

Application for Major Site Plan Review

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

PETITIONER*

Name (last name first)

Thom, Shane

Mailing Address

16805 FARM AVE

Eagle River, Ak 99577

Contact Phone: Day

Evening

907-350-6612

E-mail

shanet@extremeheatingak.com

PETITIONER REPRESENTATIVE (if any)

Name (last name first)

Scope Permitting and Engineering

Mailing Address

8301 Schoon St, Suite 200

Anchorage, Ak 99518

Contact Phone: Day

Evening

907-529-5120

E-mail

scopepne.ron@gmail.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): 050-101-18-000

Site Street Address: 16543 Farm Ave, Eagle River, AK 99577

Current legal description: (use additional sheet if necessary)

W G PIPPEL BLK 3 LT 5

Zoning: CE-ROSL

Acreage: 0.54

Grid #: NW0251

Underlying plat #: P-164A

SITE PLAN APPROVAL REQUESTED

Use:

Multi family Residential, 3 duplexs

☒ 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 a major 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. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

Signature

☐ Owner

☒ Representative (Agents must provide written proof of authorization)

Date

Ron Thompson

Print Name

Accepted by:

Poster & Affidavit:

Fee:

Case Number:

Meeting Date: PZC:

2023-0128

04/15/24

COMPREHENSIVE PLAN INFORMATIONImprovement 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 checked="" type="checkbox"/> Residential at <u>>10</u> 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: _____

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- | | | | | |
|--------------------------------|---------------------------------------|---------------------------------|--------------------------------|---|
| Wetland Classification: | <input checked="" type="radio"/> None | <input type="radio"/> "C" | <input type="radio"/> "B" | <input type="radio"/> "A" |
| Avalanche Zone: | <input checked="" type="radio"/> None | <input type="radio"/> Blue Zone | <input type="radio"/> Red Zone | |
| Floodplain: | <input checked="" type="radio"/> None | <input type="radio"/> 100 year | <input type="radio"/> 500 year | |
| Seismic Zone (Harding/Lawson): | <input checked="" type="radio"/> "1" | <input type="radio"/> "2" | <input type="radio"/> "3" | <input type="radio"/> "4" <input type="radio"/> "5" |

- | | |
|---|---|
| <input type="checkbox"/> Steep Slope > _____% | <input type="checkbox"/> Riparian Stream Setback Area |
|---|---|

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- | |
|--|
| <input type="checkbox"/> Rezoning - Case Number: |
| <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s): |
| <input type="checkbox"/> Conditional Use - Case Number(s): |
| <input type="checkbox"/> Zoning variance - Case Number(s): |
| <input type="checkbox"/> Land Use Enforcement Action for |
| <input type="checkbox"/> Building or Land Use Permit for |
| <input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage |

APPLICATION 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

16 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
☒ Summary of community meeting(s)

(Additional information may be required.)

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. 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.

SPECIAL LIMITATION STANDARDS (if applicable)

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation 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.

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative

January 20, 2024

Public Site Plan Documentation

Request:

Public Site Plan Review for this property to allow three duplexes on this CE-ROSL property.

Location: Subdivision: W G PIPPEL BLOCK 3 LOT 5

Site Address: 16543 farm Ave, Eagle River, Alaska 99577

Tax Identification: 050-101-18-000

Site:

Lot Size: 24,360 square feet

Zoning: CE-ROSL, Special Limitations: The following are the Special Limitations:

- a. Maximum height of all structures shall be limited to 35 feet.
- b. Maximum density shall be limited to that of the R-3 zoning district.
- c. Public Hearing Site Plan Review by the Planning and Zoning Commission subject to 21.15.030 and 21.50.200 prior to any and all development of the property.
- d. Buffer landscaping shall be installed and maintained along the northern boundary in accordance with standards stated at AMC 21.45.

Topography: Flat

Existing Use: None established , vacant land

No Public Water and Public Sewer

Eagle River Comprehensive Plan:

Classification: Residential

Surrounding Area:

	NORTH:	EAST:	SOUTH:	WEST:
Zoning:	CE-R3	CE-ROSL	CE-B3	CE-ROSL
Land Use:	Multi-Family Residential	Residential Office	General Business	Residential Office

The following Title 21 code sections that are pertinent to the project:

AMC 21.10.040

3. CE-RO: Residential Office District

a. Purpose

The CE-RO district is intended to support residential use while extending, professional, business, and office uses, or areas with a compatible mix of office and residential uses to the Chugiak-Eagle River area. The district provides for small to medium sized office or residential buildings, often in transition areas.

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative
January 20, 2024

The district allows multifamily residential, group living, and visitor accommodations.

b. District-Specific Standards

i. Height

Outside of the downtown overlay district, maximum height of structures shall be 35 feet.

ii. Landscaping

Landscape buffering shall not be required between residential uses in the CE-RO district and adjacent residential CE-R-2M or CE-R-3.

c. District Location Requirements

i. New CE-RO districts shall be located in areas where the development buffers residential neighborhoods from heavy volumes of traffic or more intense commercial uses.

ii. The CE-RO district shall not be expanded into areas designated residential in the Chugiak-Eagle River Comprehensive Plan.

SITE DESCRIPTION AND PROPOSAL:

This property is on the north side of Farm Ave which means it is just outside of the Eagle River Overlay district. The property is located next to other residential Office property which is designated to help provide residential some transitional office space near residential uses. The property also has CE-R3 property to the North which requires buffer landscaping between our use and that CE-R3 property. The code does not specifically require a Public Site Plan Review but Municipal Ordinance AO 85-198 (attached) was approved by the Assembly and added a Special Limitation when the property was rezoned to CE-ROSL to require one. The Special Limitations required a Public Site Plan Public Hearing Site by the Planning and Zoning Commission subject to 21.15.030 and 21.50.200 prior to any and all development of the property. This submittal is asking for that Public Site Plan review to allow for our 6 unit development.

The owners are hoping the MOA and the Commission will review this favorably based upon the following narrative and documents we are providing. The following is a narrative, site plan and Landscaping plans proving the criteria is met to allow for the approval of the Public Site Plan Review as requested.

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative

January 20, 2024

Public Site Plan Criteria and Responses

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;

1.(response) The submitted site plan meets the existing plat notes as there are no existing Plat Notes for Plat P-164A(see Attached). There is no previous planned development master plan, other precedent plan or land use approval that are associated with this property. Therefore, these criteria should be considered met.

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 21.03: Review and Approval Procedures Sec. 21.03.180 Site Plan Review chapter 21.05, Use Regulations, chapter 21.06, Dimensional Standards and Measurements, and chapter 21.07, Development and Design Standards;

2.(response) The submitted site plan meets all applicable Development and design standards of 21.10 for the Chugiak Eagle River Chapter of Title 21. The district specific standards including the height being under 35 ft tall is met being that the property is outside of the downtown overlay district. The Site plan and landscaping plan provided show the buffer landscaping required between the CE-ROSL property and the CE-R3 property to the North as per the code and the Special Limitations. The use specific standards of 21.07.110D are also met as you can see on the Architectural attached plans and described as follows:

21.07.110.D.2 Mix of housing models.

We only have 3 buildings so mix of housing units does not apply.

21.07.110.D.3 Primary entrance.

- a. A porch or landing with at least 16 square feet shall be provided at the primary entrance. The porch or landing shall be covered by a roof of at least 16 square feet.*

Our design has minimum of 16 sq ft of covered entryway.

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative

January 20, 2024

- b. *The primary entrance of each residence and the walkway to that entrance shall be clearly visible from the street. Primary entrances shall not be located on the rear of the structure.*

Our entrances from the street can be clearly viewed from the street as seen in the sit perspective plans. The doors are red and can easily be seen from the property corner. The code requires them to be clearly visible and not located on the rear of the structure. Which in this case we meet the requirement. Title 23 building code requirements require fire separations, so the configuration also meets those building requirements.

- c. *A hard-surfaced pedestrian walkway shall be provided from the street, sidewalk, or driveway to the primary entrance. Roof drainage shall not fall upon the walkway. A porch or landing We only have 3 buildings so mix of housing units does*

Our design shows a paved pedestrian path to the street so we meet this requirement.

21.07.110.D.4 Garages.

Garages do not face the street and therefore are not effected by any of the garage criteria.

21.07.110.D.5 Windows.

The windows shown on the road facing elevation is just over 10% of the wall area facing the street. The entire first floor is a garage that does not require windows and the second floor has windows and meet the 10% window area requirement.

The requirements 21.03.180 are described within this narrative and shown within the site plan and the landscaping plans which are provided. The approval of this requested Public Site Plan Review submittal will therefore show the design meets this standard.

The uses allowed within 21.10.050, Table 21.10-4 allows multi-family residential uses and our building based upon three duplex structures has been designed to the use type allowed within this table for CE-ROSL. Each space will have their own individual door as well as a Garage door. Each space is not specifically leased out at this time, but

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative
January 20, 2024

the families that will lease or purchase these will enjoy a very nice residential living space.

The dimensional standards and measurements within 21.10.060 and specifically Table 21.10-6 as shown on the Site plan showing our proposed building setbacks greater than 10 ft front yard setback, 5 ft sideyard setback and 15 ft rear yard setback (because adjacent to residential district). Lot Coverage is shown on the site plan as less than the 50% (7500 sq ft with maximum allowed of 12,180) allowed for our proposed use therefore the lot coverage requirement is met.

All Development and Design standards are shown to be met within the Site plan and the Landscaping plan that has been submitted.

Therefore, this criteria should be considered met.

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

1.(response) There are no expected significant impacts that can be reasonably anticipated for this use as the Site plan and Landscaping plan shows that the proposed development meets all aspects of Title 21 and has a use similar to all uses located around this area.

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

4.(response) The following goals, objectives and policies in the comprehensive plan seem pertinent to the project:

The following are the goals, objectives, and policies we believe are relevant for our project that meet the intent of the Chugiak-Eagle River Comprehensive Plan Update for 2006:

Natural Environment Goals:

- b. Ensure that development plans adequately address or offset impacts on the environment.**

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative
January 20, 2024

Our projects develop a site that as intended for Residential/Office development and we have designed a project that is properly sized for the site and there are no real environmental drainage concerns, flood areas, avalanche and or wild fire concerns that negatively impact the area based upon our residential structures. We have added landscaping and designed a site that easily accommodates the small residential units meeting all the MOA requirements of title 21.

Natural Environment Policies:

Vegetation

- b. Include retention and re-establishment of native vegetation in the development review process.**

Our project must provide parking and access per Title 21 and therefore the site design does incorporate the full design standards required by the code but we do have landscaping incorporated which always includes native planting types to keep the feel of the area. We have included L2 Buffer landscaping on the North side and L1 landscaping on the South side along the road. This should show we re-established the site to the maximum extent possible with our new development while at the same time meeting title 21.

Water Quality Policy:

- a. Take measures to ensure that on-site water wells and wastewater disposal systems are properly permitted, sited, designed, installed, inspected, operated and maintained.**

Our project will have permits to operate the onsite well being installed and the wastewater disposal systems will be tied to the AWWU system. They will be inspected and permitted as required. This policy is therefore met.

- h. Maximize the quality of urban run-off and minimize the quantity through, but not limited to, the use of stormwater retention/detention facilities, filtration systems, and street sweeping programs.**

Our project has incorporated a vegetative retention swale which meets all MOA stormwater requirements and includes the O&M plan to promote the long-term viability of the system.

Landuse Goals

GROWTH GOALS

- a. Ensure an orderly, efficient pattern of development that reflects the**

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative

January 20, 2024

diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment.

Our project is allowed by the CE-RO district, but this property includes three special limitations. Max height of 35 ft, which we are less than 30 ft. Maximum density is limited to that of CE-R3 Zoning district which is up to 30 per acre and we only have about 12 units per acre, so it is met. Public Hearing Site Plan Review by Planning and Zoning Commission is required which is the process this narrative is written for. Since it is zoned CE-RO we feel the residential development meets the intention of the property and meets the character of the area.

- d. Ensure that land use patterns provide safe and healthy environments that are separated and protected from incompatible land uses and their effects.**

Our project has been designed as per the development allowed in CE-RO district as a proper transition between the downtown overlay district and the residential properties to the North. We will be surrounded by other residential developments, so we feel we are compatible with the area completely. We feel we meet this goal as well.

Landuse Objectives:

- c. Promote appropriate infill development in the community.**

This objective looks to encourage the MOA and the Planning and Zoning commission to promote CE-RO development as it meets the intention of the code and the comprehensive plan. This lot is one of three in the area that has not been developed at this time, so it is definitely an infill lot that is appropriate to the zoning district. We believe we meet this objective.

- h. Ensure that new development is supported by adequate infrastructure and is consistent with the carrying capacity of the land.**

The new development is consistent with the zoning district, and we are installing a well for adequate water supply and we will be connecting to AWWU sewer. The traffic demand for this type of residential development does not negatively impact the area as Farm Ave is already well travelled but a small six welling unit development will not negatively impact the traffic patterns. We believe we meet this objective.

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative
January 20, 2024

Landuse Policies:

- a. **Ensure effective use of the public process in land use policies and decisions, including but not limited to Community Councils.**

Our project the public site plan review which required a public meeting at the Eagle River Community Council of which we presented on September 14, 2023. The meeting went well. We had one neighbor that wanted to discuss the site development further and we met him on site, and we believe his concerns were addressed. We also had the required public meeting on October 4, 2023, in which 6 local residents showed up to discuss the project. We presented the three duplexes and the neighbors all seemed to support the idea and the design. This narrative and the Public Site plan review will also be discussed at the Planning and Zoning Commission based upon this narrative, so we feel we have met this Policy.

Community Design Objectives:

- a. **Encourage site, architectural, signage, and landscape designs that complement the scale and character of existing and planned development.**

Our project provides residential dwelling units that are allowed by the CE-RO zoning of the area. The landscaping design should keep a nice feel for the area and also provides buffer landscaping between our property and the residential property to the North since we are RO property. The project and the site seem to fit a need in the Eagle River area for additional residential units near the downtown Eagle River downtown overlay district. We feel our design has adequately addressed the issues required when developing such a use. We feel we meet this objective.

Community Design Policies:

- a. **Consider the character of adjacent development in the site plan layout and building design for new development. The Municipality may require layouts and designs to incorporate the functional and aesthetic character of adjacent development.**

FARM AVE PUBLIC SITE PLAN REVIEW

Narrative

January 20, 2024

Our project was developed to allow residential units within the CE-RO district and we met with the neighbors in the area who seem very supportive once we showed them our residential plans at the community meeting. We feel the design meets the needs of the area. We feel the development is adequately sized for the property and will provide residential living that can serve the community well.

Based upon the above narrative we believe the development proposed in the submitted site plan is consistent with the goals, objectives, and policies of the comprehensive plan.



Scope Permitting and Engineering, LLC

8301 Schoon St, Suite 200

Anchorage, Alaska 99518

907.529.5120

scopepne.ron@gmail.com

Attn Neighbors of 16543 farm Ave.,

Shane and Amber Thom are proposing a new residential office building at their vacant property located at 16543 Farm Ave. This property has been found to have a special limitation associated with development on it that requires a Public Site Plan review based upon a 1985 Assembly Ordinance when the property was rezoned from CE-R3 to CE-ROSL. The Public Site Plan review process requires a public meeting. Please see the invitation to the next Eagle River Community Council Meeting below to allow you the chance to give your input on our site plan as well as the invitation to the actual advertised public meeting as detailed below. We hope you can plan on attending our public meeting at Matanuska Brewing if you have interest in input for our project or you may contact me directly with any questions as well at the above listed address.

PROPERTY LEGAL DESCRIPTION:

Subdivision: W G PIPPEL BLOCK 3 LOT 5

PROPERTY ADDRESS:

16543 Farm Ave., Eagle River, Ak 99577

We are hoping that you can join us at the Eagle River Community Council meeting, Thursday, September 14, 2023 * 6:30-8:30 p.m. * In-Person at 12001 Business Blvd. #107, Eagle River, AK 99577 for a brief project introduction and then followed a few weeks later by the required public meeting will be located in the upper banquet room at Matanuska Brewing:

Farm Ave - Nine Office - Development Public Meeting

Public Meeting: Wednesday, October 4, 2023 at 6:30 PM at Matanuska Brewing, 11901 Old Glenn Hwy, Eagle River, AK 99577.

All interested parties are encouraged to come and listen and view our plan for development. We will be presenting our proposed site plan. You will be allowed a chance to make your suggestions or concerns known.

If you cannot attend or would like additional information on the project, please contact Scope Permitting and Engineering, LLC at scopepne.ron@gmail.com.

Ron Thompson, P.E
Scope Permitting and Engineering, LLC.

Request for Pre-Application Conference

Municipality of Anchorage
Planning Department
Office of Economic and
Community Development
PO Box 196650
Anchorage, AK 99519-6650

APPLICANT			APPLICANT REPRESENTATIVE (if any)		
Name (last name first) Shane Thom			Name (last name first) Ron Thompson		
Mailing Address 16805 FARM AVE			Mailing Address 8301 Schoon St, Suite 200		
City Eagle River, Ak 99577	State	Zip	City Anchorage, Ak 99518	State	Zip
Contact Phone – Day: 907-350-6612		Evening:	Contact Phone – Day: 907-529-5120		Evening:
Fax:			Fax:		
E-mail: shanet@extremeheatingak.com			E-mail: scopepne.ron@gmail.com		

REQUEST INFORMATION

Entitlement(s) Requested:
Public Site Plan Review per AO 1985-198 OCR

PROPERTY INFORMATION

Property Tax # (000-000-00-000)

050-101-18-000

Site Street Address:

16543 Farm Ave, Eagle River, AK 99577

Current Legal Description:

W G PIPPEL BLK 3 LT 5

SUBMITTAL REQUIREMENTS

*It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal to enable staff to make the informal recommendations per AMC 21.03.020B.

1 copy required:

- ☒ Signed application (original)
- ☒ Letter of Authorization (if applicable)
- ☒ Brief narrative explaining:
 - ☐ the project
 - ☐ planned facility operations (if applicable)
- ☐ Underlying plat
- ☒ Special limitations from the underlying zoning (if applicable)
- ☐ Map of area surrounding petition site within 500 feet, including zoning and existing uses
- ☒ Map of existing conditions, to scale, including:
 - ☐ land uses
 - ☐ structures
 - ☐ utilities
 - ☐ vegetation
 - ☐ soils
 - ☐ natural features
 - ☐ drainage
 - ☐ topography
 - ☐ site access
 - ☐ pedestrian facilities
 - ☐ vehicle circulation and driveways
 - ☐ easements and/or reservations

(Submittal Requirements continued on p. 2)

Accepted by:

Fee:

☒ Site plan(s) to scale depicting, with dimensions:

☐ building footprints

☐ parking areas

☐ vehicle circulation and driveways

☐ pedestrian facilities

☐ lighting

☐ grading

☐ landscaping

☐ loading facilities

☐ fences

☐ drainage

☐ required open space

☐ snow storage area or alternative strategy

☐ trash receptacle location and screening detail

☐ easements

☐ significant natural features

☐ freestanding sign location(s)


☒ Building plans to scale depicting, with dimensions:

☐ floor plans

☐ building elevations

☐ exterior colors and textures

I hereby certify that (I am)(I have been authorized to act for) a party of interest in the decision being appealed in accordance with the definition in Title 21 of the Anchorage Municipal Code of Ordinances. I understand that the assigned hearing date is tentative and may have to be postponed by Planning Division staff or the Zoning Board of Examiners and Appeals for administrative reasons.



