

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) MOA Parks and Recreation, Taylor Keegan, Project Manager	Name (last name first) The Boutet Company, Tanya Hickok, Project Engineer
Mailing Address PO Box 196650	Mailing Address 601 E. 57th Place, Suite 102
Anchorage, AK 99519	Anchorage, AK 99519
Contact Phone – Day (907) 343-4586	Contact Phone – Day (907) 522-6776
Evening	Evening (907) 223-5339
Fax	Fax
E-mail taylor.keegan@anchorageak.gov	E-mail thickok@tbcak.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 005-131-02-000			
Site Street Address: 3865 Elmore Road			
Current legal description: (use additional sheet if necessary) Tract A, University Lake Subdivision			
Zoning: PLI	Acreage: ~ 64.16	Grid #: SW1736	Underlying plat #: 85-0299

SITE PLAN APPROVAL REQUESTED	
Use: Community Park Parking (Accessory Use to a Primary Principal Use)	
☐ 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 Tanya Hickok ☐ Owner ☒ Representative Date 06/05/20
(Representatives must provide written proof of authorization)

Tanya Hickok, P.E.

Print Name

Accepted by: <u>Collins</u>	Poster & Affidavit: <u>N/A</u>	Fee: <u>\$1,387.50</u>	Case Number: <u>2020-0102</u>
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural**Anchorage 2040 Land Use Designation(s):**

- | | | |
|---|--|--|
| ☐ Large Lot Residential | ☐ Single and Two-family Residential | ☐ Compact Mixed Residential – low |
| ☐ Compact Mixed Residential–Medium | ☐ Urban Residential – High | ☐ Neighborhood Center |
| ☐ Town Center | ☐ Regional Commercial Center | ☐ City Center |
| ☐ Commercial Corridor | ☐ Main Street Corridor | ☒ Open Space |
| ☐ Facilities and Institutions | ☐ Industrial | |

Anchorage 2040 Growth Supporting Features:

- | | |
|--|---|
| ☒ Transit-supportive Development | ☐ Residential Mixed-use Development |
| ☒ Greenway-supported Development | ☐ Traditional Neighborhood Development |

Chugiak-Eagle River Land Use Classification:

- | | | | |
|---|--|---|--|
| ☐ Commercial | ☐ Industrial | ☐ Parks | ☐ Community Facility |
| ☐ Town Center | ☐ Transportation facility | ☐ Special study area | ☐ Development reserve |
| ☐ Residential at _____ dwelling units per acre | | | |

Girdwood- Turnagain Arm Land Use Classification:

- | | | | |
|---|--|---|--|
| ☐ Commercial | ☐ Industrial | ☐ Parks/open space | ☐ Public lands/institutions |
| ☐ Resort | ☐ Transportation facility | ☐ Special study area | ☐ Reserve |
| ☐ Commercial/Residential | ☐ Commercial Recreation | | |
| ☐ Residential at _____ dwelling units per acre | | | |

Neighborhood, District or Other Area-Specific Plan: University-Medical District**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 (Only one copy of applicable items is required for initial submittal)

1 copy required:

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

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



May 29, 2020

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

Re: Letter of Authorization – 2020 University Lake Park Parking Lot Improvements

Dear Mr. Whitfield:

The Municipality of Anchorage (MOA) Parks and Recreation Department is the owner of the parcels that make up University Lake Park, located at 3865 Elmore Road, with the following MOA parcel ID: 005-131-02-000.

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 2020 University Lake Park Parking Lot Improvements Project.

Sincerely,

Joshua Durand, Director
MOA Parks and Recreation Department

cc: Taylor Keegan, MOA Park Planner/Project Manager
Jacques Boutet, The Boutet Company, Inc.

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: University Lake Subdivision, Tr A*
- Project Location, Tax ID, or Legal Description: Parcel #00513102 (portion of*)
- Project Area (if different from the entire parcel or subdivision): * sign-off only covers expanded parking area, not the entire parcel

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.**

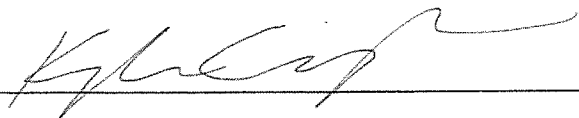
_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* *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:

6/9/20



MUNICIPALITY OF
ANCHORAGE

Municipality of Anchorage, Alaska
Parks & Recreation Department

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Sincerely,

Joshua Durand, Director
MOA Parks and Recreation Department

cc: Taylor Keegan, MOA Park Planner/Project Manager
Jacques Boutet, The Boutet Company, Inc.

DRAINAGE PROJECT NOTIFICATION AND WMS MAPPING REQUEST

Applicant Name*	MOA Parks & Recreation Taylor Keegan	Contact Information* (Phone and email)	Tanya Hickok thickok@tbcak.com
Mailing Address*	PO Box 196650 Anchorage, AK 99518		601 E. 57th Place, Suite 102 Anchorage, AK 99519
Property Description* (subdivision, lot(s), and block)	Tract A, University Lake Subdivision		
Plat/Grid Number	85-0299 / SW1736	MOA Assessor's Office Property Identification Number*	005-131-02-000
MOA Case Number(s) (Indicate which provided)			
Project Category* (Check one)	Crossing: ☐ Single-Lot Residential: ☐ Small: ☒ Simple Large: ☐ Simple ☐ Class 1A ☐ Class 1B ☐ Class 1C ☐ Class 1D		
Parcel Physical Location* (Driving directions, roads, etc)	3865 Elmore Road		

Requested Services*

- ☐ Review watercourse mapping
- ☐ Special review services requested
- ☐ Flag stream features on-site
- ☐ Notify prior to site visit
- Attempt to notify will be made using the contact information provided; however, pre-visit contact or scheduling for applicant presence cannot be guaranteed

Requested completion date: _____ (Preferred completion date)

No later than completion date: _____ (Later completion may incur significant project delay)

Dates and service availability cannot be guaranteed. Scheduling is based on Planning Department priorities, request receipt order, and seasonal constraints (at minimum, mapping review requires channels to be free of snow and ice).

