

Application for Administrative Site Plan Review

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



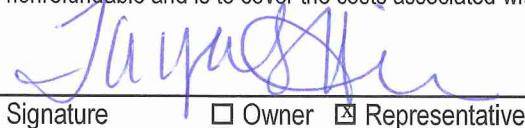
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first)		Name (last name first)	
MOA - Parks and Recreation Department		Hickok, Tanya - The Boutet Company	
Mailing Address		Mailing Address	
632 W. 6th Avenue, Suite 630		601 E. 57th Place, Suite 102	
Anchorage, AK 99519		Anchorage, AK 99518	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
(907) 343-4135		(907) 270-6766	
Fax		Fax	
		(907) 522-6779	
E-mail		E-mail	
NevinsMV@ci.anchorage.ak.us		thickok@TBCak.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): 008-041-20-000			
Site Street Address: 4645 Lake Otis Parkway			
Current legal description: (use additional sheet if necessary) T13N R3W Sec 33 Tudor Fire Department			
Zoning: PLI	Acreage: 2.5 Acres	Grid #: SW1834	Underlying plat #: N/A

SITE PLAN APPROVAL REQUESTED	
Use: Municipal Park - 35 stall parking lot	
☒ New SPR	☐ Amendment to approved site plan Original Case #:

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for an administrative 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.



06/02/16

Signature

☐ Owner

☒ Representative

Date

(Representatives must provide written proof of authorization)

Tanya S. Hickok

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2016-0075
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☐ Rural N/A

Anchorage 2020 Major Elements – site is within or abuts: N/A

☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial center
☐ Transit - supportive development corridor ☐ District/area plan area: _____

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 N/A

☐ 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

SUBMITTAL REQUIREMENTS

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

26 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

(Additional information may be required.)

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: _____
- Project Location, Tax ID, or Legal Description: Parcel # 00804120
Located @ 4645 Lake Otis Parkway
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X KBC DOES contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*Stream setback will be measured from OTWM or bank of the stream. -KBC

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.*

_____ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | |
|--|--|--------------------------------------|--------------------------------|
| ☐ Y ☒ N | WMS written drainage recommendations are available. | ☐ Preliminary | ☐ Final |
| ☐ Y ☒ N | WMS written field inspection report or map is available. | ☐ Preliminary | ☐ Final |
| ☐ Y ☒ N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

KRC

6/1/16



MUNICIPALITY OF
ANCHORAGE

Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks

ANCHORAGE



PARKS & RECREATION

May 31, 2016

Mr. Terry Schoenthal – Current Planning Manager
Community Development Planning Division
P.O. Box 196650
Anchorage, AK. 99519-6650

Re: Letter of Authorization – 2016 Campbell Creek Park Parking Lot Improvements

Dear Mr. Schoenthal:

The Municipality of Anchorage (MOA) Parks and Recreation Department is the owner of parcel number 008-041-20-000, located at 4645 Lake Otis Parkway, and described as Tudor Fire Department T13N R3W Section 33.

We authorize The Boutet Company, Inc. to act on our behalf as the Petitioner's Representative for the Administrative Site Plan Review application for the 2016 Campbell Creek Park Parking Lot Improvements Project.

Sincerely,

Maeve Nevins
Senior Park Planner
MOA Parks and Recreation Department

cc: Josh Durand, MOA Parks Superintendent
Jacques Boutet, Project Engineer, The Boutet Company, Inc.



JUNE 2, 2016

ADMINISTRATIVE SITE PLAN REVIEW

2016 CAMPBELL CREEK PARK PARKING LOT IMPROVEMENTS PROJECT

Point of Contact:
Tanya S. Hickok, P.E.
The Boutet Company, Inc.
Phone: (907)270-6766



tbx
The Boutet Company, Inc.

1. Project Overview

The Municipality of Anchorage Parks and Recreation Department proposes to construct 35 parking spaces and an associated ADA trail at Campbell Creek Park, located at 4645 Lake Otis Parkway. Campbell Creek Park is over 19 acres in size; however, the immediate project vicinity is only approximately 2.5 acres in size. Of that area, only approximately 24,000 square feet (SF) is proposed to be disturbed for construction of the parking lot and ADA trail.

2. History, Background, and Existing Conditions

In 2013 Campbell Creek Park was improved, replacing their playground, a small ballfield area, picnic tables, open space, and trails along Campbell Creek. This park improvement has been well received, increasing the park's summer parking demand. The existing park has an 18 stall parking lot and a recent parking study concluded that an additional 35 parking spaces were needed to meet the peak summer parking demand of the park. See Appendix A – Parking Study.

3. General Site Plan Review Standards

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.***

The proposed site plan is consistent with the previous site plan.

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.***

21.04 Zoning Districts: This site is zoned PLI, under the jurisdiction of 21.040.060.E, "The PLI district is intended to include major public and quasi-public civic,

administrative, and institutional uses and activities.” The proposed continued use is for a park and therefore complies with the PLI zoning district.

21.05 Use Regulation: In accordance with Table 21.05-1, parks and their accessory uses (parking lots) are a permitted principal use in the PLI zoning district.

21.06 Dimensional Standards and Measurements: In accordance with Table 21.06-3, the lot meets the minimum lot size area and width requirements (6,000 square feet and 50 feet wide). In addition, the proposed upgrades are outside the required setbacks (Front, side, and rear yard: 25 feet when abutting residential zoning districts (R-3 to the north and R-2A to the west, south, and east); does not exceed the maximum lot coverage requirement of 45%; and does not exceed the maximum height requirement of 45 feet.

