

Application for Major Site Plan Review

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) North Anchorage Real Estate Investors, LLC		Name (last name first) M. Nestegard (Costco Wholesale) c/o C. Crumley	
Mailing Address 1556 Parkside Dr. Walnut Creek, CA 94596		Mailing Address 18215 72nd Ave S. Kent, WA 98032	
Contact Phone: Day 925-588-2219	Evening 925-882-3112	Contact Phone: Day 425-656-7404	Evening
E-mail azuzack@browmandevelopment.com		E-mail ccrumbley@barghausen.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): 00644140000			
Site Street Address: 1074 N Muldoon Road			
Current legal description: (use additional sheet if necessary) FRAGMENT LOT 17B-4, GATEWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 2012-26, RECORDS OF THE ANCHORAGE RECODING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.			
Zoning: B-3 SL	Acreage: 15.06	Grid #: SW1140	Underlying plat #: 2012-26

SITE PLAN APPROVAL REQUESTED	
Use: Retail Gas Station	
<input type="radio"/> New SPR	<input checked="" type="radio"/> Amendment to approved site plan Original Case #: 2007-019

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a major site plan review 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 site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

Signature: *AZ* Owner Representative (Agents must provide written proof of authorization) Date: 7/16/25

Print Name: Aaron Zuzack VIC PRESIDENT, NORTH ANCHORAGE REAL ESTATE INVESTORS LLC
BY: Browman Development Company, Inc.

Posted by: MR Fee: N/A Case Number: 2025-0101 Meeting Date: admin: 09/02/2025

COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation(s):

<input type="checkbox"/> Large Lot Residential	<input type="checkbox"/> Single and Two-family Residential	<input type="checkbox"/> Compact Mixed Residential – low
<input type="checkbox"/> Compact Mixed Residential–Medium	<input type="checkbox"/> Urban Residential – High	<input type="checkbox"/> Neighborhood Center
<input type="checkbox"/> Town Center	<input checked="" type="checkbox"/> Regional Commercial Center	<input type="checkbox"/> City Center
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Main Street Corridor	<input type="checkbox"/> Open Space
<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial	

Anchorage 2040 Growth Supporting Features:

<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Residential Mixed-use Development
<input type="checkbox"/> Greenway-supported Development	<input type="checkbox"/> Traditional Neighborhood Development

Chugiak-Eagle River Land Use Classification:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks	<input type="checkbox"/> Community Facility
<input type="checkbox"/> Town Center	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre			

Girdwood- Turnagain Arm Land Use Classification:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Resort	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve
<input type="checkbox"/> Commercial/Residential	<input type="checkbox"/> Commercial Recreation		
<input type="checkbox"/> Residential at _____ dwelling units per acre			

Neighborhood, District or Other Area-Specific Plan: _____

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	<input type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"
Avalanche Zone:	<input type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone	
Floodplain:	<input type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input type="radio"/> "2"	<input type="radio"/> "3"	<input type="radio"/> "4" <input checked="" type="radio"/> "5"

Steep Slope > _____% Riparian Stream Setback Area

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): 2023-0094/0140

Zoning variance - Case Number(s): _____

Land Use Enforcement Action for _____

Building or Land Use Permit for 2023-0003

Wetland permit: Army Corps of Engineers Municipality of Anchorage

APPLICATION REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required: Signed application (original)
 Watershed sign off form, completed
 8 1/2" by 11" copy of site plan/building plans submittal

14 copies required:
 Signed application (copies)
 Project narrative explaining:
 the project planning objectives
 addressing the site plan review criteria on page 3 of this application
 Site plan to scale depicting, with dimensions:
 building footprints parking areas vehicle circulation and driveways
 pedestrian facilities lighting grading
 landscaping loading facilities freestanding sign location(s)
 required open space drainage snow storage area or alternative strategy
 trash receptacle location and screening detail fences
 significant natural features easements project location
 Building plans to scale depicting, with dimensions:
 building elevations floor plans exterior colors and textures
 Assembly Ordinance enacting zoning special limitations, if applicable
 Summary of community meeting(s)

(Additional information may be required.)

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

SPECIAL LIMITATION STANDARDS (if applicable)

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

July 28, 2025
Online Submittal

Francis McGloughlin
City of Anchorage
632 West 6th Avenue
Anchorage, AK 99504

RE: Minor Modification Application
Costco Business Center – New Fuel Facility
1074 North Muldoon Road, Anchorage, Alaska 99504
Costco Loc. No. 1661 / Our Job No. 23804

Dear Francis:

On behalf of Costco Wholesale (Costco), Barghausen Consulting Engineers, LLC is formally requesting approval of a Minor Modification to an existing site plan for the development of a new fuel facility. The project includes a new 4,518-square-foot fuel canopy, the installation of eight (8) multi-product dispensers (MPDs), three (3) 40,000-gallon underground gasoline storage tanks (USTs), one (1) 20,000-gallon diesel UST, a new controller enclosure, a new transformer, a new warming hut, a new VST Green Machine, and associated site improvements such as directional ground painting and landscape and parking modifications. The project also includes the relocation of an existing fire hydrant south of the Business Center building.

The following items are enclosed for your review:

1. One (1) PDF copy of the completed Minor Modification Application Form
2. One (1) PDF copy of the Project Narrative
3. One (1) PDF copy of the Trip Generation Memorandum prepared by Kittelson & Associates, Inc. dated April 24, 2025
4. One (1) 30- by 34-inch PDF copy of the Site Plan package, including:
 - a. Overall Site Plan (Sheet DD-11-07) prepared by MG2 dated July 24, 2025
 - b. Fuel Elevations (Sheet DD-31-02) prepared by MG2 dated March 28, 2025
 - c. Topographic Survey prepared by Edge Survey and Design, LLC dated May 14, 2025

We believe that the enclosed plans and technical documents make up a complete application. Should you have any questions or require additional documentation, please contact me at (425) 656-7404 or by email at ccrumbley@barghausen.com. Thank you.

Respectfully,

Colin Crumbley
Project Planner

CC/jh/ps [23804c.005]

enc: As Noted

cc: Morgan Nestegard, Costco Wholesale (email w/enc)
Jared Bassetti, MG2 (email)
Stephanie Pastor, MG2 (email)
Jay S. Grubb, Barghausen Consulting Engineers, LLC
Chris S. Ferko, Barghausen Consulting Engineers, LLC
Julie Anderson, Barghausen Consulting Engineers, LLC

BARGHAUSEN CONSULTING ENGINEERS, LLC
A DIVISION OF CORE STATES GROUP

18215 72ND AVENUE SOUTH, KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
barghausen.com



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

Project Narrative
Minor Amendment to Site Plan

Costco New Fuel Facility

PREPARED BY

Barghausen Consulting
Engineers, LLC

APN 00644140000

PREPARED FOR

Costco Wholesale

CLIENT ADDRESS

730 Lake Drive
Issaquah, WA 98027

SITE ADDRESS

1074 N Muldoon Rd
Anchorage, AK 99504

PROJECT NO.

23804

DATE

07/25/2025

JURISDICTION

Municipality of Anchorage

Project Location:

The project site includes the existing parking area south of the existing business center in the southwestern portion of the Costco development. The overall project disturbance area is approximately 62,835 square feet. The subject property is zoned General Business District with Special Limitations (B3 SL) and the fuel facility is an allowed use.

Project Description:

Overview

Costco Wholesale is seeking a Minor Modification of an Existing Site Plan to allow for the development of a new fuel facility. The project includes a new 4,518-square-foot fuel canopy, the installation of eight (8) multi-product dispensers (MPDs), three (3) 40,000-gallon underground gasoline storage tanks (USTs), one (1) 20,000-gallon diesel UST, a new controller enclosure, a new transformer, a new warming hut, a new VST Green Machine, and associated site improvements such as directional ground painting and landscape and parking modifications. The project also includes the relocation of an existing fire hydrant south of the Business Center building.

Grading

Site grading will be limited to the installation of canopy footings, underground storage tanks, product piping, landscaping, and stormwater and utility improvements. This will require approximately 190 cubic yards of cut, and 655 cubic yards of fill, with a net 465 cubic yards of import.

