

# Application for Alternative Equivalent Compliance

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

PETITIONER*			PETITIONER REPRESENTATIVE (if any)		
Name (last name first) Enstar Natural Gas			Name (last name first) Briggs, Peter		
Mailing Address 5151 Fairbanks Street			Mailing Address Corvus Design, 2506-B Fairbanks Street		
City Anchorage	State AK	Zip 99503	City Anchorage	State AK	Zip 99503
Contact Phone – Day 907-334-7722		Evening	Contact Phone – Day 907-222-2859		Evening
E-mail christopher.holden@enstarnaturalgas.com			E-mail		


\*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): 00921121000			
Site Street Address: 5151 Fairbanks Street, Anchorage, AK, 99503			
Current legal description: (use additional sheet if necessary) INTERAIR BLK 1 LT4			
Zoning: I1	Acreage: 2.36	Grid #: SW1831	Plat #: 690070

ALTERNATIVE EQUIVALENT REQUESTED	
<input type="radio"/> 21.06.030D Height Transitions	<input type="radio"/> 21.07.110 Residential Design Standards
<input type="radio"/> 21.07.060F Pedestrian Amenities	<input type="radio"/> 21.07.120 Large Commercial Establishments
<input checked="" type="radio"/> 21.07.080 Landscaping, Screening & Fences	<input type="radio"/> 21.09.080 Building Design Standards (Girdwood)
<input type="radio"/> 21.07.090M.3 Structured Parking, Façade Treatment	<input type="radio"/> 21.11.070G Urban Design Amenities

SUBMITTAL REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed application
	<input checked="" type="checkbox"/> Plans showing proposed alternative
	<input checked="" type="checkbox"/> Narrative describing the proposed alternative design and detailing how the requirements of AMC 21.07.010D.6. approval criteria are met.
(Additional information may be required.)	

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		May 15, 2024
<input type="checkbox"/> Owner	<input type="checkbox"/> Representative	Date
(Representatives must provide written proof of authorization)		

Peter Briggs - President

Print Name

Accepted by:	Fee:	Case Number:	Decision Date admin:
		2024-0078	06/11/2024

**COMPREHENSIVE PLAN INFORMATION****Improvement Area (per AMC 21.08.050B.):** ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation(s):**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Large Lot Residential            | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High          | <input type="checkbox"/> Neighborhood Center             |
| <input type="checkbox"/> Town Center                      | <input type="checkbox"/> Regional Commercial Center        | <input type="checkbox"/> City Center                     |
| <input type="checkbox"/> Commercial Corridor              | <input type="checkbox"/> Main Street Corridor              | <input type="checkbox"/> Open Space                      |
| <input type="checkbox"/> Facilities and Institutions      | <input type="checkbox"/> Industrial                        |  |

**Anchorage 2040 Growth Supporting Features:**

- |   |   |
|---|---|
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development    |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

**Chugiak-Eagle River Land Use Classification:**

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Commercial                                   | <input type="checkbox"/> Industrial              | <input type="checkbox"/> Parks              | <input type="checkbox"/> Community Facility  |
| <input type="checkbox"/> Town Center                                  | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre |  |   |  |

**Girdwood- Turnagain Arm Land Use Classification:**

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Commercial                                   | <input type="checkbox"/> Industrial              | <input type="checkbox"/> Parks/open space   | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort                                       | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve                   |
| <input type="checkbox"/> Commercial/Residential                       | <input type="checkbox"/> Commercial Recreation   |   |  |
| <input type="checkbox"/> Residential at _____ dwelling units per acre |  |   |  |

**Neighborhood, District or Other Area-Specific Plan:** \_\_\_\_\_**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 Corps of Engineers ☐ Municipality of Anchorage

**ALTERNATIVE EQUIVALENT COMPLIANCE APPROVAL CRITERIA (21.07.010D.6)**

The Alternative Equivalent Compliance procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in Title 21. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards. To grant a request for alternative equivalent compliance, the decision-making body shall find that all of the following criteria are met:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard.
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.



April 17, 2024

Mr. Craig Lyons, Director  
Planning Division  
Municipality of Anchorage  
4700 Elmore Road  
Anchorage, Alaska 99519-6650

Subject: Letter of Authorization  
ENSTAR Natural Gas Company LLC  
5151 Fairbanks St

Dear Mr. Lyons:

I am the owner's representative of the properties described as INTERAIR BLK 1 LT4, Tax ID# 009-211-21. As such, I authorize Corvus Design, Inc. to act on our behalf regarding the Admin Site Plan Review request associated with the property referenced above.

If you have any questions, please call me at 907-334-7730

Thank you,



Steve Cooper  
Vice President of Operations and Engineering  
ENSTAR Natural Gas Company LLC







**Corvus  
Design**

Landscape Architecture • Planning • Industrial Design

2506-B Fairbanks Street, Anchorage, Alaska 99503  
119 Seward Street, Suite 15, Juneau, Alaska 99801

Municipality of Anchorage Planning Department  
P.O. Box 196650  
Anchorage, AK, 99519

Date: 2023-04-17

**Re: Enstar Natural Gas - Alternative Equivalent Compliance for Landscape**

Petitioner:	Peter Briggs, Corvus Design 2506- B Fairbanks Street, Anchorage, AK 99503 pbriggs@corvus-design.com (907) 222-2859
Representative:	Enstar Natural Gas, 5151 Fairbanks Street, Anchorage, AK, 99503
Parcel ID:	009-211-21
Site Address:	5151 Fairbanks Street, Anchorage, AK, 99503
Legal Description:	INTERAIR BLK 1 LT4
Zoning:	I1
Acreage:	2.36
Grid Number:	SW1831

This letter with the relevant accompanying exhibits provides documentation for our request for consideration of Alternative Equivalent Compliance (AEC) as outlined in Municipality of Anchorage Land Use Planning section 21.07.010.D.