21.07 Development and Design Standards:

- *21.07.020 Natural Resource Protection*
 - *Subsection B.4.a.: Water courses Buffer/Setback Requirements:* Campbell Creek runs south of the proposed park lot location, approximately over 40 feet horizontally from the bank of the creek.
 - *Subsection E: Flood Hazard Area Regulations:* The proposed parking lot improvements are located outside of the Existing Flood Hazard Zone AE as noted on the plans.
- *21.07.040 Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges:* The proposed parking lot will include an infiltration control area to bring the post-development runoff to pre-development runoff flows, as required by the MOA Drainage Design Guidelines and Design Criteria Manual.
 - *Subsection F: Snow Storage and Disposal:* The proposed parking lot is designed to serve the public only during the peak summer usage months of the park; therefore, the gate will be locked during the winter months and snow will not be plowed.
- *21.07.080 Landscaping, Screening, and Fences:* The proposed landscape plan meets the landscape design standards of this section, providing L1 visual

enhancement landscaping on the western boundary of the property (Lake Otis Parkway is an Arterial Road) and providing existing vegetation along the remaining perimeter of the parking lot which meets the intent of L1 landscaping. Please see Appendix B for the project landscaping memorandum and existing site photographs.

- *21.07.090 Off-street Parking and Loading:* The proposed parking lot meets the design standards of this section, including providing two van accessible parking spaces. Since the parking lot will be restricted to summer use, exterior site lighting will not be provided.

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.*

There are no adverse impacts anticipated. This proposed parking lot, will provide for the peak summer parking demand for the park, including paved ADA trails to both existing pedestrian bridges over Campbell Creek to the main area of Campbell Creek Park.

4. *The development proposed in the site plan is consistent with goals, objectives, and policies of the comprehensive plan.*

The table below presents key policies and strategies promulgated in Anchorage 2020 and describes how the Project fulfills these policies and strategies.

Anchorage 2020 Land Use & Transportation Policies and Strategies

Category	#	Policy	Discussion of Consistency
General Land Use	7	<i>Avoid incompatible uses adjoining one another.</i>	Campbell Creek Park is within the PLI zoning district in which public parks are a permitted principal use. The park abuts residential zoning districts to the north, south, east, and west, which is in line and compatible with its neighborhood park use.
Residential			Not applicable
Commercial			Not applicable
Transportation			Not applicable
General Design & Environment	50	<i>Healthy, mature trees and forested areas shall be retained.</i>	Specifically, the existing trees along the proposed paved trails will be preserved as much as possible. Special consideration was paid to locating the trails with the least amount of disruption possible.
Housing			Not applicable
Open Spaces	63	<i>Natural open space protection.</i>	No improvements are planned for the park's open space areas.
Habitat			Not applicable
Water Resources			Not applicable.
Level of Service	78	<i>Design Municipal facilities to be frequented by the public.</i>	The purpose of this project is to make the park more accessible to the public, meeting their peak summer parking demand needs.
Utilities			Not applicable.
Parks, Trails, Recreation	86	<i>Encourage public/private collaboration.</i>	This project fulfills the community's highest priorities for the park.
Education & Culture			Not applicable.

4. Special Limitation Standards

The property has no Special Limitations; therefore, this section is not applicable.

5. Schedule

<i>Task</i>	<i>Activity Milestone</i>	<i>Completion Date</i>
<i>Design</i>	Construction Documents	May, 2016
<i>Permitting</i>	Administrative Site Plan Review	June, 2016
	Fill and Grade Permit	June, 2016
<i>Construction</i>	Contract Award	June/July, 2016
	Final Completion	August, 2016

APPENDIX A

Memorandum



THE BOUTET COMPANY, INC.

Date: February 17, 2016

601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Tel: (907) 522-6776
Fax: (907) 522-6779
e-mail: emerrill@tbcak.com

To: Joshua Durand
Parks Superintendent

Subject: 2016 Campbell Creek Park
Parking Study

From: Elizabeth Merrill, P.E.
Civil Engineer

The Purpose of the Memorandum

This memorandum presents the results of a parking study performed by The Boutet Company, Inc. (TBC) for the subject property located at 2365 E. 48th Avenue. This memo provides conclusions regarding the parking compliance of the park with Anchorage Municipal Code (AMC). The playground at Campbell Creek Park was recently improved and the parking demand has increased. The purpose of this analysis is to determine the parking requirements of this popular park, while utilizing 4645 Lake Otis Parkway, the Municipality of Anchorage (MOA) property adjacent to Campbell Creek Park, as the proposed additional parking lot (See attached map).

Parking Requirements

Campbell Creek Park is a 16.6-acre park located on the east side of Lake Otis Parkway, immediately south of E. Tudor Road. The park includes a newly improved playground, small ball-field area, picnic tables, open space along Campbell Creek and a trail system. The existing parking lot adjacent to the playground includes 18 parking spaces.

The MOA, AMC refers to the *Institute of Transportation Engineers (ITE) Parking Generation Manual* for parking space requirements. The ITE manual is a reference manual for parking usage created by gathering data from multiple sources for collective use of parking information. This manual allows engineers to sort through different studies to determine the study or combination of that best fits their parking circumstances.

ITE Parking Generation Manual, Fourth Edition, Land Use: 411-City Park, Site #2 Study is a 10-acre park (playground, picnic area, & hiking trails) with a peak hour use of 2.8 cars per acre relaying a total peak use of 28 cars.



