

MUNICIPALITY OF ANCHORAGE

PLANNING DIVISION

MEMORANDUM

DATE: April 11, 2018

TO: Urban Design Commission

THRU: *pw* David R. Whitfield
Current Planning Manager, Planning Department

FROM: *sf* Sharon Ferguson, Senior Planner

SUBJECT: **Case 2018-0035; Approval of the Screening Provisions for Major Highways for Statewide Door and Glass; Lot 2, Block 1, Lucky Huffman Subdivision.**

Statewide Door and Glass is requesting APPROVAL by the Urban Design Commission of the provisions for Screening Along Major Highways.

UDC REVIEW AND APPROVAL AUTHORITY

Under AMC 21.10.028C, the Urban Design Commission has the authority to: *Hear and decide applications for highway landscaping approval under Section 21.45.130.*

Screening Along Major Highways - AMC 21.45.130E. Approval of site plan. Plans for access drives, screening fences, vegetative screens and parking and loading areas shall be reviewed and approved by the Urban Design Commission to ensure conformance with the intent of this section. No building permit or land use permit shall be issued for construction on a lot subject to this section, except in accordance with a landscaping site plan conforming to this section approved by the Urban Design Commission.

PROJECT DESCRIPTION

This project is before the Urban Design Commission because the site is zoned B-4 (rural business) district. The Planning Department website reads as follows: "Under the new Title 21, applications for entitlements under Title 21 filed on or after January 1, 2014 for properties within the following areas/zoning districts shall continue to be reviewed under the "old code". The B-4 district is among those districts.

Location: The project site is located at the end of Labar Street in south Anchorage. The site is east of the Old Seward Highway, north of Huffman Place Drive, and west of the Seward Highway. The eastern property boundary of this site is subject to the Screening Along Major Highways requirements of AMC 21.45.130.

Zoning: The site is zoned B-4 (rural business) district. The lot to the west is zoned I-1 and is undeveloped. A landscaping business lies to the north and is zoned I-1. The property to the south is zoned B-4 and is occupied by the Carrs Mall.

Proposal: AMC 21.45.130 requires either the maintenance of the existing vegetation or installation of landscaping if the existing vegetation is deficient or lacking in the setback area adjacent to the right-of-way. This setback area shall be an average of 30 feet wide.

The plat (2013-62) for the site shows the 30' screening easement abutting the west property line.

The landscape plan shows some infill landscaping consisting of five 8' tall Colorado Green Spruce trees. The plan also notes the existing evergreen trees in the highway screening area; heights are shown for these trees.

AMC 21.45.130D. *Loading and parking facilities.* "Except for customer parking, loading docks, and off-street parking areas associated with new uses established on the properties abutting those portions of the Seward Highway, Glenn Highway or associated frontage roads described in subsection C of this section shall be located to the rear of those properties. If site development does not allow for these facilities in the rear, they shall then be effectively screened from the highway." Parking is located to the north and east of the building. The rear of the building is considered from the perspective of the highway. In this proposal, there is some parking located in the "front" of the building. However, the parking is screened from the highway by leaving the existing vegetation in place.

AMC 21.45.130E. *Approval of site plan.* "Plans for access drives, screening fences, vegetative screens and parking and loading areas shall be reviewed and approved by the Urban Design Commission to ensure conformance with the intent of this section. No building permit or land use permit shall be issued for construction on a lot subject to this section, except in accordance with a landscaping site plan conforming to this section approved by the Urban Design Commission." The access drive from the cul-de-sac appears serviceable and will be approved by the Traffic Department. Likewise, the parking and loading areas (if needed) will be approved by the Traffic Department. No screening fences are proposed.

DEPARTMENT RECOMMENDATION

The Department recommends final APPROVAL for Case 2018-0035; Screening Along Major Highways for Lucky Huffman Subdivision, Lot 2, Block 1, subject to the following conditions:

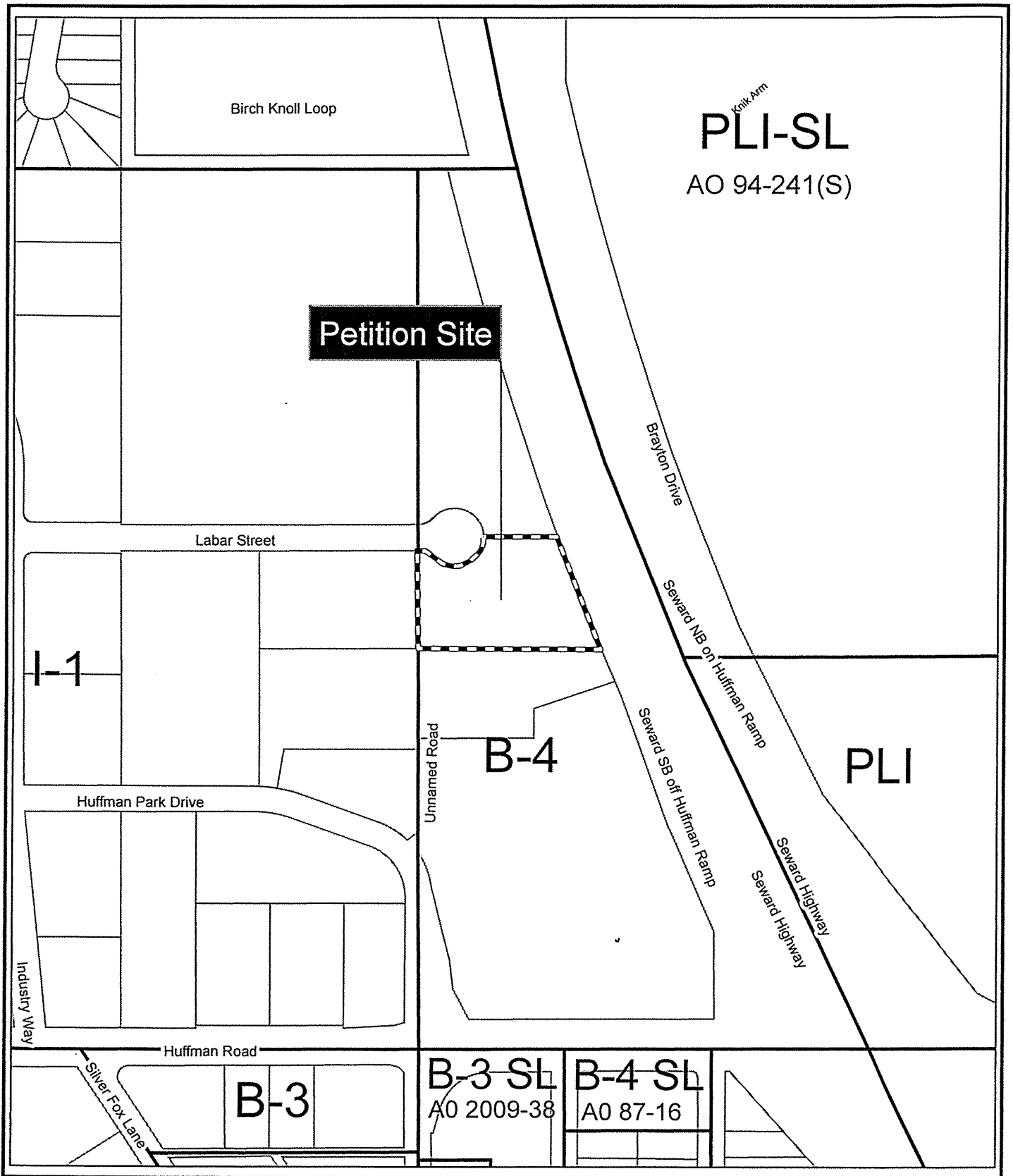
1. All planting and construction activities shall be substantially in conformance with the submitted UDC Review Questionnaire and the following plans on file with the Planning Department, except as modified by these conditions of approval:

Lucky Huffman Subdivision, Lot 2, Block 1; site plan prepared by Big City Engineers and landscape plan prepared by Corvus Design dated 01/03/2018.

