



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

December 16, 2019

Ms. Michelle McNulty, MOA Planning Director
4700 Elmore Road
Anchorage, Ak 99507

(Also emailed to: BVCC chair Mr. Scott Pexton: srpexton@icloud.com)

Project: Canyon View Estates

Re: Bear Valley Community Council Summary of Community Meeting of 12/11/19

Dear Ms. McNulty,

This Letter serves as the 'Summary of Community Meeting' as per Title 21.03.020.C.6. The property's legal description is:

To be known as: Canyon View Estates.

Commonly known as: The Rohaley property.

Legal Description:

A.) LOT 4 AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4 SW1/4) IN SECTION 30, TOWNSHIP 12 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ACCORDING TO THE OFFICIAL BUREAU OF LAND MANAGEMENT SURVEY THEREOF, BEING LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT; EXCEPTING THEREFROM THE WESTERLY 300 FEET OF LOT 4.

B.) LOT 1 AND THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW1/4) IN SECTION 31, TOWNSHIP 12 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ACCORDING TO THE OFFICIAL BUREAU OF LAND MANAGEMENT SURVEY THEREOF, BEING LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

CONTAINING 132.166 ACRES, MORE OR LESS.

The project includes the following task:

1. Subdivision & Site Plan.

On 11/5/19, we held a pre-application conference with the planning department as per Title 21.03.020.B.2.a. Representatives from the MOA included Planning, Traffic Engineering, Platting, Current Planning, P.M.&E, the Fire Department, On-site services, Private Development, other departments, the owners and the owner's representatives.

Note: The area south of Rabbit Creek is within the Bear Valley Community Council (BVCC), and the area north of Rabbit Creek is in the Glen Alps Community Council (GACC)

We consulted with the BVCC board members. The mailing list for the surrounding area was created by the MOA Planning Department and we mailed by first class mail over 140 Notices of Community Meeting on November 20, 2019, which is at least 21 days before the meeting. We scheduled the Community Meeting at Bear Valley Elementary School at the regularly scheduled BVCC Community Council meeting.

On December 11, 2019 we held the BVCC CM (Community Meeting) at 7:00 in the library of Bear Valley Elementary School. There was approximately 8 people from the BVCC area that attended, along with the owners, and the petitioner's representative, and about 8 people from other CC's. There was a discussion of the project from 7:29 to 8:13 p.m.

Summary of Questions & Responses

Question: Why do you have two phases?

Response: As per the underlying zoning special limitations, only 20 lots can be created per year.

Question: Why aren't you proposing shared driveways?

Response: Homeowners do not like shared driveways because of who is or isn't responsible for the clearing and maintenance of the driveway.

Question: Does this follow the hillside district plan?

Response: Yes, it does.

Question: Your wildlife corridor should be larger.

Response: The wildlife corridor is 400 feet wide, as per Title 21.

Question: Are you complying with all special ordinances?

Response: Yes, we are.

Question: Aren't you required to make a trade on the north side of Rabbit Creek?

Response: The SL only applies to trades before 1986.

Question: What are the results of your soil tests, have they passed?

Response: They all passed, except for two that we will have to re-position.

Question: What about the vacation of the section line on your map? I believe this will negatively affect the community.

Response: We are proposing to vacate the section line easement. With Canyon Road being built, there is no need for the section line easement.

Question: All of your test holes have failed and are overflowing as can be seen in the pictures I have taken.

Response: They have not failed. Recent rains have filled the test holes, which is expected. All test holes must be monitored and approved by the MOA before any approval would be granted.

Question: You cannot have driveways on a collector road.

Response: The OSH&P and the MOA Traffic Department allows direct driveway access in special situations like this.

Question: What about additional traffic loads onto Canyon Road, Upper DeArmoun, and Hillside Drive?

Response: All of these roads are designed to handle the additional traffic of this development and other future developments in this area.

Question: What is the zoning?

Response: R-10 SL.

Question: Will you be changing the zoning?

Response: No, we are not changing the zoning, this is only a platting action.

