<u>1</u>	_____	<u>FACU</u>		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____	Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____	
9. _____	_____	_____	_____		% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u>
10. _____	_____	_____	_____		(Where applicable)
Total Cover: <u>57</u>				Remarks:	
50% of total cover: <u>29</u> 20% of total cover: <u>11</u>					

SOIL

Sampling Point: DP-19

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
+7 -0	black 10YR2/1	100					organic soil (silt, roots, wood debris and decomposed plant matter); not saturated; many fine/med roots; greasy when wetted	
0-14	black 10YR2/1	50					silt loam w/fine sand; dry	
	dk gray brn 10YR4/2	50						
14-23	lt brn gray 10YR6/2	80					silt loam w/fine sand; dry	
	gray brn 10YR5/2	20						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol or Histel (A1)	<input type="checkbox"/> Alaska Color Change (TA4) ⁴	<input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Alaska Alpine Swales (TA5)	<input type="checkbox"/> Underlying Layer
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Alaska Redox With 2.5Y Hue	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Thick Dark Surface (A12)		
<input type="checkbox"/> Alaska Gleyed (A13)	³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.	
<input type="checkbox"/> Alaska Redox (A14)	⁴ Give details of color change in Remarks.	
<input type="checkbox"/> Alaska Gleyed Pores (A15)		

Restrictive Layer (if present):	
Type: <u>None</u>	
Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>

Remarks: The surficial organic, black soil indicates potential hydric conditions but does not extend to depth and is not saturated. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Salt Deposits (C5)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)		<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)		<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Surface Soil Cracks (B6)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes _____ No <u>X</u>	Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u>	Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u>	Depth (inches): _____	
(includes capillary fringe)		Wetland Hydrology Present? Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 4, 2014 was above normal with 9.63 inches since June 1st, compared to the normal of 6.47 inches, resulting in an excess of 3.16 inches. Since January 1st, the total was 12.86 inches, compared to the normal of 9.71 inches, resulting in an excess of 3.15 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).		

WETLAND DETERMINATION DATA FORM - Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/4/2014
 Applicant/Owner: _____ Sampling Point: DP-20
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.0981 Long: W 149.7192 Datum: NAD83
 Soil Map Unit Name: 412—Deception-Estelle-Kichatna complex. 20 to 45 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is partially exposed with trees and high shrubs occurring at the edge of the plot.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Betula papyrifera (Southcentral)</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>		Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)
2. <u>Picea mariana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	Total Number of Dominant Species Across All Strata: <u>6</u> (B)	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67</u> (A/B)	
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>35</u>				Total % Cover of:	
50% of total cover: <u>18</u> 20% of total cover: <u>7</u>				OBL species _____ x 1 = <u>0</u>	
Sapling/Shrub Stratum				FACW species <u>20</u> x 2 = <u>40</u>	
1. <u>Alnus viridis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>75</u> x 3 = <u>225</u>	
2. <u>Rosa acicularis</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>77</u> x 4 = <u>308</u>	
3. <u>Cornus canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	UPL species _____ x 5 = <u>0</u>	
4. <u>Oplopanax horridus</u>	<u>5</u>	_____	_____	Column Totals: <u>172</u> (A) <u>573</u> (B)	
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>3.33</u>	
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
Total Cover: <u>80</u>				<u>Yes</u> Dominance Test is >50%	
50% of total cover: <u>40</u> 20% of total cover: <u>16</u>				<u>No</u> Prevalence Index is ≤3.0	
Herb Stratum				____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
1. <u>Calamagrostis canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	____ Problematic Hydrophytic Vegetation ¹ (Explain)	
2. <u>Dryopteris expansa</u>	<u>10</u>	_____	<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
3. <u>Heracleum maximum</u>	<u>10</u>	_____	<u>FACU</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No _____	
4. <u>Sanguisorba canadensis</u>	<u>10</u>	_____	<u>FACW</u>		
5. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>		
6. <u>Chamerion angustifolium</u>	<u>1</u>	_____	<u>FACU</u>		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____	Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____	
9. _____	_____	_____	_____		% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)
10. _____	_____	_____	_____		
Total Cover: <u>57</u>				Remarks:	
50% of total cover: <u>29</u> 20% of total cover: <u>11</u>					

SOIL

Sampling Point: DP-20

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
+2-0	dk yel brn 10YR4/6	50					silt, roots, and decomposed plant matter	
	dk red brn 5YR3/4	50						
0-6	dk yel brn 10YR4/4	50					silt loam; many fine/med roots; dry	
	dk gray brn 10YR4/2	50						
6-18	gray brn 10YR5/2	50					gravel and small cobble; few med roots; dry	
	gray 10YR6/1	50						
18-30	brown 10YR5/3	50					gravelly silt loam; dry; massive; loose	
	yel brown 10YR5/6	50						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol or Histel (A1)
☐ Histic Epipedon (A2)
☐ Hydrogen Sulfide (A4)
☐ Thick Dark Surface (A12)
☐ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:

- ☐ Alaska Color Change (TA4)⁴
☐ Alaska Alpine Swales (TA5)
☐ Alaska Redox With 2.5Y Hue
☐ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: The lower portion of the profile correlates with the mapped unit for this location, Deception-Estelle-Kichatna complex. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Marl Deposits (B15)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Salt Deposits (C5)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 4, 2014 was above normal with 9.63 inches since June 1st, compared to the normal of 6.47 inches, resulting in an excess of 3.16 inches. Since January 1st, the total was 12.86 inches, compared to the normal of 9.71 inches, resulting in an excess of 3.15 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/8/2014
 Applicant/Owner: _____ Sampling Point: DP-21
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.0983 Long: W 149.7286 Datum: NAD83
 Soil Map Unit Name: 438—Moose River-Niklasen complex, occasionally flooded, 0 to 3 percent NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u>	No	
Wetland Hydrology Present?	Yes <u>X</u>	No	
Remarks: Site is located at the base of a south-facing mountain slope in closed black spruce trees and alder scrub. Springs emerge from the slope to the north and form small streams that flow only a short distance before re-entering the ground.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Picea mariana</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u>	(A)
2. <u>Alnus viridis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>5</u>	(B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u>	(A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>50</u>				Total % Cover of:	Multiply by:
50% of total cover: <u>25</u> 20% of total cover: <u>10</u>				OBL species <u>25</u>	x 1 = <u>25</u>
Sapling/Shrub Stratum				FACW species <u>25</u>	x 2 = <u>50</u>
1. <u>Alnus viridis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>150</u>	x 3 = <u>450</u>
2. _____	_____	_____	_____	FACU species _____	x 4 = <u>0</u>
3. _____	_____	_____	_____	UPL species _____	x 5 = <u>0</u>
4. _____	_____	_____	_____	Column Totals: <u>200</u>	(A) <u>525</u> (B)
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>2.62</u>	
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
Total Cover: <u>50</u>				Yes Dominance Test is >50%	
50% of total cover: <u>25</u> 20% of total cover: <u>10</u>				Yes Prevalence Index is ≤3.0	
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
1. <u>Calamagrostis canadensis</u>	<u>75</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)	
2. <u>Equisetum fluviatile</u>	<u>25</u>	<u>Yes</u>	<u>OBL</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
3. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <u>X</u> No _____	
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
Total Cover: <u>100</u>					
50% of total cover: <u>50</u> 20% of total cover: <u>20</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____					
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)					
Remarks:					

SOIL

Sampling Point: DP-21

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
+16-0	black 10YR2/1	50					muck and plant	debris, roots; saturated; greasy;
	dk yel brn 10YR4/4	50						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Histosol or Histel (A1) | <input type="checkbox"/> Alaska Color Change (TA4) ⁴ | <input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder |
| <input type="checkbox"/> Histel Epipedon (A2) | <input type="checkbox"/> Alaska Alpine Swales (TA5) | <input type="checkbox"/> Underlying Layer |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Alaska Redox With 2.5Y Hue | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Thick Dark Surface (A12) | | |
| <input type="checkbox"/> Alaska Gleyed (A13) | ³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, | |
| <input type="checkbox"/> Alaska Redox (A14) | and an appropriate landscape position must be present. | |
| <input type="checkbox"/> Alaska Gleyed Pores (A15) | ⁴ Give details of color change in Remarks. | |

Restrictive Layer (if present):

Type: Saturation

Depth (inches): 0

Hydric Soil Present? Yes ☒ No ☐

Remarks: The soil profile generally correlates with the mapped soil unit for the location, Moose River-Niklason complex. This is an area of groundwater discharge, small springs emerge from the slope and form streams that flow a short distance then seep back into the ground, providing a permanent source of soil moisture resulting in the observed hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) |
| <input checked="" type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) |
| <input checked="" type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Marl Deposits (B15) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | |
| <input type="checkbox"/> Iron Deposits (B5) | |
| <input type="checkbox"/> Surface Soil Cracks (B6) | |

Secondary Indicators (2 or more required)

- | |
|--|
| <input type="checkbox"/> Water-stained Leaves (B9) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Salt Deposits (C5) |
| <input type="checkbox"/> Stunted or Stressed Plants (D1) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> Microtopographic Relief (D4) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |

Field Observations:

- | | | |
|--|---|-------------------|
| Surface Water Present? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Depth (inches): 0 |
| Water Table Present? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Depth (inches): 0 |
| Saturation Present?
(includes capillary fringe) | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Depth (inches): 0 |

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There has been an seasonally high cumulative precipitation in the region over the past growing season that likely contributes to the observed wetland hydrology. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/8/2014
 Applicant/Owner: _____ Sampling Point: DP-22
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.0986 Long: W 149.7290 Datum: NAD83
 Soil Map Unit Name: 412—Deception-Estele-Kichatna complex. 20 to 45 percent slopes NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no; explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located at the base of a south-facing mountain slope in open bluejoint reed grass-herb meadow. The site is exposed with a few high shrubs present.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67</u> (A/B) Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species</td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species</td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species</td> <td>x 3 = <u>408</u></td> </tr> <tr> <td>FACU species</td> <td>x 4 = <u>92</u></td> </tr> <tr> <td>UPL species</td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td>(A) <u>500</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.14</u>	Total % Cover of:	Multiply by:	OBL species	x 1 = <u>0</u>	FACW species	x 2 = <u>0</u>	FAC species	x 3 = <u>408</u>	FACU species	x 4 = <u>92</u>	UPL species	x 5 = <u>0</u>	Column Totals:	(A) <u>500</u> (B)
Total % Cover of:	Multiply by:																	
OBL species	x 1 = <u>0</u>																	
FACW species	x 2 = <u>0</u>																	
FAC species	x 3 = <u>408</u>																	
FACU species	x 4 = <u>92</u>																	
UPL species	x 5 = <u>0</u>																	
Column Totals:	(A) <u>500</u> (B)																	
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
Total Cover: <u>0</u> 50% of total cover: <u>0</u> 20% of total cover: <u>0</u>																		
Sapling/Shrub Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: Yes Dominance Test is >50% No Prevalence Index is ≤3.0 ___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic. Hydrophytic Vegetation Present? Yes <u>X</u> No _____														
1. <u>Sorbus scopulina</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>															
2. <u>Alnus viridis</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
Total Cover: <u>20</u> 50% of total cover: <u>10</u> 20% of total cover: <u>4</u>																		
Herb Stratum	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Calamagrostis canadensis</u>	<u>100</u>	<u>Yes</u>	<u>FAC</u>															
2. <u>Athyrium filix-femina</u>	<u>25</u>	_____	<u>FAC</u>															
3. <u>Heracleum maximum</u>	<u>10</u>	_____	<u>FACU</u>															
4. <u>Gymnocarpium dryopteris</u>	<u>1</u>	_____	<u>FACU</u>															
5. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>															
6. <u>Chamerion angustifolium</u>	<u>1</u>	_____	<u>FACU</u>															
7. <u>Equisetum sylvaticum</u>	<u>1</u>	_____	<u>FAC</u>															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
Total Cover: <u>139</u> 50% of total cover: <u>70</u> 20% of total cover: <u>28</u>																		
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____ % Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u> (Where applicable)																		
Remarks:																		

SOIL

Sampling Point: DP-22

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
+7- +5	dk vel bm 10YR4/6	50					silt, roots, and decomposed plant matter	
	dk red bm 5YR3/4	50						
+5 -0	black 10YR2/1	100					organic soil (silt, roots, wood debris and decomposed plant matter); not saturated; many fine/med roots; greasy when wetted	
0-19	lt bm gray 10YR6/2	80					silt loam w/fine sand; dry	
	gray bm 10YR5/2	20						
19-23	dk gray bm 10YR4/2	80					gravelly silt loam; moist; massive; loose	
	gray bm 10YR5/2	20						

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> Histosol or Histel (A1)	<input type="checkbox"/> Alaska Color Change (TA4) ⁴	<input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Alaska Alpine Swales (TA5)	<input type="checkbox"/> Underlying Layer
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Alaska Redox With 2.5Y Hue	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Thick Dark Surface (A12)		
<input type="checkbox"/> Alaska Gleyed (A13)	³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.	
<input type="checkbox"/> Alaska Redox (A14)	⁴ Give details of color change in Remarks.	
<input type="checkbox"/> Alaska Gleyed Pores (A15)		

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes _____ No X

Remarks: The surficial organic, black soil indicates potential hydric conditions but does not extend to depth and is not saturated. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Algal Mat or Crust (B4)	
<input type="checkbox"/> Iron Deposits (B5)	
<input type="checkbox"/> Surface Soil Cracks (B6)	

Secondary Indicators (2 or more required)

<input type="checkbox"/> Water-stained Leaves (B9)
<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Salt Deposits (C5)
<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches): _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____ No <u>X</u>	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 8, 2014 was above normal with 10.06 inches since June 1st, compared to the normal of 6.88 inches, resulting in an excess of 3.18 inches. Since January 1st, the total was 13.29 inches, compared to the normal of 10.12 inches, resulting in an excess of 3.17 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW

Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/8/2014

Applicant/Owner: _____ Sampling Point: DP-23

Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope

Local relief (concave, convex, none): Concave Slope (%): _____

Subregion: Southcentral Lat: N 61.0983 Long: W 149.7280 Datum: NAD83

Soil Map Unit Name: 438—Moose River-Niklason complex, occasionally flooded, 0 to 3 percent NWI classification: None Indicated

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	
Remarks: Site is located at the base of a south-facing mountain slope in closed black spruce trees and alder scrub. Springs emerge from the slope to the north and form small streams that flow only a short distance before re-entering the ground.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u><i>Alnus viridis</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u>	(A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>4</u>	(B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u>	(A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: <u>10</u>				Total % Cover of:	Multiply by:
50% of total cover: <u>5</u> 20% of total cover: <u>2</u>				OBL species <u>25</u>	x 1 = <u>25</u>
Sapling/Shrub Stratum				FACW species _____	x 2 = <u>0</u>
1. <u><i>Alnus viridis</i></u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>135</u>	x 3 = <u>405</u>
2. _____	_____	_____	_____	FACU species <u>1</u>	x 4 = <u>4</u>
3. _____	_____	_____	_____	UPL species _____	x 5 = <u>0</u>
4. _____	_____	_____	_____	Column Totals: <u>161</u>	(A) <u>434</u> (B)
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>.269</u>	
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
Total Cover: <u>50</u>				Yes Dominance Test is >50%	
50% of total cover: <u>25</u> 20% of total cover: <u>10</u>				Yes Prevalence Index is ≤3.0	
Herb Stratum				___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
1. <u><i>Calamagrostis canadensis</i></u>	<u>75</u>	<u>Yes</u>	<u>FAC</u>	___ Problematic Hydrophytic Vegetation ¹ (Explain)	
2. <u><i>Equisetum fluviatile</i></u>	<u>25</u>	<u>Yes</u>	<u>OBL</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
3. <u><i>Heracleum maximum</i></u>	<u>1</u>	_____	<u>FACU</u>		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
Total Cover: <u>101</u>				Hydrophytic Vegetation Present? Yes <u>X</u> No _____	
50% of total cover: <u>51</u> 20% of total cover: <u>20</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____					
% Cover of Wetland Bryophytes <u>10</u> Total Cover of Bryophytes <u>10</u>					
(Where applicable)					
Remarks:					

Sampling Point: DP-23

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)	
Primary Indicators (any one indicator is sufficient)			
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-stained Leaves (B9)	
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Salt Deposits (C5)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)		<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)		<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Surface Soil Cracks (B6)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>0</u>		
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u>		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: There has been an seasonally high cumulative precipitation in the region over the past growing season that likley contributes to the observed wetland hydrology. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).			

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/8/2014
 Applicant/Owner: _____ Sampling Point: DP-24
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion: Southcentral Lat: N 61.0983 Long: W 149.7263 Datum: NAD83
 Soil Map Unit Name: 438—Moose River-Niklason complex, occasionally flooded, 0 to 3 percent NWI classification: PSS1/4B
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	
Remarks: Site is located at the base of a south-facing mountain slope in closed black spruce trees and alder scrub. Springs emerge from the slope to the north and form small streams that flow only a short distance before re-entering the ground.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Alnus viridis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Betula papyrifera (Southcentral)</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. <u>Picea mariana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
Total Cover: <u>45</u>				Total % Cover of:
50% of total cover: <u>23</u> 20% of total cover: <u>9</u>				OBL species _____ x 1 = <u>0</u>
Sapling/Shrub Stratum				FACW species <u>10</u> x 2 = <u>20</u>
1. <u>Alnus viridis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	FAC species <u>145</u> x 3 = <u>435</u>
2. _____	_____	_____	_____	FACU species <u>10</u> x 4 = <u>40</u>
3. _____	_____	_____	_____	UPL species _____ x 5 = <u>0</u>
4. _____	_____	_____	_____	Column Totals: <u>165</u> (A) <u>495</u> (B)
5. _____	_____	_____	_____	Prevalence Index = B/A = <u>3</u>
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:
Total Cover: <u>25</u>				Yes Dominance Test is >50%
50% of total cover: <u>13</u> 20% of total cover: <u>5</u>				No Prevalence Index is ≤3.0
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Calamagrostis canadensis</u>	<u>75</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Athyrium filix-femina</u>	<u>10</u>	_____	<u>FAC</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
3. <u>Heracleum maximum</u>	<u>10</u>	_____	<u>FACU</u>	
4. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>95</u>				
50% of total cover: <u>48</u> 20% of total cover: <u>19</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>5</u> Total Cover of Bryophytes <u>5</u> (Where applicable)				
Remarks:				

SOIL

Sampling Point: DP-24

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Type ¹	Loc ²	Texture
	Color (moist)	%	Color (moist)	%				
+8-0	black 10YR2/1	50						muck and plant debris, roots; saturated; greasy;
	dk yel brn 10YR4/4	50						
0-3	dk yel brn 10YR4/4	50						silt loam; several med roots; saturated
	dk gray brn 10YR4/2	50						
3-25	lt gray N7/1	50						silty clay loam w/fine sand; plastic; massive; oxidized root channels; moist (saturated at 22-in. depth)
	lt brn gray 10YR6/2	50						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- | | | |
|---|---|---|
| <input type="checkbox"/> Histosol or Histel (A1) | <input type="checkbox"/> Alaska Color Change (TA4) ⁴ | <input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Alaska Alpine Swales (TA5) | <input type="checkbox"/> Underlying Layer |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Alaska Redox With 2.5Y Hue | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Thick Dark Surface (A12) | | |
| <input checked="" type="checkbox"/> Alaska Gleyed (A13) | ³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, | |
| <input type="checkbox"/> Alaska Redox (A14) | and an appropriate landscape position must be present. | |
| <input type="checkbox"/> Alaska Gleyed Pores (A15) | ⁴ Give details of color change in Remarks. | |

Restrictive Layer (if present):

Type: Compacted soilDepth (inches): 12Hydric Soil Present? Yes ☒ No ☐

Remarks: The soil profile generally correlates with the mapped soil unit for the location, Moose River-Niklason complex. The presence of gleyed soil with oxidized root channels qualifies as Alaska Gleyed hydric soil. This is an area of groundwater discharge, small springs emerge from the slope and form streams that flow a short distance then seep back into the ground, providing a permanent source of soil moisture resulting in the observed hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- | | |
|---|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Marl Deposits (B15) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | |
| <input type="checkbox"/> Iron Deposits (B5) | |
| <input type="checkbox"/> Surface Soil Cracks (B6) | |

Secondary Indicators (2 or more required)

- | |
|---|
| <input type="checkbox"/> Water-stained Leaves (B9) |
| <input checked="" type="checkbox"/> Drainage Patterns (B10) |
| <input checked="" type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Salt Deposits (C5) |
| <input type="checkbox"/> Stunted or Stressed Plants (D1) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> Microtopographic Relief (D4) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? Yes ☒ No ☐ Depth (inches): 22

(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No saturation w/in 12-inches but the presence of depleted soil along with the secondary indicators of oxidized root channels, and the obvious drainage patterns in the area support a wetland hydrology finding. Cumulative total precipitation on August 26, 2014 was above normal with 8.29 inches since June 1st, compared to the normal of 5.71 inches, resulting in an excess of 3.21 inches. Since January 1st, the total was 12.15 inches, compared to the normal of 8.95 inches, resulting in an excess of 3.2 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmon Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/9/2014
 Applicant/Owner: _____ Sampling Point: DP-25
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Flat Slope (%): _____
 Subregion: Southcentral Lat: N 61.1011 Long: W 149.7206 Datum: NAD83
 Soil Map Unit Name: 414—Deception-Estelle-Kichatna complex. undulating and hilly NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>			
Wetland Hydrology Present?	Yes	No <u>X</u>			
Remarks: Site is located on a south-facing mountain slope in open spruce-birch forest and dense alder shrub growth. Much of the spruce has been beetle-killed and blown down, resulting in an open canopy.					

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Picea mariana</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u>	(A)
2. <u>Betula papyrifera (Southcentral)</u>	<u>5</u>		<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>6</u>	(B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33</u>	(A/B)
4. _____				Prevalence Index worksheet:	
Total Cover: <u>30</u>				Total % Cover of:	Multiply by:
50% of total cover: <u>15</u> 20% of total cover: <u>6</u>				OBL species	x 1 = <u>0</u>
Sapling/Shrub Stratum				FACW species	x 2 = <u>50</u>
1. <u>Sorbus scopulina</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FAC species	x 3 = <u>120</u>
2. <u>Rosa acicularis</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	FACU species	x 4 = <u>440</u>
3. <u>Cornus canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	UPL species	x 5 = <u>0</u>
4. <u>Viburnum edule</u>	<u>10</u>		<u>FACU</u>	Column Totals: <u>175</u>	(A) <u>610</u> (B)
5. <u>Alnus viridis</u>	<u>10</u>		<u>FAC</u>	Prevalence Index = B/A = <u>3.48</u>	
6. _____				Hydrophytic Vegetation Indicators:	
Total Cover: <u>95</u>				No Dominance Test is >50%	
50% of total cover: <u>48</u> 20% of total cover: <u>19</u>				No Prevalence Index is ≤3.0	
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
1. <u>Calamagrostis canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)	
2. <u>Gymnocarpium dryopteris</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.	
3. _____				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
Total Cover: <u>50</u>					
50% of total cover: <u>25</u> 20% of total cover: <u>10</u>					
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____					
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u>					
(Where applicable)					
Remarks:					

SOIL

Sampling Point: DP-25

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
+9-+5	v dk gray brn 10YR3/2	50					silt, roots, wood debris and decomposed plant matter	
	black 10YR2/1	50						
+5-0	black 10YR2/1	50					organic soil; many fine roots; greasy when wetted; dry	
	v dk gray 10YR3/1	50						
0-10	dk gray brn 10YR4/2	100					silt loam and charcoal; dry	
10-17	v pale brn 10YR7/3	50						
	brown 10YR5/3	50						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol or Histel (A1)
☐ Histic Epipedon (A2)
☐ Hydrogen Sulfide (A4)
☐ Thick Dark Surface (A12)
☐ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:

- ☐ Alaska Color Change (TA4)⁴
☐ Alaska Alpine Swales (TA5)
☐ Alaska Redox With 2.5Y Hue

- ☐ Alaska Gleyed Without Hue 5Y or Redder
☐ Underlying Layer
☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

⁴Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None

Depth (inches):

Hydric Soil Present? Yes _____ No X

Remarks: The surficial organic, black soil indicates potential hydric conditions but does not extend to depth and is not saturated. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Marl Deposits (B15)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-stained Leaves (B9)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Salt Deposits (C5)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

- Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 9, 2014 was above normal with 10.30 inches since June 1st, compared to the normal of 6.90 inches, resulting in an excess of 3.40 inches. Since January 1st, the total was 13.53 inches, compared to the normal of 10.22 inches, resulting in an excess of 3.31 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).

WETLAND DETERMINATION DATA FORM – Alaska Region

MOA Parcel 1707306000; SEC 25, T12N, R3W, SM; SW
 Project/Site: corner of Upper DeArmoun Rd and Canyon Rd. Borough/City: Anchorage Sampling Date: 9/9/2014
 Applicant/Owner: _____ Sampling Point: DP-26
 Investigator(s): Pat Athey Landform (hillside, terrace, hummocks, etc.): Mountain slope
 Local relief (concave, convex, none): Flat Slope (%): _____
 Subregion: Southcentral Lat: N 61.1008 Long: W 149.7192 Datum: NAD83
 Soil Map Unit Name: 414—Deception-Estelle-Kichatna complex, undulating and hilly NWI classification: None Indicated
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes	No <u>X</u>	
Wetland Hydrology Present?	Yes	No <u>X</u>	
Remarks: Site is located on a south-facing mountain slope in open spruce-birch forest and dense alder shrub growth. Much of the spruce has been beetle-killed and blown down, resulting in an open canopy.			

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Picea mariana</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Picea glauca</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>9</u> (B)
3. <u>Betula papyrifera (Southcentral)</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>44</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
Total Cover: <u>60</u>				Total % Cover of:
50% of total cover: <u>30</u> 20% of total cover: <u>12</u>				OBL species _____ x 1 = <u>0</u>
Sapling/Shrub Stratum				FACW species <u>30</u> x 2 = <u>60</u>
1. <u>Cornus canadensis</u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>	FAC species <u>55</u> x 3 = <u>165</u>
2. <u>Rosa acicularis</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	FACU species <u>117</u> x 4 = <u>468</u>
3. <u>Rubus idaeus</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	UPL species _____ x 5 = <u>0</u>
4. <u>Viburnum edule</u>	<u>10</u>	_____	<u>FACU</u>	Column Totals: <u>202</u> (A) <u>693</u> (B)
5. <u>Alnus viridis</u>	<u>10</u>	_____	<u>FAC</u>	Prevalence Index = B/A = <u>3.43</u>
6. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:
Total Cover: <u>90</u>				No Dominance Test is >50%
50% of total cover: <u>45</u> 20% of total cover: <u>18</u>				No Prevalence Index is ≤3.0
Herb Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Calamagrostis canadensis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Gymnocarpium dryopteris</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
3. <u>Equisetum arvense</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
4. <u>Sanguisorba canadensis</u>	<u>5</u>	_____	<u>FACW</u>	
5. <u>Mertensia paniculata</u>	<u>1</u>	_____	<u>FACU</u>	
6. <u>Chamerion angustifolium</u>	<u>1</u>	_____	<u>FACU</u>	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
Total Cover: <u>52</u>				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
50% of total cover: <u>26</u> 20% of total cover: <u>10</u>				
Plot size (radius, or length x width) <u>30-ft diameter</u> % Bare Ground _____				
% Cover of Wetland Bryophytes <u>0</u> Total Cover of Bryophytes <u>0</u>				
(Where applicable)				
Remarks:				

SOIL

Sampling Point: DP-26

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix		Redox Features			Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%					
+10- +4	dk gray bm 10YR4/2	100						organic matter, fine roots, wood debris and decomposed plants	
+4-0	black 10YR2/1	50						organic soil; many fine roots; greasy when wetted; dry	
	v dk gray 10YR3/1	50							
0-11	black 10YR2/1	100						silt loam and charcoal; dry	
11-19	v pale bm 10YR7/3	50						silt loam w/ gravel & cobbles, dry; loose	
	brown 10YR5/3	50							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol or Histel (A1)	<input type="checkbox"/> Alaska Color Change (TA4) ⁴	<input type="checkbox"/> Alaska Gleyed Without Hue 5Y or Redder Underlying Layer	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Alaska Alpine Swales (TA5)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Alaska Redox With 2.5Y Hue		
<input type="checkbox"/> Thick Dark Surface (A12)			
<input type="checkbox"/> Alaska Gleyed (A13)			
<input type="checkbox"/> Alaska Redox (A14)			
<input type="checkbox"/> Alaska Gleyed Pores (A15)			

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.
⁴Give details of color change in Remarks.

Restrictive Layer (if present):		Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Type: None	Depth (inches):	

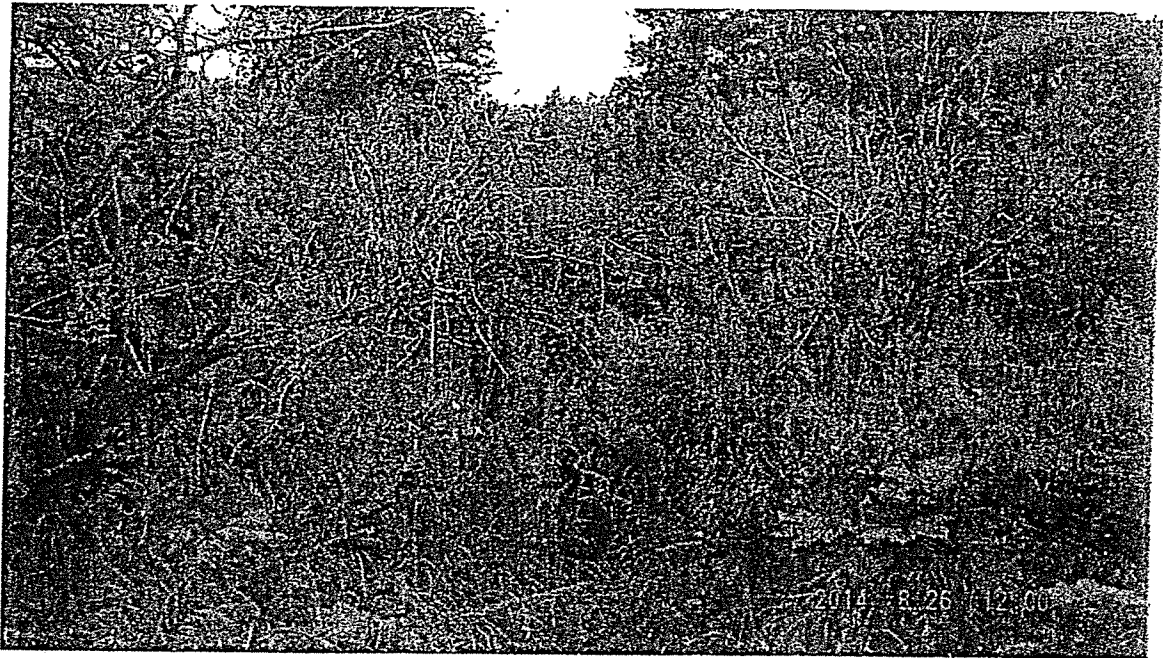
Remarks: The surficial organic, black soil indicates potential hydric conditions but does not extend to depth and is not saturated. The absence of redox indicators and lack of soil moisture during this wet season supports the finding of nonhydric soil.