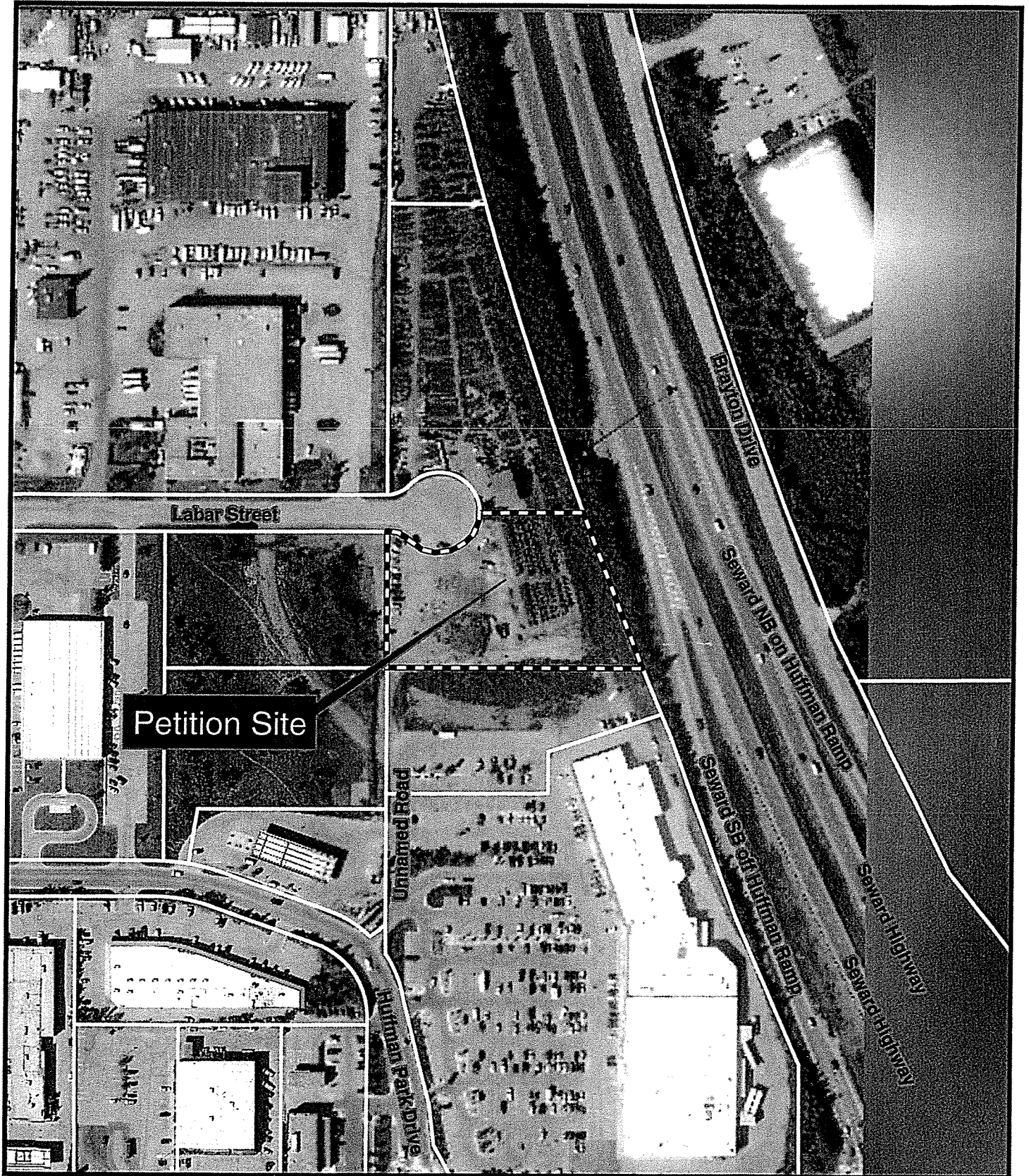
2. This approval is for the Screening Along Major Highways requirement only.

3. The property owner shall be responsible for replacing any vegetation that is removed for any reason within the screening easement. The replacement vegetation shall be determined and approved by the Planning Department.

2018-0035



2018-0035





221 East Ship Creek Avenue
Anchorage, Alaska 99501
PH: 907-562-2074
FX: 907-562-1803

Mr. David Whitfield
Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage , Alaska 99519-6650

1/29/18

Subject: Letter of Authorization
Lot 2, Block 1, Lucky Huffman Subdivision

Dear Mr. Whitfield,

I am the owner of the property described as Lot 2, Block 1, Lucky Huffman Subdivision (Plat #2013-062). As such, I authorize Big City Engineers, LLC and their subconsultant, Corvus Design, to act on my behalf regarding the highway screening plan review associated with the property referenced above.

If you have any questions, please call my cell (727-5315).

Thanks You

Michael S. Hammer
Owner, Hammer / Labar Properties, LLC
and Statewide Door & Glass

Municipality of Anchorage
Planning Department
4700 Bragaw Street
P. O. Box 196650
Anchorage, AK 99519-6650
Telephone: (907) 343-7943
Fax: (907) 343-7927

URBAN DESIGN COMMISSION
Review Questionnaire

Submit this questionnaire and required submittal documents *28 days prior* to the scheduled Commission hearing date.

PROJECT NAME: Statewide Door and Glass

Case Number: UDC **Tax Code Number:** 016-191-88-000

Submittal Type: Review **Date Submitted:** January 31, 2018
 Approval **Date Submitted:** January 31, 2018

Legal Description: Lot 2, Block 1, Lucky Huffman Subdivision
Community Council(s): Old Seward/Oceanview

Project Managers

Client (Agency): Statewide Door and Glass (Hammer Labar Property, LLC)

Project Manager: Mike Hammer

Address (include zip code): 221 E. Ship Creek Avenue, Anchorage, Alaska 99501

Telephone No.: 907/562-2074 **Fax No.:** 907/562-1803

Prime Design Consultant: Big City Engineers, LLC Gordon Thompson, Architect (project prime)

Project Manager: Melissa A. Branch, P.E.

Address: P.O. Box 92946, Anchorage, Alaska 99509

Telephone No.: 907/360-0985 **Fax No.** _____

Landscape Architect: Corvus Design, Inc.

Address (include zip code): 2506 Fairbanks Street, Unit B, Anchorage, Alaska 99503

Telephone No.: 907/222-2859 **Fax No.** _____

To whom should notification go: Big City Engineers

Project Schedule

Notice to Proceed: November 2017
Completion of Schematic Design: November 2017
Completion of Design Development: January 22, 2018
Completion of Contract Documents: March 15, 2018
Contract Award Date: March 1, 2018
Completion of Construction: January 2019 (estimated)

Statewide Door and Glass

Highway Screening Plan Review Narrative

January 2018

Project Location

The proposed project is located along the southern half of the Labar Street turnaround on Lot 2, Block 1, Lucky Huffman Subdivision in Municipality of Anchorage (MOA) grid SW2732. The New Seward Highway abuts the eastern property boundary.

Property Zoning and Effective Code

The property is zoned B-4, a rural business district. The B-4 zoning does not exist under current code. The adopting ordinance for the current Title 21, AO 2012-124(S), establishes that the B-2A, B-2B, B-2C, D-2, B-4, and T zoning districts, as well as all areas within TSAIA property boundaries, shall continue to be under the old Title 21 until rezoned. A determination from Sonnet Calhoun, MOA Lead Land Use Reviewer, stated that the property is subject to the “old” Title 21 that was in effect prior to December 31, 2013.

As described above the property is located adjacent to the New Seward Highway. It is within the boundaries described in 21.45.130.2.a and does not meet the exceptions outlined in 21.45.130.3. As such, it is subject to Highway Screening Landscape Plan Review before the Urban Design Commission as outlined in 21.45.130.

The rest of the site landscaping is subject to the requirements of AMC 21.40.190.M.

Project Description

The proposed development project includes a single-story, 21,842 square foot (SF), specialty trade building with office, warehouse, and storage space. The property is 1.90 acres in size. Access is from Labar Street. Parking is located along the north and east sides of the building. Loading facilities are located at the southeast corner of the building, facing the highway screening landscaping. This location is the rear side of the property based on access.

Property Ownership and Adjacent Developments

Hammer Labar Property, LLC owns the property, which will be developed for Statewide Door and Glass. Both entities are owned by Michael Hammer. Mr. Hammer has provided a letter authorizing Big City Engineers, LLC to pursue the highway screening review required code on his behalf

The properties to the north and south are also zoned B-4. Properties to the west are zoned I-1, a light industrial district. Properties to the east (across the New Seward Highway) are zoned PLL, a public lands and institutions district. Most of the surrounding properties are already developed; the property directly west is the only exception. The property to the north is Faltz Nursery, an office building is directly to the south, and The Garages is to the southwest.

Request for Approval

We are requesting review and approval of the highway screening landscaping for the proposed development. Please see the narrative below and the attached plans for more information.



Statewide Door and Glass
Location Map





[Departments](#) > [Finance](#) > [Property Appraisal](#) > [New Search](#) > results

[Back](#) [Taxes](#)

Find Parcel Number - - - 000

[Submit Search](#)

Public Inquiry Parcel Details

[Show Parcel on Map](#)

PARCEL: 016-191-88-000 01/01 Commercial Vacant Land 05/17/17

HAMMER LABAR PROPERTY LLC

LUCKY HUFFMAN

BLK 1 LT 2

10601 Prospect Drive
Anchorage AK 99502 0000 Site

Lot Size:	82,830	---Date Changed---	----	Deed Changed----	GRW: PIWt
Zone :	B4	Owner :	04/07/17	Stateid:	2017 0009042
Tax Dist:	003	Address:	04/07/17	Date :	03/10/17
Grid :	SW2732	Hra # :		Plat :	130062
GRW: PIWC				REF #:	09/17/13 016-191-81-000

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2015:	783,300	0	783,300	
Appraised Val 2016:	869,400	24,200	893,600	--Exemption--
Appraised Val 2017:	869,400	10,900	880,300	-----Type-----
Exempt Value 2017:	0	0	0	
State Exempt 2017:			0	
Resid Exempt 2017:			0	
Taxable Value 2017:			880,300	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 07/15 Land Only
07/15 Exterior
/

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Chain Link Fence	6,000	01	15	Normal	Normal

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)

