

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)	Nevins-Lavtar, Maeve	Name (last name first)	Redick, Ryan - The Boutet Company
Mailing Address	MOA PRD, PO Box 196650	Mailing Address	601 E. 57th Place, Suite 102
	Anchorage, AK 99519		Anchorage, AK 99518
Contact Phone – Day	Evening	Contact Phone – Day	Evening
343-4135		(907) 270-6763	
Fax		Fax	
249-7542			
E-mail	NevinsLavtarMV@Muni.org	E-mail	rredick@tbca.com

* Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 008-032-28-000			
Site Street Address: 2701 E 42nd Avenue, Anch			
Current legal description: (use additional sheet if necessary)			
T13N R3W SEC 28 LT 17			
42ND & FOLKER PARK			
Zoning: R-2M	Acreage: 30,100 sqft disturbed	Grid #: SW1734	Underlying plat #:

SITE PLAN APPROVAL REQUESTED	
Use: Trail upgrade from gravel to asphalt, trail lights, new outdoor fitness area, tot-lot play area, reflexology path.	
X 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 Maeve Nevins-Lavtar Date March 27, 2019
☒ Owner ☐ Representative
(Representatives must provide written proof of authorization)

Print Name MAEVE NEVINS-LAVTAR

Accepted by: <u>FM</u>	Poster & Affidavit: <u>—</u>	Fee: <u>\$1,850</u>	Case Number: <u>2019-0071</u>
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COMPREHENSIVE PLAN INFORMATIONAnchorage 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: UMed District

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:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS

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

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

(Additional information may be required.)

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.



Municipality of Anchorage, Alaska
Parks & Recreation Department

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

URL www.muni.org/departments/parks



March 18, 2019

Mr. David Whitfield – Planning Manager
Community Development Planning Division
P.O. Box 196650
Anchorage, AK. 99519-6650

Re: Letter of Authorization – 2019 Folker Park Improvements

Dear Mr. Whitfield:

The Municipality of Anchorage (MOA) Parks and Recreation Department is the owner of the parcels that make up Folker Park, located at 2701 E 42nd Ave., Anchorage, with the following MOA parcel IDs:

- 008-032-28-000

We authorize The Boutet Company, Inc. to act on our behalf as the Petitioner's Representative for the Administrative Site Plan Review application for the 2019 Folker Park Improvements Project.

Sincerely,

Maeve Nevins-Lavtar
Senior Park Planner
MOA Parks and Recreation Department

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

WMS Archive File Name: 19 Folker Park

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: FOLKER PARK, 2701 E. 42ND AVE.,
ANCHORAGE, AK 99508; 008-052-28-000, T13N R3W SEC 22 LT 17,
42ND E, FOLKER
PARK
- 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 FDC 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:

[Signature]

3/27/19

1. Project Overview

The Municipality of Anchorage (MOA) Parks and Recreation Department (P&R) proposes to replace the existing soft-surface trails with ADA- accessible asphalt trails, add a new tot-lot playground, outdoor fitness equipment, trail lighting and will maintain existing drainage patterns at Folker Park. Folker Park is located at 2701 E 42nd Avenue, comprising 2.02 acres in size. However, the limits of disturbance for this project is only approximately 30,100 square feet (SF) in size.

2. History, Background, and Existing Conditions

Folker Park is a 2.02 acre neighborhood park located in the University Area neighborhood. Folker Park is sited in the north east corner of the intersection of East 42nd Avenue and Folker Street. Property to the west is the Providence Horizon House residential assisted-living home with approximately 80 elderly residents (R-O SL). Property to the north is an undeveloped site and is owned by the Anchorage Community Mental Health Services, Inc. (R-3). Property to the east (R-2M) and south (R-3) is residential, with a mixture of single and high-density housing units. The park serves as a transition area or buffer between the UMED District offices and the residential districts (R-2M).

East 42nd Avenue is considered a local street, with traffic from Tudor and Lake Otis Blvd. Folker Street and E. 42nd Avenue are stripped paved roads, with no existing cross-walks or sidewalks in the vicinity. Off-street parking is allowed in the right-of-way along the western boundary of Folker Park off of Folker Street and along the southern boundary along E. 42nd Avenue.

Park acquisition began in 1983 and the purchase of this parkland was completed in 1984. In 1990, a log cabin was removed by the city from the property. In 1996, the University Area Community Council (UACC) worked with the Parks and Recreation Department to develop a concept site plan and priorities list. Today, Folker Park is a rich urban forested park consisting of a diverse mixture of deciduous and evergreen trees, native shrubs and ground cover. The park's amenities include picnic tables, benches, bike racks, a

curvilinear 5-foot wide paved path along the south boundary and an inner forested two-foot wide soft-surface trail. The park also includes a seasonal "Adopt-A-Garden" raised planter bed on the southwest corner of the property.

In recent years, the park has seen an increase in negative activity. With the limited visibility due to the overgrowth of the forest and understory, lack of lighting and overgrown heavily-rooted trails, the park has become a welcome host for the homeless. Transient circulation has worn a north-south connector path through the forest floor from the south to the northern undeveloped lot. Drug deals and other illicit criminal behavior has been reported to the Anchorage Police Department. In 2015 and 2017, the neighborhood worked with the Parks and Recreation Department to remove much of the dead understory and improve visibility into the park. In fall of 2017, approximately 40 spruce trees were removed due to an infestation of spruce bark beetle. While the clearing activities improved sightlines, it also called attention to the lack of up-keep for the amenities, particularly the lack of ADA-access along the soft-surface inner loop trails.

In the fall of 2016, the Parks and Recreation Department initiated the Folker Site Plan Update. This update was intended to address issues and provide a 5-10-year vision for the management, maintenance, and development of the park. Through the planning process, this plan identifies the communities current and future needs, address issues and concerns, and establishes a framework for future development in the park. A preferred alternative plan was designed and the final site plan was unanimously approved by the UACC on April 10, 2017. On May 11, 2017 the Park & Recreation Commission also unanimously approved the Resolution 2017-10 in favor of the final site plan.

A theme for the park site plan has been used to guide the prioritized development: *An "Intergenerational" Health and Healing Park that is ADA accessible and inclusive for all users.*

3. General Site Plan Review Standards

1. ***The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval.***

The proposed site plan is consistent with the public outreach and the community advisory group.

2. ***The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, Zoning Districts, Chapter 21.05, Use Regulations, chapter 21.06, Dimensional Standards and Measurements, and chapter 21.07, Development and Design Standards.***

21.04 Zoning Districts: This site is zoned R-2M, Mixed Residential. 21.04.020 A General Purpose/Intent 9. "Allow for appropriate public and institutional services and facilities, such as schools, parks and recreation uses, religious assembly, utility substations, and telecommunications and transportation infrastructure, while maintaining the residential character of the district; and".