HYDROLOGY

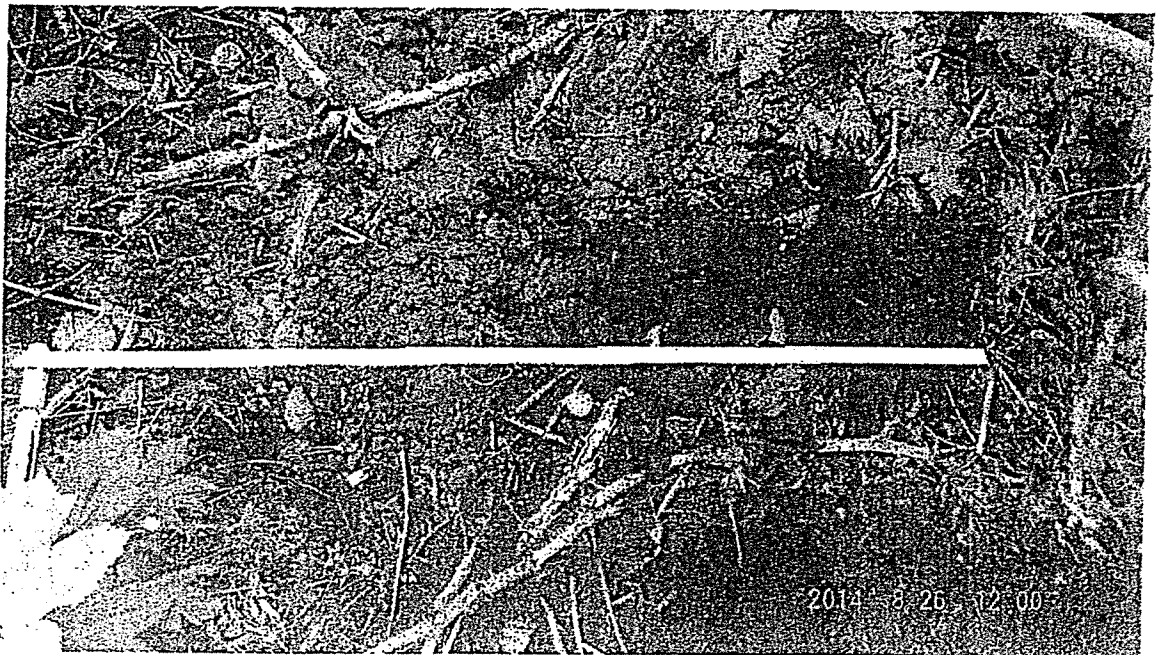
Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)	
Primary Indicators (any one indicator is sufficient)			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-stained Leaves (B9)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Salt Deposits (C5)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)		<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)		<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Surface Soil Cracks (B6)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):		
Saturation Present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: The site lacks characteristics of wetland hydrology despite the seasonally high cumulative precipitation in the region. Cumulative total precipitation on September 9, 2014 was above normal with 10.30 inches since June 1st, compared to the normal of 6.90 inches, resulting in an excess of 3.40 inches. Since January 1st, the total was 13.53 inches, compared to the normal of 10.22 inches, resulting in an excess of 3.31 inches. The site is within the Rabbit Creek-Frontal Turnagain Arm Watershed (HUC 1902040107); Rabbit Creek Subwatershed (HUC 190204010701).			

Attachment 3
Photos

MOA Parcel 1707306000



DP-1



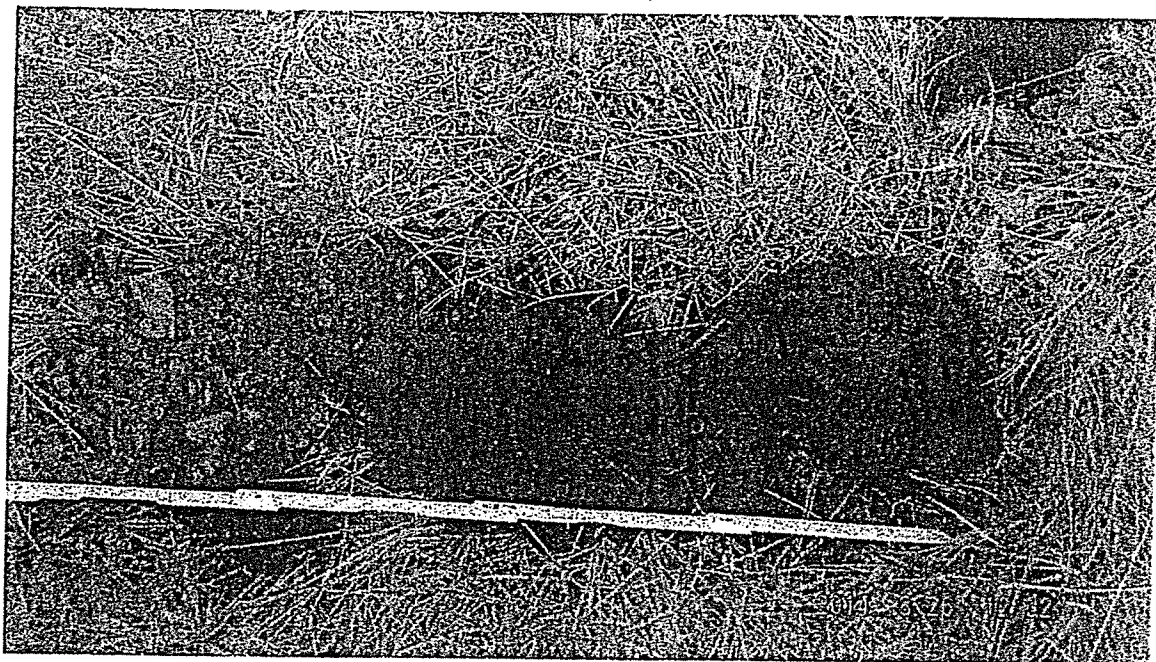
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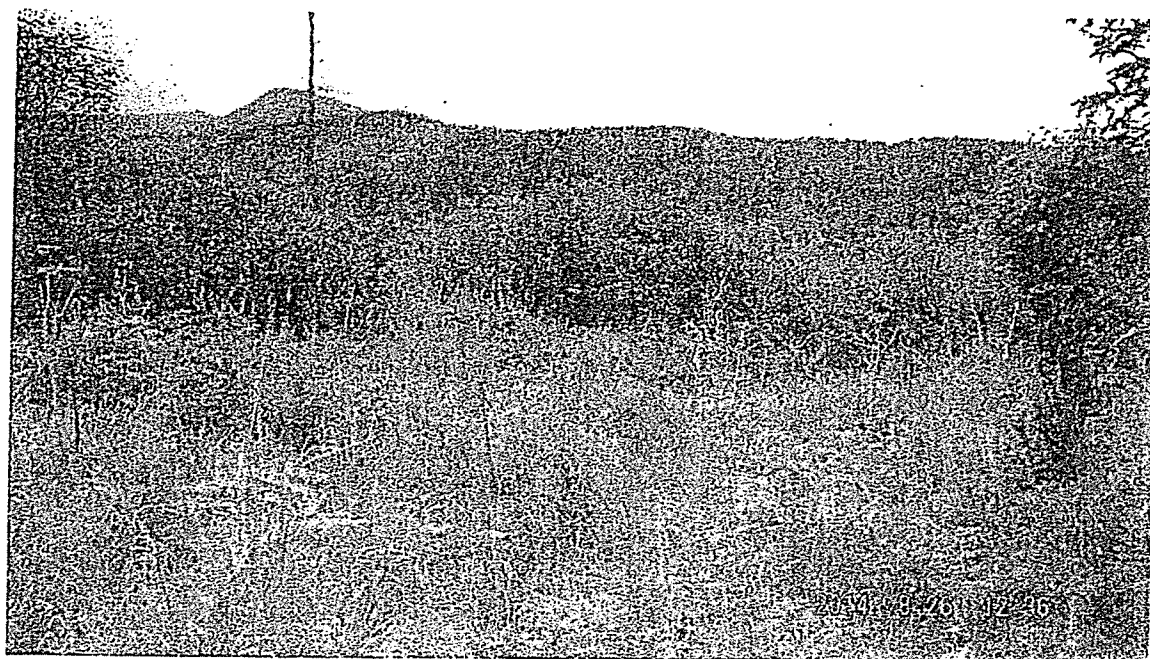
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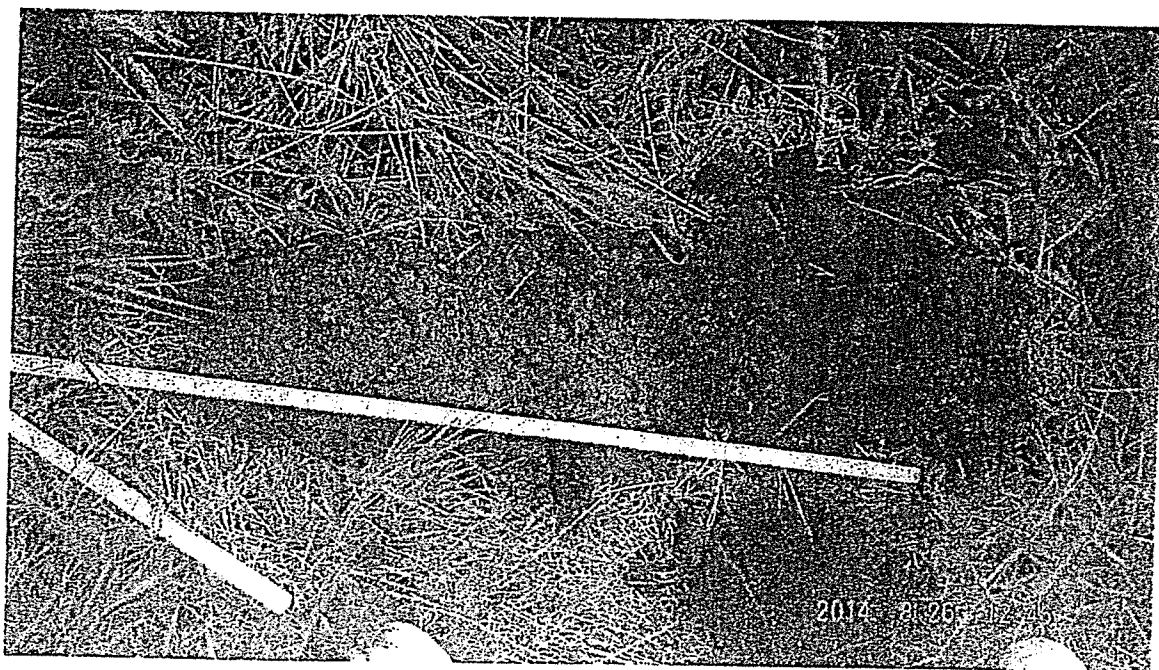
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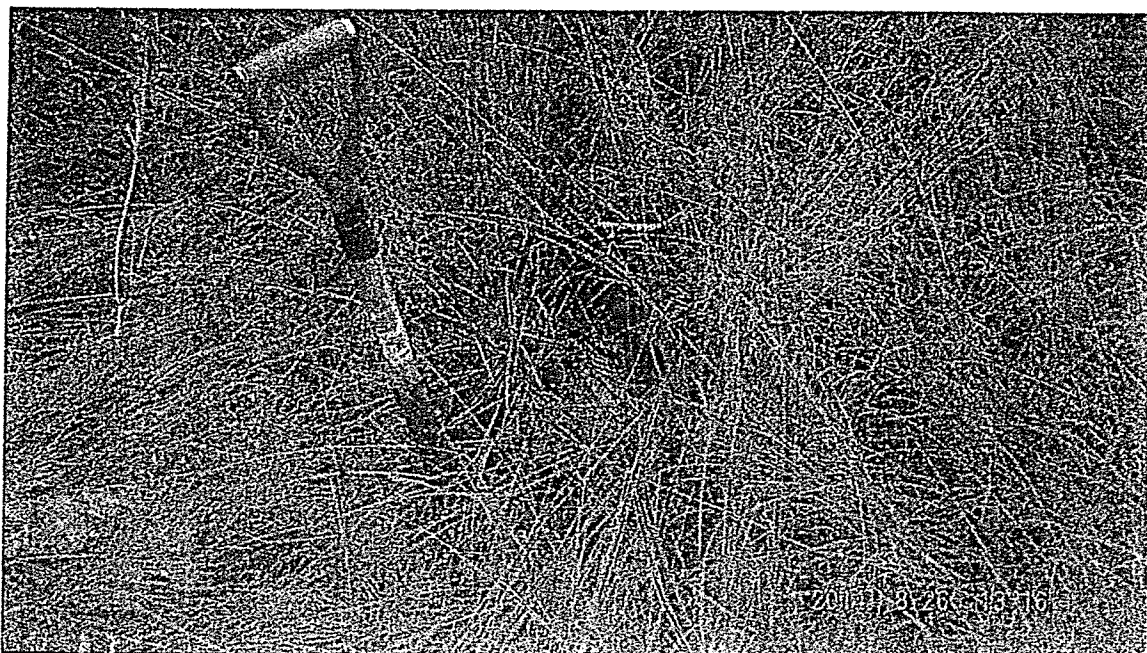
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DP-4



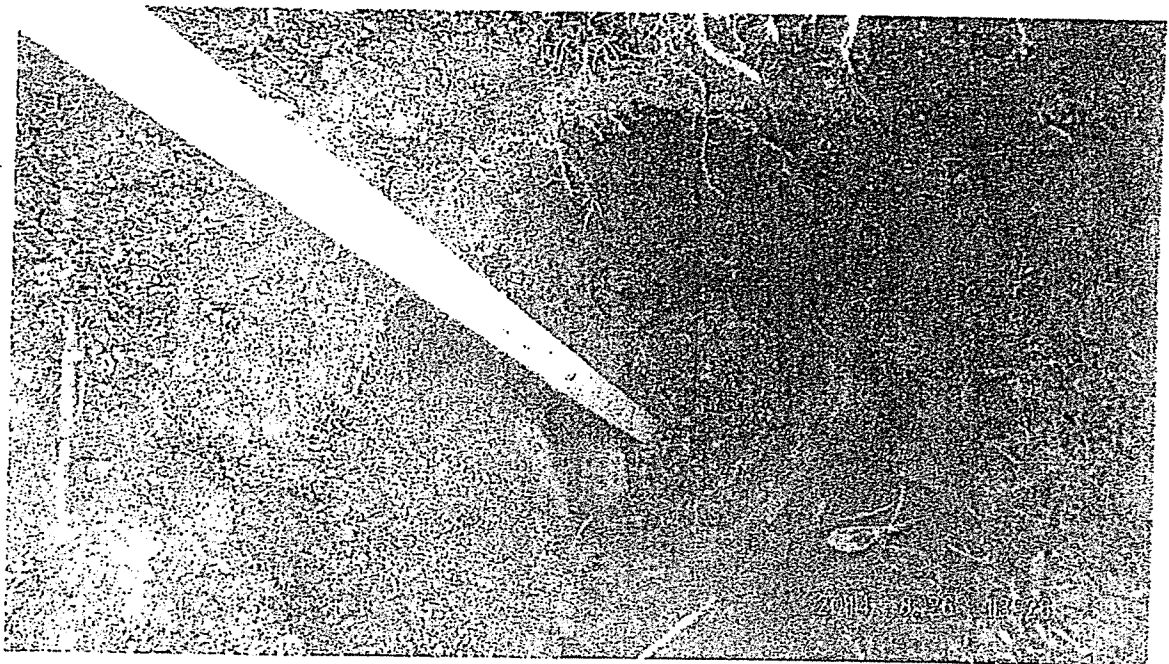
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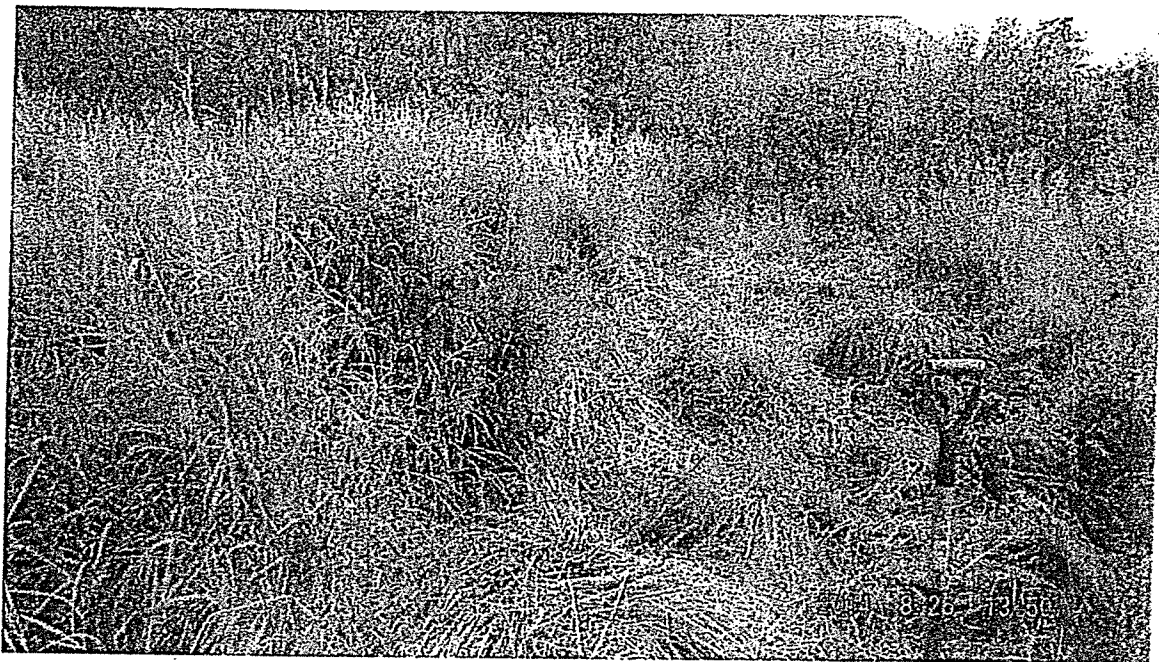
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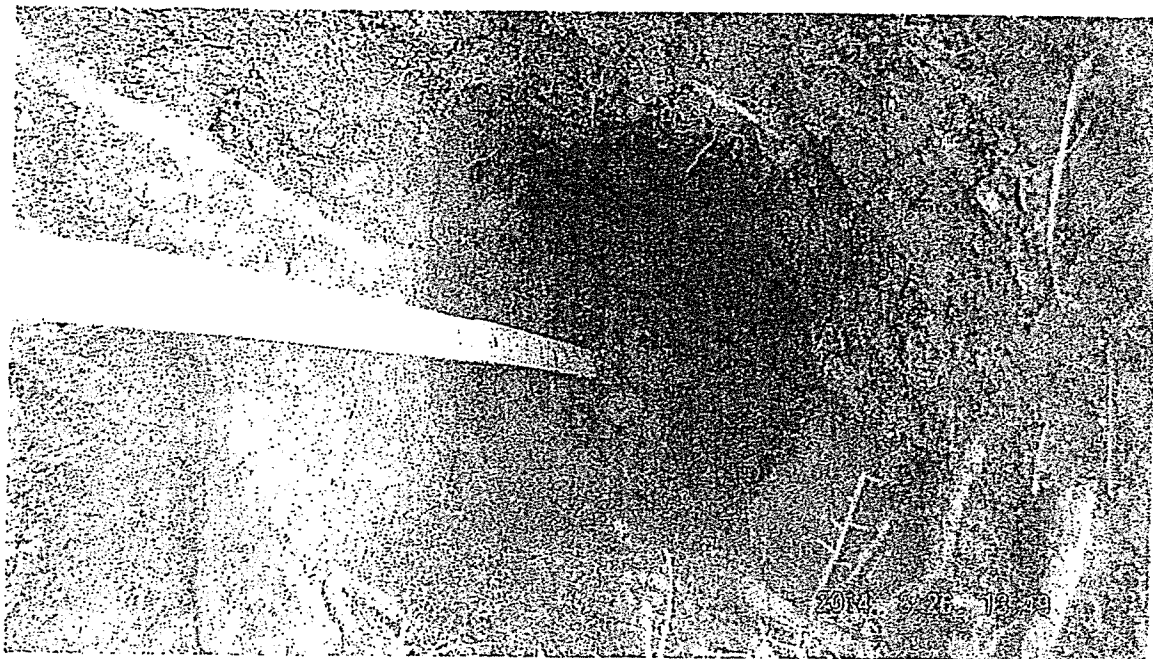
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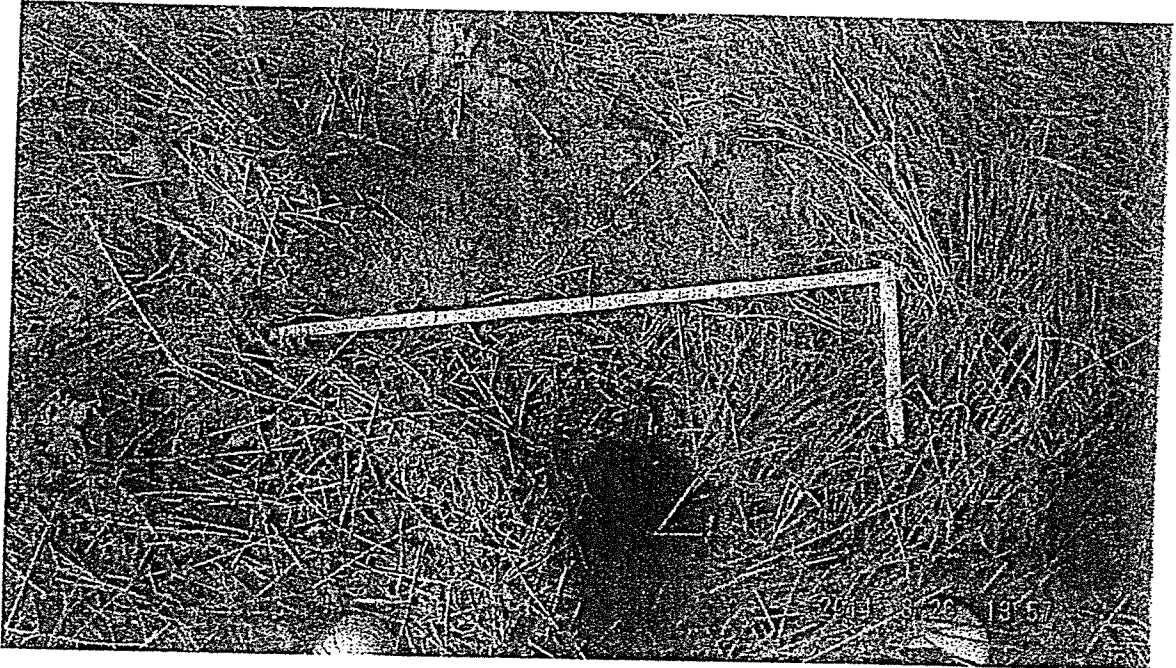
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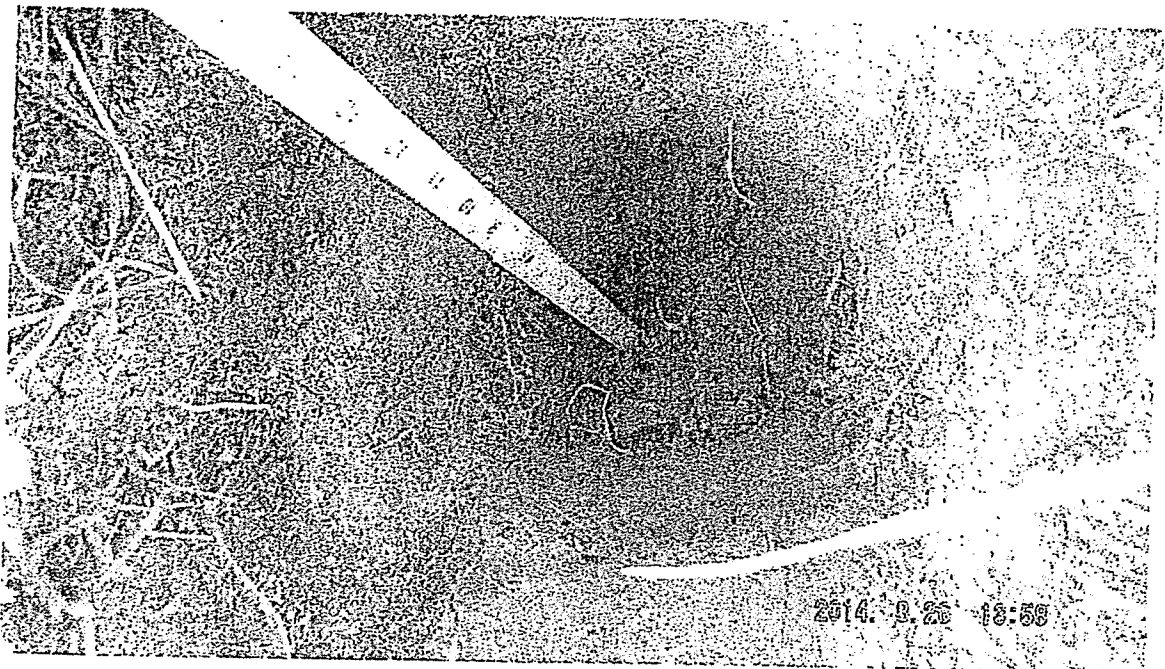
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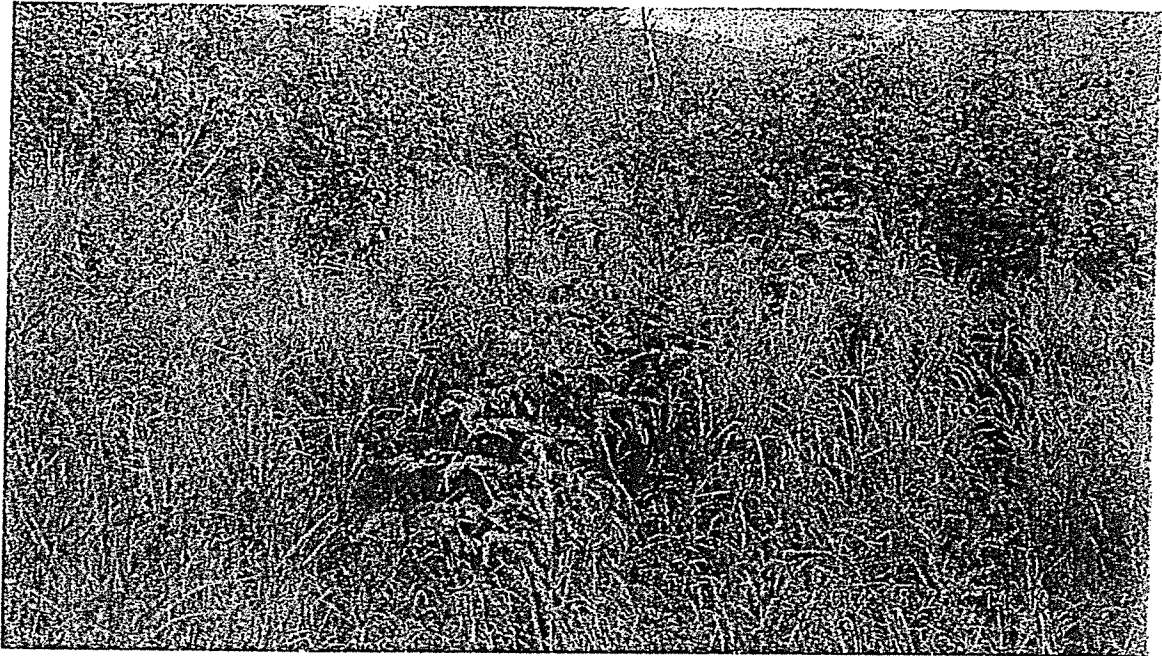
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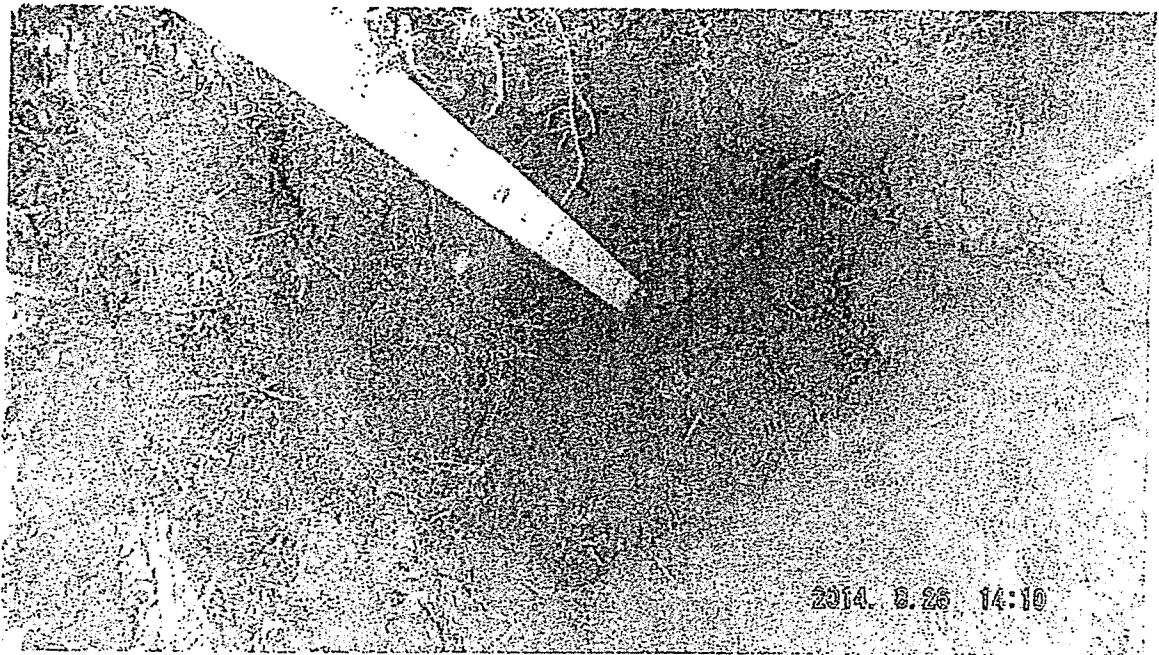
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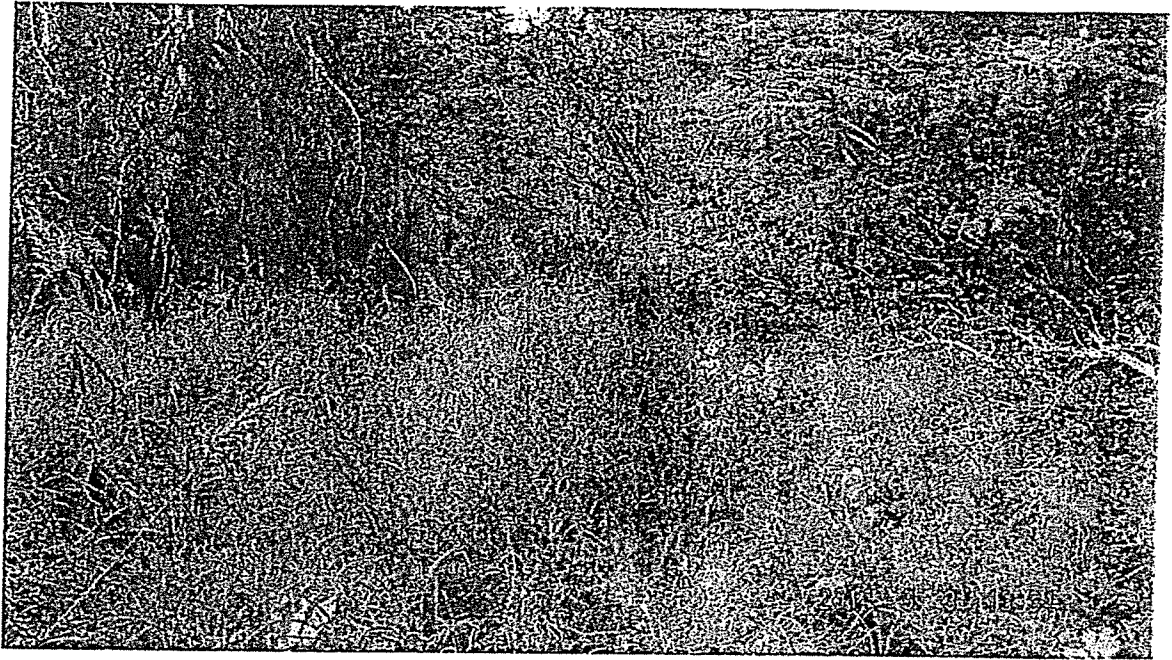
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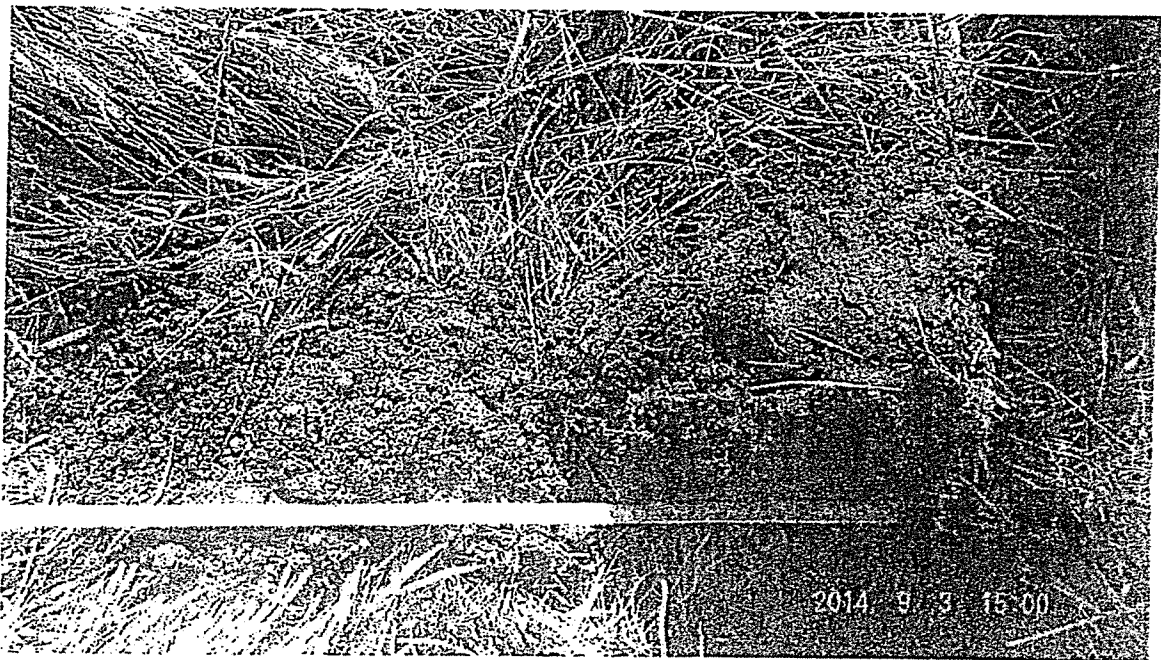
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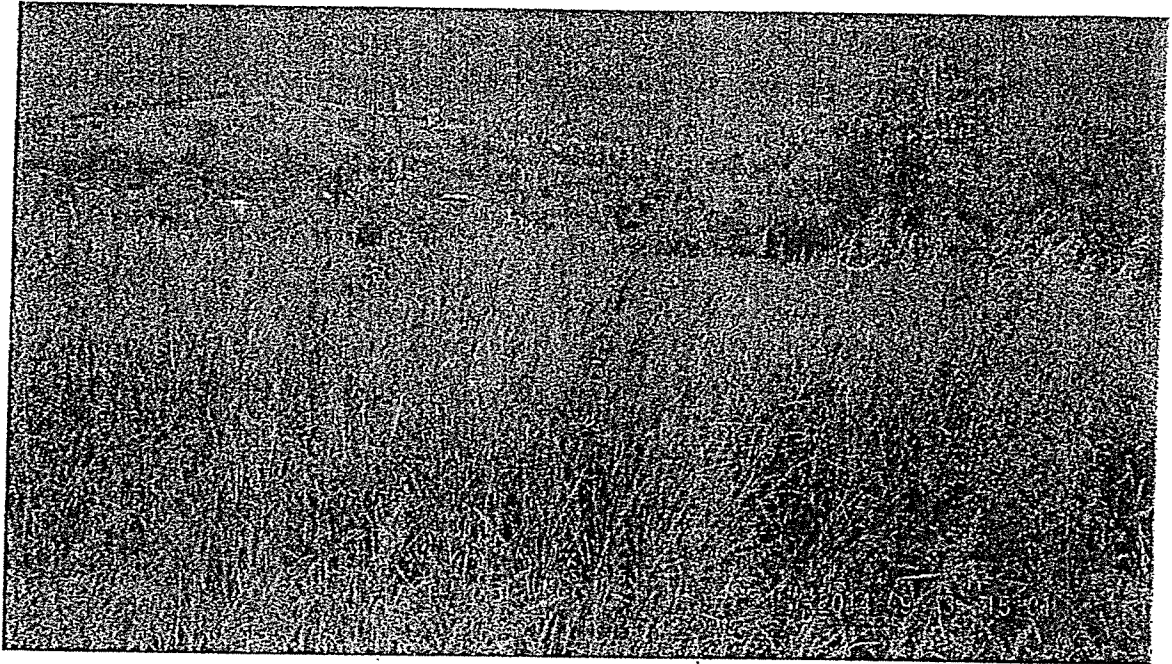
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DP-13