GENERAL NOTES

1. ALL SITE WORK CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MUNICIPALITY OF ANCHORAGE (MASS) STANDARD SPECIFICATIONS, CURRENT EDITION, UNLESS OTHERWISE SPECIFIED.
2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. VERIFY LOCATIONS BY OBTAINING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.
3. DIMENSIONS AND RADII SHOWN ARE TO TOP BACK OF CURB, EDGE OF SIDEWALK, CENTER OF PAVEMENT STRIPE OR FACE OF FOUNDATION UNLESS INDICATED OTHERWISE.
4. ELEVATIONS ARE TO EDGE OF PAVEMENT, OR EARTHWORK FINISH GRADE UNLESS INDICATED OTHERWISE.
5. EXISTING GROUND CONTOURS ARE BASED ON TOPOGRAPHIC SURVEY COMPLETED BY LOUNSBURY & ASSOCIATES, INC. IN JUNE 2017.
6. PARKING SPACE STRIPING SHALL BE 4-INCH WIDE, WHITE PAINT, ACCESSIBLE ANGLED STRIPING SHALL BE AT 4-INCH WIDE, BLUE PAINT AT A 45-DEGREE ANGLE SPACING 10 FEET ON CENTER. A 4-FOOT BY 4-FOOT INTERNATIONAL ACCESSIBLE SYMBOL, WHITE PAINT BACKGROUND, SHALL BE USED FOR THE ACCESSIBLE PARKING SPACE. THE ACCESSIBLE SYMBOL SHALL BE CENTERED AT THE BOTTOM OF THE PARKING SPACE.
7. SOILS INFORMATION IS FROM SHANNON & WILSON, INC.'S GEOTECHNICAL REPORT DATED JANUARY 2017 AND TITLED: LOT 2, BLOCK 1, LABAR STREET, ANCHORAGE, ALASKA.
8. ALL FILL MATERIAL SHALL BE PLACED IN LIFTS NO THICKER THAN 12 INCHES, AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY DETERMINED BY ASTM D-1557. EXISTING SOILS THAT QUALIFY AS CLASSIFIED FILL MAY BE UTILIZED AS BACKFILL. SUBMIT TEST RESULTS TO THE ENGINEER OF RECORD VERIFYING GRADATION OF EXISTING SOIL MATERIAL PRIOR TO PLACING AS BACKFILL.
9. PROVIDE PASSING COMPACTION TESTS FOR ALL FILL AND BACKFILL PLACED AT A RATE OF ONE TEST PER 5,000 SQUARE FEET, PER LIFT.
10. ASPHALT PAVEMENT SHALL BE MASS CLASS E.
11. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
12. PROVIDE CONTROLS TO LIMIT SEDIMENT DISCHARGE FROM THE SITE DURING CONSTRUCTION DUE TO SOIL EROSION. THESE CONTROLS SHALL INCLUDE REGULAR SWEEPING OF STREETS ADJACENT TO THE SITE THAT ACCUMULATE SITE SOILS. ADDITIONAL CONTROLS MAY BE REQUIRED IF THESE MEASURES AS NECESSARY DURING CONSTRUCTION.
13. FOLLOW ALL MUNICIPALITY OF ANCHORAGE REGULATIONS FOR NOISE, HOURS OF OPERATION, AND DUST CONTROL.
14. RESTORE ALL DISTURBED PROPERTY OUTSIDE OF WORK LIMITS TO ORIGINAL CONDITIONS.
15. HAUL ROUTES SHALL BE THE SHORTEST, MOST DIRECT ROUTES TO MINIMIZE TRAVEL ON LOCAL AND COLLECTOR ROADWAYS.

YARD SETBACKS

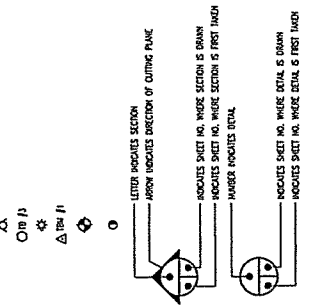
REQUIRED (6'-4")	30 FT
FRONT TO FT	110 FT
SIDE NONE	70 FT
REAR NONE	28 FT
PROVIDED:	
FRONT (NORTH)	30 FT
SIDE (EAST)	110 FT
SIDE (WEST)	70 FT
REAR (SOUTH)	28 FT

PARKING AND LOADING CALCULATIONS

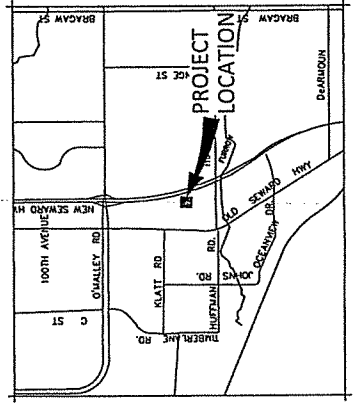
REQUIRED PARKING	1 SPACE/300 SF	
OFFICE:	1 SPACE/1,000 SF	
WAREHOUSE/STORAGE:	3,542 SF/300 = 11.8 SPACES	
OFFICE:	18,300 SF/1,000 = 18.3 SPACES	
TOTAL REQUIRED PARKING:	30.1 = 31 SPACES	
PROVIDED:	31 SPACES	
ACCESSIBLE PARKING		
TOTAL ACCESSIBLE SPACES REQUIRED:	1 (1 VAN ACCESSIBLE)	
TOTAL ACCESSIBLE SPACES PROVIDED:	2	
LOADING		
12,000-36,000 SF = 1 TYPE A LOADING BERTH REQUIRED		
3 TYPE A LOADING BERTHS PROVIDED (SEE C3.0)		

LEGEND

DESCRIPTION	EXISTING	NEW
PROPERTY LINE	---	---
EASEMENT	---	---
GRADE BREAK	---	---
CENTRLINE	---	---
DRAINAGE SWALE	---	---
DRAINAGE ARROW	---	---
GAS LINE	---	---
UNDERGROUND ELECTRIC	---	---
SEWERLINE W/ MANHOLE	---	---
STORMDRAIN W/ MANHOLE	---	---
WATERLINE W/ VALVE	---	---
ELEVATION CONTROL	---	---
EDGE OF ASPHALT	---	---
STRUCTURE	---	---
CONCRETE	---	---
SPOT ELEVATION	---	---
SOIL	---	---
FIRE HYDRANT	---	---
TEST BORING	---	---
LIGHT POLES	---	---
TEMPORARY BENCH MARK	---	---
2-1/2" BRASS CP	---	---
2" ALUMINUM CP	---	---



AC ASPHALT CONCRETE/ASBESTOS CEMENT	ME MATCH EXISTING
BM BENCHMARK	MM MANHOLE
CB CATCH BASIN	N NORTH
C CENTERLINE	NC NON-CONFORMING
CP CORRUGATED METAL PIPE	NE NORTHEAST
CP CORRUGATED POLYETHYLENE PIPE	OH OVERHEAD ELECTRIC
CP CONTROL POINT	PCC PORTLAND CEMENT CONCRETE
CU COPPER	R R
DIP DUCTILE IRON PIPE	S SANITARY SEWER
EA ELEVATION	SD SANITARY SEWER
ELV ELEVATION	ST STEEL
FL FLOWLINE	SW SOUTHWEST
GB GRADE BREAK	TC TOP BACK OF CURB
INV INVERT	TY TYPICAL
MAXIMUM	W NORTH, WATER



PROPERTY & SURVEY DATA
 LEGAL DESCRIPTION: LOT 2, BLOCK 1, LUCKY HUFFMAN SUBDIVISION (PLAT NO. 2013-62)

SURVEY CONTROL
 HORIZONTAL CONTROL
 HORIZONTAL DATUM IS IN A LOCAL COORDINATE SYSTEM. CONVERSION PARAMETERS GRID TO GROUND:
 NORTHING OFFSET = -7,000.000, EASTING OFFSET = 0, SCALE FACTOR = 0.99999106.

THE DIMENSIONS ARE PER PLAT 2013-62. ALL DISTANCES ARE EXPRESSED IN US FEET.

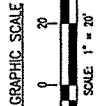
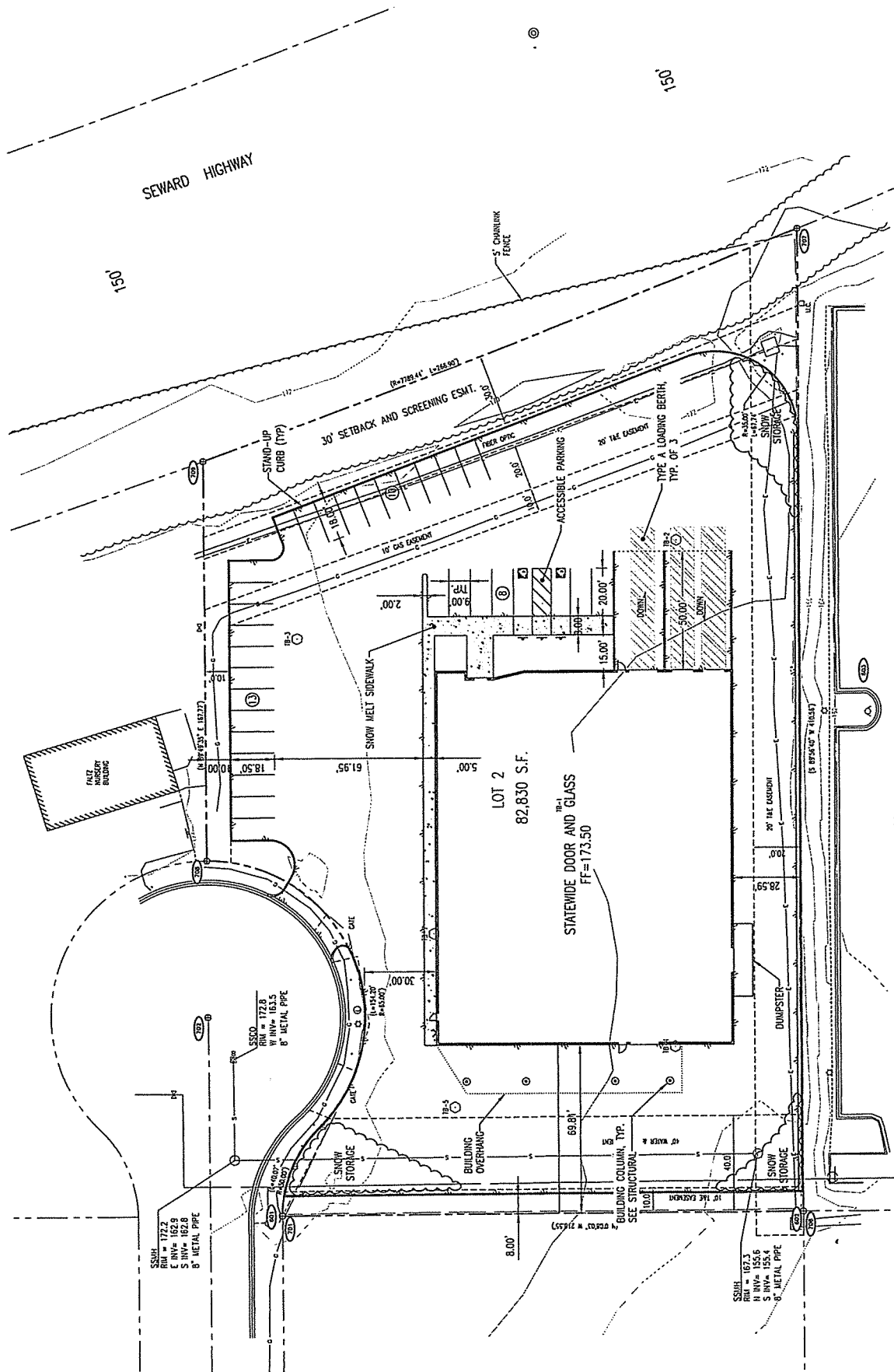
CP# 701	2-1/2" ALUMINUM MONUMENT	N=598573.8600	E=1665000.1070
CP# 702	5/8" REBAR	N=598573.1500	E=1665000.5260
CP# 703	5/8" REBAR	N=598577.2160	E=1665000.2700
CP# 704	2-1/2" ALUMINUM MONUMENT	N=598569.0720	E=1665000.8810
CP# 705	5/8" REBAR	N=598570.4100	E=1665000.9700
CP# 706	5/8" REBAR	N=598570.4100	E=1665000.9700
CP# 707	5/8" REBAR	N=598574.1760	E=1665141.4500
CP# 708	5/8" REBAR	N=598574.1760	E=1665141.4500
CP# 709	5/8" REBAR	N=598573.3700	E=1665141.3500

