



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

FAIRBANKS FIELD OFFICE
Regulatory Division (1145)
CEPOA-RD
P.O. Box 35066
Fort Wainwright, Alaska 99703

PUBLIC NOTICE DATE:	November 22, 2022
EXPIRATION DATE:	December 22, 2022
REFERENCE NUMBER:	POA-2022-00279
WATERWAY:	Campbell Creek

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

All comments regarding this public notice should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to regpagemaster@usace.army.mil. All comments should include the public notice reference number listed above.

All comments should reach this office no later than the expiration date of this public notice to become part of the record and be considered in the decision. Please contact Rebecca Manbeck at (907) 251-6716 or by email at Rebecca.S.Manbeck2@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Erica Stachnik, Amazon, 399 Fairview Avenue North, Seattle, WA 98109, ericanik@amazon.com.

AGENT: Wende Wilber, Kittelson & Associates, 851 SW 6th Avenue, Suite 600, Portland, OR 97204, wwilber@kittelson.com.

LOCATION: The project address is 5900 Old Seward Highway, Anchorage, AK 99518. The project site is located within Section 31, T. 13N., R. 3W., Seward Meridian; Latitude 61.167369° N., Longitude 149.8699° W.; in Anchorage, Alaska.

PURPOSE: The applicant's stated purpose is to create a new distribution center. The proposed work will expand an existing warehouse and parking lot for improved circulation and safety. This work will meet Municipality of Anchorage (MOA) Light Industrial (I-1) zoning standards in the Title 21 Land Use code.

PROPOSED WORK: The applicant proposes to discharge approximately 3,673 cubic yards of fill into 1.9 acres of wetlands. This work will expand an existing parking lot to fulfill proposed operational and safety requirements. Minimum requirements include 103 onsite delivery van parking spaces, 126 onsite parking stalls for associates, and a 75,000 square foot building (existing). In addition to these requirements, the maneuvering zone for trucks along the dock must be a depth of 140 feet with space for queuing lanes, outdoor loading, and multiple ingresses and egresses to separate inbound and associate parking. To manage storm water drainage along the new development, subsurface pipes will be installed. Collected runoff will then be filtered through arched chambers and discharged into Campbell Creek. Construction is expected to begin in the early spring of 2023. All work will be in accordance with the enclosed plan (sheets Erosion Sediment Control Plan [ESCP] and L1.0-L2.1), dated October 20, 2022, (sheets C0.01-C4.02), dated October 28, 2022, and (sheets 1-8), dated November 1, 2022.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material.

- a. Avoidance: Applicant proposes no onsite wetland avoidance measures since the entirety of the property is required to meet project needs. Alternative locations were explored but none were found to be viable. The applicant stated, *"An extensive land use search of undeveloped sites and existing properties for renovation was conducted; however, no other feasible sites were available that meet the minimum requirements. The limited industrial land supply is supported by the following:*
 - *Per the Municipality of Anchorage Industrial Land Assessment Update: Volume I Employment Land Need & Policy Recommendations, May 2015, there is a documented "industrial land use shortage" to meet the baseline needs:*
 - *The Transportation, Warehousing, & Utilities sector is expected to continue to drive most developed space growth, driven by industry related to Ted Stevens Anchorage International Airport, the Port of Anchorage, and Anchorage's continued role as transportation hub for the entire state.*
 - *Many central city jurisdictions that are largely built out, such as Anchorage, are frequently left with industrial-zoned parcels that are smaller in size, irregular in shape, location, or would be difficult to assemble for a size of size and shape suitable for the plans of a specific business and its economic function.*
 - *Results of the analysis indicate that the Anchorage Bowl does not have sufficient industrial land capacity to accommodate employment gains."*

- b. Minimization: The following is quoted from the applicant's application materials, "*The proposed site minimizes overall environmental impacts to the community by rehabilitating and infilling an existing site that is currently vacant. The "C" wetlands present on the site are the lowest value wetlands within the Municipality. Some "C" sites may have moderate values for one or more wetland function, but they generally have reduced or minimal functions and/or ecological values. Such sites have been determined to be suitable for development and are to be generally managed to support community expansion and infilling. Of the assessed functions and values, stormwater filtering and attenuation scored highest.*"

The applicant proposes construction phase best management practices (BMPs) and site permanent measures to minimize environmental impacts. To manage stormwater drainage and potential sediment erosion issues, the applicant has collaborated with the Alaska Department of Environmental Conservation (ADEC) to create a Stormwater Pollution Prevention Plan (SWPPP) and ESCP. Any potential dewatering activities will comply with Anchorage Water and Wastewater Utility (AWWU) rules and regulations. The applicant considers the removal of onsite Palustrine Seasonally Flooded-Saturated Persistent Emergent (PEM1E) wetlands necessary to allow for proper drainage due to the landscape topography. The following in italics is quoted from the applicant:

"Construction Phase BMPs

During soil disturbing activities, there is the potential that storm water will transport sediments off site. A SWPPP has been prepared in accordance with ADEC and Municipality of Anchorage requirements. Key BMPs for mitigating the off-site transport of sediment are summarized below and outlined in the attached ESCP.

- *Prior to initiating construction activities, work limits will be delineated by temporary fencing, staking or flagging, silt fence, fiber rolls, or some other means. Efforts should be made to preserve as much existing stabilized surfacing/natural vegetation as practicable.*
- *Areas not to be disturbed during construction activities will be clearly identified by flagging or another method of delineation to minimize the potential of unnecessary disturbance.*
- *Vegetation clearing will comply with the U.S. Fish and Wildlife Land Clearing Guidance for Alaska per the Migratory Bird Treaty Act.*
- *The use of straw wattle or silt fence BMPs for controlling and diverting storm water around the project site will be installed at the north property boundary where runoff appears to flow onto the project site.*
- *Silt fences, existing vegetation and straw wattles/fiber rolls will be utilized for controlling and reducing storm water flow velocity to minimize erosion along slopes on the project site and to prevent sediment from exiting the site.*
- *Dewatering is not anticipated. Groundwater was encountered during geotechnical investigation at depths of approximately 18 feet below existing ground surface; however, if uncontaminated excavation dewatering is required, these activities will be conducted in accordance with required permits from the MOA Watershed Management and/or AWWU Field Services.*

Site Permanent Measures

- *A 30-foot-wide vegetative buffer will be in place along the northwest half of the property line (it transitions to 15 feet on the southwest end). A 10-foot-wide landscaped buffer extends along the north property line. The areas will be top soiled and seeded with a mow able seed mix, trees and shrubs and a rock or shredded bark mulch (landscape plans attached). Originally, the intent was to retain a small portion of the PEM1E wetland (near the middle of the site on the northwest boundary for infiltration; however, due to the existing site topography, which falls away to the northwest as much as 10 to -12 feet below the building's finished floor elevation, the site must be regraded to meet land use and building code design standards and to avoid off-site drainage impacts.*
 - *Existing on-site storm drainage systems on the south side of the site capture and direct runoff through Oil and Grit Separators before moving into the piped system under Old Seward Highway. Water then outfalls into Campbell Creek approximately 620 feet west of the project site.*
 - *For on-site storm water runoff on the newly developed north side of the site, water will be collected into on-site piped storm drainage systems that will direct water into arched chambers systems for on-site ground infiltration gallery. The on-site infiltration gallery was designed using Hydrograph to attenuate and control the 100yr – 24hr storm event. It evenly distributes stormwater between chamber runs with an in-situ infiltration rate of 0.05 to 0.10 per hour.”*
- c. Compensatory Mitigation: Applicant intends to purchase credits from a bank to offset the loss of wetlands.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no known cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the project footprint within jurisdictional waters of the U.S, including wetlands. Consultation of the AHRs constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO), Federally recognized Tribes, and other consulting parties. Any comments SHPO, Federally recognized Tribes, and other consulting parties may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area. We have determined the described activity would have no effect on any listed or proposed threatened or endangered species and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). No EFH species are known to use the project area. We have determined the described activity would not adversely affect EFH in the project area. Therefore, no consultation with the NMFS is required. However, any comments the NMFS may have concerning EFH will be considered in our final assessment of the described work.

TRIBAL CONSULTATION: The Corps fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each tribe regarding protected rights and resources will be accorded due consideration in this process. This public notice serves as notification to the tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected tribal right or resource. Consultation may be initiated by the affected tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy

needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps is soliciting comments from the public; Federal, State, local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authorities:

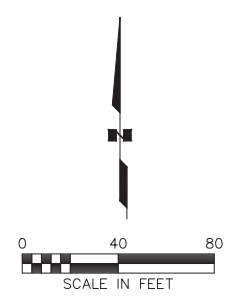
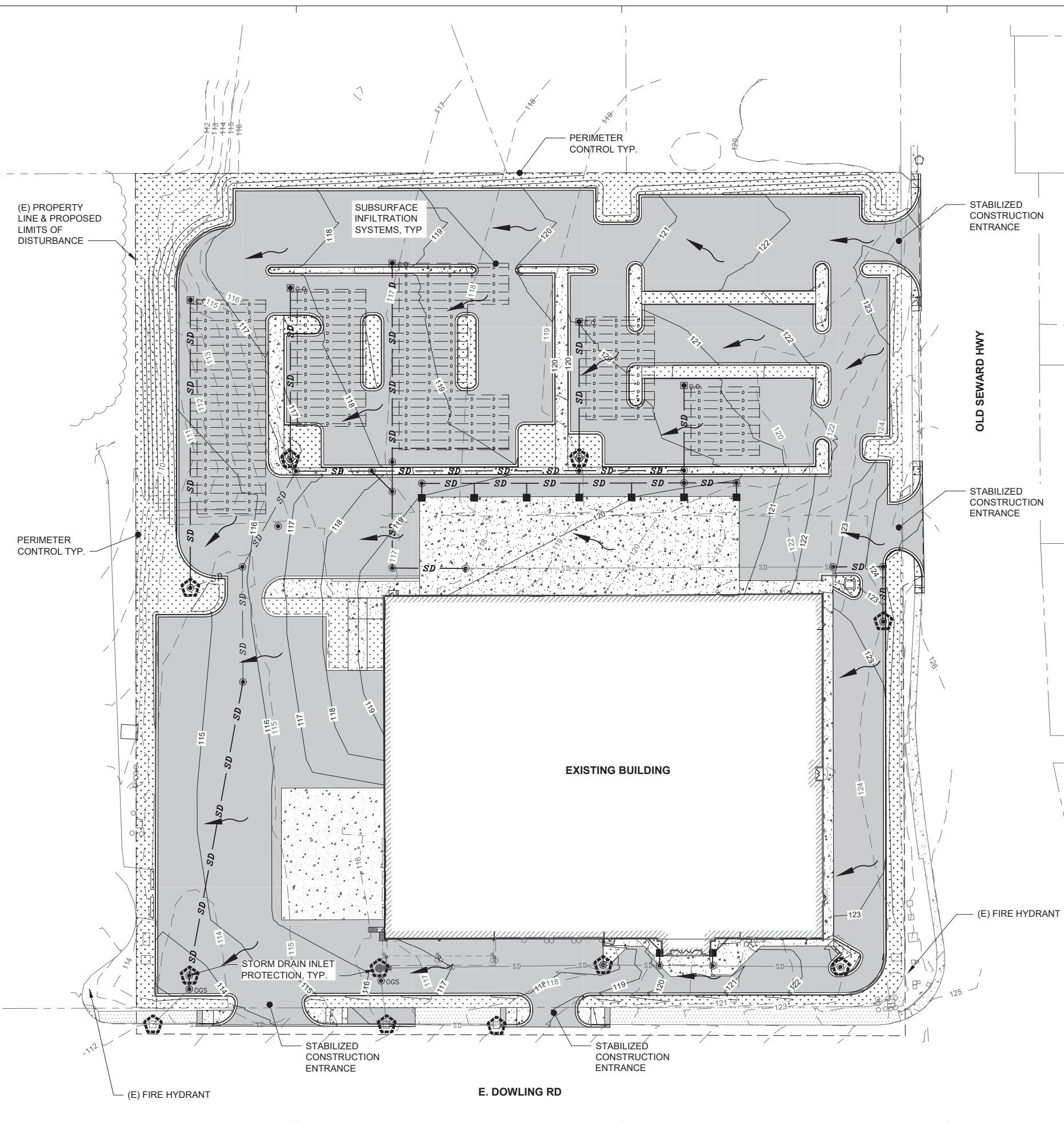
(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings are enclosed with this Public Notice.

District Commander
U.S. Army, Corps

Enclosure

Z:\project\3001.01 CESO 5900 Old Seward Highway\Civil\ACAD\3001.01-C600 ESCP.dwg



LEGEND

- SURFACE DRAINAGE DIRECTION
- 122 EXISTING CONTOUR
- 122 PROPOSED CONTOUR
- AREA OF DISTURBANCE
- ASPHALT
- CONCRETE
- STORM DRAIN SYSTEM INLET PROTECTION

GENERAL ESCP NOTES:

1. THIS PLAN SUPPLEMENTS THE WRITTEN STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. THIS SITE PLAN WILL BE UPDATED REGULARLY TO REFLECT ACTUAL BMPs IMPLEMENTED IN COMPLIANCE WITH THE ALASKA POLLUTANT DISCHARGE ELIMINATION SYSTEM (APDES). NO EARTHWORK WILL BE ALLOWED ON A SPECIFIC STAGE/PHASE OF THE PROJECT UNTIL SWPPP BMPs HAVE BEEN IMPLEMENTED.
2. PRIOR TO CONSTRUCTION, THE PROJECT LIMITS AND CLEARING LIMITS WILL BE STAKED AND FLAGGED TO ASSURE NATURAL VEGETATION IS MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
3. PERIMETER CONTROLS MAY INCLUDE SILT FENCE, FIBER ROLLS, AND/OR VEGETATIVE BUFFER. SPECIFIC BMPs IMPLEMENTED FOR PERIMETER CONTROL AND PROTECTION WILL BE ADDED TO THIS PLAN.
4. BMPs IMPLEMENTED ON THE PROJECT WILL UTILIZE THE SPECIFICATIONS PROVIDED IN THE ANCHORAGE STORMWATER MANUAL, VOL. 2, APPENDIX H - BMP TOOLBOX OR THE DOT&PF ALASKA SWPPP GUIDE WHENEVER POSSIBLE.
5. POTENTIAL RECEIVING WATER BODIES FOR STORM WATER DISCHARGE INCLUDE CAMPBELL CREEK APPROXIMATELY 650 FEET TO THE WEST. PROCEDURES TO PREVENT IMPACT TO WATER QUALITY ARE INCLUDED IN THE SWPPP AND WILL BE IMPLEMENTED FOR WORK OCCURRING NEAR THE WATER BODY.
6. FUEL WILL NOT BE STORED ONSITE. BMPs WILL BE IN PLACE TO PREVENT THE RELEASE OF FUEL PRODUCT RELATED TO CONSTRUCTION EQUIPMENT OPERATIONS AND MAINTENANCE.
7. ENTRANCE/EXIT BMPs WILL BE ESTABLISHED WHERE VEHICLES WILL TRAVEL ON TO PAVED ROADWAYS FROM A DISTURBED AREA.
8. THE CONTRACTOR IS RESPONSIBLE FOR STAGING AND STOCKPILE AREAS, EITHER ON OR OFF PROPERTY. COORDINATE WITH THE ENGINEER.
9. IMPLEMENT STORM WATER DISCHARGE FLOW CONTROL BMPs (FIBER ROLLS, INLET PROTECTION) WHERE STORM WATER DISCHARGE MAY CONCENTRATE. I.E. FLOW TOWARDS STORM DRAIN SYSTEM INLETS/OUTLETS.
10. THE CONTRACTOR SHALL PROVIDE INLET PROTECTION ON ALL STORM DRAIN STRUCTURES WITHIN 25 FEET OF DISTURBED GROUND. INLET PROTECTION SHALL BE SEQUENCED TO PROTECT EXISTING INLETS AS PROJECT PHASING OCCURS.
11. THE CONTRACTOR SHALL USE WATER TO CONTROL DUST.
12. THE CONTRACTOR SHALL MINIMIZE THE AREA AND TIME PERIOD THAT ERODIBLE SOILS ARE EXPOSED TO STORM WATER. DISTURBED AREAS SHALL BE STABILIZED AS SOON AS PRACTICABLE AFTER DISTURBANCE AND IN ACCORDANCE WITH ALASKA CONSTRUCTION GENERAL PERMIT (ACGP) REQUIREMENTS.

PCA 2022-00279
Campbell Creek

R&M CONSULTANTS, INC.
9101 Vanguard Drive • Anchorage, Alaska • 99507
phone: 907.522.1707 • fax: 907.522.3403
rmconsult.com • email: rmconsult.com

CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
5900 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

REVISION SCHEDULE		
#	DESCRIPTION	DATE

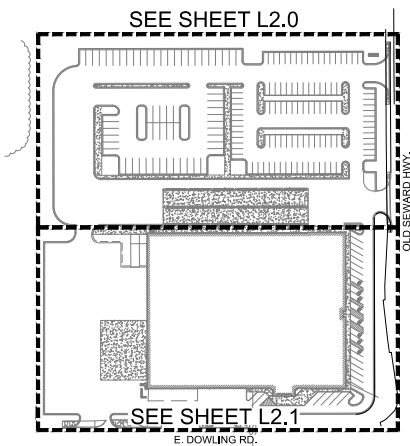
R&M JOB NO.	3001.01
DATE	10/20/2022
DRAWN	NK

SHEET NAME
EROSION & SEDIMENT
CONTROL PLAN

SHEET NO.
ESCP

HALF-SCALE AT 11X17

LOCATION MAP



SHEET INDEX

L1.0	LANDSCAPE NOTES & SCHEDULE
L1.1	LANDSCAPE CODE SHEET
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS

LANDSCAPE INSPECTIONS AND NOTIFICATIONS

- THE LANDSCAPE INSPECTIONS, MAINTENANCE, AND WARRANTIES SHALL BE CONSISTENT WITH M.A.S.S. AND THE PROJECT SPECIFICATIONS. BELOW IS AN OUTLINE OF THE INSPECTION PROCEDURE PER M.A.S.S., SECTION 75.02. ADDITIONAL INFORMATION CAN BE FOUND IN M.A.S.S.,
- PRIOR TO BRINGING THE PLANT MATERIAL TO THE SITE:
 - THE CONTRACTOR SHALL HAVE ADEQUATE STORAGE SPACE FOR PLANT MATERIAL PRIOR TO THE SITE BEING READY FOR INSTALLATION, PLANT MATERIAL SHALL BE MAINTAINED AND WATERED THOROUGHLY PRIOR TO INSTALL.
 - NOTIFY THE OWNER'S REPRESENTATIVE FOR INSPECTION OF ALL TREES, SHRUBS, AND PERENNIALS PRIOR TO BRINGING MATERIAL TO THE PROJECT SITE, ANY PLANT MATERIAL SHOWING SIGNS OF DAMAGE, DISEASE, SCARRING, OVER-PRUNING, OR NOT MEETING THE ANSI Z60.1 STANDARDS SHALL BE REJECTED AND REPLACED AT NO COST TO THE OWNER, ANY SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE.
 - ALL TREES AND SHRUBS MUST HAVE NURSERY TAGS INTACT AND VISIBLE AT THE TIME OF THE INITIAL INSPECTION.
- ONCE PLANT MATERIAL IS INSTALLED ON SITE:
 - UPON COMPLETION OF ALL INITIAL PLANTING OPERATIONS (PLANTING AND SEEDING), THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR A LANDSCAPE INSPECTION.
 - INITIAL PLANTING OPERATION ENDS WHEN:
 - ALL PLANTS ARE INSTALLED, MULCHED AND WATERED AS SPECIFIED;
 - STAKES AND GUYS ARE IN PLACE
 - ALL CONSTRUCTION MATERIAL AND EXCESS EXCAVATED MATERIAL IS REMOVED AND CLEAN-UP IS COMPLETE;
 - PLANTING AREA IS FREE OF WEEDS OR ANY UNSPECIFIED PLANTS; AND
 - PLANTER MATERIAL IS HEALTHY AND VIGOROUS
 - ANY ITEMS IDENTIFIED AS INSUFFICIENT SHALL BE REMEDIED, ONCE ALL WORK IS COMPLETED AND PUNCH LIST ITEMS ARE ADDRESSED AND ACCEPTED. IN WRITING THE TWO-YEAR PLANT ESTABLISHMENT PERIOD SHALL BEGIN. THE PLANT ESTABLISHMENT PERIOD INCLUDES ONGOING MAINTENANCE PER M.A.S.S. AND THE PROJECT SPECIFICATIONS.
- LANDSCAPE ACCEPTANCE AFTER THE ONE-YEAR PLANT ESTABLISHMENT PERIOD:
 - THE OWNER OR OWNER'S REPRESENTATIVE SHALL VERIFY THAT THE CONTRACTOR PERFORMED MAINTENANCE FUNCTIONS AS SPECIFIED AND THAT THE PLANT MATERIAL AND SEEDED AREAS ARE LIVE, UNIFORM, HEALTHY, AND FREE OF DISEASE, DAMAGE, INFESTATION, RUBBISH, DEBRIS, AND WEEDS.
 - ANY DEFICIENCIES SHALL BE ADDRESSED WITHIN 30 DAYS. ANY PLANTS THAT ARE COMPLETELY REPLACED SHALL HAVE AN EXTENDED ONE-YEAR MAINTENANCE AND WARRANTY PERIOD ONCE THEIR INSTALLATION IS ACCEPTED IN WRITING.