9/20/23

Signature



Applicant



Representative

(Representatives must provide written proof of authorization)

Date

Ron Thompson

Print Name

COMMUNITY MEETING LOCATION JUSTIFICATION

MOA –Planning Department
4700 Elmore Rd
Anchorage, Ak 99507

Location: Iverson W G PIPPEL BLK 3 LT 5
Use: Farm Ave Duplexes
Tax Identification: 014-203-11-000

Dear Planning Staff,

We provided the public notice to the list provided by the MOA for our Site Plan Review. The announcement (see attached) went out more than 22 days prior to the October 4th, 2023, Community Meeting. As you can see in the attached meeting announcement, we did announce that we would go to the Eagle River Community Council prior to the public meeting because we could not meet the deadline of 21 days for the actual Community Council meeting because we were trying to meet a December 4th Planning and Zoning Meeting submittal date. The owner was under pressure to try to meet his construction deadlines and therefore we could not meet the December 4, 2023, Planning Department submittal dates without having a special meeting. I discussed with Dave Whitfield how best to address this. Dave suggested that we schedule the community meeting as required with the 21-day notice but also go to the Eagle River Community Council meeting. We followed that suggested approach and went to the Eagle River Community Council and scheduled and held our special public meeting at a very convenient location near the area. We also at that time scheduled the Pre-Application meeting and received additional feedback just prior to our Public Meeting and with that new information from the MOA departments we revised the designs to incorporate their suggestions and clear up their concerns. We were trying to meet an expedited schedule and therefore the special meeting location path was used. Since that time, we have submitted our application and received comments which we have now completed. We hope this explains the reasoning behind our special meeting to meet the public meeting notice and why. Since we met all those meeting requirements, we have now revised plans accordingly to meet all input we believe. We feel we have justified both the public process and the reason for a special meeting.

Ron Thompson,
Scope Permitting and Engineering, LLC.
Representative for Shane Thom the owner

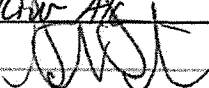
From: Ron Thompson scopepne.ron@giner.com
Subject: Major Site plan Review
Date: Aug 25, 2023 at 11:24:31 PM
To: Shane Thom shanet@extremeheatingak.com


Can you and your wife sign this. And return to me a scan of it, Thanks.

Ron Thompson, P.E.
Scope Permitting and Engineering, LLC
8301 Schoon St, Suite 200
Anchorage, Ak 99518
(907)529-5120

To whom it may concern:

I approve Ron, Kayli and Tyler Thompson, of Scope Permitting and Engineering, LLC., to work on my behalf as our representative for all issues associate with a Major Site Plan Review required to submit for the property owners Shane and Amber Thom for the property located at 16543 Farm Ave. Eagle River, AK 99577.

Name: Shane Thom
Address: 18685 Gentel Cir
Eagle River Ak 99577
Signature: 

Name: Amber Thom
Address: 18685 GENTEEL CIR
EAGLE RIVER, AK 99577
Signature: 

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: W G PIPPEL BLK 3 LT 5

• Project Location, Tax ID, or Legal Description: 050-101-18-000

• Project Area (if different from the entire parcel or subdivision): 24,360

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

☒ ~~YES~~ **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.
☐ Y ☒ N WMS written field inspection report or map is available.
☐ Y ☒ N Field flagging and/or map-grade GPS data is available.

☐ Preliminary ☐ Final
☐ Preliminary ☐ Final

Inspection Certified By:

Date:

Kyle Gj

9/22/23

PUBLIC MEETING SUMMARY

MOA –Planning Department
4700 Elmore Rd
Anchorage, Ak 99507

Location: Iverson W G PIPPEL BLK 3 LT 5
Use: Farm Ave Duplexes
Tax Identification: 014-203-11-000

Dear Planning Staff,

We provided the public notice to the list provided by the MOA for our Site Plan Review. The announcement (see attached) went out more than 22 days prior to the October 4th, 2023, Community Meeting. As you can see in the attached meeting announcement, we also went to the Eagle River Community Council prior to the public meeting because we could not meet the deadline of 21 days for the Community Council meeting to try to meet a December 4th Planning and Zoning Meeting submittal date. We presented information regarding, requesting the support of the community at the Eagle River Community Council meeting as well as telling them about the required public meeting for our project. We then held the public meeting at Matanuska Brewing in Eagle River on October 4th as announced in the flyer and there were 6 community members who attended. We showed them our plans for the project, and all were very pleased to see the small nature of the development and that it was much needed living units.

The following is the summary of the items required in 21.03.020C for this summary:

- a. Dates and locations of all meetings where citizens were invited to discuss the applicant's proposals.
 - a. October 4th, 2023. at Matanuska Brewing, 11901 Old Glenn Hwy, Eagle River, AK 99577.
- b. Content and dates of mailing, and number of mailings, including letters, meeting notices, and any other written material.
 - a. Mailed on September 9, 2023. 79 mailers were sent, we provided plans, site plans, and renderings at the meeting to the attendees. All are attached.
- c. The number of people that participated in the required public meeting(s);
 - a. There were approximately 6 people at the meeting plus the owners and representatives for a total of 12 people.

- d. A summary of concerns, issues, and problems expressed during the meeting(s), including:

A couple of owners of the properties in the area were worried about increased traffic but they felt that this small development should have little impact, so they supported what we presented. We explained their real issue is with the MOA for where Farm Ave connects with Old Glenn Highway and I forwarded them contacts to discuss their actual road concerns.

All other comments were positive, and they only questioned the need for this process and why the master site plan review was even required. We just explained we are following the required process dictated by Title 21 and the ordinance that required it.

- i. Concerns, issues, and problems the applicant is unwilling or unable to address and why.
Nothing was left unresolved.

The group in attendance unanimously approved to support our development efforts without any conditions or issues.

Ron Thompson,
Scope Permitting and Engineering, LLC.
Representative for Shane Thom the owner



MOA PROPERTY REPORT

PAGE 1

Data Updated as of: January 22, 2023 3:38 AM

Parcel Number: 050-101-27-000

Current Owner: WELTE BARBARA ANN

Address: 12308 END ST

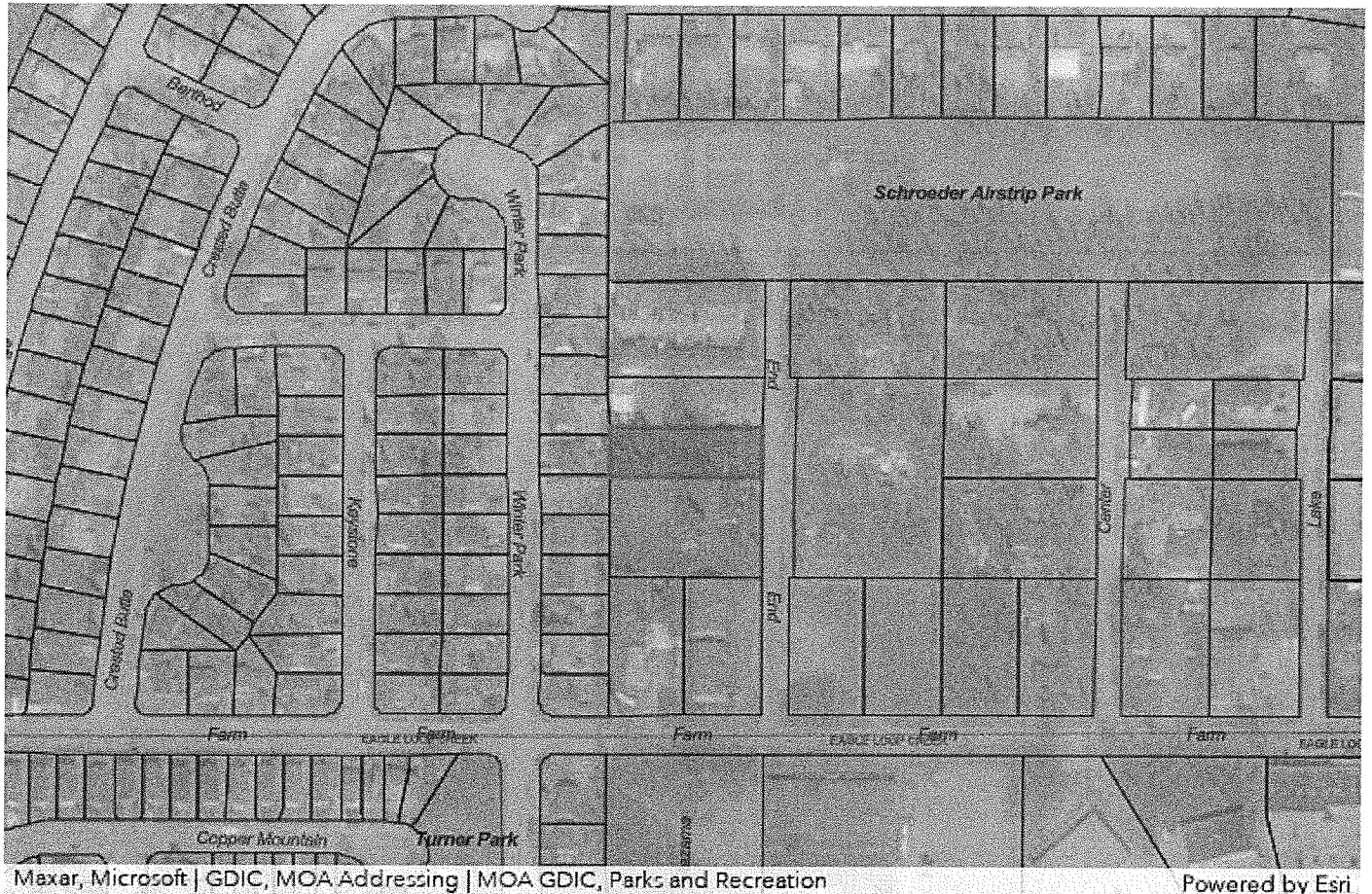
Legal Description: W G PIPPEL BLK 4 LT 2 S2

Plat Number: PLAT P

Grid: **Lot Size:** 0.4 acres (17,400 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=05010127000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



TAX DISTRICT 10

Service Area	Service Area Classification
Police	Anchorage Metropolitan Police SA
Fire	Anchorage Fire Service Area
Building Safety Service	None
Parks	Eagle River Parks & Recreation SA
Road	Chugiak, Birchwood, Eagle River RRSA
Streetlights	None

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=05010127000>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



MOA PROPERTY REPORT

PAGE 2

Data Updated as of: January 22, 2023 3:38 AM

PLANNING

Zoning District: CE-R-3	2040 Land Use Designation: Residential 16 - 30 DUA
Zoning Improvement Area: Class A	Zoning District Type: Multiple Family Residential

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=05010127000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=05010127000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=05b348c12f034bd88007a7a6ef833577&find=05010127000>

Comprehensive Plan: Chugiak-Eagle River

Chugiak-Eagle River Comprehensive Plan Update: <http://www.muni.org/Departments/OCPD/Planning/Documents/FINAL-Feb7.pdf>

Other Plans: yes: ☐ no: ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=05010127000>

Wetland Classification: None

<http://www.anchoragestormwater.com/maps.html>

BUILDING SAFETY

Service Area: Inside ☐ Outside ☒

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=05010127000>

Wind Zone: 1 ☐ 2 ☐ 3 ☐ 4 ☐ None ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=05010127000>

Flood Review Required: All ☐ Some ☐ None ☒

<http://www.anchoragestormwater.com/maps.html>

Seismic Code: 1-Lowest ☒ 2-Moderate Low ☐ 3-Moderate ☐ 4-High ☐ 5-Very High ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=05010127000>

Water and Sewer

AWWU Customer: Water ☒ Sewer ☒ Not Current Customer ☐

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



ADDITIONAL INFORMATION

Nitrate Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=05010127000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=05010127000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=05010127000>

POLITICAL BOUNDARIES

Assembly District: **2**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=05010127000>

Community Council: **Eagle River**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=05010127000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=05010127000&findSource=2>

Date: 1-21-86

Submitted by: Chairman of the Assembly
At the Request of the Mayor
Prepared by: Department of Community Planning
For reading: October 15, 1985

ANCHORAGE, ALASKA
AO NO. 85-198

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) TO R-0 (RESIDENTIAL-OFFICE DISTRICT) WITH SPECIAL LIMITATIONS FOR LOTS 4-7 OF BLOCK 2 AND LOTS 4-7 OF BLOCK 3 OF WALTER PIPPEL SUBDIVISION (EAGLE RIVER COMMUNITY COUNCIL).

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the zoning map be amended by designating the following described property as an R-0 (Residenital-Office District) with Special Limitations zone:

Lots 4-7 of Block 2 and Lots 4-7 of Block 3 of Walter Pippel Subdivison as shown on Exhibit A, attached.

Section 2. This zoning map amendment is subject to the following special limitation regarding the uses permitted on the property:

Prohibited principal uses and structures are as follows:

- a. hotels, motels, motor lodges, and the like;
- b. hospitals, nursing homes, convalescent homes, and the like;
- c. banks, savings and loans associations, and similar financial institutions.

Section 3. This zoning map amendment is subject to the following special limitations establishing design standards for the property:

- a. Maximum height of all structures shall be limited to 35 feet.
- b. Maximum density shall be limited to that of the R-3 zoning district.
- c. Public Hearing Site Plan Review by the Planning and Zoning Commission subject to 21.15.030 and 21.50.200 prior to any and all development of the property.

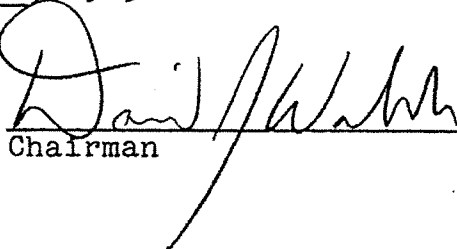
- d. Buffer landscaping shall be installed and maintained along the northern boundary in accordance with standards stated at AMC 21.45.

Section 4. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a Special Limitation set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

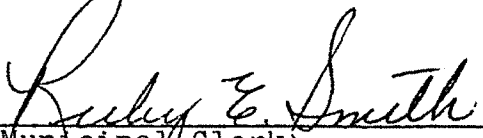
Section 5. The Director of Community Planning shall change the zoning map accordingly.

Section 6. This ordinance becomes effective ten days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this
21st day of January, 1985.


Chairman

ATTEST:


Municipal Clerk

sm14/ba011

(85-088) and
(85-093)

REZONING

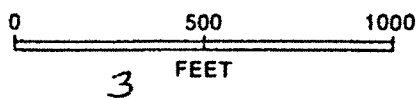
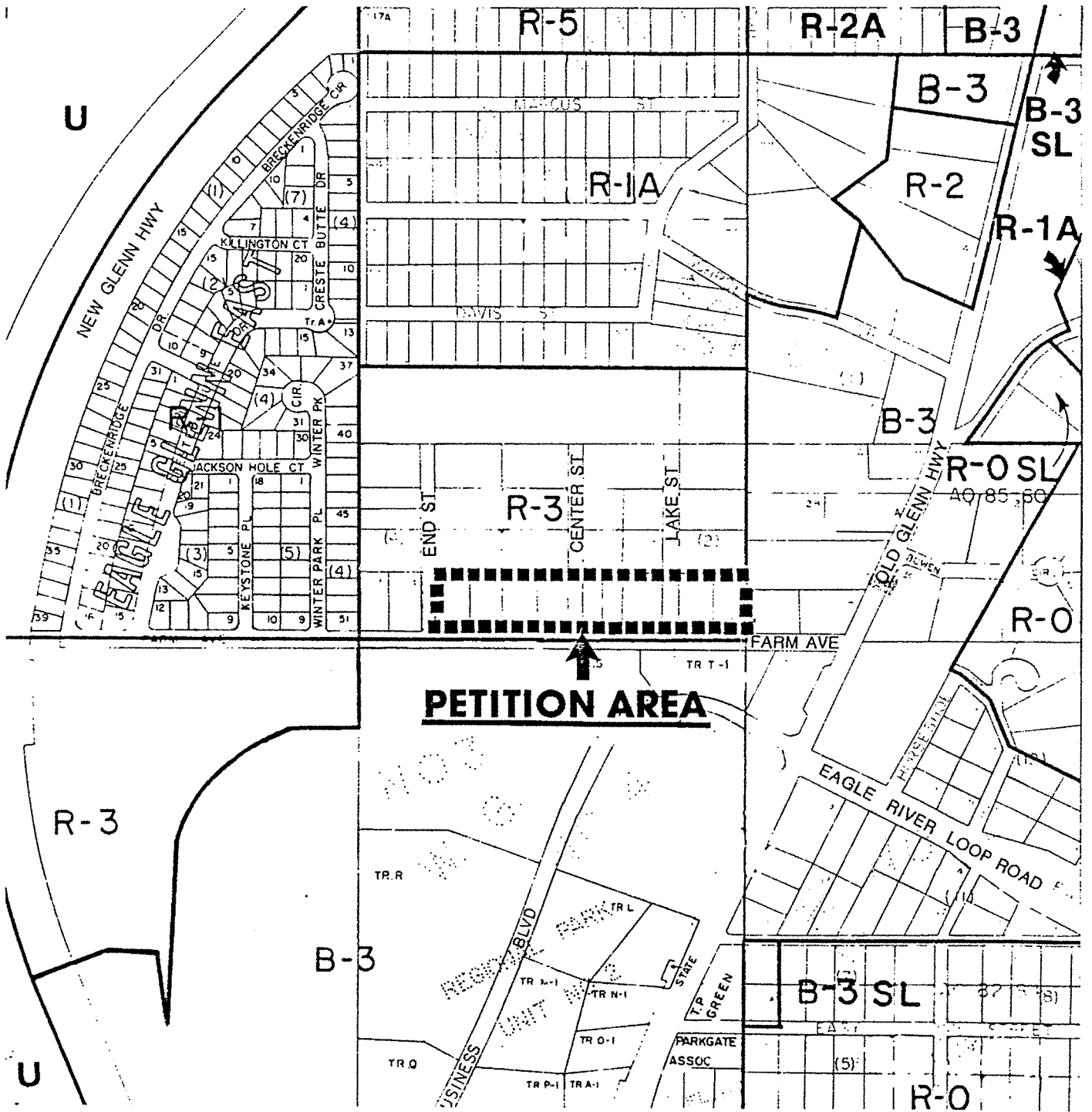


EXHIBIT A

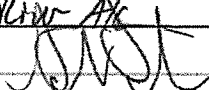
From: Ron Thompson scopepne.ion@gmail.com
Subject: Major Site plan Review
Date: Aug 25, 2023 at 11:24:31 PM
To: Shane Thom shanet@extremcheatingak.com


Can you and your wife sign this. And return to me a scan of it, Thanks.

Ron Thompson, P.E.
Scope Permitting and Engineering, LLC
8301 Schoon St, Suite 200
Anchorage, Ak 99518
(907)529-5120

To whom it may concern:

I approve Ron, Kayli and Tyler Thompson, of Scope Permitting and Engineering, LLC., to work on my behalf as our representative for all issues associate with a Major Site Plan Review required to submit for the property owners Shane and Amber Thom for the property located at 16543 Farm Ave. Eagle River, AK 99577.