VERTICAL CONTROL
 ELEVATIONS ARE BASED ON MGA CMB BENCHMARK "14" WITH ELEVATION 150.51'. BENCHMARK IS LOCATED ON THE SOUTHEAST CORNER OF THE CHARRIS ON HUFFMAN BUILDING. MONUMENT IS A 1/2" ANCHOR BOLT APPROXIMATELY ONE (1) FOOT ABOVE THE GROUND.

CP# 601	SOUTH TAG BOLT OF FIRE HYDRANT	N=598552	E=1665999	ELEV=174.876'
CP# 602	1" BRASS CAP, NW CORNER ELEC VAULT	N=598334	E=1665993	E=1665900'
CP# 603	EASTERLY BOLT ON FIRE HYDRANT	N=598552	E=1665999	ELEV=174.876'

BEFORE DOING ANY DIGGING OR EXCAVATION CALL FOR FREE UNDERGROUND LOCATION

ALASKA DIGLINE, INC.
 ANCHORAGE AREA: 278-3321
 STATEWIDE: 800-478-3121

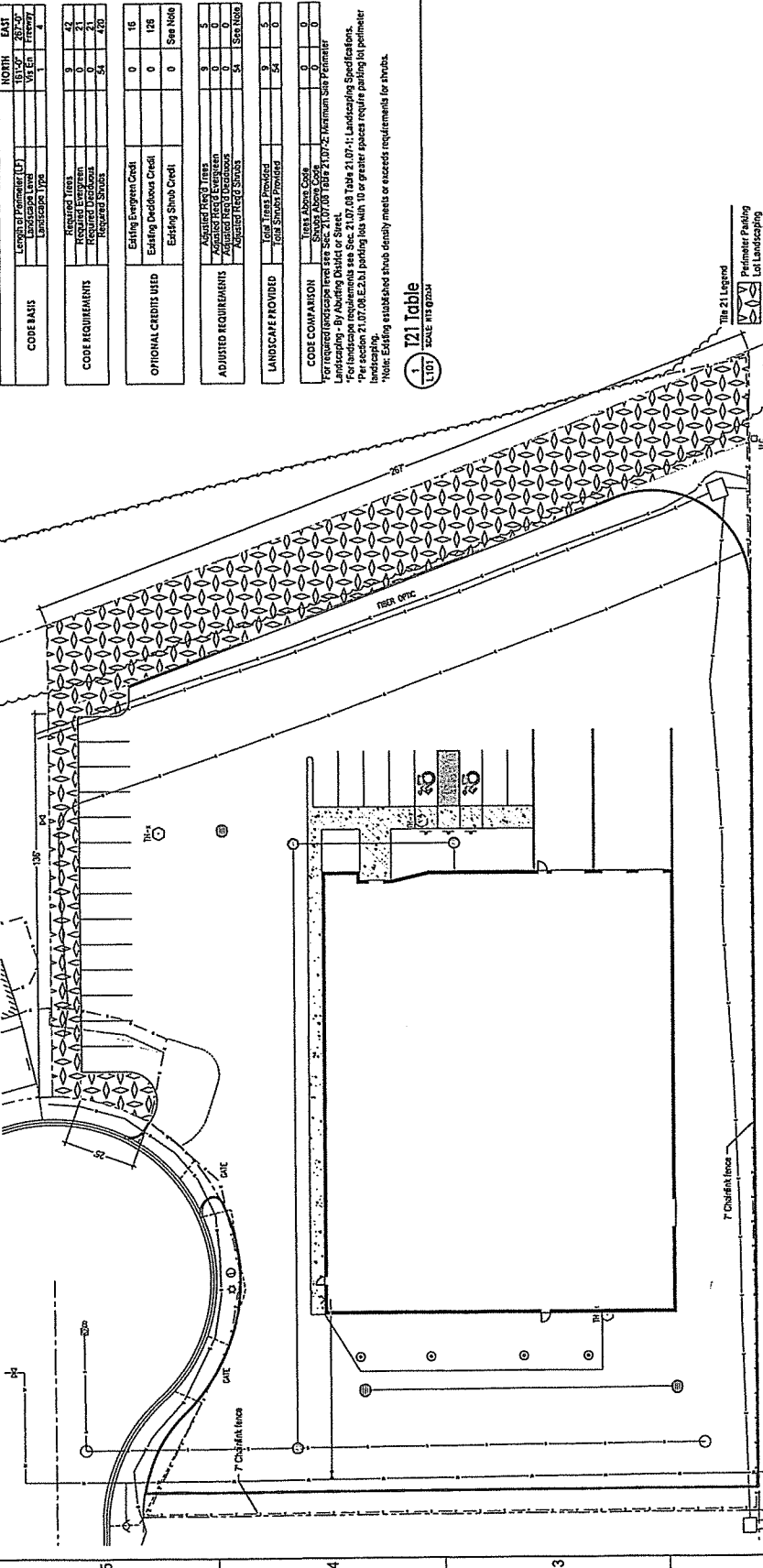


SITE LAYOUT PLAN
SCALE: 1" = 20'



13

A B C D E F G H



CODE BASIS	LEAVES PER SQUARE FOOT	MIN. EN. PERCENT	MAX. EN. PERCENT	MIN. DBH	MAX. DBH
Required Trees	9	0	4%	0	4"
Required Shrubs	0	0	2%	0	2"
Required Small Trees	54	54	4%	0	4"

CODE REQUIREMENTS	Required Trees	Required Shrubs	Required Small Trees
Existing Deciduous Credit	0	0	0
Existing Evergreen Credit	0	0	0
Existing Shrub Credit	0	0	0

OPTIONAL CREDITS USED	Existing Deciduous Credit	Existing Evergreen Credit	Existing Shrub Credit
Adjusted PERO Trees	0	0	0
Adjusted PERO Shrubs	0	0	0
Adjusted PERO Small Trees	0	0	0

ADJUSTED REQUIREMENTS	Adjusted PERO Trees	Adjusted PERO Shrubs	Adjusted PERO Small Trees
Adjusted PERO Trees	9	0	0
Adjusted PERO Shrubs	0	0	0
Adjusted PERO Small Trees	0	0	0

LANDSCAPE PROVIDED	Adjusted PERO Trees	Adjusted PERO Shrubs	Adjusted PERO Small Trees
Adjusted PERO Trees	9	0	0
Adjusted PERO Shrubs	0	0	0
Adjusted PERO Small Trees	0	0	0

CODE COMPARISON	Tree Above Code	Shrub Above Code	Small Tree Above Code
Tree Above Code	0	0	0
Shrub Above Code	0	0	0
Small Tree Above Code	0	0	0

T21 Table
 SCALE: 1" = 20'

Note: Existing established shrub density meets or exceeds requirements for shrubs.

Note: Existing established tree density meets or exceeds requirements for trees.

Note: Existing established small tree density meets or exceeds requirements for small trees.

Note: Existing established lawn area meets or exceeds requirements for lawn.

Note: Existing established parking lot meets or exceeds requirements for parking lot.

Note: Existing established perimeter parking lot meets or exceeds requirements for perimeter parking lot.

Note: Existing established lot landscaping meets or exceeds requirements for lot landscaping.

Note: Existing established perimeter parking lot landscaping meets or exceeds requirements for perimeter parking lot landscaping.