GENERAL LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.) UNLESS NOTED DIFFERENTLY ON SHEET NOTES.
- ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION).
- CONTRACTOR SHALL CALL LOCAL DIG LINE TO VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR ANY UNDERGROUND UTILITY DAMAGE.
- IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS IN THE GRAPHIC REPRESENTATION AND THE CALLOUTS OR SCHEDULE THE REPRESENTATION WITH THE HIGHEST AMOUNT OF PLANTS SHALL GOVERN.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY SITE CONDITIONS THAT REQUIRE MODIFICATIONS TO THE LANDSCAPE PLAN PRIOR TO INSTALLATION.
- INSTALL MOOSE PROTECTION FENCE AROUND ALL NEW DECIDUOUS TREES IMMEDIATELY FOLLOWING PLANTING. MAINTAIN FOR EXTENT OF WARRANTY PERIOD.
- ALL SURFACE DISTURBANCE RELATED TO THIS PROJECT SHALL BE RESTORED WITH 4" TOPSOIL AND SCHEDULE A: MOWABLE SEED MIX, EXCEPT WHERE SPECIFIED OTHERWISE.
- PLANTING BEDS TO RECEIVE 18" DEPTH TOPSOIL THROUGHOUT BEDS.
- MAINTENANCE, INCLUDING BUT NOT LIMITED TO WATERING, WEEDING, FERTILIZING, AND MOWING, SHALL BE PERFORMED ONCE PLANT MATERIAL HAS BEEN INSTALLED AND THROUGHOUT THE MAINTENANCE AND WARRANTY PERIOD. WARRANTY PERIOD SHALL BE ONE YEAR STARTING AT THE PARTIAL COMPLETION APPROVAL.
- TOPSOIL AND SEED QUANTITY IN LANDSCAPE SCHEDULE IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TOPSOIL AND SEED COVERAGE FOR ANY AREAS OF DISTURBANCE, INCLUDING BEYOND SHOWN LIMITS OF DISTURBANCE DUE TO ON SITE GRADING IMPACTS.

PLANTING SCHEDULE							
QTY	SYMBOL	LABEL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES							
83		BP	BETULA Papyrifera (MULTI-STEM)	WHITE PAPER BIRCH MULTI-STEM	2" CAL.	AS SHOWN	
33		PT	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL.	AS SHOWN	
10		PTE	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	2" CAL.	AS SHOWN	
SHRUBS: DECIDUOUS							
90		CL	COTONEASTER LUCIDUS	HEDGE COTONEASTER	18" HT.	AS SHOWN	
132		PO	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	18" HT.	AS SHOWN	
87		RG	ROSA RUGOSA	RUGOSA ROSE	18" HT.	AS SHOWN	
78		RR	ROSA RUBRIFOLIA	RED LEAFED ROSE	18" HT.	AS SHOWN	
140		SB	SPIREA BETULIFOLIA 'TOR GOLD'	GLOW GIRL BIRCHLEAF SPIREA	18" HT.	AS SHOWN	
113		SS	SORBARIA SORBIFOLIA	FALSE SPIREA	18" HT.	AS SHOWN	
54		SA	SYRINGA V. 'AGINCOURT BEAUTY'	AGINCOURT BEAUTY FRENCH LILAC	6 FT. HT.	AS SHOWN	
SHRUBS: EVERGREEN							
89		JS	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	18" SPREAD	AS SHOWN	
90		PW	PICEA PUNGENS 'WALDBRUNN'	WALDBRUNN DWARF BLUE SPRUCE	18" SPREAD	AS SHOWN	
PERENNIALS & ORNAMENTAL GRASSES							
171		AE	AEGOPDIUM SPP.	BISHOP'S WEED	1 GAL. CONT.	SPACING PER PLAN NOTES	
56		CA	CALAMAGROSTIS X ACUTIFOLIA 'OVERDAM'	VARIEGATED REEDGRASS	1 GAL. CONT.	SPACING PER PLAN NOTES	
56		HS	HEMEROCALLIS 'STELLA D'ORO'	DAYLILIES	1 GAL. CONT.	SPACING PER PLAN NOTES	
SEED SCHEDULE							
SYMBOL	SCIENTIFIC NAME	COMMON NAME	% BY WEIGHT	NOTES			
SCHEDULE A: MOWABLE SEED MIX							
17 MSF		LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	5% MIX APPLICATION RATE: 5 LBS. PER MSF			
		POA PRATENSIS 'KENAI'	KENTUCKY BLUEGRASS: KENAI	30% QTY IS APPROXIMATE BASED ON EXTENTS SHOWN IF AREA OF DISTURBANCE IS GREATER CONTRACTOR IS RESPONSIBLE FOR STABILIZING SURFACES WITH SEED.			
		POA PRATENSIS	KENTUCKY BLUEGRASS: ALENE	25%			
		FESTUCA RUBRA 'BOREAL'	BOREAL FESCUE	40%			
LANDSCAPE MATERIALS SCHEDULE							
QTY	SYMBOL	ITEM	SIZE	NOTES			
1850 LF		LANDSCAPE EDGING	4" ALUMINUM	PROVIDE CUT SHEET			
15545 SF		ROCK MULCH TYPE 1	2"-3" CRUSHED ANGULAR WASHED ROCK	INSTALL OVER LANDSCAPE FABRIC AT DEPTH TO COVER SURFACE, PROVIDE SAMPLE TO OWNER'S REP. FOR APPROVAL.			
2510 SF		ROCK MULCH TYPE 2	SEWARD BLUE LANDSCAPING ROCK	INSTALL OVER LANDSCAPE FABRIC AT DEPTH TO COVER SURFACE, PROVIDE SAMPLE TO OWNER'S REP. FOR APPROVAL.			
12,650 SF	N/A	LANDSCAPE SHREDDED BARK MULCH	BARK MULCH PER M.A.S.S.	INSTALL OVER PLANTING BED TOPSOIL DISTRIBUTE THROUGHOUT TREE AND SHRUB LANDSCAPE BEDS THAT ARE NOT IDENTIFIED TO RECEIVE ROCK MULCH			



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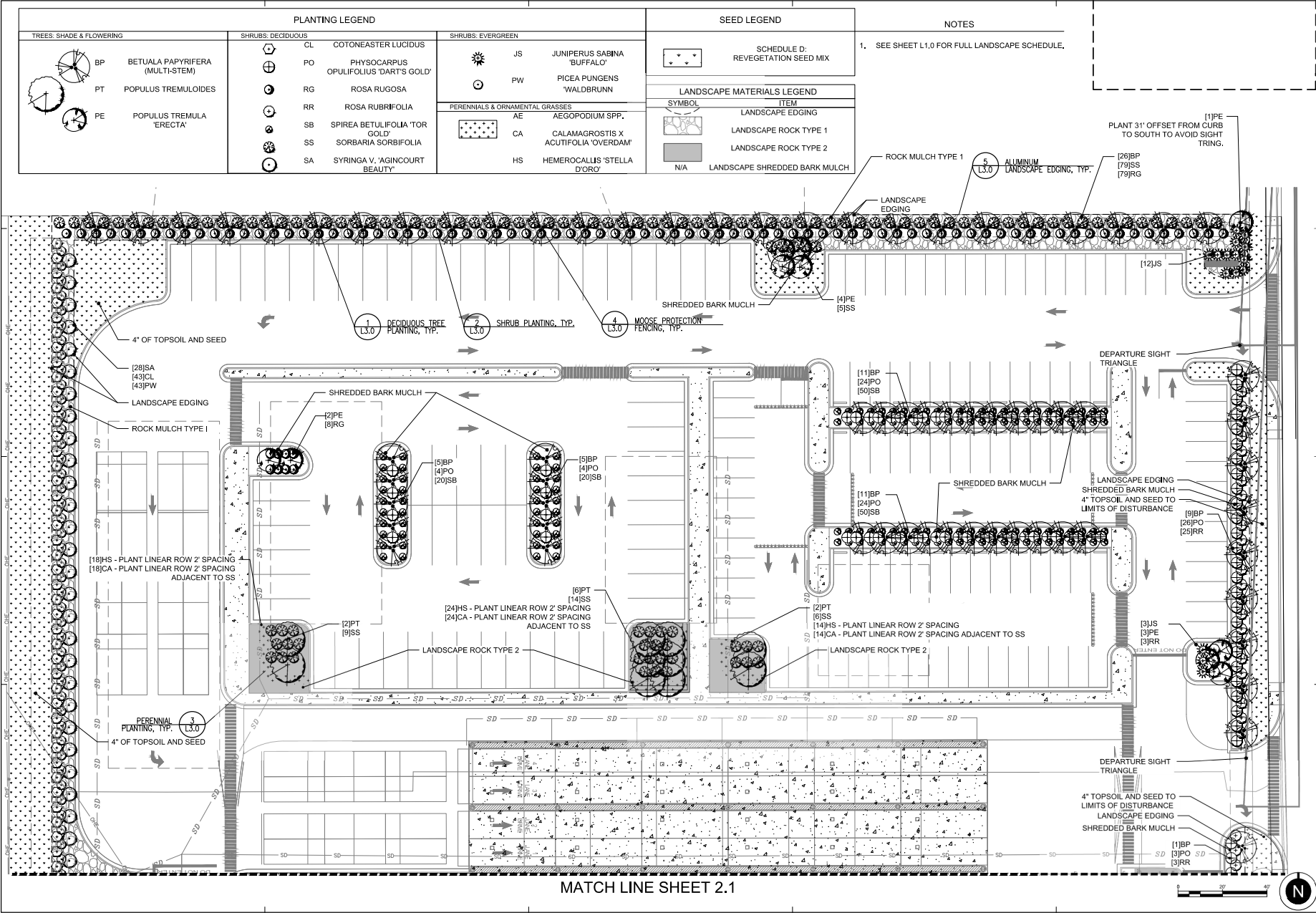


CESO
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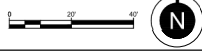
REVISION SCHEDULE	
NO.	DESCRIPTION
JOB NO.	007-0332
DATE	10/20/22
DRAWN	LKB
REVIEWED	BRK
SHEET NAME LANDSCAPE NOTES & SCHEDULE	
SHEET NO. L1.0	

HALF-SCALE AT 1/8"=1'

C:\Users\brhuddle\AK Dropbox\07_RMA\1032_9000 Old Seward Highway\07_AncCAD\011_Plant\RMA1_Campbell_Creek_Warehouse_Landscape_Plan.dwg



MATCH LINE SHEET 2.1



POA 2022-00279
Campbell Creek



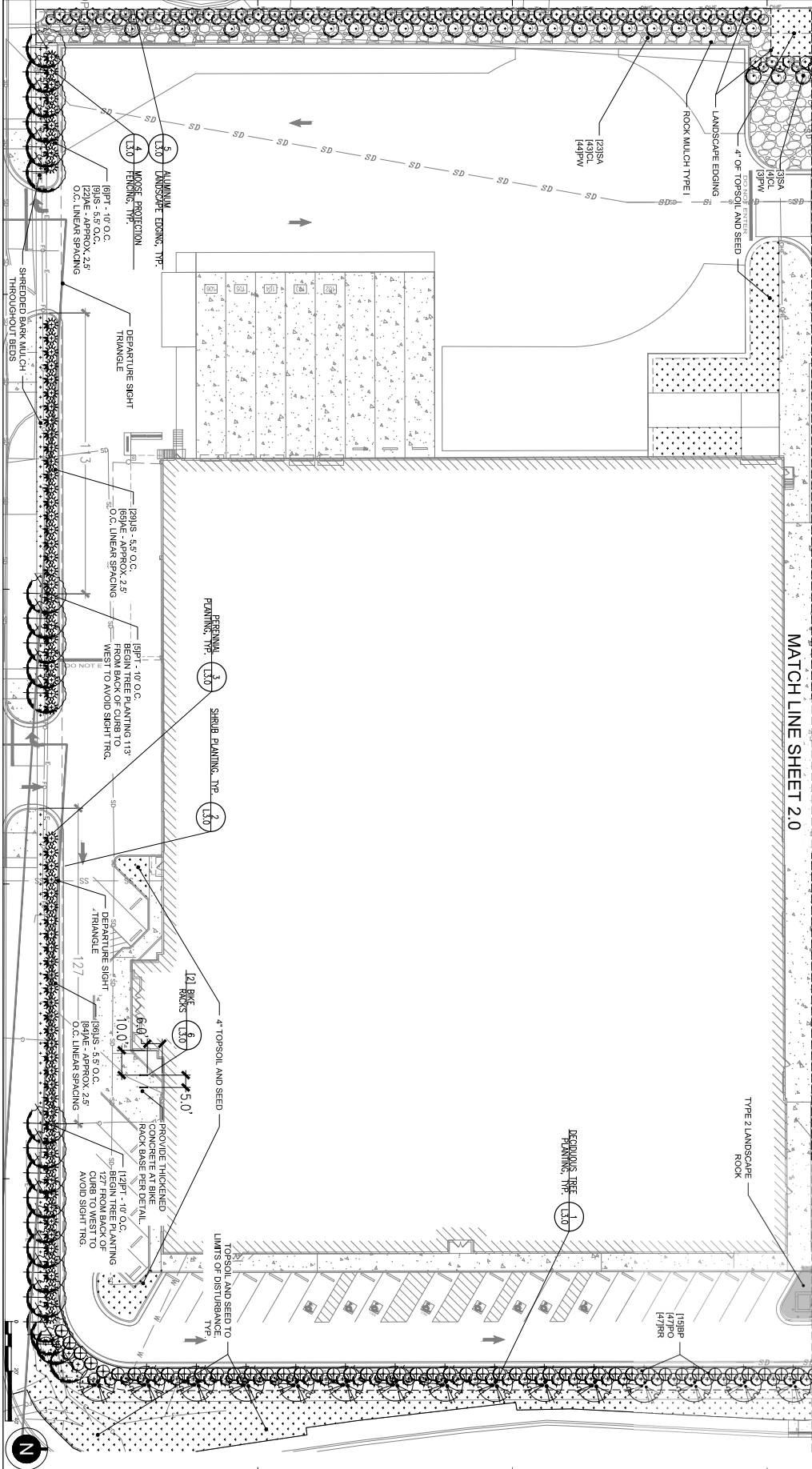
CEISO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
5900 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

REVISION SCHEDULE	
NO.	DESCRIPTION

JOB NO.	007-1032
DATE	10/02/22
DRAWN	LKB
REVIEWED	BRK

SHEET NAME	LANDSCAPE PLAN
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SHEET NO.	L2.0
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TREES, SHRUB & FLOWERING		SHRUBS, DECIDUOUS		SHRUBS, EVERGREEN		SEED LEGEND		NOTES	
BP	BETULUS PAPPYRIFERA (MULTI-STEM)	CL	COTONEASTER LUCIDUS	JS	JUNIFERUS SABINA	•••	SCHEDULE D REVEGETATION SEED MIX	1. SEE SHEET L1.0 FOR FULL LANDSCAPE SCHEDULE.	
PT	POPULUS TREMULOIDES	PO	POPULUS SARTS 'GOLD'	PW	PICEA PUNGENS WALDBRUNN	•••	LANDSCAPE MATERIALS LEGEND		
PE	POPULUS TREMULA ERRECTA	RG	ROSA RUGOSA	AE	AGROPOLIUM SPP.	•••	LANDSCAPE ROCK TYPE 1		
		RR	ROSA RUBRIFOLIA	CA	CALAMAGOSTIS X ACUTIFOLIA OVERBOLD	•••	LANDSCAPE ROCK TYPE 2		
		SB	SPIREA BETULIFOLIA TOR	HS	HEMEROCALLIS STELLA DORO	•••	LANDSCAPE SHREDDED BARK MULCH		
		SS	SORBARIA SORBOFOLIA						
		SA	SYRINGA V. AGINCOURT BEAUTY						

MATCH LINE SHEET 20

DATE	12.1
DESIGNED BY	BRIDGET HUILLE
CHECKED BY	BRIDGET HUILLE
DATE	12.1

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PROJECT CAMPBELL CREEK
 PERMIT DOCUMENTS
 5900 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