In reviewing the *ITE Parking Generation Manual*, Land Use: 411 City Park, Site #2 Study and the subject site, greatly parallel each other in their amenities and use. Approximately 46 spaces are required for the existing 16.6-acre Campbell Creek Park.

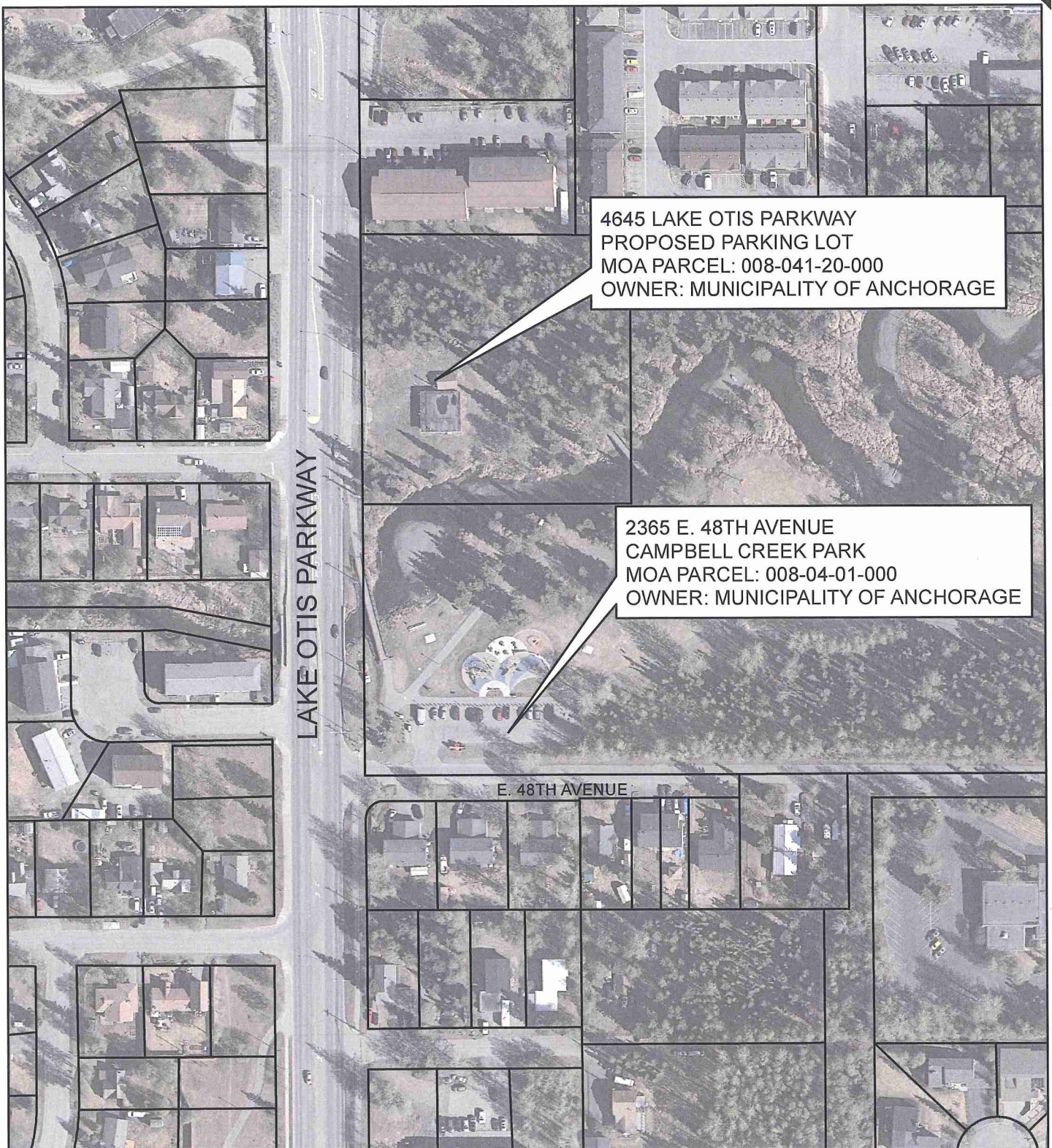
The proposed parking lot is north of Campbell Creek Park and located at 4645 Lake Otis Parkway. It is connected to the park by two bridged crossings of the creek and is comprised of 2.5 acres. With the 2.5-acres added to the existing park, 53 parking spaces are required.

Conclusion

Parking Conclusions			
	<u>Existing Parking</u>	<u>Parking Required</u>	<u>Additional Required Parking</u>
Campbell Creek Park (2365 E. 48 th Avenue)	18	46	28
Campbell Creek Park and Lake Otis Lot	n/a	53	35

In conclusion, according to the AMC, Campbell Creek Park is highly deficient of the parking necessary to handle its current parking demand. Campbell Creek Park requires 28 additional spaces. However, with the addition of 4645 Lake Otis Parkway lot, the demand increases to 35 additional parking spaces.





4645 LAKE OTIS PARKWAY
PROPOSED PARKING LOT
MOA PARCEL: 008-041-20-000
OWNER: MUNICIPALITY OF ANCHORAGE

2365 E. 48TH AVENUE
CAMPBELL CREEK PARK
MOA PARCEL: 008-04-01-000
OWNER: MUNICIPALITY OF ANCHORAGE



CAMPBELL CREEK PARK

APPENDIX B



The Boutet Company Inc.