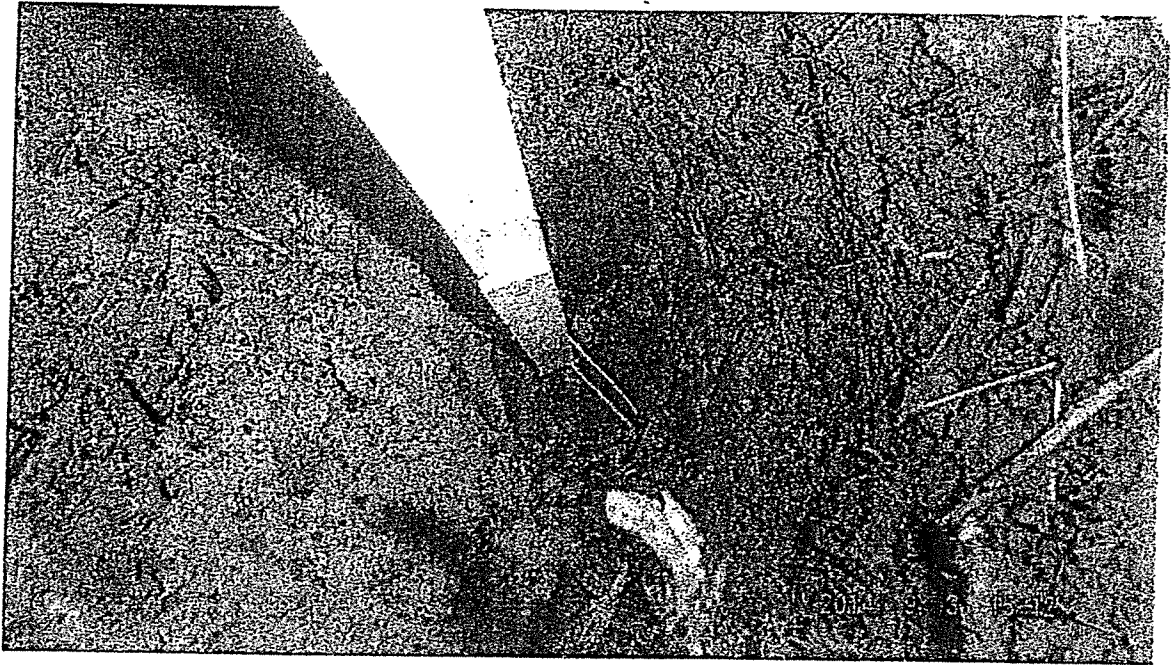
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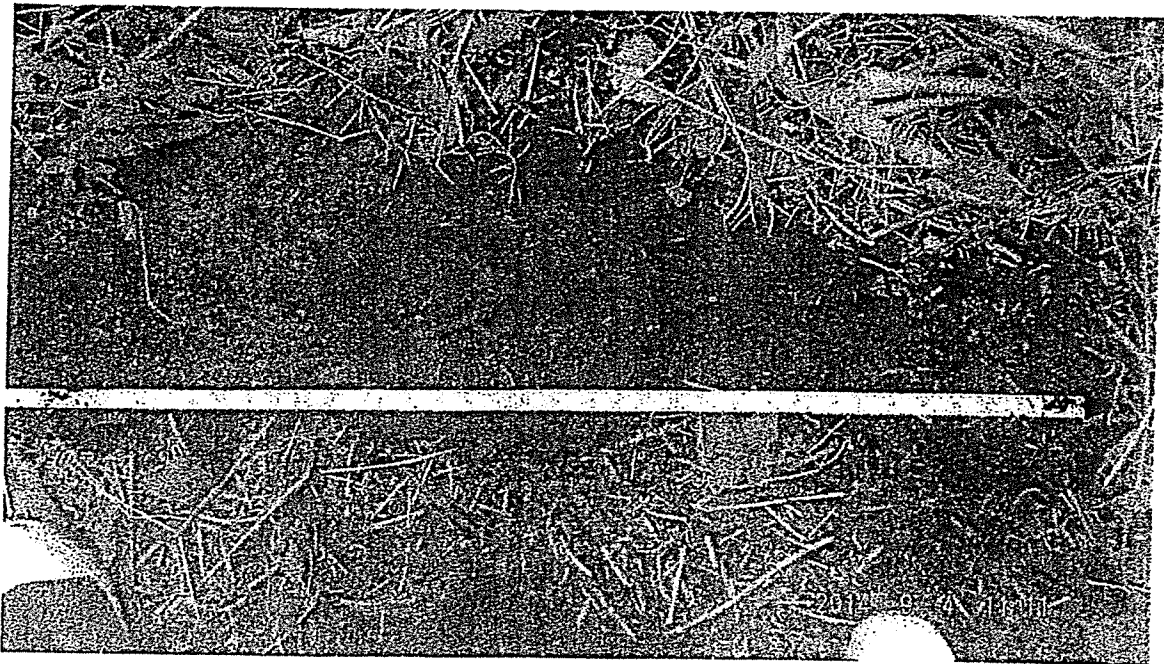
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DP-16



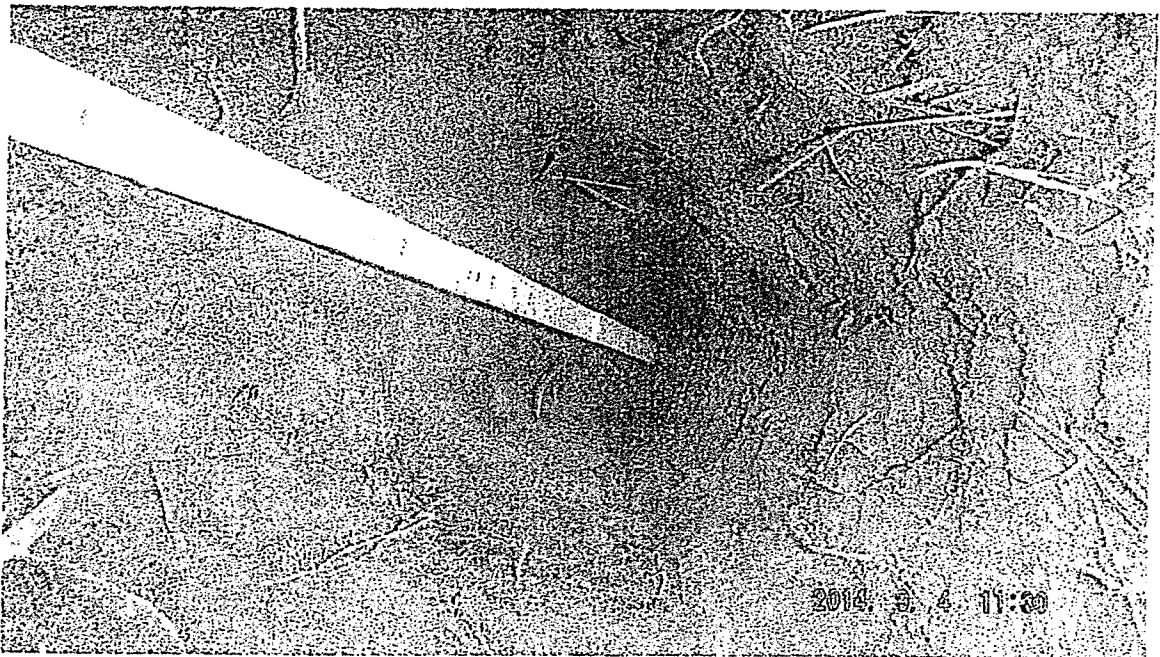
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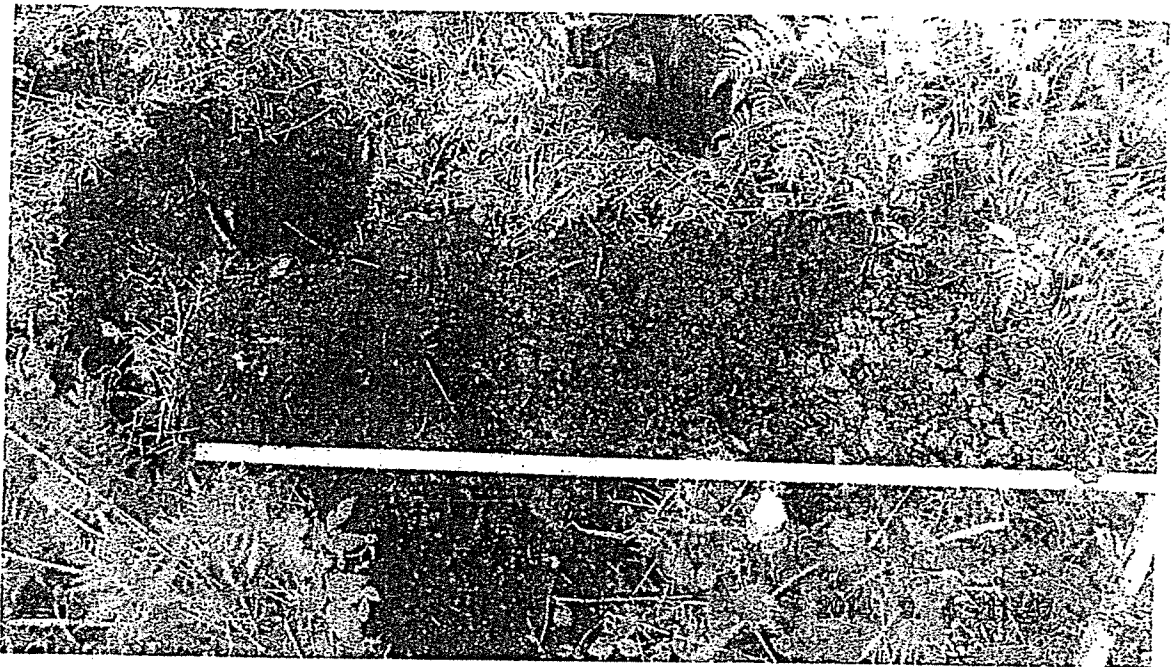
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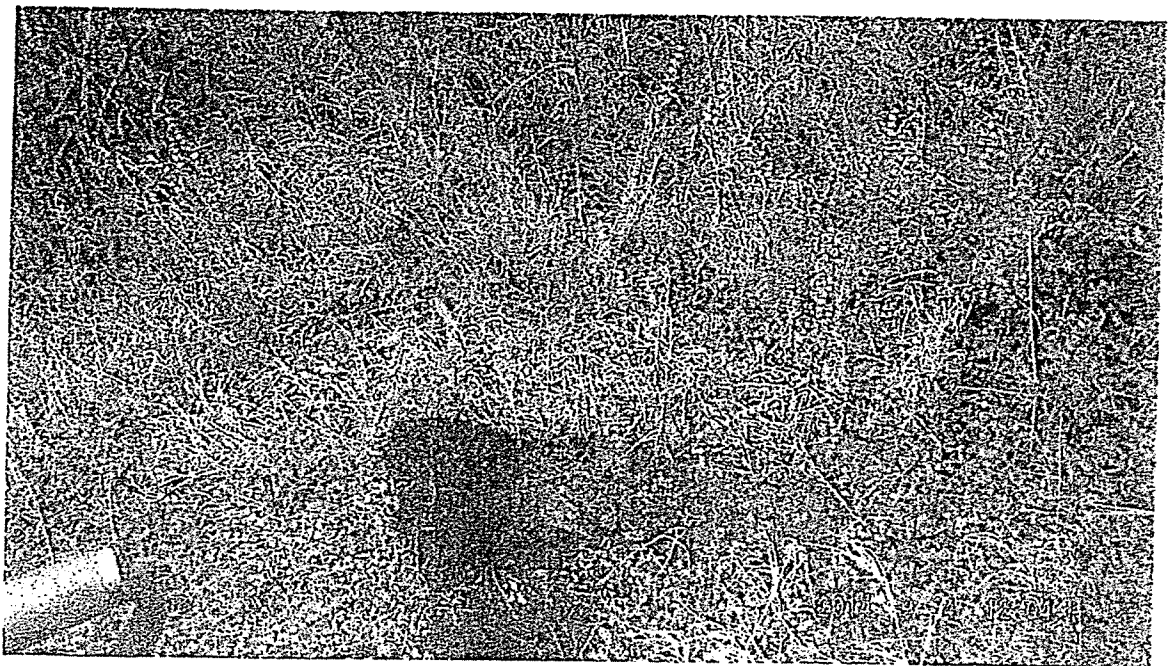
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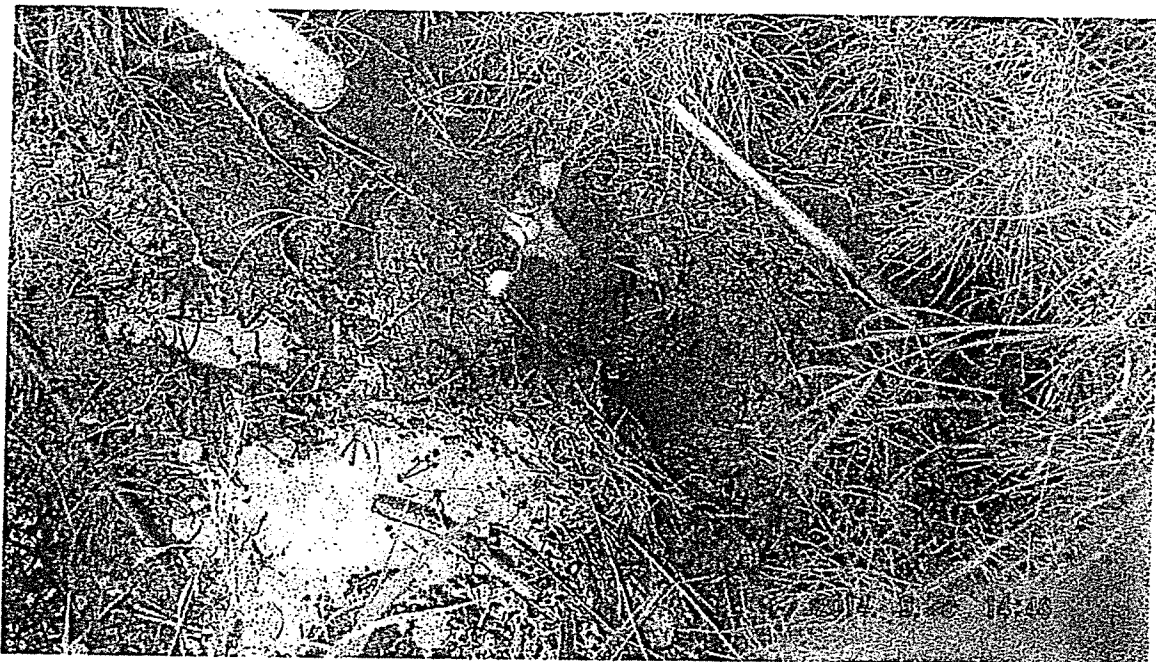
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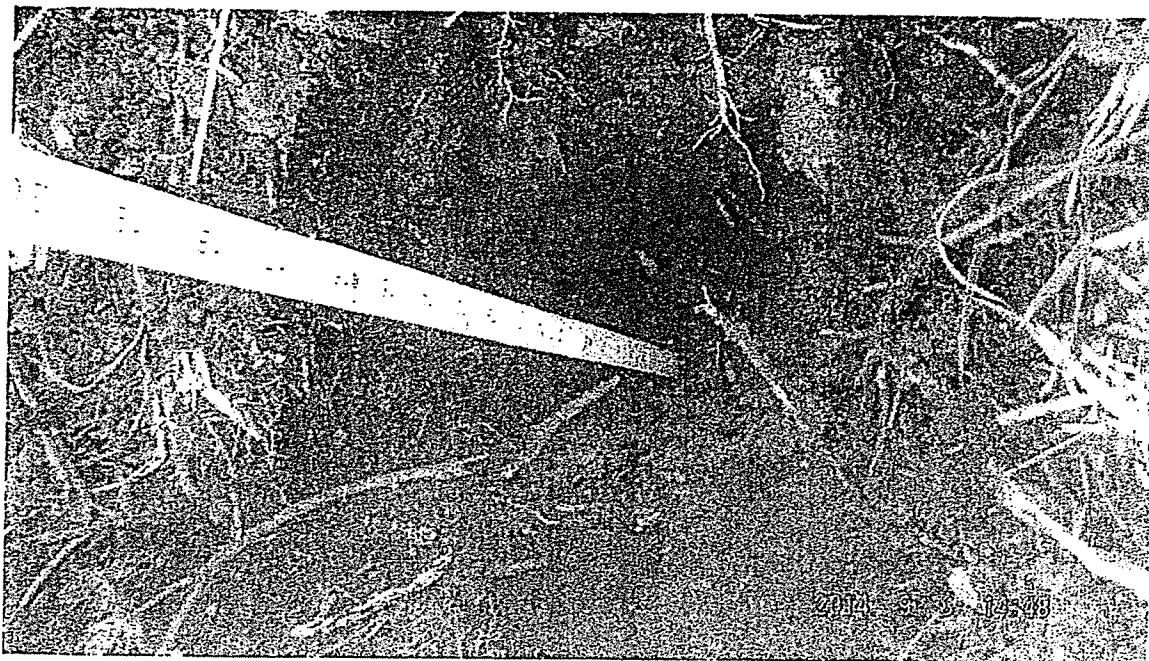
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DP-20



DP-21



DP-22



DP-22



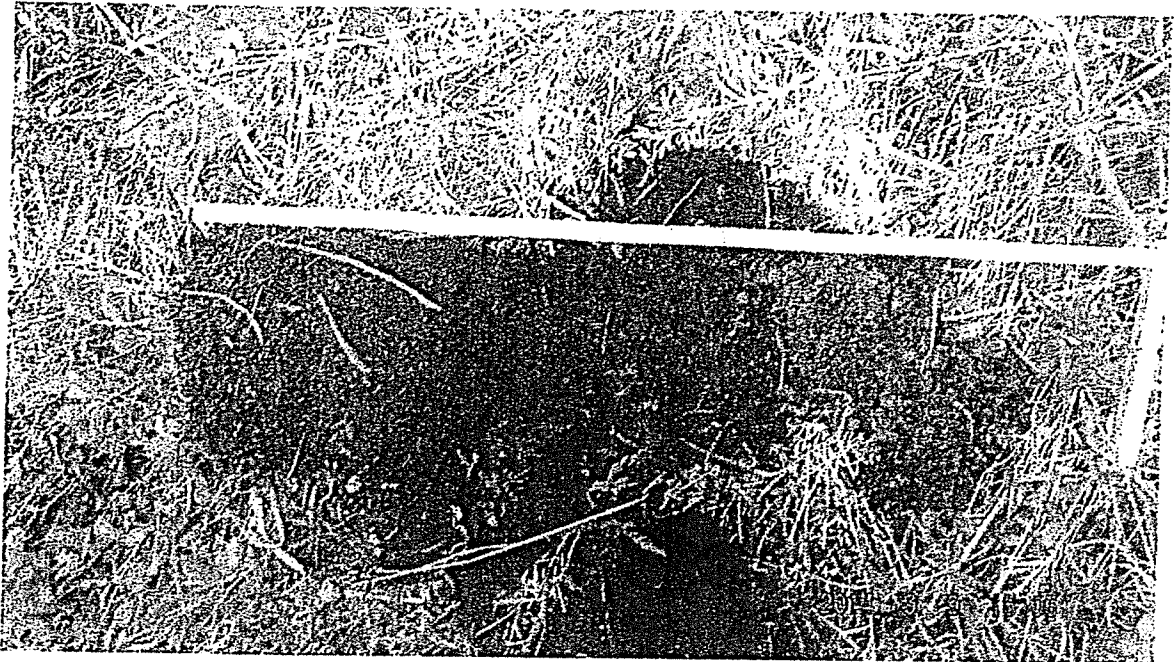
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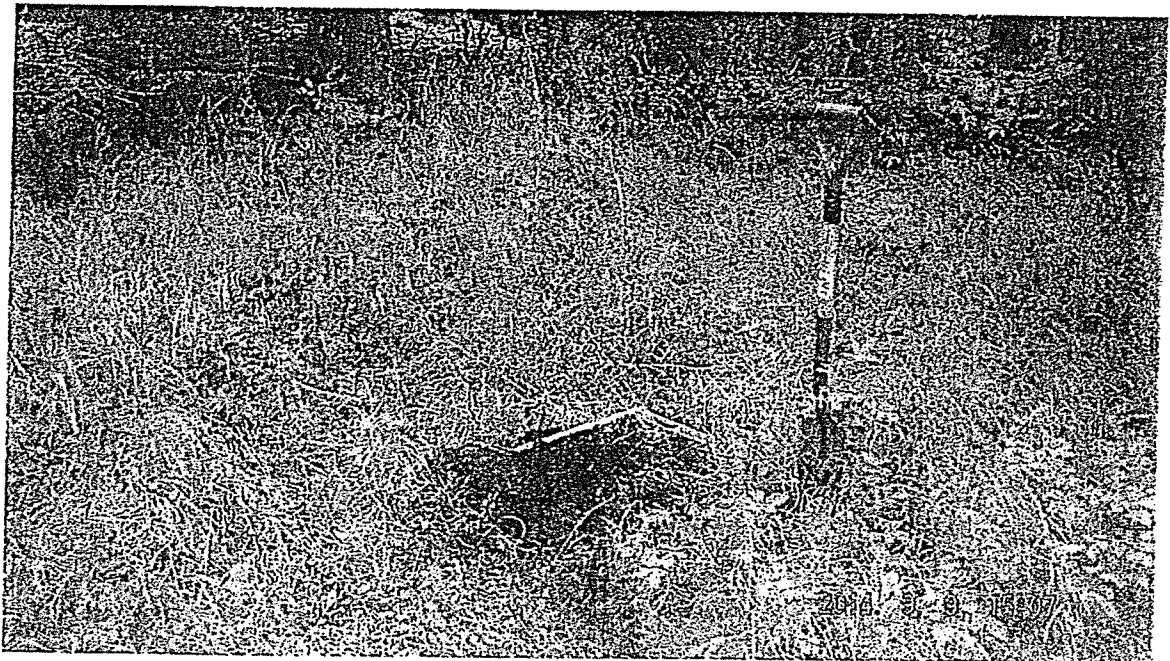
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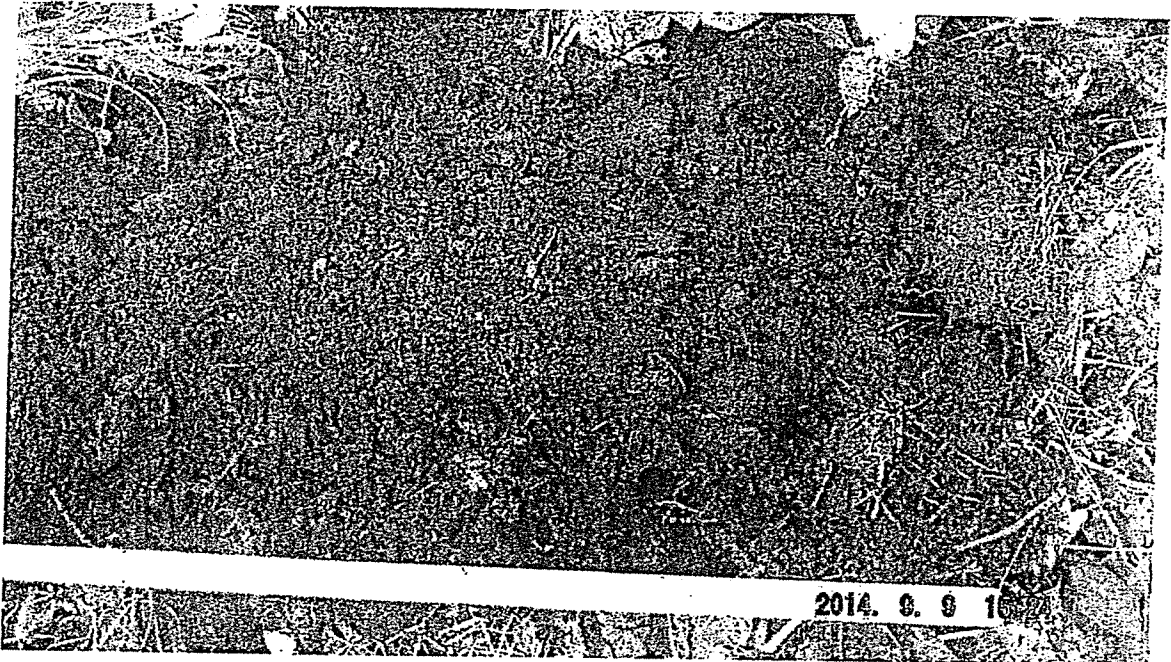
DP-24



DP-25



DP-25



DP-26



DP-26

TERRASAT, INC.

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Geological Consulting Environmental Restoration Regulatory Compliance

Ground Water Resource Evaluation for the Proposed Lewis and Clark Subdivision

Prepared for:
Big Country Enterprises, LLC.

Prepared by:
TERRASAT, Inc.
4203 Iowa Drive
Anchorage, AK 99517

February 16, 2017

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Appendix

Appendix A	Spreadsheet of Data for Area Residential Wells
Appendix B	Model Calculations for Nitrate Fate and Transport & Bacteria and Virus Deactivation Rates
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1.0 SUMMARY

(Big Country Enterprises, LLC. (Big Country) contracted TERRASAT, Inc. (TERRASAT) to conduct an investigation of hydrogeological conditions at the proposed Lewis and Clark Subdivision (see Figures 1 & 2). In addition, TERRASAT supervised the installation of three new wells and conducted aquifer testing and evaluation as part of the overall study objectives.

The proposed Lewis and Clark subdivision is comprised of approximately 80 acres of undeveloped land on the Hillside area of Anchorage, Alaska. Ten acres of the land in the northwest corner of the parcel may be not included in the final plat for the development. The parcel is bordered on the north by Upper DeArmoun Road, on the east by Canyon Road, on the west by Messinia Street on the south by undeveloped land that lies 500 to 1000 feet up gradient of a segment of Rabbit Creek. Figure 1 shows the site general location and Figure 2 shows the specific site location.

Our investigation of the area water budget concluded that sufficient sustainable ground water is available to supply the proposed Lewis and Clark subdivision land development. An evaluation of area well data suggests at least five separate aquifers exist in the local area. TERRASAT proposes that at least two aquifers will likely be used to extract groundwater for the various lots in the Lewis and Clark development.

Average yield per well for 124 residential wells in an approximate 1/2 mile area around Lewis and Clark subdivision that were evaluated in this study is 5.09 gallons/minute. Aquifer test results suggest that the average well in the Lewis and Clark subdivision may produce between 7 to as much as 135 gallons/minute. Hydrogeological modeling of the new wells show that the largest impact to a property 200 feet away ranges between 0.0 and 3.08 feet when a well is pumped for up to three hours at 2 gallons per minute, a typical rate. Most of the neighboring wells have more than 200 feet of available static water level in their wells. Therefore, the neighboring wells will continue to function without a significant impact.