* Required Information

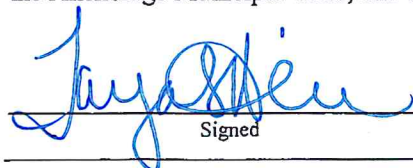
Attachments:

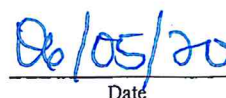
- ☒ Draft map of known watercourses showing all streams and major drainageways entering, crossing or exiting the project, and the location(s) of downstream receiving waters.
- ☐ Preliminary post-development site map
- ☐ Threshold calculation (required for Single-Lot Residential and Small Projects only)
- ☐ Tabulation of pre- and post-development landcover (required for Small and Large Projects only)

Certification:

By signature below, I certify that I am legally entitled to authorize the requested services and that the attachments provided are complete and accurate representations of known site conditions and project plans. I further authorize Municipality of Anchorage (MOA) personnel to access the referenced site on foot for the purposes of identifying and / or mapping drainage features.

This form and its attachments constitute my notice to the MOA that I am developing plans for a drainage project or platting action and will be submitting a report of existing or proposed drainage conditions. I understand that all drainage projects are governed by the MOA Project Management and Engineering Design Criteria Manual, the MOA Drainage Design Guidelines, the Anchorage Municipal Code, and other state and federal regulations and permits


Signed


Date

1. Project Overview

The Municipality of Anchorage (MOA) Parks and Recreation Department (Parks and Rec) in 2020 proposes to focus on expanding the existing University Lake Park (ULP) parking lot, in conjunction with identification of future multi-use trail circulation wayfinding improvements. MOA Parks is building on the principles established in the University Lake Park Master Plan which was approved by the Planning and Zoning Commission in January 2017.

2. History, Background, and Existing Conditions

History

In 1984, negotiations began for the purchase of what is now University Lake Park. The property was acquired through a land trade with Heritage Land Bank (HLB) for the purpose of Parks and Recreation.

University Lake, formerly Behm Lake, was a gravel pit used in the 1960's to develop lands in the University Area. Around 1980, Chester Creek was diverted to flow through University Lake. In 2003, the Anchorage Assembly passed AO No. 2003-108(s), authorizing off-leash dog park spaces at five municipal parks, including University Lake Park.

In 2016, MOA Parks and Rec worked with an advisory group to develop a master plan for University Lake Park. The master plan received resolutions of support from the University Area Community Council, the Parks and Recreation Commission, and the Planning and Zoning Commission.

The [University Lake Park Master Plan](#) was approved by the Planning and Zoning Commission in January 2017.

Background

University Lake Park is a 64-acre park located in the University-Medical District (UMED) District of Anchorage. The park is classified as a Community Use Park and Natural Resource Area in the 2006 Anchorage Bowl Parks, Natural Resource Use, & Recreation Facilities Plan.

University Lake Park is located east of Elmore Road between Alaska Pacific University and the Alaska Native Tribal Health Consortium medical campus. To the east and south is a popular multi-use trail connecting the Chester Creek Trail and the Campbell Creek Trail.

Existing Conditions

University Lake Park has a single existing parking lot, located off of Elmore Road, at the park's southwest corner. The lot is paved and accommodates 20 vehicles. In addition, contiguous parking is available in lots associated with facilities at ULP's south and west boundaries. Specifically, there are lots associated with medical and professional services buildings at the north end of Tudor Center Drive (south side ULP) and a lot associated with the Springhill Suites hotel at ULP's northwest corner. Although these parking lots are privately owned and operated, some park visitors do use them.

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 previously approved ULP Master Plan, as well as consistent with the University Lake Community Council's desires.

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

21.04 Zoning Districts: This site is zoned PLI, under the jurisdiction of 21.040.060.E, "The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities." The proposed continued use as a dog park and parking lot (accessory use) therefore complies with the PLI zoning district.

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

21.06 Dimensional Standards and Measurements: In accordance with Table 21.06-3, the lot meets the minimum lot size area and width requirements (6,000 square feet and 50 feet wide). In addition, the proposed upgrades are outside the required setbacks (front, side, and rear yard: 25 feet when abutting residential zoning districts). This parcel abuts R-1 to the east, PLI to the north, PLI to the west, and R-O SL and B-3 SL to the south); the proposed upgrades do not exceed the maximum lot coverage requirement of 45%; and does not exceed the maximum height requirement of 45 feet.

21.07 Development and Design Standards:

- *21.07.020 Natural Resource Protection*

- *Subsection B.4.d.: Water Bodies:* University Lake is located within the University Lake Park. No buildings, accessory structures, or parking lots are proposed within 25 feet horizontally of the ordinary high water mark of University Lake.
- *Subsection E: Flood Hazard Area Regulations:* The proposed improvements are located outside of the Existing Flood Hazard Zone A for University Lake.
- *21.07.040 Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges:* The proposed project improvements include improvements to the existing drainage system, including biofiltration swales per MOA DCM requirements.
- *21.07.080 Landscaping, screening, and fences:* The proposed parking lot project improvements include the required 5% minimum interior parking lot landscaping improvements. Existing vegetation will be retained to meet the required perimeter parking lot landscape requirements.