601 East 57th Place, Suite 102
Anchorage, Alaska 99518

Main: 907.522.6776

Fax: 907.522.6779

TBCak.com

Memorandum

Date: May 31, 2016
To: Josh Durand – Park Superintendent
Municipality of Anchorage, Parks and Recreation Department
From: Kim Graham, PLA
The Boutet Company
Subject: Campbell Creek Parking Lot –Vegetation substitution for Parking Perimeter Landscaping

Dear Mr. Durand,

Campbell Creek Park Parking Lot has been designed with the addition of (35) parking stalls and is scheduled to comply with the 'New Title 21' code requirements. The parcel abuts the arterial road Lake Otis Parkway along the western boundary, and therefore requires Visual Enhancement along this border for ~130 linear feet. As the number of stalls is greater than (10), the code requires Parking Lot Perimeter Landscaping, as referenced in Chapter 21.07.080, Subsection E.2.b.ii for the remaining (3) sides. In this situation, all other sides are to comply with Visual Enhancement Landscaping for a distance of ~550 linear feet. The west parking lot boundary will be planted with native species meeting L1 requirements, and the remaining (3) sides will retain the existing native vegetation to meet L1 standards.

As the parking area is set into a well vegetated site, it is the intent to preserve the existing vegetation to the extent possible, with the desired outcome of utilizing the current vegetation as parking lot landscaping. To demonstrate that the existing vegetation is satisfactory, the quantity of the existing trees must equal or exceed the quantity of trees as required by Visual Enhancement Landscaping. It is acknowledged that Cottonwood trees may not be counted as part of this analysis.

The existing vegetation consists of a healthy stand of Boreal forest and riparian plant materials. The dominant species include White Spruce (*Picea glauca*) and Paper Birch (*Betula neoalaskana*) varying in size between 3 to 16-inch caliper. Other species, such as willow and alder also grow within this lot with some exceeding heights of 20 feet.

Perimeter Parking ratio per Visual Enhancement Landscaping (~550 linear feet)		
Title 21 Requirements	Trees	27
	Shrubs	165
Existing Vegetation meeting T21 Requirements	Existing Trees	+/-200
	Existing Shrubs	+/-200

Therefore, we believe the existing vegetation meets Title 21 Landscape standards for parking lot perimeter landscaping as currently proposed.



The Boutet Company Inc.

601 East 57th Place, Suite 102
Anchorage, Alaska 99518

Main: 907.522.6776

Fax: 907.522.6779

TBCak.com

The following images show views of the existing stand of vegetation:



Image 1: Looking Northwest to Northeast.



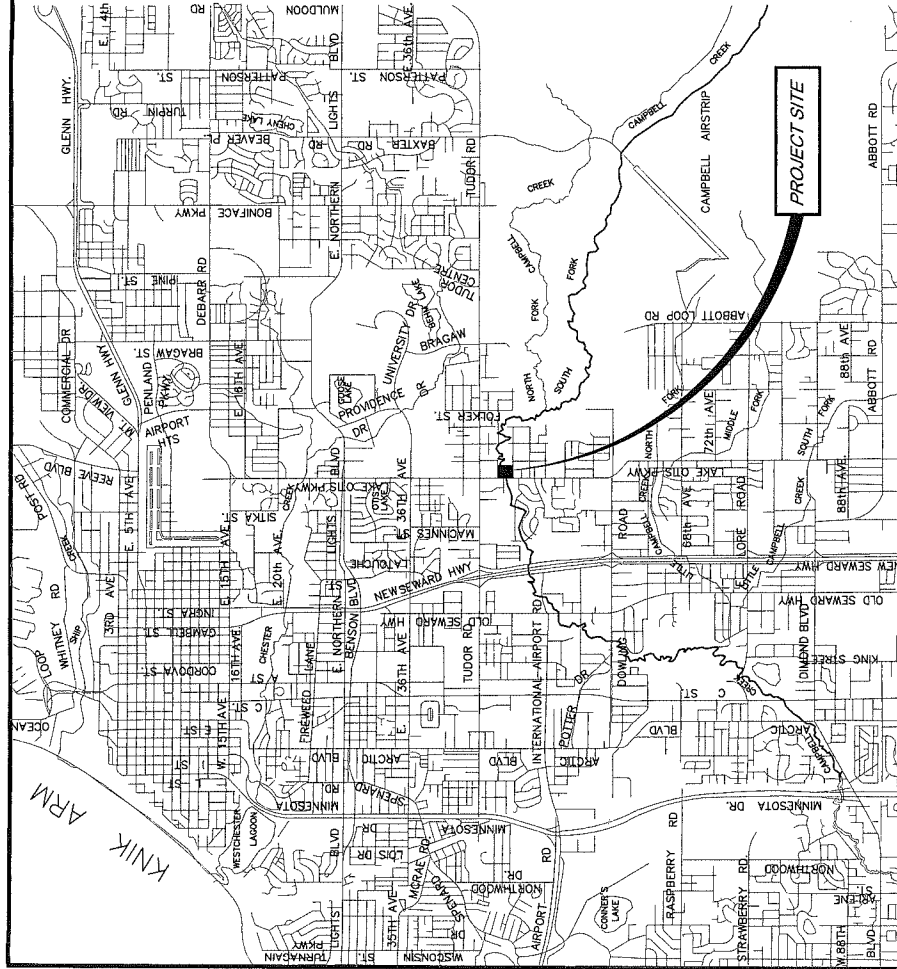
Image 2: Looking Southeast to Southwest



Image 3: Looking East at Southern edge



Image 4: Looking East across site



VERIFY SCALES
 BASE IS ONE INCH ON
 ORIGINAL DRAWING
 0 1" 1/2" 1"
 IF NOT ONE INCH ON THIS
 DRAWING, SCALE IS
 ACCORDINGLY