Parking and Circulation

The project will remove 38 parking stalls, for a total of 487 parking stalls for the overall site. City Code does not contain a minimum parking requirement for retail uses and allows a maximum of one (1) parking stall for every 250 square feet of floor area. The existing warehouse measures 161,552 square feet in size, and therefore, a maximum of 646 parking stalls are allowed for the site. The Costco development will continue to meet the City's maximum parking requirements after the fueling facility is constructed.

The fuel facility will facilitate a single direction circulation with a full-length bypass lane between each dispenser island.

Transportation

The project is not anticipated to generate a significant number of new trips to the site. The market area of the Anchorage Costco is already defined through existing membership and operations. Since the membership of Costco does not change with the addition of a fuel facility, the project is not anticipated to generate a significant number of new trips and will provide gasoline and diesel product as an additional service for Costco's established membership. Please see the enclosed Trip Generation Memorandum prepared by Kittelson & Associates, Inc. for further information.

Lighting and Signage

The fuel facility lighting includes CREE LED lights for the under-canopy area and signage. Four (4) new parking lot area lights will be installed within the vicinity of the fuel facility and the new lights will match the existing site lighting fixtures.

The fuel facility sign package includes one (1) 20-square-foot "Costco Wholesale" sign on each façade of the fueling canopy, for a total of four (4) signs. The Uniform Sign Program for the site requires a maximum sign area of 10 percent of the wall area on which the sign is placed, up to a maximum individual sign area of 250 square feet. The canopy signage is consistent with the Uniform Sign Program standards.

Landscaping

The project will add approximately 673 square feet of interior parking lot landscaping, for a total of 7.5 percent of interior landscaped area for the site. In addition, the site will continue to provide a minimum 15-foot perimeter landscape buffer, and landscape planters will continue to be a minimum of eight (8) feet wide and 165 square feet in area. City landscape standards require:

- A minimum six- (6) foot-wide landscape area be provided along perimeter property lines that abut arterial roads.
- A minimum five (5) percent of interior landscape area be provided for parking lots.
- Landscape planters must be a minimum width of eight (8) feet and a minimum area of 165 square feet.

The project will meet City landscape standards.

Construction

Construction of the fuel facility will be completed in a single phase and commence after receipt of the applicable permits.

Purpose of Request:

Minor Amendment to Approved Site Plan

Pursuant to City of Anchorage (City) Municipal Code (Code) Section 21.03.185I.2.b., the Director may administratively approve a minor amendment to an approved site plan if it meets the following criteria:

1. *Insubstantial changes to the text to add clarity or correct conflicting provisions.*

Response: The project does not include any text changes to the City Code to add clarity or correct conflicting provisions.

2. *Changes in street alignment if such changes further the intent of the plan and this code and are acceptable to the municipal engineer.*

Response: The project will not change any street alignments.

3. *Changes of 10 percent or less in building envelope, setback, and similar provisions.*

Response: The total disturbance area of the project is 65,346 square feet and based on the site area of 656,307 square feet, the project will result in a change to the site of approximately ~~0.99~~ 9.96 percent.

4. *Incidental changes in landscaping, sign placement, lighting fixtures, etc. to further the intent of the plan and this code.*

Response: The project provides minimal modifications to landscaping, sign placement, lighting fixtures, and other site components that further the intent of the originally approved plan and the Code.

The fuel facility is consistent with the requirements of the comprehensive plan and applicable zoning district. The subject site is zoned General Business District with Special Limitations (B3 SL) and the City's 2040 Land Use Plan designates the site as Regional Commercial Centers, which allows large retail developments and automobile-dependent uses.

The project is also consistent with the development standards of the site's zoning district, as demonstrated in the table below:

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Maximum Building Height	75 feet	The maximum height of the canopy is approximately 17 feet from finished grade with a 14-foot 6-inch clearance.
Front Yard Setback	0 feet minimum	The project will not encroach into the setback area.
Side Yard Setback	0 feet minimum	The project will not encroach into the setback area.
Rear Yard Setback	0 feet minimum	The project will not encroach into the setback area.
Off-Street Parking	Maximum 1 parking space / 250 sq. ft. gross floor area (161,552 / 250 = 646 stalls)	The project will remove 38 parking spaces, for a total of 487 parking stalls. The Costco site will continue to meet the City's maximum parking requirements.
Landscaping	<p>5 % of interior landscaped area (13,645 sq. ft. / 181,933 sq. ft. = 7.5% landscaped parking area)</p> <p>A minimum 6-foot-wide landscape area be provided along perimeter property lines that abut arterial roads</p> <p>Landscape planters must be a minimum width of eight (8) feet and a minimum area of 165 square feet</p>	<p>The project will add approximately 673 square feet of landscape area, for a total of 7.5 percent of interior landscaped area for the overall business center.</p> <p>Additionally, the project will continue to provide a minimum 6-foot-wide landscape area along perimeter property lines that abut arterial roads and landscape planters will be a minimum width of 8 feet and a minimum area of 165 square feet.</p>
Signs	The Uniform Sign Program allows major or chain store tenants to install their usual identification signs on the walls of their premises in-kind to that of their other locations on similar buildings operated by them in California.	Signage will include one (1) 20-square-foot sign on each façade of the fueling canopy, for a total of four (4) signs. The canopy signage is consistent with Costco's standard signage installed at their other facilities located in Alaska and California.

Exterior Lighting	City lighting standards require a maximum light pole height of 40 feet and require exterior lighting to be shielded and directed in a manner that does not cast light on neighboring properties.	Under-canopy lighting consists of CREE LED lighting. Costco's CREE LED lighting will meet City lighting standards, and no additional lighting requirements are anticipated.
Design Criteria	City design standards require the fuel facility design to complement the existing Costco warehouse.	The new fuel facility design includes a vertical ribbed, metal-wrapped canopy fascia with painted steel canopy columns to match the existing Business Center design.

Conclusion:

The responses above and application materials demonstrate that the project meets the approval criteria for an administrative approval of a Minor Amendment. The City's approval of this application is respectfully requested.

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 1074 N MULDOON RD
ANCHORAGE, AK 99504

BUILDING DATA:
EXISTING COSTCO
BUSINESS CENTER 161,552 S.F.

PROPOSED FUEL FACILITY (126'-0" x 36'-6" CANOPY) 4,599 S.F.

SITE DATA:
EXISTING PARCEL 656,307 S.F.
PROPOSED AREA OF DISTURBANCE ~ 65,346 S.F.
(INCLUDES: AREAS OF LANDSCAPE, ASPHALT, CONCRETE, PARKING, DEMO, FUEL CANOPY, AND ETC.)

PARKING DATA:
EXISTING PARKING PROVIDED:

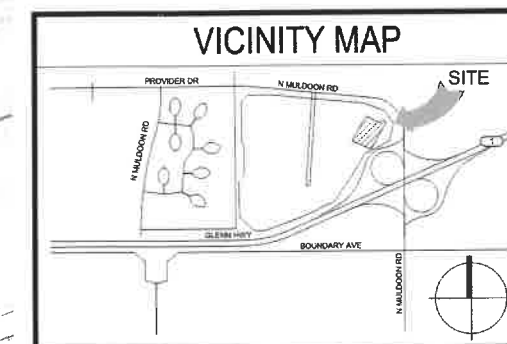
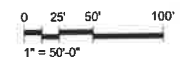
9'-6" STALLS	156 STALLS
10' WIDE STALLS	339 STALLS
ACCESSIBLE STALLS	15 STALLS
LOADING STALLS	15 STALLS
TOTAL PARKING	525 STALLS
TRUCK STALLS	30 STALLS

NO. OF STALLS PER 1000 S.F. OF BUILDING AREA: 3.25 STALLS
NOTE: EXISTING CONDITIONS TO BE FIELD VERIFIED

PROPOSED PARKING PROVIDED:

9'-6" STALLS	146 STALLS
10' WIDE STALLS	311 STALLS
ACCESSIBLE STALLS	15 STALLS
LOADING STALLS	15 STALLS
TOTAL PARKING	487 STALLS
TRUCK STALLS	30 STALLS