Name: Shane Thom
Address: 18685 Gentel Cir
Eagle River Ak 99577
Signature: 

Name: Amber Thom
Address: 18685 GENTEEL CIR
EAGLE RIVER, AK 99577
Signature: 



MOA PROPERTY REPORT

PAGE 1

Data Updated as of: January 22, 2023 3:29 AM

Parcel Number: 050-101-18-000

Current Owner: MARTIN DEWEY T & KRISTEN M

Address: 16543 FARM AVE

Legal Description: W G PIPPEL BLK 3 LT 5

Plat Number: PLAT P

Grid: **Lot Size:** 0.56 acres (24,360 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=05010118000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



Maxar, Microsoft | GDIC, MOA Addressing | MOA GDIC, Parks and Recreation

Powered by Esri

TAX DISTRICT 10

Service Area	Service Area Classification
Police	Anchorage Metropolitan Police SA
Fire	Anchorage Fire Service Area
Building Safety Service	None
Parks	Eagle River Parks & Recreation SA
Road	Chugiak, Birchwood, Eagle River RRSA
Streetlights	None

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=05010118000>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



MOA PROPERTY REPORT

PAGE 2

Data Updated as of: January 22, 2023 3:29 AM

PLANNING

Zoning District: CE-RO SL	2040 Land Use Designation: Residential 16 - 30 DUA
Zoning Improvement Area: Class A	Zoning District Type: Commercial

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=05010118000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=05010118000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=05b348c12f034bd88007a7a6ef833577&find=05010118000>

Comprehensive Plan: Chugiak-Eagle River

Chugiak-Eagle River Comprehensive Plan Update: <http://www.muni.org/Departments/QCPD/Planning/Documents/FINAL-Feb7.pdf>

Other Plans: yes: ☐ no: ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=05010118000>

Wetland Classification: None

<http://www.anchoragestormwater.com/maps.html>

BUILDING SAFETY

Service Area: Inside ☐ Outside ☒

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=05010118000>

Wind Zone: 1 ☐ 2 ☐ 3 ☐ 4 ☐ None ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbef6b9160394df0ab2b8d96b64c9b1e&find=05010118000>

Flood Review Required: All ☐ Some ☐ None ☒

<http://www.anchoragestormwater.com/maps.html>

Seismic Code: 1-Lowest ☒ 2-Moderate Low ☐ 3-Moderate ☐ 4-High ☐ 5-Very High ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=05010118000>

Water and Sewer

AWWU Customer: Water ☐ Sewer ☐ Not Current Customer ☒

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



MOA PROPERTY REPORT

PAGE 3

Data Updated as of: January 22, 2023 3:29 AM

ADDITIONAL INFORMATION

Nitrate Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=05010118000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=05010118000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=05010118000>

POLITICAL BOUNDARIES

Assembly District: **2**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=05010118000>

Community Council: **Eagle River**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=05010118000>

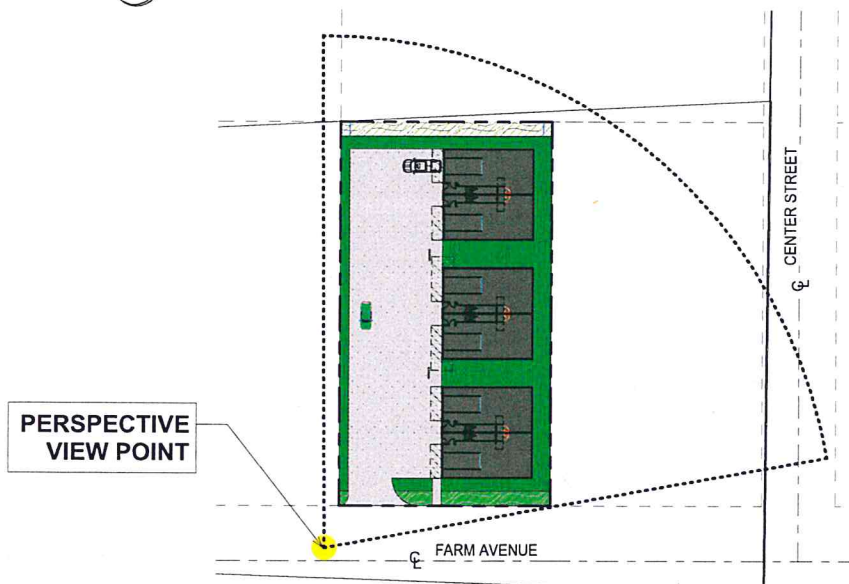
Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=05010118000&findSource=2>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



① 3D Perspective View from Street



② Site Plan
1" = 50'-0"



DRAWINGS AT 8.5x11 ARE 1/2 SCALE INDICATED

COPYRIGHT 2023 FAULKENBERRY & ASSOC. INC.



FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS

P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

FOR
CLARIFICATION
ONLY

(3) New Duplexes
Initial Design Study
SITE PERSPECTIVE

Lot 5 Block 3
W G Pippel Subdivision
16543 Farm Avenue
Anchorage, AK 99577

sheet name
Sketch 1

Release Date 02-04-2024
sheet number

AX-1

Sheet List	
Sheet Number	Sheet Name
A0.0	Title Sheet
A0.4A	Exterior Perspectives
A0.4B	Exterior Perspectives
A0.4C	Interior Perspectives
A1.1	Site Plan
A2.1	1st and 2nd Floor Plans
A2.2	Roof Plan
A3.1	Exterior Elevations - Building A
A4.1	Building Sections
A5.1	Stair Notes
SHEETS: 10	

(3) New Duplexes

Initial Design Study

16543 Farm Avenue
Anchorage, AK 99577

Lot 5 Block 3
W G Pippel Subdivision

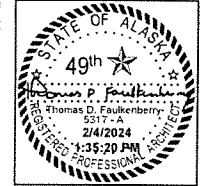
PERMIT # -

FNA Project #
2023_11

Project Start Date:
03-22-2023

Release Date: 02-04-2024

Released for:
Issued for Review 6



FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS

Alaska Authorization #7289D
P.O. Box 23088 • Anchorage, Alaska 99522-0088 • (907)522-9193

Plotted on: 2/4/2024 1:35:20 PM

(3) New Duplexes

Initial Design Study

Lot 5 Block 3
W G Pippel Subdivision
16543 Farm Avenue
Anchorage, AK 99577

sheet name
Title Sheet

sheet number
A0.0

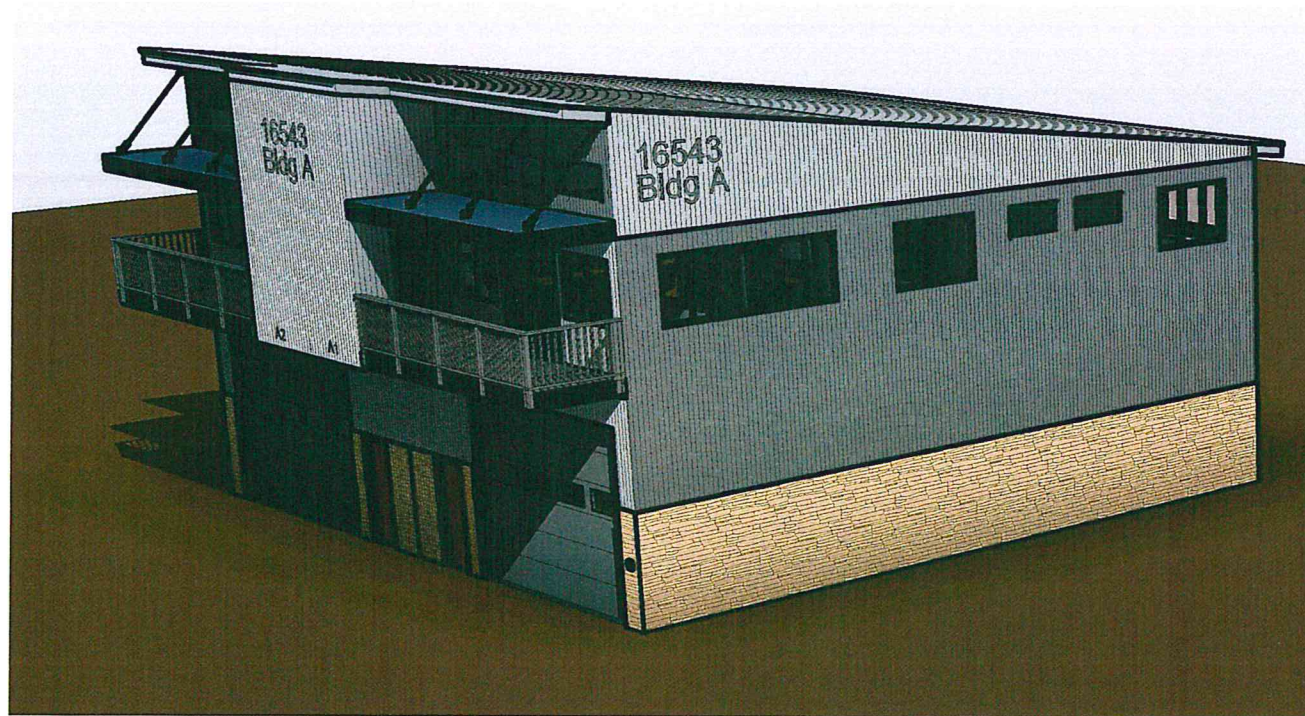
- PER 21.07.110.D.7 BUILDING ARTICULATION MENU (4 FEATURES):**
FEATURES UTILIZED IN THIS PROJECT:
- FEATURE 1 - PER TABLE 21.07-9 (p.7-120) MIX OF HOUSING MODELS
 - REQUIRED (5-10 UNITS) 2
 - PROVIDED (6 UNITS) 2
 - DIFFERENCES IN THE MODELS (3 REQUIRED):
 - PER 21.07.110.D.2.b (p.7-121): FACADE DETAIL ELEMENTS, SIDING MATERIAL OR SIDING COLORS
 - PER 21.07.110.D.2.f (p.7-121): EXTERIOR ELEVATIONS
 - PER 21.07.110.D.2.g (p.7-121): BUILDING MASSING
 - FEATURE 2 - PER 21.07.110.D.3 (p. 7-121) - PRIMARY ENTRANCE
 - PER 21.07.110.D.3.a (p. 7-121) PORCH/LANDING:
 - REQUIRED 16 SF (COVERED)
 - PROVIDED 50 SF (COVERED)
 - PER 21.07.110.D.3.b (p. 7-121) PEDESTRIAN WALKWAY TO STREET/PRIMARY ENTRANCE: THIS PROJECT IS COMPLIANT WITH THIS REQUIREMENT.
 - PER 21.07.110.D.3.c (p. 7-121) VISIBILITY FROM STREET: THIS PROJECT IS COMPLIANT WITH THIS REQUIREMENT.
 - FEATURE 3 - PER 21.07.110.D.4 (p.7-121) - GARAGES: THIS PROJECT IS COMPLIANT WITH THIS REQUIREMENT
 - FEATURE 3: PER 21.07.110.D.5 (p.7-122) - WINDOWS: THIS PROJECT IS COMPLIANT WITH THIS REQUIREMENT.

Building Articulation Notes

1/4" = 1'-0"



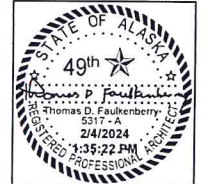
① Front Left Perspective View - COLOR



② Front Right Perspective View - COLOR



③ Front Center Perspective - High - COLOR

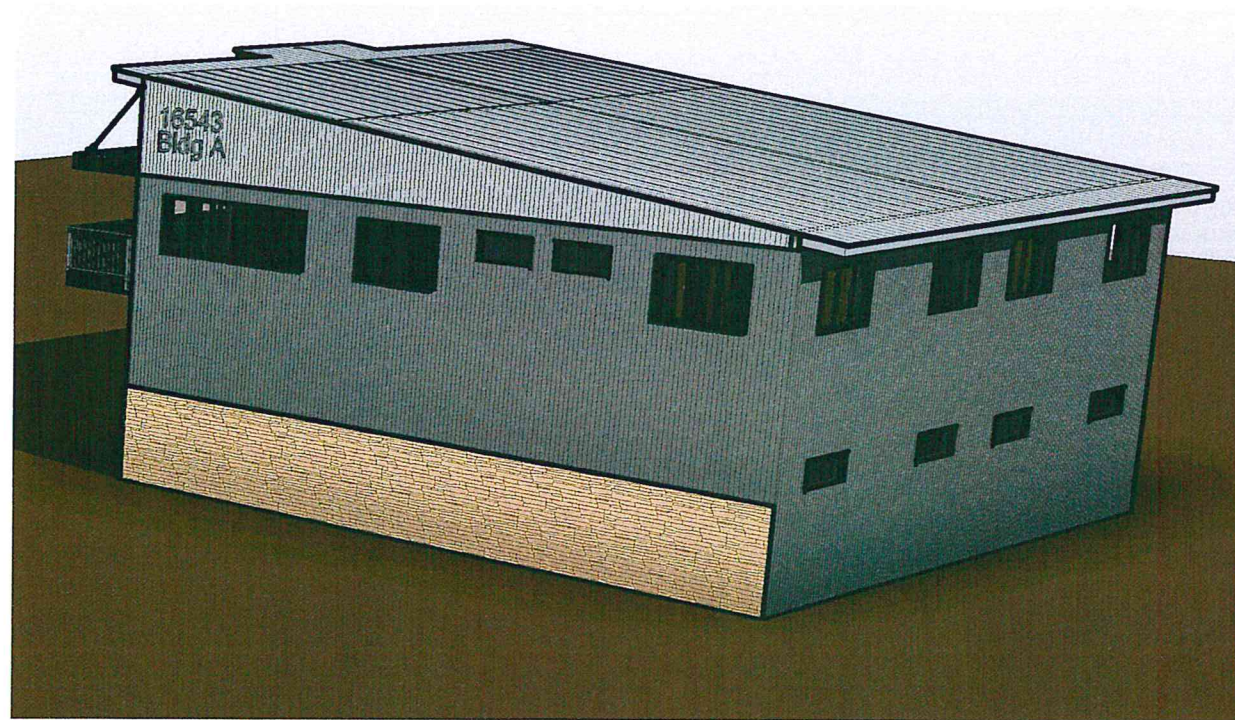


Permit # -

- PER 21.07.110.D.7 BUILDING ARTICULATION MENU (4 FEATURES):**
FEATURES UTILIZED IN THIS PROJECT:
- FEATURE 1 - PER TABLE 21.07-9 (p.7-120) MIX OF HOUSING MODELS
 - REQUIRED (5-10 UNITS): 2
 - PROVIDED (6 UNITS): 2
 - DIFFERENCES IN THE MODELS (3 REQUIRED):
 - PER 21.07.110.D.2.b (p.7-121): FACADE DETAIL ELEMENTS, SIDING MATERIAL OR SIDING COLORS
 - PER 21.07.110.D.2.f (p.7-121): EXTERIOR ELEVATIONS
 - PER 21.07.110.D.2.g (p.7-121): BUILDING MASSING
 - FEATURE 2 - PER 21.07.110.D.3 (p. 7-121) - PRIMARY ENTRANCE
 - PER 21.07.110.D.3.a (p. 7-121) PORCH/LANDING:
 - REQUIRED: 16 SF (COVERED)
 - PROVIDED: 50 SF (COVERED)
 - PER 21.07.110.D.3.b (p. 7-121) PEDESTRIAN WALKWAY TO STREET/PRIMARY ENTRANCE: THIS PROJECT IS COMPLIANT WITH THIS REQUIREMENT.
 - PER 21.07.110.D.3.c (p. 7-121) VISIBILITY FROM STREET: THIS PROJECT IS COMPLIANT WITH THIS REQUIREMENT.
 - FEATURE 3 - PER 21.07.110.D.4 (p.7-121) - GARAGES: THIS PROJECT IS COMPLIANT WITH THIS REQUIREMENT
 - FEATURE 3: PER 21.07.110.D.5 (p.7-122) - WINDOWS: THIS PROJECT IS COMPLIANT WITH THIS REQUIREMENT.

Building Articulation Notes

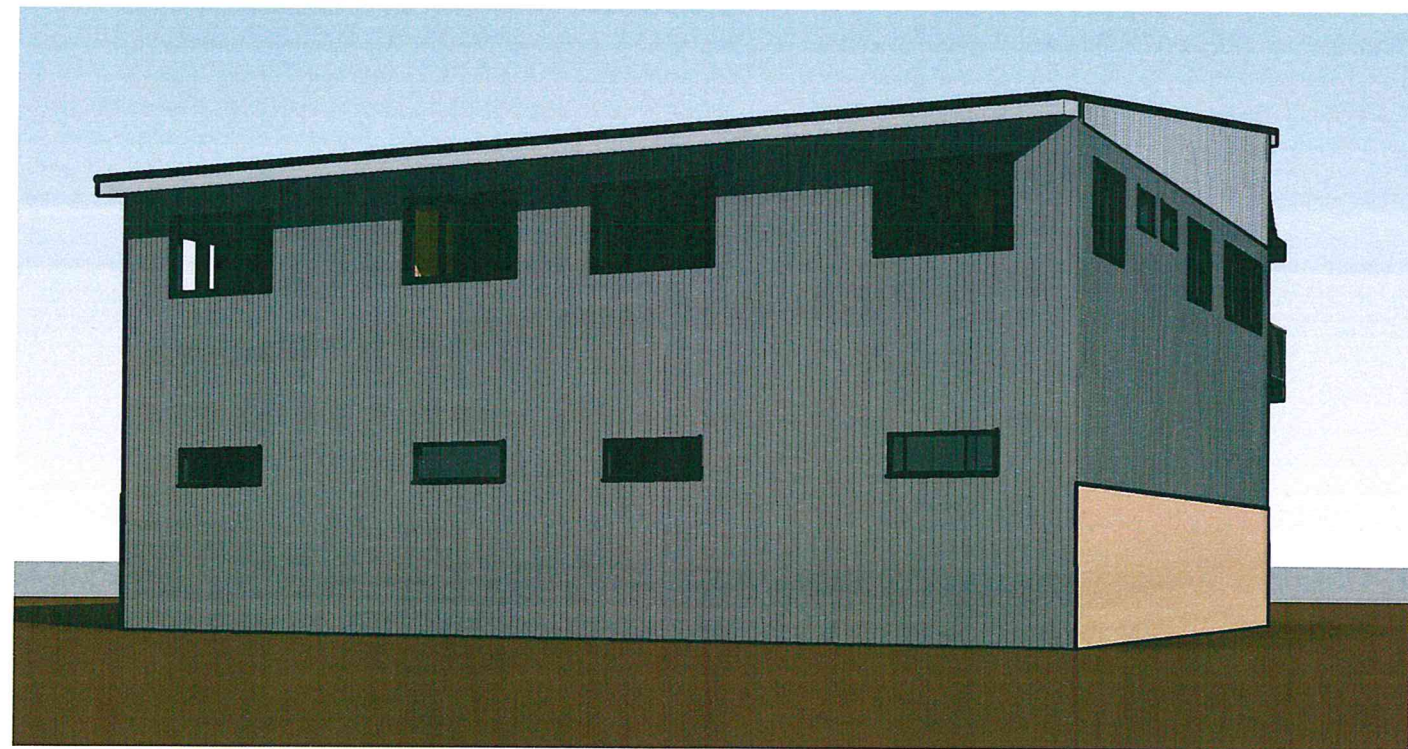
1/4" = 1'-0"