Question: How big is the lower tract that is not being developed?

Response: 27.5 acres.

Question: Where is the public access to the Rabbit Creek Trail?

Response: Access is from both the western boundary and eastern boundary.

Question: Where is the right of way at the bottom right hand of the map?

Response: There are many ROW's to the east of this property.

Question: Are you asking for any acceptances or variances for this subdivision?

Response: We are asking for a variance from the 3 to 1 lot width to length ratio. We could just make a few of the lots smaller to fit, but that doesn't make any sense.

Question: Will drainage and other concerns be addressed by regulation?

Response: Yes, we will be required to comply with the very stringent codes and regulations concerning drainage, septic systems, water quality, etc.

Question: Are all streams shown on your map?

Response: All the drainages that are on the MOA drainage maps are shown, but the MOA has not done their field locations and verification as of yet.

Question: How long does it take to know if a test hole passes?

Response: We provided an intricate explanation of how test holes are done and tested. They all are regulated by building code and inspected by private engineers and city engineers.

Question: Are there any septic systems that work in wetland?

Response: Yes, new technology has made that possible.

Question: Are there any thoughts or planning on hooking up to the city's sewer and water in the future?

Response: No, that is not possible, the closest city sewer & water mains are miles away.

Question: Is there a plan B if the septic system's fail in the future?

Response: If a septic system fails, then there would need to be a new one designed and installed by professionals. Each lot must have 3 approved septic sites before the lot can be platted.

Question: Are there any special limitations on the property?

Response: Yes, the underlying zoning has 14 special limitations, that have all been complied with.

Question: Is there a plan to have the muni come out and do a watercourse map?

Response: Yes, the MOA must come out and do their watercourse mapping and verifications.

Question: How do you get the platting approved before the streams are marked?

Response: Final platting approval cannot occur until the MOA has approved stream and drainage locations.

Question: Could you speak to the fact that the normal inspection process will not be applied to this development as it is outside the building safety area?

Response: This area is outside of the Anchorage building safety zone, so builders will utilize private inspection processes.

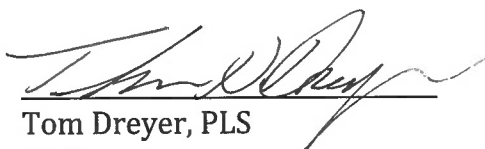
Question: When is the platting meeting for this?

Response: It is expected to be the first Wednesday in March of 2020, but please check the MOA website for any date changes.

Council president ended the presentation 8:13 pm.

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: tom@s4ak.com.

Thank you,



Tom Dreyer, PLS

S4 Group

Petitioner's representative

COMMUNITY MEETING

Community Meeting Notification: Canyon View Estates Platting Action

Bear Valley Community Council Meeting Date & Location:

WED, DEC 11 @ 7:00 PM

Bear Valley Elementary School Library
15001 Mountain Air Drive
Anchorage, AK 99516

Glen Alps Community Council Special Meeting
Date & Location:

THU, DEC 12 @ 7:00 PM

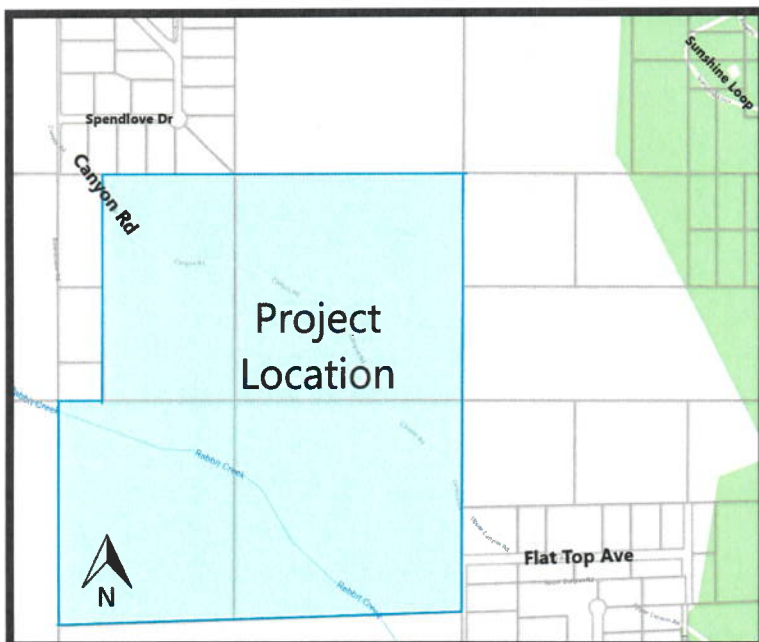
Bear Valley Elementary School Library
15001 Mountain Air Drive
Anchorage, AK 99516