21.05 Use Regulation: In accordance with Table 21.0 5-1, parks and their accessory uses are a permitted principal use in the R-2M zoning district (21.05.040G.2.

21.06 Dimensional Standards and Measurements: In accordance with Table 21.06-1, the lot meets the minimum lot size area and width requirements (6,000 square feet and 50 feet wide). In addition, the proposed upgrades are outside the required setbacks (Front (20'), side (5'), and rear (10') yard); does not exceed the maximum lot coverage requirement of 40%; and does not exceed the maximum structure height requirement of 30 feet.

21.07 Development and Design Standards:

- *21.07.040 Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges:* The proposed project improvements do not include improvements

to the existing drainage. The proposed project improvements do not increase the impervious features of the site more than 5%. All storm water runoff is intended to infiltrate on-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.

There are no adverse impacts anticipated. The proposed improvements will add ADA paved trails, lighting and amenities including outdoor fitness equipment, toddler-aged inclusive playground, benches, and a small reflexology path for the park.

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

The Anchorage 2020 Comprehensive Plan, Policy 63, encourages the protection of open space areas. Additionally, the U-Med District Plan identifies the Folker Park parcel as MOA Parks & Open Space, as well as the Anchorage 2040 Land Use Plan Map (Park or Natural Area).

4. Special Limitation Standards

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

5. Schedule

Task	Activity Milestone	Completion Date
Design	Construction Documents	May, 2019
Permitting	Administrative Site Plan Review	April, 2019
	Fill and Grade Permit	April, 2019
Construction	Contract Award	July, 2019
	Final Completion	September, 2019

**2019 Folker Park Improvements
Proposed Project Budgeting Summary**

	Construction		Construction w/ Contingency	
BASIC BID				
Schedule A-Trail & Lighting	\$	225,000	\$	238,000
Schedule B-Fitness Area	\$	32,000	\$	35,000
Schedule E-Play Area	\$	69,000	\$	75,000
Schedule F-Music Area	\$	22,000	\$	25,000
Sub-Total	\$	348,000	\$	373,000
ADD ALT				
Schedule C-Reflexology Area	\$	23,500	\$	26,000
Schedule D-Labyrinth	\$	-	\$	-
Sub-Total	\$	23,500	\$	26,000
Total	\$	371,500	\$	399,000

##-## 2019 FOLKER PARK
Schedule A - Entrance and Trail

ENGINEER'S ESTIMATE

ITEM	SPEC.	WORK DESCRIPTION	PAY	ESTIMATED	UNIT BID	TOTAL BID
NO.	NO.	(UNIT PRICE IN WORDS)	UNIT	QUANTITY	PRICE	PRICE
A-1	20.02	Storm Water Pollution Prevention Plan (Type 2)	per LS	All Req'd	\$ 5,000.00	\$5,000
A-2	20.04	Clearing and Grubbing	per Acre	0.5	\$ 40,324.00	\$20,162
A-3	20.07	Remove and Dispose Park Entrance	per LS	All Req'd	\$ -	\$0
A-4	20.02	Remove Existing Pavement	per SY	50	\$ 21.04	\$1,052
A-5	20.10	Excavation for Traffic Ways (Usable Excavation)	per CY	300	\$ 20.19	\$6,057
A-6	20.10	Excavation for Traffic Ways (Unusable Excavation)	per CY	700	\$ 17.64	\$12,348
A-7	20.21	Classified Fill and Backfill (Type IIA)	per Ton	2000	\$ 20.19	\$40,380
A-8	20.22	Leveling Course	per Ton	200	\$ 41.90	\$8,380
A-9	20.25	Geotextile Fabric (Type A)	per SY	1400	\$ 1.93	\$2,702
A-10	40.06	Asphalt Concrete Pavement (Class D)	per Ton	130	\$ 175.00	\$22,750
A-11	65.02	Construction Survey Measurement	per LS	All Req'd	\$ 5,000.00	\$5,000
A-12	75.02	Mulch	per CY	50	\$ 120.00	\$6,000
A-13	70.1	Topsoil, 4" Depth	per MSF	10	\$ 623.23	\$6,232
A-14	75.04	Seed, Schedule D	per MSF	10	\$ 437.49	\$4,375
A-15	80.99	Furnish and Install Pedestrian Lighting	per LS	All Req'd	\$ 85,000.00	\$85,000

Construction Total:

\$225,438

CM/CI (5%):

\$12,000

Total (w/10%):

\$238,000

**##-## 2019 FOLKER PARK
Schedule B - Exercise Area**

ENGINEER'S ESTIMATE

ITEM	SPEC.	WORK DESCRIPTION	PAY	ESTIMATED	UNIT BID	TOTAL BID
NO.	NO.	(UNIT PRICE IN WORDS)	UNIT	QUANTITY	PRICE	PRICE
B-1	20.10	Excavation for Traffic Ways (Unusable Excavation)	per CY	120	\$ 17.64	\$2,117
B-2	20.21	Classified Fill and Backfill (Type IIA)	per Ton	150	\$ 20.19	\$3,029
B-3	20.22	Leveling Course/RAP	per Ton	45	\$ 41.90	\$1,886
B-4	75.04	Install PCC Curb (Type 7)	per LF	170	\$ 25.00	\$4,250
B-5	40.06	Asphalt Concrete Pavement	per TON	0	\$ 175.00	\$0
B-6	75.99	Install five (5) Pieces of Equipment	per LS	All Req'd	\$ 20,000.00	\$20,000
B-7	80.99	Furnish and Install Fitness Safety Sign	per LS	All Req'd	\$ 400.00	\$400

Construction Total:

\$31,681

CM/CI (5%):

\$2,000

Total (w/10%):

\$34,000

**##-## 2019 FOLKER PARK
Schedule E - Playground**

ENGINEER'S ESTIMATE

ITEM	SPEC.	WORK DESCRIPTION	PAY	ESTIMATED	UNIT BID	TOTAL BID
NO.	NO.	(UNIT PRICE IN WORDS)	UNIT	QUANTITY	PRICE	PRICE
E-1	20.10	Excavation for Traffic Ways (Unusable Excavation)	per CY	70	\$ 22.42	\$1,569
E-2	20.21	Classified Fill and Backfill (Type IIA)	per Ton	100	\$ 20.19	\$2,019
E-3	20.22	Leveling Course	per Ton	20	\$ 41.90	\$838
E-4	75.04	Install PCC Curb (Type 7)	per LF	125	\$ 25.00	\$3,125
E-5	75.99	Install Turf	per SQFT	670	\$ 15.00	\$10,050
E-6	75.99	Furnish and Install Log Jam Play Equipment	per LS	All Req'd	\$ 50,000.00	\$50,000
E-7	75.99	Furnish and Install Swing	per LS	All Req'd	\$ -	\$0
E-8	75.99	Furnish and Install Safety Sign	per LS	All Req'd	\$ 500.00	\$500

