



The Boutet Company, Inc. 601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

7/7/2022

Cheri Lipps, President BVCC

Email: bvcc@alaska.net

Subject: Presentation regarding proposed subdivision Tract "A" , Burlwood Subdivision

Dear Ms Lipps:

This letter will serve as the written summary of the of our presentation to the local residents regarding the subdivision of Tract A, Burlwood East Subdivision, into 6 lots and a remainder Tract.

We made an online presentation on the zoom platform on Thursday, June 30th. Representing the developer was myself and Brandon Marcott with Triad Engineering. The developer was also in attendance, as well as 10 members of the public.

Questions and concerns voiced by the attendee included:

- **What is the status of the secondary access? Will Mountain Air Drive be built soon?**
 - *Answer: The Mountain Air Drive extension should be built within 3-4 years, at most. But like all state projects, it is subject to funding sources. The existent segment of Jaime Avenue east of the project will be upgraded to Municipal standards, and will serve as a primary access into and out of the area.*
- **What is the timeline for this project?**
 - *Answer: We are hoping to make a preliminary plat application this fall, with development starting next year.*
- **Have the wetlands been mapped?**
 - *Answer: The Municipality has already mapped the wetlands, and it is shown on the underlying plat of Burlwood. However, the developer has contracted with a wetland scientist to verify and mark the wetlands.*
- **Have septic testing been done.**
 - *Answer: Yes, the developer has done septic testing on site. While not ideal, the soils will support on site septic systems.*
- **Who performed the septic testing?**
 - *Answer: The project engineer (Triad Engineering) performed the required soils testing. All testing was performed by a Licensed Engineer, in accordance with .*
- **What permits have been obtained for the project?**
 - *There is a Municipality ROW permit in place. A land clearing permit has been applied for at the MOA and should be issued in the next few days. MOA Watershed Management and the State of Alaska Fish and Game approved the Rabbit Creek equipment crossing that was necessary for the septic testing.*
- **Where wetlands impacted by the septic testing?**
 - *Answer: Minimal disturbance to the wetlands occurred during the septic testing.*
- **How can septic systems be possible? Water is present at 6 feet below surface.**
 - *Answer: Adequate septic absorption areas were found during the testing. All system design and installation is reviewed and approved by the State of Alaska DEC and Municipal On Site Services.*
- **Has the Corps of Engineers been on site?**
 - *We are unaware of any COE personnel visits.*

- **Has the developer thought about putting the road along the west side of the lots, and avoid impact to the existing lots on the east boundary?**
 - *Answer: Moving the road to the west side of the property would mean putting it almost entirely within high value wetlands. That would have a negative impact on the Rabbit Creek watershed, and would involve substantial additional costs.*
- **Will Jaime Avenue remain as a public access.**
 - *Answer: yes*
- **Will the developer fix the culvert blockage on Jaime Avenue that occurred during the septic testing activities?**
 - *Answer: Yes*

Please do not hesitate to contact me if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company
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