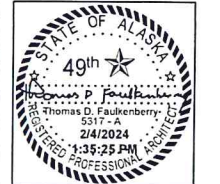
1 Back Left Perspective View - COLOR



3 Front Center Perspective - Low - COLOR



2 Back Right Perspective View - COLOR



Permit #:



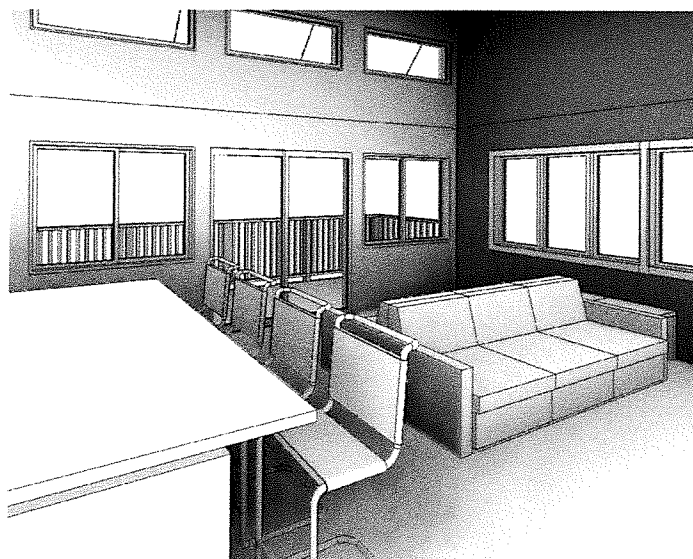
① 3D View 1



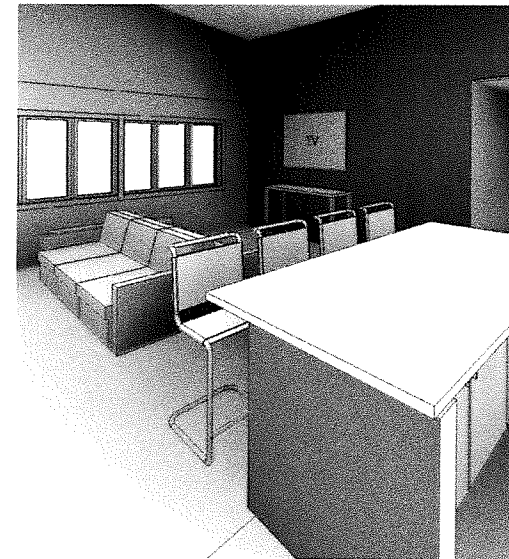
② 3D View 10



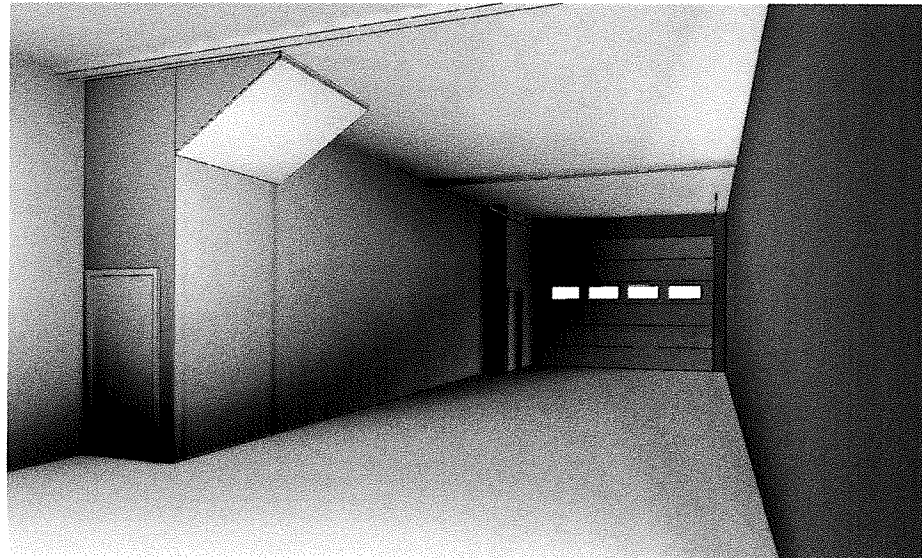
③ 3D View 11



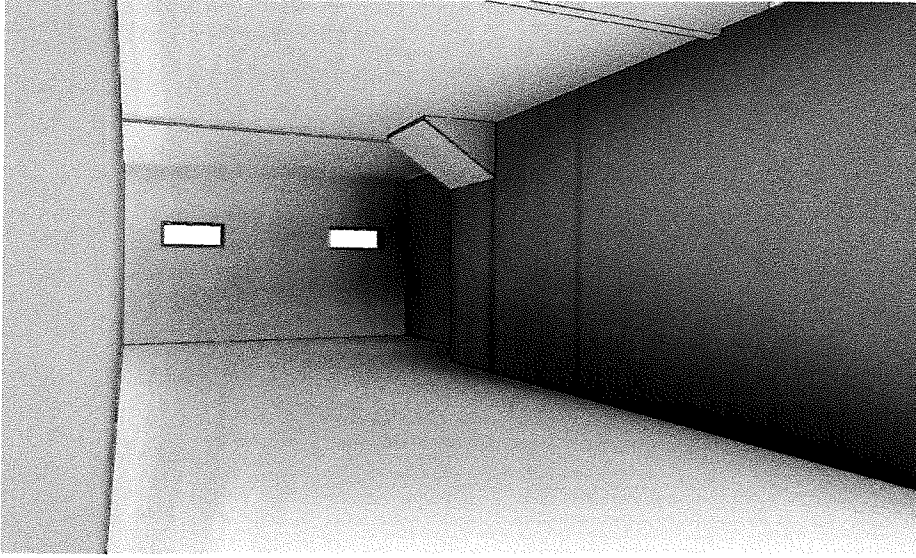
④ 3D View 12



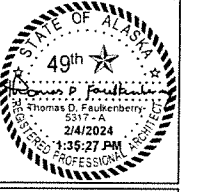
⑤ 3D View 13



⑥ Interior Perspective - Private Garage 1



⑦ Interior Perspective - Private Garage 2



FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #72890
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907) 522-9193

PROJECT DESCRIPTION
(3) New 2-Story Duplexes
Each With the following:
1. First Floor
A. Garage
2. Second Floor
A. (3) Bedrooms
B. (2) Bathrooms
C. Kitchen
D. Dining/Living Area

Tract 1 Blk 3
CE-R-3

Lot 3 Blk 3
CE-R-3

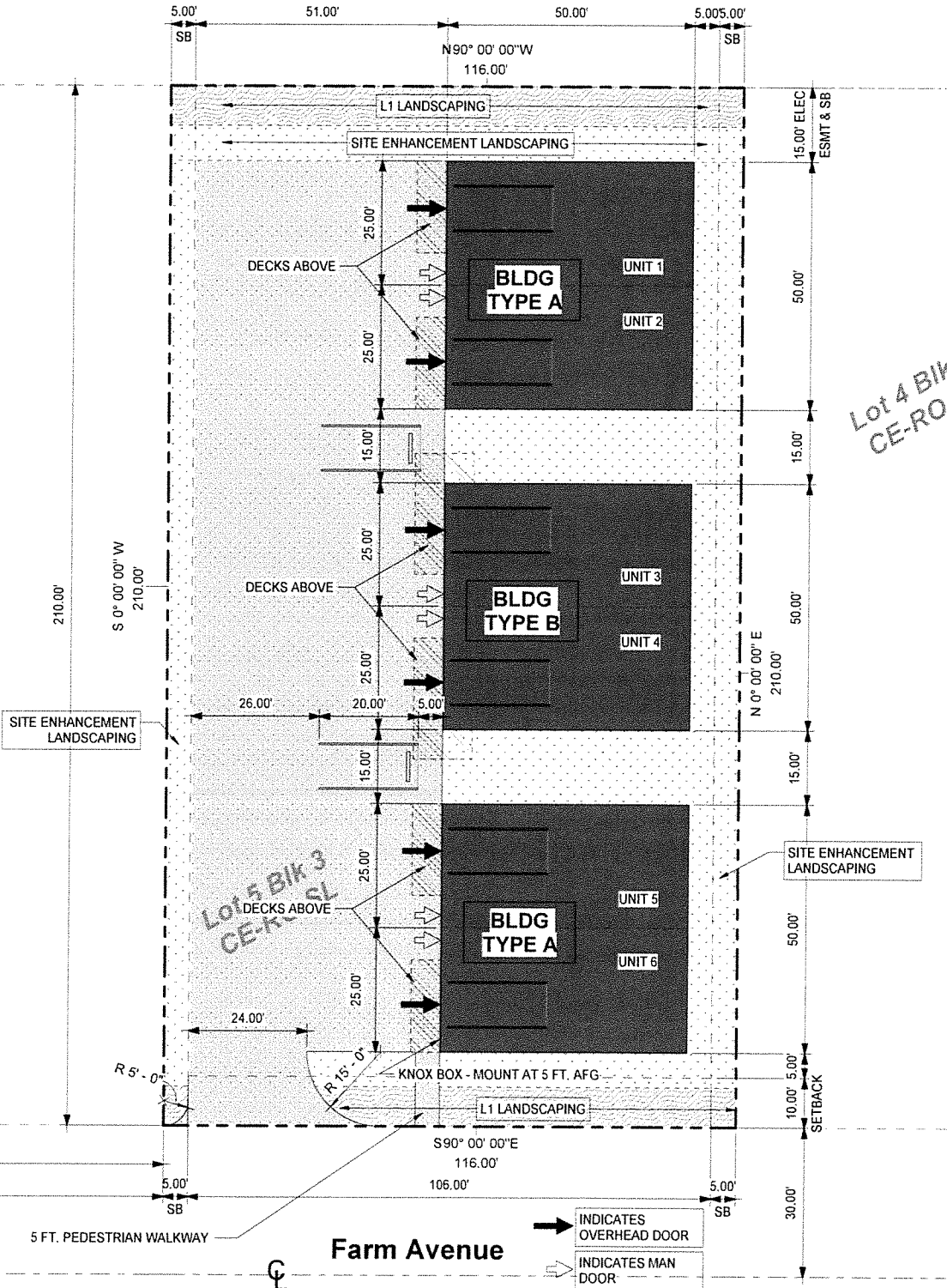
Lot 7 Blk 3
CE-RO SL

Lot 6 Blk 3
CE-RO SL

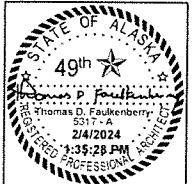
Lot 4 Blk 3
CE-RO SL

SITE NOTES
1. IMPROVEMENT AREA: CLASS A
2. ZONING: CE-RO (COMMERCIAL)
(21.10.040.D.3.p.10-12)
A. PER 21.10.040.D.3b.i (p.10-12): OUTSIDE OF DOWNTOWN OVERLAY DISTRICT. MAXIMUM HEIGHT OF STRUCTURES SHALL BE 35 FEET.
a. NOTE: THIS PROJECT COMPLIES WITH THIS REQUIREMENT.
B. PER 21.10.040.D.3b.ii (p.10-12): LANDSCAPE BUFFERING SHALL NOT BE REQUIRED BETWEEN RESIDENTIAL USES IN CE-RO DISTRICT AND ADJACENT RESIDENTIAL CE-R-2M OR CE-R-3.
a. NOTE: NO LANDSCAPING IS REQUIRED ALONG THE NORTH PROPERTY LINE.
3. PER TABLE 21.10-7 DIMENSIONAL STANDARDS (p.10-76)
A. AREA
a. MINIMUM: 6,000 SF
b. ACTUAL: 24,360 SF <OK>
B. WIDTH
a. MINIMUM: 50 FT.
b. ACTUAL: 116 FT. <OK>
C. LOT COVERAGE
a. MAXIMUM: 50% = 12,180 SF
b. ACTUAL: 7,500 SF <OK>
D. SETBACKS
a. FRONT
• MINIMUM: 10 FT.
• ACTUAL: 15 FT.
b. SIDE
• MINIMUM: 5 FT.
• ACTUAL: 5 FT.
c. REAR
• MINIMUM: 10 FT.
• ACTUAL: 15 FT.
E. HEIGHT:
a. ALLOWED: 35 FT.
b. ACTUAL: 31'-7 3/4"
4. PER 21.07.030.C.2 OPEN SPACE EXEMPTIONS (p. 7-31): TWO-FAMILY

Parking Schedule		
Count	Type	
(In Garages)	6	Perpendicular - 9' x 20'
(Visitor)	2	Perpendicular - 9' x 20' WHEELSTOP
	8	



1 Site Plan
1/16" = 1'-0"

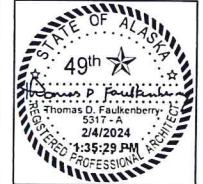


FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728990
P.O. Box 230083 • Anchorage, Alaska 99523-0083 • (907) 522-9193

Permit #:

(3) New Duplexes
Initial Design
Study
Site Plan

Plotted on: 2/4/2024 1:35:28 PM
Sheet name
Sheet number
A1.1

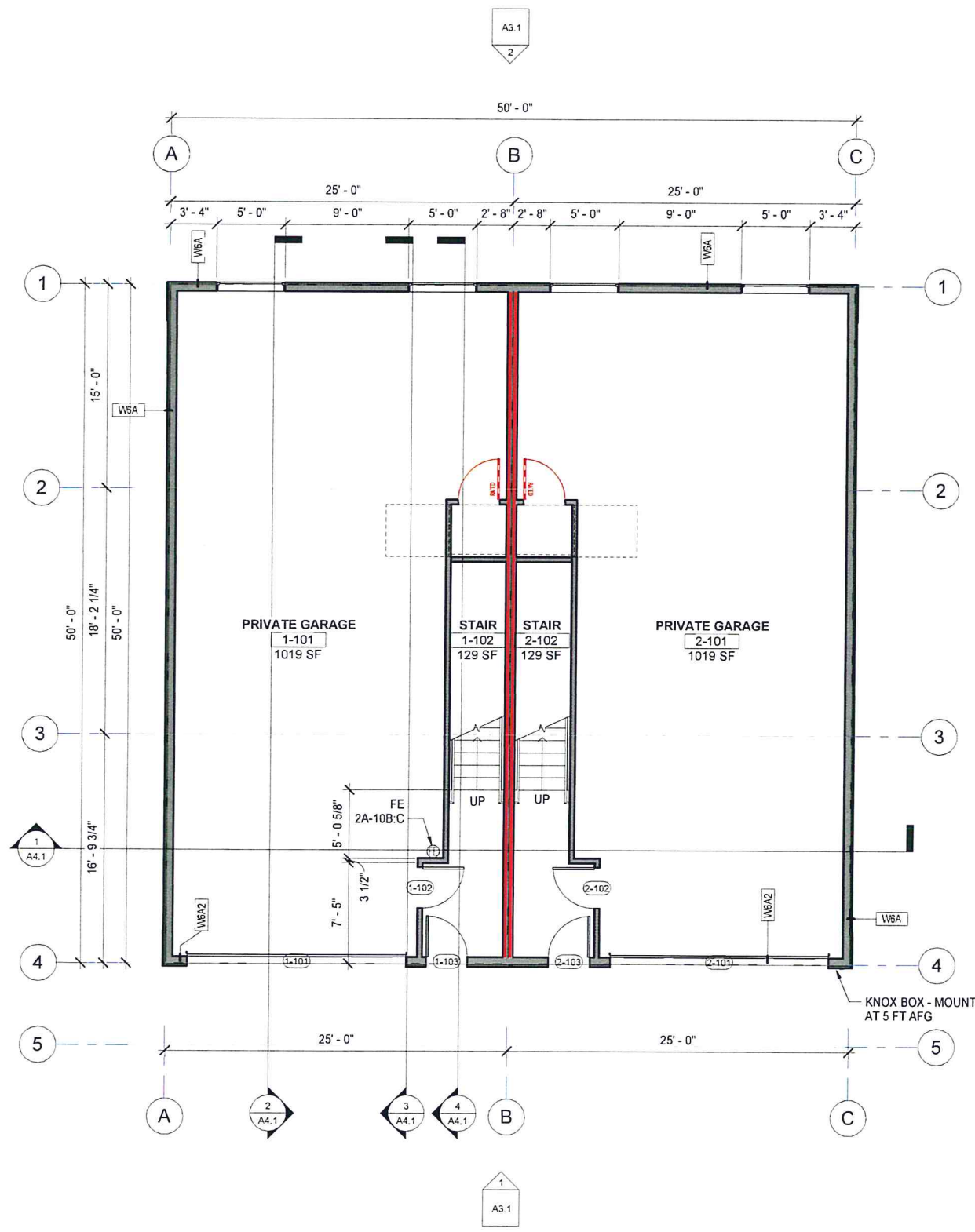


FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #72890
P.O. Box 230033 - Anchorage, Alaska 99523-0033 - (907)522-9193

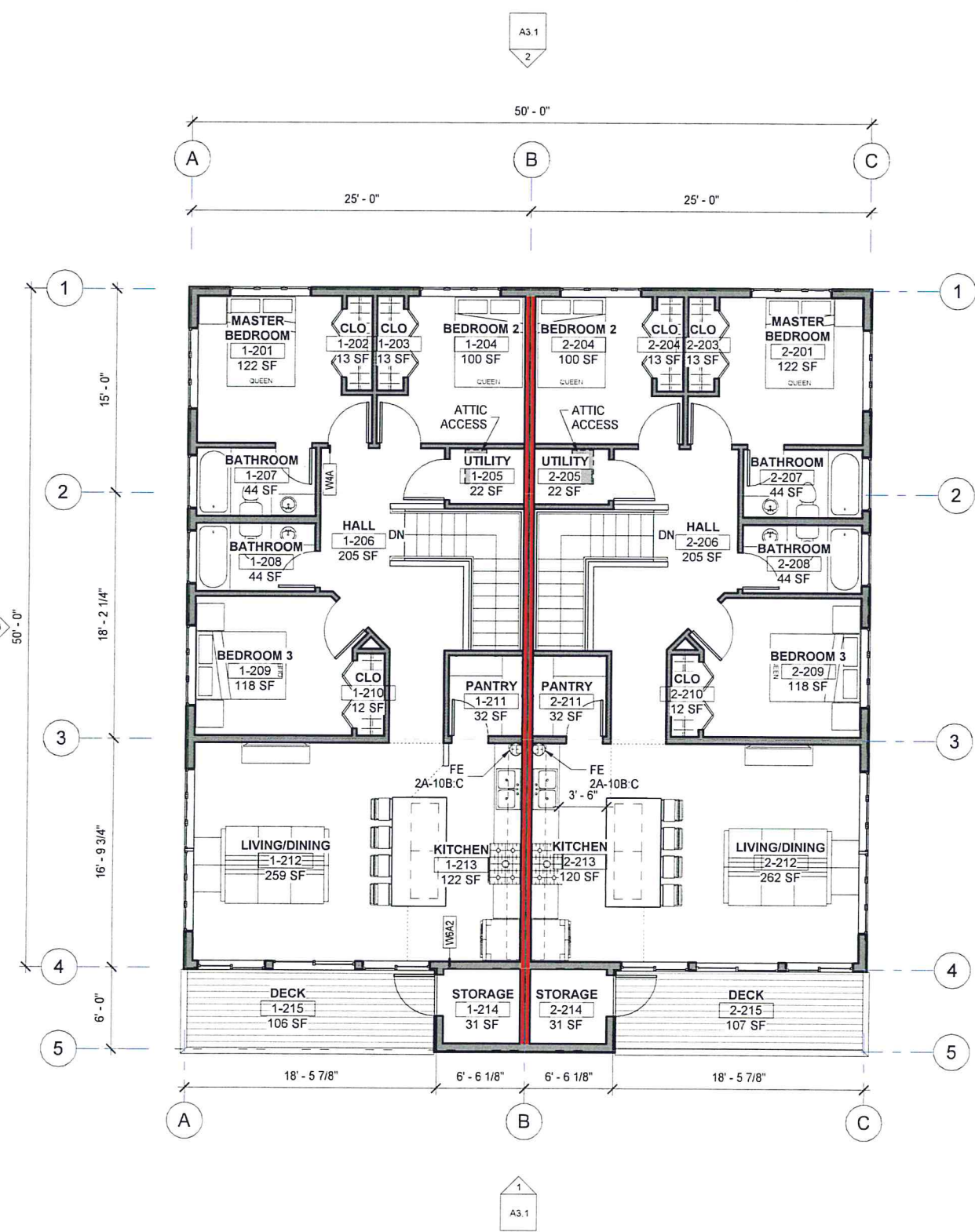
Plotted on: 2/4/2024 1:35:29 PM
(3) New Duplexes
Initial Design
Study
Lot 5 Block 3
W G Pippel Subdivision
16543 Farm Avenue
Anchorage, AK 99577

THE CONTRACTOR IS RESPONSIBLE TO
CHECK THE PLANS AND IS TO NOTIFY THE
ARCHITECT OF ANY ERRORS OR OMISSIONS
PRIOR TO THE START OF CONSTRUCTION.