2.0 METHODS

TERRASAT conducted a comprehensive groundwater investigation of the area in and around the proposed Lewis & Clark Subdivision using available well logs from the MOA and from the ADNRS WELTS databases that were within 1/2 to 3/4 miles from the property of interest. Figure 3 shows the locations of 124 private residential wells whose records were analyzed during the site evaluation conducted by TERRASAT for the proposed Lewis and Clark subdivision.

3.0 GEOLOGY

3.1 Background Information

Several State and Federal reports have documented the generalized geology of the area around and including the proposed Lewis and Clark subdivision. Much of the Upper Hillside area of Anchorage is part of the Chugach State Park and the boundary lies one mile east of the eastern boundary of the Lewis and Clark subdivision. A USGS map report "Generalized Geologic Map of Anchorage and Vicinity, Alaska" by Henry R. Schmoll and Ernest Dobrovolny 1972, shows the surficial geology types, not including a thin layer of organics that is found in many areas, include the following:

- Colluvium (c): Slope deposits on mountain sides and valley walls in lowlands. Consisting of diamicton and poorly sorted to well sorted gravel with some sand, silt or clay. Usually, and in this location, it is found downslope of bedrock.
- Lake and Pond Sediment (l): Near mountains it is chiefly silt and clay with some fine sand, and sand and gravel: it is accumulated in former ice-dammed lakes. In this case, from ice-dammed water flowing down the modern Rabbit Creek channel as seen in Figure 4 south of the property of interest.
- Alluvial Fan Deposits (af): Deposits in alluvial fans or alluvial cones. In this case they are likely from alluvial fan or cone deposits that came down from mountain sides in the area. Consisting dominantly of gravel and may contain some silt and clay. Often, as here, they are found next to and grade into colluvium (c).
- Morainal Deposits (m): Deposits found generally in long ridges marking the merging of former glaciers. Chiefly till.

While beneath the surface, any of the above type deposits may also be found, ultimately at some depth bedrock will be located:

- Bedrock (b): Metamorphic rock, principally McHugh Complex metamorphosed siltstone, greywacke, arkose, conglomerate sandstone, and greenstone. Chert and argillite are often associated with these deposits. This type rock is surely to be found at the Lewis and Clark site, likely at depths no greater than 250 feet bgs.

Figure 4 is a map display of the information contained in the USGS geology map of the area. Figure 5 shows the topographic location of the site and includes the location of a drainage basin divide in the area. Figure 6 below, from Hydrology For Land-Use Planning: The Hillside Area, Anchorage, Alaska, Larry L. Dearborn and William W. Barnwell, USGS Open File Report 75-105 in cooperation with the Greater Anchorage Area Borough shows likely bedrock depths of the Hillside area including the Lewis and Clark site.

Note in Figure 6 that bedrock depths across the Lewis and Clark site range from 50 to 200 feet (below ground surface) bgs. This compares favorably to a statistical modeling evaluation by TERRASAT, based on well log data from area wells, that showed depths to bedrock likely will range from between 0 to 158 feet bgs for the up-gradient 2/3 of the property, with greater depths downgradient in a southwestern direction. Insufficient data was available to model the lower 1/3 of the Lewis and Clark site.

Subsequent data collected from the installation of the three new wells (see following sections) in December 2016 has compared favorably to the TERRASAT and USGS bedrock modeling of that specific area of the Lewis and Clark subdivision and confirms the actual bedrock depth at those locations ranges from 43 to 92 feet below ground surface.

3.2 Subsurface Investigations

3.2.1 Pre-Drilling Evaluations

Figure 4 shows the geology of in the area of interest consists of colluvium in the south and in the north, lake and pond sediments that run in the center of the property, and alluvial fan deposits on the east of the property. Percolation test hole logs show peat in the upper 1 to 2 feet, with silty or gravelly fine sands (colluvium or lake and pond sediments) predominant for several feet beneath the upper layers.

Wells in the area are known to be in bedrock in most locations, however to the west of Lewis and Clark several private wells in the Grecian Hills Subdivision are installed in unconsolidated material as is a private well (within the project area) located on the east side of Messina Street. These wells are likely located in the alluvial fan or morainal deposits that are shown in Figure 4, indicating that either or both of those type of deposits may extend further south than the generalized USGS map indicates. This is inferred from the fact that the residential wells directly north of the Lewis and Clark subdivision, which are located in colluvium, are bedrock wells according to well logs, while wells directly west of the Lewis and Clark subdivision are located in unconsolidated material. As one moves from higher to lower elevations in the Hillside area, bedrock is generally found deeper and the percentage of wells in unconsolidated material becomes greater. This effect may become evident within the Lewis and Clark parcel because the land there grades gently downward toward the Rabbit Creek valley which lies south of it.

TERRASAT reviewed the water well data from 124 local wells and reviewed static water levels and elevations, lithology, depths to bedrock, well aquifer type, and other available information including water quality. Appendix A contains much of that information.

3.2.2 Post Well-Drilling Geological Results

Three drinking water well boreholes were drilled in December 2016 through January 2017. Well logs (Appendix D) show that fractures in bedrock aquifers exist at several depths in the Lewis and Clark Subdivision at those specific locations. These water bearing fractures-zone aquifers are protected from surface activities by at least 100 feet of bedrock aquitard. Bedrock was initially encountered at depths of 43, 51 and 92 feet below ground surface in the three exploratory wells. Those wells were drilled to depths of 398, 256, and 236 feet below ground surface respectively. All three wells were completed in bedrock with water producing fracture zones encountered at several depth intervals. The bedrock was predominately greywacke with numerous hydrothermal veins of quartz and other minerals at various depths. Section 4.2 describes the results of aquifer testing at the three wells.

4.0 HYDROGEOLOGY

4.1 Subsurface and Previous Investigations

Several prior studies describe various aspects of the geology and hydrogeology of the area. TERRASAT used "Hydrology For Land-Use Planning: The Hillside Area, Anchorage, Alaska, Larry L. Dearborn and William W. Barnwell, USGS Open File Report 75-105" in cooperation with the Greater Anchorage Area Borough, to help define the water budget for the area. Another study that was referenced was "Emanuel and Cowing, USGS Open File Report 82-86, Hydrogeology for land-use planning; the Potter Creek Area, 1982, Anchorage, Alaska" in cooperation with the Greater Anchorage Area Borough.

Static water levels at the time of drilling from available well logs were converted to static water elevations above sea level for the area well logs used in TERRASAT's investigation. The static water elevations were then statistically evaluated to differentiate aquifers in the communities surrounding the Lewis and Clark subdivision. Five separate aquifers were delineated for the area.

The western area of the Lewis and Clark subdivision likely contains a thicker section of unconsolidated material above bedrock. At least one confined aquifer likely exists in this unconsolidated material that either does not exist further to the east, or if it exists, is too thin to produce sustainable water supplies. The one water well that currently exists in that area confirms this likelihood.

TERRASAT's investigation found that ancient channels of Rabbit Creek once crossed two locations within or very near the property of interest. Figure 7 shows the locations of these former stream channels. These ancient channels will have altered the subsurface and surface geology in those specific areas, likely creating deposits of alluvium that still exist. These will likely be encountered during development of the area and have a potential to serve as a high yield aquifer.

4.1.1 Local Aquifers and Availability of Water

According to the report; Hydrology For Land-Use Planning: The Hillside Area, Anchorage, Alaska, Larry L. Dearborn and William W. Barnwell, USGS Open File Report 75-105, the groundwater budget for the Anchorage Upper Hillside area containing the Lewis and Clark project area is approximately 10-16 Mgal/day. Figure 8, below depicts the general study area of that Hillside report which closely correlates with the 99516 area code area. Figure 9 shows the water budget in that area.

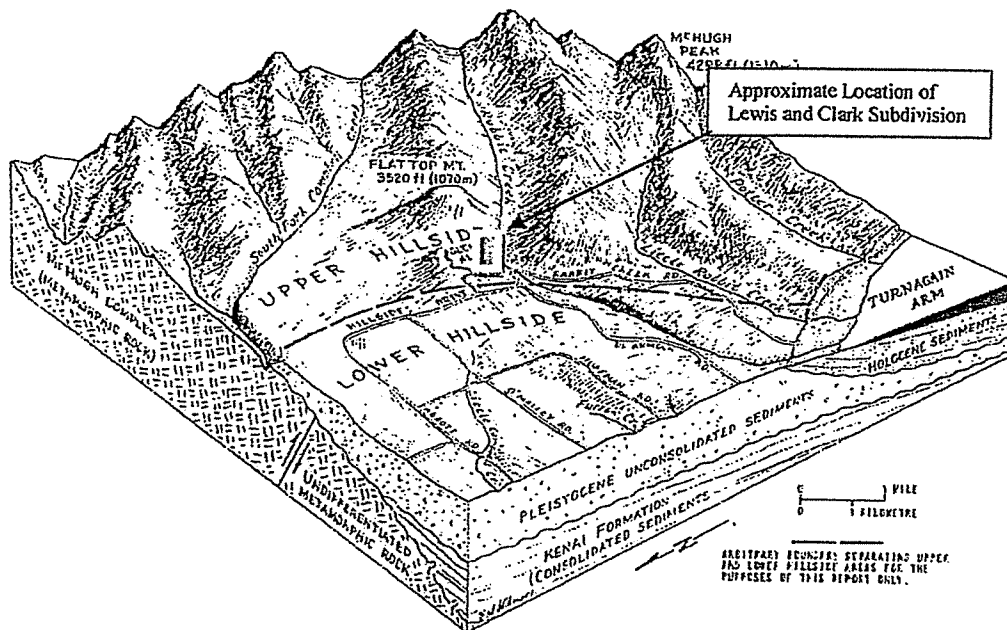


Figure 8. Upper Hillside Area (from Hydrology For Land-Use Planning: The Hillside Area, Anchorage, Alaska, Larry L. Dearborn and William W. Barnwell, USGS Open File Report 75-105 in Cooperation with the Greater Anchorage Area Borough.)

An average home in Anchorage uses approximately 450 gallons per day of water. The MOA census data from 2013 for the Upper Hillside, the area code 99516 area, lists a population of 20,781. If we are to assume that an average house contains four people, then we can assume that the area contains approximately 5195 houses. If 5195 homes use 450 gallons per day then the Upper Hillside area would use 2,337,750 gallons per days of the available 10-16 million gallons. This shows that availability of groundwater is not, at this time, an issue for the Upper Hillside area. The Lewis and Clark subdivision will have approximately 30 houses

or less. The daily water consumption for 30 houses at 450 gallons per house equals 13,500 gallons per day. This is a fraction of the 10-16 million gallons per day of available groundwater shown in Figure 9. We conclude that groundwater recharge is abundant for the Lewis and Clark subdivision and surrounding subdivisions.

One-hundred seventeen wells had available data regarding aquifer type for each well. Figure 10 shows the most current static water elevations measured for each well. Some are the measurement taken at the time of drilling and some are taken at a later date, often when the property ownership was being transferred. The results show that five separate aquifers likely exist in the area.

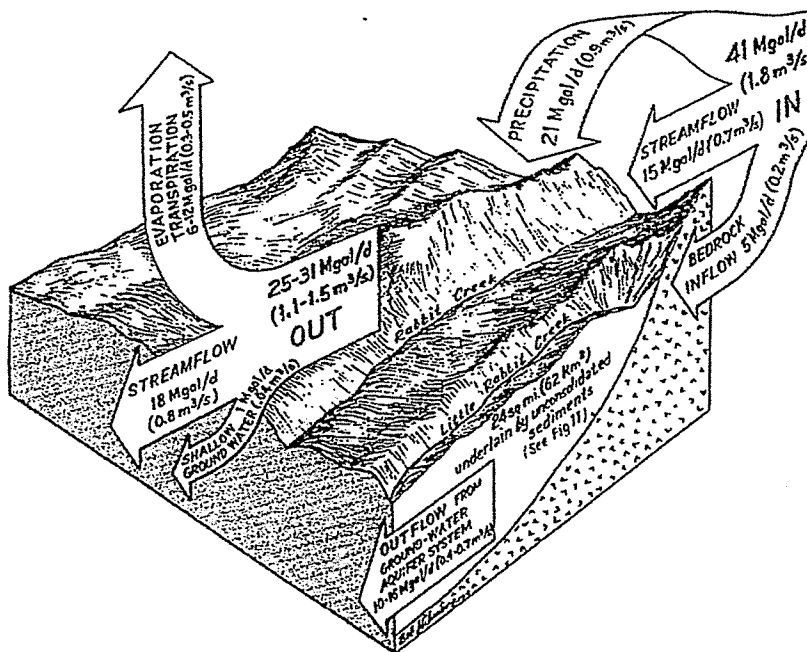


Figure 9. Water Budget of the Upper Hillside area containing the Lewis and Clark project site. (from Hydrology For Land-Use Planning: The Hillside Area, Anchorage, Alaska, Larry L. Dearborn and William W. Barnwell, USGS Open File Report 75-105)

Available well logs show 92 water wells are completed in consolidated rock (bedrock) and twenty-five are completed in unconsolidated (sand and gravel) aquifers. Figure 11 shows static water elevations at the time of drilling. These water levels differentiate aquifers.

Well yields for the 124 area wells show that 92 wells completed in bedrock have a mean yield of 2.7 gpm (see Figure 12). More than 97.5% of the consolidated rock wells produced more than 0.33 gallons per minute at the time of drilling. Figure 12 shows the well yield of all 124 wells, including the wells completed in unconsolidated material. Average yield per well for 124 residential wells in an approximate 1/2 mile area around Lewis and Clark subdivision that were evaluated in this study is 5.1 gallons/minute.

A four bedroom house requires about a third of a gallon per minute without the need for a holding tank. We conclude that adequate groundwater resources are available for the Lewis and Clark Subdivision with a planned density of R-6 lots.

Most homes use less than 450 gallons per day, or 0.3 gallons per minute, while most area wells produce more than 3 gallons per minute and, as Figure 12 shows, the area bedrock aquifer is capable of producing as much as 20 gallons per minute.

4.2 Well Installation and Aquifer Test Results at Lewis & Clark

Three wells were drilled on three contiguous lots in December of 2016 and January of 2017. The contiguous lots were selected so that aquifer tests could determine likely impacts to nearby wells. Well were spaced approximately 180 feet apart. These lots are typical of lots within the subdivision. Wells were drilled to depths of 393, 256, and 236 feet below ground surface. These wells were completed in bedrock. Figure 13 shows the locations of three wells installed at Lewis and Clark. Initially, step tests were performed at each well to determine the maximum rate at which each could be pumped for the 24 or 6 hour tests, without causing rapid or significant drawdown to the observations wells. These observation wells acted as proxy wells for neighboring wells.

The wells were also monitored for diurnal-antecedent water level fluctuations. Well LCW-1 is an artesian flowing well and was constantly flowing during manual observations taken several times during the January to February well drilling and aquifer testing program. Only during pump testing of LCW-2 did the water level fall temporarily below the top of the casing. Wells LCW-2 and LCW-3 were instrumented with pressure transducers for one 24 hour period. Well LCW-2 showed 0.137 ft. (1.64 inches) of water level fluctuation while well LCW-3 showed 0.8 ft. (9.6 inches) of fluctuation. From past experience, these results were not deemed great enough to affect the AqteSolv data evaluation of the aquifer pump testing, and the dataset was therefore not modified before evaluating the results.

Aquifers were tested following ASTM standards. Two wells were tested with a 24-hour continuous discharge test and one well was tested with a 6-hour continuous discharge test. Each well was allowed to recover for the same duration as the drawdown testing. Aquifer test results show that each well is capable of providing adequate water supplies and that the impact to wells on adjacent lots will be

insignificant. The basic well and aquifer test results and information for each well are listed below.

LCW-1

- Total Depth (ft. top of casing) : 393
- Depth of Casing (ft. bgs) : 65
- Depth to Bedrock (ft. bgs) : 43 fractured/weathered – 62 fully consolidated
- Static Water Level (ft. top of casing) : Flowing
- Static Water Level Elevation (ft. AMSL) :
- Diurnal Antecedent Water Fluctuation (ft.) : 0
- Casing Height Above Ground Surface (ft.) : 2.0
- Maximum Potential Yield (gpm) : 135
- Drawdown at 200 Radial Feet (@3gpm/2Hrs.) (ft.) : 0
- Recovery After 6 Hours (ft.) : 100%

LCW-2

- Total Depth (ft. top of casing) : 256
- Depth of Casing (ft. bgs) : 53
- Depth to Bedrock (ft. bgs) : 52
- Static Water Level (ft. top of casing) : 18.5
- Static Water Level Elevation (ft. AMSL) :
- Diurnal Antecedent Water Fluctuation (ft.) : 0.137
- Casing Height Above Ground Surface (ft.) : 2.6
- Maximum Potential Yield (gpm) : 135
- Drawdown at 200 Radial Feet (@3gpm/2Hrs.) (ft.) : 5.1
- Recovery After 24 Hours (ft.) : 100%

LCW-3

- Total Depth (ft. top of casing) : 236
- Depth of Casing (ft. bgs) : 100
- Depth to Bedrock (ft. bgs) : 92
- Static Water Level (ft. top of casing) : 55
- Static Water Level Elevation (ft. AMSL)
- Diurnal Antecedent Water Fluctuation (ft.) : 0.8
- Casing Height Above Ground Surface (ft.) : 2.0
- Maximum Potential Yield (gpm) : 135
- Drawdown at 200 Radial Feet (@3gpm/2Hrs.) (ft.) : 0
- Recovery After 24 Hours (ft.) : 96%

The maximum potential yields listed above refers to the rate at which the well could be continuously pumped before 100% of the available drawdown would be reached. These test data show that abundant water is available for planned wells in the Lewis and Clark subdivision. The average Anchorage household well would need to be pumped at a rate of 0.31 gpm continuously, when equilibrating this rate to the average daily household usage of 450 gallons/day. The maximum rates listed for the wells above are therefore far above the range of expected normal rates. They indicate that much more water is available than will ever normally be used.

For the Lewis and Clark subdivision, 200 lateral feet is the approximate distance between planned wells on separate lots. That hydrogeological modeling of the new wells show that the largest drawdown impact to a property 200 feet away ranges between 0 and 3.08 feet when a well is pumped for up to three hours at 2 gallons per minute, a typical rate. The individual well data are listed below:

- Based on the aquifer test data for well LCW-1, pumping at 3 gpm for 2 hours will result in drawdown of 0.0 feet at a distance of 200 ft.
- Based on the aquifer test data for well LCW-2 pumping at 3 gpm for 2 hours will result in drawdown 3.08 ft. at a distance of 200 feet.
- Based on the aquifer test data for well LCW-3 pumping at 3 gpm for 2 hours will result in drawdown of 0.0 ft. at a distance of 200 feet.

Most wells in the Lewis and Clark Hillside area contain at least 200 feet of available drawdown. A well 200 feet away from well LCW-2 would draw down 3.08 feet, which leaves 98.46% of the available water. The drawdown is temporary and recharge begins as soon as pumping is discontinued. Pumping of the other two wells would have no drawdown effect for wells 200 feet away.

Recharge rates as listed above show that all three wells attain 96% to 100% recharge in the same amount of time or less time than they were pumped during aquifer testing. Well LCW-3 (96%) is the only well that did not achieve 100% recharge in the same time period as the pump test, and it is also the well with the highest (0.8 feet) amount of normal daily water level fluctuation.

Based on static water level elevations of the three new wells and laboratory water chemistry results (see Table 1), we conclude that at least two bedrock aquifers exist beneath the Lewis and Clark subdivision. Further, based on observations made during the aquifer testing procedures we conclude that partial connectivity exists between all three wells. Wells LCW-2 and LCW-3 exhibit a higher degree of connectivity than does LCW-1 to either of the other two wells.

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 Existing Contaminants

The proposed Lewis and Clark subdivision is an undeveloped forested parcel. Site inspections by TERRASAT have found no potential contaminants or environmental concerns that currently exist on the property. Potential contaminants and environmental considerations that are commonly associated with development are discussed below. A discussion of the potential for the Lewis and Clark development to affect adjoining or nearby properties is included for each topic of concern. The potential effect of potential contaminants on aquifers that supply drinking water is discussed in section 5.2.5.

5.1.1 Water Quality at Lewis and Clark

Water samples were collected from the three new wells drilled in January of 2017. The samples were analyzed for Calcium, Iron, Manganese, Total Dissolved Solids (TDS), and total Nitrogen by Nitrate-Nitrite. Table 1 lists the results of the water sampling. Water quality from the three wells complies with primary drinking water standards for the parameters tested. Iron and manganese exceeds the secondary drinking water standards in some wells, based on desirability of drinking water. Iron or manganese treatment could be employed to reduce these metals from the water supply.

Table 1. Results of Water Sampling in January 2017

	Sample Collection Date	Calcium (ug/L)	Iron (ug/L)	Manganese (ug/L)	TDS (mg/L)	Nitrate-Nitrite-N (mg/L)
Drinking Water Standard		NA	NA	NA	NA	10
Secondary Drinking Water Standard		NA	300	50	500	NA
Well ID						
LCW-1	1/31/17	27000	1330	57.3	246	1.12
LCW-2	1/25/17	54900	ND (DL=78.0)	4.67	286	1.83
LCW-3	1/30/17	43300	ND (DL=78.0)	59.0	291	0.0378
NA refers to non-applicable items. ND refers to an analyte that was analyzed for but was not detected at a level above the detection limit. Calcium is not a regulated or secondary parameter of water quality in Alaska. Secondary Standards are not regulated by law but are used to suggest good or desirable water quality. DL=Detection Limit						

5.2 Potential Contaminants

TERRASAT, Inc. considered potential contaminants that could be introduced to the property as a result of development. Contaminants typically associated with residential development include pesticides and herbicides, automotive wastes, de-icing chemicals, nutrients, and bacteria and viruses.

5.2.1 Pesticides and Herbicides

Pesticides and herbicides are likely to be used in small quantities in residential developments. Pesticide use in Anchorage is even less than other parts of the country because we have fewer pests and a short growing season. Both pesticides and herbicides have an affinity for carbon and, therefore, are not mobile in carbon-rich environments. This reduces their capability for overland flow and soil infiltration. This means that pesticides and herbicides will likely remain in root mass, leaf mass, or within the root zone, where they will be trapped and naturally degraded. In the Lewis and Clark development, large lawns or garden areas are not likely to be created by the new owners as the large lot concept that is planned retains most of the currently existing vegetation and trees. This will

result in even lower amounts of pesticides and herbicides than an average Anchorage home that is located in the bowl area.

5.2.2 Automotive Wastes

Several types of contaminants are commonly associated with automotive waste. These include hydrocarbons (gasoline or diesel fuels, oils, grease etc.), metals (lead, copper zinc, and cadmium), and antifreeze. These contaminants are typically released to driveways and roadways and are transported in storm water. Storm water in this development will be treated using grassy swales and bio-filtering, will follow Best Management Practices, and will follow the Municipality of Anchorage Storm Water Treatment Plan Review Guidance Manual. This type of treatment is common in other Upper Hillside subdivisions, where the Municipality of Anchorage's Municipal Separate Storm Sewer System (MS4) does not reach at this time.

The treated storm water will then be discharged into Rabbit Creek and eventually to Cook Inlet as does all of Anchorage's storm water. Stormwater monitoring in other, higher-density subdivisions within the Municipality of Anchorage show that contaminants from automotive waste seldom if ever reach major conveyances. The amount of automotive waste transported in storm water is expected to be minimal and insignificant.

5.2.3 De-Icing Chemicals

The Municipality of Anchorage uses Magnesium Chloride as an anti-icing and de-icing agent on some roadways in Anchorage. Common de-icing chemicals used by residents on walkways and driveways are sodium chloride and calcium chloride. These chemicals may be applied in small quantities and would be significantly diluted by melting snow and rainwater prior to entering the storm water outflow. Low concentrations of de-icing chemicals will be removed with bio filtration.

5.2.4 Nutrients

Based on the ADEC Guidance Manual for Class A Public Water Systems and the development plan for Lewis and Clark, we determined that the most likely sources for nutrients would be leaking septic systems, lawn fertilizer, and animal waste. The nutrients that could have the greatest impact on water quality are nitrogen and phosphorus. The fate and transport of nitrogen is described in section 5.3.2 below. Phosphorus, and phosphates, complex with calcium in soil and become insoluble, thus they are less mobile than nitrates. Likewise, nutrients will be filtered by soil or used by the lawns and will be taken up by plants or immobilized within the root zone.

5.2.4.1 *Septic Systems*

Although there is little evidence of the water table aquifer being used to supply drinking water in the general area, one does exist throughout the area. Septic

systems and leach fields within the Lewis and Clark subdivision will be installed above the shallow unconsolidated water table aquifer that exists there. The shallow water table aquifer is distinctly different from the confined unconsolidated or confined bedrock aquifers. The shallow water table aquifer is likely recharged in part from bedrock fractures. The shallow water table is not a known source of potable water for the surrounding community. Septic systems within the Lewis and Clark subdivision will use advanced treatment systems. The results are discussed in section 5.3. In summary, the shallow water table will be protected from microorganisms and nitrates.

5.2.4.2 *Lawn Fertilizer*

The Lewis and Clark development includes large lots that are likely to remain mostly forested with the original vegetation and small lawn space. Because of this, we expect that the nitrate loading to the water table aquifer due to leachate from lawn fertilizer and animal waste will be below laboratory detection limits. The process of fertilizer fate and transport in soil explains why ground water in the Upper Hillside area is not susceptible to nitrate contamination from lawn fertilizer.

The lawn fertilizer often contains a soluble form of nitrogen known urea. Urea is composed of carbon, oxygen, nitrogen and hydrogen. The urea is converted to ammonia and carbon dioxide. Some of the ammonia is lost as gas to the atmosphere. The remaining ammonia is converted to positively charged ions that attach to negatively charged soil grains. Soil bacteria then convert the ions into nitrate through a process called nitrification. The nitrogen, as nitrate, is now in a form that is useable by plants and soil microbes. Four main processes remove nitrogen from the soil. Most nitrogen is bound in organic matter, is used by plants, or is used by bacteria and released to the atmosphere as nitrogen gas. The remaining nitrogen, as nitrate, that escapes the root and humic zones is available to leach through the soil. The amount of nitrate available to leach through the soil is reduced further as some of it is immobilized by organic sources below the root zone. Tight soils that slow or prevent the infiltrations of water also prevent the vertical migration of nitrate to the aquifer.

The minimum uptake of nitrogen by nine common grass species is 125 pounds/acre/year (Croste, 1997). The minimum uptake of nitrogen by the most popular grass seed mix sold by Alaska Mill and Feed (Fescue and bluegrass) has a minimum uptake of 158 pounds/acre/year and an average uptake rate of 211 pounds/acre/year. According to several university extension services, typical nitrate application rates for urban lawn range from 43 to 174 pounds/acre/year. Hillside Lawn and Snow, an Anchorage lawn maintenance company, reported their normal nitrate application rate to be less than 70 pounds/acre/year. Alaska Mill and Feed recommends applying nitrogen at a rate of 194 pounds/acre/year. The average uptake rate is greater than the expected application rate of nitrate in lawn fertilizer for a typical Anchorage lawn. Furthermore, some nitrate will be immobilized by organic matter and some will be denitrified. This suggests that no

nitrate added during lawn fertilization will be able to reach the water table aquifer by leaching through soil in the root zone.

Several researchers have looked at nitrate leaching beneath urban lawns under various conditions. Gold *et al* (1990) looked at nitrate leaching from residential and agricultural land uses. He found that with an application rate of 218 pounds/acre/year only 4% of the applied nitrate leached in the first year of the study. The second year of the study less than 1% leached through the top 8 inches of the soil profile. Geron *et al.* (1993) looked at nitrogen leaching from seeded and sodded turf-grass under different a fertilizer programs. Using an application rate of 194.5 pounds/acre/year, he found that in the first year after establishment 26% and 28% leaches from seeded and sodded plots respectively. By the second year of the study, leaching decreased to 3.5% and 11% respectively. He concluded that "the results for the second year are more representative of a stable turf-grass environment". These studies demonstrate that even exceeding the recommended/average application rate, nitrate leaching from lawn fertilizer decreases rapidly as the sod/roots develop. A judiciously managed phased approach to fertilization during lawn establishment will greatly reduce first year nitrogen leaching.

5.2.5 Effect of Surface Contaminants on Water Supply Aquifers

The above descriptions of surface contaminant fate and transport show that most contaminants will not reach the water table. Lawns and the use of fertilizers are minimal on Anchorage R-6 zoned lots on most of the Upper Hillside. Pesticide and herbicide use on R-6 zoned lots will likely be minimal and completely insignificant. Thus, the limited use of these types of contaminants reduces the risks of water table contamination to nearly zero. Natural vegetation and soil microbes will further protect the upper water table aquifer.

Available well logs and data show that 92 water wells are completed in consolidated rock (bedrock) and twenty-five are completed in unconsolidated (sand and gravel) aquifers. Based on well static water elevations, at least five separate aquifers are being used to supply water to area wells. These do not include the water table aquifer. High static water levels in the surrounding subdivisions suggest the dominant recharge of the water table aquifer is from water migrating upward from rock fractures.

5.3 Nitrate Fate and Transport Modeling

5.3.1 ATS Systems

The Lewis and Clark development plans to use Advanced Treatment Systems (ATS) for the septic systems on all lots. These systems significantly reduce nitrate effluent using a filter media and biodegradation processes. The filter media reduces virus and bacteria outflow by 99% more than conventional systems. The likelihood of leachate migrating offsite is extremely low to non-existent. The

more relevant concern is migration within the Lewis and Clark development, specifically to water well aquifers on downgradient lots.

Nitrates from septic systems, as with other compounds, have distinct migration characteristics depending on the media and physical conditions through which it passes. TERRASAT used analytical mathematical modeling techniques to determine the distances and rates at which nitrates are likely to move through the soils at the proposed sites. Of particular concern are water well distances from nitrate sources. Surface water, such as Rabbit Creek, were also considered in the modeling process.

5.3.2 Nitrate Fate and Transport

TERRASAT evaluated existing percolation test results, surface topography, water well logs, distances to property boundaries, and distances to active drainages. Sixteen water well logs from surrounding subdivisions provided the basis to determine the thickness of the shallow water table aquifer. We created two appropriate mathematical models to evaluate the fate and transport of nitrogen from the proposed advanced nitrate reducing septic systems. We modeled total nitrogen, which includes nitrates. We found that nitrogen, at the local creek, 430 feet away from the nearest lot, would be less than 0.07 mg / liter. This model assumes that no biological processes denitrify the nitrate between the source and the receptor, in this case Rabbit Creek. Denitrification does occur in aquifers, breaking down the nitrate molecule into nitrogen gas and oxygen. Denitrification by heterotrophic bacteria will occur, with published removal rates in excess of 0.01 mg per liter per day and as much as 0.44 m/l per day. Travel time from the nearest leach field to Rabbit Creek is over 112 days. That means at least 1 milligram/liter of nitrogen will be denitrified, converted to nitrogen gas, before it reached the creek. Therefore, we conclude that measurable nitrates will not reach Rabbit Creek from septic systems within the Lewis and Clark subdivision. Appendix B contains the worksheets and results of the nitrate fate and transport model.

TERRASAT concludes that septic nitrate migration to other properties or to Rabbit Creek is highly unlikely, based on modeling results, the use of ATS systems, and taking into consideration the topographic slopes of the Lewis and Clark property.