This narrative provides documentation for our request for consideration of Alternative Equivalent Compliance as outlined in Municipality of Anchorage Land Use Planning section 21.07.010.D. This request applies specifically to the tree and shrub requirements for Parking Lot Perimeter Landscaping (L1) Visual Enhancement. The southern perimeter is not able to conform to the requirements of Parking Lot Perimeter Landscaping and is not suitable for planting. The drive aisle located to the south of the building serves as an existing fire lane for the site. The required Parking Lot Perimeter Landscaping bed cannot be installed in this area as it will impede this fire lane. 1,039 SF of Parking Lot Perimeter Landscaping beds cannot be provided at the south of the site, so Parking Lot Interior Landscaping beds have been increased by 1,161 SF as an alternative equivalence. The 7 trees and 39 shrubs that cannot be planting at the south of the site will be located within the additional planting beds in the Parking Lot Interior. Beyond this minimum to achieve equivalence, an additional 122 SF, 1 tree, and 16 shrubs are being provided in expanded parking lot termination beds.

Please reference Code Analysis on Sheet L101 for code required landscape areas as well as the areas being used to satisfy Alternative Equivalency. Please refence the Planting Plan on Sheet L103 for plant materials being used to satisfy Alternative Equivalency.

For the purposes of our narrative, below are the general provisions that describe per section 21.07.010.

- A) Purpose. The development and design standards set forth in this chapter shall apply to the physical layout and design of development in the municipality. These provisions address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the comprehensive plan vision for a more attractive, efficient, and livable community. The specific purposes of this chapter include:
- 1) To encourage the proper use of the land by promoting an appropriate balance between the built environment and the preservation and protection of open space and natural resources;
  - 2) To provide standards that reasonably balance community goals, economic growth, quality of life, and development costs;
  - 3) Promote the protection of natural features and resources, water quality and hydrological functions, and important or hazardous environmental areas;
  - 4) To provide appropriate standards to ensure a high-quality appearance for the municipality and promote good design while also allowing flexibility, individuality, creativity, and artistic expression;
  - 5) To provide development and design standards that address and are tailored to the municipality's northern climate and winter city character;
  - 6) To protect and enhance residential neighborhoods, commercial districts, and other areas by encouraging physical development that is of high quality and is compatible with the character, scale, and function of the surrounding area;
  - 7) To encourage developments that relate to adjoining public streets, open spaces, and neighborhoods with building orientation and physical connections that contribute to the surrounding network of streets, walkways, pathways, and trails.

For the purposes of our narrative, below is the purpose description for alternative equivalent compliance per section 21.07.010.D.

- A) Purpose. Alternative equivalent compliance is a procedure that allows development to meet the intent of this chapter through an alternative design. The procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in this title. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards in this chapter.

For the purposes of our narrative, below is the code landscaping intent per section 21.07.080 - Landscaping, screening, and fences.

- A) Purpose. This section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. More specifically, these provisions are intended to:
- 1) Visually enhance industrial, commercial, commercial marijuana, community use, and residential development through retention of existing native or ornamental vegetation or through new landscaping improvements.
  - 2) Integrate new or renovated development into the surrounding context of the community including its neighborhoods and street corridors.
  - 3) Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing, and other appropriate landscape architectural features.
  - 4) Reduce and treat runoff of storm water to preserve the quality of local streams and water bodies.
  - 5) Promote the use of existing vegetation and retention of trees, woodlands, habitat, and urban forest.
  - 6) Reduce runoff and erosion, control dust, and preserve air and water quality.
  - 7) Encourage use of native plants or provide landscaping that is compatible with the climate and natural setting of the municipality and can provide desired effects even during harsh urban and winter conditions.

Narrative is provided below for how we are proposing to meet equivalent alternative compliance.

- The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
  - The purpose of (L1) Visual Enhancement is to integrate new or renovated development into the surrounding community. The proposed landscape areas and planting materials exceed the



minimum requirements for quantities and will serve to visually enhance and break up the large parking lot areas.

- The proposed alternative design will reduce and treat runoff, reduce erosion, control dust, and preserve air and water quality equivalently to or better than compliance with the subject design standard.
  - The proposed expansion of Parking Lot Interior landscape beds exceeds the intent of code required minimum quantities for both planting area and planting material. These proposed areas will provide additional and cohesive permeable space with new soil protection.
- The proposed alternative design achieves that use of landscaping which is compatible with the climate and natural setting of the municipality.
  - The proposed vegetation is composed of native vegetation and non-invasive adapted introduced species. This proposed vegetation is compatible with the nature of this site and within the surrounding neighborhood.

Thank you for your assistance and review,



Peter Briggs  
Corvus Design – President

>>>>

The documentation submitted for this project is sufficient to review the project for alternative equivalent compliance (outlined within AMC 21.07.010.D). I concur that the alternative equivalent compliance request specific to the areas listed for the project site meets the standards, and is accepted as being of alternative equivalent compliance.

