PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
ADMINISTRATIVE SITE PLAN REVIEW

DATE	November 14, 2017
CASE NO:	2017-0122
APPLICANT:	Ridge Equipment, LLC
REPRESENTATIVE:	Brandon Marcott, Triad Engineering
REQUEST:	Administrative site plan review for a Land Reclamation Use in the I-2 (Heavy Industrial) District in accordance with AMC 21.05.060E.5
TITLE 21 CODE CITATION:	Title 21 – Land Use Planning, 21.05.060E.5
LOCATION:	On the west side of C Street and the south side of West 92nd Avenue
COMMUNITY COUNCIL:	Bayshore-Klatt
TAX I.D. NUMBERS:	016-291-20
GRID:	SW2430

RECOMMENDATION SUMMARY:

APPROVAL with conditions.

SITE

Area:	± 4.63 acres
Vegetation:	Western 2/3's of site impacted by Type B wetlands
Zoning:	I-2 Heavy Industrial District
Topography:	Relatively level
Existing Use:	Undeveloped
Utilities:	Public water and sanitary sewer located in W. 92nd Ave.

COMPREHENSIVE PLAN

Classification: General Industrial per the *Anchorage 2040 Land Use Plan Map* (AO 2017-116).

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-5	I-1	I-2	R-1
Land Use:	Single-family residential	Industrial	Vacant	Laurel Acres Subdivision - undeveloped

PROPOSAL

The petitioner is requesting an administrative site plan approval for a land reclamation. The purpose of the land reclamation activity is to develop a site pad for a future development. Approximately 52,000 cubic yards of organic peat will be taken off-site and replaced with ±80,000 cubic yards of material to bring the pad to a finished grade elevation of approximately 88 feet. An application for a fill and grade permit has been submitted to Building Safety.

AGENCY AND PUBLIC COMMENTS

There were no significant agency or public comments.

FINDINGS

AMC 21.03.180F. Approval Criteria. An application for administrative or major site plan review shall be approved upon finding that the site plan meets all of the following criteria:

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 standard is met.

   The proposed land reclamation activity will be located within Lot 5, Remnant, Section 18, T12N, R3W. Currently, the parcel is subject to two zoning districts: I-2 (Heavy Industrial) district and R-2M (Mixed Residential) district. The north 120 feet of the parcel is pending Assembly approval of a rezone petition to I-2.

   The parcel is classified as General Industrial district per the *Anchorage 2040 Land Use Plan Map* (AO 2017-116). The proposed use of the land reclamation is consistent with the current zoning designation of the parcel.

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;

The standard is met at this time.

The land reclamation activity proposed for this site is consistent with the intent of the I-2 (Heavy Industrial) district; and is in accordance with AMC 21.04.030C.1. that states:

> "The I-2 (Heavy Industrial) district is intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage resource extraction and processing, and other related uses. Some commercial uses that support or are compatible with industrial uses, are also permitted or conditionally allowed. Non-industrial uses are more limited than in other districts, to prevent land use and traffic conflicts, retain a preserve of activities that is supportive of industrial establishments, and conflicts, retain a preserve of industrial establishments, and to maintain and protect the supply of land within the municipality. This district is applied to areas designated as industrial/industrial reserve by the comprehensive plan."

The reclamation site is located at the southeast corner of the West 92nd Avenue and C Street intersection. At this location, the *Official Streets and Highways Plan* designates C Street a Class IIIA Major Arterial experiencing over 20,000 average daily traffic (ADT) and West 92nd Avenue is a Class II Minor Arterial experiencing 10,000-20,000 ADT.

AMC 21.05.060E.5 contains the use-specific standards for a land reclamation operation, including the need to complete the land reclamation operation within one year. The applicant's narrative indicates the land reclamation operations will be complete within one year.

In order to achieve compliance with all use-specific standards, the applicant must provide a site plan which meets the standards of AMC 21.05.060E.5.b.ii. The site plan provided generally meets all applicable requirements.

This plan is in accordance with AMC 21.06.020B Table of Dimensional Standards: Commercial and Industrial Districts.

The landscaping requirements of AMC 21.07 will be reviewed with the development of the site.

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;**

The standard is met.

a. **A site plan was submitted showing:**

Drainage: Sheet C2 indicates drainage arrows to an onsite retention pond. Drainage will be directed away from the future building footprint.

Existing and proposed topographical contours (ten-foot contour): Sheet C1.0 in Appendix A shows one-foot contours.

Water table information: A geotechnical investigation was completed by Northern Geotechnical Engineering in February 2017. Borings indicate that the water table is between 13 to 16.5 feet below existing grade.

Points of vehicular access to the site**:** The site will retain its existing access from West 92nd Avenue via West Dimond Boulevard.

b. An erosion and sediment control plan.

A Storm Water Pollution Prevention Plan (SWPPP), addressing erosion and sediment control, will be submitted with the required Fill and Grade Permit. Fill and cut activities shall not begin prior to approval the SWPPP.

c. A description of the soil types encountered on the site.

The following is a description of the subsurface soil conditions of the site obtained from the" report prepared by Restoration Science & Engineering, June 20, 2017:

> *The project site is generally overlain by a thin (less than one foot thick) layer of forest duff (in the uplands) and marshy vegetation (in the wetlands). The forest duff is underlain by a layer of peat to approximately 5.5 to 9 feet bgs. Beneath the peat we observed a layer of silt with variable sand tent to depths of 8.5 to 15 feet bgs. In some of the test pits (TP-1, TP-2, and TP-3) we observed a layer of silty gravel with sand to gravel with sand below the silt layer beginning approximately 8.5 to 11 feet bgs and extending to the bottom of the explorations. The groundwater table was not observed during our explorations. However, perched water was observed seeping into the test pits from the peat layer at approximately 3 to 4.5 feet bgs.*

D. A landscaping plan for the period of the land reclamation operations and for final restoration of the site.

As soon as fill and grade activities are complete the building construction will begin. A Landscape Plan for the final use of the site will be provided with the building permit.

Property adjoining the east petition site boundary is zoned R-1 and is developed with a single-family residential subdivision.

In accordance with Table 21.07-2 Minimum Site Perimeter Landscaping, L2 buffer landscaping will be required along the east petition site boundary. The buffer landscape specifications include a minimum average planting bed width of 15 feet, with minimum width at any point not less than 10 feet; installation of 2 trees and 6 shrubs per 20 linear feet with a minimum of at least one-half of the trees to be coniferous. The landscaping plan shown on Sheet L1 provides information on the proposed landscaping. However, the landscaping plan does not meet the requirements of AMC 21.07.080C.2.a-I that requires:

- A plan scale not smaller than one inch equals 30 feet;
- The common and scientific name for each plat type or ground cover to be used;

- The plan locations and sizes in accordance with the sizing standards of the American Standard for Nursery Stock;
- The locations and areas where existing native vegetation is being used to fulfill the requirement;
- Location of buildings, walkways, vehicular circulation, retaining walls, and fences;
- Topography expressed in contours or spot elevations, shall be identified on plans;
- All drainage features to include swales: biofiltration swales, drainage basins, snow storage and disposal area, and any inlets for storm drains shall be identified;
- Existing and proposed utility elements;
- Planting details;
- North arrow and scale shall be included.

E. A security plan to prevent casual access.

The site will be operated as a construction site with control/security implements as needed during construction operations.

F. Proposed hours of operation.

Hours of operation will between 6:00 AM to 10:00 PM, Monday through Saturday. Any work scheduled outside these hours of operation will require a noise permit per AMC 15.07.070.

G. Description of the land reclamation and processing operations proposed for the site.

To create a structural pad, organic peat will be excavated to competent in situ materials and will be replaced with structural, non-organic material capable of achieving 95% compaction. The operation will be monitored by a qualified geotechnical testing company that will provide: a bottom of hole inspection; testing/inspection of fill replacement to ensure 95% compaction; and coordinated inspection of the backfill process in conjunction with the Civil Engineer.

Organic rich soils removed from the site are planned to be taken to the Sand Lake pit via 92nd Avenue, to C Street, to Dimond Boulevard, to Sand Lake Road. Material brought to the site will be from an approved construction operation allowed to export material under permit.

H. Projected traffic counts.

An estimated 4,700 truckloads will be hauled to and from the site over a five month period.

I. Estimate of the quantity of material to be imported to the site and timetable.

The peat surface was analyzed against the existing ground surface to provide a total cut volume of organics of roughly 51,723 cubic yards. Likewise, the peat surface was analyzed against the proposed finished grade surface to provide a total fill volume of roughly 79,737 cubic yards. The excavation and fill operation is planned to be completed in one year.

J. Statement of types of materials that will be accepted at the site.

Fill materials will be non-organic soils free of deleterious materials and capable of compaction to 95% maximum density.

K. Such materials as the director may require by regulation pursuant to AMC chapter 3.40.

Acknowledged.

iii. The site plan and erosion and sediment control plan required in subsection ii. above shall be subject to review and approval for drainage, erosion and sedimentation control; for conformance with the *208 Areawide Water Quality Management Plan*; and for compliance with generally accepted south engineering principles.

The SWPPP has been submitted for review with the Fill and Grade permit associated with this development. Construction will not begin until the SWPPP has been approved.

iv. A building or land use permit is required for land reclamation.

Fill and grade permit C17-1231 has been submitted and is pending approval based on this administrative site plan review.

DEPARTMENT DECISION

The Department APPROVES the Site Plan, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the approved administrative site plan, narrative, and plans submitted to the Planning Division, unless otherwise amended to satisfy the approval conditions.
2. A notice of zoning action and final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Department.
3. All land reclamation operations shall be complete within one year of the approval of the proposed site plan.
4. Revise the site plan to show L2 landscaping along the east boundary of the petition site that adjoins an R-1 single-family residential subdivision.
5. Submit a landscaping plan that meets the requirements of AMC 21.07.080C.2.a-i.

Reviewed by:

Hal H. Hart, AICP
Director

Prepared by:

Margaret O'Brien
Senior Planner

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) Ridge Equipment LLC	Name (last name first) Brandon Marcott
Mailing Address 9600 Vanguard Drive	Mailing Address 1300 E 68th Ave, Suite 210
Anchorage, AK., 99507	Anchorage, AK 99518
Contact Phone – Day Evening 907-222-7518	Contact Phone – Day Evening 907-561-6537
Fax	Fax
E-mail Drew@ridgecontracting.org	E-mail brandonmarcott@triadak.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): 016-291-20-000

Site Street Address:

Current legal description: (use additional sheet if necessary)
T12N, R3W, Sec 18, Lot 5 Remnant

Zoning: I-2	Acreage: 4.63	Grid #: SW2430	Underlying plat #:

SITE PLAN APPROVAL REQUESTED

Use:
Pad Construction

☒ 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.

Signature ☐ Owner ☒ Representative (Representatives must provide written proof of authorization) Date 8-24-17

Brandon Marcott
Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:
FM	NA	$1,765.00	2017-0122

ASPR (Rev. 11/13) Front – "NEW" CODE

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 Major Elements – site is within or abuts:

☐ 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

☐ 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: 2017-0070
☐ 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 Clearing Permit C17-1071, Fill & Grade Permit C17-1231
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS

1 copy required:
☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8 ½" by 11" copy of site plan/building plans submittal

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

(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)

The Planning Director may only approve a site plan if the director finds that **all** of the following standards are satisfied. 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.

TRIAD
ENGINEERING

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907-561-6537

September 11th, 2017

Land Reclamation Narrative for
92nd Ave & C Street

Project Description
Triad Engineering, on behalf of the property owner Ridge Contracting Inc., is requesting an approval of an administrative site plan review application for reclamation per Section 21.05.060E.5 of AMC. The proposed project is a 4.63 acre, I2 zoned lot located in the southwest quadrant of the intersection of C Street and 92nd Avenue in Anchorage, Alaska. The site's legal description is T12N R3W SEC 18 LT 5 REM. The intent of this development is to construct a gravel pad for further development in the future. Construction of the gravel pad requires the excavation of roughly 52,000 cubic yards of organic peat to be removed and taken off-site. This excavation will subsequently be filled with roughly 80,000 cubic yards of material to bring the pad to a finished grade elevation of approximately 88. A fill and grade permit to remove and replace the peat with usable material has already been submitted to the Municipality.

The majority of the parcel is zoned I2. The northern portion, currently zoned R2M, is pending rezone approval to I2 by the Assembly pursuant to the conditions set forth in PZC Case No 2017-0070. Adjacent properties to the west, east and south are also zoned I2. Property to the north, across 92nd Avenue, is zoned R5.

Planning Objectives
Per 21.05.060E.5 of AMC, this request for administrative site plan review is required because the estimated quantities discussed above exceed the minimum 5,000 cubic yard limit that defines the operation of Land Reclamation. Approval of this application is necessary in order to receive the fill and grade permit required to begin construction.

Site Plan Review Standards Per 21.03.180 F. Approval Criteria

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 site plan is consistent with the current I2 zoning as well as the recent rezone PZC approval to I2 (heavy industrial use).

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.**
   The site plan is in compliance with the applicable standards.

   21.04.050.C I-2 Heavy Industrial District
   2. District Specific Standards

a. **I-2 zoned lands along the C Street corridor right-of-way south of 100th Avenue, which are located in the "interim existing allowed use area" depicted in the "interim existing allowed use area" map, shall remain, with regard to what uses are allowed, subject to the Title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013, until the updated Anchorage Bowl Land Use Plan Map or an area-specific land use plan is adopted which reclassifies areas which are appropriate for rezoning to a commercial district.**
Not applicable.

b. **I-2 zoned lands along the C Street corridor right-of-way north of 100th Avenue, which are located in the "interim existing allowed use area" depicted in the "interim existing allowed use area" map, shall remain, with regard to what uses are allowed, subject to the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013 until a Planned Community District rezone is completed for the area or until December 31, 2019. In the event that no permits for Phase 1 development of the Planned Community Development have been obtained by that date, the area shall revert to a zoning of I-2, as defined in New Title 21.**
Not applicable.

c. **Notwithstanding the allowed uses in the I-2 district in Table 21.05-1, all commercial and community uses that are permitted in the I-1 district in Table 21.05-1 shall also be permitted in the I-2 district, by the same approval method, until the updated Anchorage Bowl Land Use Plan Map or an area-specific land use plan is adopted which examines industrial land use designations.**
Not applicable to the land reclamation process.

21.05.060.E.5 Land Reclamation

a. **Definition**
An operation engaged primarily in increasing land-use capability by changing the land's character or environment through fill or regarding. Land use reclamation shall include only operations at a scale involving 5,000 cubic yards or more of fill material. Site preparation as part of the development of a subdivision under a subdivision agreement is not included.
The proposed fill and grade plans illustrate an operation involving more than 5,000 cubic yards of fill material. This meets the definition of land reclamation.

b. **Use-Specific Standards**
   i. **If the land reclamation operation will be completed within one year, the review and approval procedure shall be an administrative site plan review. If the operation will continue for more than one year, the review and approval procedure shall be the conditional use process. If an operation was approved under the administrative site plan review process but is not completed within one year, the operator must then apply for a conditional use permit.**
   The operation will be completed within one year.

   ii. **In addition to the submittal requirements in the user's guide, an applicant for a land reclamation use shall submit the following:**

A. **A site plan showing:**
   1. **Drainage.**
      Sheet C2 of the plan set shows drainage arrows directing water to an onsite retention pond.
   2. **Existing and proposed topographical contours (ten-foot contour).**
      Sheet C2 of the plan set shows one foot contours.
   3. **Water table information.**
      A geotechnical investigation was completed by Northern Geotechnical Engineering in February of 2017. Results of the investigation showed that no ground water table was encountered. Soils logs are shown on sheet C3 of the plan set.
   4. **Points of vehicular access to the site.**
      Access to the site is provided at the NW corner directly off of 92nd Avenue.

B. **An erosion and sediment control plan.**
   A storm water pollution prevention plan (SWPPP) has been submitted with the fill and grade permit. The SWPPP addresses erosion and sediment control.

C. **A description of the soils types encountered on the site.**
   The following description is taken from NGE's report from February 2017
   The project site is generally overlain by a thin (less than one foot thick) layer of forest duff (in the uplands) and marshy vegetation (in the wetlands). The forest duff is underlain by a layer of peat to approximately 5.5 to 9 feet bgs. Beneath the peat we observed a layer of silt with variable sand content to depths of 8.5 to 15 feet bgs. In some of the test pits (TP-1, TP-2, and TP-3) we observed a layer of silty gravel with sand to gravel with sand below the silt layer beginning approximately 8.5 to 11 feet bgs and extending to the bottom of the explorations. The groundwater table was not observed during our explorations. However, perched water was observed seeping into the test pits from the peat layer at approximately 3 to 4.5 feet bgs.