UNOFFICIAL
 GRAPHIC SCALE
 0 1/2 1 MILE



VICINITY MAP ANCHORAGE, ALASKA



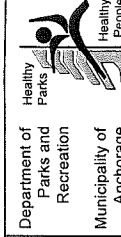
MUNICIPALITY OF ANCHORAGE PARKS AND RECREATION DEPARTMENT

2016 CAMPBELL CREEK PARK PARKING LOT IMPROVEMENTS

4645 LAKE OTIS PARKWAY
 ANCHORAGE, ALASKA 99507

- SHEET INDEX:**
- G1 COVER SHEET AND SHEET INDEX
 - G2 NOTES, ABBREVIATIONS, AND LEGEND
 - G3 SURVEY CONTROL
 - G4 DEMOLITION PLAN
 - C1 SITE PLAN
 - C2 HORIZONTAL CONTROL PLAN
 - C3 GRADING PLAN
 - C4 CROSS SECTIONS
 - C5 DETAILS
 - L1 LANDSCAPE PLAN
 - L2 LANDSCAPE DETAILS

John Rodda
 JOHN RODDA
 DIRECTOR PARKS AND RECREATION



2016 CAMPBELL CREEK PARK
 PARKING LOT IMPROVEMENTS
 4645 LAKE OTIS PARKWAY
 ANCHORAGE, AK 99507
COVER SHEET AND SHEET INDEX
 SCALE: 1" = 100' PER PLAN
 DATE: 10/10/16
 SHEET: 01 OF 11

LEGEND

- CLEANUP AND TOPSOIL:**
20. WORK AND MATERIALS REQUIRED FOR REMOVING LITTER OR DEBRIS THAT EXISTS WITHIN THE PROJECT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DEMOLITION (ON INCIDENTAL TO THE PROJECT) AND NO SEPARATE PAYMENT SHALL BE MADE.
21. CONTRACTOR SHALL RESTORE DISTURBED PROPERTY TO PRE-CONSTRUCTION CONDITION(S), UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PAYMENT FOR RESTORING DISTURBED PROPERTY SHALL BE MADE TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE, UNLESS BIDDING ITEMS ARE PROVIDED.

LEGEND

- | | |
|--|--|
| PROPERTY LINE | |
| EXISTING CONTOUR LINE | |
| PROPOSED CONTOUR LINE | |
| CLEARING AND GRUBBING LIMITS | |
| PROPOSED ASPHALT PAVEMENT | |
| PROPOSED CONCRETE | |
| PROPOSED FLOW LINE ELEVATION | |
| PROPOSED EDGE OF AC PAVEMENT ELEVATION | |
| PROPOSED TOP BACK OF CURB ELEVATION | |
| PROPOSED FINISHED GRADE ELEVATION | |
| SLOPE RATE IN PERCENT. (x) IF EXISTING | |
| PROPOSED SIGN | |
| CONCRETE PARKING BUMPER | |