\_\_\_\_\_  
Signature  
Craig Lyon - MOA Planning Director

\_\_\_\_\_  
Date





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Title 21 Master Table (New Code)

Conformance per 21.12.060-C1	Applies
Site Perimeter Landscaping	Required Meet by Parking Lot Perimeter Landscaping
Parking Lot Landscaping: Perimeter	Required See tables this sheet
Parking Lot Landscaping: Interior	Required See tables this sheet
Bicycle Parking Spaces	Currently not required by code
Open Space Requirements	Not required for zoning type
Site Distance Triangles	Required See Code Analysis and Landscape Plans (20 MPH assumed)
Dumpster Screening	Not Required. No dumpster on site.
Landscape Warranty	See below

\*Per MOA 21.07.080.F4 B a secured two year landscape guarantee in the form of a bond/surety/escrow is required to be provided to the MOA prior to landscape inspection. At the end of the two year period, this will be released back to the client providing that the landscape meets or exceeds the quantity and quality established by the permit set. At a minimum, this will require a letter attesting to meeting these minimums, issued by a landscape architect or arborist. Services related to this inspection are not included within this fee, but can be provided as an additional service to be billed as time and expenses or a negotiated lump sum.

Perimeter Landscaping Requirements

		N	E	S	W
CODE BASIS	Landscape Type	PKG PER	PKG PER	PKG PER	PKG PER
	Landscape Level	L1	L1	L1	L1
	Length of Perimeter (LF)	169'-9"	146'-4"	129'-10"	190'-2"
CODE REQUIREMENTS	Required Trees	9	7	7	10
	Required Shrubs	51	44	39	57
OPTIONAL CREDITS USED	Conif. trees > 10' HT	0	0	0	30 (10 Trees)
	Shrub Equivalent	0	0	0	8
ADJUSTED REQUIREMENTS	Adjusted Req'd Trees	9	7	7	0
	Adjusted Req'd Shrubs	51	44	39	49
PROVIDED PLANTINGS	Total Trees Provided	9	7	0	0
	Total Shrubs Provided	52	45	0	49
CODE COMPARISON	Trees Above Code	+0	+0	-7**	+0
	Shrubs Above Code	+1	+1	-39**	+0
ACHIEVES CONFORMANCE		Yes	Yes	No	Yes

\*For required landscape level see Sec. 21.07.08 Table 21.07-2: Minimum Site Perimeter Landscaping - By Abutting District or Street.  
\*For landscape requirements see Sec. 21.07.08 Table 21.07-1: Landscaping Specifications.  
\*\*Per section 21.07.08.E.2.b parking lots with 10 or greater spaces require parking lot perimeter landscaping.  
\*\*\*The drive aisle located to the south of the building and labeled "S" serves as an existing "fire lane for the site. The required Parking Lot Perimeter Landscaping bed cannot be installed in this area as it will impede this fire lane. See AEC notes this sheet.

Parking Lot Interior Landscaping Requirements

TOTAL AREA OF PARKING LOT AND APPURTENANT DRIVEWAYS (SF)	22,252	
TOTAL NUMBER OF PARKING SPACES	45	
PLANTING REQUIREMENTS	REQUIRED PLANTING BED (SF)	1,113
	REQUIRED TREES (1 per 150sq.ft.)	7
	REQUIRED SHRUBS (6 per Tree)	45
EXISTING PLANTING CREDITS	CONIF. TREES > 10' HT	6 (2 Trees)
	SHRUB EQUIVALENT	0
ADJUSTED PLANTING REQUIREMENTS	PLANTING BED (SF)	
	ADJUSTED REQ'D TREES	1
	ADJUSTED REQ'D SHRUBS	45
PROVIDED PLANTINGS	PLANTING BED (SF)	1,303 (+1,161 SF for AEC)
	TOTAL TREES PROVIDED	2 (+8 for AEC)
	TOTAL SHRUBS PROVIDED	47 (+55 for AEC)
CODE COMPARISON	PLANTING BED (SF)	+190
	TREES ABOVE CODE	+0
	SHRUBS ABOVE CODE	+0
ACHIEVES CONFORMANCE		Yes

\*For Parking Lot Interior Landscaping requirements see section 21.07.08 E.2.c  
Summary: Parking lot interior landscaping is required for any parking lot with 40 or more parking spaces. Lots with 40-100 spaces require at least 5% to be devoted to landscaping. 101 to 200 spaces require at least 6% to devoted to landscaping. Greater than 200 spaces require at least 10% to be devoted to landscaping.  
\*For landscape requirements see Sec. 21.07.08 Table 21.07-1: Landscaping Specifications.  
\*For existing individual tree specimen credits, see Sec. 21.07.080.F.d