D. **A landscaping plan for the period of the land reclamation operations and for final restoration of the site.**
   A landscaping plan is included with the plan set. As soon as construction activities are completed the site will be stabilized in accordance with the SWPPP.

E. **A security plan to prevent casual trespass.**
   The site will be operated as a construction site with control/security implemented as needed during construction operations.

F. **Proposed hours of operation.**
   Hours of operation will be between 6:00 AM to 10:00 PM, Monday through Saturday. Any work scheduled to occur outside these hours of operation will require a noise permit per AMC 15.07.070.

G. **A description of the land reclamation and processing operations proposed for the site.**
   The land reclamation operation will create a structural pad suitable for future building construction. This process involves excavating and removing the existing organic peat down to competent in situ materials. These excavated soils will be replaced with structural, non-organic material capable of achieving 95% compaction. This operation will be closely monitored by a qualified geotechnical testing company that will provide at minimum; a bottom of hole inspection upon reaching the limits of organic soils, testing/inspection of fill placement to ensure 95% compaction, and coordinated inspection of the backfill process in conjunction with the Civil Engineer. Organic rich soils removed from the site are planned to be taken to Sand

Lake Pit via 92nd Avenue, to C Street, to Dimond Boulevard, to Sand Lake Road. Material hauled to the project site will be from an approved construction operation allowed to export material under their permit. Material hauled to the site will be via the Dimond Boulevard or O'Malley Road/Minnesota Drive corridor, to C Street, to 92nd Avenue to the project site.

H. **Projected traffic counts for each point of vehicular access to the site.**
Approximately 4,700 truck loads will be hauled to and from the site over a five month period.

I. **An estimate of the quantity of material to be imported to the site and timetable, with supporting calculation conforming to generally accepted engineering principles.**
The program AutoCAD Civil3D was used to create a surface elevation representing the estimated bottom of peat. This peat surface was analyzed against the existing ground surface to provide a total cut volume of organics of roughly 51,723 cubic yards. Likewise, the peat surface was analyzed against the proposed finished grade surface to provide a total fill volume of roughly 79,737 cubic yards. A cut/fill summary is provided on sheet C2 of the plan set.

J. **A statement of the types of materials which will be accepted at the site.**
Fill materials will consist of non-organic soils free of deleterious materials and capable of compaction to 95% maximum density.

K. **Such materials as the director may require by regulation pursuant to AMC chapter 3.40.**
Acknowledged.

iii. **The site plan and erosion and sediment control plan required in subsection ii. above shall be subject to review and approval for drainage, erosion and sedimentation control; for conformance with the *208 Areawide Water Quality Management Plan*; and for compliance with generally accepted sound engineering principles.**
As previously addressed, the SWPPP has been submitted for review with the Fill and Grade permit associated with this development. Construction will not begin until the SWPPP has been approved.

iv. **A building or land use permit is required for land reclamation.**
Fill and grade permit C17-1231 has been submitted and is pending approval based on this administrative site plan review.

v. **In addition to the conditional use standards of approval at 21.03.080D., the planning and zoning commission may approve a land reclamation use only if the commission finds that the use also meets the following standards;**

A. **Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free. Where access roads intersect arterials, suitable traffic controls shall be established.**
Proposed access is addressed per item 21.05.060.E.5.ii.G above. 92nd Avenue is classified as a minor arterial road that provides access to residential homes (R-5 district) immediately adjacent to the north side of 92nd Avenue. Truck access is limited to the short section of 92nd Ave that immediately abuts C Street such that truck traffic along the residential homes to the north is limited to the maximum extent possible. The SWPPP that has been submitted with the Fill and Grade permit addresses street sweeping during hauling activities.

B. **The site will not accept materials that are hazardous or flammable.**
Acknowledged.

C. **The site will not accept junk as defined in chapter 21.14.**
Acknowledged.

D. **The site will not accept soils contaminated with petroleum products or byproducts.**

Acknowledged.

E. **The reclamation operations will not pose a hazard to the public health and safety.**
Acknowledged. The land reclamation process will follow standard construction practices and safety standards.

F. **The reclamation operations will not generate noise, dust, surface water runoff, groundwater pollution, or traffic that will unduly impact surrounding land uses.**
The land reclamation process will abide by Municipal ordinances regarding noise and hours of operations. The SWPPP identifies Best Management Practices (BMPs) to address erosion and sediment control.

G. **The restoration plan for the site ensures that, after reclamation operations cease, the site will be left in a safe, stable, and aesthetically acceptable condition.**
Once the land reclamation process is complete the ground will be stabilized in accordance with the SWPPP and the proposed landscaping will be installed.

H. **The proposed use meets such additional standards for land reclamation conditional uses as the director may establish by regulation pursuant to AMC chapter 3.40.**
Acknowledged.

vi. **The planning and zoning commission may attach such conditions to the approval of the land reclamation conditional use as it finds are necessary to mitigate potential negative impacts on adjacent uses.**
Acknowledged.

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.**
Upon completion, the land reclamation process will create a level, gravel pad suitable for future development. Increased traffic and noise levels will be generated during the construction process, however these will be temporary in nature and experienced during acceptable times of the day.

4. **The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.**
Anchorage 2020 Plan - Policy #26 Key industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes.
Land reclamation is consistent with industrial use. The completed gravel pad will be able to be further developed under the industrial use designation. Permitting land reclamation at this location will maintain Policy #26 established in the Anchorage 2020 Plan.

Submitted by:

TRIAD ENGINEERING

Brandon Marcott, P.E.

WMS Archive File Name: 17C+92nd

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 # 016291120
- 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:

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

_____ **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.
*New or additional mapping **IS NOT REQUIRED**.**

_____ 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:** 8/24/17

TRIAD ENGINEERING

PHYSICAL
1300 E. 68th Ave., Suite 210
Anchorage, AK 99518

MAILING
P.O. Box 110890
Anchorage, AK 99511

OFFICE
907-561-6537

Letter of Authorization

Date: 8/25/2017

Current Project Legal: U.S. Govt. Lot 5, Section 18, T.12N., R.3W., Seward Meridian, Alaska

Proposed Legal: Same

Type of Authorization: Land Reclamation Application

Statement:

I hereby authorize Triad Engineering to represent me in the Municipality of Anchorage Land Reclamation Application of the above described property.

Thank you,

Managing Member

Ridge Equipment LLC: 9-5-17

Preliminary Determination of Wetlands & Waters

MOA Parcel 016-291-20-000

Grid SW2430
SEC 18, T12N, R3W, SM; LT 5 REM
N 61.136° W 149.886° (NAD83)

Prepared for

RIDGE EQUIPMENT LLC
9600 Vanguard Drive
Anchorage AK 99507

June 20, 2017

Prepared by

Restoration Science & Engineering, LLC
911 West 8th Ave.
Suite 100
Anchorage, Alaska 99501

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Introduction

This report summarizes a revised delineation of wetlands and waters performed by Pat Athey of Restoration Science and Engineering, LLC at a property located within the Campbell Creek watershed (HUC 1902040106) in Anchorage, Alaska. The property is described as MOA Parcel 016-291-20-000 (Grid SW2430); SEC 18, T12N, R3W, SM; LT 5 REM; N 61.136° W 149.886° (NAD83). The location is at the southwest corner of C Street and 92nd Avenue in the south part of Anchorage. The site is accessed from downtown Anchorage by travelling south on "C" Street southbound to 92nd Avenue. The property is located at the southwest corner.

This report includes figures, data, and photos taken during the inspection. The figures are provided in Attachment 1, and include the following:

Figure 1 – Site Location
Figure 2 – Potential Wetlands and Waters
Figure 3 – MOA, NWI, and NRCS Soil Mapping - Area
Figure 4 –MOA, NWI, and NRCS Soil Mapping - Site

Wetland data forms for the determination points are provided in Attachment 2. Selected photos of the property are provided in Attachment 3.

Methods

The property was inspected by Pat Athey on June 15 and 16, 2017, which is within the growing season in southcentral Alaska.

Determination of wetlands and the boundaries of wetlands with non-wetlands were based on the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region (Version 2.0) dated September 2007 and the 1987 Corps of Engineers Wetland Delineation Manual. The primary tasks for the work included: 1) a review of existing maps and ecological data, 2) field inspection of the site and observations reported from geotechnical test pits to estimate the presence or absence of wetlands, 3) mapping of aquatic resources that are found including streams, ponds, and wetlands, and 4) field delineation of the estimated boundaries separating wetlands and uplands. Due to the snow cover and frozen soil, the field tasks were reduced and information about the soil and hydrology were limited to observations of geotechnical test pits.

Existing data that was reviewed as part of this work included, USGS Topographic Maps, Municipality of Anchorage Wetland Atlas data, National Wetlands Inventory (NWI) data, and NRCS *Soil Survey of Anchorage, Alaska*. Geographic data with high-resolution imagery and topographic data for Anchorage were used to prepare GIS maps for reviewing the data prior to the field inspection.

The methodology used for delineating wetlands is known as the triple parameter approach as described in the Alaska Regional Supplement. The premise of this approach is that the three essential characteristics of wetlands: hydrophytic (a term meaning *water-loving*) vegetation, hydric soils, and wetland hydrology must all be present to have a positive wetland determination. These methods were used to achieve accurate characterization of the wetland community at specific

observation points and to correlate the findings with existing aerial imagery and ground conditions to identify boundary points in the field. The determination points were numbered sequentially (e.g., "DP-1") for tracking on wetland determination data forms published in the Alaska Regional Manual.

Soils were evaluated by digging test pits approximately 20-inches in depth and removing an intact soil profile for inspection and documenting with photos. Inspections were made immediately upon removal of the soil profile from the ground as color and saturation changes may occur rapidly when exposed to the air. Correlation of the inspected soil profiles with published soil surveys by NRCS were evaluated. Soils were evaluated for hydric indicators by digging test pits and comparing the soil to the listed indicators provided in the Regional Guidance document. Soil colors were evaluated with a Munsell Soil Color Chart (Kollmogren, 1990) or a Globe Soil Color Book (Visual Color Systems) for soil matrix and redox colors along with comparison with listed hydric soil indicators in the Regional Manual, including histic soils, the presence of hydrogen sulfide, gleyed (depleted) soil color, redoximorphic characters, and other indications of prolonged soil saturation during the growing season.

Water must be present for wetlands to exist; however, it does not need to be present throughout the entire year. Wetland hydrology is present when there is permanent or periodic inundation or soil saturation for a significant period during the growing season, which is specified as two weeks or more by Alaska Regional Guidance. Indicators of wetland hydrology include areas of ponding or soil saturation, evidence of previous water inundation such as dry algae on bare soil, watermarks on soils or leaves, and drainage patterns among others. Where positive indicators are observed, it is assumed that wetland hydrology occurs for a significant period of the growing season. Shallow soil pits were not possible due to the frozen conditions and hydrology inspections were limited to the deeper geotechnical test pit observations.

The regional climate data from the Anchorage National Weather Service office was reviewed for the cumulative precipitation for the period of the inspection to evaluate whether normal conditions were present. In cases of extreme low or high cumulative precipitation compared to historical averages, the potential impact to the evaluation of wetland hydrology is an important consideration in wetland determination.

Dominant plant species were characterized in an approximately 30-foot diameter circle centered at the soil pit. Within this circle, the total live aerial cover of each plant species was estimated visually. The vegetation cover of each species and its assigned wetland indicator status were used to calculate indices of hydrophytic vegetation as provided in the Wetland Data Forms. Plant species were identified using regional plant guides, including Collet (2002), Dickenson (1999), Hulten (1968), Johnson, et al. (1995), Pratt (1989), Tande and Lipkin (2003), Viereck and Little (1972), among others. Plant species names used on data forms followed the nomenclature of Lichvar (2012) which also provides the wetland indicator status of the plants.

Determination points (DPs) were flagged with a short piece of lime green flagging. Wetland boundary points, if present, were flagged in the field with pink flagging with a running "Wetland Delineation" printed in black letters and marked in the field with a unique identifier (e.g., A-1, B-2,

etc.) and the GPS waypoint number. The geographic coordinates of wetland Determination Points, wetland boundaries, and other features were recorded in the field with a handheld GPS unit.

Findings

Potential jurisdictional wetlands were identified on the property as indicated in Figure 2, which shows that nearly the entire property is wetland, with the slightly-elevated road prism of the C Street corridor determined as uplands. There is a consistent high water table within 12-inches of the surface throughout the site west of the mapped wetland boundary along the eastern property line. The presence of this water table in mid-June provides strong evidence that wetland hydrology has been consistent for more than two weeks of the growing season, which began more than four weeks prior and is likely to persist for several weeks or more. Table 1 summarizes the results of determination point data.

Conditions during the inspection of the property were considered normal with respect to climate and specifically the cumulative precipitation in the weeks and months prior to inspecting soil pits for wetland hydrology. The seasonal soil moisture regime prior to the test pit was normal based on the cumulative precipitation in Anchorage. The Anchorage AK Climate Summary for June 16, 2017 was retrieved from the National Weather Service[1] . Since June 1, there was 0.27 inches of precipitation recorded, compared to a normal cumulative value of 0.48 inches, indicating a deficit of -0.21 inches. Since January 1, there has been 5.10 inches compared to a normal value of 3.72 inches cumulative precipitation, an increase from the normal value of 3.72 inches, which mostly represents snowfall during late winter and early spring. Therefore, based on these data the cumulative precipitation is considered normal for the season and the hydrology inspections made are expected to be representative of normal conditions at the site.

The wetlands on the property can be characterized generally as the NWI mapping indicates: the eastern portion of the property is open forest of paper birch and a mixture of white and black spruce trees, with saturated soil conditions (PFO1/4B); the central part consisting of a closed forest of black spruce trees and deciduous shrubs (PFO4/SS1B); and, the western part consisting of a dense thicket of low shrubs including sweet gale, swamp birch, shrubby cinquefoil, mixed with small and stunted black spruce saplings, along with scattered bluejoint grass and sedges, all in saturated and inundated, black, greasy, organic soil (PSS1/EM1B).

[1] Anchorage Weather Forecast Office, 6930 Sand Lake Road, Anchorage, AK 99502. http://w2.weather.gov/climate/index.php?wfo=pafc; accessed June 20, 2017.

Table 1. Summary of Wetland Determination Data

Location	Vegetation Hydrophytic	Wetland Hydrology[1]	Soil Hydric	Wetland
DP-1	X	X	X	X
DP-2	X	X	X	X
DP-3	X	X	X	X
DP-4	X	X	X	X
DP-5	X	X	X	X
DP-6	X			
DP-7	X	X	X	X

X = Positive Result.

The wetlands on the property are identified in the Anchorage Wetlands Management Plan (AWMP; MOA, 2014) as ***North - EAST OF MINNESOTA DRIVE TO C ST /NORTH OF WEST 100TH AVENUE TO 92ND*** *(150 acres; Public & Private Ownership) (Scores: Hydrology = 131; Habitat = 101; Species Occurrence = 46; Social Function = 39)* with the following Management Strategies, Enforceable and Administrative Policies:

> Values for stormwater and flood attenuation, water quality, size of contiguous habitat: moderate to high migratory habitat; and rare patterned ground wetlands. The site has enhancement possibilities, i.e., daylight the piped stream which is a tributary to Campbell Creek/Lake. Hydrology, habitat, and drainage pattern information shall be required in the permit and platting process. Must retain patterned ground wetlands and integrity of the larger bog to the maximum extent. Area has been problematic because lots exist as a paper plat only with no subdivision improvements. Laurel Acres Subdivision, Tract F is preserved as open space, plat #71-44. (Designation A/B)

The wetlands on the subject property are believed to be connected to Turnagain Arm and Cook Inlet by intermittent flow through drainageways and ditches that discharge into Campbell Creek.