NO. OF STALLS PER 1000 S.F. OF BUILDING AREA: 3.01 STALLS



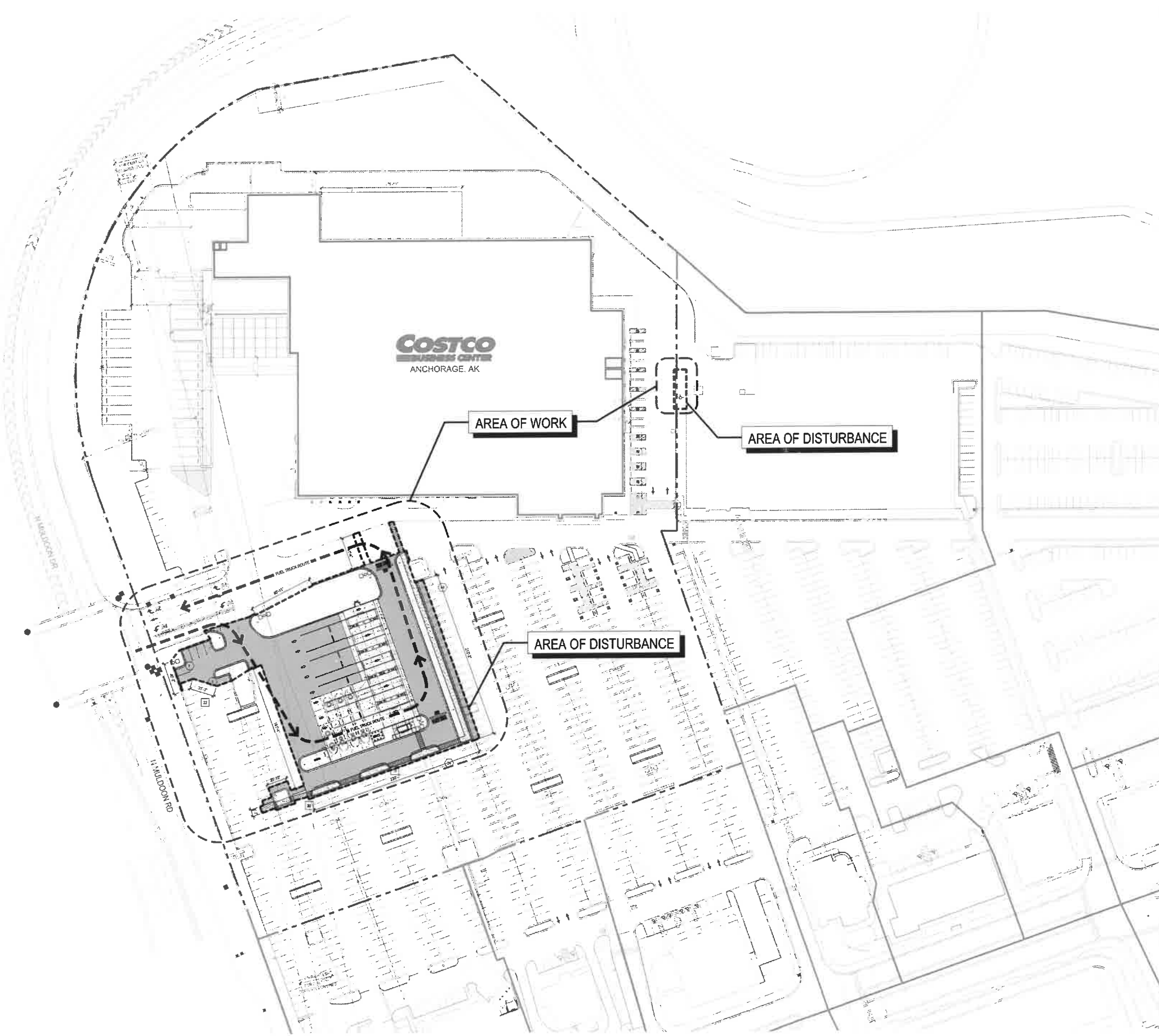
1074 N MULDOON RD,
ANCHORAGE, AK 99504



21-5800-03
JULY 24, 2025

OVERALL
SITE PLAN

D11-07



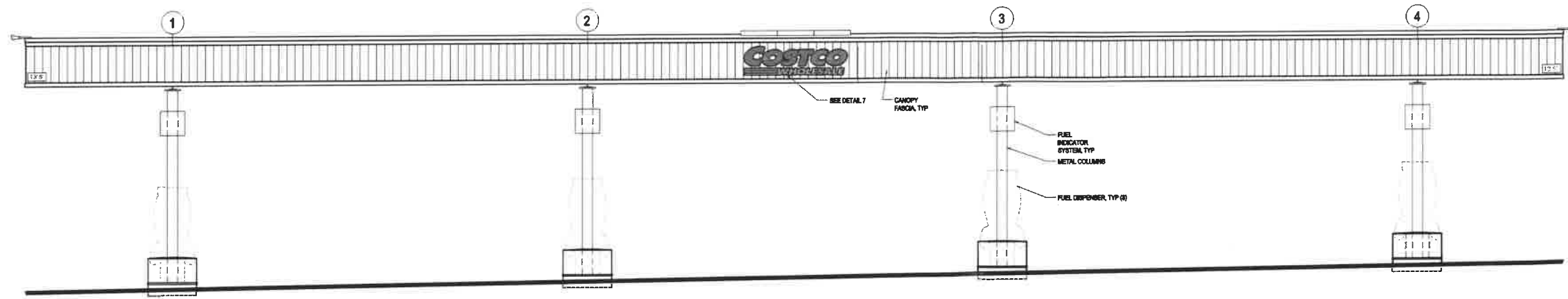
COSTCO WHOLESALE

ANCHORAGE ALASKA

OVERALL SITE PLAN

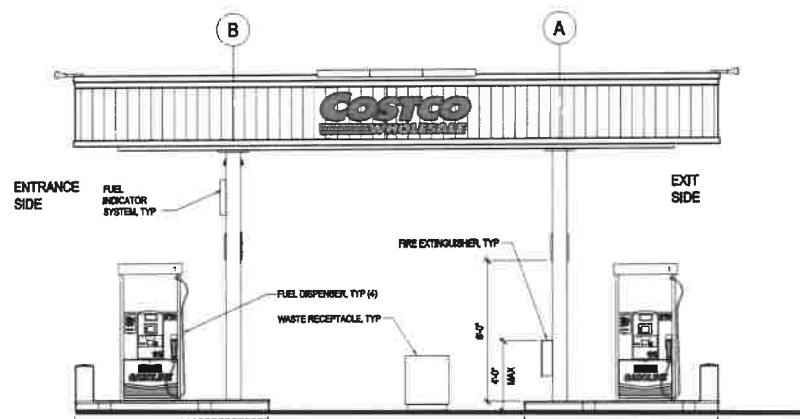
JULY 24, 2025

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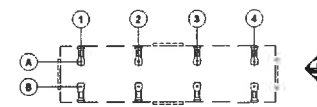
1 SOUTH CANOPY ELEVATION (NORTH ELEVATION SIMILAR)
SCALE: 1/4" = 1'-0"

1023

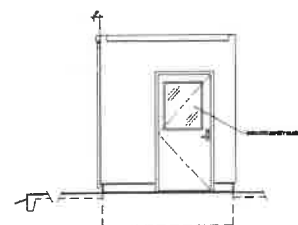


2 WEST CANOPY ELEVATION (EAST ELEVATION SIMILAR)
SCALE: 1/4" = 1'-0"

0623

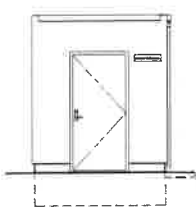


KEY PLAN
SCALE: NTS



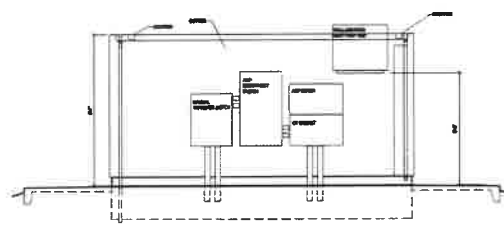
3 ELECTRICAL ENTRY
SCALE: 1/4" = 1'-0"