Bicycle Parking Space Requirements

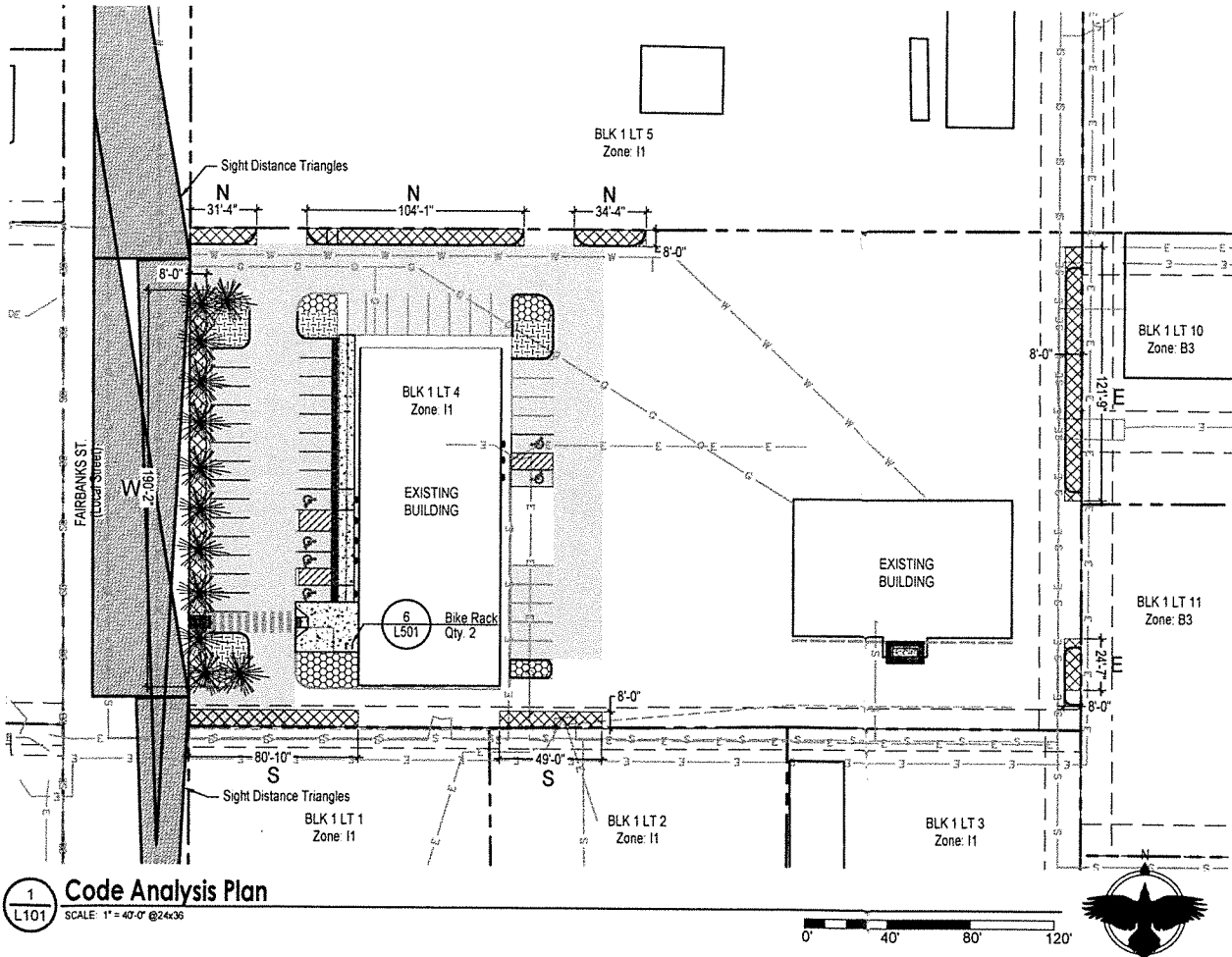
QUANTITY REQUIRED	Not currently required by code
QUANTITY PROVIDED	4

Alternative Equivalent Compliance Note

The S perimeter section is not able to conform to the requirements of Parking Lot Perimeter Landscaping and is not suitable for planting. The drive aisle located to the south of the building serves as an existing fire lane for the site. The required Parking Lot Perimeter Landscaping bed cannot be installed in this area as it will impede this fire lane. 1,039 SF of Parking Lot Perimeter Landscaping beds cannot be provided at the south of the site, so Parking Lot Interior Landscaping beds have been increased by 1,161 SF as an alternative equivalence. The 7 trees and 39 shrubs that cannot be planting at the south of th site will be located within the additional planting beds in the parking lot interior. To move closer to intent at the overall site level, an additional 122 SF, 1 tree, and 16 shrubs have are being provided in expanded parking lot termination beds. The additional planting area and the additional landscape materials elsewhere on the site are significant for achieving the requirements of Alternative Equivalent Compliance.

Code Plan Legend

	Parking Lot Area Contributing to Calculations
	Parking Lot Perimeter Landscaping
	Parking Lot Interior Landscaping
	Alternative Equivalent Compliance (AEC) Landscaping



FOR  
SUBMITTAL  
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**MCG**  
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**DESIGN**

421 West 1<sup>st</sup> Avenue, Suite 3019  
Anchorage, Alaska 99501  
907.563.6474 | F 907.563.4572  
exploredesign.com



**Corvus**  
**Design**  
Landscape Architecture  
www.corvus-design.com  
Anchorage - 907.222.2859  
2506-B Fairbanks St. 99503  
Juneau - 907.988.9000  
119 Seward St. 99801  
AEC #1195