S4 Group, LLC will be presenting a proposed platting action to the Bear Valley and Glen Alps community councils at their December meetings. You are invited to attend either or both of these presentations.

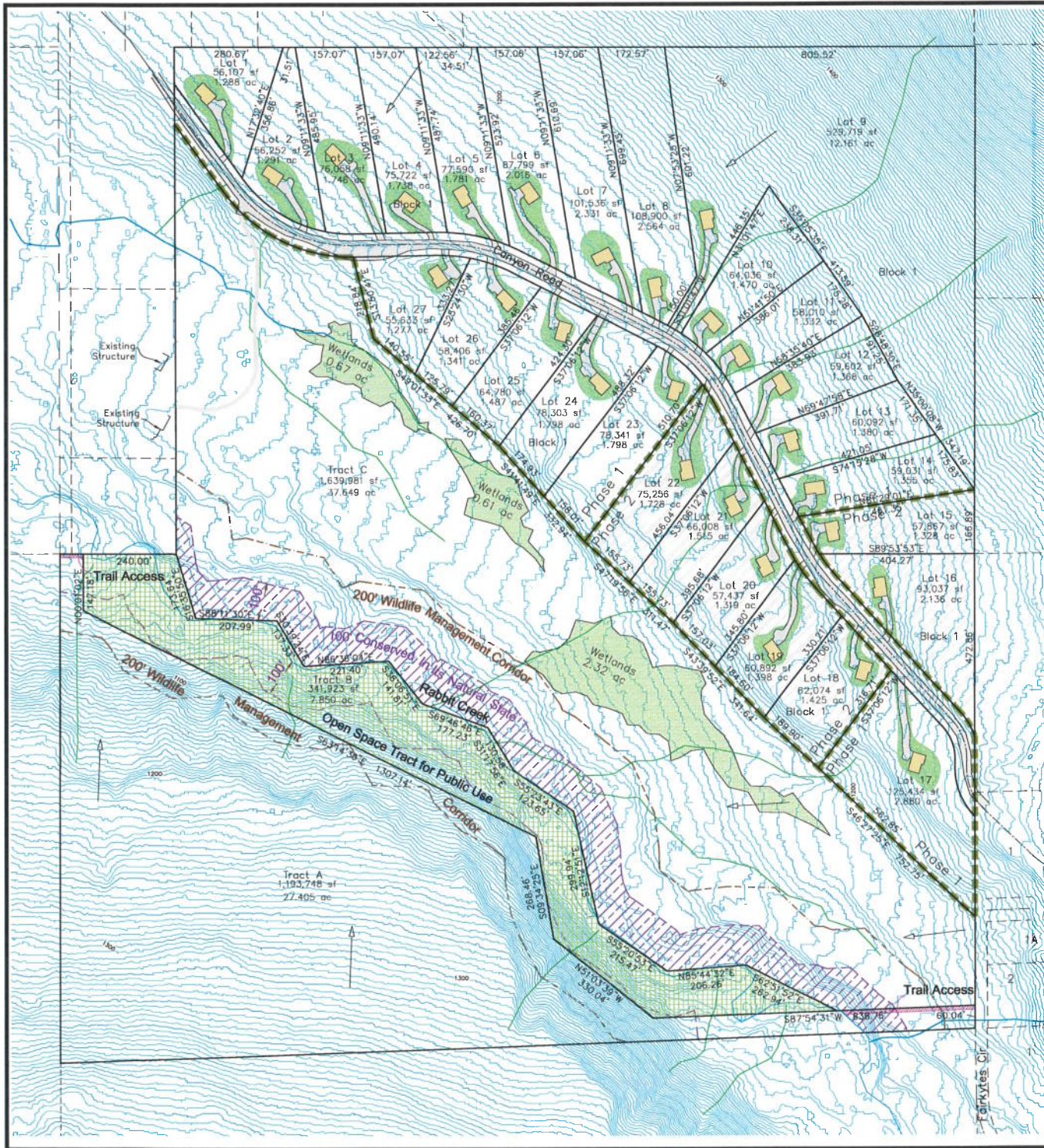
Representatives of the proposed project will provide an overview of the platting action, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at:
tom@s4ak.com or 907-306-8104