Construction Total: \$68,101

CM/CI (5%): \$4,000

Total (w/10%): \$73,000

**##-## 2019 FOLKER PARK
Schedule F - Music Area**

ENGINEER'S ESTIMATE

ITEM	SPEC.	WORK DESCRIPTION	PAY	ESTIMATED	UNIT BID	TOTAL BID
NO.	NO.	(UNIT PRICE IN WORDS)	UNIT	QUANTITY	PRICE	PRICE
F-1	20.10	Excavation for Traffic Ways (Unusable Excavation)	per CY	50	\$ 22.42	\$1,121
F-2	20.21	Classified Fill and Backfill (Type IIA)	per Ton	80	\$ 20.19	\$1,615
F-3	20.22	Leveling Course/ RAP	per Ton	20	\$ 41.90	\$838
F-4	75.04	Install PCC Curb (Type 7)	per LF	90	\$ 25.00	\$2,250
F-5	80.99	Furnish and Install Music Equipment	per LS	All Req'd	\$ 15,000.00	\$15,000
F-6	75.99	Furnish and Install Sign	per LS	All Req'd	\$ 500.00	\$500

Construction Total: **\$21,324**

CM/CI (5%): **\$2,000**

Total (w/10%): **\$24,000**

**##-## 2019 FOLKER PARK
Schedule C - Reflexology Area**

ENGINEER'S ESTIMATE

ITEM	SPEC.	WORK DESCRIPTION	PAY	ESTIMATED	UNIT BID	TOTAL BID
NO.	NO.	(UNIT PRICE IN WORDS)	UNIT	QUANTITY	PRICE	PRICE
C-1	20.10	Excavation for Traffic Ways (Unusable Excavation)	per CY	105	\$ 22.42	\$2,354
C-2	20.21	Classified Fill and Backfill (Type IIA)	per Ton	200	\$ 20.19	\$4,038
C-3	20.22	Leveling Course	per Ton	20	\$ 41.90	\$838
C-4	20.25	P.C.C. Sidewalk 4" Thick	per SY	40	\$ 59.18	\$2,367
C-5	20.25	P.C.C. Curb (Type 7)	per LF	144	\$ 40.00	\$5,760
C-6	40.06	Install P.C.C. Type 2 Modified Curb	per LF	115	\$ 40.00	\$4,600
C-7	70.1	Stone Inlay, by Others	per SY	0	\$ -	\$0
C-8	80.99	Protect or Transplant Forget-Me-Nots	per LS	All Req'd	\$ 1,000.00	\$1,000
C-9	75.99	Toposil, 4" Depth	per MSF	0	\$ 623.23	\$0
C-10	75.99	Seeding, Schedule D	per MSF	0	\$ 437.49	\$0
C-11	75.99	Seeding, Forget-Me-Nots	per MSF	0	\$ 437.49	\$0
C-12	75.99	Boulder, Small - MOA Parks	per EA	12	\$ 91.50	\$1,098
C-13	75.99	Boulder, Medium - MOA Parks	per EA	8	\$ 134.50	\$1,076
C-14	75.99	Boulder, Larger - MOA Parks	per EA	1	\$ 287.75	\$288

Construction Total:

\$23,419

CM/CI (5%):

\$2,000

Total (w/10%):

\$26,000



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Parcel: 008-032-28-000

Residential Vacant Land

04/08/19

MOA
PARKS & RECREATION ADMIN

T13N R3W SEC 28
LT 17
42ND & FOLKER PARK

PO Box 196650
Anchorage

AK 99519

Site 2701 E 42nd Ave

Lot Size:	88,111	---Date Changed---	----Deed Changed----	GRW: PIWR
Zone :	R2M	Owner : / /	Stateid: 1067 / 0000656	
Tax Dist:	003	Address: 10/09/85	Date : 00/00/00	
Grid :	SW1734	Hra # :	Plat :	
			REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2017:	334,700	0	334,700	
Appraised Val 2018:	393,800	0	393,800	--Exemption---
Appraised Val 2019:	0	0	0	-----Type-----
Exempt Value 2019:	0	0	0	Municipal
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			0	

Liv Units: 000 Common Area:

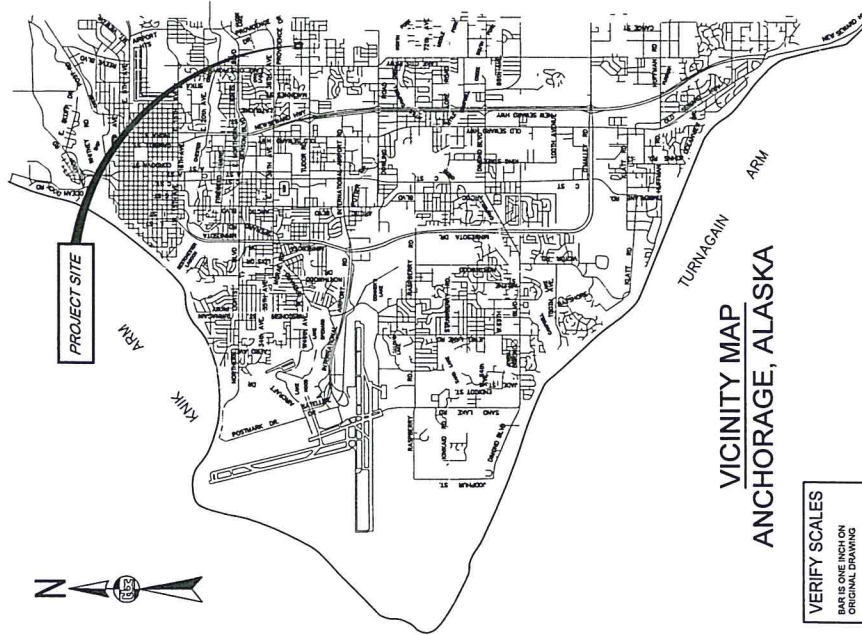
Leasehold:

Insp Dt: 05/17 Land Only
/

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



MUNICIPALITY OF ANCHORAGE
PARKS AND RECREATION DEPARTMENT



VICINITY MAP
ANCHORAGE, ALASKA

VERIFY SCALES
THIS IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON THIS
DRAWING, VERIFY SCALES
ACCORDINGLY

FOLKER PARK IMPROVEMENTS

2701 E 42ND AVE
ANCHORAGE, AK 99508

DRAWING INDEX

Sheet Number	Sheet Title
G1	COVER SHEET
G2	NOTES, ABBREVIATIONS, AND LEGEND
G3	SURVEY CONTROL
C1	DEMOLITION PLAN
L1	SITE LAYOUT PLAN
L2	SITE GRADING PLAN
L3	WELCOME PLAZA PLAN
L4	FITNESS AREA PLAN
L5	PLAYGROUND & MUSIC AREA PLAN
L6	REFLEXOLOGY PLAN
E1	ILLUMINATION PLAN
E2	ILLUMINATION PLAN
E3	ILLUMINATION PLAN