5.4 Bacteria and Pathogen Removal Modeling

TERRASAT considered the potential migration of five different pathogenic bacteria from a proposed leach field. The bacteria are:

- *E. Coli* bacteria
- *Enterococci* bacteria
- *Fecal streptococci* bacteria
- *Salmonella* bacteria

- *Shingella* bacteria

Bacteria and viruses are primarily removed from ground water by the process of attachment and deactivation, where attachment (think straining) is the dominant process. The Manual of Design for Slow Sand Filtration (1999) states that 97% of coliform bacteria are removed within the first meter (approximately 3 feet) of sand filtration beneath a leach field. More recent studies (Morales, et al, 2014) found removal rates of 99.99% removal of bacteria and 99.99% removal of viruses for drinking water (Predicting Attenuation of Viruses During Percolation in Soils, August, 2002)

These studies suggest that more than 99.99% pathogenic organism are removed from septic leachate before the effluent reaches groundwater. Ignoring the primary attachment process, we calculate that 99% *E. Coli* bacteria that could reach groundwater will be deactivated within 51 feet of the leach field. We conclude that the MOA separation distance of 100 feet from a leach field to a domestic water well is much more than adequate. We also conclude that pathogenic organisms will be deactivated before they can reach a lot boundary.

In conclusion, the MOA separation distance of 100 feet from a leach field to domestic water well is adequate in this subdivision and the local stream is also protected. Most lots are at least 1,000 feet from the stream and the closest lot is more than 430 feet (leach field) to the stream. Appendix B contains the deactivation models for bacteria and pathogens.

6.0 AERIAL PHOTOGRAPHIC EVALUATION OF TERRAIN

TERRASAT evaluated aerial photographs of the area to interpret site drainage and topography.

6.1 Surface Drainage

Surface drainage of the Lewis and Clark parcel is currently overland in an approximate southwestern direction as it moves downgradient toward one of the branches of Rabbit Creek. This was also verified by onsite inspections. A historic segment of Rabbit Creek was discovered that existed along the eastern border area of the parcel. Figure 7 shows this segment. This was verified by investigating older maps and documents and TERRASAT found that this segment was likely changed when Canyon Road was constructed.

6.2 Site Topography

Lewis and Clark subdivision is situated in a low point topographically compared to properties northeast and east of it. Some properties to the northwest lie cross gradient (on the approximate same elevations) as portions of Lewis and Clark. A very small portions of land to the southwest lies downgradient of the property of interest. Finally, while no land is developed in that area, the land directly south of

Lewis and Clark is downgradient of the development. Rabbit Creek prevents surface flow from moving south beyond Rabbit Creek as it accepts any runoff from up-gradient areas.

Figure 5 shows this relationship.

7.0 CONCLUSIONS

TERRASAT was concerned about the sufficiency of groundwater to support the Lewis and Clark subdivision. We were also concerned about what impact water wells would have on the new subdivision and on the surrounding neighboring water wells. We found that more than 10 million gallons per day of groundwater flows through this area of the south Anchorage hillside, far in excess of what the existing community uses. We found that groundwater recharge is from several watersheds south and east of this proposed development. TERRASAT concludes that *recharge* is expected to remain abundant and far in excess of the demands of residential use.

Available water well logs and a statistical analysis show that the community within a half mile of the Lewis and Clark subdivision exploits groundwater from at least five different aquifers. Recharge for these aquifers are up-gradient from the Lewis and Clark subdivision. Therefore, TERRASAT also concludes that, drinking water *quality* is expected to remain unaffected by the new land development.

Based on static water level elevations of the three new wells and water chemistry laboratory results we conclude that at least two bedrock aquifers exist beneath the Lewis and Clark subdivision. Further, based on observations made during the aquifer testing procedures we conclude that partial connectivity exists between the three wells. Wells LCW-2 and LCW-3 exhibit a higher degree of connectivity than does LCW-1 to either of the other two wells.

Test data shows that maximum well yield is in the range of 7.4 gpm to 135 gpm for the three water wells recently completed. Wells in this subdivision are expected to use an average of 0.31 gallons per minute. We predict that the drawdown 200 feet away will be up to 3.08 feet, an insufficient amount to impact the neighboring lots. Recharge is expected to be complete within minutes to several hours after the pumps are off, meaning the small, insignificant impact will only last for several minutes. Therefore, we conclude that impact to wells on adjacent lots will be insignificant.

TERRASAT evaluated the concern that other nearby subdivisions have a significant nitrate problem in their aquifers. Two reports about nitrates exist for this area. Both reports state that nitrate levels are low and are not concerning. TERRASAT evaluated newer data from the Municipality of Anchorage. We found low levels of nitrate exist and conclude that the newer data is consistent with the previous reports. We found that nitrate concentrations increased in some

subdivisions and decreased in others. We further conclude that rates of increase are low and consistent with past information.

TERRASAT also evaluated the vulnerability of Rabbit Creek from development of the subdivision. Several community members expressed concern that nitrates from septic systems could have a negative impact to the water quality of the creek. We conducted mathematical modeling to evaluate the fate and transport of nitrates from proposed septic systems. Specifically, we modeled the septic system that would be closest to the creek. The results show that in a worst-case scenario, nitrate would reach the creek at a concentration of 0.07 milligrams per liter. However, this assumes that no denitrification occurs. Denitrification by heterotrophic bacteria will occur, with published removal rates¹ in excess of 0.01 mg per liter per day and as much as 0.44 mg/l. Travel time from the nearest leach field to Rabbit Creek is over 112 days. That means at least 1 milligram/liter of nitrogen will be denitrified, converted to nitrogen gas, before it reaches the creek. Therefore, we conclude that measurable nitrates will not reach Rabbit Creek from septic systems within the Lewis and Clark subdivision.

TERRASAT investigated the concern of several community members that nitrates from the Lewis and Clark subdivision could impact their water supply. Soils within the Lewis and Clark subdivision will, for the most part, support conventional septic systems. However, as good citizens and protectors of the environment, the developers are proposing to use advanced nitrate reducing septic treatment systems, reducing nitrate output by a factor of three from conventional systems. The ultimate fate of the nitrates after leaving the leach field is that they will ultimately reach the upper water table. In the upper water table, heterotrophic bacteria will denitrify the nitrates into nitrogen gas and nitrous oxide gas. We modeled nitrate migration to the nearest lot line in the water table. Nitrate concentrations will be less than 0.1 mg per liter at the lot boundary, minus the amount removed by denitrification, which could easily be 0.5 mg per liter. TERRASAT concludes therefore that nitrates will not likely reach an adjacent lot.

TERRASAT examined other potential impacts to the environment, such as stormwater runoff towards Rabbit Creek, pesticide use and the existence of wetlands. This low-density land development is expected to protect the natural resources and surrounding communities. We conclude that the preservation of the existing wetlands will allow the distinct existing biological communities to continue their function of treating stormwater and protecting Rabbit Creek water quality.

¹ Morales Parra, Ivan, "Modeling Onsite Wastewater Treatment System Contaminants in Current and Climate Changing Conditions" (2015). *Open Access Dissertations*. Paper 376. pg118.

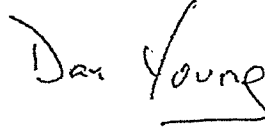
Please contact us at (907) 344-9370 if you have any questions or would like further information.

Prepared By:



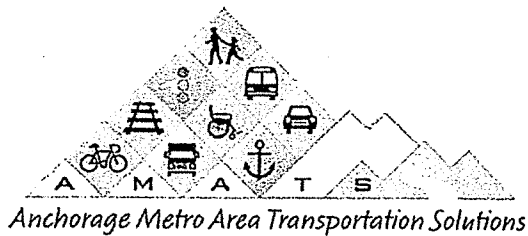
Cali Swatowski (for Steven Smith)
Project Environmental Scientist

Approved By:




Dan Young
Principal,
CPG, #7811

Departmental and Public Comments



MUNICIPALITY OF ANCHORAGE
Community Development Department,
Transportation Planning Section
Non-Motorized Transportation Coordinator
Planning & Development Center, 4700 Elmore Road
P. O. Box 196650, Anchorage, AK 99519-6650
voice (907) 343-8387
e-mail: blessingbr@muni.org

DATE: October 13, 2017
TO: David Whitfield, Platting Officer
FROM:  Brooke Blessing, Non-Motorized Transportation Coordinator
SUBJECT: **S12388** Lewis & Clark Subdivision, Lots 1-16, Block 1 Tract A

The 2010 Hillside District Plan identifies primary & secondary trail connections along Upper Dearmoun and Canyon Road, bordering this parcel. The proposed plat appears to have provided adequate Right of Way for future development of pathways within these roadways.

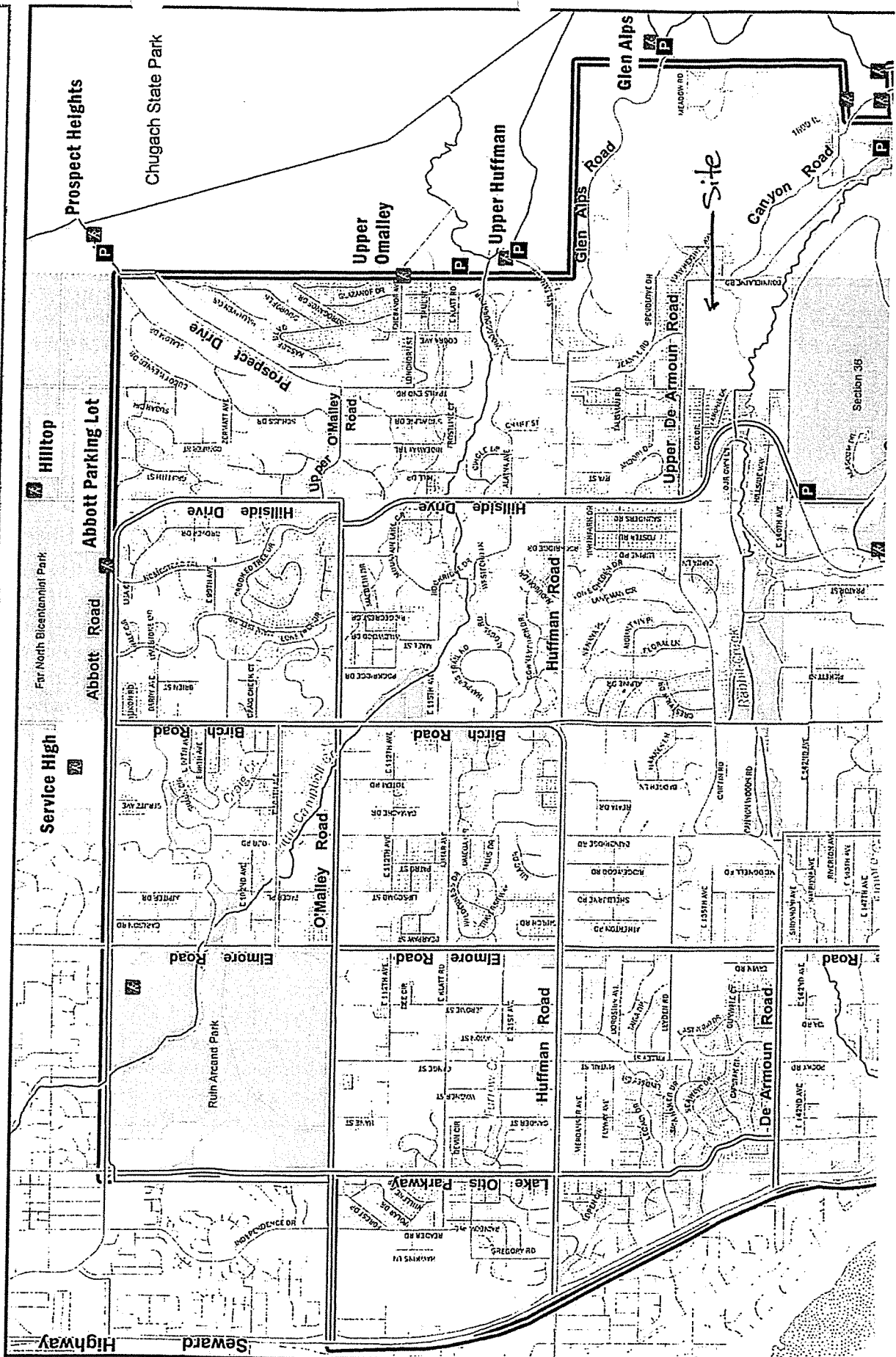
Title 21.07.060.D.3.b.ii requires pedestrian easements from cul-de-sacs to the nearest adjacent street. The proposed Brownson Circle's nearest roadway of Dearmoun is an insignificant pedestrian connection only gaining minimal internal street connectivity, however a 10' Walkway Easement is requested within the proposed Lewis & Clark Circle, connecting the cul-de-sac to Canyon Road.

I am available to meet and discuss further details. Thank you for the opportunity to review.

Cc: Craig Lyon, AMATS

Map 4.6

Existing / Proposed Trail Routes





MUNICIPALITY OF ANCHORAGE
Development Services Department
Right of Way Section

MEMORANDUM

RECEIVED

DATE: December 7, 2017

DEC 07 2017

TO: Community Planning and Development

PLANNING DEPARTMENT

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 January 3, 2018.

Right of Way Section has reviewed the following cases due December 6, 2017.

S12383 **Alderwood #1, Block 3, Tract B1, Common Area, grid SW2025**
Right of Way has no objections to the proposed action.
Review time 15 minutes.

S12386 **The Terraces, Phase 8, Tract E1-A1D, grid SW2634**
Right of Way has no objections to the proposed time extension.
Review time 15 min.

S12388 **Lewis and Clark, Block 1, Lots 1-16 and Tract A, grid SW2941.**
Suggest placing the title block in the conventional lower right corner of the plat,
utilizing a break line for the existing reference monument location.
Provide a legend item and identify the cross hatching and/or wetlands types and
boundaries.
Provide utility easements as required.
Resolve with the MOA Traffic Departments the need for notes addressing the
location, number, and size of the driveway entries to the street rights of way.
Enter into a subdivision agreement to construct the required improvements to the
interior and peripheral rights of way.
Review time 30 min.



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

December 7, 2017

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

RECEIVED

DEC 07 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:

S12383	Alderwood Subdivision Add. #1, Block 3, Tract B1 note removal
S12386	The Terraces Subdivision, Phase 8, Tract E1-A1D extension
S12388	Lewis and Clark Subdivision

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

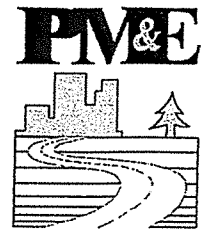
Sincerely,

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

213
272



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: December 5, 2017

To: Dave Whitfield

FROM: Kyle Cunningham

SUBJECT: S12386 & S12388: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the January 3, 2018 Platting Board hearing.

- S12386 – The Terraces Subdivision, Phase 8, Tract E1-A1D;
 - WMS has no comments regarding this case.
- S12388 – Lewis & Clark Subdivision, Lots 1-16, Block 1, & Tract A (Orig. Legal: T12N, R3W, SEC 25, S2W2NW4SE4 & E2NW4SE4 & NE4SE4)
 - There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
 - Maintain continuity of drainage from existing drainageways that currently drain across the subdivision. Drainageways may not be relocated without prior approval from MOA Private Development.
 - Tract A will be preserved as open space by this subdivision. Tract A will be owned and maintained by the homeowners association and cannot be further subdivided, developed, or sold.

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development

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

Mayor Ethan Berkowitz

MEMORANDUM

Comments to Preliminary Plat Applications/Petitions

RECEIVED

DATE: December 6, 2017

DEC 06 2017

TO: David Whitfield, Current Planning; Platting Officer

PLANNING DEPARTMENT

FROM: Brandon Telford, Private Development; Plan Review Engineer

SUBJECT: Comments for Platting Authority Public Hearing date January 03, 2018
S12383; S12386; S12388

Case No. S12383 – Alderwod Subdivision Addition #1: Plat note removal request Plat No. 85-156 Note No. 2 which states "Property owners of Lots 2 thru 11 shall have an undivided interest in Tract B-1"

Department Recommendations:

The Private Development Section has no comment on the plat note removal.

Case No. S12386 – The Terraces Subdivision, Phase 8: Request for a 1st 60 month time extension for a preliminary plat approved on 11/07/2012

Department Recommendations:

The Private Development Section has no objection to the time extension.

Case No. S12388 – Lewis and Clark Subdivision: A conservation subdivision of one (1) tract of land into sixteen (16) lots and one (1) tract of land; Variance from AMC 21.08.030.F.6.a; Cul-de-Sacs to allow a cul-de-sac to extend beyond 900 feet; Variance from AMC 21.07.060.D.3.b.ii; Internal Street Connectivity, to not require a walkway to cross a stream.

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

- To the north, Upper De Armoun Road, a Glen Alps Service Area maintained right-of-way that is classified as a Class IC Neighborhood Collector in the current OSHP. Upper De Armoun Road appears to be strip paved with a width of approximately 24-feet where it abuts the proposed subdivision.

- To the east, Canyon Road, a Glen Alps Service Area maintained right-of-way that is classified as a Class IC Neighborhood Collector in the current OSHP. The Municipality of Anchorage has an upcoming project that will upgrade Canyon Road.
- Internal to the subdivision, Lewis & Clark Circle, a proposed right-of-way located in the Glen Alps Service Area. Lewis & Clark Circle is not constructed.
- Internal to the subdivision, Brownson Circle, a proposed right-of-way located in the Glen Alps Service Area. Brownson Circle is not constructed.

Improvement Recommendations:

Upper De Armoun Road appears to be strip paved with a width of approximately 24-feet where it abuts the proposed subdivision. This does not meet municipal requirements for shoulder width or pedestrian facilities. The existing level of improvement of Upper De Armoun Road is consistent with the level of improvement proposed for Canyon Road (also a Class IC Neighborhood Collector). As a result no road improvements are recommended at this time.

Lewis & Clark Circle is not constructed where it is internal to the proposed subdivision. The petitioner shall construct to municipal standards a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.

Brownson Circle is not constructed where it is internal to the proposed subdivision. The petitioner shall construct to municipal standards a 20-foot wide strip paved street 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 paved streets, 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 project specific full drainage analysis and calculations. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

Plat Notes:

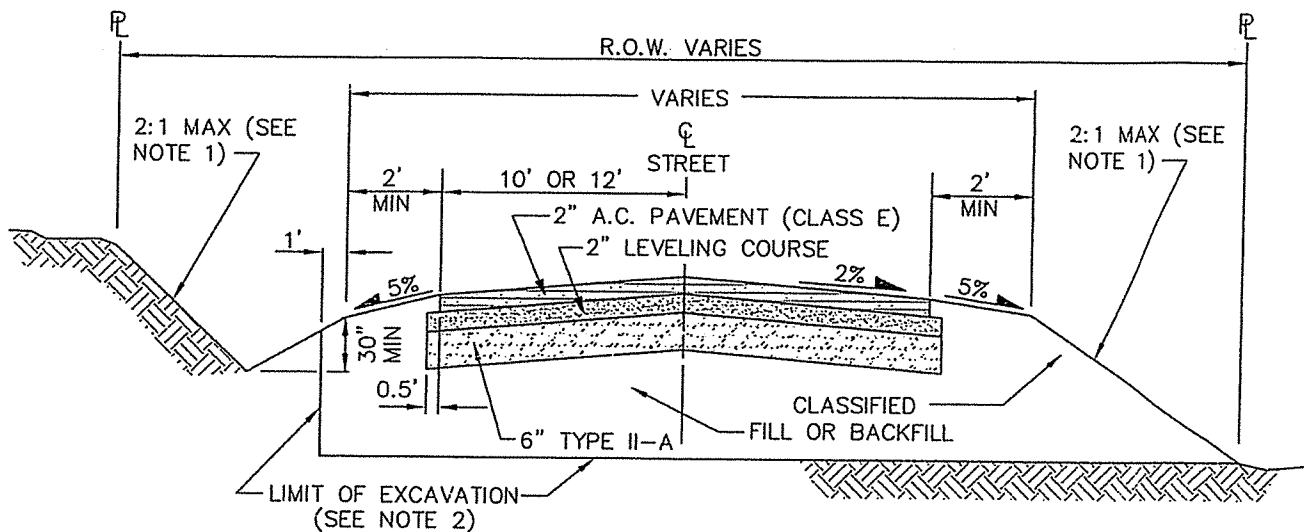
Private Development recommends the following notes be added to the final plat:

216
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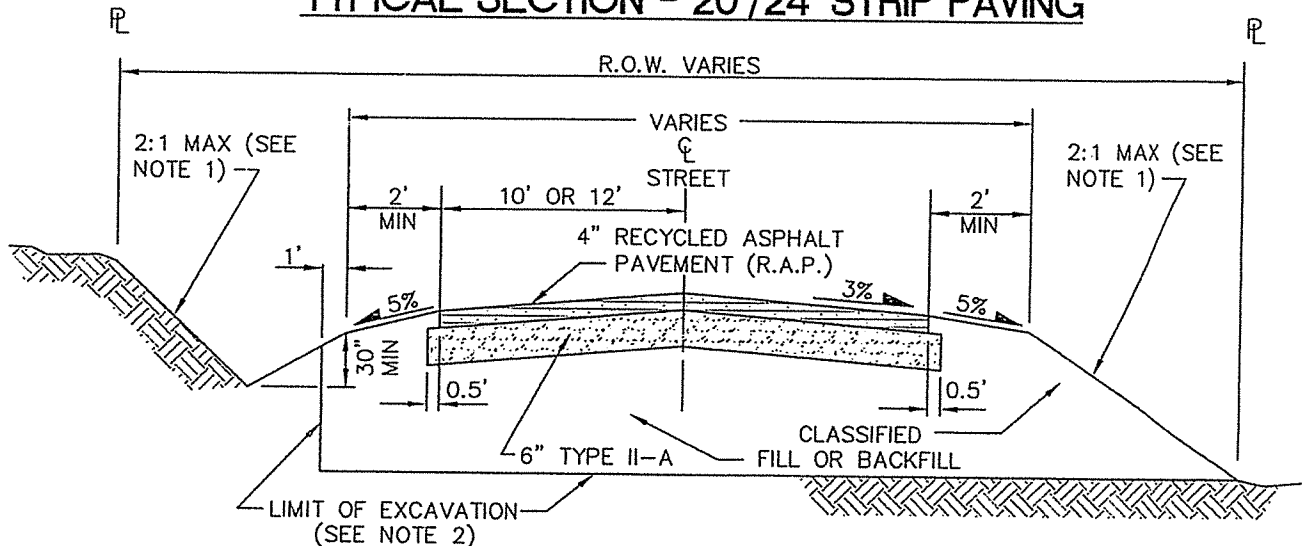
1. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
2. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any way 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.



TYPICAL SECTION - 20'/24' STRIP PAVING



TYPICAL SECTION - 20'/24' RECYCLED ASPHALT STREET

NOTES:

1. PLACE OR REMOVE AND GRADE MATERIAL IN A NEAT MANNER FROM EXCAVATION LIMITS TO EXISTING ELEVATION AT PROPERTY LINE OR AS DIRECTED BY THE ENGINEER. (MAXIMUM 2:1 CUT AND FILL SLOPES)
2. ENGINEER WILL DETERMINE THE DEPTH OF EXCAVATION.
3. UNLESS OTHERWISE APPROVED, THE CENTERLINE OF STREET SHALL BE THE CENTERLINE OF R.O.W.
4. RECYCLED ASPHALT PAVING (R.A.P.) SHALL BE SEAL-COATED AS SPECIFIED IN DIVISION 40, SECTION 40.08 - RECYCLED ASPHALT PAVEMENT.

MUNICIPALITY



OF ANCHORAGE

SCALE:
NTS

APPROVED:

REVISED:
10/07

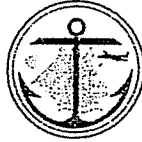
**TYPICAL SECTIONS
20'/24' STRIP PAVED AND
R.A.P. STREETS**

SECTION #
DIV 20

DETAIL #

218
277

MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing Section
Addressing email: addressing@muni.org

Phone: 907 343-8466
Fax: 907 249-7868

Mayor Ethan Berkowitz

RECEIVED

December 4th, 2017

DEC 04 2017

S12388, Lots 1-16 & Tract A, Lewis & Clark Subdivision, SW2941

PLANNING DEPARTMENT

- a. Platted Area/Proposed Street Names
 - i. LEWIS & CLARK CIRCLE is not an acceptable street name. Street names must be 10 characters or fewer, including spaces and excluding the prefix/suffix. Ampersands are not allowed on street signs.
- b. Title Block
 - i. "...Block 1" of differs from the rest of the application

Nick Maciaszek
MSAG Coordinator - Addressing
Municipality of Anchorage
907.343.8244 (direct line)
907.343.8466



Municipality of Anchorage

Planning Department Long-Range Planning Division Memorandum



Date: December 1, 2017

To: Francis McLaughlin, Senior Planner, Current Planning
Corliss Kimmel, Office Associate, Current Planning

From: Jon Cecil, Senior Planner, Long-Range Planning

Subject: S12388, Lewis and Clark Conservation Subdivision of one (1) tract into sixteen (16) lots and one (1) tract of land; Variance from AMC 21.08.030F.6.a; Cul-de-Sacs to allow a cul-de-sac to extend beyond 900 feet; Variance from AMC 21.07.060D.3.b.ii., Internal Street Connectivity, to not require a walkway to cross a stream

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DEC 01 2017

PLANNING DEPARTMENT

Long-Range Planning section has reviewed the packet for the establishment of a Conservation Subdivision that requires subdivision of one (1) tract into sixteen (16) individual lots, and one (1) tract of land. In addition, the applicant seeks a variance from AMC 21.08.030F.6.a to allow a cul-de-sac, which seeks to allow a cul-de-sac to extend beyond 900 feet; and, a variance from AMC 21.07.060D.3.b.ii., Internal Street Connectivity, to not require a walkway to cross a stream.

The proposed conservation subdivision will contain 70.05-acres, is zoned R-8 and will result in a buildout density of 0-1 du/a per acre.

The applicable policies from *Anchorage 2020 - Anchorage Bowl Comprehensive Plan* include:

Anchorage 2020 Policy #2 states:

Land use and Generalized Residential Intensity Maps shall be developed with each Neighborhood or District Plan incorporating elements of the Land Use Policy Map and shall guide land use decisions.

Anchorage 2020 Policy #8 states:

Urban residential density, defined as greater than 1 dwelling unit per acre, is the optimum standards in the urban services area; and rural density residential, defined as equal to or less than 1 primary dwelling unit per acre, is the optimum standard in the rural services area.

Anchorage 2020 Policy #13 states:

New rural residential subdivisions shall be designed to

- a) Maintain the rural character of the area;
- b) Link to existing adjacent road and trail systems;
- c) Protect, maintain or avoid sensitive environmental areas (wetlands, steep slopes, drainageways, unsuitable soils, geohazard areas); and,
- d) Incorporate wildland fire safety design standards.

Anchorage 2020 Policy #48 states:

Subdivision plats and site development plans shall be designed to enhance or preserve scenic views and other significant natural features in accordance with applicable goals, policies and strategies.

**220
279**

Anchorage 2020 Policy #49 states:

Site plan layout and building design for new development shall consider the character of adjacent development. The Municipality may require layouts and design to incorporate the functional and aesthetic character of adjacent development.

Anchorage 2020 Policy #50 states:

Healthy mature tree and forested areas shall be retained as much as possible.

Anchorage 2020 Policy #55 states:

Provide pedestrian and trail connections within and between residential subdivisions in new plats, including replats.

Anchorage 2020 Policy #69 states:

The Municipality shall preserve the functions and values of important wetlands, and manage the proper use of low-value wetlands with General Permits, as delineated in the *Anchorage Wetlands Management Plan*.

Anchorage 2020 Policy #71 states:

Utilize wetlands to manage drainage and improve water quality, where appropriate.

Hillside District Plan (HDP)

The proposed conservation subdivision site is located within the *Hillside District Plan* (HDP), which is an adopted element of the comprehensive plan, and sets the goals, objectives and policies governing future land use and development. The HDP implements the comprehensive plan by examining in detail the Hillside land use and development issues identified in *Anchorage 2020* for future planning.

The proposed application seeks approval for a conservation subdivision on the Hillside that is consistent with the Limited-Intensity Residential, 0-1 DUA for large lot, single family residences in a rural environment, much of which is served by private wells and septic systems.

Applicable goals and policies of the HDP to this application include:

Goal 1. Location and Intensity of Development:

Policy 1-B: Southeast Hillside Residential

Maintain policies for the amount of development as adopted under current land use designations.

Goal 9. Roads

Improve the system of Hillside roads to respond to current use and expected growth:

- Improve road safety through, for example, physical changes in roads and intersections, speed limits, improving sight distance, minimizing cresting over roads, and improving strategies for providing road access in steep areas;
- Improve road connectivity while maintaining neighborhood character, particularly in areas where new development is likely to occur;
- ...
- Provide improved emergency access and egress; and

- Align and design roads with regard for natural setting and neighborhood character by minimizing cut-and-fill, preserving views and landmark natural features, controlling traffic speeds, and modifying lighting.

Policy 14-L. Conservation Subdivisions

Establish development standards for a Hillside Conservation Subdivision.

The HDP references conservation subdivisions specifically designed for the Hillside. The Hillside Conservation Subdivision has not been adopted at the time of writing. The HDP reference to conservation subdivisions is not applicable to this application. Title 21 21.08.070 includes provisions for three alternatives from conventional subdivisions for new residential neighborhoods: conservation subdivisions, cluster housing, and narrow lot housing. The Applicant seeks approval for the Lewis & Clark Conservation Subdivision per the requirements of Title 21.

Variances

The Applicant seeks relief through two variances for 1) AMC 21.08.030F.6.a; Cul-de-Sacs to allow a cul-de-sac, which seeks to allow a cul-de-sac to extend beyond 900 feet; and, 2) variance from AMC 21.07.060D.3.b.ii., Internal Street Connectivity, to not require a walkway to cross a stream.

The Applicant has requested a variance from the Design Standards for cul-de-sacs that prohibits cul-de-sac ROW greater than 900 feet. The applicant has requested cul-de-sac ROWs of 985 feet and 996 (for two cul-de-sacs), which are greater than 85 feet and 96 feet, respectively. We defer to the Municipal Traffic Engineer as well as the Fire Department to determine whether changes to this standard are acceptable based on the "extreme environmental or topographical conditions or unusually or irregularly shaped boundaries" found on the subject property.

The Applicant has also requested a variance from Development and Design Standards for internal street connectivity that requires cul-de-sac streets to include a 10-foot wide pedestrian access right-of-way easement unless "it would result in damage to or intrusion into significant natural areas such as stream corridors, wetlands, and steep slope areas, or if the configuration of existing adjacent development prevents such a connection." The applicant has not provided a clear and compelling case that the requested variance meets the four standards that are required to be substantially satisfied. Again, staff defers to the Non-Motorized Transportation Coordinator (PM&E) as to the suitability to require a 10-foot pedestrian access from the two cul-de-sacs to the nearest adjacent street.

Wetlands

The resubdivision of Tract A will permanently protect Class "C" wetlands by creating an open space greenbelt tract that will be protected through a deed restriction or easement that has been recorded at the district recorder's office.

Observation/Comment/Recommendation:

- 1) The plat does not reference that Tract A contains 1,000,365 SF or 22.965-acres that will be protected as private open space greenbelt that includes Class C wetlands, a stream, and other greenspace. Such reference should be included on the plat.
- 2) Long-Range recommends denial of the vacation of the trail segment from the eastern cul-de-sac to Canyon Road unless otherwise not recommended by the Non-Motorized Transportation Coordinator (PM&E).

Long-Range Planning Section has no objection to this request.

Thank you for the opportunity to comment and review.

RECEIVED

NOV 30 2017

PLANNING DEPARTMENT

November 27, 2017

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

Attention: Dave Whitfield, Acting Planning Section Supervisor

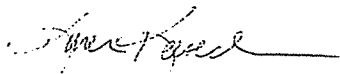
Dear Mr. Whitfield:

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

S-12388 – Lewis & Clark Subdivision

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

MEMORANDUM

DATE: November 29, 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 January 3, 2018
Comments due December 6, 2017

RECEIVED

NOV 30 2017

PLANNING DEPARTMENT

The Anchorage Water & Wastewater Utility has reviewed the reference plat(s) and has the following comments:

S12386 THE TERRACES (FORMERLY S11954-1), Request for a 1st 60 month time extension for a preliminary plat approved on 11/7/2012, Grid SW2634

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this platting action.

