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Geological Consulting • Environmental Restoration • Regulatory Compliance

September 9, 2007

Attn: Don Keefer
4700 Bragaw Street
Anchorage, Alaska 99507

RE: Executive summary of drainage impact reductions that will occur with recent infrastructure layout modifications to the Legacy Pointe project.

Dear Mr. Keefer:

TERRASAT conducted a comprehensive drainage impact analysis for Legacy Point Subdivision in April 2007. TERRASAT found that the Legacy Pointe development design preserves natural soil and vegetation to minimize stormwater impacts. The development reduces impact of stormwater runoff by using infiltration and biofiltration so that the net runoff after development is less than the pre-development runoff. Biofiltration improves water quality, thus protecting Potter marsh.

The Legacy Pointe developers choose to reduce building density in September 2007. The results are a reduction of three buildings, associated parking and roadways. How does this affect the overall project drainage?

Reducing three buildings means less impervious surfaces resulting in less stormwater to capture and infiltrate into the ground water. Reducing roadways and parking areas means less runoff to capture and treat in biofiltration basins. Smaller infiltration systems will manage the stormwater runoff compared with the ones that TERRASAT designed in the April 2007 comprehensive stormwater analysis. This change in building density retains more natural features, allowing for natural ground water infiltration. Reduction of buildings reduces the required cuts and fills, reducing overall stormwater runoff. Less area will be disturbed by this new development design.

TERRASAT concludes that the reduction of development will reduce runoff treatment and runoff capture requirements. The April 2007 design is now over designed, meaning excess capacity for stormwater treatment exist. The developer will redesign the infiltration capacity and biofiltration basins before the first phase of the drainage construction plan is submitted to the Municipality.

The Legacy Pointe development remains responsible to the environment, protecting Potter Marsh, protecting Heritage Land Bank property, and protecting the surrounding septic system users. The development meets Municipality requirements and guidelines for stormwater management. This development, along with the current building reduction is harmonious with the surrounding environment.

Sincerely,

Dan Young,
Certified Professional Geologist
President