Permit # -
A2.1

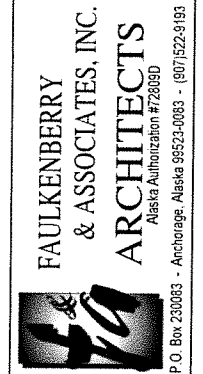
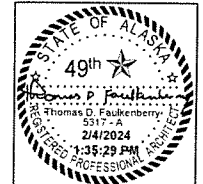


1 1st Floor Plan
3/16" = 1'-0"



THE CONTRACTOR IS RESPONSIBLE TO
CHECK THE PLANS AND IS TO NOTIFY THE
ARCHITECT OF ANY ERRORS OR OMISSIONS
PRIOR TO THE START OF CONSTRUCTION.

Permit # -
A2.1



Permit #:

Plotted on: 2/4/2024 1:35:29 PM

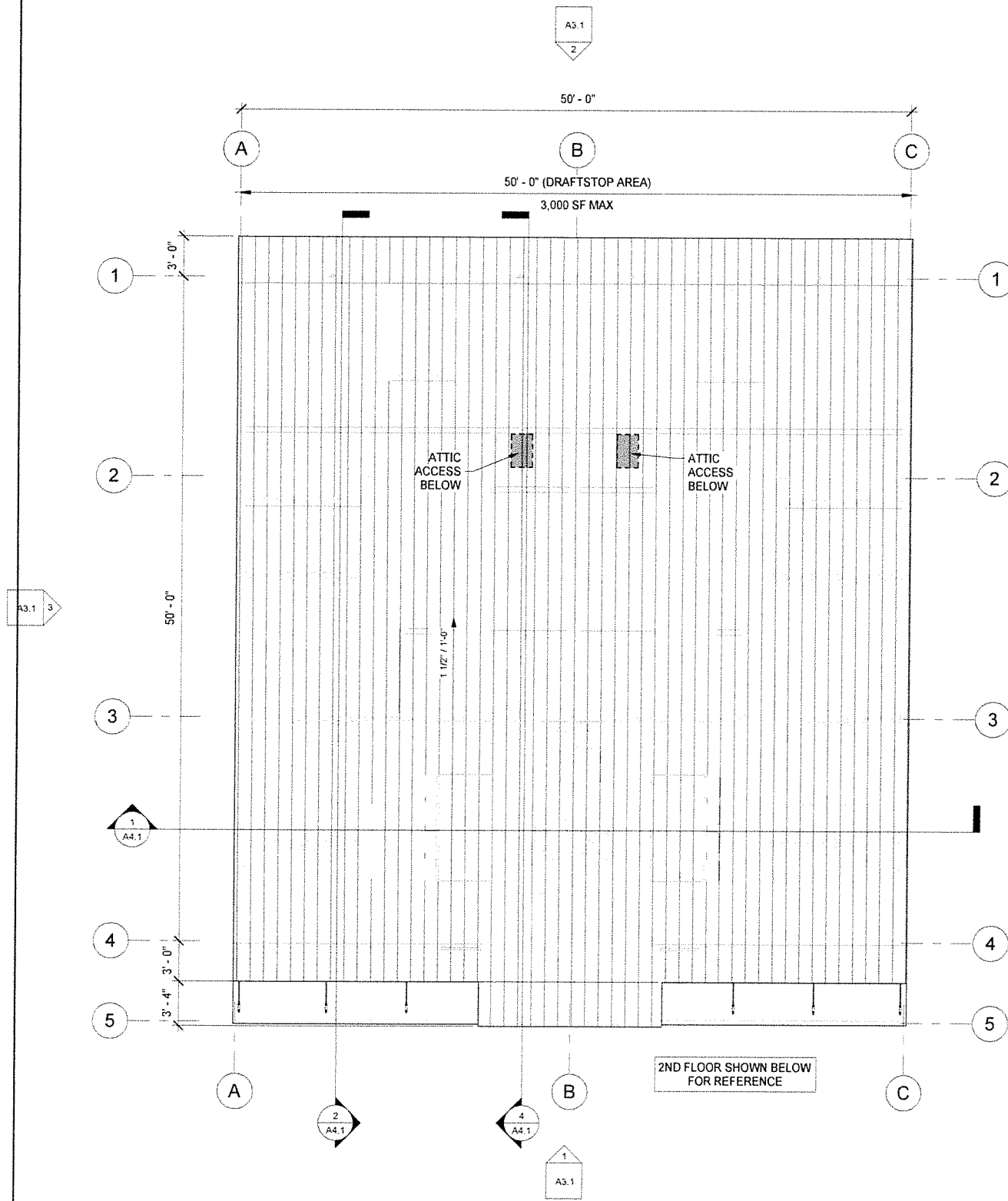
(3) New Duplexes
Initial Design
Study

Sheet name:
Roof Plan

Sheet number:
A2.2

Lot 5 Block 3
WG Pipel Subdivision
16543 Farm Avenue
Anchorage, AK 99577

THE CONTRACTOR IS RESPONSIBLE TO
CHECK THE PLANS AND IS TO NOTIFY THE
ARCHITECT OF ANY ERRORS OR OMISSIONS
PRIOR TO THE START OF CONSTRUCTION.



DRAFTSTOP NOTES
1. PER IBC 718.4.1 DRAFTSTOPPING MATERIALS UTILIZED FOR DRAFTSTOPPING OF ATTIC SPACES SHALL COMPLY WITH SECTION 718.3.1
A. PER SECTION 718.3.1 ANY OF THE FOLLOWING MATERIALS ARE PERMITTING TO BE INSTALLED AS DRAFTSTOPS:
a. 1/2-INCH (MINIMUM) GYPSUM BOARD
b. 3/8-INCH WOOD STRUCTURAL PANEL
c. 3/8-INCH PARTICAL BOARD
d. 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTIS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER
e. OTHER APPROVED MATERIALS
B. THE DRAFTSTOP MATERIALS SHALL BE ADEQUATELY SUPPORTED.
C. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.

ATTIC NOTES
1. PER IBC 1208.2 PROVIDE
A. ATTIC ACCESS: 20"x30" TO EACH DRAFTSTOP AREA.
B. ACCESS TO ATTIC AREA SHALL HAVE CLEAR HEADROOM HEIGHT OF NOT LESS THAN 30-INCHES AT OR ABOVE THE ACCESS OPENING.



FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #72899D
P.O. Box 220083 - Anchorage, Alaska 99523-0083 - (907) 522-9193

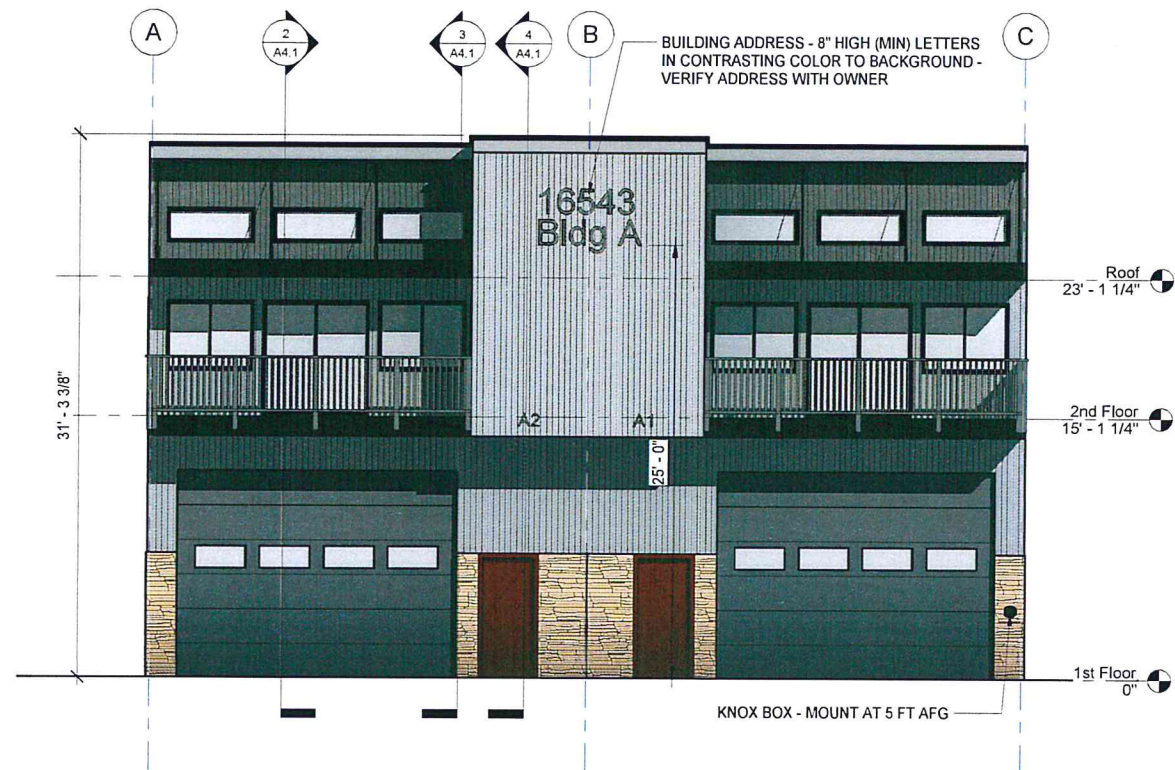
Permit # -

(3) New Duplexes
Initial Design
Study

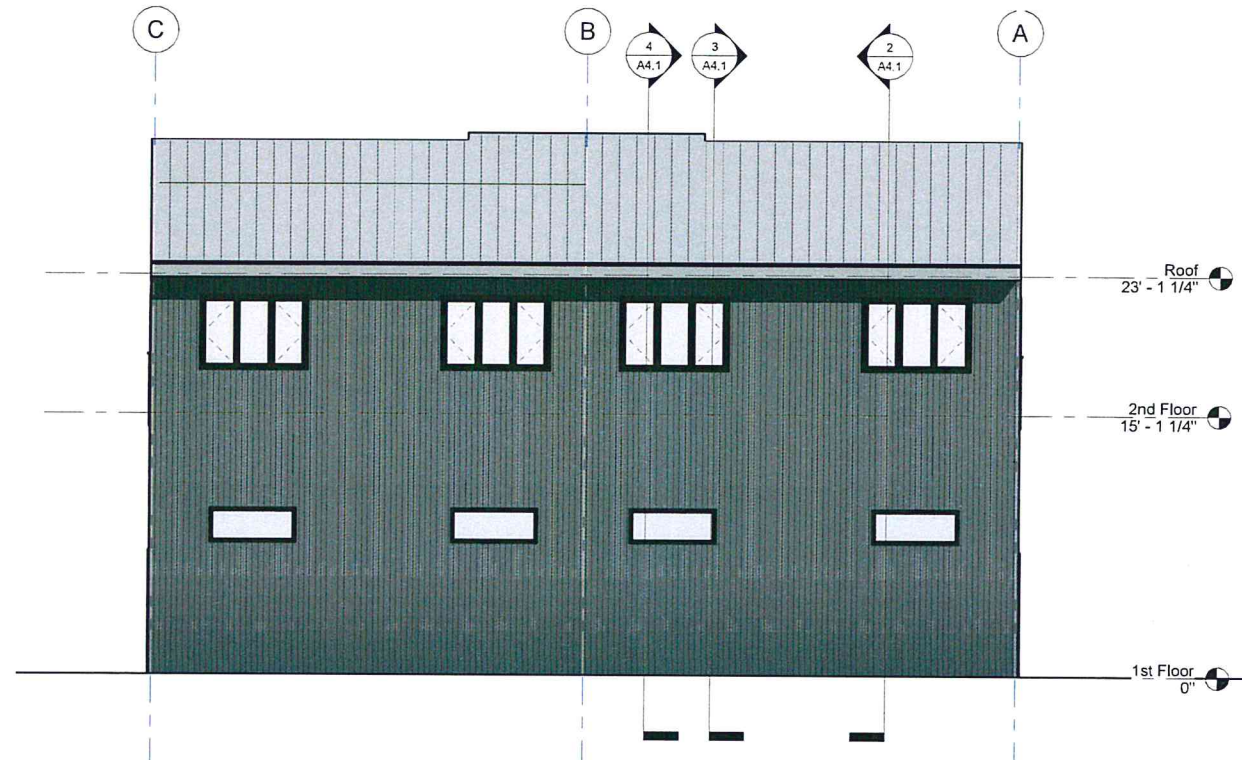
Lot 5 Block 3
W G Pippel Subdivision
16543 Farm Avenue
Anchorage, AK 99577

Sheet name
Exterior Elevations -
Building A

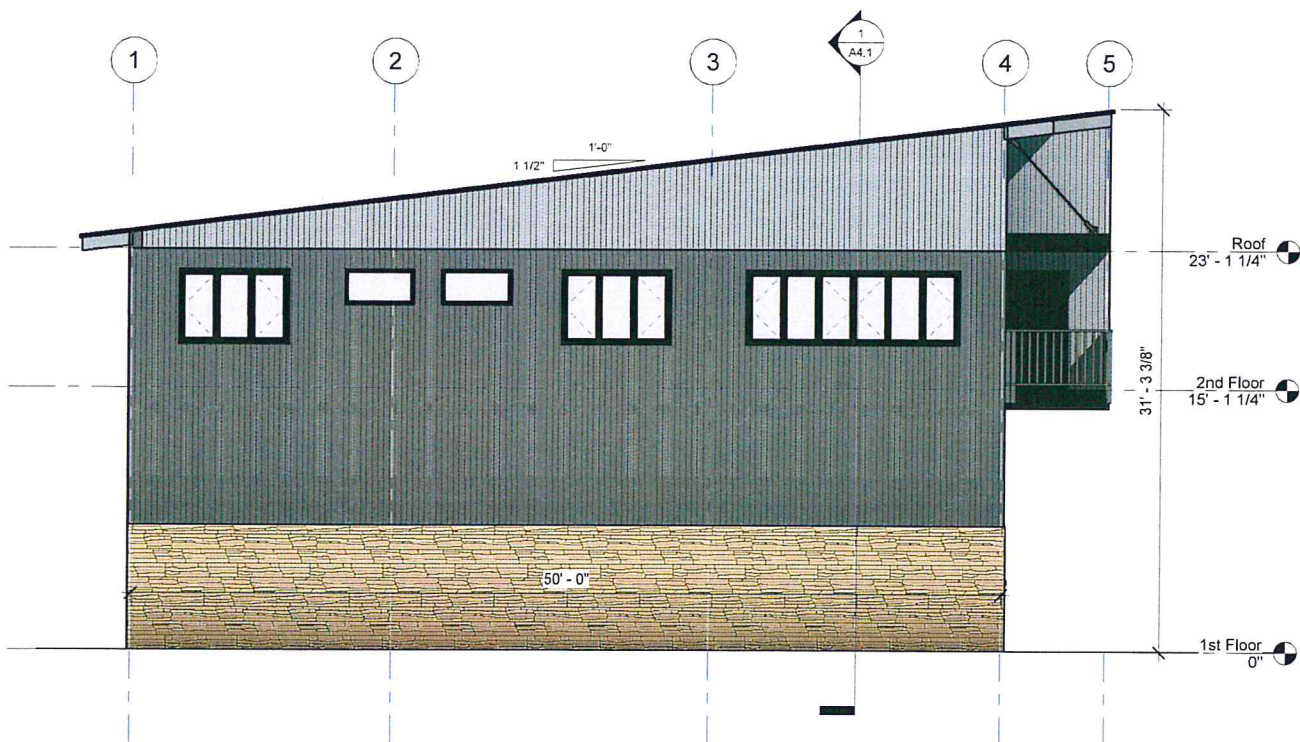
Sheet number
A3.1



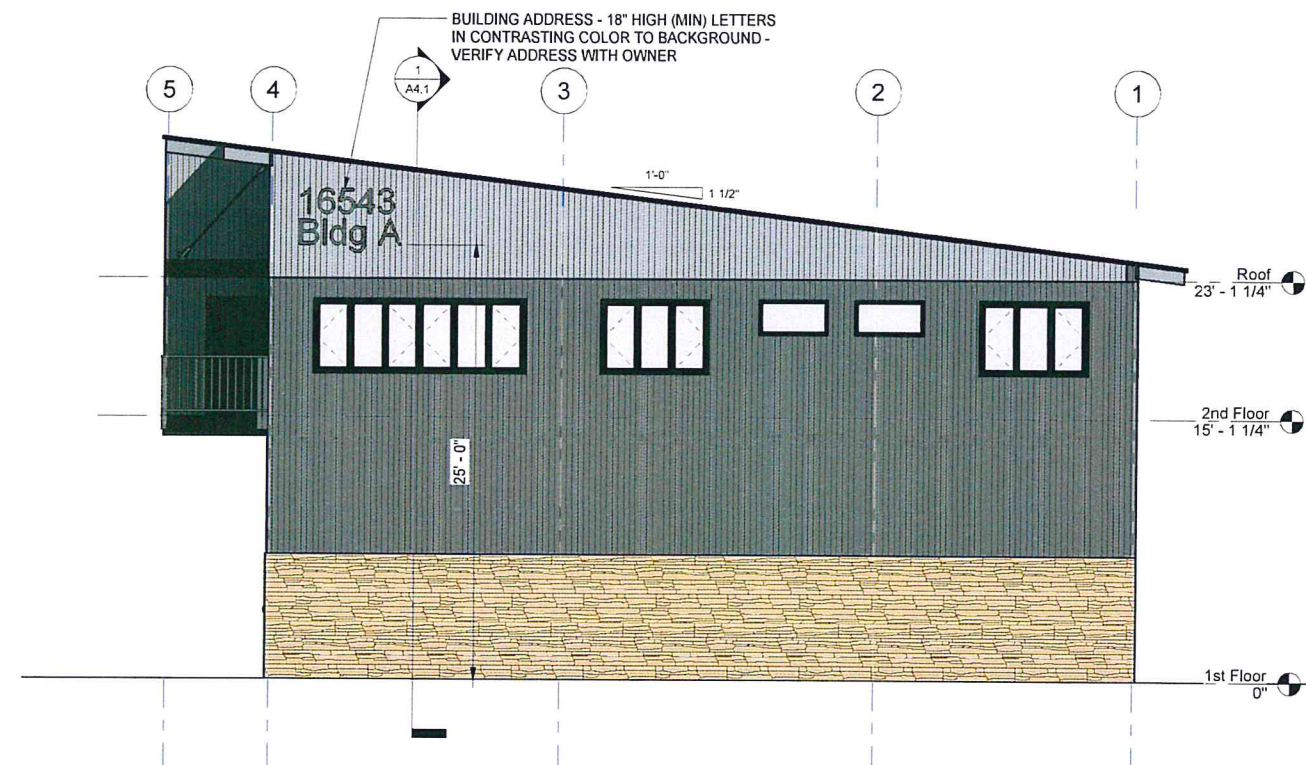
1 West Elevation - Building A
3/16" = 1'-0"