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 provide additional needed parking and trail circulation wayfinding for the existing dog park.

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

The table below presents key policies and strategies promulgated in Anchorage 2020, Anchorage Comprehensive Plan and the 2040 Land Use Plan, as well as the additional Adopted Elements per Anchorage Municipal Code (AMC) 21.01.080, and describes how the proposed Project fulfills these policies and strategies.

Comprehensive Plan Elements Policies and Strategies

<i>Comprehensive Plan Element</i>	<i>#</i>	<i>Policy</i>	<i>Discussion of Consistency</i>
<u>Areawide Trails Plan, 1997</u>		<i>Multi-use Paved and Unpaved Trails</i>	University Lake Park retains and MOA Parks and Recreation maintains the existing paved multi-use paved trails (Chester Creek – Campbell Creek Connector Trail) and soft surface trails (off-leash University Lake Loop Trail) that run throughout the park.
<u>Anchorage Bicycle Plan, 2010</u>			This site plan retains the multi-use paved and unpaved trails running through University Lake Park, as well as identify trail and wayfinding improvements proposed in the University Lake Master Plan.
<u>Anchorage Bowl Park, Natural Resources, and Recreation Facility Plan, 2006</u>		<i>Park Classifications - Community Use Area: Community parks are larger in size and serve a broader purpose than neighborhood parks. The focus is on meeting the recreation needs of several neighborhoods or a large section of the community.</i>	University Lake Park will remain consistent with its Community Use Area. University Lake Park has become increasingly popular, and this parking lot project will increase the available park parking.
<u>Anchorage 2020, Anchorage Bowl</u>	42	<i>Northern city design concepts</i>	Proposed improvements include site lighting, which will enhance

<u>Comprehensive Plan</u>			the park's recreational opportunities during winter darkness.
	44	<i>Design and build public improvements for long-term use.</i>	The proposed parking lot is designed to meet ADA standards, as well as meeting MOA Design Criteria Manual standards.
	63	<i>Natural open space protection</i>	Less than an acre of area is planned to be disturbed for the proposed parking lot. The remaining 64 acres of park (University Lake encompasses 26 acres alone) will remain as-is.
Anchorage 2040 Land Use Plan	8.1	<i>Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.</i>	University Lake Park is a Community Use Park and Natural Area located in the rapidly developing UMED of Anchorage.

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	June, 2020
Permitting	Administrative Site Plan Review	June/July 2020
	Fill and Grade Permit	July, 2020
Construction	Contract Award	August, 2020
	Final Completion	October, 2020

Memorandum



THE BOUTET COMPANY, INC.

Date: October 2, 2019

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

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

To: Taylor Keegan
MOA Parks and Recreation

Subject: University Lake Park Parking
Study

From: Jacques Boutet, P.E.
Project Manager

The Purpose of the Memorandum

This memorandum presents the results of a parking study University Lake Park (ULP). This memo provides recommendations regarding parking requirements for a proposed new facility for the park.

Background

ULP is a 64-acre park located on the east side of Elmore Road, north of E. Tudor Road. It is noted that ULP contains University Lake, which comprises approximately 40% (26 acres) of the total area. Direct public roadway access is via Elmore Road.

ULP has paved multi-use trails along its north, east and south boundaries that connect to Chester Creek and Campbell Creek Trails. The west boundary (Elmore Road) also has a paved trail adjacent to the roadway.

Immediately east of ULP is University Lake community which has multiple access points (short trail segments) that link ULP to residential streets. Many ULP users are from this residential community and walk or bike to/from the park.

ULP is a designated "dog park" and most activities that occur off of the paved trails are associated with "dog-walking".

Existing Parking Facilities

ULP has a single parking lot, located off of Elmore Road, at the park's southwest corner. The lot is paved and accommodates 20 vehicles.



In addition, contiguous parking is available in lots associated with facilities at ULP's south and west boundaries. Specifically, there are lots associated with medical and professional services buildings at the north end of Tudor Center Drive (south side ULP) and a lot associated with the Springhill Suites hotel at ULP's northwest corner. Although these parking lots are privately owned and operated, some park visitors use them.

ULP Parking Lot Traffic

Between June 12 and 18, 2019, a traffic hose was installed across the single ingress/egress driveway for the ULP parking lot. Traffic data was collected on a 24-hour basis. The raw data was adjusted using calibration techniques employed by Alaska Department of Transportation and Public Facilities in their data collection and reduction for Anchorage traffic counts.

Over the seven-day count, peak hour for traffic to/from the lot was determined to consistently occur between 3:00-4:00 PM. The table below summarizes traffic counts for the Peak Hour and adjacent hours.

Time	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00
Date								
06/11/19	53	40	61	42	75	65	51	44
06/12/19	47	20	15	47	26	39	28	37
06/13/19	36	40	17	36	58	47	53	33
06/14/19	40	35	58	30	35	34	30	26
06/15/19	12	26	34	29	13	12	22	9
06/16/19	21	28	24	29	35	17	22	11
06/17/19	45	38	37	50	41	29	56	41
06/18/19	26	24	39	28	46	41	29	33
Avg In/Out	35	31	36	36	41	36	36	29
Avg Parking	18	16	18	18	21	18	18	15

Parking Generation Estimates

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

However, the PGM does not specifically address “dog parks” in its discussion of public parks (indexed as Land Use: 411-City Park). Consequently, all public park studies presented in the PGM were reviewed to identify the “closest fit” to ULP for activities.