1222



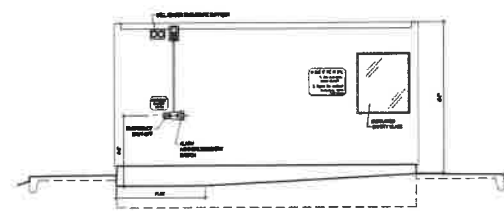
4 STORAGE ENTRY
SCALE: 1/4" = 1'-0"

1222



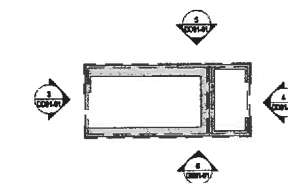
5 SIDE FACING AWAY FROM CANOPY
SCALE: 1/4" = 1'-0"

1121



6 SIDE FACING CANOPY
SCALE: 1/4" = 1'-0"

0421



CONTROLLER ENCLOSURE
KEY PLAN
SCALE: NTS

0 8' 16' 32'
1/16" = 1'-0"



7 CANOPY SIGN
SCALE: 1/2" = 1'-0"

1212

COSTCO
WHOLESALE
ANCHORAGE, AK
#1,661

1074 N MULDOON RD.
ANCHORAGE, AK 99504



21-5800-03
MARCH 28, 2025

FUEL
ELEVATIONS

DD31-02

COSTCO WHOLESALE

ANCHORAGE AK

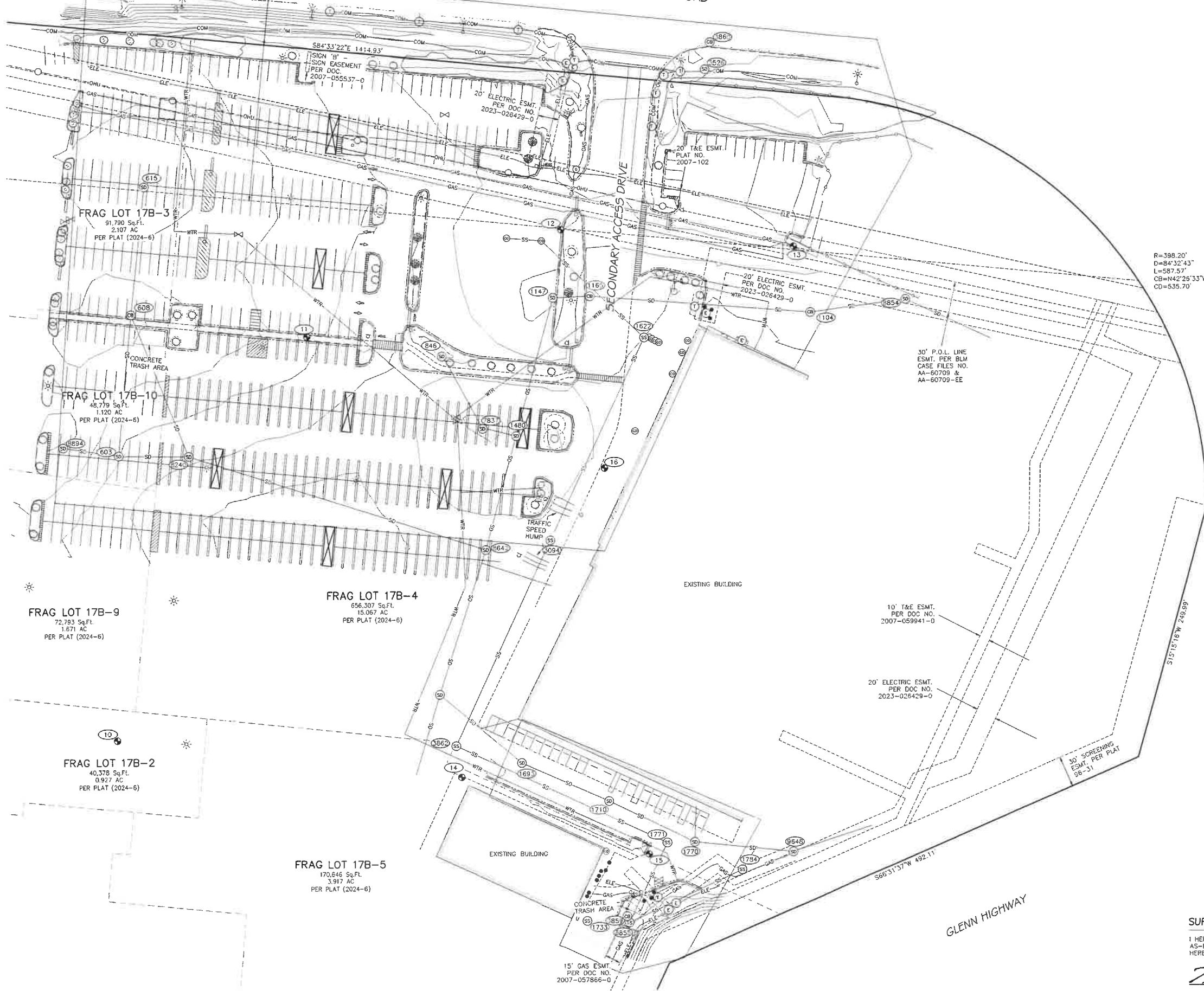
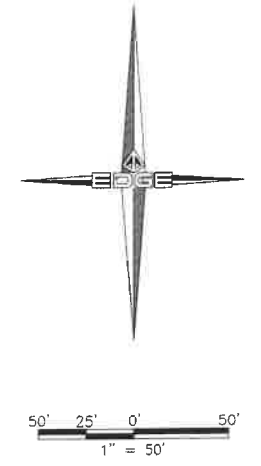
FUEL ELEVATIONS

MARCH 28, 2025

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150' UTILITY
ESMT. PER
EIN 5 B L U.S.
PATENT NO.
50-92-0050

NORTH MULDOON ROAD



R=398.20'
D=84°32'43"
L=587.57'
CB=N42°25'33"W
CD=535.70'

30' P.O.L. LINE
ESMT. PER BLM
CASE FILES NO.
AA-60709 &
AA-60709-EE

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - TOP BACK OF CURB
- - - FLOW LINE OF CURB
- - - EDGE OF SIDEWALK
- - - CHAIN LINK FENCE
- - - GAS
- - - UNDERGROUND GAS
- - - ELE
- - - UNDERGROUND ELECTRIC
- - - COM
- - - UNDERGROUND COMMUNICATION
- - - OHU
- - - OVERHEAD UTILITY
- - - WTR
- - - UNDERGROUND WATER
- - - SS
- - - UNDERGROUND SANITARY SEWER
- - - SD
- - - UNDERGROUND STORM
- - - BUILDING
- - - TREE LINE
- SURVEY CONTROL POINT
- TELECOMMUNICATION PEDESTAL
- ⊕ ELECTRIC VAULT
- ⊖ STORM DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊗ SANITARY SEWER MANHOLE
- ⊘ SANITARY CLEANOUT
- ⊙ ENSTAR GAS STEAM
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- UTILITY POLE
- BOLLARD
- SIGN
- ⊙ LIGHT POLE
- ⊗ MULTIPLE LIGHT STRUCTURE
- ⊙ SPOT ELEVATION
- ⊗ CART CORRAL
- TREE DRIP LINE
- DECIDUOUS TREE
- CONIFEROUS TREE

DESCRIPTION OF SUBJECT PROPERTY: (PER TITLE REPORT)

INFORMATION PER TITLE REPORT COMMITMENT NO. NCS-1124615-WA1, DATED MARCH 01, 2023, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

THE LAND IS DESCRIBED AS FOLLOWS:

FRAGMENT LOT 17B-4, GATEWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 2012-26, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

NOTES

- THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY EDGE SURVEY AND DESIGN, LLC ON 3/30/2025 - 4/13/2025.
- COORDINATES SHOWN HEREON ARE ALASKA STATE PLANE, ZONE FOUR, NAD83 (2011), EPOCH 2010.0000 US, SURVEY FEET BASED ON THE TOPNET NETWORK REFERENCING NGS CORS STATION TSEA.
- ELEVATIONS AND CONTOURS SHOWN HEREON ARE MOA 1972 POST QUAKE DATUM BASED ON SURVEY BENCHMARK CB_9F. SAID POINT HAS AN ELEVATION OF 236.3'.
- SECONDARY ACCESS DRIVES SUBJECT TO A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AND VEHICLES PER 2007-055537-0.
- UNDERGROUND WATER UTILITIES SHOWN HEREON ARE BASED ON A DRAWING FROM THE AK BC PHASE 2 PLAN SET, SHEET C2.0. WATER LINES WERE NOT MARKED PER ALASKA DIGLINE LOCATE #202450026.
- GAS, ELECTRIC, AND COMMUNICATION UTILITIES SHOWN HEREON ARE BASED ON PAINT MARKINGS PER ALASKA DIGLINE LOCATE #2024500026.