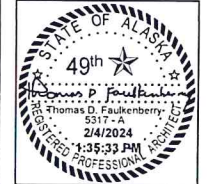
2 East Elevation - Building A
3/16" = 1'-0"



3 North Elevation - Building A
3/16" = 1'-0"



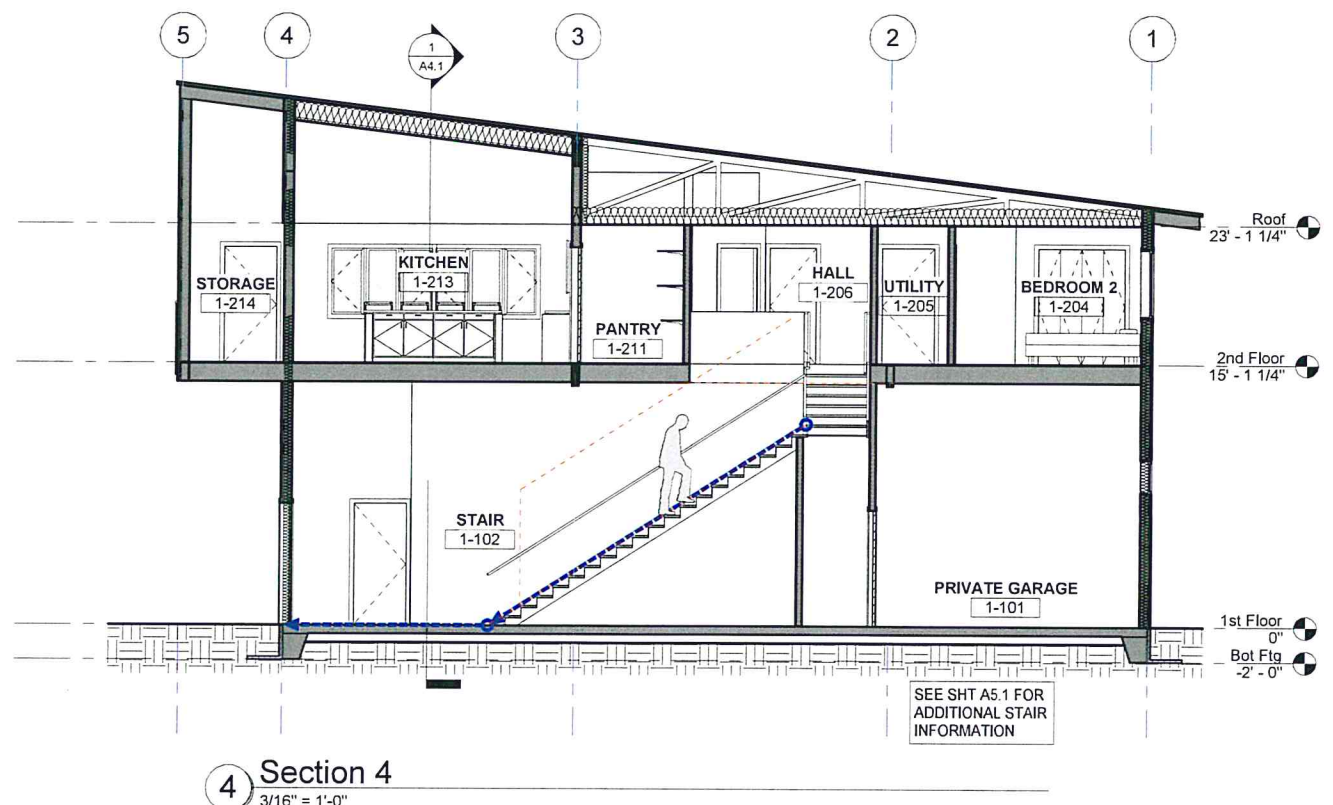
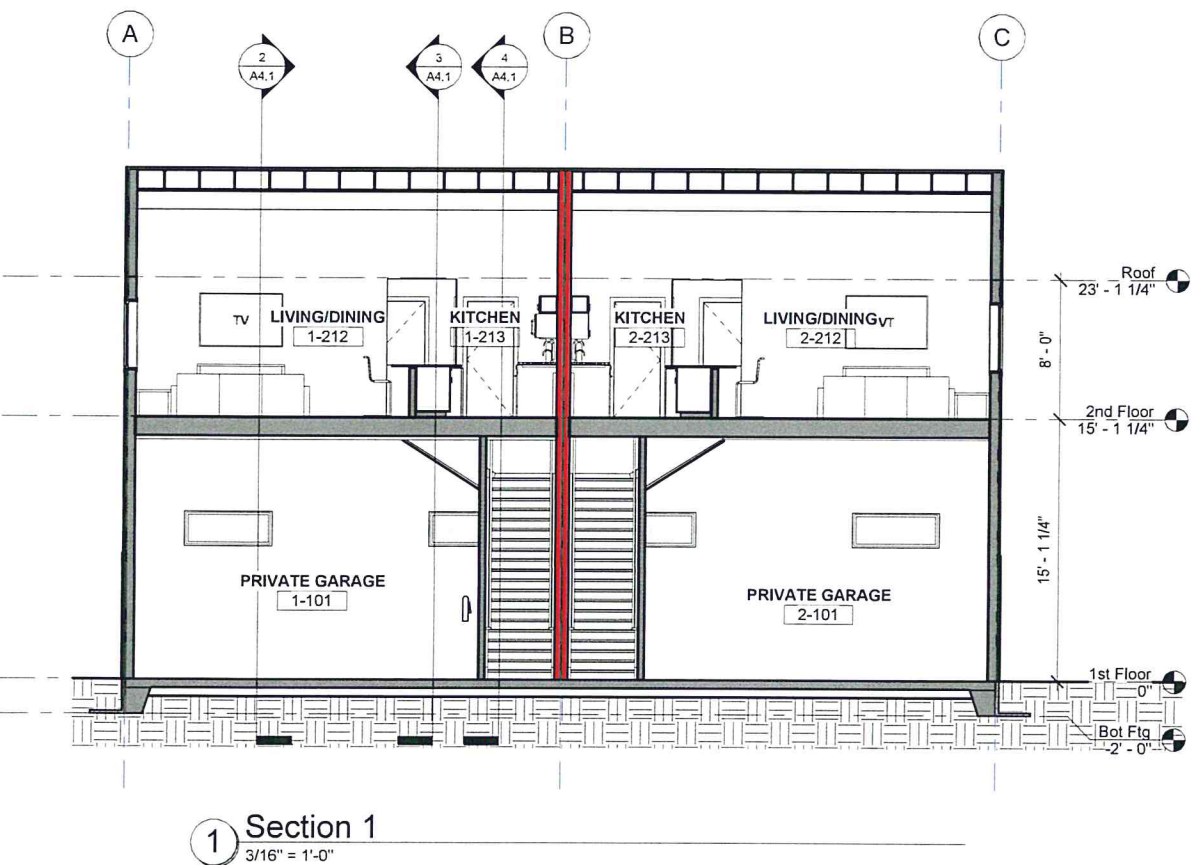
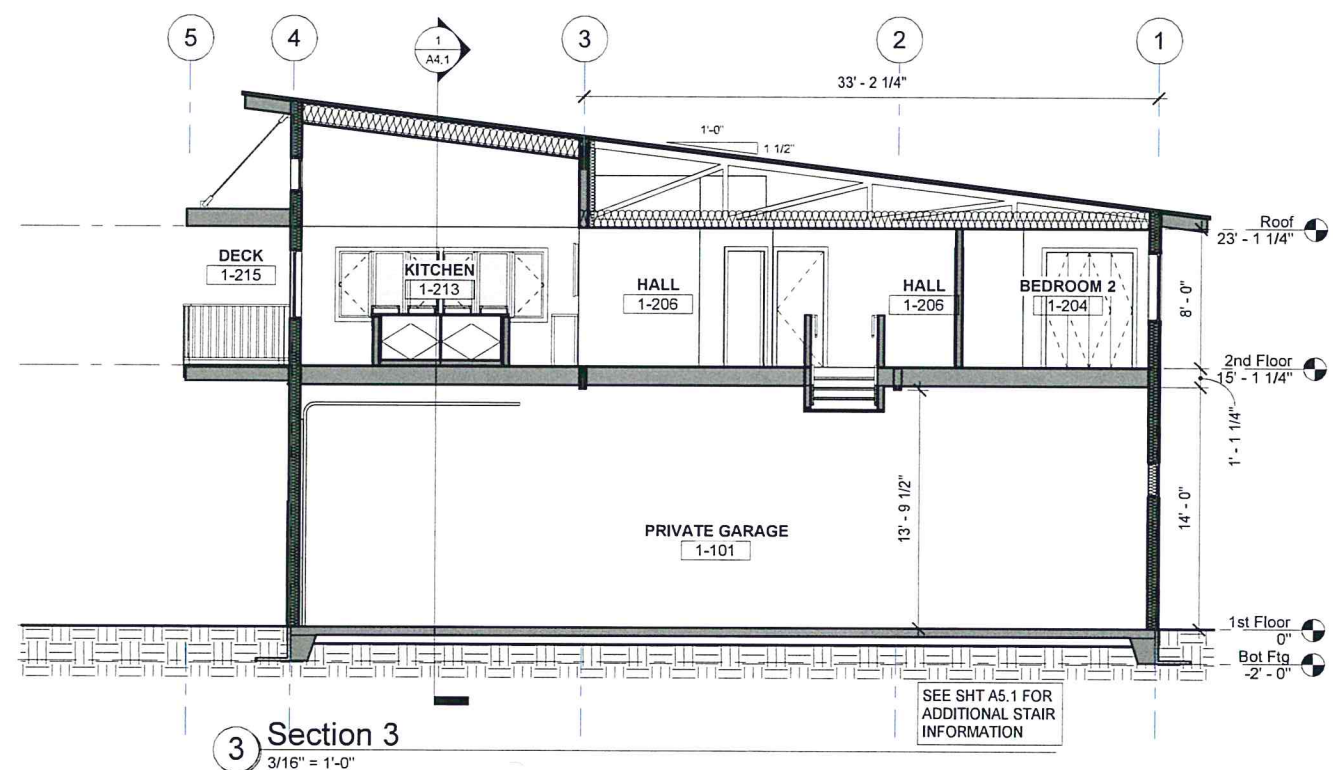
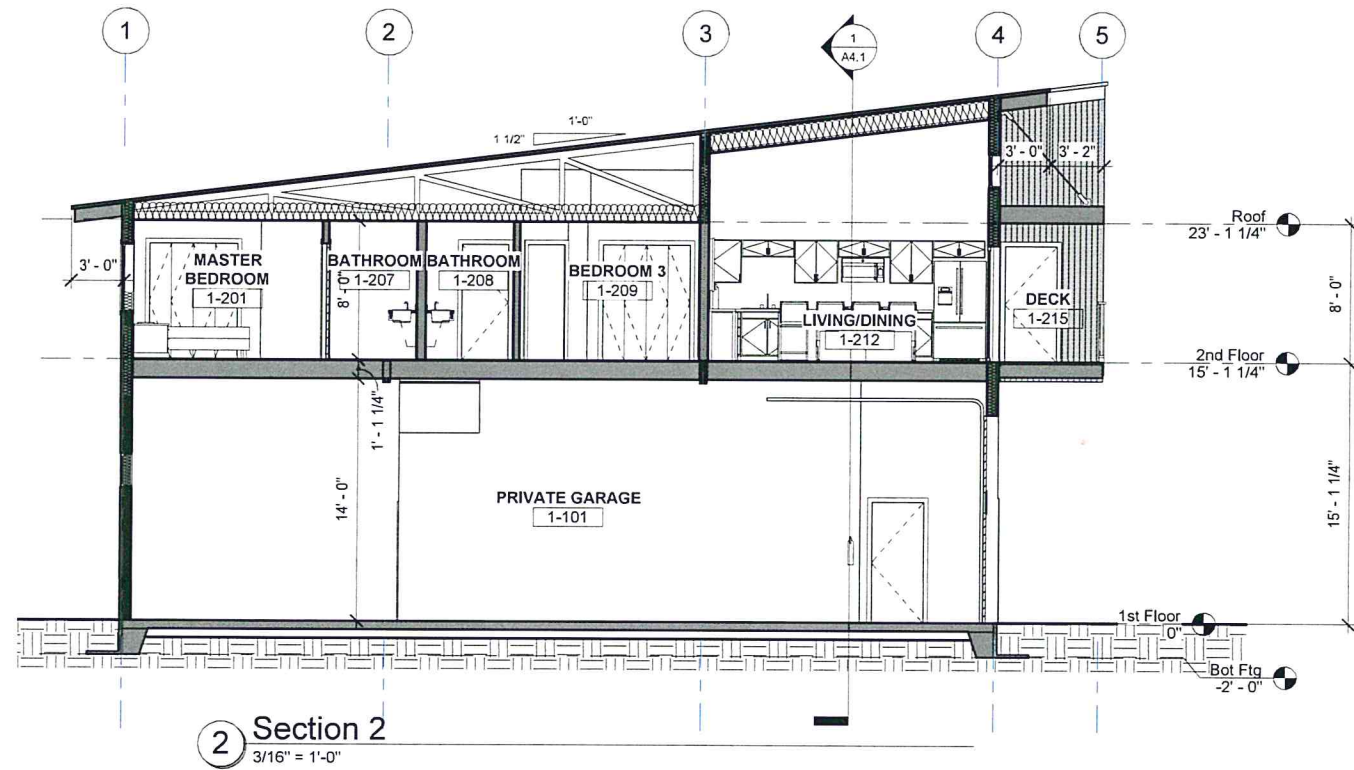
4 South Elevation - Building A
3/16" = 1'-0"

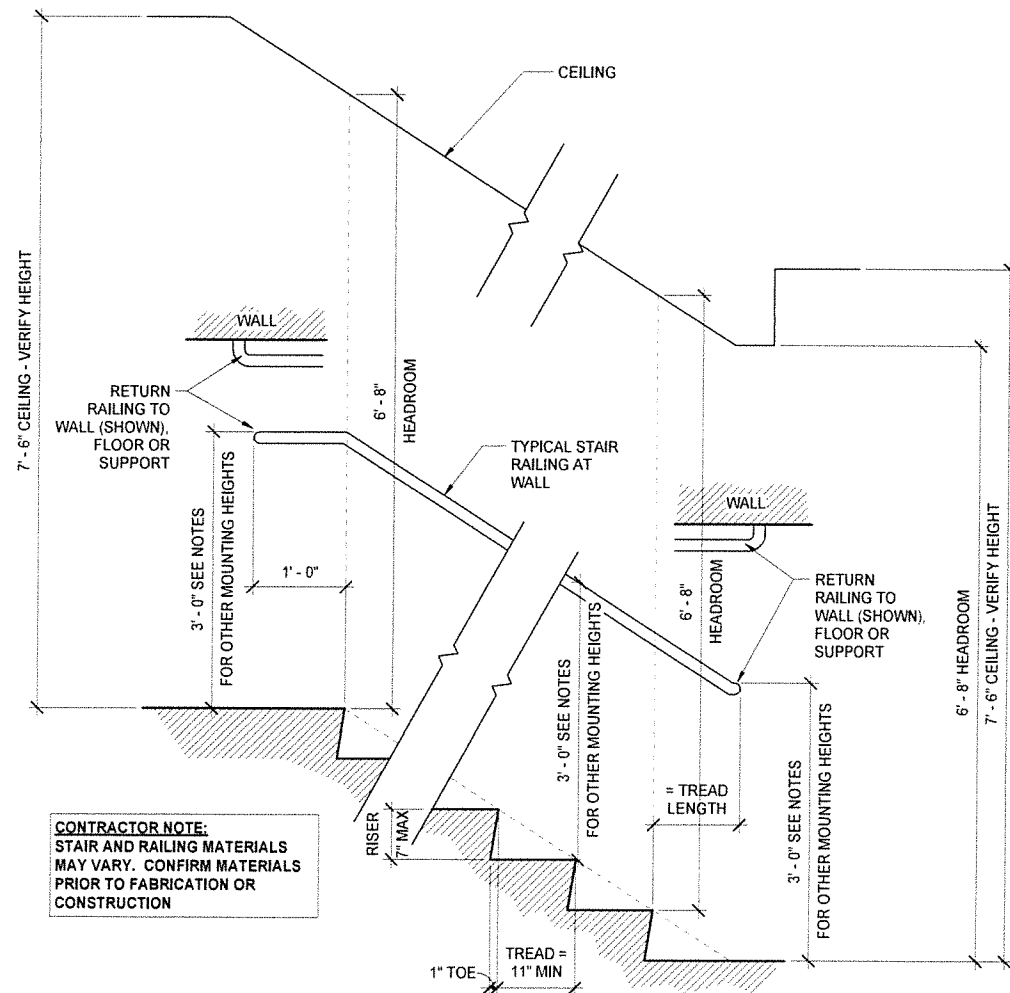


FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #72080
P.O. Box 230093 - Anchorage, Alaska 99523-0093 - (907) 522-9193

Permit # -

(3) New Duplexes
Initial Design
Study
Plotting on: 2/4/2024 1:35:33 PM
sheet name
Building Sections
sheet number
A4.1





1 Typical Railing Detail 3
1" = 1'-0"

TYPICAL STAIR NOTES:

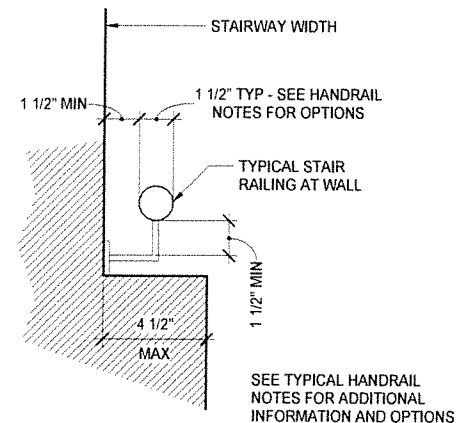
- PER IBC 1011.2 WIDTH, EXCEPTION 1: WIDTH IS PERMITTED TO BE 36 INCHES (MIN) AS OCCUPANT LOAD IS LESS THAN 50.
- PER IBC 1011.3 HEADROOM:
 - MINIMUM VERTICAL HEADROOM CLEARANCE SHALL BE 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.
 - SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER.
 - THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
- PER IBC 1011.5.2 STAIR RISER HEIGHT AND TREAD DEPTH (UNLESS NOTED OTHERWISE):
 - RISER HEIGHT SHALL BE 7" (MAXIMUM) AND 4" MINIMUM.
 - TREAD DEPTH SHALL BE 11" (MINIMUM).
- PER IBC 1011.5.4 DIMENSIONAL UNIFORMITY:
 - STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE.
 - THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8-INCH IN ANY FLIGHT OF STAIRS.
- PER IBC 1011.5.5 NOSING AND RISER PROFILE:
 - NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16-INCH BUT NOT MORE THAN 9/16-INCH FROM THE FOREMOST PROJECTION OF THE TREAD.
 - RISERS SHALL HAVE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM VERTICAL.
 - PER IBC 1011.5.5.1 NOSING PROJECTION SIZE: THE LEADING EDGE (NOSING) OF TREADS SHALL PROJECT NOT MORE THAN 1-1/4" BEYOND THE TREAD BELOW.
 - PER IBC 1011.5.5.3 SOLID RISERS: RISERS SHALL BE SOLID.
- PER IBC 1011.6 STAIRWAY LANDINGS:
 - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.
 - THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS THEY SERVE.
 - EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48", WHICHEVER IS LESS.
 - DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH.
 - WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING.
- PER IBC 1011.7.1 STAIRWAY WALKING SURFACE:
 - THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE-UNIT VERTICAL IN 48-UNITS HORIZONTAL (2-PERCENT SLOPE) IN ANY DIRECTION.
 - STAIRWAY TREADS AND LANDINGS SHALL HAVE SOLID SURFACE UNLESS NOTED OTHERWISE.
 - FLOOR FINISHES SHALL BE SECURELY ATTACHED.
- PER IBC 1011.7.2 OUTDOOR CONDITIONS: OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
- PER IBC 1011.8 VERTICAL RISE: A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.