605 W 2ND AVE., ANCHORAGE, AK 99501
 907-223-0138 www.HUDDLEAK.com

POA 2022-00279
 Campbell Creek



LINE, SYMBOL, AND HATCH LEGEND

EXISTING	PROPOSED	
—	—	SUBJECT PROPERTY LINE
—	—	RIGHT-OF-WAY CENTERLINE
- - - -	- - - -	PROPERTY LINE
- - - -	- - - -	EASEMENT LINE
~ ~ ~ ~	~ ~ ~ ~	EDGE OF BRUSH/TREES
— W —	— W —	WATER LINE
— D —	— D —	INFILTRATION PIPING
— SD —	— SD —	STORM DRAIN LINE
— RL —	— RL —	RAIN LEADER
— SS —	— SS —	SANITARY SEWER LINE
— G —	— G —	GAS LINE
— OH/E —	— OHE —	OVERHEAD ELECTRIC LINE
— UG/E —	— UGE —	UNDERGROUND ELECTRIC LINE
— UG/T —	— UCT —	UNDERGROUND TELEPHONE
— UG/FO —	— UGFO —	UNDERGROUND FIBER OPTIC LINE
— X - - X - -	— X - - X - -	CHAIN LINK FENCE
—	—	CONTOUR
●	●	FOUND BRASS OR ALUM. CAP MONUMENT
●	●	FOUND 2" ALUM. CAP ON
●	●	FOUND BENCHMARK
⊙	⊙	FIRE HYDRANT
⊙	⊙	STORM DRAIN MANHOLE
⊙	⊙	STORM DRAIN CATCH BASIN MANHOLE
⊙	⊙	STORM DRAIN CURB INLET
⊙	⊙	STORM DRAIN FIELD INLET
⊙	⊙	SURFACE DRAINAGE FLOW DIRECTION
⊙	⊙ c.o.	RAIN LEADER CLEANOUT
⊙	⊙ c.o.	SANITARY SEWER MANHOLE
⊙	⊙ c.o.	SANITARY SEWER CLEANOUT
⊙	⊙	UTILITY POLE
⊙	⊙	GUY WIRE
⊙	●	LUMINAIRE
⊙	⊙	JUNCTION BOX
⊙	⊙	ELECTRIC SWITCH
⊙	⊙	JUNCTION BOX (TYPE 1A)
⊙	⊙	JUNCTION BOX (TYPE 2)
⊙	⊙	ELECTRIC TRANSFORMER
⊙	⊙	ELECTRICAL TRANSFORMER
⊙	⊙	ELECTRICAL SWITCH CABINET
⊙	⊙	ELECTRIC PEDESTAL
⊙	⊙	ELECTRIC METER
⊙	⊙	TELEPHONE/ELECTRIC MANHOLE
⊙	⊙	FIBER OPTIC VAULT
⊙	⊙	FIBER OPTIC CONTROLLER BOX
⊙	⊙	TELECOMMUNICATIONS PEDESTAL
⊙	●	SIGN
⊙	●	BOLLARD, POST, PIPE
— 113.8	— 113.8	SPOT ELEVATION
⊙	⊙	GAS METER
⊙	⊙	HANDICAPPED PARKING
⊙	⊙	WHEEL STOP
⊙	⊙	ELECTRIC TRANSFORMER ON PAD
⊙	⊙	JERSEY BARRIER

LINE, SYMBOL, AND HATCH LEGEND (CONTINUED)

EXISTING	PROPOSED	
[Hatched Pattern]	[Hatched Pattern]	ASPHALT PAVEMENT
[Dotted Pattern]	[Dotted Pattern]	CONCRETE
[Brick Pattern]	[Brick Pattern]	BRICK
[Dotted Pattern]	[Dotted Pattern]	LANDSCAPING (SEE LANDSCAPE PLANS)

ABBREVIATIONS

AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
APPROX	APPROXIMATE
ASPH	ASPHALT
BLDG	BUILDING
C&G	CURB AND GUTTER
CEA	CHUGACH ELECTRIC ASSOCIATION
CONC	CONCRETE
CONT	CONTINUED
CPEP	CORRUGATED POLYETHYLENE PIPE
DEMO	DEMOLITION
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DTL	DETAIL
E	EASTING
EA	EACH
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
(E)	EXISTING
FDN	FOUNDATION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FG	FINISH GRADE
FOC	FACE OF CURB
FT	FEET
GB	GRADE BREAK
GV	GATE VALVE
H	HORIZONTAL
INV	INVERT
L	LENGTH
LF	LINEAL FEET
LT	LEFT
M.A.S.S.	MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
MOA	MUNICIPALITY OF ANCHORAGE
N	NORTHING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
OD	OUTER DIAMETER
OGS	OIL/GRIT SEPARATOR
PERF	PERFORATED
R	RADIUS
RL	RAIN LEADER
ROW	RIGHT OF WAY
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SQ	SQUARE
STA	STATION
STD	STANDARD
SWLK	SIDEWALK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T	THICKNESS
TBC	TOP BACK OF CURB
TYP	TYPICAL
V	VERTICAL
VB	VALVE BOX

GENERAL NOTES:

- UNLESS SPECIFICALLY NOTED BELOW, ALL CIVIL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS, STREET-DRAINAGE-UTILITIES-PARKS (2015) (M.A.S.S.) AND THE CONTRACT SPECIFICATIONS.

THE FULL M.A.S.S. DOCUMENT CAN BE DOWNLOADED FREE AT THE FOLLOWING LINK:
https://www.muni.org/Departments/project_management/Pages/MASS.aspx
- ALL EXTERIOR CONCRETE SHALL FOLLOW CONTRACT SPECIFICATIONS (NOT M.A.S.S.). REFER TO DIVISION 03 FOR CONCRETE FORMING AND ACCESSORIES, CONCRETE REINFORCING, AND CAST-IN-PLACE CONCRETE REQUIREMENTS FOR MATERIALS, MIXTURE DESIGN, PLACEMENT PROCEDURES, AND FINISHES.
- THE CONTRACTOR SHALL VERIFY ALL SURVEY CONTROL, GRADES, INVERTS, STATIONING, AND ALIGNMENTS PRIOR TO CONSTRUCTION AND ADVISE OF ANY DISCREPANCIES BETWEEN THE CONTRACT SURVEY AND THE DESIGN DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE FOLLOWING PERMITS AND SPECIFICATIONS SHALL BE MAINTAINED AND BE POSTED AT THE JOB SITE IN A VISIBLE LOCATION:
 - MOA CONSTRUCTION PERMITS
 - STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
- THE CONTRACTOR SHALL PROVIDE A FINAL SWPPP, SOURCE OF FILL MATERIAL, DISPOSAL SITES AND HAUL ROUTES TO MOA AND OWNER PRIOR TO MOA CONSTRUCTION PERMIT APPROVAL.
- THE CONTRACTOR SHALL FOLLOW ALL MOA REGULATIONS FOR NOISE, HOURS OF OPERATION, AND DUST CONTROL.
- DEWATERING WILL BE REQUIRED FOR ALL EXCAVATIONS THAT PENETRATE THE GROUND WATER SURFACE AND/OR TO REMOVE STORM WATER FROM BOTTOM OF HOLE. ALL RELATED COSTS ARE THE CONTRACTOR'S RESPONSIBILITY.
- ALL DAMAGE TO THE PROPERTY THAT IS CAUSED BY OR THAT RESULTS FROM CARRYING OUT OF THE WORK, OR FROM ANY ACT, OMISSION, OR NEGLIGENCE OF THE CONTRACTOR, HIS SUBCONTRACTORS, OR HIS EMPLOYEES, SHALL PROMPTLY BE REMEDIED BY THE CONTRACTOR EITHER BY REPAIRING, REBUILDING, OR REPLACING OF THE PROPERTY DAMAGED OR IN SOME OTHER MANNER SATISFACTORY TO THE OWNER AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- WORK AREA SHALL BE SECURED TO PREVENT ACCESS AND INTERACTION BETWEEN PUBLIC AND ALL CONSTRUCTION ACTIVITIES.
- ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES AND PERFORMING ANY NECESSARY VERIFICATION PRIOR TO CONSTRUCTION.
- UNDERGROUND ELECTRICAL LINES OCCUR WITHIN THE PROJECT AREA; CONTRACTOR SHALL COORDINATE WORK ACCORDINGLY. ALL WORK IN CLOSE PROXIMITY TO EXISTING UNDERGROUND LINES (AND POLES) SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL STATUTES, CODES AND GUIDELINES, AND THE ELECTRICAL FACILITY CLEARANCE REQUIREMENTS OF THE GOVERNING UTILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THE RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POTHOLING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CLASSIFIED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12-INCHES IN DEPTH AND SHALL BE COMPACTED TO 95% M.D.D.
- ALL AREAS TO BE FILLED SHALL BE CLEARED OF VEGETATION AND ROOT MAT. NO FROZEN SOILS SHALL BE USED IN FILLS. NO FILL CAN BE PLACED OVER FROZEN GROUND.
- SPECIAL INSPECTION IS REQUIRED FOR EXCAVATION AND FILL PLACEMENT, INSPECTION SHALL BE PERFORMED BY THE OWNER'S REPRESENTATIVE AS NOTED IN ACCORDANCE WITH IBC TABLE 1704.7 FOR THE FOLLOWING WORK ITEMS:
1704.7.2 EXCAVATION DEPTH AND SUBGRADE MATERIALS - PERIODIC INSPECTION
1704.7.3 COMPACTED FILL MATERIAL CLASSIFICATION AND TESTING - PERIODIC INSPECTION
1704.7.4 MATERIAL, DENSITY, AND LIFT THICKNESS VERIFICATION DURING PLACEMENT - CONTINUOUS INSPECTION
1704.7.5 SITE PREPARATION OF SUBGRADE - PERIODIC INSPECTION

STANDARD DETAILS:

THE FOLLOWING M.A.S.S. STANDARD DETAILS APPLY TO THIS PROJECT:

- 20-9 PIPE INSULATION
- 20-10 CLASS "B" BEDDING MATERIAL
- 20-14 TYPE II CLASSIFIED FILL AND BACKFILL
- 20-15 TYPE II-A CLASSIFIED FILL AND BACKFILL
- 20-18 LEVELING COURSE
- 30-1 CURB AND GUTTER CROSS SECTIONS
- 30-3 TYPICAL SECTION VALLEY GUTTER
- 30-10 ACCESSIBLE (TYPE 1A/2A) CURB AND GUTTER SECTIONS
- 30-16 UNIDIRECTIONAL CURB RAMP
- 55-4 STORM DRAIN MANHOLE TYPE I PIPE ≤ 24"
- 55-5 STORM DRAIN MANHOLE TYPE II 24" to 36"
- 55-7 STORM DRAIN MANHOLE COVER
- 55-10 MANHOLE HEIGHTS
- 55-18 MANHOLE RING ADJUSTMENT
- 55-23 STORM DRAIN CLEANOUT
- 70-31 CONCRETE FOUNDATION FOR SIGN POST



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Campbell Creek



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PERMIT DOCUMENTS
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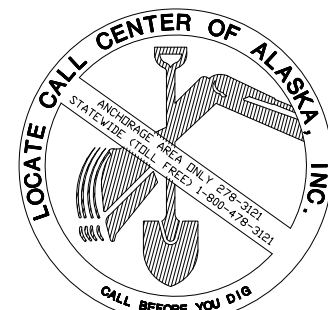
REVISION SCHEDULE

#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
CIVIL NOTES, LEGEND, AND ABBREVIATIONS

SHEET NO.
C0.01





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99518
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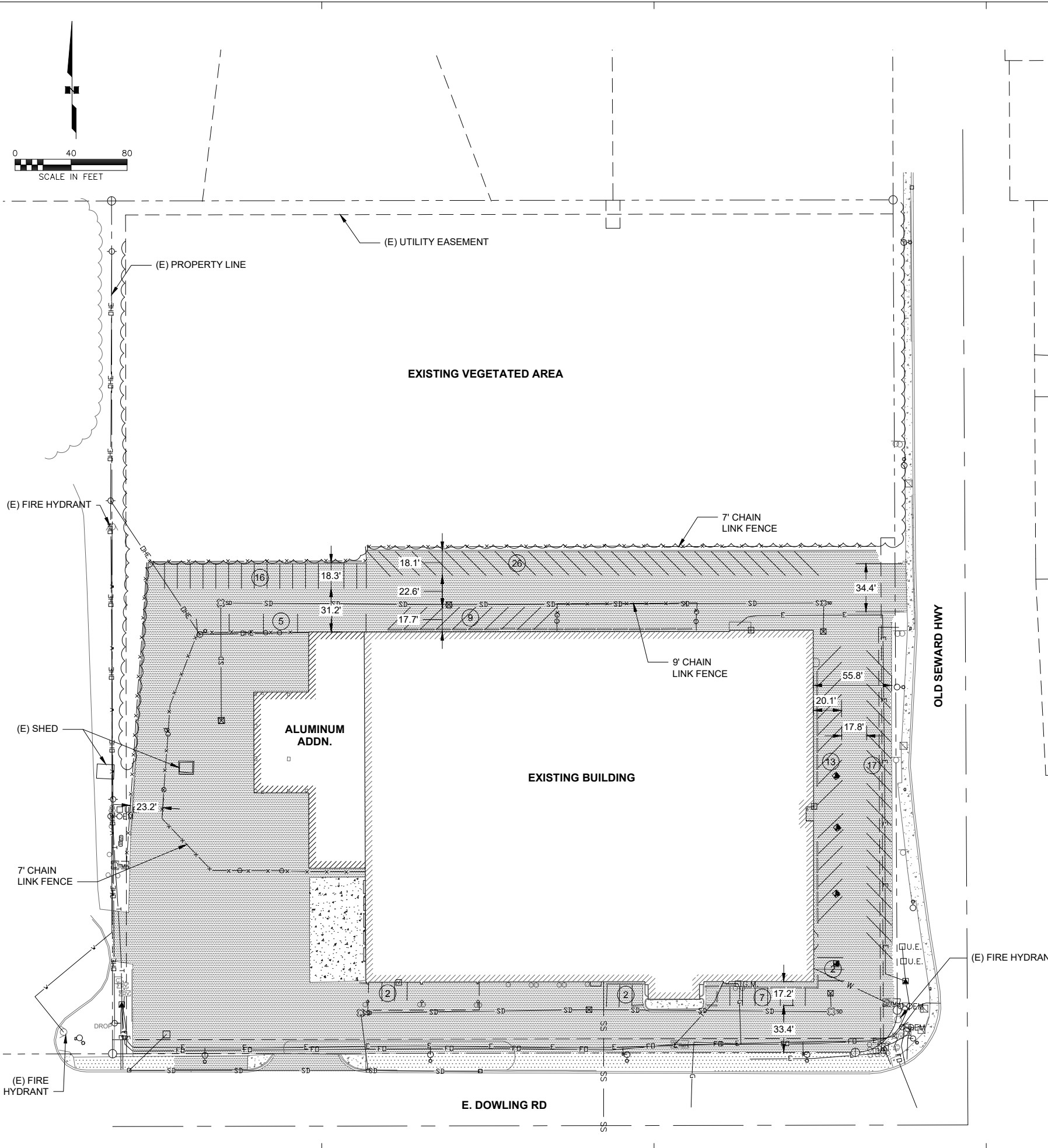
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
EXISTING SITE & FEATURES
PLAN

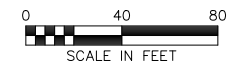
SHEET NO.
C1.00

HALF-SCALE AT 11X17



EXISTING PARKING COUNT	
3	ADA PARKING
1	ADA VAN ACCESSIBLE
4	TOTAL ADA
95	POV PAVING
99	TOTAL PARKING

LEGEND:
INDICATES NUMBER OF PARKING SPOTS



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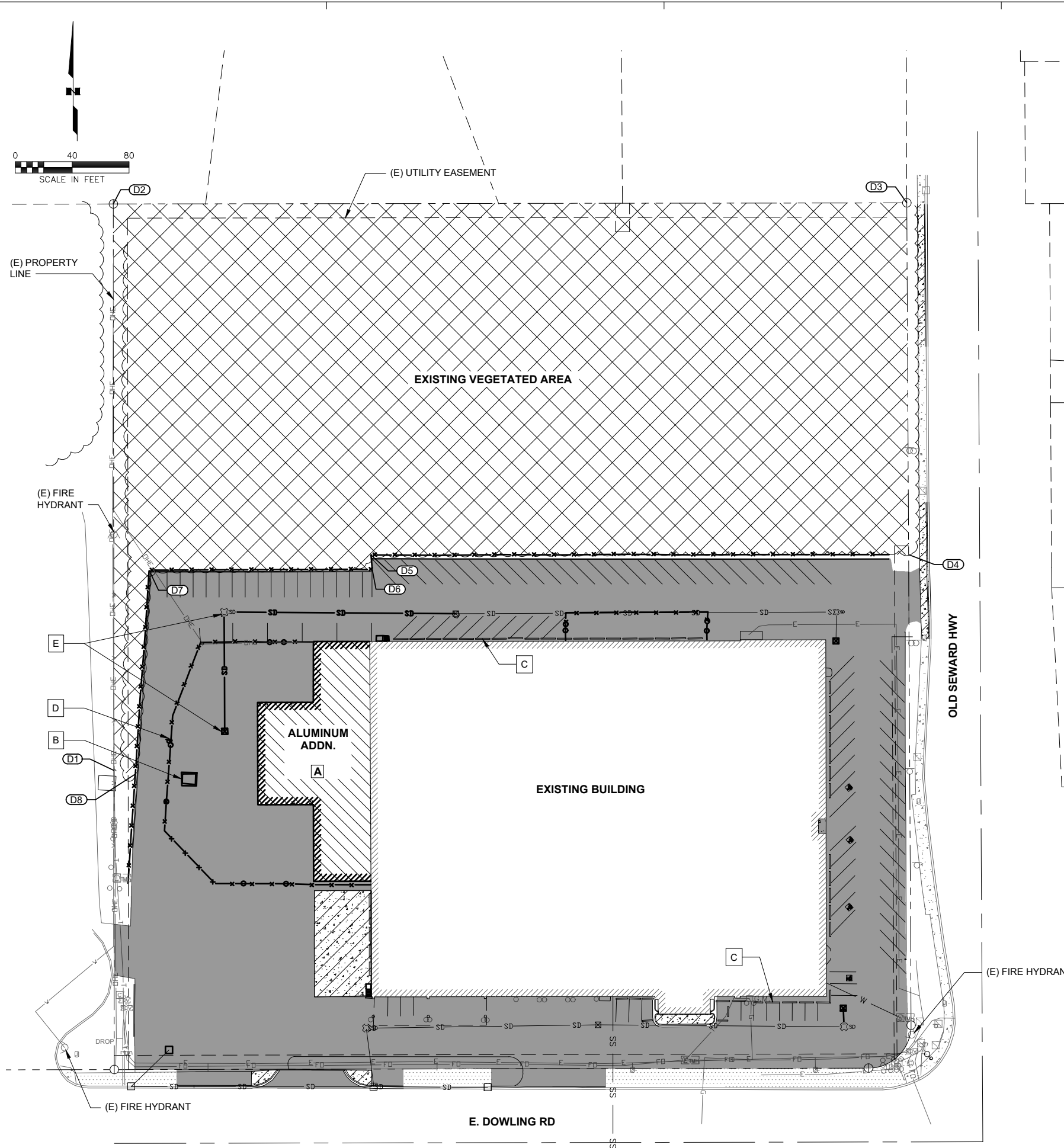
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
DEMOLITION PLAN

SHEET NO.
C1.01



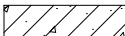
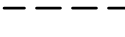
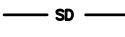
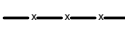






HALF-SCALE AT 11X17



CIVIL DEMOLITION NOTES:

1. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL OBTAIN UTILITY FIELD LOCATES PRIOR TO EXCAVATION OR GRADING ACTIVITIES. VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD AND RECORD SAME ON CONTRACTOR AS BUILT DRAWINGS.
2. ALL EXISTING SITE IMPROVEMENTS SHALL BE LEFT IN PLACE AND PROTECTED UNLESS NOTED OTHERWISE.
3. ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED FROM THE PROJECT SITE AND SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR WILL 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 AT THE END OF EVERY SHIFT OR WITHIN 12 HOURS OF THE TRACKING TO MINIMIZE THE WASH-OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.