ENSTAR NATURAL  
GAS COMPANY

**ANCHORAGE**  
**MULTI USE**  
**FACILITY**

5151 FAIRBANKS STREET

**CONSTRUCTION**  
**DRAWINGS**

JOB NO.	2022013
DATE	3.11.2024
PROJ. MGR.	CR
DRAWN BY	BL
REVIEWED BY	PDB
REVISIONS	

CODE ANALYSIS

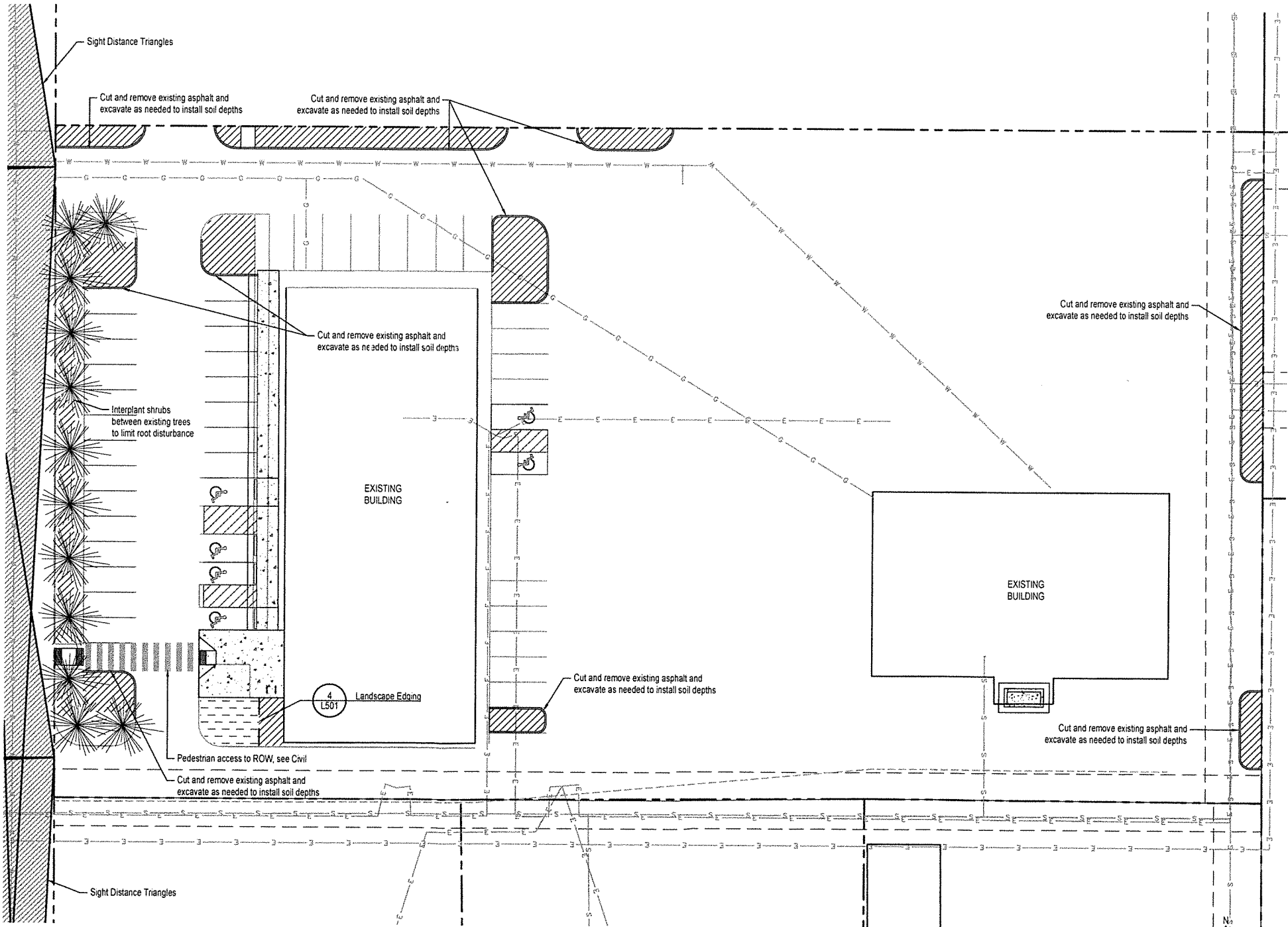
SHEET NO.

**L101**

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Soils Legend

	4" depth Planting Soil
	12" Min. depth Planting Soil - Additional Soil Depth per Planting Details
	Landscape Edging
Excavate as necessary to allow placement of planting soil per above (as measured after compaction) PLUS additional excavation as needed to install mulch (as relevant) and for soft surfaces to be 1" below adjacent hard surfaces (as relevant). Where planting materials are installed within soil areas, excavate deeper as needed to achieve soil depths and extents per planting details. Coordinate earthwork activities to ensure that final grades are met, and positive drainage is achieved.	



1 Soils Plan  
L102 SCALE: 1" = 20'-0" @22x34



FOR  
SUBMITTAL  
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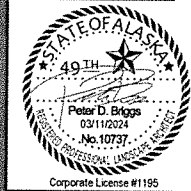
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421 West 17<sup>th</sup> Avenue Suite 300  
Anchorage, Alaska 99501  
907.683.6474 | F 907.563.4572  
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AESC #1195



**ENSTAR NATURAL  
GAS COMPANY**

**ANCHORAGE  
MULTI USE  
FACILITY**

5151 FAIRBANKS STREET

**CONSTRUCTION  
DRAWINGS**

JOB NO.	2022013
DATE	3.11.2024
PROJ. MGR.	CR
DRAWN BY	BL
REVIEWED BY	PDB
REVISIONS:	

**SOILS PLAN**

SHEET NO.  
**L102**

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## Planting Schedule

Deciduous Trees- See Detail:  Deciduous Tree Planting

Qty	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
9		BP	Betula papyrifera	Paper Birch	2" CAL	B&B	Single stem
7		PT	Populus tremuloides	Quaking Aspen	2" CAL	B&B	Single stem
9		PM	Prunus maackii	Amur chokecherry	2" CAL	B&B	Single stem

Note 1: Per MOA Sec. 21.07.080.F.1.a. all deciduous trees must be a minimum of 2" caliper at the time of planting. Container or root ball size per ANSI Z60.1 based on tree size.