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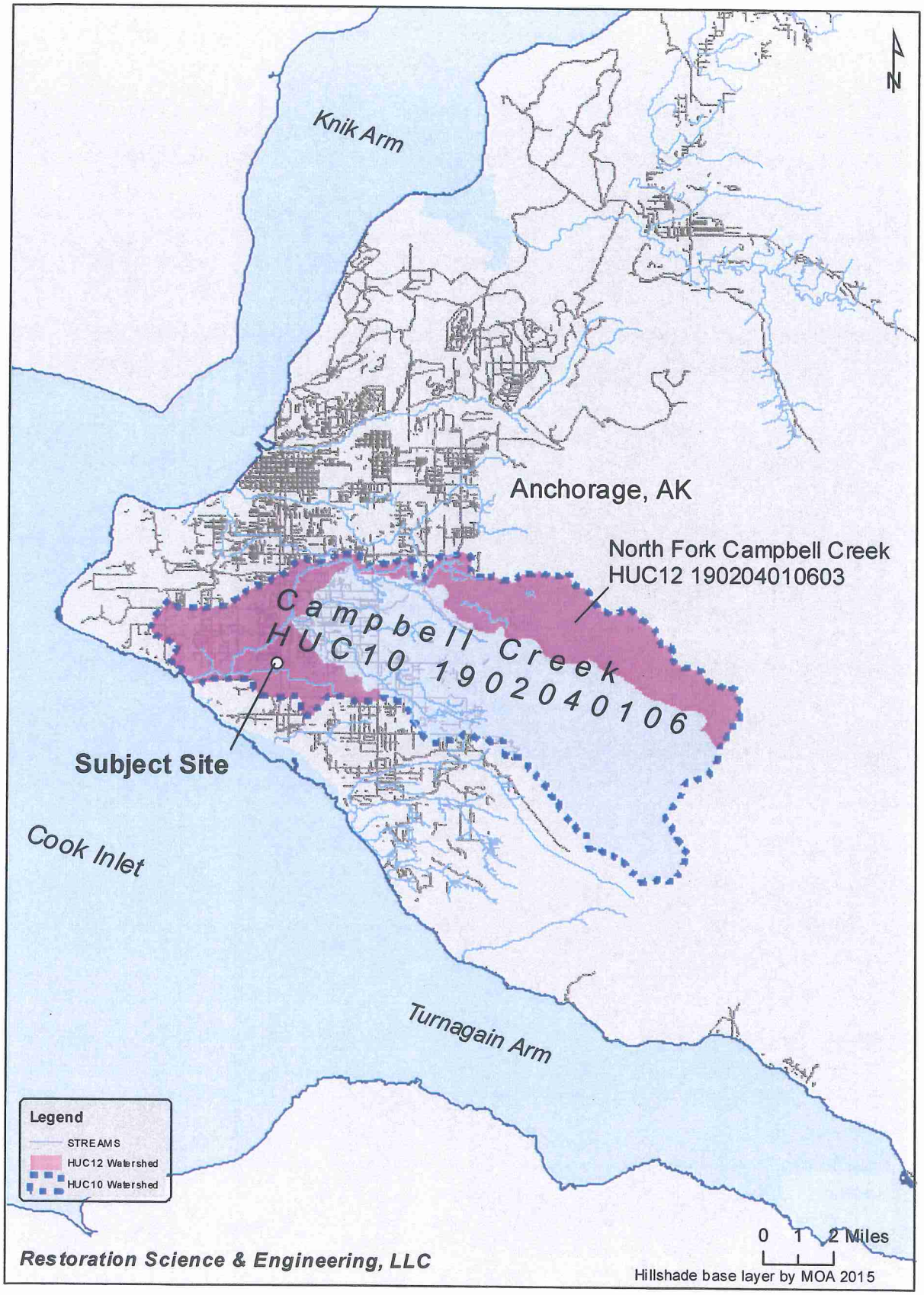
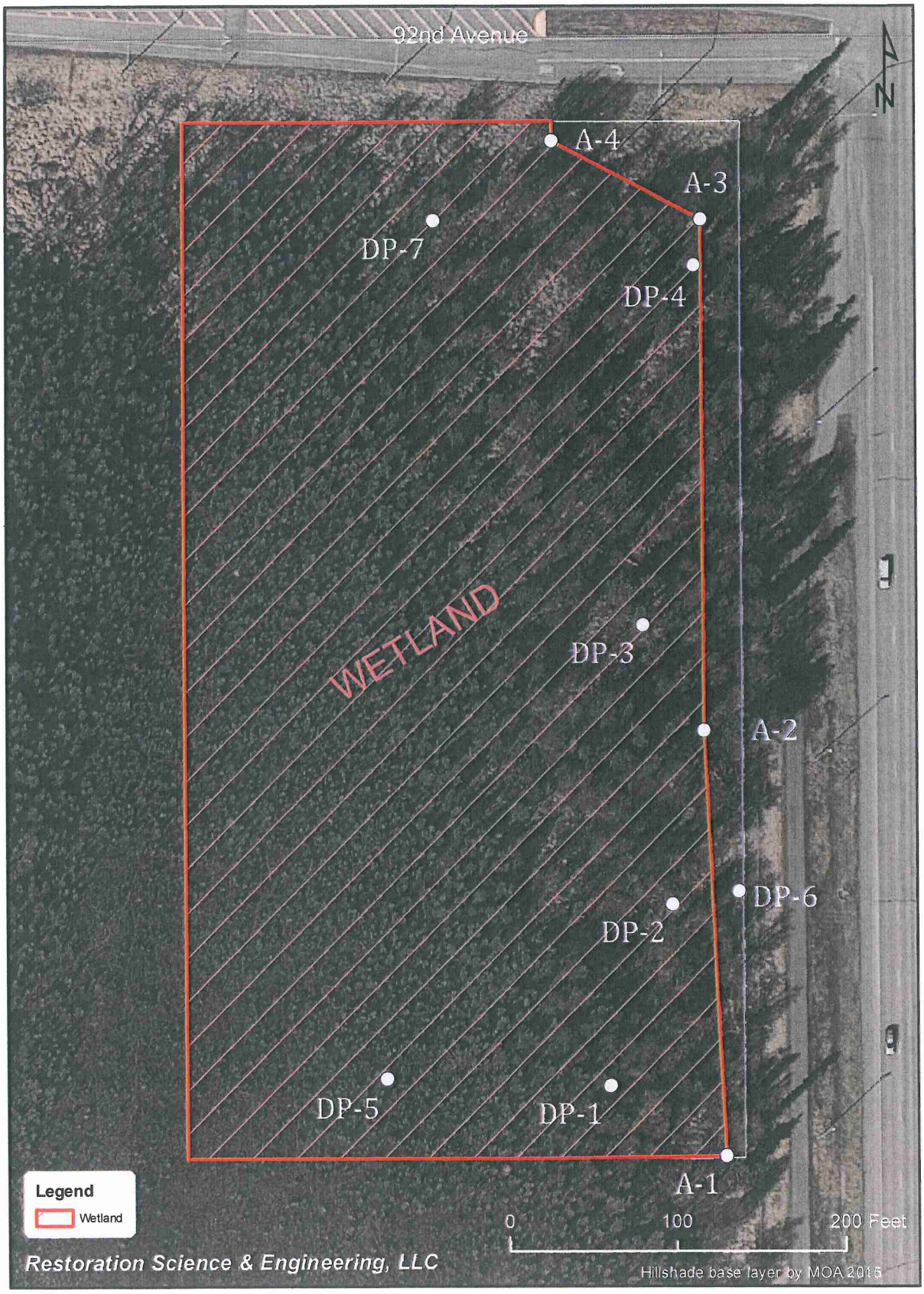
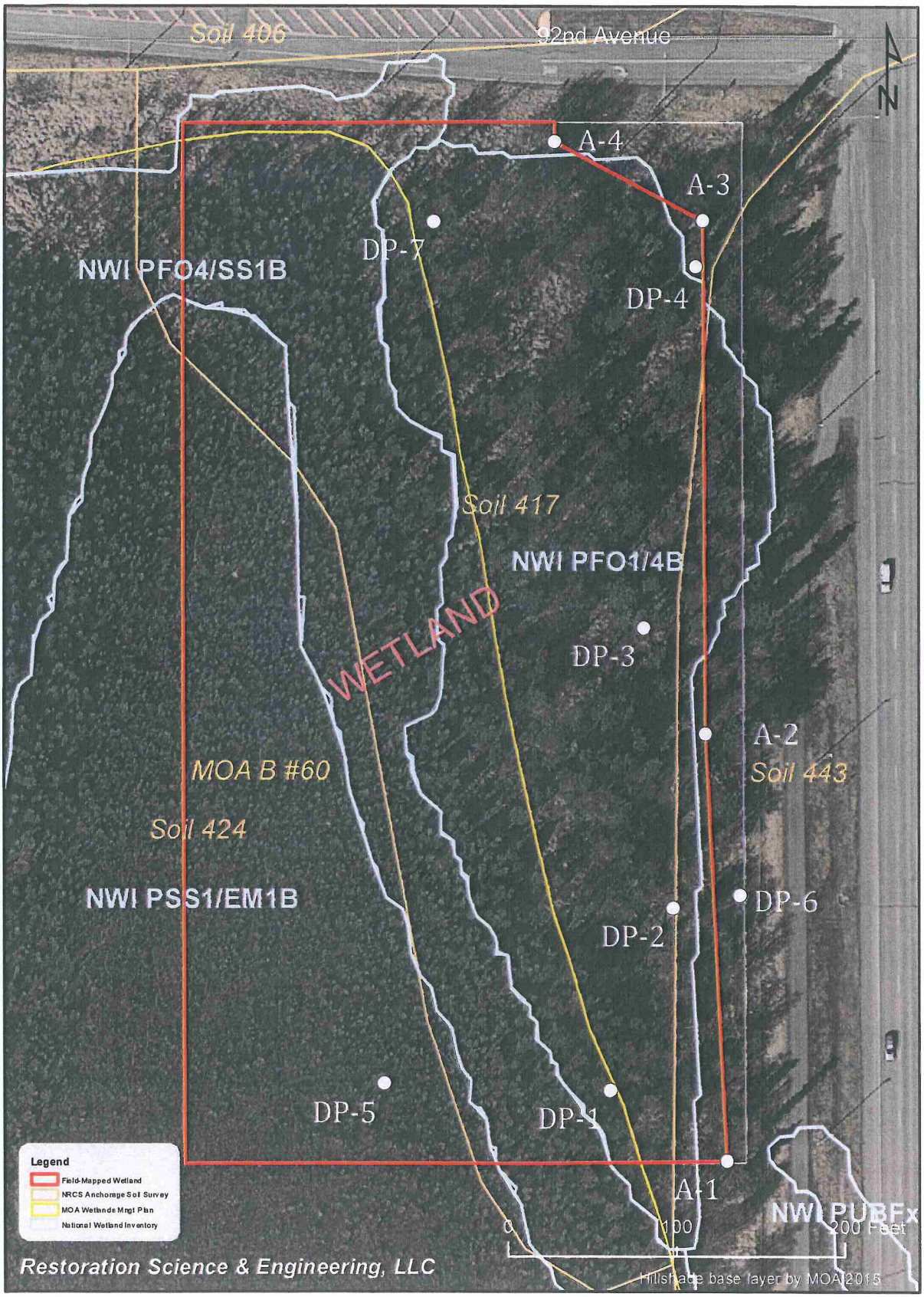
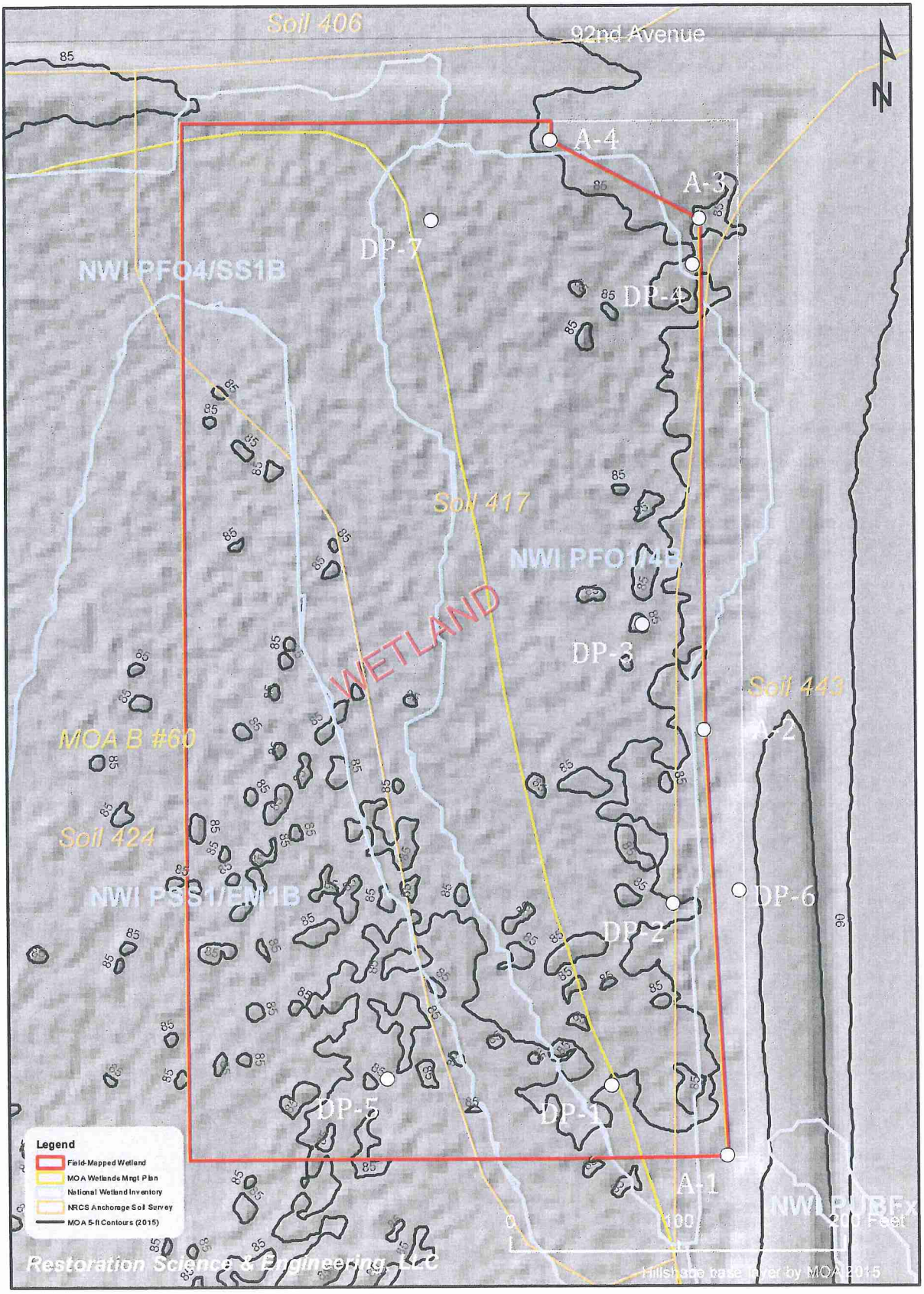
Attachment 1

Figures


Knik Arm
N
Anchorage, AK
North Fork Campbell Creek
HUC12 190204010603
Campbell Creek
HUC10 1902040106
Subject Site
Cook Inlet
Turnagain Arm
Legend
STREAMS
HUC12 Watershed
HUC10 Watershed
0 1 2 Miles
Restoration Science & Engineering, LLC
Hillshade base layer by MOA 2015


92nd Avenue
N
A-4
A-3
DP-7
DP-4
WETLAND
DP-3
A-2
DP-6
DP-2
DP-5
DP-1
A-1
Legend
Wetland
0
100
200 Feet
Restoration Science & Engineering, LLC
Hillshade base layer by MOA 2015


Soil 406
92nd Avenue
N
A-4
A-3
DP-7
NWI PFO4/SS1B
DP-4
Soil 417
NWI PFO1/4B
WETLAND
DP-3
A-2
MOA B #60
Soil 443
Soil 424
NWI PSS1/EM1B
DP-6
DP-2
DP-5
DP-1
A-1
NWI PUBFx
Legend
Field-Mapped Wetland
NRCS Anchorage Soil Survey
MOA Wetlands Mngt Plan
National Wetland Inventory
0
100
200 Feet
Restoration Science & Engineering, LLC
Hillshade base layer by MOA 2015


Soil 406
92nd Avenue
85
N
A-4
A-3
DP-7
NWI PFO4/SS1B
DP-4
Soil 417
NWI PFO1/4B
WETLAND
DP-3
Soil 443
A-2
MOA B #60
Soil 424
NWI PSS1/EM1B
DP-6
DP-2
DP-5
DP-1
A-1
NWI PUBFx
Legend
Field-Mapped Wetland
MOA Wetlands Mngt Plan
National Wetland Inventory
NRCS Anchorage Soil Survey
MOA 5-ft Contours (2015)
Restoration Science & Engineering, LLC
Hillshade base layer by MOA 2015

Attachment 2

Data Forms

WETLAND DETERMINATION DATA FORM – Alaska Region

Project/Site: MOA Parcel 016-291-20-000 (Grid SW2430); SEC 18, T12N, R3W, SM; LT 5 REM; "C" St. & 92nd Ave., Borough/City: Anchorage Sampling Date: 6/15/2017

Applicant/Owner: RIDGE EQUIPMENT LLC Sampling Point: DP-1

Investigator(s): Pat Athey/ RSE Landform (hillside, terrace, hummocks, etc.): Glacial plain

Local relief (concave, convex, none): Flat Slope (%): 0

Subregion: Southcentral Lat: 61.135802 Long: -149.886808 Datum: NAD83

Soil Map Unit Name: 417—Doroshin peat, 0 to 7 percent slopes NWI classification: PFO1/4B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)

Are Vegetation X, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes	X	No	
Wetland Hydrology Present?	Yes	X	No	

The site has been cleared by removal of trees and shrubs. Woody debris covers much of the the ground surface. The saturated, organic soils and high water table during the normal dry season for the region confirms there is hydric soil and wetland hydrology at the site. Vegetation prior to clearing was dominated by an open canopy of paper birch and white spruce trees with a groundcover of bluejoint grass.