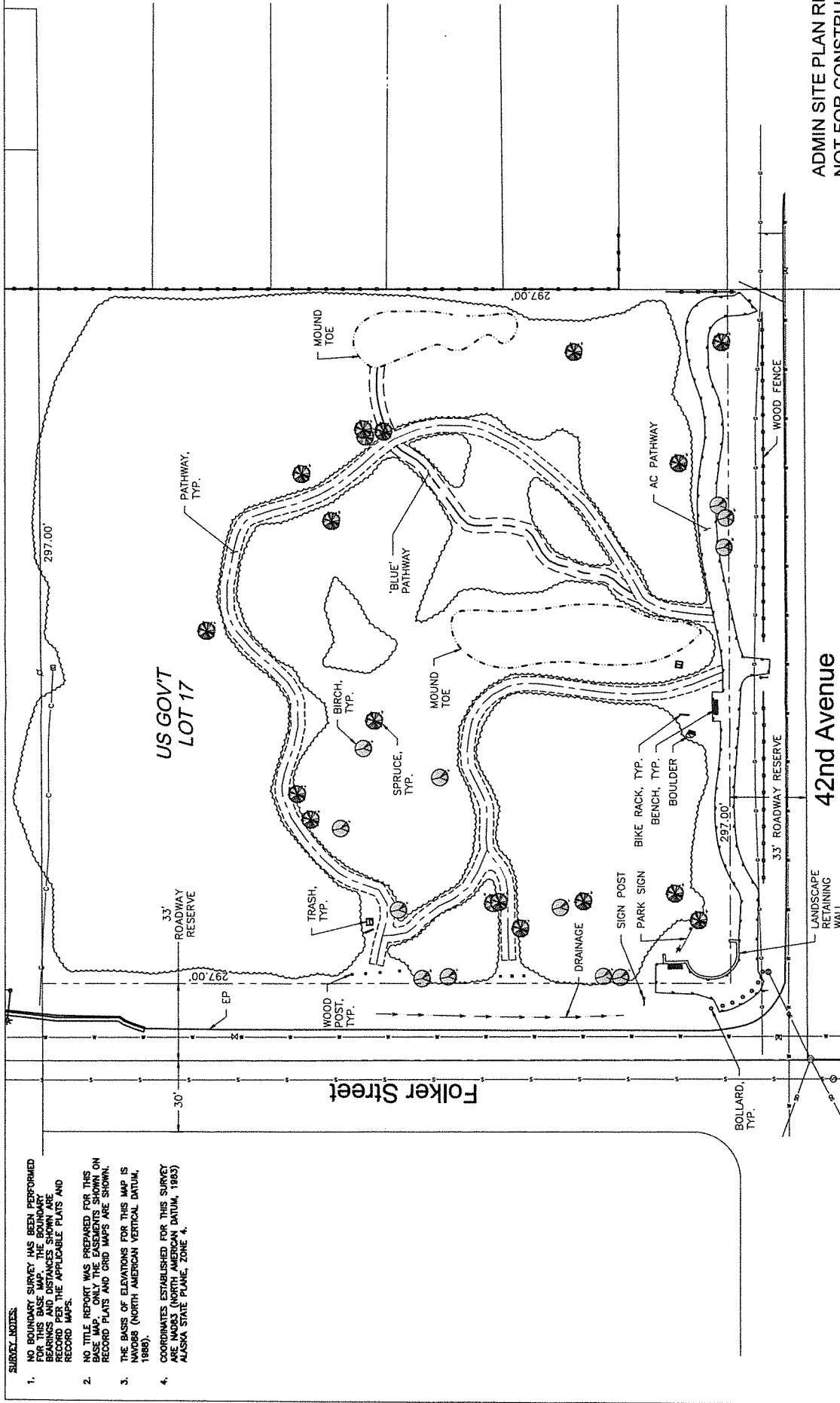
ADMIN SITE PLAN REVIEW
NOT FOR CONSTRUCTION

APPROVED BY:

JOHN RODDA
DIRECTOR PARKS AND RECREATION

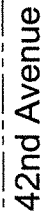
SURVEY NOTES:

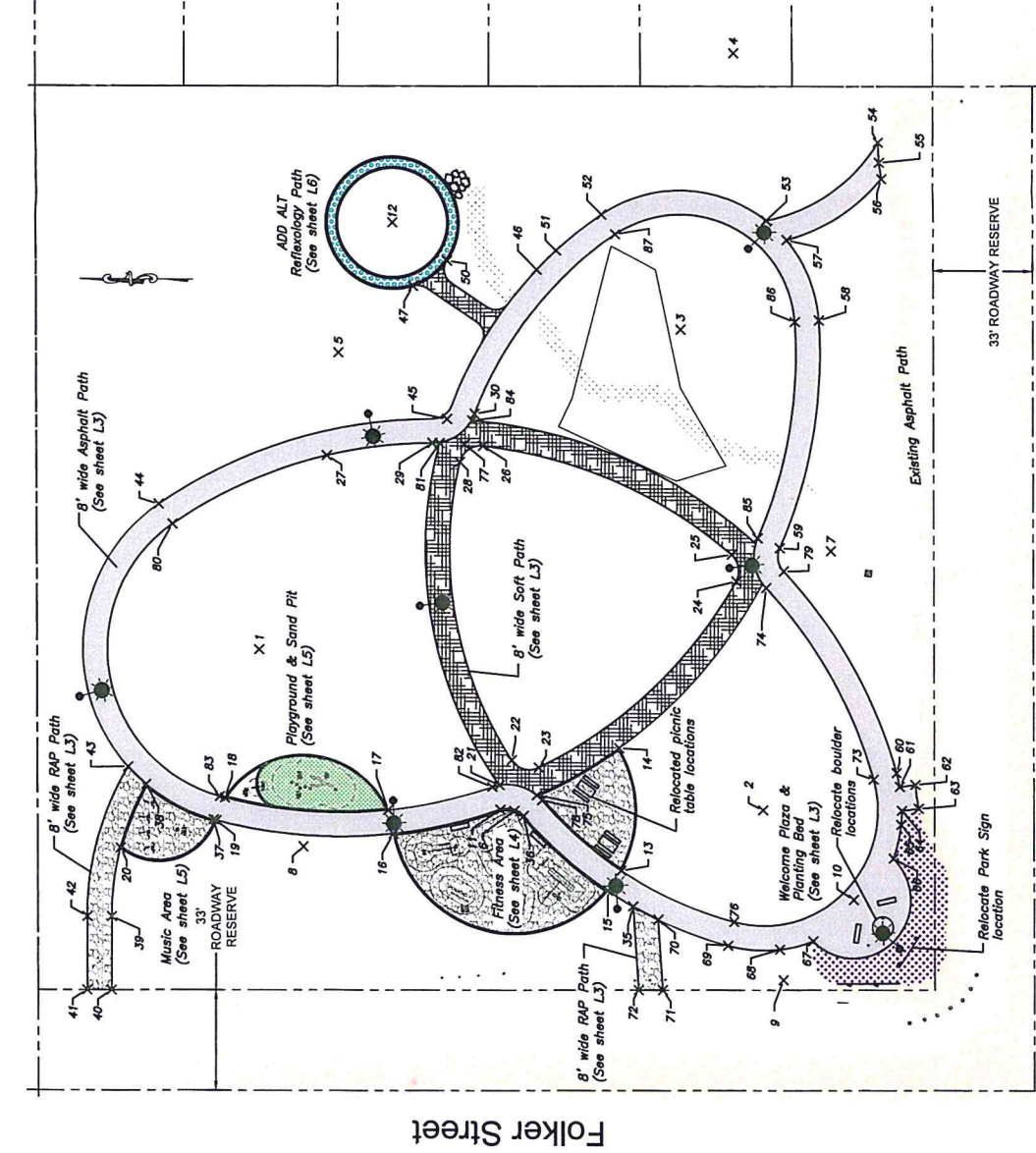
1. NO BOUNDARY SURVEY HAS BEEN PERFORMED FOR THIS BASE MAP. THE BOUNDARY BETWEEN LOT 17 AND LOT 18 IS SHOWN FOR RECORD PER THE APPLICABLE PLATS AND RECORD MAPS.
2. US TITLE REPORT WAS PREPARED FOR THIS BASE MAP. ONLY THE EASEMENTS SHOWN ON RECORD PLATS AND GRID MAPS ARE SHOWN.
3. THE BASIS OF ELEVATIONS FOR THIS MAP IS NAVD83 (NORTH AMERICAN VERTICAL DATUM, 1983).
4. COORDINATES ESTABLISHED FOR THIS SURVEY ARE W903 (NORTH AMERICAN DATUM, 1983) ALASKA STATE PLANE, ZONE 4.