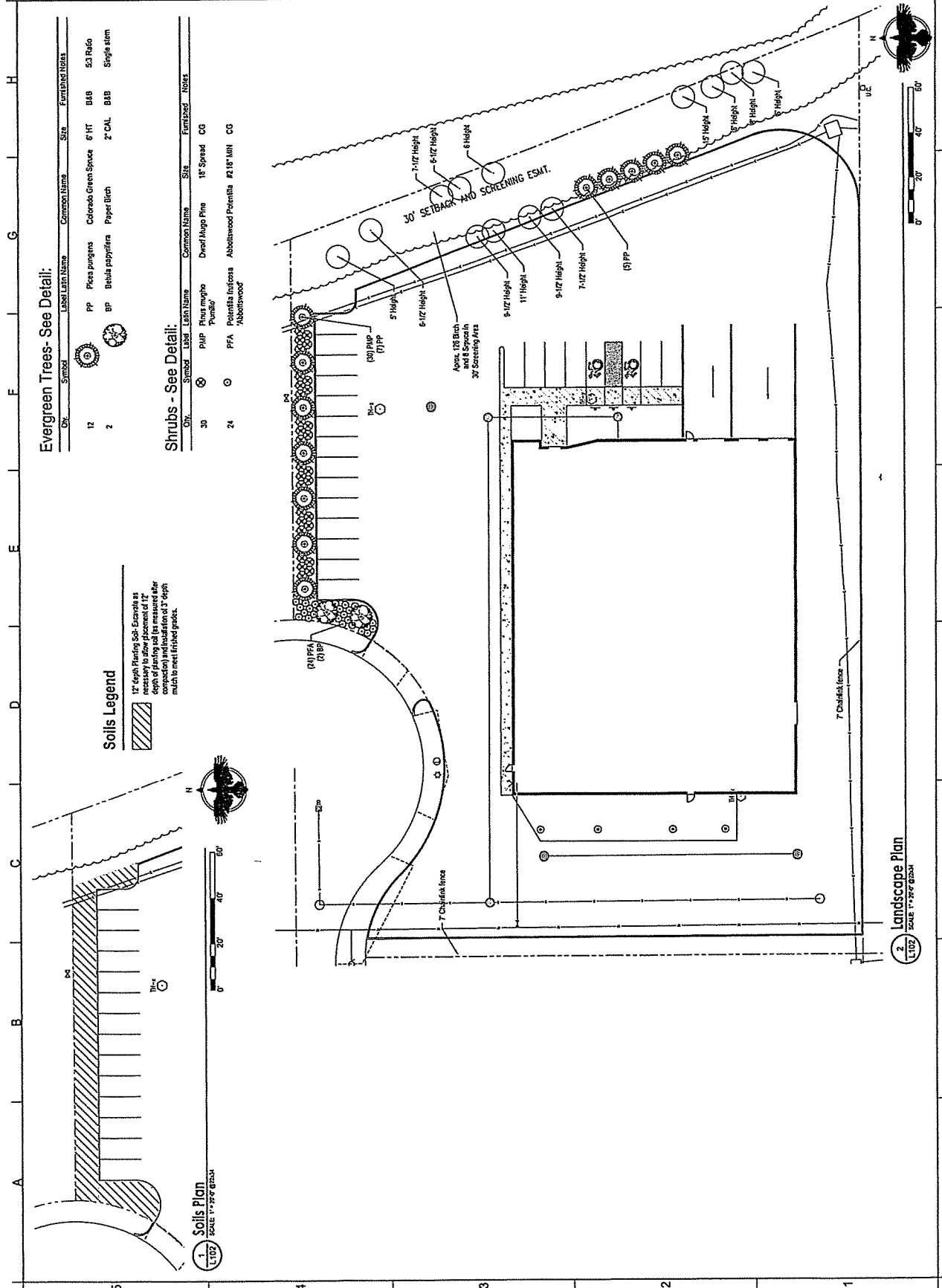
Note: Existing established lot landscaping meets or exceeds requirements for lot landscaping.

Note: Existing established perimeter parking lot landscaping meets or exceeds requirements for perimeter parking lot landscaping.

Note: Existing established lot landscaping meets or exceeds requirements for lot landscaping.

Note: Existing established perimeter parking lot landscaping meets or exceeds requirements for perimeter parking lot landscaping.

Note: Existing established lot landscaping meets or exceeds requirements for lot landscaping.



Evergreen Trees - See Detail:

Qty	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
12	(Symbol)	PP	Picea pungens	Colorado Green Spruce	6' HT	BBB	5:3 Ratio Single stem
2	(Symbol)	BP	Betula papyrifera	Paper Birch	2' CAL	BBB	

Shrubs - See Detail:

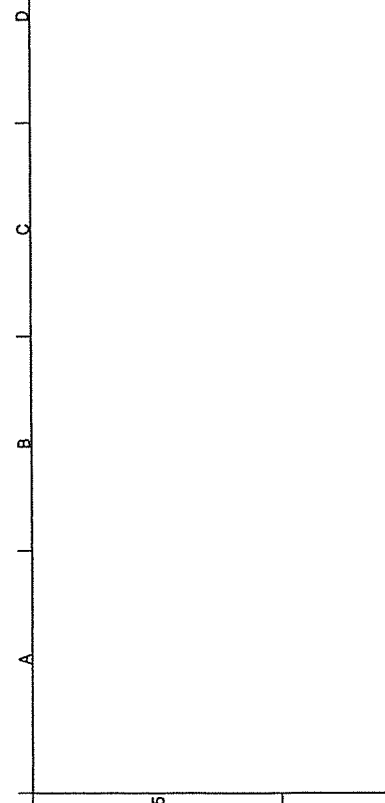
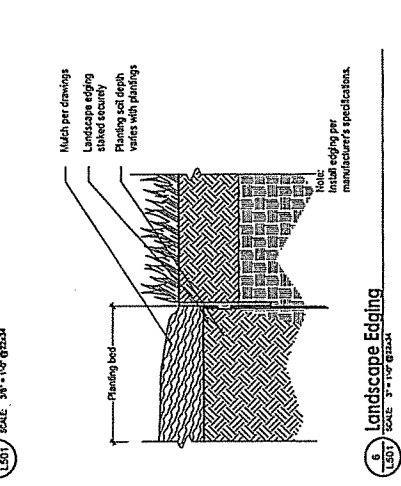
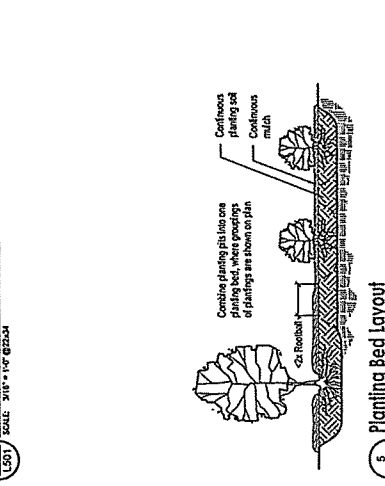
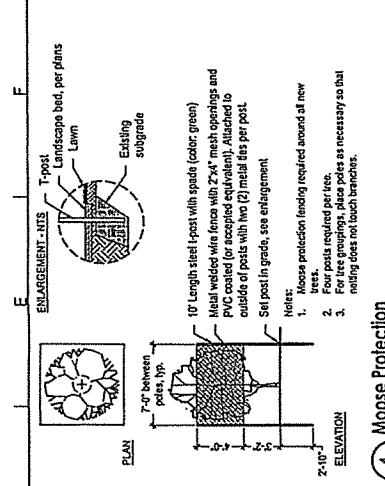
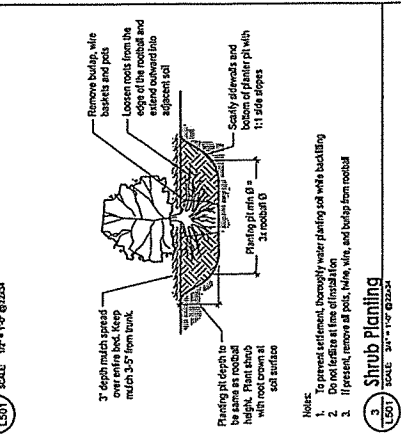
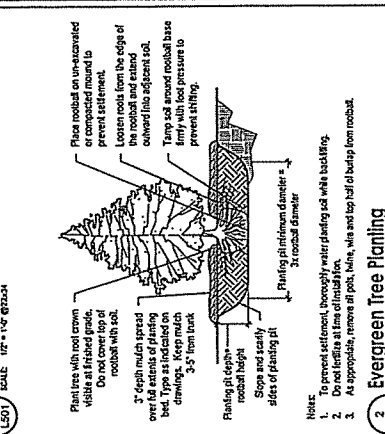
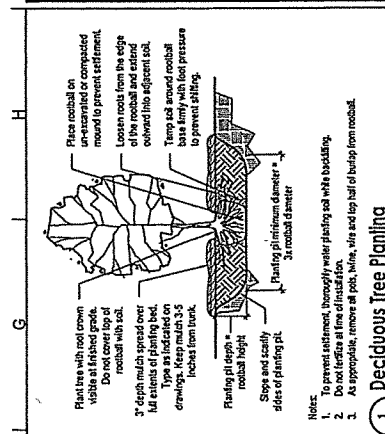
Qty	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
30	(Symbol)	PMP	Potamogeton	Dwarf Mugo Pine	18" Spread	CG	
24	(Symbol)	PFA	Potentilla fruticosa	Abbotswood Potentilla	#2 18" MIN	CG	'Abbotswood'

Soils Legend

12" depth Raising Soil - Excavate as necessary to allow placement of 12" depth of planting soil for minimum 6" depth. Raising soil must be 6" depth much to meet finished grades.

1. Soils Plan
 SCALE: 1"=10' @ 25x34"

2. Landscape Plan
 SCALE: 1"=20' @ 25x34"



Lucky Huffman BLK 1 Lot 2 - Application For Conditional Use (Property Tax #01-619-188)
Exhibit: Documentation of Existing Perimeter Vegetation