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. *No Trees*			
2.			
3.			
4.			
Total Cover: 0			
50% of total cover: 0	20% of total cover: 0		
Sapling/Shrub Stratum			
1. *Rosa acicularis*	1	X	FACU
2. *Prunus padus*	1	X	FACU
3. *Salix scouleriana*	1	X	FAC
4. *Rubus pedatus*	1	X	FAC
5.			
6.			
Total Cover: 4			
50% of total cover: 2	20% of total cover: 1		
Herb Stratum			
1. *Equisetum arvense*	50	X	FAC
2. *Calamagrostis canadensis*	5		FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
Total Cover: 55			
50% of total cover: 28	20% of total cover: 11		

Plot size (radius, or length x width) 30-ft diameter % Bare Ground 10

% Cover of Wetland Bryophytes 0 Total Cover of Bryophytes 0 (Where applicable)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 = 0
FACW species	x 2 = 0
FAC species 57	x 3 = 171
FACU species 2	x 4 = 8
UPL species	x 5 =
Column Totals: 59 (A)	179 (B)

Prevalence Index = B/A = 3.03

Hydrophytic Vegetation Indicators:

Yes Dominance Test is >50%

No Prevalence Index is ≤3.0

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: The site has been cleared by removal of trees and shrubs. Woody debris covers much of the the ground surface. Vegetation prior to clearing was likley dominated by an open canopy of paper birch and spruce trees, some showing white spruce characteristics and others showing black spruce characrteristics. There was likely a groundcover dominated by bluejoint grass (FAC) and a variety of other FAC and FACU herbs; shrubs included Sitka alder (FAC) and prickly rose (FACU).

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
+20-0	7.5YR 2.5/1	100						Black muck (histic) with bits of wood and debris mixed within. Saturated below 2-in.,

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [X] Histosol or Histel (A1)
- [ ] Histic Epipedon (A2)
- [ ] Hydrogen Sulfide (A4)
- [ ] Thick Dark Surface (A12)
- [ ] Alaska Gleyed (A13)
- [ ] Alaska Redox (A14)
- [ ] Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils[3]:

- [ ] Alaska Color Change (TA4)[4]
- [ ] Alaska Alpine Swales (TA5)
- [ ] Alaska Redox With 2.5Y Hue
- [ ] Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
- [ ] Other (Explain in Remarks)

[3]One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

[4]Give details of color change in Remarks.

Restrictive Layer (if present):

Type: High water table

Depth (inches): 8

Hydric Soil Present? Yes X No ____

Remarks: Histic soil that is commonly found in black spruce wetlands in the region.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- [ ] Surface Water (A1)
- [X] High Water Table (A2)
- [X] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Surface Soil Cracks (B6)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Sparsely Vegetated Concave Surface (B8)
- [ ] Marl Deposits (B15)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Dry-Season Water Table (C2)
- [ ] Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- [ ] Water-stained Leaves (B9)
- [ ] Drainage Patterns (B10)
- [ ] Oxidized Rhizospheres along Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Salt Deposits (C5)
- [ ] Stunted or Stressed Plants (D1)
- [ ] Geomorphic Position (D2)
- [ ] Shallow Aquitard (D3)
- [ ] Microtopographic Relief (D4)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No X Depth (inches): ____

Water Table Present? Yes X No ____ Depth (inches): 8

Saturation Present? (includes capillary fringe) Yes X No ____ Depth (inches): ____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: A high water table during the regional dry season coupled with saturation within 12 inches confirms wetland hydrology.

WETLAND DETERMINATION DATA FORM – Alaska Region

Project/Site: MOA Parcel 016-291-20-000 (Grid SW2430); SEC 18, T12N, R3W, SM; LT 5 REM; "C" St. & 92nd Ave., Borough/City: Anchorage Sampling Date: 6/15/2017

Applicant/Owner: RIDGE EQUIPMENT LLC Sampling Point: DP-2

Investigator(s): Pat Athey/ RSE Landform (hillside, terrace, hummocks, etc.): Glacial plain

Local relief (concave, convex, none): Flat Slope (%): 0

Subregion: Southcentral Lat: 61.136096 Long: -149.886593 Datum: NAD83

Soil Map Unit Name: 417—Doroshin peat, 0 to 7 percent slopes NWI classification: PFO1/4B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)

Are Vegetation X, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?** Yes X No _____
Wetland Hydrology Present?	Yes	X	No	

The site has been cleared by removal of trees and shrubs. Woody debris covers much of the the ground surface. The saturated, organic soils and high water table during the normal dry season for the region confirms there is hydric soil and wetland hydrology at the site. Vegetation prior to clearing was dominated by an open canopy of paper birch and white spruce trees with a groundcover of bluejoint grass.

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. *No Trees*			
2.			
3.			
4.			
Total Cover: 0			
50% of total cover: 0	20% of total cover: 0		
Sapling/Shrub Stratum			
1. *Rosa acicularis*	10	X	FACU
2. *Cornus canadensis*	5	X	FACU
3. *Oplopanax horridus*	1		FACU
4.			
5.			
6.			
Total Cover: 16			
50% of total cover: 8	20% of total cover: 3		
Herb Stratum			
1. *Equisetum arvense*	75	X	FAC
2. *Calamagrostis canadensis*	5		FAC
3. *Streptopus amplexifolius*	1		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
Total Cover: 81			
50% of total cover: 41	20% of total cover: 16		

Plot size (radius, or length x width) 30-ft diameter % Bare Ground 5

% Cover of Wetland Bryophytes 0 Total Cover of Bryophytes 0 (Where applicable)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.329 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	0
FACW species		x 2 =	0
FAC species	80	x 3 =	240
FACU species	17	x 4 =	68
UPL species		x 5 =	
Column Totals:	97 (A)		308 (B)

Prevalence Index = B/A = 3.17

Hydrophytic Vegetation Indicators:

No Dominance Test is >50%

No Prevalence Index is ≤3.0

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: The site has been cleared by removal of trees and shrubs. Woody debris covers much of the the ground surface. Vegetation prior to clearing was likley dominated by an open canopy of paper birch and spruce trees, some showing white spruce characteristics and others showing black spruce characrteristics. There was likely a groundcover dominated by bluejoint grass (FAC) and a variety of other FAC and FACU herbs; shrubs included Sitka alder (FAC) and prickly rose (FACU).

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
+22-0	7.5YR 2.5/1	100						Black muck (histic) with bits of wood and debris mixed within. Saturated below 2-in., Frozen at 22-in. depth.

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- X Histosol or Histel (A1)
- ___ Histic Epipedon (A2)
- ___ Hydrogen Sulfide (A4)
- ___ Thick Dark Surface (A12)
- ___ Alaska Gleyed (A13)
- ___ Alaska Redox (A14)
- ___ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils[3]:

- ___ Alaska Color Change (TA4)[4]
- ___ Alaska Alpine Swales (TA5)
- ___ Alaska Redox With 2.5Y Hue
- ___ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
- ___ Other (Explain in Remarks)

[3]One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

[4]Give details of color change in Remarks.

Restrictive Layer (if present):

Type: High water table

Depth (inches): 10

Hydric Soil Present? Yes X No ___

Remarks: Histic soil that is commonly found in black spruce wetlands in the region.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-stained Leaves (B9)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Salt Deposits (C5)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes X No ___ Depth (inches): 10

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): ___

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: A high water table during the regional dry season coupled with saturation within 12 inches confirms wetland hydrology.

WETLAND DETERMINATION DATA FORM – Alaska Region

Project/Site: MOA Parcel 016-291-20-000 (Grid SW2430); SEC 18, T12N, R3W, SM; LT 5 REM; "C" St. & 92nd Ave., Borough/City: Anchorage Sampling Date: 6/15/2017

Applicant/Owner: RIDGE EQUIPMENT LLC Sampling Point: DP-3

Investigator(s): Pat Athey/ RSE Landform (hillside, terrace, hummocks, etc.): Glacial plain

Local relief (concave, convex, none): Flat Slope (%): 0

Subregion: Southcentral Lat: 61.136549 Long: -149.88669 Datum: NAD83

Soil Map Unit Name: 417—Doroshin peat, 0 to 7 percent slopes NWI classification: PFO1/4B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)

Are Vegetation X, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?** Yes X No _____
Wetland Hydrology Present?	Yes	X	No	

The site has been cleared by removal of trees and shrubs. Woody debris covers much of the the ground surface. The saturated, organic soils and high water table during the normal dry season for the region confirms there is hydric soil and wetland hydrology at the site. Vegetation prior to clearing was dominated by an open canopy of paper birch and white spruce trees with a groundcover of bluejoint grass.

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. *No Trees*			
2.			
3.			
4.			
Total Cover: 0			
50% of total cover: 0	20% of total cover: 0		
Sapling/Shrub Stratum			
1. *Cornus canadensis*	5	X	FACU
2.			
3.			
4.			
5.			
6.			
Total Cover: 5			
50% of total cover: 3	20% of total cover: 1		
Herb Stratum			
1. *Equisetum arvense*	75	X	FAC
2. *Calamagrostis canadensis*	25	X	FAC
3. *Streptopus amplexifolius*	5		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
Total Cover: 105			
50% of total cover: 53	20% of total cover: 21		

Plot size (radius, or length x width) 30-ft diameter % Bare Ground 5

% Cover of Wetland Bryophytes 0 Total Cover of Bryophytes 0 (Where applicable)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.670 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	0
FACW species		x 2 =	0
FAC species	100	x 3 =	300
FACU species	10	x 4 =	40
UPL species		x 5 =	
Column Totals:	110 (A)		340 (B)

Prevalence Index = B/A = 3.09

Hydrophytic Vegetation Indicators:

Yes Dominance Test is >50%

No Prevalence Index is ≤3.0

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: The site has been cleared by removal of trees and shrubs. Woody debris covers much of the the ground surface. Vegetation prior to clearing was likley dominated by an open canopy of paper birch and spruce trees, some showing white spruce characteristics and others showing black spruce characrteristics. There was likely a groundcover dominated by bluejoint grass (FAC) and a variety of other FAC and FACU herbs; shrubs included Sitka alder (FAC) and prickly rose (FACU).

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
+20-0	7.5YR 2.5/1	100						Black muck (histic) with bits of wood and debris mixed within. Saturated below 2-in.,

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- X Histosol or Histel (A1)
- ___ Histic Epipedon (A2)
- ___ Hydrogen Sulfide (A4)
- ___ Thick Dark Surface (A12)
- ___ Alaska Gleyed (A13)
- ___ Alaska Redox (A14)
- ___ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils[3]:

- ___ Alaska Color Change (TA4)[4]
- ___ Alaska Alpine Swales (TA5)
- ___ Alaska Redox With 2.5Y Hue
- ___ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
- ___ Other (Explain in Remarks)

[3]One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

[4]Give details of color change in Remarks.

Restrictive Layer (if present):

Type: High water table

Depth (inches): 12

Hydric Soil Present? Yes X No ___

Remarks: Histic soil that is commonly found in black spruce wetlands in the region.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-stained Leaves (B9)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Salt Deposits (C5)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): ___

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: A high water table during the regional dry season coupled with saturation within 12 inches confirms wetland hydrology.

WETLAND DETERMINATION DATA FORM – Alaska Region

Project/Site: MOA Parcel 016-291-20-000 (Grid SW2430); SEC 18, T12N, R3W, SM; LT 5 REM; "C" St. & 92nd Ave., Borough/City: Anchorage Sampling Date: 6/15/2017

Applicant/Owner: RIDGE EQUIPMENT LLC Sampling Point: DP-4

Investigator(s): Pat Athey/ RSE Landform (hillside, terrace, hummocks, etc.): Glacial plain

Local relief (concave, convex, none): Flat Slope (%): 0

Subregion: Southcentral Lat: 61.137132 Long: -149.886512 Datum: NAD83

Soil Map Unit Name: 417—Doroshin peat, 0 to 7 percent slopes NWI classification: PFO1/4B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)

Are Vegetation X, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?** Yes X No _____
Wetland Hydrology Present?	Yes	X	No	

The site has been cleared by removal of trees and shrubs. Woody debris covers much of the the ground surface. The saturated, organic soils and high water table during the normal dry season for the region confirms there is hydric soil and wetland hydrology at the site. Vegetation prior to clearing was dominated by an open canopy of paper birch and white spruce trees with a groundcover of bluejoint grass.

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. *No Trees*			
2.			
3.			
4.			
Total Cover: 0			
50% of total cover: 0	20% of total cover: 0		
Sapling/Shrub Stratum			
1. *Prunus padus*	5	X	FACU
2. *Cornus canadensis*	1	X	FACU
3.			
4.			
5.			
6.			
Total Cover: 6			
50% of total cover: 3	20% of total cover: 1		
Herb Stratum			
1. *Equisetum arvense*	90	X	FAC
2. *Calamagrostis canadensis*	25	X	FAC
3. *Streptopus amplexifolius*	5		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
Total Cover: 120			
50% of total cover: 60	20% of total cover: 24		

Plot size (radius, or length x width) 30-ft diameter % Bare Ground 1

% Cover of Wetland Bryophytes 0 Total Cover of Bryophytes 0 (Where applicable)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.670 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 = 0
FACW species	x 2 = 0
FAC species 115	x 3 = 345
FACU species 11	x 4 = 44
UPL species	x 5 =
Column Totals: 126 (A)	389 (B)

Prevalence Index = B/A = 3.08

Hydrophytic Vegetation Indicators:

Yes Dominance Test is >50%

No Prevalence Index is ≤3.0

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: The site has been cleared by removal of trees and shrubs. Woody debris covers much of the the ground surface. Vegetation prior to clearing was likley dominated by an open canopy of paper birch and spruce trees, some showing white spruce characteristics and others showing black spruce characrteristics. There was likely a groundcover dominated by bluejoint grass (FAC) and a variety of other FAC and FACU herbs; shrubs included Sitka alder (FAC) and prickly rose (FACU).

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
+11- +8	7.5YR 5/2	100					Organics and roots with silt, dry	
+8-0	7.5YR 2.5/1	100					Black muck (histic) with bits of wood and debris mixed within. Saturated at 8-in. depth.	
0-8	7.5YR 6/2	50	10R 5/8	25	C/M		clayey silt loam, saturated	
			7.5YR 7/3	25				

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol or Histel (A1)
X Histic Epipedon (A2)
___ Hydrogen Sulfide (A4)
___ Thick Dark Surface (A12)
___ Alaska Gleyed (A13)
___ Alaska Redox (A14)
___ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils[3]:

___ Alaska Color Change (TA4)[4]
___ Alaska Alpine Swales (TA5)
___ Alaska Redox With 2.5Y Hue
___ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
___ Other (Explain in Remarks)

[3]One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.
[4]Give details of color change in Remarks.

Restrictive Layer (if present):
Type: Suspected water table within 24-in.
Depth (inches): 24?

Hydric Soil Present? Yes X No ____

Remarks: Histic soil that is commonly found in black spruce wetlands in the region.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

___ Surface Water (A1)
___ High Water Table (A2)
X Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Marl Deposits (B15)
X Hydrogen Sulfide Odor (C1)
___ Dry-Season Water Table (C2)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water-stained Leaves (B9)
___ Drainage Patterns (B10)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Salt Deposits (C5)
___ Stunted or Stressed Plants (D1)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ Microtopographic Relief (D4)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No X Depth (inches): ____
Water Table Present? Yes ____ No X Depth (inches): ____
Saturation Present? (includes capillary fringe) Yes X No ____ Depth (inches): ____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Saturation is near the depth limit but the presence of faint hydrogen sulfide confirms there is wetland hydrology.