Shrubs - See Detail:  Shrub Planting

Qty	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
54		CL	Cotoneaster lucidus	Hedge	18" Min.	CG	
47		PCP	Potentilla cingefol	Cotoneaster	18" Min.	CG	(See Note 2)
69		PF	Potentilla fruticosa	Pink Beauty	18" Min.	CG	(See Note 2)
21		SB	Spiraea x bumalda	Abbottwood	18" Min.	CG	(See Note 2)
57		SJ	Spiraea x japonica	Bumald Spirea	18" Min.	CG	(See Note 2)

Note 2: Per MOA Sec. 21.07.080.F.1.a. all shrubs must be a minimum height of 18" at the time of planting. Container size shall be per ANSI Z60.1 based on shrub size (minimum #2).

### Miscellaneous

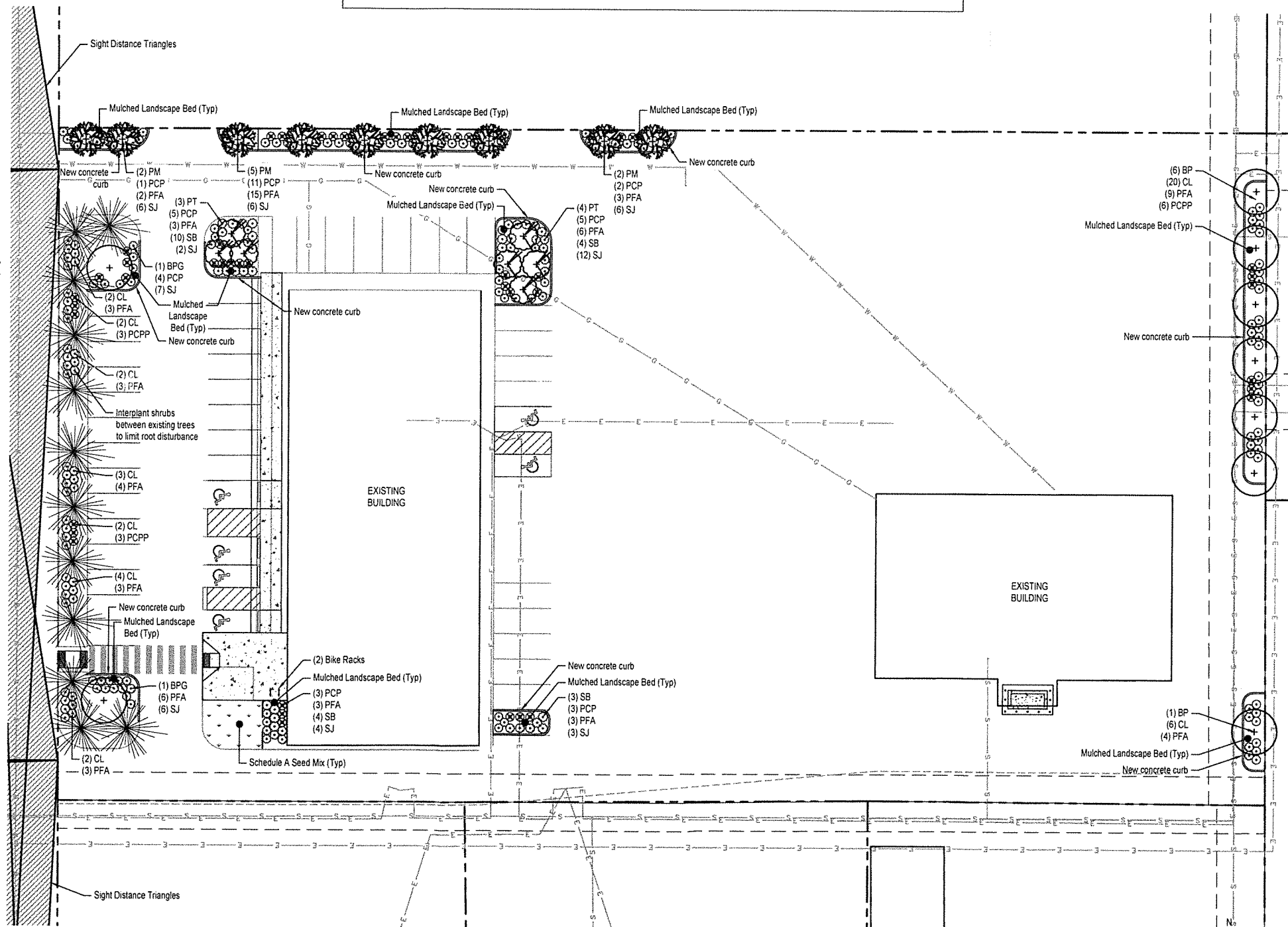
	Schedule A Seed Mix
	Rock Mulch

### General Notes:

- Construct project to meet Municipality of Anchorage Specification (MASS). See 7/L501 for more details.
- All plants: nursery grown to ANSI Z60.1 or native transplants to ANSI Z60.1.
- Where planting materials are installed within soil areas, excavate as necessary to achieve soil depths and extents per planting details plus additional excavation as needed to install mulch (as relevant) and for soft surfaces to be 1" below adjacent hard surfaces (as relevant). Coordinate earthwork activities to ensure that final grades are met, and positive drainage is achieved.
- Apply 4" depth top soil and seed to all disturbed areas not indicated on plans.
- Install Moose Protection Fence to all Deciduous Trees. Refer to Detail 3/L501.
- Landscape contractor: Coordinate the excavation of top soil areas and planting beds with the General or Prime Contractor.
- Landscape contractor: Coordinate with the general or prime contractor for stabilization of all disturbed areas (disturbed soils) in accordance with Local, State, and Federal requirements for storm water pollution prevention plans.