The “best fit” found was a 10-acre park that included a playground, picnic area, and hiking trails within its boundaries. The park was determined to have a peak hour use of 2.8 cars per acre.



Applying this usage rate and deducting the 26-acre lake from the ULP's 64-acre gross area, the following calculation was made:

$$(64-26) \text{ acres} * 2.8 \text{ spaces/acre} = 87 \text{ required spaces.}$$

Analysis

The traffic data collection results confirm that the existing 20-space parking lot is undersized for park traffic.

However, it appears that providing 87 spaces is excessive. Given that ULP does not have either a playground or a developed picnic area and is oriented almost exclusively to dog-walking, it seems reasonable to assume a lower parking requirement.

In analyzing topography and vegetation in ULP's southwest quadrant, a potential site for a 49-space parking lot was identified.

Conclusion

A new 49-space parking lot should accommodate ULP visitors under the park's current development and usage. If significant changes to facilities- such as development of a playground or a formal picnic area- are proposed, parking generation and supply requirements should be reviewed.





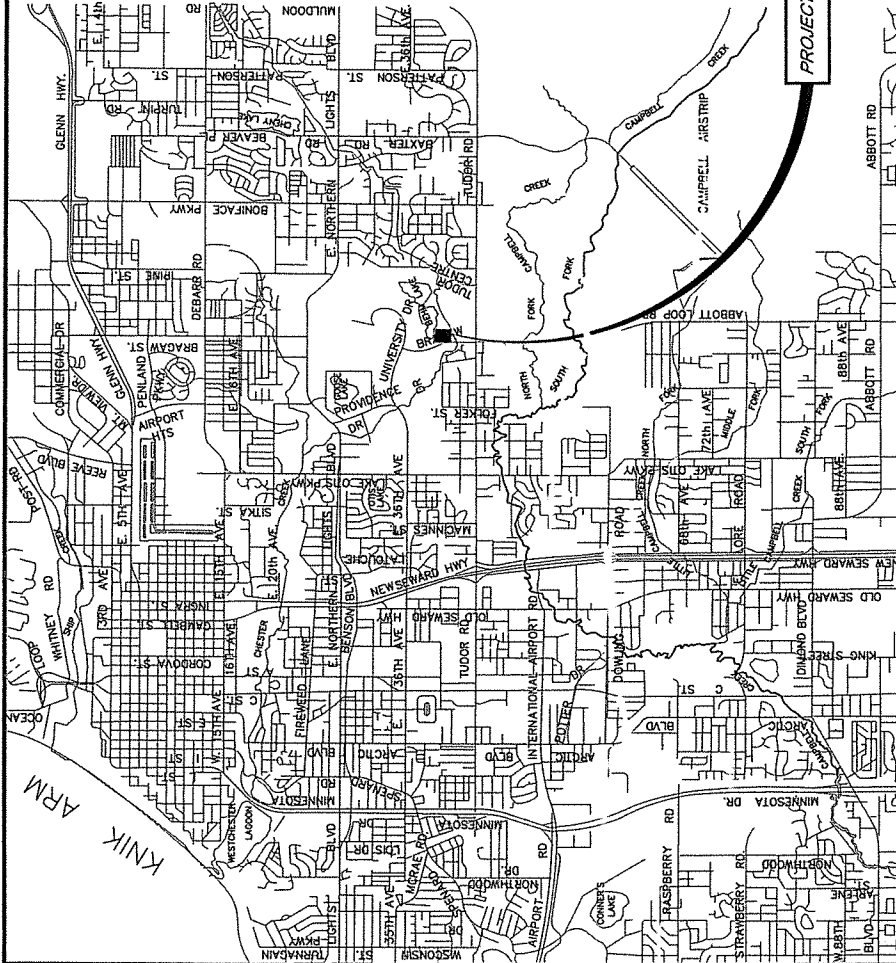
MUNICIPALITY OF ANCHORAGE PARKS AND RECREATION DEPARTMENT

2020 UNIVERSITY LAKE PARK PARKING LOT IMPROVEMENTS

UNIVERSITY LAKE DRIVE
ANCHORAGE, ALASKA 99508

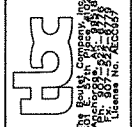
JOSHUA DURAND
DIRECTOR PARKS AND RECREATION

- SHEET INDEX:**
- G1 COVER SHEET AND SHEET INDEX
 - G2 NOTES, ABBREVIATIONS, AND LEGEND
 - G3 SURVEY CONTROL
 - G4 DEMOLITION PLAN
 - C1 SITE PLAN
 - C2 HORIZONTAL CONTROL PLAN
 - C3 GRADING PLAN
 - C4 CROSS SECTIONS
 - C5 DETAILS
 - E1 ILLUMINATION PLAN
 - E2 ILLUMINATION DETAILS
 - L1 LANDSCAPING PLAN
 - L2 LANDSCAPING DETAILS



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

VICINITY MAP ANCHORAGE, ALASKA



2020 UNIVERSITY LAKE PARK
PARKING LOT IMPROVEMENTS
ANCHORAGE, ALASKA 99508

CONSULTANT

SEAL

REVISIONS

PLAN CHECK

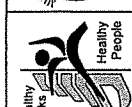
DATE

DATE

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DATE

DATE



Department of
Parks and
Recreation

Municipality of
Anchorage

ANCHORAGE, ALASKA 99508

DATE: 06/20/2020

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

DATE: 06/20/2020

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

DATE: 06/20/2020

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

DATE: 06/20/2020

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

DATE: 06/20/2020

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

DATE: 06/20/2020

GENERAL NOTES:

- CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS, STREETS-DRAINAGE-UTILITIES-PARKS, DATED 2015 HEREINAFTER REFERRED TO AS M.A.S.S., AS CURRENTLY AMENDED BY THE SPECIAL PROVISIONS AND THESE CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AN 8-FOOT HIGH TEMPORARY CHAIN LINK FENCE AROUND THE DISTURBED AREA DURING THE CONSTRUCTION PERIOD. THE FENCE SHALL BE LOCKED SECURELY EVERYDAY AT END OF OPERATIONS. TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO SEPARATE PAYMENT SHALL BE MADE.
- DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE. THESE PLANS WERE CREATED FOR 22X34 PLAN SET AND AT A SPECIFIC DRAWING SCALE. ANY VARIATION FROM PUBLISHING OF THESE PLANS MAY RESULT IN DISTORTION OF SCALE AND SHALL BE VERIFIED PRIOR TO USE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED AT THE JOB SITE.
- CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH M.A.S.S. DIVISION 65.00 CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION SURVEY. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER FOR INSPECTION ON THE JOBSITE.
- CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH AS-BUILT PLANS, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE PLANS.
- THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL NOTES ARE CONTAINED ON THE PLAN SHEETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR" AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES CONTAINED ON THESE IMPROVEMENT PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT HIS/HER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
- ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES. EXISTING UTILITIES:
 - LOCATIONS DEPICTED FOR THE UTILITIES AND OTHER EXISTING FEATURES ARE APPROXIMATE. SOME UTILITIES HAVE BEEN LOCATED FROM AS-BUILT DRAWINGS AND SOME FROM UTILITY COMPANY LOCATES, AND THEREFORE MAY NOT BE VISIBLE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES AND PERFORMING ANY NECESSARY VERIFICATION PRIOR TO CONSTRUCTION.
 - (UNDERGROUND) OVERHEAD, ELECTRICAL AND TELECOMMUNICATION LINES (AND POLES) OCCUR WITHIN THE PROJECT AREA. CONTRACTOR SHALL COORDINATE WORK ACCORDINGLY WITH THE UTILITY COMPANIES IN PROXIMITY TO EXISTING (OVERHEAD) UNDERGROUND LINES (AND POLES) SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL STATUTES, CODES AND GUIDELINES, AND THE ELECTRICAL FACILITY CLEARANCE REQUIREMENTS OF THE GOVERNING UTILITY.
 - HAND DIGGING IS REQUIRED WITHIN TWO FEET OF BURIED ELECTRICAL CABLE. SOME UTILITIES HAVE BEEN LOCATED FROM AS-BUILT DRAWINGS AND MAY NOT BE VISIBLE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- EXCAVATION:
 - EXACT LOCATION OF EXCAVATION AND BACKFILL SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - ORGANIC MATERIAL SHALL BE REMOVED FROM THE SUBGRADE TO A DEPTH TO BE DETERMINED BY THE ENGINEER. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL.
 - DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF DEWATERING IS REQUIRED, REFER TO MASS.
 - CLASSIFIED FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN DEPTH AND SHALL BE COMPACTED TO 95% M.D.D.
 - FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES EXISTING FINISH GRADE, EXCEPT WHERE SHOWN OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOPSOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. IF DETAIL IS PROVIDED FOR SPECIAL AREA, DETAIL SHALL DENOTE FINISH GRADES.
 - CUT AND FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL UNITS TO 1 VERTICAL UNIT. (2:1)

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- CLEARING AND GRUBBING LIMITS
- VEGETATION LINE
- GRAVEL PATH EDGE
- EDGE OF PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL
- PROPOSED EDGE OF AG PAVEMENT ELEVATION
- SLOPE RATE IN PERCENT, (°) IF EXISTING
- CONCRETE PARKING BUMPER
- SCN