ADMIN SITE PLAN REVIEW
NOT FOR CONSTRUCTION

		PARKS AND RECREATION DEPARTMENT Folker Park Base Map		SCALE: HOR. 1"=20' VER. N/A DATE: 1/25/2017 STATUS: DURING CONSTRUCTION SHEET 2 OF 3
		Department of Parks and Recreation Municipality of Anchorage		CONSULTANT
BY: [Signature]		DATE: 1/25/2017		SCALE:

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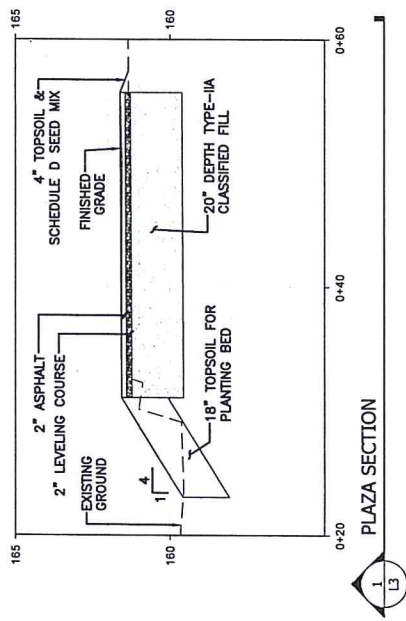
42nd Avenue

POINT #	NORTHING	EASTING	DESCRIPTION
1	2624467.73	1670433.95	R
2	2624301.19	1670382.08	R
3	2624328.98	1670339.65	R
4	2624311.56	1670330.79	R
5	2624441.69	1670331.54	R
6	2624393.61	1670381.44	R
7	2624278.98	1670467.23	R
8	2624453.04	1670359.18	R
9	2624294.36	1670326.50	R
10	2624271.17	1670352.71	R
11	2624386.18	1670381.81	EP
12	2624423.96	1670351.91	TBC
13	2624348.14	1670351.91	TBC
14	2624348.95	1670402.38	TBC
15	2624352.67	1670355.31	TBC
16	2624423.34	1670373.60	TBC
17	2624425.11	1670381.45	TBC
18	2624478.08	1670385.21	TBC
19	2624481.81	1670377.68	TBC
20	2624513.34	1670368.38	TBC
21	2624389.47	1670389.98	EP
22	2624384.44	1670396.27	EP
23	2624375.51	1670395.81	EP
24	2624310.25	1670457.20	EP
25	2624311.80	1670465.97	EP
26	2624394.12	1670501.34	EP
27	2624445.48	1670467.91	TBC
28	2624401.66	1670465.97	EP
29	2624410.76	1670502.16	EP
30	2624396.82	1670511.85	EP
35	2624344.26	1670350.21	EP
36	2624380.52	1670379.79	EP
37	2624482.69	1670377.91	EP
38	2624504.95	1670389.47	EP
39	2624516.18	1670345.96	EP
40	2624516.17	1670321.96	EP
41	2624524.17	1670321.96	EP
42	2624524.18	1670345.96	EP
43	2624510.90	1670395.21	EP
44	2624505.94	1670481.50	EP
45	2624500.95	1670481.50	EP
46	2624576.58	1670559.05	EP
47	2624417.16	1670553.96	EP
50	2624405.99	1670561.78	EP
51	2624370.20	1670565.39	EP

POINT #	NORTHING	EASTING	DESCRIPTION
52	2624355.11	1670571.51	EP
53	2624300.62	1670575.07	EP
54	2624303.63	1670601.84	EP
55	2624353.21	1670595.26	EP
56	2624362.36	1670589.86	EP
57	2624393.81	1670569.30	EP
58	2624383.10	1670542.96	EP
59	2624395.85	1670468.18	EP
60	2624366.95	1670394.67	EP
61	2624355.90	1670390.11	EP
62	2624350.73	1670390.83	EP
63	2624449.62	1670382.91	EP
64	2624355.19	1670382.73	EP
65	2624355.43	1670377.48	EP
66	2624257.96	1670368.37	EP
67	2624384.53	1670339.21	EP
68	2624295.58	1670336.43	EP
69	2624312.81	1670337.57	EP
70	2624335.94	1670345.94	EP
71	2624334.35	1670323.00	EP
72	2624342.37	1670322.96	EP
73	2624364.65	1670382.48	EP
74	2624300.32	1670455.07	EP
75	2624378.14	1670386.68	EP
76	2624310.79	1670345.31	EP
77	2624400.14	1670501.85	EP
78	2624374.48	1670385.01	EP
79	2624394.51	1670460.57	EP
80	2624486.37	1670471.94	EP
81	2624408.35	1670502.15	EP
82	2624390.87	1670389.34	EP
83	2624480.63	1670385.64	EP
84	2624397.62	1670509.69	EP
85	2624383.19	1670471.37	EP
86	2624291.08	1670542.38	EP
87	2624350.57	1670570.92	EP