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	2641204.62'	1686230.50'	232.06'	SET MAG W/ WASHER
11	2641591.86'	1686413.69'	231.16'	SET MAG W/ WASHER
12	2641693.84'	1686657.34'	232.67'	SET MAG W/ WASHER
13	2641677.03'	1686890.90'	233.32'	SET MAG W/ WASHER
14	2641168.25'	1686561.64'	232.45'	SET MAG W/ WASHER
15	2641093.58'	1686741.02'	232.76'	SET MAG W/ WASHER
16	2641464.59'	1686699.01'	232.45'	SET MAG W/ WASHER

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERFORMED AN AS-BUILT SURVEY ON THE PROPERTY SHOWN HEREON AND THE IMPROVEMENTS EXIST AS SHOWN.

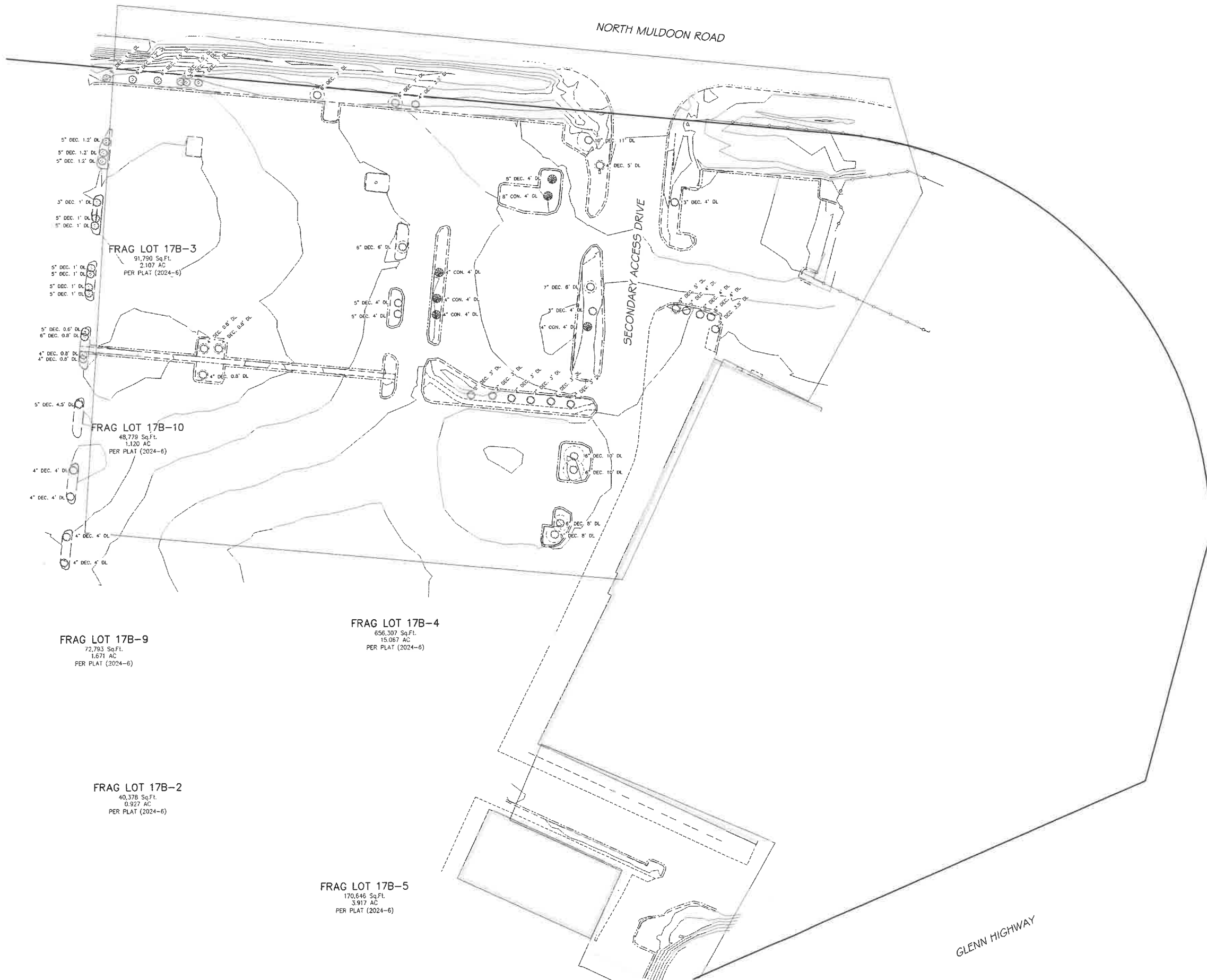
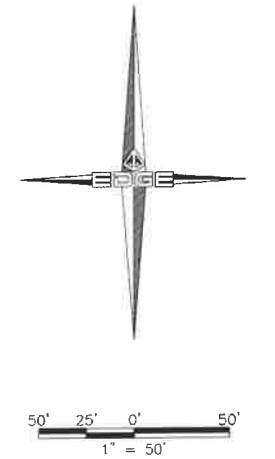
Paul A. Almonetti 5/14/2025




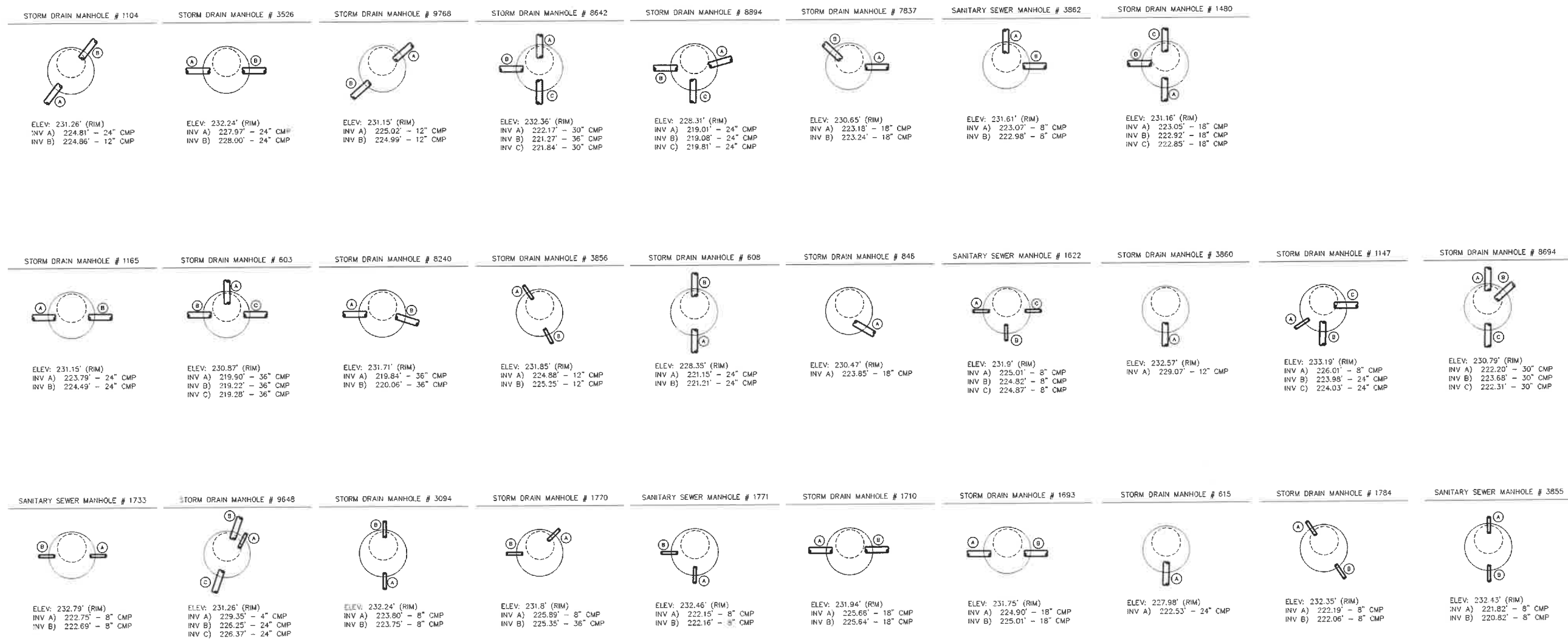
EDGE SURVEY AND DESIGN, LLC
8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5390 Fax (907) 761-8502