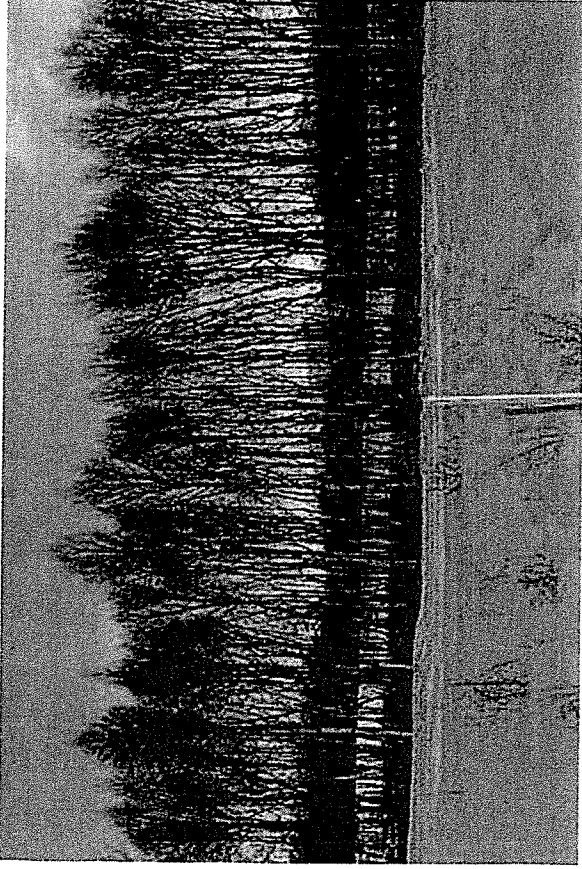


Photo 1. East site perimeter

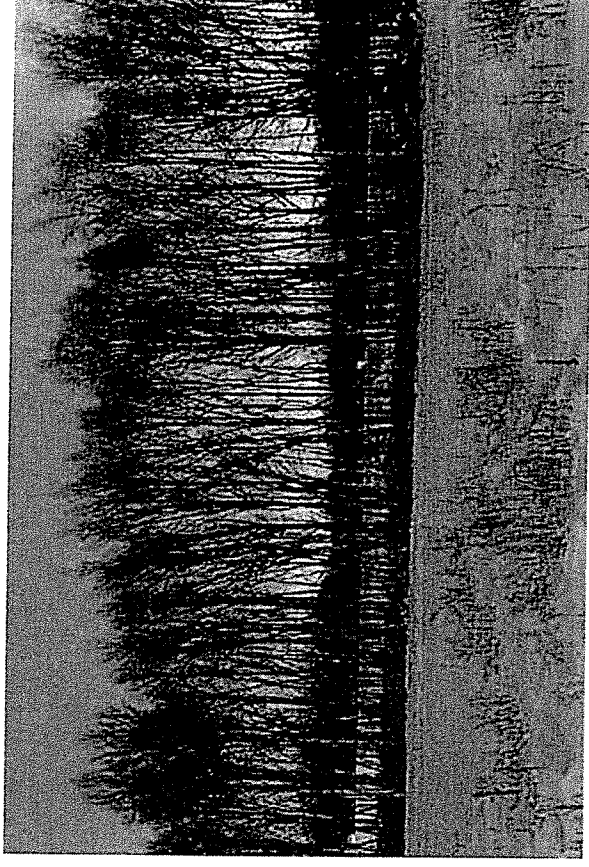


Photo 2. East site perimeter

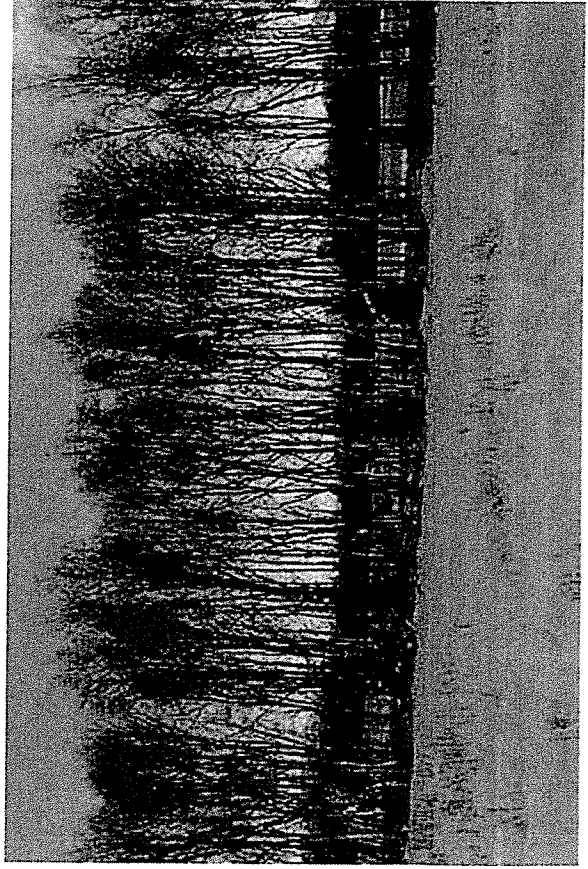


Photo 3. East site perimeter

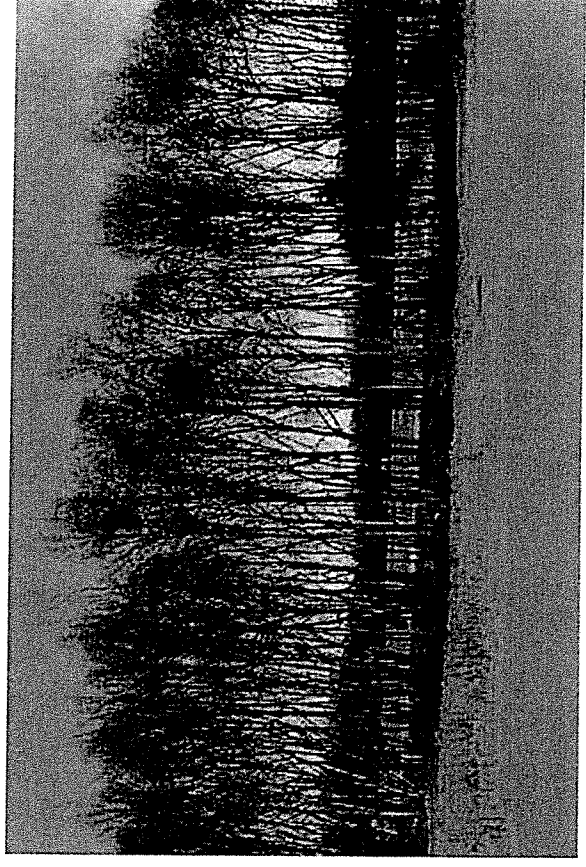
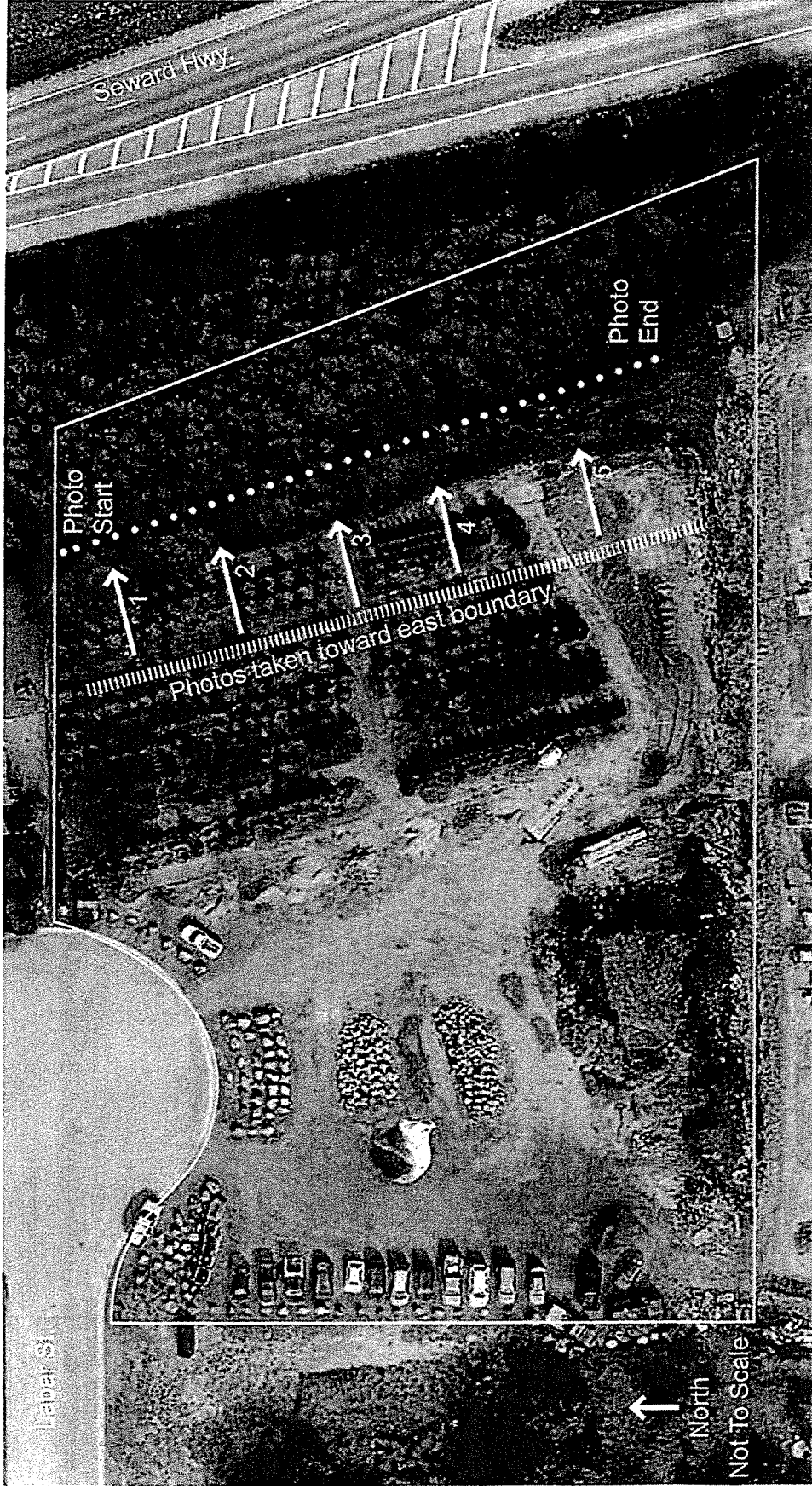


Photo 4. East site perimeter

Lucky Huffman BLK 1 Lot 2 - Application For Conditional Use (Property Tax #01-619-188)
Exhibit: Documentation of Existing Perimeter Vegetation



Assessments use NEW Title 21.

The east site boundary (parallel to Seward Hwy) is a high density birch forest, with some minor spruce quantities and a typical birch forest shrub understory. Photos are included to illustrate density. Existing vegetation within an area between 23 and 28' inside of the property line, within a larger vegetation mass which extends to Seward Highway ramps. All existing vegetation within this area is to be retained to meet Freeway Landscape (L4) requirements per MOA Title 21 Table 21.07-1. 30' of landscape landscape adjacent to the east boundary is allocated to meet requirements.