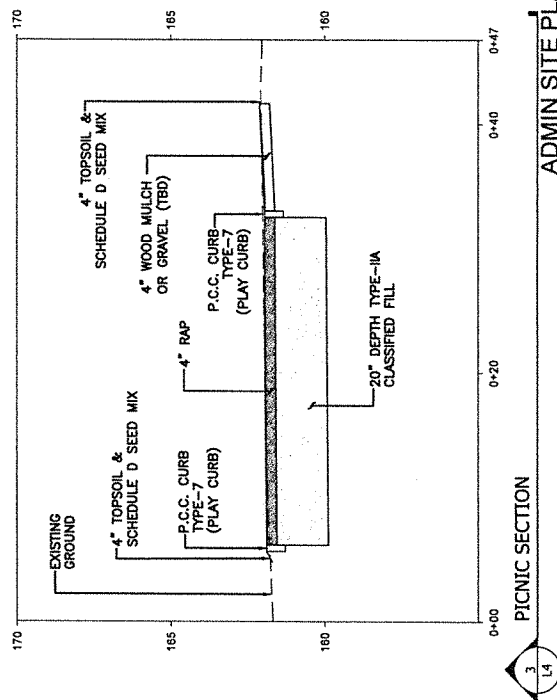
ADMIN SITE PLAN REVIEW
NOT FOR CONSTRUCTION

		PARKS AND RECREATION DEPARTMENT FOLKER PARK IMPROVEMENTS ANCHORAGE, ALASKA 99508	
Department of Parks and Recreation Municipality of Anchorage		Healthy Parks Healthy People	
HEALTHY PARKS HEALTHY PEOPLE		SITE LAYOUT PLAN	
SCALE: 1" = 40' (1:1600) DATE: 09/20/2017 SHEET: L1 OF L6		HOR. PER PLAN: 1" = 40' (1:1600) VERT. IN: 1" = 40' (1:1600)	
FIELD BOOKS ELEV. LOCATION DATE OF DATA NAME OF DATA DRAWING NO.		REVISIONS NO. DATE DESCRIPTION BY REV	
PLAN CHECK DATE NAME TITLE		CONSULTANT SEAL	



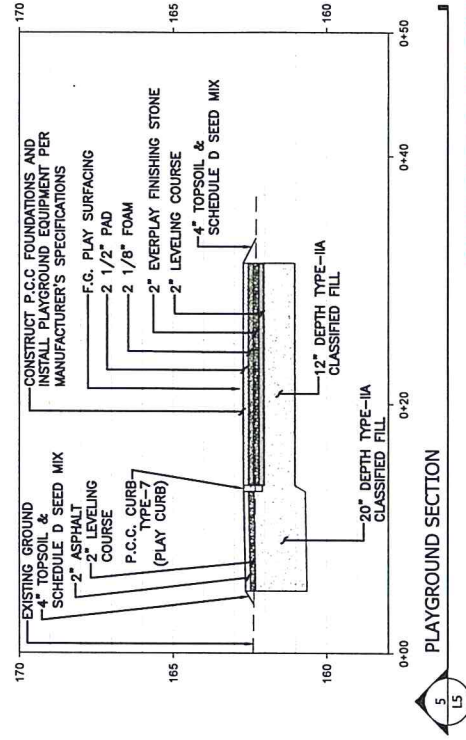
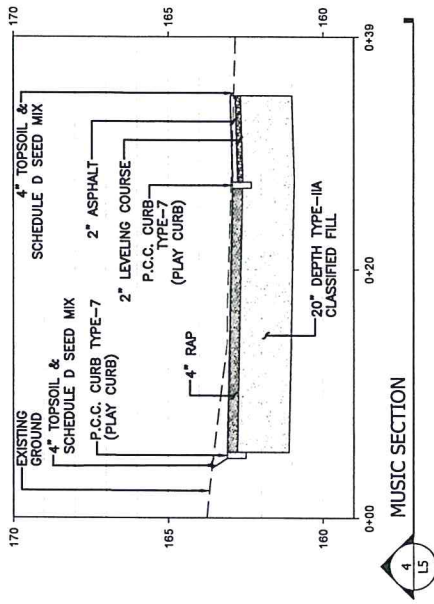
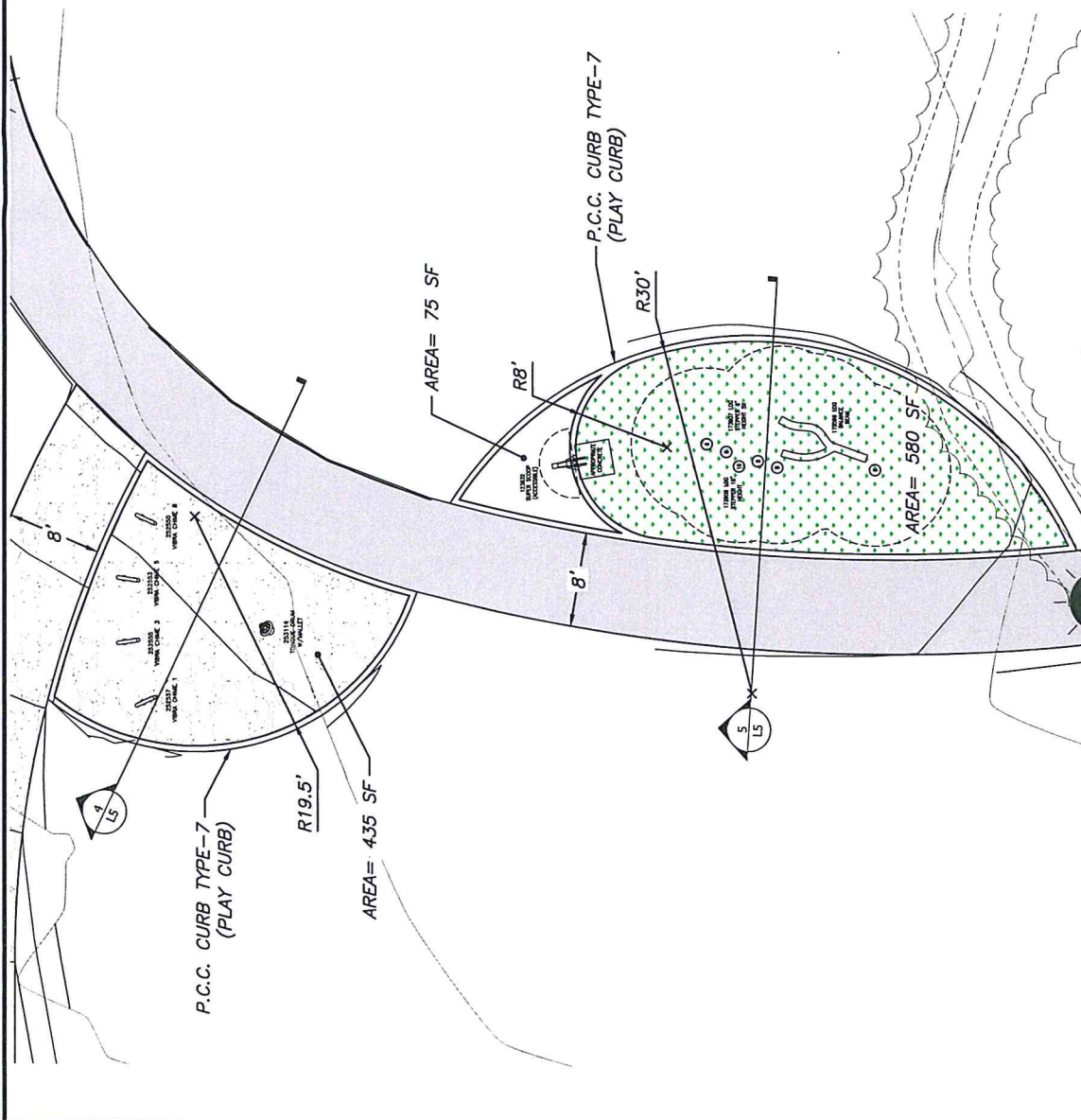
ADMIN SITE PLAN REIVIEW
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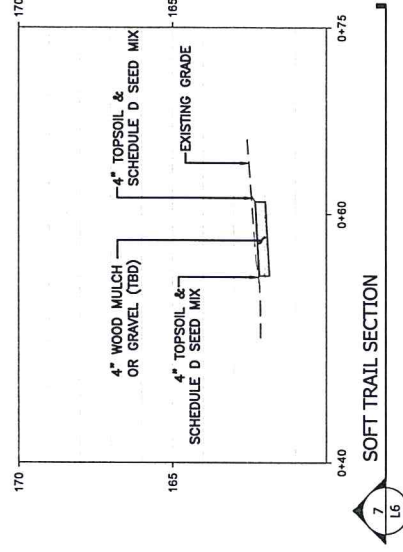
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ADMIN SITE PLAN REVIEW
 NOT FOR CONSTRUCTION