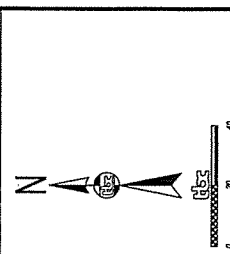
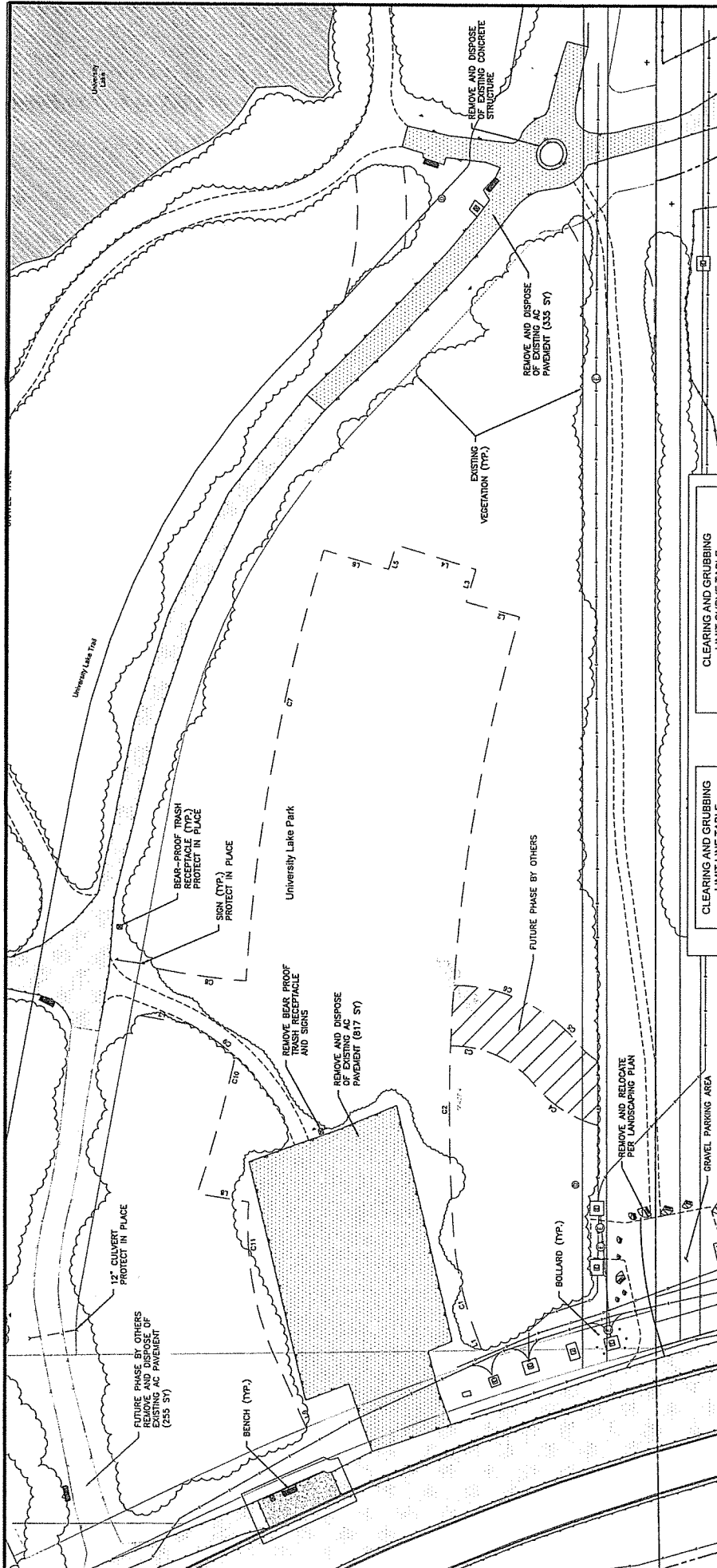
ABBREVIATIONS

- ADA AMERICAN WITH DISABILITIES ACT OF 1990
- BM BENCHMARK
- CL CENTERLINE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- EST ESTIMATED
- EX EXISTING
- FG FINISHED GRADE EXISTING
- FL FLOW LINE
- FL(°) FLOW LINE EXISTING
- GS GAS GRADE BREAK
- LF LINEAR FEET
- MASS MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS
- MAX MAXIMUM
- MIN MINIMUM
- NIC NOT IN CONTRACT (WORK TO BE PERFORMED BY OTHERS)
- NTS NOT TO SCALE
- PL PROPOSED ASPHALT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- REF REFERENCE
- ST STREET
- TEL TELEPHONE
- TBC TOP BACK OF CURB EXISTING
- TYP TYPICAL



Department of
Parks and
Recreation
Municipality of
Anchorage

2020 UNIVERSITY LAKE PARK
PARKING LOT IMPROVEMENTS
UNIVERSITY PARK DRIVE
ANCHORAGE, AK 99508
**GENERAL NOTES, ABBREVIATIONS,
AND LEGEND**
DATE 02/22/2020
SCALE 1"=20' PLAN
FIGURE G2
STATUS 80%
11



CLEARING AND GRUBBING
LIMIT CURVE TABLE

Curve #	Length	Radius	Chord	Chord Division	Chord Length
C1	30.77	143.08	15.23	N09°20'22"E	38.66
C2	258.07	723.00	20.45	S64°07'43"E	258.70
C3	37.71	42.38	48.60	N23°34'49"E	36.53
C4	33.51	50.32	37.44	N03°33'49"E	32.43
C5	35.30	87.88	48.14	S24°47'23"W	59.53
C6	35.30	87.88	48.14	S24°47'23"W	59.53
C7	179.70	799.83	12.87	N09°20'21"W	179.32
C8	38.81	255.00	7.15	N7°36'55"E	39.78
C9	22.25	96.50	13.27	S35°42'03"W	22.30
C10	58.06	524.32	8.34	N14°39'33"W	58.03
C11	84.06	139.51	26.73	S60°10'37"W	84.26

CLEARING AND GRUBBING
LIMIT LINE TABLE

Line #	Length	Direction
L1	8.30	N09°42'13"E
L2	22.75	N19°30'11.1"E
L3	13.86	S73°20'13.3"E
L4	34.37	N19°40'56.0"E
L5	19.44	N27°25'36.9"W
L6	27.65	N15°13'01.4"E
L7	26.55	S9°30'59.33"W
L8	27.28	S8°44'30.83"W
L9	31.45	S89°48'50.53"W

2020 UNIVERSITY LAKE PARK
PARKING LOT IMPROVEMENTS
UNIVERSITY PARK DRIVE
ANCHORAGE, AK 99508

DEMOLITION PLAN

DATE: 02/22/2020
SCALE: 1"=20'-0"

11

FIGURE G4

City of Anchorage

Healthy Parks and Recreation

Department of Parks and Recreation
Municipality of Anchorage

SEAL

THE BENT COMPANY, INC.
2000 UNIVERSITY LAKE PARK
ANCHORAGE, AK 99508
TEL: 907-253-8778
FAX: 907-253-8779
LICENSE NO. ACC0057