WETLAND DETERMINATION DATA FORM – Alaska Region

Project/Site: MOA Parcel 016-291-20-000 (Grid SW2430); SEC 18, T12N, R3W, SM; LT 5 REM; "C" St. & 92nd Ave., Borough/City: Anchorage Sampling Date: 6/16/2017

Applicant/Owner: RIDGE EQUIPMENT LLC Sampling Point: DP-5

Investigator(s): Pat Athey/ RSE Landform (hillside, terrace, hummocks, etc.): Glacial plain

Local relief (concave, convex, none): Flat Slope (%): 0

Subregion: Southcentral Lat: 61.135813 Long: -149.887562 Datum: NAD83

Soil Map Unit Name: 424—Icknuun peat, 0 to 3 percent slopes NWI classification: PSS1/EM1B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)

Are Vegetation X, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes	X	No	
Wetland Hydrology Present?	Yes	X	No	

The site has not been cleared. Native vegetation occupies the area. Soil is organic and saturated. A high water table was encountered. The vegetation is characteristic of wetlands in the region.

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. *Picea mariana*	10	X	FACW
2.			
3.			
4.			
Total Cover:	10		
50% of total cover: 5	20% of total cover: 2		
Sapling/Shrub Stratum			
1. *Betula nana*	50	X	FAC
2. *Dasiphora fruticosa*	50	X	FAC
3. *Picea mariana*	25		FACW
4. *Myrica gale*	10		OBL
5.			
6.			
Total Cover:	135		
50% of total cover: 68	20% of total cover: 27		
Herb Stratum			
1. *Calamagrostis canadensis*	10	x	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
Total Cover:	10		
50% of total cover: 5	20% of total cover: 2		

Plot size (radius, or length x width) 30-ft diameter % Bare Ground 0

% Cover of Wetland Bryophytes 95 Total Cover of Bryophytes 95 (Where applicable)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	10	x 1 =	10
FACW species	35	x 2 =	70
FAC species	110	x 3 =	330
FACU species		x 4 =	0
UPL species		x 5 =	
Column Totals:	155 (A)		410 (B)

Prevalence Index = B/A = 2.64

Hydrophytic Vegetation Indicators:

Yes Dominance Test is >50%

Yes Prevalence Index is ≤3.0

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: Vegetation is typical for black spruce-dominated wetlands in the region.

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
+16- +13	7.5YR 5/2	50					Moss and organics, roots.	
	7.5YR 5/8	50						
+13 - 0	7.5YR 2.5/1	100					Black muck (histic) with bits of wood and debris mixed within. Saturated at 2-in. depth.	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- X Histosol or Histel (A1)
- ___ Histic Epipedon (A2)
- ___ Hydrogen Sulfide (A4)
- ___ Thick Dark Surface (A12)
- ___ Alaska Gleyed (A13)
- ___ Alaska Redox (A14)
- ___ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils[3]:

- ___ Alaska Color Change (TA4)[4]
- ___ Alaska Alpine Swales (TA5)
- ___ Alaska Redox With 2.5Y Hue
- ___ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
- ___ Other (Explain in Remarks)

[3]One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

[4]Give details of color change in Remarks.

Restrictive Layer (if present):

Type: High water table

Depth (inches): 7

Hydric Soil Present? Yes X No ___

Remarks: Histic soil that is commonly found in black spruce wetlands in the region.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-stained Leaves (B9)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Salt Deposits (C5)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes X No ___ Depth (inches): 7

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): ___

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: A high water table during the regional dry season coupled with saturation within 12 inches confirms wetland hydrology.

WETLAND DETERMINATION DATA FORM – Alaska Region

Project/Site: MOA Parcel 016-291-20-000 (Grid SW2430); SEC 18, T12N, R3W, SM; LT 5 REM; "C" St. & 92nd Ave., Borough/City: Anchorage Sampling Date: 6/16/2017

Applicant/Owner: RIDGE EQUIPMENT LLC Sampling Point: DP-6

Investigator(s): Pat Athey/ RSE Landform (hillside, terrace, hummocks, etc.): Road Prism

Local relief (concave, convex, none): Convex Slope (%): 15

Subregion: Southcentral Lat: 61.136117 Long: -149.886367 Datum: NAD83

Soil Map Unit Name: 443—Pits, gravel NWI classification: PFO1/4B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	
Hydric Soil Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Wetland Hydrology Present?	Yes	No X	

The site is elevated approximately 3-ft above most of the site on a fill prism for the adjacent C Street corridor. Soil is dry, silty gravel. There are no hydric soil indicators present. The vegetation is dominated by non-wetland species of shrubs and field horsetail.

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. *No Trees*			
2.			
3.			
4.			
Total Cover: 0			
50% of total cover: 0	20% of total cover: 0		
Sapling/Shrub Stratum			
1. *Rubus idaeus*	5	X	FACU
2. *Ribes triste*	5	X	FAC
3. *Rosa acicularis*	1		FACU
4.			
5.			
6.			
Total Cover: 11			
50% of total cover: 6	20% of total cover: 2		
Herb Stratum			
1. *Equisetum arvense*	95	X	FAC
2. *Calamagrostis canadensis*	25	X	FAC
3. *Taraxacum officinale*	5		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
Total Cover: 125			
50% of total cover: 63	20% of total cover: 25		

Plot size (radius, or length x width) 30-ft diameter % Bare Ground 5

% Cover of Wetland Bryophytes 0 Total Cover of Bryophytes 0 (Where applicable)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = 0
FACW species _____	x 2 = 0
FAC species 125	x 3 = 375
FACU species 11	x 4 = 44
UPL species _____	x 5 = _____
Column Totals: 136 (A)	419 (B)

Prevalence Index = B/A = 3.08

Hydrophytic Vegetation Indicators:

Yes Dominance Test is >50%

No Prevalence Index is ≤3.0

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: Common native groundcover species found in open areas of the region, including uplands and wetlands.

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
+2-0	7.5YR 4/3	50					Silt loam with roots and organics	
	7.5YR 4/4	50						
0-19	7.5YR 4/3	100					Silt loam with gravels	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol or Histel (A1)
___ Histic Epipedon (A2)
___ Hydrogen Sulfide (A4)
___ Thick Dark Surface (A12)
___ Alaska Gleyed (A13)
___ Alaska Redox (A14)
___ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils[3]:

___ Alaska Color Change (TA4)[4]
___ Alaska Alpine Swales (TA5)
___ Alaska Redox With 2.5Y Hue
___ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
___ Other (Explain in Remarks)

[3]One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.
[4]Give details of color change in Remarks.

Restrictive Layer (if present):

Type: None
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: Hisitic soil overlying depleted mineral soil with redox concentrations.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Marl Deposits (B15)
___ Hydrogen Sulfide Odor (C1)
___ Dry-Season Water Table (C2)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water-stained Leaves (B9)
___ Drainage Patterns (B10)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Salt Deposits (C5)
___ Stunted or Stressed Plants (D1)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ Microtopographic Relief (D4)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
Water Table Present? Yes _____ No X Depth (inches): _____
Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indications of wetland hydrology present.

WETLAND DETERMINATION DATA FORM – Alaska Region

Project/Site: MOA Parcel 016-291-20-000 (Grid SW2430); SEC 18, T12N, R3W, SM; LT 5 REM; "C" St. & 92nd Ave., Borough/City: Anchorage Sampling Date: 6/16/2017

Applicant/Owner: RIDGE EQUIPMENT LLC Sampling Point: DP-7

Investigator(s): Pat Athey/ RSE Landform (hillside, terrace, hummocks, etc.): Glacial plain

Local relief (concave, convex, none): Flat Slope (%): 0

Subregion: Southcentral Lat: 61.137204612 Long: -149.88739141 Datum: NAD83

Soil Map Unit Name: 417—Doroshin peat, 0 to 7 percent slopes NWI classification: PFO4/SS1B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)

Are Vegetation X, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes	X	No	
Wetland Hydrology Present?	Yes	X	No	

The site has not been cleared. Native vegetation occupies the area. Soil is organic and surface water is present. The vegetation is characteristic of wetlands in the region.

VEGETATION – Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix scouleriana*	50	X	FAC
2. *Alnus viridis*	25	X	FAC
3.			
4.			
Total Cover: 75			
50% of total cover: 38	20% of total cover: 15		
Sapling/Shrub Stratum			
1. *Salix scouleriana*	25	X	FAC
2. *Alnus viridis*	10	X	FAC
3.			
4.			
5.			
6.			
Total Cover: 35			
50% of total cover: 18	20% of total cover: 7		
Herb Stratum			
1. *Comarum palustre*	50	X	OBL
2. *Calamagrostis canadensis*	25	X	FAC
3. *Equisetum fluviatile*	25	X	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
Total Cover: 100			
50% of total cover: 50	20% of total cover: 20		

Plot size (radius, or length x width) 30-ft diameter % Bare Ground 5

% Cover of Wetland Bryophytes 50 Total Cover of Bryophytes 50 (Where applicable)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 75	x 1 = 75
FACW species	x 2 = 0
FAC species 135	x 3 = 405
FACU species	x 4 = 0
UPL species	x 5 =
Column Totals: 210 (A)	480 (B)

Prevalence Index = B/A = 2.28

Hydrophytic Vegetation Indicators:

Yes Dominance Test is >50%

Yes Prevalence Index is ≤3.0

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: Vegetation is typical for black spruce-dominated wetlands in the region.

SOIL

Sampling Point: DP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
+16- 0	7.5YR 2.5/1	100						Black muck (histic) with bits of wood and debris mixed within. Saturated at surface.

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- X Histosol or Histel (A1)
- ___ Histic Epipedon (A2)
- ___ Hydrogen Sulfide (A4)
- ___ Thick Dark Surface (A12)
- ___ Alaska Gleyed (A13)
- ___ Alaska Redox (A14)
- ___ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils[3]:

- ___ Alaska Color Change (TA4)[4]
- ___ Alaska Alpine Swales (TA5)
- ___ Alaska Redox With 2.5Y Hue
- ___ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
- ___ Other (Explain in Remarks)

[3]One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present.

[4]Give details of color change in Remarks.

Restrictive Layer (if present):

Type: High water table

Depth (inches): 0

Hydric Soil Present? Yes X No ___

Remarks: Histic soil that is commonly found in black spruce wetlands in the region.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-stained Leaves (B9)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Salt Deposits (C5)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No ___ Depth (inches): 4

Water Table Present? Yes X No ___ Depth (inches): 0

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 0

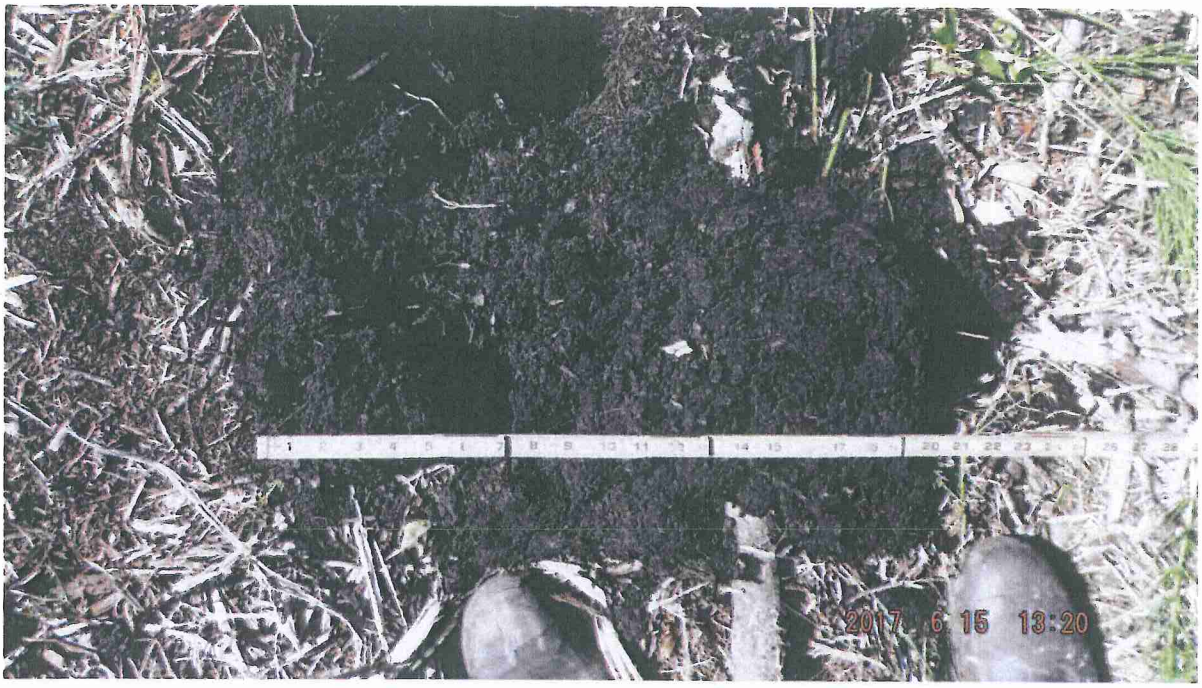
Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Surface water ponding and surface saturation confirms wetland hydrology.