S12388 LEWIS AND CLARK, A conservation subdivision of one (1) tract of land into sixteen (16) lots and one (1) tract of land; Variance from AMC 21.08.030f.6.a; Cul-de-Sacs to allow a cul-de-sac to extend beyond 900 feet; Variance from AMC 21.07.060D.3.b.ii, Internal Street Connectivity, to no require a walkway to cross a stream, Grid SW2941

1. AWWU water and sanitary sewer are not available to this parcel.
2. These parcels are located outside of AWWU's Water Service District.
3. Wastewater facilities are to be in accordance with the Hillside District Plan (HDP) adopted per AO2010-22. This property is located outside the max perimeter of Public Sewerage per HDP.
4. AWWU has no objection to this platting action.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz





MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

DATE: November 28, 2017

TO: Current Planning Division Supervisor,
Planning Department

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Department Comments

RECEIVED

NOV 28 2017

PLANNING DEPARTMENT

S12388 Lewis and Clark Subdivision, Lots 1-16 Block 1, & Tracts A

The traffic department recommends approval of this preliminary plat with the following comments;

This new subdivision is dedicating two new 60 foot rights of way for construction of two cul-de-sacs to support the proposed subdivision. The subdivision is zoned R-8 and all lots appear to meet the requirements for lot size and access to rights of way. It anticipated that the roads will be constructed under a subdivision agreement with municipality and will meet the standards of development for a Class B. Upper Dearmoun and Canyon Roads are classified as neighborhood collectors in Official Streets and Highway Plan.

1. Add a Plat note, Identifying that all development within this subdivision meet all requirements for an Alternative Residential Subdivision (Conservation Subdivision) outline in AMC 21.08.070 B.4
2. Add a Plat note; No direct access to Upper De Armoun and Canyon Roads for Lots 1-6, and 14, 15.
3. Revise radius of curve at intersection of Lewis and Clark Circle with Upper Dearmoun Road to 30 feet for curve number C4 and C21. Design Criteria manual, Chapter 1, Section 1.9 requires 30 foot radius when at intersection between local and collector roadways.
4. Dedication of 30 feet of Right of Way along both Dearmoun and Canyon road as currently shown on Preliminary Plat.
5. A majority of these lots appear that they will have a difficult time of constructing driveways to future homes that will meet municipal driveway standards for maximum grade based on existing contours shown on the plat.
6. Provide right of way or access easement for access to public right of ways from cul-de-sac as required by 21.07.060 D.3.B.ii. Please review additional comments in regards to variance request below.

Variance for Length of Cul-de Sac per 21.08.030 F.6.a

7. Traffic has no objections to this requested variance for the two cul-de-sacs shown on the preliminary plat.

Variance for 10 foot pedestrian access from cul-de-sac bulbs.

8. Traffic is not supportive of this variance to Title 21 based on the information provided in the application. Traffic agrees that existing contours and existing wetlands and streams limits the location of these easements. However, there are a couple of lots in the northwest and northeast sections of the subdivision that would support either an easement or right of way. The information provide in application was insufficient in addressing variance standards 3 and 4.

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NOV 22 2017



Alaska Communications Planning Department
alaskacommunications.com

November 20, 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-#12383 **Alderwood Subd.**
Alaska Communications has no objections.

S-#12386 **The Terraces Subd.**
Alaska Communications has no objections.

S-#12388 **Lewis & Clark 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'.

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

227
286



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

November 22, 2017

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

RECEIVED

NOV 22 2017

PLANNING DEPARTMENT


RE: MOA Plat Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region
Region Planning Division has no comments on the following plats:

- S12383: Alderwood Subdivision Addition #1, Block 3, Tract B1
- S12386: Terraces Subdivision, Phase 8, Tract E1-A1D
- S12388: T12N, R3W, SEC25, S2W2NW4SE4 & E2NW4SE4 & NE4SE4 (Lewis & Clark Subdivision)

Sincerely,


James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, 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

"Keep Alaska Moving through service and infrastructure."

2287



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



MEMORANDUM

DATE: November 17, 2017
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due December 6, 2017

RECEIVED

NOV 17 2017

PLANNING DEPARTMENT

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

S12383 Alderwood Subdivision Add #1

No objection

S12386 The Terraces Subdivision Phase 8

No objection

S12388 Lewis and Clark

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. Submittal documents are to have the engineer's stamp and original signatures. 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.



MUNICIPAL LIGHT & POWER

ENGINEERING MEMORANDUM

RECEIVED

NOV 16 2017

PLANNING DEPARTMENT

DATE: November 16, 2017
TO: Dave Whitfield
FROM: Jake Maxwell PLS, Chief Surveyor
SUBJECT: PRELIMINARY PLAT

Case #	Description
S12388	Lewis & Clark Subdivision, Lots 1-16, Block 1, Tract A
Comments:	No comment.

McLaughlin, Francis D.

From: bruce Vergason <bvergason@hotmail.com>
Sent: Tuesday, December 19, 2017 8:53 AM
To: McLaughlin, Francis D.; Lori Jones
Subject: Lewis and Clark Plat Application
Attachments: HCC Letter Ref Lewis and Clark 12-18-17.pdf

Good Morning Francis,

My name is Bruce Vergason, I am the current Chairman for the Hillside Community counsel. The folks from Lewis and Clark (the developer) presented their preliminary plans to HCC at our October meeting. HCC members present at that meeting had a lengthy Q&A session with the developers engineering representative. The HCC members present seemed to be satisfied that their questions and concerns were addressed. HCC has been following their plat application and to date has received only one comment (see attached) that refers to two variances requested in the original application. Please incorporate into the registry of comments for this plat application.

Although I am certainly not an expert in the area of land development, after reviewing the Developers current platting application and the recent changes, the Developers appear to have met the requirements for this type of development the two variances they have requested are in the best interest of our neighborhood. (only my opinion...).

Bruce Vergason

Reply | Delete Junk |

Re: Lewis & Clark

BV bruce Vergason <bvergason@hotmail.com>
Today, 3:08 AM
You

Reply |

From: lori <gumgardener.ak@hotmail.com>
Sent: Monday, December 18, 2017 10:46 PM
To: Bruce Vergason
Subject: Fwd: Lewis & Clark

Dear Mr. Vergason,

I was sent information regarding the January 3rd, 2018 hearing of the Lewis & Clark Plat. I attended our last general meeting where the applicants and their representative Tom Dreyer from S4 presented. Myself and my husband liked the thoroughness of the proposal and thought the plan was well laid out as presented. I know that the Lewis & Clark development is looking for two variances. Both my husband and I are in support of these two important issues.

First, Lewis & Clark has asked that their main cul-de-sac be a little longer than code enabling them to accommodate all the lots with driveway access. This just makes sense, since also in the plat documents it states that the lots adjoining Upper DeArmoun and Canyon Road are prohibited from driveway access directly onto those roads which would be a potential area of danger.

Second, and similar is the variance that no further trails be required other than the almost 3000 linear feet they will create just developing the two cul-de-sacs with adequate shoulders for walkers, bicyclists, and baby strollers.

Mr. Vergason, we have had our property for over 20 years and it is one of the few that actually touches and abuts with the Lewis & Clark property. The other neighbors are all across the roads that align the property. their arguments are based on NO development at all because of view. My issue is more close to the heart. It is for safety sake that no additional trails be required from these two cul-de-sacs unto either Upper DeArmoun Road or Canyon Road. I was lucky my two children did not have direct access on to a trail that connected to these two dangerous roads. I applaud the developers for applying for this variance based on safety issues. Now I have grandchildren and I have the same concerns for their safety. If trails are built in the "wrong" places, they will naturally wander down those trails to Canyon Road which 4 community councils already commented in the Municipality Pedestrian Plan, that both Upper Dearmoun and Canyon roads remain unsafe for pedestrian traffic. After the latest Canyon Road upgrade this summer, it is easy to see that the safety of pedestrians has not rectified and the project manager indicated next years upgrade will be no different.

Please pass on my comments to the muni regarding my safety concerns. I understand that the Hillside District Plan and other plans want as much connectivity between new developments as possible, but it doesn't take much to realize that there are no further developments across Canyon Road at this time. If this was Huffman Timbers cul-de-sac that needed a connection to the paved sidewalks on Huffman Road, then yes, I totally agree with this regulation.

Please make a common sense ruling and allow Lewis and Clark to be granted these variances

Sincerely,

Lori and Jeff Jones
Messinia Street

<http://www.muni.org/CityViewPortal/Planning/Status?planningId=16601>



Rabbit Creek Community Council

1057 West Fireweed Lane, Suite 100



December 15, 2017

MOA Platting Board

Francis McLaughlin, MOA Senior Planner (HarTHH@ci.anchorage.ak.us)

Carol Wong, MOA Long Range Planning Supervisor

(WongCC@ci.anchorage.ak.us)

Hal Hart, MOA Director of Planning (McLaughlinFD@ci.anchorage.ak.us)

Re: Case S12388 – Lewis and Clark Subdivision plat and variance requests

Dear Platting Board and Planning Staff:

At our December 14 general membership meeting, Rabbit Creek Community Council (RCCC) voted to send the following comments.

RCCC regards Case S12388, the proposed Lewis and Clark Subdivision, as an important precedent for implementing the policies of the Hillside District Plan.

RCCC applauds the use of the conservation subdivision template under AO 21.08.070B. The proposed creation of Tract A answers the Council's concerns stated in our May 24 letter on PZC Case 2017-0072. The retention of Tract A as undisturbed open space will help to retain and filter run-off, protecting residential wells and reducing the likelihood of contamination, erosion and flooding in Rabbit Creek. In addition, the total density of the tract is in compliance with policies 2B and 2C of the Hillside District Plan (HDP).

RCCC is here re-stating several concerns from our previous letter that still need to be addressed in Case S12388:

1. Show dedicated drainage way and riparian protection easements on the plat, in accordance with Title 21, clauses 21.08.030C and 21.08.040F. Setbacks and maintenance easements are required for drainage ways that cross Lots 1, 8-11, and 16, as well as the stream that crosses Lot 7 and Tract A. This appears to be a stand-alone requirement. Staff should make a finding if this dedication is not needed within a Conservation Subdivision Dedication and Recording under 21.08.070.B.7.
2. Dedicate pedestrian easements and construct walkways in compliance with Title 21, the 2020 Comprehensive Plan, the Anchorage Pedestrian Plan, and

the Hillside District Plan. The Council requests a pedestrian easement to connect the Brownson cul-de-sac to the eastern extension of Our Own Lane, which is a designated Primary Trail on HDP Map 4.6 and leads to Rabbit Creek Greenbelt. This follows HDP policies, Title 21.07.060.D.3.g. *Pedestrian Connectivity*, and the *Anchorage Pedestrian Plan*:

Action Item 4.1.3. Consider designing pedestrian ways to avoid the main traffic routes and allow convenient shortcuts

Action Item 6.1.5. Require convenient, direct, walkway and trail connections even where roads are cul-de-sacs or circuitous, where appropriate in relation to surrounding terrain.

3. We request that road shoulders be required for pedestrian safety on Lewis and Clark and Brownson roads, per HDP Policy 9-B, Figure 4.4 (page 4-15 and page 4-17).

HDP Policy 9-B, application of municipal road standards, is consistent with challenging site conditions and rural character: Fig 4.4 (page 4-15) "Local roads would include 2-to 4-foot shoulders, wide enough to accommodate pedestrians" and text on page 4-17..."Rural streets are strip-paved (paved streets without curb and gutter or sidewalks), with shoulders wide enough to accommodate pedestrians....."

4. Address the requirement for a screening buffer on Lots 13 and 14, as required by 21.08.070.B.4.h. "Common open space with level 4 Screening landscaping shall be provided along any lot line abutting a residential neighborhood where any adjoining lot is greater than 150% of the average lot size along that lot line of the conservation subdivision. In class B areas this abutting landscaped open space area shall be one hundred feet wide."
5. We request that the approval conditions maintain this density and do not allow future subdivision of these lots.

Summary

Rabbit Creek Community Council supports this plat for a Conservation Subdivision, with minor revisions to meet ordinance requirements. The compact layout of roads and lots is good, because it will minimize disturbance to the site. The dedication of undisturbed common open space protects the natural hydrology of this site, which in turn will protect residential wells, and reduce the potential for erosion, contamination, and flooding all along Rabbit Creek. We request that the Platting Board ensure the dedication of stream setbacks, a partial perimeter buffer, and pedestrian facilities, as required by ordinance. We request that the approval conditions maintain this density.

Sincerely,

Adam Lees, Chair

Cc:
HALO (presidenthalo@gmail.com)
Hillside Council (bvergason@hotmail.com)

19300 Villages Scenic Parkway
Anchorage, Alaska 99516

December 1, 2017

Francis McLaughlin, MOA Senior Planner
McLaughlinFD@ci.anchorage.ak.us
Carol Wong, MOA Long Range Planning Supervisor
WongCC@ci.anchorage.ak.us
Hal Hart, MOA Director of Planning
HartHH@ci.anchorage.ak.us

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DEC 05 2017

PLANNING DEPARTMENT

Case S12388 – Lewis and Clark Subdivision plat and variances

The development of Lewis & Clark Subdivision under the Conservation Subdivision ordinance is commendable. The creation of Tract A will permanently protect wetlands and stream corridors, thus protecting natural recharge patterns and water quality for well users, for Rabbit Creek, and for Potter Marsh. The subdivision layout allows efficient residential development along a compact road system, as well as protection of natural terrain and vegetation.

PLAT REVISIONS

Several features of the proposed plat need to be clarified and specified to ensure compliance with municipal plans and ordinances:

1. Specify the provision of road shoulders for pedestrian use on Lewis & Clark Circle. The subdivision roads, which meet the definition of low-density rural roads, do not need a separated pathway, but the Hillside District Plan Policy 9 requires accommodation of pedestrian traffic.

HDP Policy 9-B addresses application of municipal road standards, consistent with challenging site conditions and rural character....

Fig 4.4 (page 4-15) "Local roads would include 2-to 4-foot shoulders, wide enough to accommodate pedestrians". and text on page 4-17..."Rural streets are strip-paved (paved streets without curb and sidewalks), with shoulders wide enough to accommodate pedestrians.....

Per HDP Policy 9-B, the plat approval should specify 2-to 4-foot paved shoulders. Given the length of the Lewis & Clark Circle and the need for pedestrian through-connection (explained below), a 3-foot or 4-foot shoulder is appropriate.

2. Dedicate a riparian protection easement. 21.08.040.F Subdivision Standards calls for dedication of a riparian maintenance and protection easement. This

should be depicted and labeled on the plat, even though there will be a Conservation Subdivision Dedication and Recording under 21.08.070.B.7,

3. The plat should label Tract A as undisturbed open space, and should possibly also label a common pedestrian corridor from the road into the tract for use of subdivision residents, in accordance with 21.08.070.B.6. Tract A's frontage on the public road is shown as wetlands, and therefore a designated private pedestrian corridor that does not disturb the wetlands should be provided, in accordance with 21.08.070.B.6 Conservation Subdivision (below). Access for residents to the open space is intended. However, without a path, it's uncertain how the open space will "remain undisturbed" by regular use.

21.08.070.B.6. ...In order that all residents of a development have access, there should be, provided by the developer, a common pedestrian corridor leading into all common open space. Common open space areas in class B improvement areas shall remain undisturbed.

4. The plat should include a plat note prohibiting further subdivision of the lots. The intent of a Conservation Subdivision is to achieve a compact and balanced land use pattern without increasing total density or total number of lots. When small lots adjoin much larger lots, the small lots can be used as supporting evidence for subdividing or rezoning.

DENIAL OF VARIANCE FROM 21.07.060D.3.B.ii, regarding pedestrian walkway

The Municipality should deny a variance regarding walkways, and require their provision, for the following reasons:

1. The importance of achieving pedestrian connectivity between subdivisions, and from neighborhoods to trails and parks, is clearly stated in multiple municipal land use and transportation planning documents.

Appended to this letter is a summary of policies from:

Anchorage Municipal Code Title 21

Anchorage 2020 Comprehensive Plan

Hillside District Plan

Anchorage Pedestrian Plan

2035 Metropolitan Transportation Plan

Anchorage Bowl Parks, Natural Resource, and Recreation Facility Plan.

Anchorage's plans and policies emphasize direct, safe, convenient pedestrian connections. The Anchorage Pedestrian Plan (page 47) states: "Low-Density Residential Streets can sometimes serve as the best through routes" [for pedestrians]. Direct pedestrian "short-cut" connections are especially needed for the 'superblocks' created by long cul-de-sacs, such as Lewis & Clark Circle.

- A pedestrian pathway linking Lewis & Clark cul-de-sac to Upper Canyon Road would be about 500 feet long, compared to the alternative distance of over 2,700 feet via the roadways: over a half-mile.
- A pedestrian easement or pathway should link Brownson Circle to the east end of Our Own Lane, which is a proposed Primary Trail in the Hillside District Plan. This would connect the subdivision directly to the future Rabbit Creek Greenbelt trail, which will enhance property values.
- In addition, the circuitous routes would put pedestrians on steep collector roads that lack shoulders for safe walking. Neighbors have testified at previous public hearings about the hazard of pedestrian use on the substandard collector roads.

2. Anchorage's policies promote connections from neighborhoods to the surrounding trail system and to parks. Pedestrian pathways at the end of Lewis & Clark Circle would connect several parts of the proposed Hillside District Plan trail system.

- Lewis and Clark Circle should connect to adjoining neighborhoods and to municipal parks. A walkway at the end of Lewis and Clark Circle provides important connectivity in three directions. From the end of Lewis & Clark Circle, the pedestrian pathway would connect to Upper Canyon Road, which is part of a proposed pedestrian corridor to the municipality's Echo Road parkland and to Chugach State Park. The pathway would also link to the Section Line easement that leads to an intended trail along Rabbit Creek, and provides a legal connection to Section 36 Park, which is a regional-sized park. Finally, Lewis and Clark Circle aligns with Jeanne Road, which is a designated pedestrian route in the HDP.
- Brownson (or a public easement via Tract A) should connect to the proposed Rabbit Creek Primary Trail and adjoining neighborhoods. First, this easement provides a shortcut to Hillside Drive, via Lakonia Circle, which is less than half the distance via roadways. More importantly, this subdivision can provide direct access to the proposed Primary Trail along Rabbit Creek (Hillside District Plan Map 4.6): The subdivision is tangent to that trail. Pedestrian access to that proposed greenbelt trail will enhance property values and public health. The pedestrian easement could be platted with a note to resolve future construction, since the last 100 feet of trail would cross wetlands or be rerouted. (Trails CAN be constructed across

wetlands without disturbance, as shown at Potter Marsh and Baxter Bog.)

- The HDP charges MOA planners to identify local pedestrian connections at the time of development. HDP Page 4-23 states:
...while Map 4.6 identifies all the priority regional and district trails in the Hillside District, it is clear that there are local trails that may be needed within or between adjoining neighborhoods; these are not shown on the trails map. Such trails, which serve a more localized functions than either regional or district trails, may be identified at the time of development.

2. There is no convincing evidence to meet any of the four standards for the variance request regarding pedestrian connections.

2A. Not shown: There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public

From Lewis and Clark Circle, there are no impractical or unreasonable physical constraints to constructing a pedestrian pathway along the north or south lot line of the flagpole driveway of lot 7. For examples of the practicality of pathway construction, nearby Rabbit Creek Greenbelt has trails on sloping terrain and across small drainage ways. There is no reason to deny a pathway crossing of the stream on Lot 7, since a driveway crossing is possible ; and since the stream is quite small. The south line of the flagpole, parallel to the slope, offers the best gradient.

2B. Not shown: the granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area.

The variance would be detrimental to the public welfare because it:

- fails to achieve convenient connections to adjoining neighborhoods, parks and trails;
- fails to provide the safety of a non-motorized pathway, forcing pedestrians to use a collector road that lacks shoulders; and
- discourages walking, by requiring residents of the cul-de-sac to walk two to five times the distance to adjoining subdivisions and the trail networks..

2C. Not shown: such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality.

The variance would nullify the intent of pedestrian connectivity that is repeated many times in plans and regulations (see appended list).. The

application incorrectly suggests that nearby future trails on Upper Canyon Road and along Rabbit Creek are "substitutes" for the required pathways when all of them are part of a proposed network. The cul-de-sacs and pathways are part of a transportation network, as specifically stated in the Anchorage Pedestrian Plan:

- Action item 5. Require convenient, direct, walkway and trail connections even where roads are cul-de-sacs or circuitous, where appropriate in relation to surrounding terrain.

2D. Not shown: Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.

The applicant implies that there is an undue hardship from a pedestrian easement near future homeowners' houses and yards.

- The lots adjoining the pedestrians easement encompass 1.6 to 3.99 acres, and the future owners can locate and landscape their houses for complete privacy from the easements if they choose. Conservation subdivision have reduced front and back setback requirement,, allowing still more flexibility for owners to situate their houses.
- This is a neighborhood connection and not likely to attract users other than those from surrounding neighborhoods.
- Realtors use trail connections as a selling point. Potter Highlands subdivision just installed a public trail on their private open space tracts to enhance the value of the subdivision.

In summary, the Conservation Subdivision is a commendable approach that protects wetlands and watershed, while enhancing the neighborhood and property value to homeowners through the common open space. The plat needs a few alterations to comply with the Hillside District Plan and Title 21. The variance request regarding the pedestrian connections does not make the case for impracticality or hardship. The variance would diminish public safety and decrease the intended connectivity between neighborhoods and the surrounding trails system: therefore, the variance should be denied and pedestrian easements should be shown on the plat and constructed during development of the subdivision.

Please contact me if you have questions about these points.

Sincerely,
Nancy Pease

APPENDIX OF RELATED POLICIES AND ORDINANCES **regarding Lewis and Clark Subdivision Plat, Case S12388**

Title 21 regulations and Comprehensive Plan policies that support pedestrian connectivity through subdivision plats

Anchorage 2020 Anchorage Bowl Comprehensive Plan

Policy 54, page 83 Design and construct neighborhood roads and walkways to ensure safe pedestrian movement and neighborhood connectivity and to discourage high-speed cut-through traffic.

Policy 55, page 83 Provide pedestrian and trail connections within and between residential subdivisions in new plats, including replats

Page 65 – Planning Principles for Design and Environment

Promote community connectivity with safe, convenient, year-round auto and not-auto travel routes within and between neighborhoods,...

Page 66 Planning Principles for Public facilities and Services

Encourage the following the location and design of land use...enhance bicycle and pedestrian movement.

Hillside District Plan

Policy 9-B, regarding application of municipal road standards, consistent with challenging site conditions and rural character....

Fig 4.4 (page 4-15) "Local roads would include 2-to 4-foot shoulders, wide enough to accommodate pedestrians". and text on page 4-17..."Rural streets are strip-paved (paved streets without curb and gutter or sidewalks), with shoulders wide enough to accommodate pedestrians.....

HDP Map 4.6 Existing/Proposed Trail Routes Map notes:

Not all neighborhood access points to trail systems, greenbelts, or Chugach State Park are shown on the map. Refer to HDP text.

HDP Page 4-23 ...while Map 4.6 identifies all the priority regional and district trails in the Hillside District, it is clear that there are local trails that may be needed within or between adjoining neighborhoods; these are not shown on the trails map. Such trails, which serve a more localized functions than either regional or district trails, may be identified at the time of development.

Anchorage Pedestrian Plan

Anchorage Pedestrian Plan, Chapter 4. Designing an Environment that Promotes Walking.

page 47 Low-Density Residential Streets. Long distances between destinations also reduce the amount of walking trips compared to those in higher density residential areas, although walking is a significant recreational activity. Low-density residential streets....can sometimes serve as the best through routes [for pedestrians].

Page 53, Chapter 5, Recommendations, Policies, and Actions Items:

Policy 4.1 Provide for pedestrian walkway and trail connections in all subdivision plats for access to schools, regional parks, recreation facilities, employment centers, and institutional and governmental facilities, and between neighborhoods.

Action Item 2.3. consider designing pedestrian ways to avoid the main traffic routes and allow convenient shortcuts.

Policy 4.4 Identify and preserve connectivity provided by existing platted easements for walkways and trails. Action Item 1. Install nonmotorized pathway signs on existing and new walkways that are separated from roadways.

2. Require all new development to install these signs.

4. Advocate dedication of easements in site plan and plat reviews.

Policy 6.1 Promote land use and site design that make walking convenient and enjoyable.

Action item 5 Require convenient, direct, walkway and trail connections even where roads are cul-de-sacs or circuitous, where appropriate in relation to surrounding terrain.

Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan

Map 7, The Anchorage Parks Plan identifies Upper DeArmoun Road as a recreation trail, and also identifies a proposed recreation trail along Rabbit Creek, both leading to Chugach State Park. (These are also shown on Hillside District Plan Map 4-6). The Parks Plan calls for pedestrian connections from neighborhoods to parks and trails, including these policies:

Page 48, Park Strategy 6: Access and Connections

Neighborhood-level connections where children are safe to travel from home to school to park, and that encourage residents to walk, run, and enjoy their neighborhood, are of notable value.

Page 71 Trails and connections

Continue to upgrade trails and path system to safely connect parks,, schools, homes, and commercial areas.

Page 71 Utilize Title 21 for dedication of trail rights-of-way through subdivisions.

2035 Metropolitan Transportation Plan MTP (November 2015)

Goal 3 Objectives

Improve opportunities for active transportation (non-motorized) as part of daily system use.

Goal 5

Establish community connectivity with safe, convenient, year-round automobile and non-automobile travel routes within and between neighborhoods...

Goal 5 Objectives

Enhance the physical connectivity between neighborhoods by increasing the number of roadway, pedestrian, bicycle and transit connections.

Goal 7 objectives. Promote the development of a safe network of trails and sidewalks that provide reasonable access to work, schools, parks, services, shopping and the natural environment...

Anchorage Municipal Code - Title 21

21.07.060 Transportation and Connectivity

A. Purpose The purpose of this section 21.07.060 is to support the creation of a safe and highly connected transportation system within the municipality in order to provide choices for drivers, bicyclists, and pedestrians; increase effectiveness of municipal service delivery; promote walking and bicycling; connect neighborhoods to each other and to local destinations such as employment, schools, parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; support the pattern of designated land uses; mitigate the traffic impacts of new development; create road and trail connectivity to free up arterial capacity while protecting neighborhood identity and safety; and, in high-volume traffic corridors, maintain an adequate degree of crossings for local circulation and minimize road and traffic impacts on adjacent uses.

Note: this pathway enhances connectivity to Upper Canyon Road heading south, near the section line that leads to Section 36 Park, a regional park and the only municipal park in the vicinity with a Master Plan and potential for near term developed trails.

This trail section will allow future nonmotorized connectivity to Section 36 Park via Rabbit Creek Greenbelt. Section 36 Master Plan (June 2011) will have a developed trail system and is the only regional-sized municipal park in the area.

C. Street Connectivity

D.3.a. Purpose

Street and block patterns should include a clear hierarchy of well-connected streets that distribute local traffic over multiple streets, providing multiple direct connections for neighborhood residents to and between local destinations, and avoid traffic congestion on principal routes. Within each residential development, the access and circulation system should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development; provide ample opportunities for linking adjacent neighborhoods, properties, and land uses; and be designed in such a way as to limit and discourage cut-through traffic and protect the new development and adjacent development from adverse impacts.

D.3.b. Internal Street Connectivity

- i. Developments, whether subdivisions or not, shall meet the block length requirements of subsection 21.08.030G.
- ii. Whenever cul-de-sac streets are created, at least one 10 foot wide pedestrian access right-of-way or easement shall be provided, to the extent reasonably feasible, between each cul-de-sac head or street turnaround and the closest adjacent street or pedestrian walkway. This requirement

shall not apply where it would result in damage to or intrusion into significant natural areas such as stream corridors, wetlands, and steep slope areas, or if the configuration of existing adjacent development prevents such a connection.

D.3.g. Pedestrian Connectivity

Where the director and the traffic engineer have determined a vehicular connection required above is not feasible or appropriate, a pedestrian access way shall be provided as long as:

- i. The topography and existing development patterns allow for pedestrian access; and
- ii. The land uses allowed on either end of the potential pedestrian connection are such that may generate pedestrian traffic.

E. Standards for Pedestrian Facilities

E.1 Purpose

The purpose of this section is to provide convenient, safe, and regular pedestrian facilities along streets and within and between developments. Such facilities create a healthful built environment in which individuals have opportunities to incorporate physical activity, such as walking or bicycling, into their daily routine. Injuries and fatalities are reduced when interactions between pedestrians and vehicles are minimized. Adequate pedestrian facilities meet community goals for mobility and access, as well as for providing transportation choices. Safe pedestrian access for students to their schools is also an essential purpose of these standards.

E.1.d In class B zoning districts, sidewalks, walkways, pathways, and trails shall be provided in accordance with the comprehensive plan. In all cases, pedestrian facilities shall be provided on at least one side of collector and arterial streets.

Where sidewalks are not specifically called for on both sides of the street by the comprehensive plan, the decision-making body may reduce a requirement to provide sidewalks (or other pedestrian facilities) on both sides of a street after considering the following:

1. Site conditions and the potential for significant negative impacts on the natural environment;
2. The need to maintain and improve sidewalk continuity;
3. Evidence that a sidewalk would decrease pedestrian safety;
4. Extensive public testimony offering rational arguments against sidewalks;
5. Availability of an alternate trail system; and
6. Vehicular speeds and pedestrian safety.

E.3. Through-Block Connections

Within new developments, pedestrian walkways, crosswalks, or multi-purpose trails no less than five feet in width shall be constructed near the center and entirely through any block that is 900 feet or more in length. This standard may be waived during a site plan review, if justified by the decision-making body.

Ordinances related to Conservation Subdivisions

21.08.070.B.6 Conservation Subdivision, **Minimum Open Space**

1. ...In order that all residents of a development have access, there should be, provided by the developer, a common pedestrian corridor leading into all common open space. Common open space areas in class B improvement areas shall remain undisturbed.

21.08.070.B.7 Conservation Subdivision, **Dedication and Recording**

The required common open space shall be preserved from development in perpetuity through the use of a deed restriction or easement, and shall be conveyed to a property owners' association or other organization with responsibility for maintenance of the open space and the ability to collect assessments or dues for such purpose. The applicant shall submit proof that:

1. Such deed restriction or easement has been recorded at the district recorder's office; and
2. The property owners' association or other organization has been established before any building or land use permits for construction in a conservation subdivision shall be issued.

21.08.040.F Subdivision Standards, Dedications

F. Riparian Protection and Maintenance Easements

1. The platting authority shall require the dedication of riparian maintenance and protection easements where a stream, water body, or wetland traverses or is adjacent to the subdivision, in accordance with subsection 21.07.020B., *Stream, Water Body, and Wetland Protection*.
2. The easement shall conform substantially to the line of the watercourse. The width of the easement shall be that which the platting authority finds necessary to provide access to widen, deepen, slope, improve, and maintain the stream, and to protect the stream and adjacent property from soil erosion, flooding, water pollution, and destruction of fish and wildlife habitat. At a minimum, the easement shall be the same as the applicable setback

T

Chapter 21.08: Subdivision Standards

TABLE 21.08-2: REQUIRED IMPROVEMENTS BY IMPROVEMENT AREA R = Improvement Required		
Improvement	Class A	Class B
Paved Interior Streets	R	
Strip-Paved Access and Peripheral Streets	R	R
Strip-Paved Interior Streets		R
Curbs and Gutters	R	
Sidewalks	R	
Walkways	R	R
Street Lighting	R	
Traffic Control Devices	R	R
Monuments	R	R
Drainage	R	R

Telephone & Electrical Facilities	R	R
Water Supply Facilities	R	
Sanitary Sewer Facilities	R	
Landscaping	R	R

December 1, 2017

Planning Dept, MOA
Frances McLaughlin
PO Box 196650
Anchorage, AK 99519

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DEC 05 2017

PLANNING DEPARTMENT
S-112388, Lewis and Clark (L&C) Conservation Subdivision Plat,
Response to Variance for Pedestrian Walkway

It is encouraging to see this plat for a Conservation Subdivision (CS). This parcel is well-suited for this type of development with protection for wetlands and the adjacent water bodies. Quality of life and property values--for the MOA overall--increase with each new subdivision that is platted with good development standards.