Deciduous Trees - Based on randomly measuring trees within the area, the majority of birch trees are between 2" and 9" caliper. The quantity and caliper of birch trees exceeds code requirements by a large amount based on value for existing retained trees per AO 21.07.080.F.1.

Evergreen Trees - Ten spruce trees are within the area to be retained, ranging in height from 6' to 11'. Three of the trees were over 10' in height, being valued at 3 trees each based on AO 21.07.080.F.1. The remainder of trees count for one each, providing a total quantity of 16 evergreen trees. Five additional trees are provided to meet code requirements.

Lucky Huffman BLK 1 Lot 2 - Application For Conditional Use (Property Tax #01-619-188)
Exhibit: Documentation of Existing Perimeter Vegetation

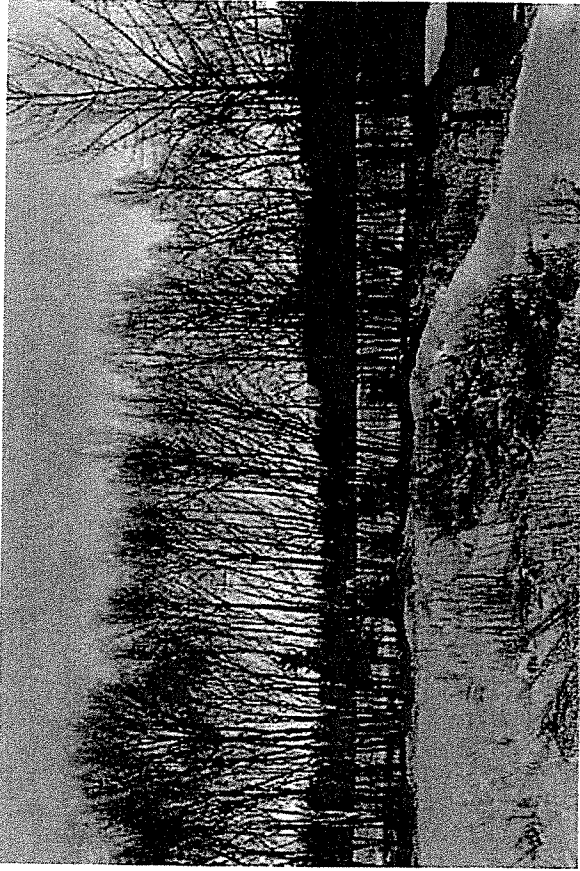


Photo 5. East site perimeter



Photo 6. Entire east site perimeter (combined panorama)

Lucky Huffman BLK 1 Lot 2 - Application For Conditional Use (Property Tax #01-619-188)
Exhibit: Documentation of Existing Perimeter Vegetation



Photo 7. East Boundary - Large Birch - 7" Avg Cal.



Photo 8. East Boundary - Small Birch - 2-3/4" Avg Cal.

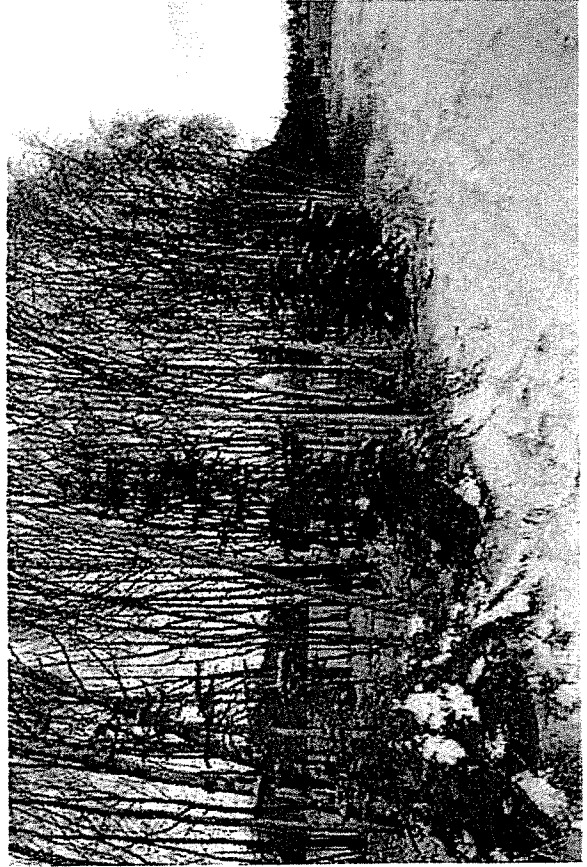


Photo 9. East Boundary - Spruce - 9-1/2' Avg Height

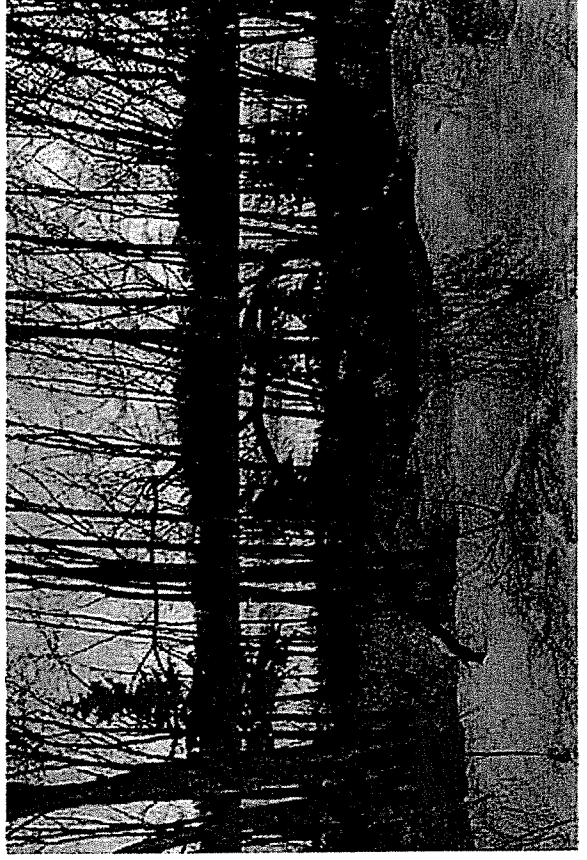
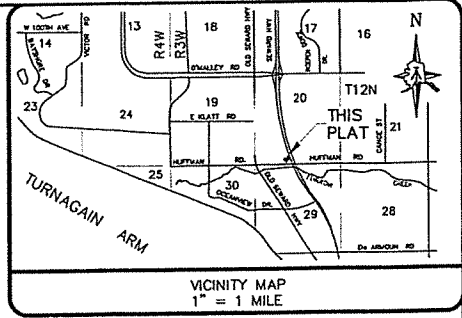


Photo 10. East Boundary-Spruce - 6'-15' Height



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY OF ANCHORAGE ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

Gary D. Slabaugh
 GARY SLABAUGH, VICE PRESIDENT REAL ESTATE
 CARR-GOTTSTEIN FOODS CO.
 1121 124TH AVENUE NE
 BELLEVUE, WA 98005

ACCEPTANCE OF DEDICATION BY THE MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES, AND PARKS SHOWN HEREON DATED AT ANCHORAGE, ALASKA, THIS

5 DAY OF September, 2013

ATTEST:
Shauna A. Walsh 9/14/13
 DEPUTY CLERK FOR: MAYOR

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS
19th DAY OF August, 2013

APPROVALS:
 PLATTING OFFICER *[Signature]* 8/15/13
 MUNICIPAL SURVEYOR *[Signature]* 8/14/2013

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREAS SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

8-22-13 *Jane Hays*
 DATE AUTHORIZED OFFICIAL

PLAT OF
LUCKY HUFFMAN SUBDIVISION
 LOTS 1-4, BLOCK 1
 A RESUBDIVISION OF
 TRACT Q-1, LUCKY HUFFMAN SUBDIVISION (PLAT 98-123)
 LOCATED WITHIN SW 1/4 SEC. 20, T12N, R3W, S.M.,
 ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
 STATE OF ALASKA
 CONTAINING: 6.611 ACRES

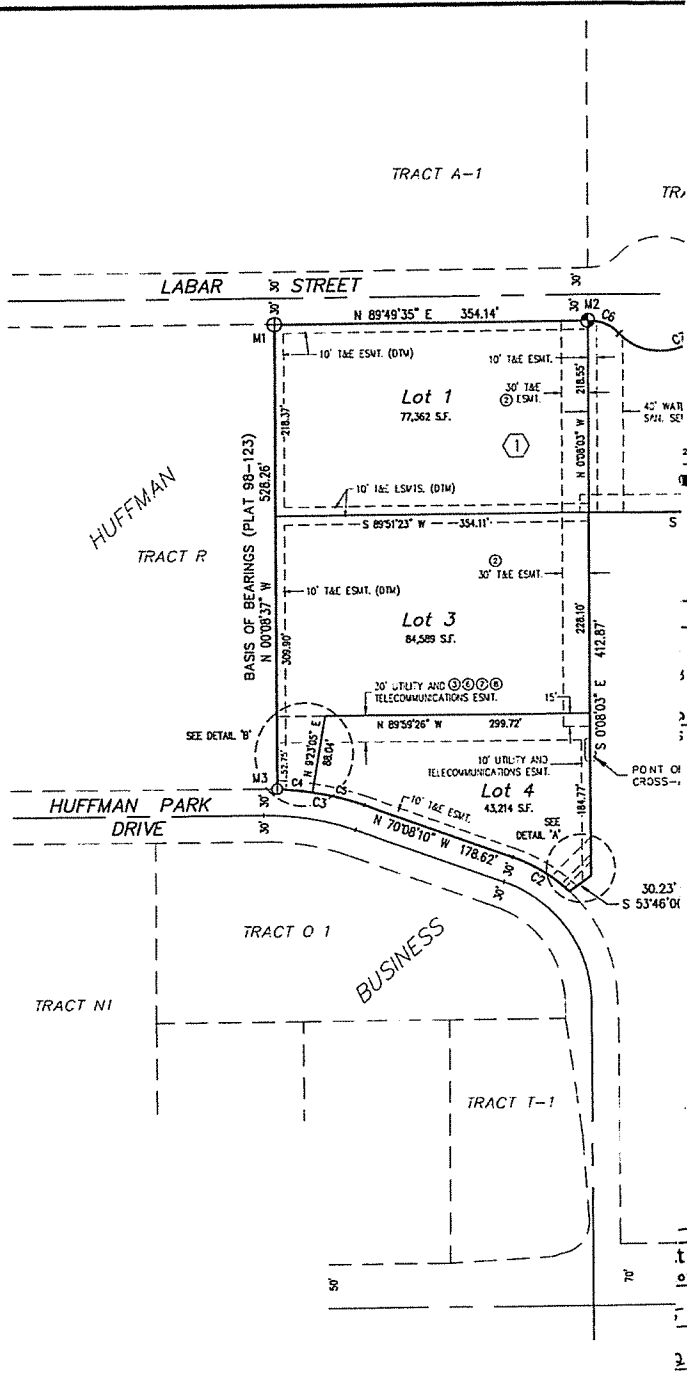
LOUNSBURY & ASSOCIATES, INC.
 SURVEYORS-PLANNERS-ENGINEERS
 5300 A STREET ANCHORAGE, ALASKA 99518
 PHONE (907) 272-5451 FAX (907) 272-9065
 LOUNSBURYINC.COM