CIVIL DEMOLITION ITEMS:

-  CLEAR AND GRUB APPROXIMATELY 142,800 SF (3.3 ACRES)
-  ASPHALT REMOVAL:
REMOVE AND DISPOSE OF APPROXIMATELY 101,700 SF OF ASPHALT.
-  CONCRETE REMOVAL:
REMOVE AND DISPOSE OF APPROXIMATELY 4,600 SF OF CONCRETE.
-  SAWCUT:
APPROX. 550 LF OF SAWCUT OF CONCRETE AND ASPHALT.
-  STORM DRAIN DEMOLITION:
DEMO APPROXIMATELY 85 LF OF 12" CPEP STORM DRAIN PIPE.
-  CHAIN LINK FENCE DEMOLITION:
REMOVE AND DISPOSE OF APPROXIMATELY 1,270 LF OF CHAIN LINK FENCE & GATES.
-  REMOVE AND DISPOSE OF APPROXIMATELY 470 LF CURB AND GUTTER.
-  REMOVE AND DISPOSE OF APPROXIMATELY 9,565 SF ALUMINUM ADDITION AND HARDSCAPE.
-  REMOVE AND SALVAGE 1 EXISTING SHED AND BOLLARDS.
-  REMOVE AND SALVAGE 45 EXISTING PARKING BUMPERS.
-  REMOVE AND SALVAGE 1 EXISTING SIGN AND POST.
-  REMOVE AND DISPOSE OF 2 STORM DRAIN STRUCTURES.

CLEARING LIMITS

POINT #	NORTHING	EASTING
D1	321932.56	350772.19
D2	322330.99	350771.74
D3	322331.73	351329.79
D4	322084.30	351331.09
D5	322084.07	350953.00
D6	322073.83	350953.88
D7	322073.34	350796.95
D8	321929.48	350786.53



POA-2022-00279
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99518
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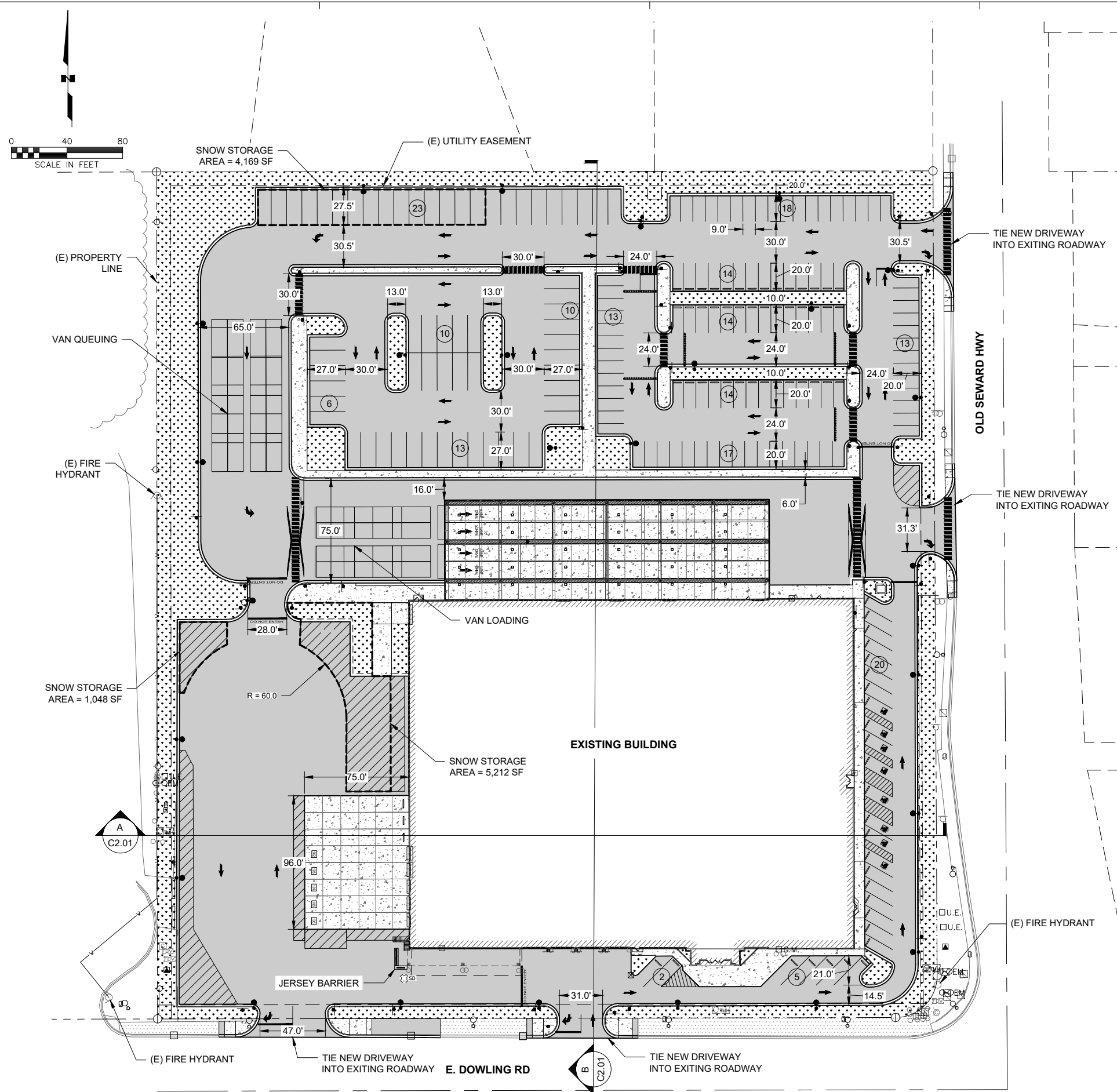
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
SITE PLAN

SHEET NO.
C2.00

HALF-SCALE AT 11X17



SIGNING AND STRIPING LEGEND:

- FLOW OF TRAFFIC MARKINGS
- ADA PARKING SPACES
- NUMBER OF SPACES

PARKING COUNT	
6	ACCESSIBLE PARKING
2	VAN ACCESSIBLE
8	TOTAL
131	POV PARKING (INCLUDING ADA)
62	VAN SPACES
193	TOTAL OFF STREET PARKING

CIVIL SITE NOTES:

- COORDINATE LANDSCAPING WITH PROPOSED SITE PLANS. SEE LANDSCAPING SHEETS FOR ALL LANDSCAPING, PLANTINGS, EDGING, TOPSOIL & SEEDING, SITE FURNISHINGS.
- ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1. TYPE IS AS INDICATED ON PLAN.

SIGNING & STRIPING NOTES:

- ALL PARKING LOT STRIPING COORDINATION FOUND ON SHEET C2.02.

PARKING CALCULATION (21.07.090.E)

REFERENCE: PAGE 7-90 OF CHAPTER 21 - TABLE 21.07-4 OFF STREET PARKING SPACES

AGGREGATE FLOOR AREA: 80,920 SF

- [1,000-10,000 SF GFA]: 1 PER 1,000 SF GFA; (10 SPACES)
- [10,000-15,000 SF GFA]: ADD 1 SPACE PER EACH 1,250 SF GFA ABOVE 10,000 SF UP TO 50,000 SF GFA (32 SPACES)
- [>50,000 SF GFA]: ADD 1 SPACE PER EACH 1,500 SF GFA ABOVE 50,000 SF GFA (21 SPACES)

THEREFORE: 63 OFF-STREET PARKING SPACES REQUIRED

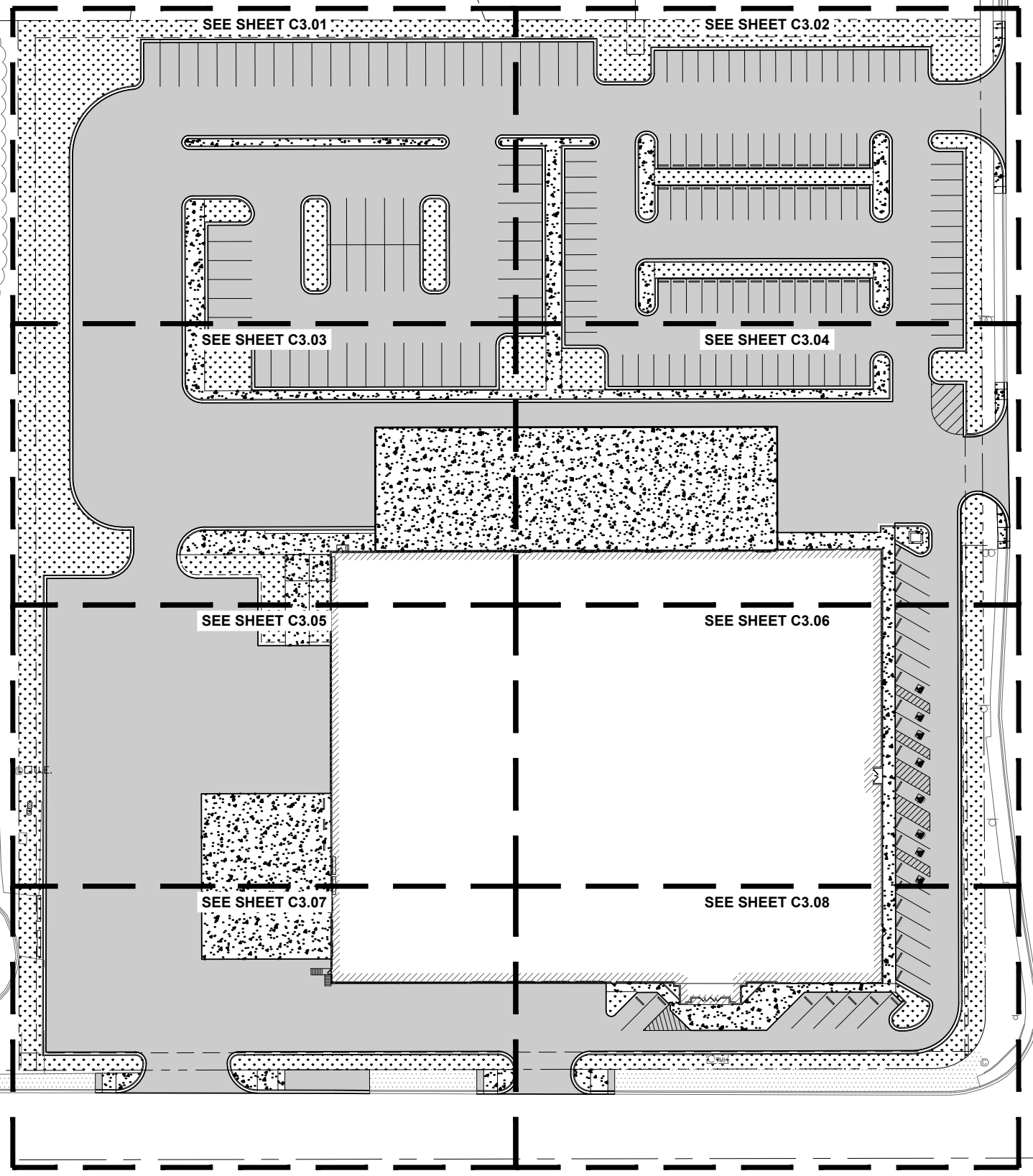
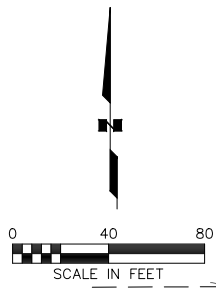
MAXIMUM NUMBER OF PARKING SPACES ALLOWED (ONE SPACE PER 250 SF FLOOR AREA): (323 SPACES)

LOADING BERTHS (TYPE A) FOR : 3 REQUIRED (5 PROVIDED). (FOR INDUSTRIAL USES: 60,001 TO 100,000 SF

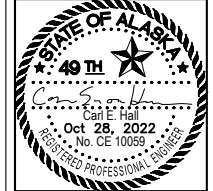
SNOW STORAGE AREA CALCULATION (21.07.040.F.4)

PARKING LOT AREA = 204,000 SF
PROVIDE SNOW STORAGE AREA EQUAL TO 5% OF PARKING AREA = 10,200 SF
SNOW STORAGE PROVIDED = 10,400 SF

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POA-2022-00279
Campbell Creek



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PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
99518
0069
ANCHORAGE, AK

REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
GRADING AND LAYOUT PLAN
(OVERVIEW)

SHEET NO.
C3.00

HALF-SCALE AT 11X17



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Campbell Creek

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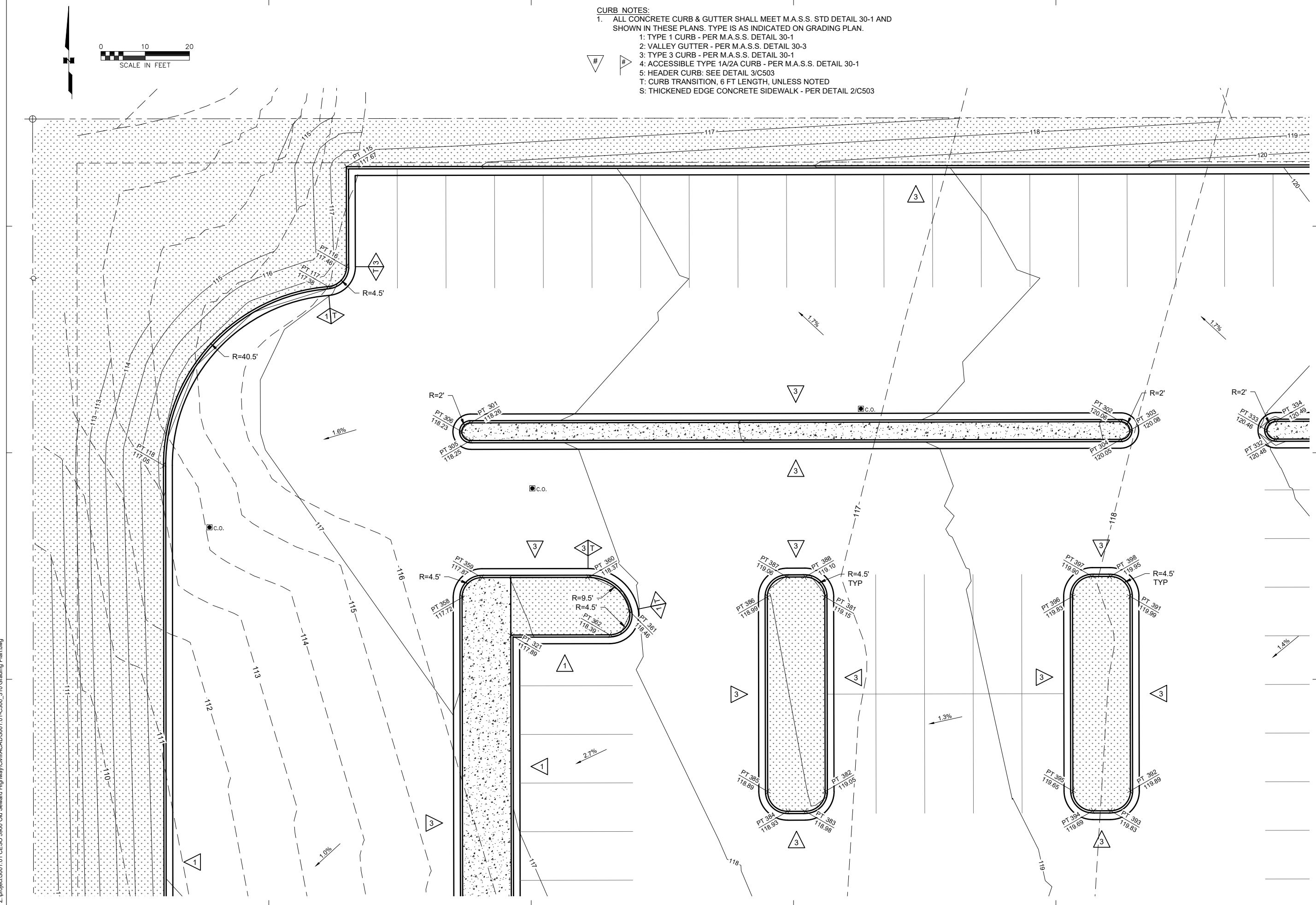
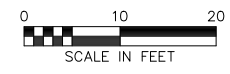
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
SITE GRADING PLAN (1 OF 8)

SHEET NO.
C3.01

- CURB NOTES:**
1. ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1 AND SHOWN IN THESE PLANS. TYPE IS AS INDICATED ON GRADING PLAN.
 2. VALLEY GUTTER - PER M.A.S.S. DETAIL 30-3
 3. TYPE 3 CURB - PER M.A.S.S. DETAIL 30-1
 4. ACCESSIBLE TYPE 1A/2A CURB - PER M.A.S.S. DETAIL 30-1
 5. HEADER CURB: SEE DETAIL 3/C503
 - T: CURB TRANSITION, 6 FT LENGTH, UNLESS NOTED
 - S: THICKENED EDGE CONCRETE SIDEWALK - PER DETAIL 2/C503



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HALF-SCALE AT 11X17



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5900 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

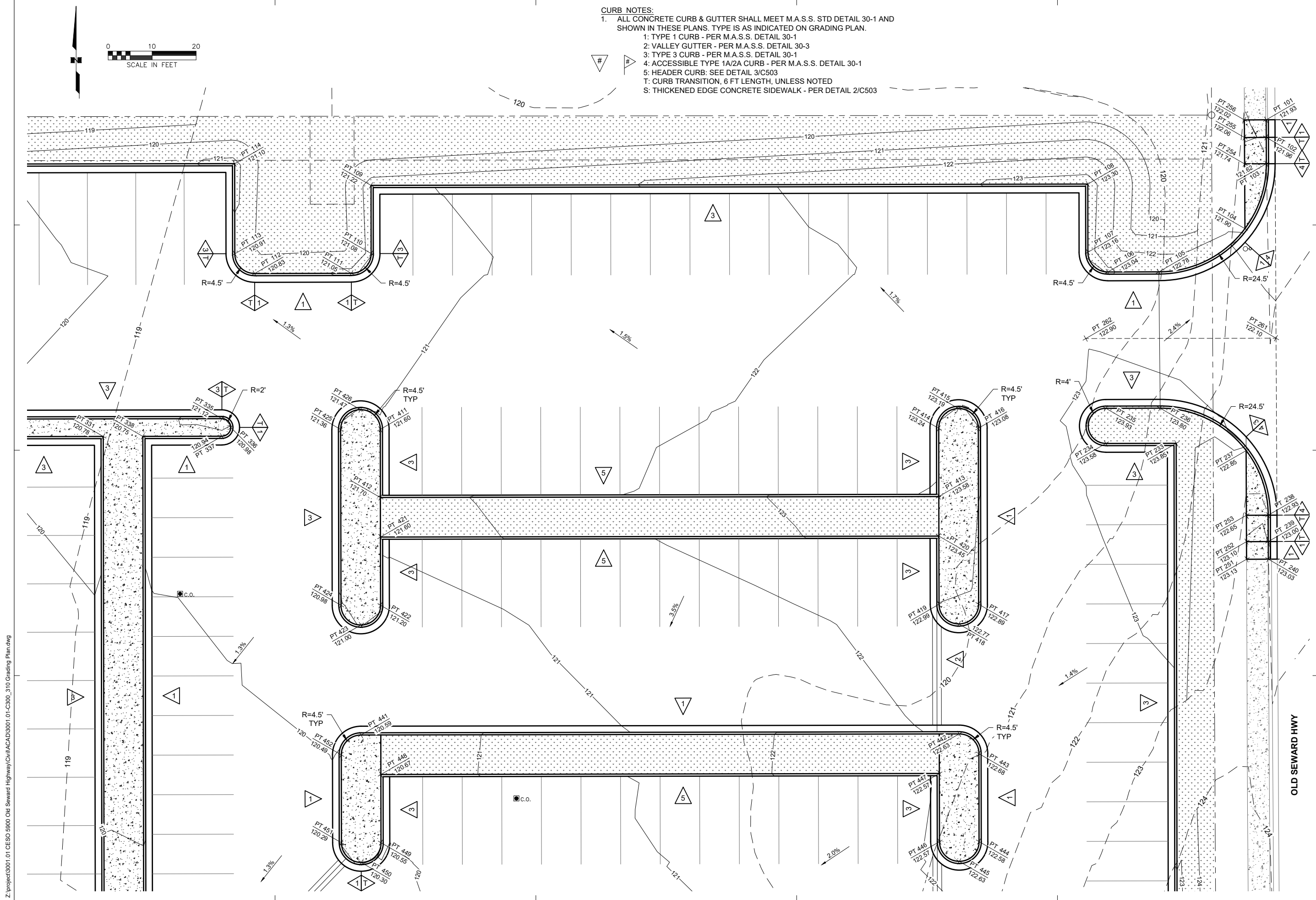
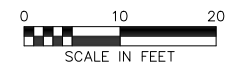
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO.	3001.01
DATE	10/28/2022
DRAWN	CH
REVIEWED	NK