CONSULTANT

FIELD BOOKS

DESIGN

STATION

CONTRACTOR

INSPECTOR

REVISIONS

DATE

BY

REVISION

DATA

DATE

REVISION

DATA

DATE

REVISION

DATA

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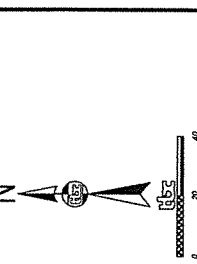
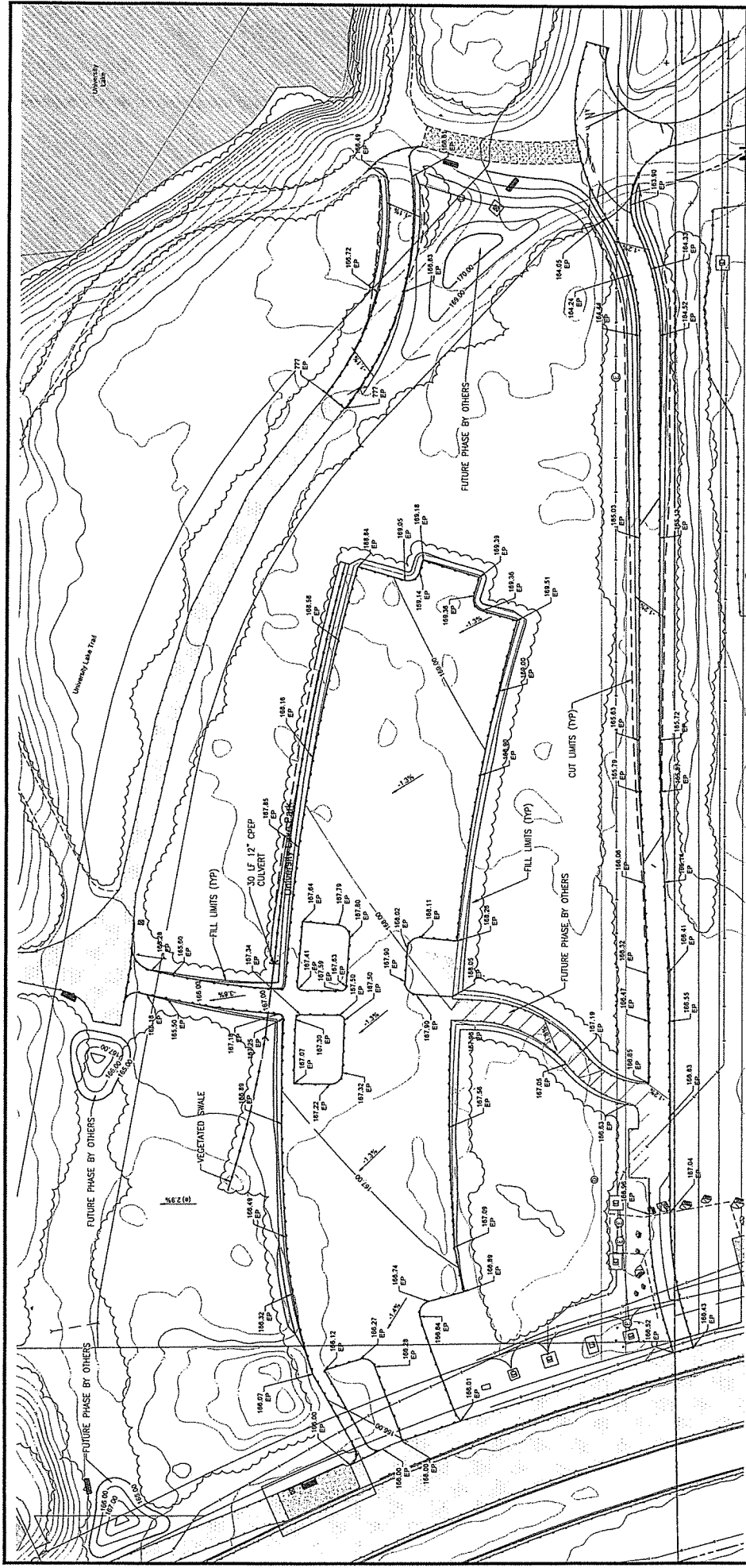
DATE

REVISION

DATA

DATE

REVISION



FIELD BOOKS		DATE	BY	REV
DESIGN				
STAKES				
CONSTRUCTION				
INSPECTION				
CONSTRUCTION RECORD		REVISIONS		
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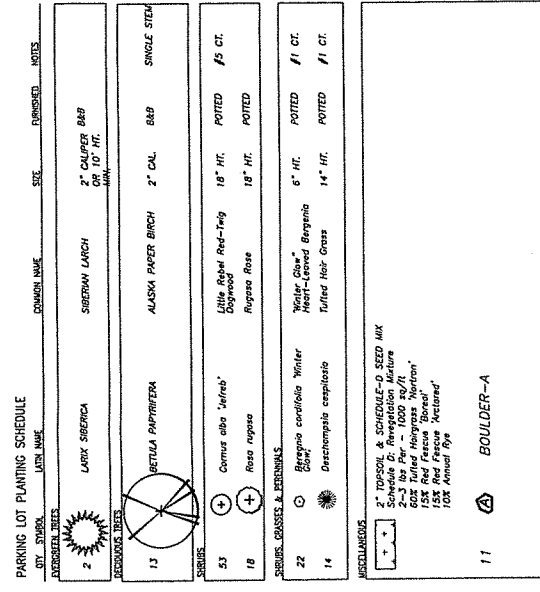


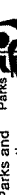
1. ALL ACCESSIBLE SPACES SHALL HAVE A R7-8 SIGN. THE R7-8 SIGN SHALL BE CENTERED ON 8 FOOT PARKING STALLS.
2. INSTALL A "NO PARKING" SIGN CENTERED AT LEAST 4 FEET IN FRONT OF THE 8-FOOT WIDE VAN ACCESSIBLE ACCESS AISLE.