EXACT LOCATION OF EXCAVATION AND BACKFILL SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

- Know what's **below.**
Call before you dig.*

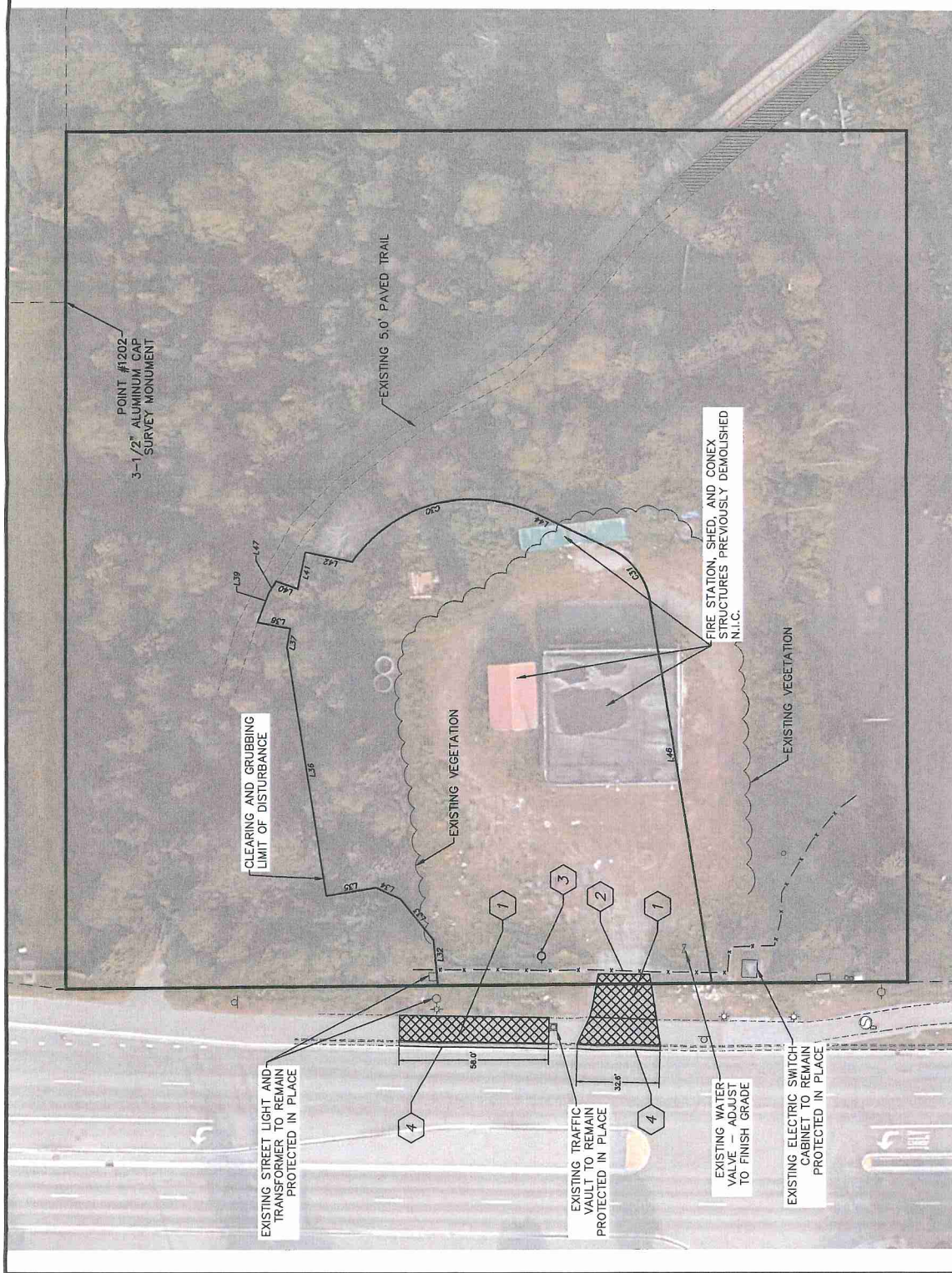
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 The Boulet Co.		Department of Parks and Recreation			Municipality of Anchorage		2016 CAMPBELL CREEK PARK PARKING LOT IMPROVEMENTS	4625 LAKE OTIS PARKWAY ANCHORAGE, AK 99507				SURVEY CONTROL
CONTRACTANT	SEAL	SCALE	NOR PER PLAN MIR PER PLAN	DATE REVISION	GRID SYSTEM	STATUS: 100% CD	SHEET	G3 of 11				

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C30	79.41	57.70	78.86	N14° 51' 09"W	73.29
C31	22.62	27.71	46.77	N51° 44' 23"E	22.00

Line #	Length	Direction
L32	17.63	S84° 42' 35.04"W
L33	20.54	S50° 40' 44.56"W
L34	10.78	S24° 50' 56.57"W
L35	19.89	S9° 11' 13.96"E
L36	69.08	S60° 44' 23.20"W
L37	7.41	S70° 47' 48.76"W
L38	13.04	S10° 51' 42.77"W
L39	12.54	N88° 48' 26.06"W
L40	5.13	N57° 19' 33.69"W
L41	8.06	N19° 04' 26.64"E
L42	14.55	N18° 04' 00.74"W
L43	19.00	N78° 20' 07.46"E
L44	34.57	N25° 09' 44.75"E
L46	152.15	N60° 45' 13.02"E



Department of
Parks and
Recreation

Municipality of
Anchorage



DESIGN	FIELD BOOKS	BM NO.	LOCATION	ELEV.	LOCAL DATA		GENERAL DATA		REMARKS	BY	REV
					DATE	TIME	DATE	TIME			
STATION					BASE	TELEPHONE	TELEPHONE	TELEPHONE			
					HYDROGRAPHY	TELEPHONE	TELEPHONE	TELEPHONE			
					ELECTRIC	TELEPHONE	TELEPHONE	TELEPHONE			
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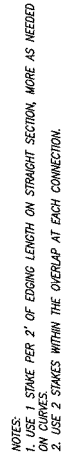
0155

QUANTITIES	QUANTITIES	QUANTITIES
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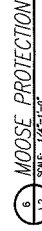
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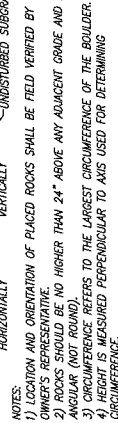
QTY.	SYMBOL	LABEL	LATIN NAME	CROWN NAME	SIZE	FINISHED	NOTES
DECIDUOUS TREES							
12		BP	BETULA PAPYRIFERA	PAPER BIRCH	2" CAL	NATIVE TRANSPARENT	SINGLE STEW
STRIPS							
20	⊙	AA	AMEZANCHER GLOSSY MIMULUS REGENT	SEMPERBERRY	36" HT.	POTTED	
42		RA	ROSA ACULARIS	PICCOLI ROSE	24" HT.	POTTED	
PERENNIALS							
47		IS	IRIS SETOSA	IRIS	18 O.C.	1 GAL POT	TRIANGULAR SPACING



L2 SOLVE: $1 - 1/2^2 = 1 - 0^2$



A	12 FT.	4'
B	9 FT.	3'

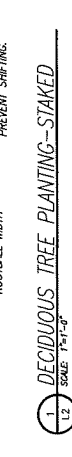


L2 SCALE: 1"=1'-0"

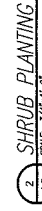


Diagram illustrating the components and dimensions of a tree pit:

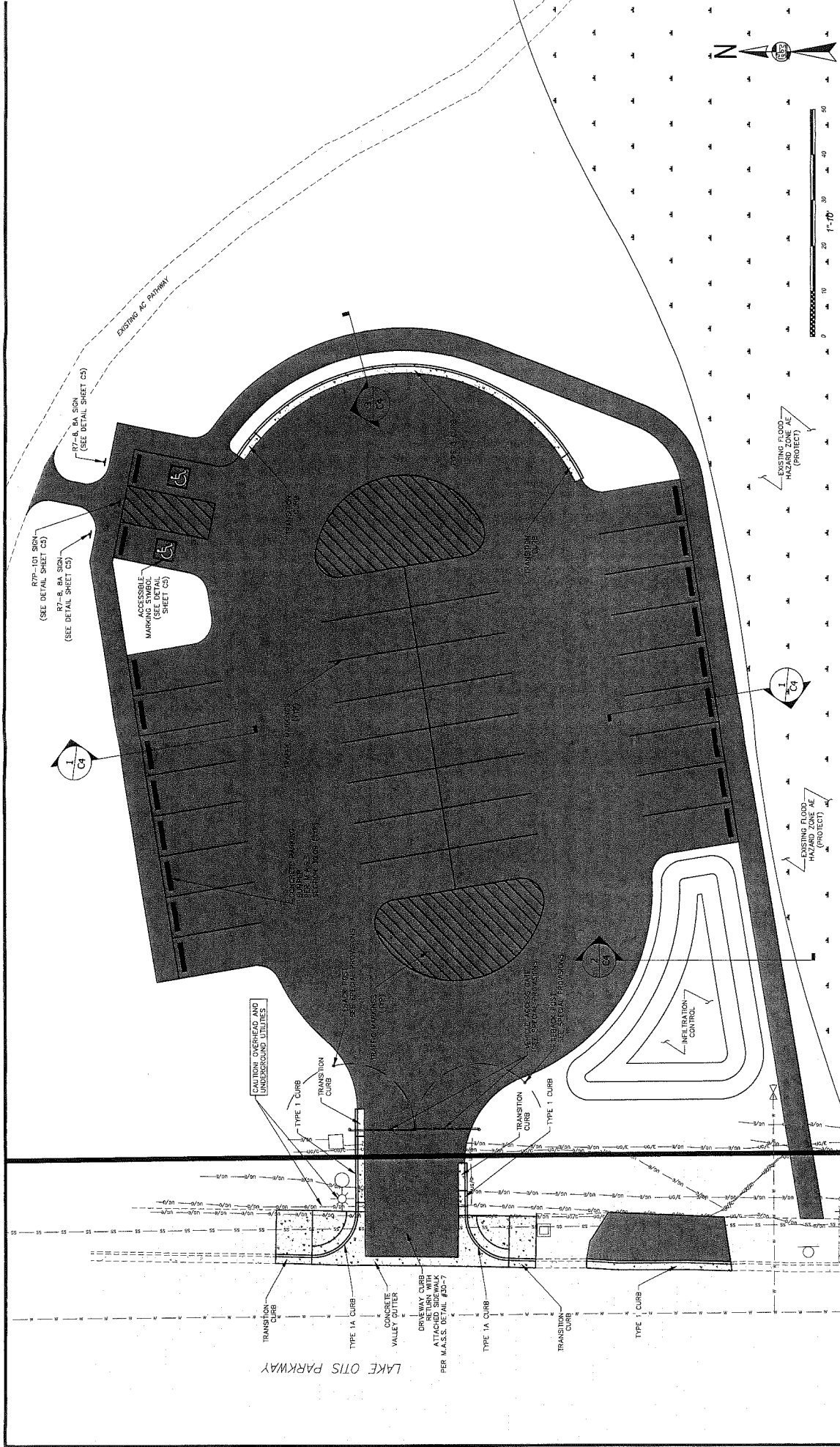
- WOOD STAKES, 2x4x6, ROUND TOP EDGES, EMBED AROUND TOP EDGES OF ROOFTOP BASE.
- DO NOT PUT FEET OR PRESSURE ON ROOFTOP BASE IF DAMAGED BY INSTALLATION.
- PLACE ROOFTOP ON UN-EVACUATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.
- DEPTH VARIES DEPENDING ON ROOFTOP SIZE.
- TAMP SOIL AROUND ROOFTOP BASE FIRMLY WITH FOOT PRESSURE TO PREVENT SETTLEMENT.
- MIN. DIAMETER OF PIT = 1' MIN. DIAMETER OF ROOFTOP + 1' MIN.
- SLOPE AND SCARY SIDES OF PLANT PIT.
- THOROUGHLY WATER PREPARED TOPSOIL WHILE BACKFILLING TO PREVENT SETTLEMENT. DO NOT FERTILIZE AT TIME OF INSTALLATION.



L2 SCALE $\hat{r} = 1.0^{\circ}$



																													
Department of Parks and Recreation Municipality of Anchorage										Healthy Parks Healthy People										UNIVERSITY OF ANCHORAGE									
2016 CAMPBELL CREEK PARK PARKING LOT IMPROVEMENTS										4445 LAKE OTIS PARKWAY LANDSCAPE DETAILS										2016 CAMPBELL CREEK PARK PARKING LOT IMPROVEMENTS									
SCALE: 1" = 10' PER PLAN SCALE: 1/8" = 1' FOR ELEVATION										DATE: 08/08/2016 STATUS: 100% CD										DATE: 08/08/2016 STATUS: 100% CD									
SHEET 1.2										SHEET 1.2										SHEET 1.2									



2016 CAMPBELL CREEK PARK
PARKING LOT IMPROVEMENTS

4443 LAKE OTIS PARKWAY
ANCHORAGE, AK 99507

SITE PLAN

NO. REV. PER PLAN
SCALE: 1" = 40'

SHEET 11

SEAL

CONSULTANT

The Boulet Co.