SHEET NAME	SITE GRADING PLAN (2 OF 8)
------------	----------------------------

SHEET NO.	C3.02
-----------	-------

- CURB NOTES:**
1. ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1 AND SHOWN IN THESE PLANS. TYPE IS AS INDICATED ON GRADING PLAN.
 2. VALLEY GUTTER - PER M.A.S.S. DETAIL 30-3
 3. TYPE 3 CURB - PER M.A.S.S. DETAIL 30-1
 4. ACCESSIBLE TYPE 1A/2A CURB - PER M.A.S.S. DETAIL 30-1
 5. HEADER CURB: SEE DETAIL 3/C503
- T: CURB TRANSITION, 6 FT LENGTH, UNLESS NOTED
S: THICKENED EDGE CONCRETE SIDEWALK - PER DETAIL 2/C503



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HALF-SCALE AT 11X17



POA-2022-00279
Campbell Creek



CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
5900 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

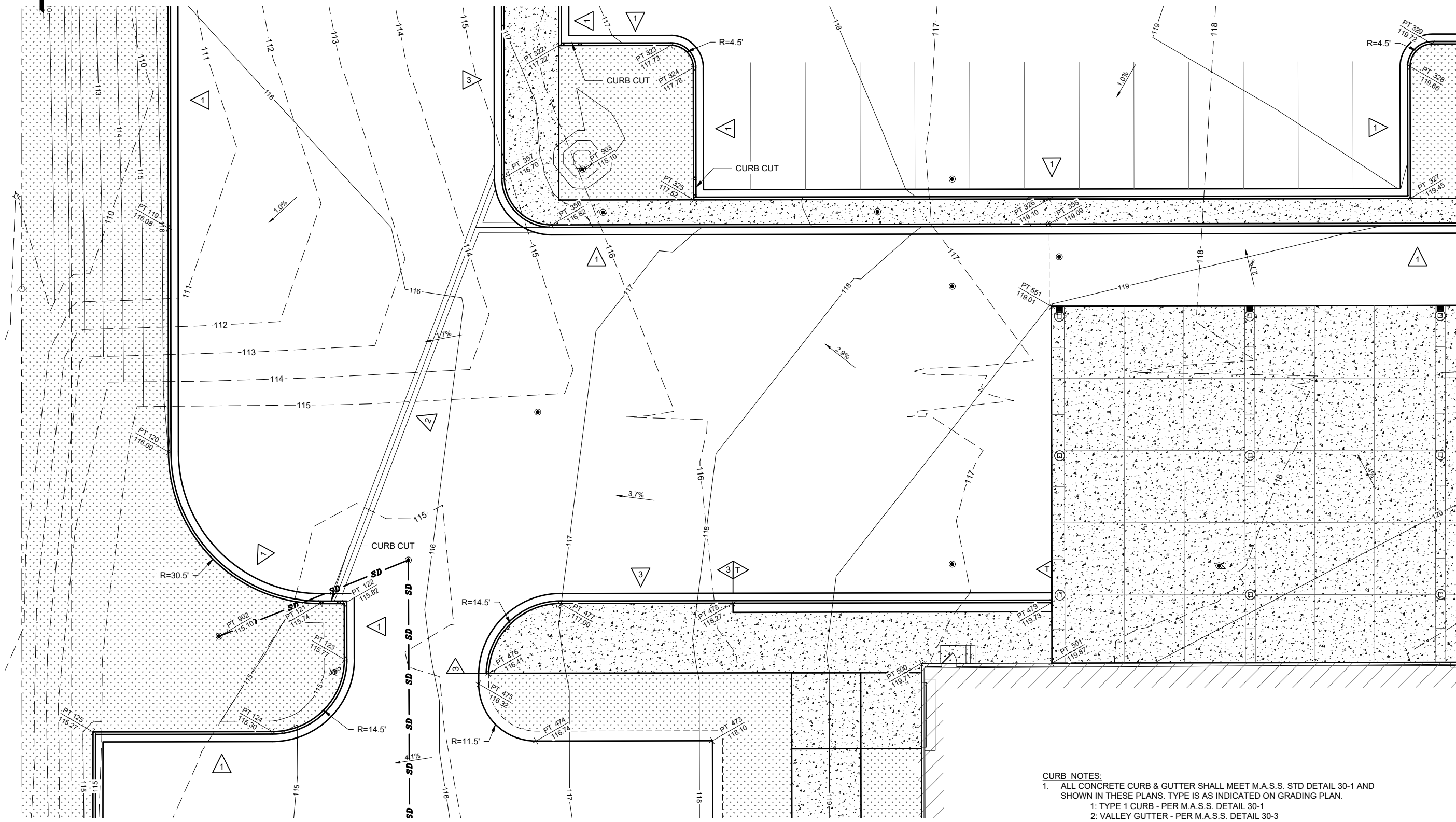
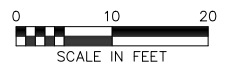
REVISION SCHEDULE	
#	DESCRIPTION

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
SITE GRADING PLAN (3 OF 8)

SHEET NO.
C3.03

HALF-SCALE AT 11X17



- CURB NOTES:**
- ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1 AND SHOWN IN THESE PLANS. TYPE IS AS INDICATED ON GRADING PLAN.
 - TYPE 1 CURB - PER M.A.S.S. DETAIL 30-1
 - VALLEY GUTTER - PER M.A.S.S. DETAIL 30-3
 - TYPE 3 CURB - PER M.A.S.S. DETAIL 30-1
 - ACCESSIBLE TYPE 1A/2A CURB - PER M.A.S.S. DETAIL 30-1
 - HEADER CURB: SEE DETAIL 3/C503
 - T: CURB TRANSITION, 6 FT LENGTH, UNLESS NOTED
 - S: THICKENED EDGE CONCRETE SIDEWALK - PER DETAIL 2/C503

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POA-2022-00279
Campbell Creek



CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
5000 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

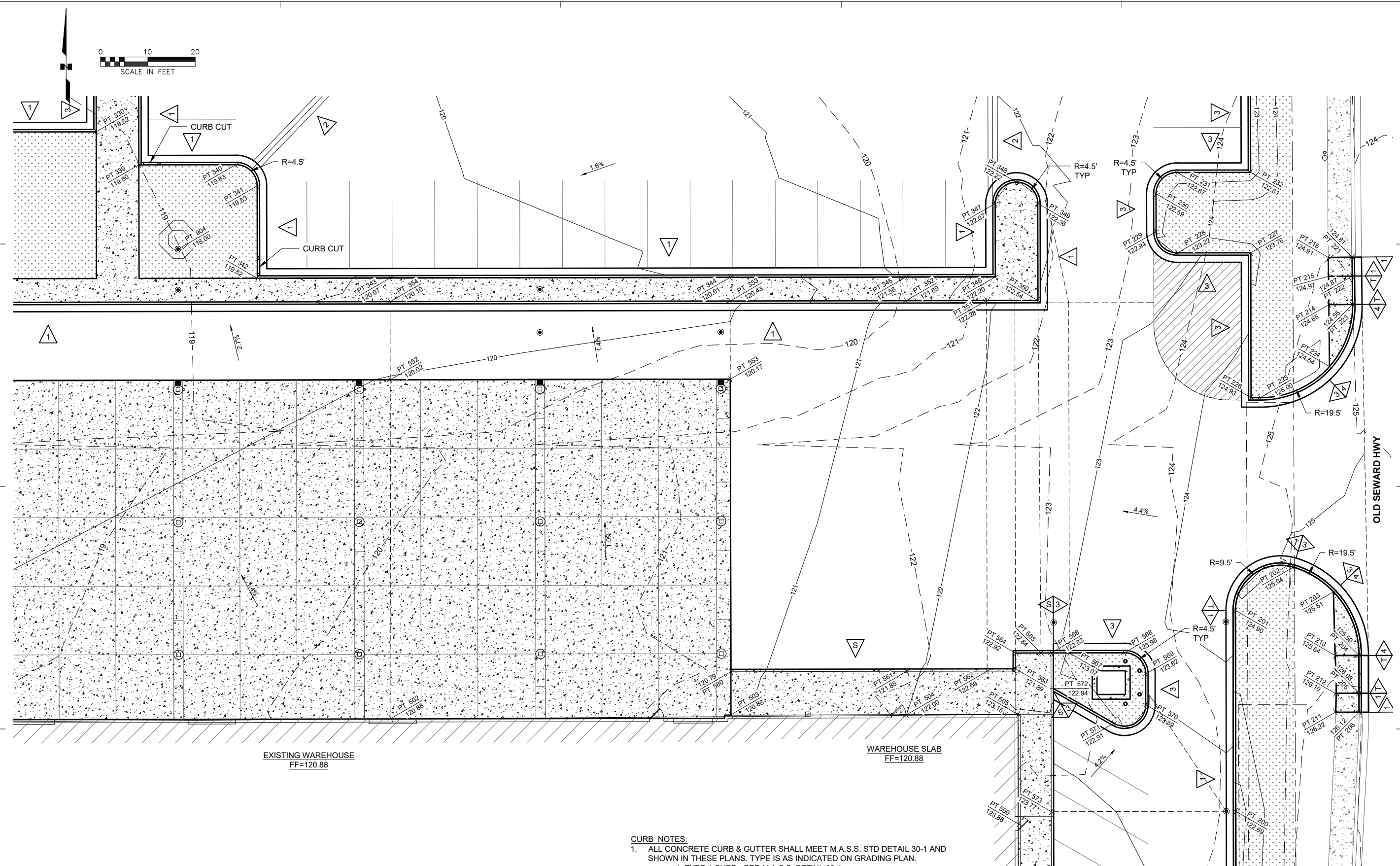
REVISION SCHEDULE	
#	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
SITE GRADING PLAN (4 OF 8)

SHEET NO.
C3.04

HALF-SCALE AT 11X17



- CURB NOTES:**
- ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1 AND SHOWN IN THESE PLANS. TYPE IS AS INDICATED ON GRADING PLAN.
 - TYPE 1 CURB - PER M.A.S.S. DETAIL 30-1
 - VALLEY GUTTER - PER M.A.S.S. DETAIL 30-3
 - TYPE 3 CURB - PER M.A.S.S. DETAIL 30-1
 - ACCESSIBLE TYPE 1A/2A CURB - PER M.A.S.S. DETAIL 30-1
 - HEADER CURB: SEE DETAIL 3/C503
 - T: CURB TRANSITION, 6 FT LENGTH, UNLESS NOTED
 - S: THICKENED EDGE CONCRETE SIDEWALK - PER DETAIL 2/C503



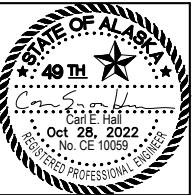
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CURB NOTES:

1. ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1 AND SHOWN IN THESE PLANS. TYPE IS AS INDICATED ON GRADING PLAN.
- 1: TYPE 1 CURB - PER M.A.S.S. DETAIL 30-1
- 2: VALLEY GUTTER - PER M.A.S.S. DETAIL 30-3
- 3: TYPE 3 CURB - PER M.A.S.S. DETAIL 30-1
- 4: ACCESSIBLE TYPE 1A/2A CURB - PER M.A.S.S. DETAIL 30-1
- 5: HEADER CURB: SEE DETAIL 3/C503
- T: CURB TRANSITION, 6 FT LENGTH, UNLESS NOTED
- S: THICKENED EDGE CONCRETE SIDEWALK - PER DETAIL 2/C503



POA-2022-00279
Campbell Creek



CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
0000 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO.	3001.01
DATE	10/28/2022
DRAWN	CH
REVIEWED	NK

SHEET NAME
SITE GRADING PLAN (5 OF 8)

SHEET NO.
C3.05

HALF-SCALE AT 11X17



POA-2022-00279
Campbell Creek



CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
5600 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

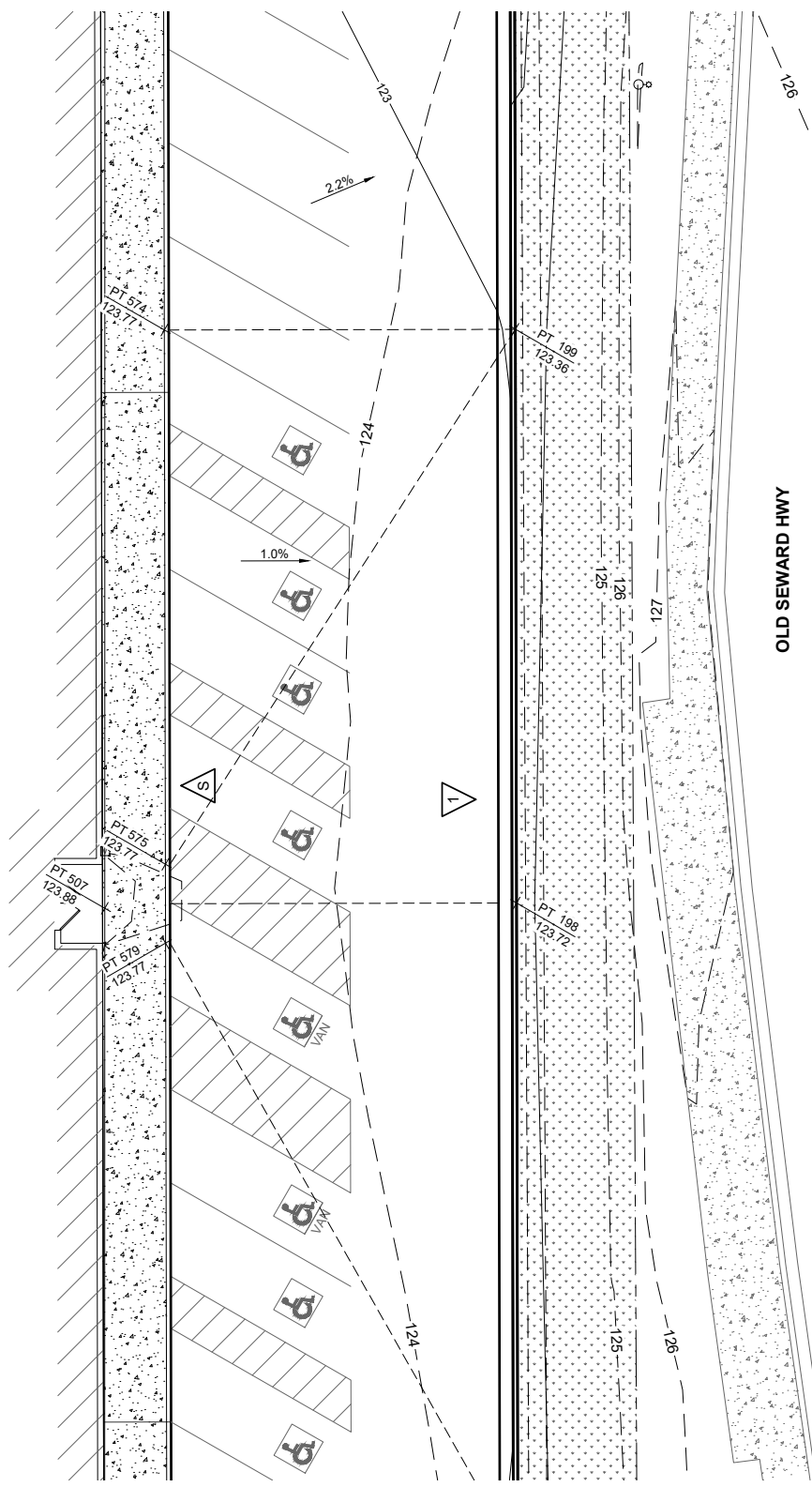
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO.	3001.01
DATE	10/28/2022
DRAWN	CH
REVIEWED	NK

SHEET NAME
SITE GRADING PLAN (6 OF 8)

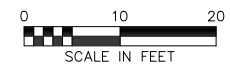
SHEET NO.
C3.06

HALF-SCALE AT 11X17



EXISTING BUILDING

- CURB NOTES:**
- ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1 AND SHOWN IN THESE PLANS. TYPE IS AS INDICATED ON GRADING PLAN.
 - 1: TYPE 1 CURB - PER M.A.S.S. DETAIL 30-1
 - 2: VALLEY GUTTER - PER M.A.S.S. DETAIL 30-3
 - 3: TYPE 3 CURB - PER M.A.S.S. DETAIL 30-1
 - 4: ACCESSIBLE TYPE 1A/2A CURB - PER M.A.S.S. DETAIL 30-1
 - 5: HEADER CURB: SEE DETAIL 3/C503
 - T: CURB TRANSITION, 6 FT LENGTH, UNLESS NOTED
 - S: THICKENED EDGE CONCRETE SIDEWALK - PER DETAIL 2/C503





POA-2022-00279
Campbell Creek



CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
5900 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

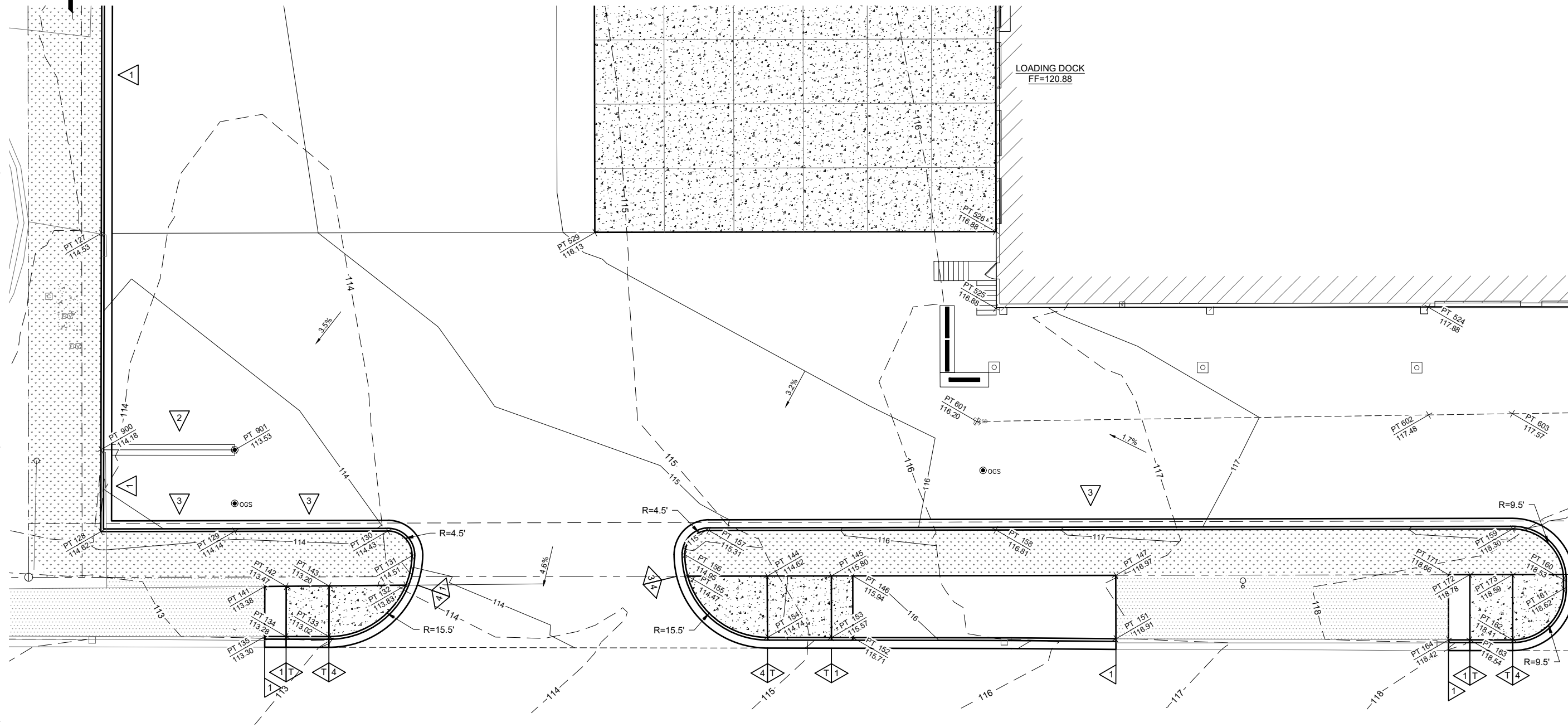
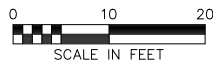
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
SITE GRADING PLAN (7 OF 8)