**MULDOON COSTCO BUSINESS CENTER
PARKING LOT, TRACT A, GATEWAY SUBD.
PER PLAT 2024-6**

DRAWN BY: MM	DATE: 5/14/2025	FIELD BOOK: 20-15
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 3



 8000 KING STREET ANCHORAGE, AK 99518 Phone (907) 344-5990 Fax (907) 761-8502		
MULDOON COSTCO BUSINESS CENTER TREE DETAIL		
DRAWN BY: MM	DATE: 5/14/2025	FIELD BOOK: 20-15
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 2 OF 3

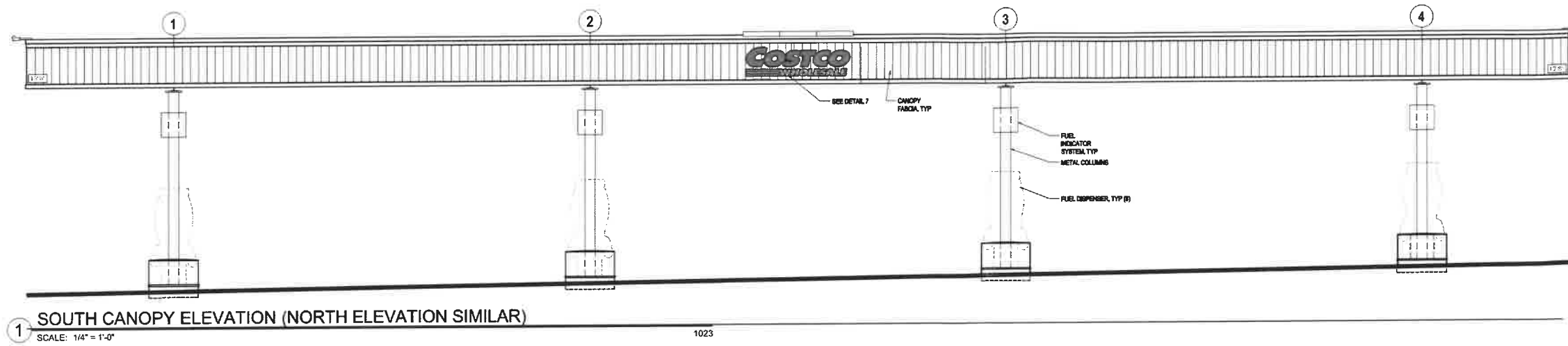


5000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (800) 761-8502

**MULDOON COSTCO BUSINESS CENTER
MANHOLE DIPS**

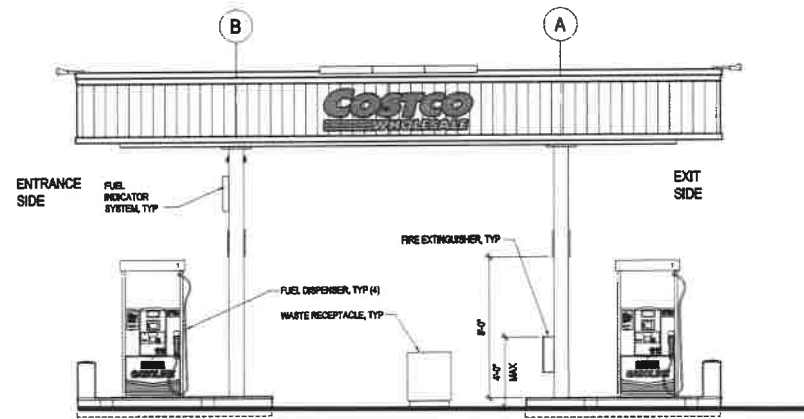
DRAWN BY: MM	DATE: 5/14/2025	FIELD BOOK: 20-15
CHECKED BY: MA	SCALE: N/A	SHEET: 3 OF 3

P:\Projects\2024\Anchorage - Costco Business Center (24-245)\DWG\Anchorage - Costco Business Center 2025.dwg PLOTTED: 5/14/2025 1:16:34 PM



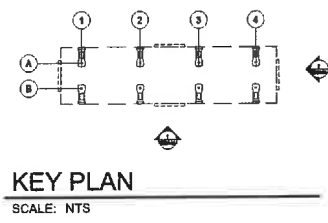
1 SOUTH CANOPY ELEVATION (NORTH ELEVATION SIMILAR)
SCALE: 1/4" = 1'-0"

1023

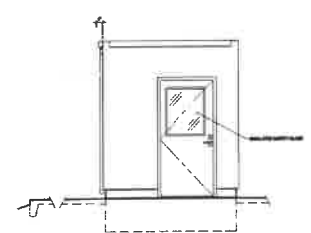


2 WEST CANOPY ELEVATION (EAST ELEVATION SIMILAR)
SCALE: 1/4" = 1'-0"

0523

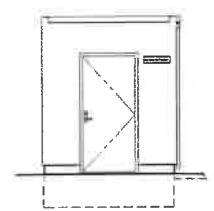


KEY PLAN
SCALE: NTS



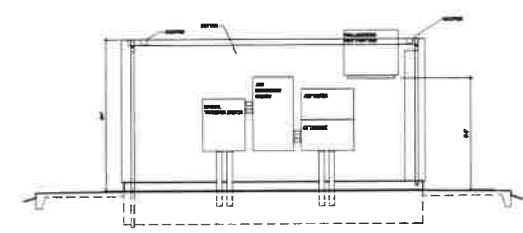
3 ELECTRICAL ENTRY
SCALE: 1/4" = 1'-0"

1222



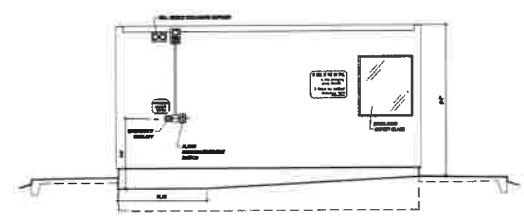
4 STORAGE ENTRY
SCALE: 1/4" = 1'-0"

1222



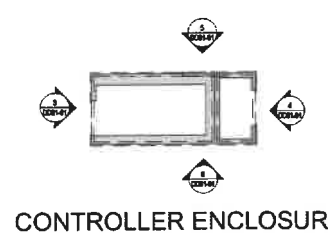
5 SIDE FACING AWAY FROM CANOPY
SCALE: 1/4" = 1'-0"