HANDRAIL NOTES:

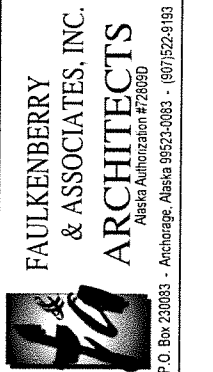
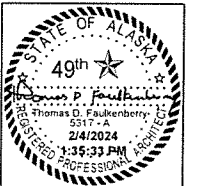
- PER IBC 1011.11 HANDRAILS: FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND COMPLY WITH IBC SECTION 1014.
- PER IBC 1014.2 HEIGHT: MEASURED ABOVE THE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
- PER IBC 1014.3.1 GRASPABILITY: UNLESS NOTED OTHERWISE, HANDRAILS SHALL BE TYPE I WHICH HAS A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES.
- PER IBC 1014.4 CONTINUITY: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
- PER IBC 1014.6 HANDRAIL EXTENSIONS:
 - HANDRAILS SHALL RETURN TO A WALL, GUARD OR WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP.
 - WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
- PER IBC 1014.7 CLEARANCE: CLEAR SPACE BETWEEN A HANDRAIL AND WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 1-1/2".
 - A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- PER IBC 1014.8 PROJECTIONS: PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS AND RAMPS AT EACH SIDE SHALL NOT EXCEED 4-1/2" AT OR BELOW THE HANDRAIL HEIGHT.

GUARDRAIL NOTES:

- PER IBC 1013.3 HEIGHT: GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY TO THE ADJACENT WALKING SURFACE.
- PER IBC 1013.4 OPENING LIMITATIONS: GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.



2 Typical Railing Detail 4
3" = 1'-0"



P. 197A

Bethpage, Pasadena, Andrews, Alaska
- - - - - 2000 ft. 18 July 1956. *ll. 45m.*
Spiraea hypnoides, var. *sp.* *ll. 45m.*
M. leucocarpa, *Sp.*
- - - - - 2000 ft. *ll. 45m.*
District Records



GENERAL NOTES

3. ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE MOST CURRENT EDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS FOR STREETS--DRAINAGE--UTILITIES--PARKS (MASS), THE 2018 AWWU DESIGN AND CONSTRUCTION PRACTICES MANUAL, AND THE SPECIAL PROVISIONS.
2. ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION MUST RESULT IN A HALT TO CONSTRUCTION. THE CONTRACTOR WILL CONTACT THE PROJECT ENGINEER AND FIELD SERVICES TO OBTAIN APPROVAL FOR THE ALTERNATIVE DESIGN PRIOR TO FURTHER WORK.
3. MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN WATER AND SANITARY OR STORM SEWER MAINS AND SERVICES. SANITARY AND STORM SEWER CROSSING PIPE JOINTS SHALL BE PLACED AT LEAST NINE (9) FEET FROM ANY WATERLINE CROSSING.
4. MAINTAIN A MINIMUM OF 36--INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (MAINS OR SERVICES) OR SANITARY SEWER (MAINS OR SERVICES). IF 36--INCHES CANNOT BE MAINTAINED, PROVIDE A MINIMUM OF 4--INCH THICK INSULATION.
5. ALL WATER/SEWER PIPE INSULATION SHALL BE RIGID BOARD, HIGH DENSITY POLYSTYRENE , MIN. 60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER FOUR (4) INCH THICK INSULATION.
6. CONTRACTOR SHALL VERIFY AND RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD AND RECORD ANY CHANGES ON THE CONTRACTOR RECORD DRAWINGS.
7. THE CONTRACTOR SHALL RESTORE ALL DISTURBED PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRECONSTRUCTION CONDITION.
8. IN CASE OF CONFLICT BETWEEN STATIONING LOCATION OF PIPE OR FITTINGS, USE DIMENSIONED LOCATIONS RELATIVE TO THE CENTERLINE AND PROPERTY LINE, THE DIMENSIONED LOCATIONS SHALL GOVERN.
9. THE CONTRACTOR SHALL RECORD SURVEY NOTES IN A FORMAT SIMILAR TO THAT SHOWN IN MASS DIVISION 65 FOR SUBMITTAL WITH THE RECORD DRAWING PLANS.
10. CONTRACTOR SHALL FIELD INSTALL RESTRAINED FITTINGS ON ALL MECHANICAL JOINTS.
11. CONTRACTOR SHALL USE DUCTILE IRON PIPE (DIP) LONG SOLID SLEEVES WITH RESTRAINED JOINTS TO FACILITATE CONNECTIONING DIP TO DIP OF SAME SIZE.
12. NON--TIGHTLY BONDED COATED DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN 8--MILS OF POLYETHYLENE WRAP THAT IS TO INCLUDE A VBIO FILM SYSTEM INCORPORATING CORROSION CONTROL ADDITIVE AND MIC CONTROL ADDITIVES AS PROVIDED BY US PIPE OR APPROVED EQUAL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND MUNICIPAL LAWS THAT PROHIBIT UNPERMITTED DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS, THAT ARE A RESULT OF EROSION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO THE ROADWAY OR ADJACENT PROPERTY. AT A MINIMUM, THE CONTRACTOR SHALL SWEEP UP ANY SEDIMENT TRACKED ONTO PAVED SURFACES IN PUBLIC RIGHT--OF--WAY WITHIN 24 HOURS OF THE TRACKING TO MINIMIZE THE WASH--OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.
14. WATER RESULTING FROM CONTRACTORS DEWATERING EFFORTS SHALL NOT BE PUMPED OR OTHERWISE DIVERTED INTO EXISTING STORM DRAINS OR SANITARY SEWER MANHOLES OR CLEANOUTS UNLESS REQUIRED PERMITS ARE OBTAINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE ALLOWED TO DIVERT WATER FROM EXCAVATION ONTO THE ROADWAYS. CONTRACTOR SHALL PROVIDE DISPOSAL SITE FOR EXCESS WATER AND SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL PROVIDE COPIES OF NECESSARY PERMITS AND APPROVALS TO M.O.A. R.O.W. PERMIT OFFICE AND THE ENGINEER.

SEWER NOTES

1. EXISTING CUSTOMERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF SANITARY SEWER SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY SANITARY SEWER SERVICE TO THE EXISTING CUSTOMERS IF DEEMED NECESSARY BY THE ENGINEER.
2. ALL MANHOLES SHALL HAVE A MINIMUM OF ONE-SIX (6") INCH GRADE RING. MAXIMUM GRADE RING ADJUSTMENT SHALL NOT EXCEED EIGHTEEN (18") INCHES.
3. ALL SANITARY SEWER SERVICES SHALL BE 4" OR 6" POLYVINYL CHLORIDE (PVC) C-900, DR-18, UNLESS OTHERWISE NOTED.
4. SANITARY SEWER SERVICES SHALL BE 4-INCH OR 6-INCH UNLESS NOTED ON PLANS WITH A MINIMUM SLOPE FOR 6-INCH SERVICES TO BE 1% AND FOR 4-INCH SERVICES TO BE 2%.
5. SANITARY SEWER SERVICES SHALL BE PLACED NO CLOSER THAN: 15 FEET HORIZONTALLY MEASURED TO ANY FIRE HYDRANT OR FIRE HYDRANT LEG; 10 FEET HORIZONTALLY MEASURED TO ANY WATER MAIN, WATER SERVICE, STORM SEWER, FOOTING DRAIN, STREET LIGHT, TRANSFORMER PAD, ELECTRICAL/TELEPHONE/CABLE BOX; AND 5 FEET HORIZONTALLY MEASURED TO ANY SIDE LOT LINE.
6. ALL BEDDING SHALL BE CLASS E.
7. SEWER MAIN AND SERVICE TRENCHES AND BEDDING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
8. THE CONTRACTOR SHALL RELOCATE ANY SEWER SERVICE CONNECTIONS INSTALLED WITH LESS THAN MINIMUM STANDARD MEASURED DISTANCES PRIOR TO FINAL ACCEPTANCE BY AWWU.

SURVEY NOTES

1. THE FIELD SURVEY WAS PERFORMED BY DOWL ENGINEERING DURING JUNE AND JULY, 2018 AND PROFESSIONAL AND TECHNICAL SERVICES INC. (PTS), ON MARCH 30, 2023. FIELD SURVEY INFORMATION FOR THIS PROJECT IS LOCATED IN DOWL'S FIELD BOOKS FB2628 PAGES 36-55, FB2629 PAGES 04-38 AND PTS FIELD BOOK 19-102 PAGES 75-76.
2. COORDINATES ARE ALASKA STATE PLANE ZONE 4, NAD83(1992) IN U.S. FEET. THE BASIS OF COORDINATES IS MONUMENT "ERTM-11", A BRONZE CAP HAVING A VALUE OF N2,674,829.51 AND E1,715,894.36. BEARINGS WERE DERIVED FROM GPS OBSERVATIONS TAKEN ON JUNE 18, 2018, HOLDING THE POSITION OF "ERTM-11".
3. ELEVATIONS ARE BASED ON THE MUNICIPALITY OF ANCHORAGE VERTICAL CONTROL NETWORK IN U.S. FEET. THE BASIS OF ELEVATIONS ARE BENCHMARKS "ER-15," A BRASS CAP HAVING A VALUE OF 297.58 FEET AND "ER-8," A BRASS CAP HAVING A VALUE OF 337.06 FEET. THE DATUM IS NGS 1972 ADJUST.

CALL BEFORE YOU DIG !	
Alaska Digline, Inc.	
Statewide	811
AFSC/ASIG	243-4322
Chevron	258-2301
Alaska Railroad	265-2520
Military Fuel Lines	552-3760 & 333-5342
State Storm Drains	333-2411



OWNER

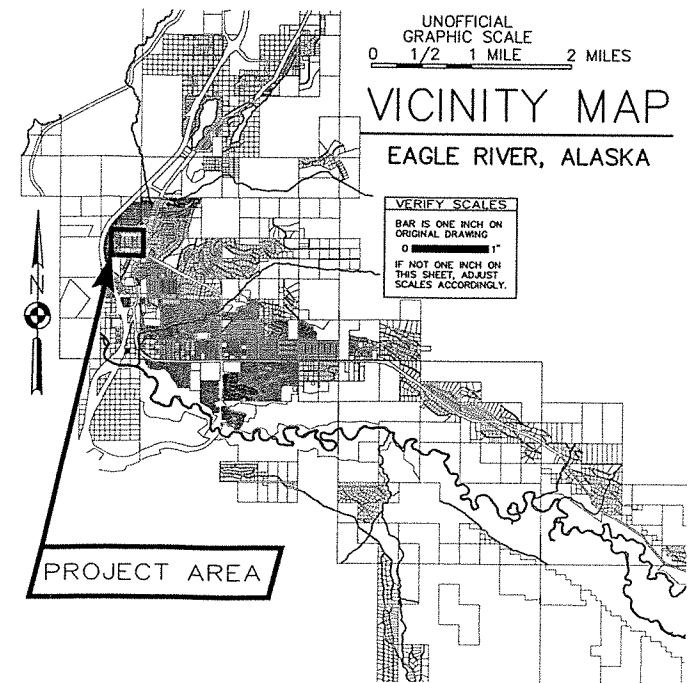
SIGNATURE
SHANE THOM
18685 GENTEEL CIRCLE
EAGLE RIVER, AK 99577
PHONE # 907 350 6612

LEGAL DESCRIPTION











LOT 5, BLOCK 3
W.G. PIPPEL SUBDIVISION
LOT SIZE: 24,360 SF
ZONE: CE-RO SL
(PLAT NO. P-164A)
GRID NW 0251

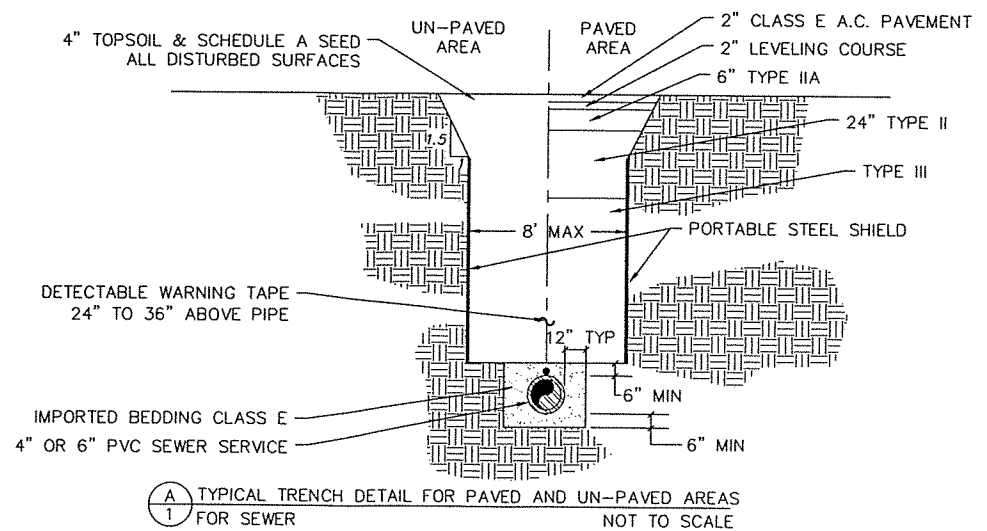
USE OF BUILDING

RESIDENTIAL DUPLEXES



LEGEND

EXISTING (E)	PROPOSED (P)	
----	----	PROPERTY LINE
----	----	EASEMENT
-----		ASPHALT PAVEMENT BOUNDARY
	-----	BUILDING LINE
 c.o.	 c.o.	SANITARY SEWER CLEANOUT
— S —	— S —	SANITARY SEWER LINE
		SANITARY SEWER MANHOLE
— SD —		STORM DRAIN LINE
		WATER VALVE
		WATER KEY BOX
— W —	— W —	WATER LINE
		STORM DRAIN CATCH BASIN MANHOLE
— G —		UNDERGROUND NATURAL GAS
— E/UG —		UNDERGROUND ELECTRIC



PS 23-022

PLAN SET No. 11373

OFFICE CONDO BUILDING
LOT 5, BLOCK 3 W.G. PIPPEL SUBDIVISION
SEWER SERVICE CONNECT

SCALE:	DATE: 10/20/2023	GRID: NW0251
H: N/A		
V: N/A	ACCT. NO.:	