The project site is located to either side of Canyon Rd, between Bonnielane Rd and Flat Top Ave; described as T12N R2W SEC 30 SE4SW4, T12N R2W SEC 30 LT 4 REM, & T12N R2W SEC 31 LT 1.

124 E 7th Ave
Anchorage, AK 99501



«name»
«street»
«city», «state» «zip»

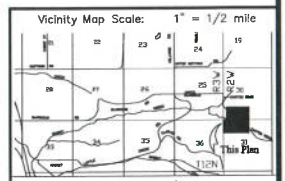



 Scale 1" = 100'
 4' Contours

Note:
 1. House and drives are shown for conceptual purposes only.

R-10 Zoning
 setbacks
 Front 10'
 Side 25'
 Rear 10'

Sheet 2 of 2



A Site Plan of
Canyon View Estates
 Lots 1-27, Block 1

LOT 4 AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/4 S1/4) IN SECTION 30, TOWNSHIP 13 NORTH, RANGE 1 WEST, BEAUFORT MERIDIAN, ACCORDING TO THE OFFICIAL BUREAU OF LAND MANAGEMENT SURVEY THEREOF, BEING LOCATED IN THE ANCHORAGE RECORDING DISTRICT, BEING JUDICIAL DISTRICT, EXCEPTING THEREFROM THE WESTERLY 800 FEET OF LOT 4 & A LOT AND THE NORTHEAST ONE-QUARTER OF THE NORTWEST ONE-QUARTER (S1/4 N1/4) IN SECTION 31, TOWNSHIP 13 NORTH, RANGE 1 WEST, BEAUFORT MERIDIAN, ACCORDING TO THE OFFICIAL BUREAU OF LAND MANAGEMENT SURVEY THEREOF, BEING LOCATED IN THE ANCHORAGE RECORDING DISTRICT, BEING JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING 131.66 ACRES, MORE OR LESS.


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Thomas H. Dwyer, P.L.L.
 136 E 7th Avenue
 Anchorage, Alaska 99501
 (907) 586-6100
 thd@s4group.com

Drawn by: [Name] Scale: 1" = 100' Job: 2018-02 Date: 10/22/2019
 Field Book: 141 MCA Case: S- [Number] Grid: SW2342583042

- Legend**
- Found BLM Monument as noted
 - Found Monument as noted
 - Found Monument as noted
 - Nothing Found or Set (NFS)
 - (*) Calculated per Record Plat
 - (R) Record as per Plat 75-9
 - (R1) Record as per BLM Survey T12N, R2W, SM Recorded September 26, 1935
 - (R2) Record as per Plat 67-18
 - (R3) Record as per BLM Survey T12N, R2W, SM Recorded March 18, 2010
 - (N) Measured as per this plat
 - (C) Calculated as per this plat
 - (D) Dedicated to the Municipality
 - Drainage
 - Test Hole Location
 - Typical 1 & 1/2" yellow plastic cap set on 5/8" x 30" rebar

Notes:

1. All lot corners set with 5/8" x 30" rebar with 1 1/4" yellow plastic cap unless otherwise noted.
2. Distances shown to the foot are to that foot.
3. All distances are in feet.
4. Reservation of section line easement 33 feet in width along each side of the section line included within the boundaries of any road, street and/or highway.
5. Right of access to said grants. We find no notice in the public records of any dedicated or improved roadway existing subject property. (Affecta Lot 1 in Section 31)
6. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC. and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by easement recorded August 8, 1998, Book 135 Page 164. (Easement) Not being dedicated by this plat.
7. Public Use Easement and appurtenances thereto, including the terms and provisions thereof, granted to the MUNICIPALITY OF ANCHORAGE, an Alaska municipal corporation, recorded April 5, 2018 as instrument No. 2018-03102-0. (Affecta a portion of the Southwest One-quarter of the Southeast One-quarter in Section 30, as set out therein) Vocated by this plat.
8. Public Use Easement and appurtenances thereto, including the terms and provisions thereof, granted to the MUNICIPALITY OF ANCHORAGE, an Alaska municipal corporation, recorded April 5, 2018 as instrument No. 2018-03102-0. (Affecta a portion of the Southwest One-quarter of the Southeast One-quarter in Section 30, as set out therein) Vocated by this plat.
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Certificate of Ownership and Dedication

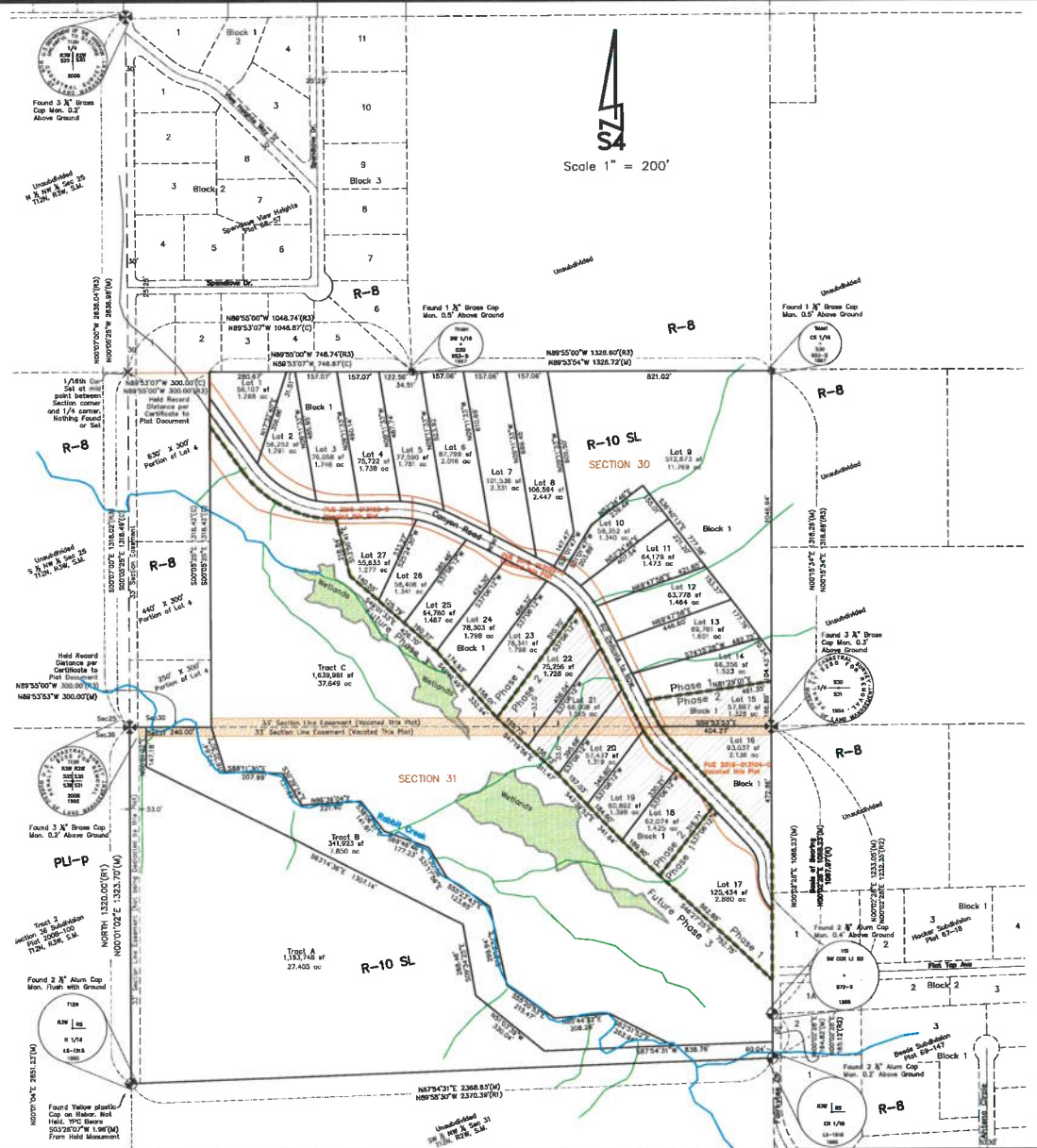
I (we), hereby certify that I (we) hold the herein specified property interest in the property described herein. I (we) hereby dedicate to the municipality all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown herein. There shall be reserved adjacent to the dedicated streets shown herein a slope reservation easement sufficient to contain cut and fill areas of 1.5 feet horizontal for each one foot vertical (1.5:1) of cut or fill for the purpose of providing and maintaining the lateral aspect of the dedicated streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the municipality.