Attachment 3

Photos

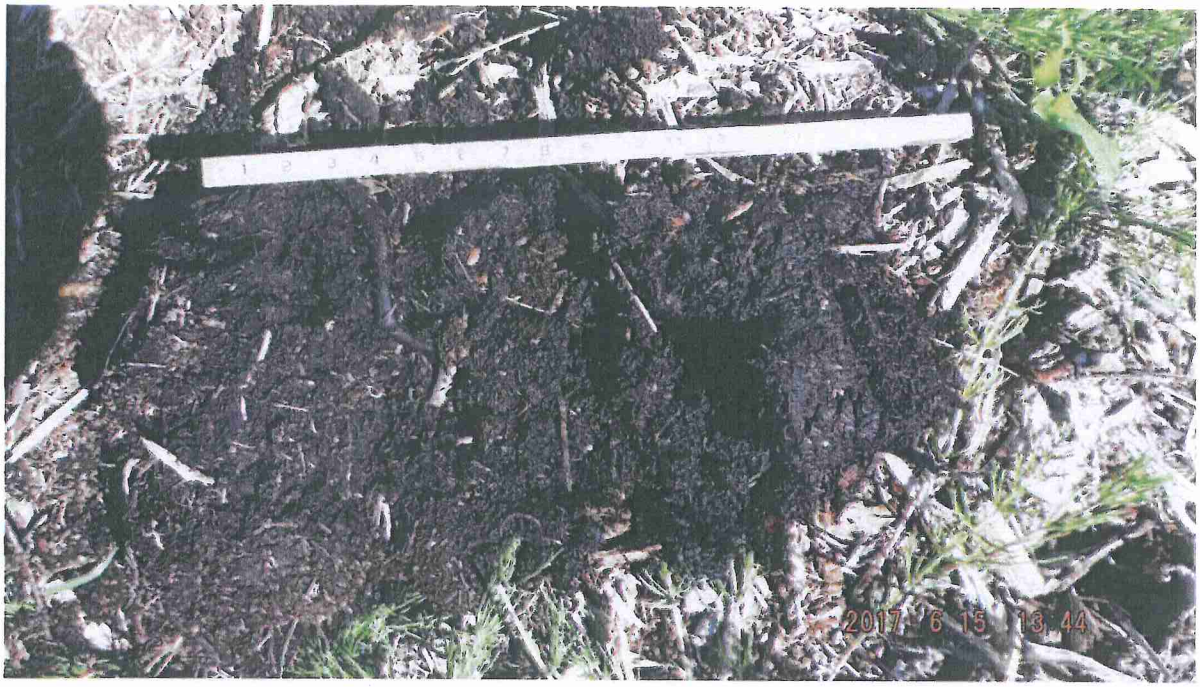


DP-1

DP-1

DP-1

DP-1



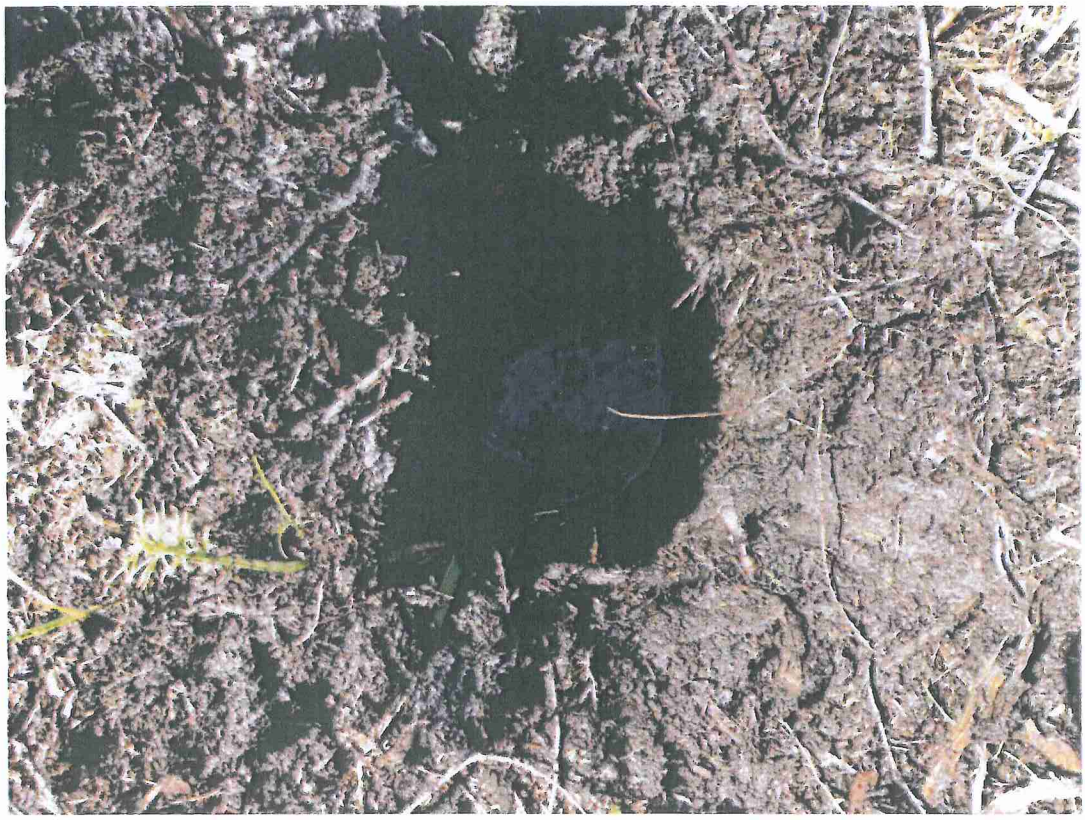
DP-2

DP-2

DP-2

DP-2

DP-3



DP-3

DP-3

DP-3

DP-4

DP-4

DP-4

DP-4

DP-5

DP-5

DP-5

DP-5

DP-6

DP-6

DP-6

DP-6

DP-7

DP-7

Cleared portion of site (left) and remaining forested portion (right). Surface water accumulation in foreground with water horsetail (*Equisetum fluviatile; OBL).*

Forested and shrub-scrub wetland in the central and eastern portion of property (e.g., DP-5).

Attachment 4

Climate Data

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

Climatological Report (Daily)

217
CDAK48 PAFC 171308
CLIANC

CLIMATE REPORT
NATIONAL WEATHER SERVICE ANCHORAGE, AK
506 AM AKDT SAT JUN 17 2017

.....

...THE ANCHORAGE AK CLIMATE SUMMARY FOR JUNE 16 2017...

CLIMATE NORMAL PERIOD 1981 TO 2010
CLIMATE RECORD PERIOD 1952 TO 2017

WEATHER ITEM	OBSERVED VALUE	TIME (LST)	RECORD VALUE	YEAR	NORMAL VALUE	DEPARTURE FROM NORMAL	LAST YEAR
TEMPERATURE (F)							
YESTERDAY							
MAXIMUM	66	613 PM	83	2016 2015	63	3	78
MINIMUM	48	313 AM	40	1966	48	0	52
AVERAGE	57				56	1	65
PRECIPITATION (IN)							
YESTERDAY	0.00		0.76	1958	0.03	-0.03	
MONTH TO DATE	0.27				0.48	-0.21	
SINCE JUN 1	0.27				0.48	-0.21	
SINCE JAN 1	5.10				3.72	1.38	
SNOWFALL (IN)							
YESTERDAY	0.0		0.0	MM	0.0	0.0	0.0
MONTH TO DATE	0.0				0.0	0.0	0.0
SINCE JUN 1	0.0				0.0	0.0	0.0
SINCE JUL 1	82.4				74.5	7.9	38.3
SNOW DEPTH	0						
DEGREE DAYS							
HEATING							
YESTERDAY	8					-2	
MONTH TO DATE	153					-24	
SINCE JUN 1	153					-24	
SINCE JUL 1	9856					-221	
COOLING							
YESTERDAY	0					0	
MONTH TO DATE	0					0	
SINCE JUN 1	0					0	
SINCE JAN 1	0					0	

.....

WIND (MPH)
HIGHEST WIND SPEED 22 HIGHEST WIND DIRECTION SE (150)
HIGHEST GUST SPEED 31 HIGHEST GUST DIRECTION SE (150)
AVERAGE WIND SPEED 8.9

RELATIVE HUMIDITY (PERCENT)
HIGHEST 80
LOWEST 48
AVERAGE 64

.....

THE ANCHORAGE AK CLIMATE NORMALS FOR TODAY

	NORMAL	RECORD	YEAR
MAXIMUM TEMPERATURE (F)	63	80	2015 2013
MINIMUM TEMPERATURE (F)	48	39	1985

SUNRISE AND SUNSET
JUNE 17 2017.....SUNRISE 421 AM AKDT SUNSET 1141 PM AKDT
JUNE 18 2017.....SUNRISE 421 AM AKDT SUNSET 1142 PM AKDT

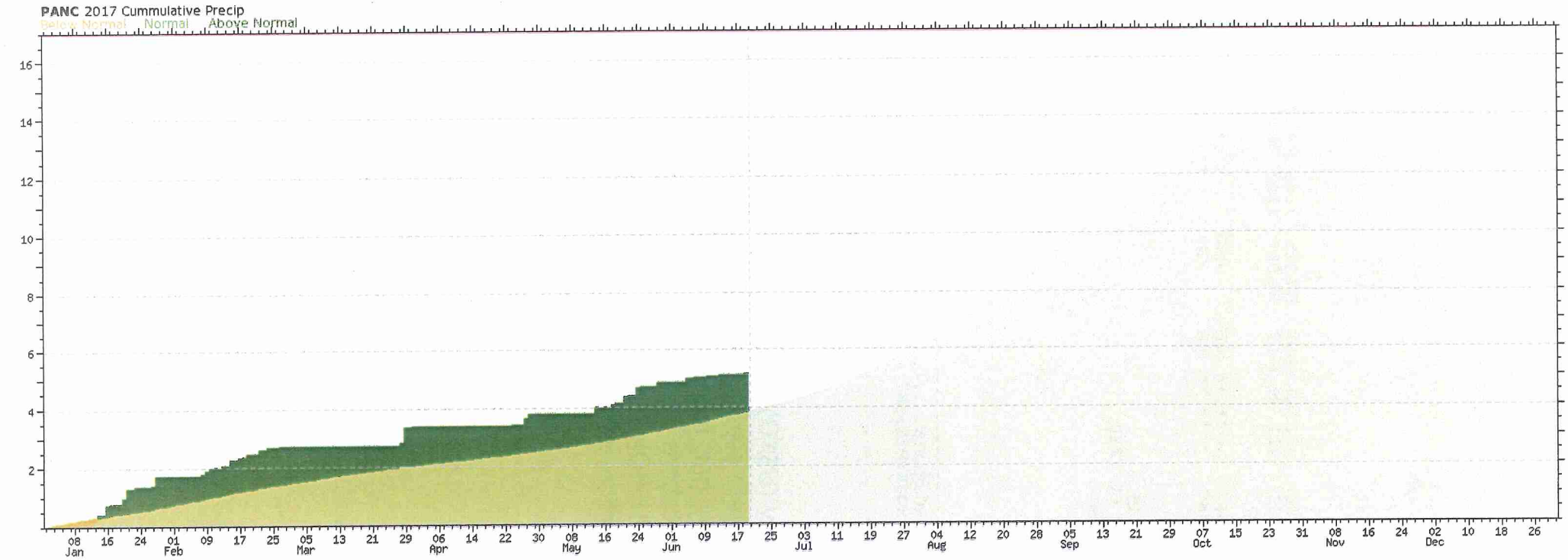
CIVIL TWILIGHT
JUNE 17 2017 START **.** GMT END **.** GMT
JUNE 18 2017 START **.** GMT END **.** GMT

- INDICATES NEGATIVE NUMBERS.
R INDICATES RECORD WAS SET OR TIED.
MM INDICATES DATA IS MISSING.
T INDICATES TRACE AMOUNT.

&&

AMOUNT OF DAYLIGHT TODAY (HOUR:MIN).....19:20
GAIN/LOSS SINCE YESTERDAY (HOUR:MIN:SEC)....+0:00:46

The U.S. Naval Observatory (USNO) computes astronomical data. Therefore, the NWS does not record, certify, or authenticate astronomical data. Computed times of sunrise, sunset, moonrise, moonset; and twilight, moon phases and other astronomical data are available from USNO's Astronomical Applications Department (http://www.usno.navy.mil). See http://www.usno.navy.mil/USNO/astronomical-applications/astronomical-information-center/litigation for information on using these data for legal purposes.


PANC 2017 Cummulative Precip
Below Normal
Normal
Above Normal
16
14
12
10
8
6
4
2
08 Jan
16
24
01 Feb
09
17
25
05 Mar
13
21
29
06 Apr
14
22
30
08 May
16
24
01 Jun
09
17
25
03 Jul
11
19
27
04 Aug
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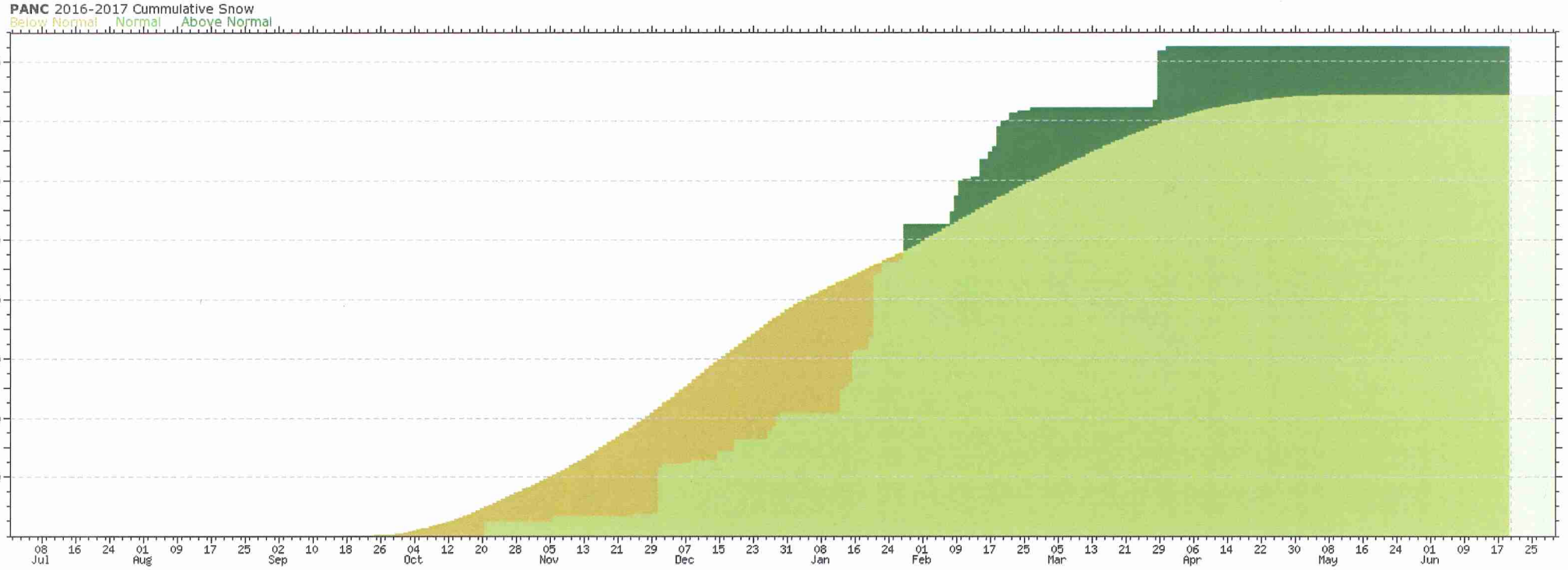
23
31
08 Nov
16
24
02 Dec
10
18
26


PANC 2016-2017 Cummulative Snow
Below Normal
Normal
Above Normal
80
70
60
50
40
30
20
10
08 Jul
16
24
01 Aug
09
17
25
02 Sep
10
18
26
04 Oct
12
20
28
05 Nov
13
21
29
07 Dec
15
23
31
08 Jan
16
24
01 Feb
09
17
25
05 Mar
13
21
29
06 Apr
14
22
30
08 May
16
24
01 Jun
09
17
25

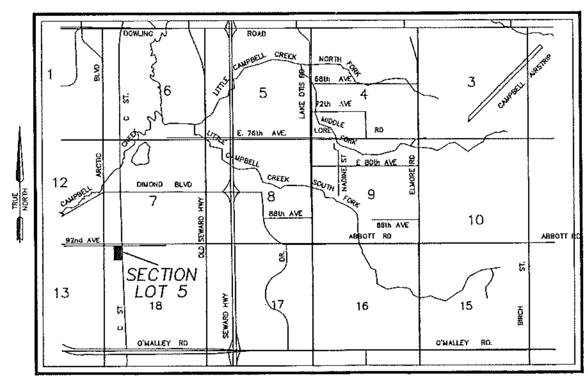
C STREET & 92nd AVENUE
SECTION LOT 5
NW 1/4 SECTION 18, T12N, RSW
GRADING PLAN
Fill/Grading/Excavation Permit C17-1231

ENGINEERED BY: TRIAD ENGINEERING
P.O. BOX 110890
ANCHORAGE, AK 99511
(907) 561-6537

SURVEYED BY: THE BOUTET CO.
6927 OLD SEWARD HWY, SUITE 201
ANCHORAGE, AK 99518
(907) 522-6776

OWNER:
RIDGE CONTRACTING, INC.
9600 VANGUARD DRIVE
ANCHORAGE, AK 99507
(907) 244-8043
CONTACT PERSON: Drew McLaughlin

AUGUST 2017



LOCATION MAP
SCALE : 1 Inch = 1/2 Mile

DESCRIPTION	SHEET
TITLE SHEET	C1 of 4
NOTES & GRADING PLAN	C2 of 4
CROSS SECTIONS	C3 of 4
SITE/LANDSCAPE PLAN	L1 of 4

INDEX

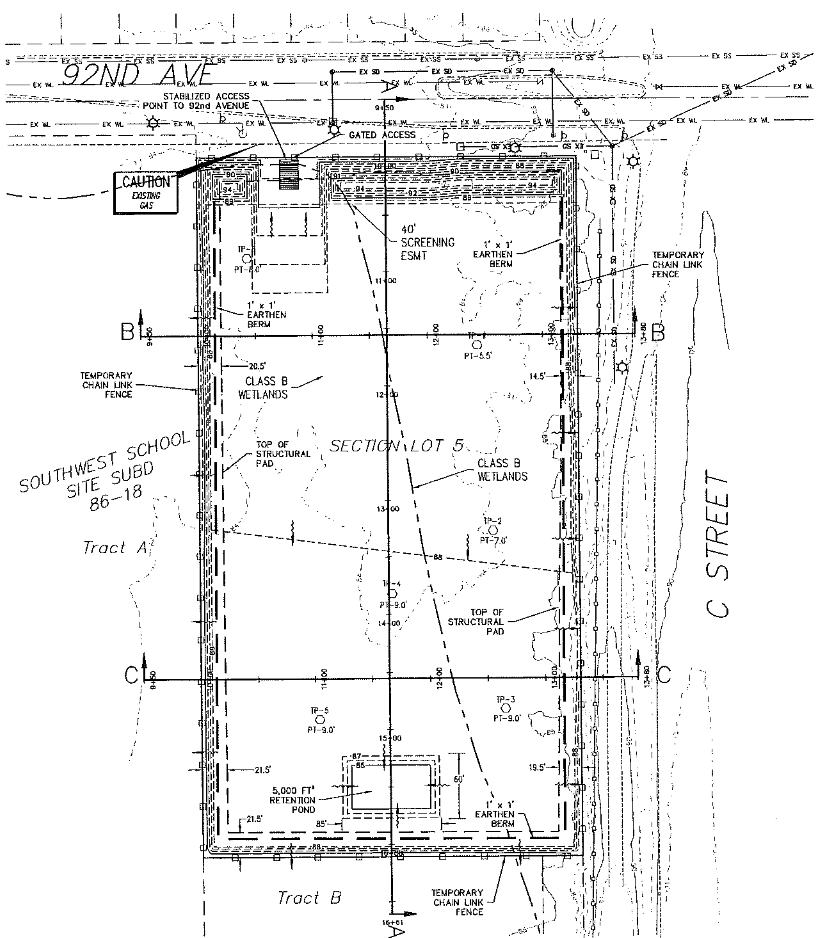
TRIAD ENGINEERING
P.O. Box 110890
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com

RECORD DRAWING
1. DATA PROVIDED
BY:
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR:
BY:
TITLE: DATE:
2. DATA TRANSFERRED
BY:
COMPANY:
DATE:
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY:
COMPANY:
BY:
TITLE: DATE:

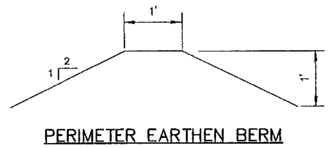
C STREET & 92nd AVENUE
TITLE SHEET

DATE	REVISIONS	BY	CKD
5-9-17	REVISED PER MOA COMMENTS	DWM	BJM
4-19-17	REVISED PER MOA COMMENTS	DWM	BJM

DESIGNED BJM | DRAWN BJM | CHECKED DAG
FILE: C STREET & 92nd AVENUE
JOB NO. 17-100 | CASE: | DATE: AUG 2017 | GRID: SW2430
SCALE: HORIZ: N/A VERT.
SHEET C1 OF 4



TRUE NORTH
SCALE : 1" = 50'



PERIMETER EARTHEN BERM

SCALE 1" = 1'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT.