1121

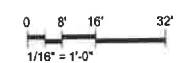


6 SIDE FACING CANOPY
SCALE: 1/4" = 1'-0"

0421



CONTROLLER ENCLOSURE
KEY PLAN
SCALE: NTS



7 CANOPY SIGN
SCALE: 1/2" = 1'-0"

1212

COSTCO
WHOLESALE
ANCHORAGE, AK
#1,661

1074 N MULDOON RD.
ANCHORAGE, AK 99504



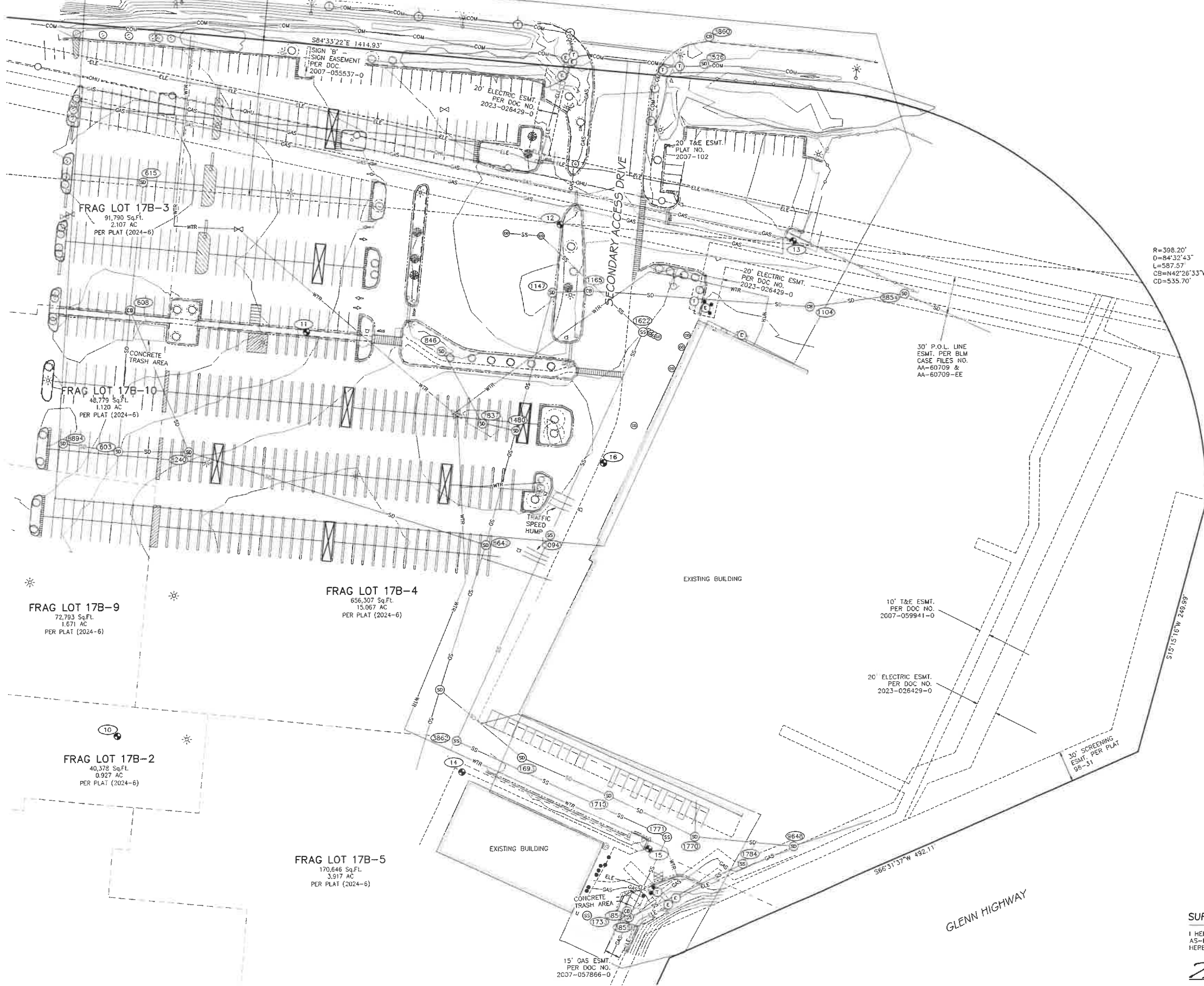
21-5800-03
MARCH 28, 2025

FUEL
ELEVATIONS

DD31-02

150' UTILITY
ESMT. PER
EIN 5 B L U.S.
PATENT NO.
50-92-0050

NORTH MULDOON ROAD



R=398.20'
D=84°32'43"
L=587.37'
CB=N42°26'33"W
CD=535.70'

LEGEND

—	PROPERTY LINE	●	SURVEY CONTROL POINT
- - -	ADJACENT PROPERTY LINE	○	TELECOMMUNICATION PEDESTAL
- · - · -	EASEMENT	⊕	ELECTRIC VAULT
—	TOP BACK OF CURB	⊖	STORM DRAIN MANHOLE
—	FLOW LINE OF CURB	⊗	CATCH BASIN
—	EDGE OF SIDEWALK	⊙	SANITARY SEWER MANHOLE
—	CHAIN LINK FENCE	⊚	SANITARY CLEANOUT
—	UNDERGROUND GAS	⊛	ENSTAR GAS STEAM
—	UNDERGROUND ELECTRIC	⊜	WATER VALVE
—	UNDERGROUND COMMUNICATION	⊝	FIRE HYDRANT
—	OVERHEAD UTILITY	⊞	UTILITY POLE
—	UNDERGROUND WATER	⊠	BOLLARD
—	UNDERGROUND SANITARY SEWER	⊡	SIGN
—	UNDERGROUND STORM	⊣	LIGHT POLE
—	BUILDING	⊤	MULTIPLE LIGHT STRUCTURE
—	TREE LINE	⊥	SPOT ELEVATION
		⊦	CART CORRAL
		⊧	TREE DRIP LINE
		⊨	DECIDUOUS TREE
		⊩	CONIFEROUS TREE

DESCRIPTION OF SUBJECT PROPERTY: (PER TITLE REPORT)

INFORMATION PER TITLE REPORT COMMITMENT NO. NCS-1124615-WA1, DATED MARCH 01, 2023, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

THE LAND IS DESCRIBED AS FOLLOWS:

FRAGMENT LOT 17B-4, GATEWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 2012-26, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

- NOTES**
- THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY EDGE SURVEY AND DESIGN, LLC ON 3/30/2025 - 4/13/2025.
 - COORDINATES SHOWN HEREON ARE ALASKA STATE PLANE, ZONE FOUR, NAD83 (2011), EPOCH 2010.0000 US. SURVEY FEET BASED ON THE TOPNET NETWORK REFERENCING NGS CORS STATION TSEA.
 - ELEVATIONS AND CONTOURS SHOWN HEREON ARE MDA 1972 POST OUAKE DATUM BASED ON SURVEY BENCHMARK CB_9F. SAID POINT HAS AN ELEVATION OF 236.3'.
 - SECONDARY ACCESS DRIVES SUBJECT TO A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AND VEHICLES PER 2007-055537-0.
 - UNDERGROUND WATER UTILITIES SHOWN HEREON ARE BASED ON A DRAWING FROM THE AK BC PHASE 2 PLAN SET, SHEET C2.0. WATER LINES WERE NOT MARKED PER ALASKA DIGILINE LOCATE #202450026.
 - GAS, ELECTRIC, AND COMMUNICATION UTILITIES SHOWN HEREON ARE BASED ON PAINT MARKINGS PER ALASKA DIGILINE LOCATE #2024500026.

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
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FRAG LOT 17B-9
72,793 Sq.Ft.
1.671 AC
PER PLAT (2024-6)

FRAG LOT 17B-2
40,378 Sq.Ft.
0.927 AC
PER PLAT (2024-6)

FRAG LOT 17B-4
656,307 Sq.Ft.
15.067 AC
PER PLAT (2024-6)

FRAG LOT 17B-5
170,646 Sq.Ft.
3.917 AC
PER PLAT (2024-6)

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERFORMED AN AS-BUILT SURVEY ON THE PROPERTY SHOWN HEREON AND THE IMPROVEMENTS EXIST AS SHOWN.