SHEET: 51 of 2

SEAL

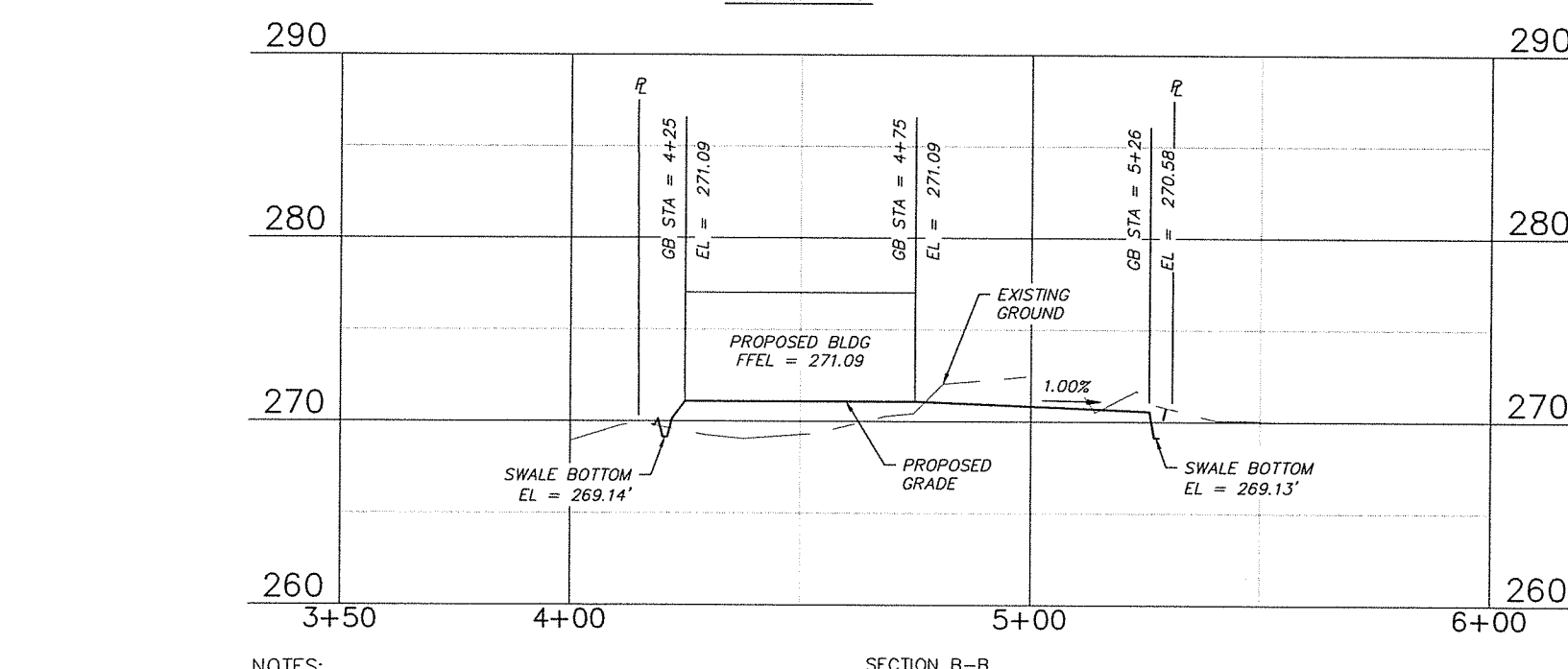
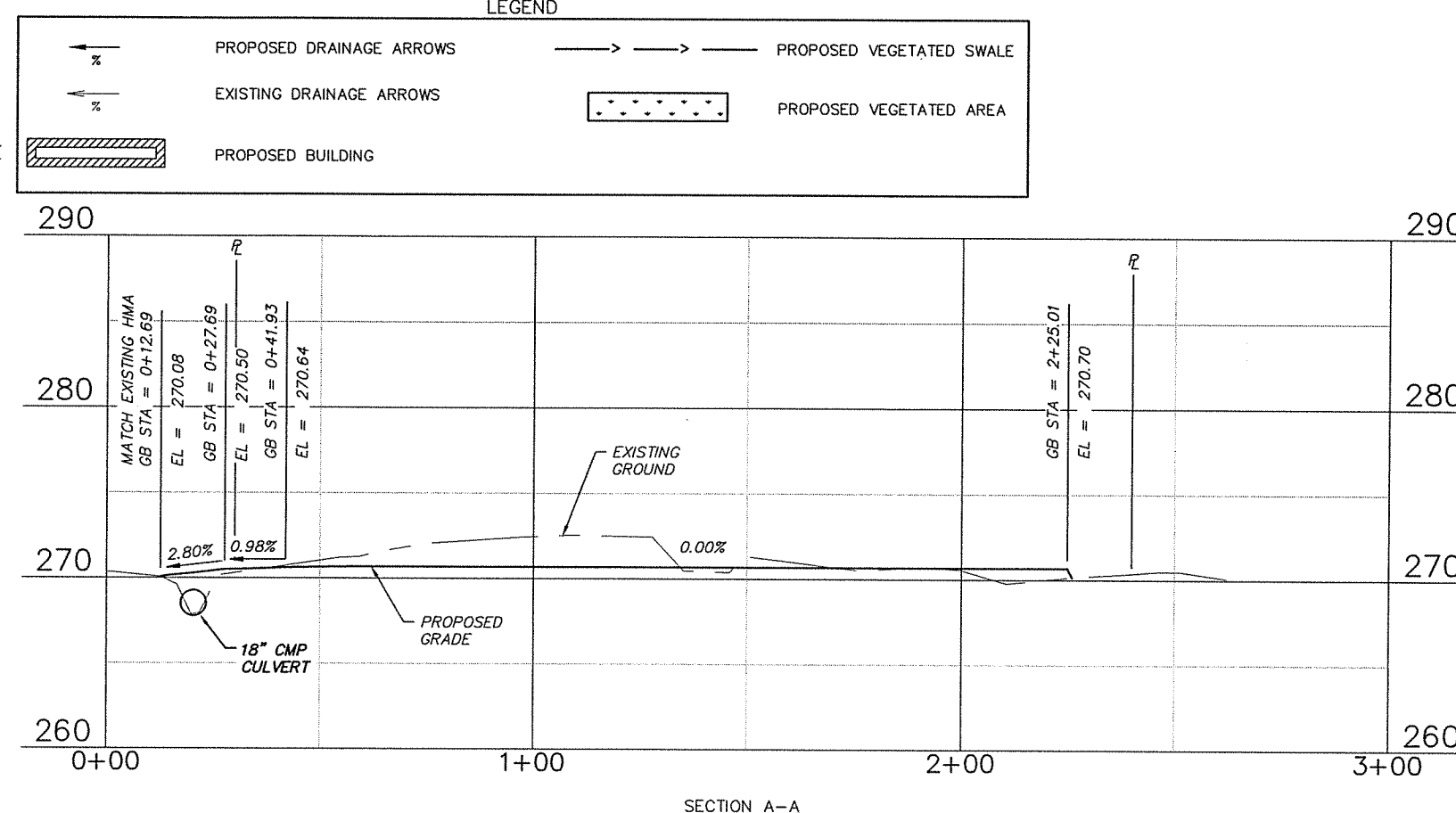
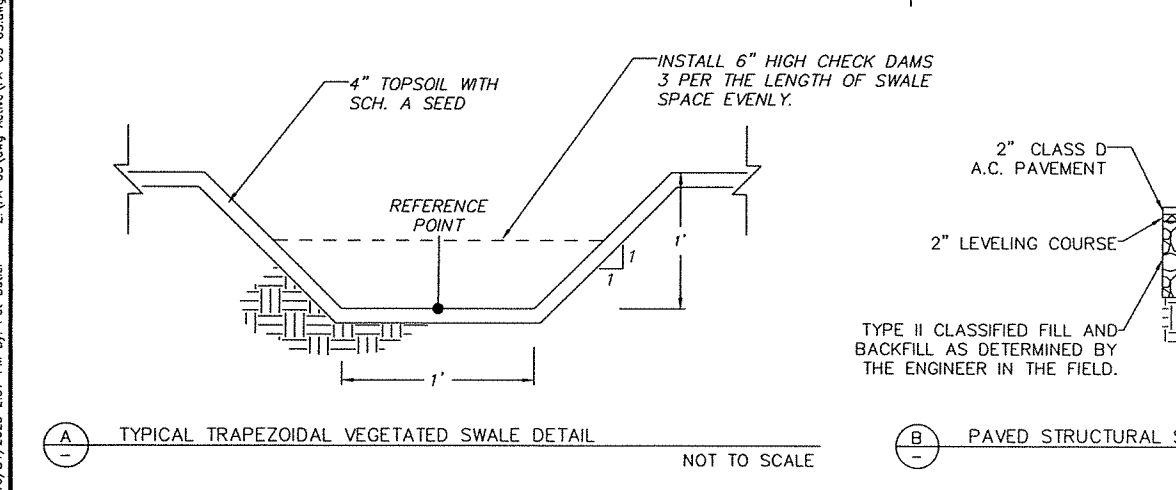
CONSULTANT

RECORD DRAWING

REVISIONS

--	--	--

2019/10/02 2:08 PM By: Pot Butler Z:\FA-05\dwg Active\FA-05 SEWER SERVICE.dwg



- NOTES:

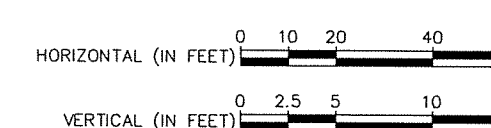
 1. LOT SHALL BE CLEARED AND GRUBBED PRIOR TO IMPROVEMENTS BEING INSTALLED. SEE A SHEETS FOR SITE PLAN AND L SHEETS FOR LANDSCAPE IMPROVEMENTS.
 2. ALL FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES AND BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
 3. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS.
 4. PROPOSED BUILDING DESIGNED BY OTHERS. IF THERE IS A CONFLICT BETWEEN THIS SHEET AND THE STRUCTURAL SECTIONS REQUIRED FOR THE PROPOSED BUILDINGS THE STRUCTURAL SHEETS SHALL TAKE PRECEDENCE.
 5. STATION 0+00 BEGINS AT NORTHING 2678481.0349 AND EASTING 1715321.4625 AND THE ALIGNMENT IS 300.00 FT IN LENGTH AT BEARING N0°25'45"W.
 6. STATION 4+00 BEGINS AT NORTHING 2678616.8924 AND EASTING 1715434.4482 AND THE

SECTION

NOT TO SCALE

HORIZONTAL (IN FEET)

VERTICAL (IN FEET)



A B C D E F G

5

4

3

2

1

2
L101

Soils Plan

SCALE: 1" = 40'-0" @22x34



1
L101

Code Analysis Plan

SCALE: 1" = 40'-0" @22x34



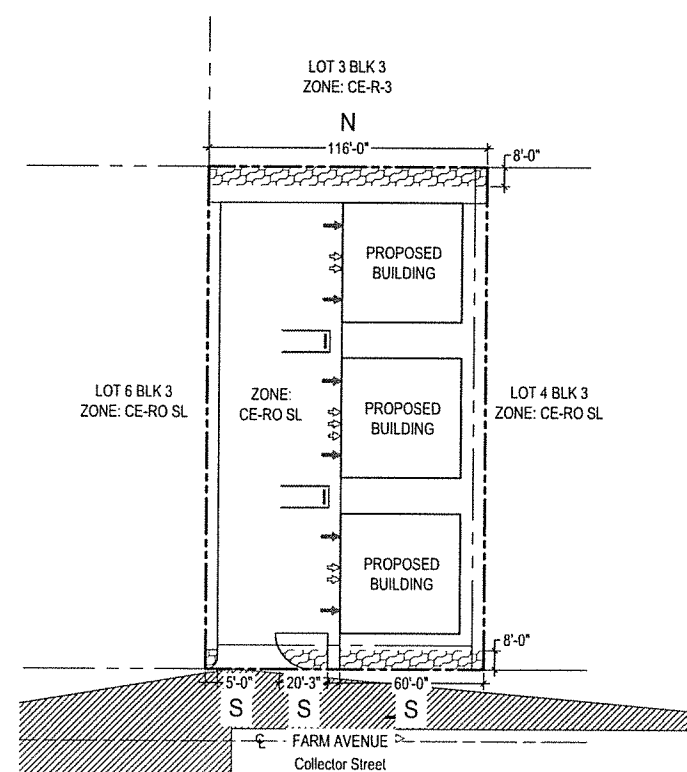
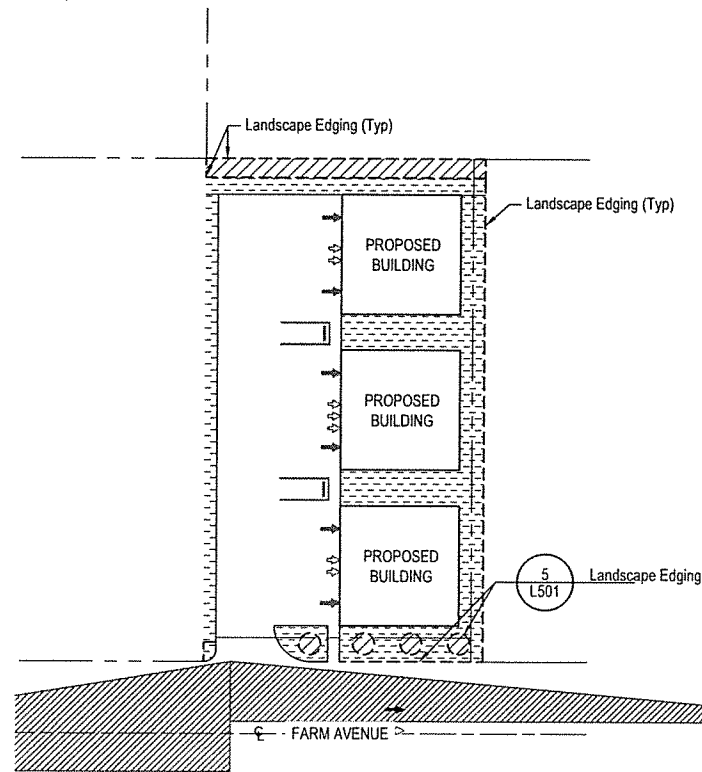
Soils Legend

	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.

Code Plan Legend

	Site Perimeter Landscaping (L1)
--	---------------------------------



Title 21 Master Table (New Code)

Conformance per 21.12.060-C1	N/A
Site Perimeter Landscaping	Required. See table this sheet.
Parking Lot Landscaping: Perimeter	Not Required. Less than 10 parking spaces.
Parking Lot Landscaping: Interior	Not Required. Less than 40 parking spaces.
Bicycle Parking Spaces	Not currently required by code.
Open Space Requirements	Not required for zoning type.
Site Distance Triangles	25 MPH. See Plans
Dumpster Screening	Not required. No on-site dumpster
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.

MOA ELECTRONIC SUBMITTAL

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
AECC #1195

SEAL:

Corporate License #1195

FARM AVENUE
3 NEW DUPLEXES
PERMIT DRAWINGS
EAGLE RIVER, AK

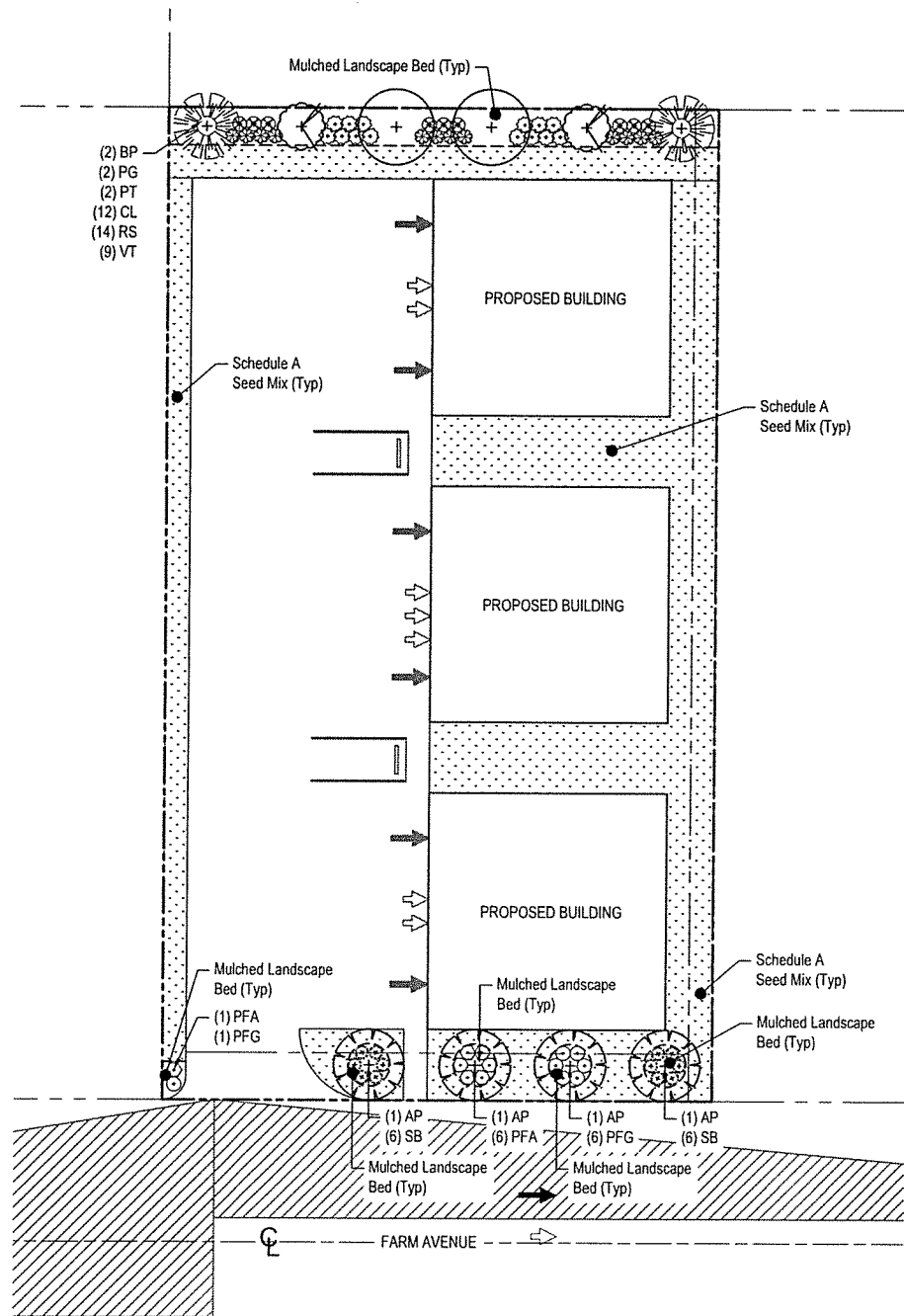
If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

DATE: 10/23/2023
JOB NUMBER: SC-23-04
DRAWN BY: BL
CHECKED BY: PB

CODE AND SOILS & EDGING PLAN
SHEET #:
L101

Drawing: J:\SCO-23-04 Farm Ave12 - CAD\Corvus-Sheets.dwg last saved on 10/20/2023 5:22 PM was plotted by Bradley Little on 10/23/2023 12:44 PM

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

Planting Schedule

Deciduous Trees- See Detail: **2** **L501** Deciduous Tree Planting **4** **L501** Moose Protection

Qty.	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
4		AP	Acer platanoides 'Helena'	Helena Maple	2" CAL	B&B	Single stem
2		BP	Betula papyrifera	Paper Birch	2" CAL	B&B	Single stem
2		PT	Populus tremuloides	Quaking Aspen	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.

Evergreen Trees- See Detail: **3** **L501** Evergreen Tree Planting

Qty.	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
2		PG	Picea glauca	White Spruce	6' HT	B&B	

Note 1: Per MOA Sec. 21.07.080.F.1.a, all coniferous trees must be a minimum height of 6' at the time of planting. Container or root ball size per ANSI Z60.1 based on tree size.

Shrubs - See Detail: **1** **L501** Shrub Planting

Qty.	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
12		CL	Cotoneaster lucidus	Hedge Cotoneaster	#5 (18" MIN)	CG	
7		PFA	Potentilla fruticosa 'Abbottswood'	Abbottswood Potentilla	#5 (18" MIN)	CG	
7		PFG	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	#5 (18" MIN)	CG	
14		RS	Rosa rugosa	Rugosa Rose	#5 (18" MIN)	CG	
12		SB	Spiraea x bumalda 'Little Princess'	Little Princess Spirea	#5 (18" MIN)	CG	
9		VT	Viburnum trilobum 'Bailey Compact'	Bailey Compact American Cranberry	#5 (18" MIN)	CG	

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

5 **L501** Landscape Edging

General Notes:

- Construct project to meet Municipality of Anchorage Standard Specifications (MASS.) See 6/501 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 planting soil and seed to all disturbed areas not indicated on plans.
- While utilities are shown, contractor is responsible to verify location and type prior to work. Do not install trees if overhead utilities are present, and contact Landscape Architect.
- Install Moose Protection Fence to all Deciduous Trees. Refer to Detail 4/L501.
- Landscape contractor: Coordinate the excavation of planting 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.

SEAL:



Corporate License #1195

FARM AVENUE
3 NEW DUPLEXES
PERMIT DRAWINGS
EAGLE RIVER, AK

If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

DATE: 10/23/2023
JOB NUMBER: SCO-23-04
DRAWN BY: BL
CHECKED BY: PB

PLANTING PLAN
SHEET #
L102