The current plat is different from that shown at the Hillside Council meeting in October (see plat segment below). These comments focus on the walkway variance as it relates to the Comp Plan, its elements and Title 21 code.

Various MOA adopted plans and maps show pedestrian routes over the wider Municipality, but not on undeveloped residentially-zoned land. It would be unreasonable and inappropriate to expect these walkways to be shown before platting. Consequently, the adopted plans won't show pathways for this subdivision, but code clearly expects connections to be made. With each subdivision contributing, the goal for better pedestrian facilities will be met, eventually.

Please recognize, in the staff recommendations, the wealth of code and policies/goals in adopted plans that support transportation options for safe, non-motorized connectivity:

2020 Comp Plan, policies 54, 55; Planning Principles p. 65, 66
Title 21.07.060, Transportation & Connectivity
Anchorage Bowl Park . . . Plan, Strategy 6: Access & Connections
Anchorage Bowl Park . . . Plan, P. 71, Trail connections & dedicated ROW
Anchorage Pedestrian Plan, Chapter 4 & 5, Designing (to) promote walking
2035 MTP (Nov., '15), Goals 3, 5

Four standards must be met before the walkway variance is granted. However, nothing in the application compels approval of this variance:

#1 Strict application to regs would be impractical, unreasonable, undesirable.

Response: The location of the proposed walkway (per the plat shown at the Hillside Council meeting) is not topographically challenged. The walkway to Canyon Rd (which is a section line) is a logical location to connect neighborhoods and future trails. See photo below of successfully built trails in more difficult terrain in the Rabbit Creek Greenbelt.

Some may argue that a path should not cross a drainage way/stream; this is not a valid excuse because this path can be designed to avoid the stream. Note the driveway for Lot 7 DOES cross the stream.

A second walkway should extend westward from the other cul-de-sac to connect that neighborhood and Section 36 Park (to the south); this would avoid a longer, less safe route along DeArmoun Rd.

The application narrative states in Item 'h'—"opportunities for recreation/light, air and avoids congestion"—that the plat provides opportunities for recreation for the lot owners by creating access to the large private open space greenbelt tract. It is illogical that a variance would be requested that would inhibit the availability of even more recreational opportunities for L&C homeowners.

#2 Variance would not be detrimental to public welfare or injurious to other property in the area.

Response: Eliminating the walkway *would* be detrimental to public welfare because residents would be discouraged from walking when the only option would be a long way around on DeArmoun Rd to reach other neighborhoods, the future extension of trails in the upper RC greenbelt, and Section 36 Park. DeArmoun Rd, a collector, has neither sidewalks nor shoulders.

Walkways at the end of each cul-de-sac would be good locations for L&C residents, who would be the primary users of the paths. (See photos below of paths integrated in other Anchorage neighborhoods).

A variance would not serve the MOA's goal for providing eventual walkway connections across the city to promote healthy walking options.

#3 The variance would not nullify the intent of the subdivision regs, nor the MOA's comp plan.

Response: The variance *would* nullify some 2020 Comp Plan's policies, various Title 21 sections, and elements of the comp plan (Pedestrian, Park & MTP). Walkways that will eventually connect to other walkways will allow for the successful implementation of the goal for safe pedestrian options.

Walkways in rural areas are needed just as much as they are in higher density settings. Larger lot subdivisions and rural roads often have fewer pedestrian facilities, thus walkers have to go farther to reach their desired destination.

There is misleading information given on the variance application #3 standard—currently no trails exist along Rabbit Cr directly south of L&C. Farther up the creek, however, is a trail that has yet to be extended downstream. While the Park Plan and the HDP may shows trails along Canyon and DeArmoun roads, they do not exist yet. DeArmoun is a State road and the State is not likely to construct a sidewalk anytime soon. Thus, the L&C walkway would keep walkers safely off the main road while at the same time getting them closer to the eventual trails along the greenbelt.

#4 Strict compliance would result in undue hardship by having pedestrian easement along residential lots.

See photos below of walkways in the Independence Park subdivision. These paths do not impose a hardship on the neighborhood, rather they are an enhancement. Trails are in fact desirable features that are highlighted in any real estate ad. Note how the trail in the new Potter Highlands subdivision is touted in their ads.

Property that is near trails, parks, greenbelts or water command up to 20% more in value according to the MOA's Watershed Management paper from 2004: "Economic Benefits of Urban Natural

Resources in Anchorage, AK.” It would be a poor business decision for a developer to deliberately pass up the opportunity to get more value from his/her subdivision—especially when the cost to put in a short, unpaved path is minimal.

The L&C path will be used primarily by L&C homeowners; it is doubtful that they would object to their neighbors using a walkway. In addition, the proposed walkway could be nearly invisible if the current vegetation is kept in place.

Conclusion: This CS plat seems appropriate for the terrain. Conditions should be placed to ensure there will be no further subdividing. To fulfill the intent of Title 21 and adopted plans, walkways between subdivisions--at the end of cul-de-sacs--is in effective way to accomplish the MOA’s goals, above—even though all adjacent connections may not be in place yet

Other Plat Concerns:

Since a conservation subdivision may be further divided, a condition of the plat should include that no further subdivision can occur. Further subdivision would negate the point of a CS.

Some Applicable Codes/ Adopted Plans:

21.07.060.E3 The provision that eliminates super-blocks by requiring road connections is evidence of the need for pedestrian connections, also.

21.07.060.E.2 Class B Zoning District, sidewalks, walkways, pathways and trails shall be provided.

Pedestrian Plan, Chapter 4 & 5. Designing an environment that promotes walking.

P. 47 Low-Density Residential Streets. Long distances between destinations also reduce the amount of walking trips compared to those in higher density. . . .

P. 53- __, Policies 4.1, 4.4, 6.1 These all address the need for walkways.

2020 Comp Plan, Policies 54, 55 & Planning Principles (PP)

Policy 54 Design and construct neighborhood roads and walkways to ensure safe pedestrian movement and neighborhood connectivity and to discourage high-speed cut-through traffic.

Policy 55 Provide pedestrian and trail connections within and between residential subdivisions in new plats, including replats.

PP, p.83 Promote community connectivity with safe, convenient, year-round auto and non-auto travel routes within and between neighborhoods

PP, p.66 Encourage the location and design of land use...enhance bicycle and pedestrian movement.

Anchorage Bowl Park . . . Plan.

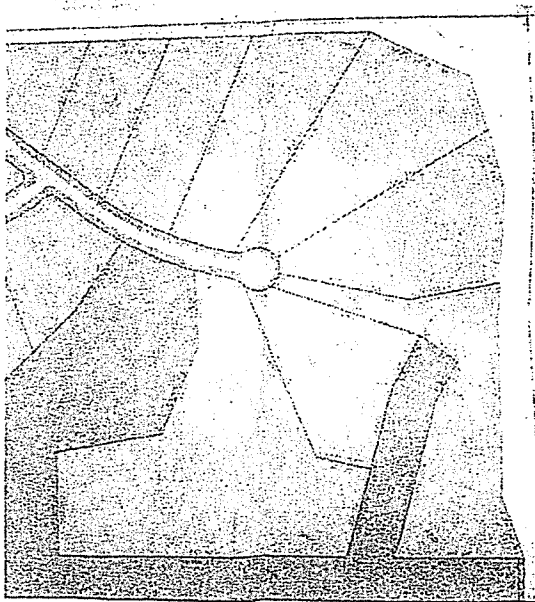
Page 48 Strategy 6: Neighborhood-level connections where children are safe to travel from home to school to park, and that encourage residents to walk

Page 71 Continue to upgrade trails and path system to safely connect parks, schools, homes, and commercial areas.

Page 71 Utilize Title 21 for dedication of trail rights-of-way through subdivisions.

Sincerely,

Dianne Holmes



L&C plat with trail, Oct '17



RC greenbelt trail on slope



Independence Park ped path



Independence Park path between districts

Bart Hawkins

12921 Monterey Circle
Anchorage, AK 99516

512388

RECEIVED

DEC 28 2017

PLANNING DEPARTMENT

ba.hawkins@gci.net

907-786-2935

12/27/2017 8:19:32 PM

The platting request does not appear to meet the following requirements of AMC 21.08.070B for Conservation Subdivisions. The application should be denied until revisions are made to meet the requirements. (Numbers below refer to the AMC 21.08.070b section numbers.)

4. The Conservation Subdivision permits one or more lots to be smaller than required by the underlying zoning (R8). This application proposes all but one lot to be smaller than required. While this may technically conform to the wording of the requirement, it is clear that the intent is that a minority or small fraction of lots may be permitted to be smaller than the underlying zoning requires -- not virtually all of them.

4.c. Lots are apparently being proposed with as little as 12.5 feet of front/back setback. Given that the proposed lots are a minimum of 1.16 acres, such small setbacks would be unreasonable and unnecessary and create an eyesore for the public.

4.h. This section mandates 100' of landscaped open space abutting lot lines for Class B areas. This requirement would not be met on the north half of the western boundary. The developers have not applied for a variance of this requirement, so the application should be denied as it doesn't meet this requirement.

5. Lot coverage allowed. The developer suggests that lot coverage may be increased by 10% and simply adds this to the normal 5% coverage to come up with 15% as acceptable under the Conservation Subdivision. This is incorrect math -- 10% additional of a 5% base is $5\% + (5\% * .10) = 5.5\%$, not 15%. Lot coverage should be evaluated to a 5.5% coverage, not the developer's proposed 15%.

Canyon Road might require the elimination of one lot on the north side of the parcel, but such enhancement would bring the subdivision up to a much higher standard of public safety.

Variance # 2- Ignore Title 21 mandates for
pedestrian access routes

I have read, and agree with, the excellent analyses that were sent to Mr. McLaughlin and Mr. Whitfield, by the two people who are most knowledgeable about land use issues. I would like to add for the public record comments that this variance definitely DOES "nullify the intent and purpose of the subdivision regulations and the Comprehensive Plan."

Facilitating pedestrian access ("connectivity") to neighborhoods, trails and recreational areas is a clear and long-standing policy directive of Anchorage. This position is stated in MANY land use ordinances and other planning reports, notably including the Hillside District Plan, the Comprehensive Plan, the Transportation Plan and the Anchorage Pedestrian Plan.

Pedestrian access paths in the subdivision would meet this goal by allowing direct and much shorter routes connecting with Canyon Road on the east, which is a gateway to several nice Rabbit Creek trails. The second walkway from the cul-de-Sac to the west would lead to and (hopefully) Messina on the west.

The non-answers submitted by the S4 Group on November 8, 2017 make no convincing statements, and effectively avoid the real issue. They have failed to demonstrate that there is any reason to consider such pedestrian access as "impractical, unreasonable or undesirable to the public." Therefore, I believe that the reasons behind this variance request have nothing to do with public welfare or safety.

However, Mr. Paul Gionett wants the lot directly south of the obvious trail location. He has said at Community Council meetings that he does not want his grandchildren able to ride their bikes along some nearby pedestrian path to Canyon Road. So everyone else has to be denied access, as well. A variance should never be granted to satisfy the hopeful whim of a single person.

I request that the platting board deny this variance, for the reason stated above.

3510

S12388

Michelle & Dave Pope

12/27/2017 11:11:05 AM

RECEIVED

DEC 27 2017

PLANNING DEPARTMENT

We are not opposed to new construction in our area. However, there are many concerns we still have for this project. These concerns are all the same concerns from the beginning of this project for this developer; drainage, water/well, septic, road and environmental issues.

Septic/well/drainage/environment-This area has poor soil and drainage. The developer needs to guarantee none of the surrounding, existing homes, will be affected by building the number and size of homes they want. The developer needs to guarantee the existing home wells will not run dry due to any new wells in this development. The developer needs to guarantee the new septic systems adhere to the strict codes for poor soil in this area and guarantee there will be no run off that will affect existing homes and contaminate those home's well systems. The developer needs to guarantee they will not cause a detriment to the surrounding environment.

Roads-The developer and or the Municipality needs guarantee to make considerable improvements to the roads accessing this new development: Cox Dr., Messina, Upper De'Armoun. These roads are already in severely poor condition and cannot support the amount of traffic that will increase from new residents, not to mention the traffic of heavy machinery, dump trucks etc. that will be used to build this project. Without these road improvements, those roads will become unsafe and deadly.

The most important issue of all is the issue where the developer appears to want special treatment and wants to bypass protocol and will do whatever manipulation of numbers and rules needed to make this development happen. Everyone else who has built a home in this area has had to abide by all Municipal codes/easements/rules. This developer should be held to those same rules and standards as everyone else. There should be no special treatment for a wealthy developer from Outside just so they can push their development through at the cost and detriment to the neighbors, roads and environment.

No approval should be given until the develop plays by the same rules as everyone else, makes sure to address all issues and make the fixes necessary to guarantee everyone and their homes are safe.

352
311

Public Comments: s12388

Commenter	Email	Phone Number	Submitted
George Horton, DML&W 550 W 7th St. Suite 650 Anchorage, AK 99501	george.horton@alaska.gov	907-269-8610	12/15/2017 1:56:23 PM
<p>If a 33' or 50' wide section-line easement exists along the west boundary of this subdivision (i.e. underlying the 30' ROW dedication) we request that it be depicted and labeled on the final plat.</p> <p>Thank you for the opportunity to comment.</p>			
Rob Brown 13688 Canyon Rd.			12/20/2017 7:17:44 PM
<p>This application does not meet Conservation Subdivision Standards. Below I will describe why:</p> <ol style="list-style-type: none"> 1. Municipal Code 21.08.070 B.4.h. says "Common open space with level 4 Screening landscaping shall be provided along any lot line abutting a residential neighborhood where any adjoining lot is greater than 150 percent of the average lot size along that lot line of the conservation subdivision. In class B areas this abutting landscaped open space area shall be 100 feet wide" - They are required to put a 100 foot wide open space along the west side of the norther half of their western lots. Lots 13 & 14 (or Lots 14 & 15 in the map presented to the community council) would be reduced in size greatly, and perhaps have to even be eliminated due to decreased lot line size. Why is this not reflected in the plat application map? And if they don't want to do it, then they must apply for a Variance. The developer says in their application, "The northern half of our western boundary MAY be applicable to the screening requirement." Why is not reflected in the application's map and why was this not presented at the community council? Where is the Variance Request? 2. The waterway coming across Canyon on the East side of the property that runs through lot 7 (see page 25 of application) should not count towards the total open space. This is a recognized waterway by the muni. See Municode "21.07.030 - Private open space. D. Standards. 1.Areas not credited. Lands within the following areas shall not be counted towards required private open space areas: <ol style="list-style-type: none"> a. Setbacks with slopes over ten percent; b. Swales with side slopes over ten percent, and drainage ditches 3. The very fuzzy map on their application shows that they have only platted a 30' wide section line easement. The section line easement is 33 feet wide in actuality -- they have denied the existence of one from the beginning but were wrong -- so their measurements are off. This land was patented from the Federal government March 10, 1954 (Patent Anchorage 019854). Per Alaska Administrative Code 11 AAC 51.025, "for surveyed federal land that was unappropriated and unreserved at any time on or after March 21, 1953 through December 14, 1968, the width identified in ch. 35, SLA 1953 for any section-line easement is 33 feet" Why does this matter? Because at the Southeast corner, they have Open Space abutting the Right of Way and they have calculated the Open Space incorrectly if they don't have the section line easement correct. 4. Per ANC municode 21.08.070 B.5 "Lot coverage allowed. The maximum lot coverage requirements for lots in a conservation subdivision, as set forth in Chapter 21.06, may be increased by no more than 10 percent." The developer is claiming they can have 15% lot coverage (normal R-8 is 5%) -see page 5 & 7 of application. Doesn't the code mean lots can be increased by no more than 10 percent of the allowed coverage, meaning they can have 5.5% coverage? Why would the code allow for a tripling of lot coverage? This would mean all of their larger lots can have more coverage than any other R-8 property in the city, causing massive amounts of runoff to flow downhill towards other properties. That is NOT Conservation. 5. I have pictures from the community council meetings of the map they presented and 			

it is different from the one in their application. Which map is the real map and how can the public accurately comment on something which has not been accurately presented?

6. They are now asking to not have a walkway for pedestrians through the top of Lot 7 -- Paul Gionet, the co-developer's personal lot. Though the Hillside District Plan and the Comprehensive Plan require it, Paul says the reason is he doesn't want the walkway is for his kids/grandkids riding bikes onto Canyon. But, he HAS been trying to get a driveway for himself coming off Canyon and has already put one in where the equipment is currently. They had previously retracted the request for a variance claiming hardship but now are using the kids as a reason. Where is the second variance request with a new reason in the application so that we may accurately comment on it? Also, Lot 7 has the creek going through it. So, are they going to build a bridge to go over the creek for themselves so that they can drive from the cul-de-sac to Lot 7? No, they will try to get the driveway off Canyon. Where is the plan for accessing Lot 7 in the application?

Clearly, this is a bad application. They have changed it significantly since we were presented with it at the community council. It does not follow the law and does not show enough information to be accurately considered by the public. The Assembly made the code for Conservation Subdivision standards very specific because they did not want to bog down the system and they wanted to prevent environmental degradation. This application has so many problems with it and it clearly does not meet the Conservation Subdivision standards.

Joan Priestley

3705 Arctic Blvd, # 1332
Anchorage, AK 99503

onecreativdoc@yahoo.com

12/26/2017 7:51:39 AM

Comments about the Lewis & Clark subdivision (S12388)

Joan Priestley, owner 13101 Jeanne Road

Here is the standard that must be upheld by the Platting Board:

21.08.030.A No subdivision shall be approved unless it complies with:

2. the Comprehensive Plan

The design shall further the goals of the Comprehensive Plans

3. other provisions of this title

All other applicable zoning, design and development requirements.

In addition, the Platting board must consider 9 items listed at 21.03.200.C.9.

I am glad to see that the developers of the Lewis & Clark subdivision have chosen to work with the R-8 zoning. It fulfills most, but not all, of the concepts listed at 21.03.200.C.9. I support their new effort to be good stewards of the land in our neighborhood. The Conservation Easement will protect the wetlands and other natural portions of the parcel forever, moving forward.

However, I have some concerns about several aspects of the present plan.

1. The size of a lot of the lots

21.08.070.B.4 clearly states that alterations in lot size and configuration are allowed, with a Conservation Easement. It states:

"Conservation subdivisions may include one or more lots that do not conform to the minimum lot size or lot width requirements of chapter 21.06, or the dimensional requirements of 21.08.030.K.1 and 2. . ."

It is reasonable to permit some flexibility from the R-8 mandate of 4 acres per lot, that are also at least 300 feet wide.

But with the developer's plan, 15 of its 16 lots do not meet the size requirements. 5 of them are barely more than 1 acre. Another 5 are less than 3 acres, and another 5 still are less than 4 acres. 93.75% of the total lots fail to meet the standard of 4 acre lots in an R-8 zone.

In addition, the width standard is not met, for at least 9 of the lots. Only one of the entire 16 lots meets the R-8 standard for both size and width.

Title 21 section allows a variance of "one or more lots." Surely the legislators never intended "one or more" to mean 15 out of 16 lots! The developers have tried three times to achieve an R-6 designation, which would allow lots as small as one acre.

With this new plan, they have defacto met that goal, and subverted the clear directives contained in the Hillside District Plan and Title 21 R-8 restrictions. Moreover, the smallest lots are jammed up against DeArmoun Road. All we will see is the back of several houses, whose lots are far smaller than the allowable lot size for our R-8 zoning.

If passed without change, this plan sets a dangerous precedent for the future integrity of both title 21 and the Hillside District Plan. It will invite developers to install one "show lot" that meets the acreage requirements, and flaunt Title 21 restrictions, with every other lot in their plan. Title 21 will basically become irrelevant.

This way of "gaming the system" abuses the privilege of allowing some smaller lots. The developers' new plan goes FAR beyond any reasonable legislative intent of the Anchorage Assembly, and should not be allowed, as it presently stands.

2. The real "allowable increase" in lot coverage

Title 21.08.070.B.5 states that "maximum lot coverage for lots in a Conservation subdivision, as set forth in chapter 06, may be increase by no more than 10%."

A rational reading of this sentence means "by no more than 10% of the allowable lot coverage." For R-8, that coverage is 5%, so an increase of 10% would expand the allowable lot coverage (i.e., a house) up to 5.5%. But the developers, in their application (page 5 of the November 9th letter from the S4 Group), simply added 5% plus 10%, to arrive at a new allowable lot coverage of 15%.

For the smallest lot (1.16 acres, or 50,529 square feet), 5% coverage would be 2,526 for a one story house, or 1,263 for a 2 story house. 5.5% would increase that up to 2,779 feet, or 1,385 for a two story dwelling.

Going from 5% to 15% coverage is actually a 300% increase in an allowable house size. For the smallest lot, the house would go from 2,526 feet to 7,578 square feet. I can't believe that such huge gain in the house size was the intention of the legislators who wrote this new Title 21. This is an important issue, that needs to be resolved before the Plat plan can be approved.

3. Where's the buffer zone?

21.08.070.B.4.h states that a:

"common open space with level 4 Screening landscaping shall be provided along any lot

line where any adjoining lot is greater than 150% of the average lot size along that lot line of the conservation easement. In class B areas, this abutting landscaped open space area shall be 100 feet wide."

On page 4-5 of the developers' November 9th S4 Group letter, they somewhat glibly state that "the northern half of our western boundary may be applicable to the required screening easement." Of course it is applicable. Lot 13 is only 1.66 acres, and lot 14 is 2.16 acres. The adjacent lots to the west are each 4 acres, which is way more than 150% larger.

The Plat map needs to be amended, to show the mandatory 100 foot setback on lots 13 and 14. In addition, the developers should be prepared to supply the mandatory designs by a licensed architect, and the 3 trees and 10 shrubs required for every 20 linear feet of the 630 feet buffer zone.

Lot 13 is one of the tiniest lots in the parcel- only 1.66 acres (72,093 square feet), with 329 feet abutting the much larger lot. With a 100 foot buffer zone, removing 32,900 feet (.755 acre), takes the developable area down to 39,193 feet (.90 acre). Using the 5.5% lot coverage, the house could have a footprint of 2,155- but with the irregular shape of the lot, coupled with the well and drainfield setbacks, it may not be developable at all.

Also, this 100 foot wide setback, times the two lots at a total of 629 linear feet, means that 62,900 feet should be subtracted from the lot size that could be counted towards the 30% open spaces demanded in title 21.

4. Where is the "riparian easement," and other easements?

An easement for riparian maintenance and protection is mandated in 21.08.040.F (Subdivision Standards). This is necessary "whenever a stream, water body or wetland traverses or is adjacent to the subdivision." However, the present Plat does not show these easements. The plan should be amended to include all these important easements.

21.08.030.F Streets

3. ROW Open Area

"All street rights of way shall include an open area, which may contain sidewalks, for snow storage. The open area shall extend 7 feet outwards from the back of the curb or pavement edge."

These easements should be added to the Plat plan, as well. In fact, all the necessary setbacks for the drainageways and streams should be included on the Plat map. Otherwise, they may be overlooked or deliberately ignored, when the clients' builders get started.

5. Stream and drainageway setbacks

21.08.030.C Maintenance of existing natural drainage

"The general lot configuration and layout shall be consistent with naturally occurring drainage features and historical drainage patterns within the subdivision and surrounding areas. . . Reasonable efforts have been made to avoid or mitigate the diversion and/or contamination of natural and historical drainageways."

Here are my thoughts-

A. Lot 7 calls for a driveway to be installed directly over an active stream. The setback, which cannot be disturbed, is 50 feet on each side of the waterway. Paul Gionett would have to build a suspension bridge over 100 feet long, to install such a road. Has the Army Corps been notified? What is their opinion about this proposed encroachment on a stream that feeds directly into Rabbit Creek?

B. A drainageway runs right through the middle of lot 16 and lot 9. These mandatory setbacks should be included on the Plat map. With the well and septic setbacks added on, they may render lot 16 undevelopable, too.

6. No more future lots

Such a Plat could, in theory, be further subdivided in the future. The approval should include a statement declaring that NO further subdivision shall ever be allowed for this project.

Thank you for your consideration of these important issues.

Joan Priestley

Bern Davis

12/26/2017 8:03:46 AM

3040 Lake Otis Parkway, # B
Anchorage, AK 99508

Comments about the Lewis & Clark subdivision (S 12388)

Bern Davis, owner 13101 Jeanne Road

We support responsible and rational development in the Hillside area. For the most part, the present plan for the Lewis & Clark subdivision has become a better design. It is now more in conformance with the Hillside District Plan goals. However, there are some problems that still need to be addressed.

21.08.010.B

"The subdivision should provide safe efficient and convenient movement to points of destination or collection. . . . should protect residents from adverse noise and vehicular traffic. [New developments should include] considerations of connectivity and pedestrian access to neighborhood destinations. . . ."

The two variance requests violate the clear provisions of this section, and many other sections, of title 21.

Variance # 1- longer cul-de-Sacs

21.08.030.F.6. cul-de-Sacs

a. The platting authority shall permit longer cul de sacs when necessary to accommodate natural features.

b. The length shall be measured from the centerline of the intersecting through street to the radius point of the cul-de-Sac bulb.

The developers are asking for a minor increase of 85 feet and 96 feet to their two cul-de-Sacs, for total lengths of 985 and 996 feet. However, their plat map has a 1" = 100 feet ratio. Using their own map, (starting from the center of DeArmoun Road), the cul-de-Sac that connects to Upper DeArmoun, and turns right (east) on the map, is clearly NOT 985 or 996 feet, but appears to be about 1150 to 1200 feet in length.

Calculation of the longitudinal length of the parcel is another example of numbers that do not match. Adding all the east-west linear feet on each lot, as listed by the

developer in the plat map, plus 60 feet for the cul-de-Sac road, plus 30 feet for the Canyon Road right-of-way, the total linear footage comes to 1,923.70:

202.99	Lot 14
400.00	Lot 16
60.00	cul-de-Sac
296.03	Lot 1
185.24	Lot 2
185.24	Lot 3
264.39	Lot 4
300.31	Lot 5
30.00	Canyon Rd ROW
1,923.70	

However, the Plat diagram also shows a distance of 1,983.63, from the western monument above Lot 14, to the eastern monument above Lot 5- a difference of 60 feet. I do not understand how their own numbers could be so different. They should exactly match.

This potential difference in the calculated length of the cul-de-Sac is also a disconcerting discrepancy. If my measurements are correct, this plat design should NOT BE APPROVED until an independent surveyor can determine the real length of the proposed cul-de-Sac, and take other measurements, too.

I personally think that an entirely new and more accurate plat design will have to be developed and submitted to the Board.

Moreover, extensions in length of a cul-de-Sac are supposed to be approved only "to accommodate natural features." In this parcel, there are no natural features that need accommodation. It seems that the developers just do not want to have to create a better design. Mandates in Title 21 should not be tossed aside, merely to perpetuate an inferior design and layout, that contains questionable numbers.

The non-answers provided by the S4 Group on October 25, 2017 do not show any substantive facts about the way in which the developers have met the mandatory four standards, that the platting board must consider. In fact, as discussed below, longer cul-de-Sacs are in direct violation of standard # 2- they ARE detrimental to the public welfare, because all traffic and pedestrians will be forced to use just one extremely long road, to traverse the entire subdivision.

There is another important aspect of these cul-de-Sacs that needs to be discussed. On May 17, 2017, the state Department of Transportation stated opinions about this plat. It said that a single, solitary exit point was not acceptable. The DOT brought up a very important issue about safety standards and concerns. The DOT stated that a second access to existing roads would be necessary.

Having only one exit road to accommodate 16 houses, each with multiple cars, poses a serious threat to important issues of congestion, noise and public (and pedestrian) safety. The developers have not included plans for any sidewalks by the road. With the present plan, I certainly would not want to live on Lot number 1, 2, or 16. All that traffic is just too noisy.

Due to the boundaries of the subdivision on the west side, the obvious solution (to meet the DOT standard) is to extend the eastward cul-de-Sac road to Canyon Road, on the east. This change would eliminate the need for a variance to merely extend the cul-de-Sac, and would also negate any need for special pedestrian access paths.

In fact, the very first Plat created by the developers, and also one of the incarnations of their 2014 Plat, included that very connection to Canyon Road. Now this extension to

Canyon Road might require the elimination of one lot on the north side of the parcel, but such enhancement would bring the subdivision up to a much higher standard of public safety.

Variance # 2- Ignore Title 21 mandates for
pedestrian access routes

I have read, and agree with, the excellent analyses that were sent to Mr. McLaughlin and Mr. Whitfield, by the two people who are most knowledgeable about land use issues. I would like to add for the public record comments that this variance definitely DOES "nullify the intent and purpose of the subdivision regulations and the Comprehensive Plan."

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Pedestrian access paths in the subdivision would meet this goal by allowing direct and much shorter routes connecting with Canyon Road on the east, which is a gateway to several nice Rabbit Creek trails. The second walkway from the cul-de-Sac to the west would lead to and (hopefully) Messina on the west.

The non-answers submitted by the S4 Group on November 8, 2017 make no convincing statements, and effectively avoid the real issue. They have failed to demonstrate that there is any reason to consider such pedestrian access as "impractical, unreasonable or undesirable to the public." Therefore, I believe that the reasons behind this variance request have nothing to do with public welfare or safety.

However, Mr. Paul Gionett wants the lot directly south of the obvious trail location. He has said at Community Council meetings that he does not want his grandchildren able to ride their bikes along some nearby pedestrian path to Canyon Road. So everyone else has to be denied access, as well. A variance should never be granted to satisfy the hopeful whim of a single person.

I request that the platting board deny this variance, for the reason stated above.

Municipality of Anchorage
P. O. Box 196650
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(907) 343-7943



01707379000
MOBLEY THOMAS E & PAMELA
8011 LAKONIA DR
ANCHORAGE, AK, 99516-3838

RECEIVED

DEC 18 2017

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Wednesday, January 3, 2018

The Municipality of Anchorage Platting Board will consider the following:

CASE: S12388

PETITIONER: Big Country Enterprises, LLC
REQUEST: A conservation subdivision of one (1) tract of land into sixteen (16) lots and one (1) tract of land; Variance from AMC 21.08.030F.6a; Cul-de-Sacs to allow a cul-de-sac to extend beyond 900 feet; Variance from AMC 21.07.060D.3.b.ii., Internal Street Connectivity, to not require a walkway to cross a stream.
TOTAL AREA: 67.83 acres
SITE ADDRESS: N/A
LOCATION: Generally located east of Messinia Street, south of Upper DeArmour Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres)
COM COUNCIL(S): Hillside East, Glen Alps, Bear Valley, Rabbit Creek
LEGAL DESCR: T12N, R3W, SEC 25, S2W2NW4SE4 & E2NW4SE4 & NE4SE4

The Platting Board will hold a public hearing on the above matter at 6:30PM, Wednesday, January 3, 2018 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>.

Name: JOHN MOBLEY
Address: 8011 LAKONIA DR.

ANCHORAGE, AK 99516.

Comments: BORDERING RABBIT CREEK IS A CLASS C WETLAND
PLUS THE SEWAGE PRODUCED BY THAT MANY HOMES IS
ENOUGH TO AFFECT THE AREA. THE WATER TABLE MAY NOT
SUPPORT THAT AREA. PLUS UPPER DEARMOUR ROAD ISNT IN
THE BEST SHAPE AND WILL ONLY WORSEN WITH THAT MANY NEW
HOMES. NOT IN FAVOR OF THIS PROJECT.