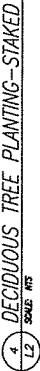
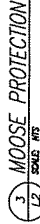


1. ALL NON-ADA TRAFFIC MARKINGS SHALL BE 4-INCH WHITE.
2. NON ADA STALLS SHALL BE 9 FEET WIDE.
3. ADA VAN ACCESS AISLES ARE 8 FEET WIDE MINIMUM AND ADA CAR ACCESS AISLES ARE 5 FEET WIDE MINIMUM.
4. ADA ACCESSIBLE TRAFFIC MARKINGS SHALL BE 4-INCH BLUE FOR SPACES/AISLES/CURB STRIPING.

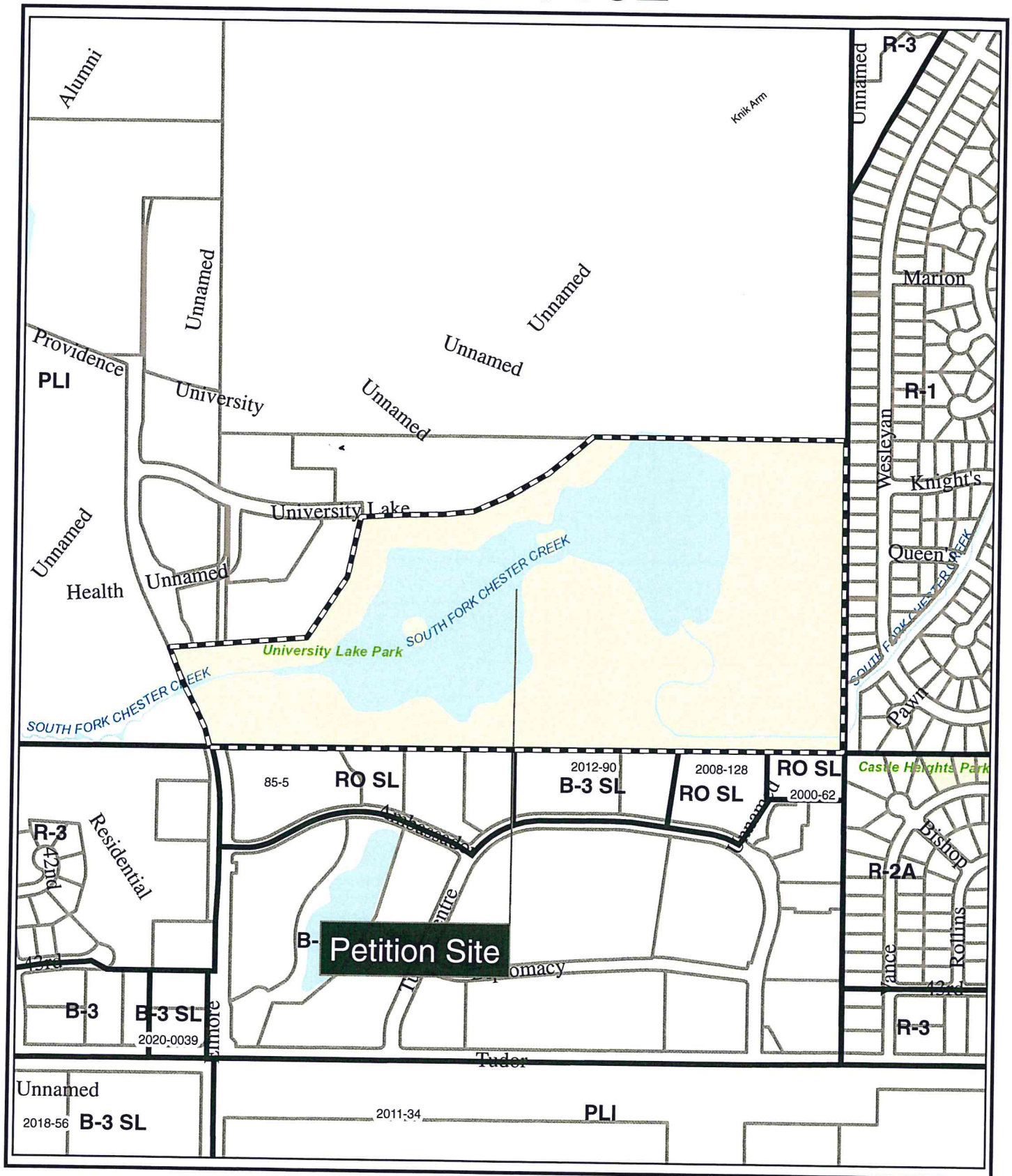
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2020 UNIVERSITY LAKE PARK PARKING LOT IMPROVEMENTS										UNIVERSITY PARK DRIVE ANCHORAGE, AK 99508										LANDSCAPING PLAN										1" = 10' PER PLAN SCALE: 1" = 10' PER PLAN										DATE: 04/02/2020 USER: RVT204										STATUS: 0%										1" = 10' PER PLAN SCALE: 1" = 10' PER PLAN										1" = 10' PER PLAN SCALE: 1" = 10' PER 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Anchorage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															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