SHEET NO.
C3.07

HALF-SCALE AT 11X17



E. DOWLING RD

CURB NOTES:

- ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1 AND SHOWN IN THESE PLANS. TYPE IS AS INDICATED ON GRADING PLAN.
- TYPE 1 CURB - PER M.A.S.S. DETAIL 30-1
- VALLEY GUTTER - PER M.A.S.S. DETAIL 30-3
- TYPE 3 CURB - PER M.A.S.S. DETAIL 30-1
- ACCESSIBLE TYPE 1A/2A CURB - PER M.A.S.S. DETAIL 30-1
- HEADER CURB: SEE DETAIL 3/C503
- T: CURB TRANSITION, 6 FT LENGTH, UNLESS NOTED
- S: THICKENED EDGE CONCRETE SIDEWALK - PER DETAIL 2/C503





POA-2022-00279
Campbell Creek



PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
CESO
OLD SEWARD HIGHWAY ANCHORAGE, AK 99518

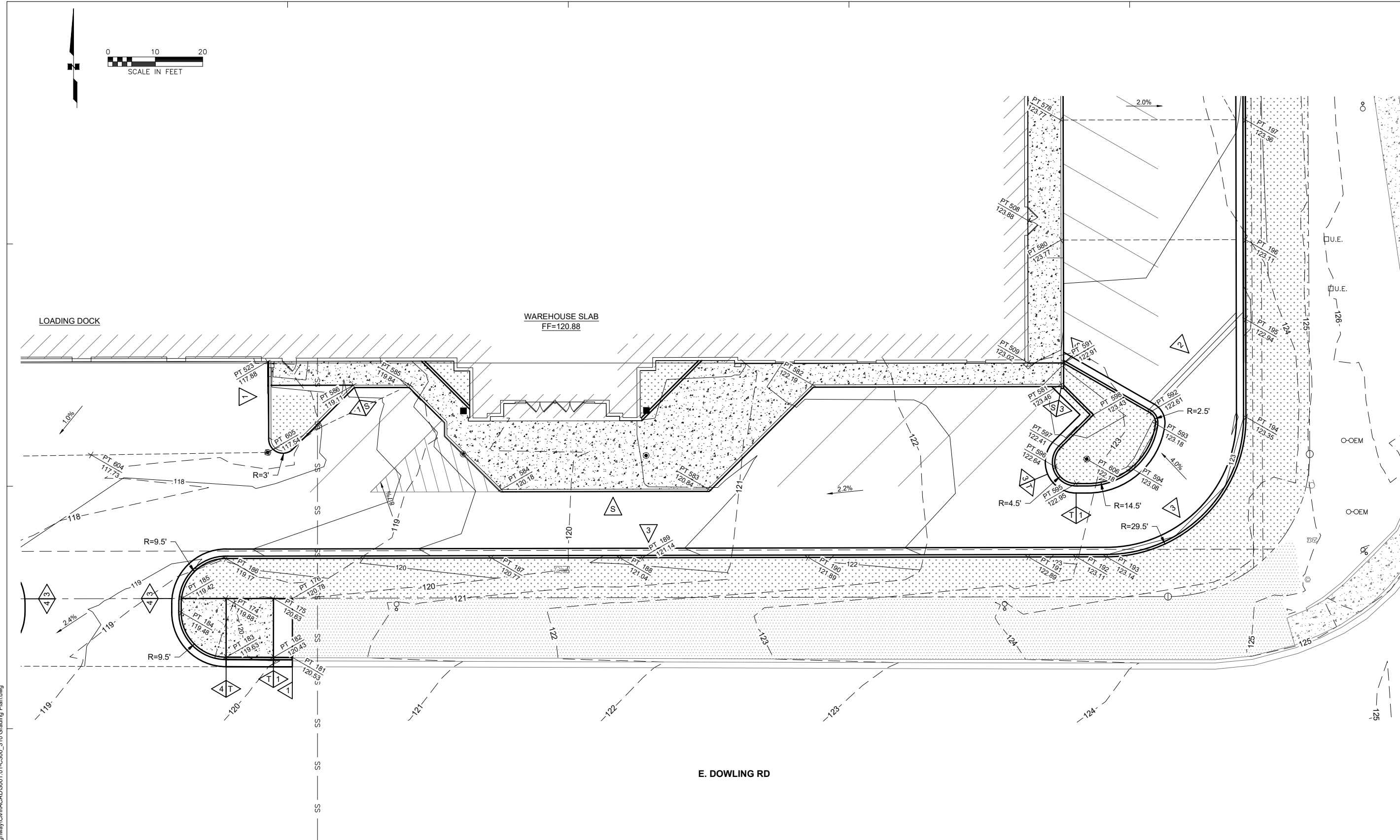
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#	DESCRIPTION	DATE

R&M JOB NO.	3001.01
DATE	10/28/2022
DRAWN	CH
REVIEWED	NK

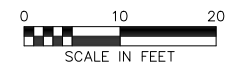
SHEET NAME
SITE GRADING PLAN (8 OF 8)

SHEET NO.
C3.08

HALF-SCALE AT 11X17



- CURB NOTES:**
- ALL CONCRETE CURB & GUTTER SHALL MEET M.A.S.S. STD DETAIL 30-1 AND SHOWN IN THESE PLANS. TYPE IS AS INDICATED ON GRADING PLAN.
 - TYPE 1 CURB - PER M.A.S.S. DETAIL 30-1
 - VALLEY GUTTER - PER M.A.S.S. DETAIL 30-3
 - TYPE 3 CURB - PER M.A.S.S. DETAIL 30-1
 - ACCESSIBLE TYPE 1A/2A CURB - PER M.A.S.S. DETAIL 30-1
 - HEADER CURB: SEE DETAIL 3/C503
 - CURB TRANSITION, 6 FT LENGTH, UNLESS NOTED
 - THICKENED EDGE CONCRETE SIDEWALK - PER DETAIL 2/C503



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POA-2022-00279
Campbell Creek



CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
101 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

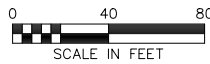
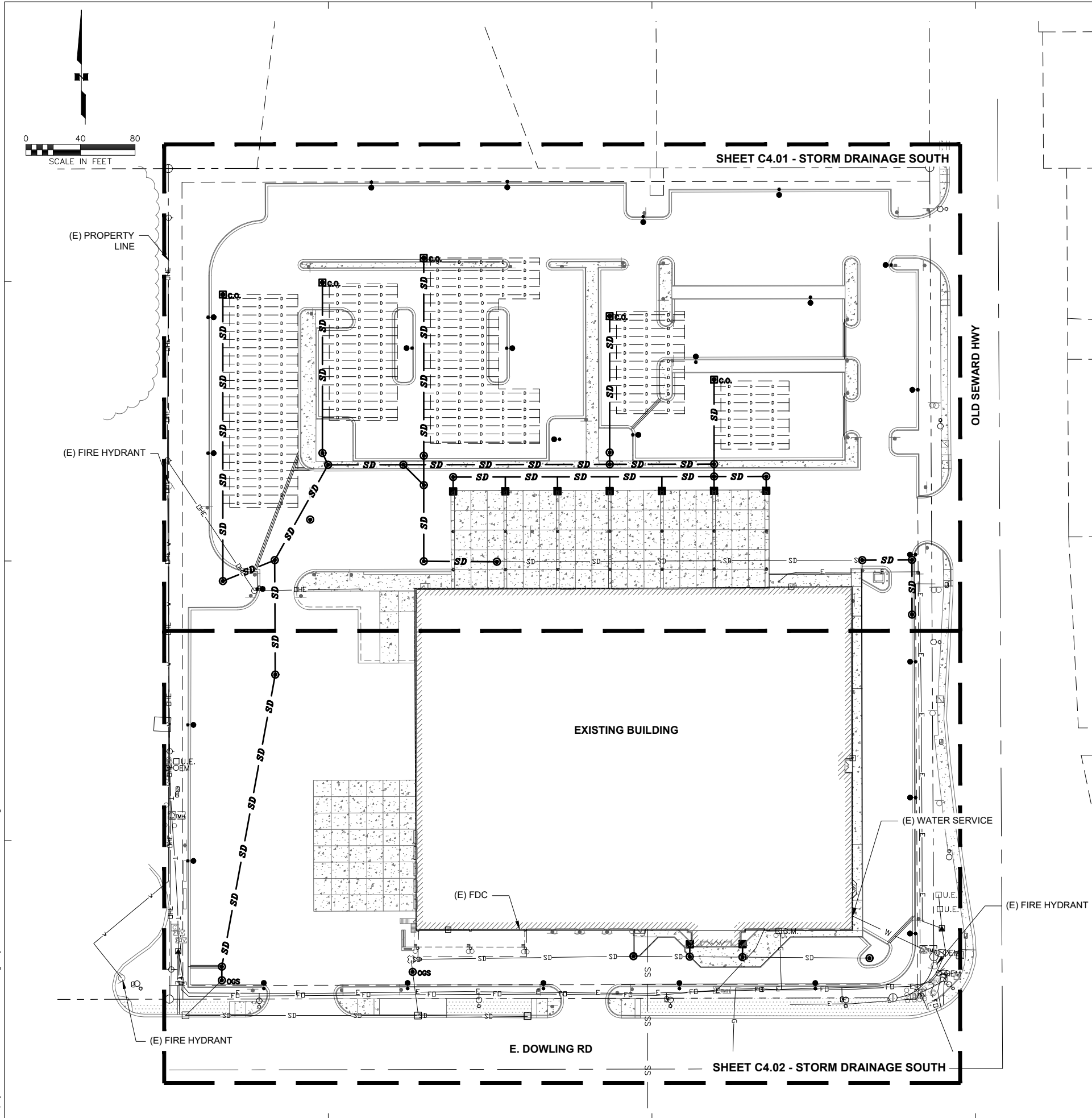
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO.	3001.01
DATE	10/28/2022
DRAWN	CH
REVIEWED	NK

SHEET NAME
UTILITIES LAYOUT PLAN

SHEET NO.
C4.00

HALF-SCALE AT 11X17



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POA-2022-00279
Campbell Creek



CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
900 OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

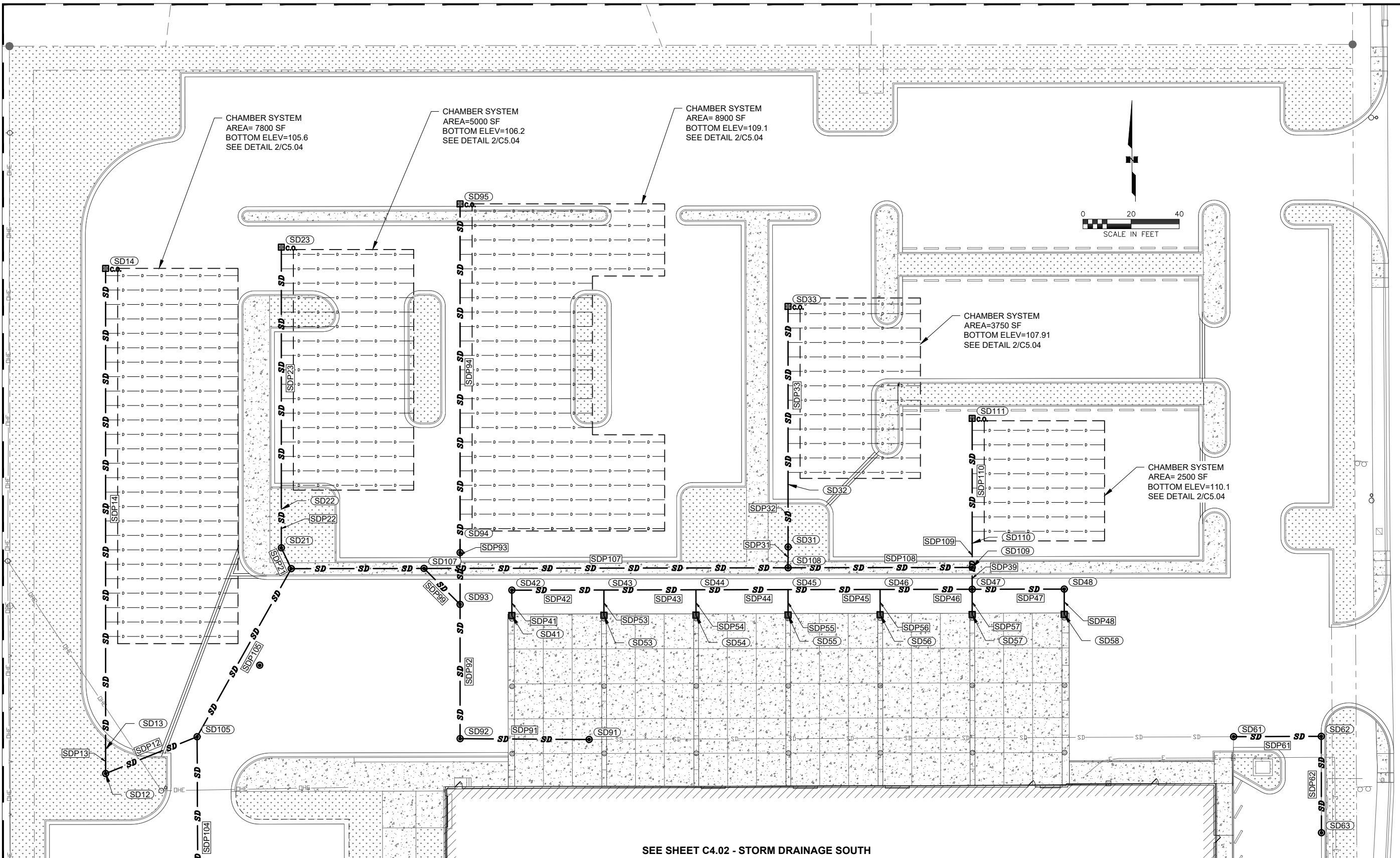
REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

SHEET NAME
STORM DRAINAGE (NORTH)

SHEET NO.
C4.01

HALF-SCALE AT 11X17



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POA-2022-00279
Campbell Creek



CESO
PROJECT CAMPBELL CREEK
PERMIT DOCUMENTS
OLD SEWARD HIGHWAY, ANCHORAGE, AK 99518

REVISION SCHEDULE		
#	DESCRIPTION	DATE

R&M JOB NO. 3001.01
DATE 10/28/2022
DRAWN CH
REVIEWED NK

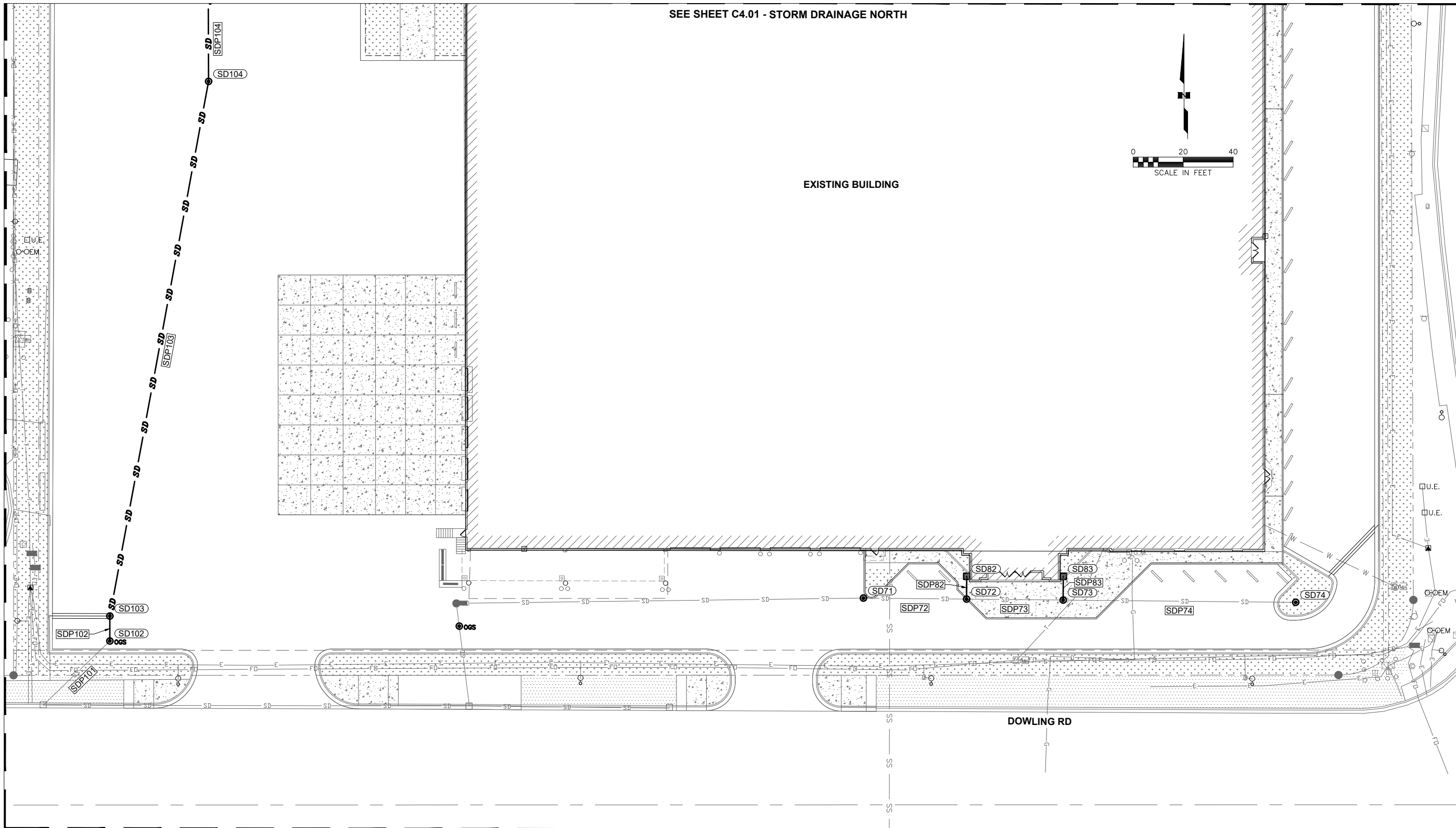
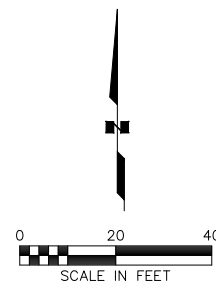
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STORM DRAINAGE (SOUTH)