260
319

December 7, 2017

Municipality of Anchorage, Planning Department
Attention Francis McLaughlin,
4700 Elmore Road
Anchorage, AK 99507

Re Project: S12388
Big Country Enterprises, LLC/Lewis and Clark Subdivision
Application for Plat Approval with Variance re Cul De Sac Length

Dear Mr. McLaughlin:

I am a homeowner at 8801 Upper Dearmoun adjacent to the proposed Lewis and Clark Subdivision.

This Project has a long history dating back to 2014. During that time, the Owners have made more than 10 different proposals, each seeking reduced 1-2 acre lot sizes below the minimum 5 acres required by R8 Zoning, a minimum lot size which has now been reduced to 4 acres by "new" Title 21. The smallest lots in each proposal are consistently stacked along Upper Dearmoun Road to the Canyon Road intersection. Despite Planning Department advocacy, these proposals were rejected by the Planning and Zoning Commission.

I am encouraged by the Owners' abandonment of the quest for rezoning. Paraphrasing the poet, Robert Frost, zoning compliance makes good neighbors. At the same time, I remain concerned about the ongoing desire for lots below R8's minimum size requirements. Five (5) of the proposed 16 lots, all along Upper Dearmoun Road, are under 2 acres. Five (5) other proposed lots are under 3 acres. Only 1 of the 16 proposed lots meets the 4 acre minimum lot size restrictions of R-8 zoning. Beyond the Application for Preliminary Plat stating that it is proposing a Conservation Subdivision, there is no attempt to justify the reduced lot size or consider the possibility of larger lots.

Understanding that the Application is for an AMC 21.08.070 Conservation Subdivision, I believe the Platting Board should proceed cautiously with a close scrutiny of any deviations from minimum lot size. To the greatest extent practicable, the proposed plat should comply with the underlying R8 zoning. Otherwise, R8 zoning protections provided to the neighborhood and Anchorage community in general are rendered meaningless.

Beyond stating that the Board has the discretion to permit "one or more" lots below the minimum lot size, AMC 21.08.070 provides no Board guidance as to how

much lot sizes should be reduced or how many lots below minimum size requirements should be permitted. When presented with a large 70 acre project and asked to approve sub-minimum lots for 15 of 16 lots, this lack of guidance is problematic. The problems become even greater when there is an absence of further guidance normally provided by other cases, regulations, or policies. With the Platting Board pioneering new ground, prudence dictates caution so as to withstand legal challenges on the basis that lot size reduction lacks a rational basis or that Platting Board's actions are arbitrary and capricious.

The prudent way to address this issue is to require the Owner to justify each deviation with the Board, to the extent practicable, minimizing lots below the minimum size requirements, something that is not done by the Application's conclusory assertion that a Conservation Subdivision is being presented. For those reasons, the Application for Preliminary Plat should be denied without prejudice, at least at this time, for the purpose of allowing the Owner to present this justification and allowing the Board, after further public comment, to address minimizing deviations from minimum lot size requirements.

There are 2 additional concerns. First, if the Board permits lots below the required minimum size, the Board must also condition approval on the approved plat not being subject to further subdivision. Otherwise, subsequent landowners have the ability to further circumvent R-8 zoning requirements by successive Conservation Subdivisions.

Secondly, the variance request for the extended cul de sac should be denied. To the extent that the features of the land make development impracticable, this is addressed by AMC 21.08.070 permitting smaller lots smaller than required. Having received this benefit, further variance from zoning requirements and subdivision standards is not justified.

Again, compliance with high standards makes good neighbors. Thank you for your consideration.

Very truly yours,

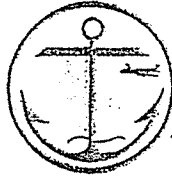


Marc June

MWJ/wws

cc: Hal H. Hart, Planning Director, David Whitfield, Carol Wong, Brooke Blessing

Affidavit of Posting

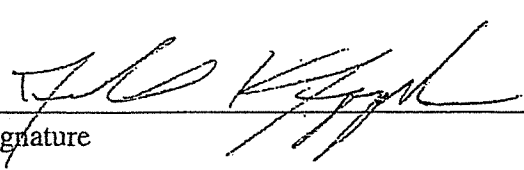


AFFIDAVIT OF POSTING

CASE NUMBER: S12388

I, ANDRE KAPPELE hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Subdivision and Variance. The notice was posted on Dec 4th 2017 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 4th day of DECEMBER, 20 17.


Signature

LEGAL DESCRIPTION

Tract or Lot: _____

Block: _____

Subdivision: To be Lots 1-16 and Tract A, Lewis & Clark

**Materials received after the Staff
Analysis was published**

Platting Board

January 3, 2018

Case #: **S12388**

Case Title: A conservation subdivision of one (1) tract of land into sixteen (16) lots and one (1) tract of land; Variance from AMC 21.08.030F.6.a; Cul-de-Sacs to allow a cul-de-sac to extend beyond 900 feet; Variance from AMC 21.07.060D.3.b.ii., Internal Street Connectivity.

Agenda Item #: **F.1.b** Supplementary Packet #: **1**

X Comments submitted after the packet was finalized

☐ Additional information

☐ Other:

Sent by email: **X** yes no

fodger davis

8000 upper dearmoun road
anchorage, ak 99516

RECEIVED

DEC 29 2017

PLANNING DEPARTMENT

roger1948_@hotmail.com

351-2436

12/29/2017 10:22:58 AM

This application is the third attempt to rezone this property from R-8 to R-6. In other words, someone has just painted this same old pig a different color in order to sell it to you, the committee who refused to buy it twice before.

This is a backdoor attempt to rezone to R-6 on a portion of the original property in hopes that it will set a precedent for the future rezoning of the entire property on the basis of "you approved this before"

The local community opposed this for reasons of traffic, safety, water problems and a host of other issues.

The continued effort to beat the existing zoning has turned the neighborhood from opposed to downright militant.

The owners of the project need to understand that the neighbors are not the problem. Rather, they need to address their concerns with those they purchased the property from and the consultants who continue to bill them to defy your decisions.

Merideane Kennison
13341 Canyon Road
Anchorage, AK 99516

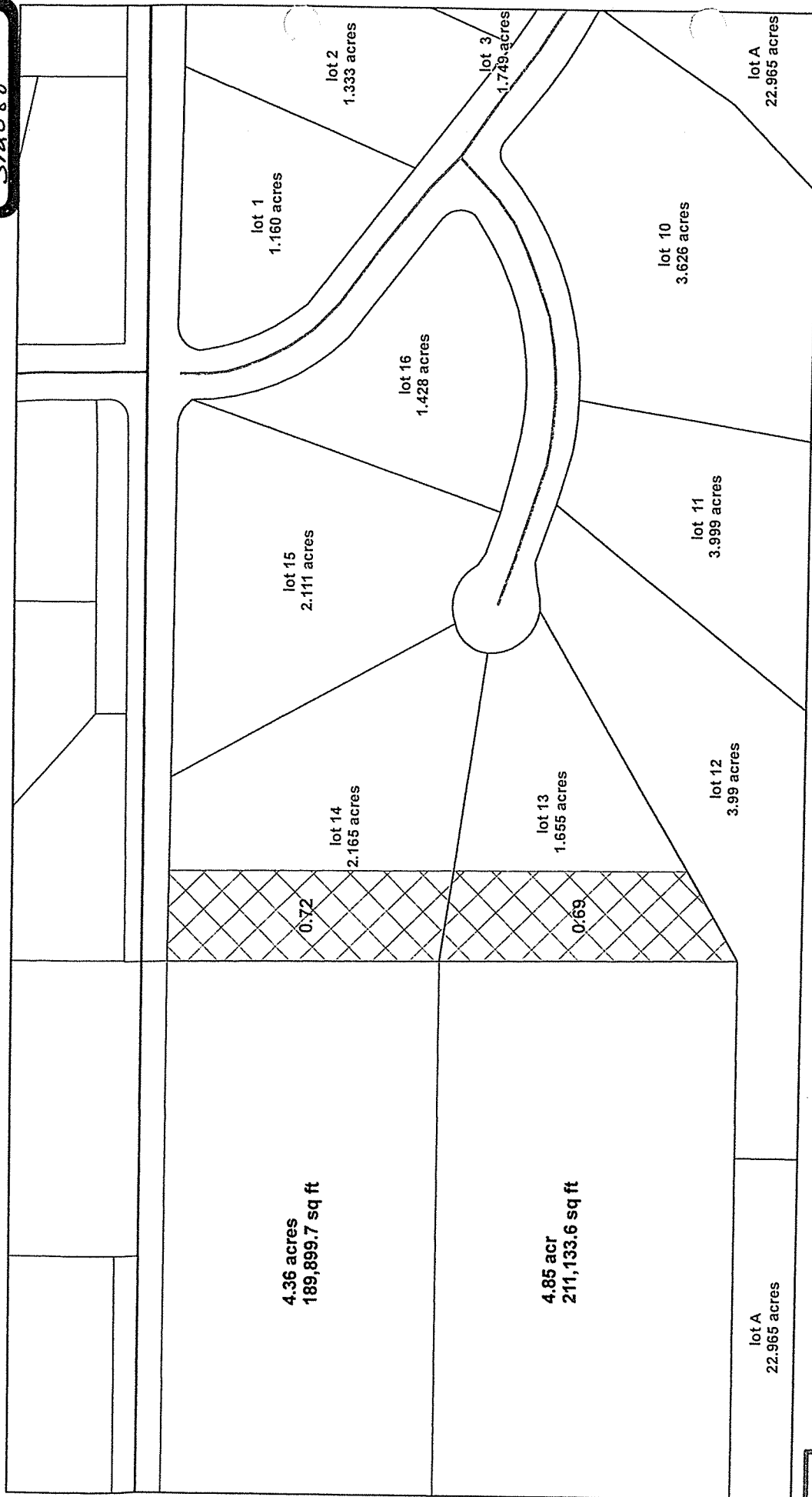
merideane_ymail.com

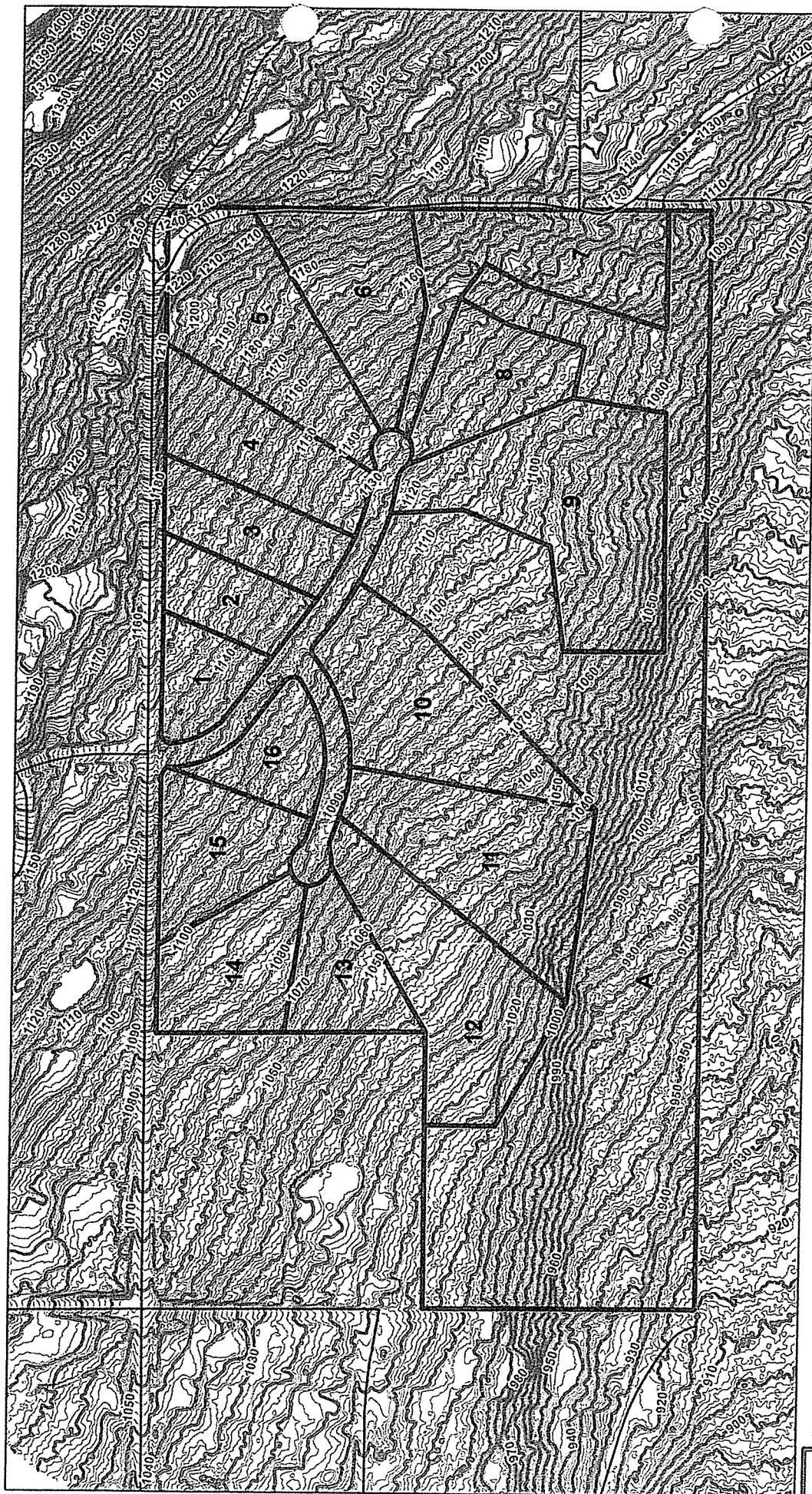
SEAT 1.5 HRS
BEFORE THE MEETING

907-345-0184

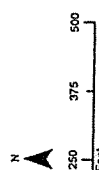
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My thoughts echo those of my neighbors in their submitted comments. The property was purchased R-8. There was a very good reason for that designation. Runoff from 2 directions (Upper DeArmoun and Canyon Road) drains onto this parcel. I worry about damage to the waterways below us, and to the septic and wells down-drainage. Our lot is a little over an acre (similar to the smaller lots in the proposed development). If our well (and it's already low yield) were to be affected by this development, due to the placement of surrounding wells and septic systems - we have nowhere else to drill. With lots that close together any little change can cause big problems. 2 examples: Our uphill neighbor built onto their house adding a pitch to the roof. The added runoff to our property now causes flooding in our basement with big rainfalls and winter thaws. Our downhill neighbors changed a culvert under their driveway just enough that now the stream that runs along our property backs up and glaciers-over our driveway creating an "iceway". We have strategies for minimizing these problems, but I mention them to illustrate why small lots on poor and sloping soils are such a very bad idea. The various attempts to re-zone and repackage the development plan for this land completely overlook the fact that this land was designated R-8 for good reason. The larger lots were what the developers purchased, and was what we assumed was in store for the land when we bought our property. The Hillside Plan is a good guide to development. It attempts to rectify the lack of planning that was the norm back when we all bought our properties, and should be adhered to.





Proposed Redevelopment Parcel
 Parcel
 MOA Street Segment
 Contours 5 Ft
 Contours 1 Ft

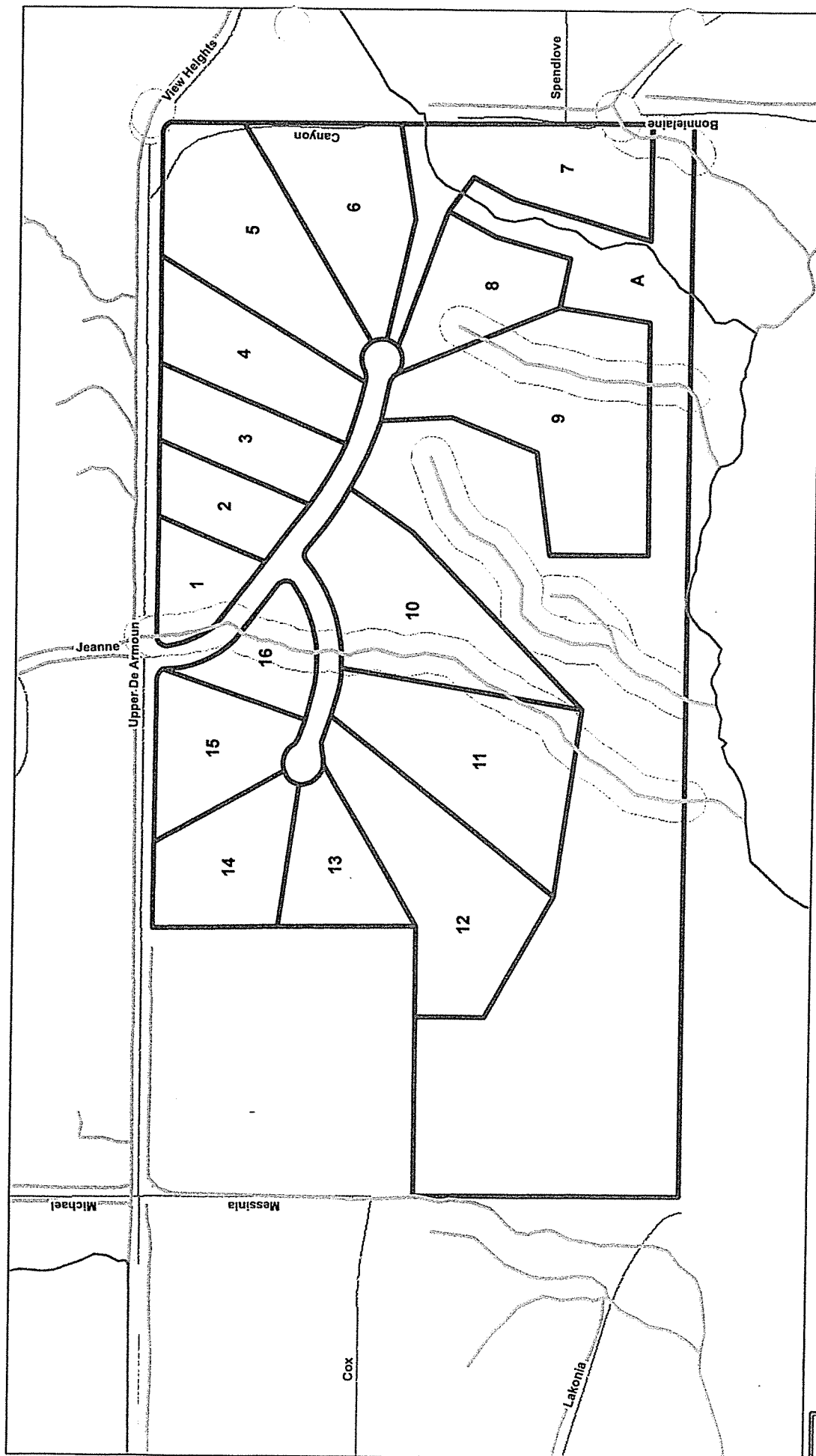


Proposed Redevelopment Parcels with Contours

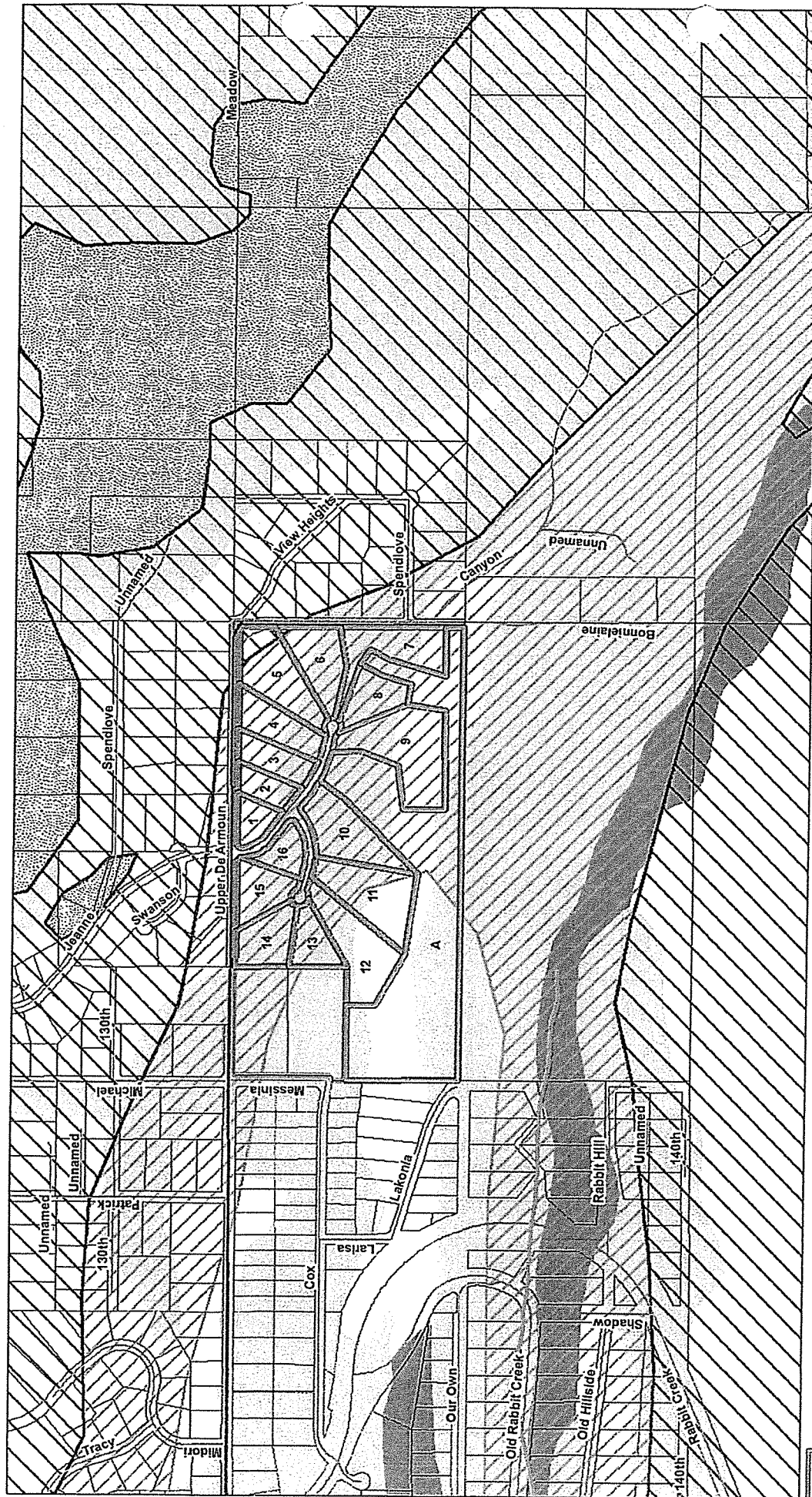
DRAFT

Coordinate System: NAD 1983
 StatePlane Alaska 4
 FIPS 5004 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 Units: Foot US

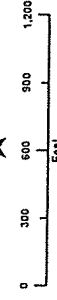
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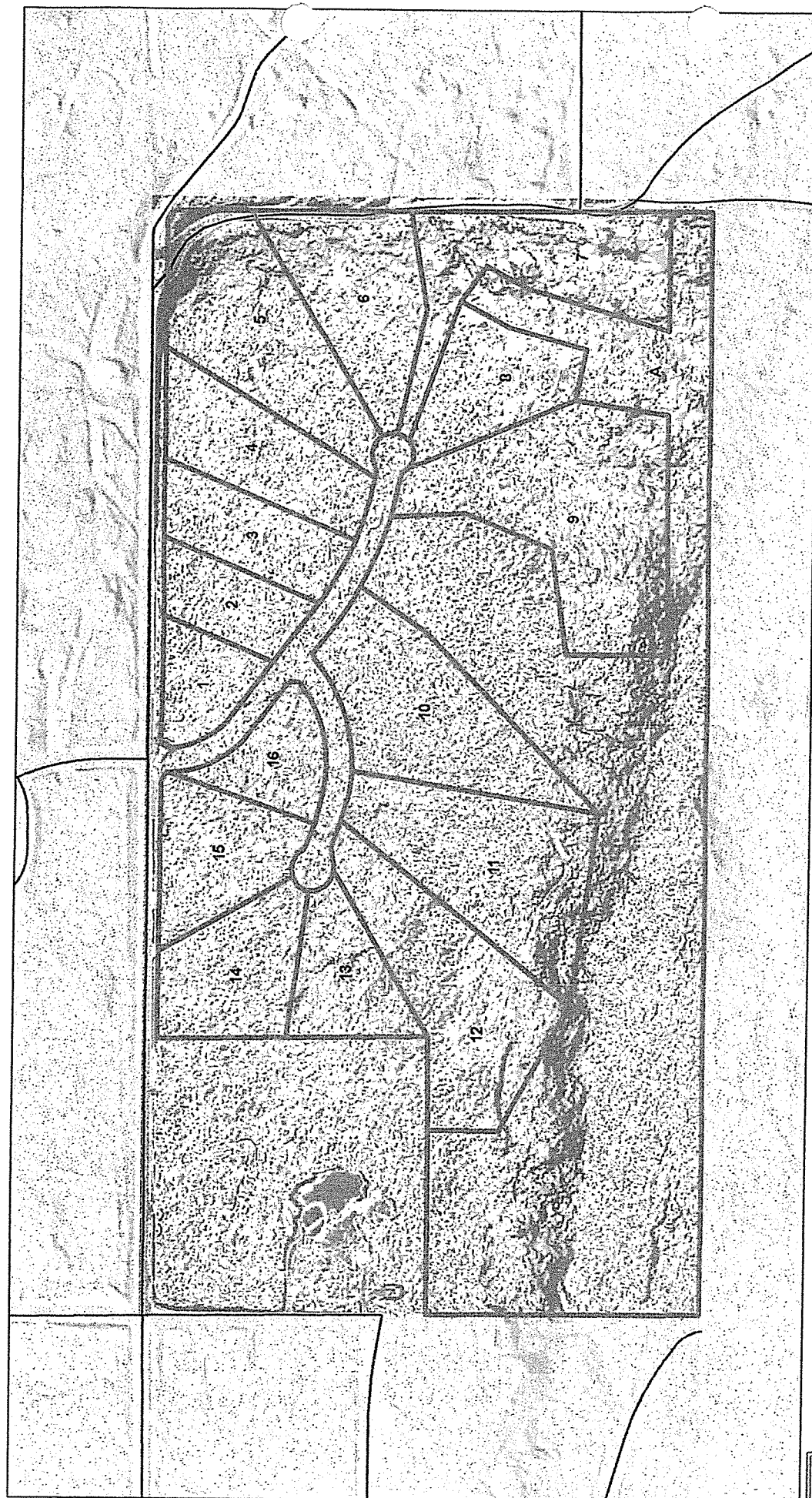


Proposed Redevelopment Parcels with Soils Classification for On-site Wastewater Systems
DRAFT



Coordinate System: NAD 1983
StatePlane Alaska 4
FIPS 5004 Feet
Projection: Transverse Mercator
Datum: North American 1983
Unit: Foot US

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Proposed Redevelopment Parcel

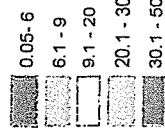
Parcel

MOA Street Segment

ADF&G Anadromous Stream

MOA Stream or River - Not field verified

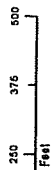
Slope by Percent (%)



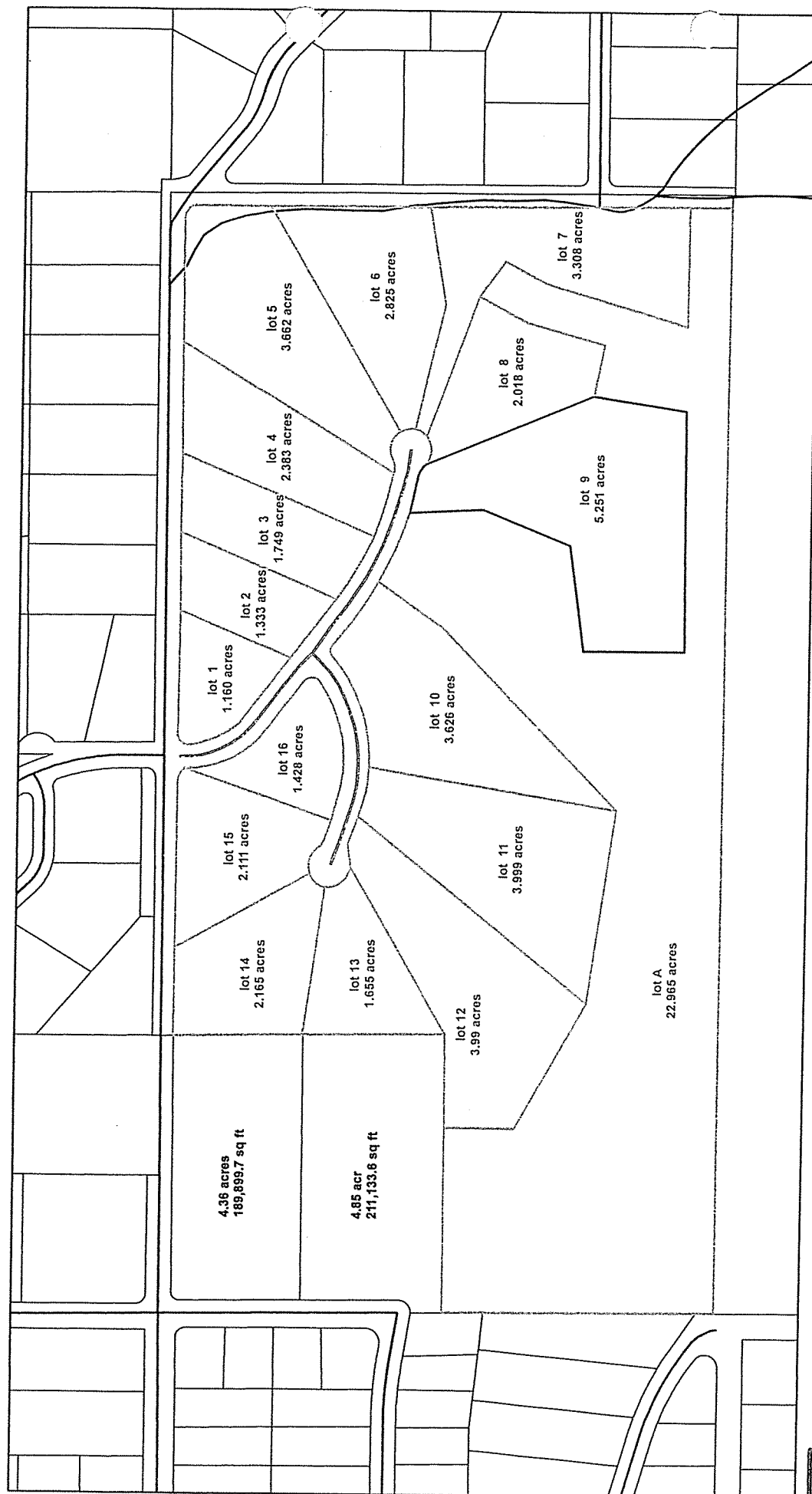
Proposed Redevelopment Parcels with Slope Analysis Average Slope of 16.1%

DRAFT

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Alaska Albers
Ellipsoid: GRS80
Projection: Transverse Mercator
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Units: Foot US



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Estimated Parcels

100 ft. setback from neighboring / existing parcel

Estimated Road

MOA Parcel

MOA Street Segment

Proposed 17 Parcel Development

Non-Conformance to R-8 Zone

Only 1 lot is ≥ 4 acres.

Coordinate System: NAD 1983
StatePlane Alaska 4

FIPS 5004 Feet
 Projection: Transverse Mercator
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REVISED PLAT, IN CONFORMANCE WITH
THE HILLSIDE DISTRICT PLAN, THE COMPREHENSIVE
PLAN, AND THE MANDATES AND INTENTION OF TITLE 21
(11 LOTS, 3 OF WHICH HAVE FEWER THAN 4 ACRES)

*still needs
100' setback*

Phasing Plan