SPECIAL INSPECTION NOTES

1. ITEMS MARKED WITH AN "X" REQUIRE INSPECTION BY A SPECIAL INSPECTOR.
2. TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT-ENGINEER, BUILDING OFFICIAL, OWNER AND CONTRACTOR.

SPECIAL SOIL INSPECTION & TESTING SCHEDULE (IBC 1704.7 & TABLE 1704.7)	CONTINUOUS INSPECTION	PERIODIC INSPECTION
VERIFICATION AND INSPECTION TASK		
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

FILL & GRADING NOTES

1. SLOPES TO BE STABILIZED WITH VEGETATION, NO LATER THAT 9-31-2017.
2. ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS, MAXIMUM, AND COMPACTED TO 95% MINIMUM AND IN COMPLIANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAT 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
3. PRIOR TO PLACING FILL MATERIAL, THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION. SCARIFY THE EXISTING GROUND SURFACE TO PROVIDE A BOND WITH THE PROPOSED FILL. ORGANIC SOILS MAY BE SPREAD OVER FINISHED SLOPES AND PROPOSED LOTS AT A MAXIMUM THICKNESS OF 6 INCHES.
4. TERRACES AT LEAST 12 FEET WIDE SHALL BE ESTABLISHED AT THE MID POINT OF FILLS 30 FEET OR GREATER. SLOPE OF TERRACES SHALL BE 2.0% MINIMUM TOWARDS BACK OF BENCH.
5. PER AMCR 23.105.111.3, THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TWENTY (20) FEET.
6. PER AMCR 23.105.111.2, THE TOP OF CUT SLOPES SHALL NOT BE MADE NEARER TO A SITE BOUNDARY LINE THAN ONE-FIFTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TEN (10) FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY REQUIRED INTERCEPTOR DRAINS.
7. BOTTOM-OF-HOLE INSPECTION AND EXTENT-OF-EXCAVATION INSPECTION SHALL BE PERFORMED BY A BUILDING SAFETY INSPECTOR PRIOR TO ANY FILL PLACEMENT. ADDITIONAL MOA INSPECTIONS SHALL OCCUR FOR EVERY 25,000 C.Y. OR PORTION THEREOF, OF GRADING BEYOND 50,000 C.Y.
8. FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) AND THE FILL HEIGHT IS GREATER THAN 5 FEET, A BENCH UNDER THE TOE OF THE FILL SHALL BE INSTALLED AT LEAST 10 FEET WIDE.
9. AREA OF DISTURBANCE 4.6 ACRES.
10. HOURS OF OPERATION WILL BE BETWEEN 6:00 A.M. TO 10:00 P.M., MON.-SAT. ANY WORK SCHEDULED TO OCCUR OUTSIDE THESE HOURS OF OPERATION WILL REQUIRE A NOISE PERMIT PER AMC 15.07.070.
11. NORTHERN GEOTECHNICAL ENGINEERING AND TERRA FIRMA WILL PERFORM THE REQUIRED TESTING FOR COMPACTION AS WELL AS OBSERVATIONS DURING PREPARATION OF THE NATURAL GROUND PRIOR TO FILL OPERATIONS PER SECTION 23.105.114 AND PER IBC TABLE 1704.7 WHICH REQUIRES CONTINUOUS INSPECTION DURING FILL PLACEMENT.
12. MATERIAL HAULED TO THE PROJECT SITE WILL BE VIA O'MALLEY ROAD, C STREET, 92nd AVENUE TO PROJECT SITE. MATERIAL HAULED FROM THE SITE WILL BE VIA 92nd AVENUE, C STREET, DIMOND BLVD., SANDLAKE ROAD TO DISPOSAL SITE.
13. PERMANENT CUT/FILL SLOPES TO BE 2:1 MAX.
14. QUANTITY: FILL = 80,000 C.Y., PEAT OVER-EXCAVATION = 52,000 C.Y.
15. THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
16. NO FILL MATERIAL WILL BE PLACED IF FROZEN AND NO FILL SHALL BE PLACED ON FROZEN MATERIAL.
17. RIDGE CONTRACTING, INC., DREW MCLAUGHLIN, HAS HIRED TERRA FIRMA TESTING, TO PERFORM THE SPECIAL INSPECTIONS.
18. SPECIAL INSPECTIONS WILL FOLLOW THE REQUIREMENTS OF THE IBC TABLE 1704.7 (SEE TABLE THIS SHEET).
19. A RIGHT OF WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE MOA RIGHTS OF WAY.
20. AFTER GRADING IS COMPLETED, STABILIZE ALL DISTURBED AREAS.
21. TRIAD ENGINEERING WILL PERFORM THE REQUIRED CIVIL ENGINEER INSPECTIONS PER SECTION AMCR 21.90.003.E2-4 WHICH INCLUDES OBSERVATION AND REVIEW OF LINE, GRADE AND SURFACE DRAINAGE.

PEAT EXCAVATION NOTES

1. EXISTING PEAT AS IDENTIFIED BY THE SOILS REPORT SHALL BE REMOVED DOWN TO NATIVE MATERIAL OR TO COMPETENT IN SITU FILL WITH A RELATIVE DENSITY OF 95% OR GREATER THROUGHOUT ITS DEPTH AS DETERMINED BY THE PROJECT SOILS ENGINEER, VERIFIED BY TESTING, AND APPROVED BY THE BUILDING SAFETY INSPECTOR. REPLACEMENT OF EXCAVATED MATERIAL SHALL BE WITH NON-ORGANIC FILL PLACED IN ACCORDANCE WITH FILL AND GRADING NOTE #2 ABOVE. SUBMIT ALL TEST RESULTS TO BUILDING SAFETY FOR REVIEW.

SITE PLAN INFORMATION

A. SITE PLAN SHOWING:
   1. DRAINAGE – ALL DRAINAGE IS CONTAINED ONSITE.
   2. EXISTING/PROPOSED CONTOURS – AS SHOWN.
   3. WATER TABLE INFORMATION – NOT ENCOUNTERED DURING THE SOILS INVESTIGATION.
   4. VEHICULAR ACCESS – NW CORNER OF THE SITE VIA 92ND AVENUE.

B. EROSION AND SEDIMENT CONTROL PLAN – A STABILIZED ENTRY IS PROVIDED AT THE PROJECT ENTRANCE. BMP'S WILL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SWPPP.

C. EXISTING SOIL TYPES – A 5 TO 9 FOOT DEEP LENS OF PEAT (PT) EXISTS ABOVE SANDY SILT (ML).

D. SEE ATTACHED LANDSCAPING PLAN FOR FINAL SITE RESTORATION.

E. SECURITY PLAN – A TEMPORARY CHAIN LINK FENCE WITH LOCKED, GATED ACCESS IS PROVIDED AROUND THE PERIMETER OF THE PROJECT.

F. HOURS OF OPERATION WILL BE BETWEEN 6:00 A.M. TO 10:00 P.M., MON.-SAT. ANY WORK SCHEDULED TO OCCUR OUTSIDE THESE HOURS OF OPERATION WILL REQUIRE A NOISE PERMIT PER AMC 15.07.070.

G. EXISTING PEAT WILL BE REMOVED DOWN TO LIMITS OF SANDY SILT. INCOMING FILL WILL CONSIST OF NON-ORGANIC MATERIAL CAPABLE OF 95% COMPACTION.

H. PROJECTED TRAFFIC COUNTS – ESTIMATED 200 TRIPS PER DAY (100 INCOMING – 100 OUTGOING).

I. QUANTITY OF FILL – APPROXIMATELY 80,000 CUBIC YARDS OF MATERIAL WILL BE NEEDED TO REACH FINISHED GRADE AS SHOWN BELOW.

J. ACCEPTED MATERIALS – NON-ORGANIC MATERIAL CAPABLE OF 95% COMPACTION. ORGANIC MATERIAL MAY BE USED FOR SURFICIAL LANDSCAPING PURPOSES.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
PEAT QTY	1.000	1.000	201655.56 Sq. Ft.	51732.54 Cu. Yd.	4.60 Cu. Yd.	51727.94 Cu. Yd.<Cut>
PAD QTY	1.000	1.000	198778.81 Sq. Ft.	1.12 Cu. Yd.	79736.92 Cu. Yd.	79735.80 Cu. Yd.<Fill>
Totals			400434.37 Sq. Ft.	51733.66 Cu. Yd.	79741.52 Cu. Yd.	28007.86 Cu. Yd.<Fill>

Fill/Grading/Excavation Permit C17-1231

TRIAD ENGINEERING
P.O. Box 110890
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com

RECORD DRAWING
1. DATA PROVIDED
BY: ______
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR: ______
BY: ______
TITLE: ______ DATE: ______
2. DATA TRANSFERRED
BY: ______
COMPANY: ______
DATE: ______
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY: ______
COMPANY: ______
BY: ______
TITLE: ______ DATE: ______

C STREET & 92nd AVENUE
NOTES &
GRADING PLAN

DATE	REVISIONS	BY	CKD
5-9-17	REVISED PER MOA COMMENTS	GWK	BJM

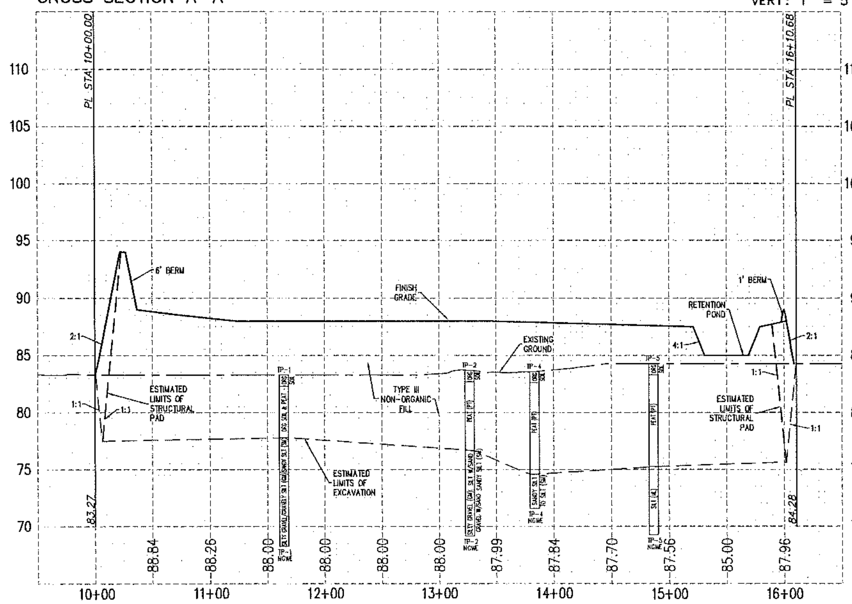
DESIGNED BJM | DRAWN BJM | CHECKED DAG
FILE: C STREET & 92nd AVENUE
JOB NO. 17-100 | CASE: | DATE: AUG 2017
SCALE: HORIZ: 1" = 50' VERT. | GRID: SW2430

SHEET C2 OF 4

SEE SHEET 2 FOR CROSS SECTION LOCATIONS

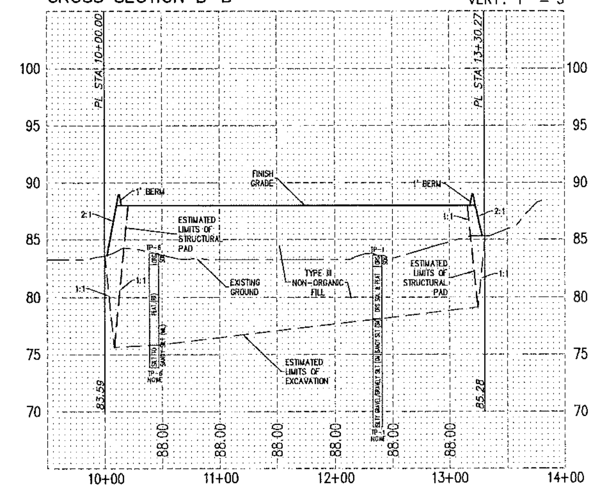
CROSS SECTION A-A

PROFILE SCALE: HORZ: 1" = 50'
VERT: 1" = 5'



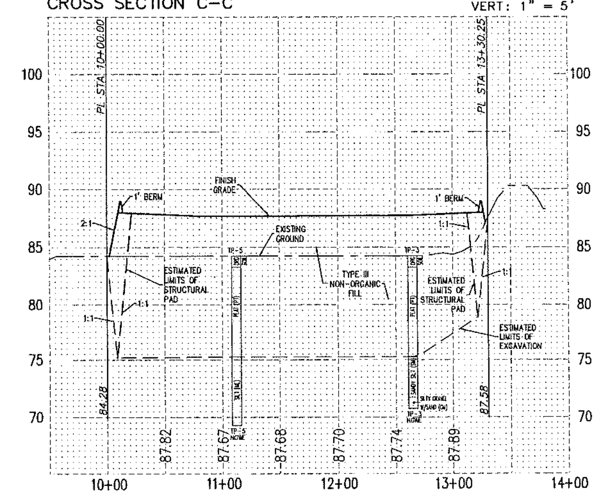
CROSS SECTION B-B

PROFILE SCALE:
HORZ: 1" = 50'
VERT: 1" = 5'



CROSS SECTION C-C

PROFILE SCALE:
HORZ: 1" = 50'
VERT: 1" = 5'



Fill/Grading/Excavation Permit C17-1231

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TITLE: ____ DATE: ____
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BY: ____
COMPANY: ____
DATE: ____
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY: ____
COMPANY: ____
BY: ____
TITLE: ____ DATE: ____