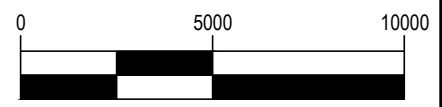
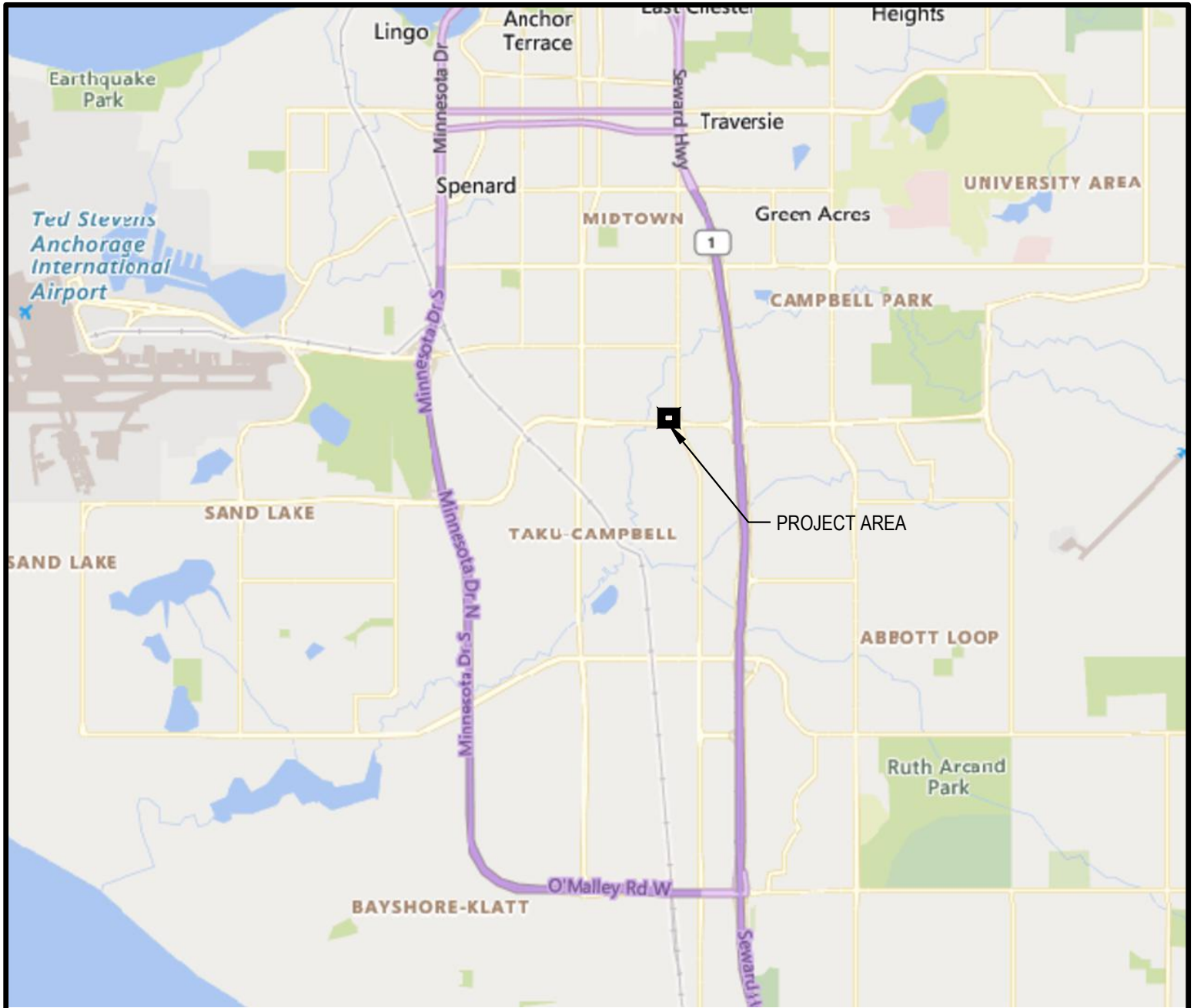
SHEET NO.
C4.02

HALF-SCALE AT 11X17

SEE SHEET C4.01 - STORM DRAINAGE NORTH

EXISTING BUILDING



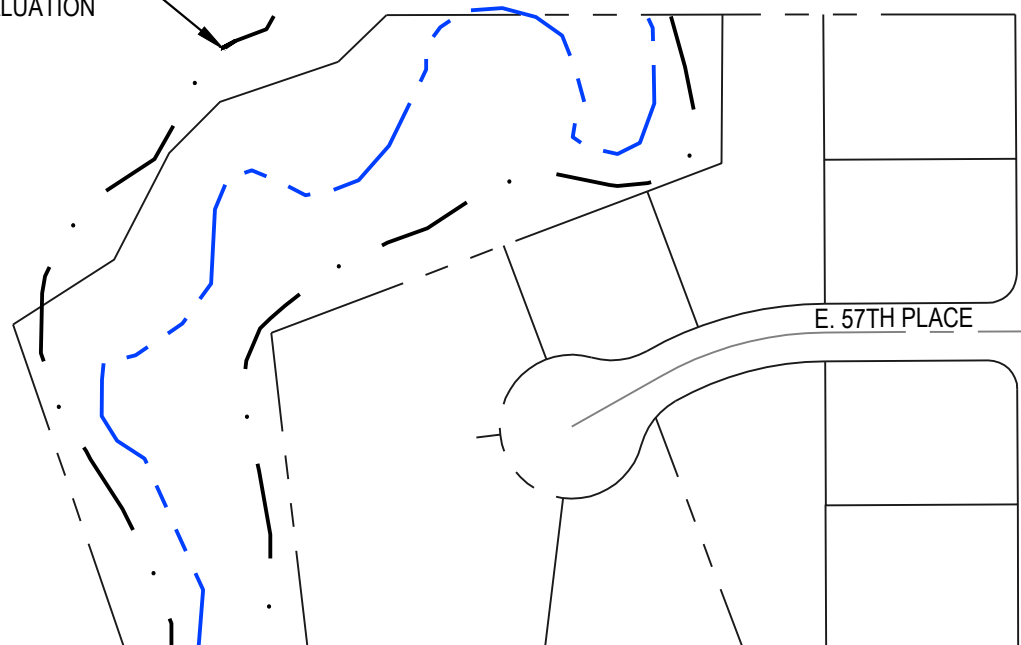


GRAPHIC SCALE (IN FEET)
1 in. = 5000 ft.

	FILE NO: POA-2022-00279, CAMPBELL CREEK	PROPOSED ACTIVITY: WETLAND COMMERCIAL FILL	LAT: 61.167369 NORTH LONG: 149.869910 WEST SEC. 31 TOWN 13 N RANGE 3 W MERIDIAN SEWARD	5900 OLD SEWARD HWY ANCHORAGE, AK 99518	
	CESO, INC. 3601 Rigby Rd., Suite 300 Miamisburg, OH 45342 Phone: 937.435.8584	PROJECT #: 761240-01	SCALE: AS SHOWN	SHEET 1 OF 8	
	ISSUE: WETLANDS PERMIT	DATE: 11/01/2022	DRAWN BY: MH	CHECKED BY: GG	

WETLAND ID: 1,114
A-VALUATION

E. 56TH AVENUE



E. 57TH PLACE

PEM1E WETLAND
1.8 ACRES

PF04B WETLAND
0.1 ACRES

PROJECT AREA
APN: 00929106000

OLD SEWARD HIGHWAY

E. DOWLING ROAD

CAMPBELL CREEK
FLOW DIRECTION



GRAPHIC SCALE (IN FEET)
1 in. = 200 ft.



FILE NO: POA-2022-00279, CAMPBELL CREEK CESO, INC. 3601 Rigby Rd., Suite 300 Miamisburg, OH 45342 Phone: 937.435.8584	PROPOSED ACTIVITY: WETLAND COMMERCIAL FILL		LAT: 61.167369 NORTH LONG: 149.869910 WEST SEC. 31 TOWN 13 N RANGE 3 W MERIDIAN SEWARD		5900 OLD SEWARD HWY ANCHORAGE, AK 99518
	PROJECT #:	761240-01	SCALE:	AS SHOWN	
	ISSUE:	WETLANDS PERMIT	DRAWN BY:	MH	
DATE:	11/01/2022	CHECKED BY:	GG		SHEET 2 OF 8

CALAIS CO. INC.
600 E. 57TH PL

PNW PROPERTIES
620 E. 57TH PL

BORCHARDT,
WILLIAM
640 E. 57TH PL

MW INVESTMENT, LLC.
5740 OLD SEWARD HWY

B

B'

PROPOSED UNDERGROUND
STORMWATER DETENTION

PEM1E WETLAND
1.8 ACRES
PROPOSED FILL:
91,998 CF

CREEKSIDE TERRACE, LLC.
575 E. DOWLING RD

PF04B WETLAND
0.1 ACRES
PROPOSED FILL:
7,164 CF

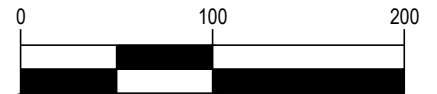
PROPOSED BUILDING

OLD SEWARD HIGHWAY

E. DOWLING ROAD

NOTE:
PF04B AND PEM1E WETLAND DATA REFERENCED FROM
MAP PREPARED BY ABR, IN.C - ENVIRONMENTAL
RESEARCH & SERVICES, DATED JUNE 2, 2022.

N



GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.



FILE NO:
POA-2022-00279, CAMPBELL CREEK

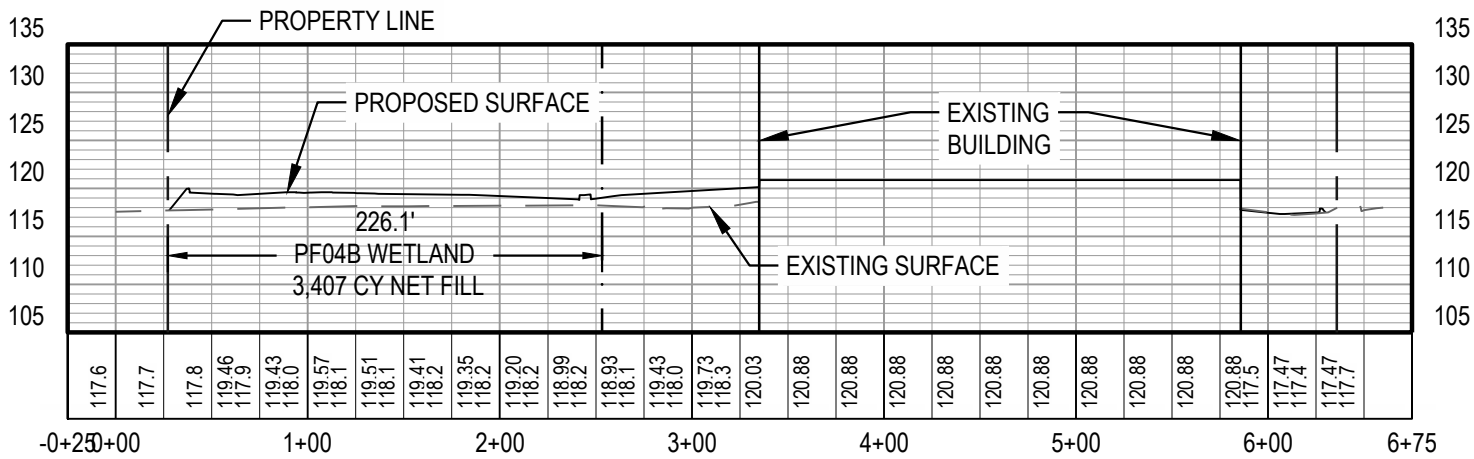
CESO, INC.
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584

PROPOSED ACTIVITY:
WETLAND COMMERCIAL FILL

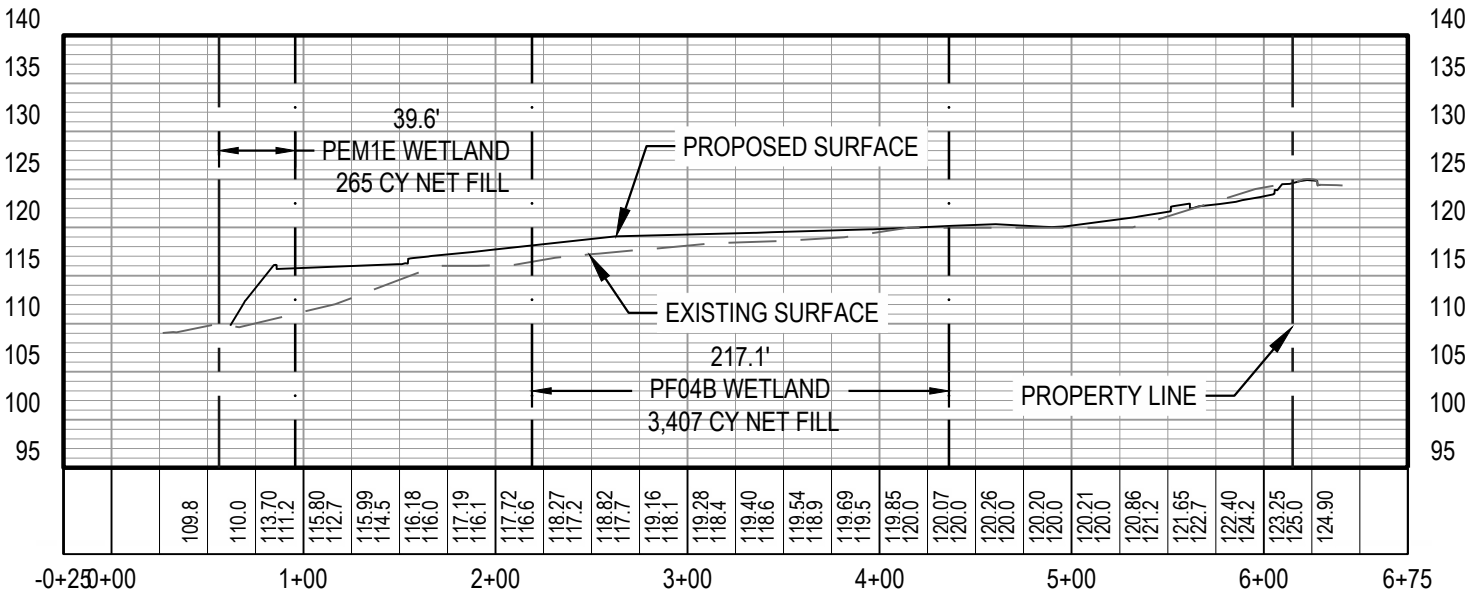
LAT: 61.167369 NORTH
LONG: 149.869910 WEST
SEC. 31 TOWN 13 N RANGE 3 W MERIDIAN SEWARD

5900 OLD SEWARD HWY
ANCHORAGE, AK 99518

PROJECT #:	761240-01	SCALE:	AS SHOWN	SHEET 3 OF 8
ISSUE:	WETLANDS PERMIT	DRAWN BY:	MH	
DATE:	11/01/2022	CHECKED BY:	GG	



A-A' PROFILE
SCALE: 1" = 100' HORIZ.; 1" = 20' VERT.



B-B' PROFILE
SCALE: 1" = 100' HORIZ.; 1" = 20' VERT.

WETLAND CUT/FILL FOR COMMERCIAL LOT DEVELOPMENT			
WETLAND	CUT (CY)	FILL (CY)	NET (CY)
PFO4B	20.09	3427.43	3407.34
PEM1E	0.03	265.35	265.32

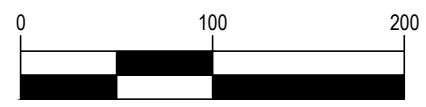
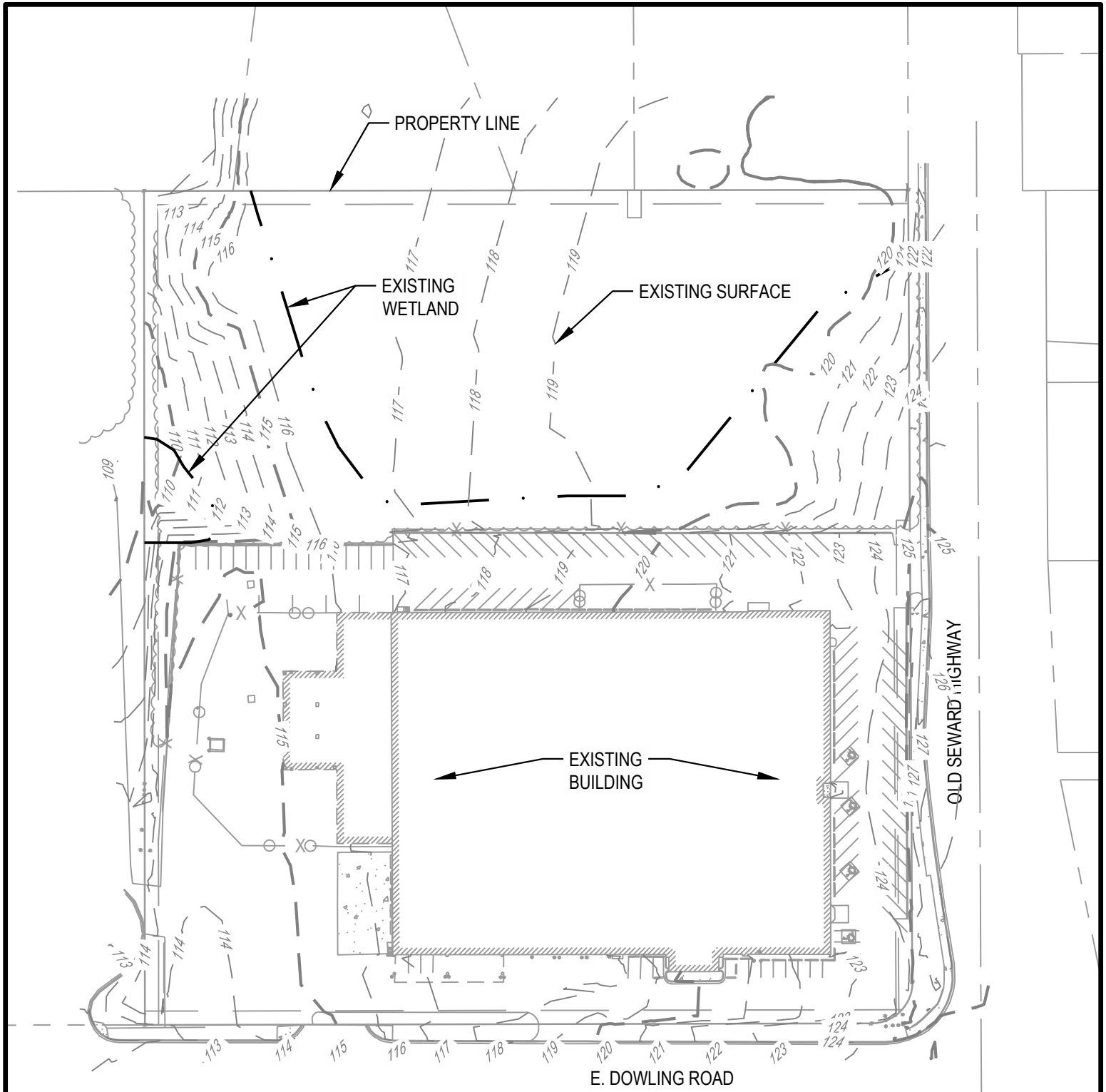
- NOTE:**
1. PF04B AND PEM1E WETLAND DATA REFERENCED FROM MAP PREPARED BY ABR, IN.C - ENVIRONMENTAL RESEARCH & SERVICES, DATED JUNE 2, 2022.
 2. FILL MATERIAL SHALL BE MOA TYPE II & III