DATE	AUGUST 2, 2013	SCALE	1"=100'
DRAWN	DJB	GRID	SW 2732
CHECKED	RM/KWA	F.B. NO.	98-032/12
DWG NAME	12-079FP	SHEET	1 OF 1 S 1972

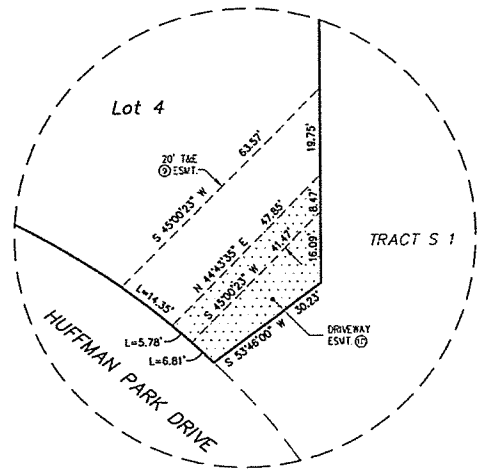


I HEREBY CERTIFY AND SURVEYOR HEREBY FURNISH SUBDIVISION LOTS REPRESENTATION OF ALL THE DISTANCES AND THAT ALL PERMANENT OTHER MONUMENTS, AND LOT

[Signature]
 SURVEYOR



DETAIL 'A'
 NOT TO SCALE



-62
 t.#
 orange
 2013
 2:01 PM

GENERAL NOTES

1. ALL SITE WORK CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MUNICIPALITY OF ANCHORAGE (MASS) STANDARD SPECIFICATIONS, CURRENT EDITION, UNLESS OTHERWISE SPECIFIED.
2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. VERIFY LOCATIONS AND DEPTHS PRIOR TO BEGINNING CONSTRUCTION.
3. DIMENSIONS AND RADII SHOWN ARE TO TOP BACK OF CURB, EDGE OF SIDEWALK, OR FACE OF FOUNDATION UNLESS INDICATED OTHERWISE.
4. ELEVATIONS ARE TO EDGE OF PAVEMENT, OR EARTHWORK FINISH GRADE UNLESS OTHERWISE INDICATED.
5. EXISTING GROUND CONTOURS ARE BASED ON TOPOGRAPHIC SURVEY COMPLETED BY SHANNON & WILSON ASSOCIATES, INC. IN JUNE 2017.
6. PARKING SPACE STRIPING SHALL BE 4-INCH WIDE, WHITE PAINT. ACCESSIBLE PARKING SPACES SHALL BE AT 4-INCH WIDE, BLUE PAINT AT A 45-DEGREE ANGLE SPACED 2 FEET ON CENTER. THE ACCESSIBLE SYMBOL SHALL BE 4-FOOT INTERNATIONAL ACCESSIBLE SYMBOL, WHITE PAINT ON BLUE PAINT. THE ACCESSIBLE SYMBOL SHALL BE USED FOR THE ACCESSIBLE PARKING SPACE. THE ACCESSIBLE SYMBOL SHALL BE PLACED AT THE BOTTOM OF THE PARKING SPACE.
7. SOILS INFORMATION IS FROM SHANNON & WILSON, INC.'S GEOTECHNICAL REPORT DATED 2017 AND TITLED: LOT 2, BLOCK 1, LABAR STREET, ANCHORAGE, ALASKA.
8. ALL FILL MATERIAL SHALL BE PLACED IN LIFTS NO THICKER THAN 12 INCHES. FILL MATERIAL SHALL BE AT LEAST 95% OF THE MAXIMUM DENSITY DETERMINED BY AASHTO T-180-d. EXISTING SOIL QUALIFY AS CLASSIFIED FILL MAY BE UTILIZED AS BACKFILL. SUBMIT TEST RESULTS TO THE CITY OF ANCHORAGE FOR RECORD VERIFYING GRADATION OF EXISTING SOIL MATERIAL PRIOR TO PLACEMENT.
9. PROVIDE PASSING COMPACTION TESTS FOR ALL FILL AND BACKFILL PLACED AT A RATE OF 5,000 SQUARE FEET, PER LIFT.
10. ASPHALT PAVEMENT SHALL BE MASS CLASS E.
11. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
12. PROVIDE CONTROLS TO LIMIT SEDIMENT DISCHARGE FROM THE SITE DURING CONSTRUCTION. SOIL EROSION. THESE CONTROLS SHALL INCLUDE REGULAR SWEEPING OF SITE TO PREVENT SOILS THAT ACCUMULATE AT THE SITE. ADDITIONAL CONTROLS MAY BE REQUIRED IF THE EXISTING CONDITIONS PROVE INADEQUATE. IMPLEMENT THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY DURING CONSTRUCTION.
13. FOLLOW ALL MUNICIPALITY OF ANCHORAGE REGULATIONS FOR NOISE, HOURS OF WORK, AND TRAFFIC CONTROL.
14. RESTORE ALL DISTURBED PROPERTY OUTSIDE OF WORK LIMITS TO ORIGINAL CONDITION.
15. HAUL ROUTES SHALL BE THE SHORTEST, MOST DIRECT ROUTES TO MINIMIZE TRAFFIC ON LOCAL COLLECTOR ROADWAYS.



COORDINATE SYSTEM. CONVERSION PARAMETERS GRID TO GROUND:
 EASTING OFFSET = 0, SCALE FACTOR = 0.99989106.
 2013-62. ALL DISTANCES ARE EXPRESSED IN US FEET.

MONUMENT	N	E	ELEVATION
MONUMENT	N=598547.8660	E=1666000.1970	
MONUMENT	N=598578.5150	E=1666082.5260	
MONUMENT	N=598577.7350	E=1666000.2790	
MONUMENT	N=598608.0270	E=1665999.8810	
MONUMENT	N=598329.4120	E=1666000.9700	
MONUMENT	N=598330.4690	E=1666411.4650	
MONUMENT	N=598578.4760	E=1666147.5690	
MONUMENT	N=598579.3780	E=1666315.3500	

REAR AAB BENCHMARK "14" WITH ELEVATION 159.51'. BENCHMARK IS CENTER OF THE CURB ON HUFFMAN BUILDING. MONUMENT IS A 1/2" (1) FOOT ABOVE THE GROUND.

MONUMENT	N	E	ELEVATION
FRONT FIRE HYDRANT	N=598552	E=1665999	ELEV=174.876'
REAR CORNER ELEC VAULT	N=598334	E=1665993	ELEV=166.906'
REAR FIRE HYDRANT	N=598552	E=1665999	ELEV=174.876'

PARKING AND LOADING CALCULATIONS

REQUIRED PARKING

OFFICE: 1 SPACE/300 SF
 WAREHOUSE/STORAGE: 1 SPACE/1,000 SF

OFFICE: 3,542 SF/300 = 11.8 SPACES
 STORAGE: 18,300 SF/1,000 = 18.3 SPACES

TOTAL REQUIRED PARKING: 30.1 = 31 SPACES

PROVIDED
 31 SPACES

ACCESSIBLE PARKING

TOTAL ACCESSIBLE SPACES REQUIRED: 1 (1 VAN ACCESSIBLE)
 TOTAL ACCESSIBLE SPACES PROVIDED: 2

LOADING

12,000-36,000 SF = 1 TYPE A LOADING BERTH REQUIRED
 3 TYPE A LOADING BERTHS PROVIDED (SEE C3.0)

STATEWIDE DOOR AND GLASS
 NEW OFFICE AND WAREHOUSE

License # 102525
 907/360-0985

Big City Engineers, LLC
 P.O. Box 92946, Anchorage, Alaska 99509

DRAWN: MAB
 CHECKED: MAB
 DATE: 1.21.2018
 JOB NO.: 1005
 SHEET NO.:

BEFORE DOING ANY DIGGING OR EXCAVATION

CALL FOR FREE UNDERGROUND LOCATION

ALASKA DIGLINE INC.
 ANCHORAGE AREA: 278-3121
 STATEWIDE: 800-478-3121

22.0

65% REVIEW

PLOT DATE: Jan 31, 2018 - 3:17pm
 DRAWING FILE: C:\Users\Melissa\Documents\1005 Statewide Reconnect\CD\1.0_BCE.dwg
 LAST MODIFIED BY: Melissa