REVISIONS

NO.	REV.	DATE	DESCRIPTION
1	1		

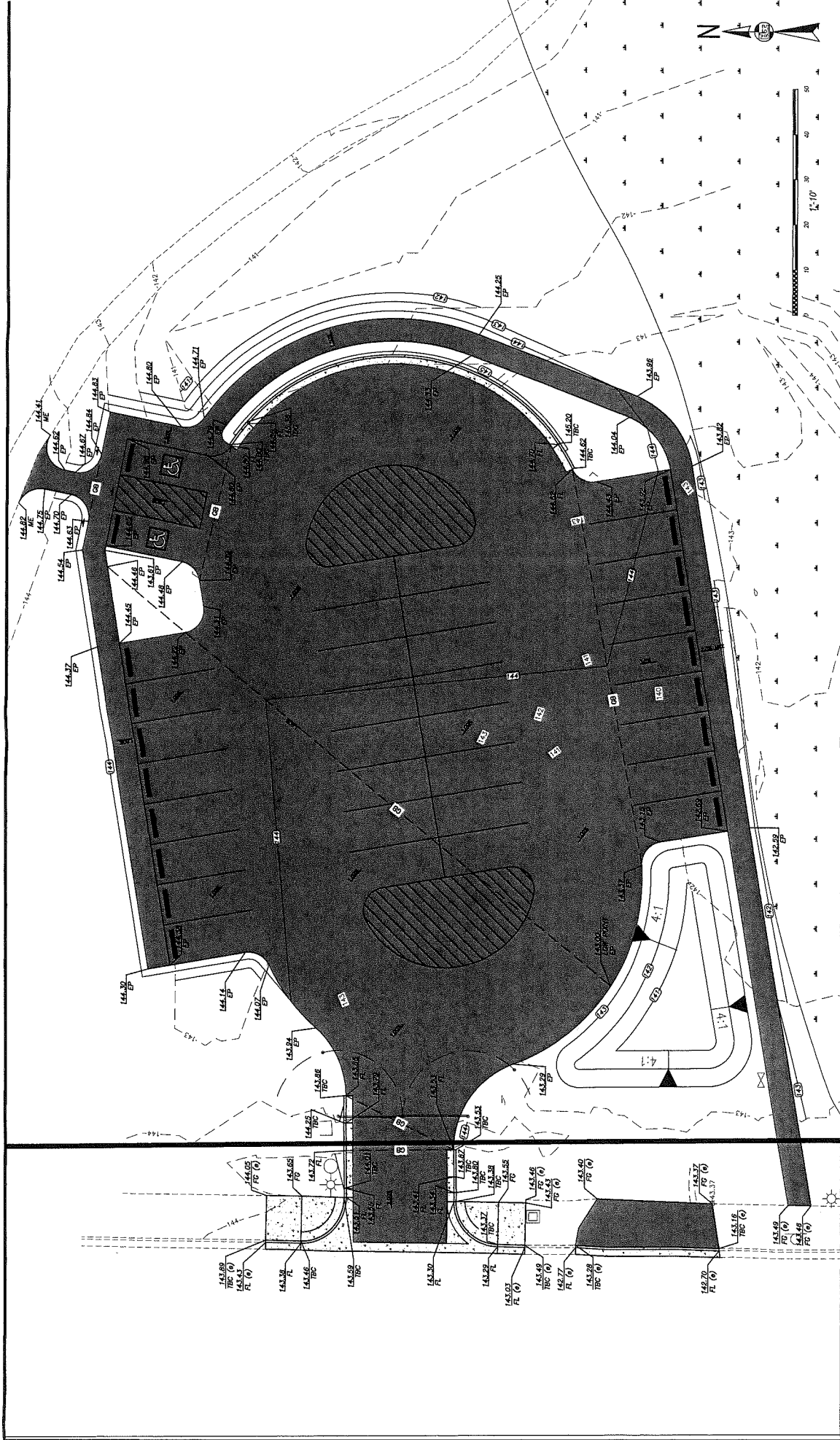
PLAN CHECK

FIELD BOOKS

NO.	REV.	DATE	DESCRIPTION
1	1		

CONSTRUCTION RECORD

NO.	REV.	DATE	DESCRIPTION
1	1		



**2016 CAMPBELL CREEK PARK
PARKING LOT IMPROVEMENTS**

4665 LANE OTIS PARKWAY
ANCHORAGE, ALASKA 99507

GRADING PLAN

DATE: 05/24/2016
SCALE: 1"=10'

NO. 108
SHEET 11

DATE: 05/24/2016
SHEET 11

NO. 108
SHEET 11

CITY OF ANCHORAGE

Healthy Parks
and Recreation

Municipality of
Anchorage

THE BOULET CO.

CONSULTANT

SEAL

REVISIONS

REV.	DATE	DESCRIPTION	BY	REV.
1	05/24/2016	ISSUED FOR PERMIT	MM	1
2	05/24/2016	ISSUED FOR CONSTRUCTION	MM	2

DATA	DATE	DESCRIPTION	BY	REV.
PROFILES	05/24/2016	PROFILES	MM	1
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	2
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	3
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	4
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	5
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	6
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	7
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	8
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	9
TRAFFIC SIGNAL	05/24/2016	TRAFFIC SIGNAL	MM	10