### IMPORTANT:

This is a permit set with the Municipality of Anchorage and is required to be installed as shown. Deviations from these plans may result in problems during inspection and negatively affect permit close-out. Contact Landscape Architect prior to installation if any revisions are necessary.



1  
L103  
Planting Plan  
SCALE: 1" = 20'-0" @ 22x34

0' 20' 40' 60'

FOR  
SUBMITTAL  
PRICING



**MCG**  
EXPLORE  
DESIGN

421 West 1<sup>st</sup> Avenue, Suite 300  
Anchorage, Alaska 99501  
907.563.8474 | F 907.563.4572  
exploredesign.com



**Corvus**  
Design  
Landscape Architecture  
www.corvus-design.com

Anchorage - 907.222.2859  
2506-B Fairbanks St. 99503  
Juneau - 907.986.9000  
119 Second St. 99801  
AECO #1195



**ENSTAR NATURAL**  
GAS COMPANY

**ANCHORAGE**  
MULTI USE  
FACILITY

1515 FAIRBANKS STREET

**CONSTRUCTION**  
DRAWINGS

JOB NO. 2022013  
DATE 3.11.2024  
PROJ. MGR. CR  
DRAWN BY: BL  
REVIEWED BY: PDB  
REVISIONS

**LANDSCAPE PLAN**

SHEET NO.

**L103**



MASS Notes:

- Construct project to meet Municipality of Anchorage Standard Specifications (MASS)
- Any reference to "planting soil" is equivalent to "topsoil" as defined in MASS
- Landscape Architect will provide role of Engineer for landscape efforts
- Materials
  - Planting beds: Construct as shown on the drawings and as described herein. Prior to placement of any top soil in planting beds, the contractor must prepare the area to depth and size specified and must notify the engineer for inspection of subgrade and planting bed area. Do not compact top soil during installation. All plant materials and installation must comply with section 75.02 Landscaping and the Drawings.
  - Planting soil and shredded bark mulch: Incidental to all tree and shrub plantings within the project area. No separate payment will be made. Planting soil must conform to the following requirements, as tested using the procedures included in ASTM D422, ASTM D2974 and AASHTO T267.
  - The top soil must be tested by the contractor and inspected by the Landscape Architect before approval is granted for use on the project.
- Inspections
  - Inspection schedule is provide below. Notify Landscape Architect at least (5) five working days prior to delivery of plant material.
- Submittals
  - Submittal schedule is provide below. Contractor must provided all submittals a minimum of 30 days prior to commencement of installation.

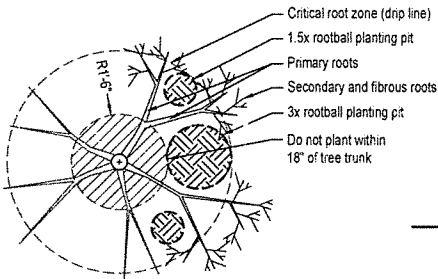
Table 1: Submittals Checklist (MASS)

Submittal	Submittal Number	Submittal Date	Acceptance Date	Notes
Planting Soil				
Plant Material				
Shredded Bark Mulch				
Seed				
Fertilizer/Lime				
Landscape Edging				

Table 2: Inspection Checklist (MASS)

Inspection Type	Date Performed	Inspection Notes
Plant Material Acceptance (Prior to Installation)		
Seeding Acceptance Inspection (upon completion of all seeding or sod installation)		
Initial Planting Operations - Substantial (upon completion of all landscape related work)		
Initial Planting Operations - Acceptance (upon completion of all landscape related work)		
Landscape Acceptance Inspection (upon completion of the Plant Establishment Period)		

7 MASS Notes  
L501 SCALE: NTS @22x34

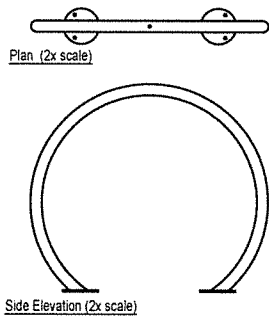


Plan (NTS and Diagrammatic)

Note:

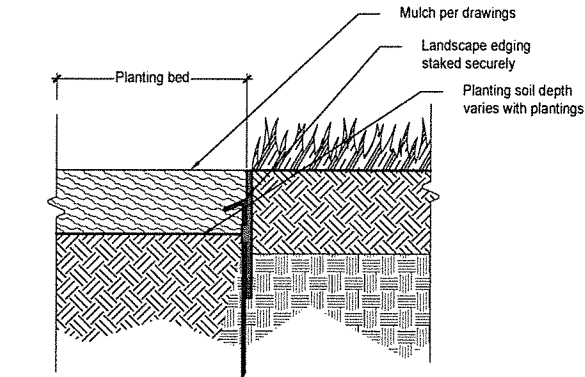
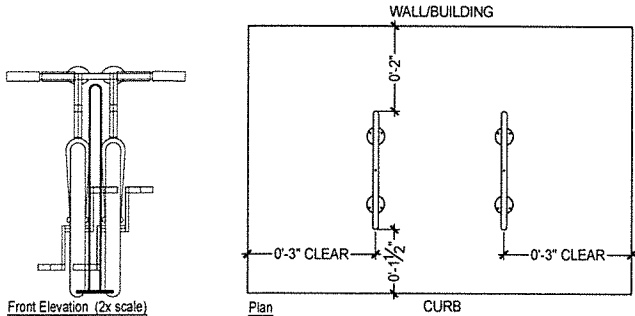
- See planting plans for intended locations of shrubs.
- Where shrubs will be located within existing root zones, use soil probe or similar to locate primary roots and determine appropriate planting locations per this detail.
- If existing soils were installed as part of prior tree planting work, extend to the desired depth, and are otherwise considered to be of quality, install shrubs directly into existing soils with no additional soils added.
- Where new soils will be provided, install per shrub planting details adjusted to a minimum of 1.5x rootball diameter to minimize disturbance to tree roots.
- Within each shrub planting pit, secondary and fibrous roots may be cut for installation using sharp pruning tools.

5 Interplanting - Shrub  
L501 SCALE: NTS @22x34



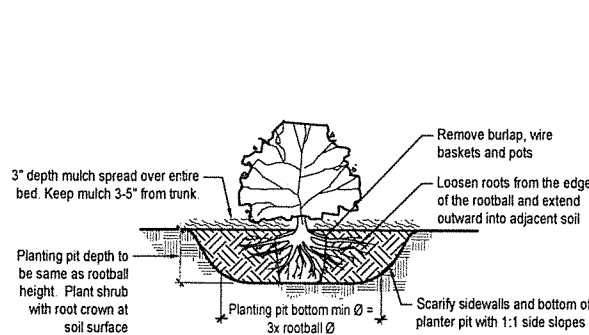
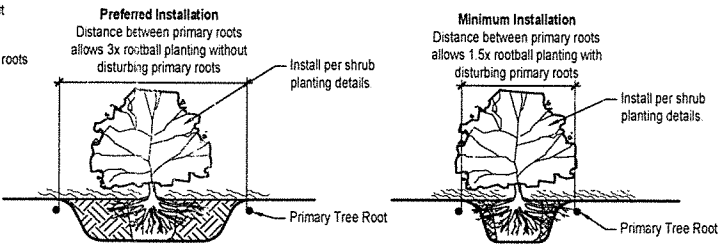
Manufacturer: DERO  
Model: Round Rack  
Finish: Provide color options to landscape architect for selection  
Mounting: Surface Mount

6 Bike Rack  
L501 SCALE: NTS @22x34



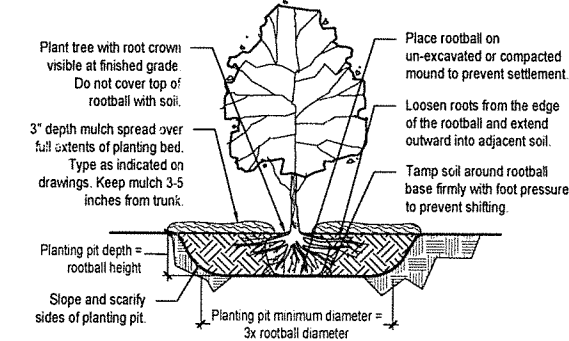
Note: Install edging per manufacturer's specifications.

4 Landscape Edging  
L501 SCALE: NTS @22x34



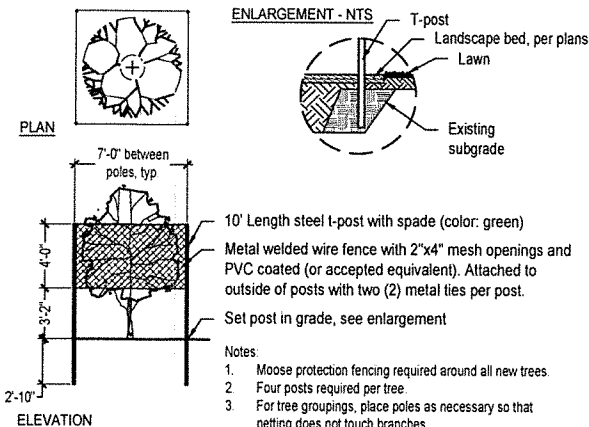
- Notes:
- To prevent settlement, thoroughly water planting soil while backfilling.
  - Do not fertilize at time of installation.
  - If present, remove all pots, twine, wire, and burlap from rootball.

1 Shrub Planting  
L501 SCALE: NTS @22x34



- Notes:
- To prevent settlement, thoroughly water planting soil while backfilling.
  - Do not fertilize at time of installation.
  - As appropriate, remove all pots, twine, wire and top half of burlap from rootball.

2 Deciduous Tree Planting  
L501 SCALE: NTS @22x34

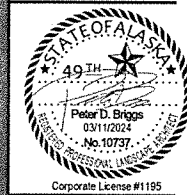


3 Moose Protection  
L501 SCALE: NTS @22x34

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ANCHORAGE  
MULTI USE  
FACILITY

5151 FAIRBANKS STREET

CONSTRUCTION  
DRAWINGS

JOB NO.	2022013
DATE	3.11.2024
PROJ. MGR.	CR
DRAWN BY:	BL
REVIEWED BY:	PDB
REVISIONS:	

DETAILS

SHEET NO.  
L501