UNIVERSITY OF ALASKA Department of Parks and Recreation Municipality of Anchorage										HEALTHY PARKS HEALTHY PEOPLE										PARKS AND RECREATION DEPARTMENTS FOLKER PARK IMPROVEMENTS ANCHORAGE, ALASKA 99508 PLAYGROUND & MUSIC AREA PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Department of Parks and Recreation
Municipality of Anchorage



Healthy Parks
Healthy People



REFLEXOLOGY PLAN

ANCHORAGE, ALASKA 99506

FOLKER PARK IMPROVEMENTS

ANCHORAGE, ALASKA 99506

SKINITY (if ANYWAY)

FIELD BOOKS

DATE: 10/10/2019

BY: [Signature]

REFLEXOLOGY PLAN

ANCHORAGE, ALASKA 99506

SKINITY (if ANYWAY)

FIELD BOOKS

DATE: 10/10/2019

BY: [Signature]

REFLEXOLOGY PLAN

ANCHORAGE, ALASKA 99506

SKINITY (if ANYWAY)

FIELD BOOKS

DATE: 10/10/2019

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REFLEXOLOGY PLAN

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BY: [Signature]

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SKINITY (if ANYWAY)

FIELD BOOKS

DATE: 10/10/2019

BY: [Signature]

REFLEXOLOGY PLAN

ANCHORAGE, ALASKA 99506

SKINITY (if ANYWAY)

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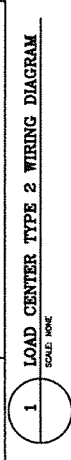
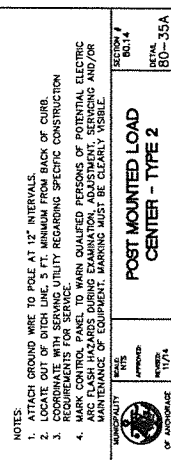
BY: [Signature]

REFLEXOLOGY PLAN

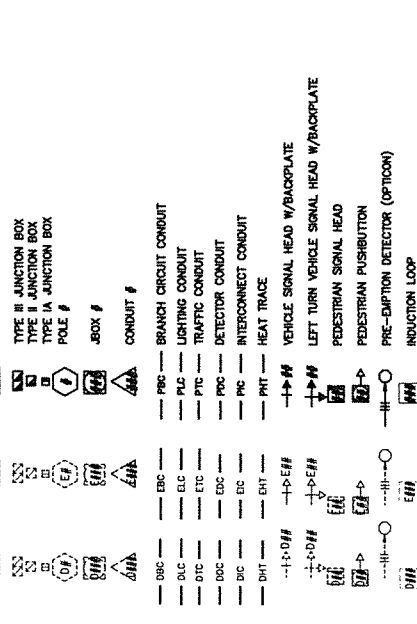
ANCHORAGE, ALASKA 99506

SKINITY (if ANYWAY)

FIELD BOOKS



TRAFFIC & LIGHTING LEGEND	
<u>DEMO</u>	<u>PROPOSED</u>
	 UTILITY POLE
	 SIGNAL POLE
	 POLE, NO ARM
	 LUMINAIRE
	 LOAD CENTER
	 SIGNAL CONTROLLER CABINET

[illegible][illegible]

DATE SUBMITTED		ORD. NO.		SHEET		E2 of E3	
STATUS AND DATES							

10

5

[illegible]

CONSULTANT

1

REVISIONS

[illegible]

PLAN CHECK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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VERTICAL DATUM

CORD

CONSTRUCTION F

CALCUT	SYMBOL	DESCRIPTION	MODEL	MOUNTING	LAMP	BALLAST	NEW LENGTH	TOTAL VA	VOLTS	TOTAL LUMENS	QUANTITY	NOTE 1	NOTE 2
0		POST TOP TYPE 3 OPTICS 9836 LUMENS, 7 PIN RECEPTACLE	DEED LIGHTING DBE-L 30 40 5 TO 2 7	POLE	(1) LED	ELECTRONIC	0	77.3	MULTIPLE	9836	8	30" ROUND POLE TO MATCH LUMINAIRE	PROVIDE WITH 2 PIN FUTURE G.E. LIGHTING CONTROL