FILE NO:
POA-2022-00279, CAMPBELL CREEK

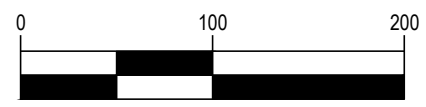
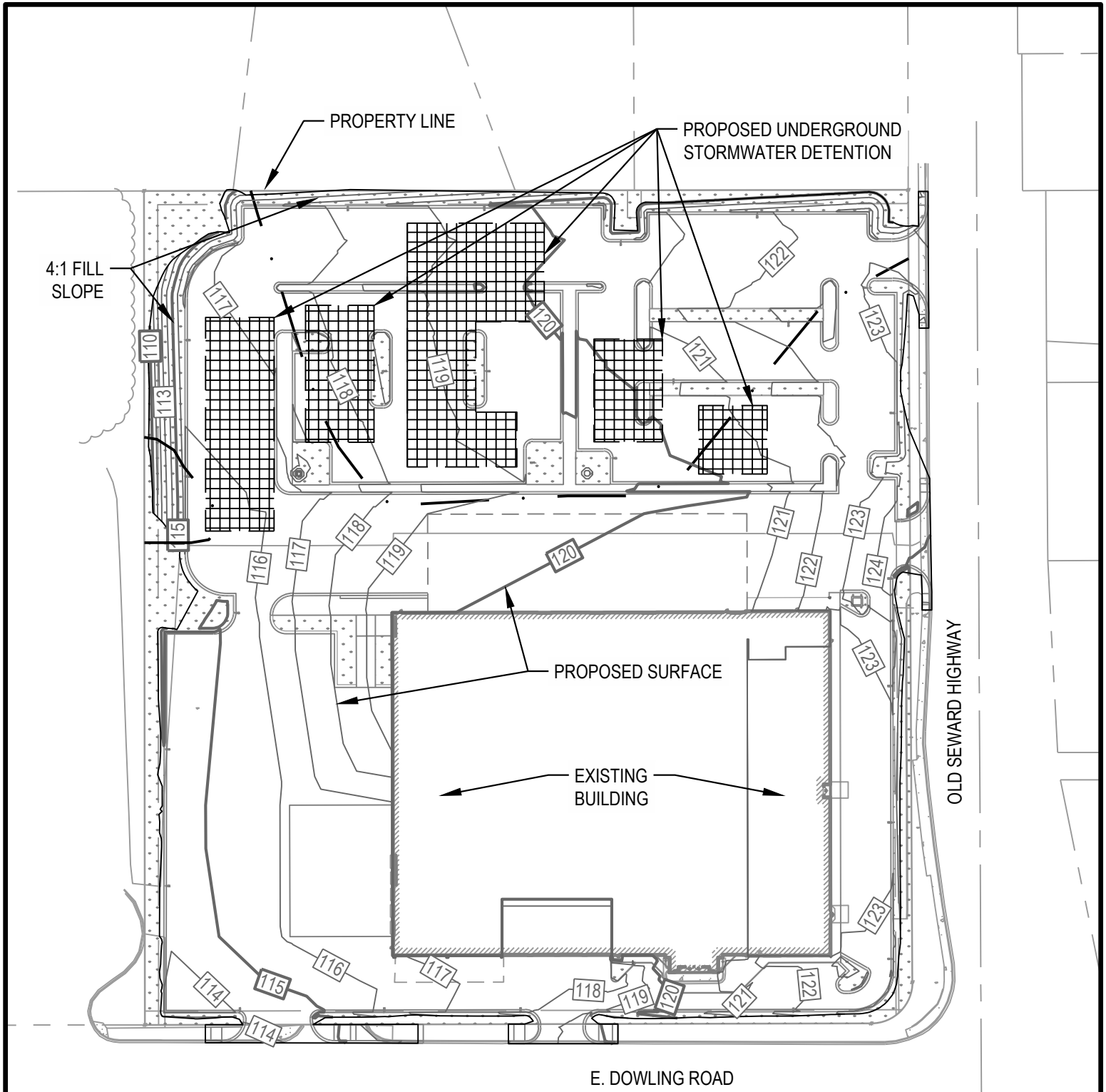
CESO, INC.
3601 Rigby Rd., Suite 200
Miamisburg, OH 45342
Phone: 937.435.8584

PROPOSED ACTIVITY: WETLAND COMMERCIAL FILL	LAT: 61.167369 NORTH LONG: 149.869910 WEST SEC. 31 TOWN 13 N RANGE 3 W MERIDIAN SEWARD	5900 OLD SEWARD HWY ANCHORAGE, AK 99518
PROJECT #:	761240-01	SCALE: AS SHOWN
ISSUE:	WETLANDS PERMIT	DRAWN BY: MH
DATE:	11/01/2022	CHECKED BY: GG
		SHEET 4 OF 8



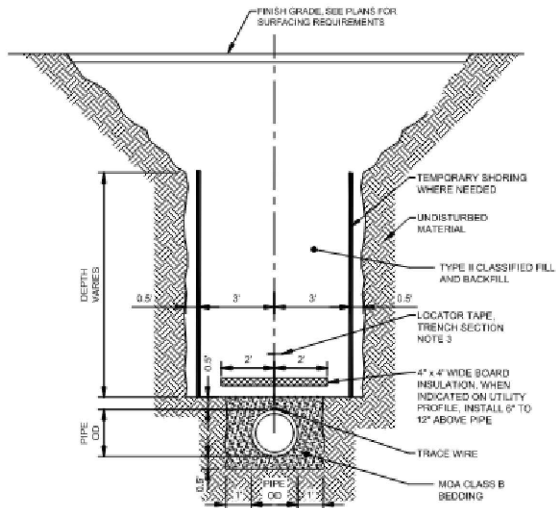
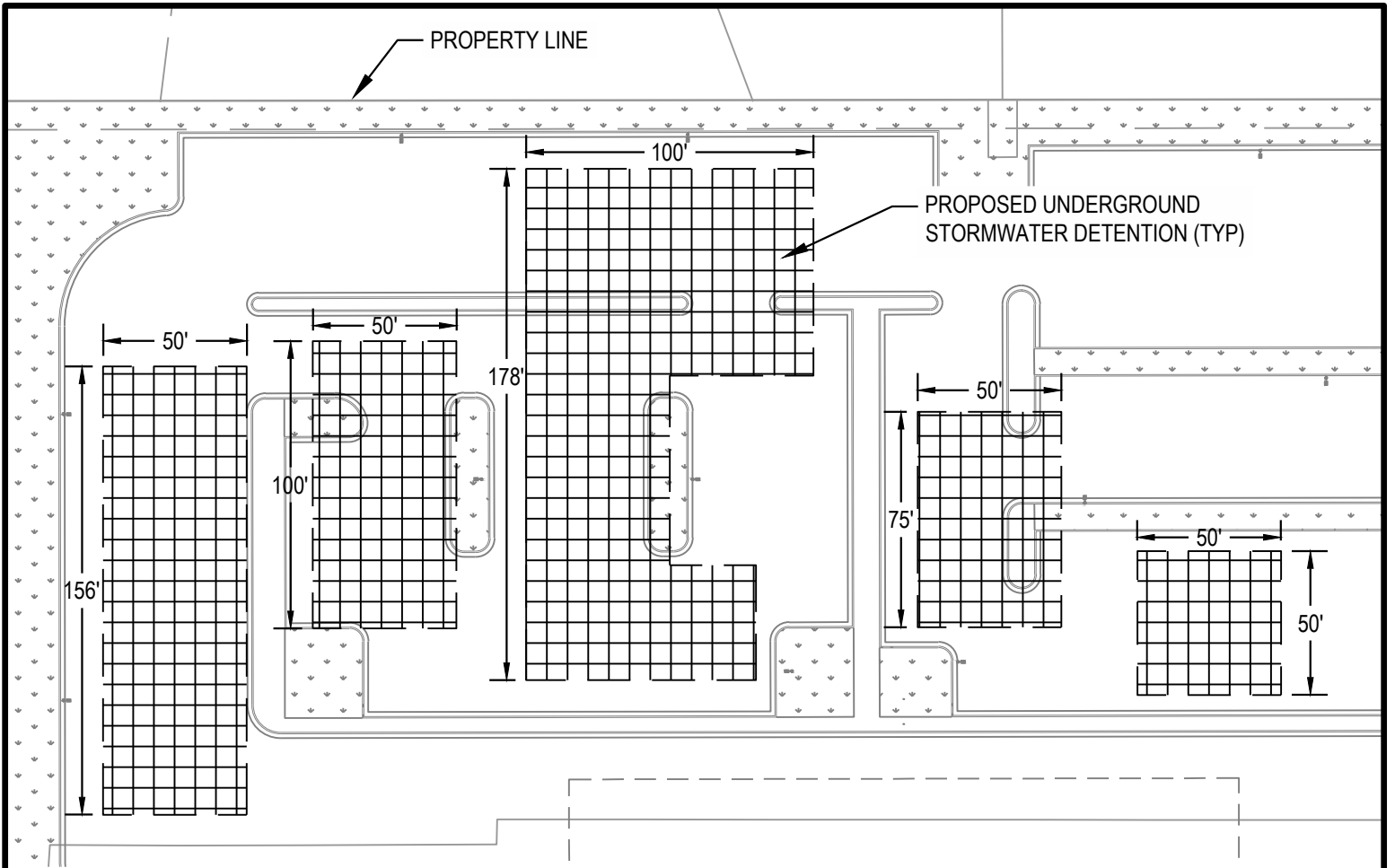
GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

 <p>CESO, INC. 3601 Rigby Rd., Suite 200 Miamisburg, OH 45342 Phone: 937.435.8584</p>	<p>FILE NO: POA-2022-00279, CAMPBELL CREEK</p>	<p>PROPOSED ACTIVITY: WETLAND COMMERCIAL FILL</p>	<p>LAT: 61.167369 NORTH LONG: 149.869910 WEST SEC. 31 TOWN 13 N RANGE 3 W MERIDIAN SEWARD</p>	<p>5900 OLD SEWARD HWY ANCHORAGE, AK 99518</p>	
	<p>PROJECT #:</p>	<p>761240-01</p>	<p>SCALE:</p>	<p>AS SHOWN</p>	<p>SHEET 5 OF 8</p>
	<p>ISSUE:</p>	<p>WETLANDS PERMIT</p>	<p>DRAWN BY:</p>	<p>MH</p>	
<p>DATE:</p>	<p>11/01/2022</p>	<p>CHECKED BY:</p>	<p>GG</p>		



GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

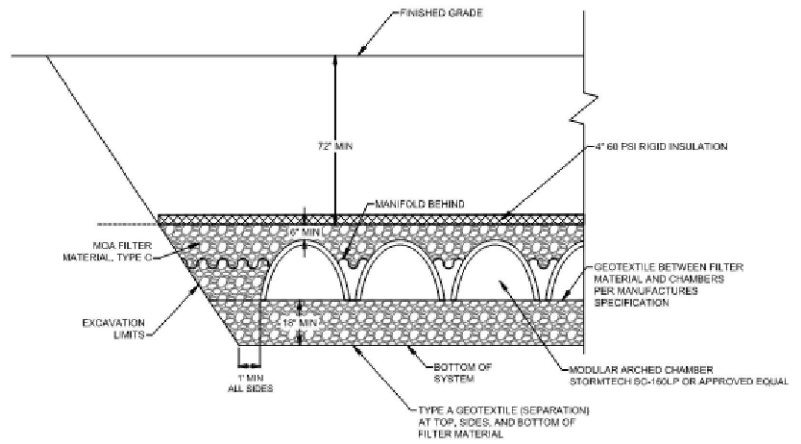
 <p>CESO, INC. 3601 Rigby Rd., Suite 300 Miamisburg, OH 45342 Phone: 937.435.8584</p>	<p>FILE NO: POA-2022-00279, CAMPBELL CREEK</p>	<p>PROPOSED ACTIVITY: WETLAND COMMERCIAL FILL</p>	<p>LAT: 61.167369 NORTH LONG: 149.869910 WEST SEC. 31 TOWN 13 N RANGE 3 W MERIDIAN SEWARD</p>	<p>5900 OLD SEWARD HWY ANCHORAGE, AK 99518</p>
	<p>PROJECT #:</p>	<p>761240-01</p>	<p>SCALE:</p>	<p>AS SHOWN</p>
	<p>ISSUE:</p>	<p>WETLANDS PERMIT</p>	<p>DRAWN BY:</p>	<p>MH</p>
<p>DATE:</p>	<p>11/01/2022</p>	<p>CHECKED BY:</p>	<p>GG</p>	<p>SHEET 6 OF 8</p>



TRENCH SECTION NOTES:

1. TRENCH EXCAVATION AND SHORING SHALL COMPLY WITH ALL LOCAL, STATE AND OSHA REGULATIONS AND REQUIREMENTS.
2. SLOPE TRENCH WALLS ACCORDING TO THE SOIL CONDITIONS AND O.S.H.A. SAFETY STANDARDS.
3. INSTALL LOCATOR TAPE 1.5' ABOVE TOP OF PIPE.

1 TYPICAL TRENCH SECTION
NTS



CHAMBER SYSTEM NOTES:

1. CHAMBER SYSTEM SHALL CONSIST OF 30 LF LONG ADS 6C-160LP CHAMBERS @ 6FT ON CENTER AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
2. CONTRACTOR SHALL CONSTRUCT A MANIFOLD SYSTEM TO EVENLY DISTRIBUTE STORMWATER BETWEEN CHAMBER RUNS. INSTALL 3C-160LP ISOLATOR ROW AND INSPECTION PORT PER MANUFACTURERS DETAILS.

2 CHAMBER SYSTEM
NTS



FILE NO:
POA-2022-00279, CAMPBELL CREEK

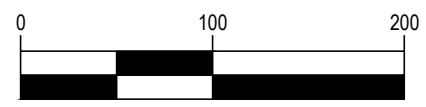
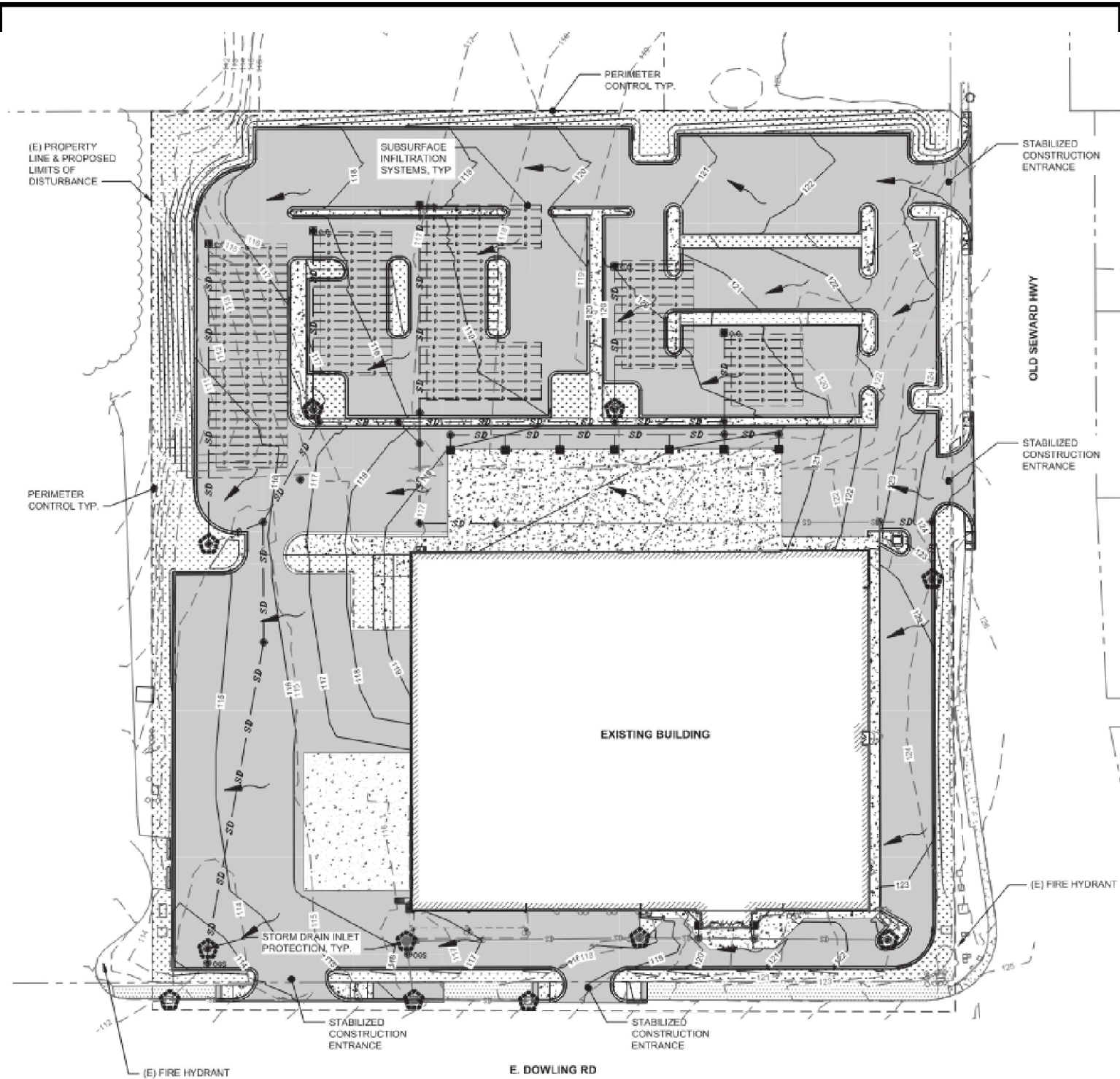
CESO, INC.
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584

PROPOSED ACTIVITY:
WETLAND COMMERCIAL FILL

LAT: 61.167369 NORTH
LONG: 149.869910 WEST
SEC. 31 TOWN 13 N RANGE 3 W MERIDIAN SEWARD

5900 OLD SEWARD HWY
ANCHORAGE, AK 99518

PROJECT #:	761240-01	SCALE:	AS SHOWN
ISSUE:	WETLANDS PERMIT	DRAWN BY:	MH
DATE:	11/01/2022	CHECKED BY:	GG
SHEET 7 OF 8			



GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.



FILE NO: POA-2022-00279, CAMPBELL CREEK CESO, INC. 3601 Rigby Rd., Suite 200 Miamisburg, OH 45342 Phone: 937.435.8584	PROJECT #: 761240-01	SCALE: AS SHOWN	SHEET 8 OF 8
	ISSUE: WETLANDS PERMIT	DRAWN BY: MH	
DATE: 11/01/2022	CHECKED BY: GG	PROPOSED ACTIVITY: WETLAND COMMERCIAL FILL LAT: 61.167369 NORTH LONG: 149.869910 WEST SEC. 31 TOWN 13 N RANGE 3 W MERIDIAN SEWARD 5900 OLD SEWARD HWY ANCHORAGE, AK 99518	