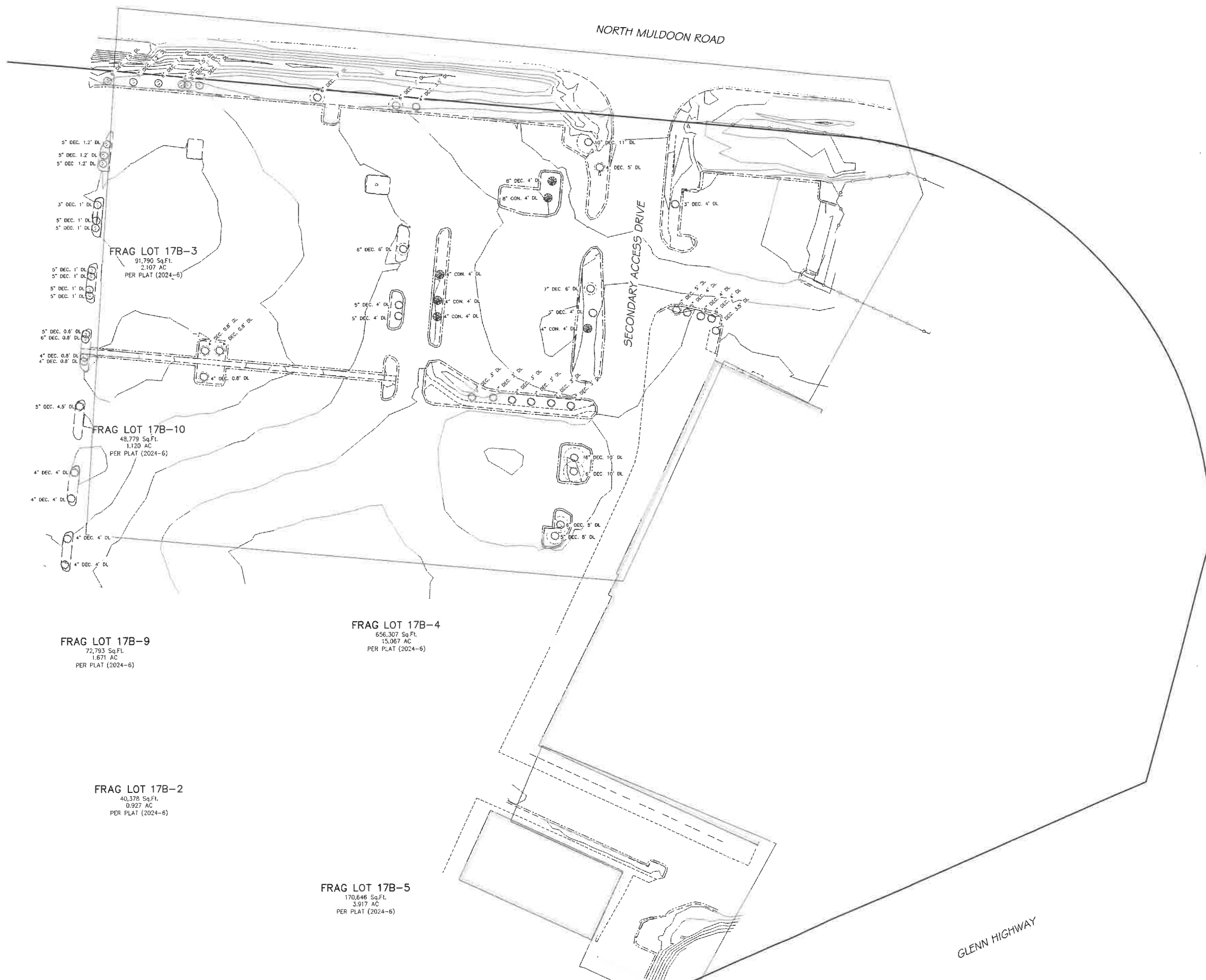
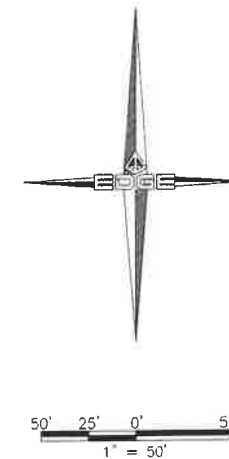
Mark A. Almonetti 5/14/2025




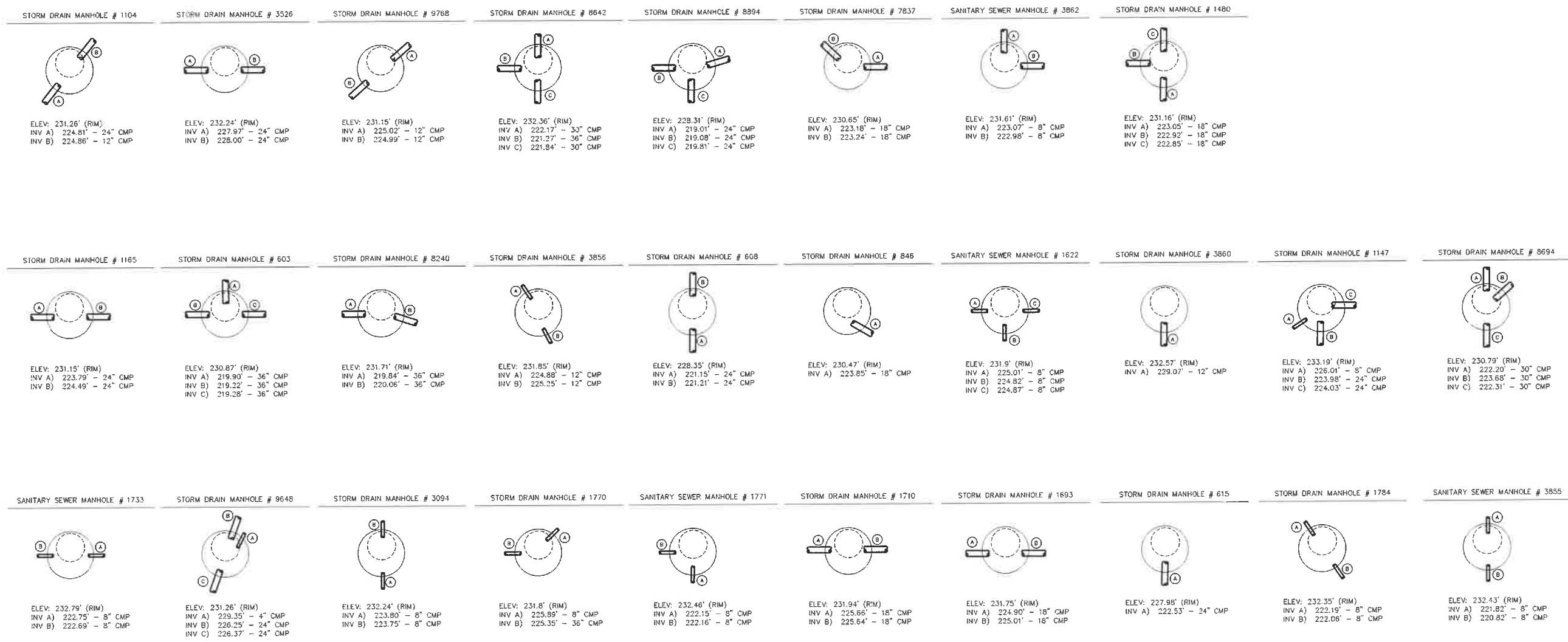
EDGE SURVEY AND DESIGN, LLC
8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 761-8902

**MULDOON COSTCO BUSINESS CENTER
PARKING LOT, TRACT A, GATEWAY SUBD.
PER PLAT 2024-6**

DRAWN BY:	DATE:	FIELD BOOK:
MM	5/14/2025	20-15
CHECKED BY:	SCALE:	SHEET:
MA	1" = 50'	1 OF 3



 EDGE SURVEY AND DESIGN, LLC 8000 KING STREET ANCHORAGE, AK 99518 Phone (907) 344-5990 Fax (907) 761-8502		
MULDOON COSTCO BUSINESS CENTER TREE DETAIL		
DRAWN BY:	DATE:	FIELD BOOK:
MM	5/14/2025	20-15
CHECKED BY:	SCALE:	SHEET:
MA	1" = 50'	2 OF 3



8000 KING STREET ANCHORAGE, AK 99518
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**MULDOON COSTCO BUSINESS CENTER
MANHOLE DIPS**

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CHECKED BY: MA	SCALE: N/A	SHEET: 3 OF 3

P:\Projects\2024\Anchorage - Costco Business Center (24-245)\DWG\Anchorage - Costco Business Center 2025.dwg PLOTTED: 5/14/2025 1:16:34 PM