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Owner: _____

Notary Acknowledgment
Subscribed and sworn before me this _____ day of _____, 2020.

For: _____
My commission expires _____ Notary Public



SURVEYOR'S CERTIFICATE
I, Thomas H. Dreyer, professional land surveyor, do hereby certify that the Subdivision is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and will be set as required in said subdivision agreement. Lot corners to be set by _____/2020. Monuments to be set by _____/2020.

PLAT APPROVAL
Plat approved by the Municipal Planning Authority this _____ day of _____, 2020.
Authorized Official: _____



ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

The Municipality of Anchorage hereby accepts for public use and for public purposes the real property depicted on this plat including, but not limited to easements, rights-of-way, alleys, roadways, thoroughfares and parks shown herein.
Dated at Anchorage, Alaska this _____ day of _____, 2020.

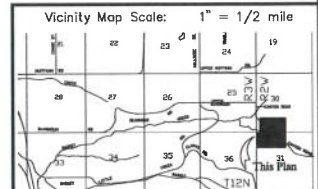
Municipal Clerk: _____
Mayor of Anchorage: _____

TAX CERTIFICATION

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full and if approved it is sought between January 1 and the tax due date, there is no deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

Authorized Official: _____ Date: _____
APPROVALS
Planning Officer: _____ Date: _____
Municipal Surveyor: _____ Date: _____
On Site Water and Wastewater: _____ Date: _____

Sheet 1 of 2



A Preliminary Plat of
Canyon View Estates
Lots 1-26, Block 1
Tracts A-C
LOT 4 AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/4 S1/4) IN SECTION 30, TOWNSHIP 12 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ACCORDING TO THE OFFICIAL BUREAU OF LAND MANAGEMENT SURVEY THEREOF, BEING LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, EXCEPTING THEREFROM THE WESTERLY 500 FEET OF LOT 4, & LOT 1 AND THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW1/4) IN SECTION 31, TOWNSHIP 12 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ACCORDING TO THE OFFICIAL BUREAU OF LAND MANAGEMENT SURVEY THEREOF, BEING LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
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907-564-6444
info@s4group.com

Drawn by: TM Scale 1" = 200' Job: 2018-83 Date: 10/22/2019
Field Book: 144 MDA Case 3- Grid: SW294245W3042