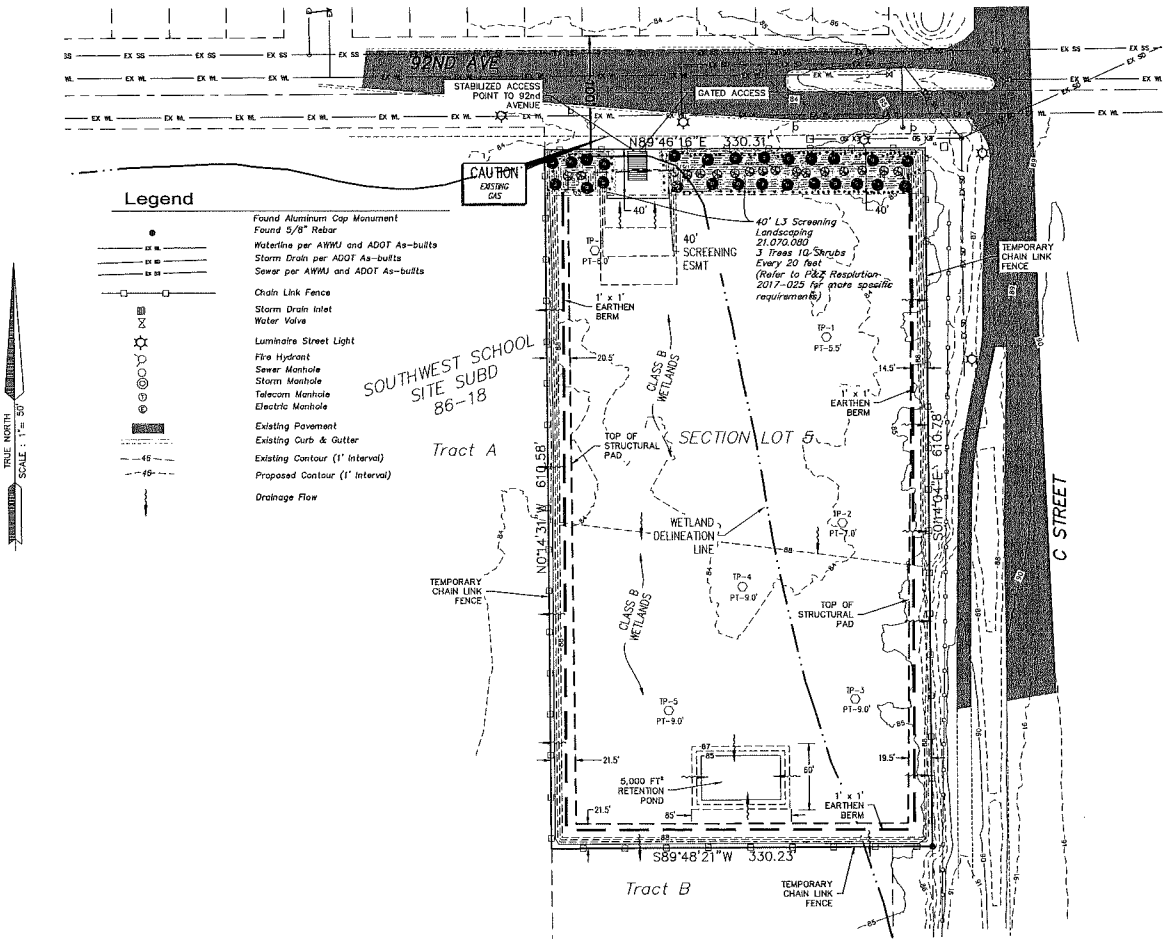
C STREET & 92nd AVENUE
CROSS SECTIONS

DATE	REVISIONS	BY	CKD
5-9-17	REVISED PER MOA COMMENTS	DWM	BJM

DESIGNED	DRAWN	CHECKED
BJM	BJM	DAG

FILE: C STREET & 92nd AVENUE
JOB NO.: 17-100 CASE: DATE: AUG 2017
SCALE: HORIZ: 1" = 50' VERT: 1" = 5' GRID: SW2430

SHEET C3 OF 4



Legend

- Found Aluminum Cap Monument
- Found 5/8" Rebar
- Waterline per AWWU and ADOT As-builts
- Storm Drain per ADOT As-builts
- Sewer per AWWU and ADOT As-builts
- Chain Link Fence
- Storm Drain Inlet
- Water Valve
- Luminaire Street Light
- Fire Hydrant
- Sewer Manhole
- Storm Manhole
- Telecom Manhole
- Electric Manhole
- Existing Pavement
- Existing Curb & Gutter
- Existing Contour (1' Interval)
- Proposed Contour (1' Interval)
- Drainage Flow

Notes:

1. BASIS OF BEARINGS ARE THE FOUND MONUMENTS, PER PLAT 2012-98.
2. BASIS OF ELEVATION IS GAAB DATUM, 1972 NGS ADJUSTMENT.

STATE OF ALASKA 49TH — Anthony P. Hoffman 18-9020

SITE PLAN INFORMATION (AMC 21.05.060.E.5)

A. SITE PLAN SHOWING:
1. DRAINAGE – ALL DRAINAGE IS CONTAINED ONSITE.
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D. SEE ATTACHED LANDSCAPING PLAN FOR FINAL SITE RESTORATION.

E. SECURITY PLAN – A TEMPORARY CHAIN LINK FENCE WITH LOCKED, GATED ACCESS IS PROVIDED AROUND THE PERIMETER OF THE PROJECT.

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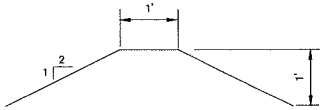
G. EXISTING PEAT WILL BE REMOVED DOWN TO LIMITS OF SANDY SILT. INCOMING FILL WILL CONSIST OF NON-ORGANIC MATERIAL CAPABLE OF 95% COMPACTION.

H. PROJECTED TRAFFIC COUNTS – ESTIMATED 200 TRIPS PER DAY (100 INCOMING – 100 OUTGOING).

I. QUANTITY OF FILL – APPROXIMATELY 80,000 CUBIC YARDS OF MATERIAL WILL BE NEEDED TO REACH FINISHED GRADE AS SHOWN BELOW.

J. ACCEPTED MATERIALS – NON-ORGANIC MATERIAL CAPABLE OF 95% COMPACTION. ORGANIC MATERIAL MAY BE USED FOR SURFICIAL LANDSCAPING PURPOSES.



PERIMETER EARTHEN BERM
SCALE 1"= 1'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

Fill/Grading/Excavation Permit C17-1231

SITE PLAN / LANDSCAPE PLAN
Located on
U.S. Government Lot 5 (Remnant)
Township 12 North, Range 3 West, Section 18, Seward Meridian, Alaska
According to the official BLM Plat, dated February 19, 1964

MOA Grid Map: SW2430	
Scale: 1"=50'	
Drawn By: TH	Checked:
Job No.	
Date: 8/15/2017	
Plat No.:	
SHEET: L1 of 4	

The Boutet Company, Inc.
601 E. 57th Place, #102
Anchorage, AK 99518
Ph. 907-522-8779
Fx. 907-522-8779
License No. AECC857

MUNICIPALITY OF ANCHORAGE

Community Development Department
Development Services Division

Private Development Section

Mayor Ethan Berkowitz

RECEIVED
OCT 24 2017
PLANNING DEPARTMENT

MEMORANDUM

Comments to Planning and Zoning Administrative Hearing Applications/Petitions

DATE: October 20, 2017

TO: Dave Whitfield, Current Planning Section Acting Supervisor

FROM: Brandon Telford, Private Development Plan Review Engineer

SUBJECT: Comments for Planning and Zoning Administrative Decision date: November 9, 2017.

Case 2017-0122 – Administrative Site Plan Review for Land Reclamation in the I-2 (Heavy Industrial) District in accordance with AMC 21.05.060.E.5.

Drainage:

The petitioner is alerted to the pending requirement to provide project specific full drainage analysis and calculations to Private Development under land use and/or building permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. Final plans with appropriate details will be required prior to approval of building plans. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

Department Recommendations:

The Private Development Section has no objection to the Site Plan Review.

Municipality of Anchorage

Planning Department

Long-Range Planning Division

Memorandum

Date: October 25, 2017

To: Sonnet Calhoun, Lead Land Use Plan Reviewer, Current Planning
Corliss Kimmel, Office Associate, Current Planning

From: Jon Cecil, Senior Planner, Long-Range Planning

Subject: Case # 2017-0122; Administrative Site Plan Review for Land Reclamation in the I-2 (Heavy Industrial) District in accordance with AMC 21.05.060.E.5

The Long-Range Planning Section has reviewed the administrative site plan packet of development plans for a land reclamation site located in an I-2 (Heavy Industrial) zoning district. The legal description of the site is U.S. Govt. Lot 5, S.18/T.12N/R.3W, SM, Alaska. This 4.63-acre parcel lies on the south side of 92nd Avenue between A Street and C Street in south Anchorage. The project intent is to construct a gravel pad for further development in the future. Construction of the gravel pad requires excavation of approximately 52,000 CY of organic peat and replacement with 80,000 CY of material to bring the pad to finished grade elevation. The applicant has submitted a fill and grade permit to remove the peat and replace it with usable material.

Per AMC 21.05.060.E.5 an administrative site plan review (ASPR) is required when estimated quantities of fill material greater than 5,000 CY will be removed.

The applicable comprehensive plan is the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*. Comprehensive plan policies applicable to this case include:

Policy #26 Key industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes.

Policy #43 Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review.

Policy #50 Healthy, mature trees and forested areas shall be retained as much as possible.

Policy #69 The Municipality shall preserve the functions and values of important wetlands, and manage the proper use of low-value wetlands with General Permits, as delineated in the *Anchorage Wetlands Management Plan*.

Policy #71 Utilize wetlands to manage drainage and improve water quality, where appropriate.

2020 Anchorage Bowl Comprehensive Plan

The *Anchorage 2020 – Anchorage Bowl Comprehensive Plan Land Use Policy Map* designated this area as "Industrial Reserve" which is described as an area "intended to ensure that strategically located industrial

land is primarily used for industrial purposes." Preservation of the Industrial Reserve is one of the key policy objectives of the comprehensive plan.
The ASPR appears to be consistent with the *2020 Anchorage—Anchorage Bowl Comprehensive Plan* policies.

Wetlands
The subject property contains Class "B" wetlands which are classified by the MOA as having "a moderate overall functional valuation, but still providing significant support to key watershed and drainage area functions. B Wetlands usually contain a mixture of wetland features reflecting both higher and lower functional performance" (see MOA Wetlands Atlas, Vol. 1 - Map 77). The applicant submitted a Preliminary Determination of Wetlands and Waters as potential jurisdictional wetlands.

2040 Land Use Plan
The proposed use of this site for land reclamation is consistent with the general industrial land use designation found under the recently adopted *2040 Land Use Plan Map* (LUPM). Subject to approval of the ASPR, the site will become an approved and identified location as a land reclamation site. The application meets the relevant policies of the comprehensive plan and the land use plan map.

Zoning
The I-2 Heavy Industrial District as defined in Title 21 is "intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses. ... This district is applied to areas designated as industrial/industrial reserve by the comprehensive plan."

2015 Industrial Land Use Assessment
In 2015 an industrial land use assessment of the Anchorage Bowl and Chugiak-Eagle River was conducted utilizing updated GIS data. The results indicate that there are between 130 and 230 acres remaining of buildable, industrial zoned lands that are likely to be available for future industrial development. Results of the analysis indicated that the Anchorage Bowl and Chugiak-Eagle River combined supply of existing industrial land does not ensure sufficient capacity to accommodate employment gains under growth scenario planning.

The application appears to have met the basic standards for an ASPR and standards found at AMC 21.03.180. Further, it appears to have met the use specific standards found at AMC 21.05.060E.8.

We have no objections to the approval of the ASPR. Thank you for the opportunity to review and comment.

MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services

DHHS

ANCHORAGE

RECEIVED

OCT 20 2017

PLANNING DEPARTMENT

Date: October 19, 2017

To: Planning Department, Current Planning Division

Thru: DeeAnn Fetko, Deputy Director

From: Shelley Griffith, Environmental Health Services Program Manager

Subject: Comments Regarding CUP 2017-0122, Ridge Equipment LLC, Administrative Site Plan Review for Land Reclamation in the I-2 (Heavy Industrial) District in accordance with AMC 21.05.060E.5.

No Comment.

CC: Clara Park, Sr. Office Associate
Janine Nesheim, Environmental Health Specialist – Plan Review
Shannon Kuhn, Public Information Officer

MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Section
Phone: (907) 343-8240 Fax: (907) 343-8250

DATE: October 23, 2017

TO: Planning Division, Current Planning Section

THRU: Jack L. Frost, Jr., Right of Way Supervisor

FROM: Lynn McGee, Senior Plan Reviewer

SUBJ: Comments on Administrative Hearing for November 9, 2017.

Right of Way Section has reviewed the following case(s) due October 26, 2017.

2017-0122 **T12N R3W Section 18, Lot 5 REM, grid SW2430.**
(Administrative Site Plan Review, Land Reclamation.)
Right of Way Section has no comments at this time.
Review time 15 minutes.

MUNICIPALITY OF ANCHORAGE
Traffic Department

TRAFFIC DEPARTMENT

MEMORANDUM

RECEIVED
OCT 20 2017
PLANNING DEPARTMENT

DATE: October 20, 2017

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2017-122 Administrative Site Plan review for Land Reclamation in the I-2 (Heavy Industrial District).

Traffic department has recommends approval of this site plan with the following comments.

Traffic has no objections to approval of this administrative site plan base on scope of work associated on the attached site plans.

Municipality of Anchorage
Project Management and Engineering
MEMORANDUM

DATE: October 19, 2017

To: Dave Whitfield

FROM: Steven Ellis

SUBJECT: Comments from Watershed Management Services

Watershed Management Services (WMS) has the following comments for November 9, 2017, Planning and Zoning Commission Meeting.

2017-0122, Administrative Site Plan Review for Land Reclamation. WMS has no comment.

MUNICIPALITY OF ANCHORAGE

Development Services Department
Addressing
Addressing email: addressing@muni.org

Fax: 907 249-7868

Mayor Ethan Berkowitz

RECEIVED
OCT 03 2017
PLANNING DEPARTMENT

Case no. 2017-0122, Site Plan Review, C Street & West 92nd Avenue, Section Lot 5, SW2430

a. In the title sheet:
    i. In the title and lower left corner, please change "RSW" to "R3W"

Thanks,

Nick Maciaszek
MSAG Coordinator - Addressing
Municipality of Anchorage
907.343.8244 (direct line)
907.343.8466

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

September 28, 2017

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has a comment on the following zoning case:

- **2017-0117: Administrative Site Plan Review for Land Reclamation: Chester H Lloyd Subdivision Lot 12B-1, 12B-2 & 12B-3**
  - Plan sheets C1.0 and C3.0 show a portion of the developed area will drain to Dimond Boulevard. Since the proposed project impacts drainage to a state facility, a permit from DOT&PF is required before construction. Contact Danika Simpson in our Right of Way section for more details.
  - A drainage report is required that is sealed and signed by a licensed engineer in Alaska. This must include the following:
    - Runoff from the proposed development to Dimond Blvd. during the existing and proposed condition for both an event with a 10-year and 50-year return interval. These return intervals are required because these are the design events for Dimond Blvd ditches, gutter flow, and trunk storm drain system.
    - For the ditches and gutter flow, quantify the impacts of the increased discharge on Dimond Blvd.
    - For the storm drain, estimate what percent of the nearest storm drain pipe capacity is the additional discharge due to this development.
    - Discuss how the proposed development will meet the MS4 permit requirements.

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning case:

- **2017-0122: T12N R3W Section 18, Lot 5 REM**

Sincerely,

James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Central Region Hydrologist, DOT&PF

Municipality of Anchorage
Development Services Department
Memorandum

Comments to Miscellaneous Platting Activity

RECEIVED
SEP 25 2017
PLANNING DEPARTMENT

DATE: September 25. 2017

TO: Dave Whitfield, Acting Manager, Current Planning

FROM: Ross Noffsinger, Acting building Official, Engineering services Manager

SUBJECT: Comments on 2017-0122

No comment.

MEMORANDUM

DATE: **September 21, 2017**

TO: **Dave Whitfield, Acting Planning Manager, Planning Section, Planning Division**

FROM: **Paul Hatcher, Engineering Technician III, Planning Section, AWWU**

RE: **Zoning Case Comments**
Plats to be heard November 9, 2017
Comments due October 26, 2017

AWWU has reviewed the materials and has the following comments.

2017-0122 T12N R3W SEC 18 LT 5 REM, Administrative Site Plan Review for Land Reclamation in the I-2 (Heavy Industrial) District in accordance with AMC 21.05.060E.5, Grid SW2430

1. AWWU water and sewer are available to this parcel.
2. AWWU has no objection to this land use permit.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz

Kimmel, Corliss A.

From: Watts, Andrew G.
Sent: Wednesday, September 20, 2017 1:24 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: PTD Comments

Cases: 2017-0122, S12370, S12373: PTD does not currently provide fixed-route bus services in the subject area and has no plans to do so in the future. No easements are required at this time, and we have no objections to the proposed ASPR/plats.

Case S12374: PTD currently provides fixed-route bus service on the Old Glenn Highway near the subject area, however the final day of this service will be October 20, 2017. We have no plans to resume fixed-route service in this area in the future and do not plan to provide service on any side roads in the area. No easements are required at this time, and we have no objections to the proposed plat.

Best,
Andrew

~~*~*~*~*~*~*~*~*~*~*

Andrew Watts, MPA
Transit Planning Technician
Public Transportation | Municipality of Anchorage
3600 Dr. MLK Jr. Avenue | Anchorage, AK 99507
907-343-8496
WattsAG@muni.org