<i>CENTER N LOOP</i>	
WALKWAY FOOTCANDLES	1.61
MAXIMUM FOOTCANDLES	2.05
MINIMUM FOOTCANDLES	1.11
MINIMUM TO MAXIMUM	0.54
FC RATIO	1.85
MAXIMUM TO MINIMUM	
FC RATIO	
AVERAGE TO MINIMUM	1.45
FC RATIO	
<i>CENTER W LOOP</i>	
WALKWAY FOOTCANDLES	0.75
MAXIMUM FOOTCANDLES	1.47
MINIMUM FOOTCANDLES	0.20
MINIMUM TO MAXIMUM	0.14
FC RATIO	7.40
MAXIMUM TO MINIMUM	
FC RATIO	
AVERAGE TO MINIMUM	3.80
FC RATIO	
<i>SOUTH LOOP</i>	
WALKWAY FOOTCANDLES	1.04
MAXIMUM FOOTCANDLES	2.14
MINIMUM FOOTCANDLES	0.44
MINIMUM TO MAXIMUM	0.20
FC RATIO	
MAXIMUM TO MINIMUM	4.85
FC RATIO	
AVERAGE TO MINIMUM	2.36
FC RATIO	

<i>NE LOOP</i>	
AVERAGE FOOTCANDLES	1.36
MAXIMUM FOOTCANDLES	2.01
MINIMUM FOOTCANDLES	0.49
MINIMUM TO MAXIMUM FC RATIO	0.25
MAXIMUM TO MINIMUM FC RATIO	4.05
AVERAGE TO MINIMUM FC RATIO	2.74
<i>EAST LOOP</i>	
AVERAGE FOOTCANDLES	0.71
MAXIMUM FOOTCANDLES	1.68
MINIMUM FOOTCANDLES	0.18
MINIMUM TO MAXIMUM FC RATIO	0.10
MAXIMUM TO MINIMUM FC RATIO	9.56
AVERAGE TO MINIMUM FC RATIO	4.02
<i>CENTER E LOOP</i>	
AVERAGE FOOTCANDLES	0.79
MAXIMUM FOOTCANDLES	1.28
MINIMUM FOOTCANDLES	0.41
MINIMUM TO MAXIMUM FC RATIO	0.32
MAXIMUM TO MINIMUM FC RATIO	3.08
AVERAGE TO MINIMUM FC RATIO	1.93

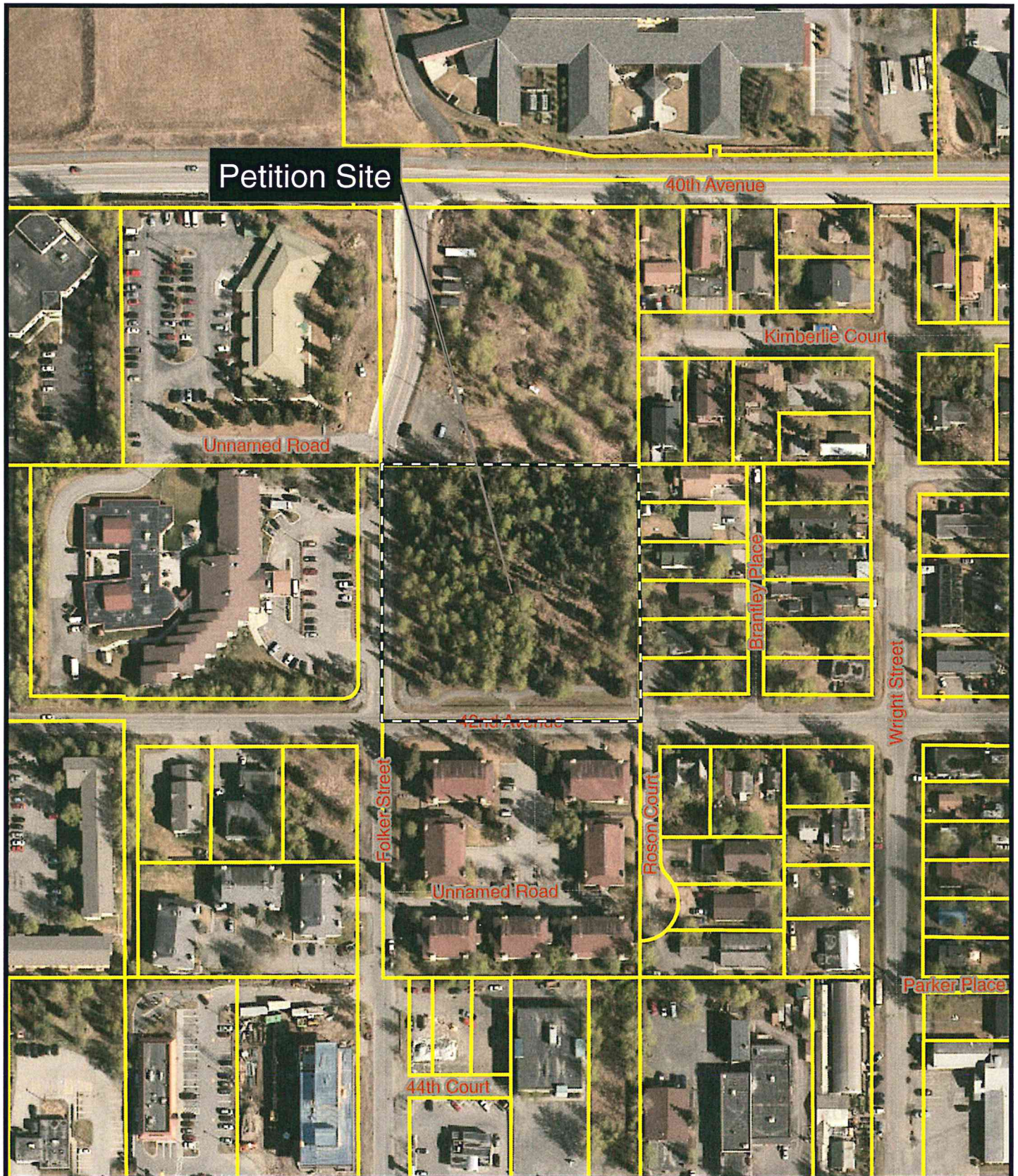
THIS PROJECT MEETS MUNICIPALITY OF ANCHORAGE
MINIMUM DESIGN CRITERIA FOR PATHWAY LIGHTING OF A
PATH SEPARATED FROM VEHICLE TRAFFIC WITH LIGHT
LEVELS OF 0.5FC, 10:1 UNIFORMITY (AVE TO MIN) NOT
EXCEEDED. SEE SCHEDULES.

James H Parker
JAMES H. PARKER, PE

ADMIN SITE PLAN REVIEW
NOT FOR CONSTRUCTION

																													
Department of Parks and Recreation										Health Parks										Health Parks									
Municipality of Anchorage										Health People										Health People									
																													
ILLUMINATION PLAN										ILLUMINATION PLAN										ILLUMINATION PLAN									
FOLK PARK IMPROVEMENTS										FOLK PARK IMPROVEMENTS										FOLK PARK IMPROVEMENTS									
PROJECT NO. 30										PROJECT NO. 30										PROJECT NO. 30									
PARKS AND RECREATION DEPARTMENT										PARKS AND RECREATION DEPARTMENT										PARKS AND RECREATION DEPARTMENT									

2019-0071



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